



****AMENDED AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MARCH 15, 2018
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

2. APPROVAL OF MEETING MINUTES

2.1 A2**Regular Meeting December 21, 2017

3. OLD BUSINESS

3.1 **STEVE SKIDMORE, 327 N. 4TH STREET (HDC 2016-32)

Certificate of Approval (COA) to amend COA to include changes that occurred during construction.

3.2 **ANNE B. KAVANAUGH C/O BILL KAVANAUGH, 907 SAN FERNANDO STREET (HDC 2017-19)

Amend previously approved COA to reflect change in roofing materials from standing seam metal roof to 5-v crimp.

3.3 CMR ISLAND PROPERTIES, 22 S. 8TH STREET (CORNER OF ASH ST. & 9TH ST.) (HDC 2018-02)

Conceptual Certificate of Approval (COA) for the construction of 6 attached single-family townhomes.

3.4 **ANDERSON, HOWARD, & BAKER, LLC. AND GILSON & CAROLINE KILLHOUR C/O MEGAN CHISM, BLOCK 2 LOT 6, OLD TOWN (GARDEN STREET) (HDC 2018-04)

Certificate of Approval (COA) to construct a 2-story primary structure w/detached, 1-story accessory structure.

4. NEW BUSINESS

4.1 DAVIS + YAYOI BURBANK C/O THE STOKES COMPANY, BLOCK 4 LOT 7 OLD TOWN (WHITE STREET) (HDC 2018-07)

Certificate Of Approval (COA) to construct a 998 SF primary structure. (*Quasi-Judicial*)

4.2 GLR TRUST AGREEMENT, MICHAEL H. HUFFMAN + KAREN L. HUFFMAN C/O COTNER ASSOCIATES, 303 CALHOUN STREET (HDC 2018-08)

Certificate of Approval (COA) to construct two accessory structures totaling 1,000 SF and covered walkway to primary structure. (*Quasi-Judicial*)

4.3 JEFFERY HASKETT C/O MICHAEL RICHARDSON, 122 S. 6TH STREET (HDC 2018-09)

Certificate of Approval (COA) to construct a 180 SF screen room addition at rear of home. (*Quasi-Judicial*)

5. BOARD BUSINESS

6. STAFF REPORT

6.1 **PRESENTATION** - 101 N. 2nd Street (C.H. Huot 1882 Building)

6.2 **HISTORIC RESOURCE ASSESSMENTS**

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR APRIL 19, 2018

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

1. **Call to Order** – The meeting was called to order at 5:00 pm.

2. **Roll Call/Determination of Quorum**

Council Members Present

Robert Erickson
Michael Spino (Alternate 1)

Angela Conway
James Pozzetta (Alternate 2)

Council Members Absent

Michael Harrison, Chair

William Tilson, Vice-Chair

Others Present

Tammi Bach, City Attorney
Salvatore J. Cumella, City Planner
Sylvie McCann, Recording Secretary

In Chair Harrison's absence, Member Spino was seated as interim Chair for the meeting and all members approved by voice vote.

Recording Secretary McCann administered the oath to parties that were about to give testimony.

Chair Spino seated Member Pozzetta as a voting member and asked for members to disclose any ex-parte communication. There were none.

City Attorney Bach briefly explained the Quasi-Judicial procedures.

It was noted that there were no new minutes to approve.

3. **Old Business**

3.1 **WAYNE S. + SALLY A. JOBSON C/O COTNER ASSOCIATES INC., LOTS 7, 9, 10 BLOCK 1, 2 SAN FERNANDO STREET - OLD TOWN (HDC 2017-32)**

Certificate of Approval (COA) to construct a 2,231 sq. ft. 1-story residence w/detached garage/ accessory dwelling. (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report and upon this analysis concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior standards, and the Old Town Fernandina Preservation and Development Guidelines. He emphasized that Lot 9 would stay vacant and staff recommended approval of HDC 2017-32.

Member Pozzetta inquired if there was a lot coverage calculation provided and if Lot 9 was included. Mr. Cumella affirmed this, but noted that the carport and porches are not included in the calculation.

John Cotner, 1627 Atlantic Avenue, thanked Staff for comments from the October 5th meeting, which were taken into consideration and incorporated into his revised plan. He contemplated on the building potential for the corner 9 lot.

Member Erickson voiced concerns with the ununiformed look of the windows, where some had shutters and others did not. Mr. Cotner agreed to put shutters on all single windows in an effort to remain consistent.

Peggy Lehosit, 1016 San Fernando, pointed out an error in the Staff Report. The frontage is noted as being on Commandant, should read San Fernando. Mr. Cumello acknowledged the error as a typo, and will amend accordingly.

Public Hearing was then opened.

Ron Machato , 314 New Street, Old town, inquired on the entrance to the house. Mr. Cotner explained.

Public Hearing was then closed.

Chair Spino spoke about the need for shutters as demonstrated by the recent hurricanes.

A motion was made by Member Erickson, seconded by Member Conway, to approve HDC 2017-32 without conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2017-32 as presented is substantially compliant with the Land Development Code, the Secretary of Interior Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

3.2. ISOLA VENTURES LLC C/O DOUGLAS KOHLMAN, 303 S. 8TH STREET (HDC 2017-36)

Certificate of approval (COA) to rehabilitate a contributing residential structure to accommodate an adaptive use as commercial/retail space. (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report and upon this analysis concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended approval of HDC 2017-36.

Member Pozzetta pointed out that the new infillings appearance was inconsistent with the old. Mr. Cumella acknowledged that this is a common topic of debate and explained that while infillings should not be in stark contrast, it is equally important that it not look faked in an attempt to blend with the old.

Douglas Kohlman, 324 Elm Street, addressed Mr. Pozzetta regarding the ill-matched siding to be used. Solutions were discussed and it was decided to incorporate a ledger piece to differentiate the two sides.

Member Pozzetta questioned the porch on the East elevation and the inclusion of the landing. Mr. Kohlman explained it was in response to the input from the previous meeting.

Public Hearing was then opened and closed.

Member Erickson recalled an in depth discussion from the first meeting concerning merchandise on the porch, and indicated he would like to revisit the issue, raising concerns that approval in this case would allow all future owners to sell merchandise on the porch which diminishes the historic value of the building. Mr. Kohlman reminded the board that the property is approved for commercial use and highlighted the fact that his clients currently own 3 stores with aesthetically pleasing front windows.

Chair Spino invited Lori Lecker to the podium to give testimony. Recording Secretary McCann re administered the oath.

Lori Lecker, owner of the property, explained that their intention was to make this a high end home store and highlighted the roll that her 2 existing stores played in the beautifying of Center St. She questioned the tolerance of other businesses in the area, specifically 8th street, which have cluttered porches. Chair Spino explained that this Board is not an enforcement Board.

A motion was made by Member Pozzetta, seconded by Member Conway, to approve HDC 2017-36 without conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2017-36 as presented is substantially compliant with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays being as follows:

Member Conway	Aye
Member Erickson	Nay
Member Pozzetta	Aye
Member Spino	Aye

Motion carried.

4. New Business

4.1. ANNE KAVANAUGH C/O GRAYSON MATHEWSON, LOTS 3 + 4 BLOCK 1, WHITE STREET (CORNER OF ESTRADA) OLD TOWN (HDC 2017-40)

Certificate of approval (COA) to construct a 2,341SF 2-story primary structure with 366SF detached garage with studio above. (*Quasi-Judicial*)

Mr. Cumella presented the case as outlined in the staff report and upon this analysis concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior standards, and the Old Town Fernandina Preservation and Development Guidelines and recommended approval of HDC 2017-40.

Member Erickson inquired on the location of the a/c and mechanical equipment. Mr. Cumella described its location at the rear of the primary structure.

Mr. Kavanaugh had no comments.

Public Hearing was opened and then closed.

Board members agreed that this would be a grand house. Member Pozzetta highlighted the positive elements of the home and how they pertain to Old Town—the appropriateness of being on pier on all sides, the wrapped porches and how they break down the large scale of the structure, and the attention to detail which he hopes to see in future projects presented to the HDC.

A motion was made by Member Conway, seconded by Member Erickson, to approve HDC 2017-40 without conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2017-40 as presented is substantially compliant with the Land Development Code, the Secretary of Interior Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

6. Staff-Approved Certificates of Approval

There were no questions or concerns about the staff approved Certificates of Appropriateness.

5.1. SEREY + MICHAEL ANDREE, 26 S. 5TH STREET (HDC SA 2017-41) *AMENDMENT*

AMENDMENT - Enlarge logo mural at both sides of building to include a frame and faux projecting sign bracket with 4 signs in black/teal.

5.2. ADAM + DEANNA VALIANI C/O BEN BUCHANAN, INTACT C.M.G., 202 S. 7TH STREET (HDC SA 2017-62) *AMENDMENT*

AMENDMENT - Reroof with Galvalume 5V crimp metal panel.

5.3. LOUIS THARIN, 412 N. 3RD STREET (HDC SA 2016-66) *AMENDMENT*

AMENDMENT - Extension of previously issued COA for 6 months expiring March 23, 2018.

5.4. ERNIE SALTMARSH / NASSAU TRUST LLC, 801 BEECH STREET (HDC SA 2017-70)

Install wooden sandwich board.

5.5. JANE MACELHENNEY, 508 ASH STREET (HDC SA 2017-89)

Replace damaged support beams in crawl space area on N.E. corner and on West side.

5.6. NATHALIE WU / WICKED BAO, C/O DESIGN IT WRAPS + GRAPHICS, 232 N. 2ND STREET (HDC SA 2017-93)

Install 2' x 12' wall sign to front of structure.

5.7. RICHARD + DANA SORDAHL, 1010 SOMERUELUS STREET (HDC SA 2017-94)
Replace garage doors, Walnut color.

5.8. PAMELA S. BROWN, 116 N. 4TH STREET (HDC SA 2017-95)
Install 100 feet wrought iron fence on east side of lots 3 + 4. Install wrought iron gate to rear of garage.

5.9. FERNANDINA BEACH CYCLING + FITNESS C/O FASTSIGNS, 11 S. 8TH STREET (HDC SA 2017-96)
Install 23.9SF wall sign at frontage.

5.10. OXLEY-HARD FUNERAL HOUSE C/O VERNON LONG, INC., 1305 ATLANTIC AVENUE (HDC SA 2017-97)
Replace damaged wood siding at the rear of chapel and replace damaged soffit; all to be painted white to match existing.

5.11. RACHRIDGE LLC/ THE PALACE SALOON C/O CHAD DOUGHERTY, 117 CENTRE STREET (HDC SA 2017-98)
Repaint window and door trims with the follow:
. Window + door trim - Black Fox SW7020
. Door Alcove + Ceiling - Acier SW9170

5.12. JEFF WHITAKER / ROBISON JEWELRY C/O FASTSIGNS, 217 CENTRE STREET (HDC SA 2017-99)
Install projecting sign on existing brackets and install 3' x 2' wall sign.

5.13. FIRST PRESBYTERIAN CHURCH C/O MIRANDA ARCHITECTS, 15 N. 6TH STREET (HDC SA 2017-101)
Construct rear wood deck and ADA ramp.

5.14. CHURCH PROTESTANT EPISCOPAL DIOCESE OF FERNANDINA BEACH C/O COTNER ASSOCIATES INC., 801 ATLANTIC AVENUE (HDC SA 2017-102)
Install replacement railing and stairs at sacristy and choir areas to match existing in finish and color (flat black).

5.15. CITY AMRT CONDO C/O COTNER ASSOCIATES, INC., 9 S. 3RD STREET (HDC SA 2017-103)
Paint exterior with the following:
- Exterior - Sea Fog PPG3639
- Doors - Rural Red
- Fascia/trim - Polished Pewter PPG2545
- Shutters - Rural Red

Install Sunbrella awnings to match existing - Beaufort Alpine/Beige.

5.16. JOSEPH SWANN C/O CLAYTON BUCHANAN, 103 S. 10TH STREET (HDC SA 2017-104)
Repair fire-damaged portion of shingle roof, in-kind.

7. Public Comment - Items Not on the Agenda –

There were no requests from the audience to be heard.

8. Board Business

9. Staff Report

Mr. Cumella briefly described the resurvey of the Historic District and explained that the project will kick off January 1st in its 1st phase and that surveyors donning yellow vests with city ID's will be on the streets taking photographs. He also noted that notices will be posted to the public.

A draft of the revised application was presented from the discussion from the October 2017 workshop. Mr. Cumella addressed the checklist, adding tree survey, some language to delineate material, mechanical and plumbing equipment on all

projects, checkbox for streetscape, and a shared fencing letter requirement. He noted a change in application deadlines and asked members to check their availability for tentative meeting dates. He pointed out that minor changes to the COA Matrix which coincides with the LDC changes are to be addressed in the coming months. He went on to describe the inclusion of in ground hot tubs to the pool category, suggested eliminating the review of rain barrels, and the idea of condensing all shutters to staff approval. Mr. Cumella went on to describe the additions of a flowchart illustrating the COA process and the HDC approved windows list, which he asked the HDC to update in January 2018, after a presentation by Pella. Additions to the text and update of material list were also addressed. Mr. Cumella requested members review changes and bring comments to next meeting. Board is to vote on changes to the Matrix.

10. Adjournment - There being no further business to come before the Historic District Council, the meeting was adjourned 6:02 pm.

Sylvie McCann, Clerk

Michael Harrison, Chair



**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-32 AMENDMENT
MARCH 15, 2018**

Owner/Applicant:	Steve Skidmore				
Property Address:	327 N. 4th Street				
Requested action:	Certificate of Approval (COA) to Amend COA to include changes that occurred during construction.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	R-2		
	South	Vacant	R-2		
	East	Vacant	R-2		
	West	Vacant	R-2		

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

HDC 2016-32 Amendment was continued from the February 15, 2018 HDC regular meeting in order to allow the applicant time to consider some of the recommendations made by the board and staff. After meeting with the applicant to discuss the recommendations, staff prepared mitigation notes (see Exhibit 1) for the applicant to respond consider and respond to. The applicant's responses are in red. The applicant has worked with staff to explain reasoning behind changes they wish to seek approval for and mitigation that they are willing to undertake.

CASE HISTORY	
Date	Action
12/15/2016	HDC 2016-32 heard before the HDC and approved (see Exhibit 2)
01/10/2018	Responding to citizen concerns, staff conducted a site visit and found work being performed beyond the scope of the approved COA (see Exhibit 3)
01/11/2018	Stop work order placed on all exterior work by Building Department
01/16/2018	Applicant paid an After-the-fact fee of \$750 and submitted application to seek approval for amendments to HDC 2016-32
02/15/2018	HDC 2016-32 Amendment heard before the HDC – continued to March 15, 2018

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Findings: Complies ☐ Does not Comply ☐ N/A ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- Findings: Complies ☐ Does not Comply ☐ N/A ☒
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- Findings: Complies ☒ Does not Comply ☐ N/A ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
- Findings: Complies ☒ Does not Comply ☒ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts.

5.01.10 Fences and Walls

- A. The maximum height of fences and walls shall be as set forth in Table 5.01.10(A), except where otherwise provided in this LDC.

Table 5.01.10(A). Maximum Height of Fences and Walls

Zoning District	Location	Maximum Height
RE, R1-G R-1, RLM, R-2, R-3, OT-1, OT-2, MU-1	Front yard, measured from the required front yard setback line to the front property line	4 feet
RE, R1-G R-1, RLM, R-2, R-3, OT-1, OT-2, MU-1	Side yard, measured from the required front yard setback line to the required rear yard setback line	6 feet
	Rear yard, measured from the required rear yard setback line to the rear property line	6 feet

- B. Where walls or fences are proposed to be located on a common property line, the written consent of adjacent property owners shall be required.
- C. Property lines shall be established by a survey prepared by a surveyor licensed in Florida not more than two (2) years prior to the date of the application for a permit to install or construct a fence.
- D. Electrified fences are prohibited.

5.01.11 Swimming Pools and Pool Enclosures

- A. All pools shall provide fencing or enclosures in compliance with the requirements of the Florida Building Code.

- B. A screen enclosure may be installed instead of, or in addition to, a fence or wall, provided that the screen enclosure meets all the following requirements:
 - 1. A pool screen enclosure shall be set back from the side lot line a minimum of three (3) feet;
 - 2. A pool screen enclosure shall not be closer than three (3) feet to the rear lot line and shall not be required to comply with the setback from a rear lot line as set forth in Section 4.02.03(E); and
 - 3. A pool screen enclosure shall not exceed twenty-five (25) feet or the height of the principal structure, whichever is lower.
- C. No overhead electric power lines shall pass over any pool unless enclosed in conduit and rigidly supported, nor shall any power line be nearer than ten (10) feet horizontally or vertically from the pool edge.
- D. Pool equipment may be located within the side yard setback, but not closer than five (5) feet to side or rear yard lot line.
- E. Lights used to illuminate any swimming pool shall be shielded and directed to avoid illuminations of adjoining properties.
- F. The following setback shall be maintained and shall be measured from the pool's edge of water to the lot line as follows:
 - 1. The minimum front setback shall be the same as that required for a residence located on the parcel where the pool is to be constructed. However, in no case is the pool to be located closer to a front property line than the principal building is located;
 - 2. The minimum side setback shall be not less than eight (8) feet from the side lot line;
 - 3. The minimum rear setback shall be not less than eight (8) feet from the rear lot line; and
 - 4. In the C-2 and PI-1 zoning districts, pools that are an accessory to lodging accommodations may be located within a front yard, provided that the pool is setback at least ten (10) feet. The setback shall be measured from the front property line to the outermost feature of the pool, such as the edge of the pool deck or pool enclosure.

7.01.01 Access and Driveway Design Requirements

The following standards shall apply to all driveways or access points from a lot or parcel onto a public street:

- A. The maximum number of access points for a lot is set forth in Table 7.01.01(A).
- B. Platted lots of record on the effective date of this LDC which have fewer frontages than required in Table 7.01.01(A) shall be allowed one (1) access point.
- C. No point of access shall be allowed within 100 feet of the intersection of the centerlines of any public street, except for single-family dwellings located on local streets intersecting with a local street, where the minimum separation shall be fifty (50) feet.
- D. Access ways or driveways for corner lots shall be located on the street with the lower functional classification.
- E. Driveways shall comply with the following standards:
 - a. Residential driveways shall be a minimum of twelve (12) feet in width and a maximum of twenty (20) feet in width.
 - b. Non-residential driveways shall be twenty-five (25) feet in width; when two (2) or more uses share a driveway, the width may be increased to thirty-five (35) feet. When a landscaped median is provided, the total width shall not exceed fifty (50) feet.
 - c. The minimum inside turning radius shall be fifteen (15) feet. No part of the turning radius shall extend over the property line.

- F. Concrete shall be 3,500 PSI with fiber and six (6) inches in depth in all rights-of-way.
- G. The alley and driveway easements are to the property line of structures served and are not required inside the property line.
 - a. For residential subdivisions on any local roadway, a secondary access may be provided through an easement for emergency vehicles.
 - b. For residential subdivisions on a cul-de-sac;
 - c. The maximum number of lots shall be limited to twenty (20); and
 - d. The maximum length of the cul-de-sac shall be limited to 800 feet.
- H. No curbs shall be cut or altered, and no points of access or openings for vehicles onto a public street shall be established, without a permit issued by the City.
- I. Approval from FDOT or the County is required for any access onto a road under their jurisdiction.
- J. The location, design, and construction of driveway connections shall comply with the FDOT Roadway Traffic Design Standards
- K. All driveways shall be designed and constructed to comply with all drainage standards of the City and shall be improved with a permanent paving material.

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon

compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.

- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- E. Fences proposed within designated historic districts shall be compatible with the historic style and character of the district, shall not be vinyl, and shall require a certificate of appropriateness, as set forth in Chapter 11.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.03.10 Enforcement; Penalties; Injunctive Relief

A. Enforcement

1. The City shall promptly stop any work attempted to be done without or contrary to a Certificate of Approval issued under this chapter.
2. Any sign or exterior illumination of walls, exterior roofs, or appurtenances of buildings displayed contrary to the provisions of this LDC shall be removed.
3. If the owner of the structure or building fails to correct the defects as outlined in this section, after knowledge of the existence of such defects has been brought to his attention, the owner shall be found in violation of this LDC, and shall be subject to a fine.

B. Penalty; restoration of building to former appearance

1. A violation of this LDC shall be a separate offense for each day or portion thereof during which any such violation continues to occur and each offense shall be punishable by a fine.
2. Any person who demolishes, alters, or constructs a building or structure in violation of this chapter shall be required to restore the building or structure and its site to its appearance prior to the violation. This civil remedy shall be in addition to and not in lieu of any civil or criminal prosecution and penalty.

8.03.03 Application Process for Certificate of Approval

- A. A Certificate of Approval is required before a permit is issued for work on a historic landmark or site, any property in a historic district (either contributing or noncontributing), or any property in the CRA Overlay.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

PORCH STAIRS AND RAILINGS (pg. 87)

If porch stairs or railings are in need of replacement, match new components to the original porch in terms of design and materials.

1. All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible.

2. Porch steps and railings are subject to regular use. Check them often and make repairs with materials that match the original.
3. If an individual porch step and rail requires replacement, use materials that match the originals.
4. The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended.
5. Do not use pre-cast concrete steps on entrances that are in public view.
6. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building.
7. In most cases, balusters or railings must be a minimum of finished dimensions of three inches by three inches. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.

ROOFS (pg. 88)

The purpose of a roof is to cover and protect the rest of the building from the elements, making it is one of the most important parts of a building. Regular roof maintenance is essential. A roof's size and visibility tend to restrict any change in its shape or materials, as this would drastically alter the appearance of the entire building. Original roofing materials in Fernandina Beach include wood shingles and standing seam metal; however, much of these original materials have been lost due to hurricanes and storms. New roofing materials of asphalt, metal, and fiberglass are appropriate for the district.

1. Retain, maintain, and repair historic roof forms and materials.
2. Where damage has occurred, retain as much historic material as possible, replacing only individual elements.
3. If overall deterioration is beyond the repair, substitute materials may be used. Select substitute materials that will best support the historic character of the building and the district. Match original materials whenever possible.
4. Roof maintenance extends to keeping gutters and downspouts clean and in good repair.
5. Inspect regularly for leaking roofs, gutters, and downspouts, and make repairs.
6. Regularly check for and secure loose or missing flashing; if flashing is deteriorated, replace it with high-quality materials. Fasten aluminum flashing with aluminum nails and paint.
7. Ensure proper ventilation to prevent condensation.
8. Provide adequate anchorage for the roofing material to guard against wind and water damage.
9. Check seams of metal roofs and keep metal surfaces painted except for copper roofs, which are protected by their patinas.
10. Secure metal roofs with metal fasteners that are compatible with the roofing material.
11. If supporting material has deteriorated below a slate or cement-tile roof, carefully remove and retain the tiles, repair the supports, and reinstall the tiles using copper nails to nail slate tiles to the roof.
12. If solar panels, skylights, rooftop satellite dishes, or other modern roof elements are used, install them out of public view. Use the smallest satellite dish possible.

WINDOWS (pg. 91)

Windows are functional and aesthetic, helping to convey a building's particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Their spacing divides a building into distinct sections, or bays, which defines the elevation.

There are numerous types and sizes of windows in addition to a variety of designs of sills, lintels, decorative caps, and shutters. Preserving windows and their components helps uphold the architectural integrity of

the district as a whole.

1. Preserve historic windows.
2. Patch, paint, putty, and weather strip historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.
3. If damage to a historic window is beyond repair, replace it entirely. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
5. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
6. Window tinting should be limited and allow the window to be largely transparent.
7. Select storm windows with a design that allows for full view of the historic windows or that match the pane configuration of the windows.
8. Retain historic shutters and blinds.
9. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones and are based on physical or photographic evidence. Operable shutters are preferred.
10. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
11. The installation of "bahama" style shutters is appropriate if the property owner can demonstrate the dwelling originally had such shutters through photographic or physical evidence.
12. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.
13. Do not install bars in windows visible from the street.
14. Do not use snap-in or flush muntins on historic buildings or new infill.
15. Re-use serviceable hardware and locks as long as they are reversible and do not result in damage to historic elements.
16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not damage the historic fabric of the property.

FENCES AND WALLS (pg. 97)

Walls and fences, including gates, are found throughout the district. Their continued use is appropriate. Regularly maintain and make repairs to existing historic walls and fences instead of replacing them. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate, are discouraged. The removal of incompatible walls and fences is encouraged.

1. Preserve historic fences and walls.
2. Construct new fences and walls using materials that predominated historically or that visually match these materials. Wood or metal for new fences and brick for new walls are generally appropriate materials.
3. Paint new wooden fences to complement their adjacent houses. Construct front-yard fences to a maximum height of four feet tall and with pickets set less than three inches apart and less than four inches in width.

4. New metal fences should not exceed four feet in height.
5. Use solid wood board fences in back yards only. Construct them to be less than six feet tall and paint them to blend with the building.
6. Locate non-traditional fences such as split or horizontal rail, railroad tie, or timber fences at rear yards or where not visible from the street. Chain link fencing is not recommended within the district.
7. The installation of vinyl fencing is prohibited for yards of houses in the historic district per the LDC. Vinyl is not a sustainable material and does not convey the same appearance as historic fencing materials such as wood or brick.

GROUND SURFACES (pg. 99)

Historic sidewalks, driveways, planting patterns, and grades should be preserved. If replacements or new elements are required, patterns of placement and material should be retained.

1. Follow guidelines for masonry to retain and maintain historic placement, materials, and design for ground surface elements like walkways and drives.
2. Keep landscaping maintained so that vegetation does not cause damage to masonry features.
3. Maintain compatibility between private ground materials like walkways and drives and public materials like sidewalks.
4. Traditional materials such as brick pavers, oyster shell, gravel, and concrete are recommended for new ground surfaces. Patterned concrete and permeable concrete are also acceptable and preferred over asphalt. Concrete ribbons, versus complete coverage of a driveway area, were commonly used. Their design is traditional and also decreases the amount of water run-off.

ANALYSIS:

Please see Exhibit 1 *Mitigation Notes/Recommendations* for staff recommendations and applicant responses.

STAFF RECOMMENDATION:

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant Approval.

Staff recommends APPROVAL of this amendment to HDC 2016-32 with the following conditions:

1. Paver drive at front yard be granted conditionally pending approval of a Right of Way Use Permit; and
2. Mitigation measures to include: application of external muntins (grilles) on windows, repainting of front wall at 1st floor porch SW2857 *Peace Yellow*.

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2016-32 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-32 amendment, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|---|
| EXHIBIT 1 | HDC 2016-32 Mitigation Notes/Recommendations |
| EXHIBIT 2 | Letter of Clarification from Downs Drafting & Design LLC |
| EXHIBIT 3 | HDC 2016-32 Amendment Application & Backup Materials as presented February 15, 2018 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2016-32 Amendment

EXHIBIT 1

Mitigation Notes/Recommendations

HDC 2016-32 Mitigation Notes/Recommendations

Mechanical – no discussion by board. I would recommend seeking approval for the change, explaining the reason to move and the fact that it is still appropriately screened from view. **Moved Hvac so that it could be out of the way & covered**

Windows (Design) – Windows have always been required to have exterior grilles and applicants are required to follow ALL published guidelines whether they are specifically addressed at HDC. That being said, explain that you did not realize this nuance of the guidelines and because it was not addressed at the original HDC meeting, proceeded with the windows that had the grilles between the glass. Recommendation from the HDC was to speak with the window manufacturer and see if it is possible to apply the exterior grille after the fact. This type of applied grille would generally not be recommended, but the board feels this would achieve the look that is desired and be a more cost effective than replacing all the windows. As staff, I agree with the board's recommendation and encourage you to consider this option, as it will improve the overall appearance of the windows and add value to the design of the home. Adding this element will make the windows appear to be more in line with the architectural style of the home. The design inspiration photo you provided for the paint color shows a good example of how having this exterior grille can make a modern window have a much more historic appearance. **We are approved on original plan but willing to put grids on exterior of existing windows if board is willing to work with us on their other issues.**

Windows (additional at rear) – The board seemed to be in agreement that this was an appropriate change. Explain why the decision to add the window was added for functional reasons and how having the window element in the rear gable mimics the front gable. **It was agreed that this was a reasonable change.**

Fencing – explain the difference between the original design that was in violation and the new proposed design meeting height and design requirements and being a more traditional design to compliment the historic district. **We desire to put in 6' high fence (to look like the picture that we submitted to the board in last month's meeting) to screen the patio/backyard.**

Patio/Hot tub/Outdoor shower – explain the desire to utilize this outdoor space as an extension of the living space to take advantage of the local climate. Be sure to include that the patio addition is sited behind both the home and the garage and that it is not visible from either right of way and will be appropriately screened by the fence at the two remaining sides. **Extension of the indoor/outdoor living area, all done to code.**

Accessory structure stairs/roof – The board seemed to understand that the roof over the stairs was a functional change. Explain why it was needed at the entrance to the garage suite. Much of the discussion focused on the railings being converted to half-walls. I would recommend converting the street side and backyard side of the half-wall back to railings, and seeking to maintain the half-wall at the house side, as this side is minimally visible. Opening the front and back of the half-wall will create a sense of openness and division between the two buildings that is more in line with the original plans.

Roof and half walls were needed to stop water intrusion. The railing would have to stop abruptly at the house end (front side the railing would only be approximately 2'; the BACK side 5' which at best would only be barely visible from the road at a straight on angle). As stated in the letter, "In order to make the construction flow well architecturally, we continued the wall around the entire upstairs....". We have taken a video from the street to show that this area is hardly visible. This change was not made for aesthetics because it barely visible, but for function and water flow from the house roof. We have also attached a letter from the architect.



down railing
001.pdf

Architect's Letter of Clarification.





The ceiling of the walkway and the tie in to the house roof for support



IMG_44761001.3gp

Movie Showing the porch is only visible straight on

Gutters – No discussion by board. Recommend explaining the functional need for them and seeking approval. **All seemed to approve this at previous meeting as a necessary addition.**

Paint Color – board discussed options of returning the porch to the same approved shade of blue as on the rest of the home, or keeping the yellow. Board expressed that, although a non-traditional use of the color, the yellow was a nice touch to accent the home and visually break up the mass of the home. The board expressed that if the yellow color was to be used, it should be used at the side elevations of the

home also. It was recommended that you discuss with your contractor, the possibility of adding a trim piece between the two levels as a way to create a break in the siding to allow for the change of color to appear on the sides of the building. The below picture shows an example of how that trim piece acts as to define the separate floors and colors. I agree with this assessment and think it will add visual interest to the home and help reduce the massing of the home. I would recommend considering this change. The other issue that was brought up was the shade of yellow. Although it is an approvable color, it is a little brighter than would be typically seen on this style of house. Craftsman homes traditionally featured muted earth toned colors. The yellow that is shown on the design inspiration photo is a much paler shade that creates a less stark contrast with the blue. If you choose to do the yellow, I would recommend considering a paler shade. Other color options to consider might be Sherwin Williams *SW2857 Peace Yellow*, or Valspar's 3004-4C *Pretty Pretty Picture* or 3006-6C *Demure Yellow*.

We will change to the lighter recommended color in the front porch area or will repaint it the already approved blue paint color. The picture that you sent us as an example will not work with our house. There is no clear horizontal line between the floors. The idea behind painting the porch was to lighten up the area under the porch roof and add a little interest. It stands out so much now without much needed landscaping and the important porch swing.

Driveway / Walkway – The general comments by the board seemed to approve of the paver material of the drive and walks. The main topic of discussion is the fact that circular drives are not a historic design that is seen in the Fernandina Downtown Historic District. You need to explain the reasoning behind this design choice. You definitely want to explain what makes this lot different from most, in that it is located on a truck route that allows no parking on public right of way (include photo of sign). Discuss how this design will increase the safety of drive and is necessary for guest parking. Discuss how, although the design of the drive may be non-traditional to accommodate safety concerns, the materials are a traditional material chosen to be in harmony with the quality of materials historically seen in the historic district.

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.















Gas tank location per permit and setbacks.

In our original thought we would have liked to have just a walk way to the street. Since there is no Parking allowed on our street, (unlike most all other properties in the historic district) we felt this was the safest solution to avoid backing into the truck route and vehicles could safely park off the street into the curve. This will also allow us to add additional landscaping and trees to soften the drive, instead of having a big square pad.

SPECIAL CONDITIONS & Noteworthy to our lots.

- Our front street is the truck route for the Port. Parking or standing is not permitted on this street unlike most all other properties in the historic district.
- The house sits on 3 lots, one side is the Port's empty property, and the other side is an undeveloped lot. That lot could easily be developed hiding much of the side of the house.
- We have a meeting with a landscape architect March 6, 2018. We hope to be able to plant trees and other elements to help make the house appear to have always been there. It will also help ease the east side profile. This plan will be submitted as required.
- We have made changes from the original to conform to historical guidelines during the process of the build. Examples are the front door to a more traditional design and materials; the concrete was changed to brick pavers; and exterior light fixtures were chosen with care. We did this to conform to the historical values that the HDC seeks.
- We have not requested a single variance for this construction. We don't feel that we are seeking a "variance" in these instances either.
- We respect the HDC's goals and responsibilities in the community. Especially concerning a building with historical value. This however is a new construction that we are trying to fit in with those values. This has been a long build with a lot of thought and concern to those important elements. We greatly apologize for the lack of communication on our part with the changes/additions that we have made. At the end of this, this is not an investment home, it is our forever home.

HDC 2016-32 Amendment

EXHIBIT 2

*Letter of Clarification from Downs Drafting &
Design LLC*



Letter of Clarification

To whom it may concern,

The purpose of this letter from the Chief Designer and Owner of Downs Drafting and Design is to clarify a design decision on the Skidmore project on Dade St. in Fernandina Beach FL. The altered area in question (garage upstairs entry) was built differently than originally approved due to an unforeseen water intrusion issue. The alteration of this was important for the functionality and safety of the persons entering the upstairs garage area.

The initial plan reflected open picket railing around the upstairs garage entry area. Once the project was constructed in the field, an observation was made that the water shed from the main house roof system would drain heavily on to the landing/deck area at the upstairs garage entry. Such water flow was found to be a risk to the persons on the landing/deck and stair area at the upstairs garage entry.

To correct the water shed issue, we have replaced the open railing with a full framed wall at the 42" height. The wall allowed us to construct a cricket which disperses the water properly. In order to make the construction flow well architecturally, we continued the wall around the entire upstairs garage entry area where all open railing was previously shown. All work and alterations have been field inspected and shall be approved as built.

If you have any comments or question. Feel free to call me directly. Thanks, and have a nice day!

William Downs

Downs Drafting and Design LLC – Owner

(904)536-0857

downsdraftinganddesign@gmail.com

HDC 2016-32 Amendment

EXHIBIT 3

*Application & Backup Materials
as Presented February 15, 2018*



**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-32 AMENDMENT
FEBRUARY 15, 2018**

Owner/Applicant:	Steve Skidmore				
Property Address:	327 N. 4th Street				
Requested action:	Certificate of Approval (COA) to Amend COA to include changes that occurred during construction.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	R-2		
	South	Vacant	R-2		
	East	Vacant	R-2		
	West	Vacant	R-2		

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

CASE HISTORY

Date	Action
12/15/2016	HDC 2016-32 heard before the HDC and approved (see Exhibit 2)
01/10/2018	Responding to citizen concerns, staff conducted a site visit and found work being performed beyond the scope of the approved COA (see Exhibit 3)
01/11/2018	Stop work order placed on all exterior work by Building Department
01/16/2018	Applicant paid an After-the-fact fee of \$750 and submitted application to seek approval for amendments to HDC 2016-32
02/15/2018	HDC 2016-32 Amendment scheduled to be heard before the HDC

Requested Amendments

1. HVAC relocated to under exterior stairs going to guest suite above garage;
2. Add hot tub, patio, outdoor shower and privacy fence behind home;
3. Cover second story deck on rear of home and change railing to solid half-wall;
4. Add front drive and a sidewalk along the east side of house connecting front porch to previously approved drive. All drives and walkway to be pavers. Patio behind home is travertine;
5. Add gutters downspouts – white;
6. Add window on 2nd story rear of house above kitchen;
7. Change paint color at front wall at first floor to SW Classic Yellow 2865.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: Complies ☒ Does not Comply ☒ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts.

5.01.10 Fences and Walls

- A. The maximum height of fences and walls shall be as set forth in Table 5.01.10(A), except where otherwise provided in this LDC.

Table 5.01.10(A). Maximum Height of Fences and Walls

Zoning District	Location	Maximum Height
RE, R1-G R-1, RLM, R-2, R-3, OT-1, OT-2, MU-1	Front yard, measured from the required front yard setback line to the front property line	4 feet
RE, R1-G R-1, RLM, R-2, R-3, OT-1, OT-2, MU-1	Side yard, measured from the required front yard setback line to the required rear yard setback line	6 feet
	Rear yard, measured from the required rear yard setback line to the rear property line	6 feet

- B. Where walls or fences are proposed to be located on a common property line, the written consent of adjacent property owners shall be required.
- C. Property lines shall be established by a survey prepared by a surveyor licensed in Florida not more than two (2) years prior to the date of the application for a permit to install or construct a fence.
- D. Electrified fences are prohibited.

5.01.11 Swimming Pools and Pool Enclosures

- A. All pools shall provide fencing or enclosures in compliance with the requirements of the Florida Building Code.
- B. A screen enclosure may be installed instead of, or in addition to, a fence or wall, provided that the screen enclosure meets all the following requirements:
 - 1. A pool screen enclosure shall be set back from the side lot line a minimum of three (3) feet;
 - 2. A pool screen enclosure shall not be closer than three (3) feet to the rear lot line and shall not be required to comply with the setback from a rear lot line as set forth in Section 4.02.03(E); and
 - 3. A pool screen enclosure shall not exceed twenty-five (25) feet or the height of the principal structure, whichever is lower.
- C. No overhead electric power lines shall pass over any pool unless enclosed in conduit and rigidly supported, nor shall any power line be nearer than ten (10) feet horizontally or vertically from the pool edge.
- D. Pool equipment may be located within the side yard setback, but not closer than five (5) feet to side or rear yard lot line.
- E. Lights used to illuminate any swimming pool shall be shielded and directed to avoid illuminations of adjoining properties.
- F. The following setback shall be maintained and shall be measured from the pool's edge of water to the lot line as follows:
 - 1. The minimum front setback shall be the same as that required for a residence located on the parcel where the pool is to be constructed. However, in no case is the pool to be located closer to a front property line than the principal building is located;
 - 2. The minimum side setback shall be not less than eight (8) feet from the side lot line;
 - 3. The minimum rear setback shall be not less than eight (8) feet from the rear lot line; and
 - 4. In the C-2 and PI-1 zoning districts, pools that are an accessory to lodging accommodations may be located within a front yard, provided that the pool is setback at least ten (10) feet. The setback shall be measured from the front property line to the outermost feature of the pool, such as the edge of the pool deck or pool enclosure.

5.02.04 Temporary Construction and Sales Offices

Certain uses and structures are allowable during construction activities. A temporary permit is required according to procedures set forth in Chapter 11.

- K. Construction and demolition debris dumpsters are permissible. However, dumpsters shall be located at least one (1) foot from all property lines. Such dumpsters are not required to meet screening requirements set forth in Section 5.01.07.

7.01.01 Access and Driveway Design Requirements

Table 7.01.01(A). Maximum number of access points per lot	
Functional Classification of Frontage Street	Maximum Number of Access Points
Arterial	1 per 500 feet of frontage
Collector, City responsibility	1 per 200 feet of frontage
Local	1 per 100 feet of frontage

The following standards shall apply to all driveways or access points from a lot or parcel onto a public street:

- A. The maximum number of access points for a lot is set forth in Table 7.01.01(A).
- B. Platted lots of record on the effective date of this LDC which have fewer frontages than required in Table 7.01.01(A) shall be allowed one (1) access point.
- C. No point of access shall be allowed within 100 feet of the intersection of the centerlines of any public street, except for single-family dwellings located on local streets intersecting with a local street, where the minimum separation shall be fifty (50) feet.
- D. Access ways or driveways for corner lots shall be located on the street with the lower functional classification.
- E. Driveways shall comply with the following standards:
 - a. Residential driveways shall be a minimum of twelve (12) feet in width and a maximum of twenty (20) feet in width.
 - b. Non-residential driveways shall be twenty-five (25) feet in width; when two (2) or more uses share a driveway, the width may be increased to thirty-five (35) feet. When a landscaped median is provided, the total width shall not exceed fifty (50) feet.
 - c. The minimum inside turning radius shall be fifteen (15) feet. No part of the turning radius shall extend over the property line.
- F. Concrete shall be 3,500 PSI with fiber and six (6) inches in depth in all rights-of-way.
- G. The alley and driveway easements are to the property line of structures served and are not required inside the property line.
 - a. For residential subdivisions on any local roadway, a secondary access may be provided through an easement for emergency vehicles.
 - b. For residential subdivisions on a cul-de-sac;
 - c. The maximum number of lots shall be limited to twenty (20); and
 - d. The maximum length of the cul-de-sac shall be limited to 800 feet.
- H. No curbs shall be cut or altered, and no points of access or openings for vehicles onto a public street shall be established, without a permit issued by the City.
- I. Approval from FDOT or the County is required for any access onto a road under their jurisdiction.
- J. The location, design, and construction of driveway connections shall comply with the FDOT Roadway Traffic Design Standards
- K. All driveways shall be designed and constructed to comply with all drainage standards of the City and shall be improved with a permanent paving material.

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;

- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- E. Fences proposed within designated historic districts shall be compatible with the historic style and character of the district, shall not be vinyl, and shall require a certificate of appropriateness, as set forth in Chapter 11.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.03.10 Enforcement; Penalties; Injunctive Relief

- A. Enforcement
 - 1. The City shall promptly stop any work attempted to be done without or contrary to a Certificate of Approval issued under this chapter.
 - 2. Any sign or exterior illumination of walls, exterior roofs, or appurtenances of buildings displayed contrary to the provisions of this LDC shall be removed.
 - 3. If the owner of the structure or building fails to correct the defects as outlined in this section, after knowledge of the existence of such defects has been brought to his attention, the owner shall be found in violation of this LDC, and shall be subject to a fine.
- B. Penalty; restoration of building to former appearance
 - 1. A violation of this LDC shall be a separate offense for each day or portion thereof during which any such violation continues to occur and each offense shall be punishable by a

- fine.
2. Any person who demolishes, alters, or constructs a building or structure in violation of this chapter shall be required to restore the building or structure and its site to its appearance prior to the violation. This civil remedy shall be in addition to and not in lieu of any civil or criminal prosecution and penalty.

8.03.03 Application Process for Certificate of Approval

- A. A Certificate of Approval is required before a permit is issued for work on a historic landmark or site, any property in a historic district (either contributing or noncontributing), or any property in the CRA Overlay.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

PORCH STAIRS AND RAILINGS (pg. 87)

If porch stairs or railings are in need of replacement, match new components to the original porch in terms of design and materials.

1. All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible.
2. Porch steps and railings are subject to regular use. Check them often and make repairs with materials that match the original.
3. If an individual porch step and rail requires replacement, use materials that match the originals.
4. The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended.
5. Do not use pre-cast concrete steps on entrances that are in public view.
6. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building.
7. In most cases, balusters or railings must be a minimum of finished dimensions of three inches by three inches. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.

ROOFS (pg. 88)

The purpose of a roof is to cover and protect the rest of the building from the elements, making it is one of the most important parts of a building. Regular roof maintenance is essential. A roof's size and visibility tend to restrict any change in its shape or materials, as this would drastically alter the appearance of the entire building. Original roofing materials in Fernandina Beach include wood shingles and standing seam metal; however, much of these original materials have been lost due to hurricanes and storms. New roofing materials of asphalt, metal, and fiberglass are appropriate for the district.

1. Retain, maintain, and repair historic roof forms and materials.
2. Where damage has occurred, retain as much historic material as possible, replacing only individual elements.
3. If overall deterioration is beyond the repair, substitute materials may be used. Select substitute materials that will best support the historic character of the building and the district. Match original materials whenever possible.
4. Roof maintenance extends to keeping gutters and downspouts clean and in good repair.
5. Inspect regularly for leaking roofs, gutters, and downspouts, and make repairs.

6. Regularly check for and secure loose or missing flashing; if flashing is deteriorated, replace it with high-quality materials. Fasten aluminum flashing with aluminum nails and paint.
7. Ensure proper ventilation to prevent condensation.
8. Provide adequate anchorage for the roofing material to guard against wind and water damage.
9. Check seams of metal roofs and keep metal surfaces painted except for copper roofs, which are protected by their patinas.
10. Secure metal roofs with metal fasteners that are compatible with the roofing material.
11. If supporting material has deteriorated below a slate or cement-tile roof, carefully remove and retain the tiles, repair the supports, and reinstall the tiles using copper nails to nail slate tiles to the roof.
12. If solar panels, skylights, rooftop satellite dishes, or other modern roof elements are used, install them out of public view. Use the smallest satellite dish possible.

WINDOWS (pg. 91)

Windows are functional and aesthetic, helping to convey a building's particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Their spacing divides a building into distinct sections, or bays, which defines the elevation.

There are numerous types and sizes of windows in addition to a variety of designs of sills, lintels, decorative caps, and shutters. Preserving windows and their components helps uphold the architectural integrity of the district as a whole.

1. Preserve historic windows.
2. Patch, paint, putty, and weather strip historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.
3. If damage to a historic window is beyond repair, replace it entirely. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
5. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
6. Window tinting should be limited and allow the window to be largely transparent.
7. Select storm windows with a design that allows for full view of the historic windows or that match the pane configuration of the windows.
8. Retain historic shutters and blinds.
9. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones and are based on physical or photographic evidence. Operable shutters are preferred.
10. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
11. The installation of "bahama" style shutters is appropriate if the property owner can demonstrate the dwelling originally had such shutters through photographic or physical evidence.
12. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.
13. Do not install bars in windows visible from the street.
14. Do not use snap-in or flush muntins on historic buildings or new infill.

15. Re-use serviceable hardware and locks as long as they are reversible and do not result in damage to historic elements.
16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not damage the historic fabric of the property.

FENCES AND WALLS (pg. 97)

Walls and fences, including gates, are found throughout the district. Their continued use is appropriate. Regularly maintain and make repairs to existing historic walls and fences instead of replacing them. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate, are discouraged. The removal of incompatible walls and fences is encouraged.

1. Preserve historic fences and walls.
2. Construct new fences and walls using materials that predominated historically or that visually match these materials. Wood or metal for new fences and brick for new walls are generally appropriate materials.
3. Paint new wooden fences to complement their adjacent houses. Construct front-yard fences to a maximum height of four feet tall and with pickets set less than three inches apart and less than four inches in width.
4. New metal fences should not exceed four feet in height.
5. Use solid wood board fences in back yards only. Construct them to be less than six feet tall and paint them to blend with the building.
6. Locate non-traditional fences such as split or horizontal rail, railroad tie, or timber fences at rear yards or where not visible from the street. Chain link fencing is not recommended within the district.
7. The installation of vinyl fencing is prohibited for yards of houses in the historic district per the LDC. Vinyl is not a sustainable material and does not convey the same appearance as historic fencing materials such as wood or brick.

GROUND SURFACES (pg. 99)

Historic sidewalks, driveways, planting patterns, and grades should be preserved. If replacements or new elements are required, patterns of placement and material should be retained.

1. Follow guidelines for masonry to retain and maintain historic placement, materials, and design for ground surface elements like walkways and drives.
2. Keep landscaping maintained so that vegetation does not cause damage to masonry features.
3. Maintain compatibility between private ground materials like walkways and drives and public materials like sidewalks.
4. Traditional materials such as brick pavers, oyster shell, gravel, and concrete are recommended for new ground surfaces. Patterned concrete and permeable concrete are also acceptable and preferred over asphalt. Concrete ribbons, versus complete coverage of a driveway area, were commonly used. Their design is traditional and also decreases the amount of water run-off.

ANALYSIS:

Site Visit 1/11/18

Staff conducted a site visit on the evening of 1/1/18 and found the following violations related to the construction and site work being performed:

- Improper placement of temporary roll-off dumpster on adjoining property (Lot 18).



- Improper placement of portable toilet in city right of way.
- Tree protection and silt fencing not in place. Soil from site washing out onto adjoining lots, city right of way, and N. 4th Street.

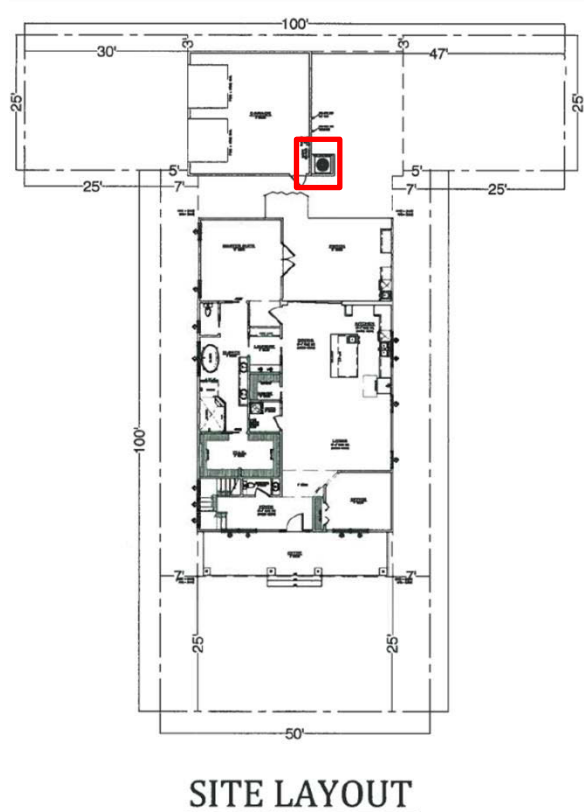


The violations relating to the site work were discussed with the applicant the following day, and the applicant worked quickly to resolve all of the above issues over that weekend and submitted pictures that Monday, 1/15/2018 demonstrating compliance. At this time, all of the above noted violations related to site work/construction have been resolved and no further action is required for these items.

During the 1/11/2018 Site visit, a number of elements of the project were observed that varied from the approved scope of work reviewed through HDC 2016-32, or were not included in that scope of work. City of Fernandina Beach Building Department verified that they had not received any revisions to the original building permits, and had not reviewed any of the changes/additions seen occurring at the site.

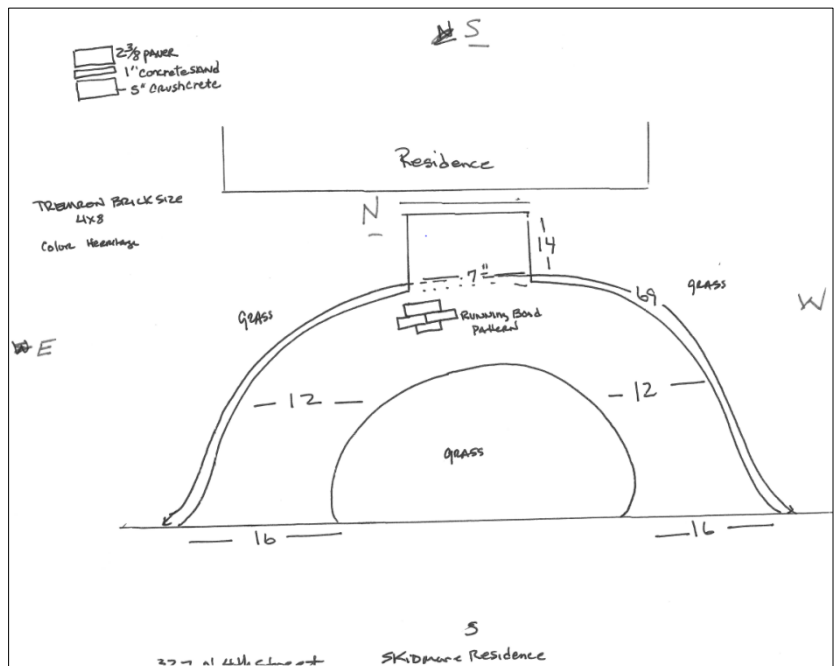
Work outside the scope of HDC 2016-32 included:

- **Mechanical Equipment** - Mechanical equipment had been relocated from the rear yard to the breezeway between the primary and accessory structures.



Staff Analysis – moving the mechanical to the location under the stairs has not had a negative impact on the project and is still appropriately screened from view from the right of way.

- **Driveway/Walkway** - Driveway surface changed from concrete to brick pavers. A circular drive was added at the front yard, also of brick. A brick walkway connecting the two driveways was added.



Staff Analysis – brick pavers are a traditional paving material and are appropriate for use on drives and walkways in the historic district. The two additional curb cuts at the front yard will also require approval from the Streets Department through a Right of Way Use Permit before an HDC Final Inspection can be completed.

- **Windows (design)** – windows used on the project are 2/1 grille between glass. Information provided by applicant for review called out the grille pattern of the windows, but did not specify whether they were seeking approval for grille between glass (GBG) or simulated-divided lite (SDL). Grille between glass is not permitted in the historic district. This issue was not addressed at the HDC hearing, as it was not clear that applicant was seeking approval for GBG windows.



Staff Analysis – Although GBG windows are prohibited in Fernandina Beach’s Historic Districts, staff believes that this requirement is unclear to applicants unless specifically called out by staff or the board. At the time of this application was initiated, the only place where the window requirement appeared in writing was on page 93 of the guidelines as item #14 *“Do not use snap-in or flush muntins on historic buildings or new infill.”* This section deals primarily with the treatment of historic windows and is often overlooked by applicants designing for new construction. *“Guidelines for New Construction”* begins on page 108 of the Downtown Historic District Design Guidelines and, although it speaks to compatibility of new construction, it does not address the issue of raised muntins (grilles). Staff feels that due to this being unclear to most applicants, it would be inappropriate to retroactively enforce this requirement upon the applicant.

Since this approval came through HDC for review, the HDC application has been updated (1/25/18) and now includes the Historic District Council Windows List, which includes language about the requirement to have raised muntins. Staff is also looking into possible updates to the Land Development Code and design guidelines to further clarify this requirement.

- **Windows (additional)** – The applicant has requested approval for a change to the rear elevation of the principal structure to include a change in the roof design and the addition of a window at the rear gable.

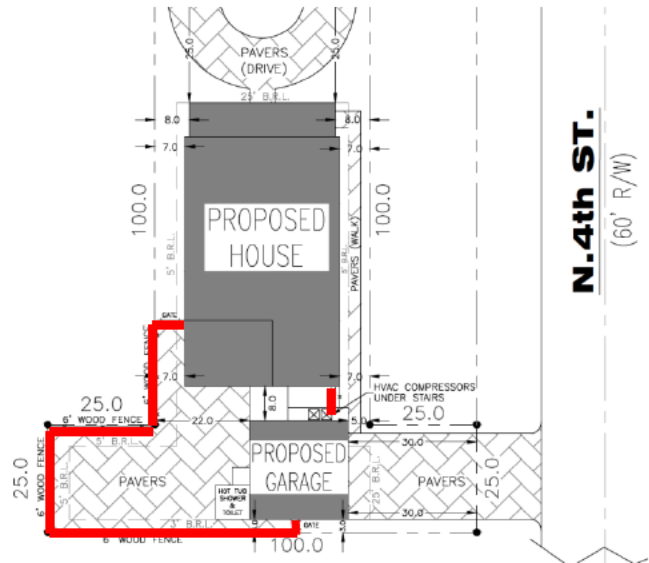


Staff Analysis – The additional window and change in roof design to not detract from the overall design of symmetry of the home and are an appropriate change to the approved plans.

- **Fencing** – During the site visit it was noted that a horizontal board fence was under construction at the rear of the accessory structure that was not part of the original COA. The fence was over the allowable 6 foot height, and appeared to be still under construction.



Staff Analysis – After speaking with the applicant about the issues with the fence, the applicant had the structure disassembled. The applicant is seeking approval to construct a more traditional 6-foot high wood fence similar in design to the one shown below. The fence will be stained Minwax *Classic Gray*. The fence is shown to be located off of the common property line, so written consent from adjoining property owners is not required. The proposed fence meets all height and setback requirements per LDC 5.01.10.



- **Patio/Hot Tub/Outdoor Shower** – During the site visit it was noted that a travertine patio was added to the rear yard that was not included in scope of the project COA. The patio features a hot tub and enclosed outdoor shower area.



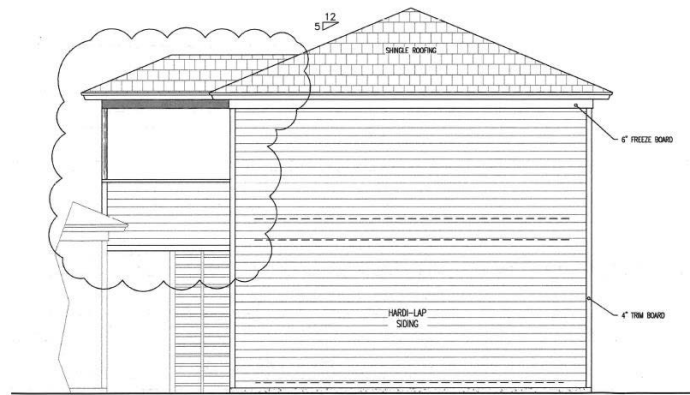
Staff Analysis – Hot tubs must follow the same setbacks as swimming pools, as outlined in LDC 5.01.11. Setbacks are not specifically called out on the plans, but the hot tub appears to comply with all setback requirements. The patio itself is paved with a travertine paver. Although a non-traditional material for the historic district, the patio is located in the rear yard and is not visible from either the Dade Street or N. 4th Street right of way. The outdoor shower enclosure, considered a landscape feature, is made of wood and is an appropriate addition to the outdoor space.

- **Accessory Structure Stairs/Roof** – During the site visit it was noted that the landing at the top of the stairs on the accessory structure varied from the approved plans. The roofline had been extended to roof over the stair landing area, and the railings at the top of the stairs had been changed to half-walls clad in siding.

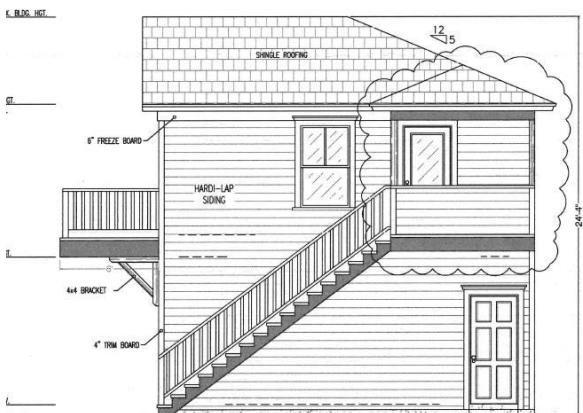




LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Staff Analysis – The additional roof mass on the accessory structure adds to an already wide expanse of roof. The enclosure of the railings at the 2nd floor landing further visually emphasizes the mass of this elevation. Staff recommends removal of the half-wall and reverting to the railings as approved. This would allow for the roof over the landing, while maintaining and visual openness between the principal and accessory structures.

- **Gutters** – Applicant would like to add white gutters and downspouts for stormwater management.
- Staff Analysis** – The addition of gutters is a recommended and appropriate addition to the plan.

- **Paint color** – Applicant seeks approval to change the color of the lower half of the front elevation to SW *Classic Yellow* 2865.



Subject Property



Inspiration Home for
Colors/Use

SW 2865
Classical Yellow

Staff Analysis – Although this a non-traditional use of colors, the colors chosen would have existed and been seen in Fernandina during its period of significance. Staff recommends approval of the addition of this second color (SW *Classic Yellow* 2865).

STAFF RECOMMENDATION:

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant Approval.

Staff recommends APPROVAL of this amendment to HDC 2016-32 with the following conditions:

1. Paver drive at front yard be granted conditionally pending approval of a Right of Way Use Permit; and
2. Enclosed half-wall at top of stair landing of accessory structure be modified to reflect approved design (roof to remain).

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2016-32 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-32 amendment, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2018-01 Amendment Application & Backup Materials
EXHIBIT 2	Revised Plans and Elevations
EXHIBIT 3	1/11/2018 Site Visit Photos
EXHIBIT 4	Photos Showing Resolution of Site Issues (Dumpster, Portable Toilette, Silt Fence)
EXHIBIT 5	Photos Provided By Applicant
EXHIBIT 6	HDC 2016-32 Agenda Packet as Presented December 6, 2016

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2016-32 Amendment

EXHIBIT 1

*Application and Backup
Materials*



OFFICE USE ONLY

REC'D: 1/16/18 BY: SSC

PAYMENT: \$ 750.00 TYPE ✓ #1593

APPLICATION #:

HDC CASE #: 2016-32 (amendment)

APPLICATION COMPLETE: Y ✓ N

PRE-CONFERENCE: Y ✓ N DATE

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

BOARD MEETING DATE: Feb. 15 2018

PLANNER: DATE:

 APPROVED DENIED

APPROVAL TYPE: ☐ Staff Approval ☒ Board Approval: Conceptual or Final

PROJECT TYPE:

☐ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance After the Fact COA

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☒ Other: revise 1st application

PROPERTY INFORMATION

Street Address: 327 N 4th Street

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0017-0160

Zoning District: Lot / Block Number (optional)

Owner of Record
Owner(s) Name
Steve Skidmore
Corporation or Company
5308 Anthony Lane
Street Address
City State Zip
Sarasota FL 34233
Telephone Number
859-802-1060
Fax Number
Email Address

Applicant or Agent
Applicant Name
SAME
Corporation or Company
Street Address
City State Zip
Telephone Number
Fax Number
Email Address

PROJECT DESCRIPTION

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

New construction -- revision of originally approved structure -- see plans. Major changes include:

1. Relocate HVAC to under exterior stairs going to guest suite above garage
2. Add hot tub , patio, outdoor shower and privacy fence behind home
3. Cover 2nd story deck on rear of home and change railing to solid 1/2 wall
4. Add front drive and a sidewalk along east side of house connecting front porch to previously approved drive. All drives and walkways are pavers. Patio behind the home is travertine.
5. Add gutters and downspouts - white 6. Add window on 2nd story rear of house above kitchen

List proposed materials and colors, as applicable:

Project Scope	Type, Material, Brand	Color
Exterior Fabric	Same as previously approved -- added yellow wall under exterior front porch	SW Historic Color Classical Yellow 2865
Doors	Front door - Mahogany with glass at top - sidelights As previously approved	
Windows	Add window on 2nd story rear of house to allow light into kitchen All others as previously approved	same as previously approved
Roofing	As previously approved	
Fascia/Trim	As previously approved	
Foundation	As previously approved	
Shutters	As previously approved	
Porch/Deck	Deck on 2nd story of the rear of the home to be covered and railings enclosed -- all finishes to match those previously approved for the home	
Fencing	Add 6' privacy fence around house -- see site plan & photos	Stained Minwax Classic Gray
Driveways/Sidewalks	Add front circular drive in front of home. Add sidewalk along east side of house connecting front porch to drive in rear.	Pavers -- red brick
Signage	N/A	
Other	Add gutters and downspouts Original plan called for Trex porch -- we used PT lumber to be stained Mix	White wax Classic Gray

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

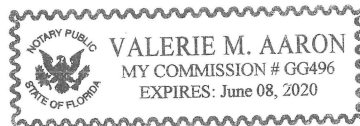
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

1-15-18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 15 day of January, 2018.

[Signature]
Notary Public: Signature

Valerie Aaron
Printed Name

6-8-2020
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Steve Skidmore
(print name of property owner(s))

hereby authorize: Johnson Home Builders Inc
(print name of agent)

to represent me/us in processing an application for: Historic District
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

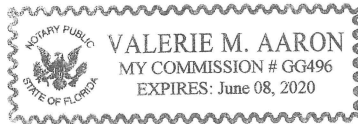
[Signature]
(Signature of owner)

(Signature of owner)

STEVE SKIDMORE
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 15 day of January, 2018.

[Signature]
Notary Public: Signature

Valerie Aaron
Printed Name

6-8-2020
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

~~1~~ S

Residence

N

14

7. 11

GLASS

WE

GLASS

Running Bond Pattern

- 12 -

- 12 -

GRASS

16

— 16 —

3

37-1 44.660000

Skidmore Residence



Specifications

Seating Capacity	6	
Dry Weight	845 lbs	383 kg
Water Capacity	375 gal	1419 L

Jets	Pumps : 1-Speed
------	-----------------

55 Dual Footblaster	One 6.0 BHP Two 3.0 BHP
---------------------	----------------------------

CAPTAIN SEAT PERSONAL CONTROL

CUSTOM MASSAGE SEATS | MORE EFFICIENT | REDUCES OPERATION COST

Island Spas Elite models combine the traditional water delivery system and diverter valve with the patented DirectFlow® Technology from Artesian Spas top-of-the-line models, the Platinum Elite Spas.

The innovative DirectFlow® direct plumbing system combined with the Variable Flow Control (VFC) provides the user the ultimate individual control and hydrotherapy experience possible.

Island Spas ELITE™
Powered by DirectFlow Technology

CAPTAIN SEAT PERSONAL CONTROL

Antigua ELITE

84 x 84 x 36 in.
213 x 213 x 91 cm



55 Dual Footblaster | Acrylic: White Pearl





Door 4642 shown with
Small Block Dentil Shelf,
Side Lites 4662,
all shown in Fir.



Side Lite 1764 (SG)
in Fir with Oval
Sticking



Side Lite 1765 (SG) in
Fir with Oval Sticking



Side Lite 4621 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4661-SL1
(GG) in Fir with Modified
Oval Sticking



Side Lite 4662-SL2
(GG) in Fir with Modified
Oval Sticking



Side Lite 4701 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4702 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4703 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4703C (GG)
in Fir with Modified
Oval Sticking



Side Lite 4704 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4705 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4706 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4708
(Bevel GG) in Fir with
Modified Oval Sticking



Side Lite 4662-SL
(SOW-E) in Fir with
Square Sticking



Side Lite 4701 S
(GG) in Pine w/
Mod. Oval Sticking



Side Lite 4701 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4702 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4702 S (GG)
in Pine with Modified
Oval Sticking



Side Lite 4703 (GG)
in Fir with Modified
Oval Sticking



Side Lite 4705 (GG)
in Fir with Modified
Oval Sticking



SW 2865
Classical Yellow

HDC 2016-32 Amendment

EXHIBIT 2

Revised Plans & Elevations

CONSTRUCTION NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE DETECTION AND COMPLETION OF WORK AND FOR INITIATION, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK HEREIN.
4. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ORDERING MATERIAL AND PROCEEDING WITH THE WORK. ANY OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATION OR INADEQUACIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING OF WORK IN QUESTION.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
6. ALL WORK AND EQUIPMENT SHALL BE CLEARED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
7. THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
8. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPPING AND STUD SPACING.
10. ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
11. ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
12. UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES. CLEAN/REMOVE ALL PAINT DROPS/SPATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FLAMMABLE FLUIDS AND FOREIGN SUBSTANCES.
13. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVARIANT.
15. ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

CONSTRUCTION NOTES

1. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
2. ALL STUD WALLS DIMENSIONS ARE 3-1/2", 5-1/2", OR 7-1/2" (LION)
3. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (LION)
4. REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
5. ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. 1/8" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
6. ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL WOOD SILLS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER. PROVIDE TERMITE SHIELD AT CONCEALED UNDER FLOOR SPACES.
8. ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
9. WATER RESISTANCE J-B CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
10. FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTIONS OF CHIMNEYS, WOOD CONSTRUCTION AND FRAME WALLS TO MAKE WEATHER TIGHT.
11. CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMES. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
12. ALL WALL STUD SHALL BE SPPF2 SPECIFIED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
13. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2014
2. ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
3. ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
4. ALL CONCRETE SLABS SHALL CONTAIN FIBERGLASS REINFORCEMENT OR SIX W.I.M.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
5. SITE WORK SOIL SHALL BE CLEAN TERMITES TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
6. CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
7. VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
8. STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SLT PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
9. ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
2. ALL ALL RECEPTACLES IN BATHROOM, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTION SYSTEM (GFCI) AND AS NOTED ON THE DRAWINGS.
3. OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U/I APPROVED PLASTIC.
4. RECEPTACLES SHALL BE SPACED ALONG WALLS IN ACCORDANCE WITH CODE SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM ANY OUTLET. NO SPACES FURTHER THAN 12'-0" UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODES.
5. SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP).
6. ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
7. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-Fault CIRCUIT INTERRUPTER.
8. SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG, 3'-0" FROM DUCT OPENINGS, AND 10'-0" FROM INSIDE AND OUTSIDE OF DWELLING SLEEPING UNITS.
9. CARBON MONOXIDE DETECTORS SHALL BE PRESENT WITH IN 10'-0" OF THE EXTERIOR SIDE OF ANY SLEEPING COMPARTMENT DOOR IF A RESIDENCE HAS AN ATTACHED GARAGE OR GAS APPLIANCES.
10. PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

ROOF NOTES

4. ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2014 FLORIDA BUILDING CODE AND THE 2014 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
2. ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
3. ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
4. ALL ROOF SHEATHING SHALL BE ATTACHED WITH #4 RING SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C. SECTION RB06: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS-VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PREVENT THE INTERIOR FROM INTRUSION OF BUGS.
6. THE DESIGN TOTAL NET FREE VENTILATING AREA OF THE CEILING SHALL NOT BE LESS THAN 1/150, THAT RATIO MAY BE REDUCED IF PROVIDED: 1) A WIND-BARRIER BETWEEN WARM AIR PERFORMANCE NOT EXCEEDING 1 PPM INSTALLED ON THE WARM SIDE OF THE CEILING, OR 2) AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING ARE IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (AT LEAST 3 FT (914mm) ABOVE EAVE OR CORNICE VENT) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. INDICATE LOCATION OR VENT AREA AND REQUIREDS.
7. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND PENETRATIONS THROUGH MOISTURE PENETRABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH ROOF PLANE PER F.B.C. SECTION R903.2.
8. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANCE ROOF SLOPE AND DIRECTIONAL AND/OR WIND SPINNS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE R903.1 PER F.B.C. SECTION R903.2.1.
9. ALL MEMBRANE FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURE PUBLISHED LITERATURE PER F.B.C. SECTION R903.2.2.

PROJECT OVERVIEW

PROJECT OWNER

SKIDMORE RESIDENCE

PROJECT CONTRACTOR / BUILDER

JOHNSON HOME BUILDERS INC.

PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.(P.E.)

PROJECT ADDRESS

0000 DADE ST.

FERNANDINA BEACH, FL.

32034

VICINITY MAP

E:\DOWNS DRAFTING & DESIGN\PROJECTS 2016\STEVE JOHNSON\STEVE SKIDMORE\MAP.PNG

SITE PLAN



CODE SUMMARY

- * FLORIDA BUILDING CODE - 2014
- * FLORIDA RESIDENTIAL BUILDING CODE - 2014
- * FLORIDA MECHANICAL CODE - 2014
- * FLORIDA PLUMBING CODE - 2014
- * FLORIDA BUILDING CODE ENERGY CONSERVATION - 2014
- * NATIONAL ELECTRICAL CODE - 2011 (NFPA 70)

DESIGN CRITERIA

* BASIC WIND SPEED (3 SECOND GUST) -	130
* WIND EXPOSURE CATEGORY -	C
* BUILDING CATEGORY -	II
* WIND IMPORTANCE FACTOR -	1.0
* INTERNAL PRESSURE COEFFICIENT -	+/- .18
* LEVEL OF ALTERATION (IF APPLICABLE) -	

COMPONENT & CLADDING (P.S.F.) - END ZONE: 3

SIZE (S.F.)	END ZONE (5)		INTERIOR ZONE (4)	
	POS. +	NEG. -	POS. +	NEG. -
0-20	30.4	40.7	30.4	33
20-50	29	38	29	31.6
50-100	27.2	34.3	27.2	29.8
>100	25.9	31.6	25.9	28.4

NOTE:
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2014 FLORIDA BUILDING CODE

PROJECT INFO

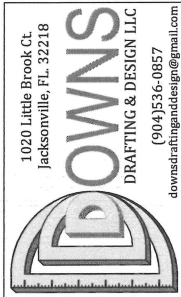
* CONDITIONED SPACED -	3,028 sq.ft.
* UNCONDITIONED SPACE -	529 sq.ft.
* UNENCLOSED SPACE -	860 sq.ft.
* LOT SIZE (ACRE) -	
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	2

PLAN INDEX

COVER SHEET / PROJECT INFORMATION	C1.0
FRONT & REAR ELEVATIONS	B2.0
RIGHT & LEFT ELEVATIONS	B2.1
FOUNDATION PLAN	B3.0
1st LEVEL FRAMING PLAN	B4.0
2nd LEVEL FRAMING PLAN	B4.1
1st LEVEL ELECTRIC PLAN	B5.0
2nd LEVEL ELECTRICAL PLAN	B5.1
ROOF PLAN	B6.0
STRUCTURAL DETAILS	D7.0
FLASHING DETAILS	D7.1
QUICK TIE DETAILS	D7.2

c1.0

SHEET #:	(1) OF (12)
PROJECT NAME:	SKIDMORE DADE ST.
PROJECT #:	16.10.03
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	01.31.18



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CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
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CODES AND OFFICIAL PROCESSES.

OWNER / R III DER

**SKIDMORE
RESIDENCE**

PROJECT ADDRESS

**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904)721-7676
FAX: (904)721-7685

ENGINEER OF RECORD



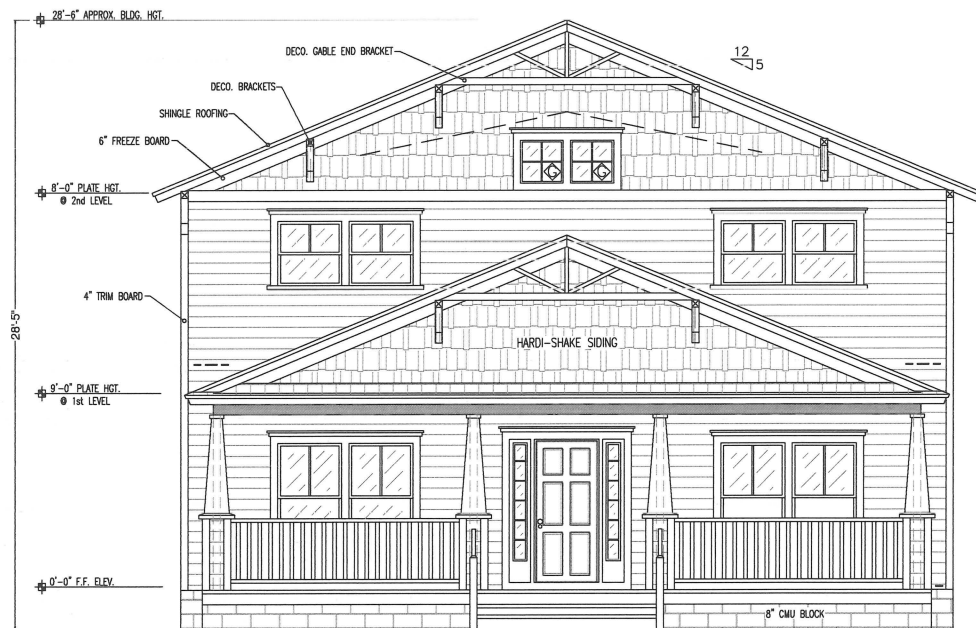
LEFT ELEVATION

SCALE: 1/4"=1'



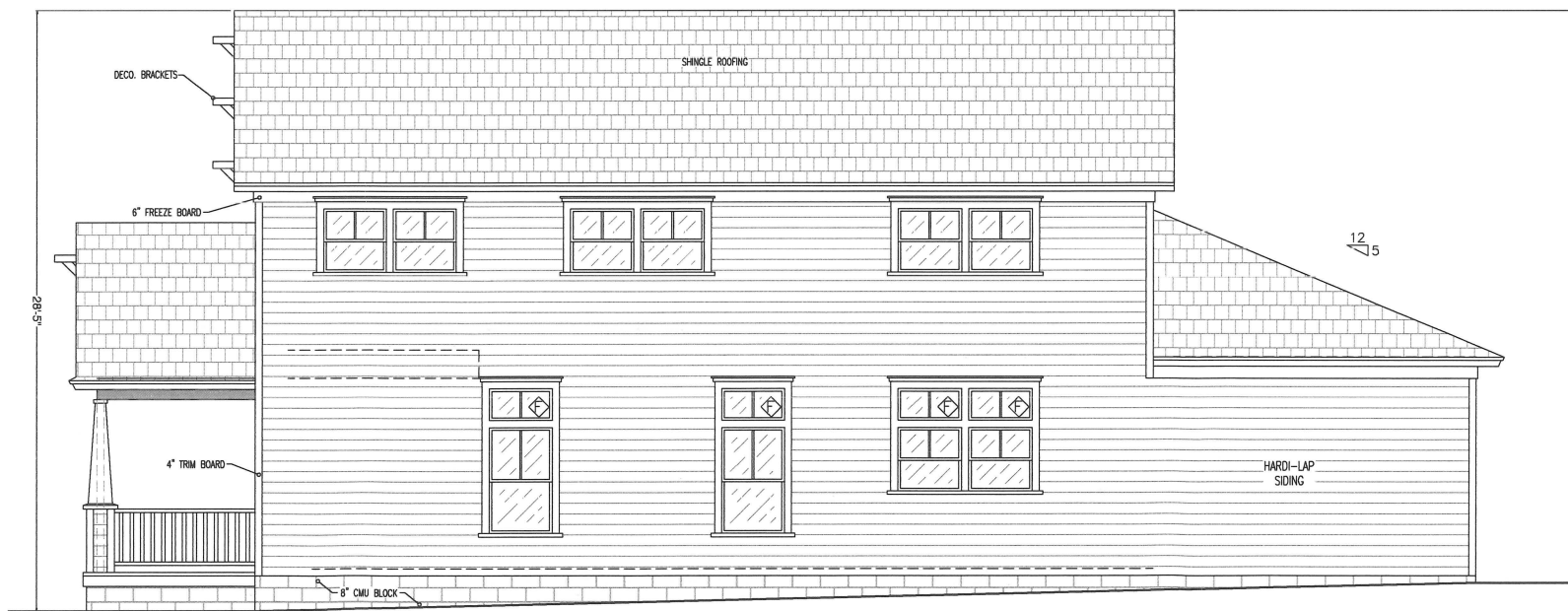
REAR ELEVATION

SCALE: 1/4"=1'



FRONT ELEVATION

SCALE: 1/4"=1'



RIGHT ELEVATION

SCALE: 1/4"=1'

B2.0

SHEET # (2) OF (12)
PROJECT NAME: SKIDMORE
DADE ST.
PROJECT # 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4"=1'-0"
DATE: 01.31.18



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OWNER / BUILDER

**SKIDMORE
RESIDENCE**

PROJECT ADDRESS

**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

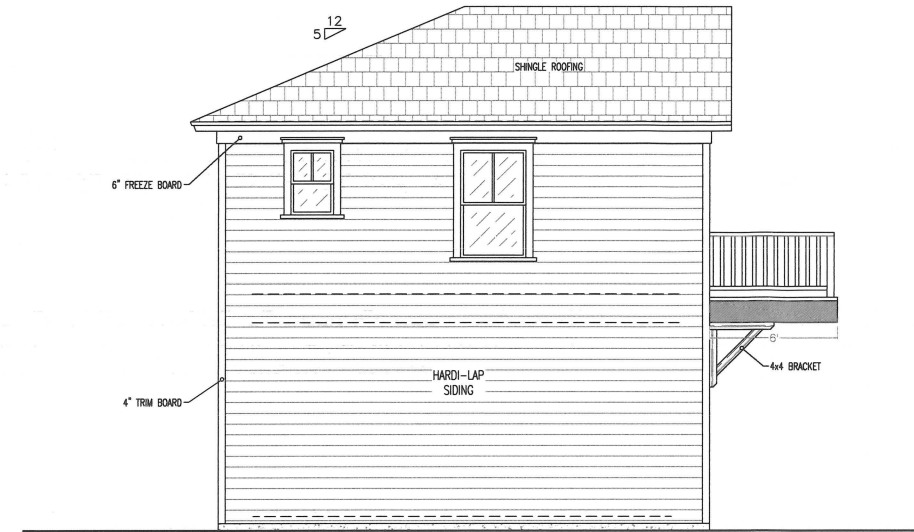
7441-2 SILVER LAKE TERRACE
JACKSONVILLE FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

ENGINEER OF RECORD

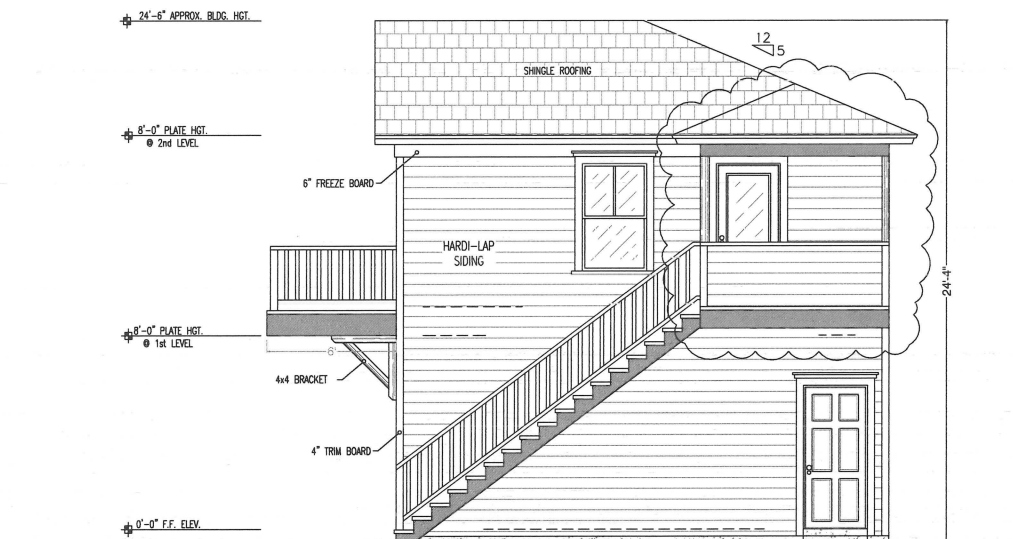
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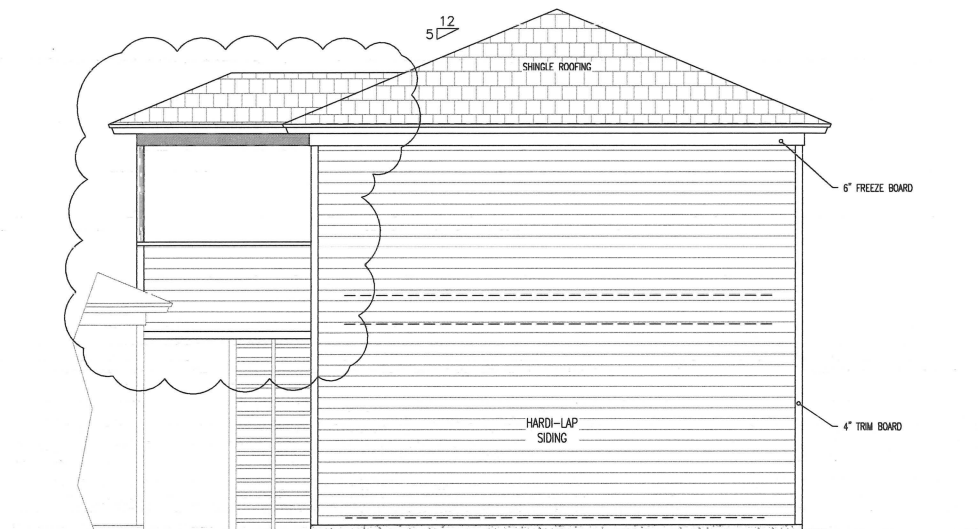
LEFT ELEVATION
SCALE: 1/4"=1'



REAR ELEVATION
SCALE: 1/4"=1'



FRONT ELEVATION
SCALE: 1/4"=1'



RIGHT ELEVATION
SCALE: 1/4"=1'

 = AMENDED ITEM
(01.31.18)

B2.1
SHEET # (3) OF (12)
PROJECT NAME **SKIDMORE**
DADE ST.
PROJECT # **16.10.03**
DRAWN BY **WMD**
CHECKED BY **MGH**
SCALE **1/4"=1'-0"**
DATE **01.31.18**



1020 Little Brook Ct.
Jacksonville, FL 32218
DOWNSDRAFTING & DESIGN LLC
(904)536-0857
downsdraftingdesign@gmail.com

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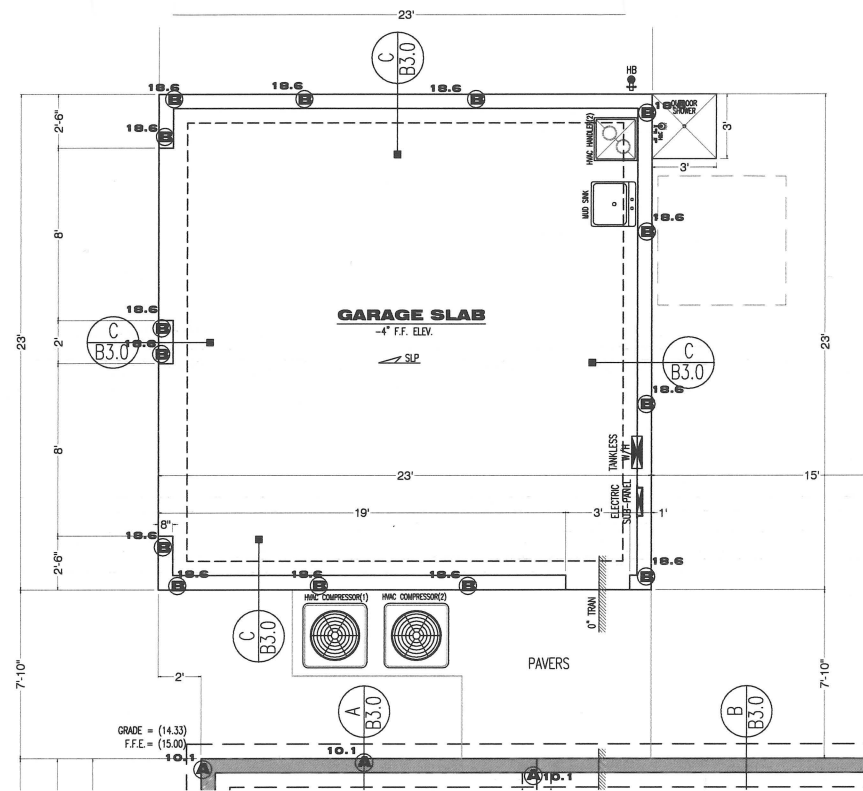
OWNER / BUILDER
**SKIDMORE
RESIDENCE**

PROJECT ADDRESS
**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904)721-7676
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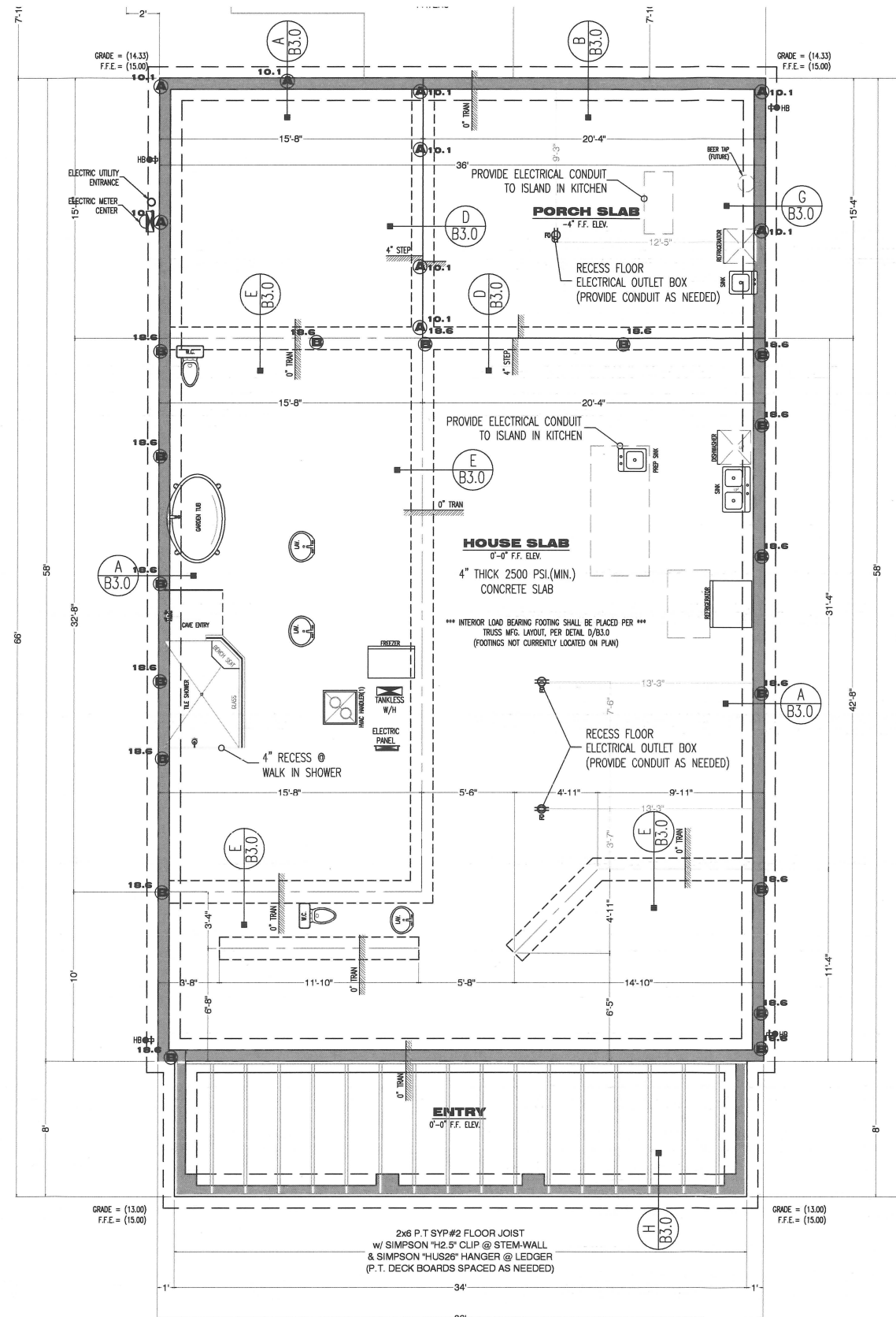
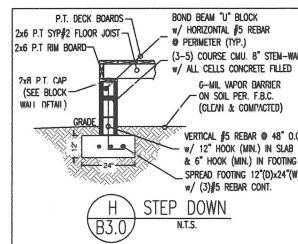
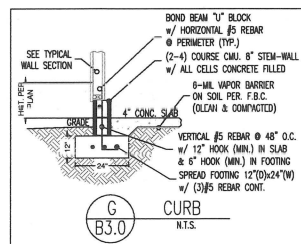
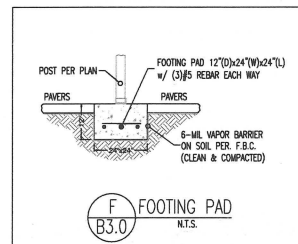
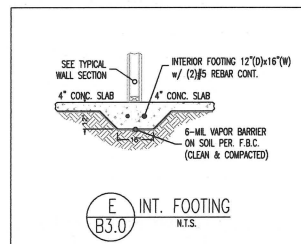
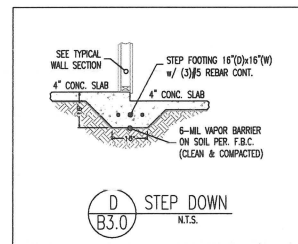
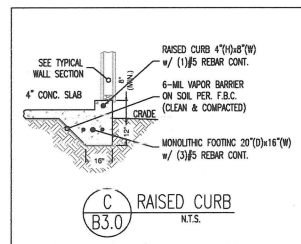
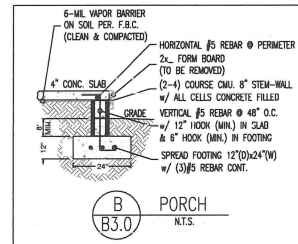
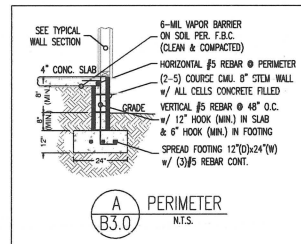
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ENGINEER OF RECORD



GARAGE PLAN

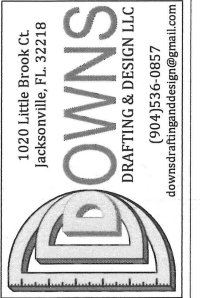
SCALE: 1/4"=1'



FOUNDATION PLAN

SCALE: 1/4"=1'

B3.0
SHEET # (4) OF (12)
PROJECT NAME: SKIDMORE
DATE: 10.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4"=1'-0"
DATE: 01.31.18



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OWNER / BUILDER

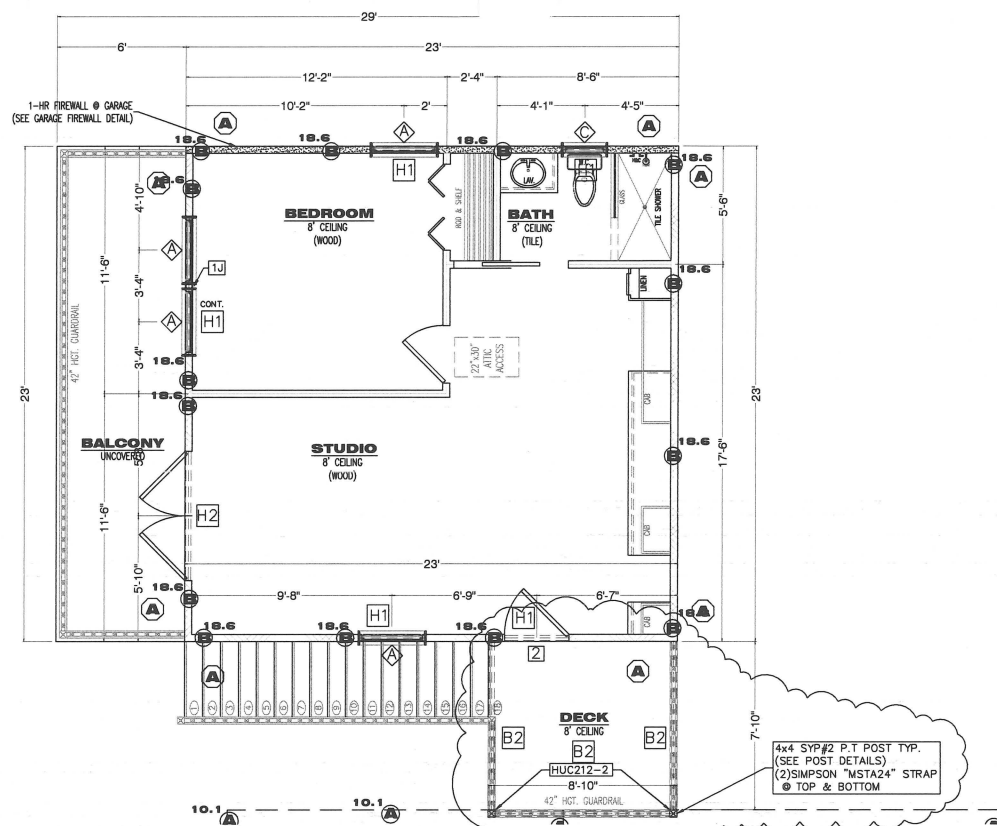
**SKIDMORE
RESIDENCE**

**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

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ENGINEER OF RECORD



GARAGE FRAMING PLAN

SCALE: = 1/4" = 1'

= AMENDED ITEM
(01.31.2018)

WINDOW SCHEDULE				
SYMBOL	SIZE	DIMENSION	DESCRIPTION	
3050	36"x60"		SINGLE HUNG	
3030	36"x36"		SINGLE HUNG	
2030	24"x36"		SINGLE HUNG	
6040	72"x48"		SINGLE HUNG	
2650	30"x60"		SINGLE HUNG	
3016	36"x18"		FIXED GLASS (TRANSUM)	
2020	24"x24"		SINGLE HUNG	

DOOR SCHEDULE				
SYMBOL	SIZE	DIMENSION	DESCRIPTION	
1	3068	36"x80"	SOLID CORE UNIT w/(2) 12" S.L.	
2	3068	36"x80"	SOLID CORE EXTERIOR UNIT	
3	3068	36"x80"	SOLID CORE INTERIOR UNIT	
4	2868	32"x80"	SOLID CORE INTERIOR UNIT	
5	2868	30"x80"	SOLID CORE INTERIOR UNIT	
6	2468	28"x80"	SOLID CORE INTERIOR UNIT	
7	2068	24"x80"	SOLID CORE INTERIOR UNIT	
8	3068	36"x80"	SOLID CORE INTERIOR UNIT (POCKET)	
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)	
10	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)	
11	2468	28"x80"	SOLID CORE INTERIOR UNIT (POCKET)	
12	2068	24"x80"	SOLID CORE INTERIOR UNIT (POCKET)	
13	(2)2068	48"x80"	SOLID CORE INTERIOR UNIT (BI-FOLD)	
14	(2)3068	36"x80"	SOLID CORE EXTERIOR UNIT	
15	10080	120"x96"	SLIDING GLASS DOOR	

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
H1	(3) 2x6	SOUTHERN YELLOW PINE #2
H2	(3) 2x8	SOUTHERN YELLOW PINE #2
H3	(3) 2x10	SOUTHERN YELLOW PINE #2
H4	(3) 2x12	SOUTHERN YELLOW PINE #2
H5	(2) 2x6	SOUTHERN YELLOW PINE #2
H6	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
* SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE LINTEL DETAIL)

RFAM SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(2) 2x8	LVL OR PARRALAM BEAM
B4	(2) 1 3/4"x15 1/4"	LVL OR PARRALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
* [B3] SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,777 sq.ft.
2nd FL LIVING	CONDITIONED	722 sq.ft.
ENTRY	UNENCLOSED	272 sq.ft.
PORCH	UNENCLOSED	312 sq.ft.
BREEZEWAY	UNENCLOSED	69 sq.ft.
GARAGE 1st FL	UNCONDITIONED	529 sq.ft.
GARAGE 2nd FL	CONDITIONED	529 sq.ft.
DECK	UNENCLOSED	69 sq.ft.
BALCONY	UNENCLOSED	138 sq.ft.
TOTAL A/C		3,028 sq.ft.
TOTAL U/R		4,210 sq.ft.
TOTAL SQ.FT.		4,417 sq.ft.

