



City of Pensacola

Architectural Review Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

October 16, 2025, 2:00 PM

Hagler-Mason Conference Room, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

1. 25-1353 SWEARING IN REAPPOINTMENTS AND NEW APPOINTMENTS

Attachments: None

APPROVAL OF MINUTES

2. 25-1344 APPROVAL OF THE SEPTEMBER 18, 2025, ARB MINUTES

Recommendation:

Sponsors:

Attachments: 9-18-25_ARB minutes

OPEN FORUM

NEW BUSINESS

3. 25-1345 PRESENTATION BY INSPIRE PLACEMAKING COLLECTIVE ON THE LAND DEVELOPMENT CODE UPDATE

Attachments: None

4. 25-1346 913 N. PALAFOX STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
NEW IN-GROUND POOL AT A CONTRIBUTING STRUCTURE

Attachments: Images
ES00449
Application and Materials

5. 25-1347 900 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
NEW CARPORT AT A CONTRIBUTING STRUCTURE

Attachments: Images

ES00720

Application and Materials

6. 25-1348 1201 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
DEMOLITION OF A NON-CONTRIBUTING STRUCTURE

Attachments: Images
Application and Materials

7. 25-1349 1201 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
CONCEPTUAL REVIEW OF NEW CONSTRUCTION

Attachments: Images
Application and Materials
Rendering
Rendering_2

8. 25-1350 511 E. GADSDEN STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY
COUNCIL DISTRICT 6
FINAL REVIEW OF NEW CONSTRUCTION

Attachments: Images
Application and Materials

9. 25-1351 625 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY
COUNCIL DISTRICT 6
FINAL REVIEW OF NEW CONSTRUCTION

Attachments: Images
Application and Materials

ADJOURNMENT

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 850-435-1606 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



MINUTES OF THE ARCHITECTURAL REVIEW BOARD
September 18, 2025

MEMBERS PRESENT: Chairperson Brantley, Vice Chairperson Mead,
Board Member Ramos, Board Member Courtney, Board
Member Del Gallo, Board Member Fisher

MEMBERS ABSENT: None

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Development
Services Coordinator Statler, Help Desk Technician Russo

STAFF VIRTUAL: Planning & Zoning Manager Cannon

OTHERS PRESENT: Katie Spear, Grant Nooe, Lindsey McIntosh, Ian Kaple, Doug
Campbell

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from August 21, 2025

New Business:

- 510 E. Zarragossa Street
- 114 W. DeSoto Street
- 409 N. 6th Avenue
- 900 N. Spring Street
- 118 S. Baylen Street
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Brantley called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Vice Chairperson Mead made a motion to approve the August 25, 2025, minutes, seconded by Board Member Del Gallo, and it carried 6:0.

New Business –

Item 2 - 510 E. Zarragossa Street Pensacola Historic District / Zone HC-1 / City Council District 6

Exterior Alterations at a Non-Contributing Structure

Action Taken – Approved as submitted.

Katie and Carl Spear are seeking approval for exterior alterations at a non-contributing structure. Changes to the windows and doors were approved by the Board in January 2025. The current request includes renovation of the front porch with a design that enhances both safety and aesthetics while remaining consistent with the architectural character of the neighborhood. The porch's footprint will remain the same, and the applicant has provided a detailed list of construction components, design details, and materials for the board's review. The application also includes the addition of a rear porch, patio, and a new in-ground pool. The rear addition and its materials coordinate with the front porch with similar materials and design.

Mrs. Spear presented to the board and was asked about additions to the rear including the condensers, fencing, and the porch.

Board Member DeGallo made the motion to approve as submitted. The motion was seconded by Vice Chair Mead and it carried 6-0.

Item 3 – 114 W. DeSoto Street North Hill preservation district / Zone PR-1AAA / City Council District 6

Replacement Windows at a Contributing Structure

Action Taken – Approve as submitted.

Doug Campbell is requesting approval to replace 8 wood windows on the back of a contributing structure. The proposed windows are from the Acclaim Anderson line which is made from a composite Fibrex material. The products will be a mix of double-hung, casement, and picture windows to match the existing window type with a dark bronze exterior. The proposed double-hung windows will not have an exterior grille, though all are located at the back of the property.

Mr. Campbell presented to the board and the board considered comments from North Hill. Board Member Mead asked about the window materials and staff replied that they were a composite mix of wood grain with polymer and the board discussed further. The board then discussed the window profiles – the grids were left off of the proposed replacement windows since the front were 1 over 1 and would match the front. Advisor Pristera leaned towards requiring the grids since the addition still told a story of the structure. Some of the board agreed with requiring the simulated divided lites. Board Member Del Gallo and Fisher preferred the 1 over 1 since it matched the front of the house which was original. The board discussed when the addition with the subject windows was constructed. The preference from the applicant was for the 1 over 1 to match the front of the home. Board Member Ramos was ok with the 1 over 1 since they are on the rear and to match the front of the home which was original.

Board Member Del Gallo made a motion to approve as submitted. The motion was seconded by Board Member Fisher and it carried 6-0.

Item 4 - 409 N. 6th Avenue Old East Hill preservation district / Zone OEHR-2 / City Council District 6

Front Porch Reconstruction at a Contributing Structure

Action Taken – Approved with comments and an abbreviated review required.

Grant and Lisa Nooe are requesting approval reconstruct the existing porch along the front and side of a contributing structure. The existing porch is reported to have significant wood rot and damage caused by water intrusion. The new porch will match the existing footprint, and it will be covered by a roof which is consistent with historic records for the structure. The existing brick skirting is planned to remain, and the columns will be 6x6 posts wrapped with Hardie and painted white. The porch decking is planned to be composite TimberTech in a dark hickory color.

Mr. Nooe presented to the board and Old East Hill's comments were considered by the board. The board and applicant discussed the shape of the columns. Board Member Mead agreed with the neighborhood that round columns would be preferred. Board Member Courtney was very excited to see the porch restored and also supported round columns. Board Member Del Gallo discussed several options of a polymer column sleeve that could easily be used and that would last for a long time. The board then discussed the spacing of the columns and that an additional column was being added when compared to the historic photographs. The spacing appears a bit strange with 5 columns being proposed, 4 will probably look more appropriate. Based on the engineer's drawing, the back supporting pilasters on either side of the porch could still be square with the front columns being round which would still provide some symmetry and typical for this type of structure.

Board Member Mead made the motion to approve with the following specifications to return via abbreviated review:

- the post spacing on the front elevation if changed (4 or 5 is optional)
- the round columns of an appropriate manufacturer
- the pilaster support may be in a square profile though any additional detail be submitted by appreciated review.

Board Member Del Gallo seconded the motion, and it carried 5-1.

Item 5 - 900 N. Spring Street North Hill preservation district / Zone PR-2 / City Council District 6

New Carport at a Contributing Structure

Action Taken – Denied with comments for a resubmittal.

Scott and Lindsey McIntosh are requesting approval for a new detached carport along the side of a contributing structure. Construction on the carport has begun and a stop work order was issued by Inspection Services. The carport is constructed of wood and the application includes proposed elevations, a site plan, and information on the building's finishes. The building will remain open-sided and covered with traditional 5v-crimp panels and a 5 over 12 gable roof.

Mrs. McIntosh presented to the board and comments from North Hill were considered. Board Member Mead asked about the old structure which was a metal cover for a walkway. He was concerned about the height of the structure which totally obscured view of the lower windows on the main house. Would there be an option to turn the structure so that the gable pointed towards Strong Street to open up the view of the side of the home. Board Member Mead thought that the height could be lowered and that the gable end could be shifted to the Strong Street side so that the windows are not blocked. Board Member Ramos was sensitive to the issue and that the structure was already built. However, a visualization of what the structure would look like and how it would compare to the primary structure is really needed for the board to make a determination. The board asked about the slope of roofs on the property and each structure is different. Since the structure is

under 400 square feet, engineered drawings were not required, but a permit is not. Board Member Del Gallo was concerned with the existing structure and thought that the existing roof would be unstable during a storm. The board was also concerned with raining water off, but the board understood that the eaves would be significantly shortened. Board Member Mead didn't think there was enough definitive information in the packet for the board to make an informed decision. Chairman Brantley stated that the board was certainly sympathetic to the issue, but there was a lot of concern with what was already built. Board Member Ramos asked if this could turn into more of a pergola rather than a sloped roof which might reduce the overall visual impact and may be more cost effective.

Board Member Mead made the motion to deny the application based on Sec. 12-3-10(2)d.2.ii.(b) which states, "In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style, materials and colors." Board Member Del Gallo second the motion. If the application returns, the board suggested a more complete application with drawings showing how the carport will look and it's relationship to the house facing Spring and Strong Streets. **The motion carried 6-0.**

Item 6 - 118 S. Baylen Street Palafox Historic Business District / Zone C-2A / City Council District 6

Alteration to the Side and Front of a Contributing Structure

Action Taken – Approved with an abbreviated review if an awning is added.

Ian Kaple is requesting approval for exterior modifications to a contributing commercial building. The proposed changes include the addition of two aluminum storefront doors on the courtyard side and to facade the side wall with a new stucco system in a "French Vanilla" color. Additionally, the top half of the front elevation is planned to be painted "Restoration Ivory" to match the lower half of the building which is currently painted brick. Mr. Kaple presented to the board. Board Member Mead thought the packet was put together well and suggested that an awning or something be added to the side. Staff pointed out that the building was on the property line, so there would need to be a discussion with the building department, but an easement might be able to include the placement of an awning.

Board Member Mead made the motion to approve with the option to add an awning subject to abbreviated review. Board Member Del Gallo seconded the motion, and it carried 6-0.

Open Forum – none

Discussion - none

Adjournment – With no further business, the Board adjourned at 3:38 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1345

Architectural Review Board

10/16/2025

PRESENTATION

SUBJECT:

Presentation by Inspire Placemaking Collective on the Land Development Code Update

SUMMARY:

[AGENDA_ITEM_CUSTOM_TEXT_2]

ATTACHMENTS:

None



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1346

Architectural Review Board

10/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

913 N. Palafox Street
North Hill preservation district / Zone PR-2 / City Council District 6
New In-Ground Pool at a Contributing Structure

SUMMARY:

Dylan Smith is requesting approval to install a new in-ground pool behind a contributing structure. The pool will be positioned in the northwest corner of the property and it will be outlined with charcoal pavers and surrounded by a patio made from granite pavers.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

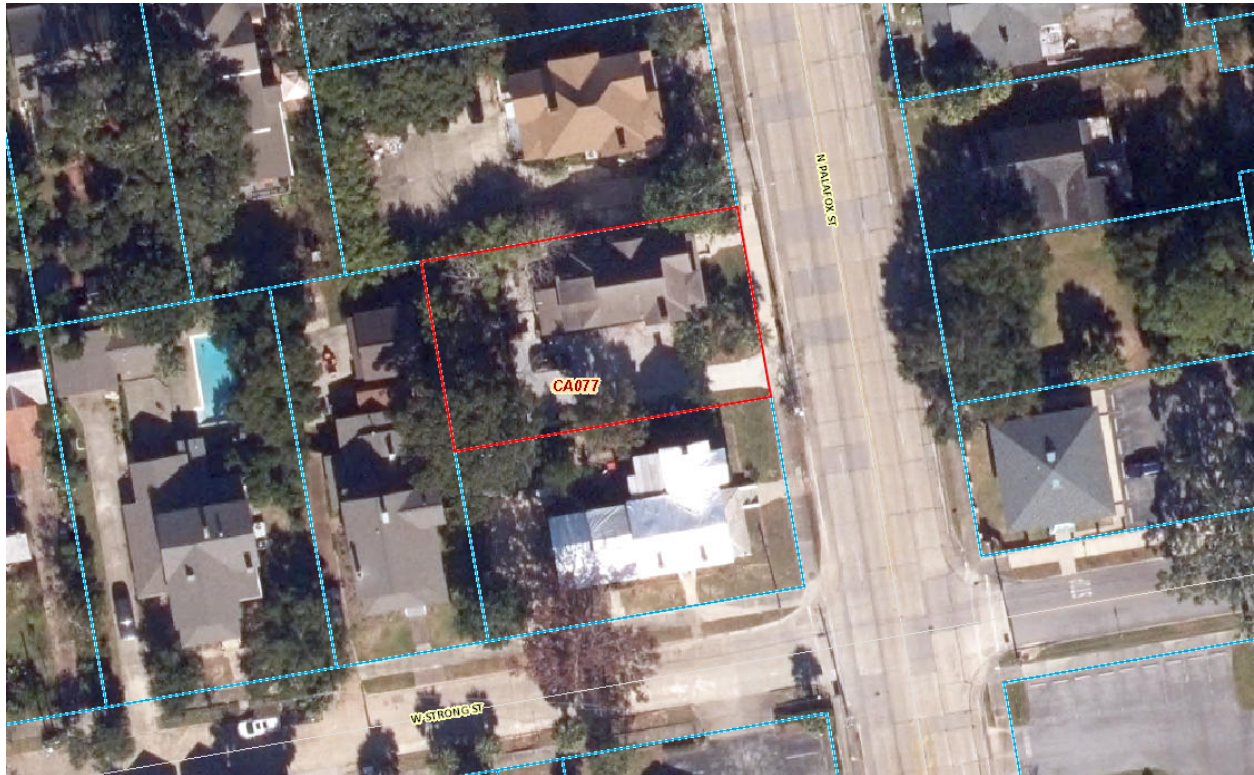
12-3-10(2)d.2.ii.(a) North Hill preservation district; Procedure for review; Decisions; Rules governing decisions

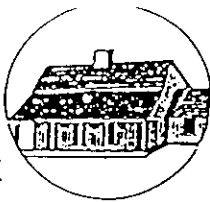
12-3-10(2)f. North Hill preservation district; Additions to existing contributing structures

ATTACHMENTS:

1. Images
2. ES00449
3. Application and Materials

900 N. Spring Street





HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00449
Recorder #
Field Date 5/2/95
Form Date 7/6/95

Original
☒ Update

SITE NAMES (addr. if none) WILLIAM HAYES RENTAL #3 [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY building structure ☒ district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 913 N. PALAFOX ST.
CROSS STREETS nearest/between BETW. W. STRONG AND W. DE SOTO ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-020-044
SUBDIVISION NAME NORTH HILL BLOCK 44 LOT NO. 20, 21, p22
OWNERSHIP private-profit ☐ priv-nonprofit ☐ ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25 RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? ☒ y ☐ n
[UTM: ZONE 16 17 EASTING 10 NORTHING 10]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

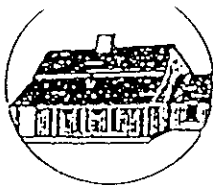
STYLE QUEE EXTERIOR PLAN IRRE NO. STORIES 2.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC/STON
EXTERIOR FABRICS SDDR
ROOF: Types GAHP Materials SHCO
Secondary strucs. (dormers etc.)
CHIMNEY: No. 2 Materials BRIC LOCATIONS CENTER RIDGE,
WINDOWS (types, materials, and placements) NORTH LATERAL SLOPE
DHS, 2/1, WOOD - BAY (SEMI-OCTAGONAL)

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations E/2 TIER VERANDAH WITH TURNED
Porch roof types POSTS AND A SPINDLE & SPOOL BALLUSTER, 3 BAY 1ST, 2 BAY 2ND-EAST
EXTERIOR ORNAMENT GINGERBREAD TRIM, carved wood panels, brackets

INTERIOR PLAN CONDITION: ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☒ y ☐ n (No-explain; yes-attach!)

Artifacts or other remains
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)

**HISTORY**CONSTRUCTION DATE 1901 CIRCA ☒ yes ☐ noARCHITECT: (last name first) UNKNOWNBUILDER: (last name first) UNKNOWNMOVES ☐ yes ☒ no Dates _____ Orig. addr. _____ALTERATIONS ☐ es ☐ no Dates _____ Nature _____ADDITIONS ☐ yes ☐ no Dates _____ Nature _____ORIGINAL USES (give dates) RESIDENCE

INTERMEDIATE USES (give dates) _____

PRESENT USES (give dates) RESIDENCEOWNERSHIP HISTORY (especially original owner) WILLIAM HAYS (ORIGINAL)WILLIAM B. SUTTON III (CURRENT)**SURVEYOR'S EVALUATION OF SITE**Potentially elig. for local designation? ☐ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. infoPotential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

CROSS REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.

Location of negatives/neg. nos. R8, F7-8**RECORDER**NAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY	y	n	pe	u	Date
		SHPO-NR ELIGIBILITY	y	n	pe	u	Date
DELIST DATE		LOCAL DESIGNATION					Date
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; u=Insufficient Information

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5





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

**Architectural Review Board Application
Full Board Review**

Application Date: 09/11/2025

Project Address: 913 N Palafox Street
Applicant: Michael Dylan Smith
Applicant's Address: 913 N Palafox Street Pensacola, FL 32501
Email: dsmith70er@gmail.com Phone: 850 241-7952
Property Owner: Michael Dylan Smith and Garrett Allen
(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.*

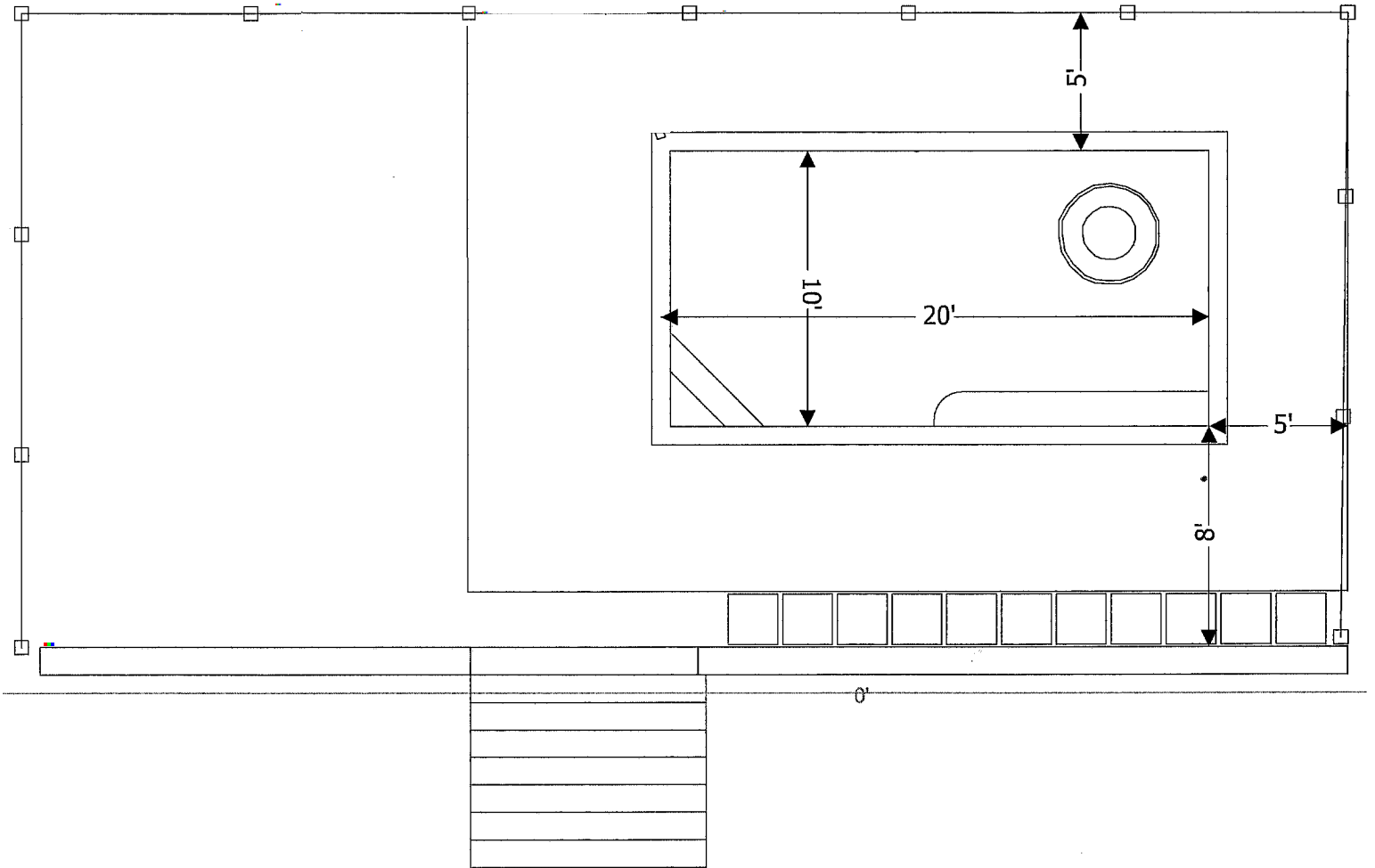
Project specifics/description:

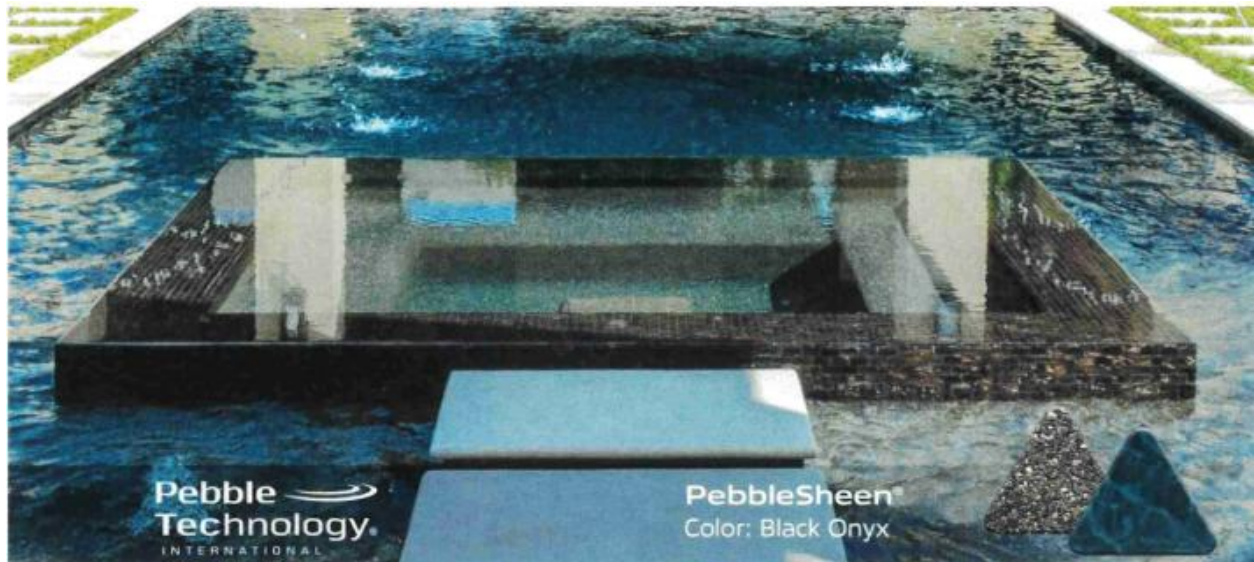
INSTALL 10x70 Granite Pool with paver decking.

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.

Michael Dylan Smith
Applicant Signature

09/15/2025
Date





~~Watercolor~~
PLASTER WORK COLOR



RENDERING OF POOL















DRAFT QUOTE

Dylan Smith Gunité

Date
15 Sep 2025

Expiry
15 Oct 2025

Quote Number
QU-6701

Reference
Gunité Pool Build

PAYNE POOL
PROFESSIONALS
2166 Reservation Rd
Gulf Breeze, FL 32563

Description	Quantity	Unit Price	Amount USD
Gunité Pool Geometric Shape Design - 10' x 20' Linear feet 6' Max Depth 2-Piece Paver Decking - up to 400 Sq. Ft. Paver Coping Standard Tile - 6" x 6" Premium Pebble Tec Plaster: PebbleQuartz- White Classic w/ Light Blue Quartz 1.85 HP Variable Speed Pump Skimmer & Main Drains 2 LED Lights Salt System Cartridge Filter Standard Electrical (details listed in the terms) Pool Permit and Inspections Owner Maintenance Kit Pool School	1.00	51,190.00	51,190.00
Pebble Tec Pebble Sheen Black Onyx	1.00	5,100.00	5,100.00
Additional Bench Seating 6 linear feet (10 total)	1.00	600.00	600.00
Natural Gas Heater 400k BTU (does not include additional cost of gas plumber)	1.00	4,695.00	4,695.00
Additional 2-Piece Paver Decking 70 sq ft (470 total)	70.00	13.00	910.00
NON-POOL ITEMS	0.00	0.00	0.00
Dirt Haul-Off Only	1.00	995.00	995.00
Discretionary Discount	1.00	(1,000.00)	(1,000.00)
Subtotal			62,490.00

TOTAL TAX	0.00
TOTAL USD	62,490.00

Terms

1-year warranty on all work and 3-year warranty on all equipment.

There will be a \$1,995 charge for any dewatering necessary for pool build. A project manager will check the water table depth prior to the excavation.

Gas plumber cost is not included. Gas plumber would charge the customer directly. Payne Pool Professionals has a recommended gas plumber based on your location. Payne Pool Professionals will only coordinate gas heater warranty items if the recommended gas plumber is used.

Standard Electrical includes: Install pool electrical panel and hook up to equipment. Includes up to 100' electrical run from an exterior main electrical panel to the pool panel.

Additional Electrical charges include, but are not limited to: installation of sub panel (if the main electrical panel is full) - \$500; electrical run through attic or over 100' electrical run from main panel to pool panel - \$500. Upgrading the main electrical panel is individual pricing (if main electrical requires more amps to feed the pool panel).

Pools that have an extended distance of 30'+ between the pool and equipment, there will be an additional plumbing fee - a project manager will confirm the distance prior to excavation.

The pool area must be cleared prior to excavation and is the customer's responsibility.

A fence & gate must meet code to pass the final inspection and this is the customer's responsibility.

Fence, landscaping, irrigation, and gas plumber not included.

Some municipalities or governing bodies require boundary surveys, as-built surveys, specialty surveys, specialty permits, engineered plans, stormwater management plans, environmental assessments, or other additional items to obtain or close out a pool permit. These additional items are not included in the quote and would be the customer's responsibility, if applicable.

Customer is responsible for any HOA costs, if applicable.