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	3/4" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	3/4" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	3/4" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

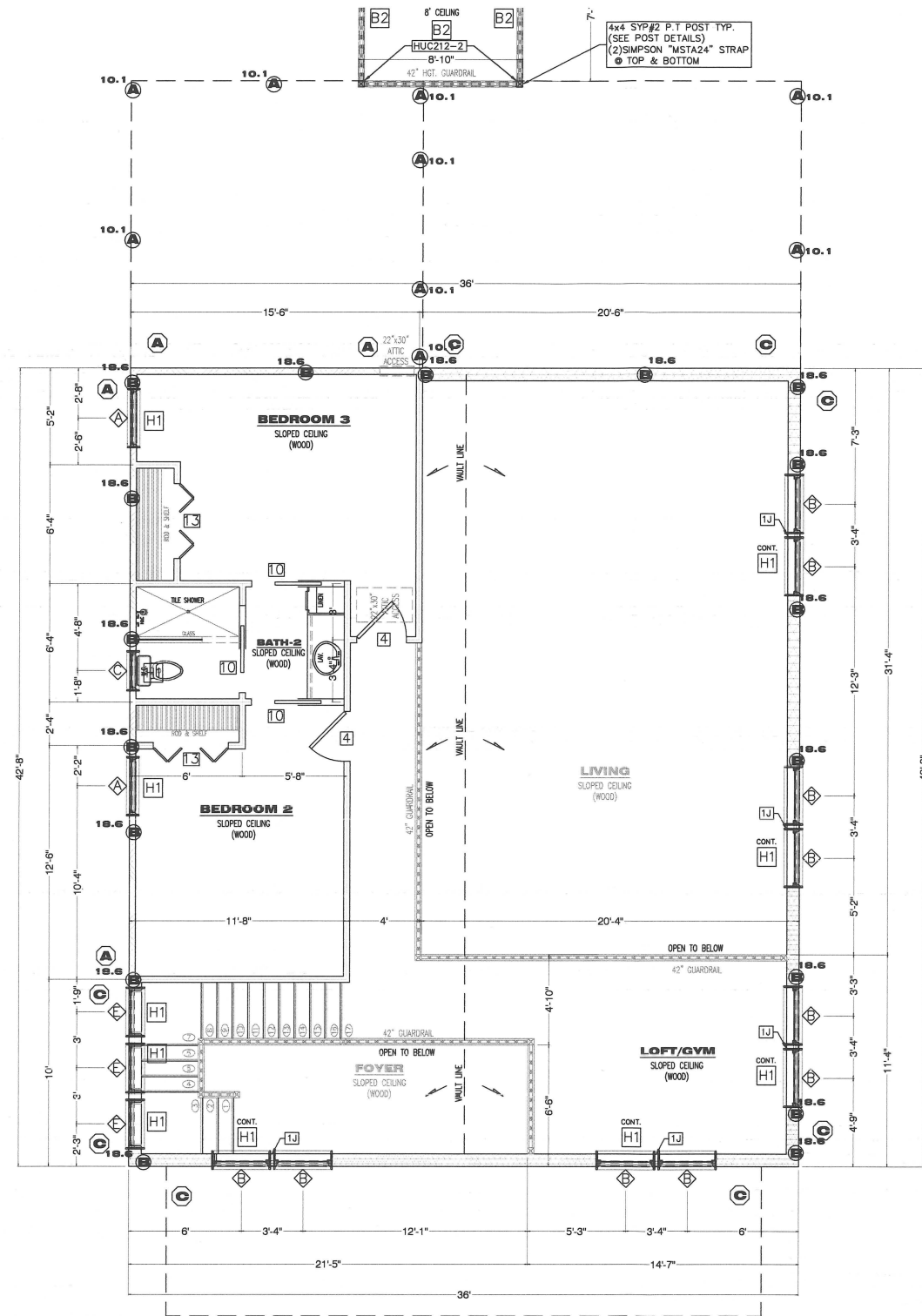
NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS
THE SHEAR WALL TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:
* WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
* GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
* SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK.
* ANCHOR SHALL BE 1/2" x 8" EPOXY GROUTED BOLTS.
* INSTALL ALL-THREAD ROD SYSTEM PER DETAIL.

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DESCRIPTION
	8" CMU	8x16 CMU BLOCK WALL
	2x8	SPRUCE PINE FIR #2 (EXTERIOR)
	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (INTERIOR)

* SEE WALL FRAMING DETAIL AND STUD TABLE
* INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.

QUICK TIE CABLE LEGEND		
TYPE	CABLE	LOAD
A	1/8" DIA.	0#-910#
B	3/8" DIA.	910#-1909#
G	1/4" DIA.	1909#-2839#
O	3/8" DIA.	2839#-4455#

○ = (1) STORY □ = (2) STORY △ = (3) STORY
○-○ = CABLE LENGTH (FROM SLAB TO TOP PLATE)
* ALL EXTERIOR WALLS ARE LOAD BEARING WALLS
* CABLE SHALL BE LOCATED PER FRAMING PLAN
* MAX. SPACING SHALL NEVER EXCEED 8'-0" O.C.
* QT CABLES & ANCHORS SHALL BE PLACED IN ALL LOAD BEARING WALLS
* SEE QT DETAILS FOR ALL INSTALLATION REQUIREMENTS



2nd LEVEL FRAMING PLAN

SCALE: = 1/4" = 1'

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OWNER / BUILDER

**SKIDMORE
RESIDENCE**

PROJECT ADDRESS

**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

**MICHAEL G. HOLDER
PE# 16215**

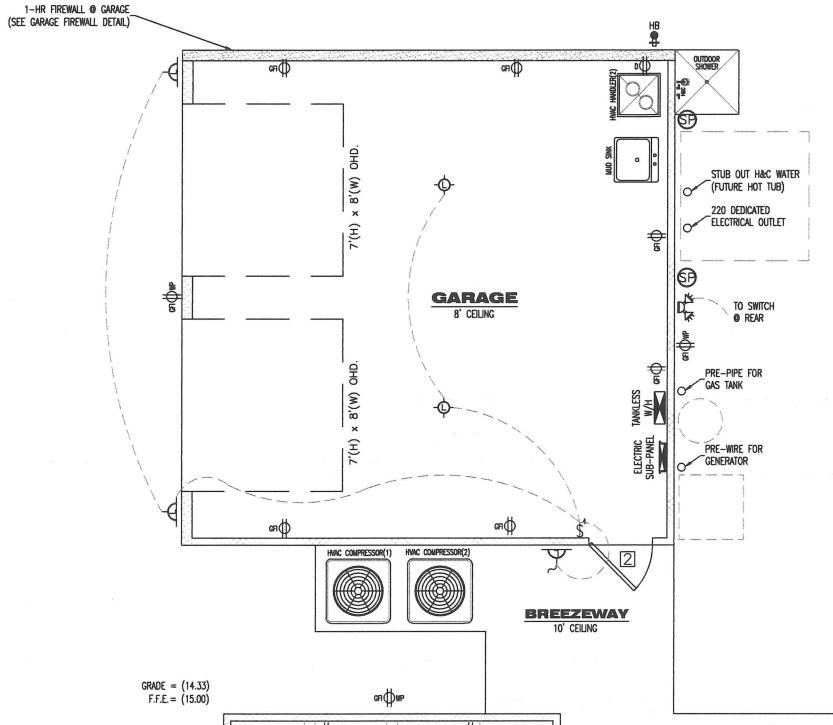
7441-2 SILVER LAKE TERRACE
JACKSONVILLE FL 32216
PHONE: (904)721-7676
FAX: (904)721-7685

ENGINEER OF RECORD

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DOWNS
DRAFTING & DESIGN LLC
1020 Little Brook Ct.
Jacksonville, FL 32218
(904)536-0857
downsdraftingdesign@gmail.com

B4.1
SHEET # (6) OF (12)
PROJECT NAME: SKIDMORE
DADE ST.
PROJECT #: 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 01.31.18



GARAGE ELECTRICAL PLAN

SCALE: 1/4"=1'

SQUARE FOOTAGE			
AREA	TYPE	FOOTAGE	
1st FL LIVING	CONDITIONED	1,777 sq.ft.	
2nd FL LIVING	CONDITIONED	722 sq.ft.	
ENTRY	UNENCLOSED	272 sq.ft.	
PORCH	UNENCLOSED	312 sq.ft.	
BREEZEWAY	UNENCLOSED	69 sq.ft.	
GARAGE 1st FL	UNCONDITIONED	529 sq.ft.	
GARAGE 2nd FL	CONDITIONED	529 sq.ft.	
DECK	UNENCLOSED	69 sq.ft.	
BALCONY	UNENCLOSED	138 sq.ft.	
TOTAL A/C		3,028 sq.ft.	
TOTAL U/R		4,210 sq.ft.	
TOTAL SQ.FT.		4,417 sq.ft.	

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCUSSION
1	3050	36"x60"	SINGLE HUNG
2	3030	36"x36"	SINGLE HUNG
3	2030	24"x36"	SINGLE HUNG
4	6040	72"x48"	SINGLE HUNG
5	2650	30"x60"	SINGLE HUNG
6	3016	36"x18"	FIXED GLASS (TRANSUM)
7	2020	24"x24"	SINGLE HUNG

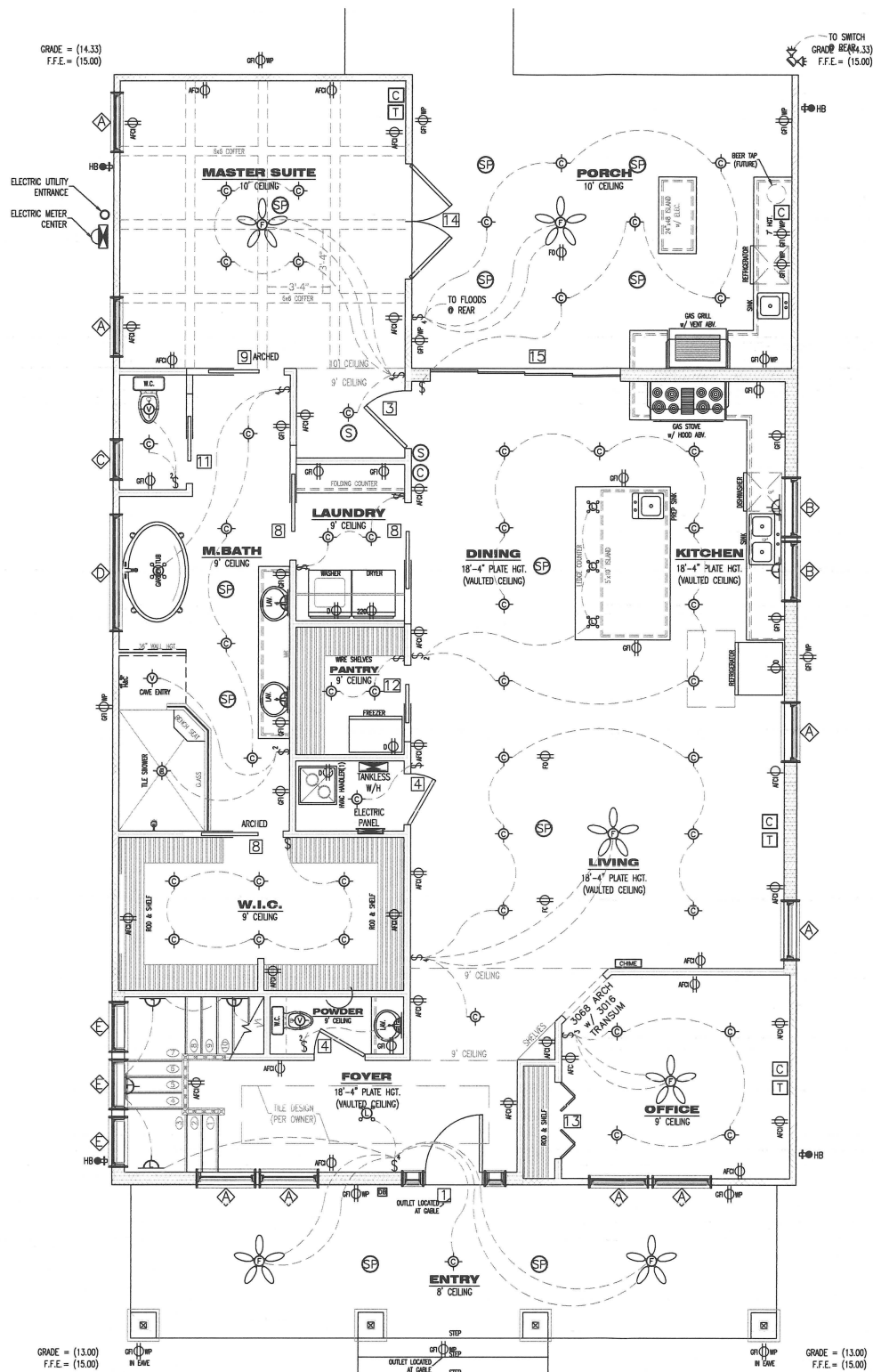
DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCUSSION
1	3068	36"x80"	SOLID CORE UNIT w/(2) 12" S.L.
2	3068	36"x80"	SOLID CORE EXTERIOR UNIT
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	3068	36"x80"	SOLID CORE INTERIOR UNIT (POCKET)
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)
10	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)
11	2468	28"x80"	SOLID CORE INTERIOR UNIT (POCKET)
12	2068	24"x80"	SOLID CORE INTERIOR UNIT (POCKET)
13	(2)2068	48"x80"	SOLID CORE INTERIOR UNIT (BI-FOLD)
14	(2)3068	36"x80"	SOLID CORE EXTERIOR UNIT
15	10080	120"x36"	SLIDING GLASS DOOR

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

ELECTRICAL LEGEND			
SYMBOL	DISCUSSION	SYMBOL	DISCUSSION
110 - ARC FAULT INTERRUPTER OUTLET	FL	SURFACE MOUNT FLUORESCENT LIGHT	
110 - GROUND FAULT INTERRUPTER OUTLET		EXTERNAL FLOOD LIGHT	
110 - WATER PROOF GFI OUTLET		HEAT LIGHTING	
110 - FLOOR OUTLET (RECESSED)	S	SMOKE DETECTOR (CEILING MOUNT)	
110 - DEDICATED OUTLET	C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)	
SINGLE POLE SWITCH	C	CABLE OUTLET	
MULTIPLE POLE SWITCH	T	TELEPHONE OUTLET	
3-WAY SWITCH	S	SECURITY PANEL	
CEILING HUNG LIGHT	CHIME	DOOR BELL CHIME	
CAN LIGHT (RECESSED)	B	DOOR BELL	
RECESSED CEILING FAN (VENT OUTSIDE)		CEILING HUNG FAN W/ LIGHT (REMOTE)	
WALL MOUNTED LIGHT			
SUSPENDED LIGHT MIXTURE			

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
2. ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
3. ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
5. CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
6. 100% OF ALL LIGHT FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES.



1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'

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B5.0
SHEET # (7) OF (12)
PROJECT NAME SKIDMORE
DADE ST.
PROJECT # 16.10.03
DRAWN BY WMD
CHECKED BY MGH
SCALE 1/4"=1'-0"
DATE 01.31.18

1020 Little Brook Ct.
Jacksonville, FL 32218
DOWNS
DRAFTING & DESIGN LLC
(904) 536-0857
downsdraftingdesign@gmail.com

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OWNER / BUILDER

**SKIDMORE
RESIDENCE**

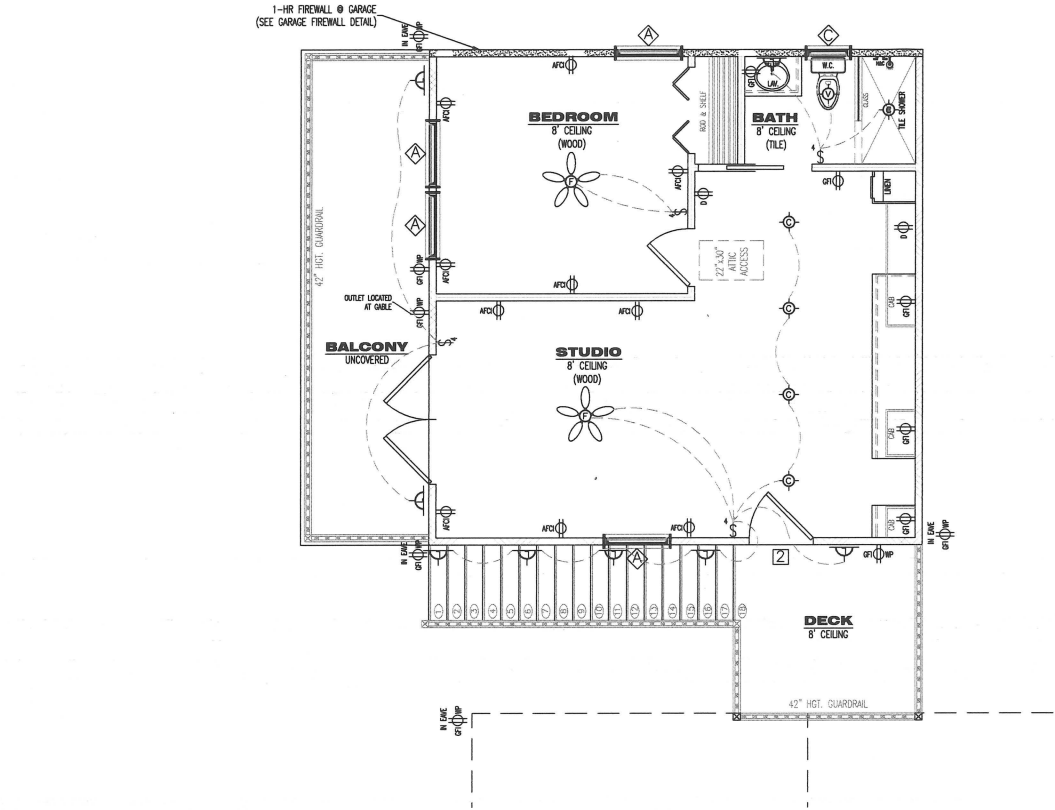
**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE 32216
PHONE (904) 721-7626
FAX (904) 721-7665

ENGINEER OF RECORD



SQUARE FOOTAGE			
AREA	TYPE	FOOTAGE	
1st FL LIVING	CONDITIONED	1,777 sq.ft.	
2nd FL LIVING	CONDITIONED	722 sq.ft.	
ENTRY	UNENCLOSED	272 sq.ft.	
PORCH	UNENCLOSED	312 sq.ft.	
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BALCONY	UNENCLOSED	138 sq.ft.	
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TOTAL U/R		4,210 sq.ft.	
TOTAL SQ.FT.		4,417 sq.ft.	

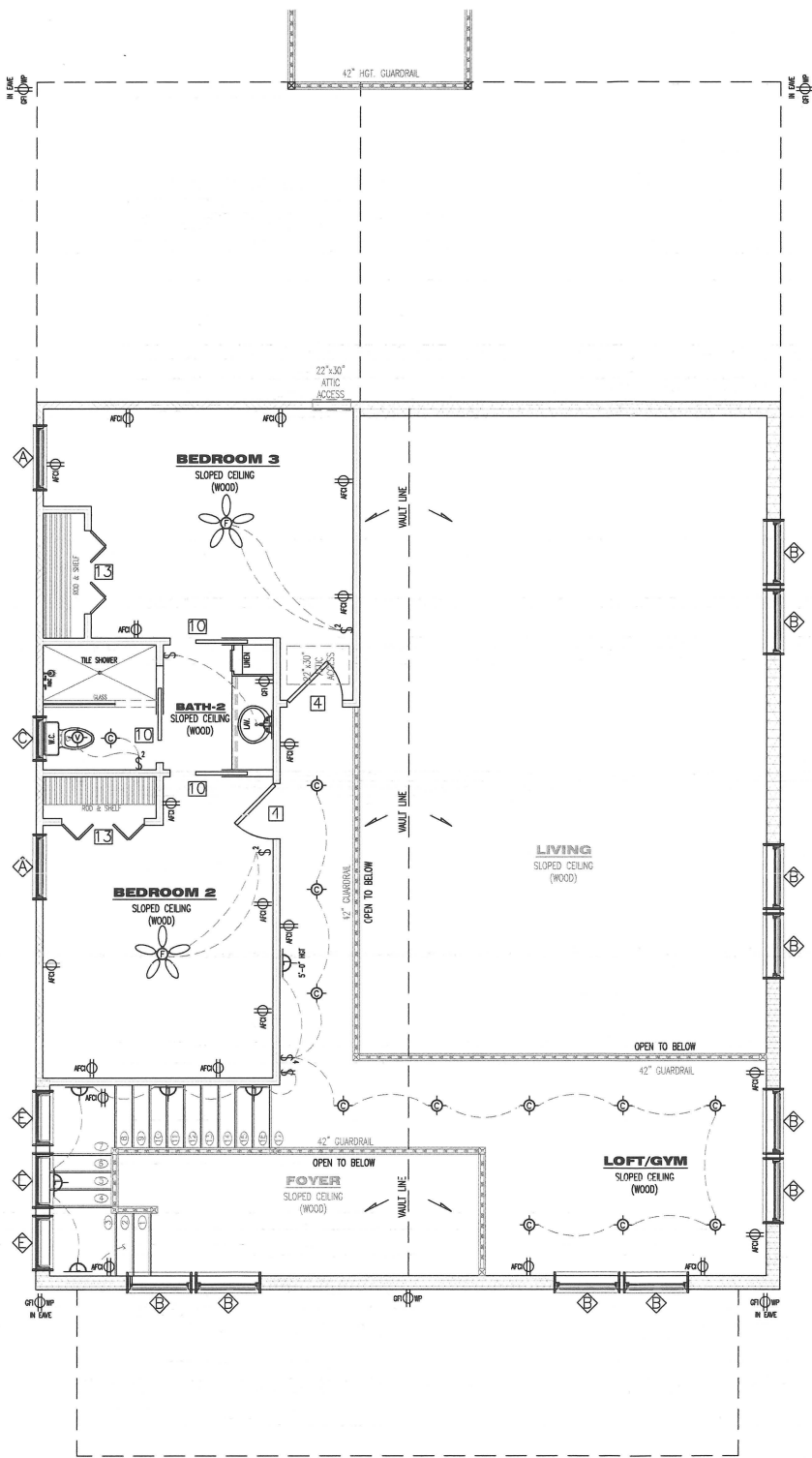
WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCUSSION
1	3050	36"x60"	SINGLE HUNG
2	3030	36"x36"	SINGLE HUNG
3	2030	24"x36"	SINGLE HUNG
4	6040	72"x48"	SINGLE HUNG
5	2650	30"x60"	SINGLE HUNG
6	3016	36"x18"	FIXED GLASS (TRANSUM)
7	2020	24"x24"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCUSSION
1	3068	36"x80"	SOLID CORE UNIT w/(2) 12" S.L.
2	3068	36"x80"	SOLID CORE EXTERIOR UNIT
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2868	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	3068	36"x80"	SOLID CORE INTERIOR UNIT (POCKET)
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)
10	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)
11	2468	28"x80"	SOLID CORE INTERIOR UNIT (POCKET)
12	2068	24"x80"	SOLID CORE INTERIOR UNIT (POCKET)
13	(2)2068	48"x80"	SOLID CORR INTERIOR UNIT (BI-FOLD)
14	(2)3068	36"x80"	SOLID CORE EXTERIOR UNIT
15	10000	120"x90"	SLIDING GLASS DOOR

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

ELECTRICAL LEGEND			
SYMBOL	DISCUSSION	SYMBOL	DISCUSSION
110 - ARC FAULT INTERRUPTER OUTLET	FL	SURFACE MOUNT FLUORESCENT LIGHT	
110 - GROUND FAULT INTERRUPTER OUTLET		EXTERNAL FLOOD LIGHT	
110 - WATER PROOF GFI OUTLET		HEAT LIGHTING	
110 - FLOOR OUTLET (RECESSED)		SMOKE DETECTOR (CEILING MOUNT)	
110 - DEDICATED OUTLET		CARBON MONOXIDE DETECTOR (CEILING MOUNT)	
SINGLE POLE SWITCH		CABLE OUTLET	
MULTIPLE POLE SWITCH		TELEPHONE OUTLET	
3-WAY SWITCH		SECURITY PANEL	
CEILING HUNG LIGHT		DOOR BELL CHIME	
CAN LIGHT (RECESSED)		DOOR BELL	
RECESSED CEILING FAN (VENT OUTSIDE)		CEILING HUNG FAN W/ LIGHT (REMOTE)	
WALL MOUNTED LIGHT			
SUSPENDED LIGHT MIXTURE			

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
 - ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
 - ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
 - ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
 - CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
 - 100% OF ALL LIGHT FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES.



2nd LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'

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B5.1
SHEET # (8) OF (12)
PROJECT NAME: SKIDMORE
DADE ST.
PROJECT # 16.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 01.31.18

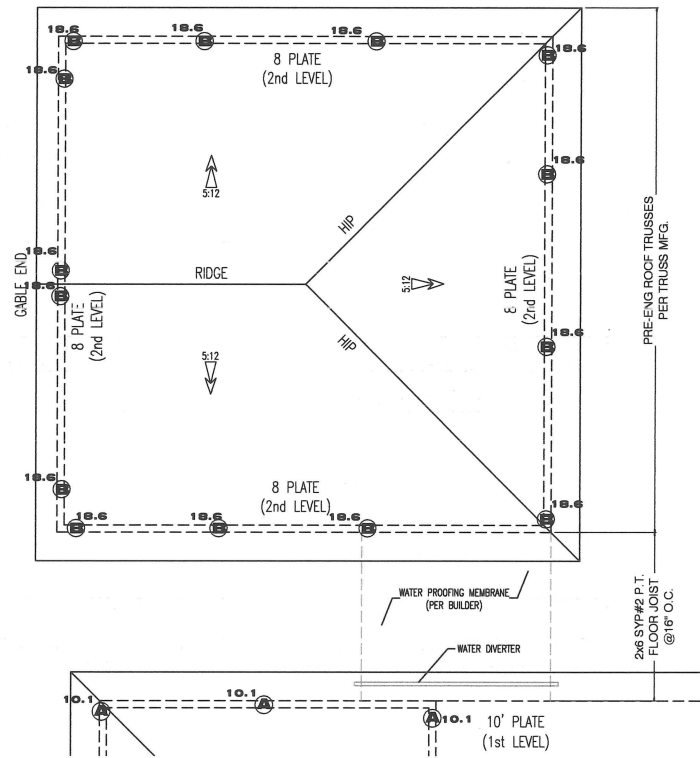
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DRAFTING & DESIGN LLC
1020 Little Brook Ct
Jacksonville, FL 32218
(904) 536-0857
downsdraftingdesign@gmail.com

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OWNER/BUILDER
SKIDMORE RESIDENCE
PROJECT ADDRESS
**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

ENGINEER OF RECORD



GARAGE PLAN

SCALE: 1/4"=1'

ROOF NOTES:

ROOF PITCH: 5:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: ARCHITECTURAL SHINGLES

ROOF MEMBRANE: 15# FELT-PAPER (OR EQUIV.)

SHEATHING MATERIAL: 7/8" A.P.A. RATED OSB SHEATHING (MIN.)

NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C. @ EDGE & 6" O.C. @ FIELD

ROOF PLATE: 9'-0" @ 1ST LEVEL
(SEE ELEV.) 8'-0" @ 2ND LEVEL
10'-0" @ REAR

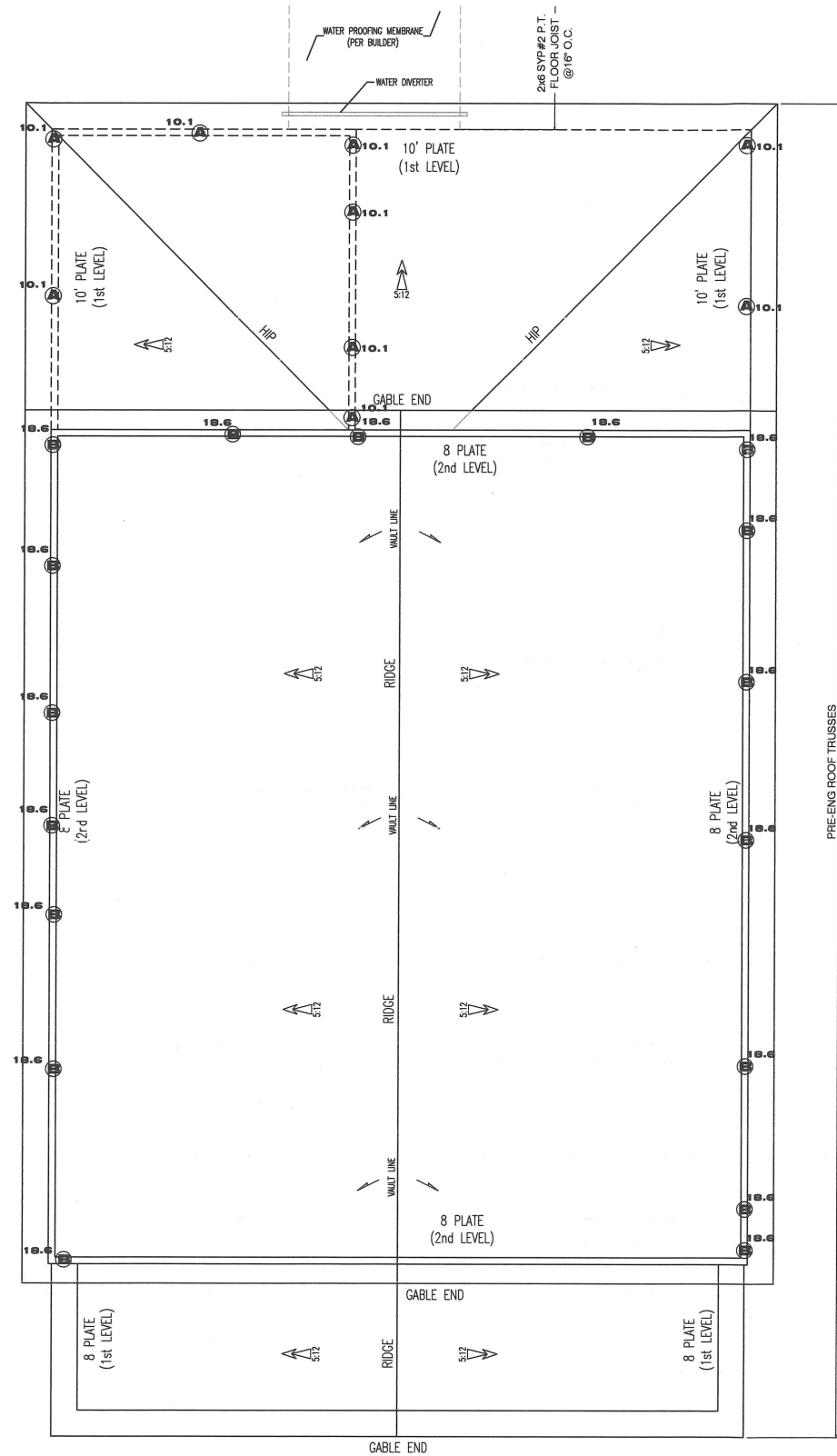
ROOF EAVE: 16" (TYP.)
12" @ GABLE

SOFFIT MATERIAL: HARDI SOFFIT (VENTED)
HARDI FASCIA w/
METAL DRIP EDGE

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 2890 / 300 = 9.63 SQ.FT. (TOTAL VENTILATION) / 2
= 4.81 SQ.FT. (SOFFIT) & 4.81 SQ.FT. (UPPER ROOF)

- EACH ROOF VENT WILL VENTILATE (2) SQ.FT. = (3) TOTAL VENTS -

- * ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC.R806)
- * ALL ROOF FLASHING SHALL COMPLY WITH F.B.C (SEC. R903.2)
- * ALL ROOF VENTS SHALL EXIT @ REAR OF ROOF

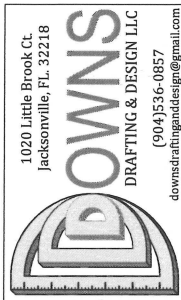


ROOF PLAN

SCALE: 1/4"=1'

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B7.0
(5) OF (12)
SHEET #
PROJECT NAME: **SKIDMORE**
DADE ST.
PROJECT #: **16.10.03**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"=1'-0"**
DATE: **01.31.18**



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OWNER / BUILDER

**SKIDMORE
RESIDENCE**

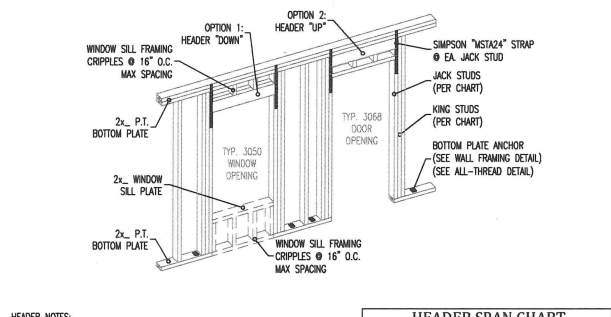
PROJECT ADDRESS

**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

ENGINEER OF RECORD

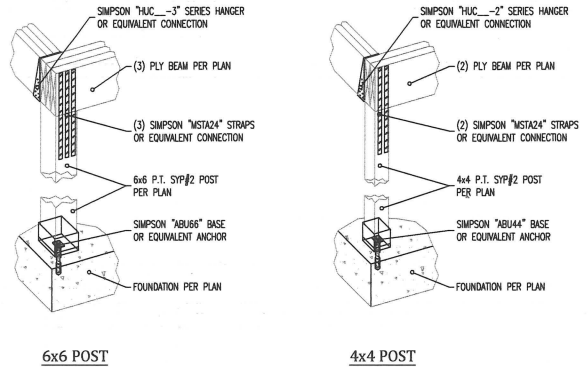


- HEADER NOTES:**
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
 2. SEE MULTIPLE PLY MEMBER DETAIL FOR WALLING SPECIFICATIONS.
 3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
 4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
 5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

HEADER SPAN CHART			
HDR. SIZE	SPAN	# OF JACKS	# OF KINGS
(2)2x6	3'-0"	1	2
(2)2x8	6'-0"	2	2
(2)2x10	9'-0"	2	2
(2)2x12	12'-0"	3	2

HEADER DETAIL

N.T.S.



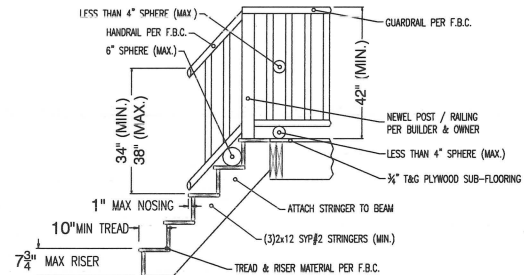
6x6 POST

4x4 POST

- POST NOTES:**
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

POST DETAIL

N.T.S.

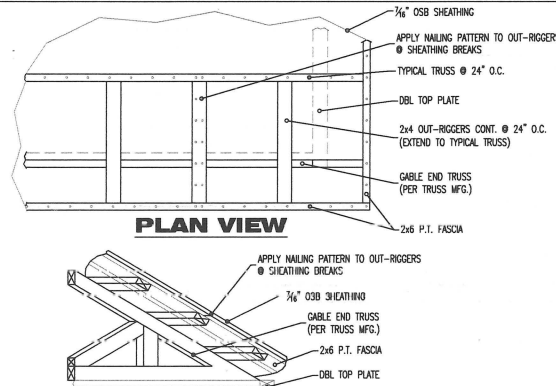


- STAR NOTES:**
1. (2)RIGGERS + (1)TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MIN.)
 2. WIDTH SHALL BE 36" (MIN.) BETWEEN RAIS (SEE F.B.C. FOR PROTRUDING OBJECTS)
 3. ATTACH STRINGERS TO BEAM w/ (6)16d NAILS @ BEAM, 12d NAIL BOTTOM.

- RAIL NOTES:**
1. ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2014
 2. ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) x 2" (MAX.) x 2" (MAX.)
 3. RAIL HEIGHT SHALL BE 34" (MIN.) AND 38" (MAX.) ABOVE TREAD NOSING / FLOOR.
 4. FINGER SPACE SHALL BE 1/2" (MIN.) AND 3/4" (MAX.) FROM DOWELS / WALLS.
 5. ROUND RAILS SHALL BE 1 1/2" (MIN.) AND 2" (MAX.) DIAMETER.
 6. HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

POST DETAIL

N.T.S.

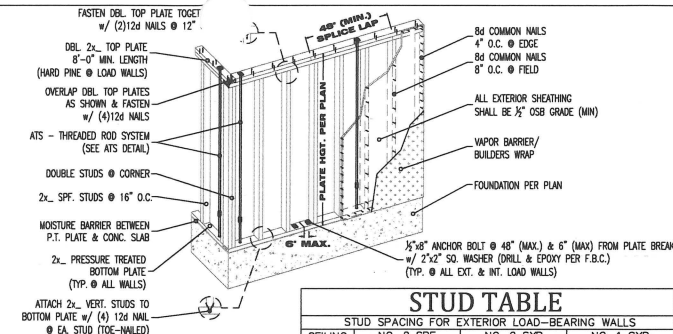


SECTION NOTES:

1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2014 FBC-R 107.3.5

DROP GABLE DETAIL

N.T.S.

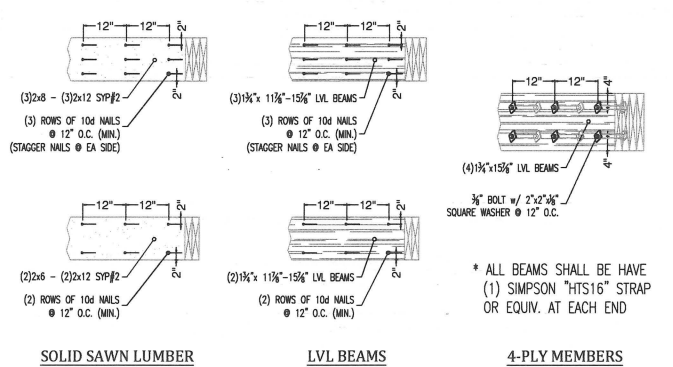


- FRAMING NOTES:**
1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
 2. ALL WALL STUDS SHALL SPRUCE PINE FR #2 MATERIAL.
 3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL @ 12" O.C. (MIN.)
 4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC. SLAB w/ 0.145"x1/2" SHOT PIN OR EQUIVALENT.

STUD TABLE			
STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS	NO. 2 SFF	NO. 2 SYP	NO. 1 SYP
CEILING HEIGHT	2x4	2x6	2x6
9 FT. 16" O.C.	24" O.C.	16" O.C.	24" O.C.
10 FT. 12" O.C.	24" O.C.	16" O.C.	24" O.C.
11 FT. 12" O.C.	24" O.C.	16" O.C.	24" O.C.
12 FT. 12" O.C.	24" O.C.	16" O.C.	24" O.C.
13 FT. 12" O.C.	24" O.C.	16" O.C.	24" O.C.
14 FT. 12" O.C.	24" O.C.	16" O.C.	24" O.C.

WALL FRAMING DETAIL

N.T.S.



SOLID SAWN LUMBER

LVL BEAMS

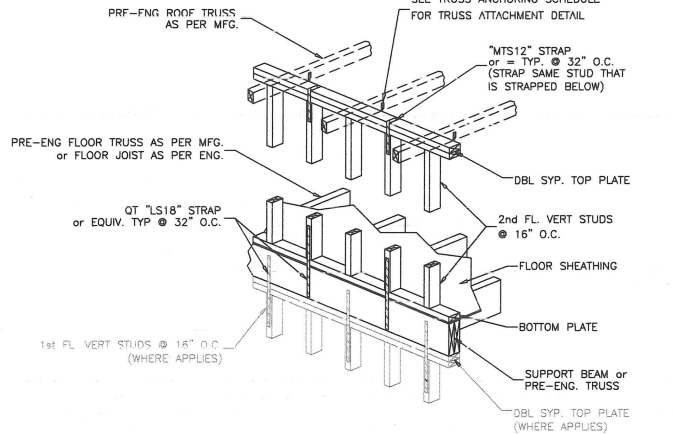
4-PLY MEMBERS

- * ALL BEAMS SHALL BE HAVE (1) SIMPSON "HTS16" STRAP OR EQUIV. AT EACH END

- MULTI-PLY MEMBER NOTES:**
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

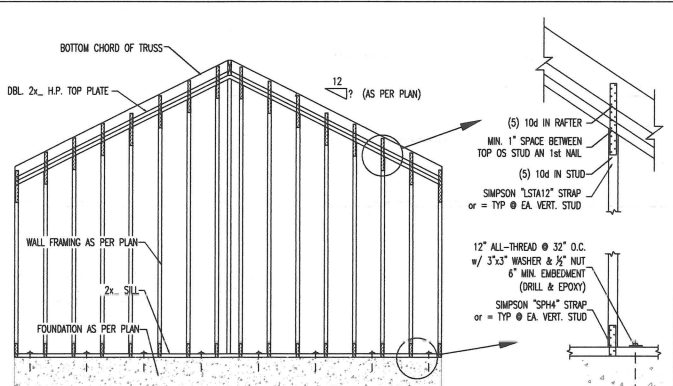
MULTI-PLY MEMBER DETAIL

N.T.S.



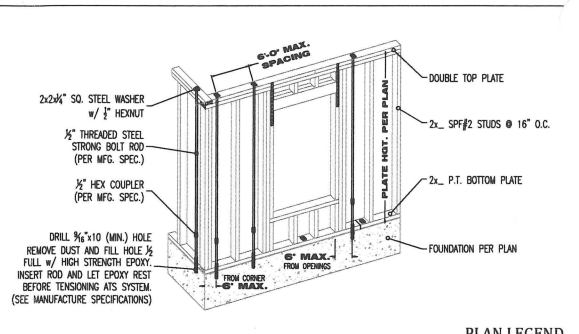
ALTERNATE STRAPPING DETAIL

N.T.S.



BALLOON FRAMING DETAIL

N.T.S.



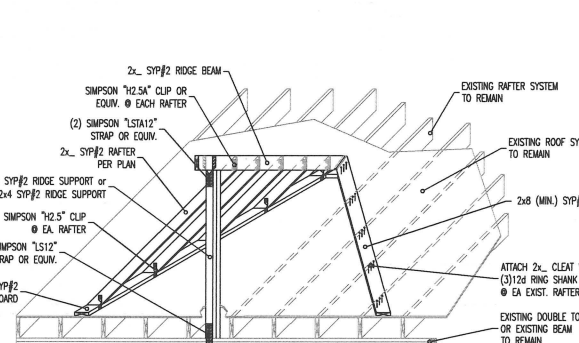
- FRAMING NOTES:**
1. ITS ROD MAY SUBSTITUTE FOR 1/2" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
 2. INSTALL ITS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
 3. ITS ROD SYSTEM SHALL BE PRESENT IN ALL EXTERIOR & TRUSS LOAD BEARING WALLS.
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE "KTM-AS5" THREADED STEEL SECTION.
 5. ALL THREADED STEEL RODS SHALL CONFORM TO THE "KTM-AS5" THREADED STEEL SECTION.

PLAN LEGEND

- ⊙ = (1) STORY ROD
- ⊙ = (2) STORY ROD
- ⊙ = (1) STORY ROD 2nd LEVEL ONLY

ALL-THREAD ROD SYSTEM DETAIL

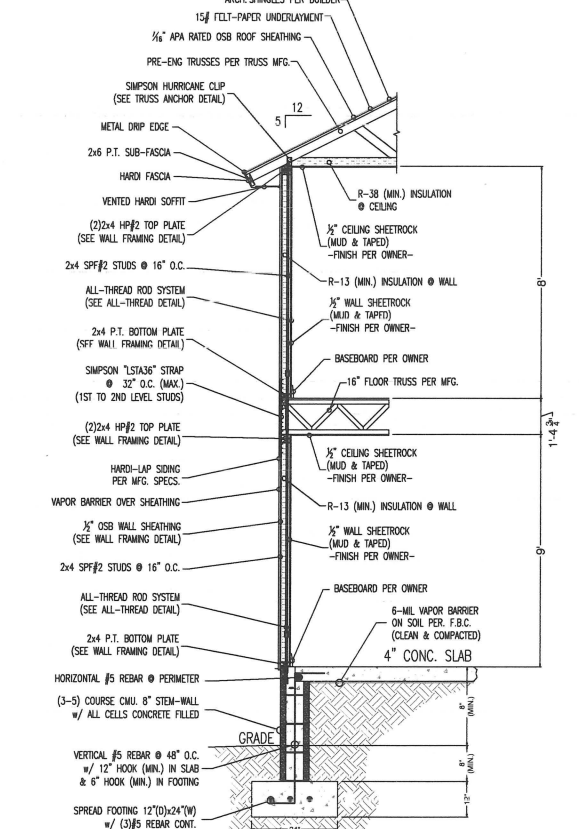
N.T.S.



- ROOF OVER FRAMING NOTES:**
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

ROOF OVER FRAME DETAIL

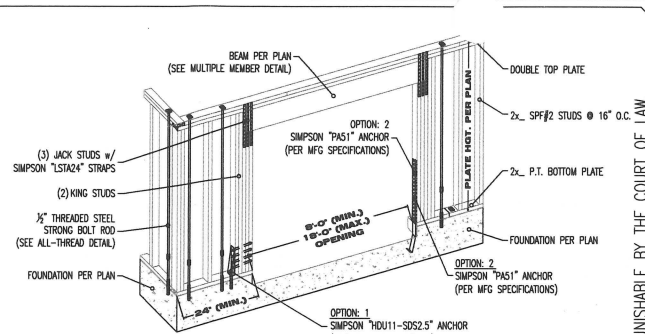
N.T.S.



- WALL SECTION NOTES:**
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

TYP. WALL SECTION

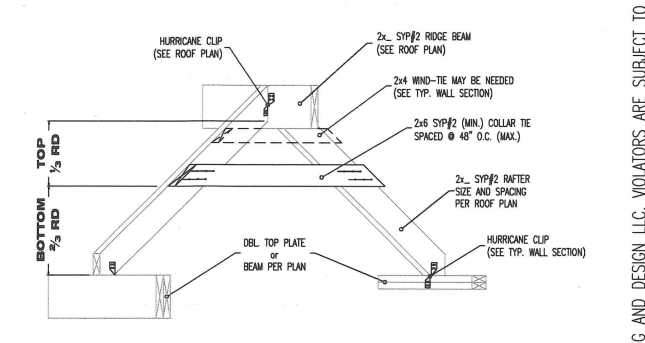
N.T.S.



- GARAGE DOOR NOTES:**
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
 2. INSTALL ITS ROD SYSTEM PER ALL-THREAD DETAIL.
 3. ALL ANCHOR INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURE SPECIFICATIONS
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).

GARAGE DOOR DETAIL

N.T.S.



- COLLAR TIE NOTES:**
1. 2x6 SYP#2 (MIN.) COLLAR TIE SHALL BE FASTENED TO RAFTER w/ (6) 12d NAILS TYP. @ EA. END.
 2. COLLAR TIE SHALL BE PLACED IN THE TOP 1/3 OF THE RAFTER BEARING SPAN WITH THE INTENT TO PREVENT RIDGE SAGGING.
 3. 2x4 WIND-TIE USAGE SHALL BE SPECIFIED IN THE TYPICAL WALL SECTION WITH THE INTENT TO PREVENT RIDGE SAGGING.
 4. ALL HURRICANE CLIPS, RAFTERS, AND RIDGE BEAM SPECIFICATIONS WILL BE FOUND ON THE ROOF PLAN AND/OR THE TYPICAL WALL SECTION.

COLLAR TIE DETAIL

N.T.S.

TRUSS FASTENERS

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

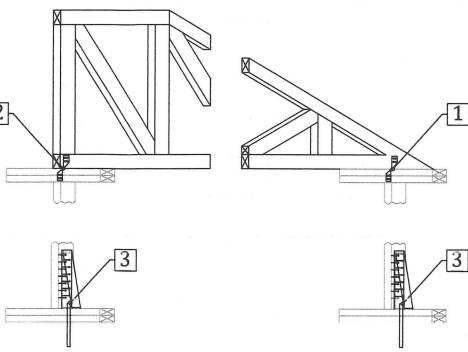
0-400#	H2.5
400#-800#	(2) H2.5
800#-1200#	H16
1200-1700#	LGT2 (2 PLY)
1700#-6400#	HGT2 (2 PLY)

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0-400#	H2.5
400#-1200#	LST24
1200#-2800#	(2) MSTA24
2800#-6600#	HST3
6600#-13300#	HS16

3 GIRDER TRUSS STRAPPING - ANCHORING

0-5600#	HDU8-SDS2.5
5600#-8000#	HDU11-SDS2.5
8000#-10000#	HDU14-SDS2.5



- TRUSS ANCHOR NOTES:**
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

TRUSS ANCHOR DETAIL

N.T.S.

D7.0
SHEET # (10) OF (12)
PROJECT NAME: SKIDMORE
DATE: 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 01.31.18

1020 Little Brook Ct
Jacksonville, FL 32218
OWNS
DRAFTING & DESIGN LLC
(904)536-0857
downsdraftinganddesign@gmail.com

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ALL DIMENSIONS AND CONSTRUCTION
PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL SPECIFICATIONS.

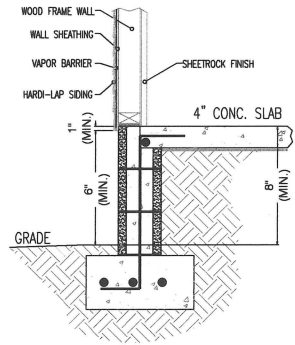
OWNER / BUILDER
SKIDMORE
RESIDENCE

PROJECT ADDRESS
0000 DADE ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904)721-7676
FAX: (904)721-7665

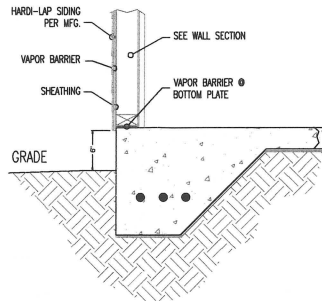
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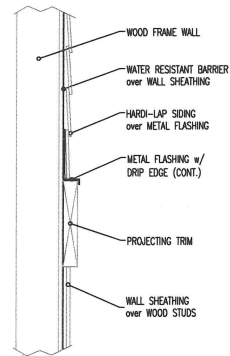
HARDI-LAP FLASHING DETAIL

N.T.S.



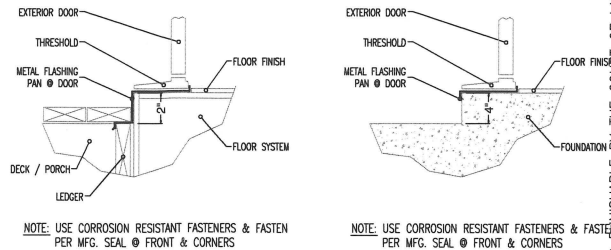
HARDI-LAP FLASHING DETAIL

N.T.S.



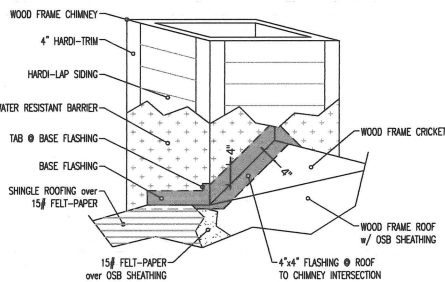
PROJECTING TRIM DETAIL

N.T.S.



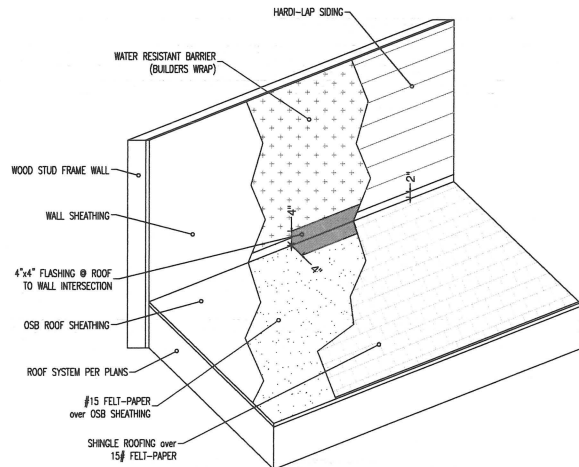
DOOR THRESHOLD DETAIL

N.T.S.



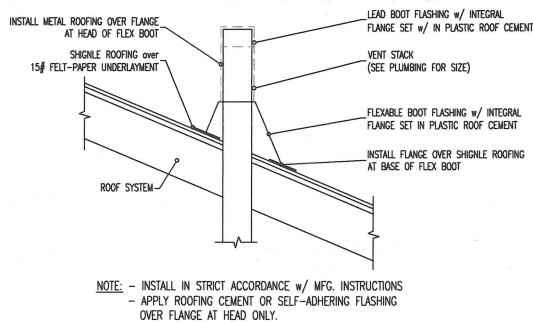
CHIMNEY FLASHING DETAIL

N.T.S.



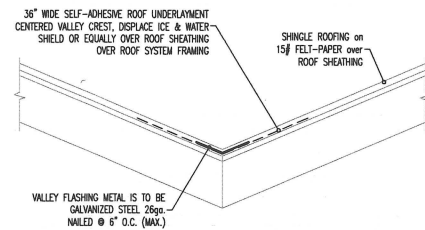
ROOF TO WALL DETAIL

N.T.S.



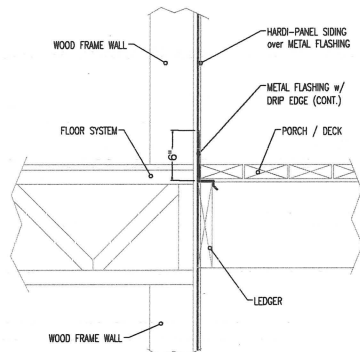
ROOF VENT STACK DETAIL

N.T.S.

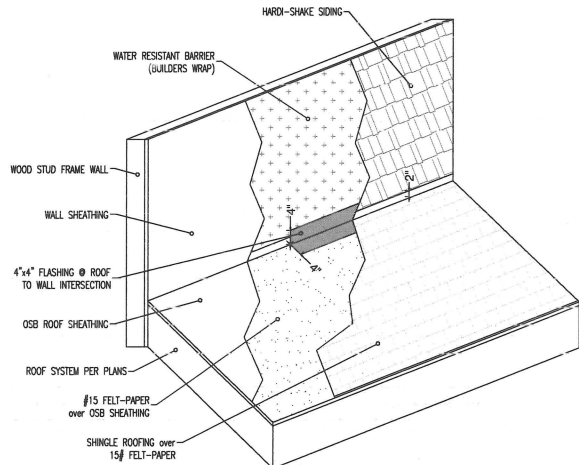


VALLEY FLASHING DETAIL

N.T.S.

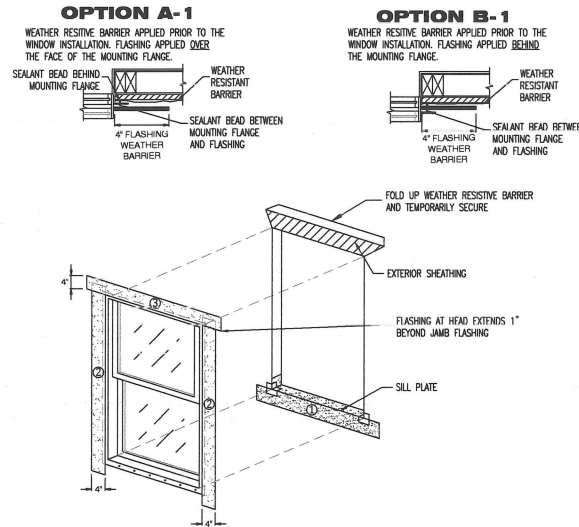


DECK FLASHING DETAIL



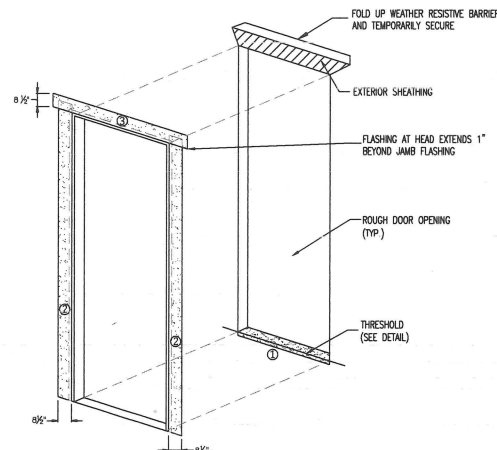
ROOF TO WALL DETAIL

N.T.S.



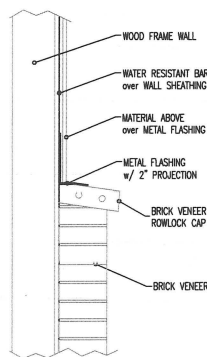
WINDOW FLASHING DETAIL

N.T.S.

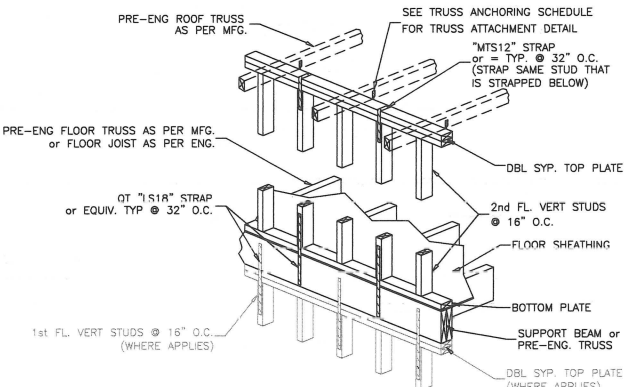


DOOR FLASHING DETAIL

N.T.S.



PROJECTING CAP DETAIL



ALTERNATE STRAPPING DETAIL

N.T.S.

D7.1
SHEET # (11) OF (12)
PROJECT NAME: SKIDMORE
DADE ST.
PROJECT #: 16.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 01.31.18

1020 Little Brook Ct.
Jacksonville, FL 32218
OWNS
DRAFTING & DESIGN LLC
(904) 536-0857
downsdraftingdesign@gmail.com

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OWNER / BUILDER
**SKIDMORE
RESIDENCE**

PROJECT ADDRESS
**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

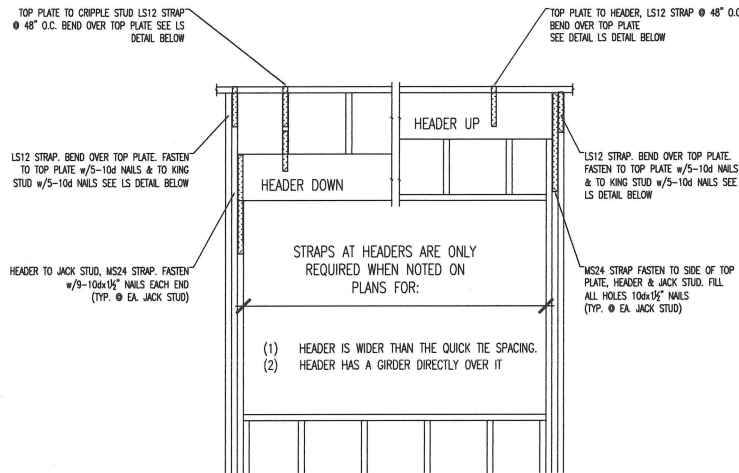
MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7695

ENGINEER OF RECORD

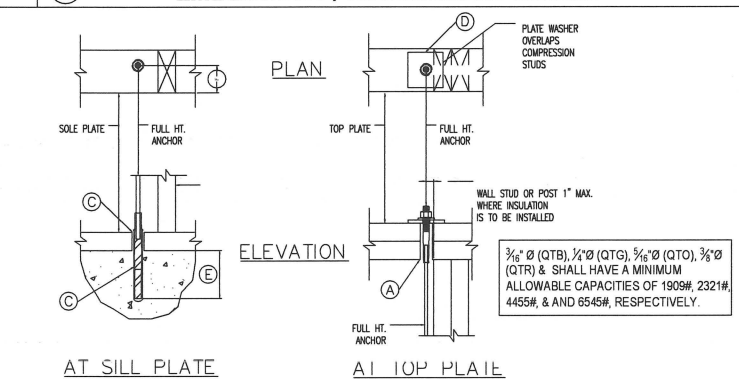
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QUICK TIE INSTA LATION DETAILS

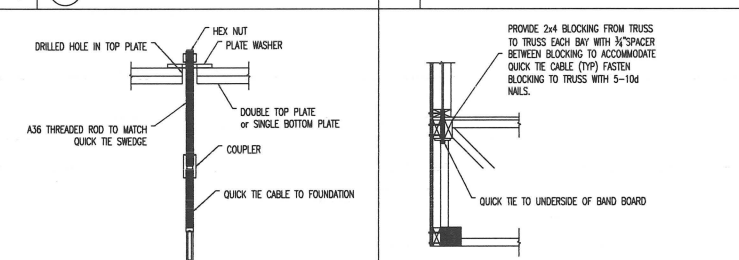
1 HEADER STRAPPING DETAIL (USE WHEN NOTED)



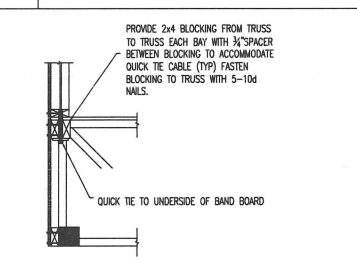
2 EMBEDMENT / ATTACHMENT DETAIL



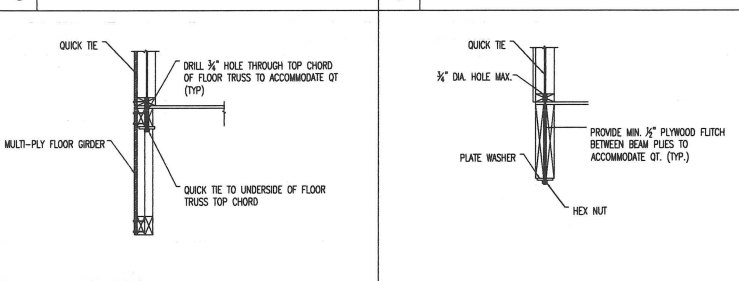
3 EXTENSION CONNECTION



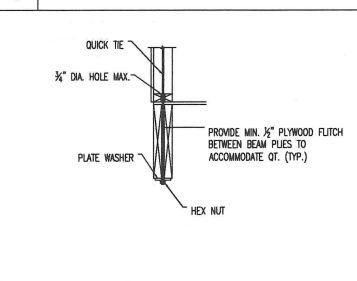
4 RIM BOARD CONNECTION



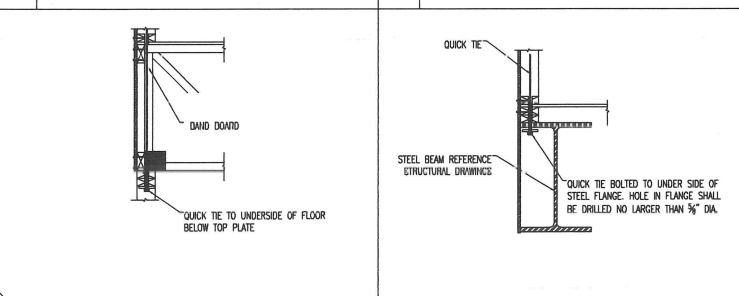
5 FLOOR TRUSS CONNECTION



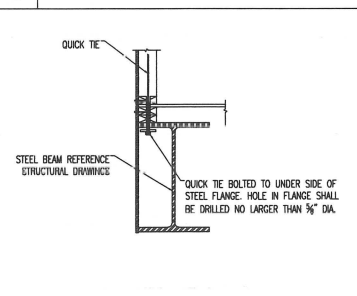
6 WOOD BEAM CONNECTION



7 QT UNDER TOP PLATE



8 STEEL BEAM CONNECTION



QUICK TIE CABLE LEGEND

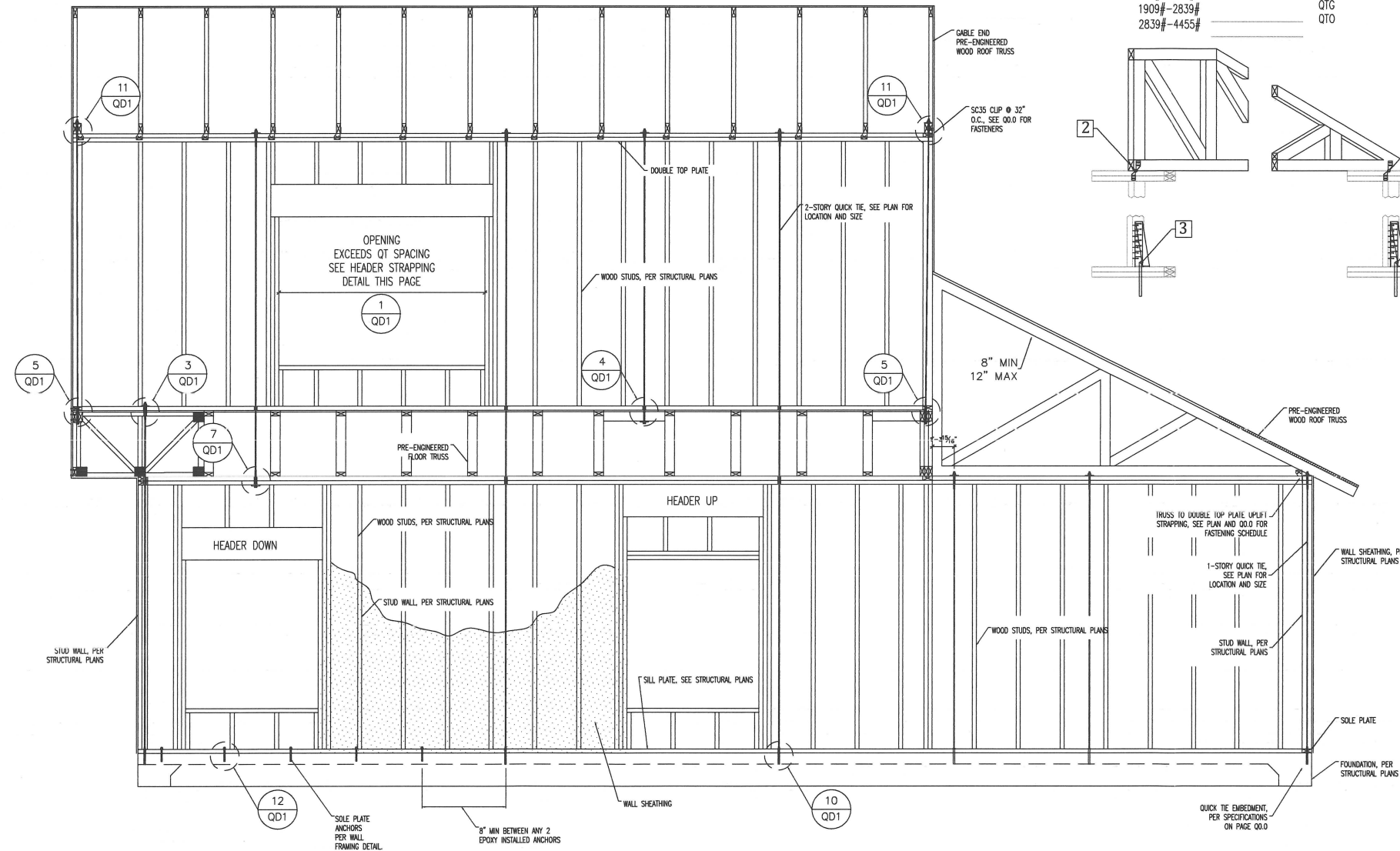
- A** (QTA) QUICK TIE AQUA - 910#
- B** (QTA) QUICK TIE AQUA - 1,909#
- G** (QTA) QUICK TIE AQUA - 2,939#
- O** (QTA) QUICK TIE AQUA - 4,455#

CABLE NOTES:
1. ALL CABLES SHALL BE LOCATED PER FRAMING PLAN & 8'-0" MAX. SPACING

QUICK TIE ANCHORING SYSTEM INSTALLATION SCHEMATIC

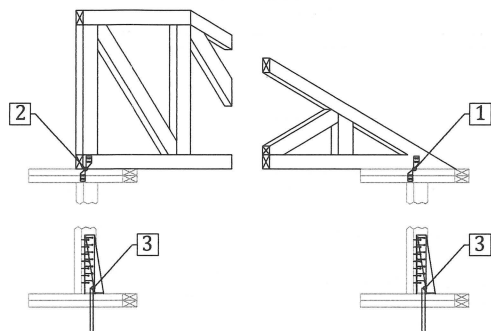
- HEADER NOTES:
1. STRAPS AT HEADERS ARE ONLY REQUIRED WHEN
A. WHEN HEADER IS WIDER THEN THE QUICK TIE SPACING.
B. WHEN HEADER HAS A GIRDER TRUSS DIRECTLY ABOVE.
2. PROVIDE 2-CS16 STRAPS ON KING AND JACK STUDS THROUGH FLOOR SYSTEM BELOW IF THERE IS NOT A QUICK TIE ADJACENT TO OPENING.

FULL HEIGHT ANCHOR INSTALLATION CHART						
FULL HT. ANCHOR	(A) TOP PLATE HOLE	(B) SILL PLATE HOLE	(C) CONCRETE HOLE	(D) WASHER SPEC.	(E) EMBEDMENT DEPTH	(F) EDGE DISTANCE
QTB	7/8" Ø	9/16" Ø	9/16" Ø	2 1/4" x 2 1/4" x 3/16"	4"	2 1/2"
QTG	7/8" Ø	9/16" Ø	9/16" Ø	3 x 3 x 3/16"	4"	2 3/4"
QTO	1" Ø	3/4" Ø	3/4" Ø	3 x 3 x 1/4"	6"	3"
QTR	1" Ø	7/8" Ø	7/8" Ø	3 x 4 1/2" x 1/2"	7"	4 1/2"
						MONO



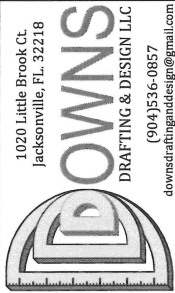
TRUSS FASTENER SCHEDULE

- 1 TYPICAL TRUSS STRAPPING - BOTTOM CHORD**
- 0-570# 6" TIMBERLOK
570#-662# HA4
662#-945# MTS12
945#-1257# HTS12
1257#-2900# QGT
- 2 GIRDER TRUSS STRAPPING - VERTICAL NODE**
- 0-570# 6" TIMBERLOK
570#-1232# 6" TIMBERLOK & HA4
1232#-1890# (2) MTS12
1890#-2514# (2) HTS12
2514#-5800# (2) QGT
- 3 GIRDER TRUSS STRAPPING - ANCHORING**
- 0-910# QTA
910#-1909# QTB
1909#-2839# QTC
2839#-4455# QTO



D7.1

SHEET # (11) OF (12)
PROJECT NAME SKIDMORE
DATE ST. 16.10.03
DRAWN BY WMD
CHECKED BY MGH
SCALE 1/4"=1'-0"
DATE 01.31.18



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OWNER / BUILDER

**SKIDMORE
RESIDENCE**

**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

PROJECT ADDRESS

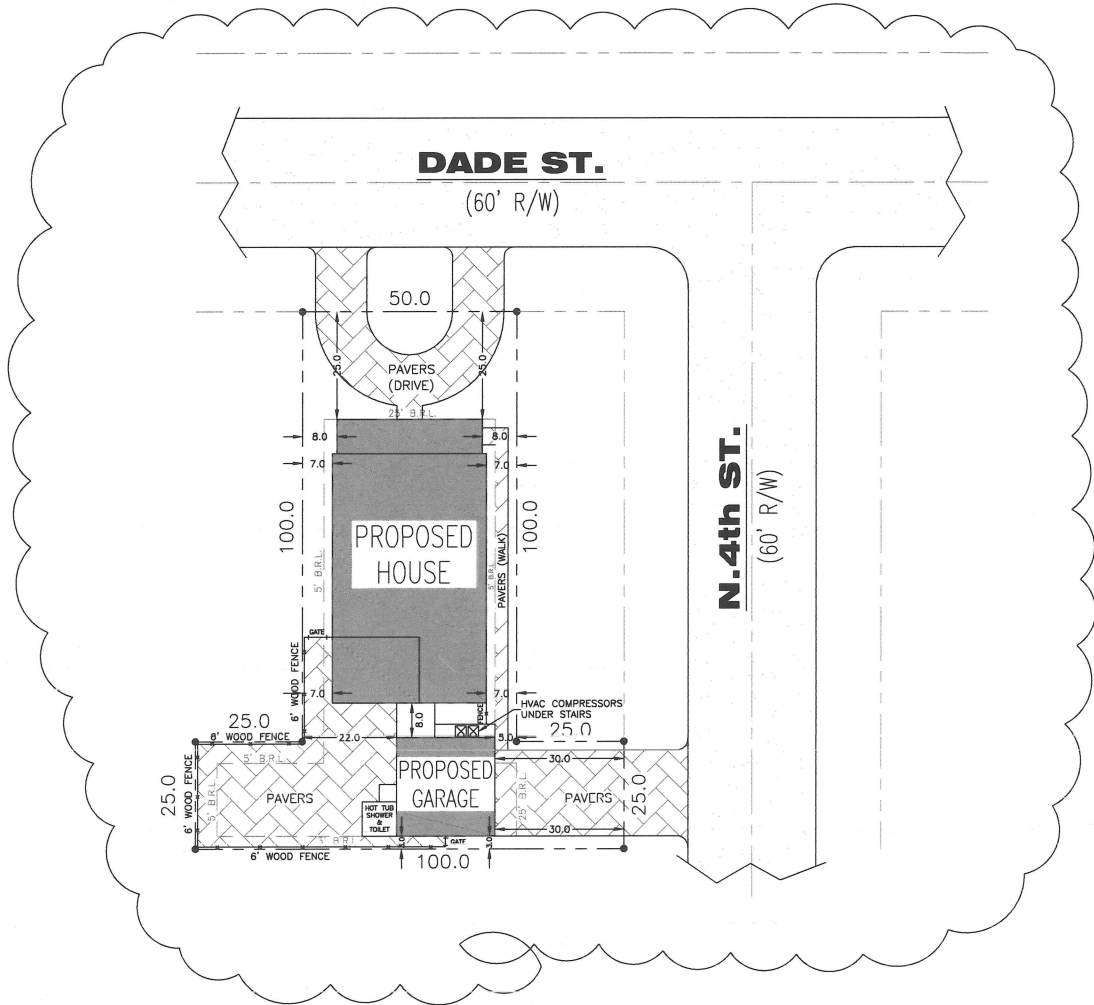
MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE FL 32216
PHONE: (904) 721-7167
FAX: (904) 721-7685

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BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	25'-0"
REAR	3'-0"
SIDE	5'-0"



SITE PLAN

SCALE: 1 = 40



= AMENDED ITEM
(01.31.2018)

- NOTES:
- TREES NOT LOCATED
 - MAX LOT COVERAGE (PER ZONING)
 - LIMITS OF EAVES NOT SHOWN ON SITE
 - PROJECT SHALL BE EQUIPPED w/ GUTTERS, DOWN SPOUTS, & DRAINS. LOCATION & SPECS AS PER CONTRACTOR/BUILDER
 - DOSING TANK AND DRAIN FIELD SHALL BE SIZED BY PLUMBING CONTRACTOR PER BUILDING SIZE AND LOCAL BUILDING CODE REQUIREMENTS (BY OTHERS)
 - WATER WELL SHALL BE DRILLED IN ACCORDANCE w/ LOCAL BUILDING CODES (BY OTHERS)
 - 12" CONCRETE CULVERT SHALL BE PLACED UNDER DRIVE-WAY IF DRAINAGE DITCH IS PRESENT.

SP1.0

SHEET #
PROJECT NAME: SKIDMORE
DADE ST.
PROJECT #
16.10.02
DRAWN BY:
WMD
CHECKED BY:
MGH
SCALE:
1/2"=1'-0"
DATE:
01.31.18

1020 Little Brook Ct.
Jacksonville, FL 32218
(904)536-0857
downsdraftinganddesign@gmail.com

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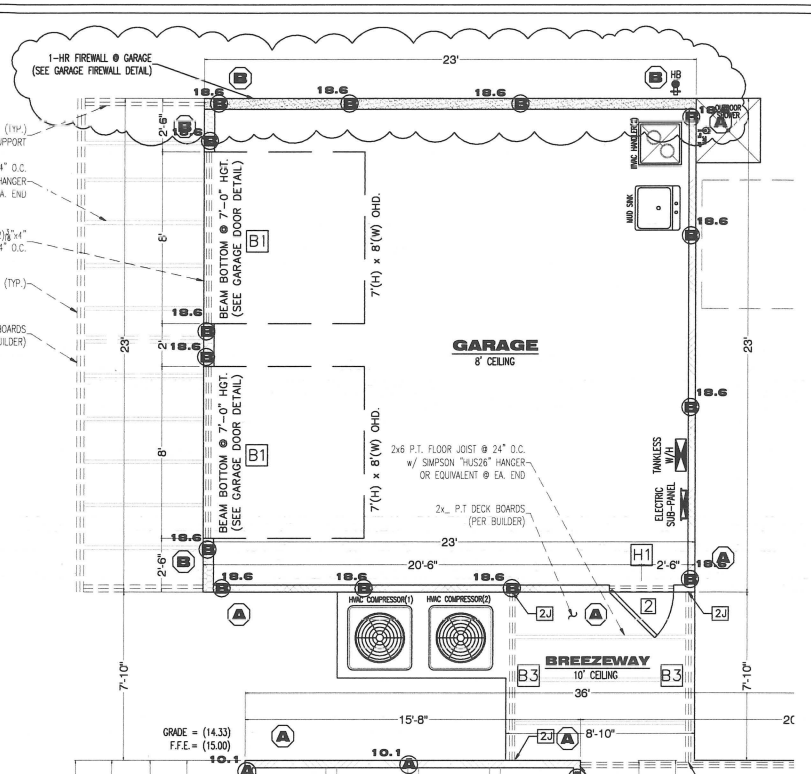
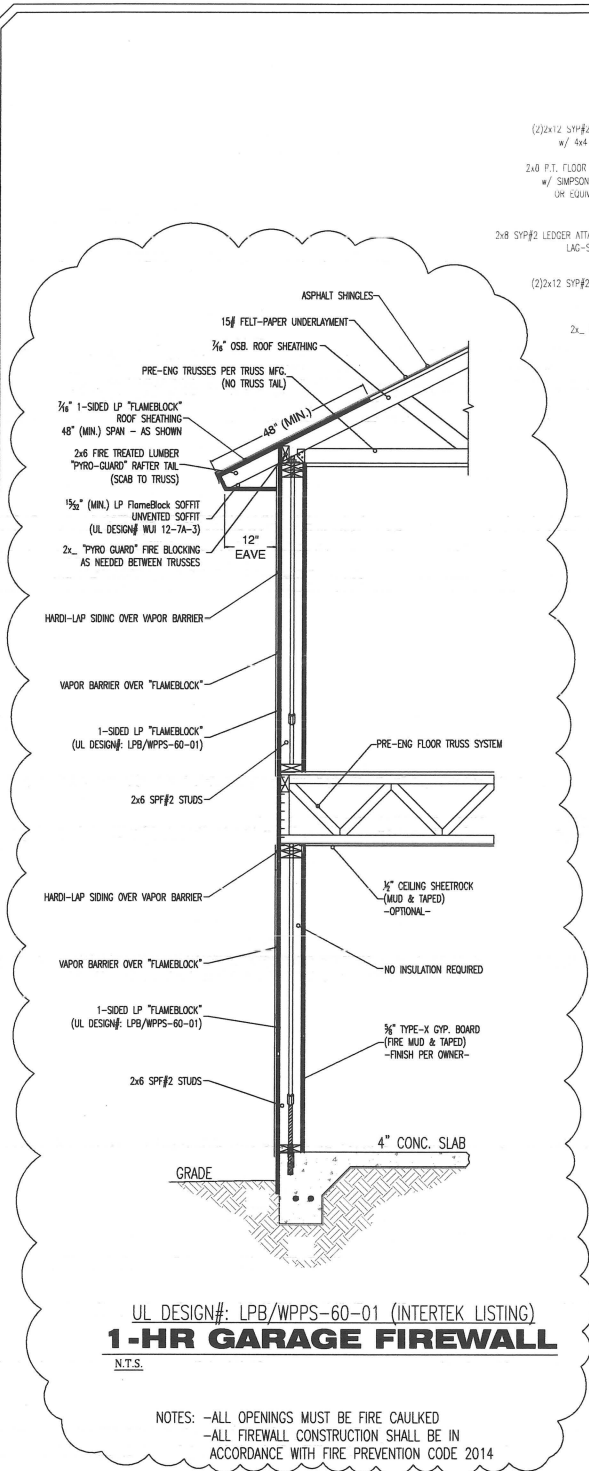
OWNER/BUILDER

**SKIDMORE
RESIDENCE**

PROJECT ADDRESS

**000 DADE ST.
FERNANDINA BEACH, FL.
32034**

ENGINEER OF RECORD



GARAGE FRAMING PLAN
SCALE: 1/4" = 1'

SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	3068	36"x80"	SOLID CORE UNIT w/(2) 12" S.L.
2	3068	36"x80"	SOLID CORE EXTERIOR UNIT
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	3068	36"x80"	SOLID CORE INTERIOR UNIT (POCKET)
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)
10	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)
11	2468	28"x80"	SOLID CORE INTERIOR UNIT (POCKET)
12	2068	24"x80"	SOLID CORE INTERIOR UNIT (POCKET)
13	(2) 2068	48"x80"	SOLID CORE INTERIOR UNIT (BI-FOLD)
14	(2) 3068	36"x80"	SOLID CORE EXTERIOR UNIT
15	10080	120"x96"	SLIDING GLASS DOOR

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	3050	36"x60"	SINGLE HUNG
2	3030	36"x36"	SINGLE HUNG
3	2030	24"x36"	SINGLE HUNG
4	6040	72"x48"	SINGLE HUNG
5	2650	30"x60"	SINGLE HUNG
6	3016	36"x18"	FIXED GLASS (TRANSUM)
7	2020	24"x24"	SINGLE HUNG

SYMBOL	BEAM SIZE	DESCRIPTION
H1	(3) 2x6	SOUTHERN YELLOW PINE #2
H2	(3) 2x8	SOUTHERN YELLOW PINE #2
H3	(3) 2x10	SOUTHERN YELLOW PINE #2
H4	(3) 2x12	SOUTHERN YELLOW PINE #2
H5	(2) 2x6	SOUTHERN YELLOW PINE #2
L1	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
* SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE LINTEL DETAIL)

SYMBOL	BEAM SIZE	DESCRIPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(2) 2x8	LVL OR PARRALAM BEAM
B4	(2) 1 3/4"x15 1/2"	LVL OR PARRALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
* (2) SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

AREA	TYPE	FOOTAGE
1st FL. LIVING	CONDITIONED	1,777 sq. ft.
2nd FL. LIVING	CONDITIONED	722 sq. ft.
ENTRY	UNENCLOSED	272 sq. ft.
PORCH	UNENCLOSED	312 sq. ft.
BREEZEWAY	UNENCLOSED	69 sq. ft.
GARAGE 1st FL.	UNCONDITIONED	529 sq. ft.
GARAGE 2nd FL.	CONDITIONED	529 sq. ft.
DECK	UNENCLOSED	69 sq. ft.
BALCONY	UNENCLOSED	138 sq. ft.
TOTAL A/C		3,028 sq. ft.
TOTAL U/R		4,210 sq. ft.
TOTAL SQ. FT.		4,417 sq. ft.

SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	1/2" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	1/2" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	1/2" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS
THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:
* WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
* GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
* SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK, ANCHOR SHALL BE 1/2" x 8" EPOXY GROUTED BOLTS.
* INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

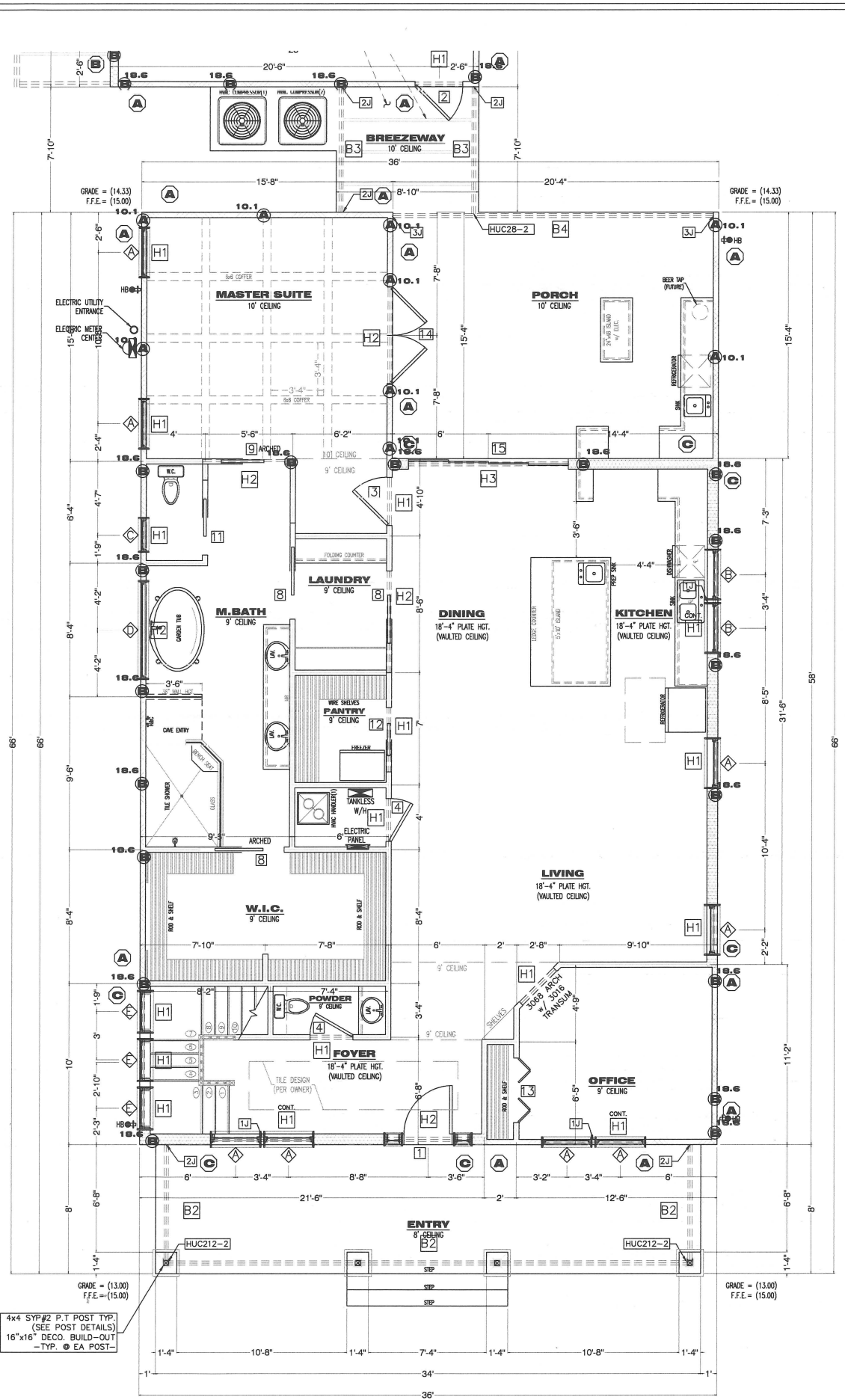
SYMBOL	WALL SIZE	DESCRIPTION
1	8" CMU	8x16 CMU, BLOCK WALL
2	2x8	SPRUCE PINE FIR #2 (EXTERIOR)
3	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
4	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
5	2x4	SPRUCE PINE FIR #2 (INTERIOR)

* SEE WALL FRAMING DETAIL AND STUD TABLE
* INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.

TYPE	CABLE	LOAD
A	1/8" DIA.	0#-910#
B	3/16" DIA.	910#-1909#
C	1/4" DIA.	1909#-2839#
D	5/16" DIA.	2839#-4455#

○ = (1) STORY □ = (2) STORY △ = (3) STORY
○-○ = CABLE LENGTH (FROM SLAB TO TOP PLATE)

- * ALL EXTERIOR WALLS ARE LOAD BEARING WALLS
- * CABLE SHALL BE LOCATED PER FRAMING PLAN
- * MAX. SPACING SHALL NEVER EXCEED 8'-0" O.C.
- * OT CABLES & ANCHORS SHALL BE PLACED IN ALL LOAD BEARING WALLS
- * SEE OT DETAILS FOR ALL INSTALLATION REQUIREMENTS



1st LEVEL FRAMING PLAN
SCALE: 1/4" = 1'

B4.0

SHEET # (5) OF (12)

PROJECT NAME: **SKIDMORE**

DATE: **03.20.17**

PROJECT # **16.10.03**

DRAWN BY: **WMD**

CHECKED BY: **MGH**

SCALE: **1/4" = 1'-0"**

DATE: **01.21.18**

1020 Little Brook Ct.
Jacksonville, FL 32218

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857

downsdesign@gmail.com

OWNS DRAFTING AND DESIGN LLC IS A DRAFTING SERVICE AND HOLDS NO RESPONSIBILITY IN THE ENGINEERING AND CONSTRUCTION OF ANY PORTION OF BUILDINGS CONSTRUCTED WITH THESE PLANS. IT IS THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTION PRIOR TO PROCEEDING WITH CONSTRUCTION. HOMEOWNER OR CONTRACTOR SHALL VERIFY ALL CONSTRUCTION IS PERMITTED AND CODE COMPLIANT WITH ALL LOCAL BUILDING CODES AND OFFICIAL PROCESSES.

OWNER: BUILDER

PROJECT ADDRESS

SKIDMORE

RESIDENCE

0000 DADE ST.

FERNANDINA BEACH, FL.

32034

MICHAEL G. HOLDER

PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

ENGINEER OF RECORD

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= AMENDED ITEM
(03.20.2017)

HDC 2016-32 Amendment

EXHIBIT 3

1/11/2018 Site Visit Photos



01.11.2018 18:09



01.11.2018 18:10



01.11.2018 18:10



01.11.2018 18:11



01.11.2018 18:11



01.11.2018 18:11



01.11.2018 18:11



01.11.2018 18:10



01.11.2018 18:12



01.11.2018 18:12



01.11.2018 18:12



01.11.2018 18:13



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01.11.2018 18:15



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01.11.2018 18:15



01.11.2018 18:16



01.11.2018 18:17



01.11.2018 18:17

01.11.2018 18:18

Future Home
SOMEROBILLAR

JOHNSON
HOME BUILDERS INC
904-237-8045
JohnsonHomeBuilders@comcast.net
CBC 13900

HALES QUALITY
LANDSCAPING
(904) 310-6091





01.11.2018 18:18

Future Home Of
KIDMORE/ROBILLARD

JOHNSON
HOME BUILDERS INC.

904-237-8045

JohnsonHomeBuilders@comcast.net

CBC 1250988

HALT'S QUALITY
PAINTING

H Q P

(904) 310-6091

01.11.2018 18:18

STOP



01.11.2018 18:18

HALTS
P. A. I. N. G.
(904) 310-6001

01.11.2018 18:18



01.11.2018 18:19



01.11.2018 18:19



01.11.2018 18:19



01.11.2018 18:19



01.11.2018 18:19

Future Home Of:
SKIDMORE/ROBILLARD



904-237-8045

JohnsonHomeBuilders@comcast.net

CBC 1250988

01.11.2018 18:20



01.11.2018 18:20

HDC 2016-32 Amendment

EXHIBIT 4

*Photos Showing Resolution of Site Issues
(Dumpster, Portable Toilet, Silt Fence)*







NO
PARKING
OR
STANDING
ANYTIME

30093

FLOATERS
1000-251-2614
www.floaters.com



HDC 2016-32 Amendment

EXHIBIT 5

Photos Provided By Applicant

































HDC 2016-32 Amendment

EXHIBIT 6

*HDC 2016-32 Agenda Packet
as Presented December 6, 2016*



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-32
DECEMBER 15, 2016

Owner/Applicant:	Steve Skidmore				
Property Address:	327 N. 4 th Street				
Requested action:	Certificate of Approval (COA) to construct a 2,276 sq. ft. home with an accessory building consisting of a 529 sq. ft. garage with dwelling unit above.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Vacant				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	S.F. Residential	c.	R-2	
	South	Vacant	c.	R-2	
	East	Vacant	c.	R-2	
	West	Vacant	c.	R-2	

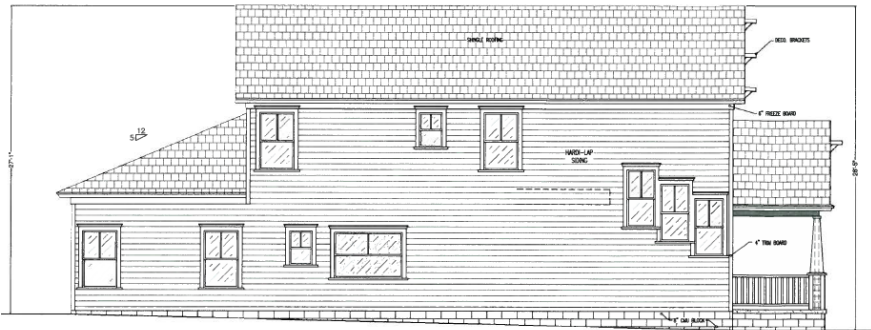
All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is proposing to construct a 2,276 sq. ft. home with an accessory building consisting of a 529 sq. ft. garage with dwelling unit above.

The home will be a 2-story, Craftsman style house. It will feature hardiboard horizontal 6" lap siding and hardishake siding. The windows in the home will be Jeld-Wen single-hung 2/1 windows and the front door will be a Jeld-Wen full lite single-entry with side lites. The roof will feature architectural shingles in a charcoal color. The body of the house will be painted *La Fonda Midnight 4004-4C* and the trim will be painted *Homestead Resort Jefferson White 7006-1*, both colors from Valspar's National Trust for Historic Preservation Collection.



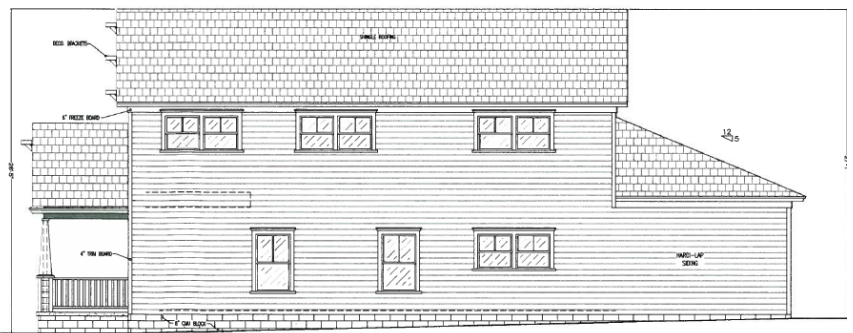
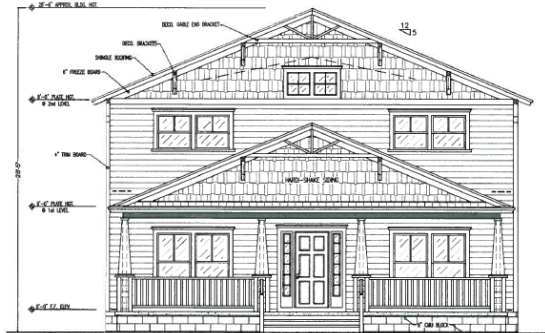
LEFT ELEVATION

SCALE: $\frac{1}{4}"=1'$



REAR ELEVATION

SCALE: $\frac{1}{4}"=1'$





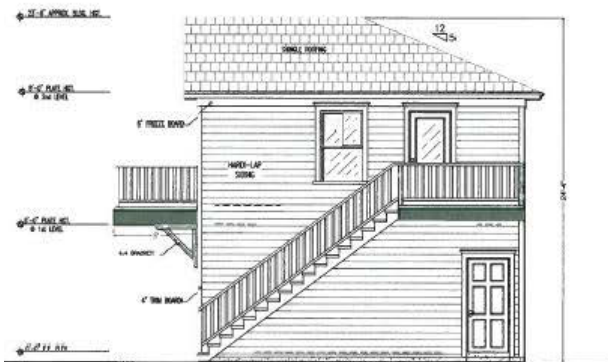
LEFT ELEVATION

SCALE: $\frac{1}{4}"=1'$



REAR ELEVATION

SCALE: $\frac{1}{4}"=1'$



FRONT ELEVATION

SCALE: $\frac{1}{4}"=1'$



RIGHT ELEVATION

SCALE: $\frac{1}{4}"=1'$

APPLICABLE GUIDELINES:

Secretary of the Interior's Standards for Rehabilitation

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
- Most properties change over time; those changes that have acquired historic significance in their own**

right shall be retained and preserved.

Findings: Complies ☐ Does not Comply ☐ N/A ☒

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.01.01.01 Standards for Development in the Historic District Overlays

- A. *The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.*
- B. *The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.*
- C. *In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.*
- D. *The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section*

8.01.01.01(A) and (B) above:

1. Scale, including height and width;
2. Setbacks;
3. Orientation and site coverage;
4. Alignment, rhythm, and spacing of buildings;
5. Form and detail, considering the link between old and new buildings;
6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

5.01.04 Accessory Dwellings

A. Accessory dwelling units are intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use. Accessory dwelling units shall not count towards density. Per the City's Comprehensive Plan policy 1.06.05, detached accessory dwelling units shall be permissible in all residential and mixed use zoning districts in compliance with the following standards:

1. The total floor area of the detached accessory dwelling shall not exceed 625 square feet;
2. The maximum height for a detached accessory dwelling located as a freestanding building or an apartment over a detached garage shall not exceed twenty-five (25) feet, measured from the approved finished grade to the peak of the roof;
3. A detached accessory dwelling shall be located only within a rear yard as established by Section 4.02.03; and
4. An accessory dwelling shall comply with all standards set forth in Section 5.01.03;
5. The accessory dwelling shall not have a separate water or electric meter.

CITY OF FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES: GUIDELINES FOR NEW CONSTRUCTION

The protection of the historic and architectural resources of the district includes new construction and requires compatible new buildings to respect visual and historic characteristics. New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, and colors. New outbuildings and detached garages are addressed in the section for outbuildings.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. New buildings should be compatible with adjacent buildings in terms of width, scale, and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.

ANALYSIS:

Staff concludes that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines and recommends **APPROVAL** of HDC 2016-32.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-32 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-32, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2016-32 Application



Salvatore J. Cumella
Planner II



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA



OFFICE USE ONLY

REC'D: 11/15/16 BY: [Signature]

PAYMENT: \$ 2500 - TYPE CR 1553

APPLICATION #: 2016-0001675

HDC CASE #: 2016-32

APPLICATION COMPLETE: Y ___ N ___

PRE-CONFERENCE: Y ___ N ___ DATE ___

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

APPROVED _____ DENIED _____

APPROVAL TYPE: ☐ Staff Approval ☒ Board Approval: Conceptual _____ or Final _____

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION

Street Address: ~~Lot 16-17 Dade St~~ 327 N. 4th Street

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0017-0166 / 00-00-31-1800-0017-0190

Zoning District: _____ Lot / Block Number (optional) 17 Lot 14 17

Owner of Record

Owner(s) Name
Steve Skidmore

Corporation or Company

Street Address
5308 Anthony LN.

City State Zip
Sarasota Fl. 34233

Telephone Number
859. 802. 1060

Fax Number
904. 491. 9983

Email Address
sskidmore04@yahoo.com

Applicant or Agent

Applicant Name
Steve Skidmore

Corporation or Company

Street Address
5308 Anthony LN

City State Zip
Sarasota Fl. 34233

Telephone Number
859. 802. 1060

Fax Number
904. 491. 9983

Email Address
sskidmore04@yahoo.com

PROJECT DESCRIPTION

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

None

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

See Plans - New Construction

List proposed materials and colors, as applicable:

Project Scope	Type, Material, Brand	Color
Exterior Fabric	6" lap siding Hardi- Shade Staggered Edge Siding	La Fonda Midnight - Valspar
Doors	Masonite Steel full-Lite w/Elan Glass	
Windows	Jeldwen Jeldwen - Single Hung - Colonial	BRONZE EXTERIOR White Interior
Roofing	Architectural Shingle	Charcoal
Fascia/Trim	See Plans	Homeskad Resort Jefferson White
Foundation	See Plans	
Shutters	None	
Porch/Deck	TRex	Beach Dune + Classic White
Fencing	None	
Driveways/Sidewalks	Concrete	
Signage	None	
Other		

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
4. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
5. It is understood that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
6. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
7. Historic District Council meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

11-15-16
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 15 day of November, 2016

[Signature]
Notary Public: Signature

Kristina Dill
Printed Name

12/26/2018
My Commission Expires

Personally Known _____ OR Produced Identification FL DL ID Produced: 5356793623300



Sylvie McCann

From: Jason Higginbotham
Sent: Thursday, November 17, 2016 11:40 AM
To: Angie Lester; Brenda Shubert; Gayle Murray; Harriet Davis; Holly Graf; Jacob Platt; Janet Harris; Jason Gregory; Jason Higginbotham; Jim Norman; Joseph Powers; Kaleigh Simmons; Karen Austin; Kathryn Watson; Kelly Gibson; Lavettaa Matthews; Linda Ottinger (lottinger@nassauso.com); Lori M Fransoso (Lori.M.Fransoso@usps.gov); Melissa Howard; Michelle Forstrom; Ray Eslinger (eeslinger@nassauso.com); Rena Williams (rkennedy@fpuc.com); Stephen Minahan; Sue Edwards; Sylvie McCann; Vicki Cannon
Subject: NEW ADDRESS - 327 N 4TH ST
Attachments: NEW_327 N 4TH ST_15NOV16.PDF

Good afternoon,

Name of street parcel is located: **N 4TH ST**
Parcel ID No. **00-00-31-1800-0017-0160**
Parcel is located on the **WEST** side of the road

Old address: **N/A**

Assigned address: **327 N 4TH ST**
Fernandina Beach, FL 32034
[mailbox & driveway off N 4th St]

Attached - address assignment application

Thank you,

Jason Higginbotham

Deputy Chief / Fire Marshal
Fernandina Beach Fire Department
Office: 516 S. 10th St, Fern. Bch, FL 32034
Email: jhigginbotham@fbfl.org
Office: (904) 310-3150
Cell: (904) 753-4293
WWW.FBFL.US/FIRE

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NASSAU
A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search

Sales Search

Nassau Home

OWNER NAME SKIDMORE STEVE
MAILING ADDRESS 5308 ANTHONY LN

LOCATION ADDRESS SARASOTA, FL 34233
 DADE ST
 FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 17 LOTS 16 17 IN OR 2078/971 CITY
 OF FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0017-0160
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 20.2467
PROPERTY USAGE VACANT RESIDENTIAL
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2016 Preliminary Values

JUST VALUE OF LAND	\$37,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$37,500
ASSESSED VALUE	\$37,500
EXEMPT VALUE	\$0
TAXABLE VALUE	\$37,500

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC RES 000000	50	FF	21-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
10/14/2016	2078/971	2078/971	114900	WD	Q	N	CMR ISLAND PROPERTIES LLC	SKIDMORE STEVE
10/14/2016	2078/969	2078/969	100	WD	U	N	SASSER JOHN E	CMR ISLAND PROPERTIES LLC
06/26/2014	1928/631	1928/631	34800	WD	Q	N	HALL CHARLES A & ANNETTE L	SASSER JOHN E
06/08/2002	990/1778	990/1778	15000	QC	U	N	BOARD OF COUNTY COMMISSIONERS	HALL CHARLES A & ANNETTE L

NASSAU
A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search

Sales Search

Nassau Home

OWNER NAME SKIDMORE STEVE
MAILING ADDRESS 5308 ANTHONY LN

LOCATION ADDRESS SARASOTA, FL 34233
 4TH ST N
 FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 17 LOT 19 IN OR 2078/971 CITY OF
 FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0017-0190
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 20.2467
PROPERTY USAGE VACANT RESIDENTIAL
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2016 Preliminary Values

JUST VALUE OF LAND	\$18,750
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$18,750
ASSESSED VALUE	\$18,750
EXEMPT VALUE	\$0
TAXABLE VALUE	\$18,750

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC RES 000000	25	FF	21-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
10/14/2016	2078/971	2078/971	114900	WD	Q	N	CMR ISLAND PROPERTIES LLC	SKIDMORE STEVE
12/08/2015	2017/1369	2017/1369	80000	WD	U	Y	HALL CHARLES G & ANNETTE	CMR ISLAND PROPERTIES LLC
08/01/2002	1072/533	1072/533	16000	QC	U	N	TIITF STATE OF FLORIDA	HALL CHARLES G & ANNETTE

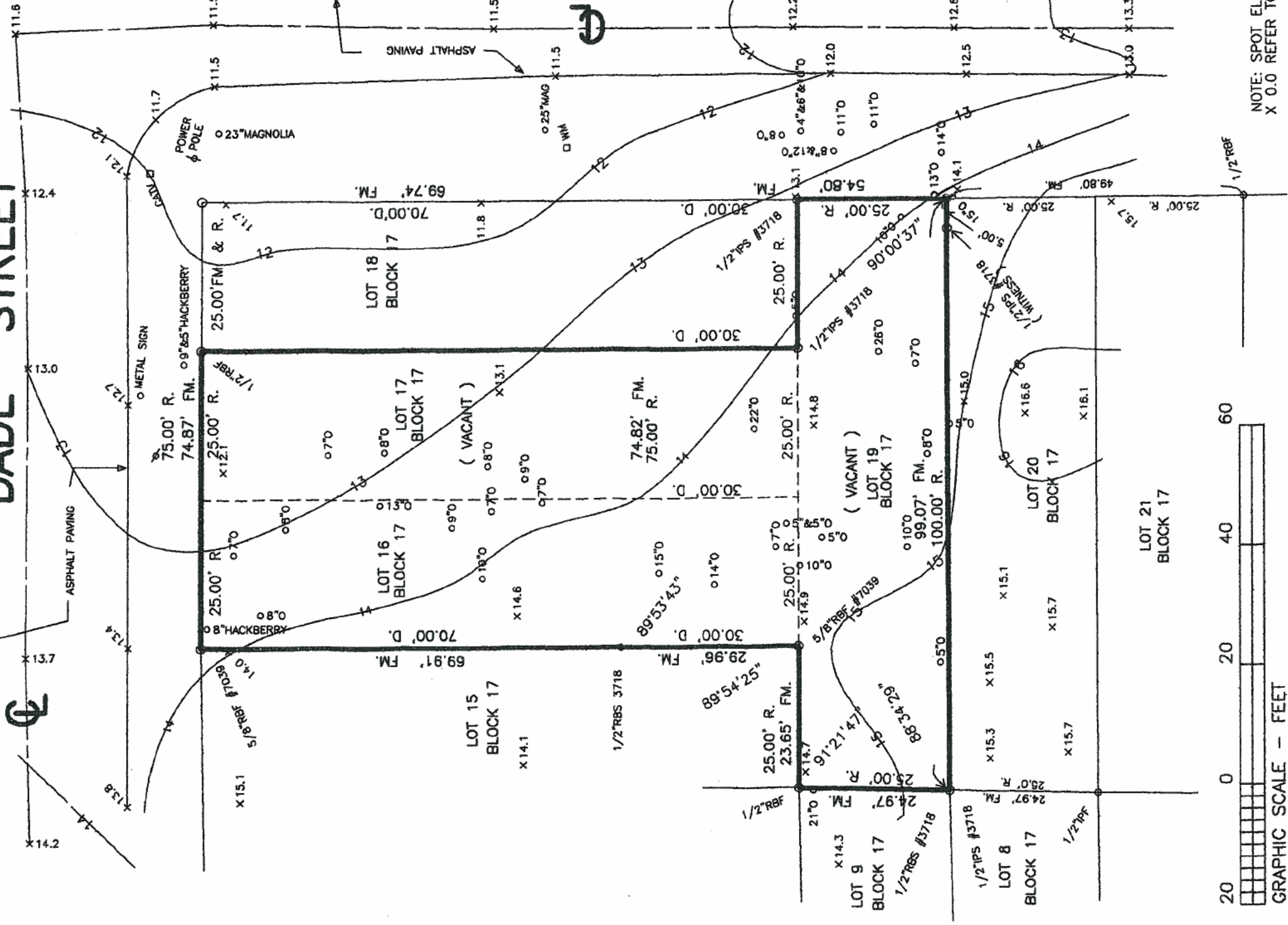
MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF

LOTS 16, 17 AND 19, BLOCK 17,
LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED
FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA,
AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL
PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED
BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

CERTIFIED TO:
STEVE SKIDMORE,
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
AMELIA TITLE AGENCY, INC.

60' R/W (PAVED)

DADE STREET



COASTAL LAND SURVEYORS

& MAPPERS, INC.

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-281-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO.120172 PANEL N0237F

DATED 12-17-10

DATE OF SURVEY: SEPTEMBER 21, 2016
SCALE 1"=20'

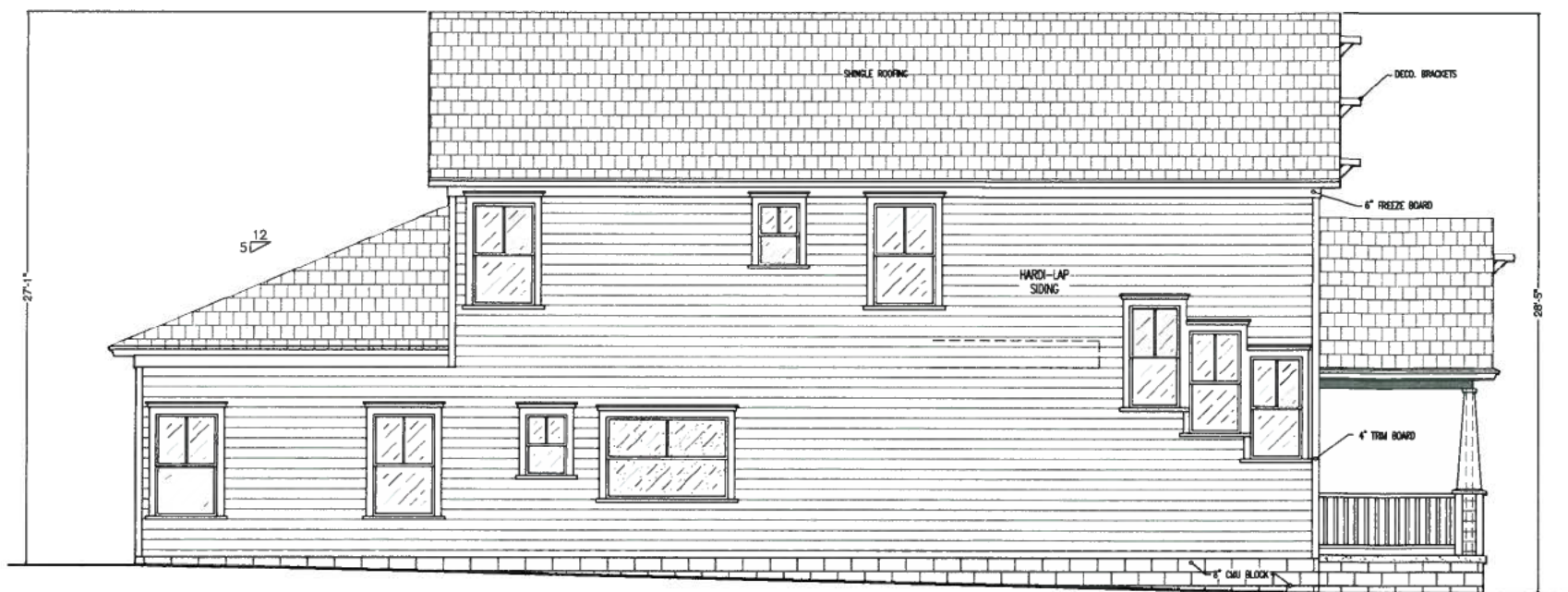
JOB NO.1411-08A F.B. 332

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPP
RIGHT-OF-WAY - R/W
POINT OF TANGENCY - PC
CENTERLINE - CL
POWER LINE - P
PLAT - P
FIELD MEASURED - FM
RECORD - R
DEED - D
CONCRETE - CONC.
FENCE - F
RIGHT-OF-WAY - R/W
POINT OF TANGENCY - PC
POINT OF REVERSE CURVE - PRC
CENTERLINE - CL
OFFICIAL RECORDS BOOK - O.R.B.

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.

CABLE TV BOX - CATV
WATER METER - WM



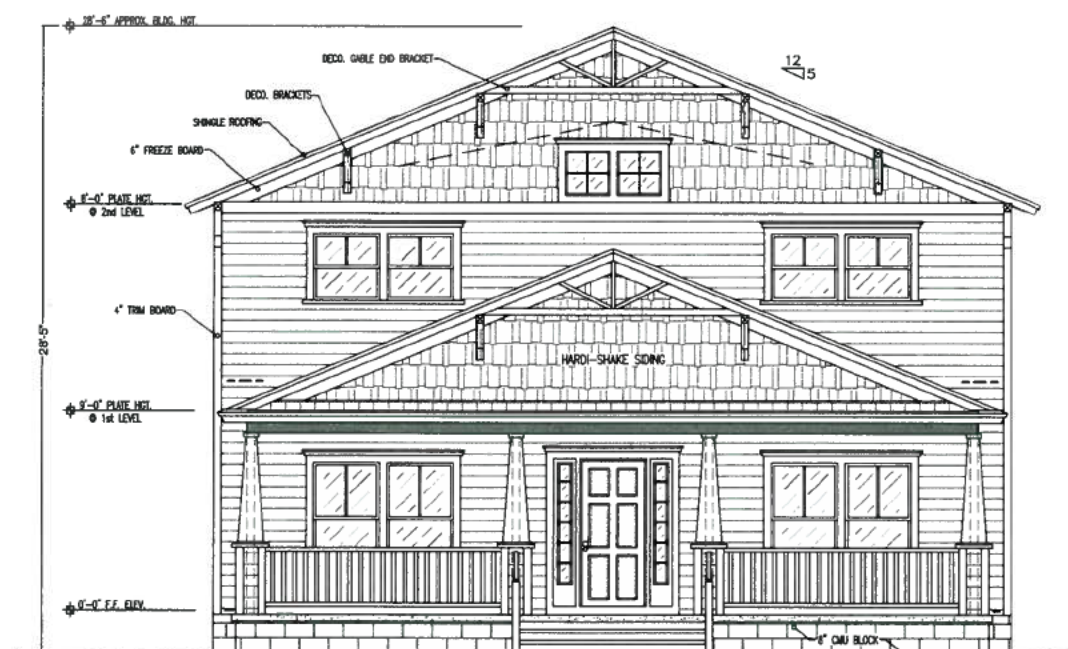
LEFT ELEVATION

SCALE: $\frac{1}{4}"=1'$



REAR ELEVATION

SCALE: $\frac{1}{4}"=1'$



FRONT ELEVATION

SCALE: $\frac{1}{4}"=1'$



RIGHT ELEVATION

SCALE: $\frac{1}{4}"=1'$

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B2.0
SHEET # (2) OF (11)
PROJECT NAME: SKIDMORE
DADE ST.
PROJECT # 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: $\frac{1}{4}"=1'-0"$
DATE: 11.14.18

1020 Little Brook Ct.
Jacksonville, FL 32216
DOWNS
DRAFTING & DESIGN LLC
(904)536-0857
downsdraftingdesign@gmail.com

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PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OTHER PROCESSES.

OWNER / BUILDER

**SKIDMORE
RESIDENCE**

PROJECT ADDRESS

**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

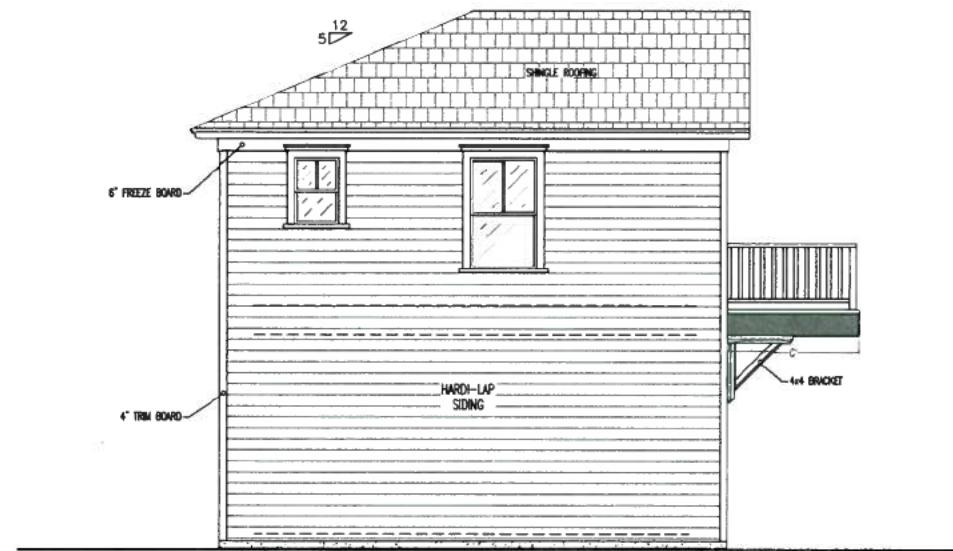
MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904)721-7676
FAX: (904)721-7685



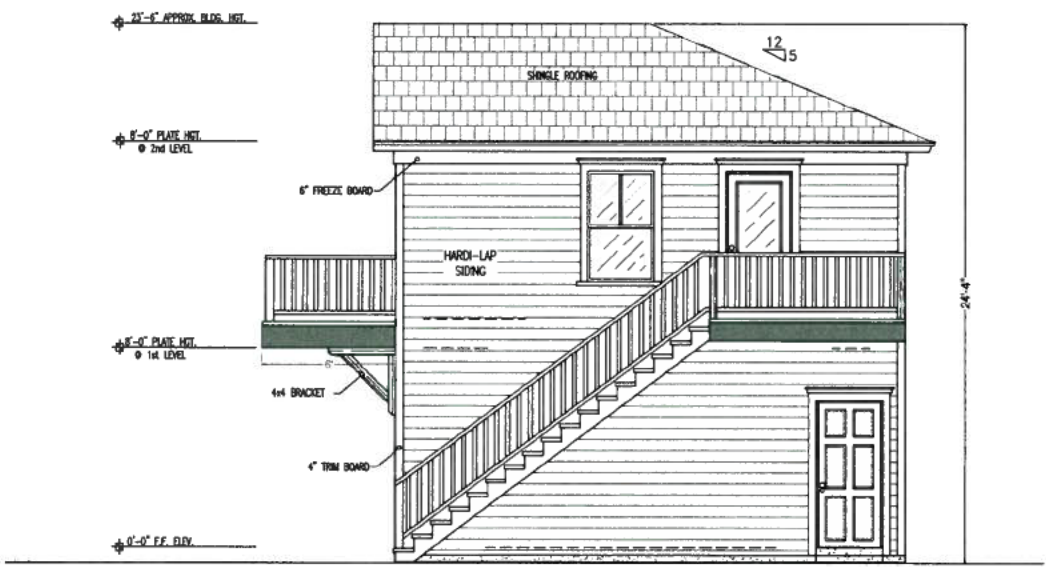
LEFT ELEVATION

SCALE: $\frac{1}{4}"=1'$



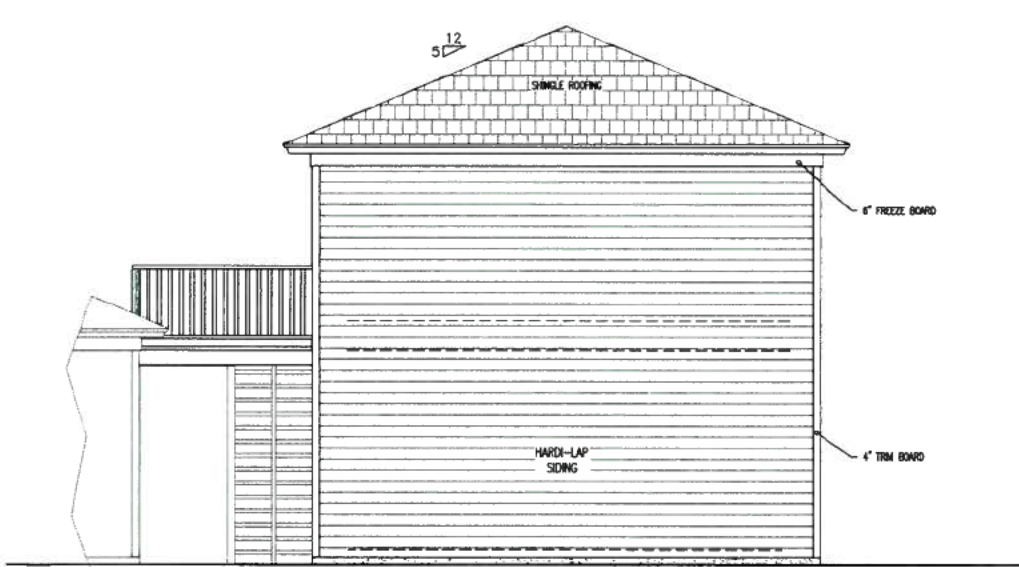
REAR ELEVATION

SCALE: $\frac{1}{4}"=1'$



FRONT ELEVATION

SCALE: $\frac{1}{4}"=1'$



RIGHT ELEVATION

SCALE: $\frac{1}{4}"=1'$

B2.1

SHEET # (3) OF (11)

PROJECT NAME: SKIDMORE

DATE: 10.10.03

PROJECT #: 10-10-03

DRAWN BY: WMH

CHECKED BY: WMH

SCALE: $\frac{1}{4}"=1'$

DATE: 11.14.10

1020 Little Brook Ct.
Jacksonville, FL 32218

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857

downsdesigns@gmail.com

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CODES AND OFFICIAL PROCESSES.

OWNER/BUILDER

**SKIDMORE
RESIDENCE**

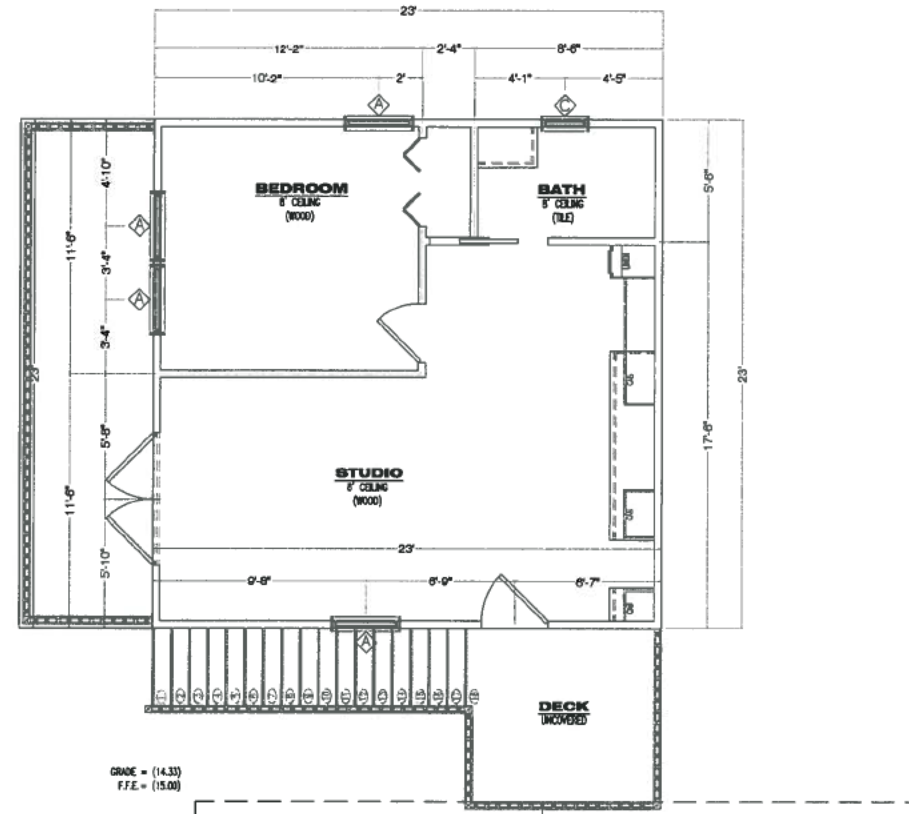
PROJECT ADDRESS

**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

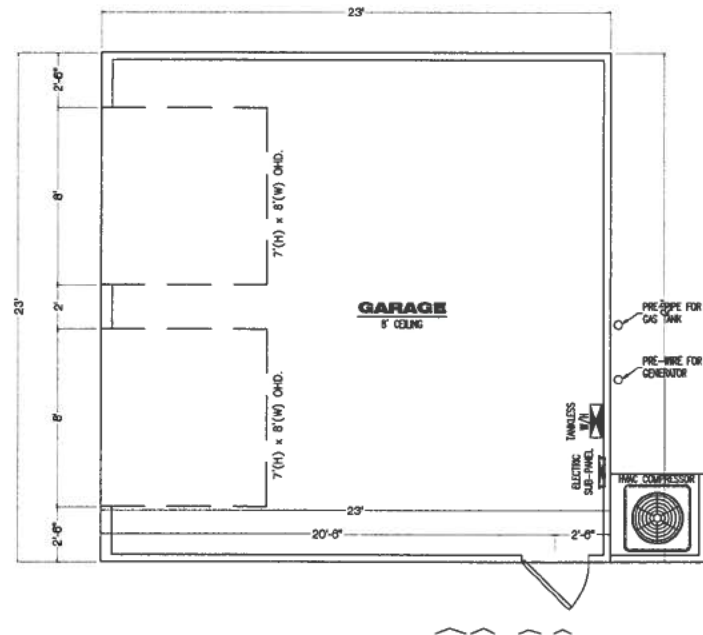
MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

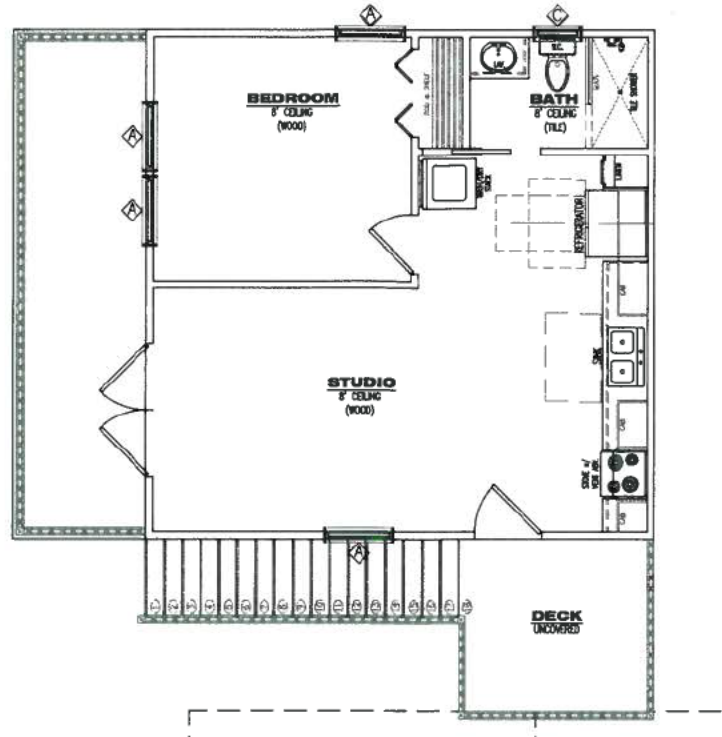
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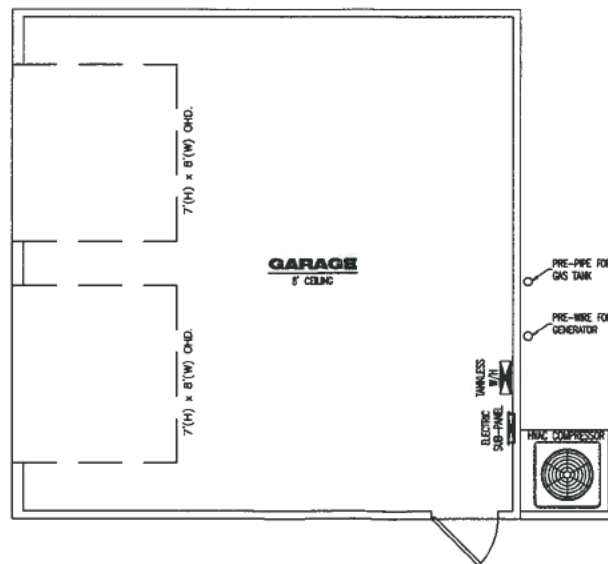
2nd LEVEL FRAMING PLAN
SCALE: 1/4"=1'



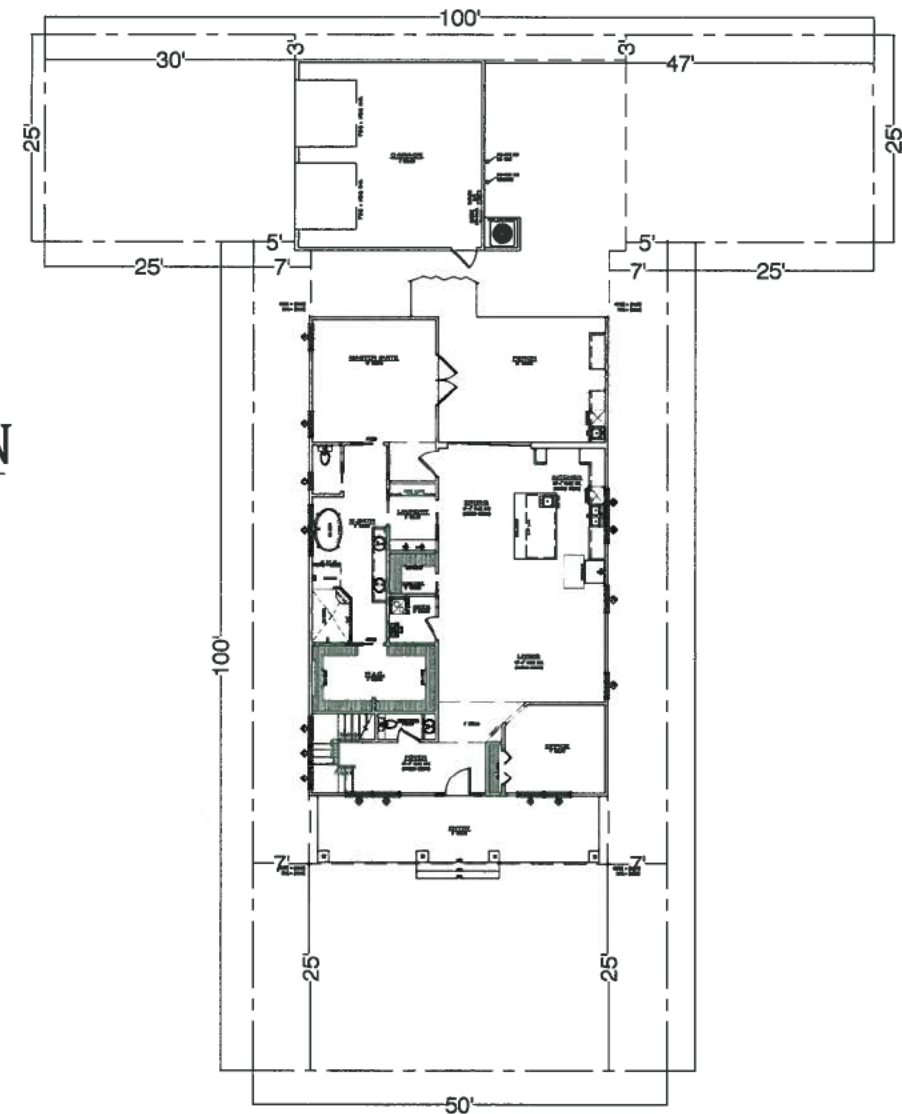
1st LEVEL FRAMING PLAN
SCALE: 1/4"=1'



2nd LEVEL ELECTRICAL PLAN
SCALE: 1/4"=1'



1st LEVEL ELECTRICAL PLAN
SCALE: 1/4"=1'



SITE LAYOUT
N.T.S.

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,777 sq. ft.
2nd FL LIVING	CONDITIONED	489 sq. ft.
ENTRY	UNENCLOSED	272 sq. ft.
PORCH	UNENCLOSED	312 sq. ft.
GARAGE 1st FL	UNCONDITIONED	529 sq. ft.
GARAGE 2nd FL	CONDITIONED	529 sq. ft.
TOTAL A/C		2,805 sq. ft.
TOTAL U/R		3,918 sq. ft.

B5.0
SHEET # (7) OF (11)
PROJECT NAME: SKIDMORE
DATE: 10.10.03
PROJECT # 16.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4"=1'-0"
DATE: 11.14.18

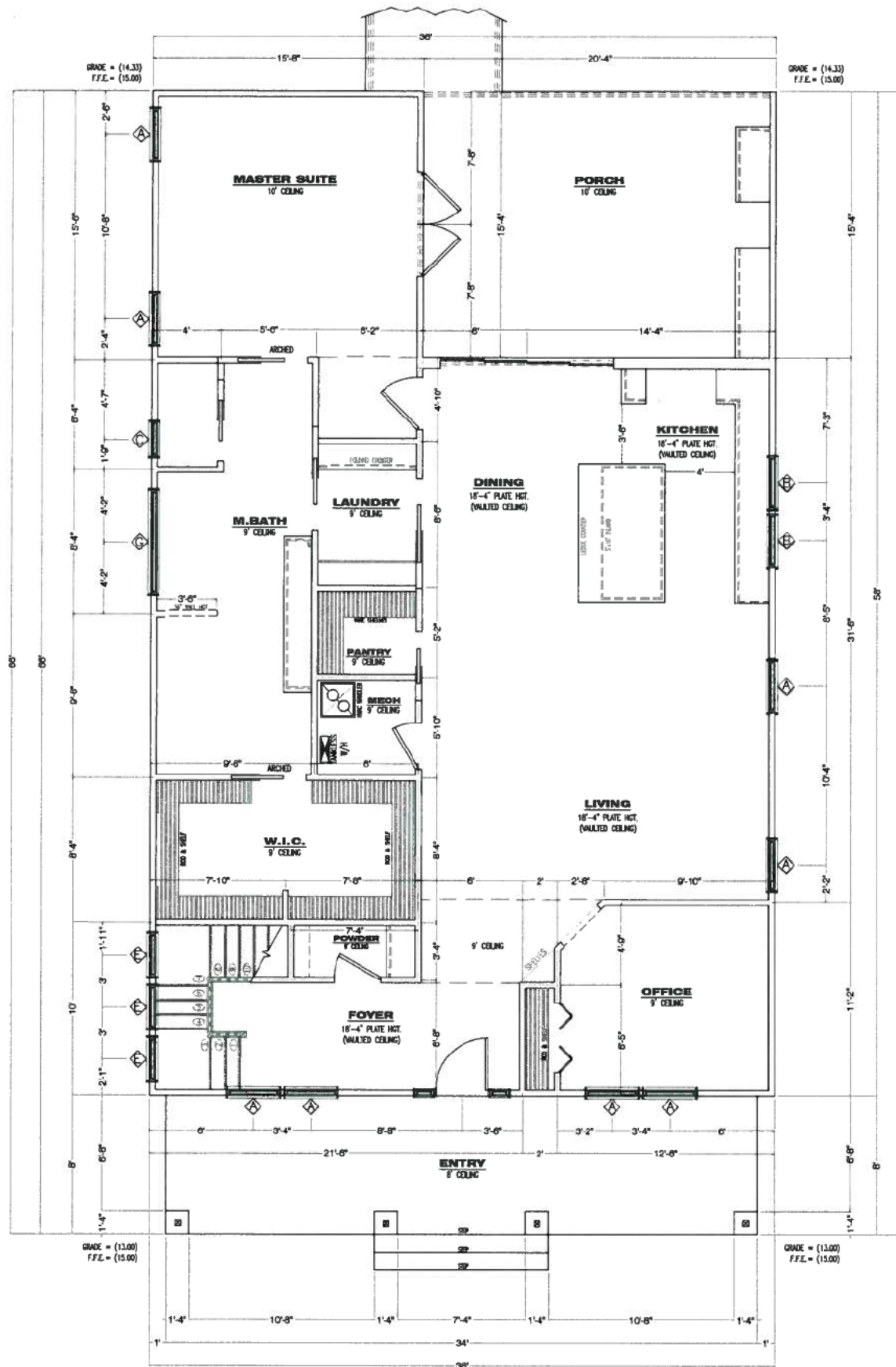


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CODES AND ZONING ORDINANCES.

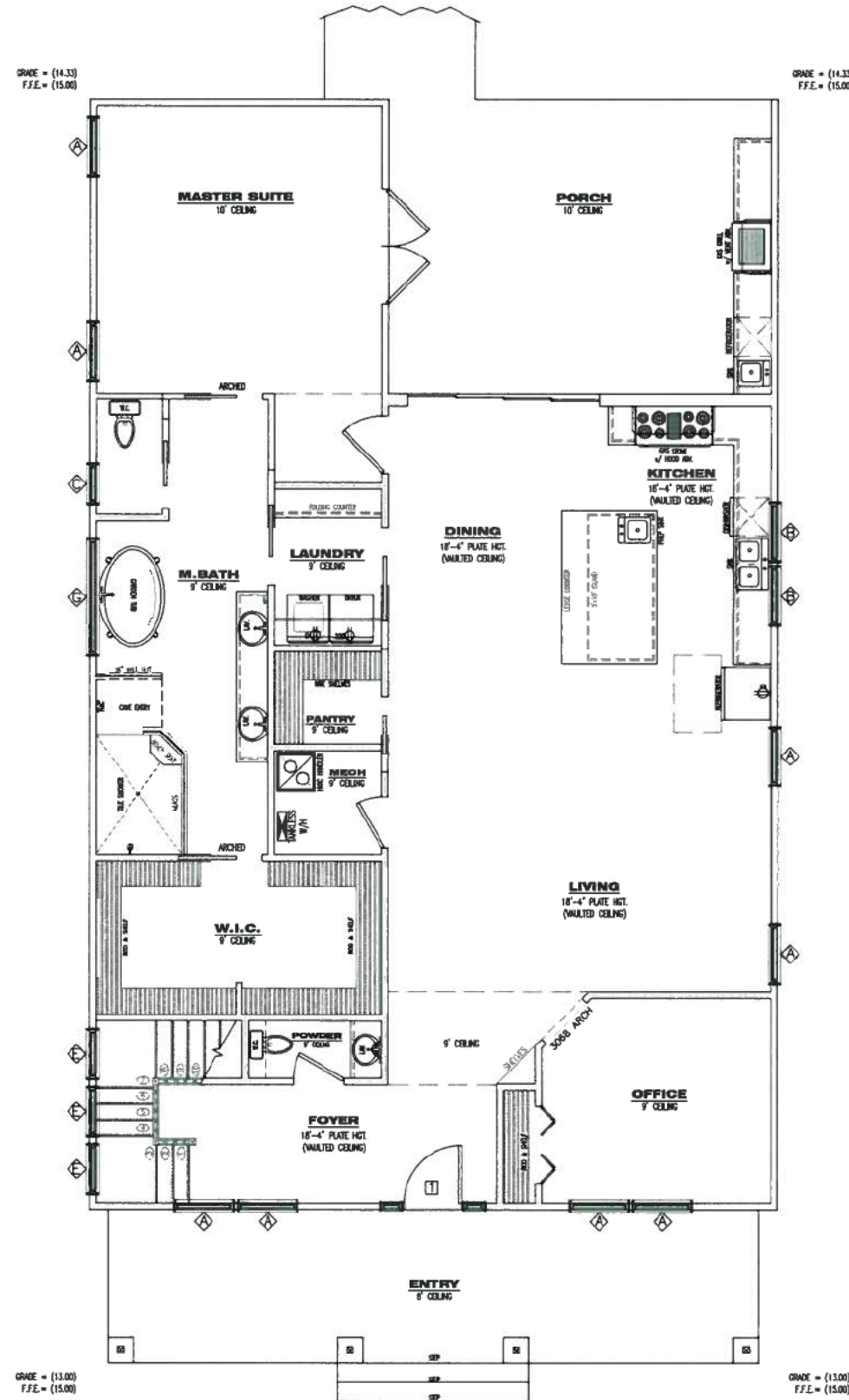
OWNER/BUILDER
**SKIDMORE
RESIDENCE**
PROJECT ADDRESS
**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

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AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,777 sq.ft.
2nd FL LIVING	CONDITIONED	499 sq.ft.
ENTRY	UNENCLOSED	272 sq.ft.
PORCH	UNENCLOSED	312 sq.ft.
GARAGE 1st FL	UNENCLOSED	529 sq.ft.
GARAGE 2nd FL	CONDITIONED	529 sq.ft.
TOTAL A/C		2,805 sq.ft.
TOTAL U/R		3,918 sq.ft.



1st LEVEL FRAMING PLAN

SCALE: 1/4"=1'

1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'

B5.0

SHEET # (7) OF (11)
PROJECT NAME SKIDMORE
DADE ST.
PROJECT # 18-10-03
DRAWN BY: WMD
CHECKED BY: RMM
SCALE: 1/4"=1'-0"
DATE: 11-14-18



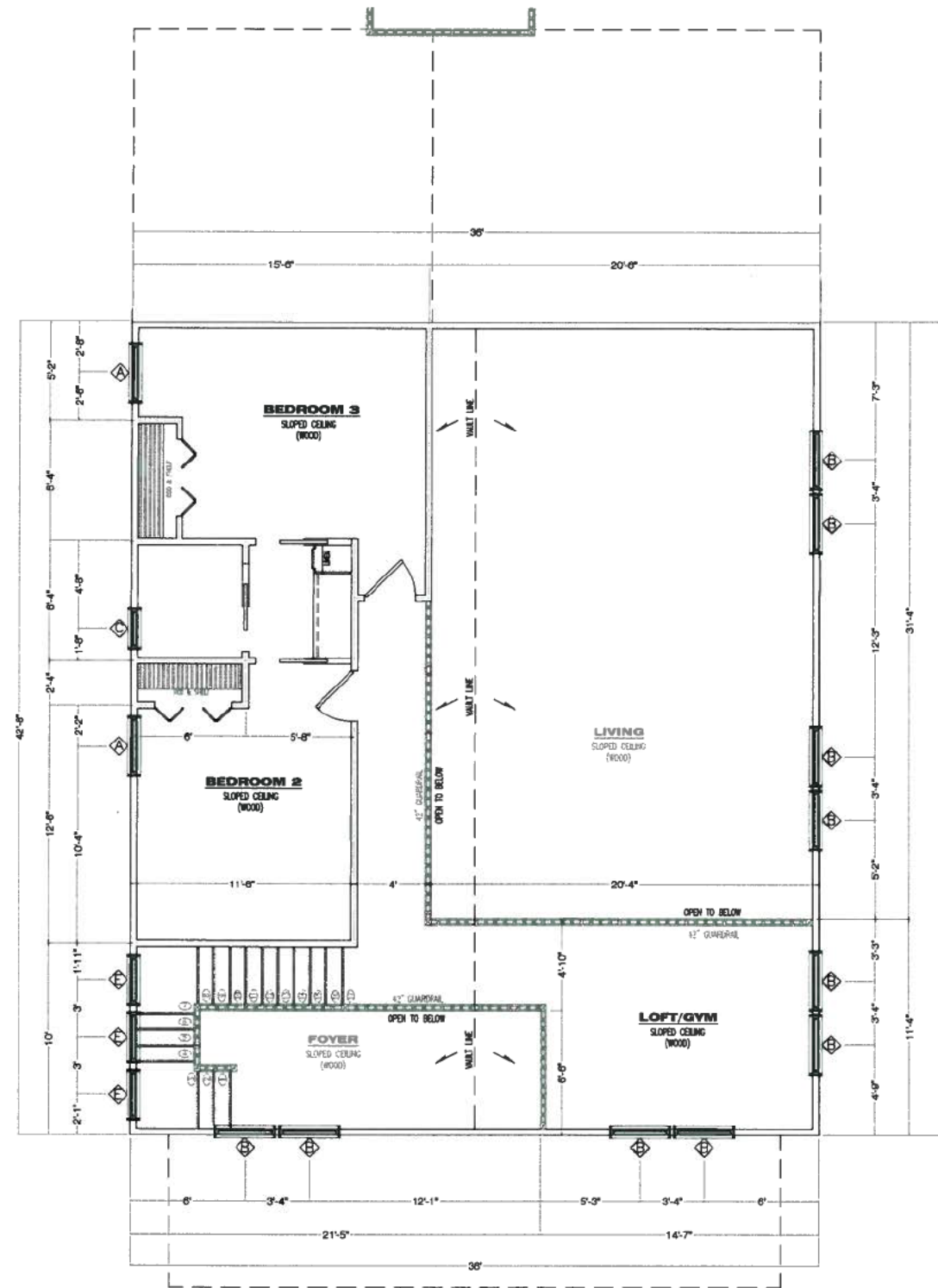
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OWNER/BUILDER
**SKIDMORE
RESIDENCE**

PROJECT ADDRESS
**0000 DADE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

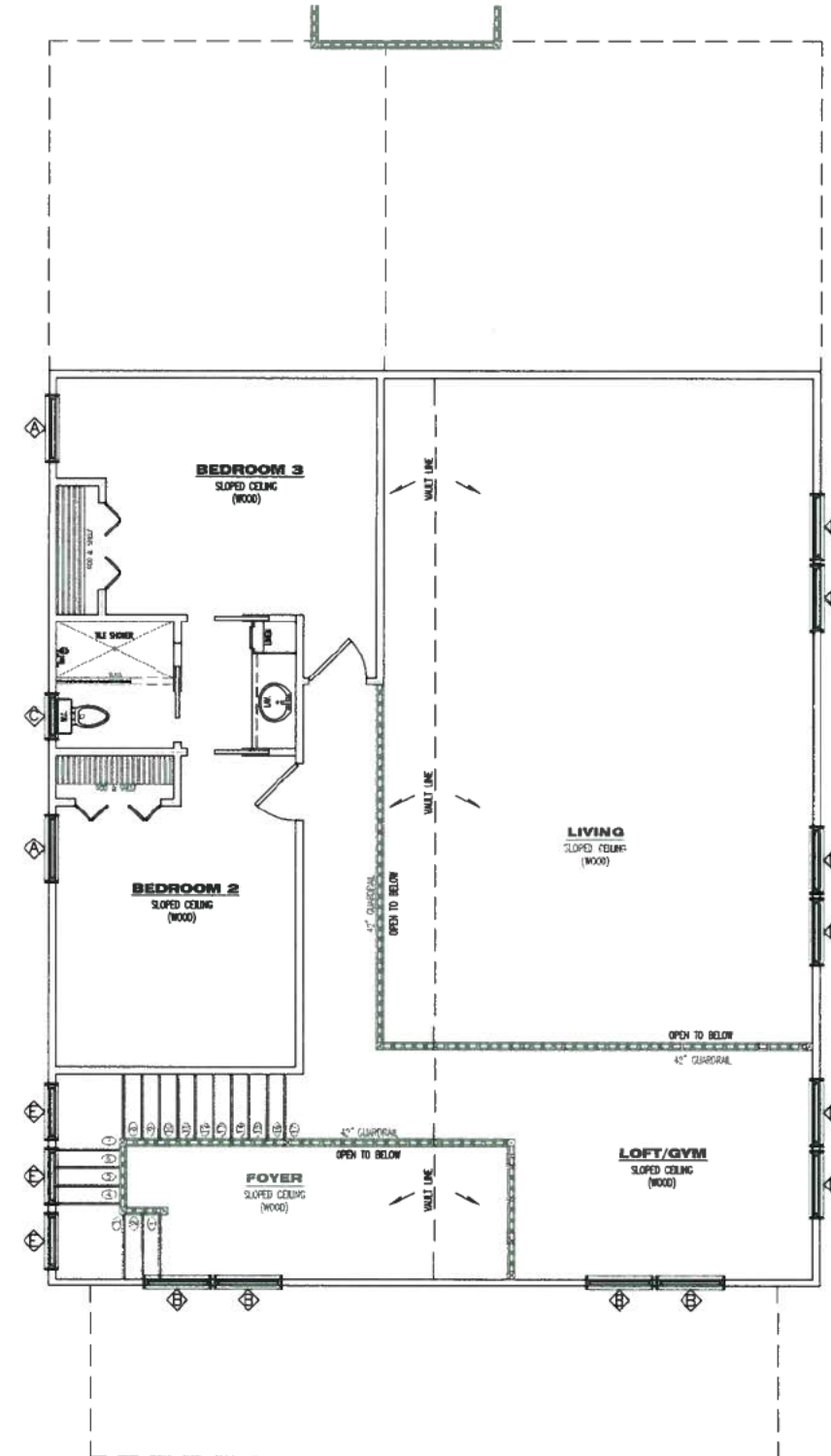
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2nd LEVEL FRAMING PLAN

SCALE: 1/4" = 1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,777 sq.ft.
2nd FL LIVING	CONDITIONED	499 sq.ft.
ENTRY	UNENCLOSED	272 sq.ft.
PORCH	UNENCLOSED	312 sq.ft.
GARAGE 1st FL	UNCONDITIONED	529 sq.ft.
GARAGE 2nd FL	CONDITIONED	529 sq.ft.
TOTAL A/C		2,805 sq.ft.
TOTAL U/R		3,918 sq.ft.



2nd LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'

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B5.1
 SHEET # (8) OF (11)
 PROJECT NAME: SKIDMORE
 DATE: 10.10.03
 PROJECT # 10.10.03
 DRAWN BY: WMD
 CHECKED BY: MGH
 SCALE: 1/4" = 1'-0"
 DATE: 11.14.10

1020 Little Brook Ct.
 Jacksonville, FL 32216
DOWNS
 DRAFTING & DESIGN LLC
 (904) 536-0057
 downsdesign@gmail.com

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OWNER/BUILDER
SKIDMORE
RESIDENCE

PROJECT ADDRESS
0000 DADE ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
 PE# 16215
 7441-2 SILVER LAKE TERRACE
 JACKSONVILLE, FL 32216
 PHONE: (904) 721-7676
 FAX: (904) 721-7685

4004-4



National Trust for
Historic Preservation



4004-4A
Window Screen



4004-4B
Pacific Coast



4004-4C
La Fonda Midnight

7006-1



National Trust for
Historic Preservation



7006-1
Homestead Resort Jefferson White

Steve Skidmore

Dade & 4th Street Residence

Fernandina Beach Fl, 32034

Exterior Elements Profile

6" Lap Siding

Hardi-Shade Staggered Edge Siding

House Color – LA FONDA MIDNIGHT (Valspar)

House Trim – HOMESTEAD RESORT JEFFERSON WHITE (Valspar)

Architectural Shingle – CHARCOAL

Decking – BEACH DUNE (Trex) & CLASSIC WHITE (Trex)

ELAN glass

Classic

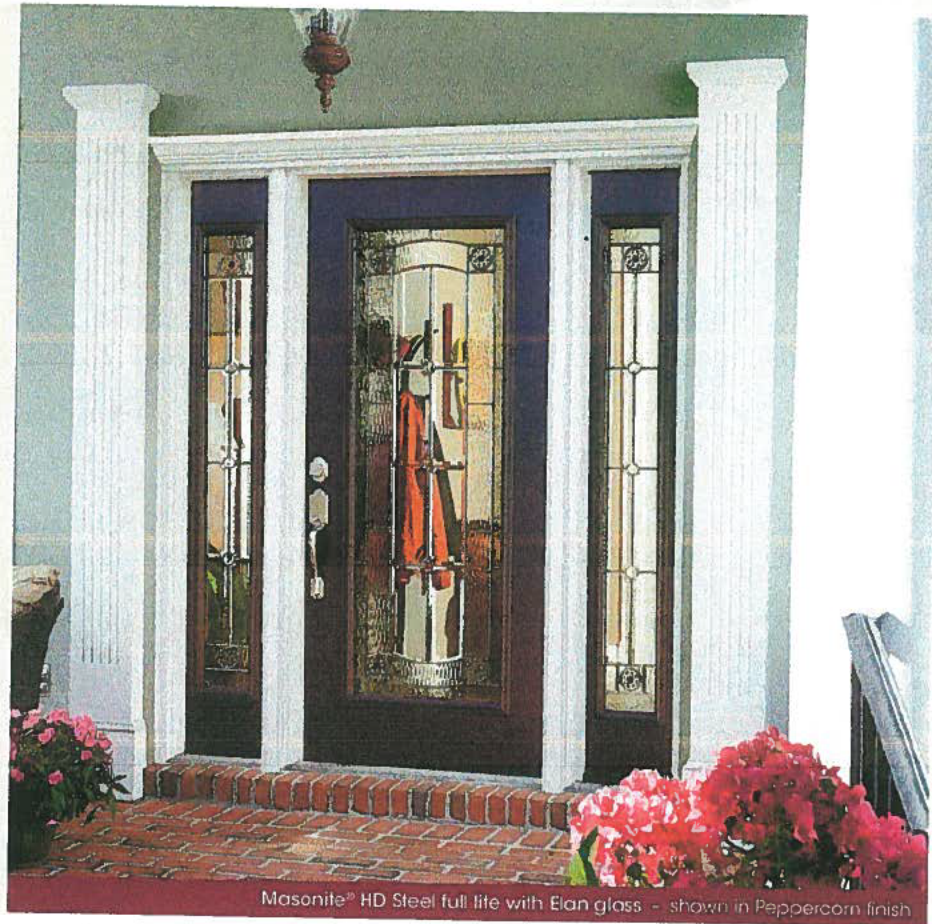
Elan Glass

Elan features deep, hand-cut bevels and black chrome medallions to beautifully refract daylight into your home. Soft wave glass frames the door lite, and extra wide coming adds a truly distinctive touch. Celebrate your home and add curb appeal that leaves a lasting impression.



Black Chrome coming

GLASS PRIVACY RATING



Masonite® HD Steel full lite with Elan glass - shown in Peppercorn finish



Morelite
Camber-Top



Morelite



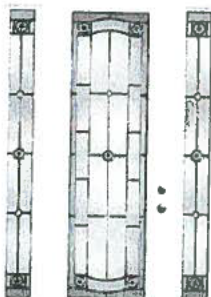
1/4 Lite
Hollister



1/4 Lite, Rectangle
Transom, 1/4 Sidelite



Full Lite, Ellipse
Transom, Full Sidelite



Full 8 Foot Lite,
Full 8 Foot Sidelite

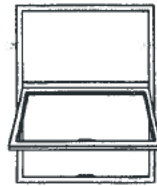
DESIGN YOUR WINDOWS IN 4 EASY STEPS

1 SELECT YOUR WINDOW STYLE*

* See pages 6-8 for Product Line Availability



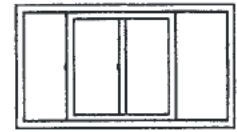
☐ Casement



☐ Awning



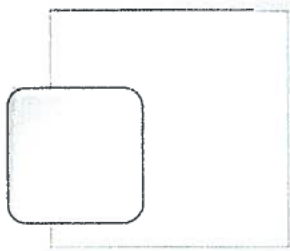
☒ Single-Hung



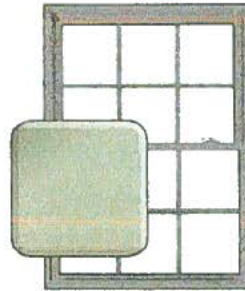
☐ Horizontal Sliding

VINYL COLORS

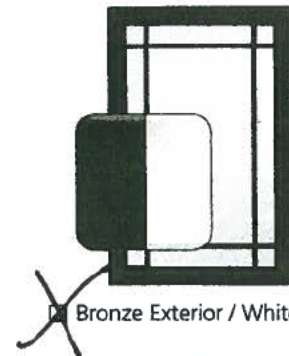
2 CHOOSE YOUR MATERIAL AND FRAME COLOR



☐ White



☐ Desert Sand



☒ Bronze Exterior / White Interior

TINTED GLASS



☐ Gray



☐ Green



☐ Azurlite



☐ Graylite



☐ Bronze



☐ Bronze Reflective

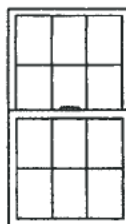
TEXTURED GLASS



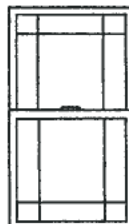
☐ Obscure

DECORATIVE GRILLES

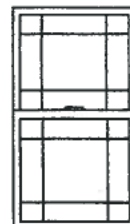
4 CHOOSE YOUR GRILLE



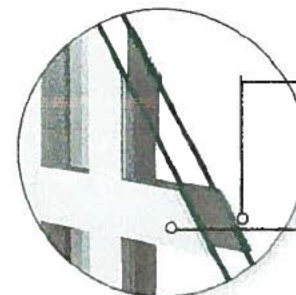
☒ Colonial



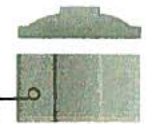
☐ Prairie Frame



☐ Prairie Glass



☐ Simulated Divided Lites (SDL)



1 in. Raised Exterior



1 in. Flat Interior

☐ White

☐ Desert Sand

You can count on our products to be energy efficient, secure and easy to care for.



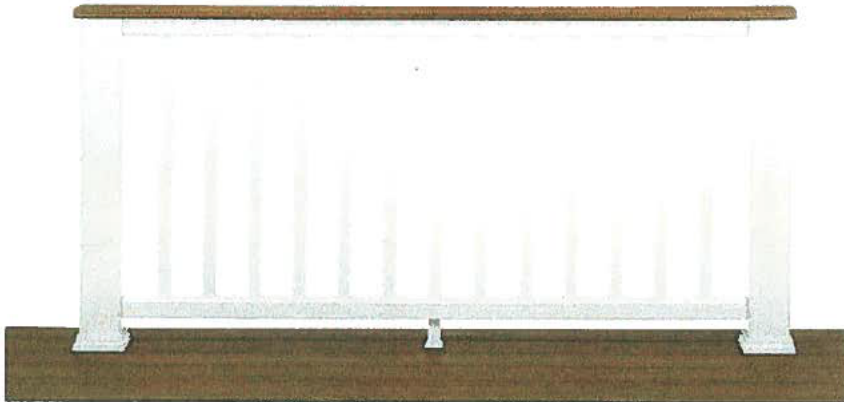
GP-1

See a look you love? Order by Trex look number through a Lowe's associate.



SPICED RUM

Trex Transcend



Coordinate It Rails: Classic White with Spiced Rum cocktail rail | Posts: Classic White
Balusters: Classic White composite



Contrast It Rails: Charcoal Black aluminum | Posts: Vintage Lantern
Balusters: Charcoal Black square aluminum



Change It Up Rails: Vintage Lantern | Posts: Classic White
Balusters: Charcoal Black round aluminum





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2017-19 AMENDMENT
MARCH 15, 2018

Owner/Applicant:	Bill Kavanaugh, agent for Anne B. Kavanaugh			
Property Address:	Lot 10 Block 7 Old Town Fernandina			
Requested action:	Amendment to Certificate of Approval (COA) to change from the proposed standing seam metal roof to a 5V crimp metal roof in natural galvalume finish.			
Current zoning:	OT-1			
FLUM land use category:	Old Town 1			
Acreage	0.1 acre			
Existing uses on the site:	Residential; Vacant			
Year Built:	N/A			
Contributing Status:	Non-Contributing			
Adjacent Properties:	North	Vacant		OT-1
	South	Residential	c. 1910	OT-1
	East	Vacant		OT-1
	West	Vacant		OT-1

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is seeking to amend HDC 2017-19 to switch from the proposed standing seam roof to a 5V crimp metal roof.

APPLICABLE GUIDELINES:

Secretary of the Interior's Standards for Rehabilitation

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;
 - 5. Form and detail, considering the link between old and new buildings;
 - 6. Maintaining materials within the district or on the landmark site;
 - 7. Maintaining quality within the district or on the landmark site;
 - 8. Facade proportions and window patterns;
 - 9. Entrances and porch projections;
 - 10. Roof forms; and
 - 11. Horizontal, vertical, or non-directional emphasis.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

C. General requirements

- 1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
- 3. Building types

a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.

D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.

K. Lot visibility corridors

The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.

1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at mid-block. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement: Help maintain a balance between building density and sense of openness. Applies to all primary and outbuildings. Primary structures required to front the street and have a five (5) foot setback.

4.2 General Approach to New Residential Construction: Major emphasis on scale and construction rather than appropriate architectural styles.

4.3 Building Elements: Primary Buildings and Out Buildings. Primary buildings are principal unit of occupation. Out buildings are ancillary in size and degree of occupation, may be attached by connecting element or detached. Garages should not be built into the primary structure.

4.4 Residential Building Design: Existing Zoning, Placement on the Grid, Lot Coverage, Building Massing, Height, Proportion of Openings, Climate, Roof Forms and Surfaces, Materials, Foundations, Windows and Shutters, Muntins, Awnings, and Connecting Elements.

4.5 Lot Visibility Corridors: Terminology used instead of “setbacks.” Five feet is the minimum requirement on all sides.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.

4.7 Sideyard Corridors: Five foot minimum requirement.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24”. Landscape elements are not included in this restriction.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

ANALYSIS:

Staff finds that the requested amendment is substantially consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Fernandina Preservation and Development Guidelines.

Staff recommends APPROVAL of this amendment to HDC 2017-19.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2017-19 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2017-19, as presented, **is or is not** substantially compliant with the Land Development Code, the Old Town Fernandina Preservation and Development Guidelines, and the Secretary of the Interior’s Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2017-19 Amendment Application

EXHIBIT 2 HDC 2017-19 Staff Report as Presented May 25, 2017

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2017-19 Amendment

EXHIBIT 1

Application



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>2/16/18</u>	BY: <u>[Signature]</u>
PAYMENT: \$ <u>0</u>	TYPE: <u>Amend</u>
APPLICATION #: <u>2017-19</u>	
HDC CASE #: <u>Amend</u>	
APPLICATION COMPLETE: Y <u> </u> N <u> </u>	
PRE-CONFERENCE: Y <u> </u> N <u> </u> DATE <u> </u>	

BOARD MEETING DATE: <u>3/15/18</u>
PLANNER: <u> </u> DATE: <u> </u>
<u> </u> APPROVED <u> </u> DENIED

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u> </u> or Final <u> </u>
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PROJECT TYPE:
☐ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☒ Other: <u>Amend HDC 2017-19</u>

PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Street Address: <u>907 San Fernando St.</u>	
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u> </u>	
Zoning District: <u> </u> Lot / Block Number (optional) <u> </u>	

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>Anne Kavanaugh</u>	
Corporation or Company (if applicable)	
<u>c/o Bill Kavanaugh</u>	
Street Address	
<u>112 N. 6th Street</u>	
City State Zip	
<u>FB</u>	
Telephone Number	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Corporation or Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

REQUESTED STANDING SEAM/NO NEED TO SWITCH TO 5V, BECAUSE OF EXPOSED RAFTERS ON PORCH AND RAFTER TAILS.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing	<i>GULF COAST SUPPLY</i>	<i>024 5V GALVALUME</i>	<i>11651.13 R3</i>	
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

City of Fernandina Beach Community Development Department · 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 - Email: cddinfo@fbfl.org - www.fbfl.us/cdd

Revised January 2018

Page 8 of 8

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

2/16/2018
Date

William J. Benfante
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 16 day of Feb, 2018.

Harriet Davis
Notary Public: Signature

Harriet Davis
Printed Name

3/22/21
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



CERTIFICATE OF APPROPRIATENESS

HISTORIC DISTRICT COUNCIL

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH, FLORIDA 32034

904-310-3135 • www.fbfl.us/historicdistrict

***THIS DOCUMENT MUST BE POSTED AT ALL TIMES UNTIL
PROJECT IS COMPLETED.***

ISSUED TO:

Anne B. Kavanaugh
c/o Bill Kavanaugh
Lot 10, Block 7
San Fernando Street
Fernandina Beach, FL
32034

FOR: HDC SA 2017-19

FINAL APPROVAL for the
construction of a 1859SF
2-story residential primary
structure.

DATE ISSUED:

May 25, 2017

DATE EXPIRES:

May 25, 2018

*Sal Cumella, Historic Preservation Planner
On Behalf of the Historic District Council*

Please be advised it is the owner and/or agent's responsibility to notify staff of any potential changes from the approved COA that arise and obtain approval prior to commencing the changes.

HDC 2017-19 Amendment

EXHIBIT 2

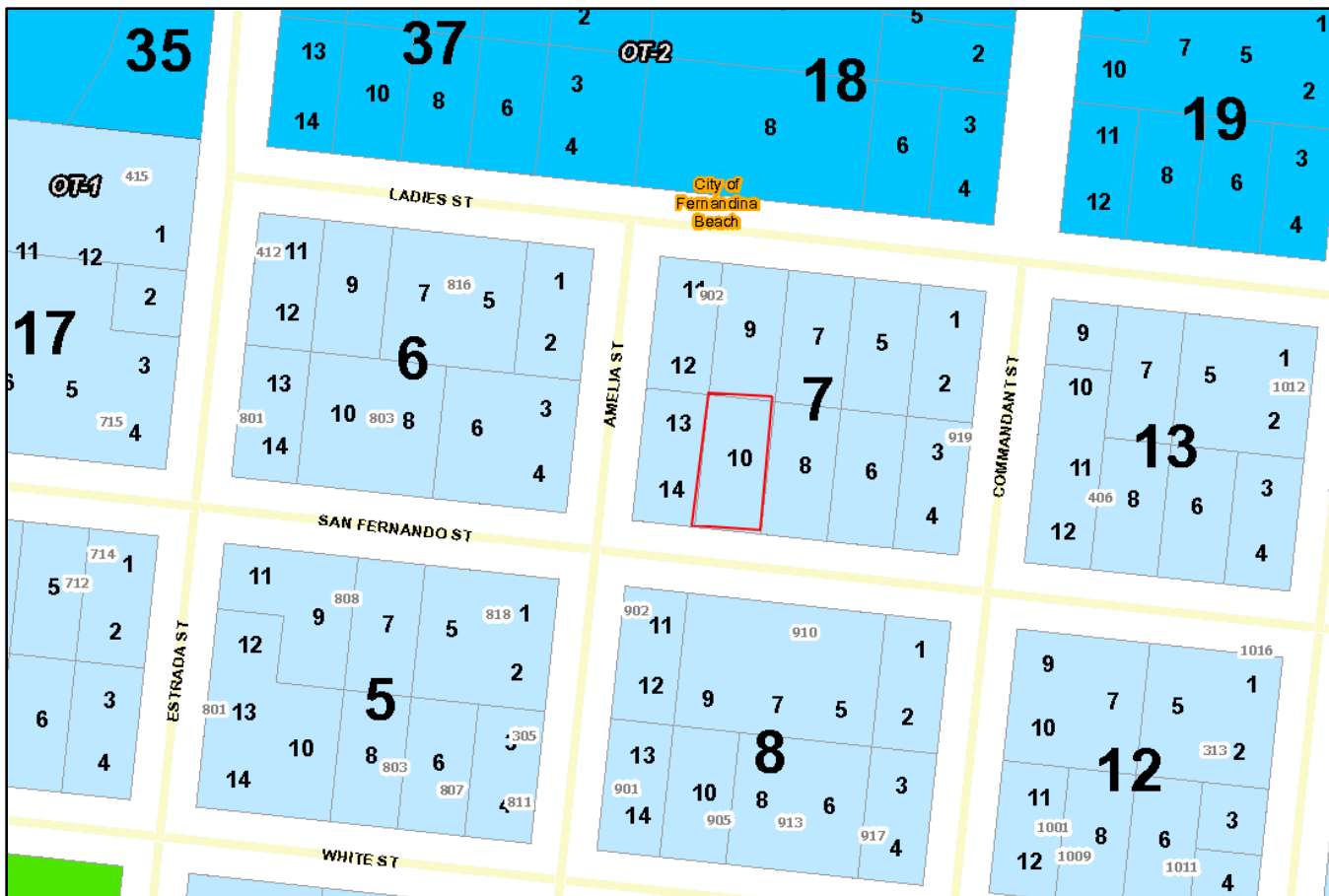
*Staff Report
as Presented May 25, 2017*



HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2017-19** **May 25, 2017**

Owner/Applicant:	Bill Kavanaugh, agent for Anne B. Kavanaugh			
Property Address:	Lot 10 Block 7 Old Town Fernandina			
Requested action:	Certificate of Approval (COA) for the construction of an 1,859 sq. ft. 2-story residential primary structure.			
Current zoning:	OT-1			
FLUM land use category:	Old Town 1			
Acreage	0.1 acre			
Existing uses on the site:	Residential; Vacant			
Year Built:	N/A			
Contributing Status:	Non-Contributing			
Adjacent Properties:	North	Vacant		OT-1
	South	Residential	c. 1910	OT-1
	East	Vacant		OT-1
	West	Vacant		OT-1

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is seeking final approval for the construction of an 1859 sq. ft. 2-story single-family residential primary structure. Conceptual approval (HDC 2017-16) was approved by the HDC at its April 27th meeting.

APPLICABLE GUIDELINES:

Secretary of the Interior's Standards for Rehabilitation

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
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CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

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OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

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4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24”. Landscape elements are not included in this restriction.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

ANALYSIS:

Staff has analyzed the proposed 1859 sq. ft. 2-story residential primary structure and finds the following:

1. Scale, including height and width;
The proposed residence is similar in scale to many of the other 2-story homes in Old Town.
2. Setbacks;
The proposed new construction maintains the required 5-ft view corridor on all sides.
3. Orientation and site coverage;
The proposed new construction will be oriented to front San Fernando Street. It meets the requirement that the lot coverage not exceed 45%.
4. Alignment, rhythm, and spacing of buildings;
The alignment, rhythm, and spacing of this building is in keeping with the intention of the original plat of Old Town Fernandina. This block face is currently vacant except for one non-conforming structure on lot 3.
5. Form and detail, considering the link between old and new buildings;
The proposed residence is similar in form and detail to other homes found in Old Town. It features elements that can be found on historic buildings in modern materials.
6. Maintaining materials within the district or on the landmark site;
Materials chosen for this project will be modern materials, such as Hardiplank lap siding that will resemble traditional materials.
7. Maintaining quality within the district or on the landmark site;
The new construction will utilize design and materials that maintain the quality of the district.
8. Facade proportions and window patterns;
The façade proportions of the new construction are compatible with those of other homes in Old Town. The windows will have a 2/2 pattern that is also commonly found on historic buildings in the City.
9. Entrances and porch projections;
The proposed new construction features porches that match the historic building pattern in scale and form.
10. Roof forms; and Horizontal, vertical, or non-directional emphasis.
The home features a side gable roof with shed dormers. This is a style that can be seen throughout the city on historic structures.

Other Notes:

- Parking will be pervious
- Old Town represents an area of the City with a high potential for archeological resources. Staff asks that the applicant be mindful of the Secretary of the Interior's Standard number 8, "significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."

Materials

- **Exterior Fabric** – Hardiplank 7 ¼" lap, 5" exposure (Winter Wheat PPG 12-05-SS5)
- **Doors** – Rogue Valley ½ lite Wood Door model #4444 (mahogany)
- **Windows** – Anderson 400 Series, SDL, 2/2 (white)
- **Roofing** – Galvalume 26 gauge standing seam, (silver)
- **Fascia/Trim** – Hardie Board (Brilliant White PM4)
- **Foundation** – Raised, block, tabby stucco, wooden grills
- **Porch/ Deck** – wood (Black Forest Green PM-12)
- **Driveway/sidewalks** – Crushed shell

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines.

Staff recommends APPROVAL of HDC 2017-19.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2017-19 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2017-19, as presented, **is or is not** substantially compliant with the Land Development Code, the Old Town Fernandina Preservation and Development Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2017-19 Application & Backup Materials

EXHIBIT 2 Elevations/ Floorplans



Salvatore J. Cumella
Planner II

Final approval of conceptual
HDC 2017-16



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 4/12/19	BY: SC
PAYMENT: \$	TYPE
APPLICATION #: 2017-0000659	
HDC CASE #: 2017-19	
APPLICATION COMPLETE: Y N	
PRE-CONFERENCE: Y N	DATE

BOARD MEETING DATE: May 25, 2017
PLANNER: DATE:
APPROVED DENIED

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual or Final ☒
----------------	---	---

PROJECT TYPE:	☒ New Construction	☐ Addition	☐ Alteration	☐ Relocation	☐ Demolition	☐ Variance
	☐ Repair	☐ Paint	☐ Fence	☐ Sign	☐ Re-roof	☐ Other:

PROPERTY INFORMATION	
Street Address:	San Fernando - lot 10 (Block 7)
Historic District:	☐ Downtown ☒ Old Town ☐ CRA Waterfront
Parcel Identification Number(s):	00-00-31-1580-0007-0100
Zoning District:	Lot / Block Number (optional) Blk 7 Lot 10

Owner of Record
Owner(s) Name
Anne B. Kavanaugh
Corporation or Company
Street Address
112 N. 6th St
City State Zip
Fernandina Beach, FL 32034
Telephone Number
904- 753-3158
Fax Number
904- 321-1990
Email Address
captwhk@comcast.net

Applicant or Agent
Applicant Name
Corporation or Company
Street Address
City State Zip
Telephone Number
Fax Number
Email Address

City of Fernandina Beach Community Development Department - 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 F: 904.310.3460 www.fbfl.us/cdd

Revised February 1, 2017

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PROJECT DESCRIPTION

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

1859 sq. ft total HTD Low Country Cottage
off grade - 4'0" - height of sub floor
Galvalume roof - standing seam
Hardie board - 5" exposure
4 over 2 solid wood doors
Anderson 400 series windows

List proposed materials and colors, as applicable:

Project Scope	Type, Material, Brand	Color
Exterior Fabric	Hardie Board 7 1/4" lap 5" exposure	Winter Wheat PPG 12-05 555
Doors	Rogue Valley Door model #4444 4 over 2	Mahogany
Windows	Anderson 400 Series interior/exterior grills 2 over 2	White
Roofing	Galvalume 26 gauge standing seam	Silver
Fascia/Trim	Hardie Board	Brilliant White PM4
Foundation	Raised / Block / tabby stucco / grills / wooden See plans	Black Forest Green / PM-12
Shutters		
Porch/Deck	Wood	Black Forest Green / PM-12
Fencing		
Driveways/Sidewalks	Crushed Shell	
Signage		
Other		

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

4/11/17
Date

Anne Kavanaugh
Signature of Applicant

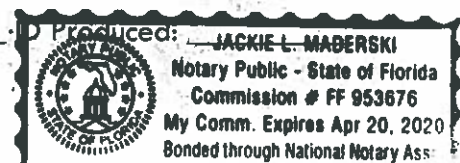
STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

Subscribed and sworn to before me this 11th day of April, 2017.

Jackie L. Maderski
Notary Public: Signature

Jackie L. Maderski April 20, 2020
Printed Name My Commission Expires

Personally Known ☒ OR Produced Identification ☐



City of Fernandina Beach Community Development Department · 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 F: 904.310.3460 www.fbfl.us/cdd

Revised April 7, 2017

Page 7 of 8



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Anne Kavanaugh
(print name of property owner(s))

hereby authorize: Billy Kavanaugh
(print name of agent)

to represent me/us in processing an application for: HDC Appl.
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Anne B. Kavanaugh
(Signature of owner)

(Signature of owner)

Anne Kavanaugh
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

SS }



Subscribed and sworn to before me this 8 day of May, 2017.

Sylvie McCann
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Pay online @ www.nassautaxes.com

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2016	00-00-31-1580-0007-0100	REAL ESTATE	9272	002	

R

Legal Description

SAN FERNANDO
FERNANDINA BEACH 32034

BLK 7 LOT 10 OLD TOWN S/D UNR

KAVANAUGH ANNE B
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	44,270		44,270	264.59
TRANSPORTATION	.5902	44,270		44,270	26.13
AI BEACH RENOURISHMENT MSTU	.1021	44,270		44,270	4.52
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	44,270		44,270	33.11
CAPITAL OUTLAY	1.4000	44,270		44,270	61.98
SCHOOL BOARD LOCAL EFFORT	4.6460	44,270		44,270	205.68
ST JOHNS RIVER MGMT DIST	.2885	44,270		44,270	12.77
FL INLAND NAVIGATION DIST	.0320	44,270		44,270	1.42
MOSQUITO CONTROL DISTRICT	.1587	44,270		44,270	7.03
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0682	44,270		44,270	268.64
VOTER APPROVED DEBT	.2362	44,270		44,270	10.46
TOTAL MILLAGE	20.2467		TOTAL AD VALOREM TAXES		\$896.33



Sign up to get bills by
e-mail

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS		\$0.00



Scan to
view bill
online

TOTAL COMBINED TAXES AND ASSESSMENTS

\$896.33

If Paid By →	Nov 30, 2016	Dec 31, 2016	Jan 31, 2017	Feb 28, 2017	Mar 31, 2017
Please Pay →	860.48	869.44	878.40	887.37	896.33

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2016	00-00-31-1580-0007-0100	REAL ESTATE	9272	002	

R

SAN FERNANDO
FERNANDINA BEACH 32034

BLK 7 LOT 10 OLD TOWN S/D UNR

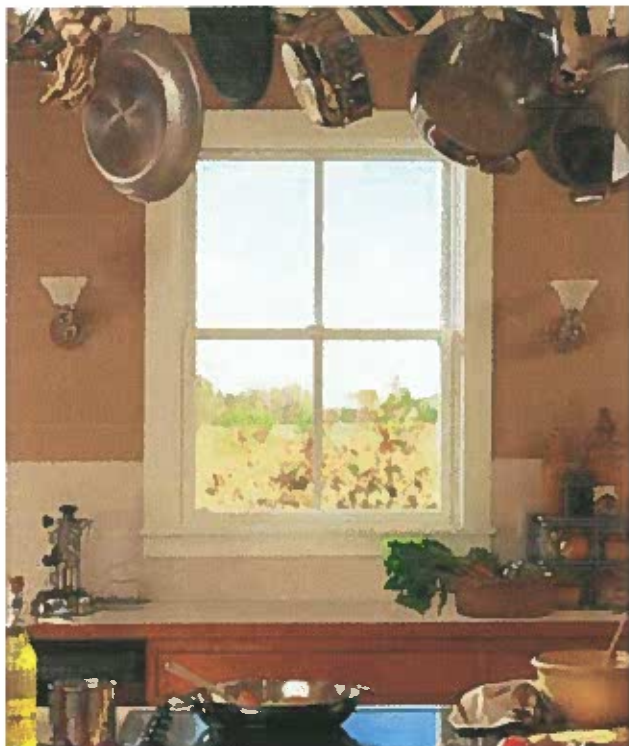
KAVANAUGH ANNE B
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

PAY IN U.S. FUNDS TO: JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400

If Paid By →	Nov 30, 2016	Dec 31, 2016	Jan 31, 2017	Feb 28, 2017	Mar 31, 2017
Please Pay →	860.48	869.44	878.40	887.37	896.33

1 0009272 2016 9





TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details.
*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

GLASS OPTIONS

- Low-E4® glass
- Low-E4 glass with HeatLock® technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock technology

Additional glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure Cascade Reed Fern

EXTERIOR TRIM



Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



INTERIOR OPTIONS



Pine White Dark Bronze Black

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White, Dark Bronze or Black is specified.

HARDWARE FINISHES



Antique Brass Black Bright Brass Brushed Chrome Distressed Bronze Distressed Nickel Gold Dust Oil Rubbed Bronze Polished Chrome Satin Nickel Stone White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

HARDWARE

Standard



Black | Gold Dust
Stone | White

Estate™ (Optional)



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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WINDOWS • DOORS
Andersen

For more information, visit andersenwindows.com/400series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

CAD Drawing

Quote # SQC035663_1

Rogue Valley Door - Direct Sales

123 NE Beacon St

Grants Pass, OR 97526

PO #Quote#92290

Entered By: Kira Richardson kirar@roguevalleydoor.com

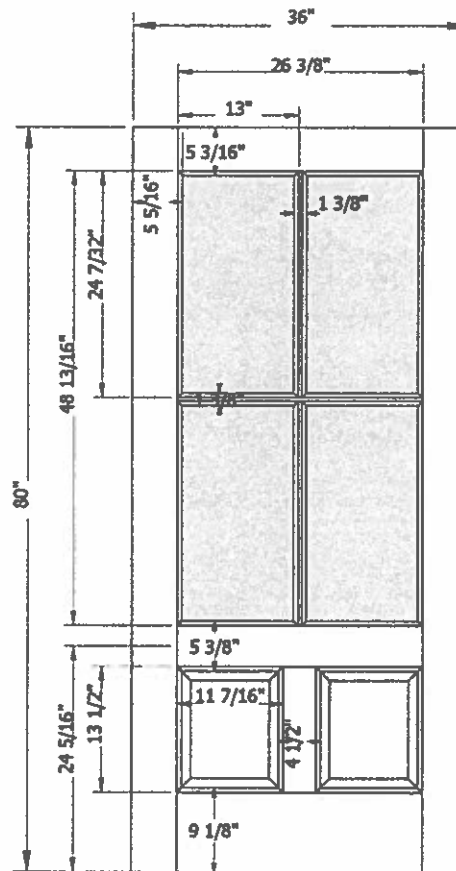
4/11/2017

ROGUE VALLEY
Door

Door Info

Thickness 1-3/4
Pattern 4444
Species MAHOGANY
Width 3/0
Height 6/8
Stile 5 5/16
Sticking Mod Ovoio Sticking
Top Rail 5 3/16
Bottom Rail 9 1/8
Glass Type IG
Panel Type 1-3/8 HRP
Rogue Premium

Name : 92290



Additional Details

Door Model - 4444, Glass Thickness 5/8", Bar Profile 1 3/8" TDL, Stile and Rail Dimensions Includes 1/2" Sticking Width, Standard Lead-Time

P-135719-1



Tucker Door & Trim
650 HWY 83, Monroe GA 30655

chrome green

PM-10

essex green

PM-11

black forest green

PM-12

BENJAMIN MOORE®

COLOR PREVIEW®

PM

brilliant white

PM-4

cliffside gray

PM-5

hamilton blue

PM-6

BENJAMIN MOORE®

COLOR PREVIEW®

PM

brilliant white

PM-4

cliffside gray

PM-5

hamilton blue

PM-6

BENJAMIN MOORE®

COLOR PREVIEW®

PM

chrome green

PM-10

essex green

PM-11

black forest green

PM-12

BENJAMIN MOORE®

COLOR PREVIEW®

PM

SS5

PPG12-05 Winte

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.

2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.

3. A purchase of bluekline prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.

4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.

5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.

7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.

8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.

9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.

10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.

11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.

12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.

14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

15. DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

16. LIMITATION OF LIABILITY. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extend permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

17. This agreement shall be construed in accordance with South Carolina law.

18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties, in South Carolina, and the Licensor and Licensee consent to the exclusive Jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.

2. Larger scale drawings supersede smaller scale drawings.

3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.

4. Use materials appropriate to the application for maximum life and optimum appearance.

TNH-SC-47C

BLOCK 7, LOT 10 OLDTOWN
FERNANDINA BEACH, FLORIDA

DRAWING INDEX

A-1 COVER SHEET / GENERAL INFORMATION

A-1.1 SITE PLAN

A-2 FOUNDATION PLAN

A-3 FLOOR FRAMING PLANS

A-4 FLOOR PLANS

A-5 ROOF PLAN

A-6 ELEVATIONS

A-7 SECTIONS & WALL DETAILS

A-8 PORCH & WALL DETAILS

A-9 ELECTRICAL PLANS

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS

	DRAWING NUMBER	ABV	ABOVE	INT	INTERIOR
	SHEET NUMBER	AFF	ABOVE FINISHED FLOOR	IN	INCHES
	DETAIL NUMBER	ASF	ABOVE SUBFLOOR	JST	JOIST
	INTERIOR ELEVATION NUMBER	ADJ	ADJ	MIN	MINIMUM
	DIRECTION OF RISING SLOPE	@	AT	MAX	MAXIMUM
	ROOF PITCH	BFE	BASE FLOOD ELEVATION	NIC	NOT IN CONTRACT
	OVERHANG DIMENSION	CONT	CONTINUOUS	OP'NG	OPENING
	RAFTER BEARING HEIGHT ABOVE SUBFLOOR	CNTR	CENTER	OC	ON CENTER
	WINDOW KEY	CONST	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
	DOOR KEY	CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
	ROOM NAME	CONC	CONCRETE	PT	PRESSURE TREATED
	FINISH FLOORING	DIA	DIAMETER	PNT	PAINT
	CEILING HEIGHT	DBL	DOUBLE	R	RISER
	CEILING FINISH OR OR SPECIAL NOTE	DEG	DEGREES	ROW	RIGHT OF WAY
	TREE TO BE REMOVED	EXT	EXTERIOR	REQ'D	REQUIRED
		FFE	FINISHED FLOOR ELEVATION	REM	REMOVE
		FIN	FINISH	SQFT	SQUARE FEET
		FL	FLOOR	TOB	TOP OF BLOCK
		FT	FEET	TOS	TOP OF STUD
		FOS	FACE OF STUD	TRD	TREAD
		FOB	FACE OF BLOCK	TRT'D	TREATED
		GYP	GYPSUM	VERT	VERTICAL
		HB	HOSE BIBB	GALV	GALVANIZED
		HVAC	HEATING, VENTILATION & AIR CONDITIONING	SS	STAINLESS STEEL
		HT	HEIGHT		
		H/C	HANDICAP		
		HDR	HEADER		
		HORZ	HORIZONTAL		

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.

DATE:

TNH-SC-47C-OT

APRIL 17, 2017

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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, #2 • BEAUFORT • SOUTH CAROLINA • 29906

INFO@MOSERDESIGNGROUP.COM

PHONE (843) 379-5630 FAX (843) 379-5631

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PROJECT:

TNH-SC-47C

BLOCK 7, LOT 10, OLDTOWN
FERNANDINA BEACH, FLORIDA

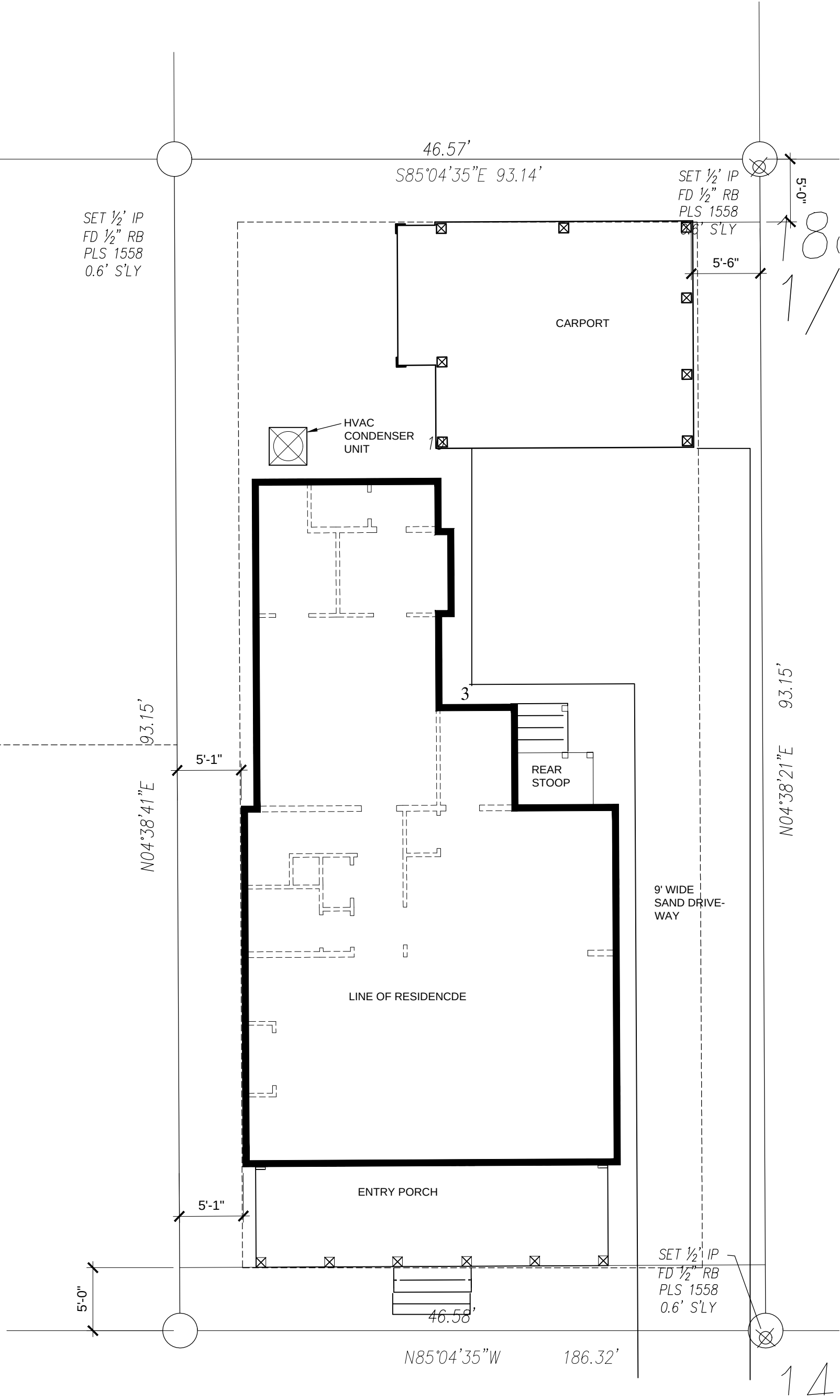
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SHEET:

A-1

OF

9



AREA DATA:	
LOT AREA	4,388 SQ. FT.
RESIDENCE	1,554 SQ. FT.
CARPORT	400 SQ. FT.
TOTAL COVERAGE	
TOTAL BUILDING COVERAGE	

SHEET:	PROJECT:	TNH-SC-47C BLOCK 7, LOT 10, OLDTOWN FERNANDINA BEACH, FLORIDA	DATE:	TNH-SC-47C-OT	
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SHEET:	PROJECT:	TNH-SC-47C BLOCK 7, LOT 10, OLDTOWN FERNANDINA BEACH, FLORIDA	DATE:	REVISIONS:	
				1 A-1.1	
				9	

DO NOT CONSTRUCT FOUNDATION AS SHOWN.
Soil conditions and Flood Elevations vary significantly and foundation work must be suitable to the site specific requirements. The actual foundation requirements should be designed by others, and, if required by the Building Official, a scientific soil investigation may be required in order to determine the most suitable foundation system.

CONSTRUCTION NOTE:
This plan is for basic concepts.
Refer to Engineer's documents for foundation and framing design
along with details and notes for materials and methods of construction.
Where discrepancies occur between this documents
and the Engineer's documents, the Engineer's documents shall govern.

GENERAL NOTES

- All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.
- Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.

CONCRETE

- All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.
- All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" + 1".
- Admixtures shall not be permitted without written approval of the Engineer.
- Formwork shall be clean and free of defects.
- Minimum concrete cover shall be as follows:
Poured on ground = 3". Formed in contact with ground = 2"

MASONRY WALLS

- Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.
- Mortar shall conform to ASTM C-270, type "M" (2500 psi).

REINFORCING STEEL

- Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.
- Welded wire fabric shall conform to ASTM A-185.

FOUNDATION NOTES

- All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.
- Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

STRUCTURAL WOOD

- Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure-treated members.
- Roof framing to be engineered roof trusses, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.
- Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.
- Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.
- Metal exposed to the weather, including nails, flashing and drip edges, shall be galvanized, unless otherwise noted.

FRAMING NOTES

- Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.
- All joists installed crown up unless noted otherwise.
- Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.
- Provide solid blocking between joists above frame walls and beams.
- Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.
- Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.
- Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" oc.
- In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.