For pools in Santa Rosa County, there is a \$1,500 at-cost charge for required engineered drainage plan and as-built sign-off.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1347

Architectural Review Board

10/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

900 N. Spring Street
North Hill preservation district / Zone PR-2 / City Council District 6
New Carport at a Contributing Structure

SUMMARY:

Scott and Lindsey McIntosh are requesting approval for a new detached carport along the side of a contributing structure. This item was denied at the September meeting. Taking the board's comments into consideration, the carport has been redesigned to be a simpler and lower structure. The roof pitch has been reduced from a 5 over 12 to a 2 over 12, and the total height has been reduced to 10'-6" allowing more visual clearance to the home. Features present in other structures on the property such as column details and rafter tails have been included. If approved, the project will move to Inspection Services for permitting, removal of the 'stop work order', and reconstruction.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

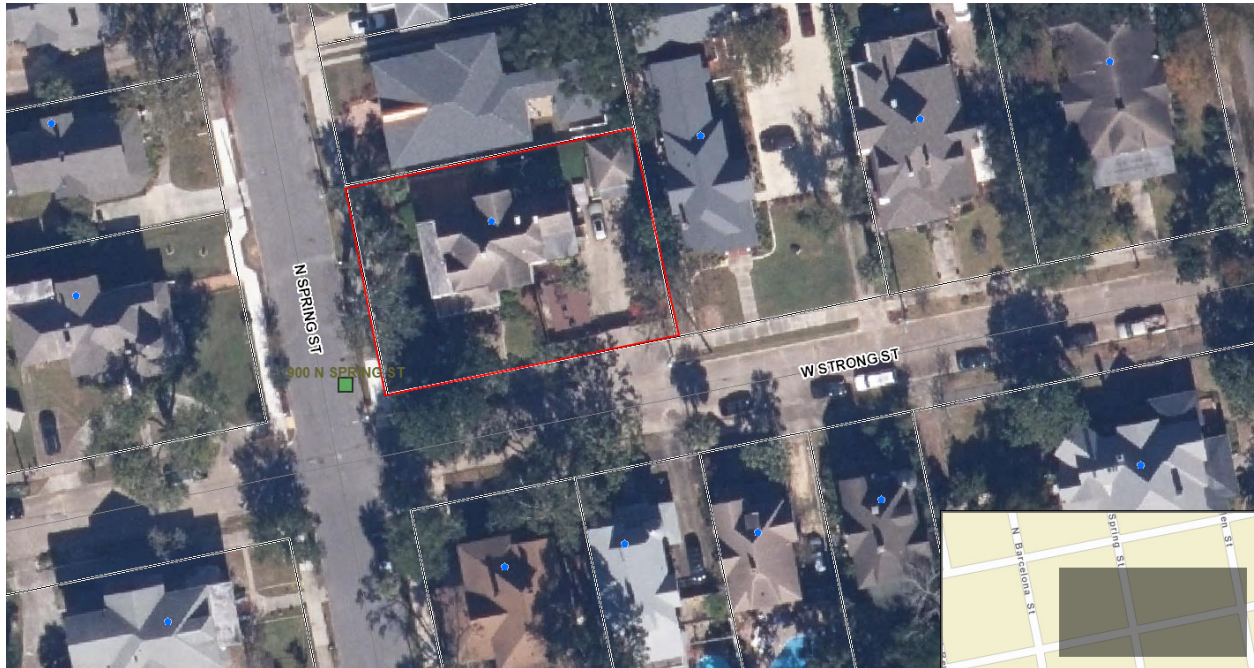
12-3-10(2)d.2.ii.(b) North Hill preservation district; Procedure for review; Decisions; Rules governing decisions

12-3-10(2)h. North Hill preservation district; Regulations for new construction

ATTACHMENTS:

1. Images
2. ES00720
3. Application and Materials

900 N. Spring Street



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 720
Site Name McGaughy, J.S. House 830 = = Survey Date 8005 820 = =
Address of Site: 900 N. Spring St. Pensacola, FL 32501 905 = =
Instruction for locating on NE corner of SN. Spring St. and 813 = =
W. Strong St. 868 = =
Location: Belmont Tract 43 1-3 lot no. 808 = =
County: Escambia
Owner of Site: Name: Hopkins, G.J. & Arkie Dell
Address: 900 N. Spring St. 902 = =
Pensacola, FL 32501 832 = =
Type of Ownership private 848 = = Recording Date
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 + 1902 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =
916 = =

NR Classification Category: district

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 = =

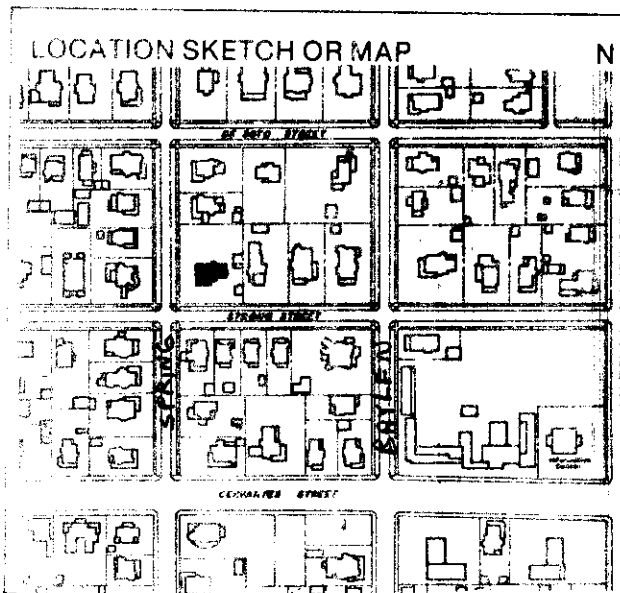
Areas of Significance: Architecture; History 910 = =

Significance:

This large frame vernacular was built by J. Stormie McDaughy, who at the time of construction was a timber inspector for a large lumber exporting firm. He later started his own timber inspection and shipping firm. His widow, Irene, lived in the home until 1951. It is now the last surviving boarding house in North Hill.

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 irregular 966 ==
 EXTERIOR FABRIC(S) wood; novelty siding, novelty & butt sh. 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES W & S/2 tiered verandah upper tier enclosed; 7 bay
 access from W 942 ==
 FOUNDATION: pier; brick; stone, continuous 942 ==
 ROOF TYPE: gable on hip 942 ==
 SECONDARY ROOF STRUCTURE(S): gable dormer E & W 942 ==
 CHIMNEY LOCATION: S slope; 2 on N slope 942 ==
 WINDOW TYPEDHS; 3/2, 6/6,; wood; bay (semi-octagonal) 942 ==
 CHIMNEY brick 882 ==
 ROOF SURFACING: composition shingle; butt 882 ==
 ORNAMENT EXTERIOR: dentils 882 ==
 NO. OF CHIMNEYS 3 952 == NO. OF STORIES 2½ 950 ==
 NO. OF DORMERS 2 954 ==
 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	Eastings	Northings	890 ==

Photographic Records Numbers HPPB P. 80.22 Fr. 7 860 ==
 NH 7-9A, 10A

Contact Print



**Architectural Review Board Application
Full Board Review**

Application Date: 9/25/2025

Project Address: 900 N. Spring Street

Applicant: Scott and Lindsey McIntosh

Applicant's Address: 900 N. Spring

Email: lindsey.h.mcintosh@gmail.com **Phone:** 918-906-2208

Property Owner: Scott and Lindsey McIntosh

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:

Resubmittal for the redesign of a new carport. Taking the board's comments and suggestions,

the carport is planned to have a more simple design and lower roof profile to reduce the visual impact on the main home. The structure remains wood, with a 2 over 12 5v-crimp metal roof.

~~Total height has been reduced to 10'-6" and the lower roof slope allows for more views of the home.~~

~~Renderings have been provided per the board's request. Dimensions are 17' x 17'-6", with a 1'~~

~~roof overhang. The columns will match the column details from the main home. The color~~

~~selection includes existing paint colors from the property including Maple for the body, Thyme~~

~~for the rafters, and Sage for the horizontal beams.~~

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.

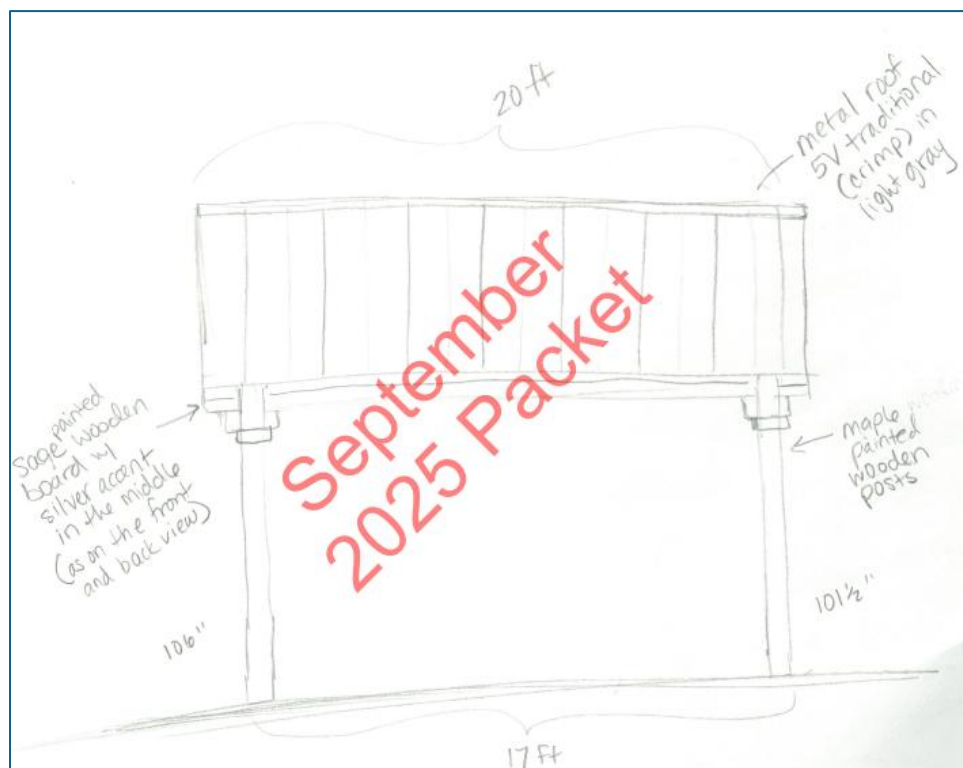
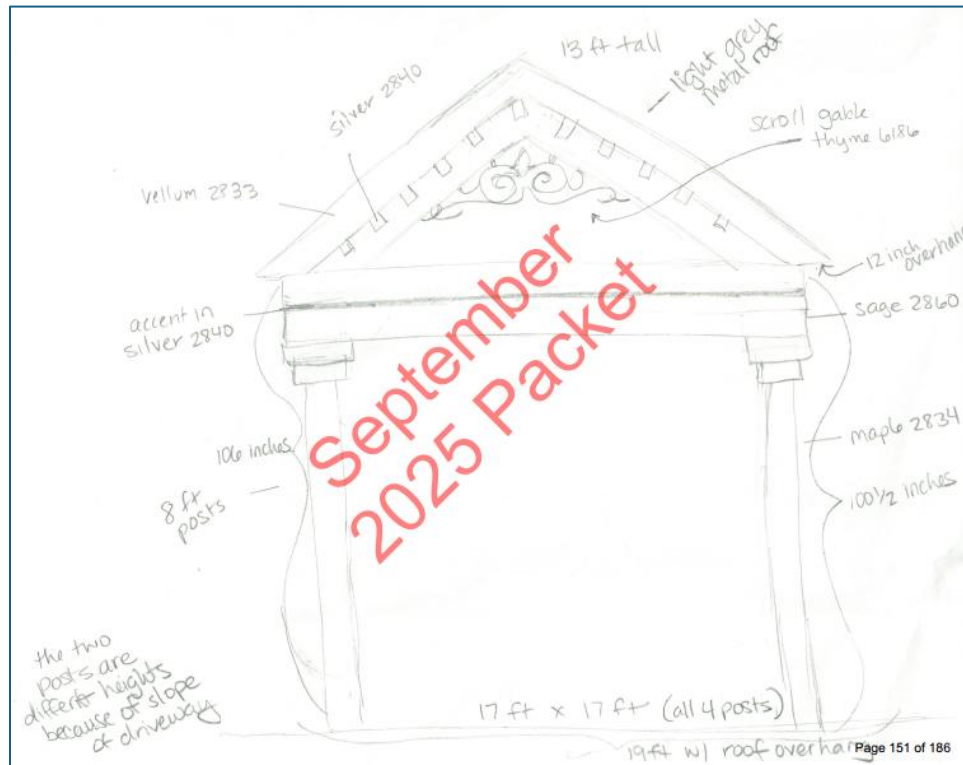
Signature on file.

Applicant Signature

9/25/2025

Date

Previous submittal.



3KAL
13783
GNS

BASE BEARING:
(P) 300.00' (F) 299.98'
(ASSUMED) N10°00'00"W

SPRING STREET
(50' R/W)

EASTERLY R/W LINE
(P) N10°00'00"E 120.00'
(F) N09°57'30"W 120.17'
9.81'

LOT 4
(P) N80°00'00"E 125.00'
(F) N80°02'14"E 125.20'

BLOCK "43"

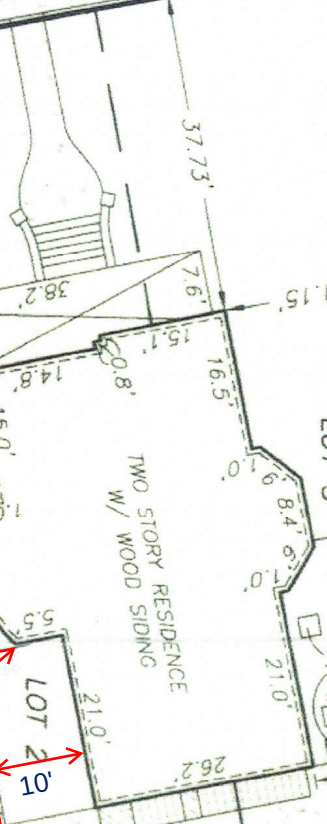
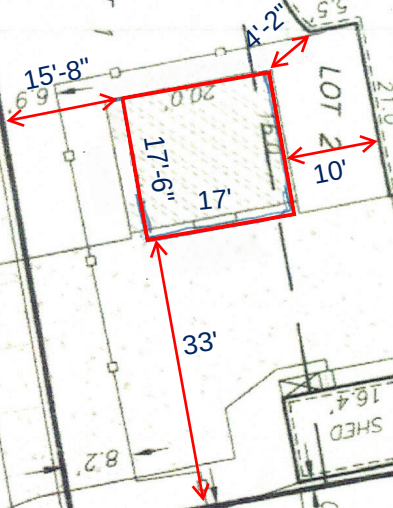
LOT 28

(P) N10°00'00"W 90.00'
(F) N10°03'13"W 90.18'
27.11'

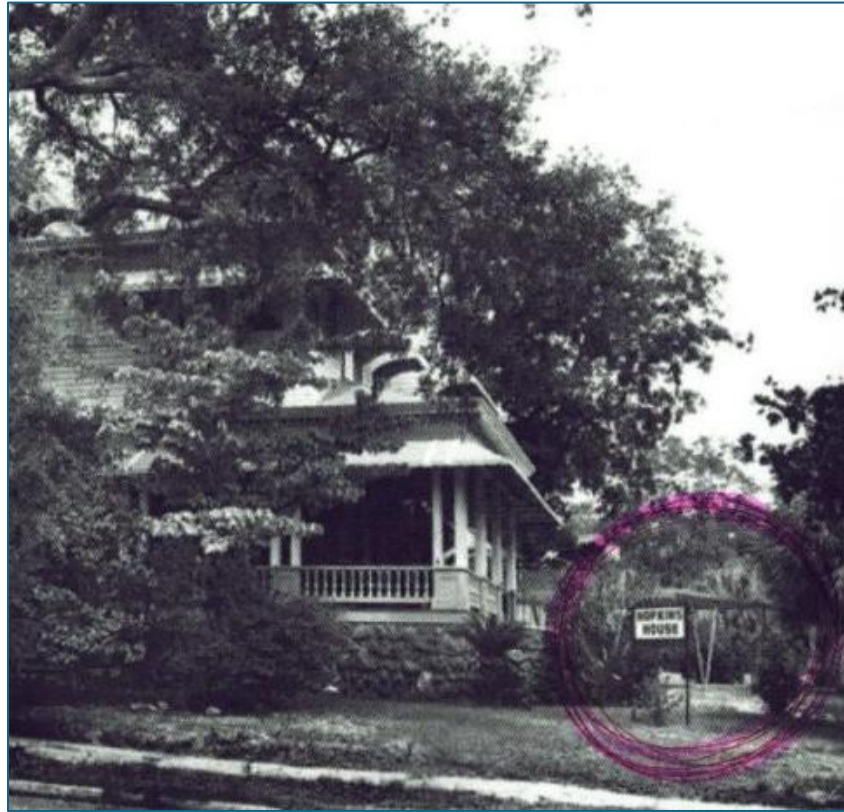
SOUTHERLY R/W LINE

STRONG STREET
(50' R/W)

(P) N80°00'00"E 125.00'
(F) N80°07'15"E 125.28'



Historic photograph showing the location of old carport.



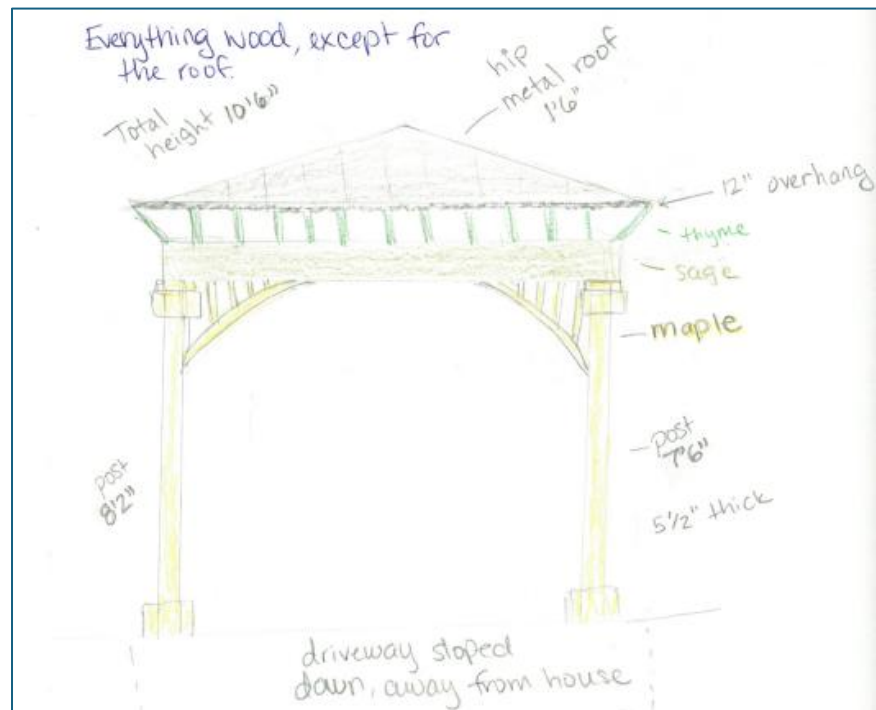
Site area – existing roof to be removed and finished structure to be redesigned.







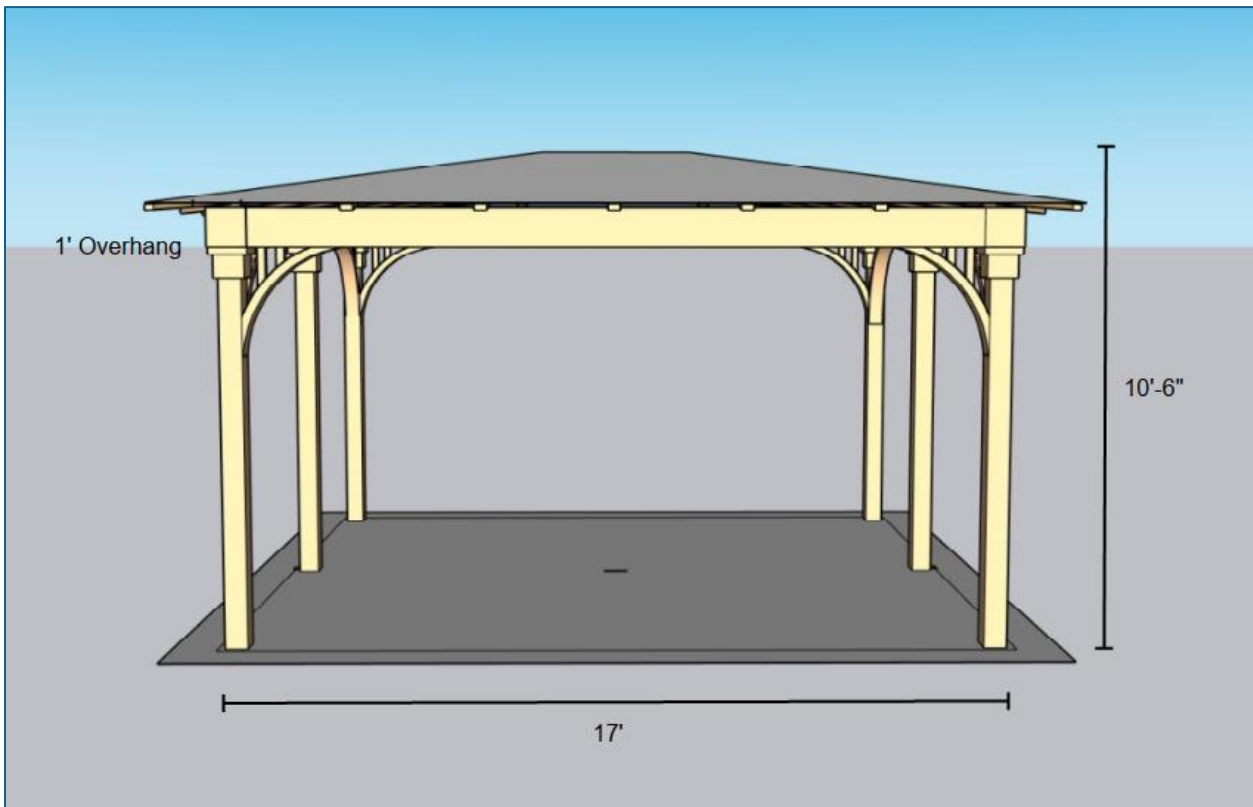
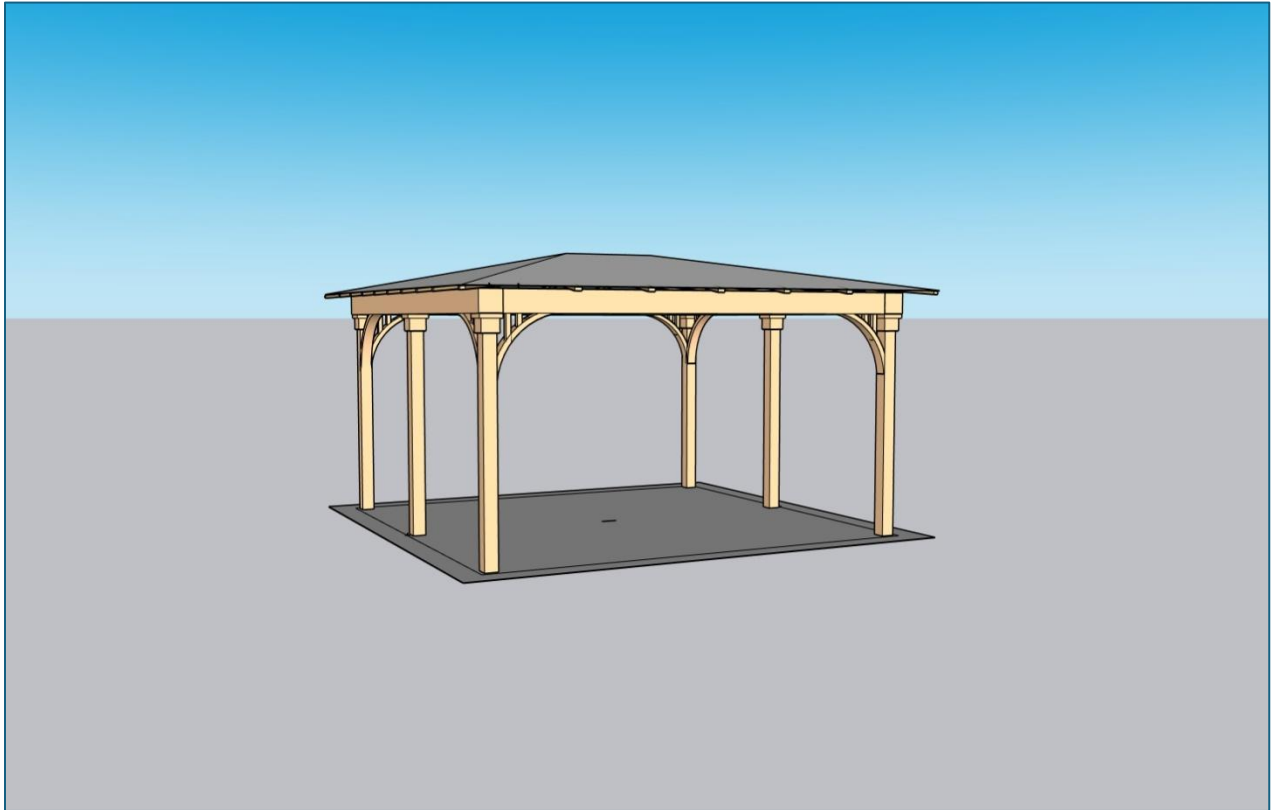
Not-to-scale carport concept showing color selection, facing Spring Street and rear.

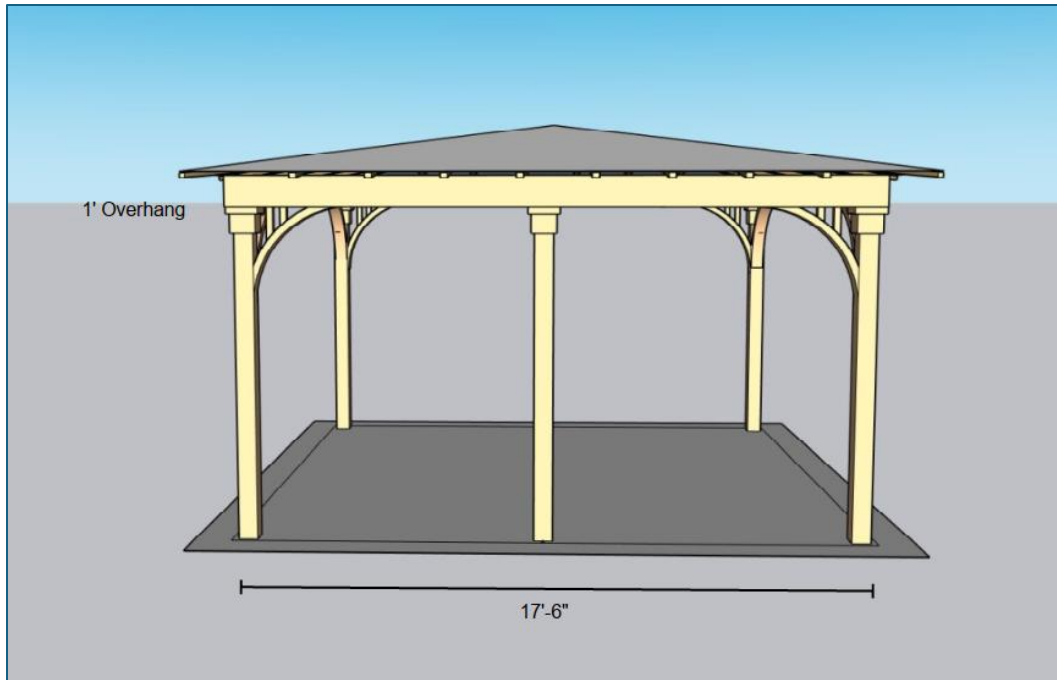


Not-to-scale carport concept showing color selection, facing Strong Street and house.



Rendering of proposed carport with 2 over 12 roof pitch.





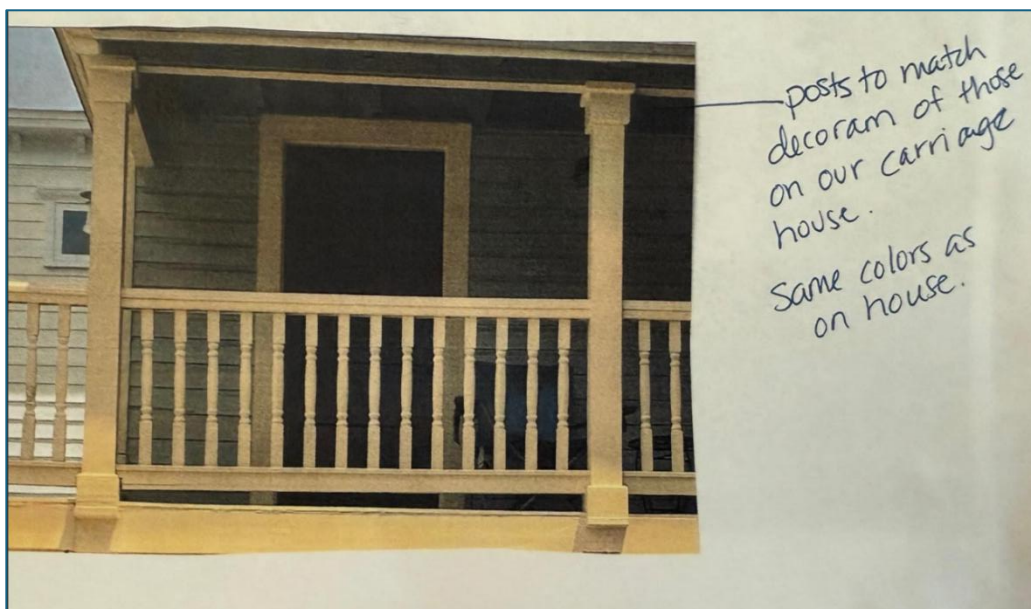
Render of proposed carport from Spring Street.



Render of proposed carport from Strong Street.



Column details to match existing columns on carriage house. Colors to also match.



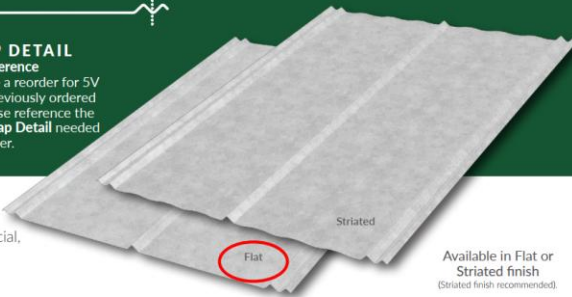
Hip roof to be 2 over 12, 5V-Crimp Traditional in light gray.



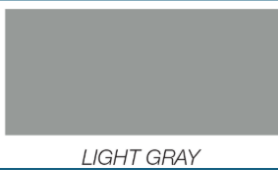
OVERLAP DETAIL
Re-Order Reference
 Need to place a reorder for 5V panels you previously ordered from us? Please reference the correct **Overlap Detail** needed for your reorder.

MRS 5V 

NTM 5V 



Available in Flat or Striated finish
 (Striated finish recommended)



LIGHT GRAY

OVERVIEW

Applications: Residential, Light Commercial, and Agricultural

Gauge: 26, 24, and 032 Aluminum

Minimum Slope: 2 / 12



2/12

BENEFITS

Carport to have matching exposed rafter tails as other structures on site.