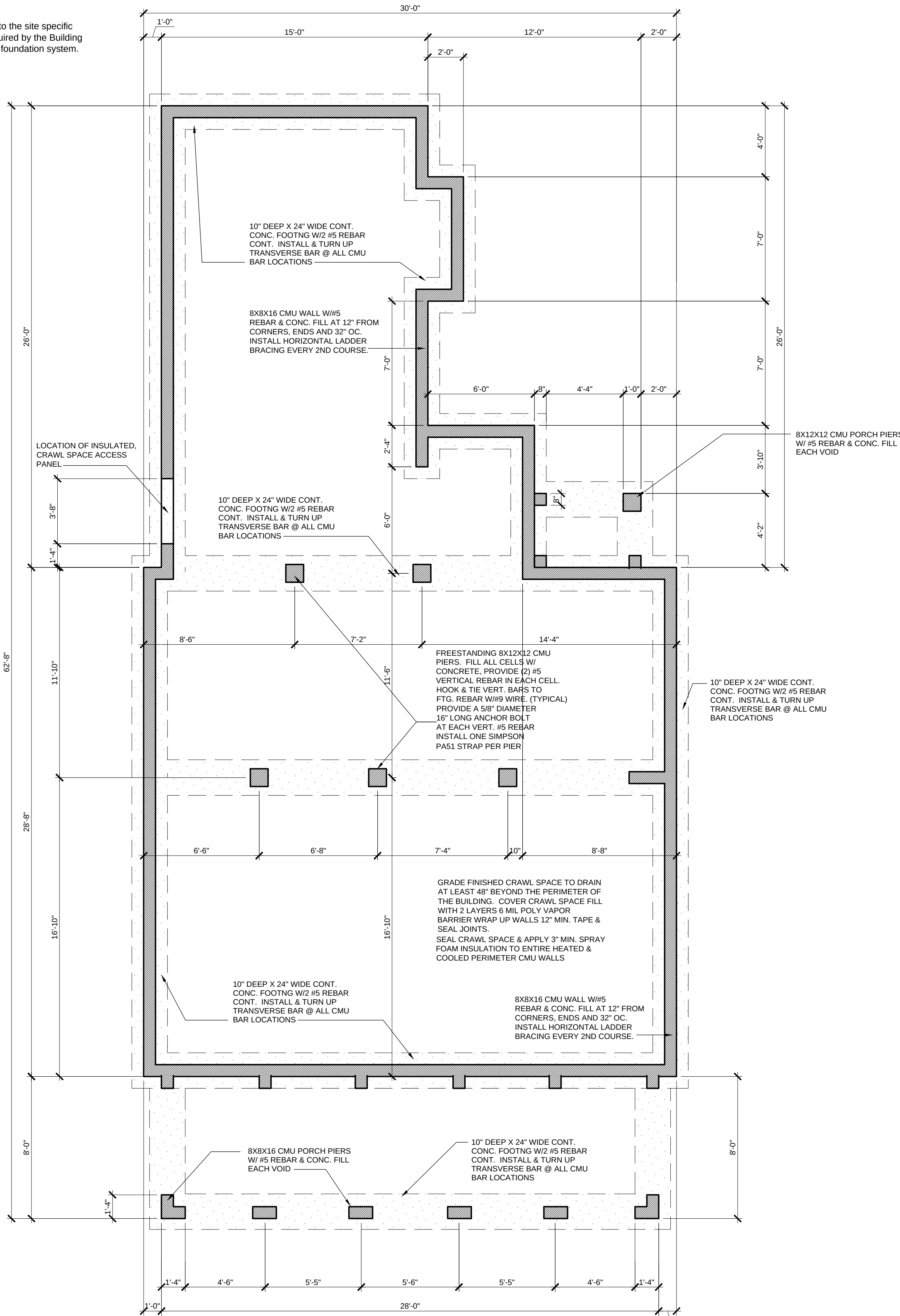
FRAMING NOTES (cont'd.)

- Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specified "Simpson" hurricane anchor
- Wall Types
 - Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @16" o.c. unless noted
 - Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.
 - Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c.
 - Notch maximum 25% of Stud depth
 - Bored hole maximum 40% Stud depth
- All exterior stud walls to have 5/8" APA Exterior ply sheathing.
- Typical header to be (3) 2x8's over doors & windows
- Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.
- Coordinate truss design with rough frame opening for pull down attic stair.

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES



- LEGEND**
- INDICATES CMU PIER OR FOUNDATION WALL, FOOTING
 - INDICATES CMU PIER OR FOUNDATION WALL, BASE HEIGHT
 - INDICATES CMU'S TO BE DROPPED 4" BELOW BASE HEIGHT

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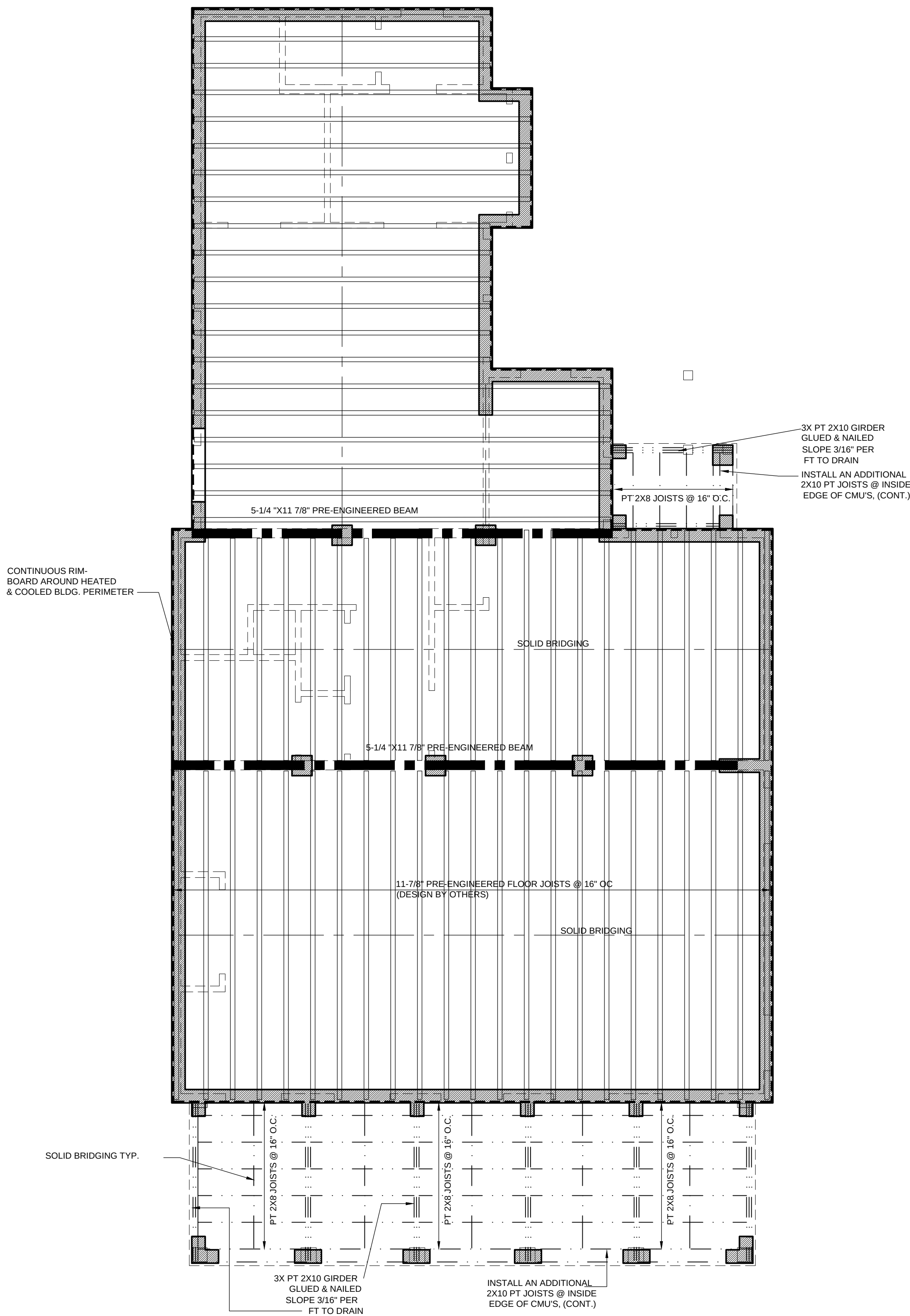
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PROJECT:

TNH-SC-47C
BLOCK 7, LOT 10, OLDTOWN
FERNANDINA BEACH, FLORIDA

SHEET:

A-2 OF 9



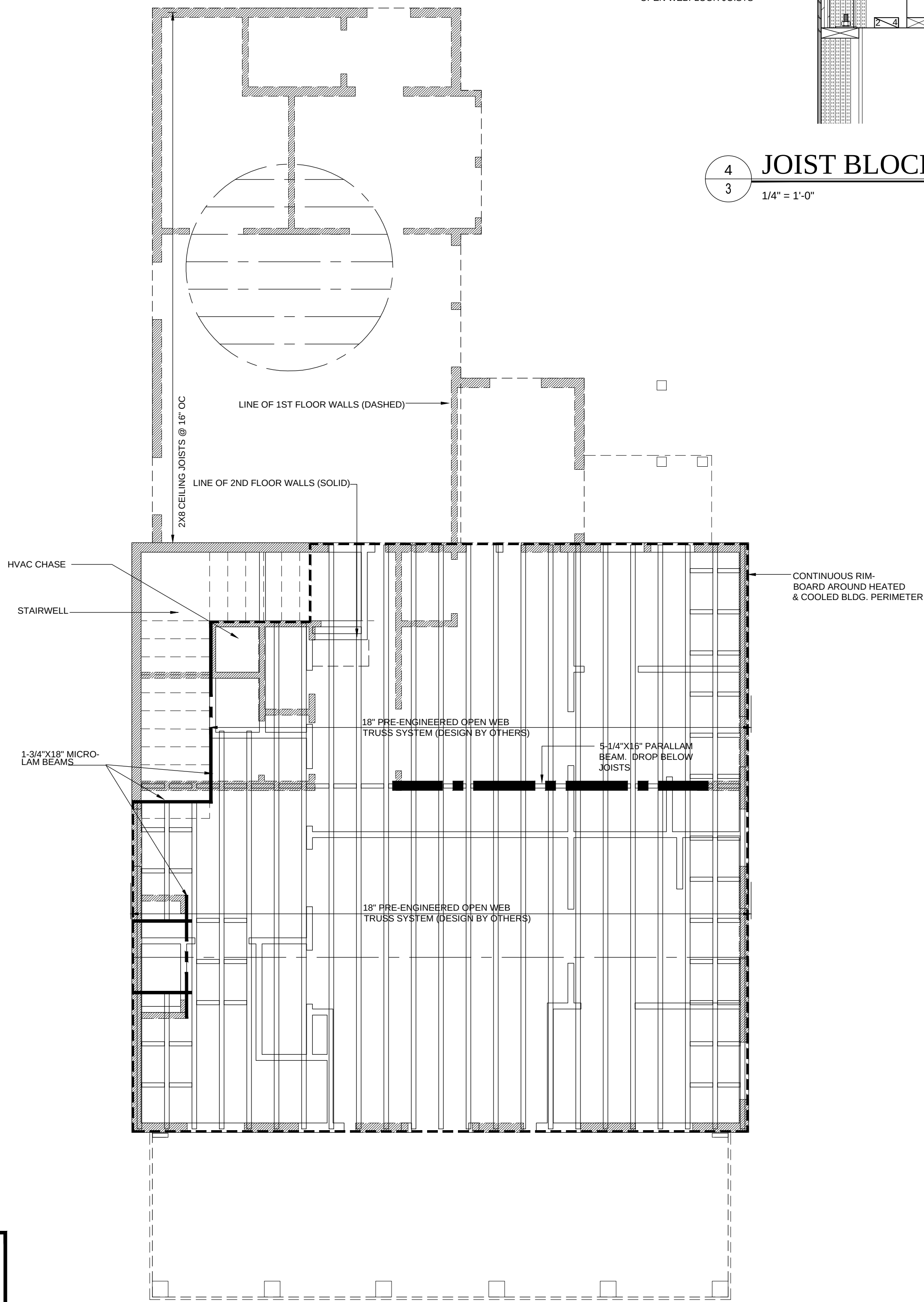
1
A-3
1/4" = 1'-0"
0 1 2 4 8

THE JOISTS, BEAMS & CONNECTIONS INDICATED MUST BE PRE-ENGINEERED BY TRUSS MANUFACTURER, OR ENGINEER, TO CARRY THE LIVE AND DEAD LOADS IMPOSED AND REQUIRED PRIOR TO PURCHASE OR INSTALLATION OF JOISTS

50 lbs. P.S.F. FIRST FLOOR LIVE LOAD
50 lbs. P.S.F. SECOND FLOOR LIVE LOAD
30 lbs. P.S.F. ATTIC FLOOR LIVE LOAD

All headers, beams, joist systems, and connections are to be engineered by a licensed professional engineer to carry the loads imposed.

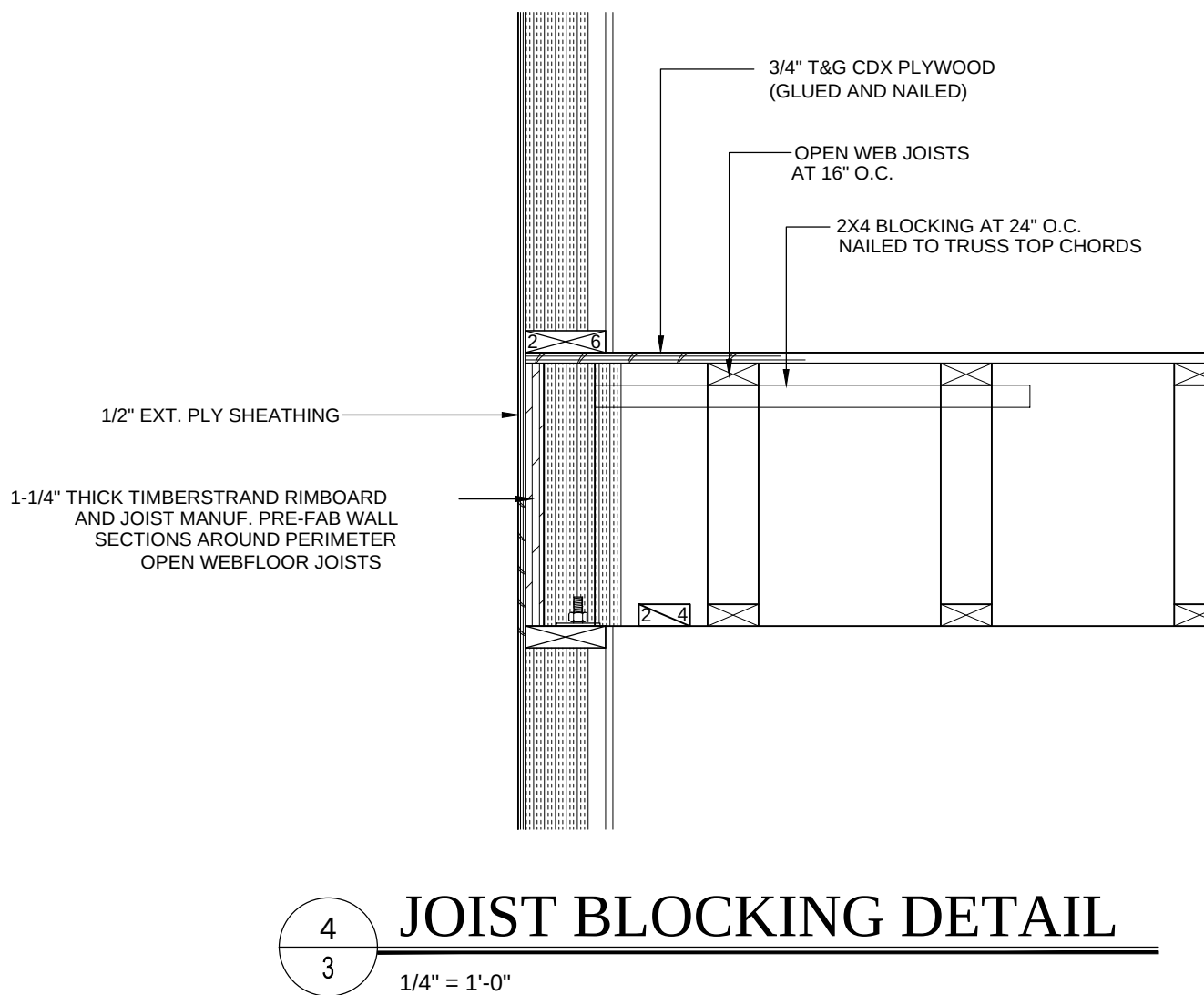
Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.



3
3
1/4" = 1'-0"

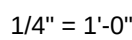
Open web joist system to be engineered by others, and install according to Manufacturers specifications.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.



4
3
1/4" = 1'-0"

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PROJECT:	TNH-SC-47C	
	BLOCK 7 LOT 10, OLDTOWN	
SHEET:	FERNANDINA BEACH, FLORIDA	
	A-3 OF 9	



A-4 OF 9

ROOF NOTES

Metal roof to be installed as per manufacturer's specifications. Installation subcontractor shall be responsible for all roofing work.

Paint all roof mounted accessories to match roof color selected by owner or builder.

Roof vent terminals shall be 12" away from and 2" above any air intake, door or window, 18" away from any vertical wall extending above roof vent, and not below any roof eave, or as required by local codes.

GUTTERS AND DOWNSPOUTS

1. Gutters and downspouts are not shown for clarity. Owner or builder may elect to use rain diverters over doors and walkways in lieu of gutters. If gutters and downspouts are used, locate to allow drainage to flow away from house, adjacent structures and property line.

2. Gutters and downspouts, if used, shall be factory pre-primed .032 aluminum ready for finish painting. The back leg of all gutters shall extend 1" minimum above front rim. Gutters shall be hung with matching metal strips, which are attached under metal roofing. Penetrations of back of gutter or of eave flashing shall not be permitted. Downspouts shall be attached to wall with matching metal strips, which are attached to wall behind downspouts. Hold downspouts tight against walls.

3. Do not locate downspouts on front face of house. The designer suggests the use of traditional half round gutters and round downspouts should the owner or builder elect to install gutters and downspouts.

FLASHING AND DAMPROOFING NOTES

1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.

2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood floor system.

3. Window and door head flashing shall be 2 ounce copper-fabric flashing, equal to AFCO either 16 ounce copper or .019 factory pre-primed aluminum break metal, or rubberized roll flashing at owner or builder's option.

4. Eave and rake flashing shall either be 16 ounce copper or .019 factory pre-primed aluminum break material at owner or builder's option. All roof edge flashing shall extend 6" minimum behind roofing felt or other roofing material. Verify that flashing runs not only under roofing material, but also under sub-roofing material such as roofing felt. Eave flashing at gutters shall extend to cover back leg of gutter, but shall terminate above rim of gutter.

5. Valley flashing shall be either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option 12" wide minimum centered in valleys. Lap joints 12" minimum.

6. Crawlspace vapor barrier shall be 6 mil polyethylene. Overlap joints a minimum of 6" and tape with duct tape. Tape vapor barrier to all foundation walls and piers.

7. Provide flashing as per details or as per SMACNA where roof pitch changes or where roofing intersects with vertical surfaces.

VENTILATION NOTES

1. All attics, crawlspaces and other concealed areas shall be ventilated as per local building codes.

2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.

3. Crawlspace ventilation shall be as indicated in the Wall Sections with insect screen installed on the inside.

4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

ADDITIONAL ROOF NOTES

1) TYPICAL ROOF PITCH: 2.5/12 & 10/12
2) TYPICAL OVERHANG: VARIES
3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR.

4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL.

5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS.

6) ALONG 2" DIA. ALUM. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS. VENTING IS NOT REQUIRED ATTIC IS SEALED AND INSULATED

7) INSTALL CERTAINTED "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW ROOFING ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12

8) INSTALL METAL OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.

9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.

10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS

INDICATES ROOF PITCH
INDICATES DIRECTION OF ROOF SLOPE
INDICATES HORIZ. OVERHANG DIST. FROM PLYWOOD SHEATHING. SEE DETAIL @ WALL SECTIONS
INDICATES RAFTER P.L.ATE HEIGHT ABOVE NEAREST HEATED FINISHED FLOOR

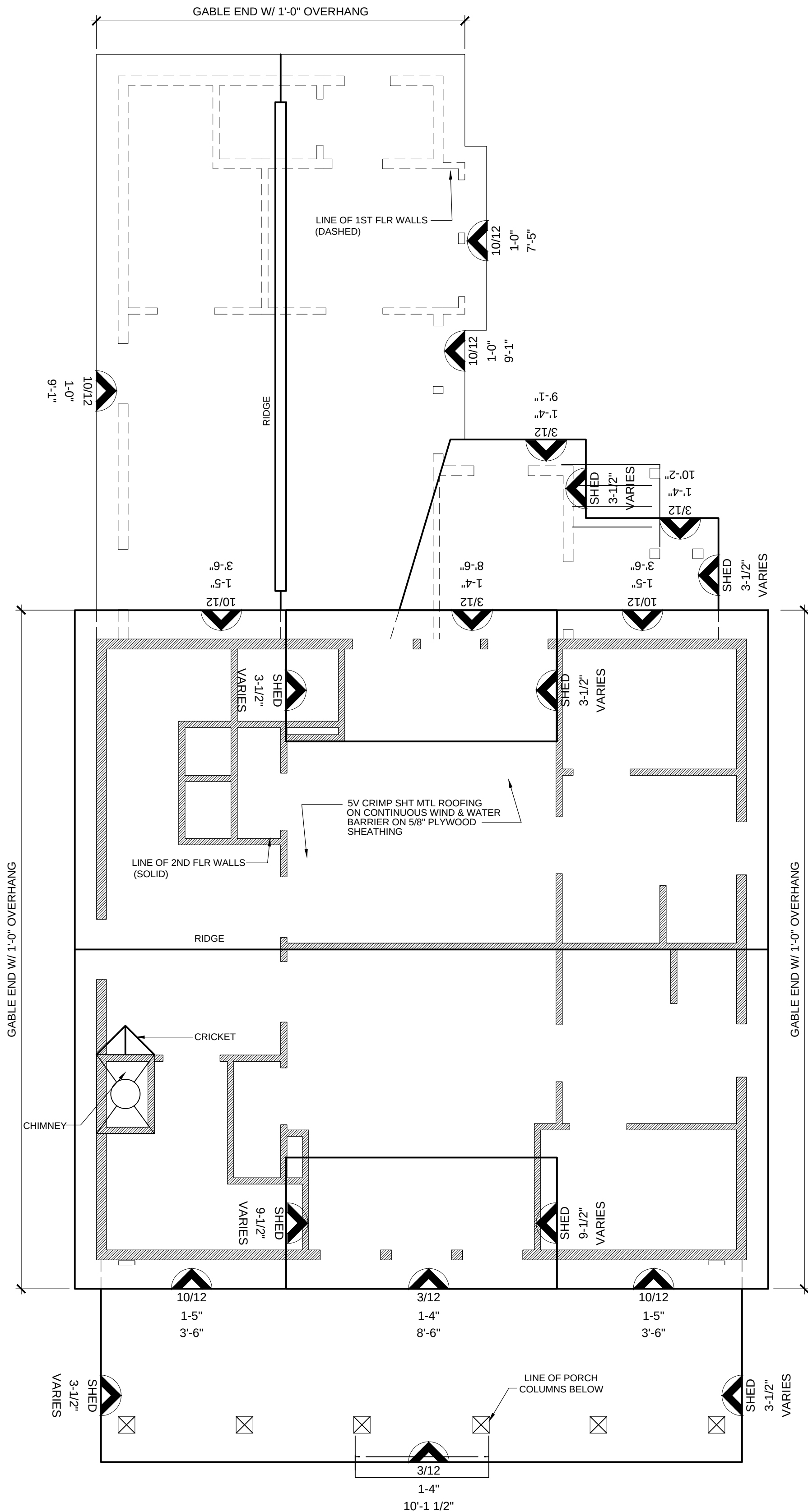
SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC. IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

INSULATION NOTE:
INSTALL BASF CLOSED CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.

R- VALUE MINIMUMS:
ROOF RAFTERS R-38
EXTERIOR WALLS R-21
FOUNDATION/ CRAWL SPACE R-19

INSULATION SHALL COMPLY WITH R316.6, AND R806.5



1 ROOF PLAN

1/4" = 1'-0"



DATE :

TNH-SC-47C-OT

APRIL 17, 2017

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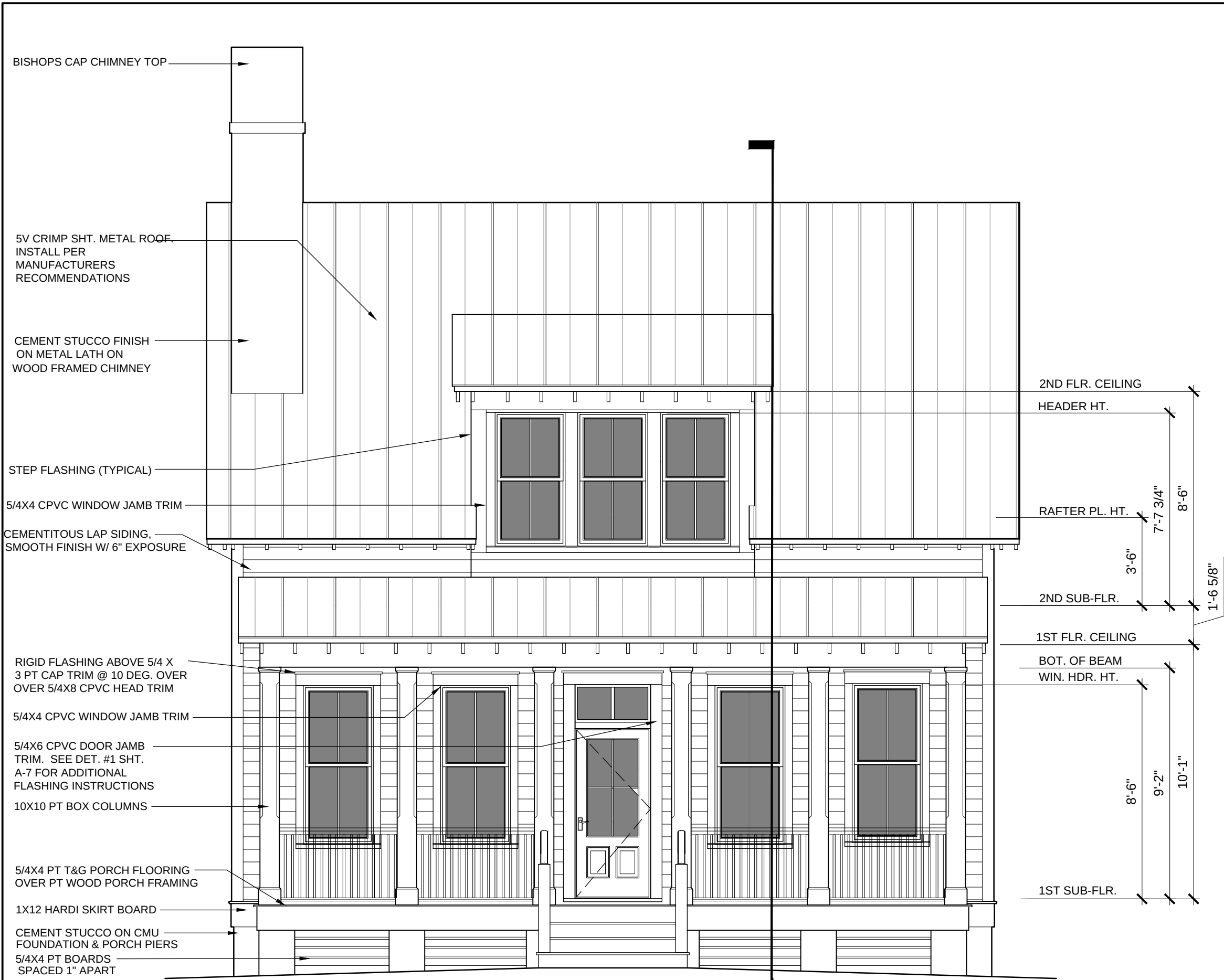
TNH-SC-47C
BLOCK 7, LOT 10, OLDTOWN
FERNANDINA BEACH, FLORIDA

SHEET :

A-5

9

OF

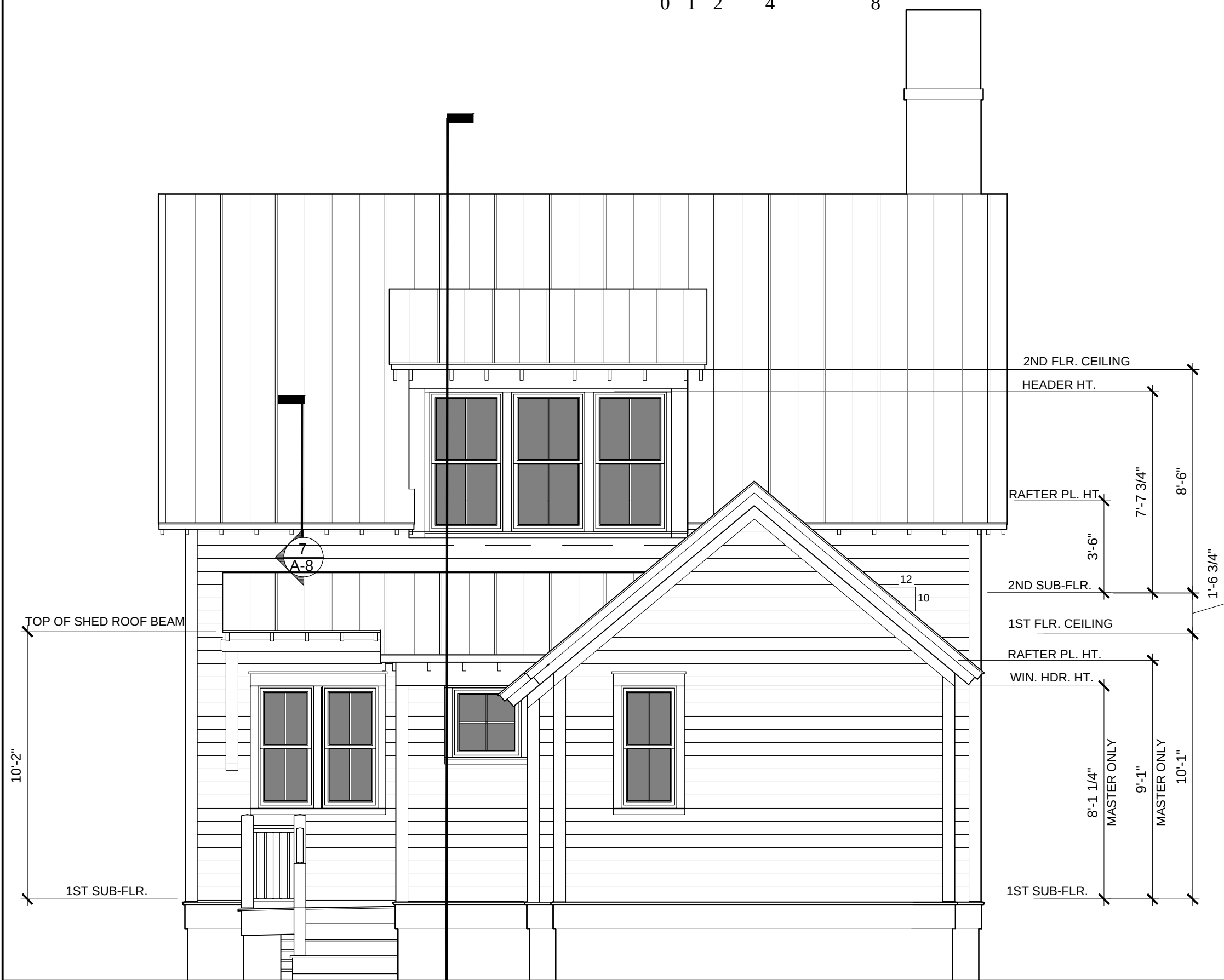


1
A-6

SIDEWALK ELEVATION

1/4" = 1'-0"

0 1 2 4 8



2
A-7

3
A-6

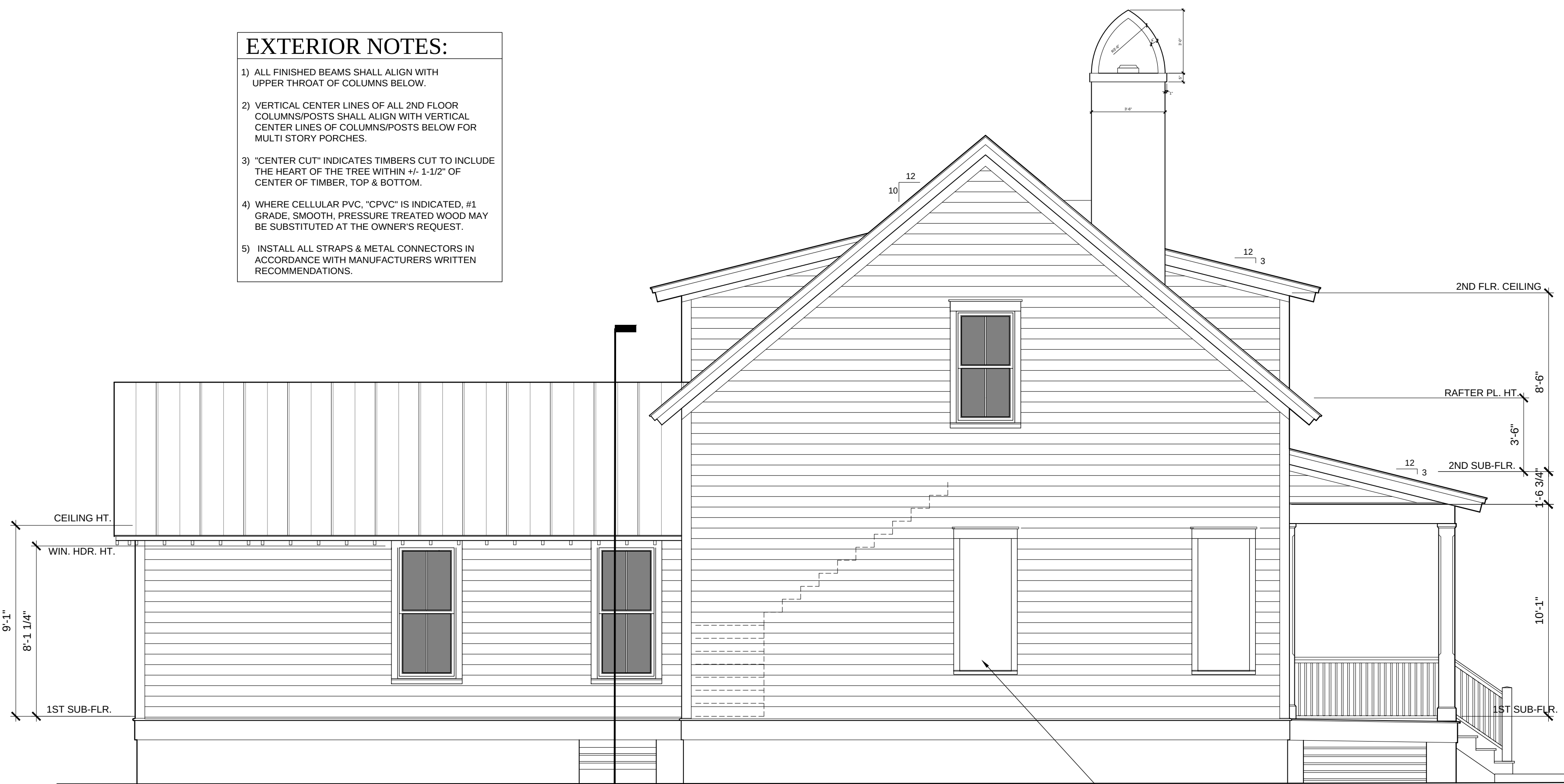
ALLEY ELEVATION

1/4" = 1'-0"

FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.

EXTERIOR NOTES:

- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
- 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
- 4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



2
A-6

RIGHT ELEVATION

1/4" = 1'-0"

FALSE WINDOW. MATCH ADJACENT WINDOW TRIM. INSTALL 5/16\"/>



4
A-6

LEFT ELEVATION

1/4" = 1'-0"

DATE:	TNH-SC-47C-OT	
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PROJECT:	TNH-SC-47C	
	BLOCK 7, LOT 10, OLDTOWN FERNANDINA BEACH, FLORIDA	
SHEET:	A-6 OF 9	

PROJECT:	TNH-SC-47C	
	BLOCK 7, LOT 10, OLDTOWN FERNANDINA BEACH, FLORIDA	
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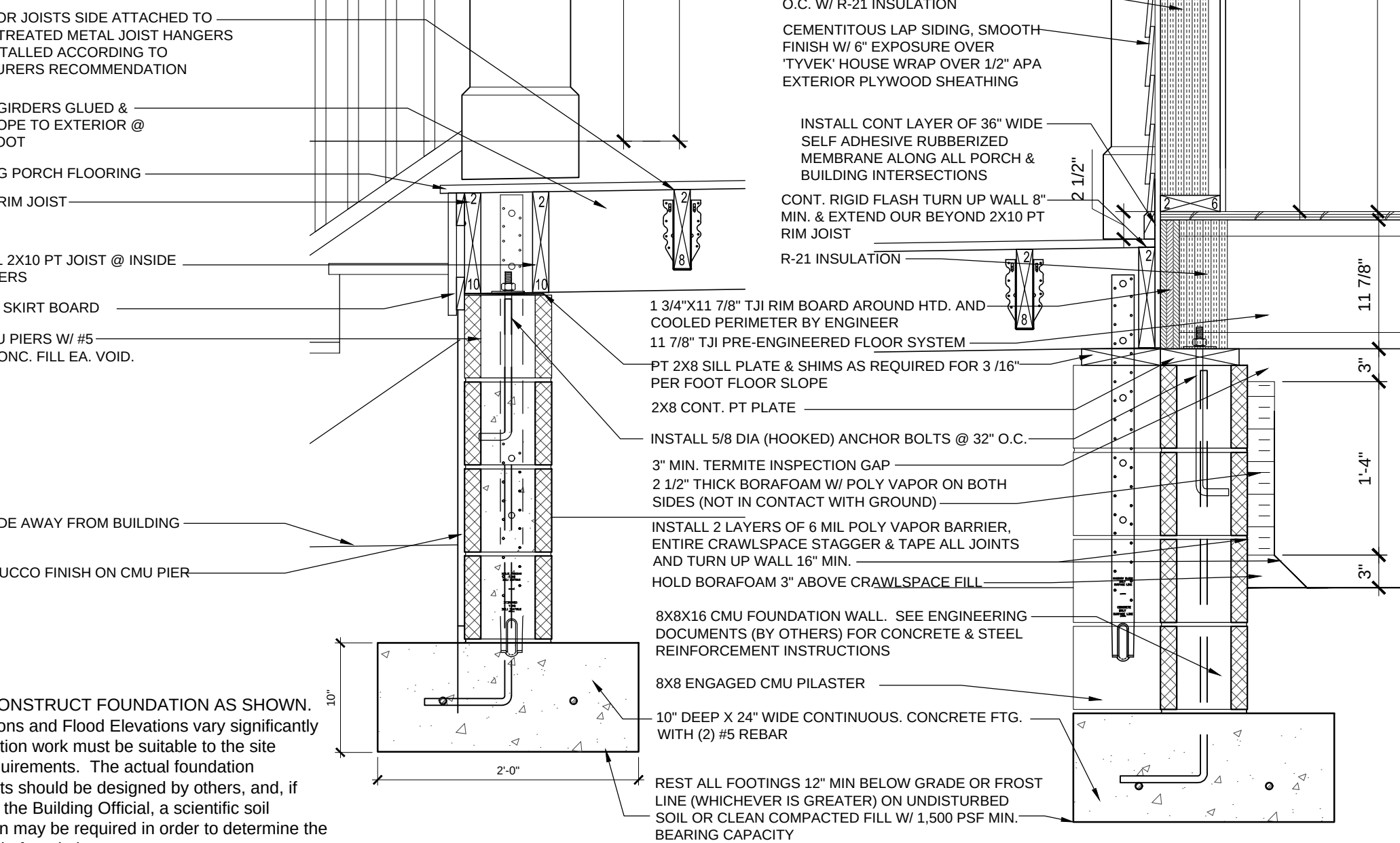
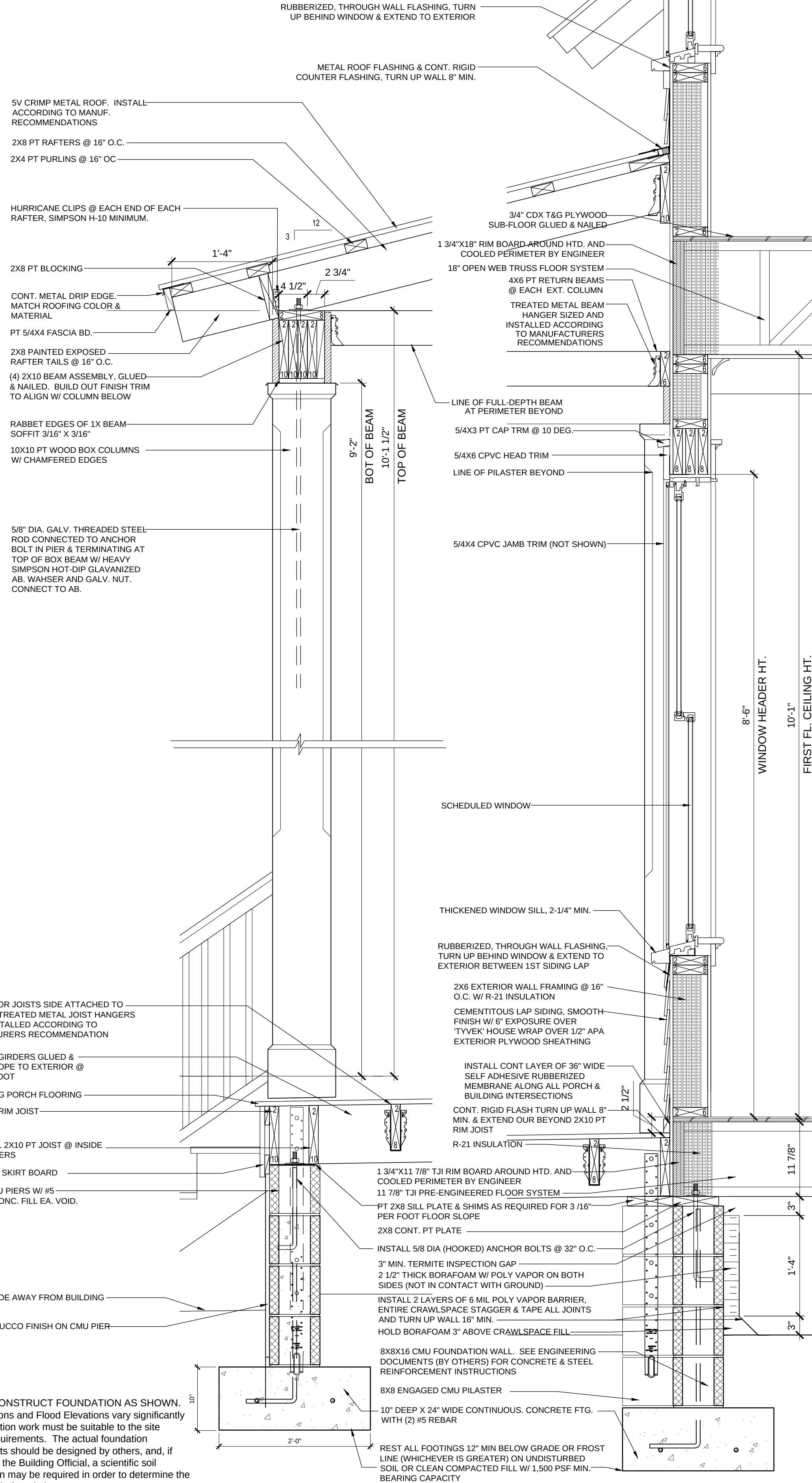
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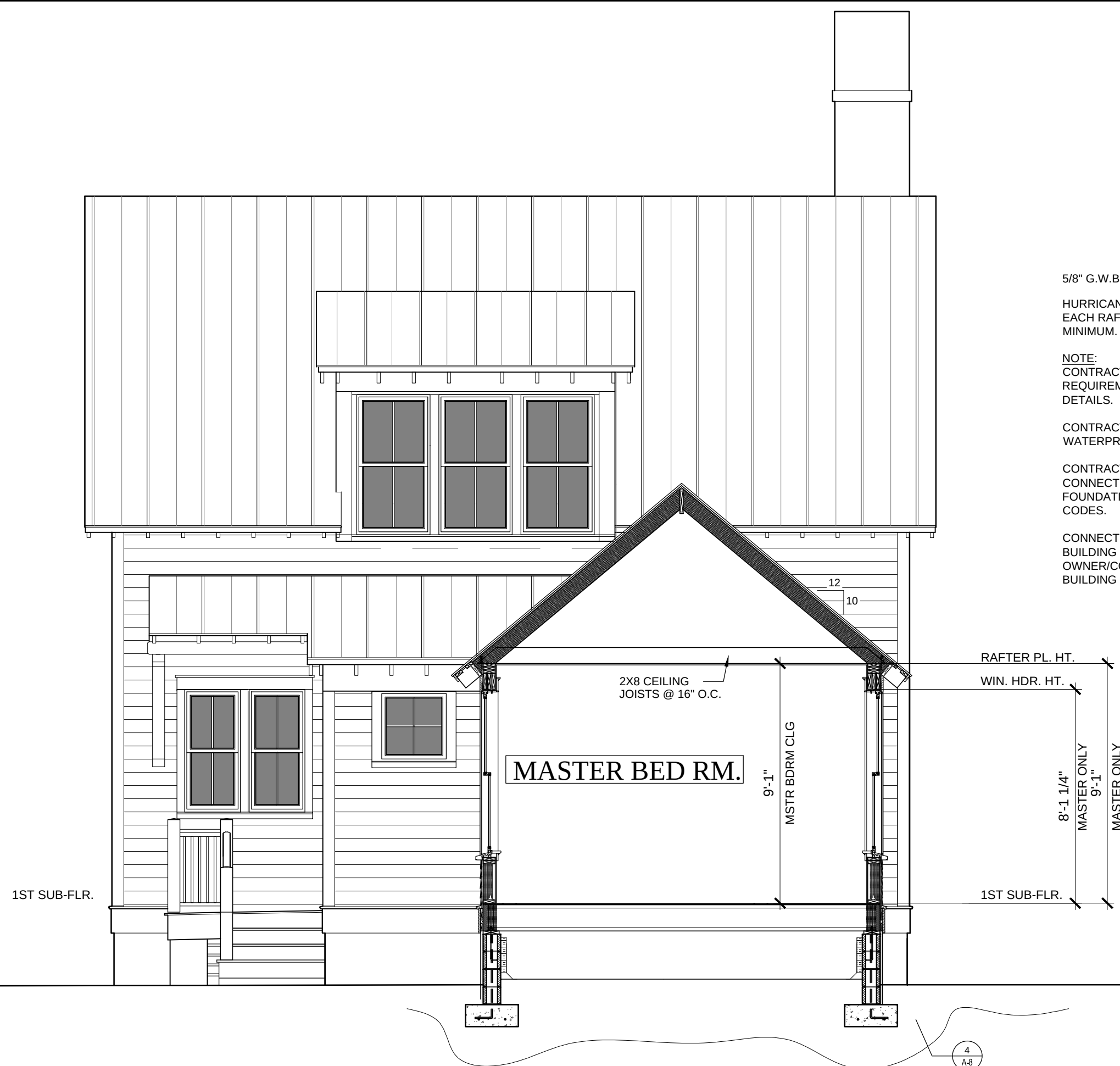
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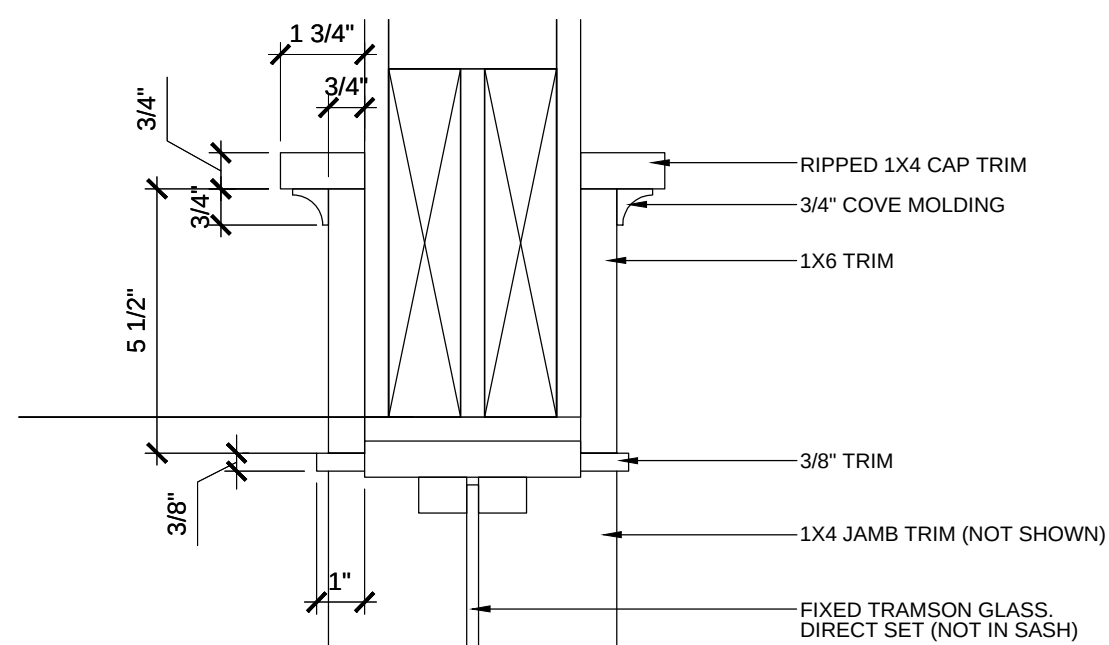
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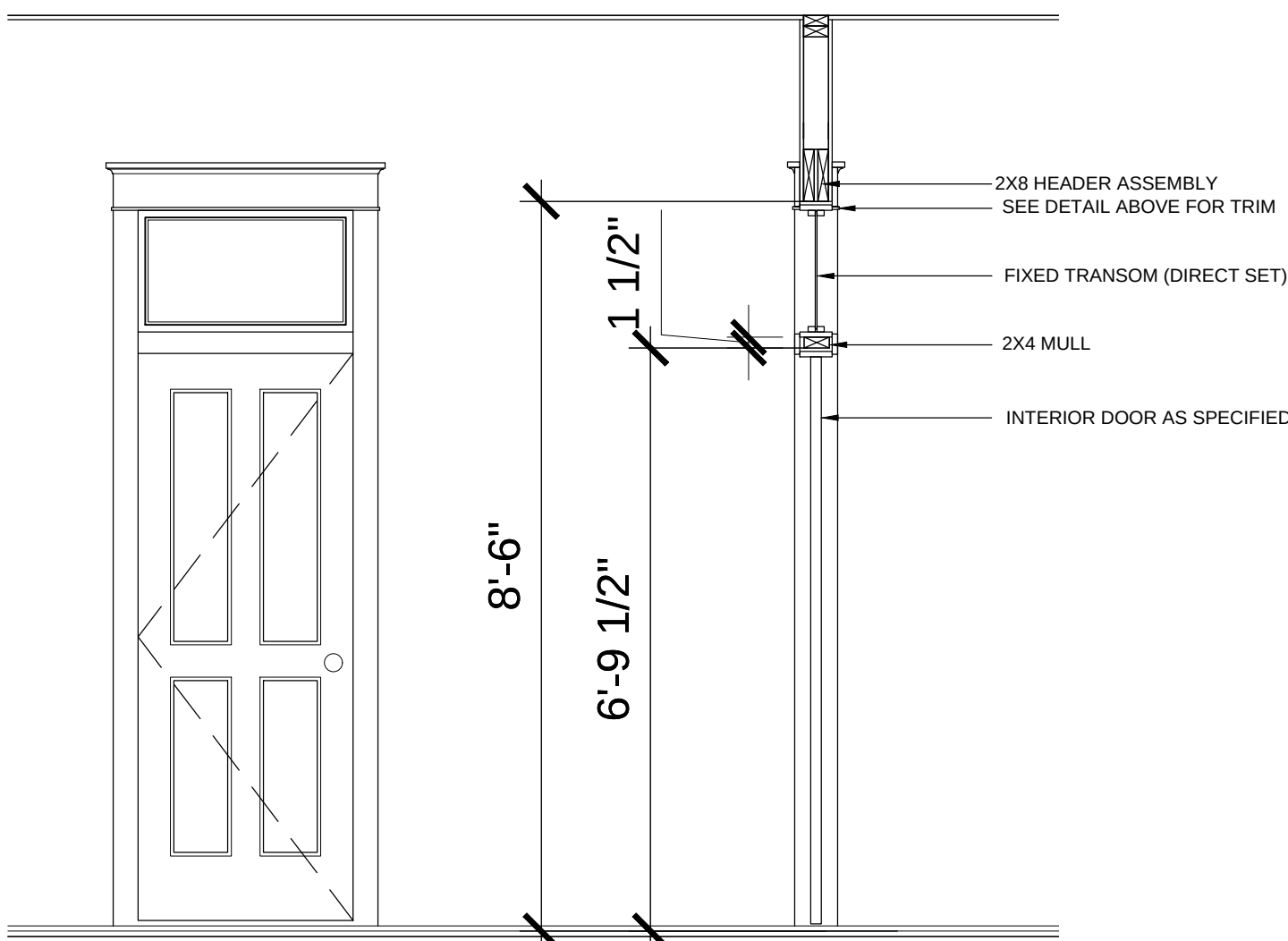
SHEET:	9	A-7	OF	PROJECT:	TNH-SC-47C BLOCK 7, LOT 10, OLDTOWN FERNANDINA BEACH, FLORIDA	These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.	© 2009, MOSER DESIGN GROUP, INC. ALL RIGHTS RESERVED	MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, #2 • BEAUFORT • SOUTH CAROLINA • 29006 INFO@MOSERDESIGNGROUP.COM PHONE (843) 379-5630 FAX (843) 379-5631	DATE:	APRIL 17, 2017	TNH-SC-47C-OT



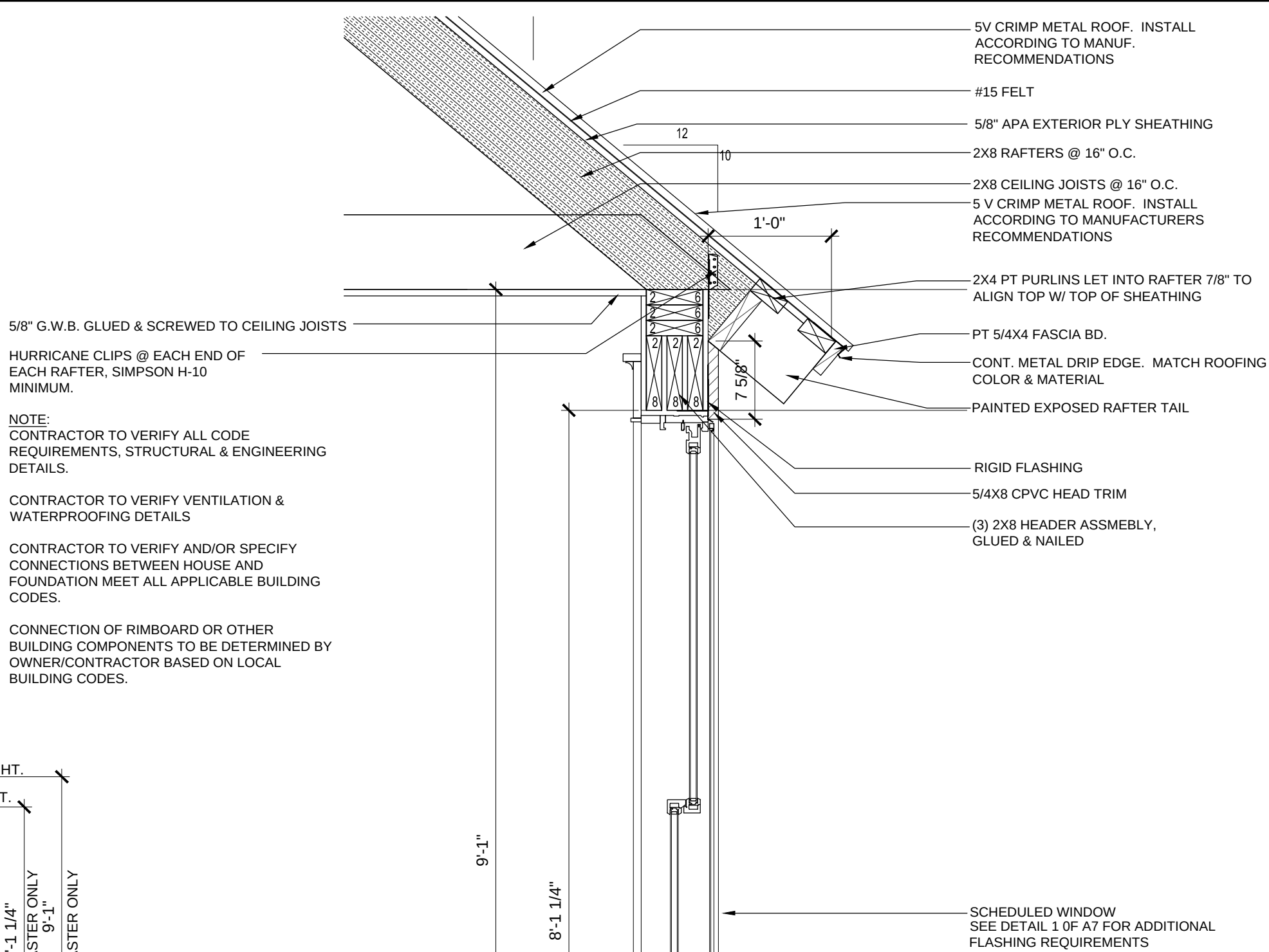
1
A-8
BUILDING SECTION
1" = 1'-0"



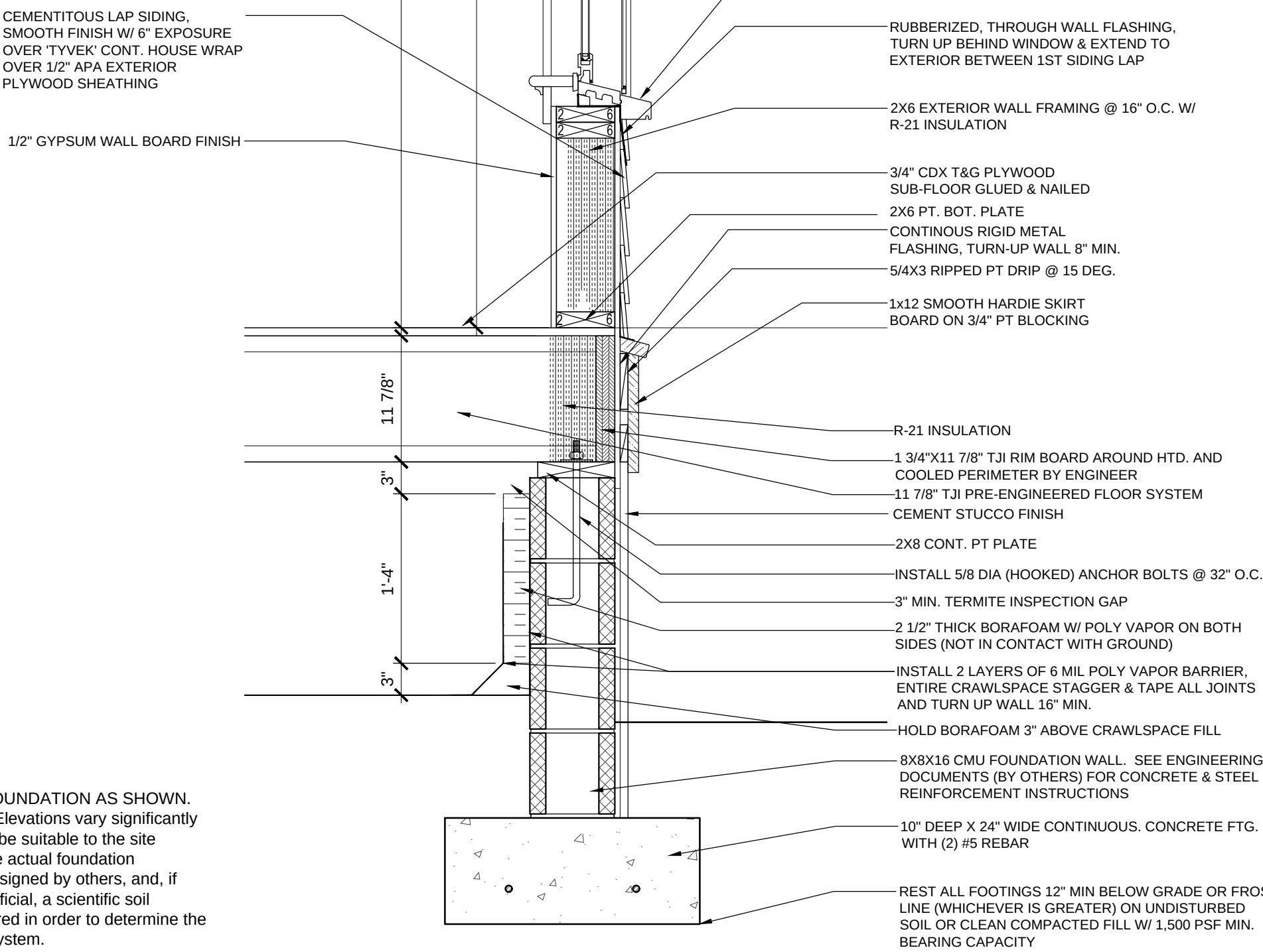
2
A-8
HEAD TRIM DETAIL
3" = 1'-0"



3
A-8
INTERIOR DOOR DETAIL
1/2" = 1'-0"



7
A-8
ROOF EAVE AT KNEE WALL
1" = 1'-0"



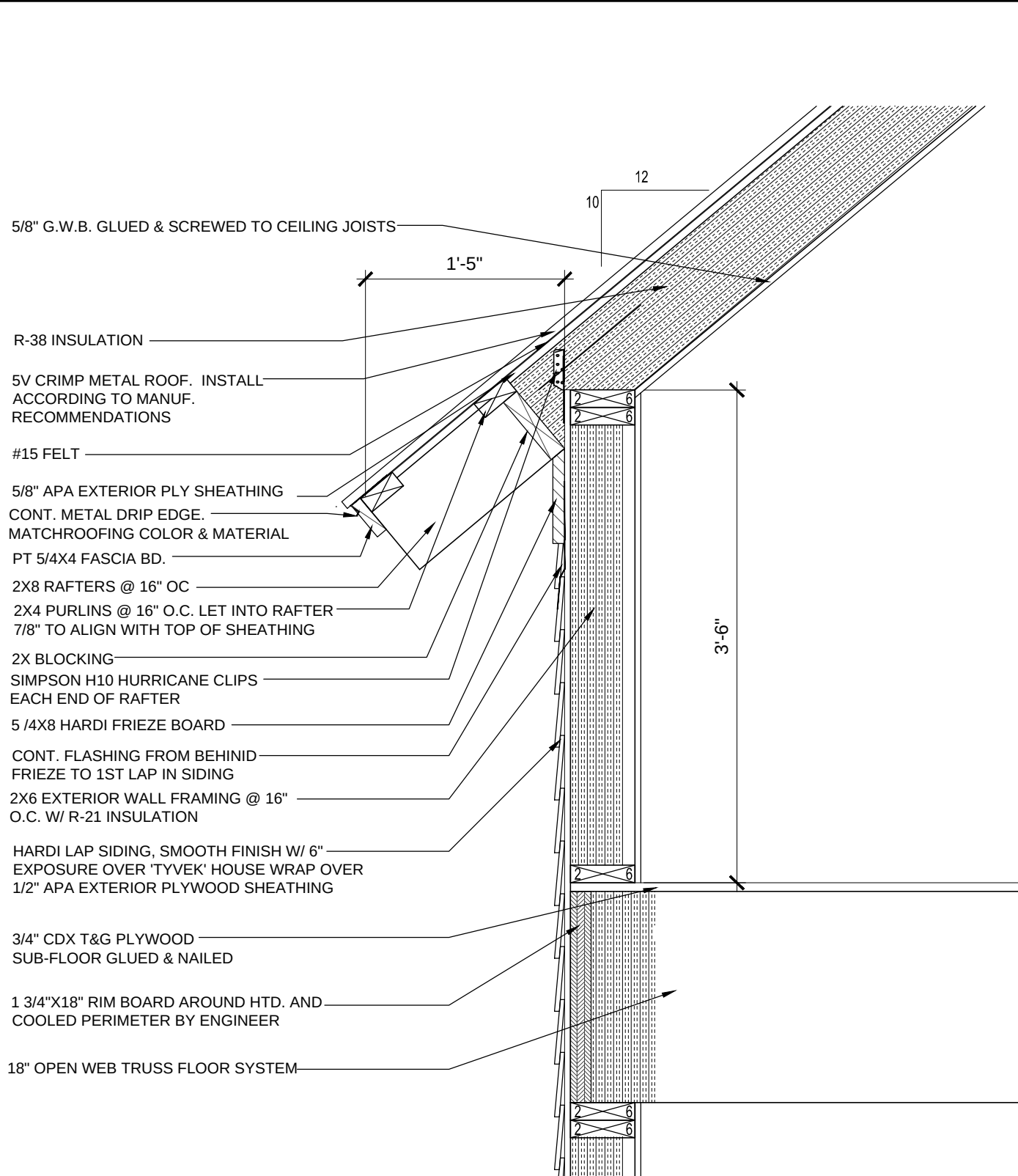
4
A-8
WALL DETAIL @ MSTR BDRM
1" = 1'-0"

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET
ILLUSTRATE INSULATION EXTENDING UP
RAFTERS TO ENCLOSE THE ENTIRE
BUILDING SHELL & NON-VENTED ATTIC.
IF THE ATTIC AREA IS NOT INSULATED,
SOFFIT AND ATTIC VENTING WILL BE
REQUIRED.

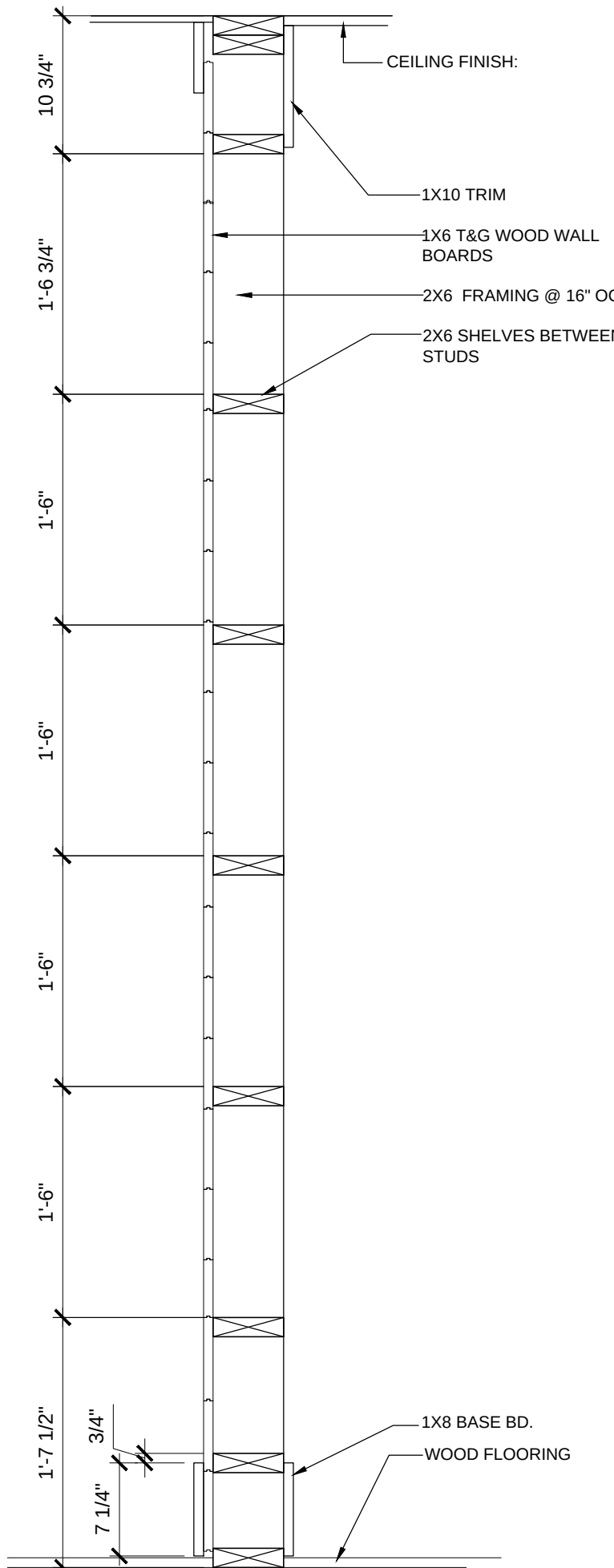
INSULATION NOTE:
INSTALL BASF CLOSED CELL SPRAY FOAM INSULATION
WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX
= 25; SMOKE DEVELOP. INDEX = 350; MEET NFPA 286.

R-VALUE MINIMUMS:
ROOF/RAFTERS R-38
EXTERIOR WALLS R-21
FOUNDATION/ CRAWL SPACE R-19

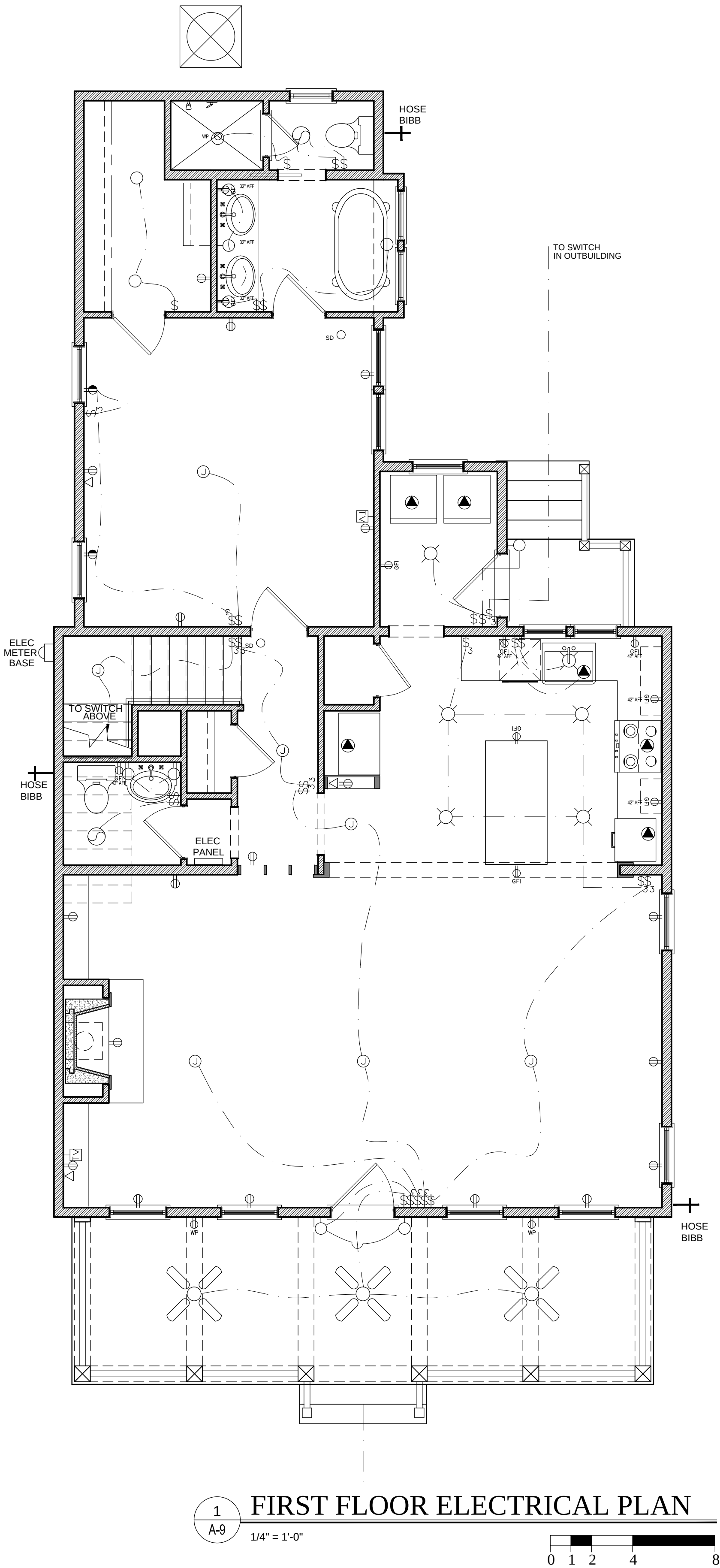
INSULATION SHALL COMPLY WITH R316.6, AND R806.5



6
A-8
2X6 SHELF DETAIL
1" = 1'-0"

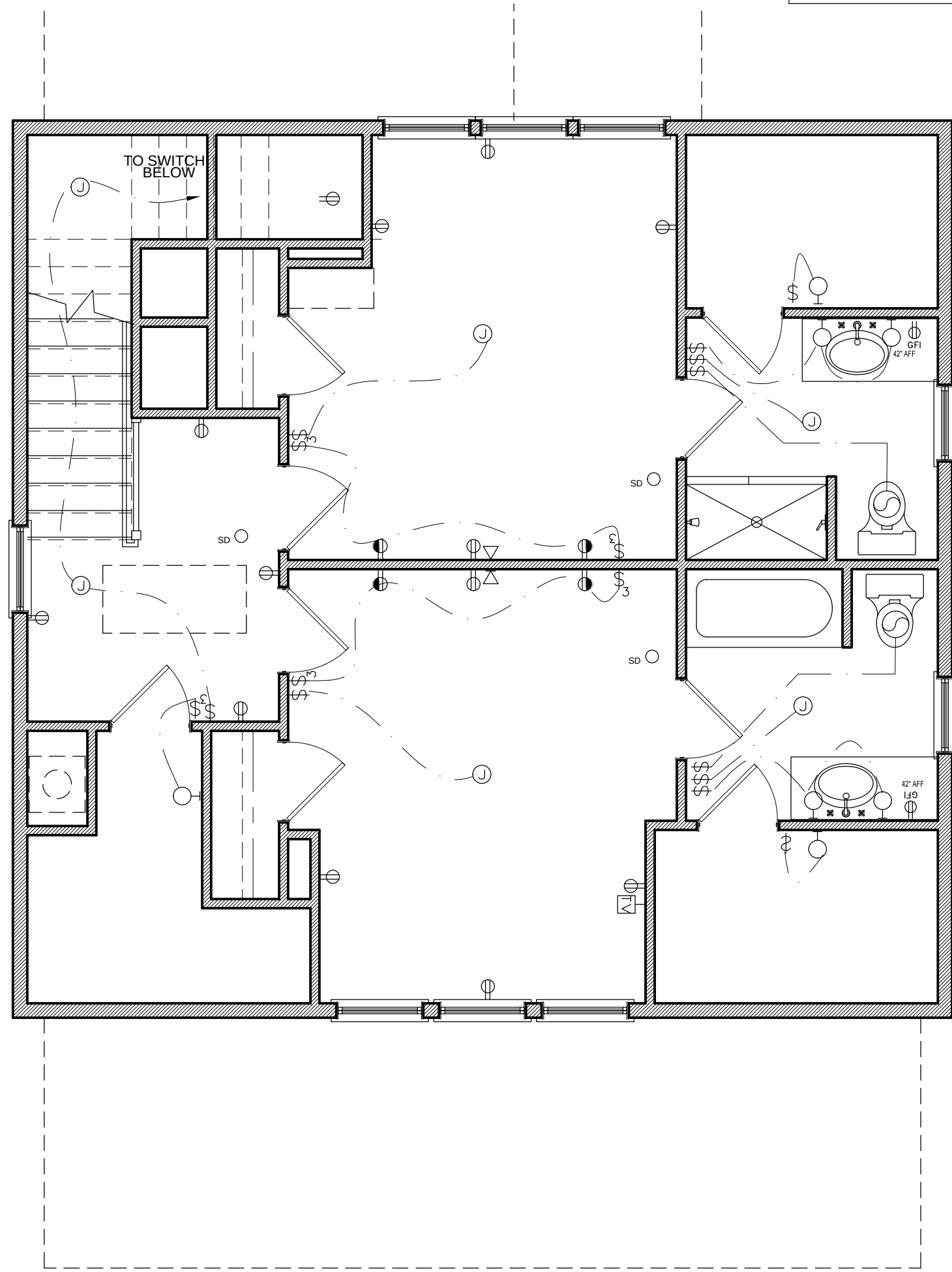


DATE:	TNH-SC-47C-OT	
	APRIL 17, 2017	
PROJECT:	MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS	
	17 MARKET #2 * BEAUFORT * SOUTH CAROLINA * 29906 INFO@MOSERDESIGNGROUP.COM PHONE (843) 379-5630 FAX (843) 379-5631	
SHEET:	REVISIONS:	
	A-8 OF 9	



ELECTRICAL LEGEND	
	RECESSED CAN LIGHT
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2'X4' FLUORESCENT LIGHT UNIT
	JUNCTION BOX FOR HANGING FIXTURE
	VENTI/ LIGHT COMBINATION
	SINGLE POLE SWITH
	3-WAY SWITCH
	4-WAY SWITCH
	GLOW SWITCH
	DOOR BELL
	DOOR BELL CHIMES
	110v DUPLEX RECPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
	GFI DUPLEX RECPTACLE
	WATER PROOF RECEPTACLE
	220v HOOK-UP
	APPLIANCE HOOK-UP
	CABLE TV HOOK-UP
	TELEPHONE JACK
	THERMOSTAT
	SMOKE DETECTOR
	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
	ELECTRICAL MAIN PANEL
	ELECTRIC METER BASE

ADDITIONAL ELECTRICAL HOOK UP:	
	WATER HEATER HOOKUP IN ATTIC
	ATTIC VENT FAN HOOKUP IN ATTIC
	AIR HANDLER HOOKUP IN ATTIC
	JUNCTION BOX ELECTRICIAN TO PROVIDE LIGHT FIXTURE OR CEILING FAN FOR EACH JUNCTION BOX SHOWN ON PLAN PER OWNERS SELECTION.



ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.

2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.

3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.

4. Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.

5. Provide panel boards of proper voltage and ampacity for all electrical circuits.

6. Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.

7. Run all cable concealed in walls, ceiling or floors unless noted otherwise.

8. Provide blocking for all fixtures.

9. Insulate and seal solidly behind receptacles in exterior walls.

10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.

11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.

12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

1. No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.

DATE :

TNH-SC-47C-OT

APRIL 17, 2017

PROJECT :

TNH-SC-47C
BLOCK 7 LOT 10 OLDTOWN
FERNANDINA BEACH, FLORIDA

SHEET :

A-9
9

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1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.

2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.

3. A purchase of bluekline prints grants the as "licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.

4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.

5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.

7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.

8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.

9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.

10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.

11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.

12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.

14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time, therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

15. **DISCLAIMER OF WARRANTIES.** To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

16. **LIMITATION OF LIABILITY.** Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

17. This agreement shall be construed in accordance with South Carolina law.

18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties. In South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.

2. Larger scale drawings supersede smaller scale drawings.

3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.

4. Use materials appropriate to the application for maximum life and optimum appearance.

DRAWING INDEX

- A-1

A-2

A-3
- COVER SHEET / GENERAL INFORMATION

CARPORT PLAN & SITE PLAN

ELEVATIONS & DETAILS

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS

1

4

DRAWING NUMBER

1

4

DETAIL NUMBER

1

4

INTERIOR ELEVATION NUMBER

9/12

1'-0"

9'-1"

DIRECTION OF RISING SLOPE

ROOF PITCH

OVERHANG DIMENSION

RAFTER BEARING HEIGHT ABOVE SUBFLOOR

W1

WINDOW KEY

01

DOOR KEY

KITCHEN

PLUMB

CLG

REM

WOOD

10'-1"

HEAD BOARD

ROOM NAME

FINISH FLOORING

CEILING HEIGHT

CEILING FINISH OR OR SPECIAL NOTE

16' 10"

TREE TO BE REMOVED

ABV

AFF

ASF

ADJ

@

BFE

CONT

CNTR

CONST

CMU

CONC

DIA

DBL

DEG

EXT

FFE

FIN

FL

FT

FOS

FOB

GYP

HB

HVAC

HT

H/C

HDR

HORZ

ABOVE

ABOVE FINISHED FLOOR

ABOVE SUBFLOOR

ADJ

AT

BASE FLOOD ELEVATION

CONTINUOUS

CENTER

CONSTRUCTION

CONCRETE MASONRY UNIT

CONCRETE

DIAMETER

COUBLE

DEGREES

EXTERIOR

FINISHED FLOOR ELEVATION

FINISH

FLOOR

FEET

FACE OF STUD

FACE OF BLOCK

GYPSPUM

HOSE BIBB

HEATING, VENTILATION & AIR CONDITIONING

HEIGHT

HANDICAP

HEADER

HORIZONTAL

INT

IN

JST

MIN

MAX

NIC

OPN'G

OC

PSI

PSF

PT

PNT

R

ROW

REQ'D

REM

SQFT

TOB

TOS

TRD

TRT'D

VERT

GALV

SS

INTERIOR

INCHES

JOIST

MINIMUM

MAXIMUM

NOT IN CONTRACT

OPENING

ON CENTER

POUNDS PER SQUARE INCH

POUNDS PER SQUARE FOOT

PRESSURE TREATED

PAINT

RISER

RIGHT OF WAY

REQUIRED

REMOVE

SQUARE FEET

TOP OF BLOCK

TOP OF STUD

TREAD

TREATED

VERTICAL

GALVANIZED

STAINLESS STEEL



CARPORT

BLOCK 7 LOT 10 OLDTOWN
FERNANDINA BEACH, FLORIDA

DATE:

APRIL 17, 2017

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REVISIONS:

PROJECT:

CARPORT
BLOCK 7 LOT 10 OLDTOWN
FERNANDINA BEACH, FLORIDA

SHEET:

A-1
3 OF

ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.

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3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.

4. Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.

5. Provide panel boards of proper voltage and ampacity for all electrical circuits.

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7. Run all cable concealed in walls, ceiling or floors unless noted otherwise.

8. Provide blocking for all fixtures.

9. Isulate and seal solidly behind receptacles in exterior walls.

10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.

11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.

12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

1. No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.

PLUMBING NOTES

1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.

2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.

3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.

4. Cleanouts shall extend to surfaces or shall be provided with access doors or simialr devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.

5. Lead solder is not allowed on this project.

6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.

7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.

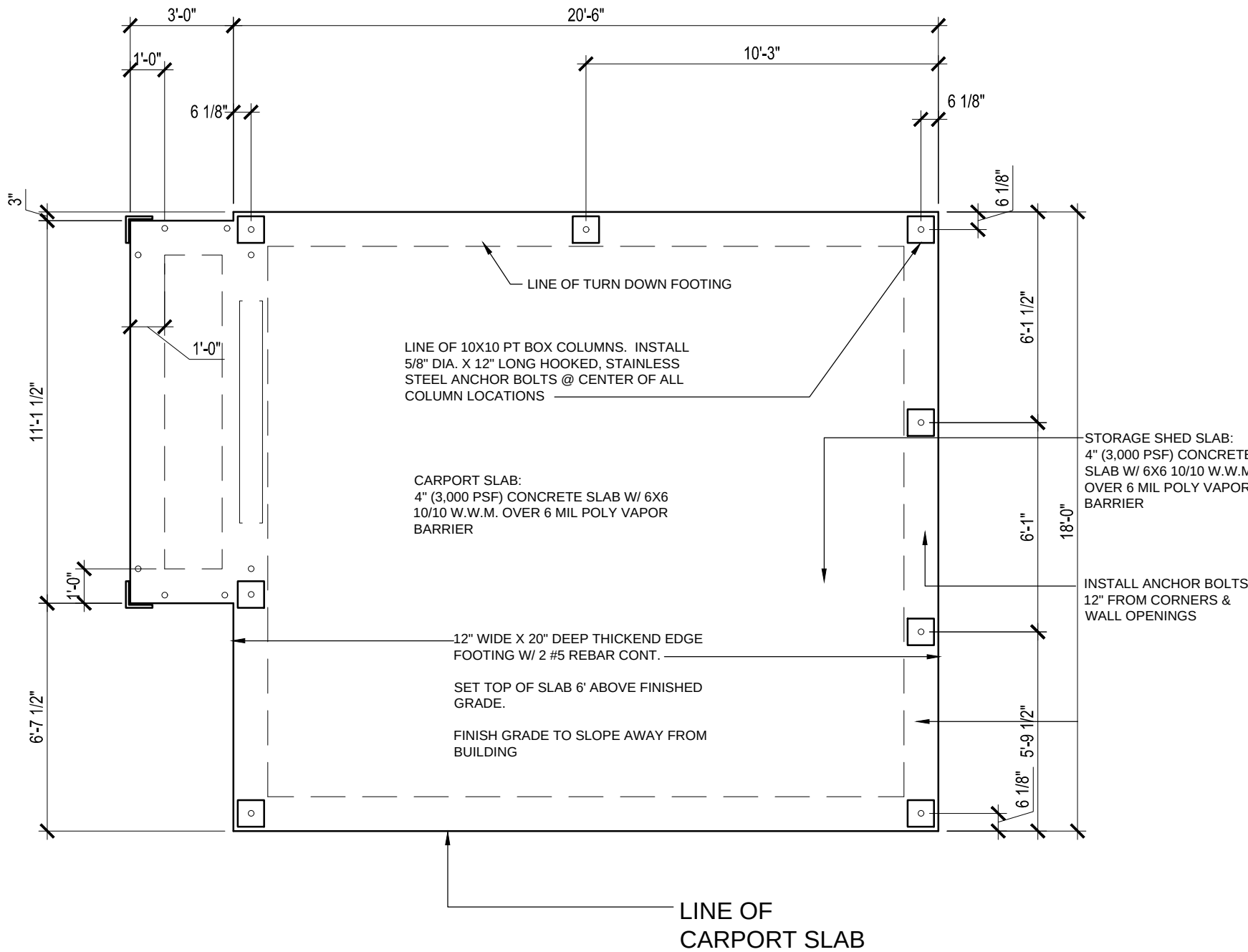
8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

Design and specification or mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.

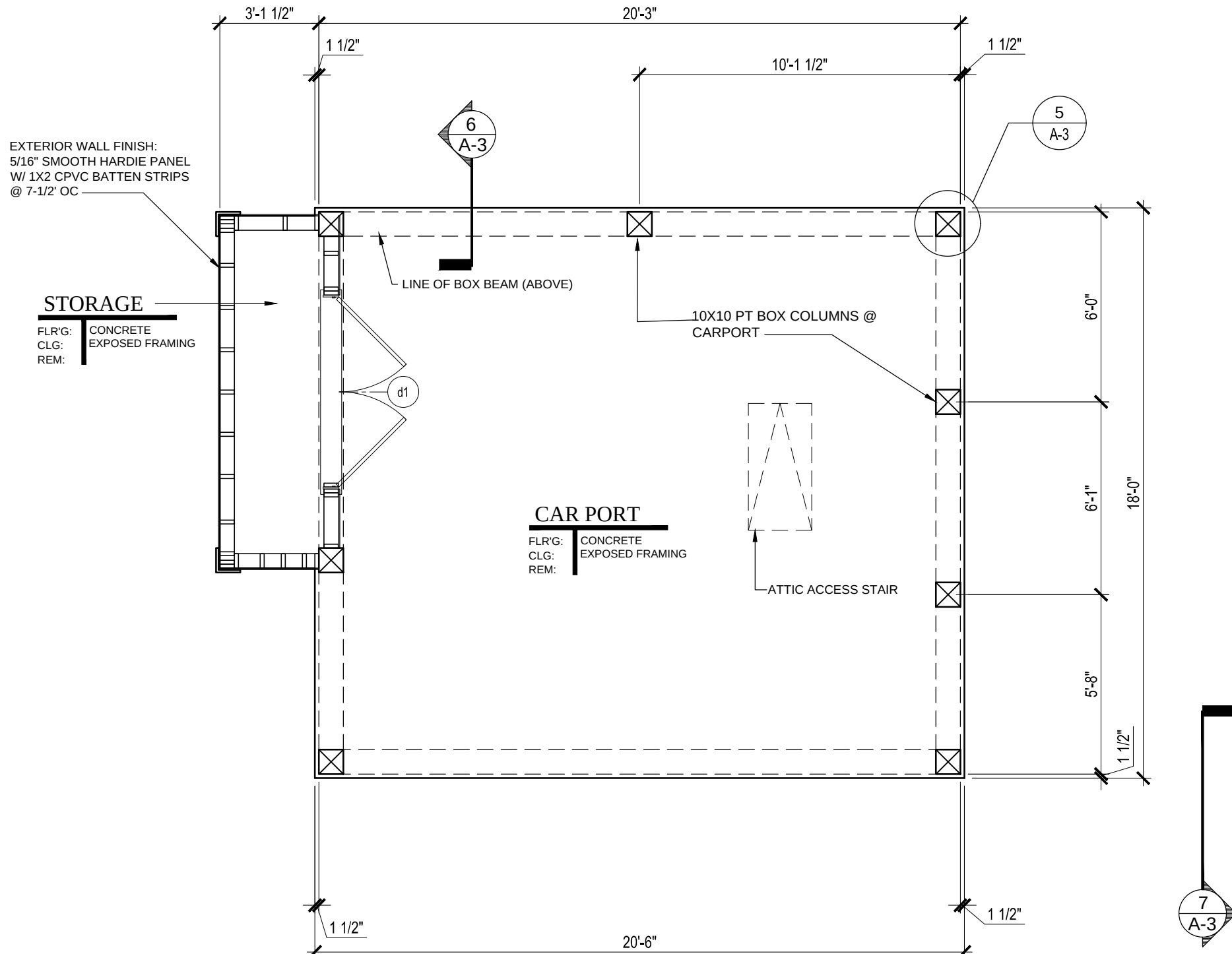
EXTERIOR NOTES:

- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
- 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
- 4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



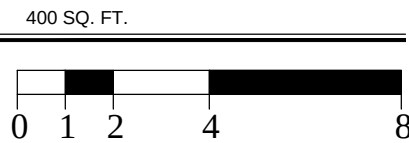
1 FOUNDATION PLAN

1/8" = 1'-0"



2 CARPORT PLAN

1/4" = 1'-0"



DATE:

APRIL 17, 2017

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PROJECT:

CARPORT
BLOCK 7 LOT 10 OLDTOWN
FERNANDINA BEACH, FLORIDA

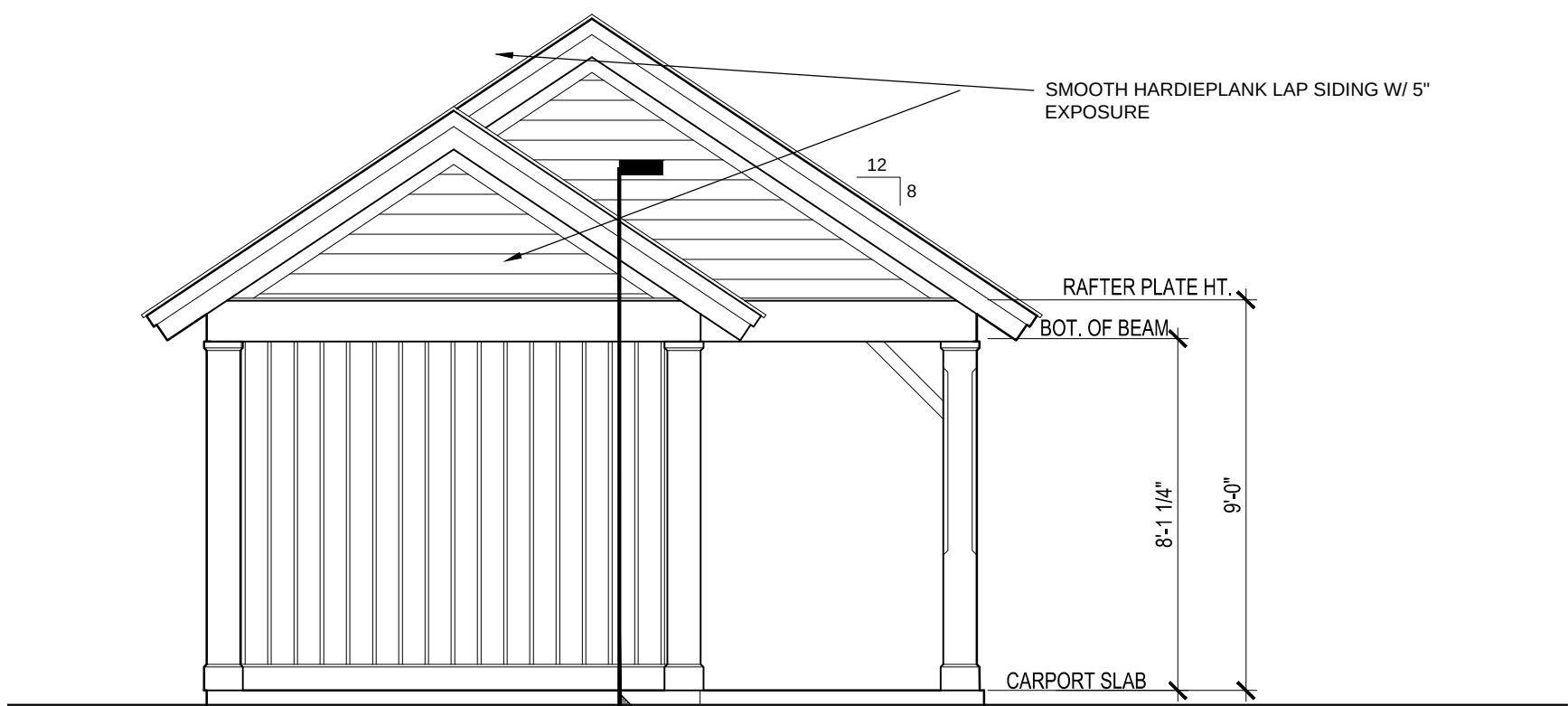
Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to comply with the proper construction codes and regulations for the building site. The purchaser is advised that it is their responsibility to make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET:

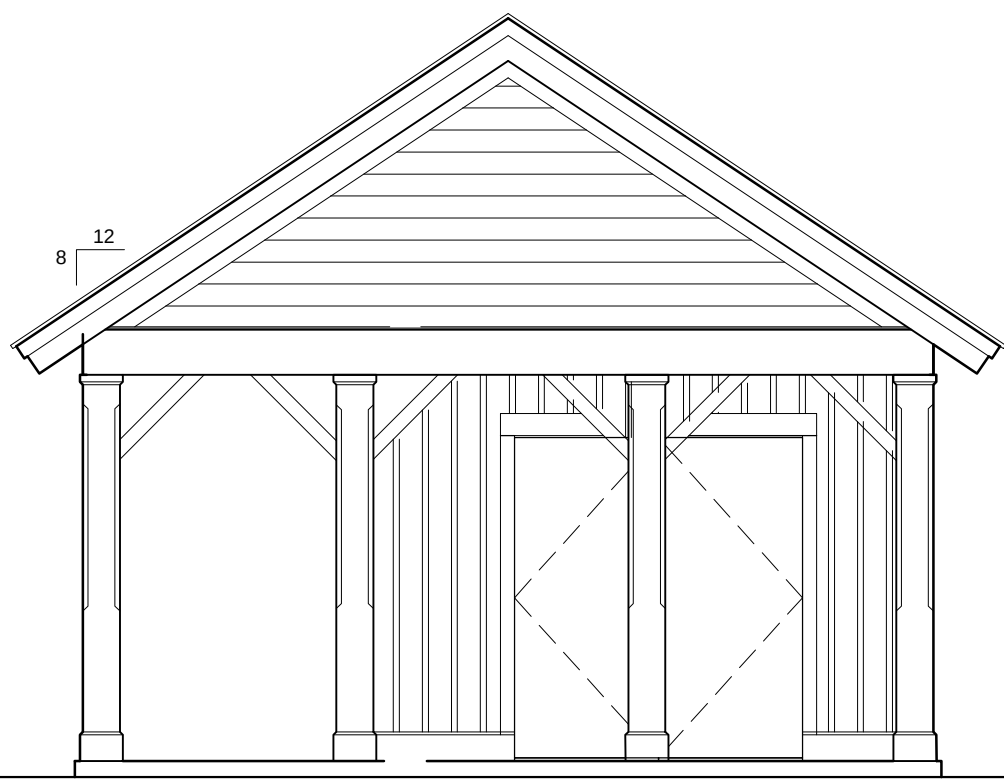
A-2

OF

3



1
A-3
RIGHT SIDE ELEVATION
1/4" = 1'-0"



3
A-3
LEFT SIDE ELEVATION
1/4" = 1'-0"

GENERAL NOTES
1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.
2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.

CONCRETE
1. All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.
2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" + 1".
3. Admixtures shall not be permitted without written approval of the Engineer.
4. Formwork shall be clean and free of defects.
5. Minimum concrete cover shall be as follows; Poured on ground = 3". Formed in contact with ground = 2

MASONRY WALLS
1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.
2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).

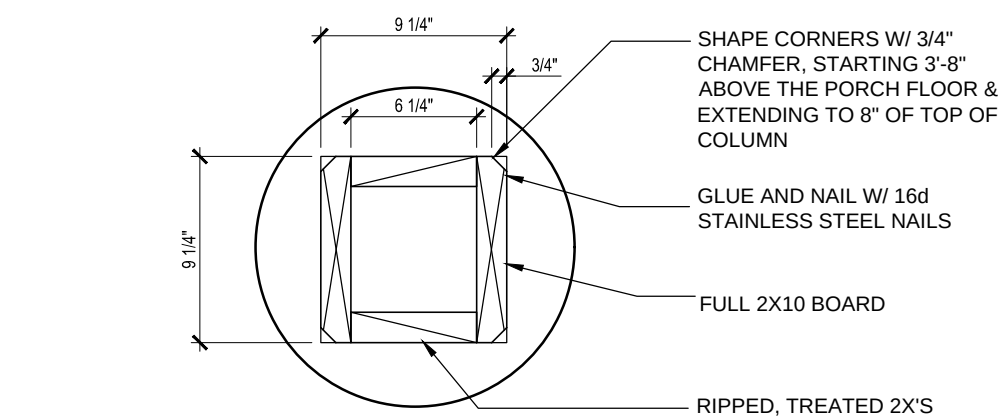
REINFORCING STEEL
1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.
2. Welded wire fabric shall conform to ASTM A-185.