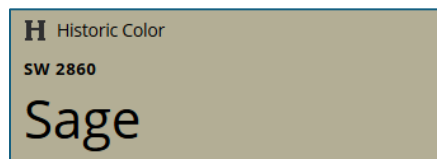


Paint color selection

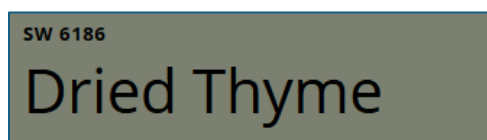
Body – Birdseye Maple



Horizontal beams – Sage



Rafters – Dried Thyme





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1348

Architectural Review Board

10/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

1201 N. Barcelona Street
North Hill preservation district / Zone PR-1AAA / City Council District 6
Demolition of a Non-Contributing Structure

SUMMARY:

Mitchell Whitehead and Joshua Keith are requesting approval to demolish a non-contributing residential structure. The 2,786 square foot home was constructed in 1954. The next agenda item is conceptual review for the proposed single-family residential development. If approved, the applicants may proceed with applying for a demolition permit and submitting final development plans to ARB.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

12-3-10(1)j. Pensacola Historic District (referenced from North Hill's ordinance); Other demolition permits

ATTACHMENTS:

1. Images
2. Application and Materials

1201 N. Barcelona Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 09/25/2025

Project Address: 1201 N Barcelona St Pensacola FL 32501

Applicant: Mitchell Whitehead & Joshua Keith

Applicant's Address: 314 N 7th Ave Pensacola FL 32501

Email: Joshkeith08@gmail.com **Phone:** 850-258-5486

Property Owner: Joshua Keith & Mitchell Whitehead

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:

This is a request to demo the nonconforming structure located on the property.

Please see the attached photos and note the dilapidated state of the structure.

There is another application that has been submitted for conceptual review as to what we

would like to build in its place.

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.

Joshua Keith

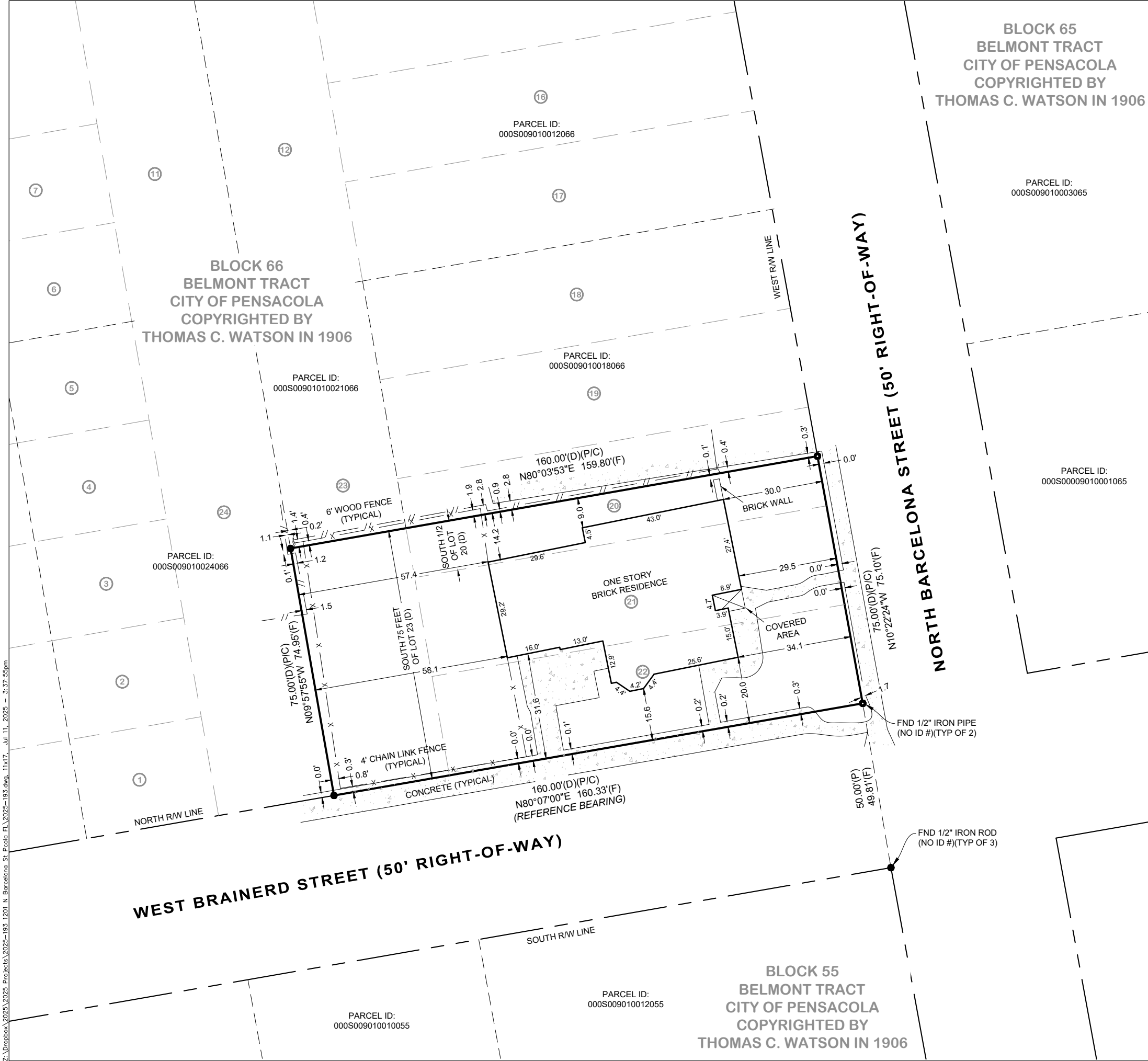
dotloop verified
09/25/25 3:42 PM CDT
F110-0HQB-YJXS-VDGC

Applicant Signature

Date

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

Z:\Drapbox\2025\2025 Projects\2025-193\1201 N Barcelona St\2025-193.dwg, 11x17, Jul 11, 2025 -- 3:37:55pm



BLOCK 65
BELMONT TRACT
CITY OF PENSACOLA
COPYRIGHTED BY
THOMAS C. WATSON IN 1906

LEGAL DESCRIPTION:
(AS FURNISHED BY OLD REPUBLIC NAT'L TITLE INS. CO.)

THE SOUTH 1/2 OF LOT 20, ALL OF LOTS 21 AND 22, AND THE SOUTH 75 FEET OF LOT 23, BLOCK 66, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 07/02/2025.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE CURRENT BUILDING SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT OF RECORD, CONTACT THE LOCAL CITY/COUNTY LAND DEVELOPMENT CODE OFFICIAL FOR THE APPROPRIATE BUILDING SETBACK LINE DISTANCES.
5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY OF WEST BRAINERD STREET (50' R/W) AS IT RELATES TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (RE-ADJUSTED IN 2011). STATE PLANE COORDINATES FOR THE REFERENCE BEARING LINE MONUMENTS HAVE BEEN ESTABLISHED UTILIZING A HEMISPHERE S631 BASE AND ROVER RTK SURVEY WITH A PUBLISHED INSTRUMENT RMS ACCURACY OF 8mm + 1PPM.
7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
8. ENCROACHMENTS ARE AS SHOWN.

LEGEND:

- (F) FIELD MEASUREMENT
(P) PLAT MEASUREMENT
(D) DEED MEASUREMENT
(C) CALCULATED MEASUREMENT
R/W RIGHT-OF-WAY
FND FOUND BOUNDARY CORNER
DB DEED BOOK
PG PAGE

CERTIFICATIONS:

MITCHELL EUGENE WHITEHEAD & JOSHUA ALLEN KEITH
HANCOCK WHITENY BANK
PURE TITLE COMPANY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

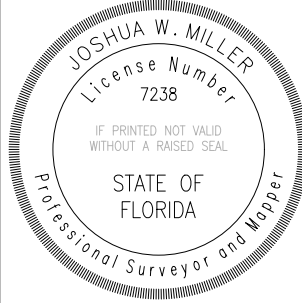
SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238



14 Live Oak Street ~ Suite E
Gulf Breeze, Florida 32561
Phone: 850.857.4400
office@360surveyingservices.com
Florida Licensed Business #7612



BOUNDARY SURVEY
WITH IMPROVEMENTS

ADDRESS:
1201 N BARCELONA STREET

PENSACOLA, FLORIDA 32501

PROJECT NUMBER: 2025-193

DATE: 07/02/2025

FIELD BOOK: 236 **PAGE:** 45

DRAWN BY: CAB

CREW CHIEF: CMB

APPROVED BY: JOSHUA W. MILLER



SCALE: 1"= 30'

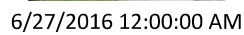
SHEET 1 OF 1

Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information		Assessments									
Parcel ID:	000S009010022066	Year	Land	Imprv	Total	<u>Cap Val</u>					
Account:	131552100	2025	\$111,600	\$290,237	\$401,837	\$114,299					
Owners:	WHITEHEAD MITCHELL EUGENE & KEITH JOSHUA ALLEN	2024	\$111,600	\$282,694	\$394,294	\$111,078					
Mail:	314 N 7TH AVE PENSACOLA, FL 32501	2023	\$111,600	\$267,600	\$379,200	\$107,843					
Situs:	1201 N BARCELONA ST 32501	Open TRIM Notice									
Use Code:	SINGLE FAMILY RESID	Tax Estimator									
Taxing Authority:	PENSACOLA CITY LIMITS	Change of Address									
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage									
Sales Data Type List:		2025 Certified Roll Exemptions									
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	HOMESTEAD EXEMPTION				
08/25/2025	9368	299	\$300,000	WD	N		Legal Description S 1/2 OF LT 20 ALL LTS 21 & 22 AND S 75 FT OF LT 23 BLK 66 BELMONT TRACT OR 9368 P 299 CA 93				
07/25/2023	9016	257	\$100	CJ	N						
07/25/2023	9016	247	\$100	CJ	N						
01/25/2022	8708	514	\$100	OT	N						
01/25/2022	8708	513	\$100	OT	N						
08/1980	1475	950	\$55,000	WD	N						
10/1974	847	326	\$31,500	WD	N		Extra Features None				
11/1970	515	844	\$27,500	WD	N						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller											
Parcel Information							Launch Interactive Map				
Section Map Id: CA093											
Approx. Acreage: 0.2783											
Zoned: PR-1AAA											
Evacuation & Flood Information Open Report											
View Florida Department of Environmental Protection (DEP) Data											

Images



Page 47 of 115





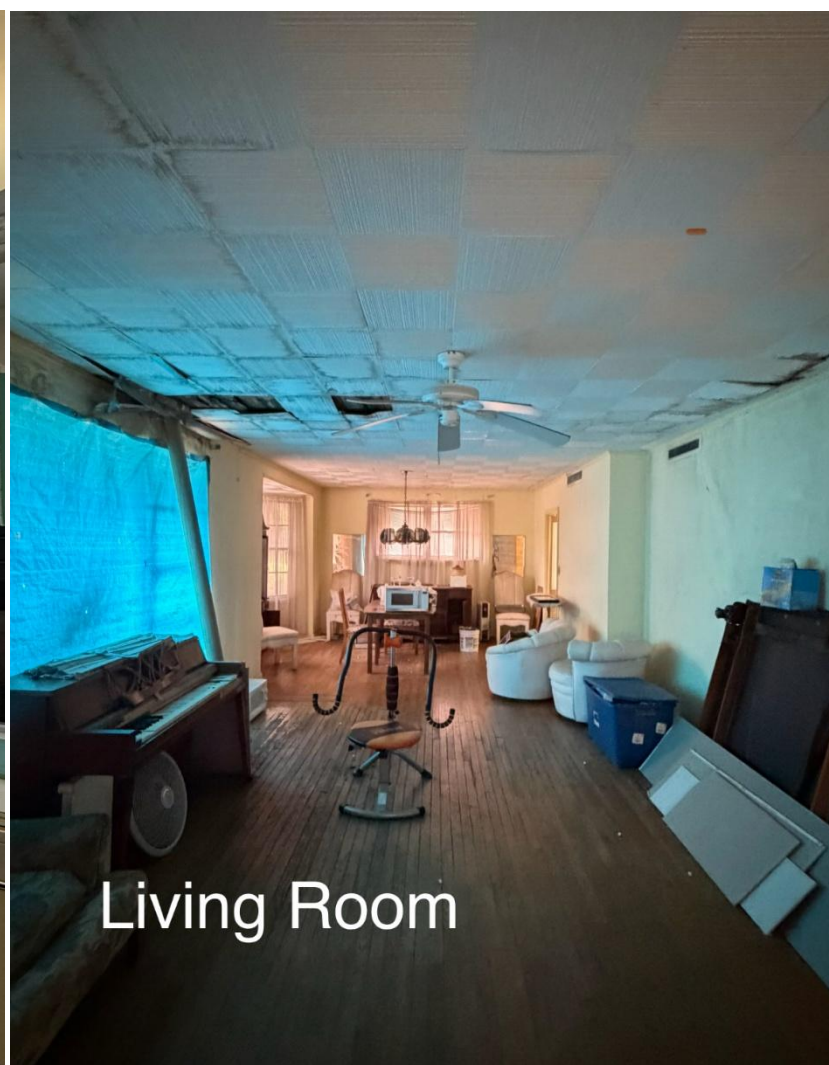
Right Elevation



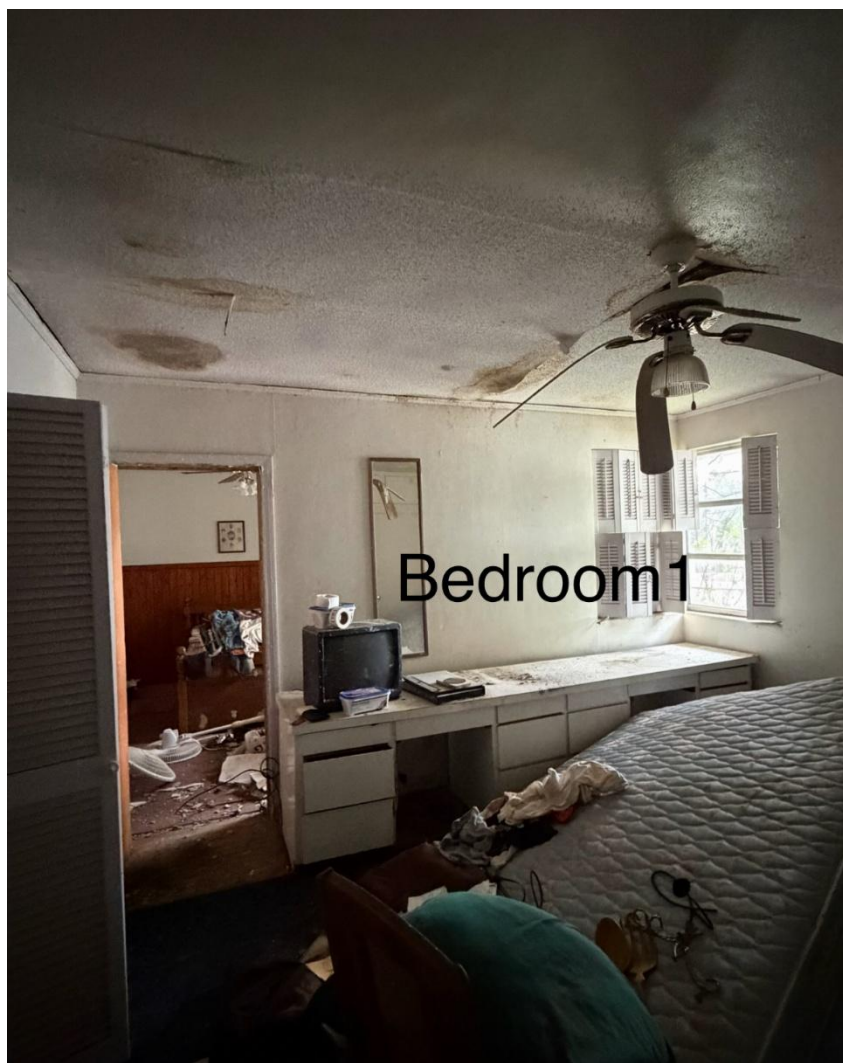
Left Elevation



Kitchen



Living Room



Bedroom 1



Bedroom 2



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1349

Architectural Review Board

10/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

1201 N. Barcelona Street
North Hill preservation district / Zone PR-1AAA / City Council District 6
Conceptual Review of New Construction

SUMMARY:

Mitchell Whitehead and Joshua Keith are requesting conceptual approval for a new single-family residence with an accessory dwelling unit over a garage. The proposed plans show a two-story brick and lap siding building with a terracotta-style metal roof. The accessory dwelling unit will be attached by an opened covered walkway which is permitted under the zoning code, and an in-ground pool will be positioned in the center of the site. Since this item is for conceptual review, final review with a full materials packet will follow at a later meeting.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

12-3-10(2)d.2.ii.(b) North Hill, Procedure for review, Decisions, Rules government decisions
12-3-10(2)h. North Hill, Regulations for new construction

ATTACHMENTS:

1. Images
2. Application and Materials

1201 N. Barcelona Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 09/25/2025

Project Address: 1201 N Barcelona St Pensacola FL 32501

Applicant: Mitchell Whitehead & Joshua Keith

Applicant's Address: 314 N 7th Ave Pensacola FL 32501

Email: Joshkeith08@gmail.com **Phone:** 850-258-5486

Property Owner: Joshua Keith & Mitchell Whitehead

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:

This is a conceptual request to build a new construction home located on the property.

Please see the attached site plan and renderings.

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.

Joshua Keith

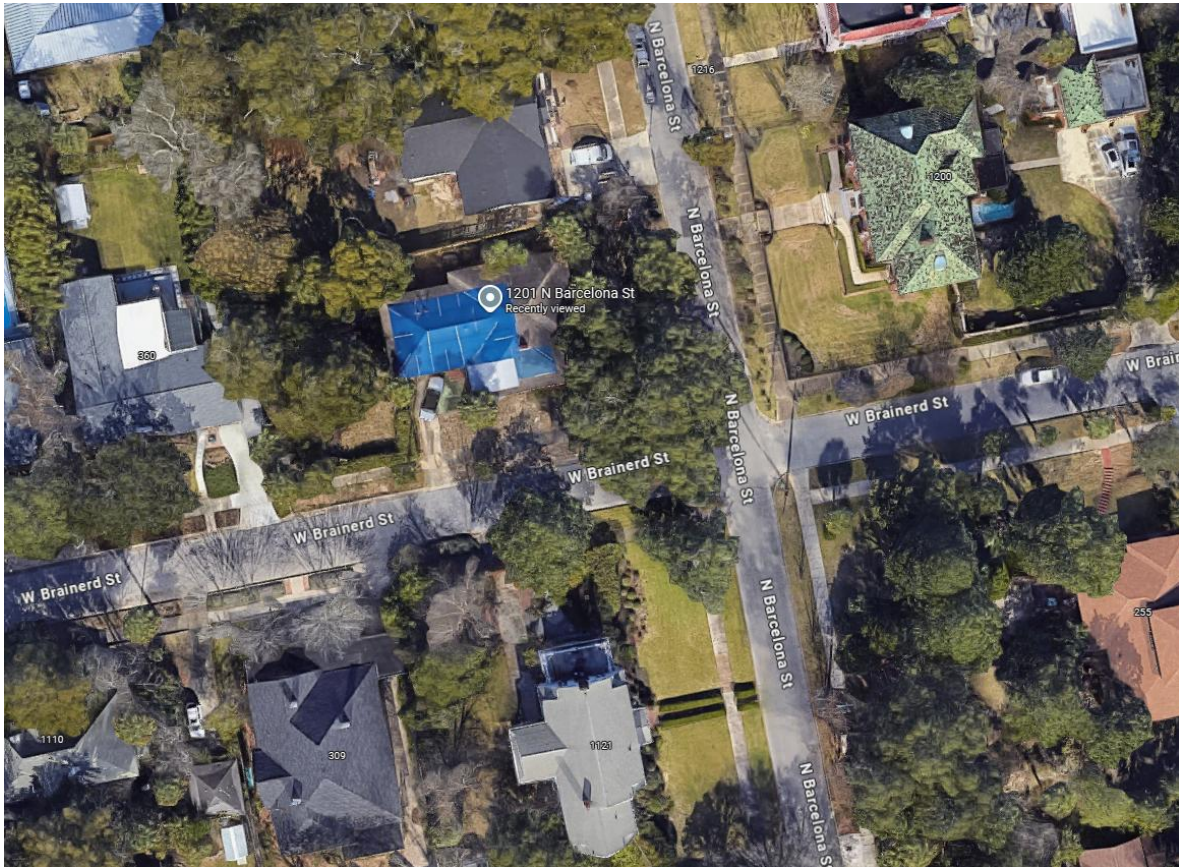
dotloop verified
09/25/25 4:20 PM CDT
K2Q7-I7MH-QANR-6YTE

Applicant Signature

Date

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

Aerial of 1201 N. Barcelona



Barcelona Streetscape – 1201 N. Barcelona on left and 1203 N. Barcelona on right



Property to the east of 1201 N. Barcelona - 1200 N. Barcelona



Property to the south of 1201 N. Barcelona – 1121 N. Barcelona

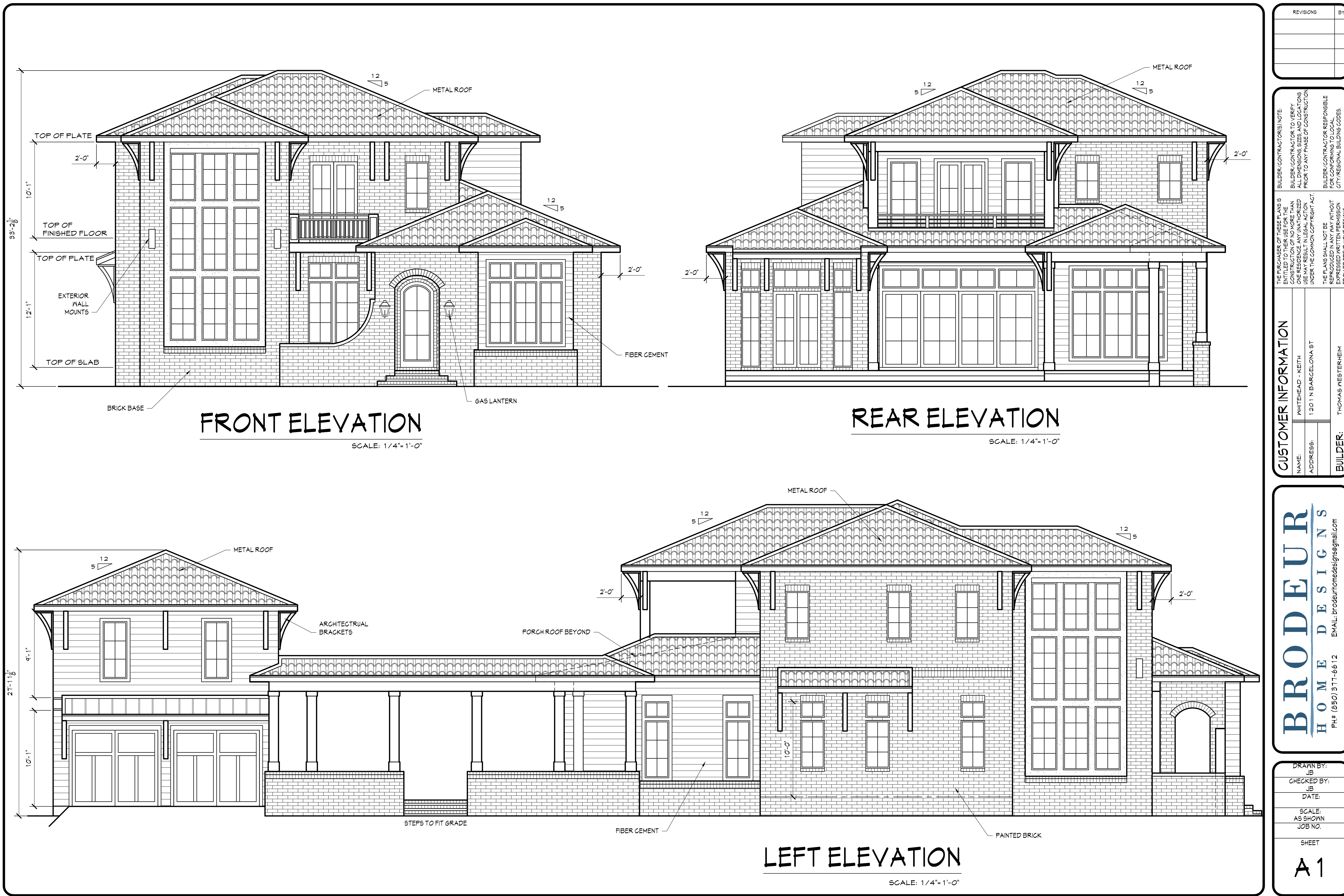


Property to the west of 1201 N. Barcelona – 360 W. Brainerd



Property on southeast corner of Barcelona and Brainerd – 255 W. Brainerd





REVISIONS		BY

BUILDER/CONTRACTOR NOTE:
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION UNDER THE COMMON COPYRIGHT ACT.

THE PURCHASER OF THESE PLANS IS ENTITLED TO ONE REVISION. THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE IN ANY JURISDICTION MAY BE REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.

THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.

CUSTOMER INFORMATION

NAME:	WHITEHEAD - KEITH
ADDRESS:	1201 N BARCELONA ST
BUILDER:	THOMAS WESTERHEIM

BRODEUR HOME DESIGNS
PH# (850) 377-6612 EMAIL: brodeurhomedesigns@gmail.com

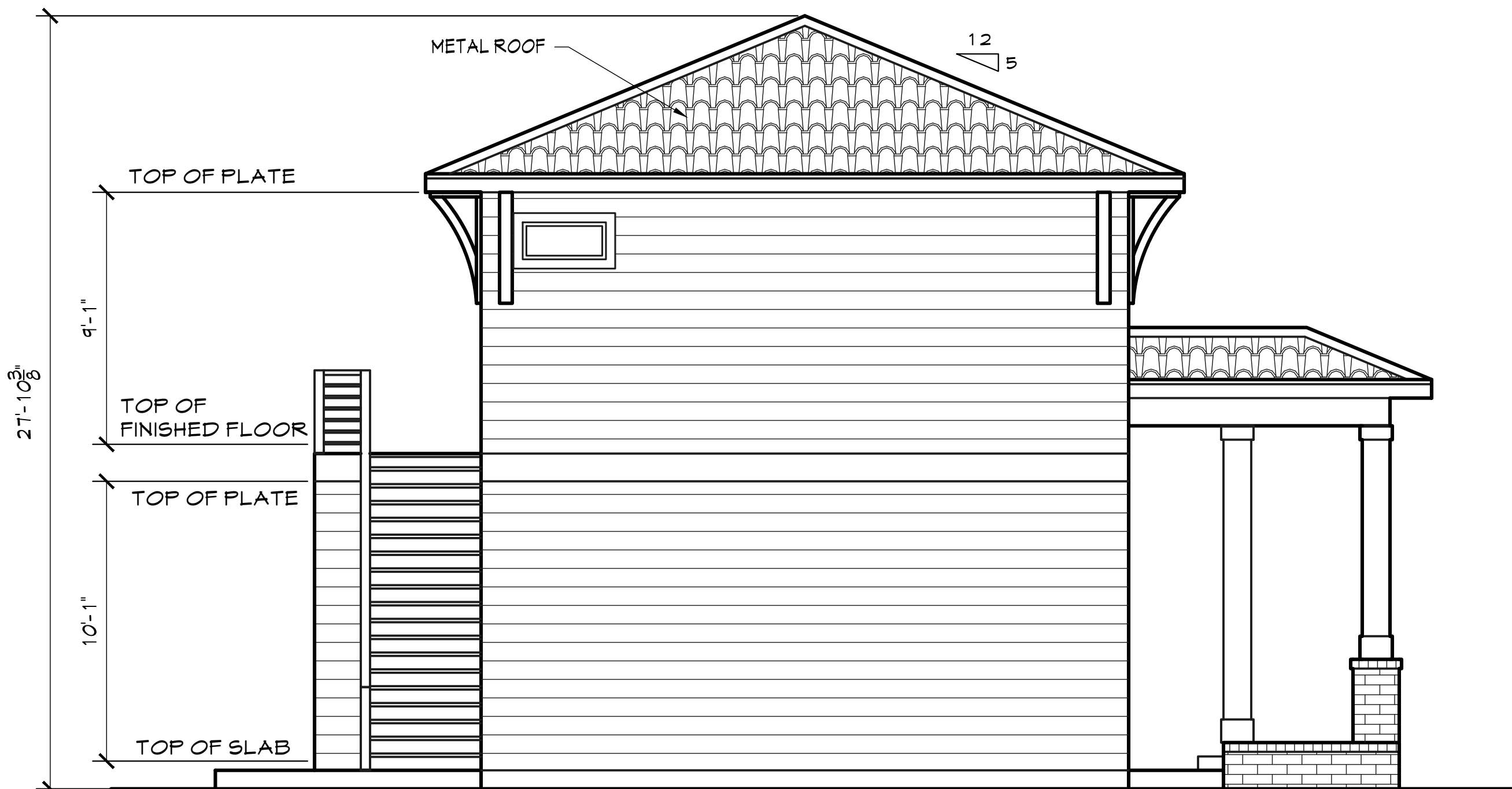
DRAWN BY: JB
CHECKED BY: JB
DATE: **SCALE:** AS SHOWN
JOB NO. **SHEET**

A1

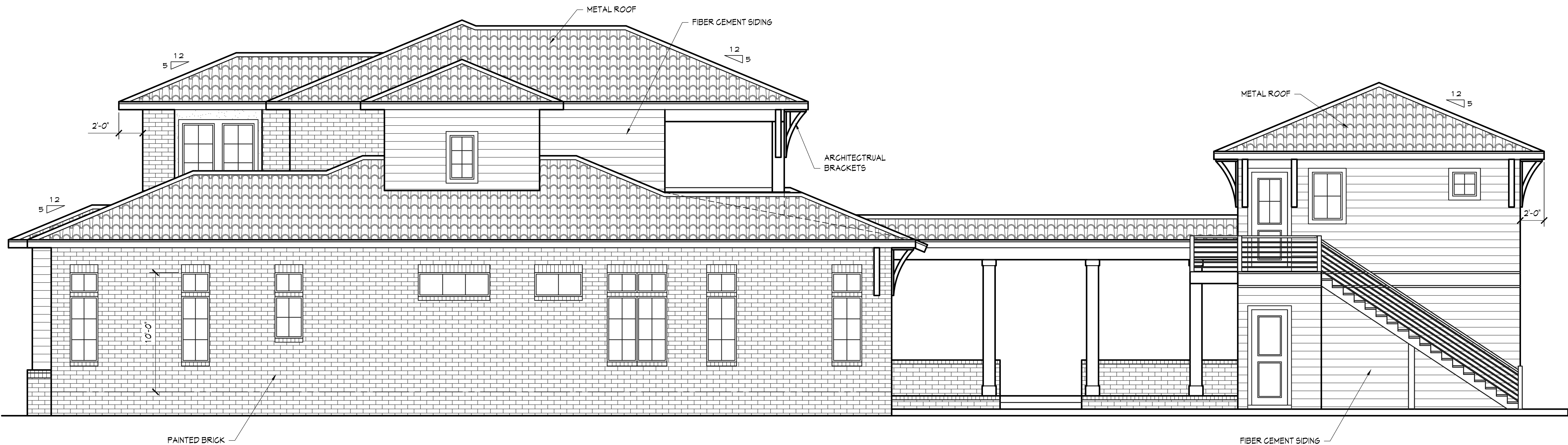
Page 58 of 115



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



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



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

REVISIONS		BY

BUILDER/CONTRACTOR 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.

CUSTOMER INFORMATION

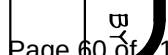
NAME:	WHITEHEAD - KEITH
ADDRESS:	1201 N BARCELONA ST
BUILDER:	

BRODEUR HOME DESIGNS
PH# (850) 377-6612 EMAIL: brodeurhomedesigns@gmail.com

DRAWN BY: JB
CHECKED BY: JB
DATE:

SCALE: AS SHOWN
JOB NO.

SHEET
A2







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1350

Architectural Review Board

10/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

511 E. Gadsden Street
Old East Hill preservation district / Zone OEHC-1 / City Council District 6
Final Review of New Construction

SUMMARY:

ASK Pensacola LLC is requesting final approval for a new two-story single-family residence with a detached accessory dwelling unit over a garage. Both buildings plan to have fiber cement lap siding with shingle roofs. Windows will be single-hung vinyl and doors will be fiberglass. The front elevation columns will be 10" squared wood with treated wood handrails. The primary structure will have an 18.5" finished floor elevation and a base covered with a heritage brick façade. The siding will be painted Sherwin Williams "Sage" while the trim and columns will be painted "Classical White".

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

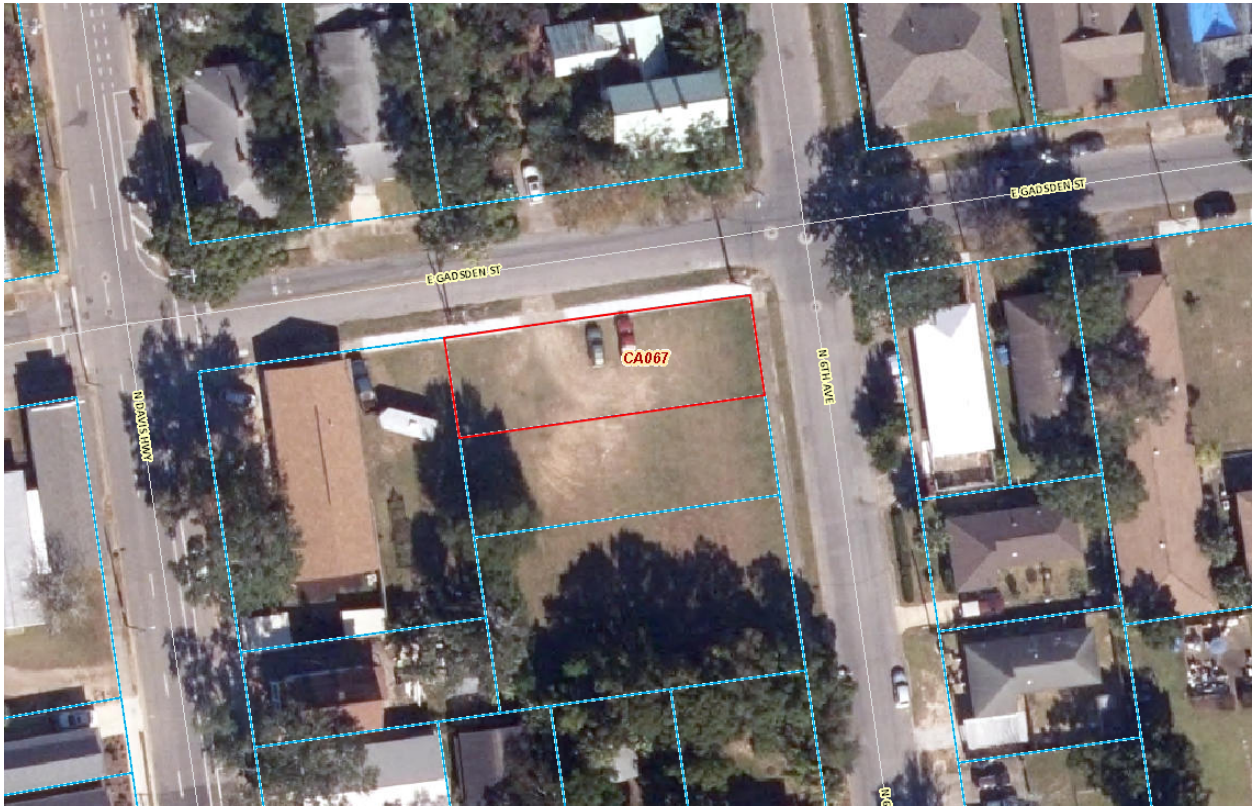
12-3-10(3)e.3.ii.(b) Old East Hill preservation district; Procedure for review; Decisions; Rules governing decisions

12-3-10(3)i. Old East Hill preservation district; Regulations for new construction

ATTACHMENTS:

1. Images
2. Application and Materials

511 E. Gadsden Street





**Architectural Review Board Application
Full Board Review**

Application Date: 09/25/2025

Project Address: 511 e gadsden st

Applicant: Cretin Townsend Homes / Ask Pensacola LLC

Applicant's Address: 1300 N Palafox St, Pensacola FL 32501

Email: paul@mybuildercares.com **Phone:** 985-960-0519

Property Owner: ASK Pensacola, 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

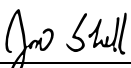
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

~~new construction single family home final review~~

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

09/25/2025

Date

Main Residence SF: 1674
Garage SF : 550

Total structure SF: 2.224

Building Coverage: 45.6%

These plans have been properly examined by the undersigned. I have determined that they comply with the following existing state and local building codes for the jurisdiction in which the residence is to be located (check all that apply):

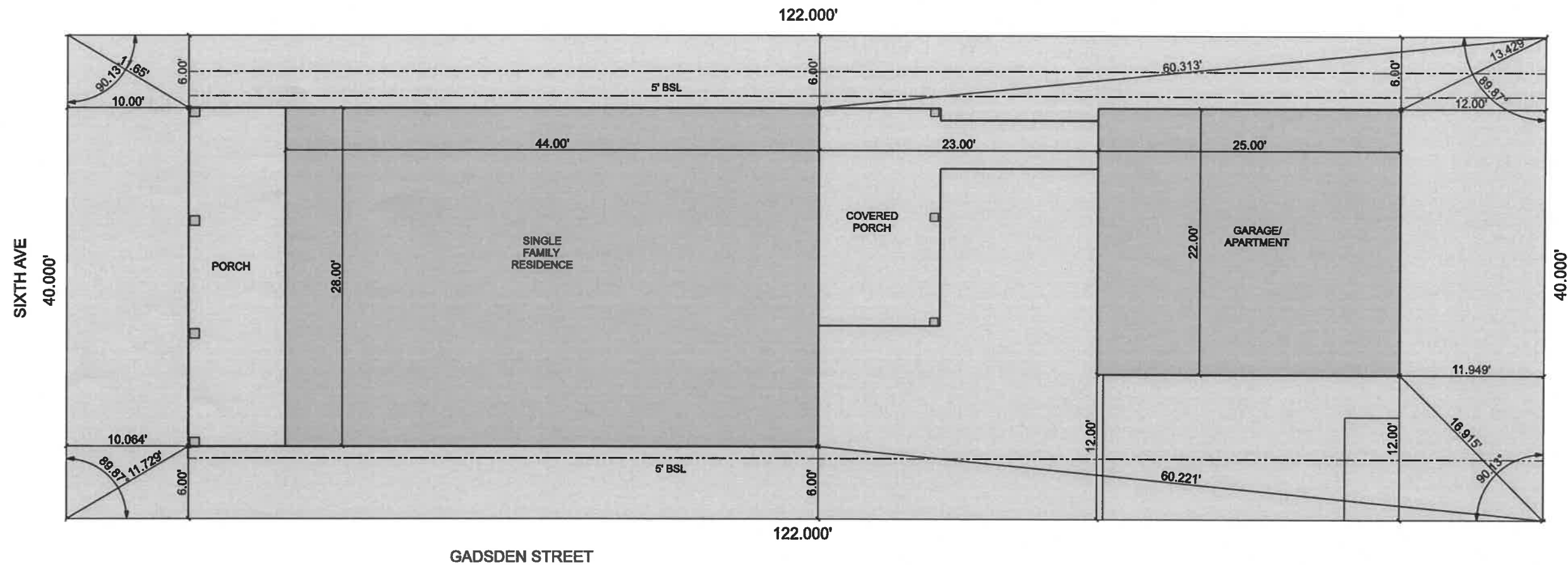
☒ structural; ☐ mechanical; ☐ electrical; ☐ plumbing

APPROVALS	DATE
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CUSTOMER	DATE
----------	------

CUSTOMER _____ DATE _____

CT HOMES REP _____ DATE _____

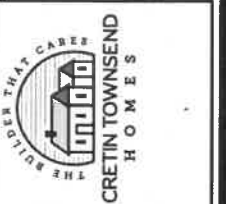


Parcel #:

Zoning:
Flood Zone:
BFE:
FFE:
Front Setback:
Left Setback:
Right Setback:
Rear Setback:

PROJECT DETAILS

Residence for:
Paul Titus Spec 1
Gadsden & Sixth Ave.
Pensacola, Florida
Escambia County
Project # 13474-3924



LOWER LIVING	1232 sq ft.
UPPER LIVING	1133 sq ft.
APARTMENT	509 sq ft.
GARAGE	550 sq ft.
BACK PORCH	209 sq ft.
PORCH	233 sq ft.
Total	3866 sq ft.

Model: Custom
Elevation: Custom
5 Bdrm Detached Garage

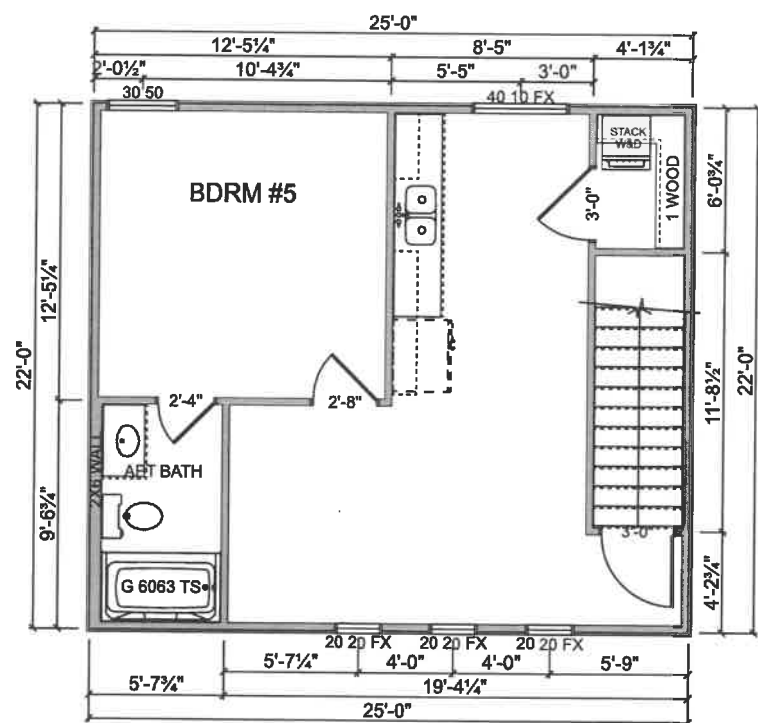
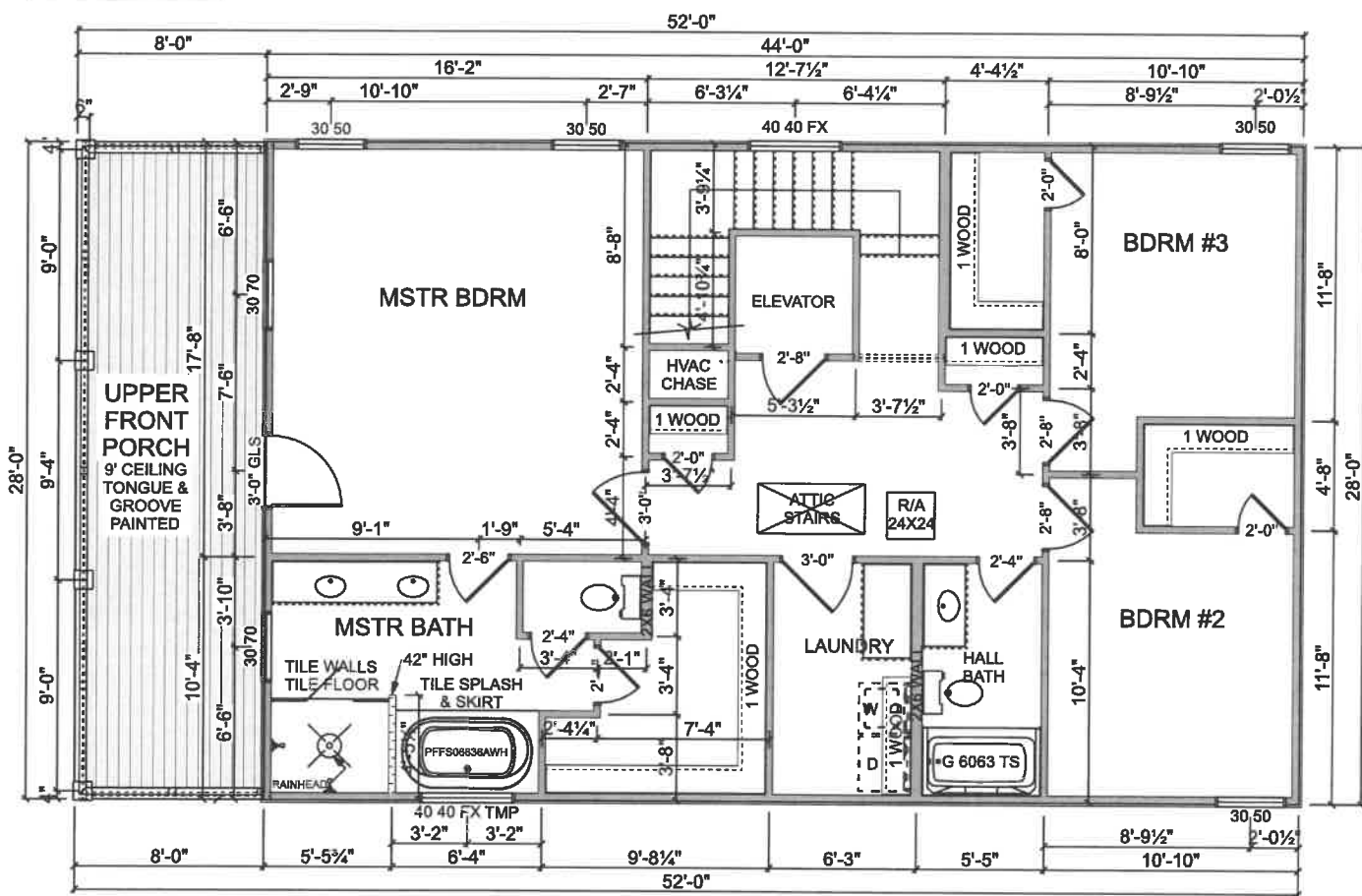
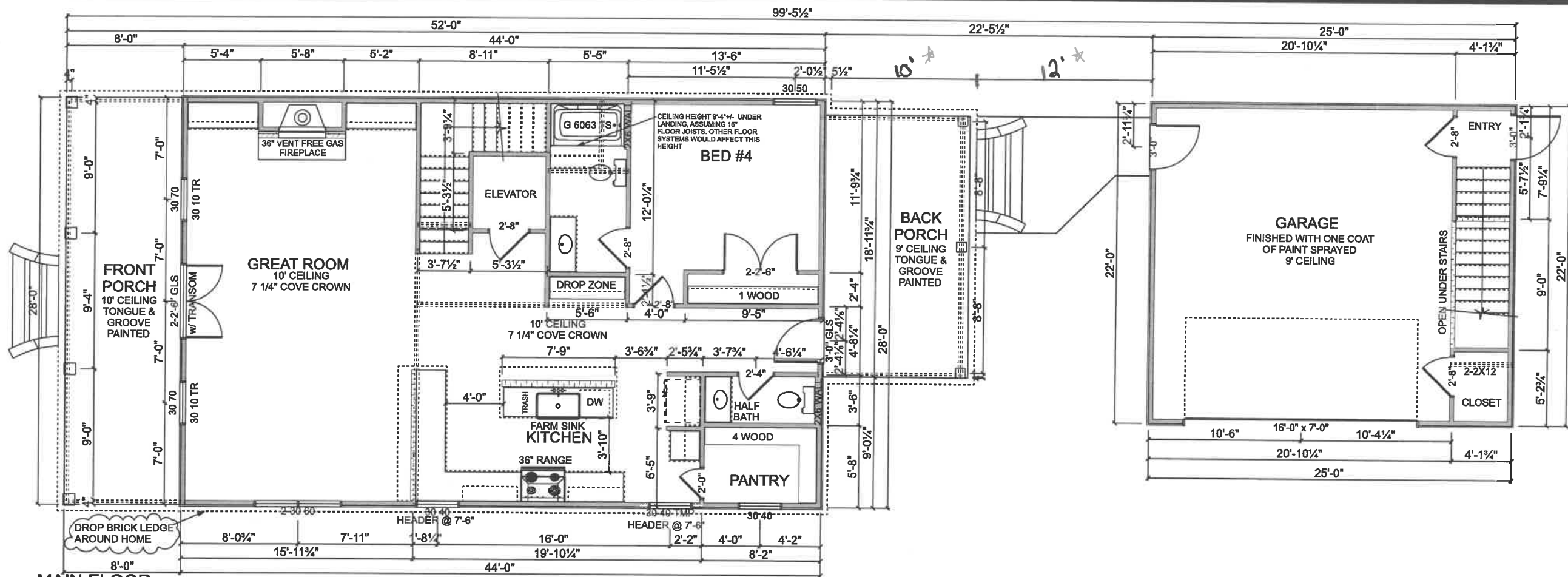
FINAL PLANS

SHEET CONTENTS
SITE PLAN

DRAWING DATE
7/11/2025

DRAWN BY
Bill Wimberley

SHEET NUMBER
15 of 17
SCALE: AS SHOWN



APPROVALS _____ DATE _____

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

CT HOMES REP _____ DATE _____

PROJECT DETAILS

Residence for:
Paul Titus Spec 1
Gadsden & Sixth Ave.
Pensacola, Florida
Escambia County
Project # 13474-3924



LOWER LIVING 1232 sq ft.
UPPER LIVING 1139 sq ft.
APARTMENT 504 sq ft.
GARAGE 550 sq ft.
BACK PORCH 198 sq ft.
PORCH 469 sq ft.
Total 4092 sq ft.

Model: Custom
Elevation: Custom
5 Bdrm Detached Garage

PLAN REVIEW

SHEET CONTENTS
FLOOR PLAN

DRAWING DATE
7/14/2025

DRAWN BY
Bill Wimberley

SHEET NUMBER
1 of 8
SCALE: 1/8" = 1'-0"

NOTES:

- 10' CEILINGS MAIN FLOOR
- 9' CEILINGS UPPER FLOOR

CABINETS:

- TIDWELL CABINETS - PAINTED
- L-2 COUNTERTOPS
- TRASH BASE

APPLIANCES:

- 36" ELECTRIC RANGE
- CUSTOM BUILT VENT HOOD

TRIM:

- FARMHOUSE TRIM
 - 7 1/4" COVE MOLDING
 - 1X6 BASEBOARDS
 - 1X4 CASING
- SHIPLAP ACCENT WALL NICKEL GAP 1X8 MDF

FIREPLACES:

- 36" VENT FREE GAS FIREPLACE
 - CEDAR MANTEL w/ SHIPLAP ABOVE
 - BRICK HEARTH
 - BRICK FACE
 - CERAMIC LOGS
 - GAS DROP
 - BOOKCASES

FEATURES:

- GARAGE APARTMENT
- DROP ZONE
- WOOD SHELVING PAINTED TRIM COLOR

FINISHES:

- SUBWAY TILE BACKSPLASH

ELECTRICAL:

HVAC:

- 4'x4' A/C PAD
- EXACT LOCATIONS AND SIZES OF VENT REGISTERS TO BE DETERMINED BY HVAC SUBCONTRACTOR

PLUMBING:

- UNDERMOUNT VANITY SINKS
- GAS TANKLESS WATER HEATER 9.4 GPM
- TILE MASTER SHOWER
 - 2ND SHOWER VALVE
 - RAINHEAD
 - HANDHELD

EXTERIOR:

- BRICK LEDGE AROUND HOME
- RAISED PORCHES W/ BRICK STEPS
- PORCH CEILINGS TONGUE & GROOVE WOODSCAPED FINISH

- COMBO SMOKE C/O DETECTOR WILL BE A MINIMUM OF 3'-0" AWAY FROM ANY RETURN AIR VENT AND UP TO CODE OUT IN THE FIELD
- R315.1.1 LISTINGS.
CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
R315.2 WHERE REQUIRED.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.
- R315.2.1 NEW CONSTRUCTION.
FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.
1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE OR FIREPLACE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
- R315.3 LOCATION.
CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL OUTLET LOCATED ON THE EXTERIOR OF HOME AND IN THE GARAGE, GARAGE STORAGE AREA, KITCHEN, KITCHEN ISLAND, LAUNDRY ROOM AND BATHROOMS WILL BE GFCI PROTECTED
- GARBAGE DISPOSAL BRANCH CIRCUIT
GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY GARBAGE DISPOSALS IN DWELLING UNITS IF OUTLET IS WITHIN 6 FT OF THE OUTSIDE EDGE OF A SINK. [NEC 210.8(A)(7)]
- E3606.5 SURGE PROTECTION.
ALL SERVICES SUPPLYING ONE AND TWO FAMILY DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD) INSTALLED IN ACCORDANCE WITH SECTIONS E3606.5.1 THROUGH E3606.5.3.
- E3606.5.1 LOCATION.
THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. EXCEPTION. THE SPD SHALL NOT BE REQUIRED TO BE LOCATED IN THE SERVICE EQUIPMENT IF LOCATED AT EACH NEXT-LEVEL DISTRIBUTION EQUIPMENT DOWNSTREAM TOWARD THE LOAD.
- E3606.5.2 TYPE
THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.
- E3902.2 GARAGE RECEPTACLES
125-VOLT THROUGH 250-VOLT RECEPTACLES INSTALLED IN GARAGES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. [NEC 210.8(A)(2).
- E3902.7 BATHROOM RECEPTACLE
125-VOLT THROUGH 250-VOLT RECEPTACLES THAT ARE LOCATED WITHIN 6 FEET OF THE TOP INSIDE EDGE OF THE BOWL OF THE SINK AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OF LESS TO GROUND SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER , PROTECTION FOR PERSONNEL. [NEC 210.8(A)(7)].
- E3902.9 LAUNDRY AREAS
125-VOLT THROUGH 250-VOLT RECEPTACLES INSTALLED IN LAUNDRY AREA AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUIT'S RATES 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTIONS FOR PERSONNEL. [NEC 210.8(A)(10)]
- E3902.11 KITCHEN DISHWASHER BRANCH CIRCUIT
GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR OUTLETS SUPPLIED BY BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND THAT SUPPLY DISHWASHERS IN DWELLING UNIT LOCATIONS, [NEC 422.5(A)]

- NEC 230.85
FOR ONE AND TWO-FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. IF MORE THAN ONE DISCONNECT IS PROVIDED THEY SHALL BE GROUPED. EACH DISCONNECT SHALL BE ONE OF THE FOLLOWING:
(1) SERVICE DISCONNECTS MARKED AS FOLLOWS:
EMERGENCY DISCONNECT, SERVICE DISCONNECT
(2) METER DISCONNECTS INSTALLED PER 230.82(3) AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT METER DISCONNECT NOT SERVICE EQUIPMENT
(3) OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE SUITABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT
MARKINGS SHALL COMPLY WITH 110.21(B)
- NEC510.52(A)(1)
GENERAL PROVISIONS IN EVERY KITCHEN, FAMILY ROOM DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN 210.52(A)(1)THROUGH (A)(3).
(1) SPACING RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 1.8 M (6 FT) FROM A RECEPTACLE OUTLET.

APPROVALS

DATE

CUSTOMER

DATE

CUSTOMER

DATE

CT HOMES REP

DATE

Parcel #:

Zoning:

Flood Zone:

BFE:

FFE:

Front Setback=

Left Setback=

Right Setback=

Rear Setback=

PROJECT DETAILS

Residence for:

Paul Titus Spec 1

Gadsden & Sixth Ave.

Pensacola, Florida

Escambia County

Project # 13474-3924



LOWER LIVING	1232 sq ft.
UPPER LIVING	1139 sq ft.
APARTMENT	504 sq ft.
GARAGE	550 sq ft.
BACK PORCH	198 sq ft.
PORCH	469 sq ft.
Total	4092 sq ft.