FOUNDATION NOTES
1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.
2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

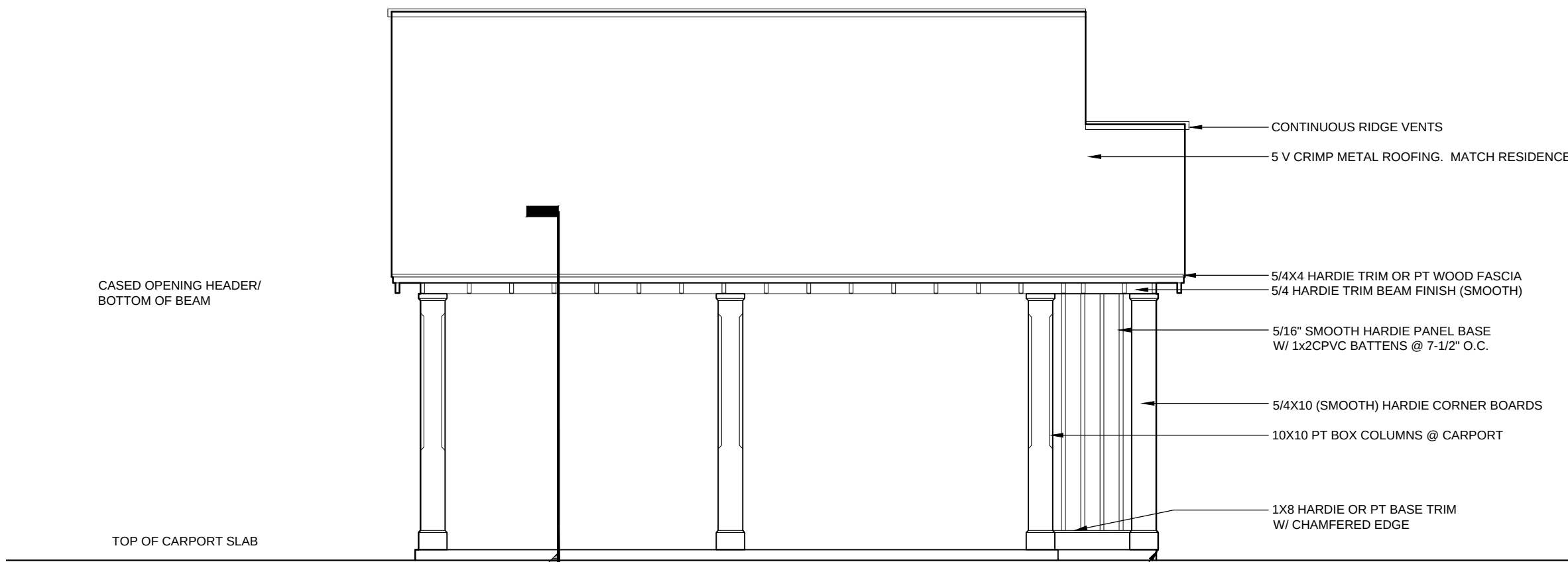
STRUCTURAL WOOD
1. Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure-treated members.
2. Roof framing to be engineered roof trusses, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.
3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.
4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.
5. Metal exposed to the weather, including nails, flashing and drip edges, shall be galvanized, unless otherwise noted.

FRAMING NOTES
1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.
2. All joists installed crown up unless noted otherwise.
3. Provide solid blocking between joists at mid-span for joists exceeding 6'-0" between supports.
4. Provide solid blocking between joists above frame walls and beams.
5. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.
6. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.
7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" oc.
8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.
9. Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specified "Simpson" hurricane anchor
10. Wall Types
a. Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @16" o.c. unless noted
b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.
c. Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c.
d. Notch maximum 25% of Stud depth
e. Bored hole maximum 40% Stud depth
11. All exterior stud walls to have 5/8" APA Exterior ply sheathing.
12. Typical header to be (3) 2x8's over doors & windows
13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.
14. Coordinate truss design with rough frame opening for pull down attic stair.

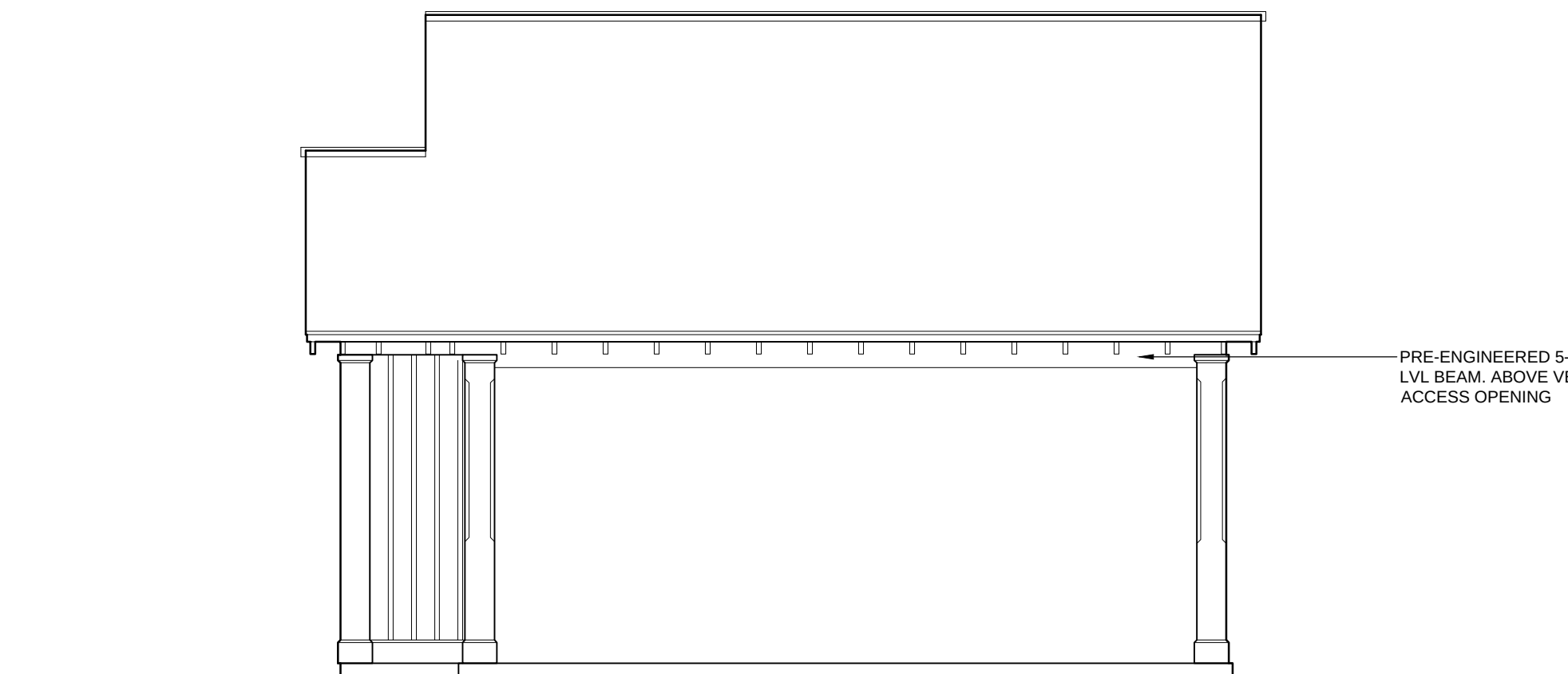
NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES



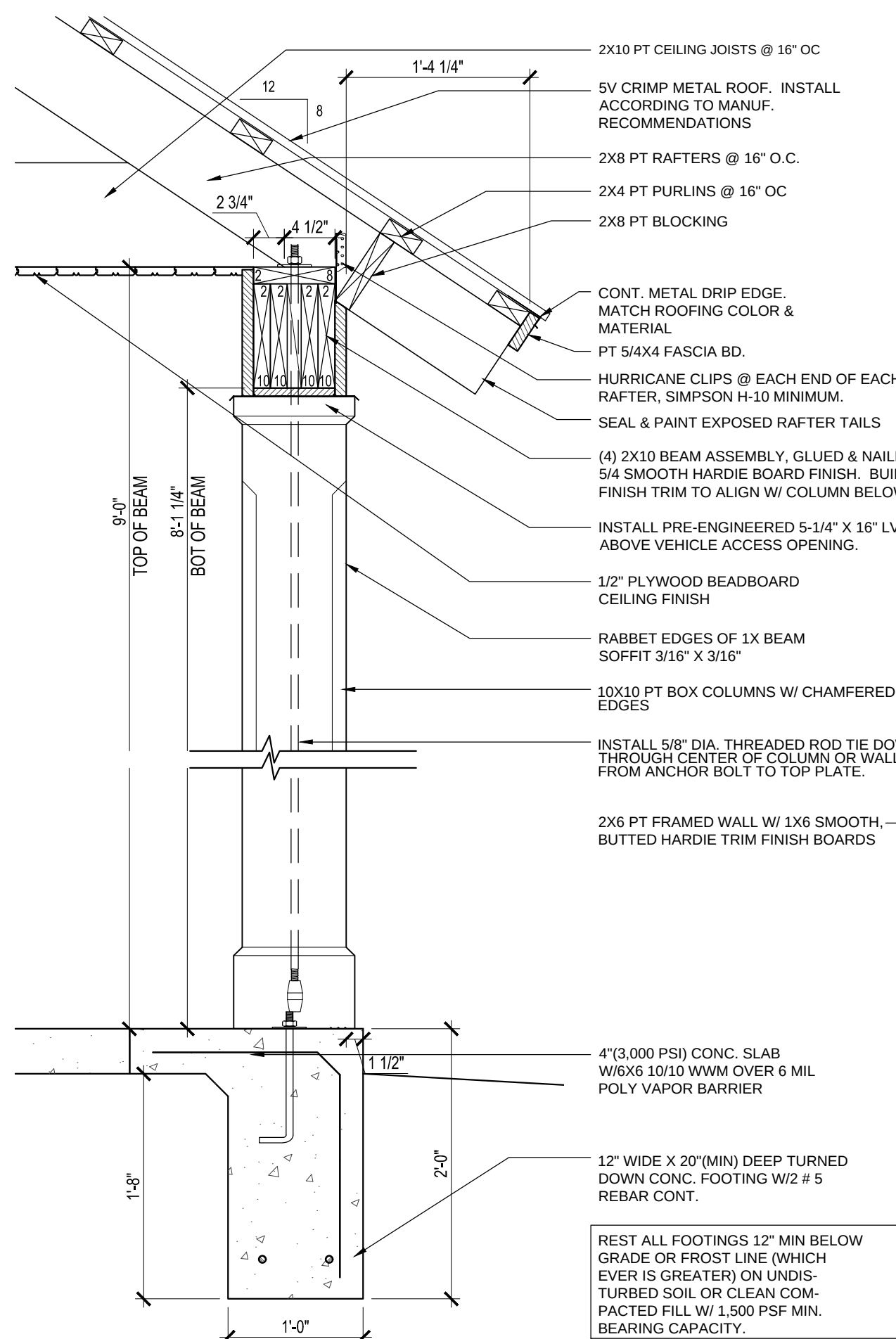
5
A-3
COLUMN SECTION
N.T.S.



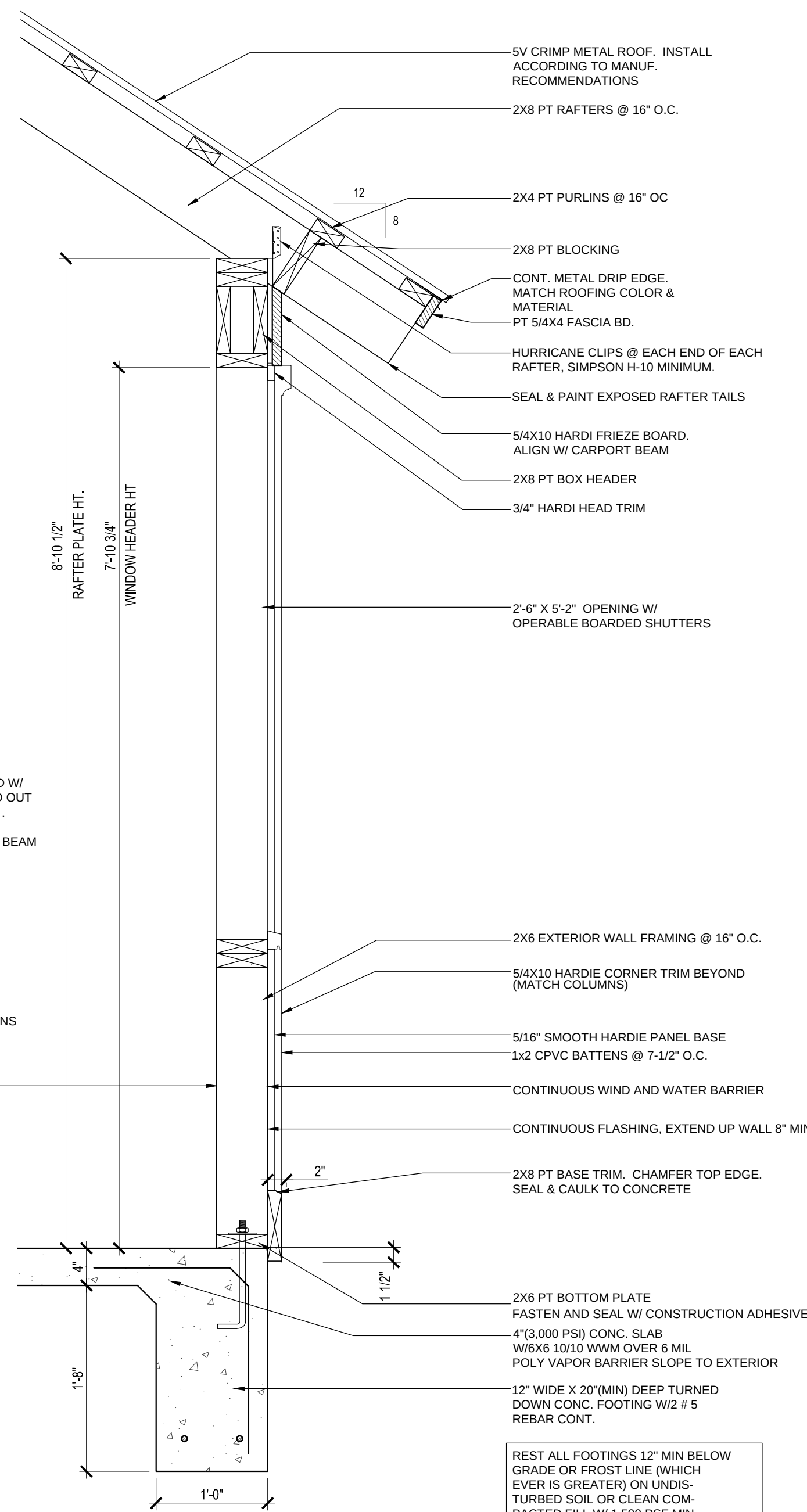
2
A-3
COURTYARD (FRONT) ELEVATION
1/4" = 1'-0"



4
A-3
ALLEY ELEVATION
1/4" = 1'-0"



6
A-3
CARPORT DETAIL
1" = 1'-0"



7
A-3
SHED WALL DETAIL
1" = 1'-0"

DATE:	APRIL 17, 2017	
PROJECT:	CARPORT	
	BLOCK 7 LOT 10 OLDTOWN	
	FERNANDINA BEACH, FLORIDA	
SHEET:	A-3	
	OF	
	3	

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REVISIONS:	

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Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to verify with the proper authorities and, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-02
MARCH 15, 2018

Owner/Applicant:	CMR Island Properties				
Property Address:	22 S. 8 th Street (corner of Ash St. & 9 th St.)				
Requested action:	Conceptual Certificate of Approval (COA) for the construction of 6 attached single-family townhomes.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Commercial				
FL Master Site File #	8NA1169				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Commercial	C-3	c.1905	Hoyt House B&B
	South	Commercial	C-3	c.1900	Williams House B&B
	East	Church	C-3	c.1900	First Missionary Baptist Church
	West	Church	C-3	c.1900	Trinity United Methodist

All required application materials have been received. All fees have been paid. All required notices have been made.



CONCEPTUAL APPROVAL

This proposal is being brought before the Historic District Council for Conceptual Approval. Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This proposed townhouse project will occur on a site currently used commercially with adjoining parking. The site, formerly known as *Fred's*, contains a 1954 masonry vernacular structure that is considered a non-contributing structure the Fernandina Beach Historic District. The original section of this mid-century structure has recently been rehabilitated, including the re-installation of windows along the 8th Street elevation. The remainder of the building is currently vacant.

The site also contains a 80" diameter-at-breast-height (DBH) oak tree that should be considered and protected during construction.

The applicant is seeking Conceptual Approval to construct six attached single-family townhomes. One building will be sited fronting Ash Street, containing four units. The other building will front S. 9th St. and feature two units.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: Complies ☐ Does not Comply ☐ N/A ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

Policy 1.02.12

The City shall ensure that the image, function, architecture, and ambiance of the historic downtown further the use and development of downtown as the ceremonial, civic, and cultural center of the City. Toward this end, the City shall preserve and enhance the identity, design, and vitality of the downtown, including the designated Downtown Historic District, Old Town Historic District and the surrounding downtown core.

Policy 1.02.13

The FLUM shall depict the historic districts as overlay districts. Areas delineated as being within the historic district shall be planned and managed using a regulatory framework designed to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street, Old Town and surrounding area.

Policy 1.03.01

The City shall protect environmental resources. The City's land development regulations shall address development in floodplains, shoreline protection, wetlands protection, air quality, water quality, energy conservation, urban forestry and habitats for listed protected or endangered species

Policy 1.04.01.

The City shall encourage needed redevelopment and infill development through incentives such as the following: a. Density or intensity bonuses; b. Provision of alternative site design requirements in designated redevelopment areas; c. Provision of overlay districts; d. Provision of development guidelines in designated historic districts and the community redevelopment area; and e. Expedited review processes.

Policy 1.04.04

The City shall establish commercial overlay districts, known as "destination activity centers" at the Main Beach Area, Seaside Beach Area, along the Sadler Road corridor and along South 8th Street within the City. The City shall develop and implement density and/or intensity bonus incentives for properties that demonstrate compliance with the desired form and function of the area and are not contained within an established Coastal High Hazard Area (CHHA). The "destination activity centers," as commercial overlay districts, shall be created with the intent to promote compact, energy efficient, mixed use commercial and residential development that

promotes pedestrian level activity through maximum setbacks reduced parking requirements, low-impact development strategies and enhanced landscaping and provisions for connectivity to the neighboring residential areas and other off site areas through pedestrian walkways and bicycle paths.

Policy 1.04.07

Crime Prevention through Environmental Design (CPTED) principles shall be incorporated, where feasible and appropriate in all new and infill development projects. There are three (3) overlapping principles in the CPTED concept these include:

- a. Natural Surveillance: Creating environments where there is plenty of opportunity for people engaged in normal behavior to observe space around them. This is accomplished by designing the placement of physical features, activities and people in such a way to maximize visibility.
- b. Natural Access Control: By selectively placing entrances and exits, fencing, lighting and landscape to control the flow or limit access, natural access control occurs and increased natural surveillance quickly deters most criminal intruders.
- c. Natural Territorial Reinforcement: Creating an environment that clearly delineates private space. It creates a sense of ownership where owners have a vested interest and are more likely to challenge intruders or report them to police; and creates a sense of owned space by forming an environment where “strangers” stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private spaces then natural territorial reinforcement occurs.

Policy 1.06.04

The City shall, through appropriate land development regulations, allow and encourage a range of housing patterns.

Policy 1.06.09

The City should seek to establish traditional, pedestrian-oriented quality-of-life design features in areas of the City when the need is identified. Indicators of traditional, pedestrian-oriented, urban areas appropriate for urban design standards should include some or all of the following characteristics:

- A. Building facades pulled up close to the street, facing the street, and generally aligned with the street;
- B. Relatively high-density mixed use, compactly laid out to accommodate walking and bicycling that promotes street level activity;
- C. A mixture of housing types and prices;
- D. Multi-story buildings;
- E. Connected, narrow streets or streets with modest radii;
- F. A connected network of sidewalks, bike paths, or multi-use trails;
- G. Mature street trees lined up along the street;
- H. On-street parking;
- I. Off-street parking at side or rear of buildings;
- J. Narrow, smaller lots;
- K. Front porches;
- L. Garages subservient to the primary building with or without an accessory dwelling unit;
- M. Short block faces; and
- N. Terminated vistas.

Policy 1.07.10**Central Business District (CBD)**

- a. The FLUM designation of central business district is applied to the City's downtown, as the center for residential, financial, commercial, governmental, professional, cultural, and related activities.
- b. The Central Business District category is designed to accommodate single-family or duplex residential uses, either "stand alone" or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.
- c. Additional uses may be permissible subject to additional standards: indoor recreation facilities, multi-family dwellings, marinas, day-care centers, and educational facilities.
- d. The density of residential development in the Central Business District land use category shall not exceed thirty-four (34) units per acre.
- e. The intensity of non-residential development shall not exceed a FAR of 2.0.
- f. A proposed amendment to the FLUM to increase the land area within the Central Business District; land use category shall demonstrate the suitability of the proposed site based on:
 1. The need for additional land area within the Central Business District; land use category;
 2. Consistency of the land area with the characteristics of the Central Business District; and;
 3. Consistency of the land area with the characteristics of the downtown.

Policy 1.08.04

The City shall encourage the conversion of conventional suburban shopping centers into more traditional livable "destination activity centers" through redevelopment or addition of uses, features and structures as specified in policies 1.04.04 and 1.04.08. Design of such redevelopment shall be supportive of community transit facilities. The City should encourage new additional buildings relatively near the street where site planning allows adequate space, addition of residential units in existing activity centers, and design features that encourage a transformation of shopping centers into appealing, "destination activity centers."

Policy 1.08.05

In order to encourage neighborhood-serving "destination activity centers" and to support the conversion of its existing conventional suburban shopping centers, the City shall require that commercial conversion must meet, at a minimum, the following standards:

- a. Commercial build- to lines that pull the building up to a wide street side sidewalk with a row of trees;
- b. Modest instead of abundant off-street parking, located at the rear or side of buildings, and away from pedestrian areas;
- c. Site design which creates a sense of arrival and departure;
- d. A connected sidewalk and path system promoting safety, comfort, and convenience by linking buildings within the development to adjacent properties;
- e. Building facades facing the street and aligned to form squares, streets, plazas, or other forms of a pleasant urban realm;
- f. A vertical mixed of residences above non-residential uses within the center, and a required percentage of floor area that is residential and retail;
- g. No free-standing retail establishment with the development exceeding 30,000 square feet of first floor area;
- h. First floor uses promoting entertainment and retail uses, and articulation and glazing for pedestrian interest; and
- i. Rules that restrict establishment of auto-oriented uses, or uses that generate significant noise, odor, or dust.

Policy 1.08.06

The City shall encourage conversion of surface parking lots to buildings that support the transformation of conventional suburban commercial development to “destination activity centers”. Parking requirements may be reduced within these areas as an incentive for the creation of a mixed-use “destination activity center” and thereby allowing the former parking area to be used for “border/liner” buildings.

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE**2.01.13 Central Business District (C-3)**

The C-3 District is intended for the development of land uses within the central business district as the City’s center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts.

3.05.03 Standards for Stormwater Management

- G. All single-family home projects that are not part of a subdivision with a designed stormwater system shall provide for retention of stormwater within the boundaries of the project.
 - 1. Projects that are located outside of a subdivision, but in an area with an available engineered stormwater system shall ensure that stormwater is properly routed to the stormwater structures.
 - 2. Design options for single-family home new construction and additions over 625 square feet: a. Provide engineered solution as completed by an engineer, and/or b. Utilize low impact development (LID) techniques such as rainwater harvesting, roof downspout disconnection, rain gardens, green roofs, trenches and chambers, bioretention, vegetated filter strips, permeable pavement, enhanced grass swales, dry swales, and perforated pipe systems.
- H. Drainage during construction
 - 1. All off-site drainage entering the property prior to the commencement of construction shall be maintained through the construction period.
 - 2. Approved silt barriers in compliance with Section 3.01.05 shall be placed to prevent silt, erosion, or other pollutants from leaving the site. If off-site siltation occurs, it shall be halted immediately, or all work shall cease until the silting is stopped.
- I. Maintenance of drainage facilities after construction
 - 1. All private drainage facilities within an approved subdivision, multi-family, commercial, industrial, or institutional project shall be continuously and properly maintained by a required homeowners' association, the developer, or another entity approved by the City in an enforceable development order and designated in the construction permit application.

2. Drainage facilities for private single-family residential properties shall be continuously and property maintained by the property owner. Such maintenance shall continue for the life of the property as developed under this section even upon transfer of ownership.
- J. Where feasible, stormwater management systems shall be designed to provide landscape irrigation for the development.

4.01.01 Density and Housing Types

Table 4.01.01. Density and Housing Types in Base Zoning Districts.		
Zoning District	Maximum Gross Density (dwelling units per acre)	Permissible Housing Types
C-3	34.0	Single-family detached Duplex structures Triplex structures Townhouses Multi-family structures or mixed use

4.02.01 Standards for Lot Design

- A. The following types of lots are permissible:
 1. Corner lot, located at the intersection of two (2) streets and abutting such streets on two (2) adjacent sides. Lots abutting a right of way that is used as a beach access shall not be considered a corner lot, if access is not provided through the beach access.
 2. Double-frontage lot, with frontage on two (2) opposing sides; where one (1) frontage is on an alley, the lot is not considered a double-frontage lot. A double-frontage lot may also be called a through-lot.
 3. Interior lot, which has street frontage on only one (1) side.
 4. Lots that are located in conformity with the established street pattern.
- B. Only one (1) principal residential building and its allowable accessory buildings shall hereafter be erected on any one (1) lot.
- C. Except as specifically provided in this LDC, no lot existing at the time of adoption of this LDC shall be reduced, divided, or changed so as to produce a lot or tract of land which does not comply with the minimum standards as set forth in this LDC.
- D. The impervious surface ratio is calculated by dividing the total of all impervious surfaces on the lot by the total lot area. Water bodies are impervious surfaces.
- E. Where cluster development is permissible and proposed under unified development control, the calculation of impervious surface shall apply to the entire site and shall not be applied to individual lots within the development site.
- F. The floor area ratio is calculated by dividing the total of all floor areas on the site by the total site area. Floor areas include the gross floor area on each floor or story of the principal building and the floor area of any accessory building, not including parking areas.
- G. Minimum lot area shall be consistent with the density standards set forth in Table 4.01.01. For the purpose of determining consistency of the lot area with density standards, density shall be as defined in the Comprehensive Plan.
- H. The minimum lot area for lots in the RE zoning district shall be 43,560 square feet.
- I. Lots shall be designed to comply with the standards set forth in Table 4.02.01(J).

Table 4.02.01(J). Design Standards for Lots			
Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%)	Maximum Floor Area Ratio for Lots (%) (Note 1)
C-3	25	75 <i>Note 3</i>	200
Notes: - For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses. - The maximum impervious surface ratio within the "Central Business District" land use category, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.			

4.02.03 Standards for Buildings and Building Placement

C. Standards for building height:

- Building height shall be measured from the approved finished grade, to the highest point on the structure.
- Calculation of maximum height shall not include appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar minor building features. All ornamental features which are exempt from the maximum height shall not be habitable.
- The following structures shall not be subject to height limits: telecommunications towers, flagpoles, and City-owned water towers.

D. Buildings shall comply with the standards in Table 4.02.03(E) set forth below:

Table 4.02.03(E). Standards for Building Heights and Setbacks					
Zoning District	Maximum Building Height (ft.)¹	Minimum Setback			
		Front (ft.)	Side²	Rear (ft.)	Corner Lot (side abutting street) (ft.)³
C-3	45	None	None	None	None
Notes: - A building on any lot within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet in height. - Each side yard setback shall be increased by one-half (½) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet. - Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.					

4.02.06 Specific Standards for Townhouse Development

- Townhouse development shall comply with the standards and criteria of the zoning district in which it is proposed. The additional standards set forth in this section shall apply to all townhouse development.
- A townhouse is a single-family attached dwelling unit. It is contiguous to adjacent units by a common wall.
- There shall be at least two (2) but not more than six (6) units in one (1) building.
- Each townhouse dwelling unit shall have a direct entrance to the outside, and shall not open to a common lobby, hallway, foyer, or other similar space.
- Where all lots, parcels, and dwelling units are under common ownership, there shall be a management plan to demonstrate unified control and management of common areas and facilities.
- Where common open space, recreation facilities, or other accessory structures or facilities are

proposed, sidewalks or pedestrian paths shall be provided to connect buildings, parking lots, open space, and common areas.

4.05.05 Minimum Requirements for Residential Development

It is the intent of this section to provide minimum landscaping requirements for residential development. Existing plant materials, other than invasive species, may be counted toward meeting the landscaping requirements set forth in this section.

- A. Single-family and Two-family Residential Development Single-family and two-family development shall include, at a minimum, one (1) shade tree for every 2,500 square feet of lot area or fraction thereof. At least two (2) trees shall be located in the front or rear yard. Tree identification and placement shall be shown on a site plan but shall not be required to meet the requirements of 4.05.04(A) above.

4.05.14 Tree Protection Requirements

- A. Intent: The intent of this section is to provide standards and regulations to ensure a minimum number of trees on any lot or parcel, protect and preserve native tree species, protect and preserve the natural landscape, foster and encourage maintenance of natural vegetation, and minimize loss of trees to development. It is the intent of the City that:
 - a. There shall be no net loss of canopy within the City;
 - b. Preservation of the City's existing canopy is achieved by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory;
 - c. The diversity of tree species indigenous to Amelia Island shall be maintained;
 - d. Existing mature growth native trees important to the City's tree canopy are protected and maintained to the fullest extent possible;
 - e. Structures and all impervious surfaces will be placed in such a way as to protect the survivability and substantial growth of the healthiest shade trees on the property;
 - f. The natural environment is preserved, enhanced, and restored through the protection and establishment of native trees and existing natural systems for the enjoyment of present and future populations;
 - g. Achieving greater energy conservation by maximizing the shading and cooling effects of existing native, healthy trees and native replacement trees;
 - h. The health and well-being of Fernandina Beach residents and visitors is protected by providing shade and otherwise moderating potential dangerous summer temperatures; and
 - i. The unique aesthetic character of the City is preserved, enhanced, or restored.
- B. Permitting Requirements: Protected Trees are any existing, healthy tree having a five (5) inch DBH, or greater and not identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list (Category I or II). Tree removal permits are required for the removal of any protected tree, except as set forth below. There shall be three categories of exemptions or partial exemptions, as follows:
 - 1. Exemption from permit, permit fee and replacement requirements:
 - a. Trees and landscaping specifically grown as landscape material for resale by duly approved and licensed plant nurseries and botanical gardens.
 - b. Damaged or hazardous trees during and for a one (1) month period following a declared disaster.
 - c. Minor maintenance activities such as removal of sucker growth, water sprouts, and overhanging branches on mature trees. All work shall be performed in compliance with the current ISA Arborist standards and best practices.

2. Exemption from fee and replacement requirements. A permit shall be required for removal of the following trees, however, removal of these shall be exempt from the permit fee and replacement and replacement plan requirements of this article as follows unless the removal of such tree results in the property not achieving the City's minimum landscape standards as specified in LDC Sections 4.05.05:
 - a. Any tree other than a protected or heritage tree;
 - b. Trees damaged by disease, fire, windstorm, lightning, insect infestation or other acts of nature, which pose an imminent danger to life, property or other protected trees; The administrative official may require a written certification of the need to remove such a tree or trees, at the property owner's expense, from an ISA certified Arborist prior to authorizing such a removal.
 - c. Removal of trees (thinning) within a forested area in order to reduce overcrowding and competition and to promote the health, growth, and resistance to stress may be permitted only when accompanied by written certification of the need to remove such tree(s) at the property owner's expense, from an ISA certified Arborist prior to authorizing such removal.
 - d. Major and minor maintenance of trees located adjacent to utility lines; and
 - e. Removal of trees by the City on City rights of way.
 - f. The tree prevents access to a lot and no feasible alternative access points exist.
3. Partial Exemptions from replacement requirements for site development. A permit and permit fee shall be required for removal of protected trees for purposes of site development provided that mitigation requirements have been met through either on-site retention of existing healthy native trees or through the planting of replacement trees required as follows:
 - a. For one- and two-family residential properties: Eighty percent (80%) of the total DBH of the protected trees shall be exempt from replacement. Replacement of twenty percent (20%) of the total DBH of the protected trees located within the area of the building footprint, or within five (5) feet thereof, to be constructed on the property, when such improvements have been authorized by a duly approved and issued building permit shall be required.
 - b. For affordable housing units, the City Manager or designee is authorized to issue an administrative waiver pursuant to the procedures set forth in Chapter 10.
 - c. For non-residential and mixed use or multi-family residential properties: Seventy-five percent (75%) of the total DBH of the protected trees shall be exempt from replacement. Replacement of twenty-five percent (25%) of the total DBH of protected trees located within the area of the impervious improvements, or within five (5) feet thereof, to be constructed on the property, when such improvements have been authorized by a duly approved and issued building permit shall be required.
- C. Tree Survey or Inventory: All protected trees shall be shown on a tree survey or a tree inventory prepared by a certified arborist, submitted with an application for a tree removal permit or with an application for development approval as set forth in Chapter 11.
- D. Replacement trees Requirements:
 1. When authorization has been granted to remove protected trees, replacement trees shall be planted. The combined DBH of replacement trees shall equal or exceed the combined DBH of trees authorized for removal subject to any preservation credits available from the retention of protected trees on the site. Preservation credits are set forth in Section 4.05.14 (E)(5).
 2. Replacement trees shall meet the standards set forth in Section 4.05.03, and shall be balled and burlapped or container-grown.
 3. Protected trees authorized for removal may be relocated to locations compliant with the specifications set forth in Section 4.05.03 and approved by the City Manager or designee.
 4. An applicant shall be permitted to pay a fee to the City Tree Replacement Fund for up to fifty (50)

percent of the cumulative DBH of protected trees removed, less the credits accumulated from preservation of trees on the site. The fee will be set by resolution of the City Commission and will be based on the average cost for the City to replace the tree with the same species, excluding invasive species, the fiscal year in which the permit is issued.

E. Preservation Credits:

1. On-site retention of native, healthy trees shall receive benefit of tree preservation credits to reduce the overall tree replacement requirements as follows:
 - a. Trees equaling 8" – 13" shall receive a 1.5x credit
 - b. Trees equaling 14" – 20" shall receive a 2x credit
 - c. Trees equaling 20" or greater shall receive a 3x credit
2. In order to qualify for on-site tree preservation credits, each tree proposed for retention must be evaluated by a certified arborist to ensure that the tree is healthy and compatible with the proposed development of the site.
3. These credits shall only be applied towards tree replacement requirements created by the removal of protected trees as set forth in 4.05.14(B) (3). These credits may be transferred only on unified multiple lot developments.
4. Preservation credits for the total DBH of protected trees retained on the site will be applied during the review of the replacement plan.

F. Protection of Trees During Development Activities:

1. Protective measures are required during site development in order to assure the health and survival of protected trees. Storage of construction materials or fill dirt is expressly prohibited within the tree protection area. Protective measures are required to avoid:
 - a. Mechanical injuries to roots, trunk, and branches;
 - b. Injuries by chemical poisoning;
 - c. Injuries by grade changes;
 - d. Injuries by excavations; and
 - e. Injuries by paving.
2. A tree protection zone shall be established around each protected tree(s) as follows:
 - a. If the drip line is less than six (6) feet from the trunk of the tree, the zone shall be that area within a radius of six (6) feet around the tree.
 - b. If the drip line is more than six (6) feet from the trunk of the tree, but less than twenty (20) feet, the zone shall be that area within a radius of the full drip line around the tree.
 - c. If the drip line is twenty (20) feet or more from the trunk of the tree, the zone shall be that area within a radius of twenty (20) feet around the tree.
 - d. Prior to commencement of construction, the tree protection area shall be enclosed and installed as required in the detail provided and described herein. The tree protection barricade shall be at least three (3) feet tall. The barrier shall consist of either a wood fence with 2x4 posts placed at a maximum of eight (8) feet apart, with a 2x4 minimum top rail, or a temporary wire mesh fence, chain link or other similar barrier which limits access to the protected area. The fence must remain in place through the duration of construction activities. Beyond the dripline of the canopy, a 3" mulch bed shall be established to avoid compaction from heavy machinery. Trenching close to a preserved tree on-site must be done by hand or air spading only. Preserved trees that may have root impacts resulting from the surrounding development shall be handled through hand cut root pruning practices only. Root ripping equipment is not permitted.
 - e. An exception shall be granted if the required protection zone prohibits access to the site. Consultation with a certified arborist is required to determine a proper access plan and provide

measures to ensure protection of the tree during construction activities.

3. All development activities, except those specifically permitted by Section 4.05.14(F)(4), shall be prohibited within the tree protection zone, including any construction of buildings, structures, paving surfaces, stormwater retention or detention ponds, and temporary construction activities, including all digging, storage of construction material, and parking of construction vehicles.
4. Permitted activities within the tree protection zone:
 - a. Excavating or trenching by utilities service providers for installation of underground utilities. Underground utilities shall be no closer to the tree than ten (10) feet.
 - b. Placement of sod or other ground covers, and the preparation of the ground surface for such covers.
5. The root systems of protected trees shall be preserved when installing fences and walls. Postholes and trenches located close to trees shall be dug and adjusted as necessary to avoid damage to major roots. Continuous footers for masonry walls shall be ended at the point larger roots are encountered and the roots bridged.
6. In order to control air and water pollution from dust from traveling across the landscape, a detailed and site specific plan for dust control measures is required. Control measures may include, but are not limited to: sprinkling or irrigation, vegetative cover, mulch, wind breaks, or soil treatments.

5.01.10 Fences and Walls

- A. The maximum height of fences and walls shall be as set forth in Table 5.01.10(A), except where otherwise provided in this LDC.

Table 5.01.10(A). Maximum Height of Fences and Walls		
Zoning District	Location	Maximum Height
C-3	All Locations	8ft

- B. Where walls or fences are proposed to be located on a common property line, the written consent of adjacent property owners shall be required.
- C. Property lines shall be established by a survey prepared by a surveyor licensed in Florida not more than two (2) years prior to the date of the application for a permit to install or construct a fence.
- D. Electrified fences are prohibited.
- E. The use of barbed wire, razor wire, or the like for fencing is permissible only in the I1, I-A, and PI-1 zoning districts.
- F. Permissible barbed wire or razor wire shall be six (6) feet or more above the ground level. The barbed or razor wire shall be turned, pointed, or directed inward toward the property enclosed by the fence.

7.01.01 Access and Driveway Design Requirements

The following standards shall apply to all driveways or access points from a lot or parcel onto a public street:

- A. The maximum number of access points for a lot is set forth in Table 7.01.01(A).
- B. Platted lots of record on the effective date of this LDC which have fewer frontages than required in Table 7.01.01(A) shall be allowed one (1) access point.
- C. No point of access shall be allowed within 100 feet of the intersection of the centerlines of any public street, except for single-family dwellings located on local streets intersecting with a local street, where the minimum separation shall be fifty (50) feet.
- D. Access ways or driveways for corner lots shall be located on the street with the lower functional classification.

- E. Driveways shall comply with the following standards:
 - a. Residential driveways shall be a minimum of twelve (12) feet in width and a maximum of twenty (20) feet in width.
 - b. Non-residential driveways shall be twenty-five (25) feet in width; when two (2) or more uses share a driveway, the width may be increased to thirty-five (35) feet. When a landscaped median is provided, the total width shall not exceed fifty (50) feet.
 - c. The minimum inside turning radius shall be fifteen (15) feet. No part of the turning radius shall extend over the property line.
- F. Concrete shall be 3,500 PSI with fiber and six (6) inches in depth in all rights-of-way.
- G. The alley and driveway easements are to the property line of structures served and are not required inside the property line.
 - a. For residential subdivisions on any local roadway, a secondary access may be provided through an easement for emergency vehicles.
 - b. For residential subdivisions on a cul-de-sac;
 - c. The maximum number of lots shall be limited to twenty (20); and
 - d. The maximum length of the cul-de-sac shall be limited to 800 feet.
- H. No curbs shall be cut or altered, and no points of access or openings for vehicles onto a public street shall be established, without a permit issued by the City.
- I. Approval from FDOT or the County is required for any access onto a road under their jurisdiction.
- J. The location, design, and construction of driveway connections shall comply with the FDOT Roadway Traffic Design Standards.
- K. All driveways shall be designed and constructed to comply with all drainage standards of the City and shall be improved with a permanent paving material.

7.01.08 Visibility at Intersections

- A. In order to provide a clear view of intersecting rights-of-way and/or private driveways, there shall be a triangular area of clear visibility formed by the two (2) intersecting rights-of-way, driveways, or combination thereof.
- B. The horizontal dimensions of sight areas are defined as triangular areas formed by the intersecting right-of-way lines and a straight line joining the right-of-way lines at points which are as follows:
 - 1. In C-1, C-2, C-3, I-1, I-A, I-W, PI-1 RE, R-1, R-2, R-3, OT-1, OT-2, and MU-1 zoning districts, fifteen (15) feet from the point of intersection of the right-of-way lines.
- C. The vertical dimensions of sight areas are defined as that vertical space between the heights of eighteen (18) inches and ten (10) feet in elevation above the nearest edge of the street pavement of a paved street or above the nearest edge of the riding surface of an unpaved street.
- D. Within the clear visibility triangle area, no fence, wall, sign, structure, slope or embankment, parked vehicle, hedge, foliage or other planting, and other object or structure shall be placed, erected, or maintained which will obstruct visibility.
- E. All landscaping shall comply with the most current edition of the FDOT Roadway and Traffic Design Standard, regarding visibility triangles. Tree trunks, palms, and supporting columns or posts shall be permitted within the clear area, provided that their location does not itself create a traffic hazard and the area is free of limbs and foliage. Landscaping, except grass or ground cover, shall not be located closer than three (3) feet from the edge of any driveway pavement.
- F. The requirements of this section shall not be deemed to prohibit any necessary retaining wall.
- G. Streetlights and street name signposts shall also be permitted, provided that illuminating fixtures or nameplates are not within the prescribed clear space.

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;
 - 5. Form and detail, considering the link between old and new buildings;
 - 6. Maintaining materials within the district or on the landmark site;

7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Mid-Twentieth Century (pg. 35)

During the mid-twentieth century, the exteriors of commercial buildings were characterized by simplicity. While the form of buildings retained a traditional plan, upper facades had less ornamentation than those of previous decades. Often, these buildings' storefront components, such as entrance floors and bulkheads, were the most decorative features, with applied tile. These buildings are currently deemed noncontributing to the district.

Guidelines for New Construction (pg. 108)

The protection of the historic and architectural resources of the district includes new construction and requires compatible new buildings to respect visual and historic characteristics. New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, and colors. New outbuildings and detached garages are addressed in the section for outbuildings.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of setback.
4. New buildings should be compatible with adjacent buildings in terms of width, scale, and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New construction should have raised foundations.

ANALYSIS:

The proposed construction takes its design cues from the frame vernacular architecture commonly seen within the Fernandina Beach Downtown Historic District. Although historically used for single-family residences, this project utilizes this architectural style to create attached single-family townhomes. As attached single-family townhomes were not a housing type historically seen in Fernandina, attention to detail and quality of materials are very important to this project in ensuring its compatibility with the existing built environment.

Site Plan –

- Housing Type – Townhomes are a permissible housing type in C-3 Zoning.
- Density – Each of the proposed lots support density for 1 residential unit per LDC 4.01.01.
- Lot Size – The proposed lots meet the minimum 25ft. width required by LDC 4.02.01(J).
- Visibility Triangle – The proposed unit at the corner of Ash St. and 9th St. steps back to maintain the 15ft. visibility triangle as required by LDC 7.01.08.
- Stormwater Management – Will be required, but will be reviewed through the Technical Review Committee (TRC) before a development order will be granted.
- Townhouse Development – meets requirements for minimum/maximum number of units per building and requirement to have individual entrances directly to exterior. If sidewalks/pedestrian paths are intended for common areas, they must be noted on plan.
- Parking – Parking is not required for properties located in the Central Business District per LDC 7.01.04. The applicant is proposing providing on-street parking for 12 vehicles. On-street parking would eliminate the possible obstruction to pedestrian traffic and further a functional urban profile.
- Trees – proposed plan does not meet minimum requirements for tree planting per LDC 4.05.05.
 - Applicant should keep in mind the presence of overhead utility lines along 9th Street.
 - A variance will be required to deviate from number of required trees on each building site and the requirement for one to be a shade tree.
 - The 80"DBH oak tree on the parcel is a mature growth native tree and is considered a designated heritage tree per LDC 4.05.17. As such, care should be taken to ensure its continued health, as is directed by LDC 4.05.14(4).
 - The oak tree will most likely need trimming to achieve proposed construction. Applicant should take care to ensure that the level of pruning required will not damage the health of the tree. The applicant has not provided any information on how this pruning will be achieved. The Historic District Council may request that an evaluation from a certified arborist be provided; outlining the pruning plan and certifying that the required level of pruning will not be detrimental to the tree. This will be required by the TRC review.
 - Also, the structures being proposed will be situated within the dripline of the tree and will most likely have an impact to the root system. Measures will need to be undertaken to ensure that injury is not caused to the tree by root cutting, damage caused by trenching/excavation, or soil compaction.
 - The root zone of the tree should be considered when designing the foundation of these structures. A foundation design that takes into account the tree roots will be required for final approval.
 - Tree protection zone – LDC 4.05.14 *Tree Protection Requirements* states that a tree protection zone (TPZ) must be established around the tree. The zone shall be that area within a radius of twenty (20) feet around the tree. Although 20ft is the minimum

requirement for the TPZ, the applicant should consult with a certified arborist about the possible need to expand the TPZ due to the size of the tree. Prior to commencement of construction, the tree protection area shall be enclosed and installed as required. The fence must remain in place through the duration of construction activities.

- Fencing – Plans submitted for final approval will need to indicate where the fencing will be utilized on the site plan, and the design of the fencing will need to be submitted as details on the plans.
- Mechanical – Mechanical equipment should be added to plans for final approval illustrating proper placement and screening from view at street.
- Site lighting – Staff recommends utilizing *Crime Prevention through Environmental Design* (CPTED) principles (Comp. Plan Policy 1.04.07) to ensure the safety of the site and surrounding neighborhood. This should include a plan for street and site lighting.

Elevations –

- Elevations – Elevations do not show height of structures from approved finished grade. All measurements will need to be called out on plans for final approval.
- Materials – Materials were not included for conceptual review. Quality of materials is very important on new construction within the Downtown Historic District. All materials will need to be included for final approval.
- Foundation – Foundation plans will need to be included for final approval demonstrating that they have been designed to take into account the roots of the adjacent heritage tree. It is also recommended that the foundation replicate a pier foundation as is commonly seen on frame vernacular architecture within the Historic District. This can be achieved by having infill such as lattice inset into the stem-wall foundation, with brick or stucco replicating piers.
- Windows – Staff recommends that the use of transoms at the windows be removed. Although the use of transoms above doors was traditionally very common in Fernandina during its period of significance, the use of transoms on windows was not. The windows at the front gable should not vary as dramatically in shape and style. Historically the front gable would feature a window or gable vent.
- Streetscape Compatibility – The proposed project is designed to replicate forms seen on frame vernacular architecture, which was very common in Fernandina during its period of significance. This was a common style for single family residential structures, but was not typically seen in attached single-family homes. One exception that staff found was the “double home,” as photographed in 1972 (see Exhibit 3). This example shows the style of frame vernacular that was common to Fernandina, as a duplex. Some common elements seen on this style home include the double porches that run the full width of the home. Many often had the front facing gable extend over the porch. In the “double home” example, the porches run the full width of the home, but have a shed roof (see Exhibit 3). Since building A will feature 4 units, staff recommends using more articulation in the façade of the structure to lessen its perceived width. Having all of the units front elevations setback the same distance from the property line makes the structure appear to have more visual mass. The same holds true for the north, or rear elevation. Since this is a newer housing type for the Historic District, care should be taken to ensure that it honors the historic forms it draws inspiration from, and does not create the appearance of more modern forms of attached housing such as apartment buildings.

STAFF RECOMMENDATION:

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant Approval.

Staff recommends **CONCEPTUAL APPROVAL** of HDC 2018-02 with the condition:

1. Applicant incorporates staff and board comments into their final submission.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-02 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-02, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|---|
| EXHIBIT 1 | HDC 2018-02 Application |
| EXHIBIT 2 | Plans and Elevations |
| EXHIBIT 3 | Frame Vernacular Examples Provided By Staff |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-02

EXHIBIT 1

Application



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY

REC'D: 12/19/17 BY: SSC
 PAYMENT: \$ \$150.- TYPE #1210
 APPLICATION #: 2017-0001830
 HDC CASE #: 2018-02
 APPLICATION COMPLETE: Y ☒ N ☐
 PRE-CONFERENCE: Y ☒ N ☐ DATE _____

BOARD MEETING DATE: Jan. 18, 2018
 PLANNER: _____ DATE: _____
 _____ APPROVED _____ DENIED

APPROVAL TYPE:

☐ Staff Approval☒ Board Approval: Conceptual ☒ or Final _____

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION

Street Address: 22 S. 8th St Ash St & 9th
 Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront
 Parcel Identification Number(s): 00 60 31 1800 00 45 00 30
 Zoning District: C-3 Lot / Block Number (optional) 45

Owner of Record

Owner(s) Name Mike Meelasky
Com R Island Properties
 Corporation or Company " "
 Street Address 26 Bolted Kingfisher
 City State Zip Fernandina Beach FL 32034
 Telephone Number (912) 288-5880
 Fax Number (912) 284-9222
 Email Address Mike@CaymanBuilders.com

Applicant or Agent

Applicant Name JAME
 Corporation or Company _____
 Street Address _____
 City State Zip _____
 Telephone Number _____
 Fax Number _____
 Email Address _____

PROJECT DESCRIPTION

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

1950's Brick Block & Stucco Building
Project on Existing Asphalt Paved Parking Lot

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

43' x 115' (5) (2) Story with ~~balconies~~
open deck on roof

List proposed materials and colors, as applicable:

Project Scope	Type, Material, Brand	Color
Exterior Fabric	Stucco	
Doors	Solid Core Fiberglass	
Windows	Delaware	
Roofing	PDM	
Fascia/Trim	Stucco masonry	
Foundation	monolithic 12"	
Shutters	No	
Porch/Deck	Ground FI Concrete	
Fencing	Wood Pickett / Post & Rail	
Driveways/Sidewalks	Concrete	
Signage	No	
Other		

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

12/19/17
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Subscribed and sworn to before me this 19 day of December, 2017.

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 123104

[Signature]
Notary Public: Signature

Karen M Austin
Printed Name

My Commission Expires

Personally Known ✓ OR Produced Identification ID Produced:

INSTR # 201627261, Book 2073, Page 1430 Doc Type D, Pages 3, Recorded
09/23/2016 at 01:57 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$6475.00 Rec. Fee \$27.00

Prepared By/Record and Return To:

Jon C. Las-terre, Esquire
Rogers Tower, P.A.
960185 Gateway Boulevard, Suite 203
Amelia Island, Florida 32034
904-261-5618

Trademark Title File Number: TM16-343
FNTIC File No. 5901130
RT File No. ____/____

Consideration: \$925,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 16th day of September, 2016, between **FRED'S STORES OF TENNESSEE, INC.**, a Tennessee corporation, successor by merger to Fred's Stores of Florida, Inc., a Florida corporation, whose address is 4300 New Getwell Road, Memphis, Tennessee 38118, ("Grantor"), and **CMR ISLAND PROPERTIES, LLC**, a Georgia limited liability company, whose address is 1766 Memorial Drive, Suite 1, Waycross, GA, 31501 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells, and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in Nassau County, Florida, to-wit (the "Land"):

See Exhibit "A" attached hereto.

TOGETHER WITH all tenements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "**Property**"), subject to the following permitted exceptions (the "**Permitted Exceptions**"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, but reference to which shall not operate to reimpose same;

TO HAVE AND TO HOLD the Property in fee simple forever.

Grantor covenants that it is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Property is free of all encumbrances except real estate taxes accruing subsequent to December 31, 2015; and Grantor, for itself and its successors and assigns, does hereby warrant the title to the Property,

and will defend to same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered on the day and year first above written.

Signed, sealed and delivered
in the presence of:)

[Signature]
Print Name: TERESA HANSLY

FRED'S STORES OF TENNESSEE, INC., a
Tennessee corporation

[Signature]
By: Michael K. Bloom
Its: President & CEO

[Signature]
Print Name: Samuel Street

STATE OF TENNESSEE

COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 15th day of September, 2016, by Michael K. Bloom, the President & CEO of Fred's Stores of Tennessee, Inc., on behalf of the corporation. He (check one) ☐ is personally known to me, or ☐ has produced a valid driver's license as identification.

[Signature]
Print Name: Joyce Robertson
Notary Public, State and County Aforesaid
My Commission Expires: Oct 5, 2019
Commission Number: _____



INSTR # 201627261 Book 2073, Page 1432 Page Number: 3 of 3

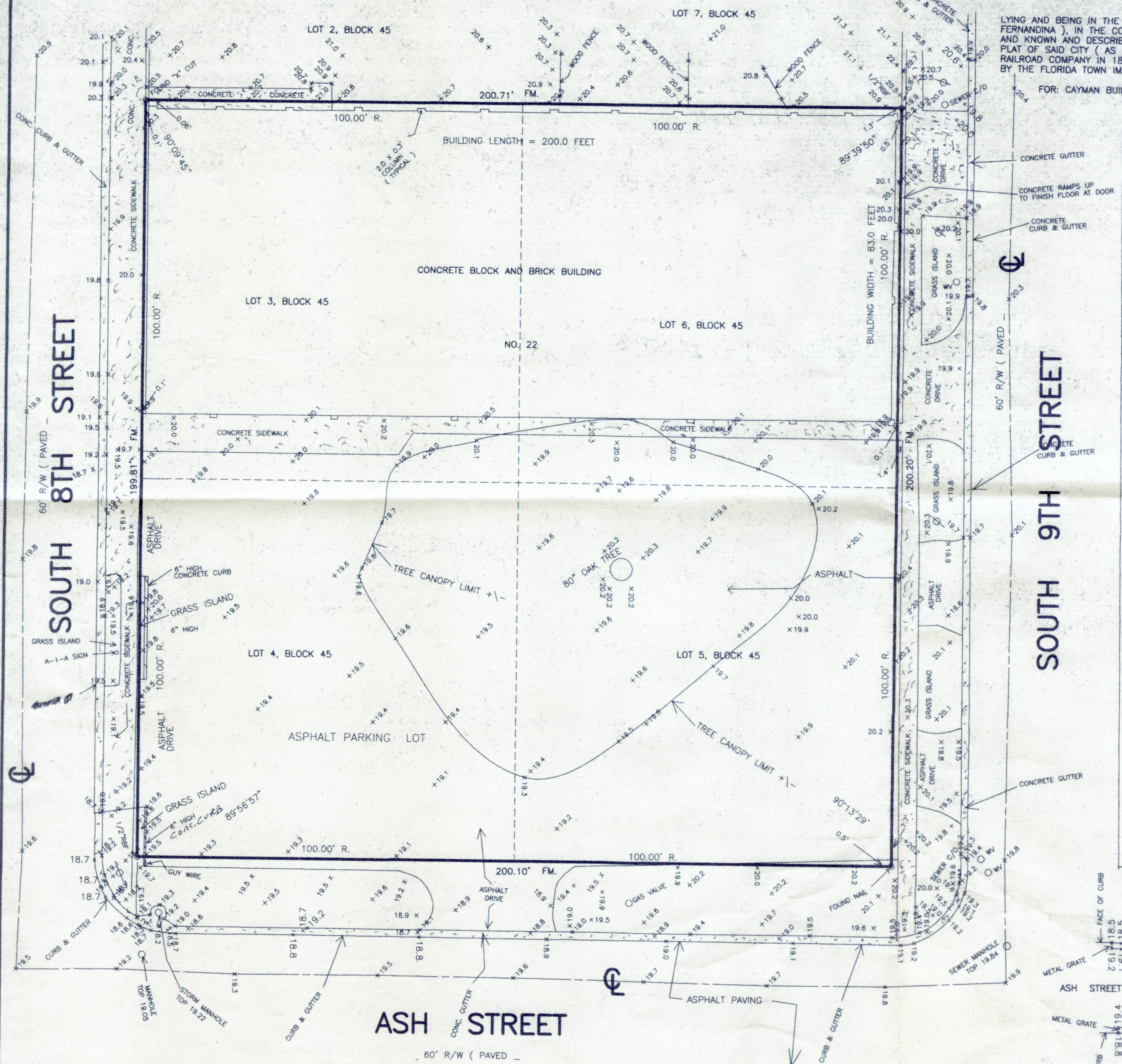
EXHIBIT A

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 3, 4, 5 and 6 in Block 45.

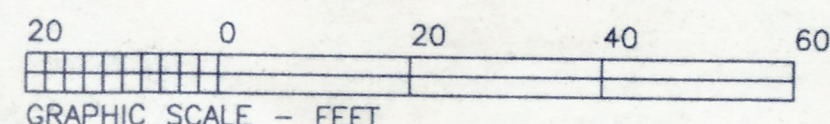
Parcel Identification Number: 00-00-31-1800-0045-0030

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT 3, 4, 5 AND 6, BLOCK 45,



LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR: CAYMAN BUILDERS.



NOTE:
ELEVATIONS SHOWN THUS (x 0.0) REFER TO NORTH AMERICAN VERTICAL DATUM 1988.

COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A
PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172, PANEL NO. 2376 DATED 8-2-17

DATE OF SURVEY: OCTOBER 17, 2017
SCALE 1"=20'
JOB NO. 1610-02, F.B. 340, 344
LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
REBAR FOUND - RFB
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC
POINT OF TANGENCY - PT
CENTERLINE - C
POWER LINE - P
PLAT - P
FIELD MEASURED - FM
RECORD - R
DEED - D
POWER POLE - O
CONCRETE - CONC.
FENCE - F
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
WATER VALVE - WV
CLEAN OUT - C/O

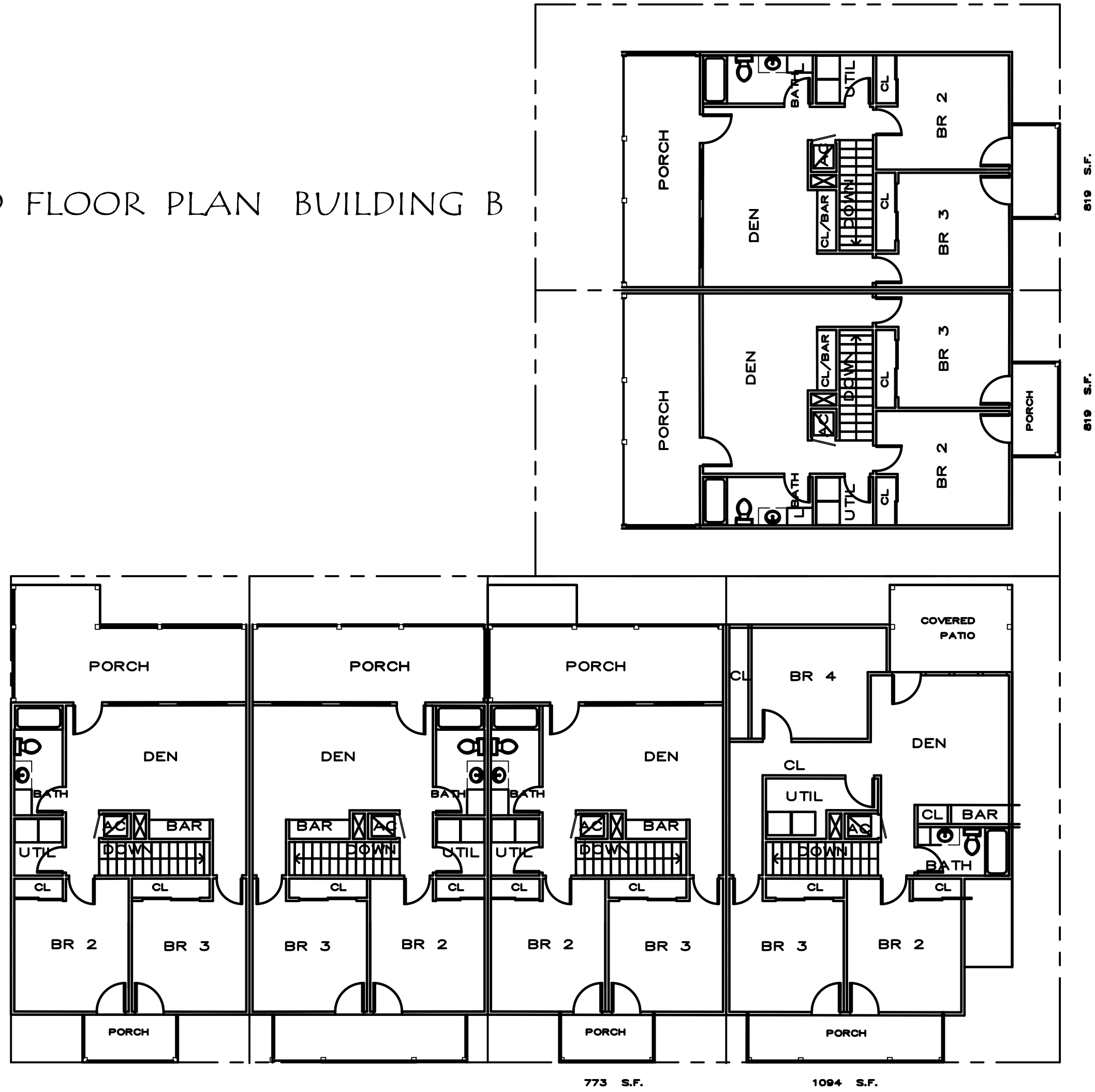
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

HDC 2018-02

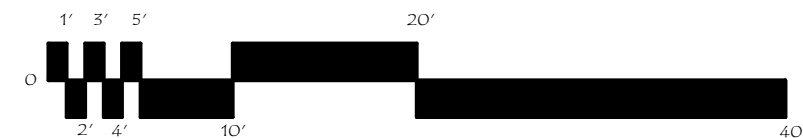
EXHIBIT 2

Plans & Elevations

2ND FLOOR PLAN BUILDING B

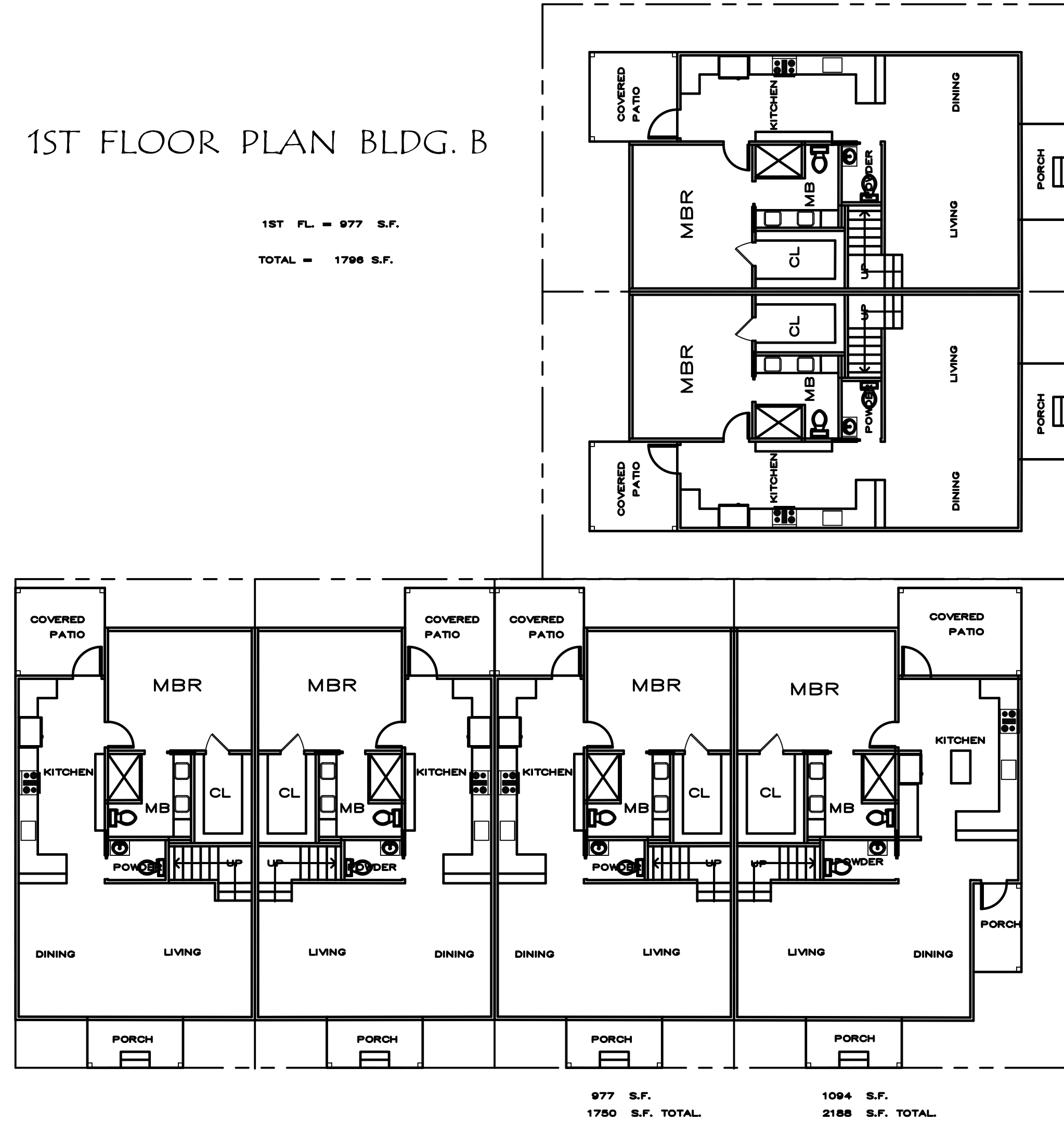


2ND FLOOR PLAN BUILDING A



GRAPHIC SCALE

1ST FLOOR PLAN BLDG. B



1ST FLOOR PLAN BLDG. A

Revisions		By		Date	
No.	Rev	By	Rev	Date	Rev
1	1	RAE	1	2-11-2018	1
2	2	RAE	2	2-11-2018	2
3	3	RAE	3	2-11-2018	3
4	4	RAE	4	2-11-2018	4
5	5	RAE	5	2-11-2018	5
6	6	RAE	6	2-11-2018	6
7	7	RAE	7	2-11-2018	7

Date 2-11-2018

Scale

Drawn JVR

Checked By JR

Job CMR-1

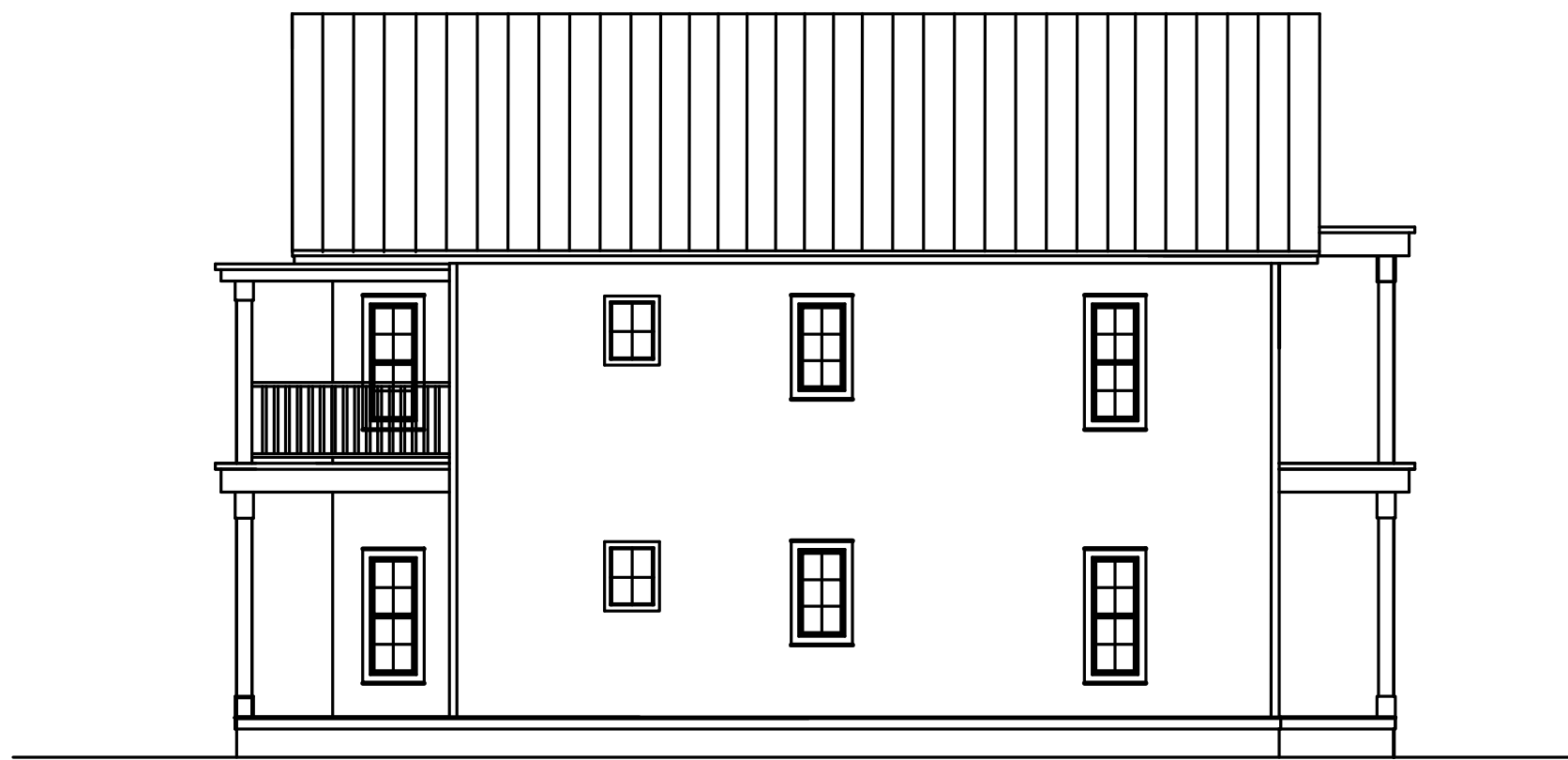
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R4 DEVELOPMENT CO. LLC
JOEL REITZER, ARCHITECT
FL LICENSE #A0091309
FERNANDINA BEACH, FL 32034



FRED'S STORE..SITE..REDEVELOPMENT
8TH-9TH...ST..FERNANDINA..BEACH..FL.

SCHEMATIC...GRAND..OAK..TOWNHOMES



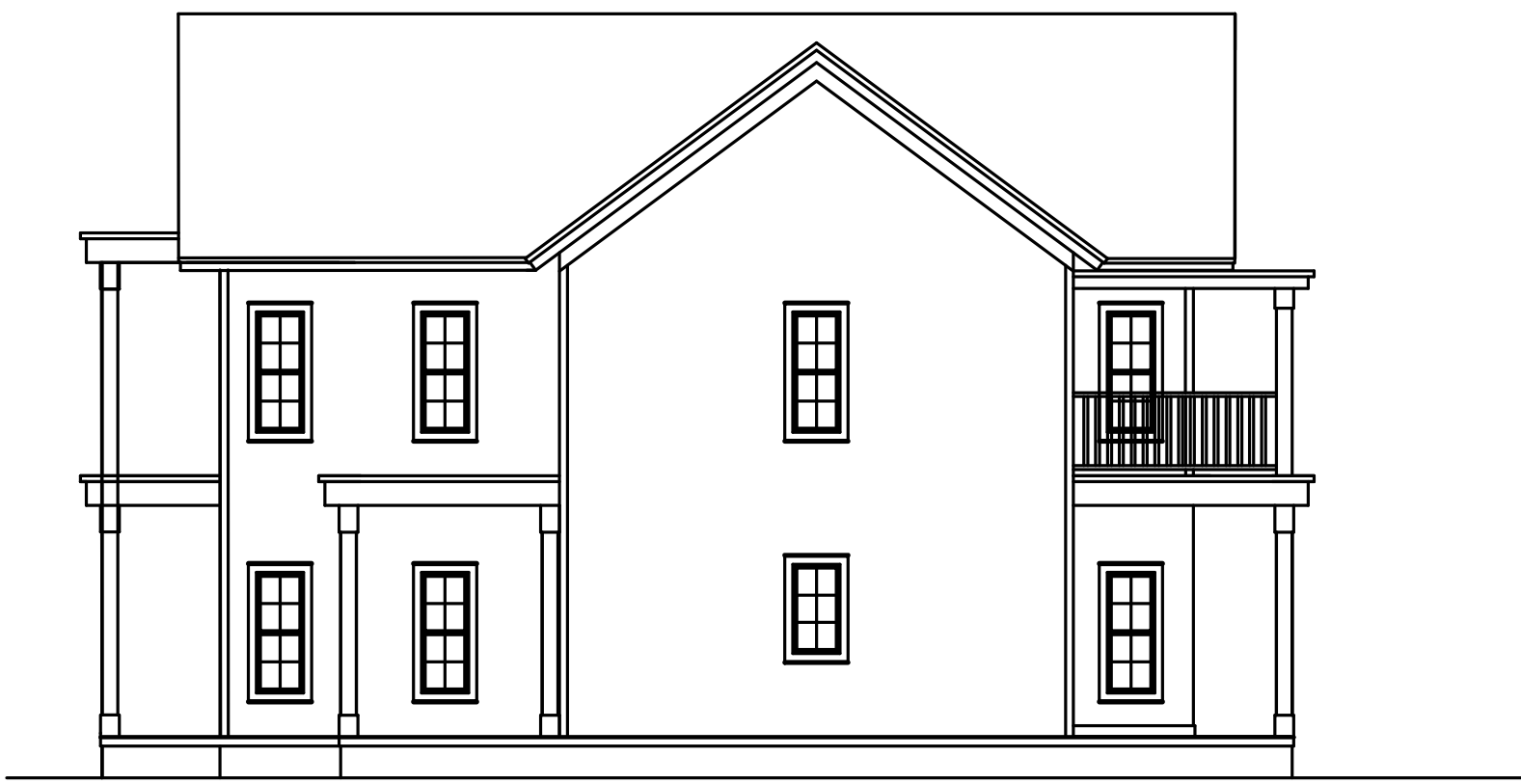
WEST ELEVATION BLDG. A



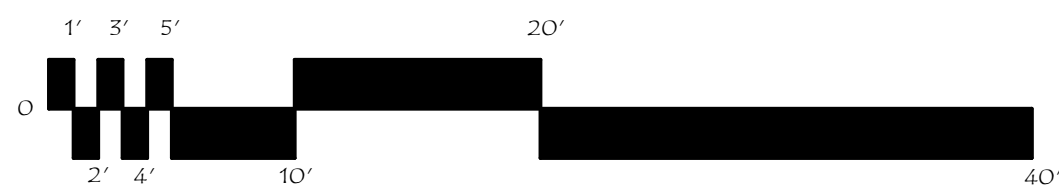
NORTH ELEVATION BLDG. A



ASH ST. ELEVATION BLDG. A (SOUTH)



9th ST. ELEVATION BLDG. A (EAST)



GRAPHIC SCALE

BUILDING A CONCEPT

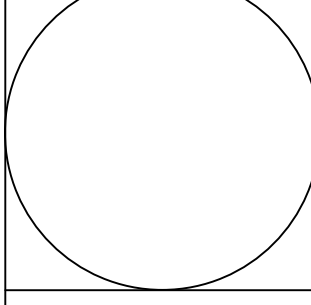
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8TH-9TH...ST...FERNANDINA..BEACH..FL.
SCHEMATIC...GRAND..OAK..TOWNHOMES

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JOEL REITZER, ARCHITECT
FL LICENSE #AR91309
904-607-3636
FERNANDINA BEACH, FL 32034
PROGRAM MANAGEMENT • ARCHITECTURE • REAL ESTATE DEVELOPMENT



Date	By
DATE 1	REV 1
DATE 2	REV 2
DATE 3	REV 3
DATE 4	REV 4
DATE 5	REV 5
DATE 6	REV 6
DATE 7	REV 7

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Date 2-11-2018
Scale
Drawn JVR
Checked By JR
Job CMR-1
Sheet A-4.1



ASH ST. ELEVATION A



BLDG. A BLDG. B

9TH ST. ELEVATION

COMPOSITE ELEVATIONS STREETSCAPE



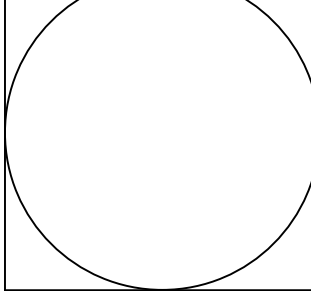
FRED'S STORE..SITE..REDEVELOPMENT
8TH-9TH...ST..FERNANDINA..BEACH..FL.
SCHEMATIC...GRAND..OAK..TOWNHOMES

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Date	By
DATE 1	REV 1
DATE 2	REV 2
DATE 3	REV 3
DATE 4	REV 4
DATE 5	REV 5
DATE 6	REV 6
DATE 7	REV 7

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Date 2-11-2018

Scale

Drawn JVR

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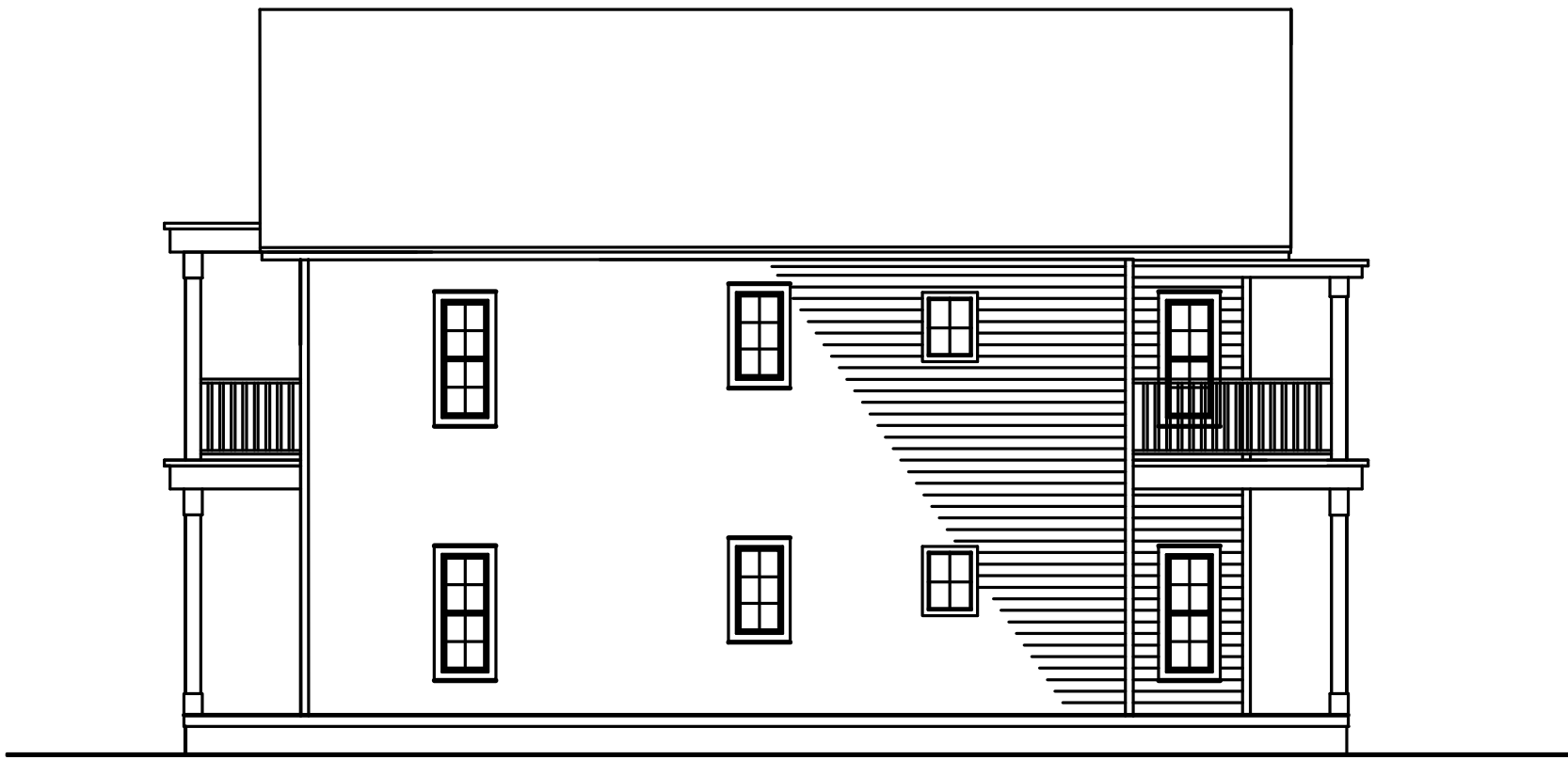
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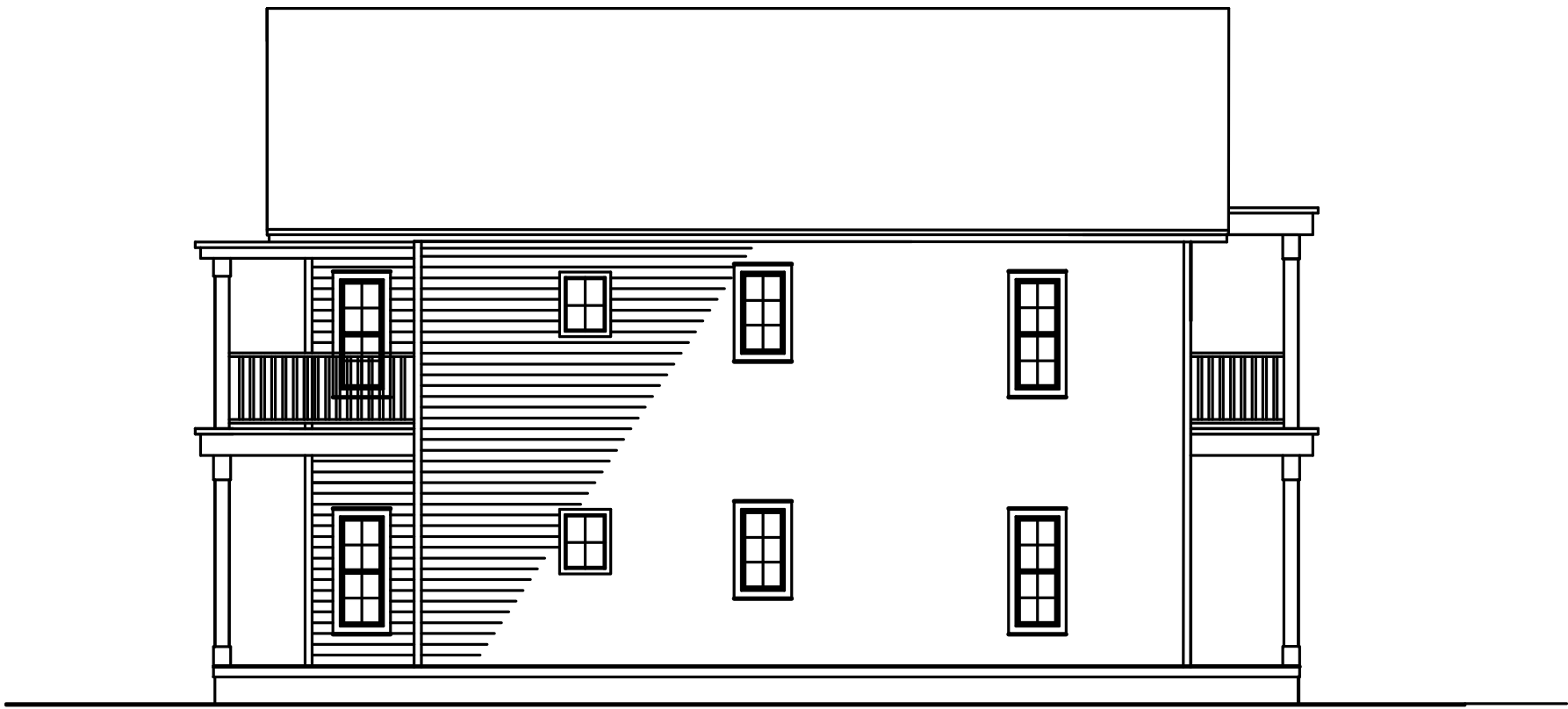
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WEST ELEVATION B



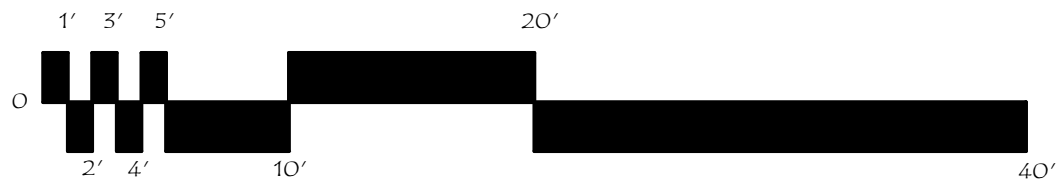
NORTH ELEVATION B



SOUTH ELEVATION B



9TH ST. ELEVATION B



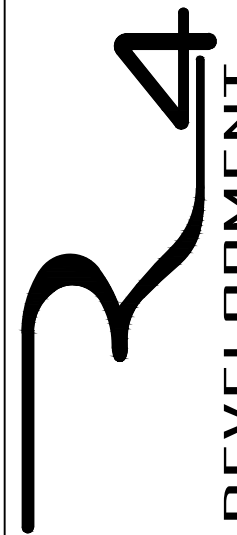
GRAPHIC SCALE

BUILDING B CONCEPT

FRED'S STORE..SITE..REDEVELOPMENT
8TH-9TH...ST..FERNANDINA..BEACH..FL.

SCHEMATIC...GRAND..OAK..TOWNHOMES

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JOEL REITZER, ARCHITECT
FL LICENSE #AR691309
904-607-3636
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DEVELOPMENT
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No.	Rev	Date	By
1	1	DATE 1	REV 1
2	2	DATE 2	REV 2
3	3	DATE 3	REV 3
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5	5	DATE 5	REV 5
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7	7	DATE 7	REV 7

Revisions

No.

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Date

2-11-2018

Scale

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JVR

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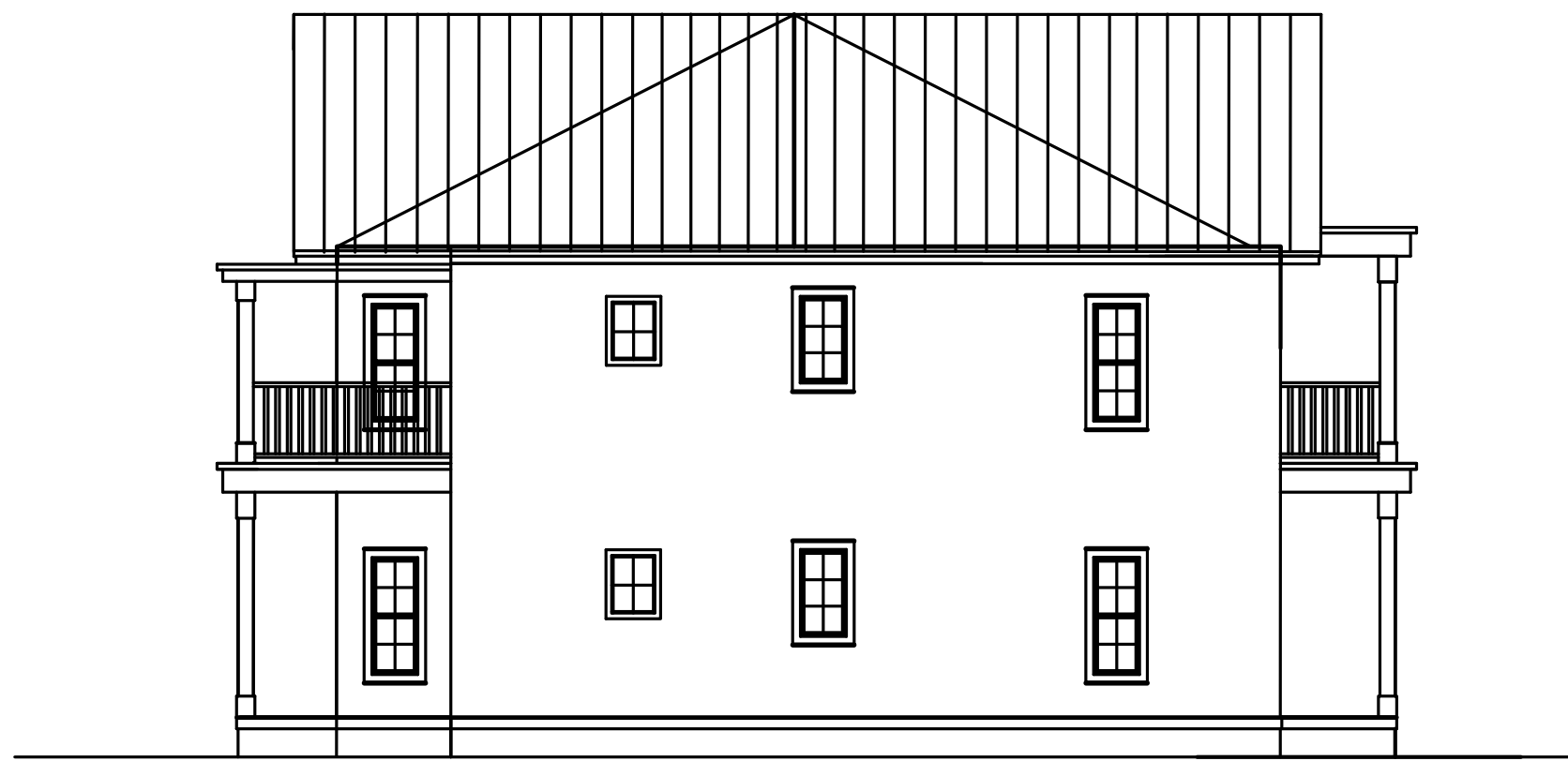
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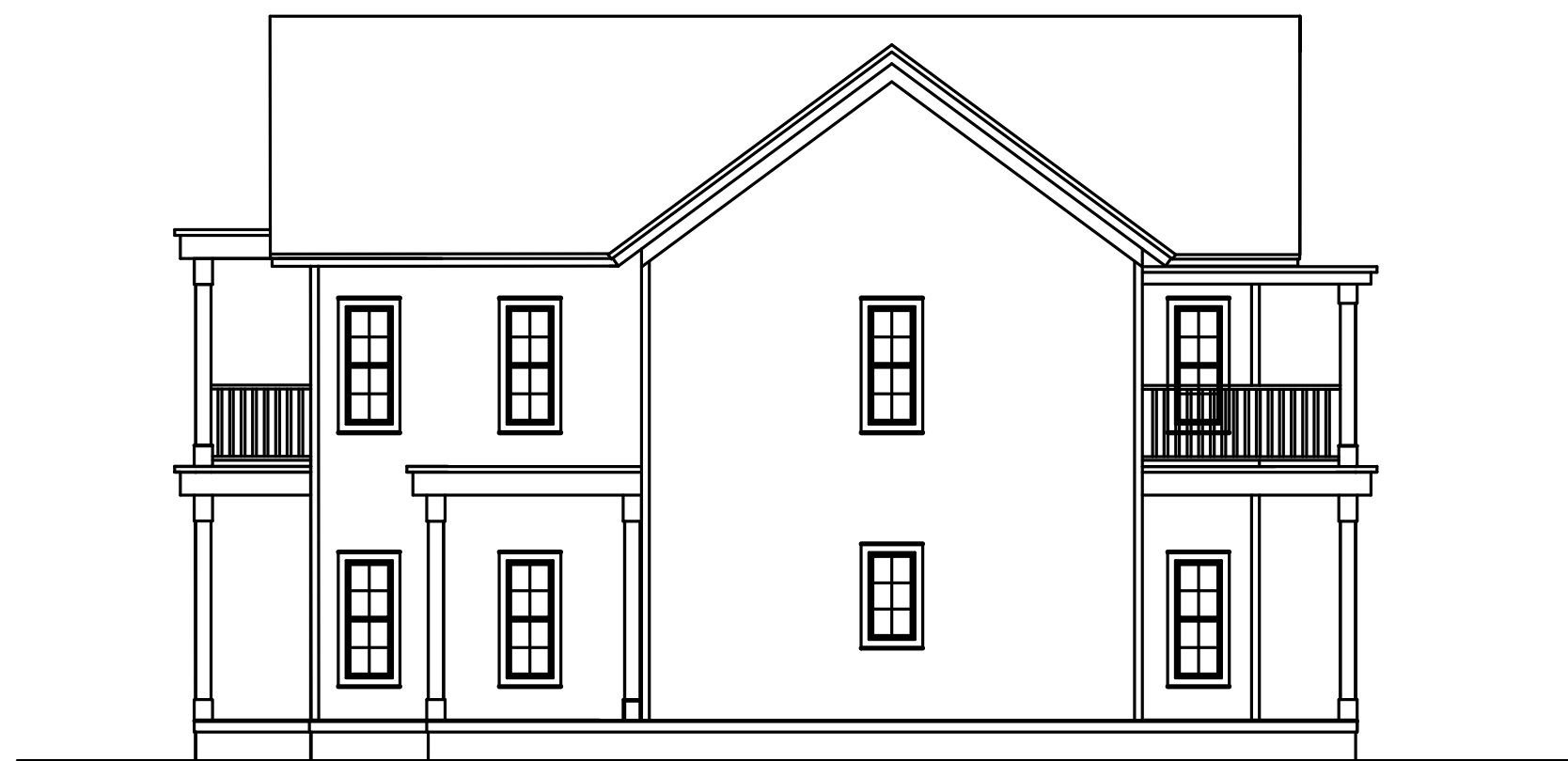
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ALTERNATE - 9th ST. ELEVATION BLDG. A



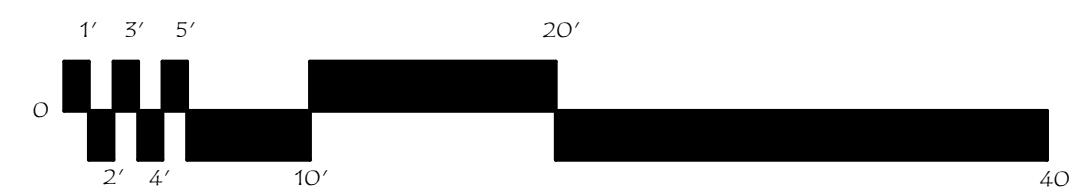
ALTERNATE - ASH ST. ELEVATION BLDG. A



9th ST. ELEVATION BLDG. A



ALTERNATE NORTH ELEVATION BLDG. A



GRAPHIC SCALE

ALTERNATE ELEVATIONS-BUILDING A CONCEPT

FRED'S STORE..SITE..REDEVELOPMENT
8TH-9TH...ST...FERNANDINA..BEACH..FL.