Model: Custom

Elevation: Custom

5 Bdrm Detached Garage

PLAN REVIEW

SHEET CONTENTS

NOTES

DRAWING DATE

7/14/2025

DRAWN BY

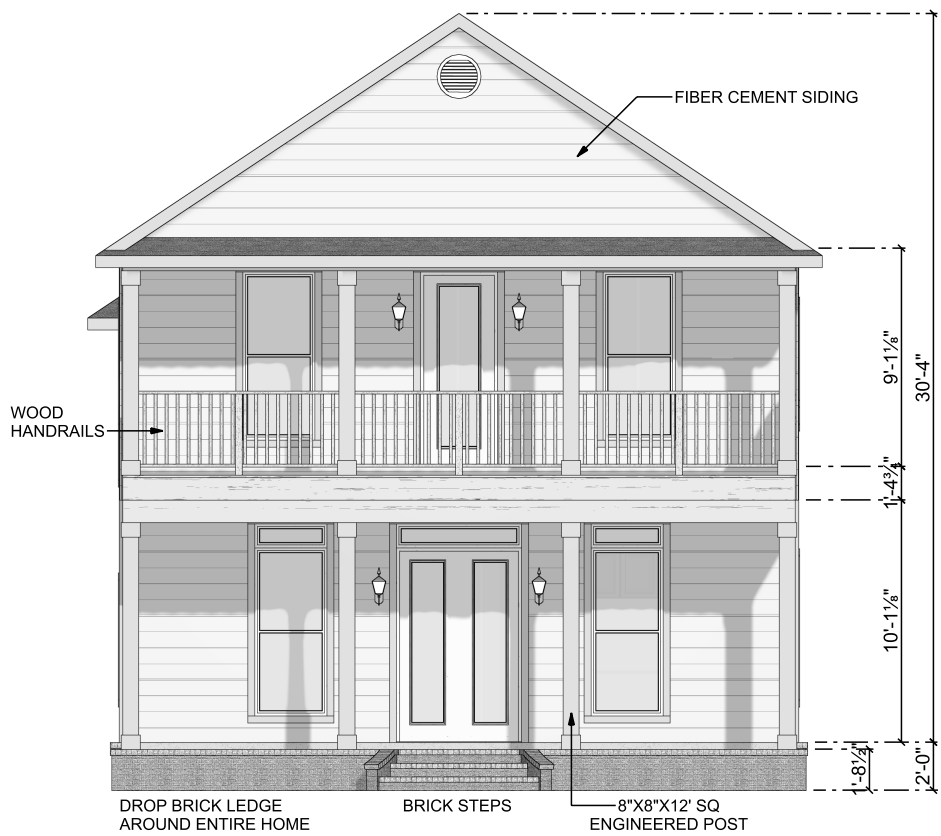
Bill Wimberley

SHEET NUMBER

2 of 8

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

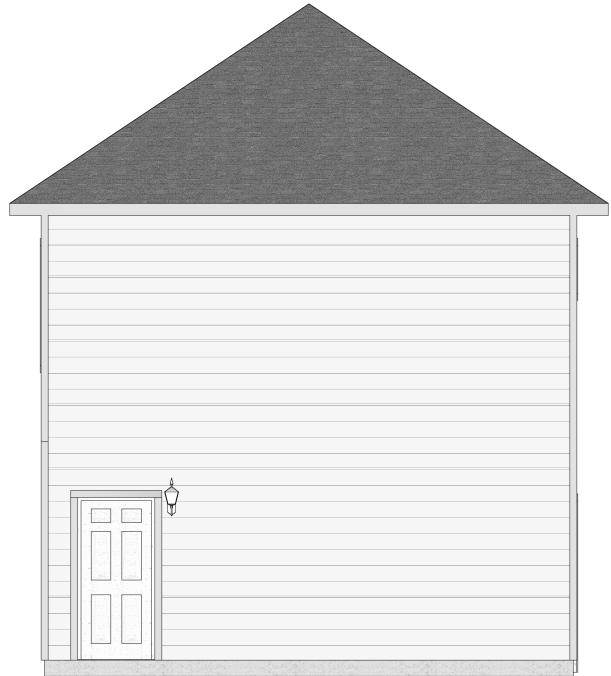
VINYL SOFFIT &
ALUMINUM FASCIA



FRONT ELEVATION



REAR ELEVATION



GARAGE
FRONT ELEVATION

OPENING SCHEDULE				
TYPE	PRODUCT CODE	SIZE	HINGE	COUNT
DOOR	2'-0"	2'-0" x 6'-8"	L	3
DOOR	2'-0"	2'-0" x 6'-8"	R	1
DOOR	2'-0"	2'-0" x 8'-0"	R	1
DOOR	2-2'-6"	5'-0" x 6'-8"	LR	1
DOOR	2-2'-6" GLS	5'-0" x 8'-0"	LR	1
DOOR	2'-4"	2'-4" x 6'-8"	L	3
DOOR	2'-4"	2'-4" x 8'-0"	L	2
DOOR	2'-6"	2'-6" x 8'-0"	L	1
DOOR	2'-8"	2'-8" x 6'-8"	L	4
DOOR	2'-8"	2'-8" x 6'-8"	R	3
DOOR	2'-8"	2'-8" x 8'-0"	L	2
DOOR	3'-0"	3'-0" x 6'-8"	L	1
DOOR	3'-0"	3'-0" x 6'-8"	L	1
DOOR	3'-0"	3'-0" x 6'-8"	R	1
DOOR	3'-0"	3'-0" x 6'-8"	R	1
DOOR	3'-0"	3'-0" x 8'-0"	L	1
DOOR	3'-0"	3'-0" x 8'-0"	R	1
DOOR	3'-0" GLS	3'-0" x 8'-0"	L	1
DOOR	3'-0" GLS	3'-0" x 8'-0"	R	1
GARAGE	16' 1 Panel	16'-0" x 7'-0"	U	1
WINDOW	2-30 60	6'-0" x 6'-0"	NN	1
WINDOW	20 20 FX	2'-0" x 2'-0"	N	3
WINDOW	30 10 TR	3'-0" x 1'-0"	N	2
WINDOW	30 40	3'-0" x 4'-0"	N	2
WINDOW	30 40 TMP	3'-0" x 4'-0"	N	1
WINDOW	30 50	3'-0" x 5'-0"	N	6
WINDOW	30 70	3'-0" x 7'-0"	N	4
WINDOW	40 10 FX	4'-0" x 1'-0"	N	1
WINDOW	40 40 FX	4'-0" x 4'-0"	N	1
WINDOW	40 40 FX TMP	4'-0" x 4'-0"	N	1
WINDOW	52 10 Transom	5'-2 1/2" x 1'-0"	N	1

APPROVALS _____ DATE _____

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

CT HOMES REP _____ DATE _____

Parcel #:

Zoning:
Flood Zone:
BFE:
FFE:
Front Setback=
Left Setback=
Right Setback=
Rear Setback=

PROJECT DETAILS

Residence for:
Paul Titus Spec 1
511 E. Gadsen St
Pensacola, FL
Escambia County
Project # 13474-3924



LOWER LIVING 1232 sq ft.
UPPER LIVING 1139 sq ft.
APARTMENT 504 sq ft.
GARAGE 550 sq ft.
BACK PORCH 198 sq ft.
PORCH 469 sq ft.
Total 4092 sq ft.

Model: Custom
Elevation: Custom
5 Bdrm Detached Garage

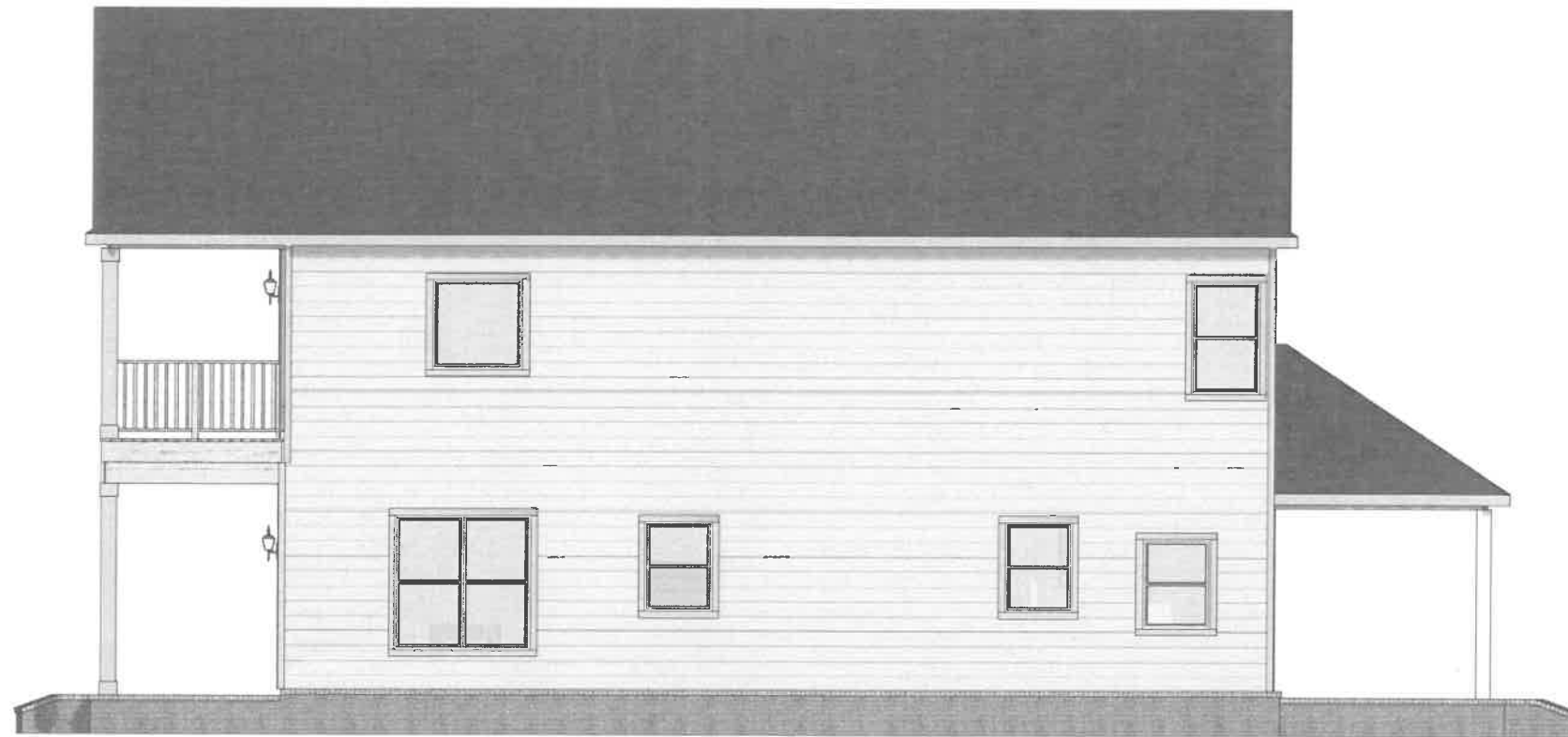
PLAN REVIEW

SHEET CONTENTS
ELEV 1

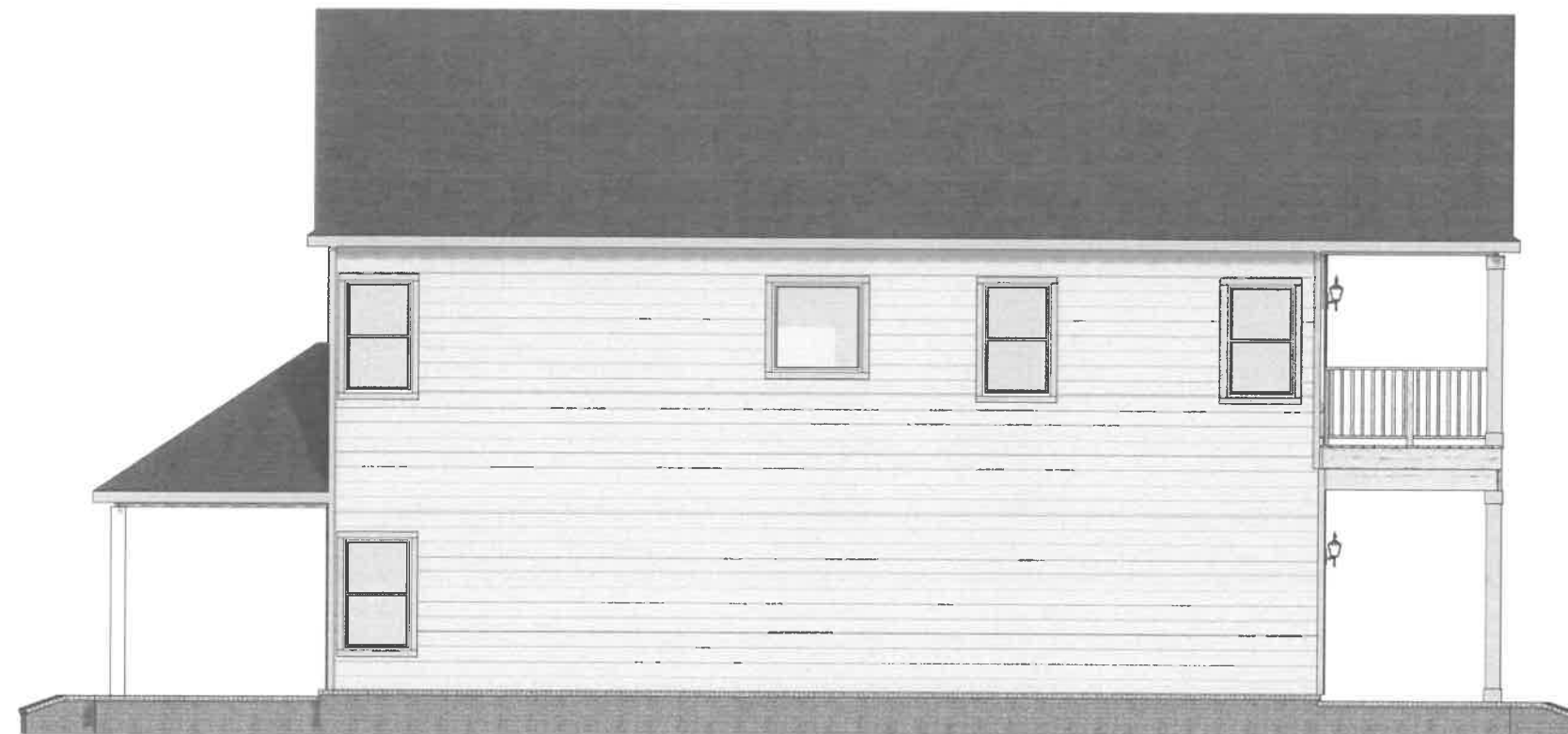
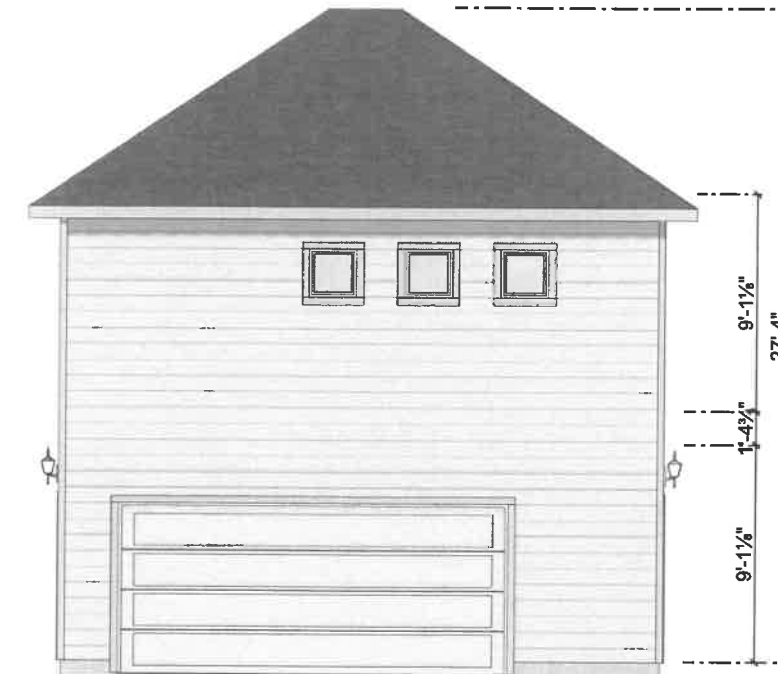
DRAWING DATE
10/2/2025

DRAWN BY
Bill Wimberley

SHEET NUMBER
3 of 8
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION



LEFT ELEVATION

APPROVALS _____ DATE _____

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

CT HOMES REP _____ DATE _____

Parcel #:
Zoning:
Flood Zone:
BFE:
FFE:
Front Setback=
Left Setback=
Right Setback=
Rear Setback=

PROJECT DETAILS
Residence for:
Paul Titus Spec 1
Gadsden & Sixth Ave.
Pensacola, Florida
Escambia County
Project # 13474-3924



LOWER LIVING 1232 sq ft.
UPPER LIVING 1139 sq ft.
APARTMENT 504 sq ft.
GARAGE 550 sq ft.
BACK PORCH 198 sq ft.
PORCH 469 sq ft.
Total 4092 sq ft.

Model: Custom
Elevation: Custom
5 Bdrm Detached Garage

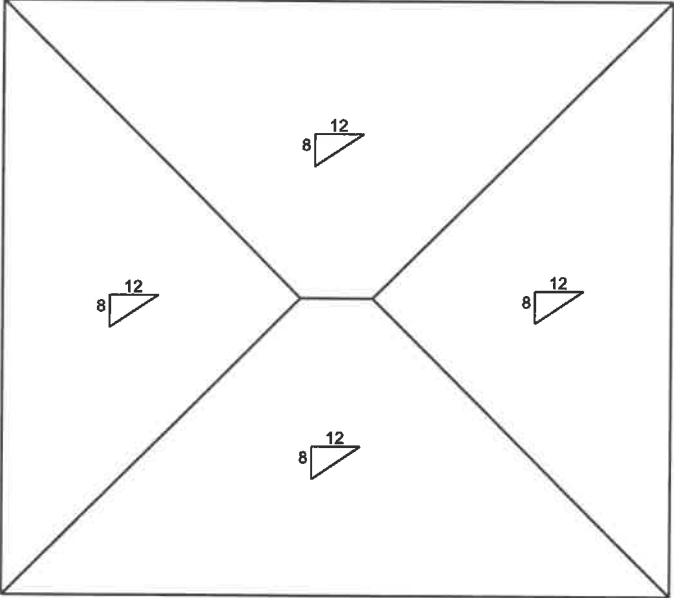
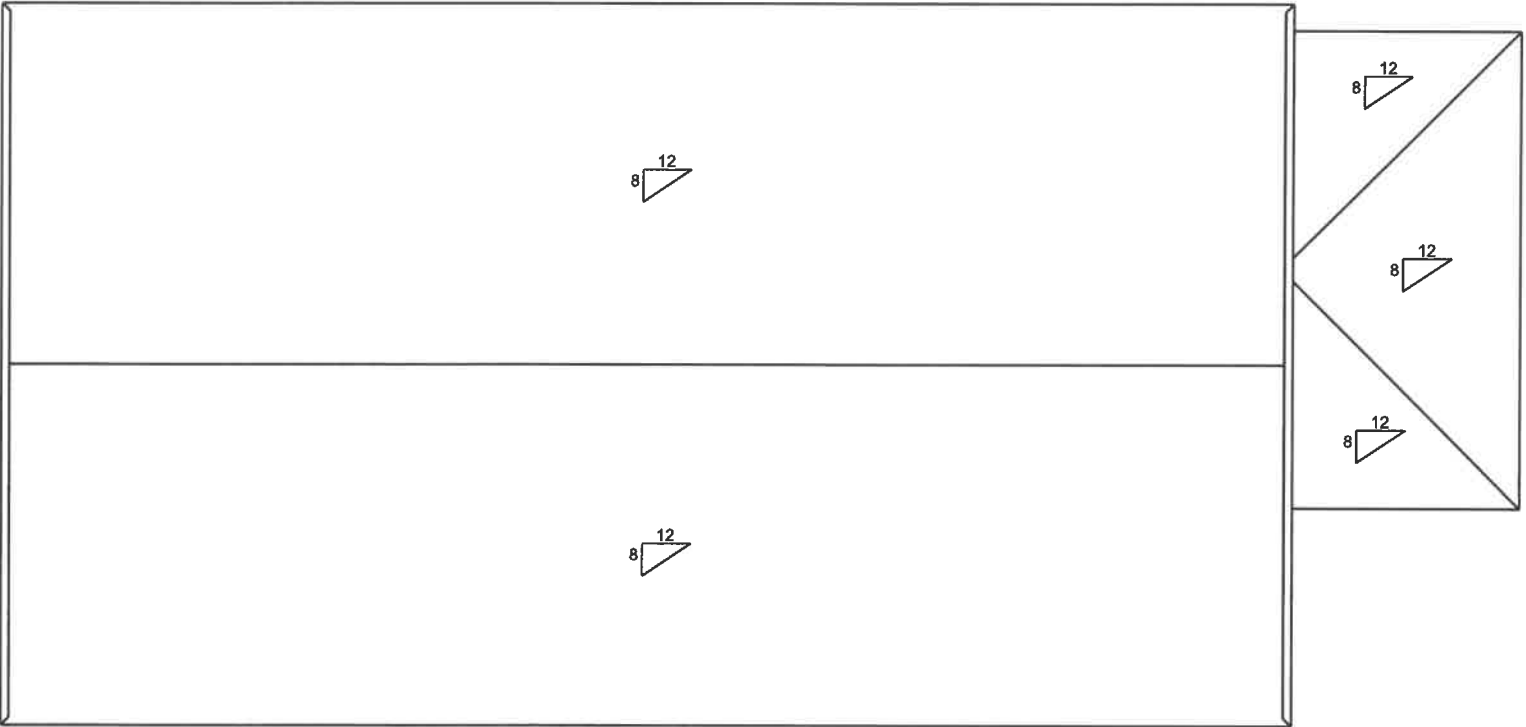
PLAN REVIEW

SHEET CONTENTS
ELEV 2

DRAWING DATE
7/14/2025

DRAWN BY
Bill Wimberley

SHEET NUMBER
4 of 8
SCALE: 1/8" = 1'-0"



APPROVALS

DATE

CUSTOMER

DATE

CUSTOMER

DATE

CT HOMES REP

DATE

Parcel #:

Zoning:

Flood Zone:

BFE:

FFE:

Front Setback=

Left Setback=

Right Setback=

Rear Setback=

PROJECT DETAILS

Residence for:

Paul Titus Spec 1

Gadsden & Sixth Ave.

Pensacola, Florida

Escambia County

Project # 13474-3924



LOWER LIVING	1232 sq ft.
UPPER LIVING	1139 sq ft.
APARTMENT	504 sq ft.
GARAGE	550 sq ft.
BACK PORCH	198 sq ft.
PORCH	469 sq ft.
Total	4092 sq ft.

Model: Custom

Elevation: Custom

5 Bdrm Detached Garage

PLAN REVIEW

SHEET CONTENTS

ROOF OUTLINE

DRAWING DATE

7/14/2025

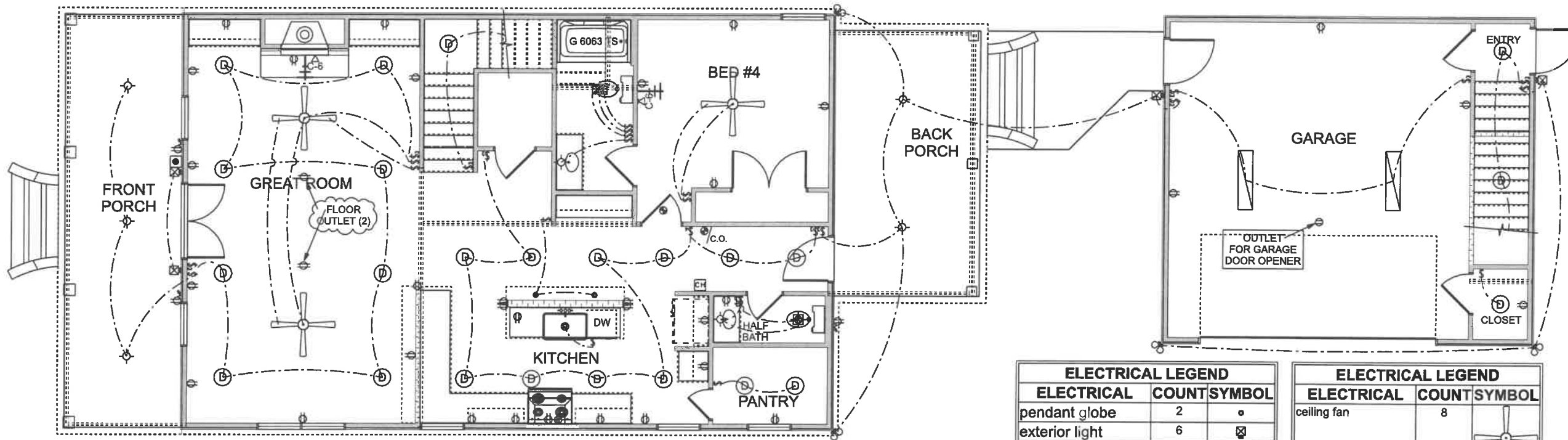
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Bill Wimberley

SHEET NUMBER

5 of 8

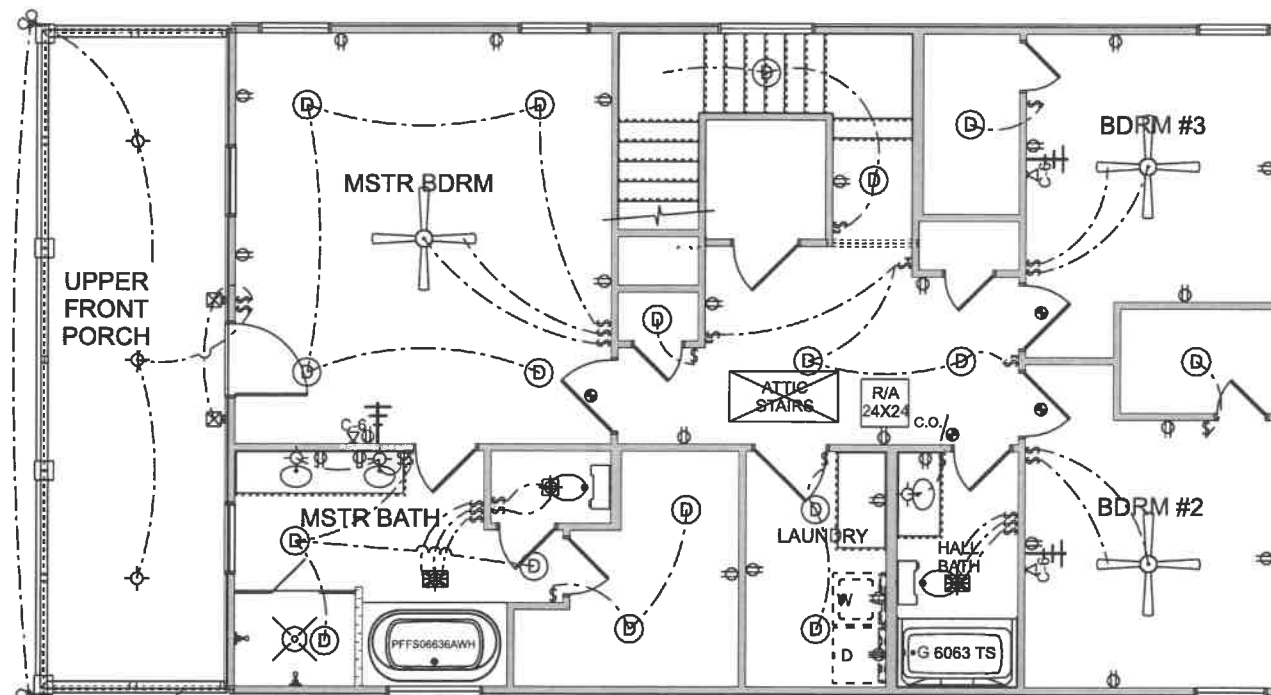
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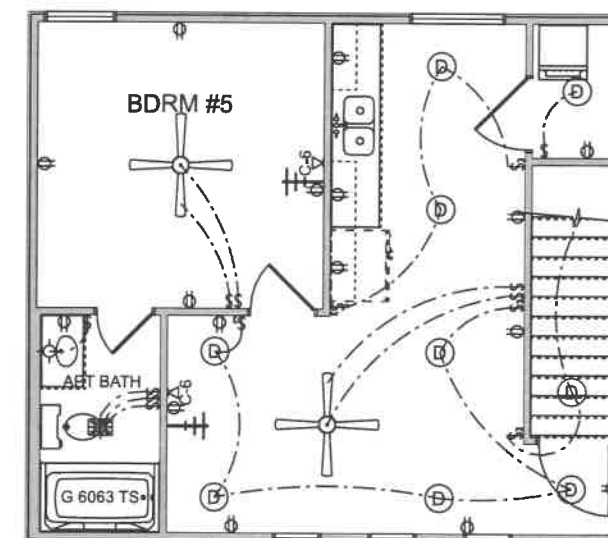
MAIN FLOOR - ELECTRICAL

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
pendant globe	2	•
exterior light	6	☼
spotlight double	6	☼
LED disc light	51	Ⓚ
LED wrap light 1 x 4	2	—
Smoke and CO	2	c.o.
chime	1	CH
doorbell pushbutton	1	•
prewire for disposal	1	Ⓚ
Cat 6	7	☼
ceiling receptacle duplex	1	Ⓚ
TV	7	Ⓚ

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	8	☼
floor receptacle duplex	2	Ⓚ
light	14	☼
outlet	76	Ⓚ
outlet wp	3	Ⓚ
smoke detector	4	☼
switch	50	Ⓚ
switch 3 way	18	Ⓚ
switch 4 way	2	Ⓚ
vent light	2	☼
vent light heat	4	☼
outlet 220v	2	Ⓚ



UPPER FLOOR - ELECTRICAL



APPROVALS _____ DATE _____

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

CT HOMES REP _____ DATE _____

Parcel #:

Zoning: Flood Zone:

BFE: FFE: Front Setback=

Left Setback= Right Setback=

Rear Setback=

PROJECT DETAILS

Residence for:

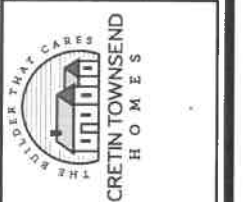
Paul Titus Spec 1

Gadsden & Sixth Ave.

Pensacola, Florida

Escambia County

Project # 13474-3924



LOWER LIVING 1232 sq. ft.

UPPER LIVING 1139 sq. ft.

APARTMENT 504 sq. ft.

GARAGE 550 sq. ft.

BACK PORCH 198 sq. ft.

PORCH 469 sq. ft.

Total 4092 sq. ft.

Model: Custom

Elevation: Custom

5 Bdrm Detached Garage

PLAN REVIEW

SHEET CONTENTS

ELECTRICAL

DRAWING DATE

7/14/2025

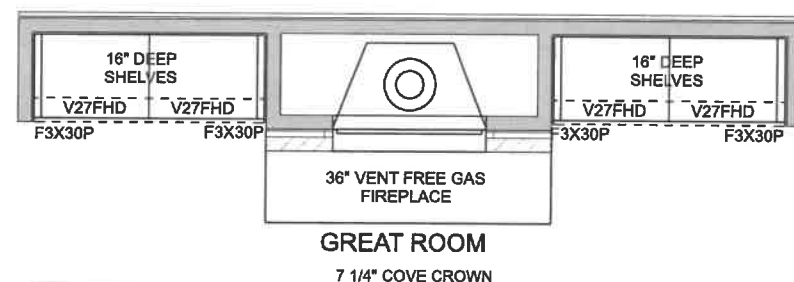
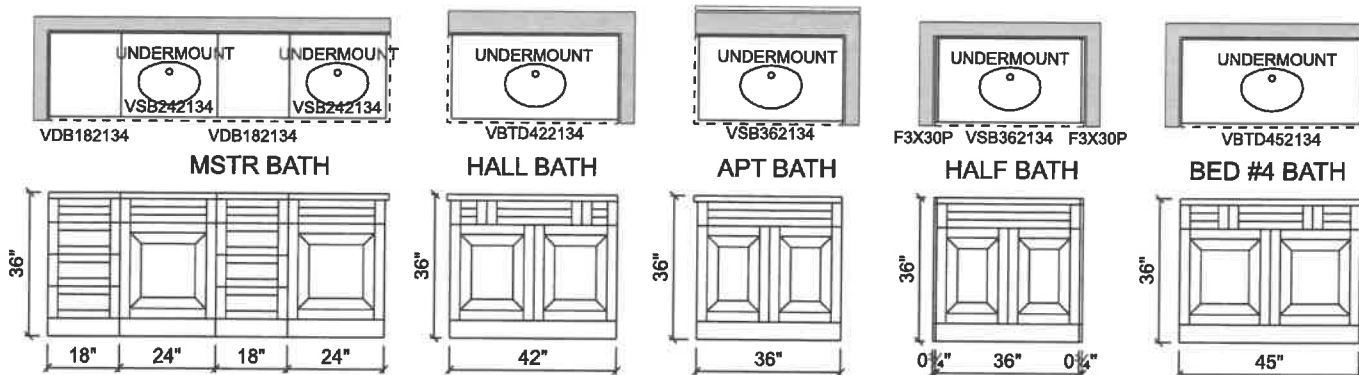
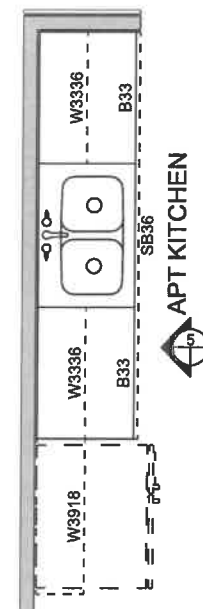
DRAWN BY

Bill Wimberley

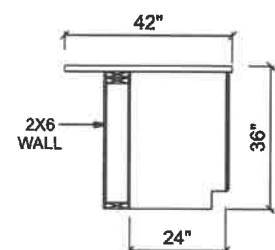
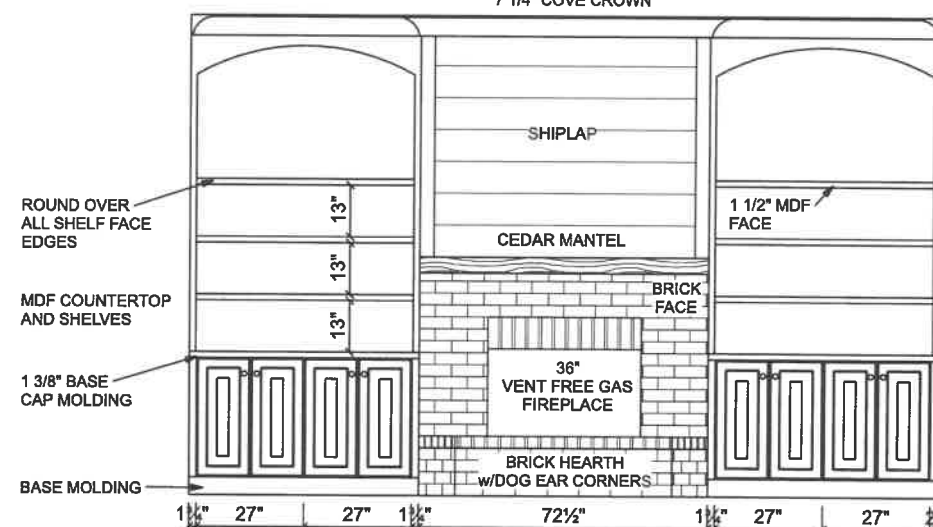
SHEET NUMBER

6 of 8

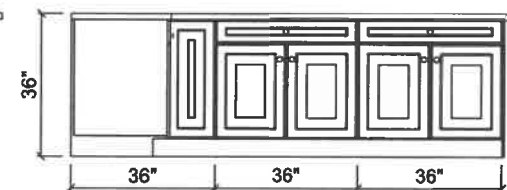
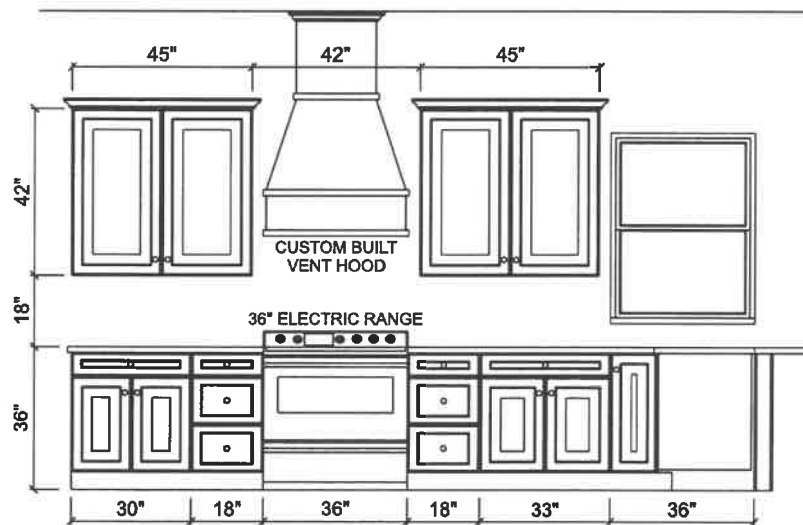
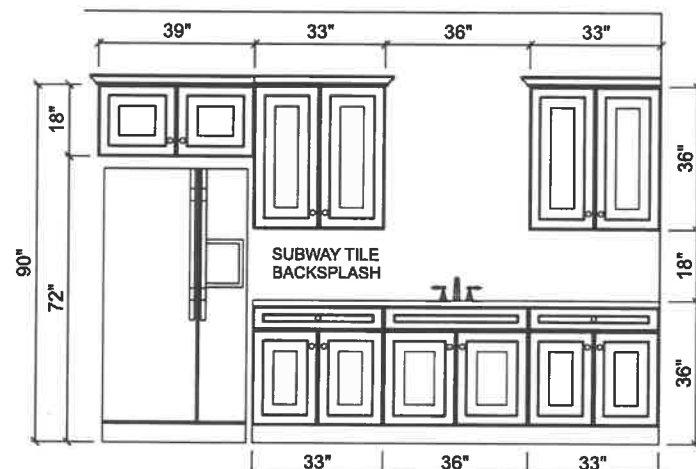
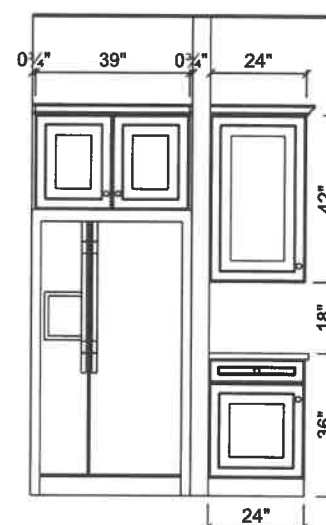
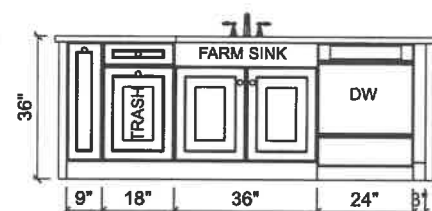
SCALE: 1/8" = 1'-0"



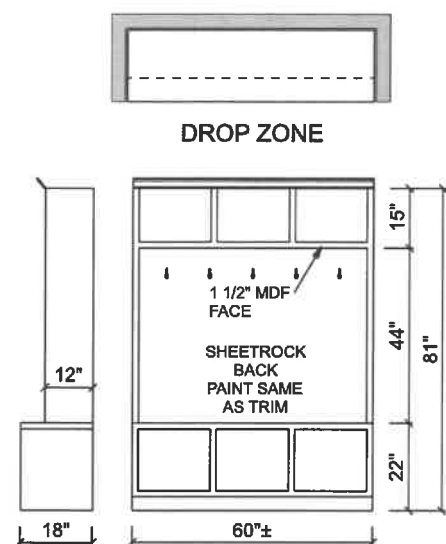
CABINET SCHEDULE				
NAME	WIDTH	DEPTH	HEIGHT	COUNT
3DB18	18"	24"	34.5"	2
B24	24"	24"	34.5"	1
B30	30"	24"	34.5"	1
B33	33"	24"	34.5"	3
B36	36"	24"	34.5"	2
BPO9	9"	24"	34.5"	1
BWB18	18"	24"	34.5"	1
CBER3636	36"	24"	34.5"	1
DWP3	3"	24"	34.5"	1
F3X30P (24")	0.75"	12"	24"	2
F3X30P (34.5)	0.75"	21"	34.5"	2
F3X30P (34.5)	1.75"	21"	34.5"	3
F3X30P (34.5)	2"	21"	34.5"	1
SB36	36"	24"	34.5"	2
V27FHD	27"	21"	34.5"	4
VBTD422134	42"	21"	34.5"	1
VBTD452134	45"	21"	34.5"	1
VDB182134	18"	21"	34.5"	2
VS8242134	24"	21"	34.5"	2
VS8362134	36"	21"	34.5"	2
W2442	24"	12"	42"	1
W3336	33"	12"	36"	2
W3918	39"	12"	18"	1
W3924	39"	12"	24"	1
W4542	45"	12"	42"	2



SECTION THRU ISLAND CABINETS



**CABINET DOOR & DRAWER FRONTS
ARE FOR REPRESENTATION ONLY
ACTUAL SIZES WILL VARY DEPENDING ON
MANUFACTURER CHOSEN**



CT HOMES REP _____ DATE _____

Parcel #:

Zoning:
Flood Zone:
BFE:
FFE:
Front Setback=
Left Setback=
Right Setback=

PROJECT DETAILS

Residence for:
Paul Titus Spec 1
Gadsden & Sixth Ave.
Pensacola, Florida
Escambia County
Project # 13474-3924



LOWER LIVING	1232 sq ft.
UPPER LIVING	1139 sq ft.
APARTMENT	504 sq ft.
GARAGE	550 sq ft.
BACK PORCH	198 sq ft.
PORCH	469 sq ft.
Total	4092 sq ft.

Model: Custom
Elevation: Custom
5 Bdrm Detached Garage

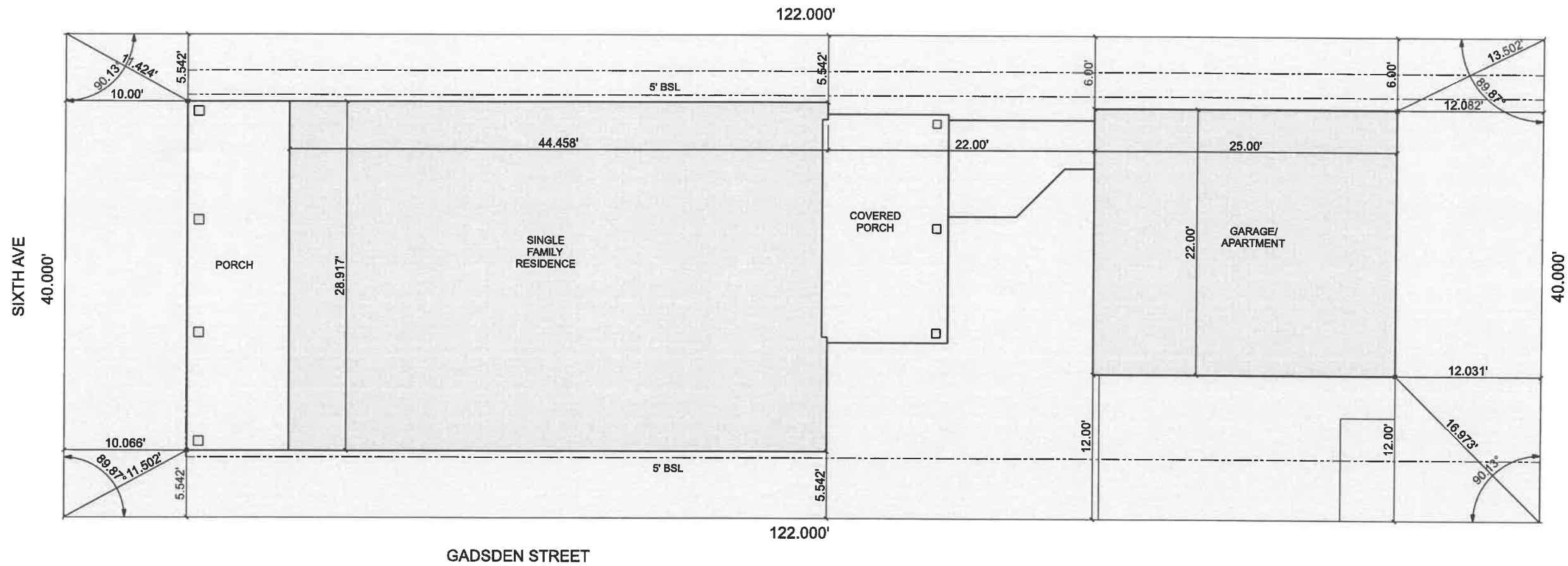
PLAN REVIEW

SHEET CONTENTS
CABINETS

DRAWING DATE
7/14/2025

DRAWN BY
Bill Wimberley

SHEET NUMBER
7 of 8
SCALE: 1/4" = 1'-0"



SITE
SCALE: 1" = 10'-0"

APPROVALS	DATE
CUSTOMER	DATE
CUSTOMER	DATE
CT HOMES REP	DATE

PROJECT DETAILS
Residence for:
Paul Titus Spec 1
Gadsden & Sixth Ave.
Pensacola, Florida
Escambia County
Project # 13474-3924

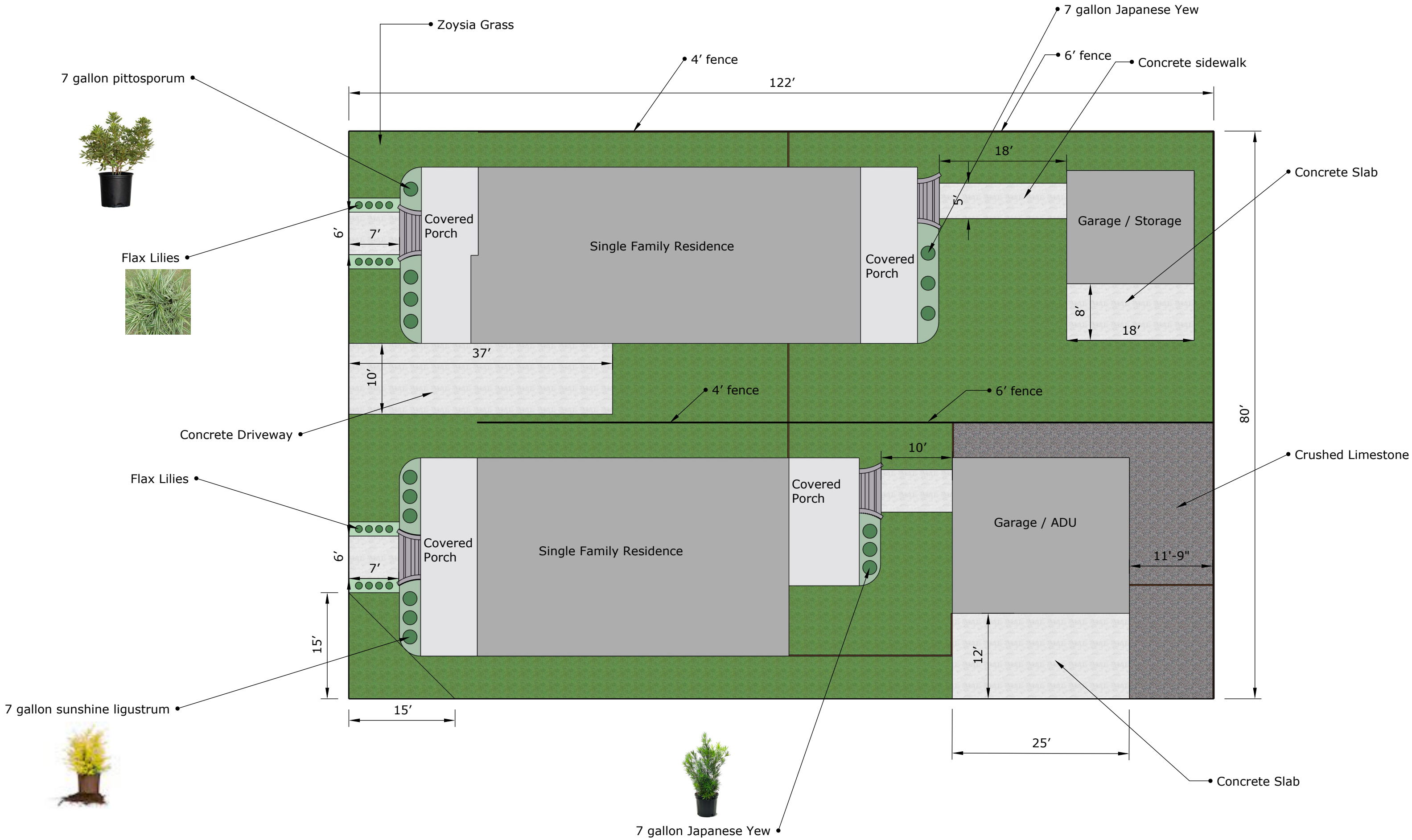


LOWER LIVING	1232 sq. ft.
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Total	4092 sq. ft.

Model: Custom
Elevation: Custom
5 Bdrm Detached Garage

PLAN REVIEW
SHEET CONTENTS SITE PLAN
DRAWING DATE 7/14/2025
DRAWN BY Bill Wimberley
SHEET NUMBER 8 of 8 SCALE: 1/8" = 1'-0"

C-T Homes LLC							
Date:	Septemmbber 22. 2025						
Prpoerty:	511 E Gadsen St						
Exterior Product and Color Schedule							
Element		Manufacturer			Color		
Exterior Lap Siding		James Hardie			Sage SW2860		
Exterior Trim		James Hardie			Classical White SW2829		
Exterior Doors		ABC, Fiberglass			Rockwood Brown SW2806		
Columns		10"x10" Engineered Wood			Rockwood Brown SW2806		
Brick Foundation and Stairs		Acme			Aden Blend W/ Gray Mortar		
Soffit and Fascia		Royal Vinyl			Linen		
Windows		Atrium			Almond		
Shingles		Certainteed			Weathered Wood		
Garage Door		Wayne Dalton			Almond		
Paint		Sherwin Williams			All colors come from Sherwin Williams Historic Color Pallet		









MODELS

9100/9605

CLASSIC STEEL



DOOR FEATURES

Pinch-Resistant Panels
designed to push fingers out of harms way.

3-layer construction
Model 9100 utilizes a ToughGuard® backer, while Model 9605 provides additional protection with a steel backer.

Foamed-In-Place Polyurethane Insulation provides thermal efficiency with a U-factor* of 0.26 and an R-value** of 9 for Model 9100 and a U-factor* of 0.26 and an R-value** of 10 for Model 9605.

Integral Struts add rigidity and strength for long life and smooth operation.

*U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.
**Wayne Dalton uses a calculated door section R-value for our insulated doors.



High Cycle Spring Option

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System

Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options

Available with structural reinforcements for use in coastal or high wind region.



Limited Lifetime Warranty



1 Choose Your Style

Doors shown are 8'x7'. Other sizes may have different panel configurations. See Dealer for details.



Short panel



Long panel



Vertical Short panel



Vertical Long panel



Flush panel

2 Choose Your Color

Paint finishes



White



Almond



Sandstone



Gray



Brown



Black



Model 9605 is available with the TruChoice® Color System, Wayne Dalton's custom painting process that offers more than 6,000 colors. See dealer for details.

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your dealer for accurate color matching.



NOTE: 9100, flush panel, shown flush.



The last siding brochure you'll ever need.

Choosing the right siding is likely the biggest, and potentially the most confusing, exterior decision out there. But it doesn't have to be. Royal® Building Products is out to make the experience simple and supremely satisfying—with gorgeous, low-maintenance siding that covers a wide range of styles, climates and budgets.

In the brochure, you'll find out why our siding is so darn appealing, highly durable and easy to live with. For clarity, direction and even a little inspiration, just start turning the pages. You'll love where you end up.

On Cover:
Horizontal Siding in RusticWhite,
Royal® Board & Batten in Urban Stripes,
Royal® Vinyl Siding in Weatherwood

Royal® ST in Habitat,
Vertical® in Emerald Isle in Marine Blue,
Royal® Board & Batten in Granite





Beauty. Longevity. Low maintenance. Done.

CURB APPEAL

We have the siding styles, textures and accessories to help you fine tune it, whether your home is a Craftsman, Cape Cod, Colonial or somewhere in between. Our siding with darker shades features innovative "Chipscape" technology color protection to stay rich and true, day after day.

DURABILITY

Our siding resists color fade and protects your exterior for a very long time, and looks good while doing it. Plus, many of our siding lines are surprisingly green, meeting CECAL in overall sustainability.

LOW MAINTENANCE

By making our siding virtually impervious to water, you and us, with siding, it's very easy to take care of and practically maintenance free.

VALUE

No matter what level of expense is in your comfort zone, we have a siding product that looks great and performs beautifully.

PEACE OF MIND

Every line of our siding products makes life easier with a great warranty, while contributing to strong resale value.

Colorscape® Dark Colors

Redwood	Summit	Blackwood	Midnight Bay	Onyx	Horizon Blue
Brickstone	Cocoa	Waldenwood	Weathered Gray	Navy Blue	Urban Bronze

Colorscape® Premium Colors

Copper	Peckish Clay	Stone	Walnut
Tree House	Jack Rabbit	Toasted Almond	Silver Star

Colorscape® Traditional Colors

Vintage Cream	Beryl	Brownstone	White	Heather	Winter
Harvest Gold	Lincoln	Flagstone	Blue Gray	Shifting	Soft Maple

Woodland

Barn Wood	Siding Shakes	Mountain Ash	Forest Gray	Gray Stone	Cottonwood	Agave Pines	Rockledge
-----------	---------------	--------------	-------------	------------	------------	-------------	-----------

Weathered

Actual siding colors may vary slightly from printed brochure.

Soffit + Fascia



Aden Blend – Queen – Heritage

❖ New! Request a Quote

AVAILABLE AT:
FIND NEAREST LOCATION FOR ADEN BLEND – QUEEN –
HERITAGE

+ Additional Information

+ Brick Blend



SW 2860 | Sage
Suburban Modern

SW 2829 | Classical White
Classical/Cottage

SW 2866 | Blackened Brown
Modern

SW 2866
Sage
Suburban Modern

SW 2866
Blackened Brown
Modern

← Doors



The Trusted Classic

LANDMARK®

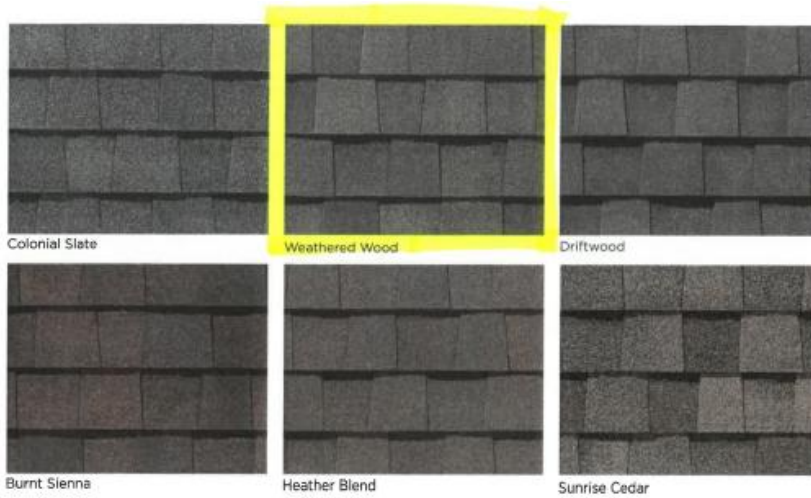
Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- **Classified as UL 2218 Class 3 Impact Rated**
- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Scan code for
more information

See next page for full color palette. 7

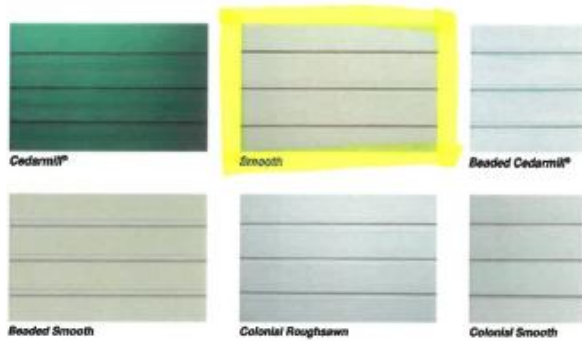


HardiePlank®

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Your local James Hardie® product dealer for product availability. HardiePlank boards come in 3.66m (12 ft.) Nominal widths from 133mm (5 1/4 in.) to 305mm (12 in.) create a range of exposures from 100mm (4 in.) to 2

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinish. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie® sid products. See your local dealer for details and availability of products, colors and accessories.



ABC Supply--Customer Quote



Quote

Page 1 of 3

Quote Number:

Date: 5/17/2023

Customer Information

Name: CT Homes

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name: Bonura

Specifications

U.D. = 37-5/8" x 82"; R.O. = 38-1/2" x 82-1/2"

O.M. of Exterior Trim = 40-1/8" x 83-1/4"

Lead Time: Stock (Call to verify)



Image is viewed from Exterior

Item Description	Qty
3' 0" x 6' 8" S90-LE Smooth-Star Fiberglass Door w/Low E Glass (w/7/8" OG Profile SDL - 2Wx2H Pattern) - Left Hand Inswing	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Standard - Brushed Nickel Hinges	1
Primed Dura-Frame - 4-9/16" Jamb w/PVC Brickmould Exterior Trim (Applied)	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Mill Finish w/Dark Cap Sill	1
Item Total	

ABC Supply--Customer Quote



Quote

Page 2 of 3

Quote Number:

Date: 5/17/2023

Customer Information

Name: CT Homes

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name: Bonura

Specifications

U.D. = 37-5/8" x 82"; R.O. = 38-1/2" x 82-1/2"

O.M. of Exterior Trim = 40-1/8" x 83-1/4"

Lead Time: Stock (Call to verify)

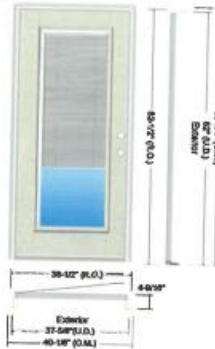


Image is viewed from Exterior

Item Description	Qty
3' 0" x 6' 8" S130-RTLE Smooth-Star Fiberglass Door - Internal Blind Low E - Left Hand Inswing	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Standard - Brushed Nickel Hinges	1
Primed Dura-Frame - 4-9/16" Jamb w/PVC Brickmould Exterior Trim (Applied)	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Mill Finish w/Dark Cap Sill	1
Item Total	



SERIES 150 SINGLE HUNG WINDOW

Single hung, slider, picture windows and architectural shapes

- + Beautiful, true brick mould exterior frame perimeter
- + Bottom sash tilts in for easy cleaning
- + Fully welded frame and sash corners
- + Sloped sill for easy water run-off
- + DP-50 Rating (window size tested 36" x 74")
- + Integrated J-channel (Series 160 available without J-channel)
- + Pre-punched nail fin makes installation simple
- + Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- + Block and tackle balance system
- + Continuous head and sill on twins and triples
- + Half screen comes standard*
- + Jamb depth: 3.277"
- + Matching slider series 151 available in 2- and 3-lite styles
- + Limited lifetime warranty

CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + 3/8" or 1/2" flat, 3/4" or 1" contoured, 1-3/8" simulated divided lite (SDL), 3/4" contoured valance grids available
- + Nine painted exterior colors (white interior only)
- + Factory mulling of twins, triples and architectural shapes
- + Paintable or stainable wood jamb extensions (4-3/8" and 6-3/8")
- + Exterior 3-3/4" flat casing with Sill Nose DP-35 Rating (window size tested 36" x 74")
- + Charcoal aluminum mesh screen*
- + Window Opening Control Device (WOCD)
- + Custom sizes available



Brick Mould Exterior



Pre-punched nailing fin and integrated J-channel



3-3/4" flat casing with sill nose



ENERGY STAR compliance available in all series. Verify product specifications before ordering.