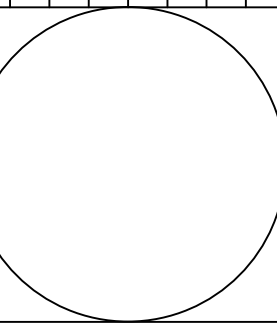
SCHEMATIC...GRAND..OAK..TOWNHOMES

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JOEL REITZER, ARCHITECT
FL LICENSE #A009309
904-607-3636
FERNANDINA BEACH, FL 32034

R4
DEVELOPMENT
PROGRAM MANAGEMENT • ARCHITECTURE

Date	By
DATE 1	REV 1
DATE 2	REV 2
DATE 3	REV 3
DATE 4	REV 4
DATE 5	REV 5
DATE 6	REV 6
DATE 7	REV 7

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Date 2-11-2018

Scale

Drawn JVR

Checked By JR

Job CMR-1

Sheet

A-4.3

HDC 2018-02

EXHIBIT 3

*Frame Vernacular Examples
Provided By Staff*

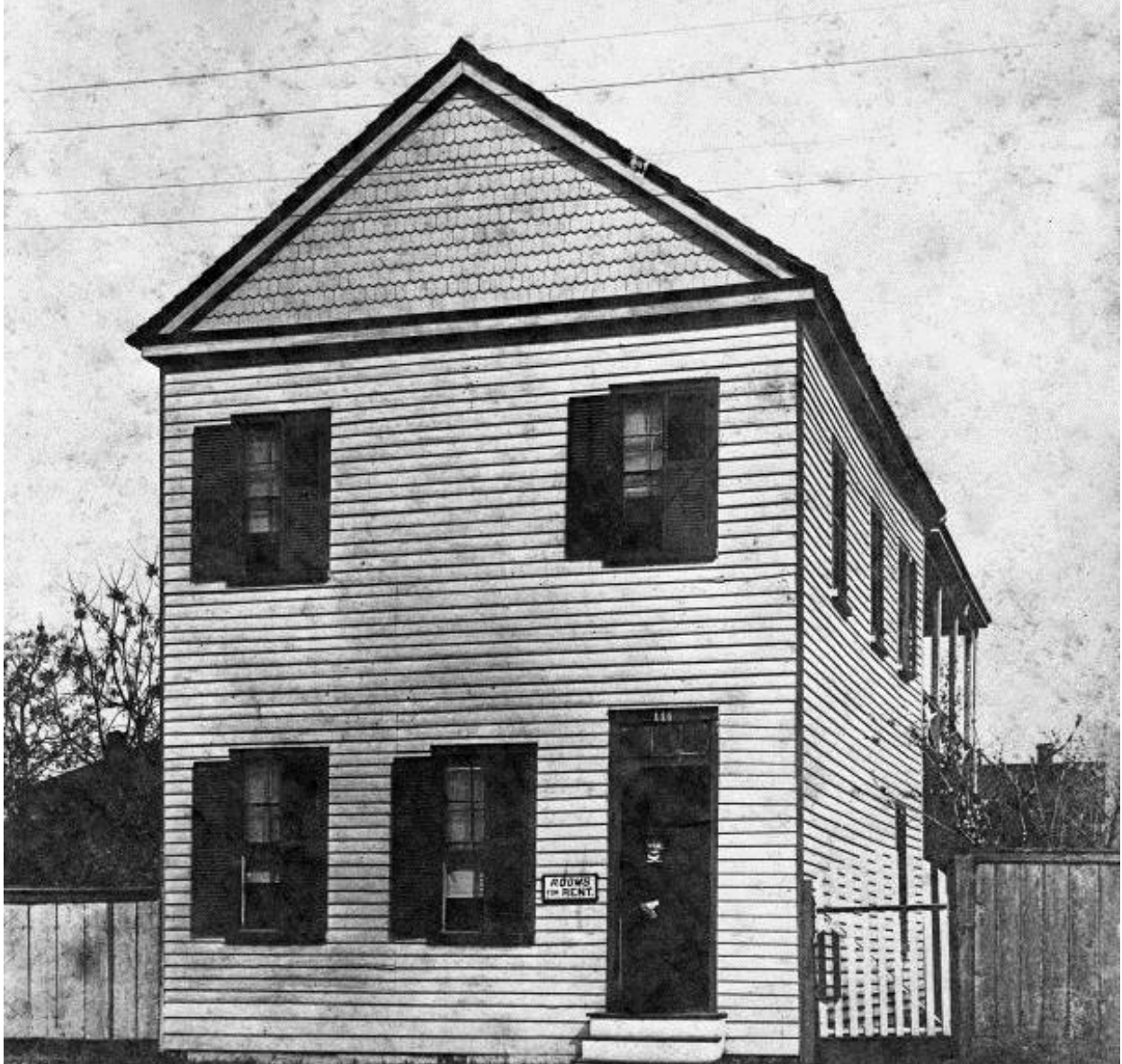
**EXAMPLES OF FRAME VERNACULAR ARCHITECTURE IN FERNANDINA BEACH
PROVIDED BY STAFF**



“Double home in Fernandina Beach”. 1972. Photographer, Karl E. Holland (1919-1993).

Image# C679675. *Florida Memory, State Library and Archives of Florida.*

**EXAMPLES OF FRAME VERNACULAR ARCHITECTURE IN FERNANDINA BEACH
PROVIDED BY STAFF**



"Residence of Major Ferdinand Suhrer on Third Street – Fernandina Beach, Florida". c.1880.

Image# NO30522. *Florida Memory, State Library and Archives of Florida.*

**EXAMPLES OF FRAME VERNACULAR ARCHITECTURE IN FERNANDINA BEACH
PROVIDED BY STAFF**



"Residence of William John Lohman – Fernandina Beach, Florida". 1985.

Image# NO30520. *Florida Memory, State Library and Archives of Florida.*

**EXAMPLES OF FRAME VERNACULAR ARCHITECTURE IN FERNANDINA BEACH
PROVIDED BY STAFF**



**EXAMPLES OF FRAME VERNACULAR ARCHITECTURE IN FERNANDINA BEACH
PROVIDED BY STAFF**



**EXAMPLES OF FRAME VERNACULAR ARCHITECTURE IN FERNANDINA BEACH
PROVIDED BY STAFF**





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-04
MARCH 15, 2018

Owner/Applicant:	Megan Chism, agent for Anderson, Howard, & Baker, LLC. and Gilson & Caroline Killhour			
Property Address:	Block 2 Lot 6, Old Town (Garden Street)			
Requested action:	Certificate of Approval (COA) to construct a 1,647sq.ft. 2-story primary structure w/280sq.ft 1-story accessory structure.			
Current zoning:	OT-1			
FLUM land use category:	High-Density Residential			
Existing uses on the site:	Vacant			
FL Master Site File #	N/A			
Year Built:	N/A			
Contributing Status:	Non-Contributing			
Adjacent Properties:	North	Single-Family Residential	OT-1	c.2001
	South	Vacant	I-2	
	East	Single-Family Residential	OT-1	c.1815 per FMSF#8NA687
	West	Vacant	OT-1	

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The proposed two-story single family home will be 1647 sq. ft. in size with a 280 sq. ft. garage. The site is comprised of one peonia (Block 2 Lot 6).

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☒ *Does not Comply* ☒ *N/A* ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.07 Old Town Historic District One (OT-1)

The OT-1 District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot.

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts.

4.02.03 Standards for Buildings and Building Placement

A. Encroachment

3. Front entry steps may encroach into a minimum front yard up to forty-two (42) inches.
7. Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines

C. Standards for building height:

1. Building height shall be measured from the approved finished grade, to the highest point on the structure.
2. Calculation of maximum height shall not include appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar minor building features. All ornamental features which are exempt from the maximum height shall not be habitable.
3. The following structures shall not be subject to height limits: telecommunications towers, flagpoles, and City-owned water towers.

D. Buildings shall comply with the standards in Table 4.02.03(E) set forth below:

Table 4.02.03(E). Standards for Building Heights and Setbacks					
Zoning District	Maximum Building Height (ft.) ¹	Minimum Setback			
		Front (ft.)	Side ²	Rear (ft.)	Corner Lot (side abutting street) (ft.) ³
OT-1	35	See specific standards in Section 8.01.01.02			
Notes:					
1. A building on any lot within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet in height.					
2. Each side yard setback shall be increased by one-half (½) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.					
3. Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.					

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally

affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;
 - 5. Form and detail, considering the link between old and new buildings;
 - 6. Maintaining materials within the district or on the landmark site;
 - 7. Maintaining quality within the district or on the landmark site;
 - 8. Facade proportions and window patterns;
 - 9. Entrances and porch projections;
 - 10. Roof forms; and
 - 11. Horizontal, vertical, or non-directional emphasis.

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

- A. A peonia is a lot within the Old Town Historic District. The peonia lot is 46.5 feet by 93 feet or 4,324.5 square feet.
- B. Construction of a dwelling unit on a media (one-half (½) of a peonia) peonia shall require that such media peonia be joined with an abutting media peonia or peonia in order to comply with the maximum density established in Section 4.01.01.
- C. General requirements
 - 1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
 - 2. Purpose - In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 - 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
 - d. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
 - e. No more than one (1) primary building shall be placed on one (1) peonia.
 - f. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
 - g. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate.

Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.

- h. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- i. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- j. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- k. Lot visibility corridors- The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
 - 4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay

windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

Help maintain a balance between building density and sense of openness. Applies to all primary and outbuildings. Primary structures required to front the street and have a five (5) foot setback.

4.2 General Approach to New Residential Construction:

Major emphasis on scale and construction rather than appropriate architectural styles.

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

A Primary Building is defined as the principal unit of occupation.

Out Buildings are ancillary to the primary structure in size and degree of occupation. Out Buildings may be attached by Connecting Elements or remain detached. Out Buildings include, but are not limited to, garage apartments, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

- Raise new construction above the ground on piers or continuous foundations.
- Maintain open spaces between piers.

Avoid:

- Designing buildings with slab on grade foundations.
- Vinyl lattice/pier infill.
- Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.

4.5 Lot Visibility Corridors: Terminology used instead of “setbacks.” Five feet is the minimum requirement on all sides.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.

4.7 Sideyard Corridors: Five foot minimum requirement.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection

element that maintains the dimensions of the mid-lot corridors.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24". Landscape elements are not included in this restriction.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

5.1 Fencing, Walls, and Hedges: fences that permit the passage of light and air are preferable. Recommended materials include wood, stone, masonry, and metal. Owner designed solutions are preferable to pre-manufactured fences. Chain link and vinyl fencing are prohibited.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

ANALYSIS:

Site Plan –

- **Housing Type** – Single-family residential is a permissible housing type in OT-1 Zoning.
- **Building Elements** – the project contains both a primary building and an accessory outbuilding.
- **Lot Density** – Lot coverage calculation not provided, but appears to be at approximately 44%, which is within the maximum lot coverage of 45%. Connecting elements such as porches do not get included in this calculation.
- **Lot Size** – Lot 6 of Block 2 was platted as a full peonia, but is currently divided in half with different ownership of the halves. Applicant is purchasing both halves to restore the underlying platted lot and build on a full peonia.
- **Visibility Corridors** – The proposed siting of the home meets the required 5' minimum visibility corridor setbacks on all sides.
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback), as permissible, per LDC 4.02.03(A)3. The steps at the east elevation encroach into the side yard setback no more than the allowable 24", per LDC 8.01.01.02(K)4.
- **Parking** – driveway is indicated to be constructed utilizing a paver system. Parking surfaces in Old Town are not permitted to be constructed of non-porous surfaces. Paver systems can be pervious or impervious depending on the type of paver and how it is designed to be installed. Clarification of how this paver system will be designed will be required for permitting.
- **Trees** – The lot does not contain any trees 5" diameter at breast height (DBH).
- **Fencing** – The plans indicate a 36" white picket fence at the rear yard and east side yard. Vinyl is not a permissible material, per the Old Town Guidelines 5.2. Fencing design will need to be included for final approval.

- **Mechanical** – Mechanical equipment is located in the rear yard and is not closer than 5' to the property line, which is the minimum required distance per LDC 4.02.03(A)7.
- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

Elevations –

- **Height** – Proposed construction meets height requirements. Primary structure = 29' 10 ¼" (max. 35'). Accessory structure = 16' 1 7/8" (max. 24').
- **Roof forms** – proposed construction features a double front gable. The width and pitch of the roof on the main body of the house creates a large continuous roof surface as seen from the sides. Elements such as dormer windows would help to lessen the mass of the roof surface.
- **Materials** – accent elements on the home, such as the decorative brackets at the windows in the gables, and soffits and fascia are indicated to be made of vinyl material. Vinyl is not an allowable material in the historic district, as it does not accurately replicate a traditional material. Elements should be made of wood or cementitious product. This includes decorative gable vents. Siding is indicated to be a hardilap siding with a smooth finish, as appropriate. Roofing is a combination of asphalt shingles and standing seam metal in a mill finish galvalume, which are appropriate. Accent shutters will be a composite material, which is appropriate.
- **Foundation** – Home is on an elevated stem-wall with slab foundation. The site has a 4+ foot change in grade from front to back. As such, proposed home is elevated at the front and slab on grade at the rear. The elevated foundation features louvers to replicate an open foundation. Information on materials/design of louvers and foundation finish were not provided. This information will need to be provided before a final approval can be granted.
- **Windows** – plans indicate the windows will be PGT vinyl windows with applied grilles.

STAFF RECOMMENDATION:

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant a Final Approval.

Staff recommends APPROVAL of HDC 2018-04 with following conditions:

1. **Soffits, fascia, trim etc. be wood, cementitious product, or composite product. Vinyl based products are not permitted.**

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-04 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-04, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-04 Application & Backup Materials

EXHIBIT 2 Plans and Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-04

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY

REC'D: 1/16/18 BY: HD

PAYMENT: \$ 150. - TYPE C. card

APPLICATION #: 2018-000062

HDC CASE #: HDC 2018-04

APPLICATION COMPLETE: Y ☒ N ☐

PRE-CONFERENCE: Y ☒ N ☐ DATE _____

BOARD MEETING DATE: Feb. 15, 2018

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPROVAL TYPE: ☐ Staff Approval ☒ Board Approval: Conceptual _____ or Final ☒

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION

Street Address: _____

Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront Garden Street

Parcel Identification Number(s): 00-00-31-1580-0002-0061

Zoning District: _____ Lot / Block Number (optional) LOT 6, BLOCK 2

Owner of Record

Owner(s) Name
LINDY & HAROLD KAVANAUGH

Corporation or Company
ANDERSON, HOWARD & BAKER LLC

Street Address
715 SAN FERNANDO ST.

City State Zip
FERNANDINA Bch, FL 32034

Telephone Number
904 321 4311

Fax Number

Email Address
wh.kavanaugh@gmail.com

Applicant or Agent

Applicant Name
Megan Chism

Corporation or Company

Street Address
4822 Westwind Ct. Fernandina Beach FL 32034

City State Zip
(904) 557-6878

Telephone Number

Fax Number

Email Address
Chism0371@yahoo.com

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE _____

APPLICATION #: _____

HDC CASE #: _____

APPLICATION COMPLETE: Y _____ N _____

PRE-CONFERENCE: Y _____ N _____ DATE _____



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPROVAL TYPE:

☐ Staff Approval☒ Board Approval: Conceptual _____ or Final ☒

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION

Street Address: _____

Historic District: ☐ Downtown ☒ Old Town ☐ CRA WaterfrontParcel Identification Number(s): Part of 00-00-31-1580-0002-0060Zoning District: _____ Lot / Block Number (optional) Lot 6 Block

Owner of Record

Owner(s) Name

Gilson Killhoun
Caroline Killhoun-Kilham

Corporation or Company

—

Street Address

P.O. Box 1585

City State Zip

MAKAWAO, HI 96768

Telephone Number

808-280-7282

Fax Number

Email Address

CarolineKillhoun@Mac.com

Applicant or Agent

Applicant Name

Megan Chism

Corporation or Company

Street Address

4822 Westwind Ct. Fernandina Beach, FL 32034

City State Zip

(904) 557-6878

Telephone Number

Fax Number

Email Address

Chism571@yahoo.com

HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Planning Department may require additional drawings, specifications or information in order to complete the review of the application.

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR CONCEPTUAL APPROVAL BY THE BOARD:

(1 copy of each)

- ☐ Proof of ownership (copy of deed or tax statement)
- ☐ 11x17 signed, sealed, scaled survey of the property
- ☐ 11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
- ☐ Photographs of the existing site and existing buildings if any, including views from the street
- ☐ Architectural renderings of the proposed work, including information on proposed materials to be utilized

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

(1 copy of each)

- ☒ Proof of ownership (copy of deed or tax statement)
- ☒ 11x17 signed, sealed, scaled survey of property
- ☒ 11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
- ☒ Photographs of the existing site and existing buildings if any, including views from the street.
- ☒ 11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary and/or accessory buildings:
 - ☒ North Elevation
 - ☒ South Elevation
 - ☒ East Elevation
 - ☒ West Elevation
- ☐ Commercial Projects: Elevations and/or site plan must show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)
- ☒ Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.

PROJECT DESCRIPTION

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

THERE ARE NO EXISTING STRUCTURES ON PROPERTY, HOWEVER THERE IS A STRUCTURE ON THE ADJOINING PROPERTY TO THE EAST ATTACHED ARE PHOTOS

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

BUILDING IS SHIFTED FORWARD, FOR POSSIBLE VIEW AS WELL AS EXISTING UNBELONGING STRUCTURE NEXT DOOR, ALL MATERIALS LISTED ARE IN KEEPING WITH DESIGN CRITERIA FOR OLD TOWN KEEPING ELEMENTS IN DESIGN WITH BLEND WITH SURROUNDING STRUCTURES AND HISTORIC RELEVANCE FOR THE AREA

List proposed materials and colors, as applicable:

Project Scope	Type, Material, Brand	Color
Exterior Fabric		
Doors	BORANO WOOD DECKS (MAHOGANY)	
Windows	PBT VINYL CLAD	
Roofing	CERTAINTEED 30 TH DIMENSIONAL SHINGLE	
Fascia/Trim	ASPHALT COPPERSTONE GRAY TIN TRIM GRAY HARDI PRODUCT PAINTED (SEE COLOR SELECTIONS)	
Foundation	BLACK WITH CONCRETE SLAB w/ LOUVERS	
Shutters	COMPOSITE LOUVERED SHUTTERS	
Porch/Deck		
Fencing	Vinyl to match trim color	
Driveways/Sidewalks	PAVERS LIGHT GRAY, VERSAILLES PATTERN	
Signage		
Other		

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

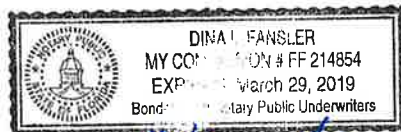
January 16, 2018
Date

Megan Chis
Signature of Applicant

STATE OF FLORIDA

ss }

COUNTY OF NASSAU



Subscribed and sworn to before me this 16th day of January, 2018.

Dina L. Fansler
Notary Public: Signature

Dina L. Fansler
Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE William Hardee Kavanaugh Jr & Linoy Anderson Kavanaugh
(print name of property owner(s))

hereby authorize: Megan Chism
(print name of agent)

to represent me/us in processing an application for: HDC Approval
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

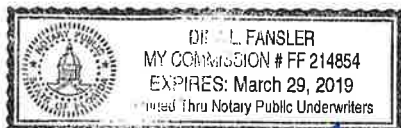
[Signature]
(Signature of owner)

William H. KAVANAUGH Jr
(Print name of owner)

[Signature]
(Signature of owner)

Melinda A. Kavanaugh
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 16th day of January, 2018.

[Signature]
Notary Public: Signature

Dina L Fansler
Printed Name

My Commission Expires _____

Personally Known _____ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Caroline McGlynn Killhour + Gilson Killhour
(print name of property owner(s))

hereby authorize: Megan Chism
(print name of agent)

to represent me/us in processing an application for: HDC Approval
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Caroline McGlynn Killhour
(Signature of owner)

Gilson E. Killhour
(Signature of owner)

Caroline McGlynn Killhour
(Print name of owner)

GILSON E. KILLHOUR
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

Subscribed and sworn to before me this ____ day of _____, 20__.

Notary Public: Signature Printed Name My Commission Expires
Personally Known _____ OR Produced Identification _____ ID Produced: _____

Original Coming via mail from Hawaii



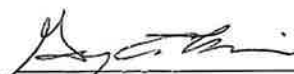
MANZIE & DRAKE LAND SURVEYING



DESCRIPTION FOR
MEGAN CHISM
JANUARY 9, 2018

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901): AS

THE SOUTH ONE-HALF OF LOT 6 IN BLOCK 2 OF OLD TOWN.

 9 Jan 18
GUY L. MELVIN, P.L.S.
FLORIDA REGISTRATION No. 4729
JOB No. 19528



MANZIE & DRAKE LAND SURVEYING



DESCRIPTION FOR
MEGAN CHISM
JANUARY 9, 2018

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901): AS

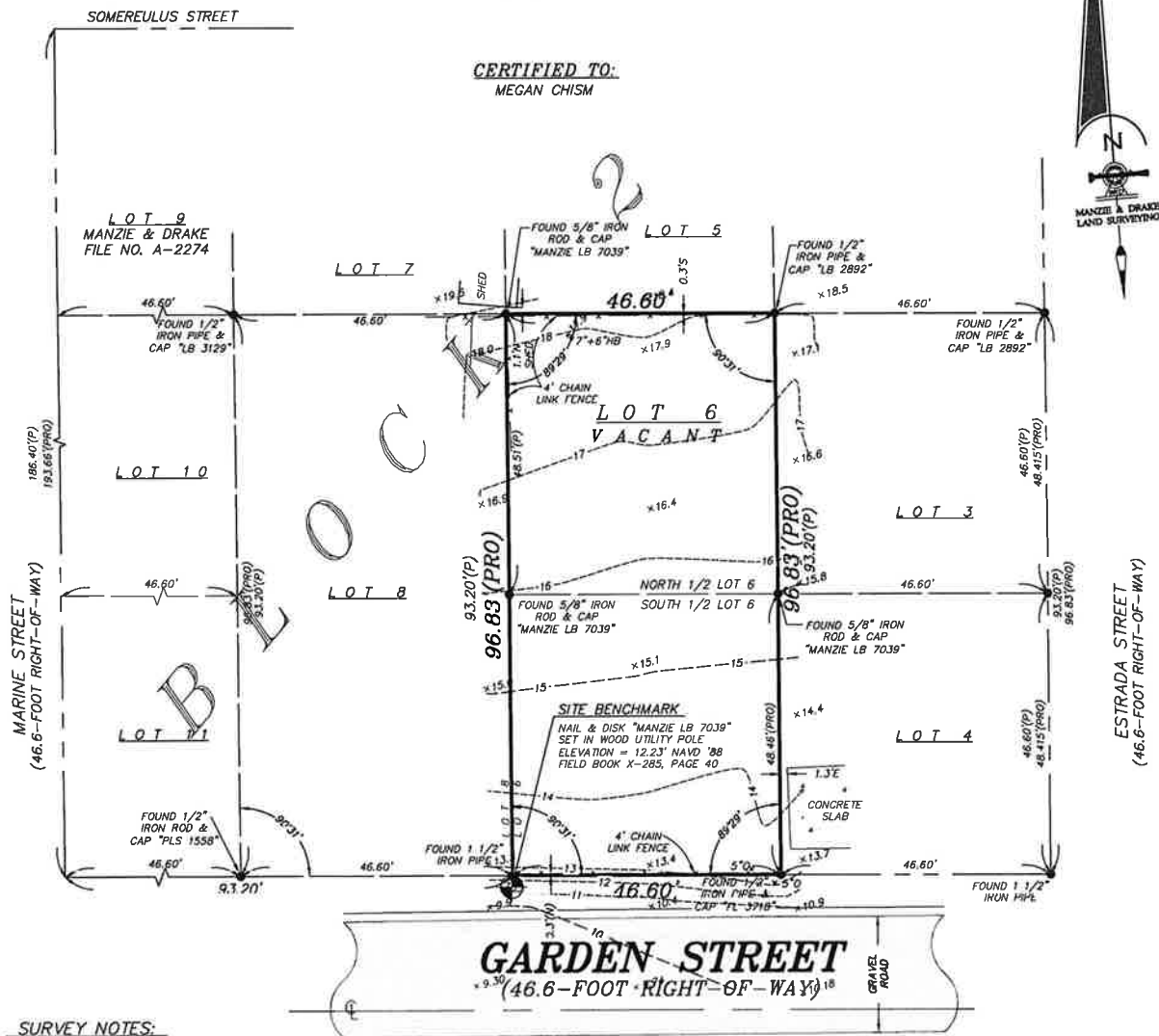
THE NORTH ONE-HALF OF LOT 6 IN BLOCK 2 OF OLD TOWN.


GUY L. MELVIN, P.L.S.
FLORIDA REGISTRATION No. 4729
JOB No. 19528

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901): AS

LOT 6, BLOCK 2 OF OLD TOWN.



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120895-0222E, Dated 12/12/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 9) The Reference Benchmark is the North Rim of Sanitary Manhole 5-11, located at intersection of Somereulus Street & Estrada Street. (Elevation = 12.24' NAVD '88).
- 10) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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SPECIAL NOTE:
BLOCK 2 ALONG ESTRADA HAS AN OVERAGE OF 7.26' FEET, THEREFORE WE PROPORTIONED THE OVERAGE FOR EACH LOT SHARED.

TREE LEGEND

HB = HACKBERRY TREE
O = OAK TREE

TREE DISCLAIMER:

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

± = CENTERLINE
-x-x- = CHAIN LINK OR WIRE FENCE
(P) = PLAT
(PRO) = PRORATED
--- = WOOD OR VINYL FENCE

THE INFORMATION SHOWN HEREON MEETS 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.

Michael A. Manzie

- ☐ MICHAEL A. MANZIE, P.L.S. 4069
☒ GUY L. MELVIN, P.L.S. 4729

MANZIE & DRAKE LAND SURVEYING

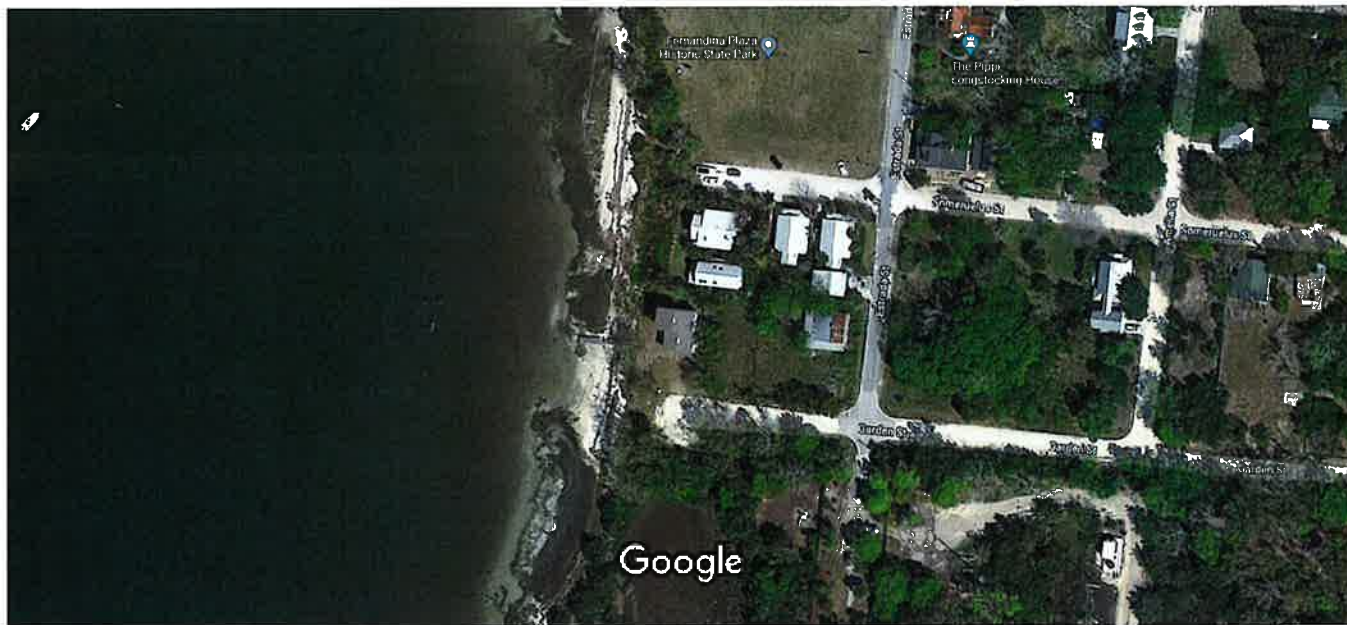
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 19528 DATE: 01/11/18 CADD: BH
F.B. NO: X-285 PAGE NO: 39 FIELD CREW: SS FILE NO: A-4448



Map data ©2018 Google 20 ft



Imagery ©2018 DigitalGlobe, U.S. Geological Survey, Map data ©2018 Google 50 ft

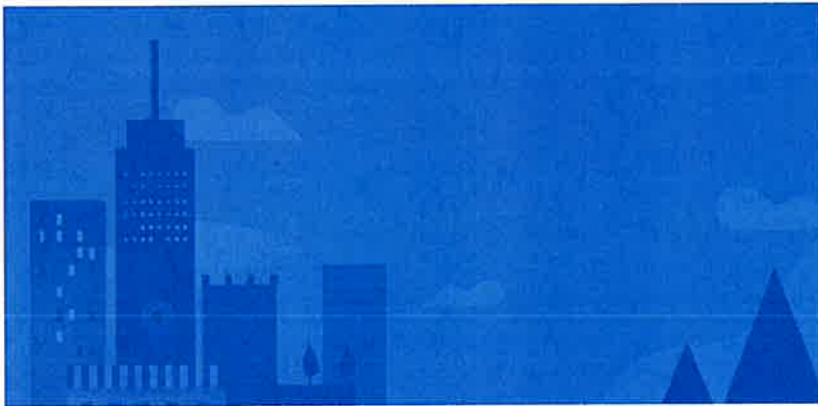


Map data ©2018 Google 20 ft

Google Maps Garden St



Map data ©2018 Google 20 ft



Garden St

Fernandina Beach, FL 32034











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Product Approval
USER: Public User

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 Application Detail

OFFICE OF THE
SECRETARY

FL #	FL14705-R5				
Application Type	Revision				
Code Version	2017				
Application Status	Approved				
	*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.				
Comments					
Archived	☐				
Product Manufacturer	PGT Industries				
Address/Phone/Email	1070 Technology Drive North Venice, FL 34275 (941) 486-0100 Ext 22318 druark@pgtindustries.com				
Authorized Signature	Jens Rosowski jrosowski@pgtindustries.com				
Technical Representative	Jens Rosowski				
Address/Phone/Email	1070 Technology Drive Nokomis, FL 34275 (941) 486-0100 Ext 21140 jrosowski@pgtindustries.com				
Quality Assurance Representative					
Address/Phone/Email					
Category	Windows				
Subcategory	Double Hung				
Compliance Method	Certification Mark or Listing				
Certification Agency	Miami-Dade BCCO - CER				
Validated By	Miami-Dade BCCO - VAL				
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>TAS 201, 202, 203</td> <td>1994</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	TAS 201, 202, 203	1994
<u>Standard</u>	<u>Year</u>				
TAS 201, 202, 203	1994				
Equivalence of Product Standards Certified By					
Product Approval Method	Method 1 Option A				
Date Submitted	12/01/2017				
Date Validated	12/20/2017				
Date Pending FBC Approval					

Date Approved

12/25/2017

Summary of Products

FL #	Model, Number or Name	Description
14705.1	DH-5460	Vinyl Double Hung Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: Please see Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL14705_R5_C_CAC_17063009.pdf Quality Assurance Contract Expiration Date 09/17/2020 Installation Instructions FL14705_R5_II_17063009.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
14705.2	DH-5560	Vinyl Double Hung Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Please see Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL14705_R5_C_CAC_17063010.pdf Quality Assurance Contract Expiration Date 09/17/2020 Installation Instructions FL14705_R5_II_17063010.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:

[Back](#)
[Next](#)

Contact Us :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1824

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Product Approval Accepts:

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WinGuard® Vinyl Windows & Doors

OVERVIEW OPTIONS & ACCESSORIES DOCUMENTS NEWS & ALERTS

DH5560

Movable bottom sash that slides to open vertically

Constant force balance system for smooth, easy operation

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size

SecureConnect integrated corner keys for added sash strength

Tilt sash design for easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

Stylish ComfortLift handles

- Allows ease of operation and option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

Beveled meeting rail enhances visual appeal of profile

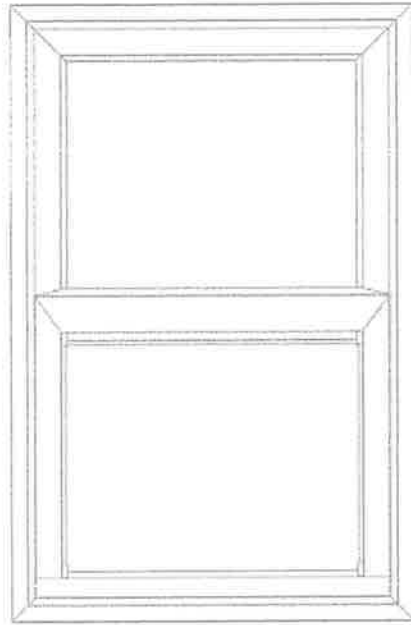
Configuration options

- Proview/Oriel, Cottage, and custom sashes

Standard glass options

- Laminated Insulating Glass (impact-resistant)

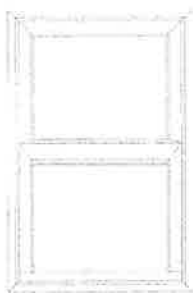
Window comes with a standard screen



FIND A DEALER

Options & Accessories

CONFIGURATIONS



DOUBLE HUNG WINDOW

FRAME COLORS**STANDARD FINISHES**

WHITE

PREMIUM FINISHES

BEIGE

BRONZE

ANODIZE*

PEBBLE
KHAKI*HUNTER
GREEN*BRICK
RED*NATURAL
OAKDARK
OAKNATURAL
CHERRY

Finish swatches are for reference only. Ask your dealer about final color matching.

*Available for select styles only. Ask your dealer for more details.

GRID FEATURES**FLAT GRID (GBG)**

9/16" wide or 13/16" wide

Grid between the glass

CONTOUR GRID (GBG)

1" wide

Grid between the glass

TRADITIONAL SIMULATED DIVIDED LITE GRIDS

7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

GRID OPTIONS**WINDOW GRID STYLES**

FLAT
GRID
(GBG)

CONTOUR
GRID
(GBG)

TRADITIONAL
SIMULATED
DIVIDED
LITE
GRIDS

PRODUCT OPTIONS**GLASS OPTIONS**

Impact Resistant

THERMAL ENHANCEMENTS

Argon Gas (requires insulating glass)

High Performance Low-E

SCREEN TYPES

1816 Charcoal or Gray

2020 Screen mesh (optional)

PREMIUM GLASS OPTIONS

Tempered Glass

Privacy Glass (Obscure)

GLASS TINTS

EXTERIOR REFLECTION**LOOKING OUTSIDE****CLEAR****BRONZE****GRAY****GREEN****AZURE
BLUE****SOLAR
COOL
BRONZE****GRAYLITE
II****OBSCURE
(TEXTURED)**

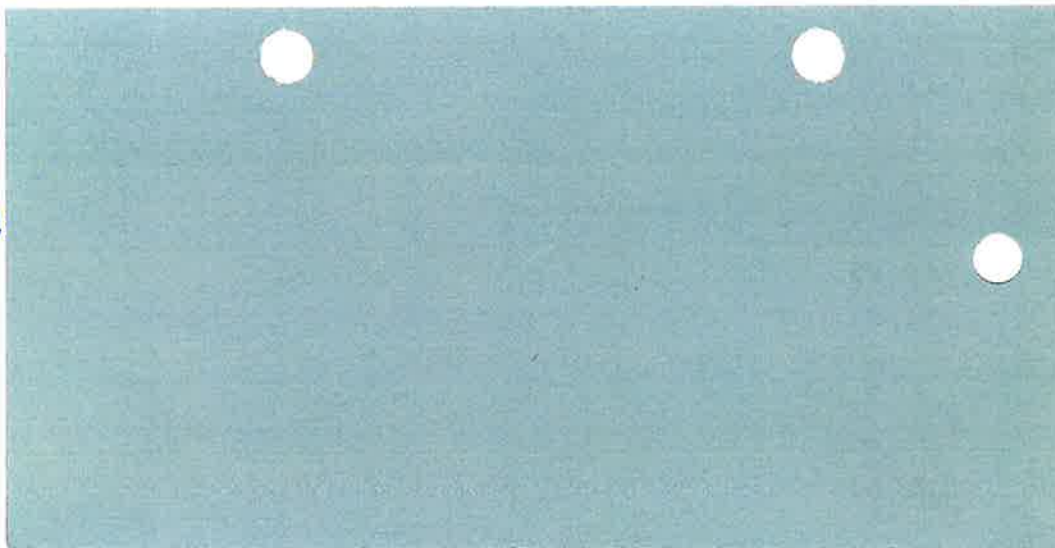
**WHITE
OPAQUE
INTERLAYER
(PRIVACY)**

Tint swatches are for reference only. Ask your dealer about final color matching.

DOCUMENTS**WINGUARD® VINYL****6 MB****VINYL PRODUCT LINES****2 MB**

Ben Moore
#704
del mar blue

House color

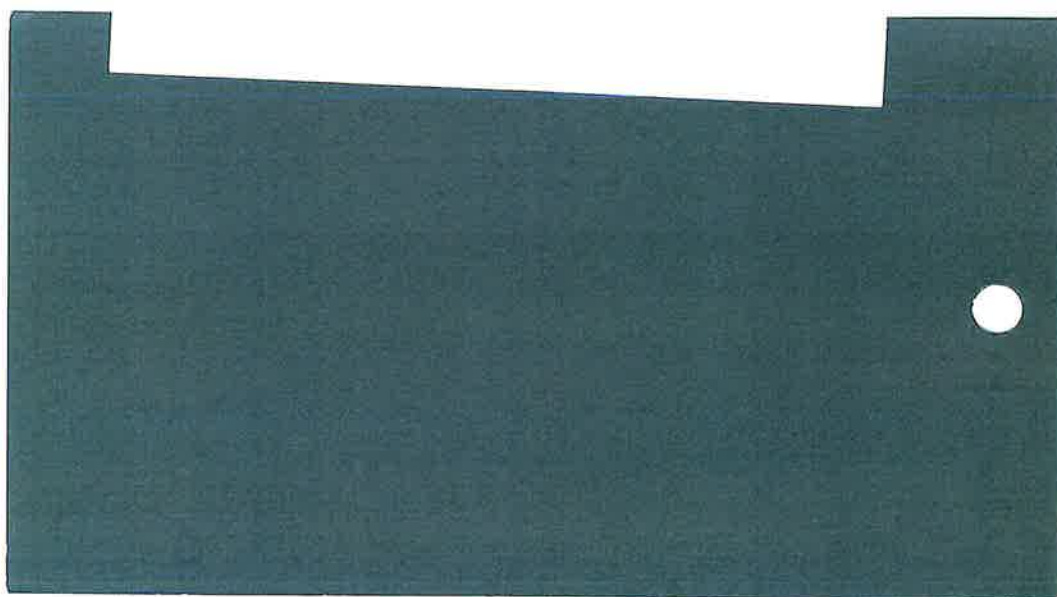


Ben Moore
OC-21
winter
white

Trim
Color

Ben Moore
#700
Enchanted
Forest

Accent/Shutter





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 Application Detail



FL #	FL13192-R5						
Application Type	Revision						
Code Version	2017						
Application Status	Approved						
Comments							
Archived	☐						
Product Manufacturer	James Hardie Building Products, Inc.						
Address/Phone/Email	26300 La Alameda Ste. 250 Mission Viejo, CA 92691 (909) 349-2927 pingsheng.zhu@jameshardie.com						
Authorized Signature	Pingsheng Zhu pingsheng.zhu@jameshardie.com						
Technical Representative	Pingsheng Zhu						
Address/Phone/Email	10901 Elm Ave. Fontana, CA 92337 (909) 349-2927 pingsheng.zhu@jameshardie.com						
Quality Assurance Representative	Pingsheng Zhu						
Address/Phone/Email	10901 Elm Ave. Fontana, CA 92337 (909) 349-2927 pingsheng.zhu@jameshardie.com						
Category	Panel Walls						
Subcategory	Siding						
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received						
Florida Engineer or Architect Name who developed the Evaluation Report	Ronald I. Ogawa						
Florida License	PE-24121						
Quality Assurance Entity	Intertek Testing Services NA, Inc. - QA Entity						
Quality Assurance Contract Expiration Date	12/31/2020						
Validated By	John Southard, P.E. ☒ Validation Checklist - Hardcopy Received						
Certificate of Independence	FL13192_R5_COI_RIO - Certificate of Independence.pdf						
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th>Standard</th> <th>Year</th> </tr> </thead> <tbody> <tr> <td>ASTM C1186</td> <td>2007</td> </tr> <tr> <td>ASTM E330</td> <td>2002</td> </tr> </tbody> </table>	Standard	Year	ASTM C1186	2007	ASTM E330	2002
Standard	Year						
ASTM C1186	2007						
ASTM E330	2002						
Equivalence of Product Standards Certified By	Florida Licensed Professional Engineer or Architect FL13192_R5_Equiv_RIO-2692B-17 ASTM C1186 equivalency.pdf						

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted

08/09/2017

Date Validated

08/25/2017

Date Pending FBC Approval

08/28/2017

Date Approved

10/10/2017

Summary of Products

FL #	Model, Number or Name	Description
13192.1	Cemplank Lap Siding	fiber-cement lap siding
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: For use in HVHZ install in accordance with NOA 17-0406.06		Installation Instructions FL13192_R5_II_CemPlank-Installation.pdf FL13192_R5_II_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_II_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_II_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_II_NOA 17-0406.06.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_AE_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_AE_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_AE_NOA 17-0406.06.pdf Created by Independent Third Party: Yes
13192.2	HardiePlank Lap Siding	fiber-cement lap siding
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: For use in HVHZ install in accordance with NOA 17-0406.06		Installation Instructions FL13192_R5_II_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_II_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_II_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_II_HardiePlank-Installation.pdf FL13192_R5_II_NOA 17-0406.06.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_AE_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_AE_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_AE_NOA 17-0406.06.pdf Created by Independent Third Party: Yes
13192.3	HardieShingle Individual Shingles	fiber-cement individual cladding shingles
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other:		Installation Instructions FL13192_R5_II_ER_RIO-2685-17 Shingle Wood Metal Frame.pdf FL13192_R5_II_HardieShingle-Installation.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2685-17 Shingle Wood Metal Frame.pdf Created by Independent Third Party: Yes
13192.4	HardieShingle Panel	fiber-cement notched shingle panels (straight edge, staggered edge, half round edge)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other:		Installation Instructions FL13192_R5_II_ER_RIO-2685-17 Shingle Wood Metal Frame.pdf FL13192_R5_II_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_II_HardieShingle-Installation.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2685-17 Shingle Wood Metal Frame.pdf FL13192_R5_AE_ER_RIO-2687-17 Plank Shingle to CMU.pdf Created by Independent Third Party: Yes

13192.5	Prevail Lap Siding	fiber-cement lap siding
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: For use in HVHZ install in accordance with NOA 17-0406.06		Installation Instructions FL13192_R5_II_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_II_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_II_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_II_NOA 17-0406.06.pdf FL13192_R5_II_Prevail-Lap-Siding--Installation.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL13192_R5_AE_ER_RIO-2683-17 Plank Wood Metal Frame.pdf FL13192_R5_AE_ER_RIO-2687-17 Plank Shingle to CMU.pdf FL13192_R5_AE_ER_RIO-2688-17 Plank WSP Sheathing.pdf FL13192_R5_AE_NOA 17-0406.06.pdf Created by Independent Third Party: Yes

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SECURITYMETRICS

FLPA# 3192.2

HardiePlank® **H10** Lap Siding



James Hardie

EFFECTIVE SEPTEMBER 2013



INSTALLATION REQUIREMENTS - PRIMED & COLORPLUS® PRODUCTS

Visit www.jameshardie.com for the most recent version.

**SELECT CEDARMILL® • SMOOTH • CUSTOM COLONIAL™ SMOOTH • CUSTOM COLONIAL™ ROUGHSAWN
CUSTOM BEADED CEDARMILL® • CUSTOM BEADED SMOOTH • STRAIGHT-EDGE SHINGLE PLANK**

IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY. BEFORE INSTALLATION, CONFIRM THAT YOU ARE USING THE CORRECT HARDIEZONE™ PRODUCT INSTRUCTIONS.

INSTALLATION OF HZ10® PRODUCTS OUTSIDE AN HZ10® LOCATION WILL VOID YOUR WARRANTY. TO DETERMINE WHICH HARDIEZONE™

APPLIES TO YOUR LOCATION, VISIT WWW.HARDIEZONE.COM OR CALL 1-866-942-7343 (866 9HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that wind will blow dust away from user and others in working area.
2. Use one of the following methods:
 - a. Best:
 - i. Score and snap
 - ii. Shears (manual, electric or pneumatic)
 - b. Better:
 - i. Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction
 - c. Good:
 - i. Dust reducing circular saw with a HardieBlade saw blade (only use for low to moderate cutting)

INDOORS

1. Cut only using score and snap, or shears (manual, electric or pneumatic).
2. Position cutting station in well-ventilated area

- NEVER use a power saw indoors
- NEVER use a circular saw blade that does not carry the HardieBlade saw blade trademark
- NEVER dry sweep - Use wet suppression or HEPA Vacuum

Important Note: For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best"-level cutting methods where feasible.

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.com to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

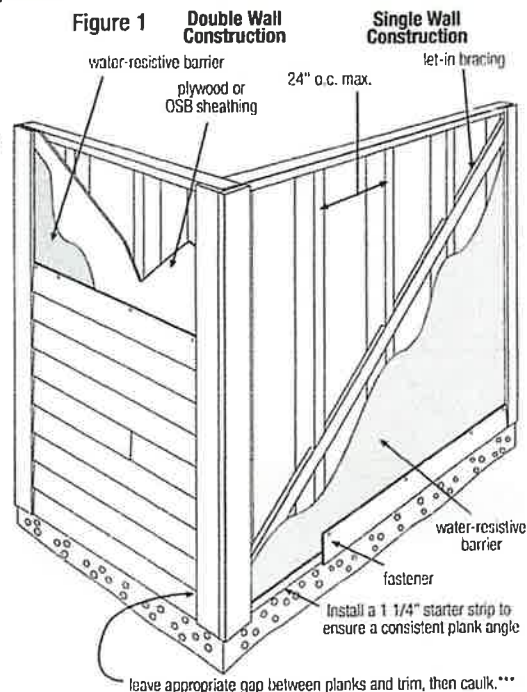
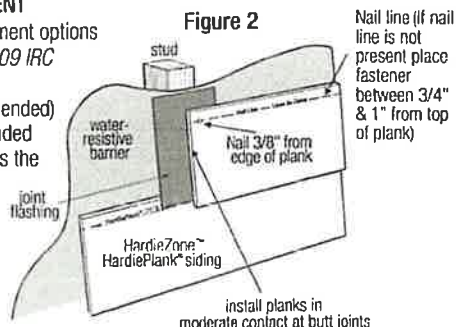
GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. or directly to minimum 7/16" thick OSB sheathing. See general fastening requirements. Irregularities in framing and sheathing can mirror through the finished application.
- Information on installing James Hardie products over foam can be located in **JH Tech Bulletin 19** at www.jameshardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap®, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not use HardiePlank lap siding in fascia or trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.JamesHardie.com.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.3.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

WARNING: AVOID BREATHING SILICA DUST

James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a HardieBlade® saw blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

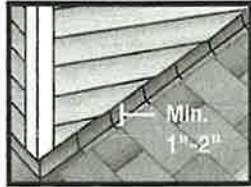


Figure 4
Horizontal Flashing



Figure 5
Kickout Flashing

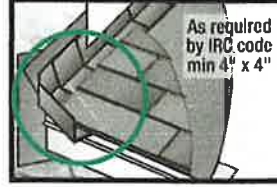


Figure 6
Slabs, Path, Steps to Siding

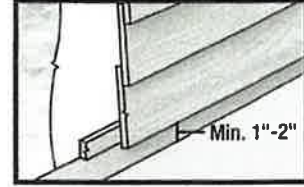


Figure 7
Deck to Wall

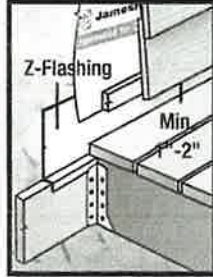


Figure 8
Ground to Siding

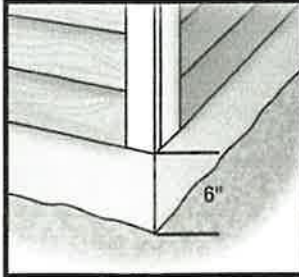


Figure 9
Gutter to Siding

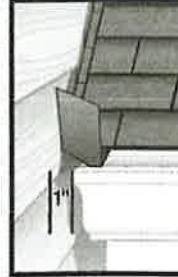


Figure 10
Sheltered Areas

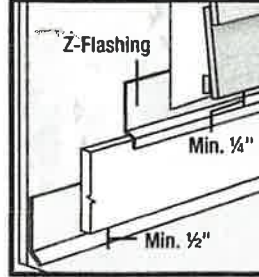


Figure 11
Mortar/Masonry

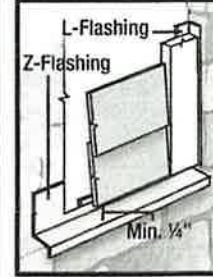


Figure 12
Drip Edge

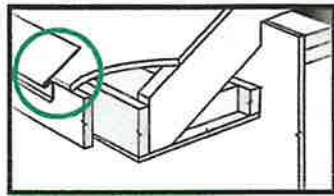


Figure 13
Block Penetration
(Recommended in HZ10)

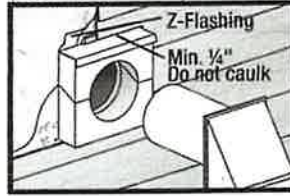
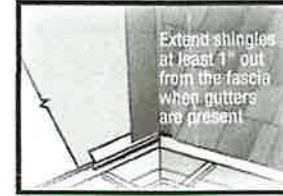


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS **

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair). **Pin-backed corners may be done for aesthetic purposes Only. Pin-backs shall be done with finish nails only, and are not a substitute for blind or face nailing.**

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09" shank x 0.221" HD x 2" long)
- 11 ga. roofing nail (0.121" shank x 0.371" HD x 1.25" long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4" long x 0.375" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10" shank x 0.313" HD x 1-1/2" long)
- Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- 11 ga. roofing nail (0.121" shank x 0.371" HD x 1.75" long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8" long x 0.375" HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113" shank x 0.267" HD x 2" long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8" long x 0.323" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10" shank x 0.25" HD x 1-1/2" long)
- Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- Siding nail (0.09" shank x 0.221" HD x 1-1/2" long)*

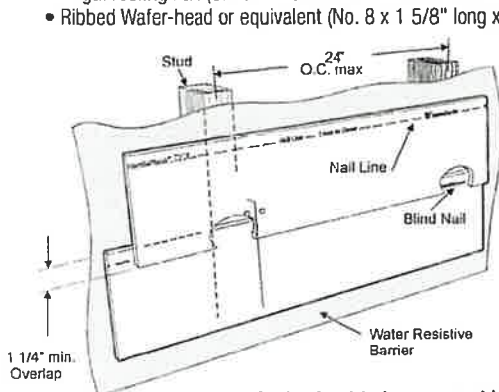


Figure 15

**Minimum overlap
for Both Face
and Blind Nailing**

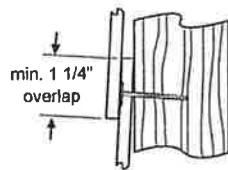
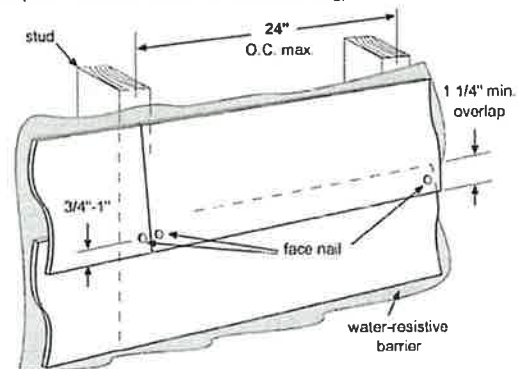


Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

* When face nailing to OSB, planks must be no greater than 9 1/4" wide and fasteners must be 12" o.c. or less.

** Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 17 - Fastening Tips for HardiePlank® Lap Siding.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACO and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACO or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5.

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, fill nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (For steel framing, remove and replace nail).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.
- Do not use aluminum fasteners, staples, or clipped head nails.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: OSI Quad as well as some other caulking manufacturers do not allow tooling.**

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12' planks, does not include waste

COVERAGE AREA LESS OPENINGS

HARDIEPLANK® LAP SIDING WIDTH

SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in: the 2006, 2009, & 2012 International Residential Code for One- and Two-Family Dwellings, and the 2006, 2009, & 2012 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24882, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA-PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. ® is a registered trademark of James Hardie Technology Limited.

Panelfast is a registered trademark of ET&F Fastening Systems, Inc.

Additional Installation Information,
Warranties, and Warnings are available at
www.jameshardie.com



JamesHardie

Florida Product Approval

HardiePlank® Lap Siding

- For use inside HVHZ:
 - HardiePlank Lap Siding fastener types, fastening schedule, and Installation shall be in accordance with the Miami-Dade County Florida NOA 15-0122.04. Consult the HardiePlank product installation instructions on the follow pages for all other installation requirements.
- For use outside of HVHZ,
 - HardiePlank Lap Siding fastener types, fastening schedule, and installation shall be in accordance with Engineering Evaluation Reports RIO-2553-15 or RIO-2557-15. Consult the HardiePlank product installation instructions on the follow pages for all other installation requirements.

Toll Free 866-876-6800

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USA EXTERIOR COMPOSITE FULL FAUX LOUVER

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USA EXTERIOR COMPOSITE 50/50 FAUX LOUVER

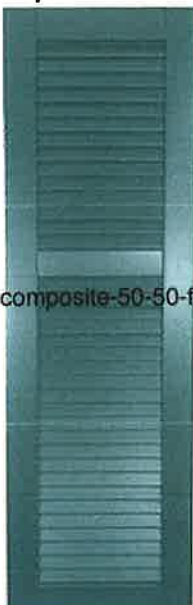
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USA EXTERIOR COMPOSITE COTTAGE FAUX LOUVER

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ATLANTIC CLASSIC 50/50 FAUX LOUVER

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ATLANTIC CLASSIC COTTAGE FAUX LOUVER

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RESOURCES

About Us (/page/about-us) **\$220.00/Pair**

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CUSTOMER SUPPORT

Contact Us

Toll Free: 866-876-6800

Local: 813-515-5181

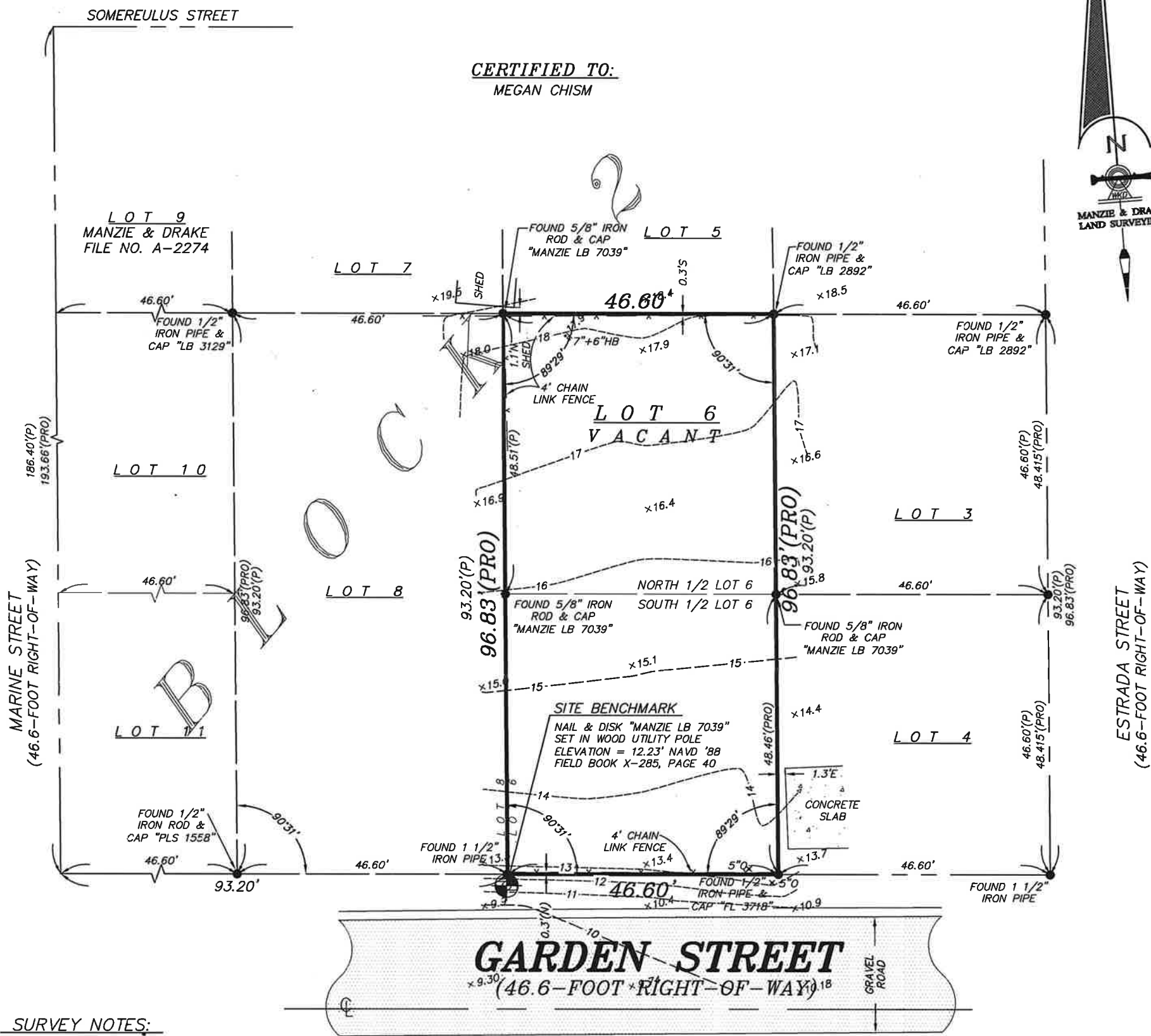
Email: info@usaexterior.com

Mailing Address

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901): AS

LOT 6, BLOCK 2 OF OLD TOWN.



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
 - 2) Underground improvements were not located or shown.
 - 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - 4) Angles shown hereon are based on recovered monumentation.
 - 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
 - 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-0229E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 - 7) Site Benchmark is as shown hereon.
 - 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
 - 9) The Reference Benchmark is the North Rim of Sanitary Manhole S-11, located at intersection of Someruelus Street & Estrada Street. (Elevation = 19.24' NAVD '88).
 - 10) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

SPECIAL NOTE:

BLOCK 2 ALONG ESTRADA HAS AN OVERAGE OF 7.26' FEET, THEREFORE WE PROPORTIONED THE OVERAGE FOR EACH LOT SHARED.

TREE LEGEND

HB = HACKBERRY TREE
O = OAK TREE

TREE DISCLAIMER:

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

℄ = CENTERLINE
-x-x- = CHAIN LINK OR WIRE FENCE
(P) = PLAT
(PRO) = PRORATED
-o-o- = WOOD OR VINYL FENCE

THE INFORMATION SHOWN HEREON MEETS 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.

☐ MICHAEL A. MANZIE, P.L.S. 4069
☒ GUY L. MELVIN, P.L.S. 4729

Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 19528 DATE: 01/11/18 CADD: BH

F.B. NO: X-285 PAGE NO: 39 FIELD CREW: SS FILE NO: A-4448



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COLORS

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enchanted forest
700

BENJAMIN MOORE
CLASSIC COLORS

As color samples are
affected by age, light,
heat, and mechanical
coating processes, this
sample may vary slightly
in color or in finish
from the actual paint.

/M9415829



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N MOORE
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enchanted forest
700

BENJAMIN MOORE
CLASSIC COLORS

As color samples are
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coating processes, this
sample may vary slightly
in color or in finish
from the actual paint.

© 2006 Benjamin Moore & Co. 1/2008



del mar blue
704

BENJAMIN MOORE
CLASSIC COLORS

As color samples are
affected by age, light,
heat, and mechanical
coating processes, this
sample may vary slightly
in color or in finish
from the actual paint.



del mar blue
704

BENJAMIN MOORE
CLASSIC COLORS

As color samples are
affected by age, light,
heat, and mechanical
coating processes, this
sample may vary slightly
in color or in finish
from the actual paint.

/M9415833



del mar blue
704

BENJAMIN MOORE
CLASSIC COLORS

As color samples are
affected by age, light,
heat, and mechanical
coating processes, this
sample may vary slightly
in color or in finish
from the actual paint.



del mar blue
704

BENJAMIN MOORE
CLASSIC COLORS

As color samples are
affected by age, light,
heat, and mechanical
coating processes, this
sample may vary slightly
in color or in finish
from the actual paint.

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winter white
OC-21

BENJAMIN MOORE
COLOR PREVIEW

As color samples are affected by age, light, heat and
mechanical coating processes, this sample may vary
slightly in color or in finish from the actual paint.



winter white
OC-21

BENJAMIN MOORE
COLOR PREVIEW

As color samples are affected by age, light, heat and
mechanical coating processes, this sample may vary
slightly in color or in finish from the actual paint.

/M9413090



winter white
OC-21

BENJAMIN MOORE
COLOR PREVIEW

As color samples are affected by age, light, heat and
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slightly in color or in finish from the actual paint.



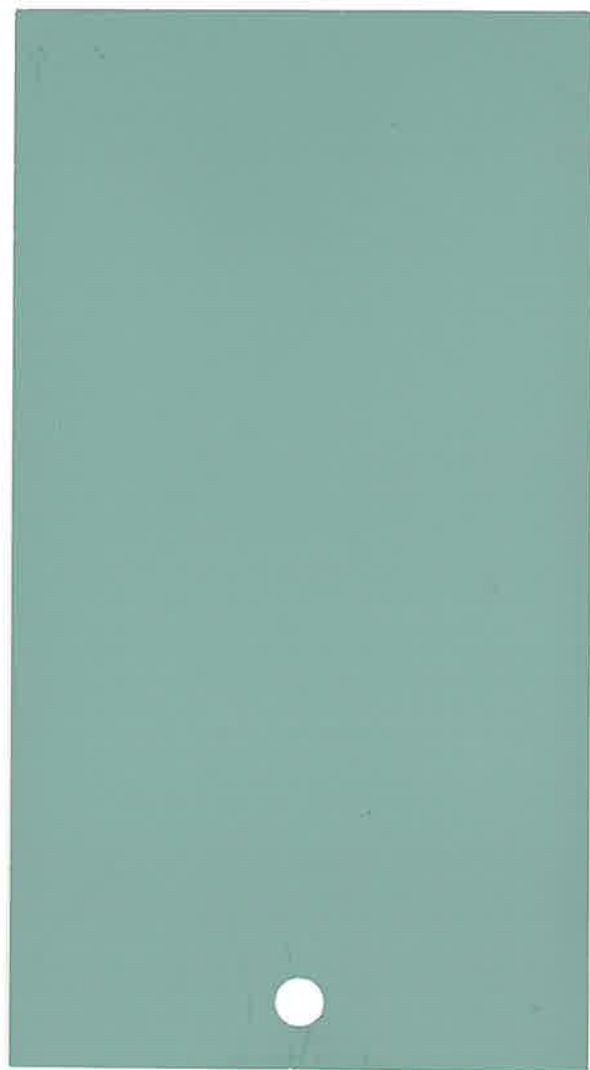
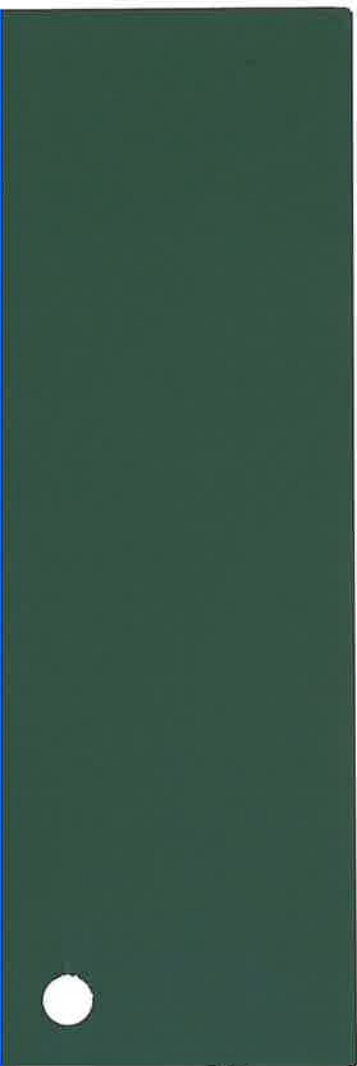
winter white
OC-21

BENJAMIN MOORE
COLOR PREVIEW

As color samples are affected by age, light, heat and
mechanical coating processes, this sample may vary
slightly in color or in finish from the actual paint.

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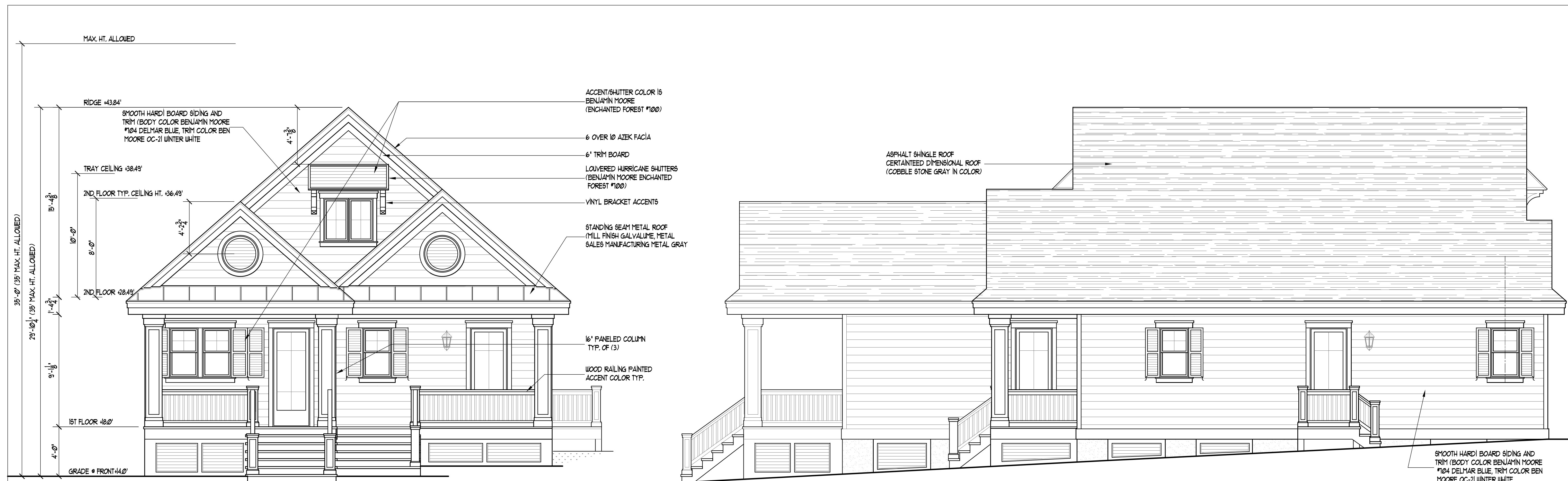
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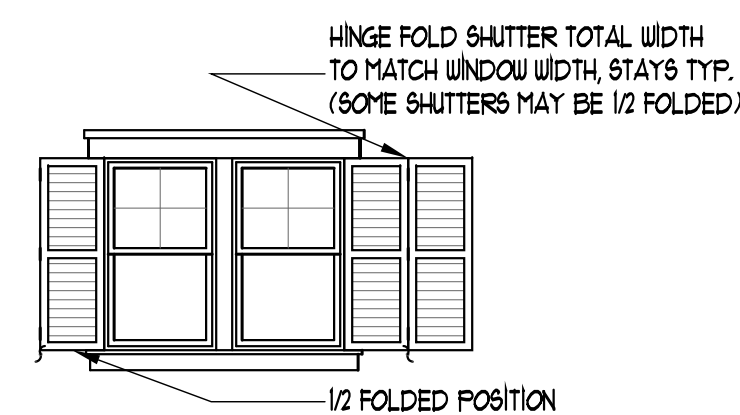
HDC 2018-04

EXHIBIT 2

Plans & Elevations



SOUTH ELEVATION

$$\overline{1/4'} = 1' - \emptyset'$$
$$1/4^{\circ} = 1^{\circ} - \emptyset^{\circ}$$


SHUTTER DETAIL

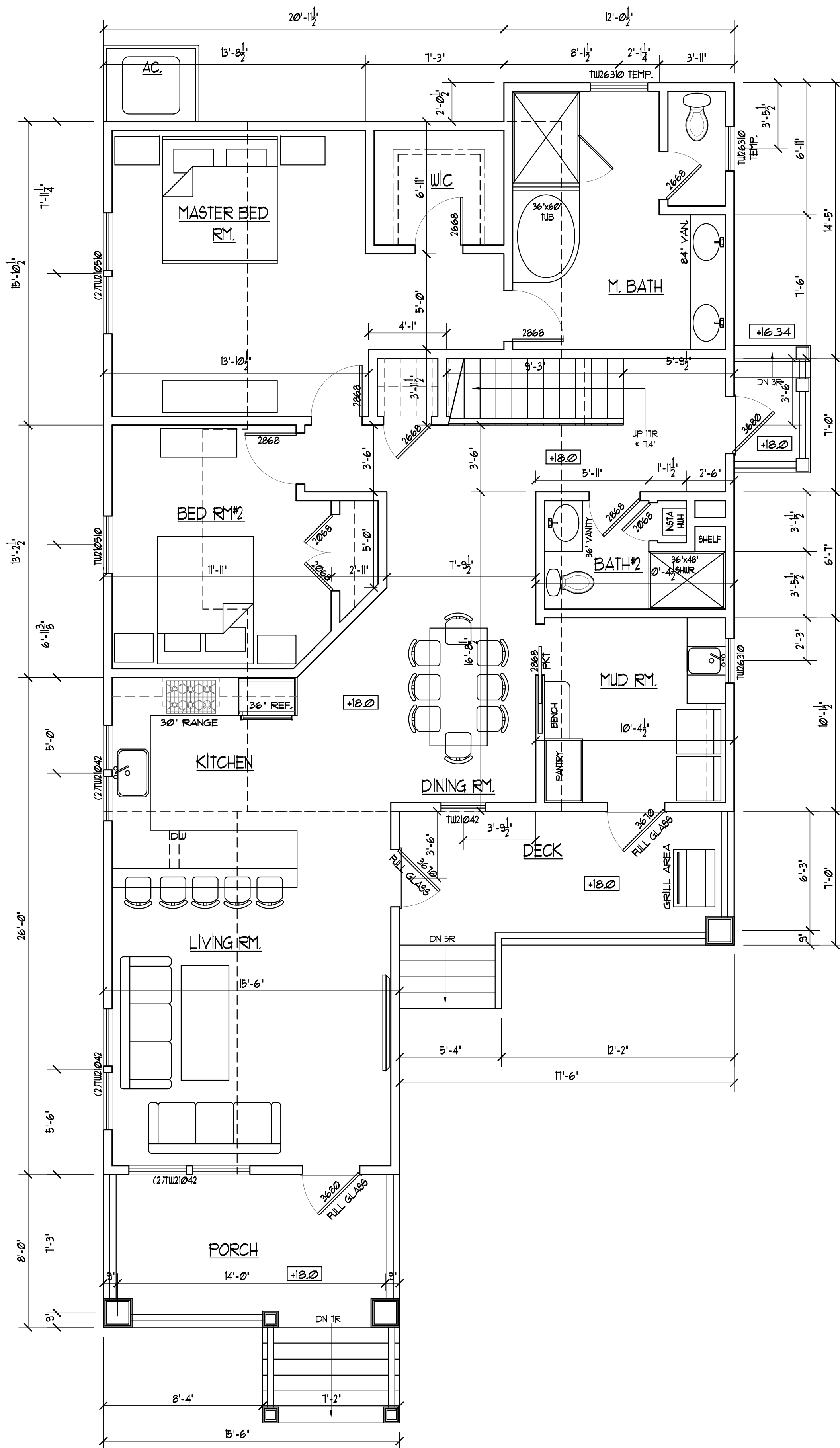
FOLDED v.s. 1/2 FOLDED OPTIONS


$$1/4' = 1' - \emptyset'$$


NORTH ELEVATION

$$1/4^{\circ} = 1^{\circ} - \emptyset^{\circ}$$

$$1/4' = 1' - \emptyset'$$

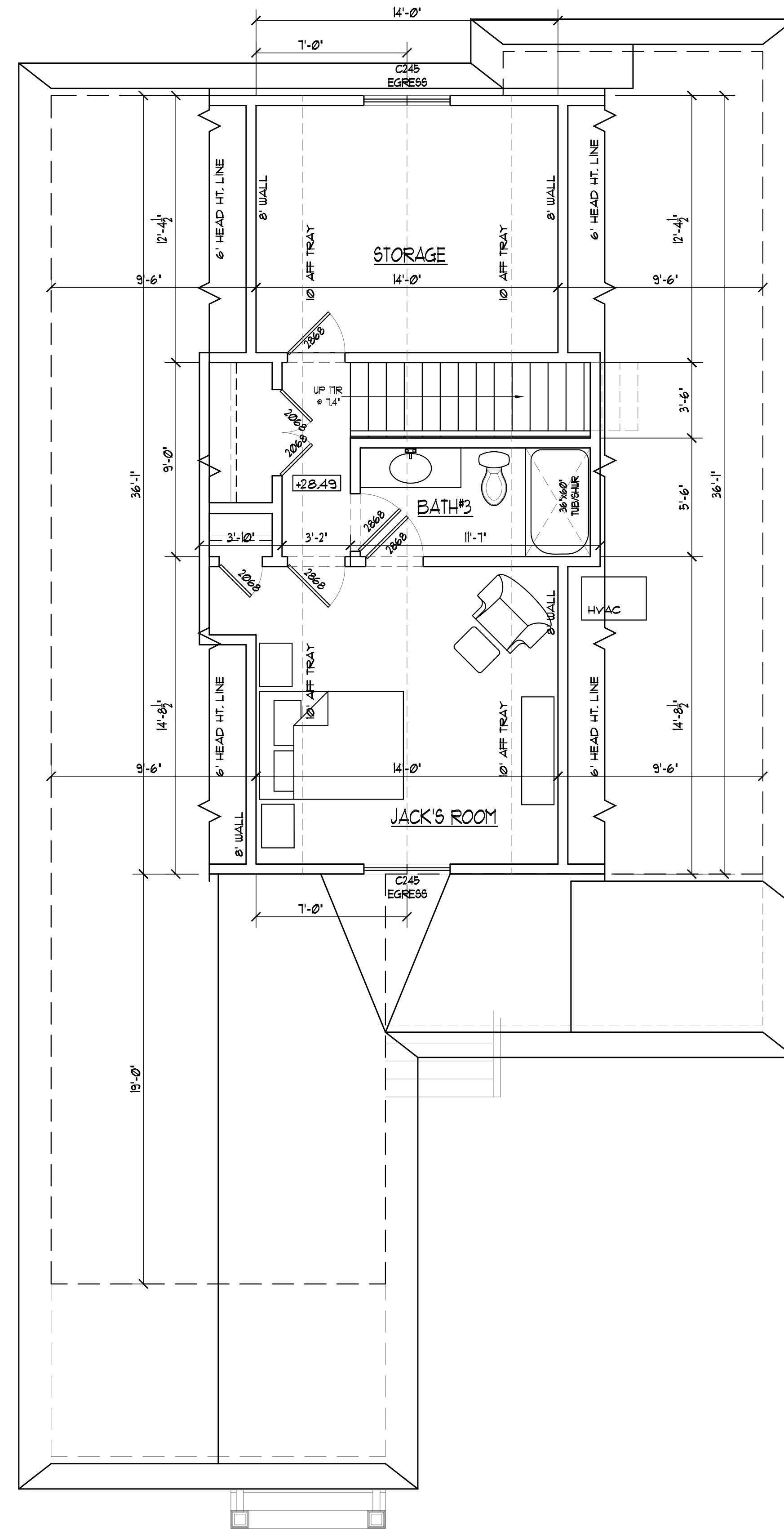


FIRST FLOOR PLAN

1509 SF HABITABLE

NOTE: WINDOWS ARE PGT WINDOWS UNLESS NOTED OTHERWISE

1/4" = 1'-0"



SECOND FLOOR PLAN

480 SF

NOTE: WINDOWS ARE PGT WINDOWS UNLESS NOTED OTHERWISE

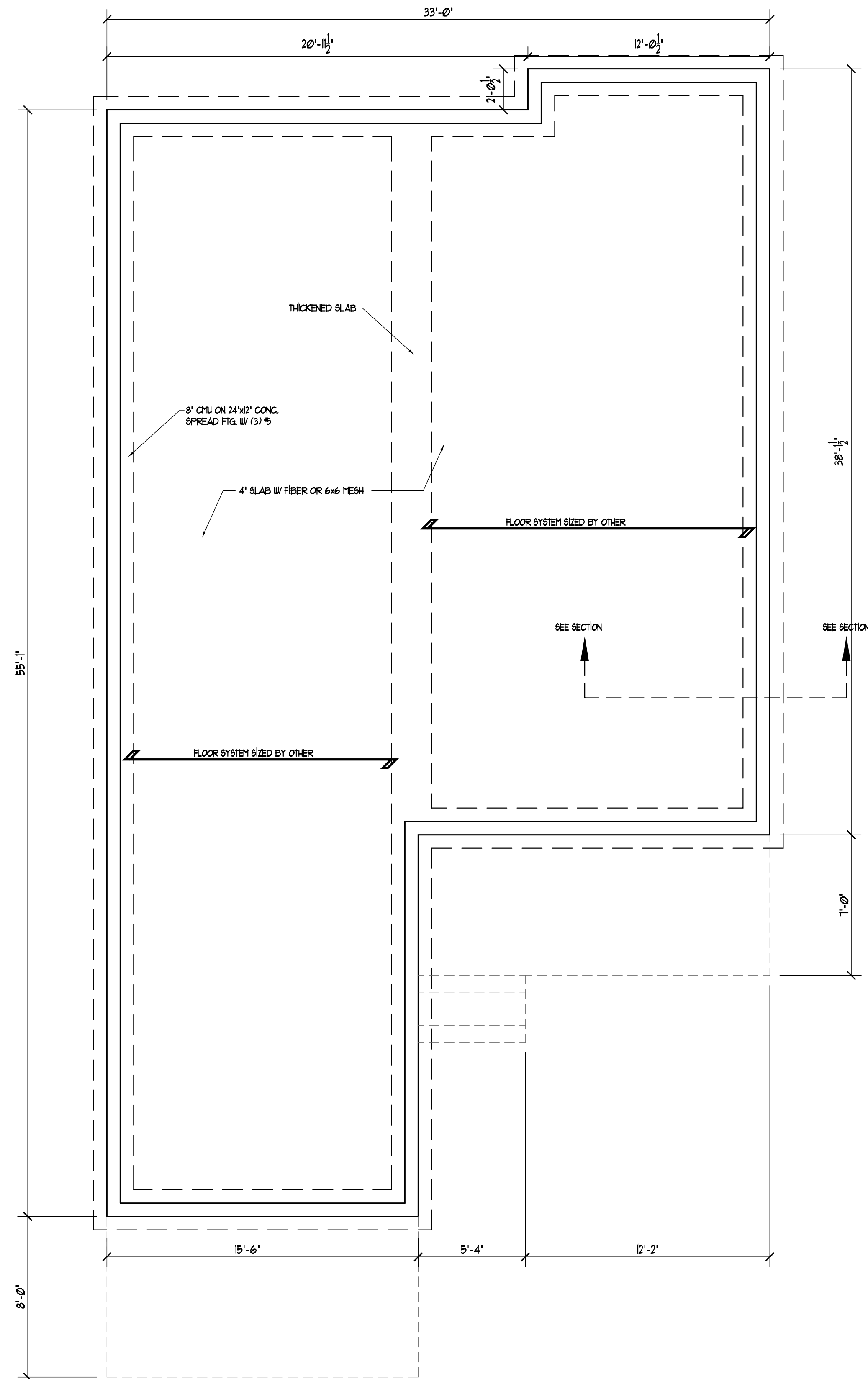
1/4" = 1'-0"

MEGAN HOUSE

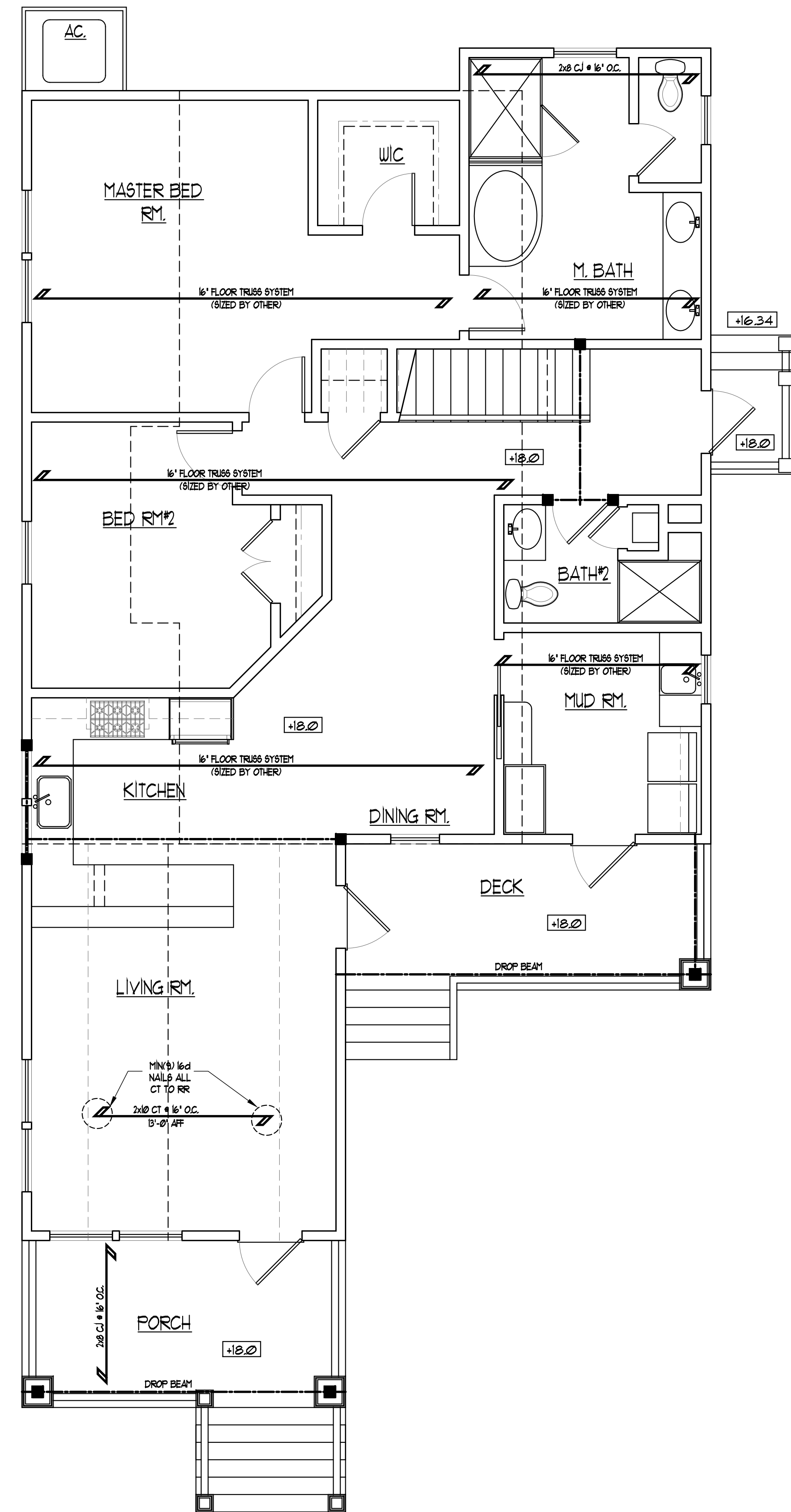
FIRST & SECOND FLOOR

SCALE:
1/4" = 1'-0"
DATE:
2-28-18

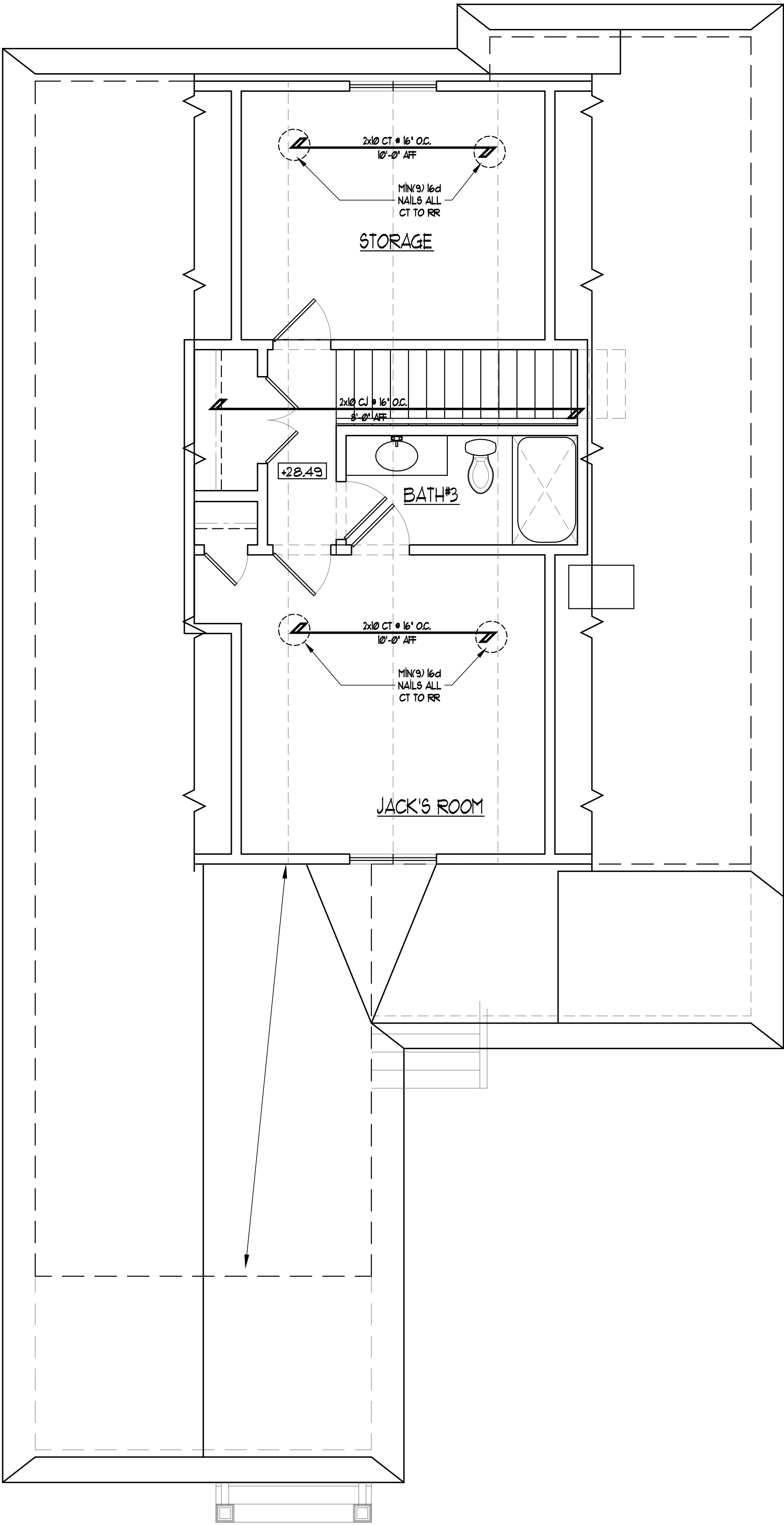
A-2



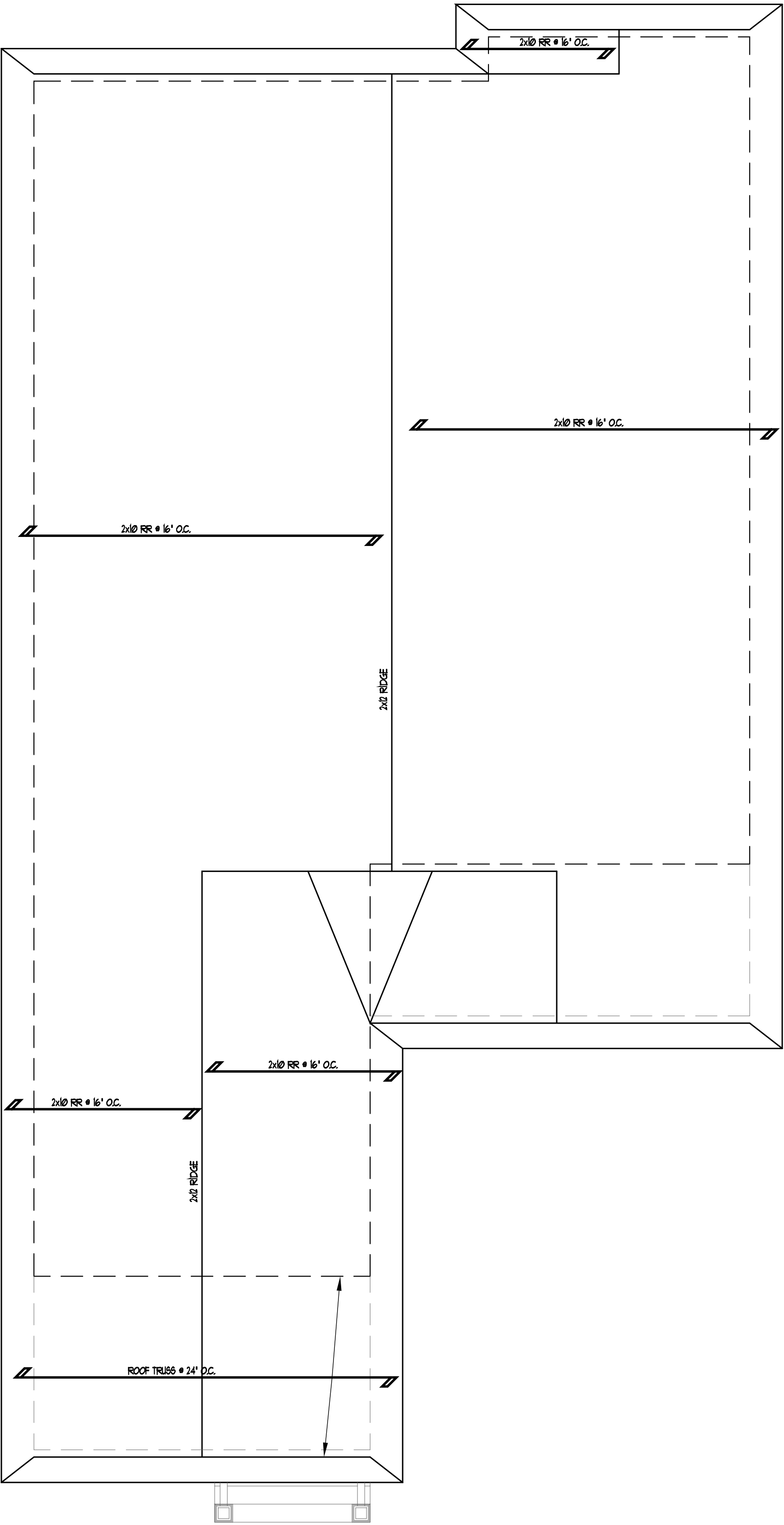
FOUNDATION PLAN



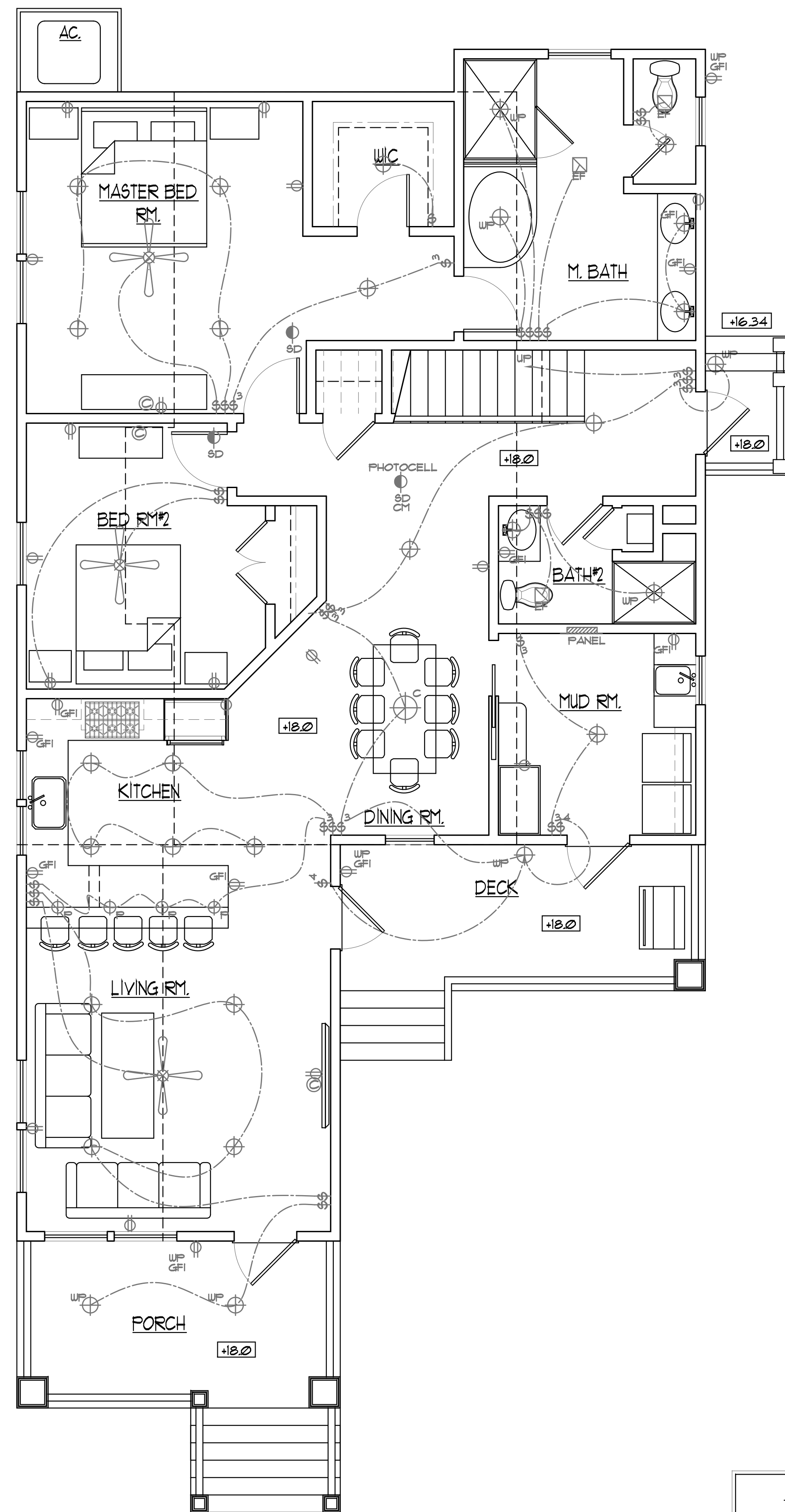
FIRST FLOOR PLAN



SECOND FLOOR PLAN



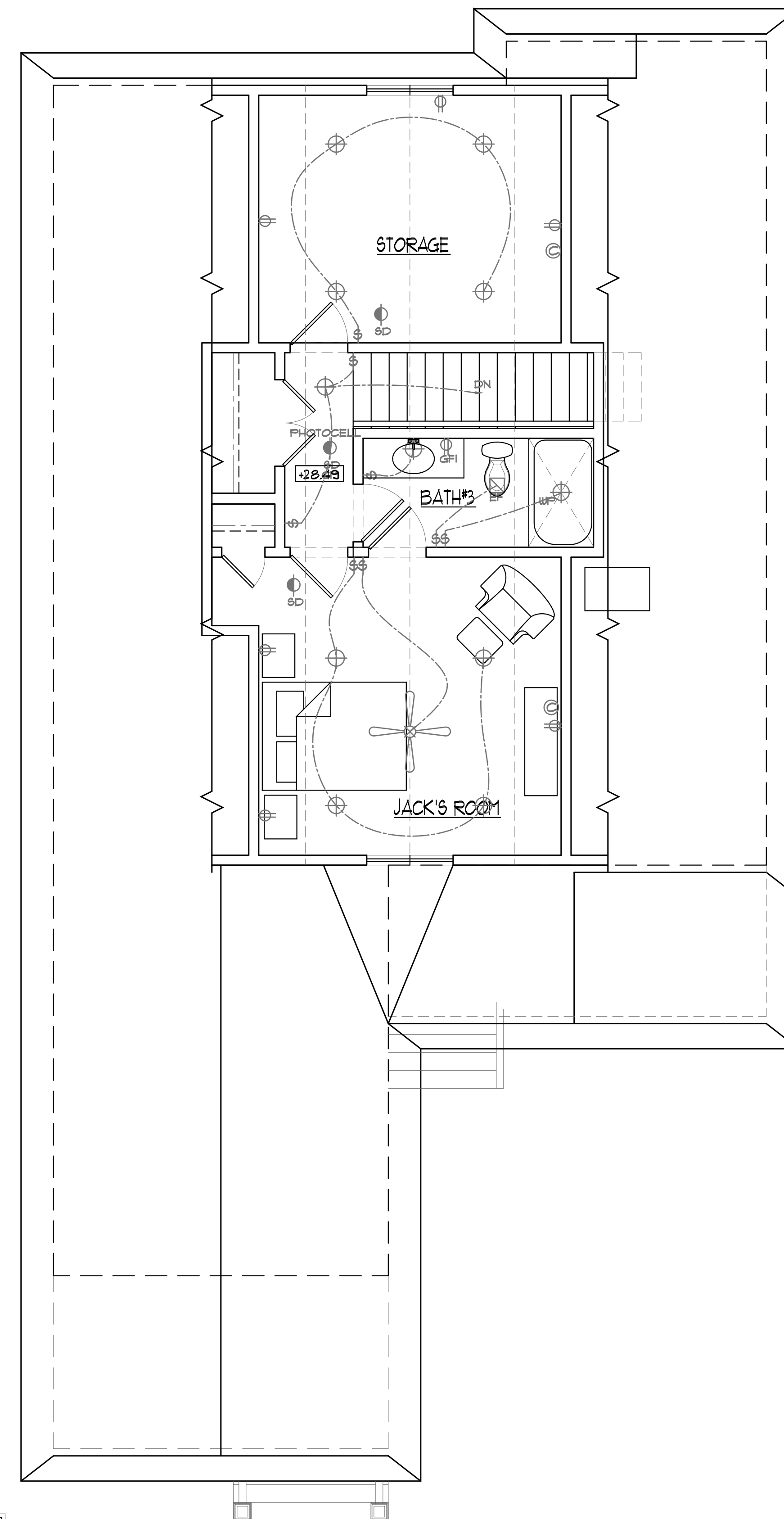
ROOF PLAN



FIRST FLOOR PLAN

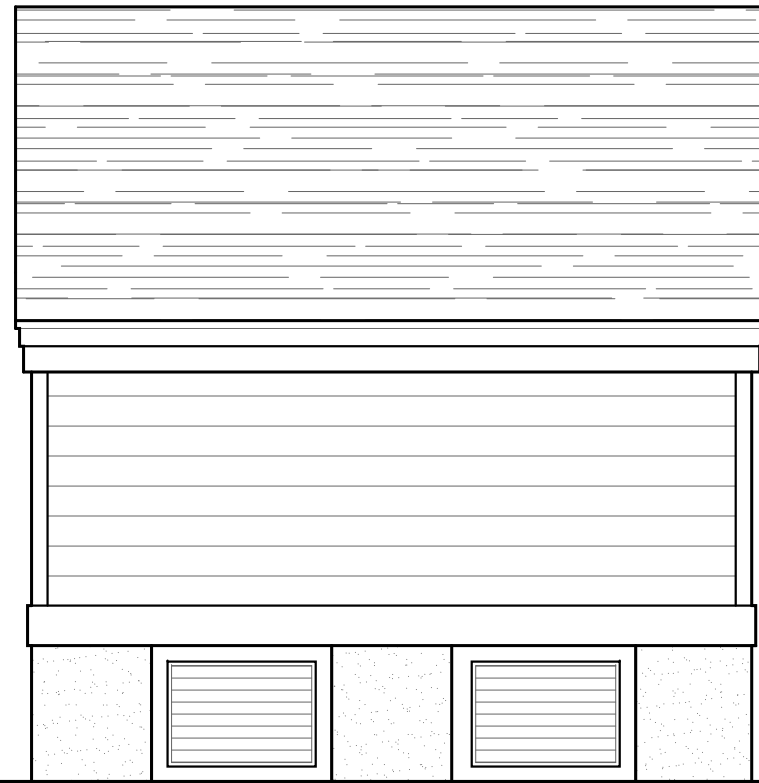
NOTE:
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS
 - SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES, BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.

ELECTRICAL LEGEND			
	ELECTRIC FAN		OUTLET
	CABLE		GFI OUTLET
	SMOKE DETECTOR		WATERPROOF GFI OUTLET
	SMOKE DETECTOR / CARBON MONOXIDE		LIGHT
	ELECTRIC SWITCH		PENDANT LIGHT
	ELECTRICAL PANEL		WATERPROOF LIGHT
			CHANDELIER
			FAN WITH LIGHT
			FLOOR OUTLET



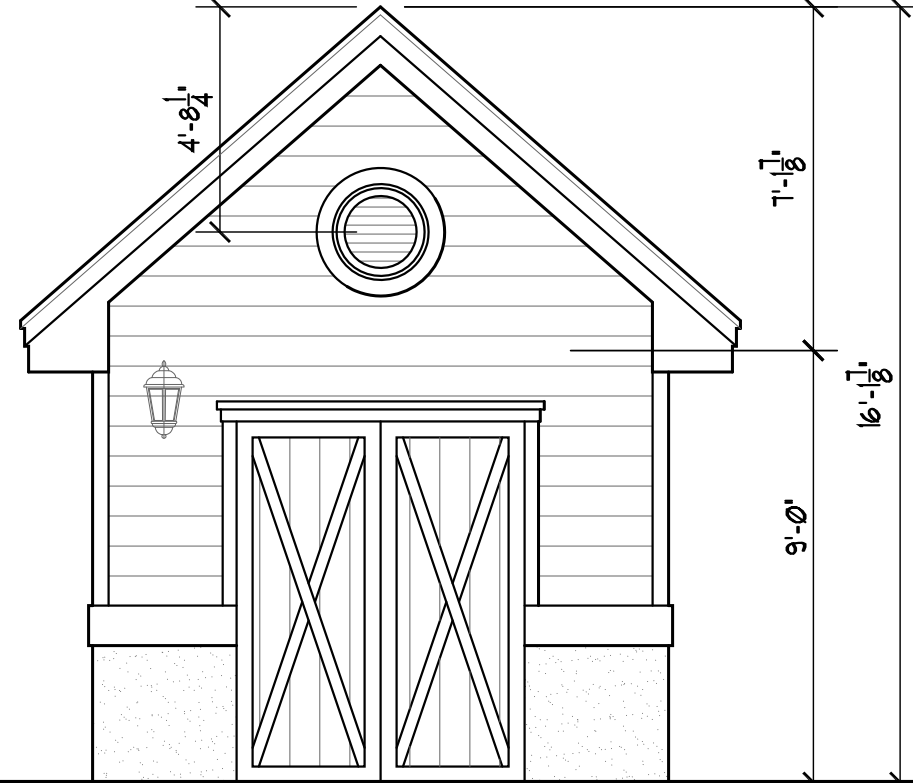
SECOND FLOOR PLAN

NOTE:
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS
 - SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES, BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.



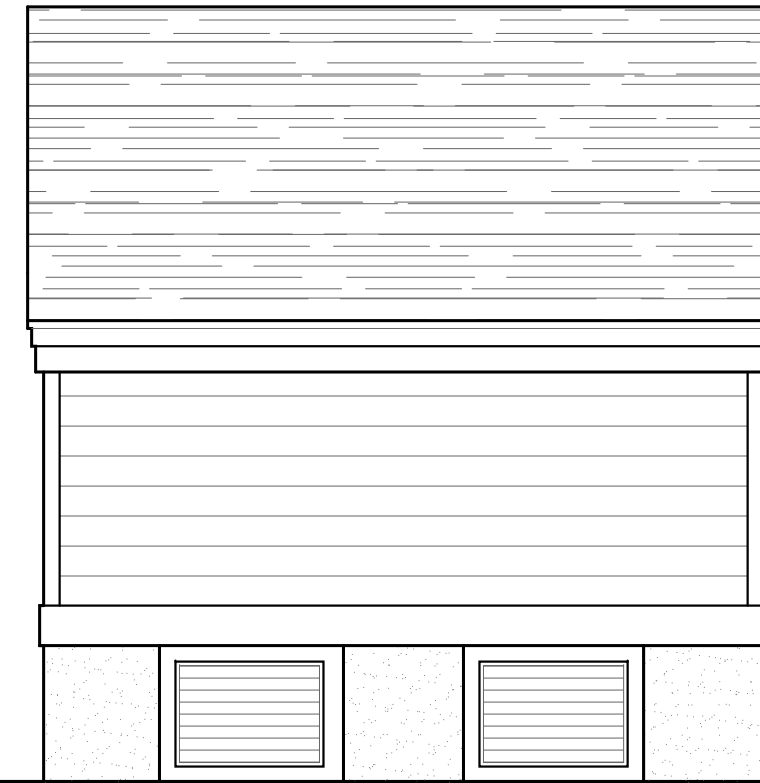
SHED SOUTH ELEVATION

1/4" = 1'-0"



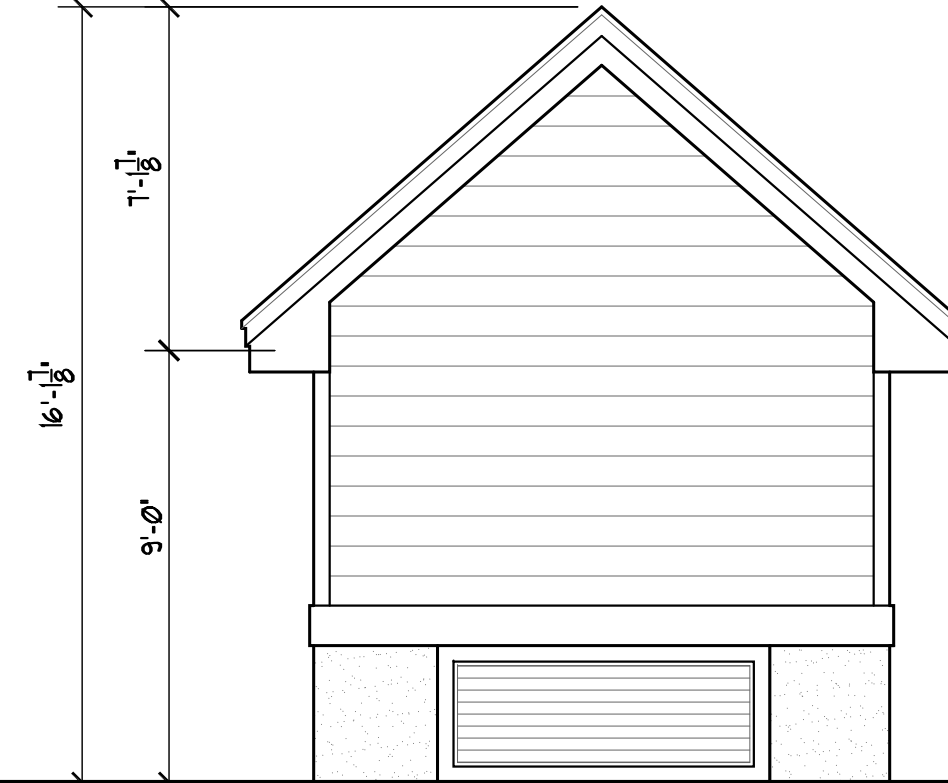
SHED EAST ELEVATION

1/4" = 1'-0"



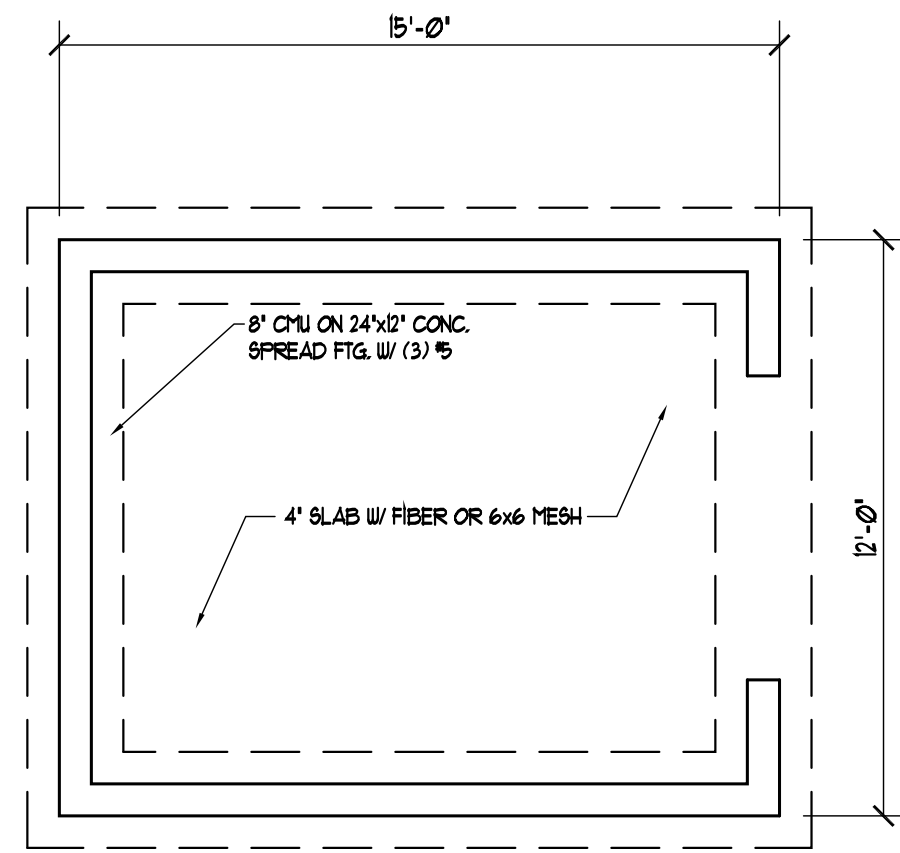
SHED NORTH ELEVATION

1/4" = 1'-0"



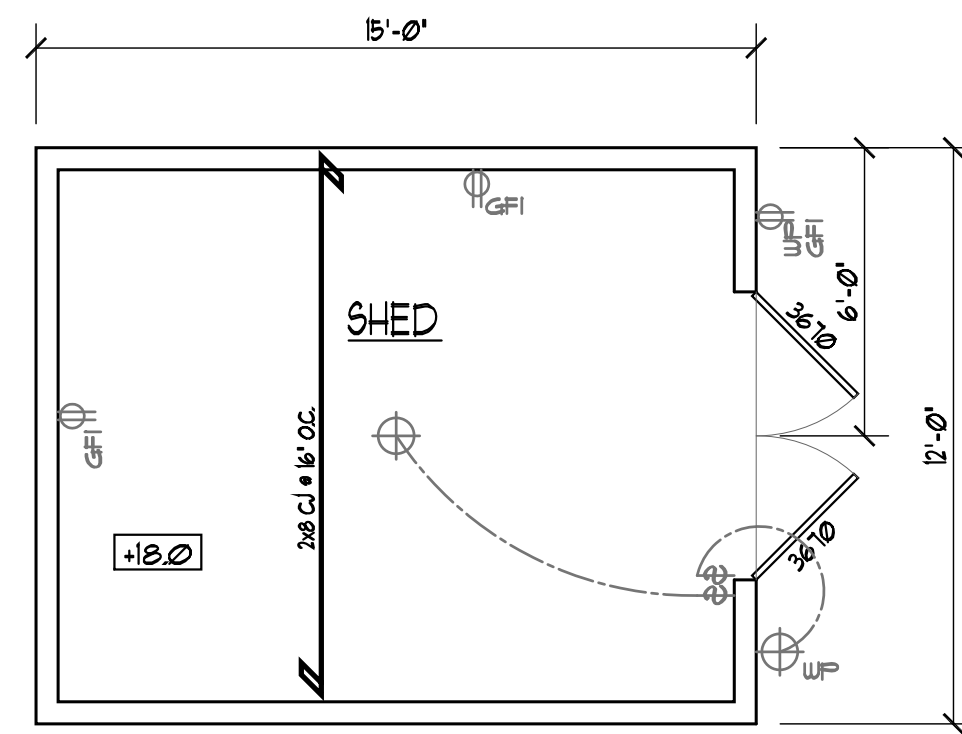
SHED WEST ELEVATION

1/4" = 1'-0"



SHED FOUNDATION PLAN

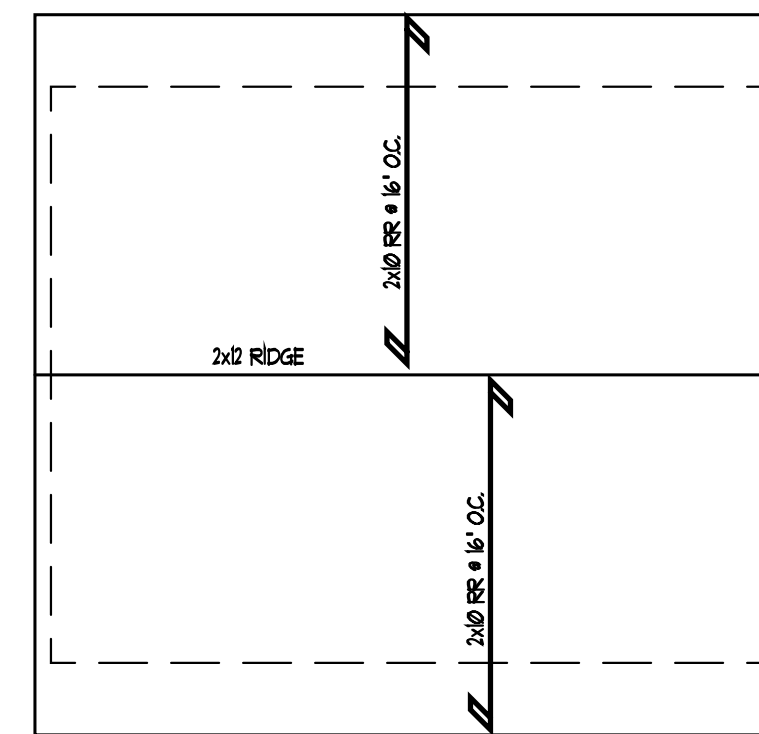
1/4" = 1'-0"



SHED FLOOR PLAN

100 SF

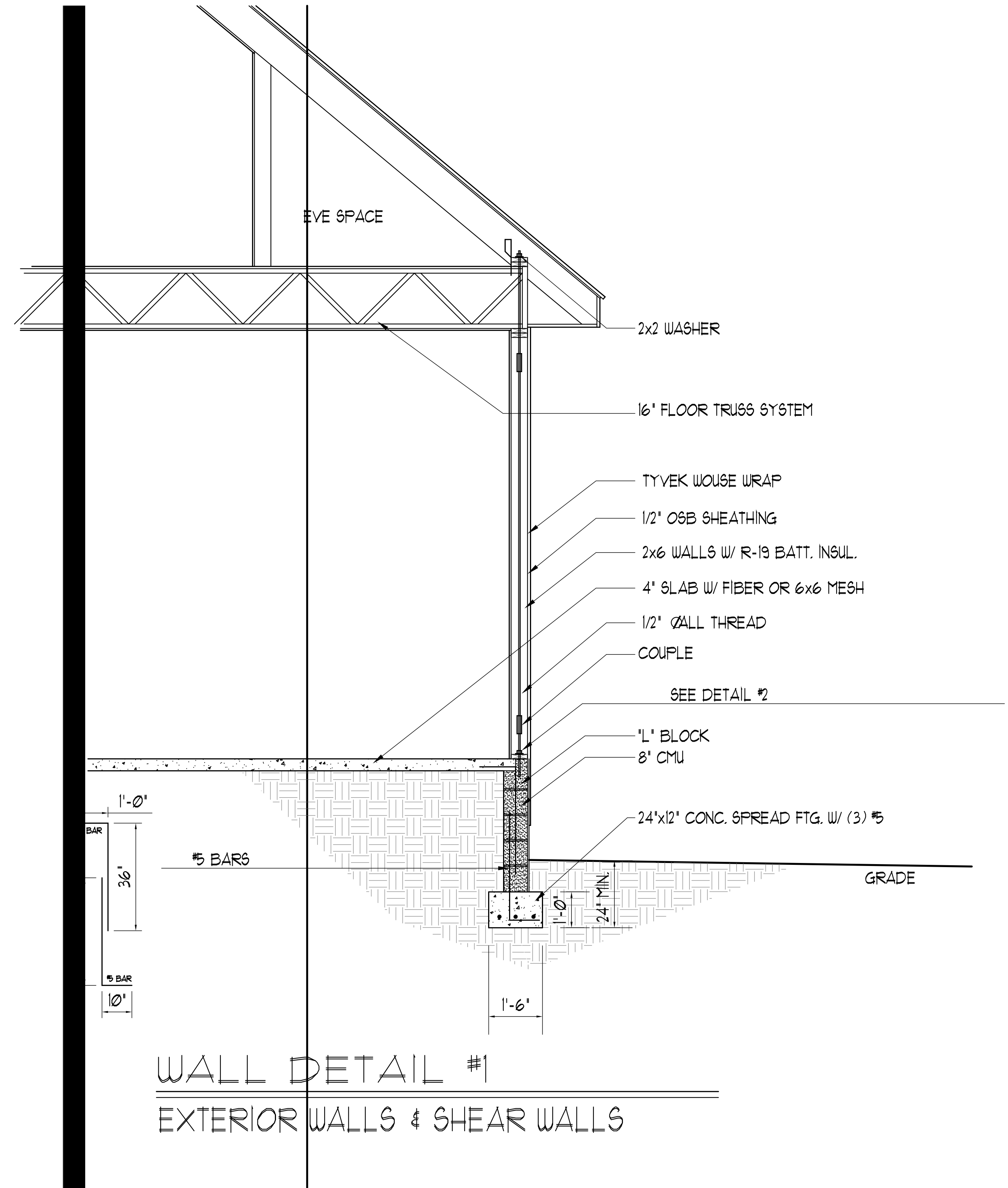
1/4" = 1'-0"



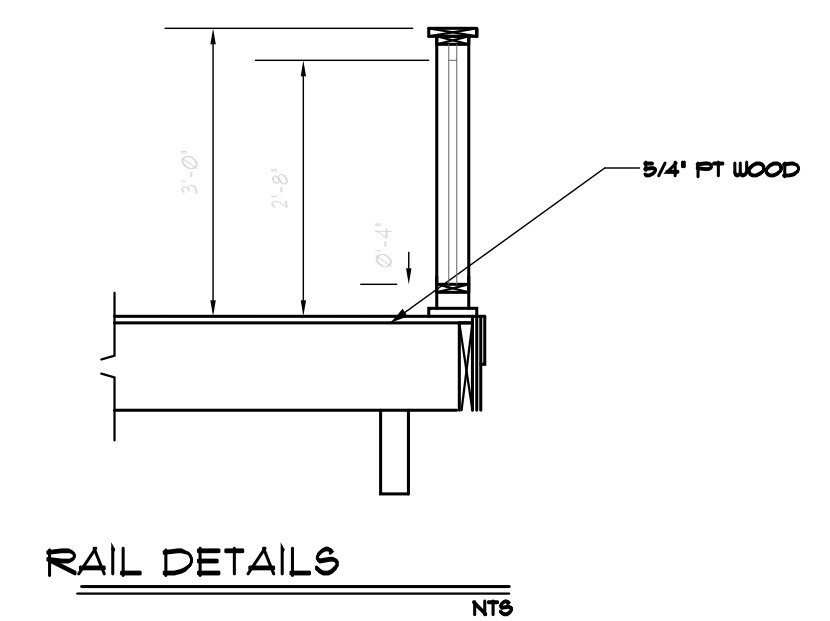
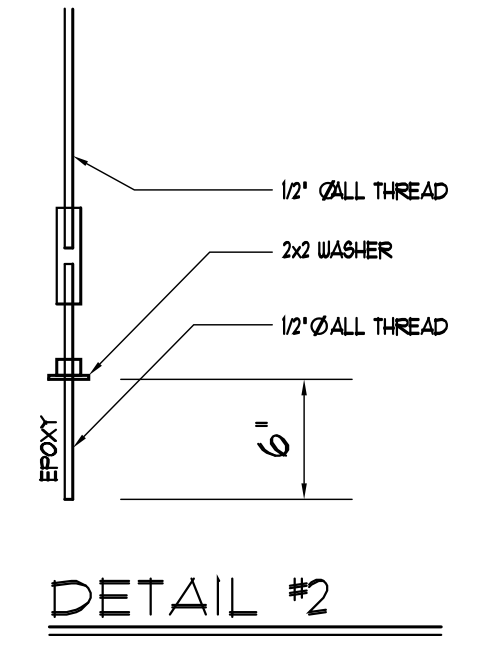
SHED ROOF PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND			
	ELECTRIC FAN		OUTLET
	CABLE		GFI OUTLET
	SMOKE DETECTOR		WATERPROOF GFI OUTLET
	SMOKE DETECTOR		LIGHT
	SMOKE DETECTOR		PENDANT LIGHT
	ELECTRIC SWITCH		WATERPROOF LIGHT
	ELECTRICAL PANEL		FLOOR OUTLET
	CHANDELIER		FAN WITH LIGHT

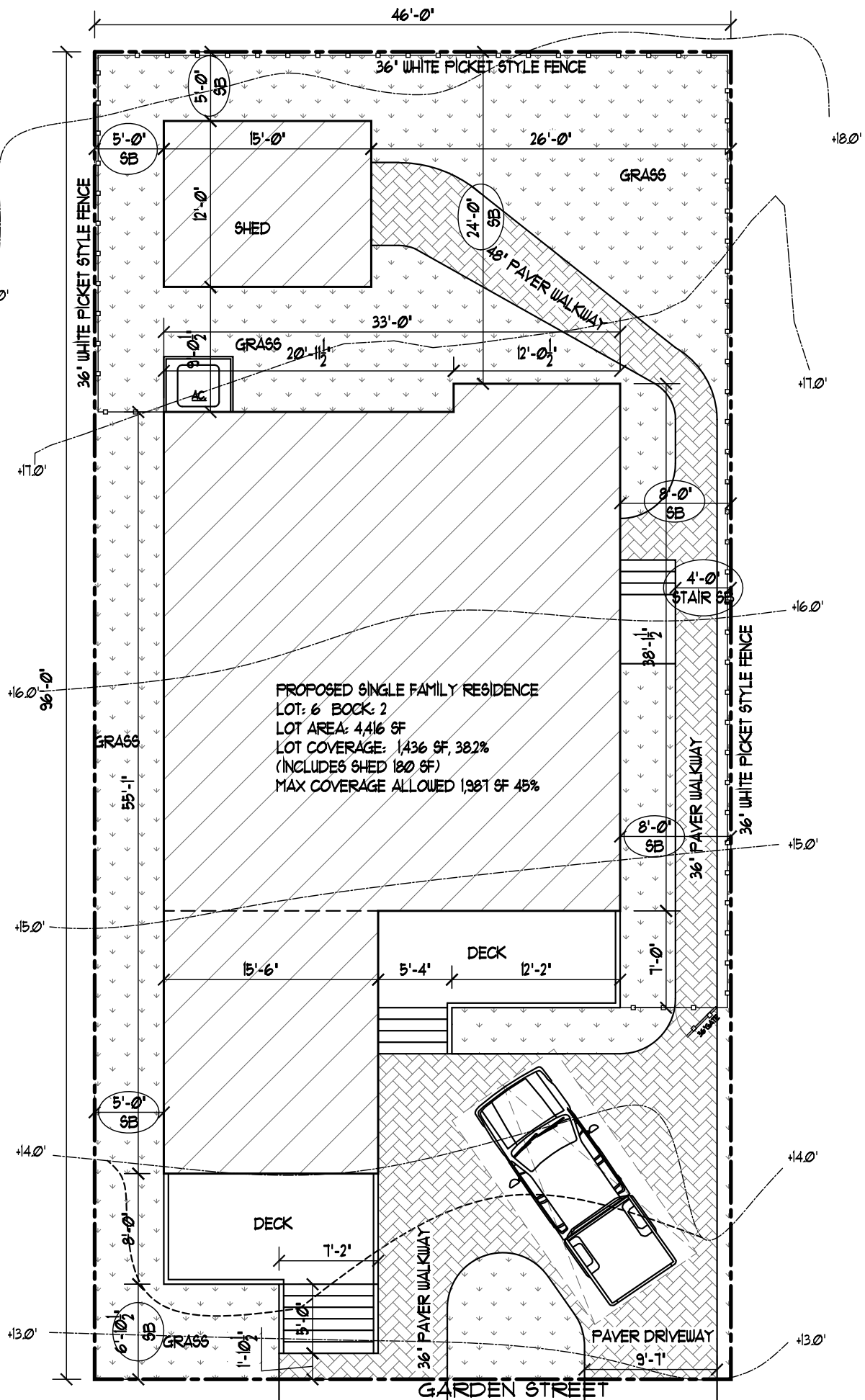


WALL DETAIL #1
EXTERIOR WALLS & SHEAR WALLS



MEGAN HOUSE

WALL SECTION



PROPOSED SINGLE FAMILY RESIDENCE
LOT: 6 BLOCK: 2
LOT AREA: 4,416 SF
LOT COVERAGE: 1,436 SF, 38.2%
(INCLUDES SHED 180 SF)
MAX COVERAGE ALLOWED 1,381 SF 45%

PLOT PLAN

NO TREES ON LOT OVER 5' IN DIAMETER
FENCING AND OTHER MATERIALS TO COMPLY WITH OLDE TOWN PRESERVATION GUIDELINES

1"=10'-0"



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-07
MARCH 15, 2018

Owner/Applicant:	The John Stokes Company, agent for Davis and Yayoi Burbank				
Property Address:	Block 4 Lot 7 Old Town (White Street)				
Requested action:	Certificate of Approval (COA) to construct a 998 sq. ft. primary structure				
Current zoning:	OT-1				
FLUM land use category:	Old Town				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Vacant	OT-1	c.	
	South	Vacant	OT-1	c.	
	East	Vacant	OT-1	c.	
	West	Single-Family Residential	OT-1	c.1888	

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is proposing to construct a 998 square-foot residence.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☐
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;

5. Form and detail, considering the link between old and new buildings;
6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

- A. A peonia is a lot within the Old Town Historic District. The peonia lot is 46.5 feet by 93 feet or 4,324.5 square feet.
- B. Construction of a dwelling unit on a media (one-half (½) of a peonia) peonia shall require that such media peonia be joined with an abutting media peonia or peonia in order to comply with the maximum density established in Section 4.01.01.
- C. General requirements
 1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
 2. Purpose
In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
- E. No more than one (1) primary building shall be placed on one (1) peonia.
- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five

(5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.

- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
 - 4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
 - 5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council

(HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

Help maintain a balance between building density and sense of openness. Applies to all primary and outbuildings. Primary structures required to front the street and have a five (5) foot setback.

4.2 General Approach to New Residential Construction:

Major emphasis on scale and construction rather than appropriate architectural styles.

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

A Primary Building is defined as the principal unit of occupation.

Out Buildings are ancillary to the primary structure in size and degree of occupation. Out Buildings may be attached by Connecting Elements or remain detached. Out Buildings include, but are not limited to, garage apartments, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

- Raise new construction above the ground on piers or continuous foundations.
- Maintain open spaces between piers.

Avoid:

- Designing buildings with slab on grade foundations.
- Vinyl lattice/pier infill.
- Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.

4.5 Lot Visibility Corridors: Terminology used instead of “setbacks.” Five feet is the minimum requirement on all sides.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.

4.7 Sideyard Corridors: Five foot minimum requirement.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24”. Landscape elements are not included in this restriction.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Rough sawn board and batten	SW3341 <i>Spectral Indigo</i>
Doors	Steves & Sons 36"x80" Craftsman 6-lite stained mahogany wood prehung	SW4027 <i>Cotton White</i>
Windows	Marvin Integrity, Single hung,	SW4027 <i>Cotton White</i>
Roofing	Millennium Metals 5V crimp	Gray
Fascia/Trim		SW4027 <i>Cotton White</i>
Foundation	Shell stucco, lattice infill	
Shutters	Design Craft Millworks, 15"x60" board and batten, natural cedar	natural w/clear sealer
Porch/Deck		SW4027 <i>Cotton White</i>
Fencing	N/A	
Driveways/ Sidewalks	No 57 crushed stone	
Signage	N/A	
Other		

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site plan indicates a proposed storage building. As no information has been provided about this accessory structure, it will not be included as part of this application.
- **Lot Density** – Total lot coverage is not provided in the application, but appears to be approximately 23% based on the square footage and lot size. This does not exceed the 45% lot coverage maximum per LDC 8.01.01.02(D). Considered a “connecting element,” The porches are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- **Mechanical** – Per LDC 4.02.03(A)7, “*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*” Mechanical equipment is situated closer than 5’ to the property line and will need to be relocated.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Parking** – Stone driveway meets requirement to be a traditional pervious material.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front White Street, which is appropriate.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Heights of structure was not indicated on plans, and as such cannot be reviewed for compliance. Heights, measured from approved grade to peak of roof are required for final approval. The maximum height allowable in Old Town is 35 feet for primary structures. Structure appears to be well below the maximum allowable height, but applicant will be asked to confirm.
- **Materials** – The project features materials that replicate traditional materials. The home features rough sawn plywood board and batten siding, a 5V crimp metal roof painted gray, wood elements for porches and decks.
- **Foundation** – project appears to be constructed on a stem-wall foundation, but is not specifically identified as such in materials submitted. Piers are indicated to have a shell stucco finish. Drawings show

a lattice infill between piers. Material of infill is not called out. Lattice infill should be constructed of wood.

- **Windows** – Windows are to be Marvin Integrity, single-hung windows. One window on each side of the house is out of scale, with its shutters and traditional window proportions. Recommendation is to split the wider window into two narrower windows as would be seen traditionally on this style of architecture. This would create more balance among the window proportions and allow for appropriately sized shutters. Shutters are indicated to be Design Craft Millworks, 15”x60” natural cedar board-n-batten shutters. The drawings indicate the windows are to be 9/9 in muntin configuration. Muntins will need to be raised exterior muntins.
- **Doors** – 6-lite craftsman, natural fir.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends:

APPROVAL of HDC 2018-07 with the following conditions:

1. That the applicant provide clarification on: height, lot coverage, mechanical relocation, and lattice material as a staff-level review

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-07 with or without conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-07, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-07 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-07

EXHIBIT 1

Application and Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>2/14/18</u>	BY: <u>(S)</u>
PAYMENT: \$ <u>150</u>	TYPE <u>CK 14223</u>
APPLICATION #: <u>2018-000232</u>	
HDC CASE #: <u>2018-07</u>	
APPLICATION COMPLETE: Y___ N___	
PRE-CONFERENCE: Y___ N___ DATE: _____	

BOARD MEETING DATE: _____
PLANNER: _____ DATE: _____
____ APPROVED ____ DENIED

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final ☒
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Demolition
☐ Variance	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>		
Street Address: <u>Block 4 Lot 7 Old Town - White St.</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1500-0004-0070</u>		
Zoning District: _____ Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Davis & YAYOI BURBANK</u>	
Corporation or Company (if applicable)	
Street Address <u>123 HIRTH ROAD # 1902</u>	
City State Zip <u>FERNANDINA BEACH, FL. 32034</u>	
Telephone Number <u>904-321-6134</u>	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name <u>JOHN STOKES</u>	
Corporation or Company (if applicable) <u>THE JOHN STOKES COMPANY</u>	
Street Address <u>2424 ALYMDALE ROAD</u>	
City State Zip <u>FERNANDINA BEACH, FL. 32034</u>	
Telephone Number <u>904-321-1832</u>	
Email Address <u>JLSTOKES@JSTOKESCO.COM</u>	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

NEW CONSTRUCTION

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

1,224 SQUARE FEET 2-STORY S.F.R. NO GARAGE. FRONT & REAR COVERED PORCHES

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric		ROUGH SM4 FLY WOOD W. BATTENS		SHERWIN WILLIAMS SW 3341 SPECTRAL INDIA
Doors	STEVENS & SON	FRONT ENTRY	1772.1	NATURAL MAHOGANY W. CLEAR SEALER
Windows	MARVIN	VINYL	12374.1	WHITE FRAME
Roofing	MILLENNIUM METALS	5 V CRIMP	5211.1	GREY
Fascia/Trim		PRESSURE TREATED PINE BOARDS		SHERWIN WILLIAMS SW 6027 COTTON WHITE
Foundation		SHELL STUCCO		
Shutters	DESIGNCRAFT MILL WORKS	NATURAL CEDAR	—	CLEAR SEALER
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

2/8/18
Date

David H. Burtbank
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

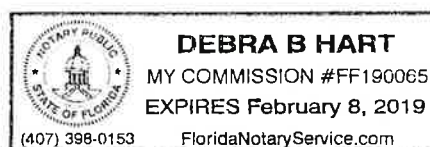
Subscribed and sworn to before me this 8th day of February, 2018.

Debra B. Hart
Notary Public: Signature

DEBRA B. HART
Printed Name

2/8/2019
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL



City of Fernandina Beach Community Development Department • 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 - Email: cddinfo@fbfl.org - www.fbfl.us/cdd

Revised January 2018

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USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE DAVID & YAYOI BURBANK
(print name of property owner(s))

hereby authorize: JOHN STOKES, PRESIDENT THE JOHN STOKES COMPANY, INC.
(print name of agent)

to represent me/us in processing an application for: HISTORIC REVIEW BOARD APPROVAL
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Yayoi S Burbank
(Signature of owner)

Yayoi Shimura Burbank
(Print name of owner)

Davis H Burbank
(Signature of owner)

Davis H. Burbank
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

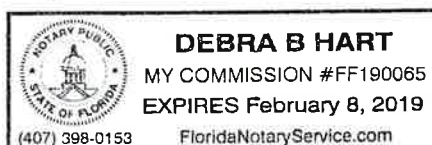
Subscribed and sworn to before me this 8th day of February, 2018.

Debra B. Hart
Notary Public: Signature

DEBRA B. HART
Printed Name

2/8/2019
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DL



City of Fernandina Beach Community Development Department • 204 Ash Street Fernandina Beach, FL 32034

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Revised January 2018

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Property Search

Sales Search

Nassau Home

OWNER NAME BURBANK DAVIS & YAYOI SHIMURA
MAILING ADDRESS 123 W HIRTH ROAD #1902

LOCATION ADDRESS FERNANDINA BEACH, FL 32034
WHITE ST
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 4 LOT 7 IN OR 2149/1734 OLD TOWN

PARCEL NUMBER 00-00-31-1580-0004-0070
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE VACANT RESIDENTIAL
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2017 Certified Values

JUST VALUE OF LAND	\$55,920
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$55,920
ASSESSED VALUE	\$55,920
EXEMPT VALUE	\$0
TAXABLE VALUE	\$55,920

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC RES 000000	47	FF	14-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
10/02/2017	2149/1734	2149/1734	80000	WD	Q	N	KERR TERESA A	BURBANK DAVIS & YAYOI SHIMURA (H&W)
03/31/2016	2037/824	2037/824	59000	WD	Q	N	FREEDOM REI LLC	KERR TERESA A
02/04/2016	2027/800	2027/800	25000	SW	U	N	B & C SALES INC	FREEDOM REI LLC
01/18/2006	1382/946	1382/946	154000	WD	Q	N	COE STEPHEN M & CONNIE M	B & C SALEE INC
08/19/2004	1253/1474	1253/1474	96000	WD	Q	N	ALTMAN JOY C	COE STEPHEN M & CONNIE M
10/21/1998	853/226	853/226	100	QC	U	Y	ALTMAN JOAN D	ALTMAN JOY C

MAP SHOWING BOUNDARY SURVEY OF

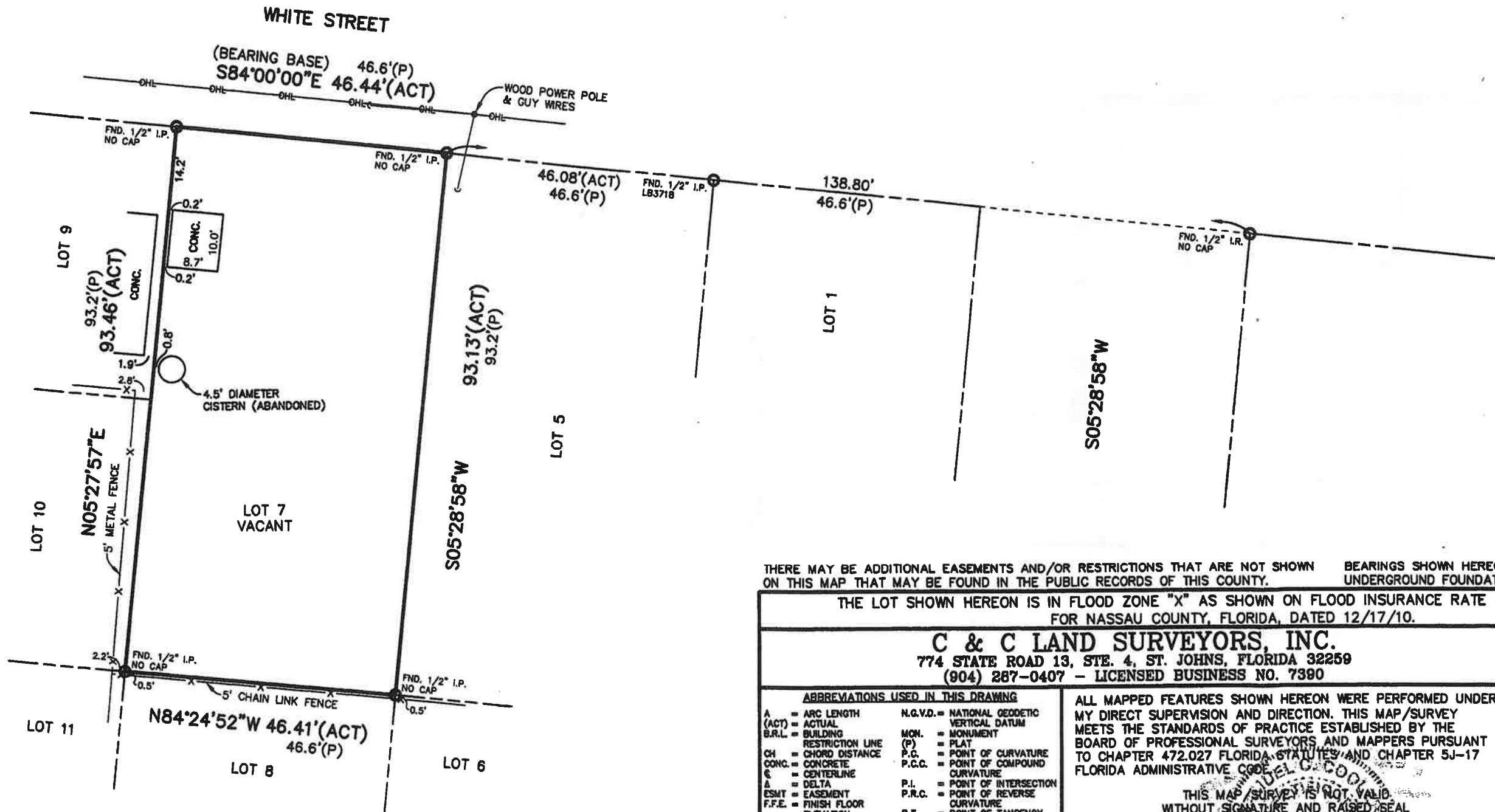
ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA, COUNTY OF NASSAU AND STATE OF FLORIDA, KNOWN AS "OLD TOWN" AND SHOWN AND DESCRIBED UPON THE OFFICAL MAP OF THE SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS:

LOT 7, BLOCK 4 OLD TOWN

CERTIFIED TO: SOUTHEAST PROPERTY INVESTMENTS NETWORK

SCALE: 1" = 20'

DATED: 03/01/16



THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS SHOWN HEREON ARE ASSUMED UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C0229F FOR NASSAU COUNTY, FLORIDA, DATED 12/17/10.

C & C LAND SURVEYORS, INC.

774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED IN THIS DRAWING

A	= ARC LENGTH	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
(ACT)	= ACTUAL	MON.	= MONUMENT
B.R.L.	= BUILDING RESTRICTION LINE	(P)	= PLAT
CH	= CHORD DISTANCE	P.C.	= POINT OF CURVATURE
CONC.	= CONCRETE	P.C.C.	= POINT OF COMPOUND CURVATURE
C	= CENTERLINE	P.I.	= POINT OF INTERSECTION
Δ	= DELTA	P.R.C.	= POINT OF REVERSE CURVATURE
ESMT	= EASEMENT	P.T.	= POINT OF TANGENCY
F.F.E.	= FINISH FLOOR ELEVATION	R/W	= RIGHT OF WAY
FND.	= FOUND	R	= RADIUS
I.P.	= IRON PIPE	(R)	= RADIAL
I.R.	= IRON ROD	TAN	= TANGENT
OHL	= OVERHEAD LINE(S)	(W)	= WITNESS
LB	= LICENSED BUSINESS		
LS	= LICENSED SURVEYOR		

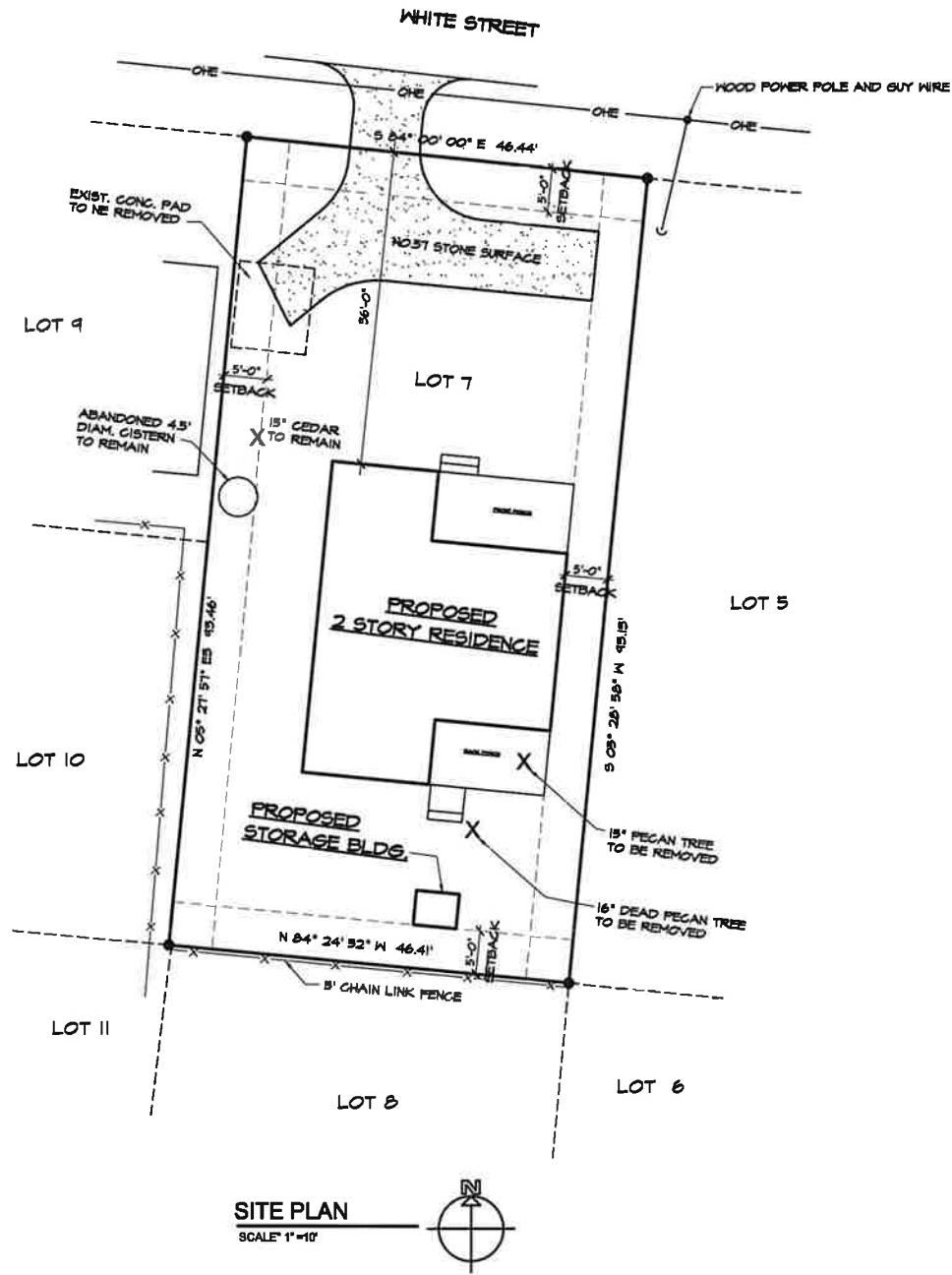
ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

SAMUEL C. COOLER

PROFESSIONAL SURVEYOR & MAPPER NO. LS 6076





NEW RESIDENCE
FOR
DAVIS AND YAYOI BURBANK
FERNANDINA BEACH, FLORIDA 32034

THE JOHN STOKES COMPANY
2424-A LYNNDALE ROAD FERNANDINA BEACH, FLORIDA 32034
PHONE (904) 321-1832 FAX (904) 491-0292
FLA. CERTIFICATION NO. CGC028018

CHD BY: JLS

DRAWN BY: EST

JOB NO:

DATE:

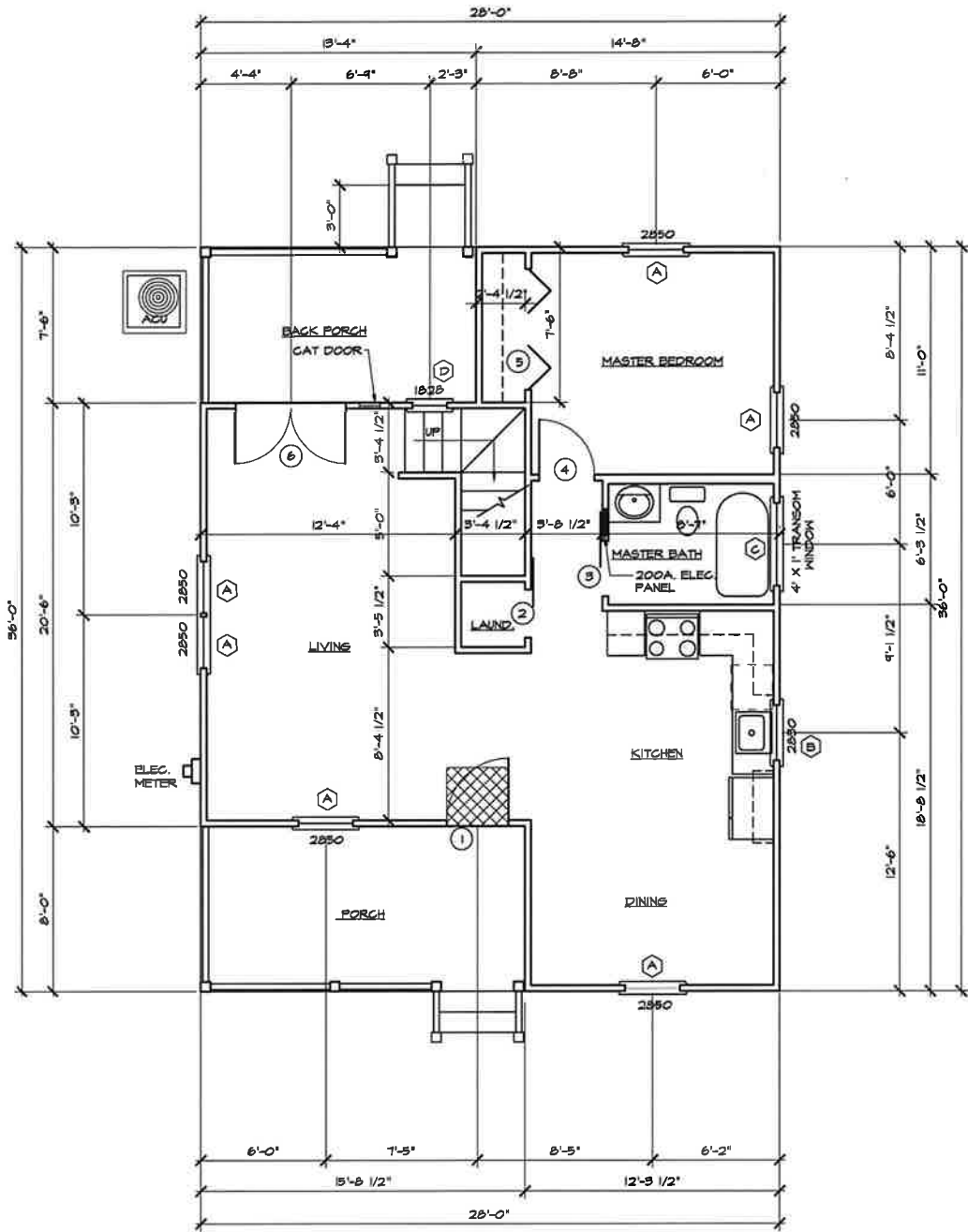
REVISIONS		
NO.	DATE	REMARKS

SEAL

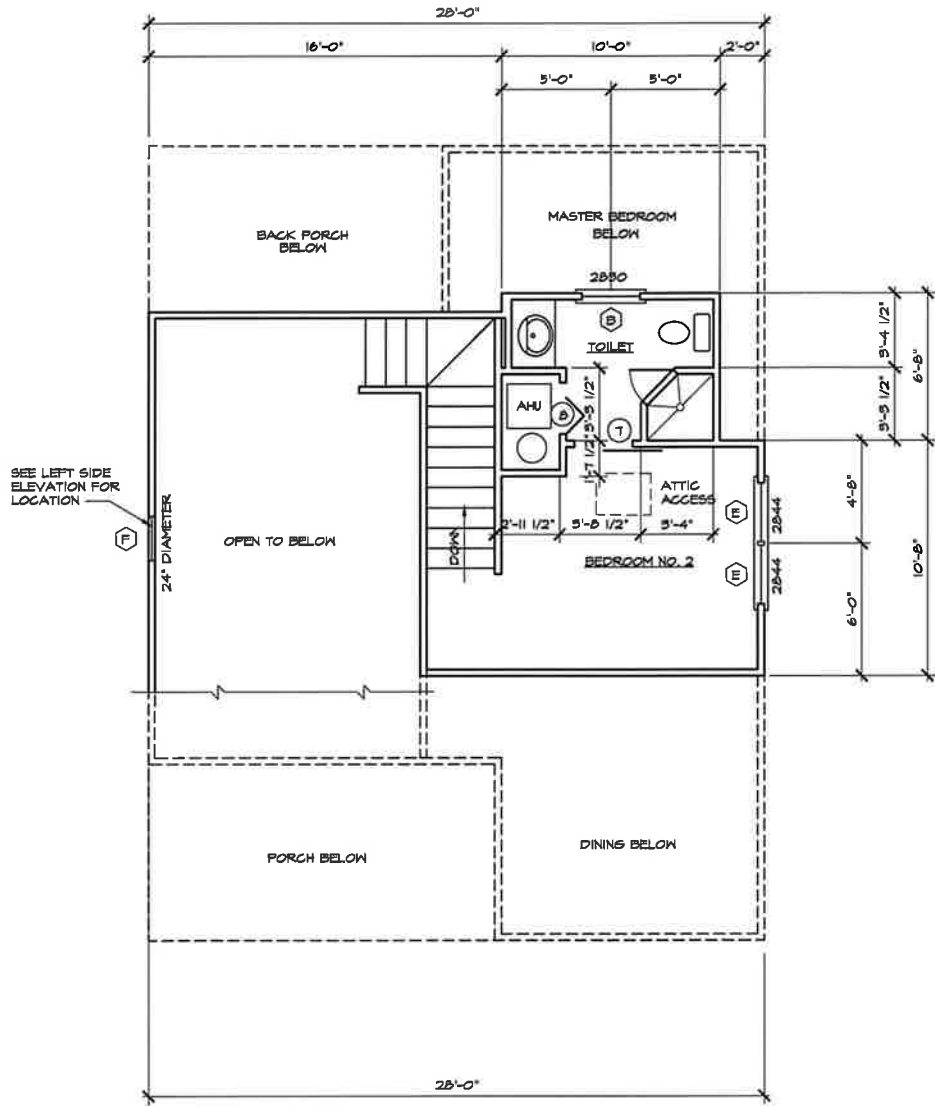
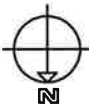
SHEET NO.

SP-1

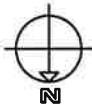
OF



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



SQUARE FOTTAGE

1st FLOOR	782
2nd FLOOR	218
FRONT PORCH	126
BACK PORCH	100
TOTAL	1224

This drawing is the property of The John Stokes Company, Inc. unless otherwise provided for by contract. The contents of this drawing are confidential and shall not be transmitted to any other party except as agreed to by The John Stokes Company, Inc. Copyright 2018

NEW RESIDENCE
FOR
DAVIS AND YAYOI BURBANK
FERNANDINA BEACH, FLORIDA 32034

THE JOHN STOKES COMPANY
2424-A LYNNDALE ROAD FERNANDINA BEACH, FLORIDA 32034
PHONE (904) 321-1832 FAX (904) 491-6282
FLA. CERTIFICATION NO. CGC058018

REVISIONS		
NO.	DATE	REMARKS

SEAL

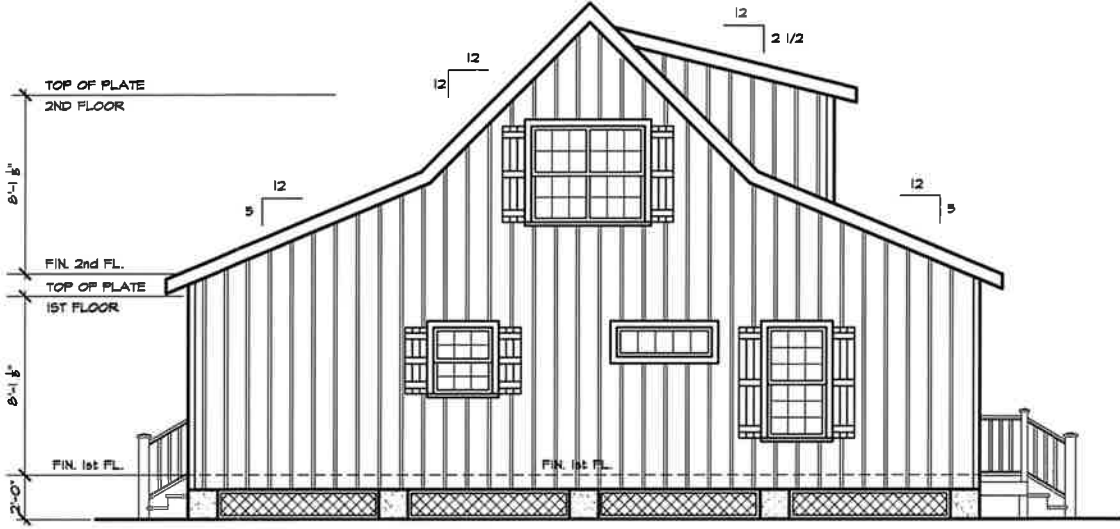
SHEET NO.

A-1

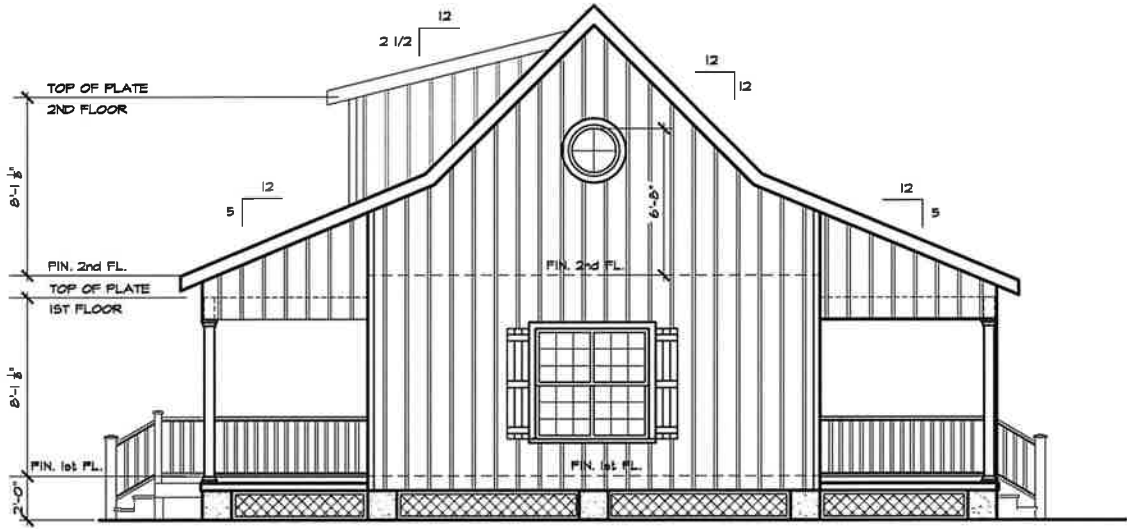
OF



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



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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REVISIONS		
NO.	DATE	REMARKS

THE JOHN STOKES COMPANY

2424-A LYNNDALE ROAD
FERNANDINA BEACH, FLORIDA 32034
PHONE (904) 321-1832 FAX (904) 491-8282
FLA. CERTIFICATION NO. CGC028018

DATE:
JOB NO:
DRAWN BY: EST
CHKD BY: JLS

NEW RESIDENCE
FOR
DAVIS AND YAYOI BURBANK
FERNANDINA BEACH, FLORIDA 32034

SEAL

SHEET NO.
A-2
OF



The John Stokes Company

**Davis & Yayoi Burbank Residence
Lot 7 White Street-Old Town
Fernandina Beach, Fl. 32034**

Exterior Color Selections

February 14, 2018

Exterior Siding Color	Sherwin Williams SW3341	Spectral Indigo
Exterior Door and Window Trim Color	Sherwin Williams SW4027	Cotton White
Exterior Columns, Railings & Pickets Color	Sherwin Williams SW4027	Cotton White
Exterior Roof Metal Color	Millennium Metals "Grey"	
Building Foundation	Shell Stucco in Grey Mortar	
Faux Foundation Lattice Panels	White	
Front Entry Door	Natural Fir Door with Clear Sealer	
Exterior Shutters	Natural Fir with Clear Sealer	

Model # M3306-6-AW-WJ-4IRH Internet #205166332



Live Chat

[Share](#) [Save to List](#) [Print](#)

Steves & Sons 36 in. x 80 in. Craftsman 6 Lite Stained Mahogany Wood Prehung Front Door

★★★★★ (12) [Write a Review](#) [Questions & Answers \(20\)](#)

\$975⁰¹ /each

Choose Your Options

Wheat-White

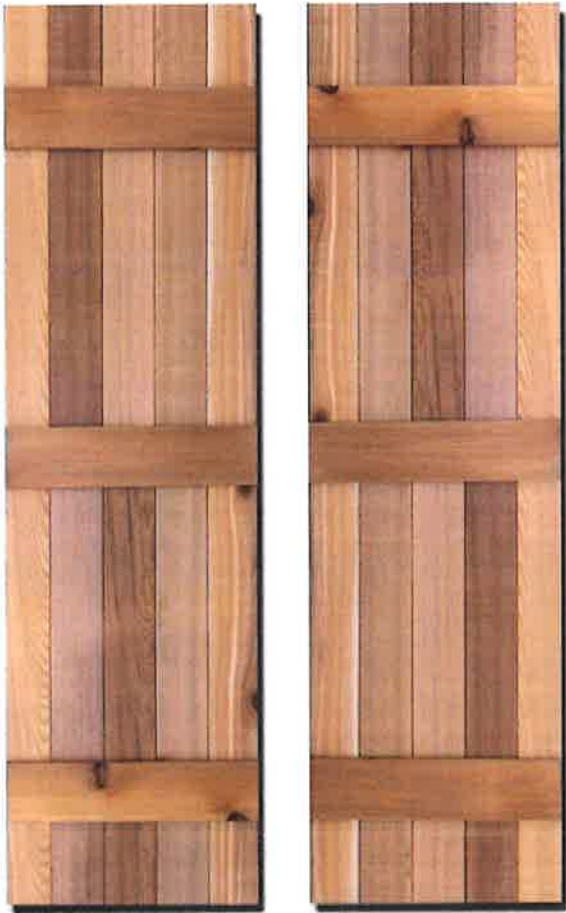


Door Size (WxH) in.

36 x 80



Model # 420173 Internet #202566870



Live Chat

 Share  Save to List  Print

Design Craft Millworks 15 in. x 60 in. Natural Cedar Board-N-Batten Baton Shutters Pair

★★★★★ (12)  [Write a Review](#) [Questions & Answers \(7\)](#)

- Sold in a Pair
- Hardware includes 3 anchors and 3 screws per shutter

\$108⁷³ /pair

Quantity

-

1

+





MILLENNIUM METALS

10200 Eastport Road
Jacksonville, FL 32218
904-358-8366 / Toll Free 877-358-7663 / Fax 904-358-8285
www.mmi2000.net

COLOR SELECTION GUIDE

FOR EXACT COLOR MATCH A FREE SAMPLE IS AVAILABLE UPON REQUEST.



Blue



Brown



Charcoal



Gallery Blue



Gray



Hunter Green



Ivory



Black



Red



Reflective White



Stone



Tan



White



Burgundy



Burnished Slate



Galvalume*

COLORS ARE APPROXIMATE & MAY VARY SLIGHTLY.

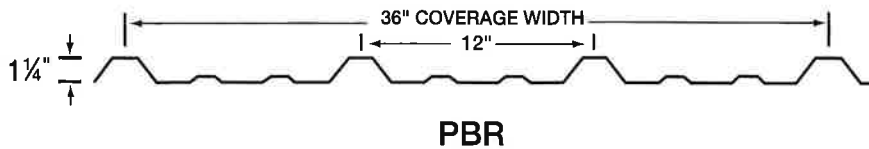
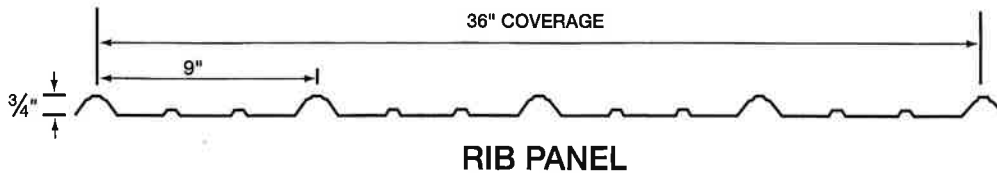
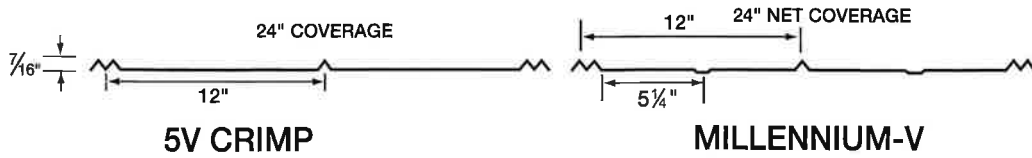
40 YEAR LIMITED WARRANTY ON PAINTED

* 25 YEAR LIMITED WARRANTY ON GALVALUME

Please verify color, gauge and profile availability.

See back cover for details.

5V & MILLENNIUM-V COLOR SELECTION



Complete Detail Manuals available upon request
for each panel profile.

COLOR	5V & MV	29GA RIB	26GA RIB	26GA PBR
BLUE		X		
BROWN		X	X	
CHARCOAL		X	X	
GALLERY BLUE			X	
GRAY	X	X	X	
HUNTER GREEN	X	X	X	X
IVORY		X	X	
BLACK		X		
RED	X	X	X	
REFLECTIVE WHITE		X	X	X
STONE		X	X	
TAN		X	X	
WHITE	X	X		
BURGUNDY		X		
BURNISHED SLATE	X	X		



MILLENNIUM METALS

10200 Eastport Road • Jacksonville, FL 32218
904-358-8366 / Toll Free 877-358-7663 / Fax 904-358-8285



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-08
MARCH 15, 2018

Owner/Applicant:	Cotner Associates, Inc. Architects, agent for GLR Trust Agreement, Michael H. Huffman & Karen L. Huffman				
Property Address:	303 Calhoun Street				
Requested action:	Certificate of Approval (COA) to construct two accessory structures totaling 1,000 sq. ft. and a covered walkway to primary structure.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00265				
Year Built:	Pre-1926 (FLMSF)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Vacant	R-2		
	South	Church	R-2	c.2013	St. Michael's Parish Hall
	East	Single Family Residential	R-2	c.1900	
	West	Warehouse	I-W	c.1993	Port of Fernandina

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This contributing resource, built around 1925, is a former church (St. Peter Claver) that has been adapted to serve as a single family dwelling.

This project was previously heard by the Historic District Council March 17, 2016, and was granted a Certificate of Approval (HDC 2016-07). The COA was granted two extensions, which is the maximum allowable number of extensions per the Land Development Code. HDC 2016-07 is scheduled to expire March 17, 2018, with no allowable extensions remaining. The applicant still wishes to move forward with the project, and since there are no available extensions allowed, seeks to have the project reconsidered for a new COA.

The project has not changed in scope since the previously approved COA, and includes the construction of two accessory garage structures connected to the principal structure with a covered walkway. The accessory structures are 625 sq. ft. and 375 sq. ft. in size

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be**

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Findings: Complies ☒ Does not Comply ☐ N/A ☐

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

DOWNTOWN HISTORIC DISTRICT GUIDELINES

ANALYSIS:

Staff finds that the analysis of this project from its initial review still holds true.

“The proposed project is compliant with both the SOIS and Downtown Design Guidelines. No historic materials will be destroyed and if the buildings were removed in the future, they would have no impact on the historic structure. The Design Guidelines state that new outbuildings should be designed to be complimentary to the dwelling’s architectural style and scale of the adjacent dwelling, and to the rear of the main building or set back from the side. The proposed structures meet all of the above. The 625 SF building is set back over 50’ from the façade of the historic structure and the small building is at the very rear corner of the property. Both styles are compatible with the dwelling.” – Analysis and Staff Recommendation written by Adrienne Burke for HDC 2016-07

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Downtown Historic District Guidelines.

Staff recommends:

APPROVAL of HDC 2018-08

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-08 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-08, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2018-08 Application and Backup Materials HDC**

EXHIBIT 2 **2016-07 Agenda Packet and COA**

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-08

EXHIBIT 1

Application and Backup Materials

OFFICE USE ONLY

REC'D: 2/6/18 BY: 8

PAYMENT: \$ 150 TYPE CL 21950

APPLICATION #: 218-000235

HDC CASE #: 2018-08

APPLICATION COMPLETE: Y ___ N ___

PRE-CONFERENCE: Y ___ N ___ DATE: _____



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

___ APPROVED ___ DENIED

APPROVAL TYPE: ☐ Staff Approval ☒ Board Approval: Conceptual _____ or Final _____

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION

Street Address: 303 CALHOUN STREET

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0017-0010

Zoning District: R-2 Lot / Block Number (optional) 18 31-34 / 17

Owner of Record

Owner(s) Name GLR TRUST AGREEMENT
MICHAEL H. HUFFMAN & KAREN L. HUFFMAN

Corporation or Company

Street Address
P.O. Box 13536

City State Zip
DAYTON, OH 45413

Telephone Number
(937) 546-2876

Fax Number

Email Address
MIKE@HUFFDOG.COM

Applicant or Agent

Applicant Name

Corporation or Company
COTNER ASSOCIATES, INC. ARCHITECTS

Street Address
9 S. 3RD ST.

City State Zip
FERNANDINA BEACH, FL 32034

Telephone Number
(904) 277-4593

Fax Number
(904) 277-6734

Email Address
JOHN@COTNERASSOCIATES.COM

PROJECT DESCRIPTION

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

PLEASE SEE ATTACHED PHOTOS.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

CONSTRUCTION OF TWO NEW ACCESSORY GARAGE STRUCTURES OF 625SF AND 375SF., TOTALING 1,000SF. AND COVERED WALKWAY CONNECTING THE EXISTING RESIDENCE TO NEW GARAGES. RENEWAL OF COA HDC-2016-07

List proposed materials and colors, as applicable:

Project Scope	Type, Material, Brand	Color
Exterior Fabric	<i>SANDFINISH STUCCO</i>	<i>RED - MATCH EXISTING BRICK</i>
Doors	<i>TWO PANEL COMPOSITE</i>	<i>WHITE - MATCH EXISTING RESIDENCE</i>
Windows	<i>N/A</i>	
Roofing	<i>ARCH. FIBERGLASS SHINGLES</i>	<i>RED - MATCH EXISTING RESIDENCE</i>
Fascia/Trim	<i>P.T. PINE TO MATCH EXISTING</i>	<i>WHITE - MATCH EXISTING RESIDENCE</i>
Foundation	<i>CONCRETE</i>	
Shutters	<i>N/A</i>	
Porch/Deck	<i>CONCRETE PAVERS</i>	<i>NATURAL TONES - MATCH EXISTING</i>
Fencing	<i>P.T. PINE</i>	<i>MATCH EXISTING</i>
Driveways/Sidewalks	<i>GRAVEL</i>	<i>MATCH EXISTING</i>
Signage	<i>N/A</i>	
Other	<i>BRACKETED ROOF - 5V CRIMP METAL ROOFING CARRIAGE STYLE GARAGE DOORS</i>	<i>NATURAL GALVANEUM WHITE - MATCH EX'G.</i>

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

12-4-18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

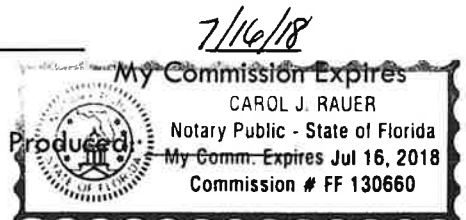
Subscribed and sworn to before me this 6th day of February, 2018.

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

Personally Known ☒ OR Produced Identification ☐

ID Produced ☐





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

WE MICHAEL H. HUFFMAN & KAREN L. HUFFMAN, TRUSTEES OF THE GLR TRUST
(print name of property owner(s)) AGREEMENT

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS
(print name of agent)

to represent me/us in processing an application for: HDC
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Michael H Huffman
(Print name of owner)

Karen HUFFMAN
(Print name of owner)

0410
STATE OF FLORIDA }
COUNTY OF MIAMI SS }
~~NASSAU~~

Subscribed and sworn to before me this 31 day of Jan., 2018.

[Signature]
Notary Public: Signature

Jill Stoner
Printed Name

3-16-22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



JILL STONER
Notary Public, State of Ohio
My Commission Expires
March 16, 2022

LETTER OF TRANSMITTAL

To: Sal Cumella
Company: City of Fernandina Beach
Phone:
Re: 303 Calhoun Street, Huffman
Project #: 151467.00
From: John M. Cotner, AIA
Date: February 12, 2018
Pages excluding cover: Thirty-three (33)
Sent via: Deliver

Please find the following:

Completed HDC application to renew COA HDC 2016-07
Check 21950 for \$150.00 fee
Proof of ownership
Photos
Cut sheets for doors/windows
Two (2) sets of updated plans which include:
1) Cover sheet
2) A-1 Site plan & elevations
3) A-2 Floor plan & details
4) A-3 Sections, details & framing

HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Planning Department may require additional drawings, specifications or information in order to complete the review of the application.

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR CONCEPTUAL APPROVAL BY THE BOARD:

(1 copy of each)

- ☐ Proof of ownership (copy of deed or tax statement)
- ☐ 11x17 signed, sealed, scaled survey of the property
- ☐ 11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
- ☐ Photographs of the existing site and existing buildings if any, including views from the street
- ☐ Architectural renderings of the proposed work, including information on proposed materials to be utilized

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

(1 copy of each)

- ☒ Proof of ownership (copy of deed or tax statement)
- ☒ 11x17 signed, sealed, scaled survey of property
- ☒ 11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
- ☒ Photographs of the existing site and existing buildings if any, including views from the street.
- ☒ 11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary and/or accessory buildings:
 - ☒ North Elevation
 - ☒ South Elevation
 - ☒ East Elevation
 - ☒ West Elevation
- ☐ Commercial Projects: Elevations and/or site plan must show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)
- ☒ Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.



A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search

Sales Search

Nassau Home

OWNER NAME	GLR TRUST AGREEMENT	PARCEL NUMBER	00-00-31-1800-0017-0010
MAILING ADDRESS	MICHAEL HUFFMAN TRUSTEES ET AL PO BOX 13536	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
	DAYTON, OH 45413	MILLAGE	19.9307
LOCATION ADDRESS	303 CALHOUN ST FERNANDINA BEACH FL 32034	PROPERTY USAGE	SINGLE FAMILY
		DEED ACRES	0
SHORT LEGAL	BLOCK 17 LOTS 1 & 31 THRU 34 IN OR 1940/202 CITY OF FDNA BEACH	HOMESTEAD	N
		PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$82,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$360,019
TOTAL MISC VALUE	\$5,258
JUST OR CLASSIFIED TOTAL VALUE	\$447,777
ASSESSED VALUE	\$447,777
EXEMPT VALUE	\$0
TAXABLE VALUE	\$447,777

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	100	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	4,561	3,611	3	3	CEDAR	COMMON BRK	AIR DUCTED	FORCED AIR	1888	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE A	18 X 23	414	1980
CONCRETE A	4 X 8	32	1993
TRELLIS A	16 X 37	592	2007
TRELLIS A	12 X 12	144	2007

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
09/25/2014	1940/202	1940/202	529000	WD	Q	Y	INGEBRIGHTSEN CATHERINE W & NILS MAGNUS SAGEN	GLR TRUST AGREEMENT
03/06/2009	1609/1737	1609/1737	100	WD	U	Y	HISTORIC PROPERTY GROUP INC	INGEBRIGHTSEN CATHERINE W
11/02/2006	1456/957	1456/957	100	QC	U	Y	HISTORIC PROPERTY GROUP INC	INGEBRIGHTSEN CATHERINE
05/10/2004	1228/1491	1228/1491	275000	WD	Q	Y	BERNREUTER CHARLES H ETAL	HISTORIC PROPERTY GROUP INC
04/07/1997	789/1150	789/1150	100	QC	U	Y	BERNREUTER DOROTHY J	BERNREUTER DOROTHY J L/E
08/29/1996	789/1494	789/1494	100	QC	U	Y	BERNREUTER DOROTHY J	BERNREUTER DOROTHY J L/E
05/01/1981	337/222	337/222	25000	WD	Q	Y		
01/01/1976	218/387	218/387	11500	WD	Q	Y		

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 14-325

General Warranty Deed

Made this September 25th, 2014 A.D. By Catherine W. Ingebrigtsen joined by her husband Nils Magnus Sagen Ingebrigtsen, hereinafter called the grantor, to Michael H. Huffman and Karen L. Huffman, as Trustees of The GLR Trust Agreement dated September 9, 2014, whose post office address is: P.O. Box 13536, Dayton, OH 45413, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE,
LYING AND BEING IN THE CITY OF FERNANDINA BEACH,
(FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE
OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE
OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY
THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED,
REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT
COMPANY IN 1887 AND 1901) AS:**

LOTS 1, 31, 32, 33, AND 34, BLOCK 17, CITY OF FERNANDINA BEACH.

*****Pursuant to F.S. 689.073, this deed confers upon the Trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein*****

Parcel ID Number: 00-00-31-1800-0017-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

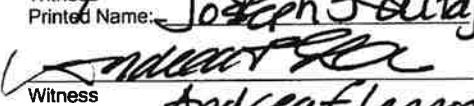
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 14-325

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

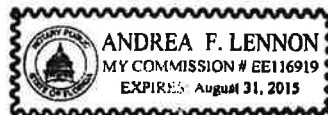
 Witness Printed Name: <u>Joseph Fontajon</u>	 (Seal) Catherine W. Ingebrigtsen
 Witness Printed Name: <u>Andrea F. Lennon</u>	 (Seal) Nils Magnus Sagen Ingebrigtsen

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 25th day of September, 2014, by Catherine W. Ingebrigtsen and her husband Nils Magnus Sagen Ingebrigtsen, who have produced drivers license as identification and did not take an oath.


Notary Public
Print Name: Andrea F. Lennon

My Commission Expires:



*Model GH21, XG24 Faux Top Section, Standard White Overlay,
Space Lift Handles and Step Plates. Doors painted by consumer.*

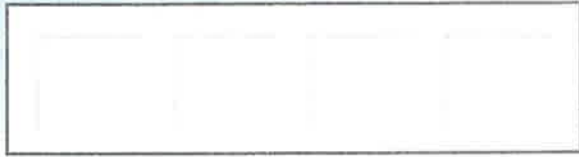


The Grand Harbor® Collection

**Enhance the classic details of your home
without breaking your budget.**

When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

Accented with decorative black wrought iron hardware, these doors have the appearance of a swing-out door, but offer the convenience of modern overhead operation.



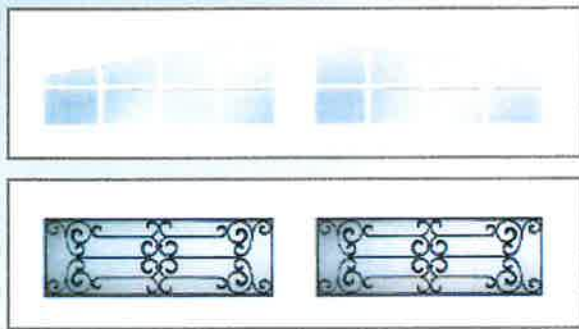
Solid Top Sections

Solid top sections in rectangular, square and arch designs provide more design options to complement new home styles.



Faux Top Sections

Faux top sections create the illusion of a window by using a solid dark gray steel background with arch, square and rectangular grille overlays. Provides added security while creating the appearance of a real window.



Glazed Top Sections

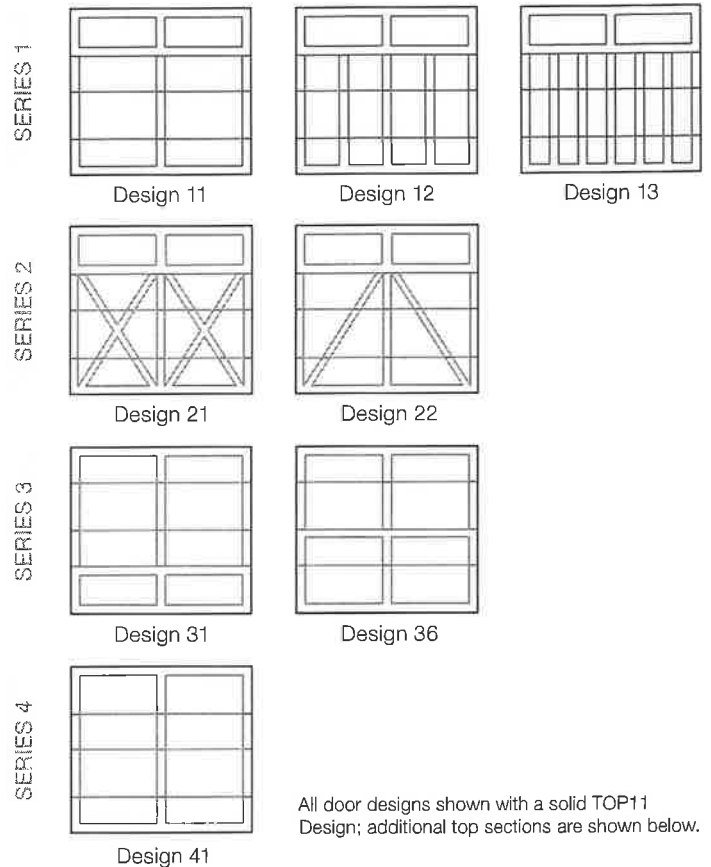
Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Wrought iron windows feature a black iron-look design on a "seeded" look acrylic that provides an Old World European style to complement light fixtures, entry doors and other decorative features.

Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.

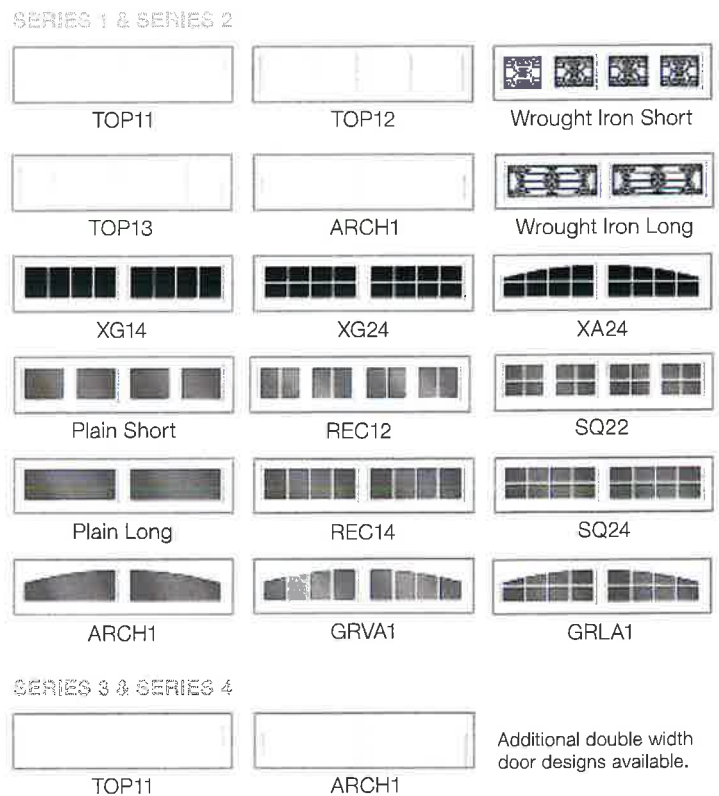
Note: All glazed top sections available up to WindCode® W1, Short glazed top sections, SQ22, Plain Short and Wrought Iron Short (WIS) available up to WindCode® W6.

Contact your local dealer for door width restrictions.

Door Designs



Top/Window Sections



Durable Construction

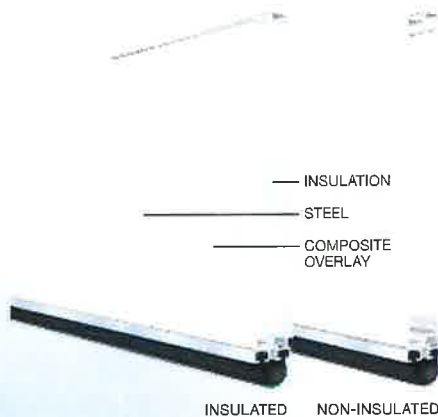
OPTIONAL INSULATION

1 5/8"

VINYL-BACKED INSULATION

EFFICIENCY
6.3
R VALUE

Calculated door section R-value is in accordance with DASMA TDS-163.



- 24 gauge 2" steel frame construction with 1/2" composite overlay for long-lasting performance and durability.
- Optional 1-5/8" vinyl-backed insulation improves energy efficiency. 6.3 R-value.
- Galvanized torsion springs are attractive and longer lasting.
- Nylon rollers are durable and quiet.
- Rust-resistant, aluminum bottom weatherseal retainer and vinyl astragal help seal out the elements.

Beauty and Design

- Four design series, eight models.
- Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Optional faux windows and wrought iron windows.
- Decorative black powder coated spade design lift handles and step plate provide the finishing touch. Optional outside keyed lock and strap hinges maintain the authentic carriage house style designs.
- UV-protected standard white composite square-edged overlay with smooth finish.

Size Availability

	Series 1	Series 2	Series 3	Series 4
Door Height	Models	Models	Models	Model
6'6" to 8'0"	GH11, GH12, GH13	GH21, GH22	GH31, GH36	GH41
8'6" to 12'0"				

Door heights available in 6" increments.

Door Width (All Models) 8'0", 9'0", 15'0", 15'6", 16'0", 18'0"

*Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.



For more detailed product specification information or availability of our Grand Harbor® Collection Garage Doors, please contact your Clopay Dealer. To locate a dealer to help you select the right door for your home, just go to www.clopaydoor.com/dealer or call 1-800-2CLOPAY (225-6729).

Follow us on



Colors

Standard White

Almond

Desert Tan

Sandtone

Due to the printing process, colors may vary.

- Four hot-dipped galvanized woodgrain textured steel base door colors: Standard White, Almond, Desert Tan and Sandtone. Overlay available in Standard White only.
- Can be painted using a high-quality exterior latex paint. Base door and overlays can be painted dark colors with a Light Reflective Value (LRV) of 8 or higher. Contact paint manufacturer for LRV reading.

Decorative Hardware

STANDARD

Spade Step Plate

OPTIONAL

Spade Lift Handles

Operable Keylock

Spade Strap Hinge

Escutcheon Plate



A FOCUS ON

green



Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

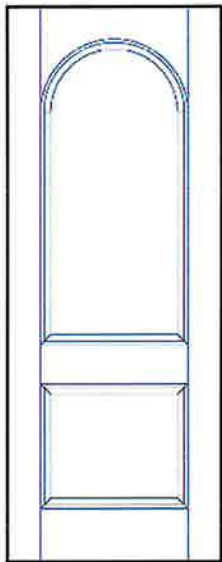
Steel doors and hardware are impervious to moisture and will not rot, warp, crack or fade, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

Visit our website for more details on Clopay's green practices.

clopaydoor.com/green.aspx

[PRODUCTS](#) [OPTIONS](#) [DESIGN & PLANNING](#) [WHY TRUSTILE](#) [FOR PROFESSIONALS](#)[Home](#) / [Products](#) / [Panel Doors](#) / [TS Series Door Styles](#) / [TS2190](#)

TS2190

[Mediterranean](#) [Victorian](#)[OVERVIEW](#) [PROFILES](#) [WOOD SPECIES](#) [GLASS](#) [LEATHER](#) [METAL](#)

Series:	TruStile (TS) Series
Application:	Interior, Exterior
Thickness:	1-3/8", 1-3/4", 2-1/4"
Construction:	TruStile MDF TruStile Reserve Wood
Available Fire Rating:	20 45 60 90

Where to Buy

☒ Homeowner ☐ Build
Profe[TS2180](#)
Previous Door[TS2200](#)
Next Door[About TruStile](#) [News](#) [Media](#) [Careers](#) [Blog](#) [Privacy](#) [FAQ](#) [Contact](#)

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GRAND HARBOR[®]

collection



America's Favorite Garage Doors[®]



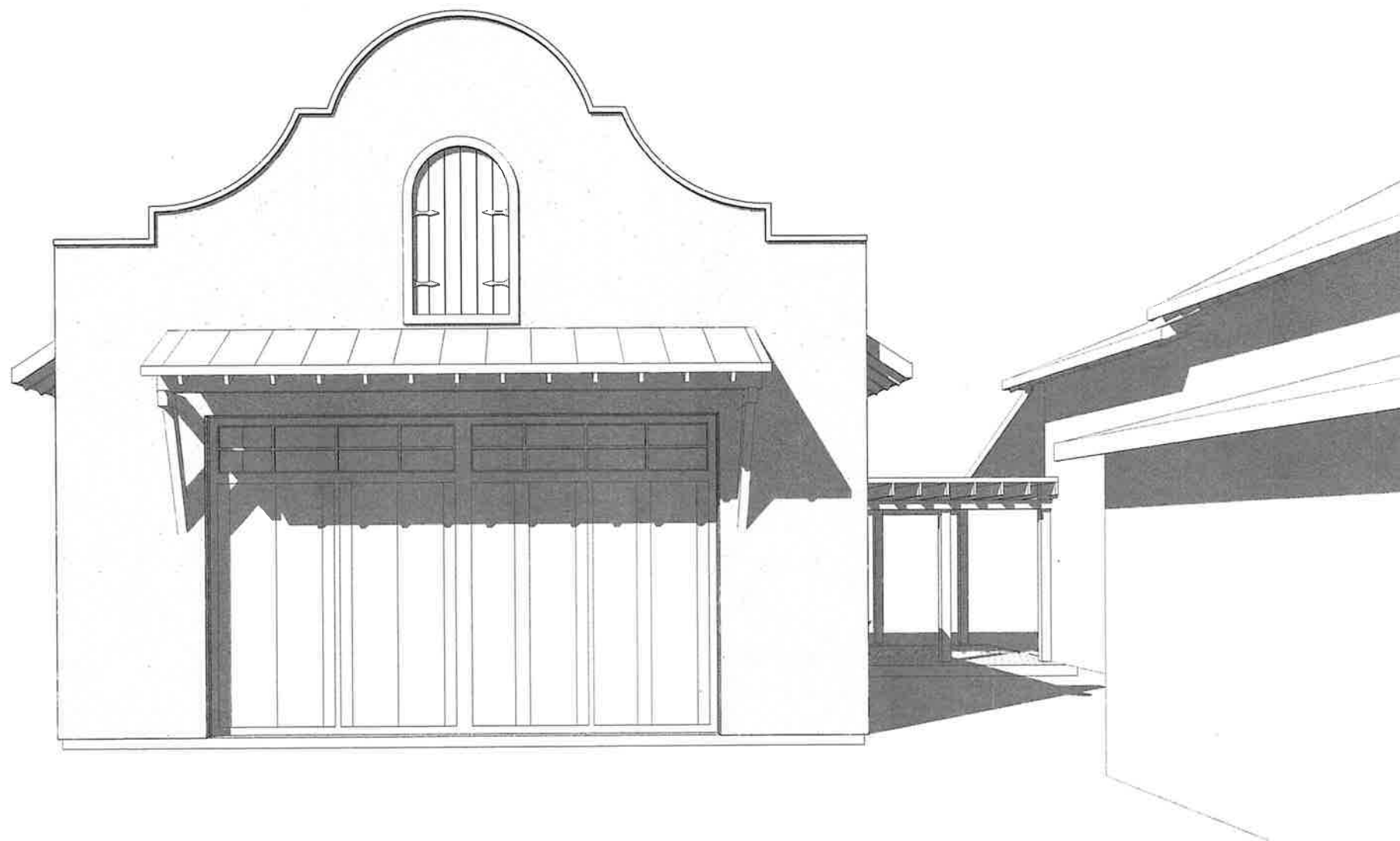
Model GH12, SQ24 Windows,
Sandtone Base, Standard White Overlay,
Spade Lift Handles and Step Plates



clopay.com

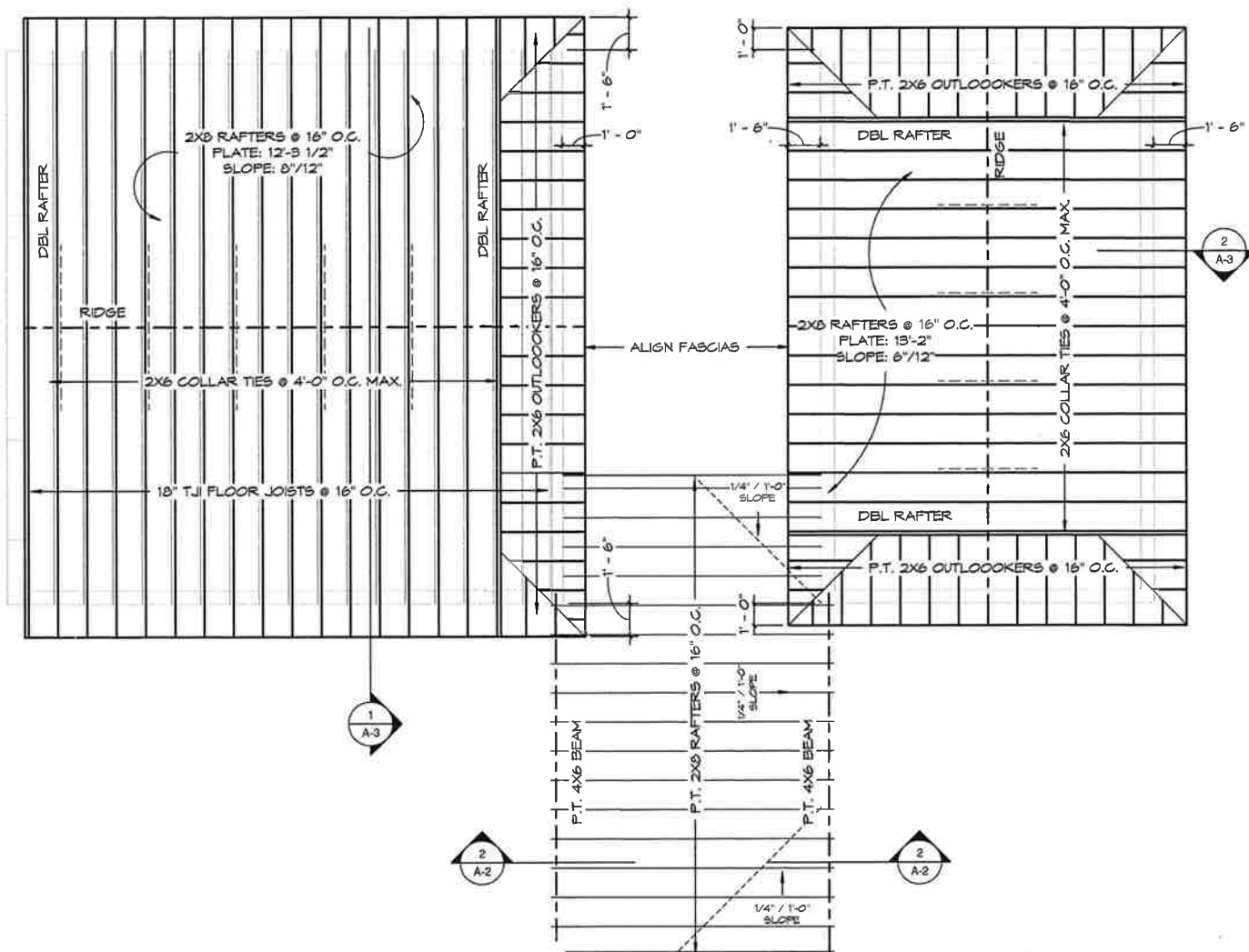
DRAWING INDEX

A-1 SITE PLAN & ELEVATIONS
A-2 FLOOR PLAN & DETAILS
A-3 SECTIONS, DETAILS & FRAMING
A-4 GENERAL NOTES

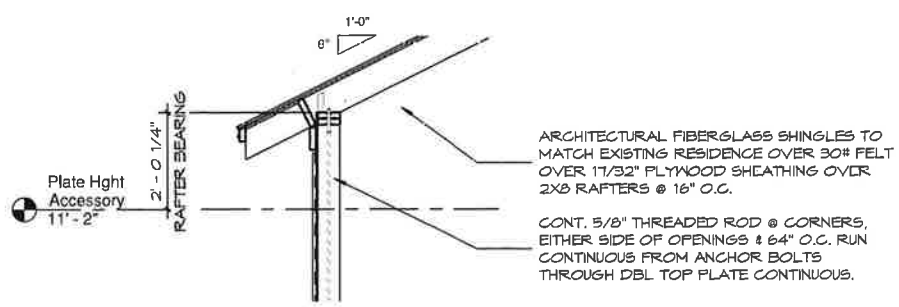


HUFFMAN ACCESSORY STRUCTURE

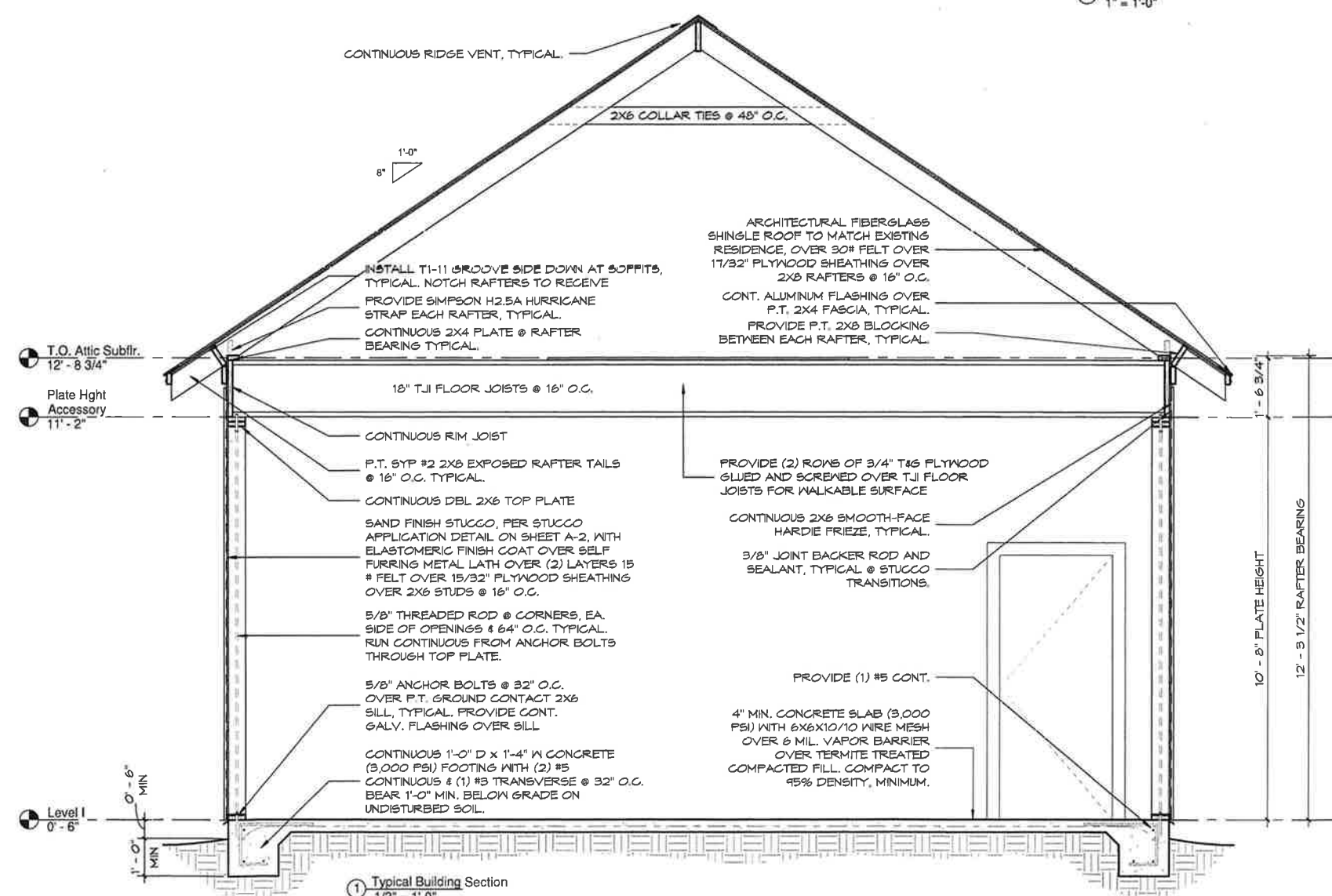
303 CALHOUN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA



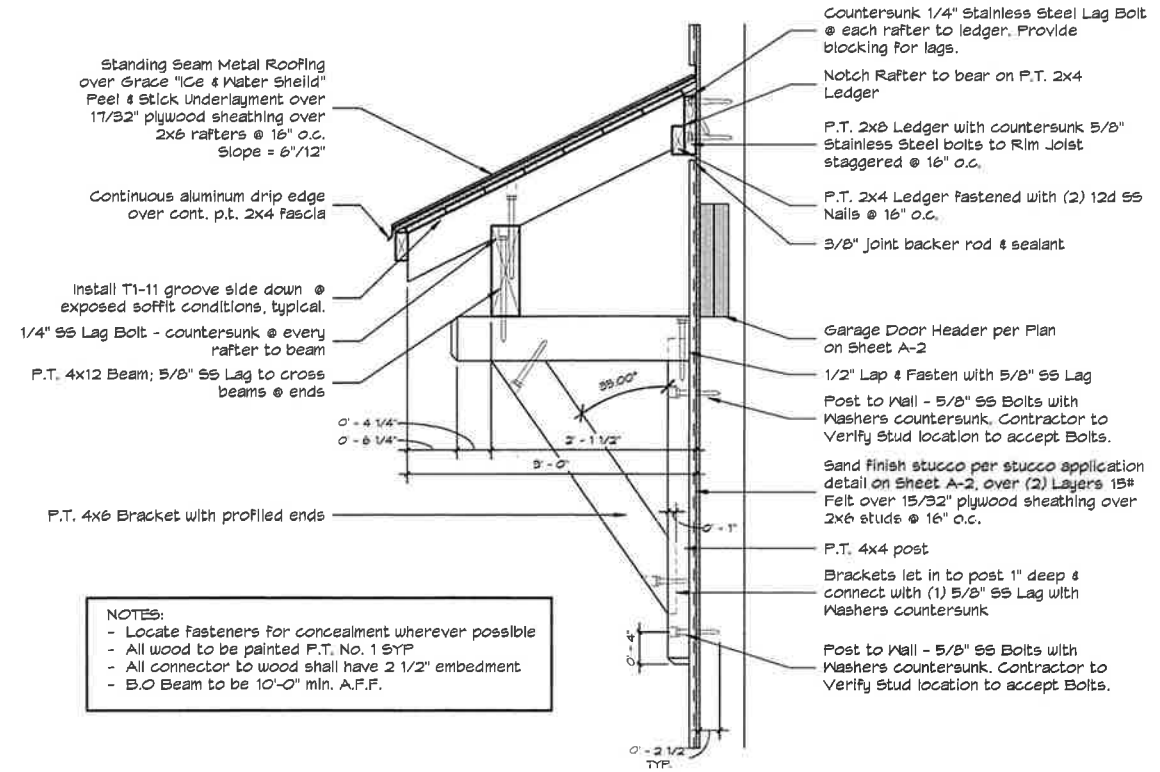
3 Roof Framing
1/4" = 1'-0"



2 East Garage Eave Detail
1/2" = 1'-0"
NOTE: ONLY DIFFERENCES FROM
DETAIL 1/A-3 ARE SHOWN. ALL
OTHER CONDITIONS SIMILAR.



1 Typical Building Section
1/2" = 1'-0"



4 Bracketed Roof Detail
1" = 1'-0"

- NOTES:
- Locate fasteners for concealment wherever possible
 - All wood to be painted P.T. No. 1 SYP
 - All connector to wood shall have 2 1/2" embedment
 - B.O. Beam to be 10'-0" min. A.F.F.