+ VINYL COLOR OPTIONS



+ EXTERIOR LAMINATE COLOR OPTION



Not available with:
Series 160, SDL grid,
flat casing or Northern
ENERGY STAR glass options.

+ PAINTED EXTERIOR COLOR OPTIONS



Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement. Printing process may affect colors shown. Please refer to actual window sample when selecting colors. *Screens are not meant to restrain a child from falling through an open window. **Grid offering limited to 5/8" contoured or SDL on interior painted windows. Only use mild water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details. © 2021 Atrium Windows & Doors, part of the Cornerstone Building Brands Family. All rights reserved. Printed in U.S.A. Rev. 03/22



www.atrium.com



Handrails: Treated material painted trim color, as illustrated in picture.

Columns: 10" Squared wood columns, with 1x6 for base and cap, 2nd pic (home without handrail).

Wall lights: Coach Lights as seen in 2nd picture (Home without handrail)





LUMBER WEARDECK® DECKING



**STRONGER.
MORE DURABLE.
HEAT-REFLECTIVE.**



HOW WE BUILD NOW™

Product Data Sheet | **WEARDECK®** | May 2024

WEARDECK® DECKING

STRONGER. MORE DURABLE. HEAT-REFLECTIVE.

Designed around our Advantex® Fiberglas™ reinforcement technology, WEARDECK® combines strength, durability, and comfort, enabling you to spend less time worrying about maintenance, and a lifetime enjoying construction that stands up to the elements.

- GLAS-POWERED™ by Owens Corning Advantex® Fiberglas™
- Wood-free Composite Lumber
- ASTM D7032 Compliant
- Limited lifetime warranty — Residential applications
- 25-year limited warranty — Commercial applications

PRODUCT BENEFITS



STRONGER¹

- Spans 24 inches on center
- High live load capacity

UP TO **2.7x** STRONGER



MORE DURABLE²

- Rated for ground contact and underwater installation
- Protects against water and the elements
- Resists mold, mildew, pests, stains, and fading

4-10x LESS EXPANSION & CONTRACTION



SAFE & COMFORTABLE

- Heat-reflective technology
- Splinter-free
- Slip-resistant design

DESIGNED TO **REDUCE HEAT ABSORPTION**

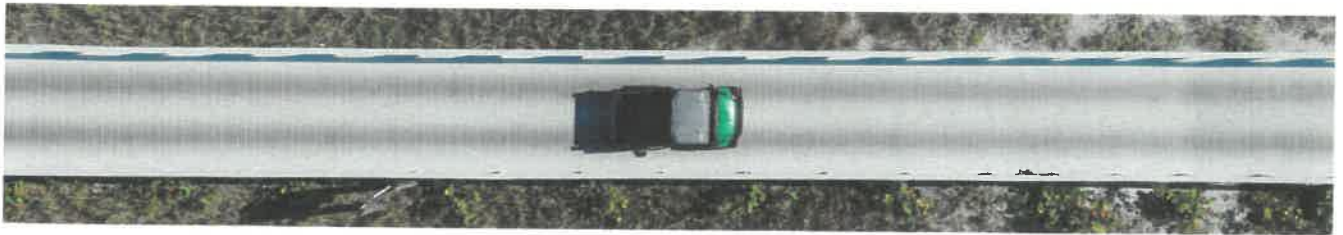


EASY TO INSTALL & MAINTAIN

- Installs like wood
- Easy to carry and move
- Requires less understructure for faster, more affordable installation (spans 24" on center)
- Cleans easily with soap and water, or a pressure washer

LOWER TOTAL COST OVER THE YEARS

¹ WEARDECK® offers the highest live load capacity ratings in the industry compared to other composite, HDPE, and PVC boards.
² In comparison with the average performance of other composite, HDPE, PVC, and wood boards.



DISCOVER THE GLAS-POWERED™ LUMBER

HDPE¹ + FIBERGLAS™



¹ High-Density Polyethylene



Unlike other traditional boards, WEARDECK® is a **GLAS-POWERED™** lumber that delivers strength and durability from the inside out.

Its enhanced wood-free design is reinforced with the Owens Corning Advantex® Fiberglass™ technology. This powerful ingredient ensures that WEARDECK® holds up exceptionally well under high live loads — with durability that lasts a lifetime.

ATTRIBUTES	WEARDECK®	OTHER HDPE BOARDS	OTHER COMPOSITE BOARDS	PVC
GLAS-POWERED™	Advantex® Fiberglass™	×	Wood Fibers	×
Structural	✓	×	×	×
Strength	2.7x Stronger	×	×	×
Span	24" o.c.	16" o.c.	16" o.c.	16" o.c.
Thermal Expansion	1/32"	4–10x More Movement	6–8x More Movement	6x More Movement
Underwater & Ground Installation	✓	✓	×	×
Heat-Reflective Technology	✓	×	×	×
Warranty	Limited Lifetime	Limited Lifetime	25 Years	Limited Lifetime

The WEARDECK® Composite Lumber performance data generated through ASTM testing method using 5/4 x 6", 2 x 8" and 2 x 10" profiles. Other HDPE, composite, and PVC boards' comparative data are the average performance based on public data from equivalent products. Thermal expansion performance data generated through ASTM D696 testing method using 5/4 x 6" profiles. Absolute performance data, design input, and span design table available upon request.

COLORS

White



Barefoot Gray



Barefoot Sand



Sand



Gray



Weatherwood



Cedar



Saddle



Coollest

Barefoot colors & heat-reflective technology

Cooler

Heat-reflective technology

Cool

Heat-reflective technology

Black color available for structural profiles. Product samples available upon request. Other special colors available. Minimum order quantities may apply.

Actual product colors may vary due to photographic lighting sources or your screen settings.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1351

Architectural Review Board

10/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

625 N. 6th Avenue
Old East Hill preservation district / Zone OEHC-1 / City Council District 6
Final Review of New Construction

SUMMARY:

ASK Pensacola LLC is requesting final approval for a new two-story single-family residence with a detached garage. Both buildings plan to have fiber cement lap siding and fiber cement shake shingles in the gables. Windows will be single-hung vinyl and doors will be fiberglass. The front elevation columns will be 10" squared wood. The primary structure will have an 18.5" finished floor elevation and a base covered with a heritage brick façade. The siding will be painted Sherwin Williams "Classical White", the trim will be "Colonial Revival Gray", and the columns will be "Downing Sand".

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

12-3-10(3)e.3.ii.(b) Old East Hill preservation district; Procedure for review; Decisions; Rules governing decisions
12-3-10(3)i. Old East Hill preservation district; Regulations for new construction

ATTACHMENTS:

1. Images
2. Application and Materials

625 N. 6th Avenue





**Architectural Review Board Application
Full Board Review**

Application Date: 09/25/2025

Project Address: 625 N 6th Ave

Applicant: Cretin Townsend Homes / ASK Pensacola, LLC

Applicant's Address: 1300 N Palafox St, Pensacola FL 32501

Email: paul@mybuildercares.com **Phone:** 985-960-0519

Property Owner: ASK Pensacola, 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

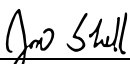
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

~~new construction single family home final review~~

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

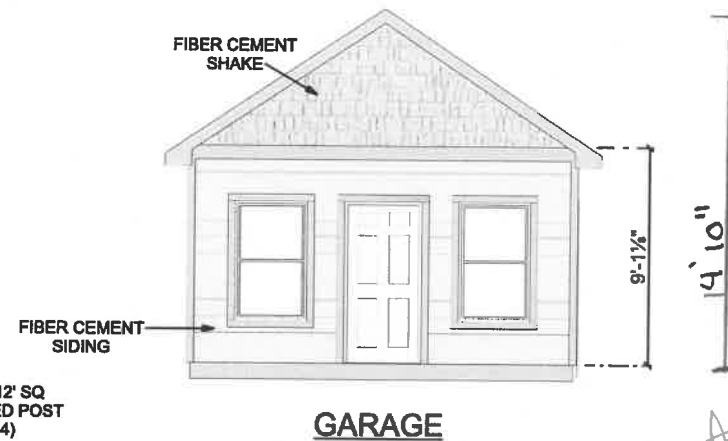
09/25/2025

Date



CT HOMES REP DATE

SHEET NUMBER
15 of 17
SCALE: AS SHOWN



OPENING SCHEDULE				
TYPE	PRODUCT CODE	SIZE	HINGE	COUNT
DOOR	2'-0"	2'-0" x 6'-8"	L	3
DOOR	2'-0"	2'-0" x 6'-8"	R	3
DOOR	2'-2'-0"	4'-0" x 6'-8"	LR	2
DOOR	2'-4"	2'-4" x 6'-8"	L	3
DOOR	2'-4"	2'-4" x 6'-8"	R	2
DOOR	2'-6"	2'-6" x 6'-8"	R	1
DOOR	2'-8"	2'-8" x 6'-8"	R	4
DOOR	3'-0"	3'-0" x 6'-8"	L	1
DOOR	3'-0"	3'-0" x 6'-8"	L	1
DOOR	3'-0" HLF GLS	3'-0" x 6'-8"	L	2
DOOR	3'-0" HLF GLS	3'-0" x 6'-8"	R	1
DOOR	3'-0" x 8' Front	3'-0" x 8'-0"	R	1
GARAGE	9' 1 Panel	9'-0" x 7'-0"	U	1
WINDOW	2-30 50	6'-0" x 5'-0"	NN	1
WINDOW	2-30 60	6'-0" x 6'-0"	NN	2
WINDOW	2-30 65	6'-0" x 6'-5"	NN	1
WINDOW	16 30 FX TMP OBS	1'-6" x 3'-0"	N	2
WINDOW	30 10 FX	3'-0" x 1'-0"	N	2
WINDOW	30 40	3'-0" x 4'-0"	N	2
WINDOW	30 50	3'-0" x 5'-0"	N	6
WINDOW	30 60	3'-0" x 6'-0"	N	4
WINDOW	40 10 FX	4'-0" x 1'-0"	N	1
WINDOW	40 40 TMP	4'-0" x 4'-0"	N	1



APPROVALS _____ DATE _____

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

CT HOMES REP _____ DATE _____

Parcel #:
Zoning:
Flood Zone:
BFE:
FFE:
Front Setback=
Left Setback=
Right Setback=
Rear Setback=

PROJECT DETAILS
Residence for:
Paul Titus Spec 2
Pensacola, Florida
Escambia County
Project # 13475-3926



LOWER LIVING 1309 sq ft.
UPPER LIVING 1375 sq ft.
PORCH 186 sq ft.
BACK PORCH 313 sq ft.
GARAGE 288 sq ft.
Total 3471 sq ft.

Model: Custom
Elevation: Custom
4 Bdrm

PLAN REVIEW

SHEET CONTENTS
ELEV 1

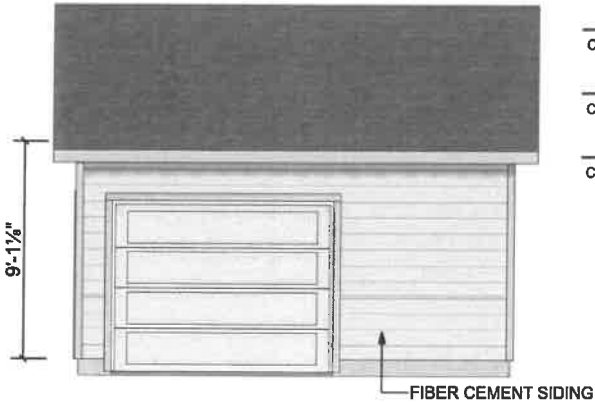
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DRAWN BY
Bill Wimberley

SHEET NUMBER
3 of 9
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION



APPROVALS	DATE
CUSTOMER	DATE
CUSTOMER	DATE
CT HOMES REP	DATE

Parcel #:
 Zoning:
 Flood Zone:
 BFE:
 FFE:
 Front Setback=
 Left Setback=
 Right Setback=
 Rear Setback=

PROJECT DETAILS
 Residence for:
 Paul Titus Spec 2
 Pensacola, Florida
 Escambia County
 Project # 13475-3926



LOWER LIVING 1309 sq ft.
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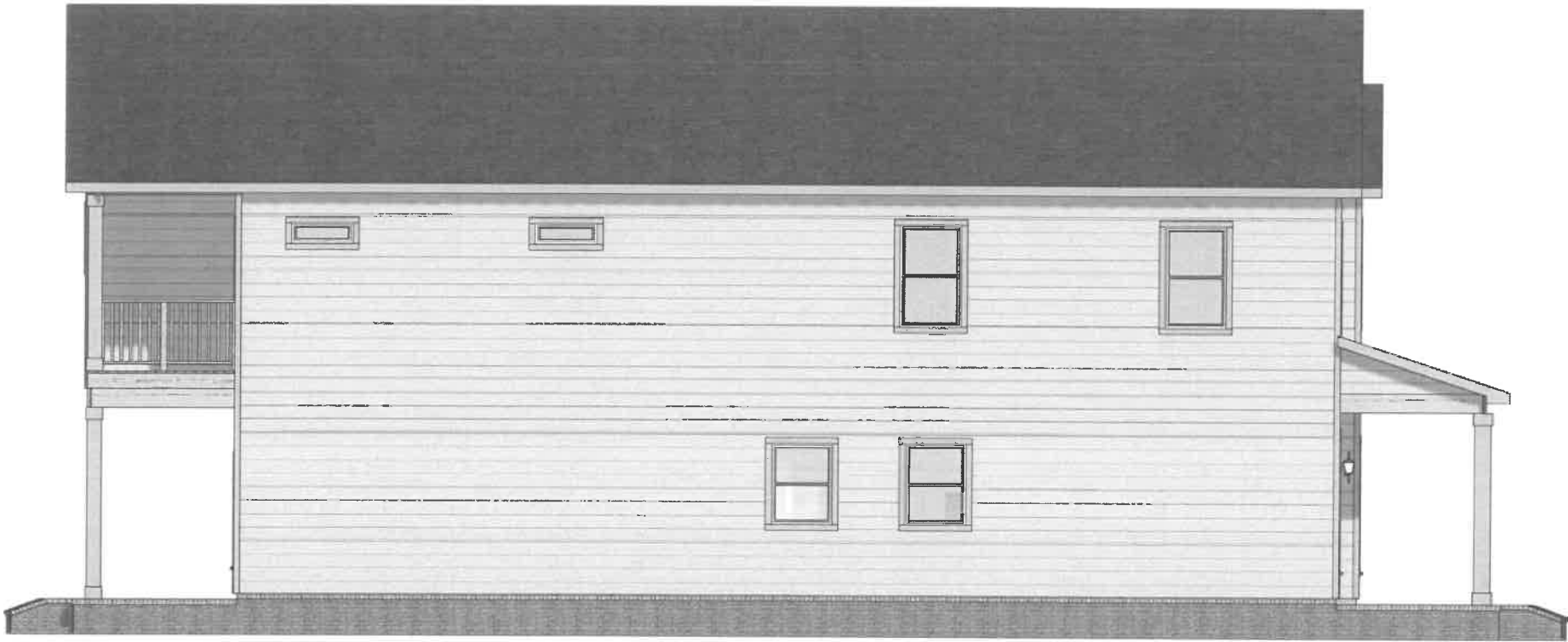
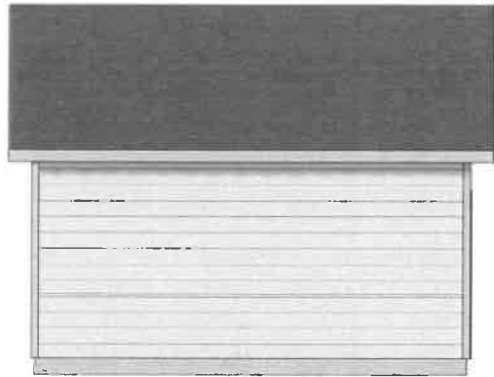
PLAN REVIEW

SHEET CONTENTS
 ELEV 2

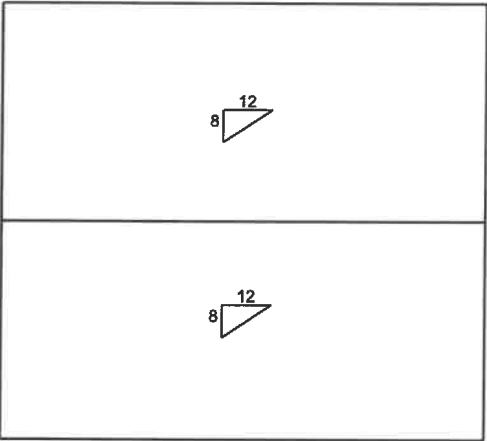
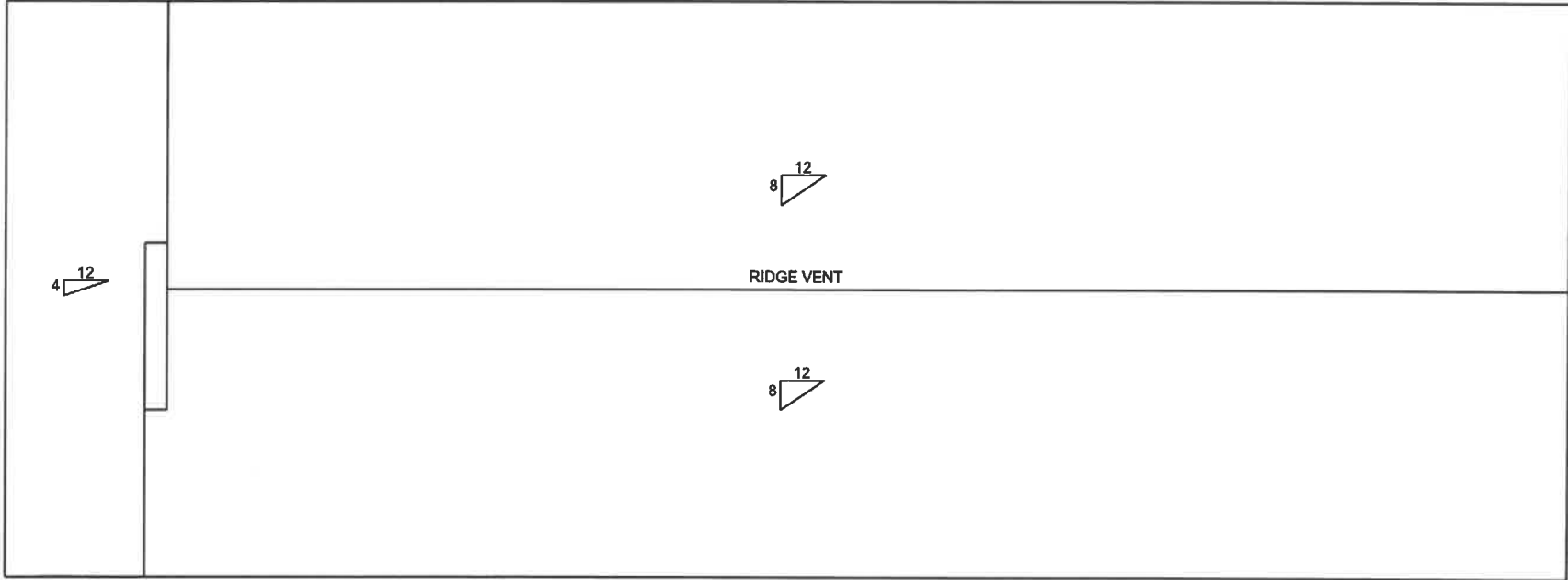
DRAWING DATE
 7/16/2025

DRAWN BY
 Bill Wimberley

SHEET NUMBER
 4 of 9
 SCALE: 1/8" = 1'-0"



LEFT ELEVATION



APPROVALS

DATE

CUSTOMER

DATE

CUSTOMER

DATE

CT HOMES REP

DATE

Parcel #:

Zoning:

Flood Zone:

BFE:

FFE:

Front Setback=

Left Setback=

Right Setback=

Rear Setback=

PROJECT DETAILS

Residence for:

Paul Titus Spec 2

Pensacola, Florida

Escambia County

Project # 13475-3926



LOWER LIVING	1309 sq ft.
UPPER LIVING	1375 sq ft.
PORCH	186 sq ft.
BACK PORCH	313 sq ft.
GARAGE	288 sq ft.
Total	3471 sq ft.

Model: Custom

Elevation: Custom

4 Bdrm

PLAN REVIEW

SHEET CONTENTS

ROOF OUTLINE

DRAWING DATE

7/16/2025

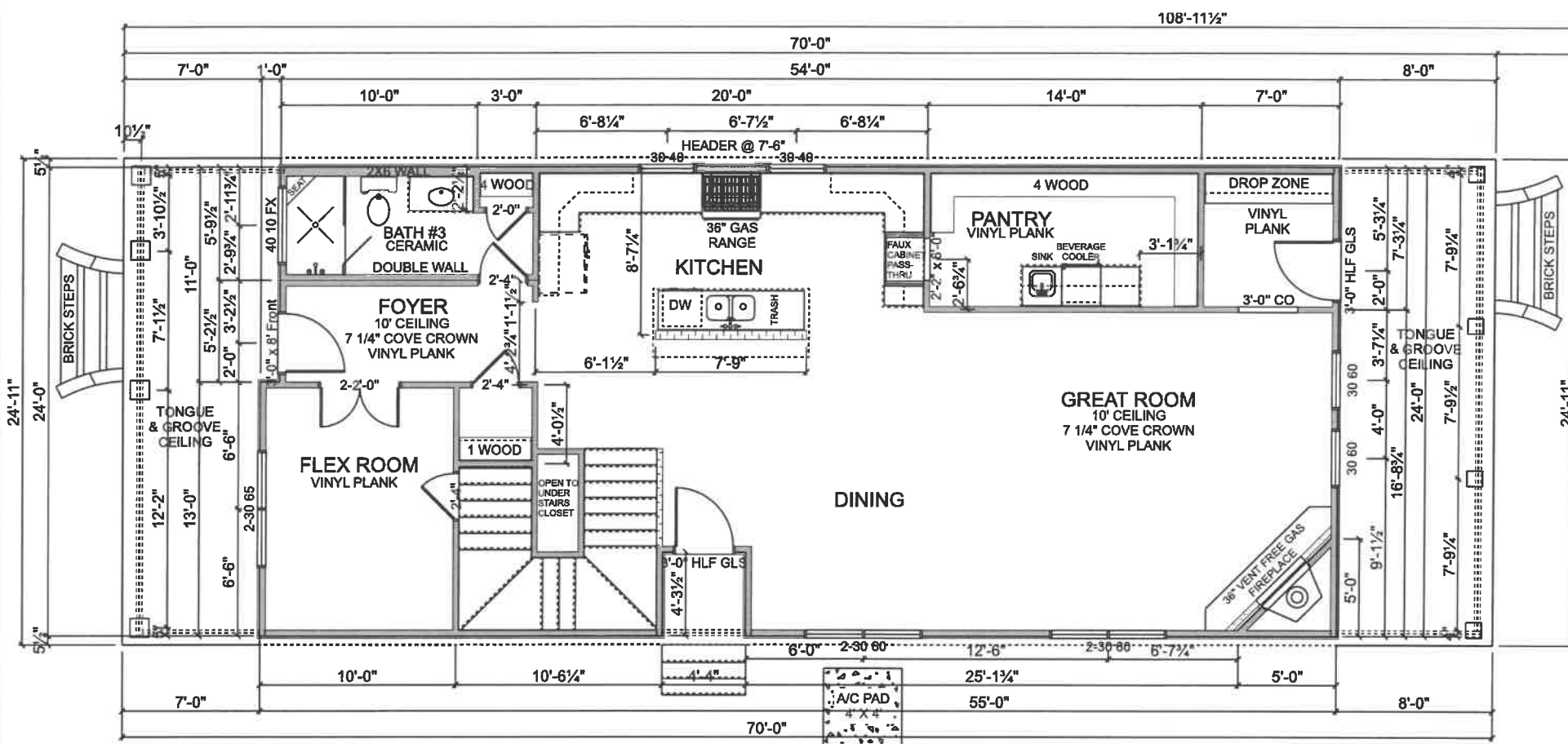
DRAWN BY

Bill Wimberley

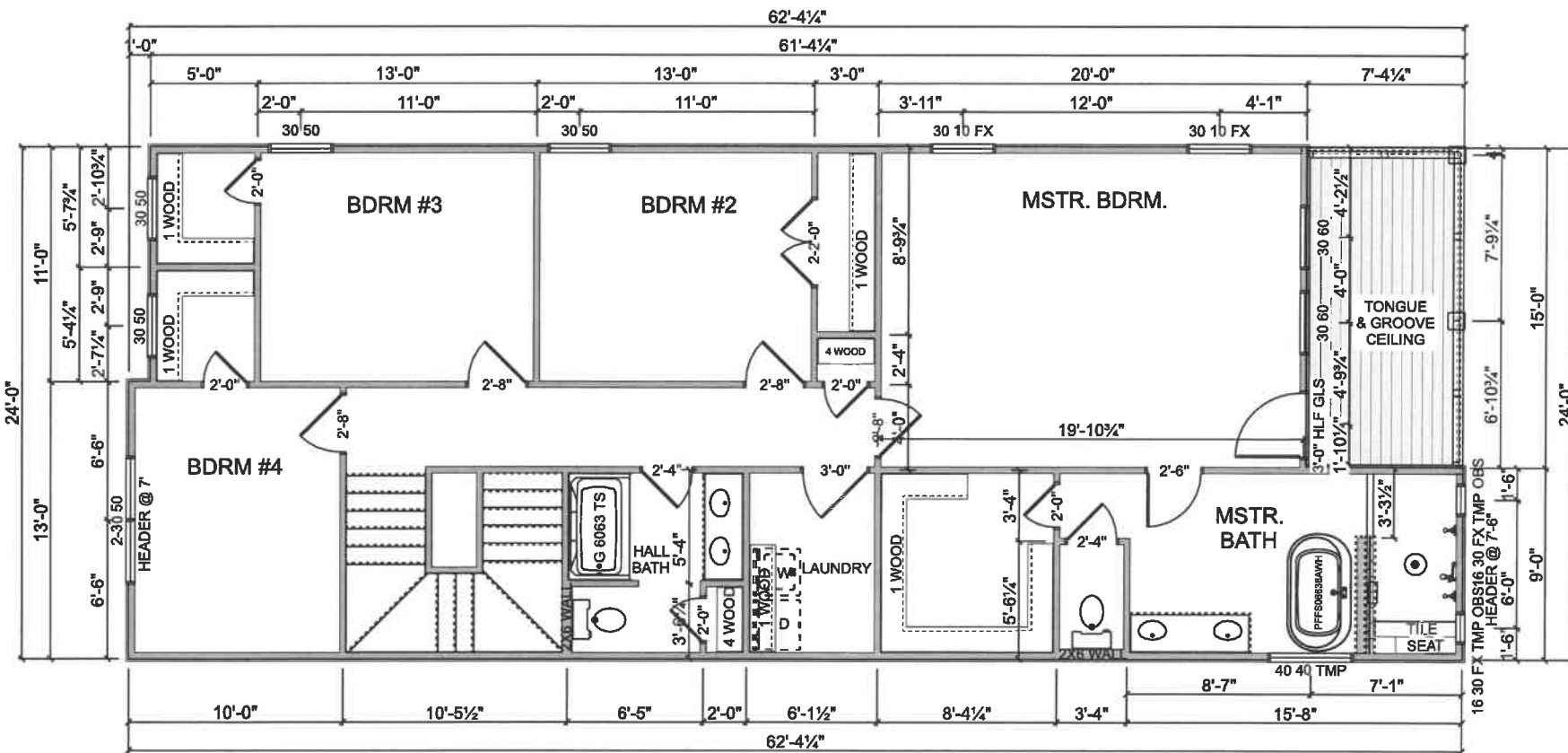
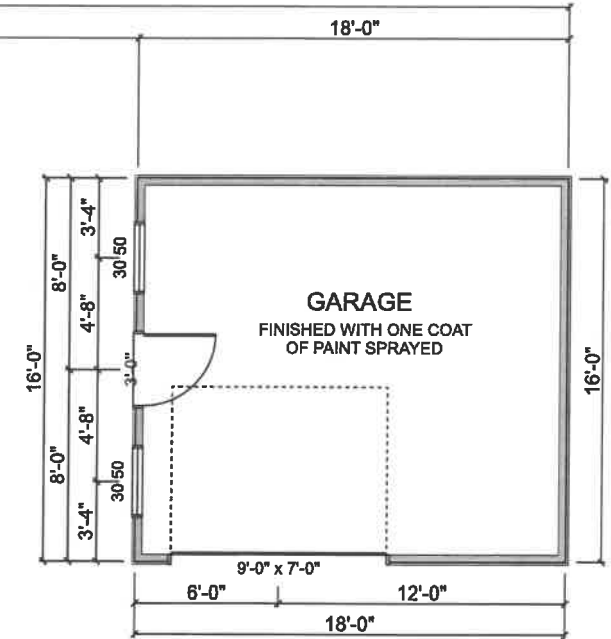
SHEET NUMBER

5 of 9

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



MAIN FLOOR



UPPER FLOOR

APPROVALS		DATE
CUSTOMER		DATE
CUSTOMER		DATE
CT HOMES REP		DATE

PROJECT DETAILS

Parcel #:

Zoning: Flood Zone:

BFE: FFE:

Front Setback=

Left Setback=

Right Setback=

Rear Setback=

Residence for: Paul Titus Spec 2

Pensacola, Florida

Escambia County

Project # 13475-3926

LOWER LIVING 1309 sq. ft.

UPPER LIVING 1375 sq. ft.

PORCH 186 sq. ft.

BACK PORCH 313 sq. ft.

GARAGE 288 sq. ft.

Total 3471 sq. ft.

Model: Custom

Elevation: Custom

4 Bdrm

PLAN REVIEW

SHEET CONTENTS

FLOOR PLAN

DRAWING DATE

7/16/2025

DRAWN BY

Bill Wimberley

SHEET NUMBER

1 of 9

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

- NOTES:
- 10' CEILING MAIN FLOOR
 - 9' CEILINGS UPPER FLOOR
- CABINETS:
- TIDWELL CABINETS - PAINTED
 - 18" TRASH BASE
- APPLIANCES:
- INCLUDED APPLIANCES
 - 36" GAS RANGE
 - CUSTOM BUILT VENT HOOD
- TRIM:
- WOOD STAIRS
 - DROP ZONE
 - WOOD SHELVING - PAINTED TRIM COLOR
 - FARM TRIM
 - 7 1/4" COVE CROWN
 - 1X4 CASING
 - 1X6 BASEBOARDS

- FIREPLACES:
- 36" VENT FREE GAS FIREPLACE
 - CEDAR MANTEL
 - SHIPLAP ABOVE MANTEL
 - BRICK HEARTH
 - BRICK FACE

- FINISHES:
- SUBWAY TILE BACKSPLASH

- FEATURES:
- L-2 COUNTERTOPS

ELECTRICAL:

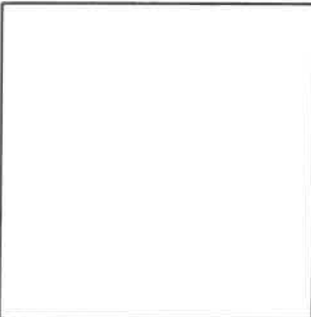
- HVAC:
- 4'x4' A/C PAD
 - EXACT LOCATIONS AND SIZES OF VENT REGISTERS TO BE DETERMINED BY HVAC SUBCONTRACTOR

- PLUMBING:
- GAS TANKLESS WATER HEATER 9.4 GPM
 - EXTERIOR WALL
 - INCLUDES GAS DROP
 - 36" X 60" TILE SHOWER w/ GLASS
 - SPA SHOWER
 - LAUNDRY SINK IN CABINET
 - 2nd LAUNDRY HOOKUP
 - UNDERMOUNT SINKS

- EXTERIOR:
- DROP BRICK LEDGE AROUND HOME
 - FIBER CEMENT SIDING EXTERIOR

- COMBO SMOKE C/O DETECTOR WILL BE A MINIMUM OF 3'-0" AWAY FROM ANY RETURN AIR VENT AND UP TO CODE OUT IN THE FIELD
- R315.1.1 LISTINGS.
CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
R315.2 WHERE REQUIRED.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.
- R315.2.1 NEW CONSTRUCTION.
FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.
 - 1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE OR FIREPLACE.
 - 2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
- R315.3 LOCATION.
CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL OUTLET LOCATED ON THE EXTERIOR OF HOME AND IN THE GARAGE, GARAGE STORAGE AREA, KITCHEN, KITCHEN ISLAND, LAUNDRY ROOM AND BATHROOMS WILL BE GFCI PROTECTED
- GARBAGE DISPOSAL BRANCH CIRCUIT
GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY GARBAGE DISPOSALS IN DWELLING UNITS IF OUTLET IS WITHIN 6 FT OF THE OUTSIDE EDGE OF A SINK. [NEC 210.8(A)(7)]
- E3606.5 SURGE PROTECTION.
ALL SERVICES SUPPLYING ONE AND TWO FAMILY DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD) INSTALLED IN ACCORDANCE WITH SECTIONS E3606.5.1 THROUGH E3606.5.3.
- E3606.5.1 LOCATION.
THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. EXCEPTION. THE SPD SHALL NOT BE REQUIRED TO BE LOCATED IN THE SERVICE EQUIPMENT IF LOCATED AT EACH NEXT-LEVEL DISTRIBUTION EQUIPMENT DOWNSTREAM TOWARD THE LOAD.
- E3606.5.2 TYPE
THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.
- E3902.2 GARAGE RECEPTACLES
125-VOLT THROUGH 250-VOLT RECEPTACLES INSTALLED IN GARAGES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. [NEC 210.8(A)(2)].
- E3902.7 BATHROOM RECEPTACLE
125-VOLT THROUGH 250-VOLT RECEPTACLES THAT ARE LOCATED WITHIN 6 FEET OF THE TOP INSIDE EDGE OF THE BOWL OF THE SINK AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OF LESS TO GROUND SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER , PROTECTION FOR PERSONNEL. [NEC 210.8(A)(7)].
- E3902.9 LAUNDRY AREAS
125-VOLT THROUGH 250-VOLT RECEPTACLES INSTALLED IN LAUNDRY AREA AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUIT'S RATES 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTIONS FOR PERSONNEL. [NEC 210.8(A)(10)]
- E3902.11 KITCHEN DISHWASHER BRANCH CIRCUIT
GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED FOR OUTLETS SUPPLIED BY BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND THAT SUPPLY DISHWASHERS IN DWELLING UNIT LOCATIONS, [NEC 422.5(A)]

- NEC 230.85
FOR ONE AND TWO-FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. IF MORE THAN ONE DISCONNECT IS PROVIDED THEY SHALL BE GROUPEd. EACH DISCONNECT SHALL BE ONE OF THE FOLLOWING:
 - (1) SERVICE DISCONNECTS MARKED AS FOLLOWS:
EMERGENCY DISCONNECT, SERVICE DISCONNECT
 - (2) METER DISCONNECTS INSTALLED PER 230.82(3) AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT METER DISCONNECT NOT SERVICE EQUIPMENT
 - (3) OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE SUITABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT MARKINGS SHALL COMPLY WITH 110.21(B)
- NEC510.52(A)(1)
GENERAL PROVISIONS IN EVERY KITCHEN, FAMILY ROOM DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN 210.52(A)(1)THROUGH (A)(3).
 - (1) SPACING RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 1.8 M (6 FT) FROM A RECEPTACLE OUTLET.



APPROVALS DATE

CUSTOMER DATE

CUSTOMER DATE

CT HOMES REP DATE

Parcel #:
Zoning:
Flood Zone:
BFE:
FFE:
Front Setback=
Left Setback=
Right Setback=
Rear Setback=

PROJECT DETAILS
Residence for:
Paul Titus Spec 2
Pensacola, Florida
Escambia County
Project # 13475-3926



LOWER LIVING	1309 sq ft.
UPPER LIVING	1375 sq ft.
PORCH	186 sq ft.
BACK PORCH	313 sq ft.
GARAGE	288 sq ft.
Total	3471 sq ft.

Model: Custom
Elevation: Custom
4 Bdrms

PLAN REVIEW

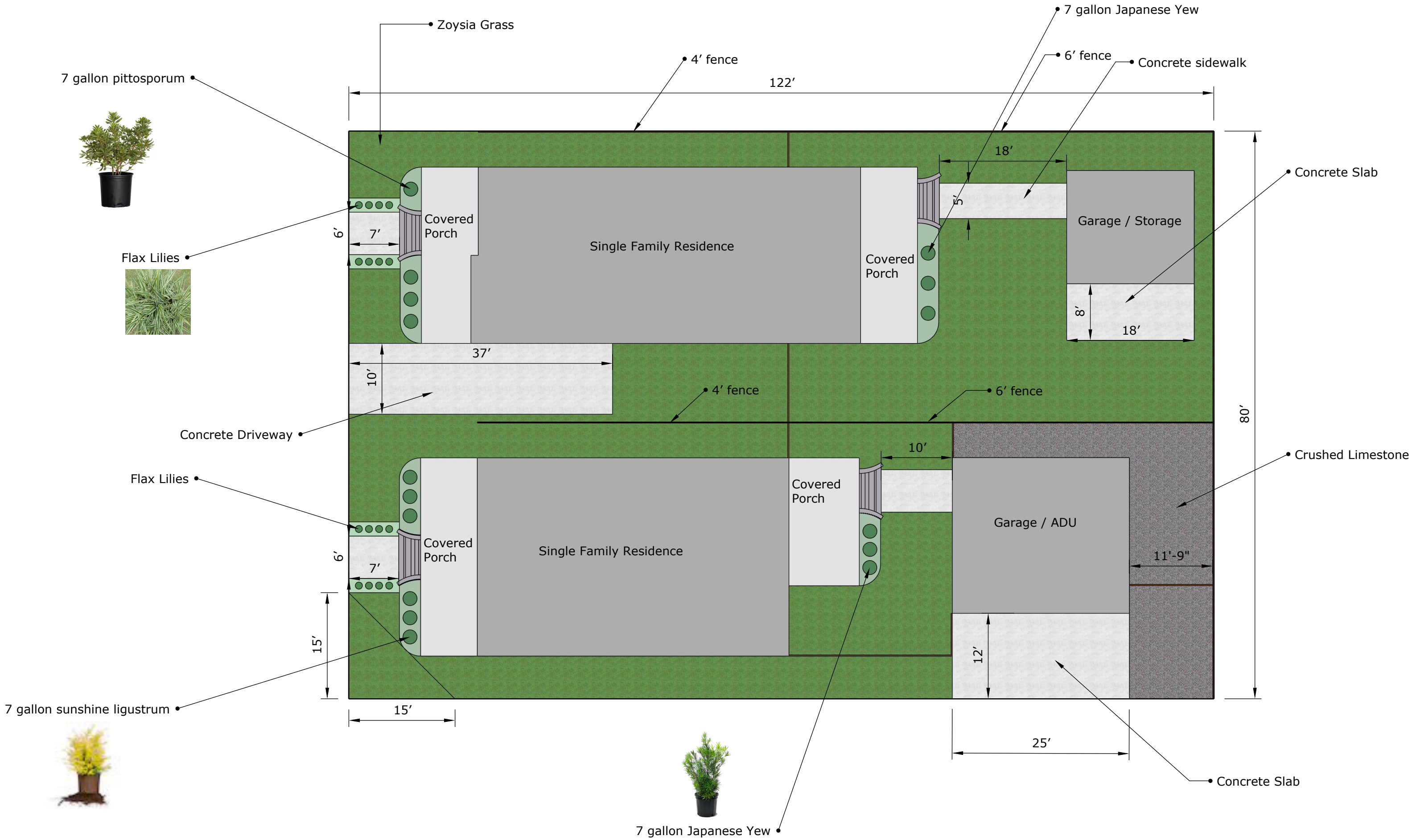
SHEET CONTENTS
NOTES

DRAWING DATE
7/16/2025

DRAWN BY
Bill Wimberley

SHEET NUMBER
2 of 9
SCALE: 1/8" = 1'-0"

C-T Homes LLC								
Date:	Septemmber 22. 2025							
Prpoerty:	625 N. 6th Ave (Interior lot)							
Exterior Product and Color Schedule								
Element			Manufacturer			Color		
Exterior Lap Siding			James Hardie			Classicl White SW2829		
Exterior Trim			James Hardie			Colonial Revival SW2832		
Exterior Doors			ABC, Fiberglass			Downing Earth SW2820		
Columns			10"x10" Engineered Wood			Downing Sand SW2822		
Brick Foundation and Stairs			Acme			Seabrook W/ Gray Mortar		
Soffit and Fascia			Royal Vinyl			Linen		
Windows			Atrium			Almond		
Shingles			Certainteed			Sunrise Cedar		
Garage Door			Wayne Dalton			Sandstone		
Paint			Sherwin Williams			All colors come from Sherwin Williams Historic Color Pallet		









MODELS

9100/9605

CLASSIC STEEL



DOOR FEATURES

Pinch-Resistant Panels
designed to push fingers out of harms way.

3-layer construction
Model 9100 utilizes a ToughGuard® backer, while Model 9605 provides additional protection with a steel backer.

Foamed-In-Place Polyurethane Insulation provides thermal efficiency with a U-factor* of 0.26 and an R-value** of 9 for Model 9100 and a U-factor* of 0.26 and an R-value** of 10 for Model 9605.

Integral Struts add rigidity and strength for long life and smooth operation.

*U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.
**Wayne Dalton uses a calculated door section R-value for our insulated doors.



High Cycle Spring Option

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System

Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options
Available with structural reinforcements for use in coastal or high wind region.

Limited Lifetime Warranty



1 Choose Your Style

Doors shown are 8'x7'. Other sizes may have different panel configurations. See Dealer for details.



Short panel



Long panel



Vertical Short panel



Vertical Long panel



Flush panel

2 Choose Your Color

Paint finishes



White



Almond



Sandstone



Gray



Brown



Black



Model 9605 is available with the TruChoice® Color System, Wayne Dalton's custom painting process that offers more than 6,000 colors. See dealer for details.

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your dealer for accurate color matching.



Model 9100, Flush panel, Brown finish



The last siding brochure you'll ever need.

Choosing the right siding is likely the biggest, and potentially the most confusing, exterior decision out there. But it doesn't have to be. Royal® Building Products is out to make the experience simple and supremely satisfying—with gorgeous, low-maintenance siding that covers a wide range of styles, climates and budgets.

In the brochure, you'll find out why our siding is so darn appealing, highly durable and easy to live with. For clarity, direction and even a little inspiration, just start turning the pages. You'll love where you end up.

On Cover:
Horizontal Siding in RusticWhite,
Royal® Board & Batten in Urban Stripes,
Royal® Vinyl Siding in Weatherwood

Royal® ST in Habitat,
Horizontal® Horizontal Siding in Marine White,
Royal® Board & Batten in Granite





Beauty. Longevity. Low maintenance. Done.

CURB APPEAL

We have the siding styles, textures and accessories to help you fine-tune it, whether your home is a Craftsman, Cape Cod, Colonial or somewhere in between. Our siding with darker shades features innovative "Chromatic" technology color protection to stay rich and true, day after day.

DURABILITY

Our siding keeps color fade and protects your exterior for a very long time, and looks good while doing it. Plus, many of our siding lines are surprisingly green, meeting LEED® in several sustainability.

LOW MAINTENANCE

By making our siding virtually impervious to water, you and us, with siding, it's very easy to take care of and practically maintenance free.

VALUE

No matter what level of expense is in your comfort zone, we have a siding product that looks great and performs beautifully.

PEACE OF MIND

Every line of our siding products makes life easier with a great warranty, while contributing to strong resale value.

Colorscape® Dark Colors

Redwood	Runway	Blackwood	Midnight Bay	Onyx	Horizon Blue
Brickwork	Cocoa	Waldenwood	Weathered Gray	North Star	Urban Bronze

Colorscape® Premium Colors

Copper	Peckish Clay	Stone	Walnut
Tree House	Dark Slate	Timber Accent	Silver Star

Colorscape® Traditional Colors

Vintage Cream	Beryl	Brownstone	White	Heather	Winter
Harvest Gold	Green	Flagstone	Blue Gray	Shifting	Soft Maple

Woodland

Black Walnut	Smoking Bamboo	Mountain Ash	Forest Gray	Gray Stone	Cottonwood	Agave Pines	Blackberry
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Weathered

Actual siding colors may vary slightly from printed brochure.

Soffit + Fascia

HOME (HTTPS://BRICK.COM) / BRICK
(HTTPS://BRICK.COM/STORE/?PRODUCT-
CATEGORY:BRICK) / ADEN BLEND – QUEEN – HERITAGE

SKU: 810276



Aden Blend – Queen – Heritage



❖ New! Request a Quote

AVAILABLE AT:
FIND NEAREST LOCATION FOR ADEN BLEND – QUEEN –
HERITAGE



+ Additional Information

+ Brick Blend



Siding

Trim

Columns

Doors



The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

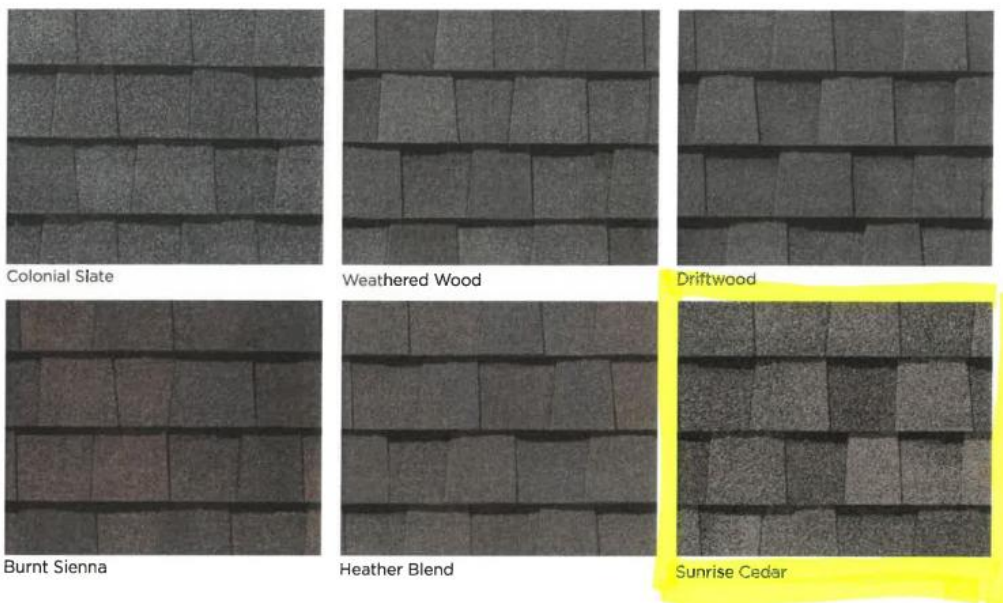
- Classified as UL 2218 Class 3 Impact Rated
- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Scan code for more information

See next page for full color palette.

7



	HardieShingle®	HardiePlank®
	HardieShingle® Siding Product Description	HardiePlank® Lap Siding Product Description
	HardieShingle® siding is fiber-cement shingle siding for sidewall applications. HardieS HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures straight-edge panels or staggered-edge panels 1.2m (48 in.) long by 406mm (16 in.) your local James Hardie® product dealer for product availability. HardiePlank boards come in 3.66m (12 ft.) areas, individual shingles are also available in 152mm (6 in.), 203mm (8 in.) and 305 (Nominal widths from 133mm (5 1/4 in.) to 305mm (12 in.) create a range of exposures from 100mm (4 in.) to 2 James Hardie® dealer for local availability of these products. HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinish HardieShingle® siding is available as a prefinished James Hardie product with ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie® sid coating is a factory applied, oven-baked finish available on a variety of James Hardie products. See your local dealer for details and availability of products, colors and accessories.	
	Staggered Edge / Individual shingle Straight Edge / Individual Shingle	Cedarmit® Zsmooth Beaded Cedarmit® Beaded Smooth Colonial Roughsawn Colonial Smooth

ABC Supply--Customer Quote



Quote

Page 1 of 3

Quote Number:

Date: 5/17/2023

Customer Information

Name: CT Homes

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name: Bonura

Specifications

U.D. = 37-5/8" x 82"; R.O. = 38-1/2" x 82-1/2"

O.M. of Exterior Trim = 40-1/8" x 83-1/4"

Lead Time: Stock (Call to verify)

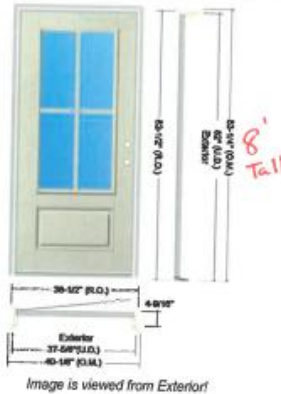


Image is viewed from Exterior

Item Description	Qty
3' 0" x 6' 8" S90-LE Smooth-Star Fiberglass Door w/Low E Glass (w/7/8" OG Profile SDL - 2Wx2H Pattern) - Left Hand Inswing	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Standard - Brushed Nickel Hinges	1
Primed Dura-Frame - 4-9/16" Jamb w/PVC Brickmould Exterior Trim (Applied)	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Mill Finish w/Dark Cap Sill	1
Item Total	

ABC Supply--Customer Quote



Quote

Page 2 of 3

Quote Number:

Date: 5/17/2023

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Name: CT Homes

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Phone 1:

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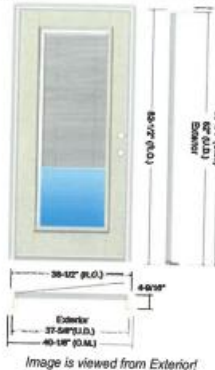


Image is viewed from Exterior

Item Description	Qty
3' 0" x 6' 8" S130-RTLE Smooth-Star Fiberglass Door - Internal Blind Low E - Left Hand Inswing	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Standard - Brushed Nickel Hinges	1
Primed Dura-Frame - 4-9/16" Jamb w/PVC Brickmould Exterior Trim (Applied)	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Mill Finish w/Dark Cap Sill	1
Item Total	



SERIES 150 SINGLE HUNG WINDOW

Single hung, slider, picture windows and architectural shapes

- + Beautiful, true brick mould exterior frame perimeter
- + Bottom sash tilts in for easy cleaning
- + Fully welded frame and sash corners
- + Sloped sill for easy water run-off
- + DP-50 Rating
(window size tested 36" x 74")
- + Integrated J-channel (Series 160 available without J-channel)
- + Pre-punched nail fin makes installation simple
- + Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- + Block and tackle balance system
- + Continuous head and sill on twins and triples
- + Half screen comes standard*
- + Jamb depth: 3.277"
- + Matching slider series 151 available in 2- and 3-lite styles
- + Limited lifetime warranty

CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + 3/8" or 1/2" flat, 3/4" or 1" contoured, 1-3/4" simulated divided lite (SDL), 3/4" contoured valance grids available
- + Nine painted exterior colors (white interior only)
- + Factory mulling of twins, triples and architectural shapes
- + Paintable or stainable wood jamb extensions (4-3/4" and 6-3/4")
- + Exterior 3-1/4" flat casing with Sill Nose DP-35 Rating (window size tested 36" x 74")
- + Charcoal aluminum mesh screen*
- + Window Opening Control Device (WOCD)
- + Custom sizes available



Brick Mould Exterior



Pre-punched nailing fin and integrated J-channel



3-1/4" flat casing with sill nose

ENERGY STAR compliance available in all series. Verify product specifics before ordering.

+ VINYL COLOR OPTIONS



+ EXTERIOR LAMINATE COLOR OPTION



Not available with:
Series 160, SDL grid,
flat casing or Northern
ENERGY STAR glass options.

+ PAINTED EXTERIOR COLOR OPTIONS



Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement. Printing process may affect colors shown. Please refer to actual window sample when selecting colors.
*Screens are not meant to restrain a child from falling through an open window. **Grid offering limited to 3/4" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details. © 2022 Atrium Windows & Doors, part of the Cornerstone Building Brands Family. All rights reserved. Printed in U.S.A. Rev. 03/22



www.atrium.com



Handrails: Treated material painted trim color, as illustrated in picture.

Columns: 10" Squared wood columns, with 1x6 for base and cap, 2nd pic (home without handrail).

Wall lights: Coach Lights as seen in 2nd picture (Home without handrail)





LUMBER WEARDECK® DECKING



**STRONGER.
MORE DURABLE.
HEAT-REFLECTIVE.**



HOW WE BUILD NOW™

Product Data Sheet | **WEARDECK®** | May 2024

WEARDECK® DECKING

STRONGER. MORE DURABLE. HEAT-REFLECTIVE.

Designed around our Advantex® Fiberglas™ reinforcement technology, WEARDECK® combines strength, durability, and comfort, enabling you to spend less time worrying about maintenance, and a lifetime enjoying construction that stands up to the elements.

- GLAS-POWERED™ by Owens Corning Advantex® Fiberglas™
- Wood-free Composite Lumber
- ASTM D7032 Compliant
- Limited lifetime warranty — Residential applications
- 25-year limited warranty — Commercial applications

PRODUCT BENEFITS



STRONGER¹

- Spans 24 inches on center
- High live load capacity

UP TO **2.7x** STRONGER



MORE DURABLE²

- Rated for ground contact and underwater installation
- Protects against water and the elements
- Resists mold, mildew, pests, stains, and fading

4-10x LESS EXPANSION & CONTRACTION



SAFE & COMFORTABLE

- Heat-reflective technology
- Splinter-free
- Slip-resistant design

DESIGNED TO **REDUCE HEAT ABSORPTION**

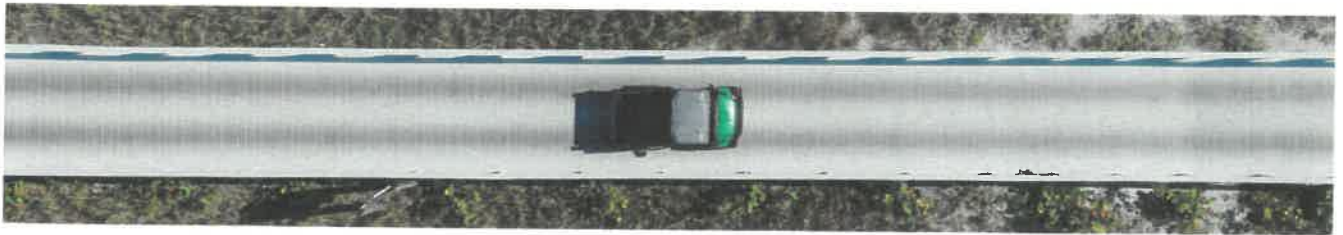


EASY TO INSTALL & MAINTAIN

- Installs like wood
- Easy to carry and move
- Requires less understructure for faster, more affordable installation (spans 24" on center)
- Cleans easily with soap and water, or a pressure washer

LOWER TOTAL COST OVER THE YEARS

¹ WEARDECK® offers the highest live load capacity ratings in the industry compared to other composite, HDPE, and PVC boards.
² In comparison with the average performance of other composite, HDPE, PVC, and wood boards.



DISCOVER THE GLAS-POWERED™ LUMBER

HDPE¹ + FIBERGLAS™



¹ High-Density Polyethylene



Unlike other traditional boards, WEARDECK® is a **GLAS-POWERED™** lumber that delivers strength and durability from the inside out.

Its enhanced wood-free design is reinforced with the Owens Corning Advantex® Fiberglass™ technology. This powerful ingredient ensures that WEARDECK® holds up exceptionally well under high live loads — with durability that lasts a lifetime.

ATTRIBUTES	WEARDECK®	OTHER HDPE BOARDS	OTHER COMPOSITE BOARDS	PVC
GLAS-POWERED™	Advantex® Fiberglass™	×	Wood Fibers	×
Structural	✓	×	×	×
Strength	2.7x Stronger	×	×	×
Span	24" o.c.	16" o.c.	16" o.c.	16" o.c.
Thermal Expansion	1/32"	4–10x More Movement	6–8x More Movement	6x More Movement
Underwater & Ground Installation	✓	✓	×	×
Heat-Reflective Technology	✓	×	×	×
Warranty	Limited Lifetime	Limited Lifetime	25 Years	Limited Lifetime

The WEARDECK® Composite Lumber performance data generated through ASTM testing method using 5/4 x 6", 2 x 8" and 2 x 10" profiles. Other HDPE, composite, and PVC boards' comparative data are the average performance based on public data from equivalent products. Thermal expansion performance data generated through ASTM D696 testing method using 5/4 x 6" profiles. Absolute performance data, design input, and span design table available upon request.

COLORS

White



Barefoot Gray



Barefoot Sand



Sand



Gray



Weatherwood



Cedar



Saddle



Coollest

Barefoot colors & heat-reflective technology

Cooler

Heat-reflective technology

Cool

Heat-reflective technology

Black color available for structural profiles. Product samples available upon request. Other special colors available. Minimum order quantities may apply.

Actual product colors may vary due to photographic lighting sources or your screen settings.