Cotner Associates Architect
9 South Third Street
Fernandina Beach, Florida
PH (904) 277-4593 FAX (904) 277-4594

HUFFMAN ACCESSORY
303 CALHOUN STREET
FERNANDINA BEACH

Revisions		Description		Date
No.				

PROGRESS PRINTS		Restrictions		All Rights Reserved	
Issue	Date	Issued To/For	Review Only	Review Only	Review Only
02-01-16		Client	Review		
02-10-16		HDC	Review		
01-25-16		HDC	Review		

NOTE: DRAWING SCALE IS 1/2" LISTED IF PRINTED ON 11X17.
Project: 151467 Released:

FOUND. & FRAM. Sheet No. **A-** Page 03

HDC 2018-08

EXHIBIT 2

HDC 2016-07 Agenda Packet and COA



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-07
March 17, 2016

Subject Property: 303 Calhoun Street



Owner/Applicant: Michael + Karen Huffman

Requested Action: Certificate of Approval (COA) for construction of two accessory garages of 625 SF and 375 SF

2007 Historic Resource Survey: 1925
Property Appraiser date c.1888. See notes below in background information.

Zoning/FLUM: R-2/Medium Density Residential

Existing Use: Single Family Home

Adjacent Properties:

North
Vacant R-2/Medium Density Residential



South
Yard Space R-2/Medium Density Residential



East
Residential, R-2/Medium Density Residential



West
Warehouse, I-W/Industrial Waterfront



All required application materials have been received. All fees have been paid. All required notices have been made.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting approval to construct two accessory structures. One structure will be 625 SF, the maximum allowable square footage, and the other structure will be 375 SF. Per Land Development Code Section 5.01.03(C), two accessory structures are permitted on the site. The larger structure faces N. 3rd Street and will emulate the architectural style of the primary historic building. The smaller structure will face Calhoun Street and have a simpler design. A paver patio will separate the buildings and a covered walkway will extend to the main structure.

Structure history: This building is a former church. As staff understands it, the building housed St. Peter Claver Catholic Church, the African-American Catholic Church that moved from Old Town. The structure is not present on the 1884 Sanborn map. The 1891 and 1897 Sanborn maps do not include Block 17. No building shows up on the parcel in the 1903 or 1909 Sanborn maps. Block 17 is not included again in 1926 maps. It would appear the Historic Resource Survey information is more accurate.

Past COA:

SA 2007-19	4/2/2007	Replace existing broken concrete patio with brick pavers
SA 2005-38	8/11/2005	Replacement of broken windows and repaint window trim

Proposed building materials are in the application packet.

APPLICABLE GUIDELINES:

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Code states that the review of the proposed development shall be based on the *Secretary of the Interior's Standards for Rehabilitation*. **Secretary of the Interior Standards 9 and 10 apply to this project.**

Section 8.01.01.01(B) and Section 8.03.04(A)(2) of the Code states that the review of proposed development within the Historic District Overlay shall also be based upon compliance with the *Downtown Historic District Guidelines*. **The applicable 2013 Guidelines are for residential buildings: Outbuildings (p.101).**

ANALYSIS AND STAFF RECOMMENDATION:

The proposed project is compliant with both the SOIS and Downtown Design Guidelines. No historic materials will be destroyed and if the buildings were removed in the future, they would have no impact on the historic structure. The Design Guidelines state that new outbuildings should be designed to be complimentary to the dwelling's architectural style and scale of the adjacent dwelling, and to the rear of the main building or set back from the side. The proposed structures meet all of the above. The 625 SF building is set back over 50' from the façade of the historic structure and the small building is at the very rear corner of the property. Both styles are compatible with the dwelling.

Recommendation: Approval.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-07; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-07, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Burke
CDD Director

OFFICE USE ONLY

REC'D: 2/15/16 BY: AB
PAYMENT: \$ 20000 TYPE: CNE#20009
APPLICATION #: 2016-0000249
CASE #: 2016-07
BOARD MEETING DATE: 3/17/16



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: Michael H. Huffman and Karen L. Huffinan, Trustees of The GLR Trust Agreement
Mailing Address: P.O. Box 13536, Dayton, OH 45413
Telephone: (937) 546-2876 Fax: _____
Email: mike@huffdog.com

Agent Name: Cotner Associates, Inc. Architects
Mailing Address: 9 South 3rd Street, Fernandina Beach, FL 32034
Telephone: (904) 277-4593 Fax: (904) 277-6734
Email: john@cotnerassociates.com

PROPERTY INFORMATION

Street Address: 303 Calhoun Street
Parcel Identification Number(s): 00-00-31-1800-0017-0010
Lot Number: 1 & 31-34 Block Number: 17

PROJECT INFORMATION

☐ STAFF APPROVAL ☒ BOARD APPROVAL: CONCEPTUAL _____ OR FINAL X _____

☒ New Construction

☐ Demolition

☐ Additions/Alterations

☐ Other: _____

Brief description of work proposed:

Construction of two new accessory garage structures of 625s.f. and 375s.f., totalling 1,000s.f.,
and covered walkway connecting existing residence to new garages.

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	Sand finish stucco	Red - match ext'g brick
Doors	Two panel composite	White - match ext'g resid.
Windows	N/A	
Roofing	Architectural fiberglass shingles	Red - match ext'g resid.
Fascia/Trim	P.T. pine to match existing	White - match ext'g resid.
Foundation	Concrete	
Shutters	N/A	
Porch/Deck	Concrete pavers	Natural tones - match ext'g.
Fencing	P.T. pine	Match existing
Driveways/Sidewalks	Gravel	Match existing
Signage	N/A	
Other	Bracketed roof: 5V crimp metal roofing	Natural galvalum
Other	Carriage style garage doors	White - match existing
Other		

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

12-9-14
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 9th day of February, 2016.

[Signature]
Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/18
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Michael H. Huffman & Karen L. Huffman, Trustees of The GLR Trust Agreement
(print name of property owner(s))

hereby authorize: Cotner Associates, Inc. Architects
(print name of agent)

to represent me/us in processing an application for: _____
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature] Trustee
(Signature of owner)

[Signature] Trustee
(Signature of owner)

Michael H Huffman
(Print name of owner)

Karen L. Huffman
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 2nd day of February, 2016.

[Signature]
Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/18
My Commission Expires

Personally Known _____ OR Produced Identification OHIO License Produced: RM283384



Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 14-325

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(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE,
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(FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE
OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE
OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY
THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED,
REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT
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LOTS 1, 31, 32, 33, AND 34, BLOCK 17, CITY OF FERNANDINA BEACH.

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Parcel ID Number: 00-00-31-1800-0017-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 14-325

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

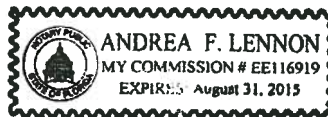
Witness Printed Name: <u>Joseph Fautajar</u>	<u>Catherine W. Ingebrigtsen</u> (Seal) Catherine W. Ingebrigtsen
Witness Printed Name: <u>Andrea F Lennon</u>	<u>Nils Magnus Sagen Ingebrigtsen</u> (Seal) Nils Magnus Sagen Ingebrigtsen

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 25th day of September, 2014, by Catherine W. Ingebrigtsen and her husband Nils Magnus Sagen Ingebrigtsen, who have produced drivers license as identification and did not take an oath.

Andrea F Lennon
Notary Public
Print Name: Andrea F Lennon

My Commission Expires:



NASSAU

A. Michael Hickox, CFA, Cert. Res. RD1941
Nassau County Property Appraiser

Property Search

Recent Sales Search

Nassau Home

OWNER NAME	GLR TRUST AGREEMENT	PARCEL NUMBER	00-00-31-1800-0017-0010
MAILING ADDRESS	MICHAEL HUFFMAN TRUSTEES ET AL PO BOX 13536	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
	DAYTON, OH 45413	MILLAGE	20.6524
LOCATION ADDRESS	303 CALHOUN ST FERNANDINA BEACH 32034	PROPERTY USAGE	SINGLE FAMILY
SHORT LEGAL	BLOCK 17 LOTS 1 & 31 THRU 34 IN OR 1940/202 CITY OF FDNA BEACH	DEED ACRES	0
		HOMESTEAD	N
		PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2015 Preliminary Values

JUST VALUE OF LAND	\$75,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$327,289
TOTAL MISC VALUE	\$5,168
JUST OR CLASSIFIED TOTAL VALUE	\$407,457
ASSESSED VALUE	\$407,457
EXEMPT VALUE	\$0
TAXABLE VALUE	\$407,457

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	100	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	4,561	3,611	3	3	CEDAR	COMMON BRK	AIR DUCTED	FORCED AIR	1888	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE A	18 X 23	414	1980
CONCRETE A	4 X 8	32	1993
TRELLIS A	16 X 37	592	2007
TRELLIS A	12 X 12	144	2007

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
09/25/2014	1940/202	1940/202	529000	WD	Q	Y	INGEBRIGHTSEN CATHERINE W & NILS MAGNUS SAGEN	GLR TRUST AGREEMENT
03/06/2009	1609/1737	1609/1737	100	WD	U	Y	HISTORIC PROPERTY GROUP INC	INGEBRIGHTSEN CATHERINE W
11/02/2006	1456/957	1456/957	100	QC	U	Y	HISTORIC PROPERTY GROUP INC	INGEBRIGHTSEN CATHERINE
05/10/2004	1228/1491	1228/1491	275000	WD	Q	Y	BERNREUTER CHARLES H ETAL	HISTORIC PROPERTY GROUP INC
04/07/1997	789/1150	789/1150	100	QC	U	Y	BERNREUTER DOROTHY J	BERNREUTER DOROTHY J L/E
08/29/1996	769/1494	769/1494	100	QC	U	Y	BERNREUTER DOROTHY J	BERNREUTER DOROTHY J L/E
05/10/1994	227/222	227/222	25000	WD	Q	Y		











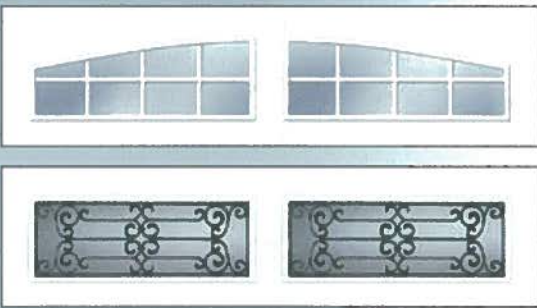
Solid Top Sections

Solid top sections in rectangular, square and arch designs provide more design options to complement new home styles.



Faux Top Sections

Faux top sections create the illusion of a window by using a solid dark gray steel background with arch, square and rectangular grille overlays. Provides added security while creating the appearance of a real window.



Glazed Top Sections

Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Wrought iron windows feature a black iron-look design on a "seeded" look acrylic that provides an Old World European style to complement light fixtures, entry doors and other decorative features.

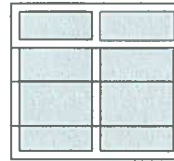
Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.

Note: All glazed top sections available up to WindCode® W1. Short glazed top sections, SQ22, Plain Short and Wrought Iron Short (WIS) available up to WindCode® W6.

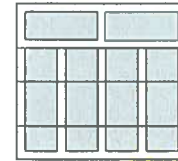
Contact your local dealer for door width restrictions.

Door Designs

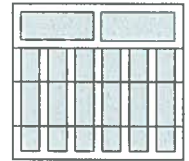
SERIES 1



Design 11

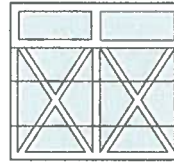


Design 12

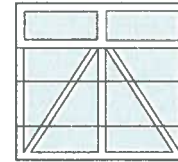


Design 13

SERIES 2

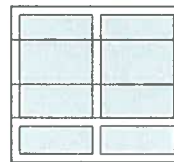


Design 21

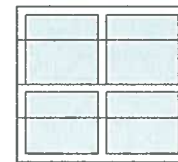


Design 22

SERIES 3

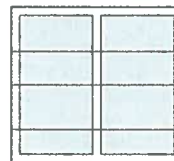


Design 31



Design 36

SERIES 4



Design 41

All door designs shown with a solid TOP11 Design; additional top sections are shown below.

Top/Window Sections

SERIES 1 & SERIES 2



TOP11



TOP12



Wrought Iron Short



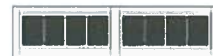
TOP13



ARCH1



Wrought Iron Long



XG14



XG24



XA24



Plain Short



REC12



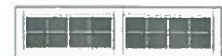
SQ22



Plain Long



REC14



SQ24



ARCH1



GRVA1



GRLA1

SERIES 3 & SERIES 4



TOP11

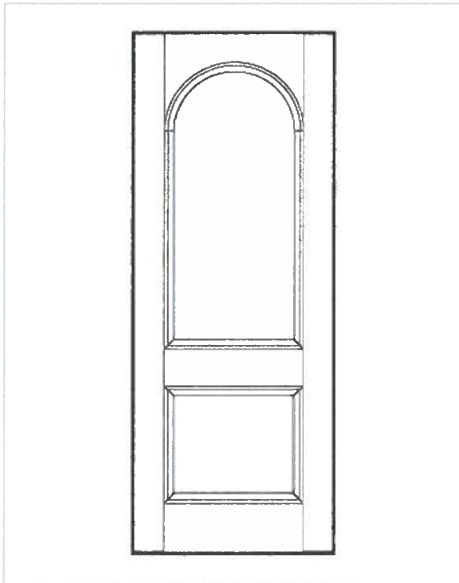


ARCH1

Additional double width door designs available.

[PRODUCTS](#) [OPTIONS](#) [DESIGN & PLANNING](#) [WHY TRUSTILE](#) [FOR PROFESSIONALS](#)[Home](#) / [Products](#) / [Panel Doors](#) / [TS Series Door Styles](#) / TS2190

TS2190

[Mediterranean](#) [Victorian](#)[OVERVIEW](#) [PROFILES](#) [WOOD SPECIES](#) [GLASS](#) [LEATHER](#) [METAL](#)

Series:	TruStile (TS) Series
Application:	Interior, Exterior
Thickness:	1-3/8", 1-3/4", 2-1/4"
Construction:	TruStile MDF TruStile Reserve Wood
Available Fire Rating:	20 45 60 90

Where to Buy

☒ Homeowner ☐ Build
Profe[TS2180](#)
Previous Door[TS2200](#)
Next Door[About TruStile](#) [News](#) [Media](#) [Careers](#) [Blog](#) [Privacy](#) [FAQ](#) [Contact](#)

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MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 1609, PAGES 1737 & 1738

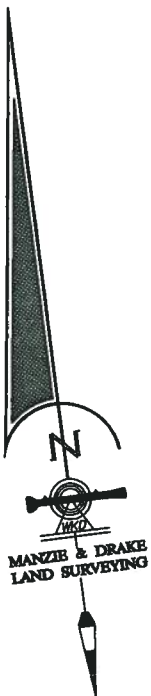
All that certain peice, parcel or tract of land lying situate in the County of Nassau and State of Florida being more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

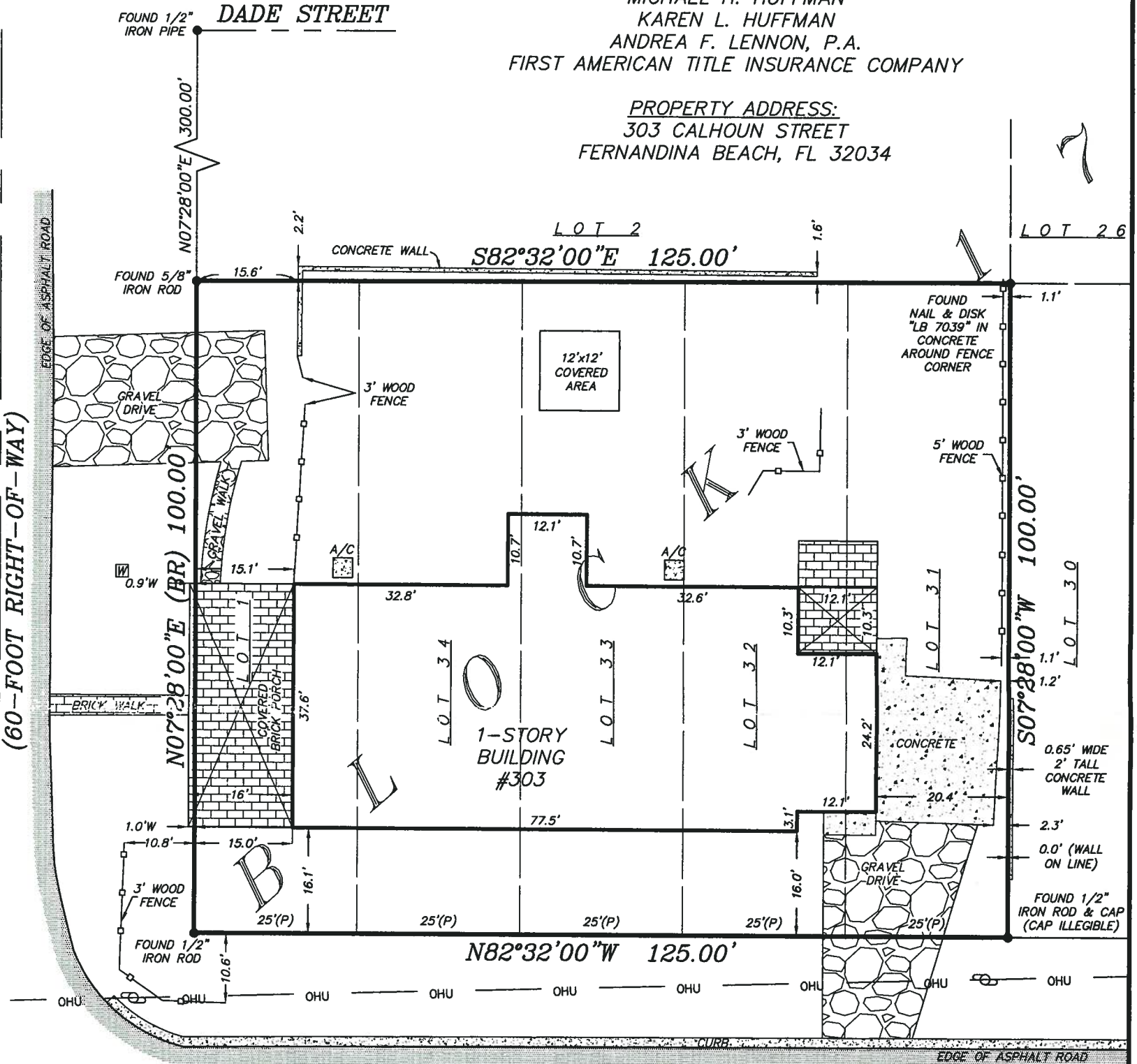
Lot 1 and 31 through 34 Block 17 City of Fernndina Beach

CERTIFIED TO:
MICHAEL H. HUFFMAN
KAREN L. HUFFMAN
ANDREA F. LENNON, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
303 CALHOUN STREET
FERNANDINA BEACH, FL 32034



NORTH THIRD STREET
(60-FOOT RIGHT-OF-WAY)



CALHOUN STREET
(60-FOOT RIGHT-OF-WAY)

LEGEND

A/C = AIR CONDITIONER
CL = CENTERLINE
CONCRETE FLATWORK
(P) = PLAT
B.R. = BEARING REFERENCE
WM = WATER METER
WF = WOOD FENCE
WPP = WOOD POWER POLE

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SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on an assumed bearing of N07°28'00"E for the easterly right-of-way line of North Third Street. The bearing reference line is indicated as thus (BR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS 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.

Michael A. Manzie

MICHAEL A. MANZIE, P.L.S. 4059

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 19083 DATE: 9/23/14 CADD: WKD
F.B. NO: X-279 PAGE NO: 23 FIELD CREW: JJ FILE NO: A-3609

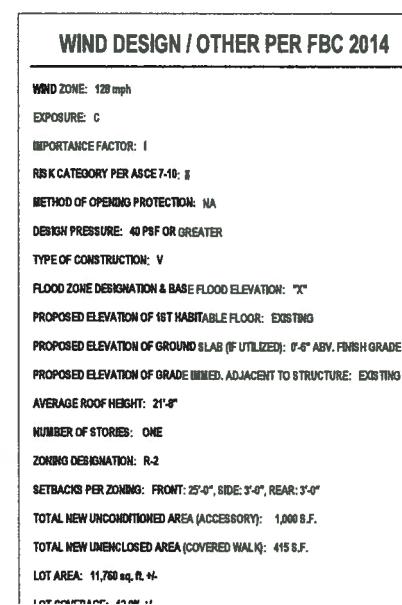
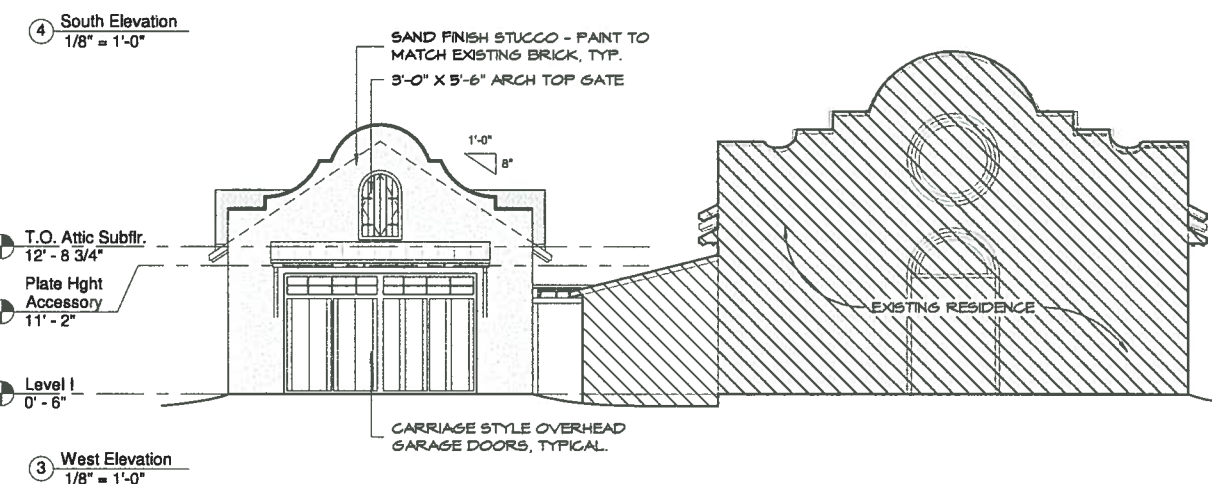
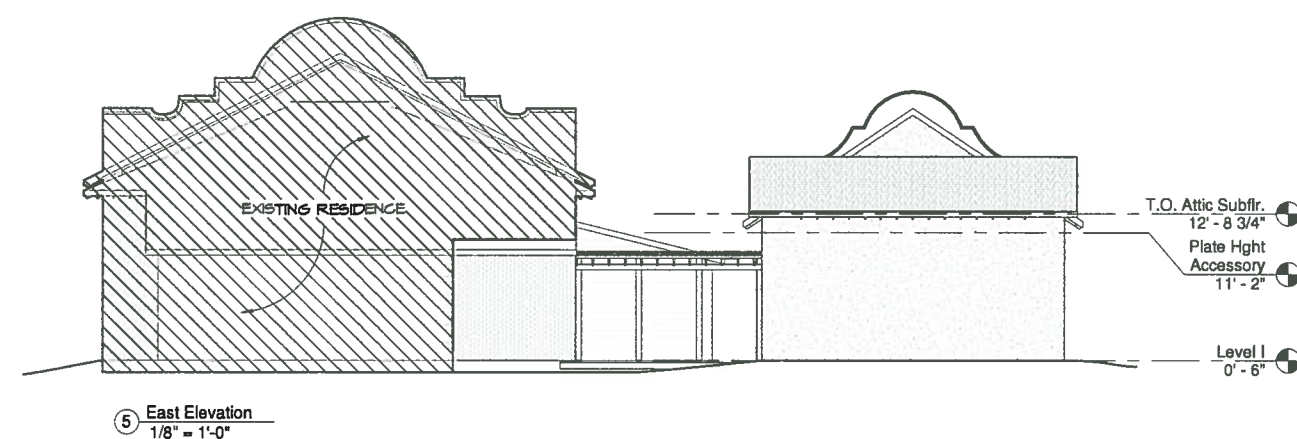
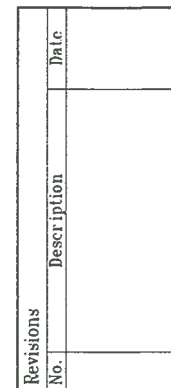
DRAWING INDEX

- A-1 SITE PLAN & ELEVATIONS
- A-2 FLOOR PLAN & DETAILS
- A-3 SECTIONS, DETAILS & FRAMING
- A-4 GENERAL NOTES



HUFFMAN ACCESSORY STRUCTURE

303 CALHOUN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA



WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 165-33.07, FLORIDA ADMINISTRATIVE CODE.

THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 120 MILES PER HOUR.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 120 MILES PER HOUR.

THEBY CERTIFY THAT THIS STRUCTURE, AS DESIGNED AND DETAILED BY COTNER ASSOCIATES, INC., ARCHITECTS, CONFORMS TO THE FLORIDA BUILDING CODE 614 WIND LOAD CRITERIA AND CAN STRUCTUALLY WITHSTAND A WIND LOAD OF 120 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1965 AND AMENDED AS OF 1986.

COTNER ASSOCIATES, INC., ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMANLIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OWNER DURING THE COURSE OF CONSTRUCTION; NOR CAN, OR DOES, COTNER ASSOCIATES, INC., ARCHITECTS ASSUME RESPONSIBILITY FOR EXISTING STRUCTURES TO WITHSTAND THE ABOVE CRITERIA OR THE EFFECTS THE EXISTING STRUCTURE MAY HAVE ON THE BUILDING ADDITIONS UNDER THESE CONDITIONS.

WIND COMPLIANCE STATEMENT

DATE

STUCCO APPLICATION

STUCCO
A-00

STANDARDS/REFERENCES: NOTE: THE FOLLOWING INFO IS COMPILED/EXERPTED FROM THE FOLLOWING CODES. CONTRACTOR SHALL FOLLOW REFERENCED SPECS AS LISTED BELOW:
1. ASTM C 1063; 2. ASTM C 1063; 3. PORTLAND CEMENT PLASTER (STUCCO) MANUAL, EB-04, PORTLAND CEMENT ASSOC.; 4. "GUIDE SPECIFICATIONS FOR METAL LATHING AND FURRING", METAL LATH/STEEL FRAMING ASSOC.

ELASTOMERIC FACTORY-PREPARED FINISH-COAT PRODUCTS: (CONTRACTOR TO SELECT FROM ONE OF THE FOLLOWING PRODUCTS, AND USE (1) MANUFACTURER FOR ALL STUCCO PRODUCTS (NO MIXING OF DIFFERENT MANUFACTURERS STUCCO PRODUCTS). SUBMIT TO ARCHITECT PRODUCT DATA AND APPLICATION PROCEDURE FOR WRITTEN APPROVAL. PRIOR TO PROCEEDING WITH THE WORK, FOLLOW ALL MANUFACTURERS' INSTRUCTIONS FOR APPLICATION AND USE ALL SUBSTRATE PREPARATION PRODUCTS PER MANUFACTURER. REPAIR ANY CRACKS PER MANUFACTURER. PROVIDE SAMPLES FOR OWNER'S SELECTION OF COLORS AND TEXTURES.)

TRIM: ON FINISH DO NOT USE ROLLER/PAINT APPLIED FINISHES:
1. DRYVIT, MEANWELASTIC (D404), TEXTURES: QUARTZITE, SANDPEBBLE, SANDPEBBLE FINE, AND ADOBE.
2. SICO, FOMERFLEX SILCO, TEXTURES: FINE (205), MEDIUM (206), SHRL (207), FREEFORM (208).
3. PAREX, E-LASTIC, TEXTURES: FLEXFINE (426), FLEXSAND (427), FLEXSHRL (428), FLEXTEX (429).

NON-PLASTER THICK - COAT WORK:
BASE 1ST COAT 2ND COAT 3RD COAT TOTAL
MTL LATH/FEELT $\frac{3}{8}$ " $\frac{3}{8}$ " $\frac{1}{8}$ " $\frac{1}{8}$ "
UNIT MASONRY $\frac{1}{4}$ " $\frac{1}{4}$ " $\frac{1}{8}$ " $\frac{1}{8}$ "

PORTLAND CEMENT MIXTURE: PROPORTION SHOULD BE ADJUSTED TO SUIT USE AND CLIMATIC CONDITIONS AT PROJECT TO PRODUCE A HARD SURFACE THAT IS RESISTANT TO ABRASION AND UNAFFECTED BY DAMPNESS. FOLLOW TOLERANCES OF STANDARDS REFERENCES AS LISTED ABOVE.

EXTERIOR TRIMS: (REFER TO ELEVATIONS FOR DESIGNATIONS)
-CAST STONE -MIDROR- HARDCOATED POLYSTYRENE OR URETHANE, WHERE DRAWN (51), -OR-
COORDINATE LOCATIONS IN OWNER (210); ALL TRIMS TO BE INSTALLED PER MANUF. INSTRUCTIONS IN MANUF. ACCESSORIES

FOR FINISHED-IN-PLACE FOAM BLOCKING (WHEN CALLED FOR IN DRAWINGS): USE DRYVIT PRODUCTS AS DETAILED BELOW, OR OTHER ARCHITECT APPROVED EQUAL. APPLY TO STUCCO FACE PRIOR TO FINISH COAT AND FINISH STUCCO AND FOAM BLOCKING AT SAME TIME (STEP 15). FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION.
1. WRAP (BACKWRAP) DRYVIT REINFORCING MESH (43 WEIGHT) AROUND TRIM.
2. ADHERE POLYSTYRENE FOAM BLOCKING TO SUBSTRATE IN DRYVIT ADHESIVE, OR MECHANICALLY ATTACH.
3. SEAL JOINTS IN MANUF. APPROVED SEALANT.
4. APPLY CEMENTITIOUS BASE COAT OF DRYVIT GENESIS OR PRIMIS.
5. APPLY DRYVIT ACRYLIC FINISH COAT, TEXTURES AND COLORS T.B.S. BY ARCHITECT/OWNER.

STUCCO SEQUENCE OVER LATH & FELT:

1. INSTALL SELF-FURRING DIAMOND-MESH LATH IN PAPER-BACKING (GRADE D, 60 MIN, FED. SPEC. U-B-710-A) OVER FELT TO SHEATHING (SEE MAT. AND FIL FOR SHEATHING SPEC). FOLLOW ASTM C1063 FOR SUPPORT SPACING, FASTENER SELECTION, AND FURTHER INFO REGARDING PROPER INSTALLATION OF METAL LATH.
A. LATH LATH $\frac{1}{2}$ " MIN. @ SIDES & 1" MIN. @ TOP & BOTTOM.
B. LATH SHOULD NOT BE CONTIN. @ CONTROL JOINTS BUT SHOULD BE STOPPED AND TIED @ EA. SIDE.
C. THE VERT AND HORIZ. JOINTS SHALL BE BACKING ON BACKING AND METAL ON METAL, LAPPED IN DOWNWARD DIRECTION.
2. SCRATCH COAT. THE SCRATCH COAT MUST BE SCORED HORIZONTALLY.
3. BROWN COAT. THE BROWN COAT SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SCRATCH COAT AS LONG AS SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS TO DRY AND DEVELOP RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED.
4. FINISH COAT. USE ELASTOMERIC FACTORY-PREPARED ELASTOMERIC FINISH-COAT PRODUCT AS SPECIFIED ABOVE. A MIST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS, AT DISCRETION OF INSTALLER.

CONTROL JOINTS @ STUCCO OVER LATH & FELT: WHERE DRAWN (51), OR AS SPEC'D BELOW (210):
MAX. AREA OF PANEL: A. 144 SF. ON VERT SURFACES; B. 100 SF. ON HORIZONTAL SURFACES
MAX. DIST. BETN CONTROL JOINTS: 10'
MAX. LENGTH TO WIDTH RATIO: 2-1/2 TO 1

STUCCO OVER CMU BLOCK WALLS & CONCRETE WALLS:

- CMU BLOCK CEMENTITIOUS BASE COAT IN ELASTOMERIC FINISH COAT IN INTEGRAL COLOR OVER CMU BLOCK. STUCCO FLUENT CMU JOINTS TYP. @ RAN BLOCK TO RECEIVE STUCCO. STUCCO SEQUENCE:
1. CLEAN & ROUGHEN SUBSTRATE TO EXPOSE REINFORCING & MECHANICAL BOND.
2. BONDING AGENT. APPLY BONDING AGENT PER ASTM C-402 DIRECTLY TO CONCRETE SURFACE AS RECOMMENDED BY MANUF. -OR-
3. INSTALL SELF-FURRING DIAMOND-MESH LATH IN PAPER-BACKING (GRADE D, 60 MIN, FED. SPEC. U-B-710-A) OVER FELT TO SHEATHING (SEE MAT. AND FIL FOR SHEATHING SPEC). FOLLOW ASTM C1063 FOR SUPPORT SPACING, FASTENER SELECTION, AND FURTHER INFO REGARDING PROPER INSTALLATION OF METAL LATH.

- A. LATH LATH $\frac{1}{2}$ " MIN. @ SIDES & 1" MIN. @ TOP & BOTTOM.
B. LATH SHOULD NOT BE CONTIN. @ CONTROL JOINTS BUT SHOULD BE STOPPED AND TIED @ EA. SIDE.
C. THE VERT AND HORIZ. JOINTS SHALL BE BACKING ON BACKING AND METAL ON METAL, LAPPED IN DOWNWARD DIRECTION.
-FOLLOW SEQUENCE FOR STUCCO OVER LATH TO THE LEFT IF OPTION 2B IS CHOSEN.
3. SCRATCH COAT. THE SCRATCH COAT MUST BE SCORED HORIZONTALLY.
4. BROWN COAT. THE BROWN COAT SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SCRATCH COAT AS LONG AS SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS TO DRY AND DEVELOP RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED. SMALL DELAY BETWEEN COATS PROMOTES COMPLETE CURING, LESS SHRINKAGE AND IMPROVED BOND.
5. FINISH COAT. USE ELASTOMERIC FACTORY-PREPARED ELASTOMERIC FINISH-COAT PRODUCT AS SPECIFIED ABOVE. A MIST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS, AT DISCRETION OF INSTALLER.
6. CONTROL JOINTS. STUCCO DIRECTLY OVER CMU NEED ONLY BE JOINTED AT THE CONTROL JOINTS IN THE BASE CMU WALL, UNO, AND WHERE DRAWN ON BUILDING ELEVATIONS. USE PVC/VINYL CORNER BEADS, CONTROL JOINTS, ETC.

STUCCO JOINTS DETAILS

1. GROUND OF ACCESSORIES SHALL BE $\frac{3}{8}$ " DEEP FOR STUCCO OVER CMU, $\frac{1}{8}$ " DEEP FOR STUCCO OVER MOOD SHEATHING. NO EXCEPTIONS.
2. USE VINYL / PVC FOR ALL ACCESSORIES. DO NOT USE METAL ACCESSORIES.
3. USE ACCESSORIES ON ALL STUCCO WORK ON THIS PROJECT.

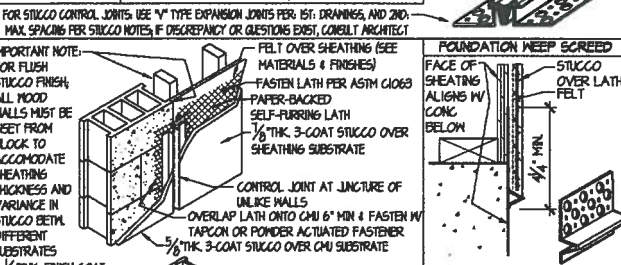
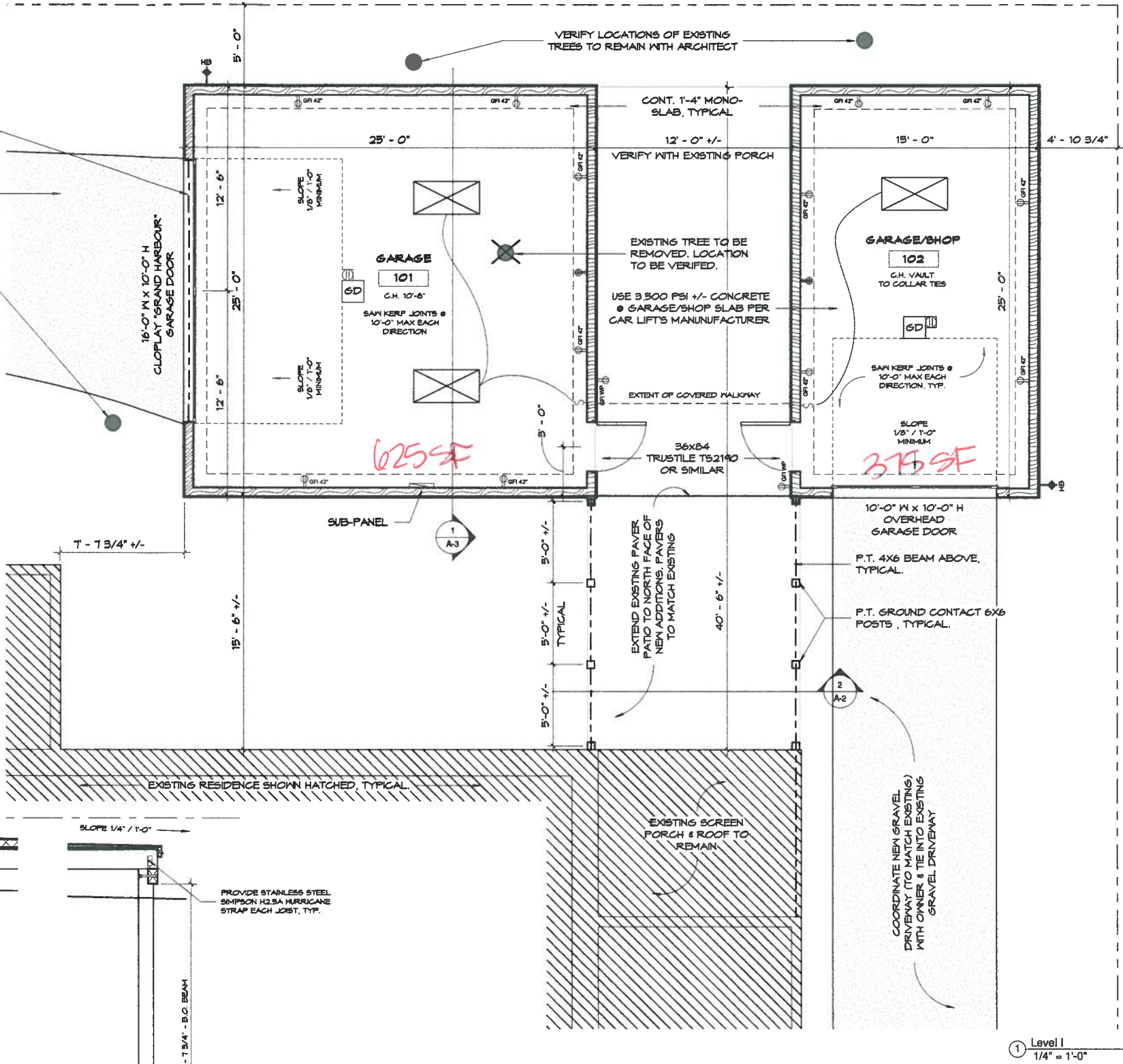
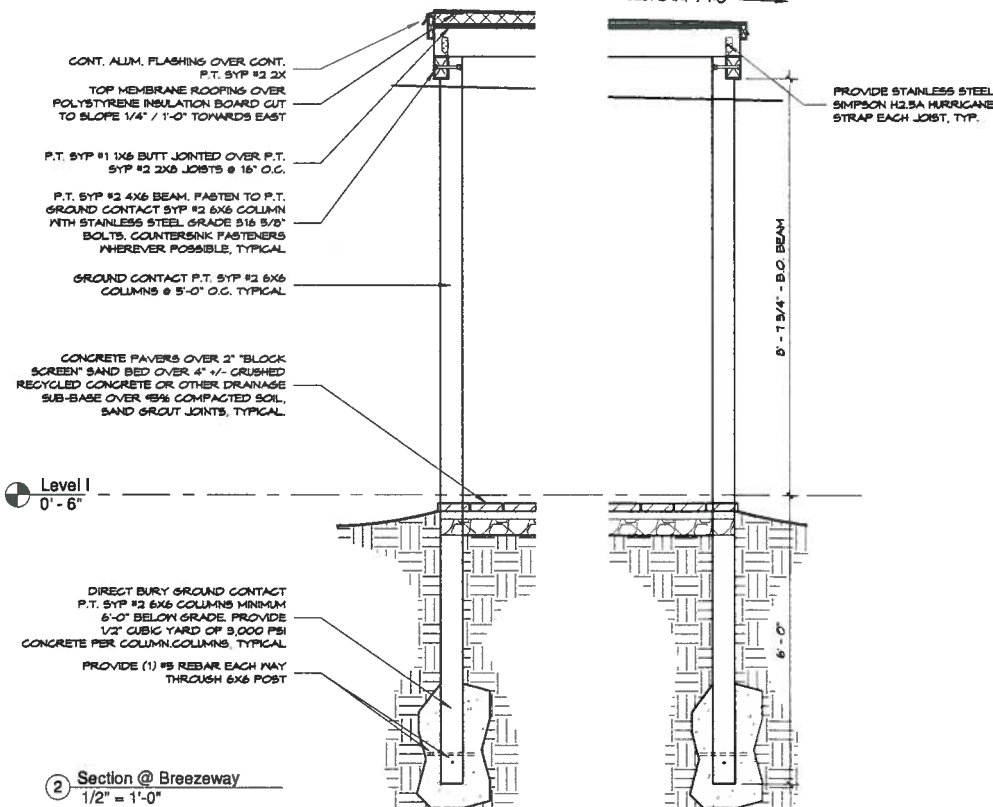


Plate Hgt
Accessory
11' - 2"

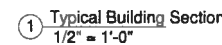
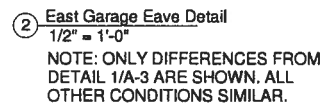
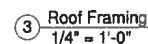


ELECTRICAL LEGEND

METER	UTILITY SERVICE/METER/DISCONNECT	DL	RECESSED INCANDESCENT LIGHT FIXTURE RATED FOR DAMP LOCATIONS
EP	ELECTRIC PANEL (FLUSH MOUNTED)	⊕	CEILING MOUNTED OR PENDANT INCANDESCENT LIGHT FIXTURE
WP	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER WEATHERPROOF @ 18" AFF	⊕	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GFI	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER @ 18" AFF	⊕	2 X 4 FLUORESCENT STRIP FIXTURE (3) TUBE
GFI 42"	DUPLEX RECEPTACLE OUTLET GFI @ 4" ABV BACKSPLASH OR DESIGNATED HEIGHT	⊕	SOFFIT MOUNTED DBL. BULB FLOOD LIGHT
220 VOLT OUTLET		TV	TELEVISION OUTLET @ 18" AFF, U.O.N
FLOOR MOUNTED DUPLEX OUTLET -OR- CEILING MOUNTED DUPLEX OUTLET (GAR. DOOR)		⊕	DOOR CHIME BUTTON -OR- DOOR CHIME -OR- GARAGE DOOR OPENER BUTTON
SINGLE POLE SWITCH		⊕	CEILING SURFACE MOUNT FAN CROSSED @ WITH LIGHT FIXTURE
DOOR-ACTIVATED SWITCH		⊕	

Revisions	
No.	Description

PROGRESS PRINTS	
Issue Date	To/For
02-01-16	Client Review
02-18-16	HRC Review
	Review Only
	Review Only
Not Published	+ All Rights Reserved





CERTIFICATE OF APPROVAL

HISTORIC DISTRICT COUNCIL
CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH, FLORIDA 32034

904-277-7325 • www.fbfl.us/historicdistrict

**THIS DOCUMENT MUST BE POSTED AT ALL TIMES UNTIL
PROJECT IS COMPLETED.**

ISSUED TO:

Michael + Karen Huffman
c/o Cotner Associates
303 Calhoun Street
Fernandina Beach, FL 32034

DATE ISSUED:

March 17, 2016

DATE EXPIRES:

September 17, 2017

HDC 2016-07

****amended 01/20/17****

****amended 07/10/17****

New construction of two (2) accessory structures of 625 SF and 375 SF and covered walkway.

****Extension of COA for 6 month, expiring on September 17, 2017.****

****Extension of COA for an additional 6 month, expiring on March 17, 2018.****

Sal Cumella, Planner II
on behalf of the Historic District Council

Please be advised it is the owner and/or agent's responsibility to notify staff of any potential changes from the approved COA that arise and obtain approval prior to commencing the changes.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-09
MARCH 15, 2018

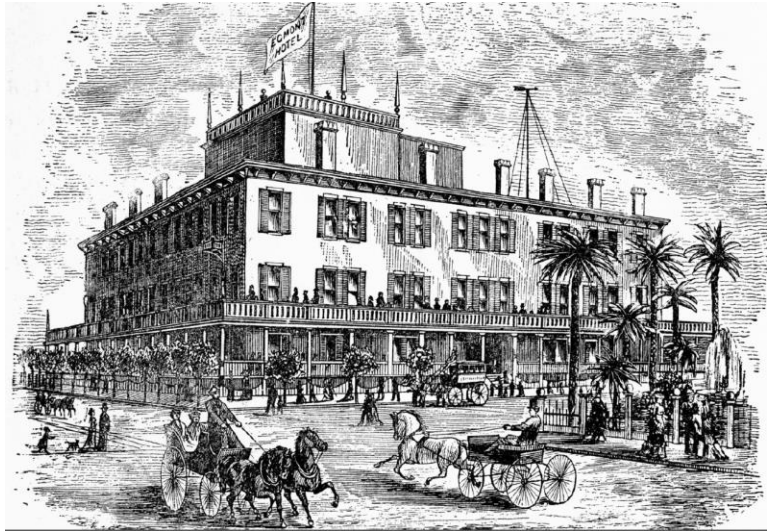
Owner/Applicant:	Michael Richardson Architect, agent for Jeffery Haskett				
Property Address:	122 S. 6 th Street				
Requested action:	Certificate of Approval (COA) to construct a 180 sq. ft. screen room addition at rear of home.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00382				
Year Built:	1903 (FLMSF)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Single Family Residential	R-2	c.1903	
	South	Single Family Residential	R-2	c.1903	
	East	Single Family Residential	R-2	c.1903	
	West	Single Family Residential	R-2	c.1900	

All required application materials have been received. All fees have been paid. All required notices have been made.



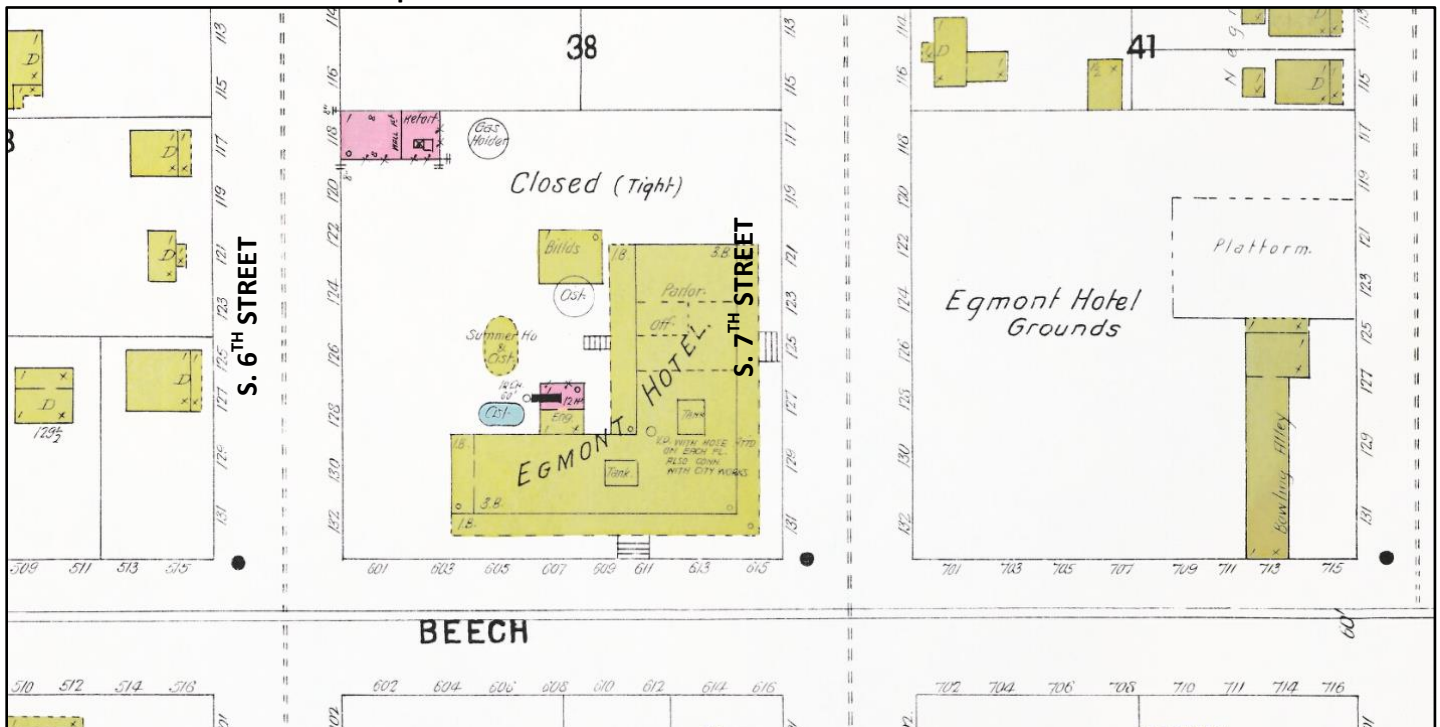
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This contributing one-story frame vernacular residence was constructed in 1903 as part of the redevelopment of the site following the demolition of the Egmont Hotel that previously occupied the site. This home, along with two other ones identical to it, was constructed on N. 6th Street and four matching two-story frame vernacular homes were built behind them facing N. 7th Street. Salvaged materials from the Egmont Hotel were used to construct these homes.

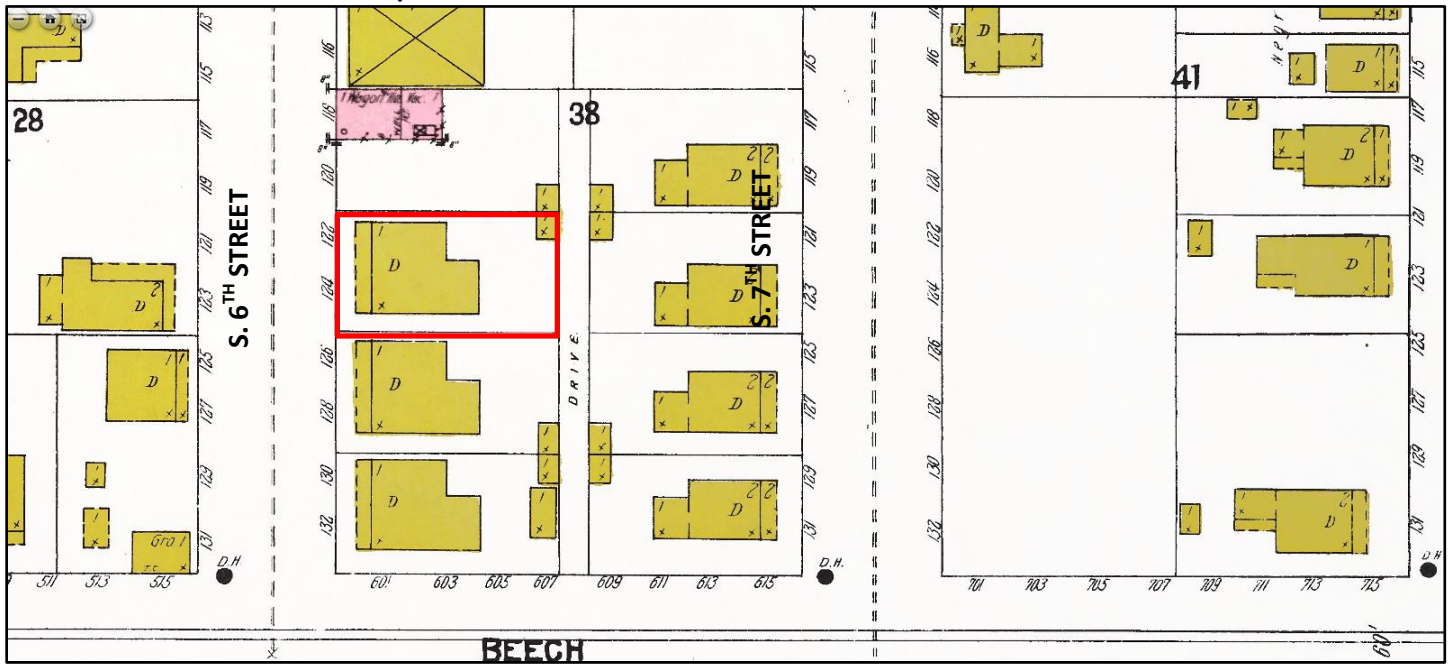


Egmont Hotel from the corner of S. 7th St & Beech St.

1897 Sanborn Fire Insurance Map



1903 Sanborn Fire Insurance Map



The proposed project adds a 180 square-foot screen room at the existing wood deck in the rear-yard of the property. This addition will match the existing structure in materials and colors.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest**

means possible.

Findings: Complies ☒ Does not Comply ☐ N/A ☐

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

DOWNTOWN HISTORIC DISTRICT GUIDELINES

ANALYSIS:

The proposed screen room addition is subordinate to the historic portion of the home and would not damage the historic fabric of the structure if removed in the future. Situated in the rear of the home, the addition will not be visible from the front of the home. The project is compliant with all requirements of the Land Development Code, Downtown Design Guidelines, and the Secretary of the Interior's Standards.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

APPROVAL of HDC 2018-09

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-09 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2018-09, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-09 Application and Backup Materials

EXHIBIT 2 Florida Master Site File 8NA00382

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-09

EXHIBIT 1

Application and Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>2/16</u>	BY: <u>B</u>
PAYMENT: \$ <u>150</u>	TYPE <u>CLSR</u>
APPLICATION #: <u>2018-000 278</u>	
HDC CASE #: <u>2018-09</u>	
APPLICATION COMPLETE: Y <u> </u> N <u> </u>	
PRE-CONFERENCE: Y <u> </u> N <u> </u>	DATE <u> </u>

BOARD MEETING DATE: <u> </u>
PLANNER: <u> </u> DATE: <u> </u>
<u> </u> APPROVED <u> </u> DENIED

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u> </u> or Final <u> </u> ☒
PROJECT TYPE:		
☐ New Construction	☒ Addition	☐ Alteration
☐ Relocation	☐ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☐ Other: <u> </u>
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>122 S 6th St Fernandina Beach FL 32034</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0038-0032</u>		
Zoning District: <u>R-Z</u> Lot / Block Number (optional) <u>S 1/2 Lot 3</u>		

BLOCK 38

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Jeffery Haskett</u>	
Corporation or Company (if applicable) <u>NA</u>	
Street Address <u>3948 Riverview Drive</u>	
City State Zip <u>Columbus, OH 43221</u>	
Telephone Number <u>614-226-5068</u>	
Email Address <u>jhaskett@me.com</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name <u>MICHAEL RICHARDSON</u>	
Corporation or Company (if applicable) <u>MICHAEL RICHARDSON ARCHITECT</u>	
Street Address <u>516 ASH ST</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>904-277-3729</u>	
Email Address <u>mrdraw@att.net</u>	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

new screen porch addition 180 sq ft on existing deck @
rearyard of residence

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

P.T. WOOD
roof shingles to match existing - Timberline High def. shingle -
fiberglass screen mesh panels weatherwood

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric		P.T WOOD SCREEN MESH		SEE COLOR & FINISH ATTACH.
Doors		SCREEN DOOR		
Windows		N/A		
Roofing		TIMBERLINE		WEATHERWOOD
Fascia/Trim		METADRIPTIM P.T WOOD FASCIA		SEE COLORS & FINISH ATTACH
Foundation		BEINF CONC		NATURAL
Shutters		N/A		
Porch/Deck		EXISTING 2x6 DECK & P.T 2x8 JOISTS		SEE COLORS & FINISH ATTACH.
Fencing		N/A		
Driveways/Sidewalks		N/A		
Signage		N/A		
Other		N/A		

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
4. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
5. It is understood that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
6. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
7. Historic District Council meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

2-24-17

Date

Signature of Applicant



EMILY P. RASHAM

NOTARY PUBLIC

STATE OF OHIO

Recorded in

Franklin County

My Comm. Exp 12/18/2019

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Subscribed and sworn to before me this 24th day of February, 2017.

Emily P. Rasham
Notary Public Signature

Emily Rasham
Printed Name

12/18/2019
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE JEFFORY L. HASKOTT
(print name of property owner(s))

hereby authorize: MIKE RICHARDSON
(print name of agent)

to represent me/us in processing an application for: 122 S. 6th STREET.
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Jeffory L. Haskott
(Signature of owner)

(Signature of owner)

JEFFORY L. HASKOTT
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 24th day of February, 2017



EMILY P. BASHAM
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 12/18/2019

Emily Basham
Notary Public: Signature

Emily Basham
Printed Name

12/18/2019
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

NASSAU

A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search

Sales Search

Nassau Home

OWNER NAME	HASKETT JEFFERY L TRUST	PARCEL NUMBER	00-00-31-1800-0038-0032
MAILING ADDRESS	JEFFREY HASKETT TRUSTEE ET AL 3948 RIVERVIEW DR	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	SINGLE FAMILY
		DEED ACRES	0
		HOMESTEAD	N
LOCATION ADDRESS	COLUMBUS, OH 43221 122 6TH ST S FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
SHORT LEGAL	BLOCK 38 LOT S1/2 OF 3 IN OR 2077/1499 CITY OF FDNA BEACH	PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$96,250
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$176,496
TOTAL MISC VALUE	\$10,805
JUST OR CLASSIFIED TOTAL VALUE	\$283,551
ASSESSED VALUE	\$265,602
EXEMPT VALUE	\$0
TAXABLE VALUE	\$265,602

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	50	FF	23-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	2,445	2,241	4	2.5	CEDAR		AIR DUCTED	FORCED AIR	1910	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-2-DB-GD	0 X 0	2	1990
FP-2-DB-GD	0 X 0	334	1997
CONCRETE A	0 X 0	47	1986
CONCRETE A	3 X 5	15	1987

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
09/29/2016	2077/1499	2077/1499	100	WD	U	Y	HASKETT JEFFERY L	HASKETT JEFFREY L TRUST
07/16/1996	765/548	765/548	50000	WD	Q	Y	JOHNSON GRACE S	HASKETT JEFFREY L
01/01/1970	107/778	107/778	4000	TA	U	Y		

Jeff Haskett
Fwd: Taxes
February 25, 2017 at 2:34 PM
James Haskett Linda

Here is pic of tax bill. :-)

Sent from my iPhone

Begin forwarded message:

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

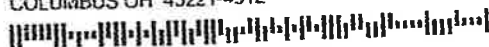
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay online @ www.nassautaxes.com

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2016	00-00-31-1800-0038-0032	REAL ESTATE	11518	002	

R



HASKETT JEFFERY L
3948 RIVERVIEW DR
COLUMBUS OH 43221-4912



Legal Description

122 6TH S
FERNANDINA BEACH 32034

BLOCK 38 LOT S1/2 OF 3 IN OR 765/548 CITY OF FDNA
BEACH

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX LEVY
BOARD OF COUNTY COMMISSIONERS		241,456		241,456	1.44
GENERAL FUND	5.9768	241,456		241,456	14
TRANSPORTATION	.5902	241,456		241,456	2
AI BEACH RENOURISHMENT MSTU	.1021	241,456		241,456	
SCHOOL BOARD		241,456		241,456	18
BASIC DISCRETIONARY	.7480	241,456		241,456	33
CAPITAL OUTLAY	1.4000	241,456		241,456	1,12
SCHOOL BOARD LOCAL EFFORT	4.6460	241,456		241,456	6
ST JOHNS RIVER MGMT DIST	.2885	241,456		241,456	
FL INLAND NAVIGATION DIST	.0320	241,456		241,456	3
MOSQUITO CONTROL DISTRICT	.1587	241,456		241,456	
CITY OF FERNANDINA BEACH		241,456		241,456	1.46
FERNANDINA BEACH	6.0682	241,456		241,456	5
VOTER APPROVED DEBT	.2362	241,456		241,456	
TOTAL MILLAGE 20.2467					TOTAL AD VALOREM TAXES \$4,888.68

E-BILL

Sign up to get bills by
e-mail!

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS \$0.00	
TOTAL COMBINED TAXES AND ASSESSMENTS \$4,888.68	

Scan
view
online

If Paid By →	Nov 30, 2016	Dec 31, 2016	Jan 31, 2017	Feb 28, 2017	Mar 31, 2017
Please Pay →	4,693.13	4,742.02	4,790.91	4,839.79	4,888.68

JOHN M. DREW, CFC

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

TAX COLLECTOR, PASADENA COUNTY

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW C
2016	00-00-31-1800-0038-0032	REAL ESTATE	11518	002	

RETURN WITH PAYMENT

HASKETT JEFFERY L
3948 RIVERVIEW DR
COLUMBUS, OH 43221

122 6TH S
FERNANDINA BEACH 32034

BLOCK 38 LOT S1/2 OF 3 IN OR 765/548 CITY OF FDNA
BEACH

PAY IN U.S. FUNDS TO: JOHN M. BREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 497-

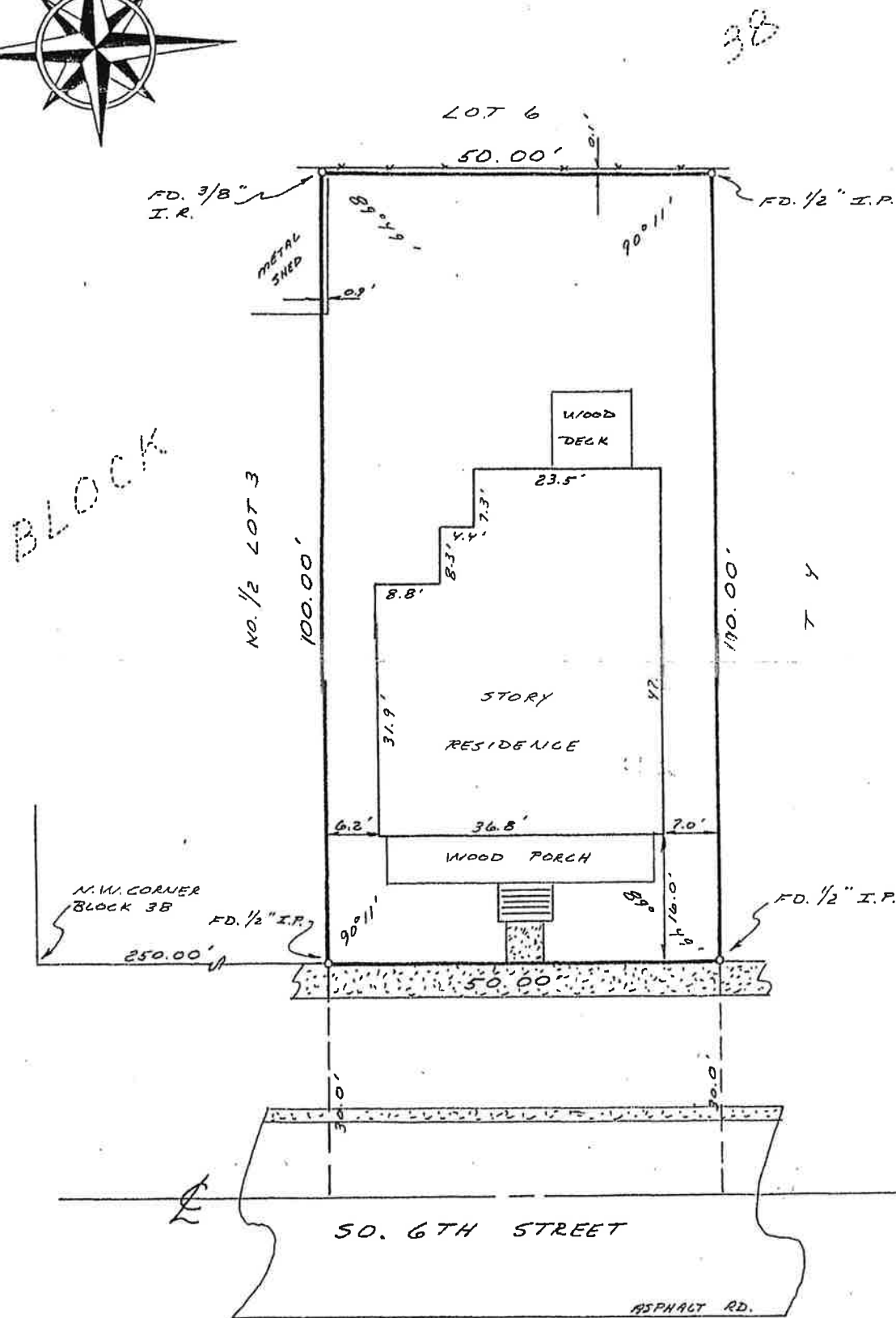
If Paid By →	Nov 30, 2016	Dec 31, 2016	Jan 31, 2017	Feb 28, 2017	Mar 31, 20
Please Pay →	4,693.13	4,742.02	4,790.91	4,839.79	4,888

1 0011518 2016 1



All that Certain Lot, Piece or parcel of land Situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and the State of Florida and being further described according to the Official Map or Plat of said City (as Lithographed and issued by the Florida Railroad Company in 1857 and Enlarged, Revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Certified To:
Jeffery L. Haskett
Monticello Bank
Olde Towne Title Company
Fidelity National Title



- 1.) The "Legal Description" hereon is in accord with the
- 2.) Underground improvements not located or shown.
- 3.) Lands shown hereon were not abstracted by this Office for easements, rights-of-way, ownership or other instruments of record.
- 4.) Bearings and/or angles shown hereon are relative to those shown on plat referenced in the legal description. The bearing reference line is indicated as thus (BR).
- 5.) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6.) The property shown hereon lies within flood zone "X" as per F.E.M.A. flood insurance rate map panel 120172-0004-E, dated 5/18/92.

LEGEND		
CALC. * CALCULATED	FF - FINISHED FLOOR	BR - BEARING REFERENCE
C.R.S. * CONCRETE BLOCK STRUCTURE	FO - FOUND	ORR - OFFICIAL RECORD BOOK
CL - CENTERLINE	FI - IRON PIPE	PR - PLAT BOOK
CLM - CONCRETE MONUMENT	IR - IRON ROD	PC - POINT OF CURVATURE
CONC. * CONCRETE	IR.CP - IRON ROD W/ PLASTIC CAP	PCC - POINT OF COMPOUND CURVATURE
D - DRAINAGE EASE	L - ARC LENGTH	PCP - PERMANENT CONTROL POINT
DE - DRAIN FILL	MEAS. * MEASURED	P.B. - POINT OF BEGINNING
E-E- - AERIAL UTILITY WIRES	N.D.T.T. - NAIL & TIN TAB	P.C. - POINT OF COMMENCEMENT
EASE. * EASEMENT	N.W. - NAIL & WASHER	PRC - POINT OF REVERSE CURVATURE
ELEVATION	N. - NATIONAL GEODESIC VERTICAL DATUM	PR - PERMANENT REFERENCE MONUMENT
		P.I. - POINT OF INTERSECTION
		R - RADIUS
		RAW - RIGHT - OF - WAY
		S & S - SHIP SPIKE & WASHER
		ST - STAKE
		U.E. - UTILITY EASEMENT
		Δ - CENTER ANGLE
		Δ - CHORD LINK THICK
		G-O-G - GROUND
		W-F - WOOD FENCE
		CONC. * CONCRETE FLATWORK

	bernier, carr & associates engineers * architects * surveyors	
	1639 SOUTH 8th STREET * SUITE 4 * FERNANDINA BEACH, FLORIDA 32034 (904) 261-8711 * FAX (904) 261-7804	
I HEREBY CERTIFY THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		
BY: <u>Michael A. Manzie</u> MICHAEL A. MANZIE, P.L.S.		SCALE: <u>1"=20'</u> DATE: <u>7-1-96</u> DRN BY: <u>M.A.M.</u> CKD BY: <u>M.M.</u> JOB NO: <u>96088</u> F.B. NO: <u>210</u> PAGE NO. <u>58</u>
NOT VALID UNLESS SURVEYOR'S OFFICIAL SEAL IS EMBOSSED HEREON		

Colors & Finish Attachment

Colors of house -

Benj Moore -

body of house - shaker beige HC-45

trim - palace white 956

windows - Hamilton Blue 36

Deck finish and lattice - from Amelia Island
Hardware

DECK FINISH - 3-24-2016

BASE (77-1130) CLEAR

PPG PRODUCTS

77-1110 LINESUN PROTECTANT, FENCE, SIDING

COLOR ID - 55-57

COLOR NAME: FAWN

1- GALLON

B-14+16

C-44+8

F-24

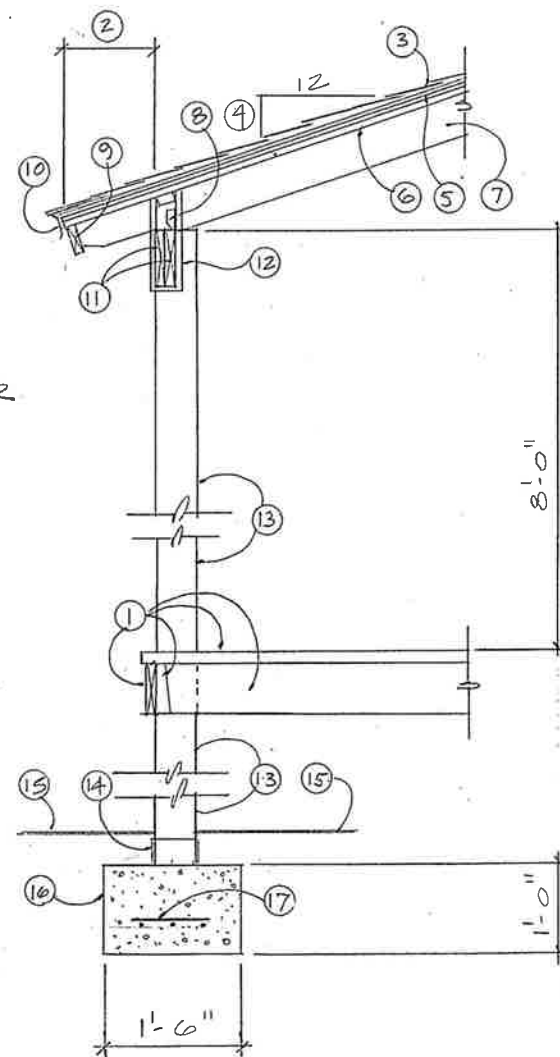
W-248

STRUCTURAL SUMMARY

Florida Building Code 2017 Edition &
ASCE 7-10
Wind velocity (3 sec peak gust): 128 M.P.H.
Risk category: II
Building category: Open
Wind exposure category: C
Applicable internal pressure
coefficient: plus or minus 0.00
Design wind pressure for
components and cladding:
40 P.S.F. minimum throughout

TYPICAL SECTION DETAIL LEGEND

- 1 EXISTING DECK
- 2 MATCH EXISTING ROOF OVERHANGS
- 3 ROOF CHINGLES/TIMBERLINE HI DEF
WEATHERWOOD ON VAPOR BARRIER
- 4 ROOF PITCH TO BE DETERMINED
IN FIELD SEE ELEVATIONS NOTE 6 SHEET A-3
- 5 1/2" NOMINAL ROOF SHEATHING FASTEN
W/ 8d NAILS @ 4" O.C.
- 6 WOOD CEILING FINISH
- 7 #1 KILN DRIED PT 2x6 ROOF RAFTERS @
24" O.C.
- 8 SIMPSON H30 EA ROOF RAFTER
- 9 P.T. 2x4 ROOF FASCIA
- 10 METAL DRIP TRIM
- 11 DOUBLE #2 STP 2x8 NOTCH INTO P.T.
2x6 POSTS & FASTEN W/ TWO 1/2" DIAMETER
THROUGH BOLTS
- 12 P.T. 1x TRIM
- 13 P.T. 6x6 POSTS
- 14 SIMPSON ABU 66 POST BASE
- 15 EXISTING GRADE
- 16 1'-6" x 1'-6" x 1'-0" DEEP CONC FOOTING
- 17 THREE #4 HORIZ REINFC @ 6" O.C. EA WAY
IN FOOTING



TYPICAL SECTION DETAIL

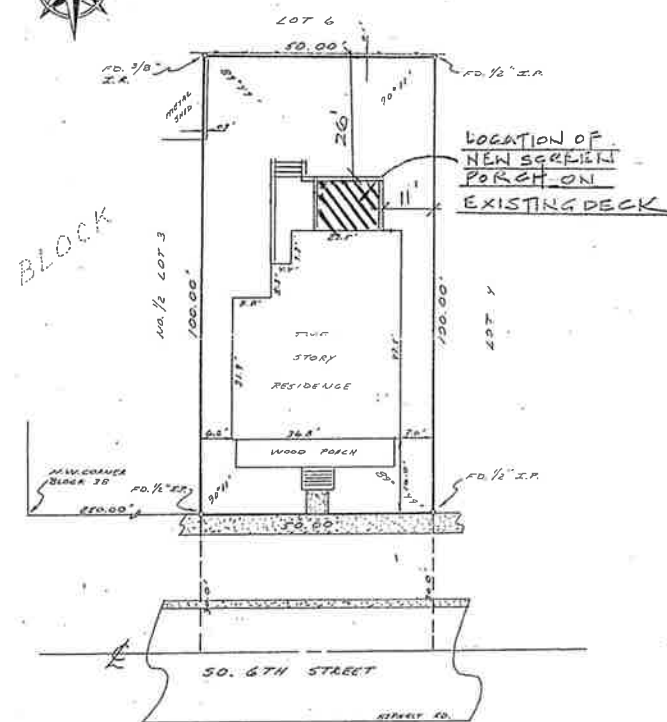
1" = 1'-0"

MAP SHOWING BOUNDARY SURVEY OF

All that Certain Lot, Piece or parcel of land Situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and the State of Florida and being further described according to the Official Map or Plat of said City (as Lithographed and issued by the Florida Railroad Company in 1857 and Enlarged, Revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

The South One-half (S 1/2) of the Lot Three (3) in Block Thirty-eight (38).

Certified To:
Jeffery L. Haskett
Monticello Bank
Olde Towne Title Company
Fidelity National Title



SURVEY NOTES:

1. The "Legal Description" herein is in accord with the
2. Underlying improvements not located or shown.
3. Lands shown hereon were not abstracted by this Office for easements, rights-of-way, ownership or other instruments of record.
4. Bearings and/or angles shown hereon are relative to those shown on plat referenced in the legal description. The bearing reference line is indicated as thus (BR).
5. Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6. The property shown hereon lies within flood zone "X" as per F.E.M.A. flood insurance rate map panel 120172-0004-E, dated 5/18/92.

1. SURVEYING	2. ENGINEERING	3. ARCHITECTURE	4. LANDSCAPE ARCHITECTURE
5. CIVIL ENGINEERING	6. MECHANICAL ENGINEERING	7. ELECTRICAL ENGINEERING	8. CHEMICAL ENGINEERING
9. AERONAUTICAL ENGINEERING	10. METALLURGICAL ENGINEERING	11. INDUSTRIAL ENGINEERING	12. AGRICULTURAL ENGINEERING
13. MARINE ENGINEERING	14. MINING ENGINEERING	15. PETROLEUM ENGINEERING	16. ENVIRONMENTAL ENGINEERING
17. FOOD ENGINEERING	18. TEXTILE ENGINEERING	19. PAPER ENGINEERING	20. NUCLEAR ENGINEERING
21. AEROSPACE ENGINEERING	22. AERONAUTICAL ENGINEERING	23. AERONAUTICAL ENGINEERING	24. AERONAUTICAL ENGINEERING

bernier, carr & associates
engineers • architects • surveyors
1632 SOUTH 8TH STREET • SUITE 4 • FERNANDINA BEACH, FLORIDA 32034
(904) 261-1711 • FAX (904) 261-7104

I HEREBY CERTIFY THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAKERS IN CHAPTER 81017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: *Michael A. Manzie* FLORIDA CERTIFICATE No. 4068
MICHAEL A. MANZIE, P.L.S.
NOT VALID UNLESS SURVEYOR'S OFFICIAL SEAL IS EMBOSSED HEREON

SURVEY/SITE PLAN

1" = 20'-0"

Michael A. Manzie
20 Feb. 2018

HASKETT SCREEN PORCH ADDITION

122 SOUTH 6TH STREET, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

SURVEY/SITE PLAN
TYPICAL SECTION DETAIL

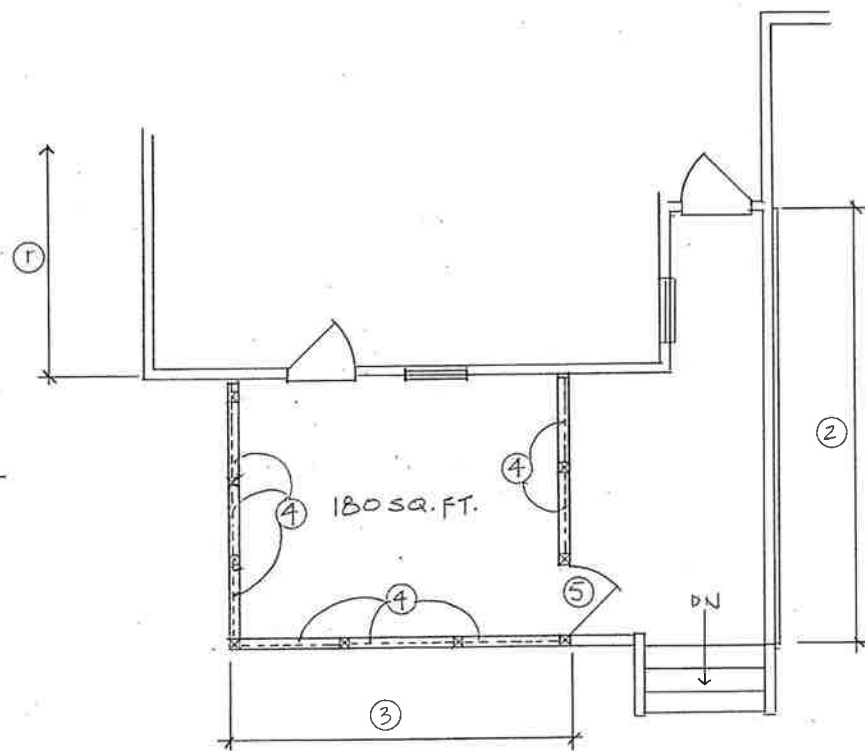
FEB 2018

A-1

SHEET 1 OF 3

NOTED PLAN LEGEND

- ① EXISTING RESIDENCE
- ② EXISTING DECK
- ③ NEW SCREEN PORCH
- ④ FIBER GLASS SCREEN MESH PANELS
- ⑤ 3'x6' SCREEN DOOR

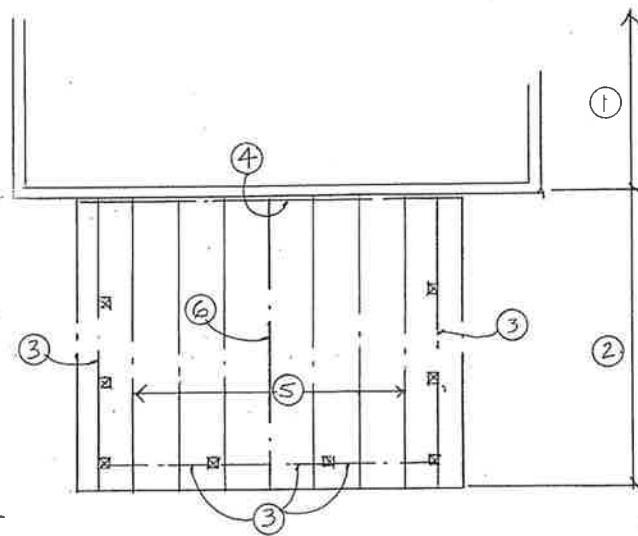


NOTED PLAN

1/4" = 1'-0"

ROOF FRAMING PLAN LEGEND

- ① EXISTING RESIDENCE
- ② NEW SCREEN PORCH ROOF
- ③ DOUBLE #2 STP 2x8 HEADERS
- ④ #2 STP 2x6 LEDGER LAG INTO EXISTING FRAMING
- ⑤ #1 KILN DRIED PT. 2x6 ROOF RAFTERS @ 24" O.C.
- ⑥ PLACE RAFTER IN CENTER OF NEW SCREEN PORCH

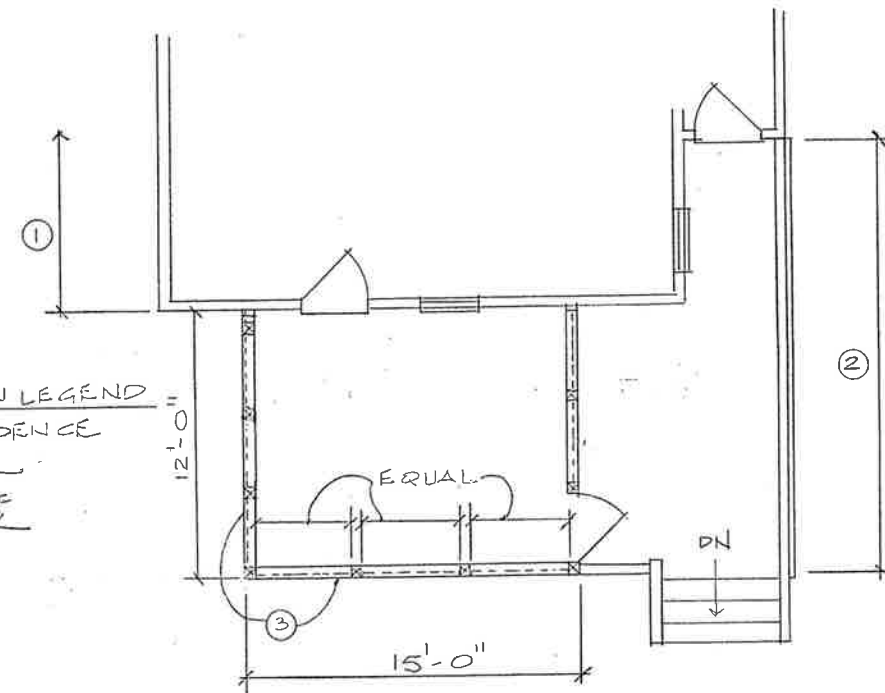


ROOF FRAMING PLAN

1/4" = 1'-0"

DIMENSIONED PLAN LEGEND

- ① EXISTING RESIDENCE
- ② EXISTING DECK
- ③ OUTSIDE FACE OF EXISTING DECK

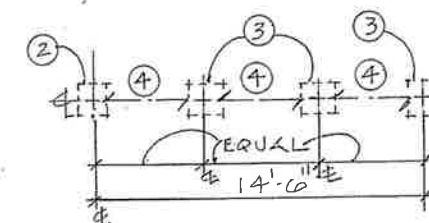


DIMENSIONED PLAN

1/4" = 1'-0"

FOUNDATION PLAN LEGEND

- ① EXISTING RESIDENCE
- ② EXISTING FOOTING TO REMAIN
- ③ NEW 1'-6" x 1'-6" x 1'-0" DEEP CONC FOOTINGS W/HORIZ REINFC @ 6" O.C. EACH WAY
- ④ ALIGN CENTERS OF NEW FOOTINGS W/ EXISTING



FOUNDATION PLAN

1/4" = 1'-0"

HASKETT SCREEN PORCH ADDITION

122 SOUTH 6TH STREET, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

PLANS

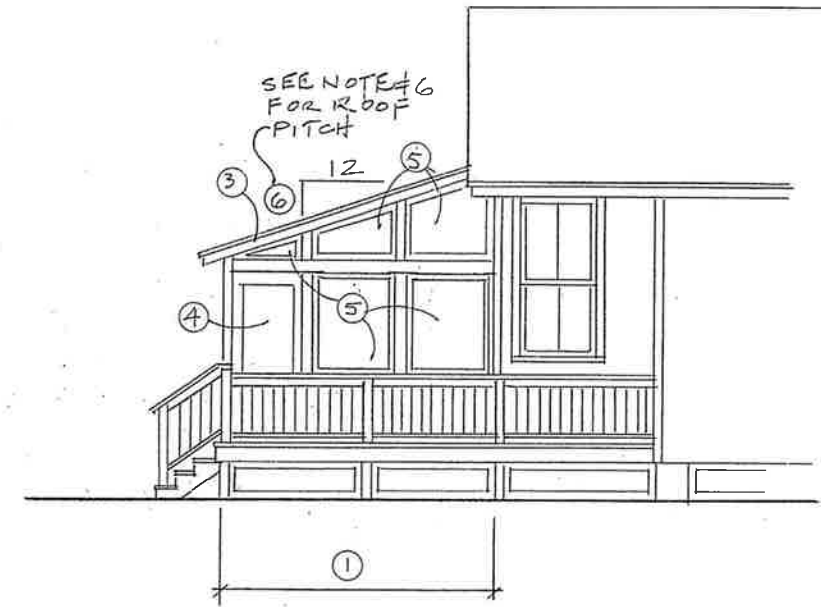
FEB 2018

A-2

SHEET 2018

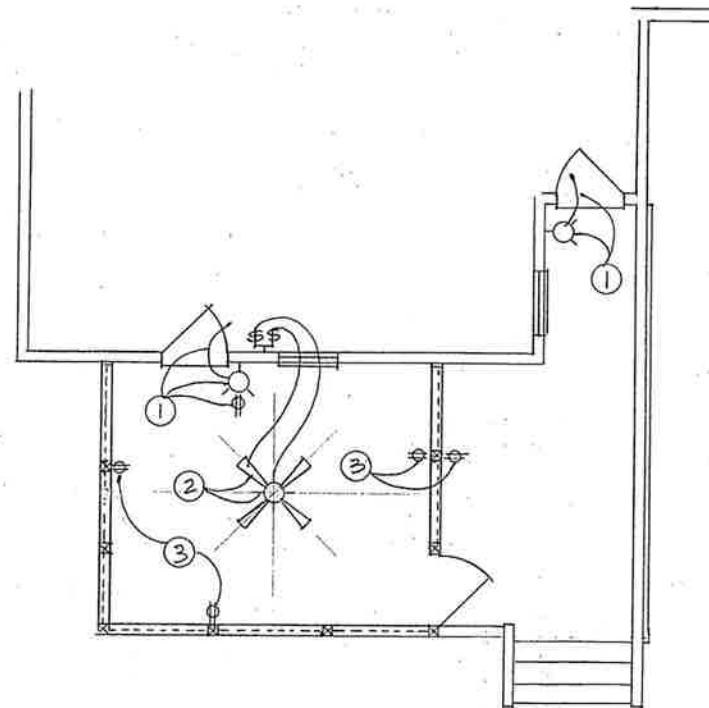
Michael Rishard
20 Feb 2018

- ELEVATIONS LEGEND
- ① NEW SCREEN PORCH ADDITION
 - ② ROOF SHINGLES TO MATCH EXISTING
 - ③ ROOF FASCIA & SOFFIT TO MATCH EXISTING
 - ④ SCREEN DOOR
 - ⑤ FIBERMESH SCREEN PANELS
 - ⑥ ROOF PITCH TO BE DETERMINED IN FIELD TOP OF ROOF TO BE 6" BELOW SILL OF SECOND FLOOR WINDOW. SEE EAST/REAR ELEVATION @ THIS SHEET
 - ⑦ WOOD LATTICE

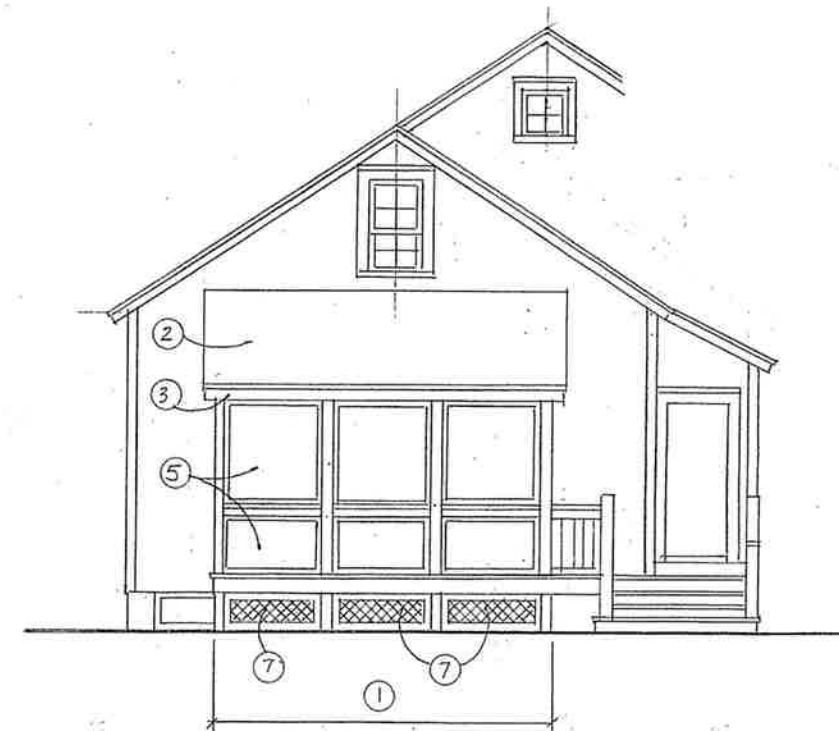


NORTH SIDE ELEVATION
1/4" = 1'-0"

- ELECTRICAL PLAN LEGEND
- ① EXISTING ELECTRICAL FIXTURES TO REMAIN
 - ② NEW CEILING FAN W/ LIGHT FIXTURE
 - ③ NEW EXTERIOR TYPE 110 V. DUPLEX OUTLETS



ELECTRICAL PLAN
1/4" = 1'-0"



EAST/REAR ELEVATION
1/4" = 1'-0"

Michael N. Andrews
20 Feb 2018

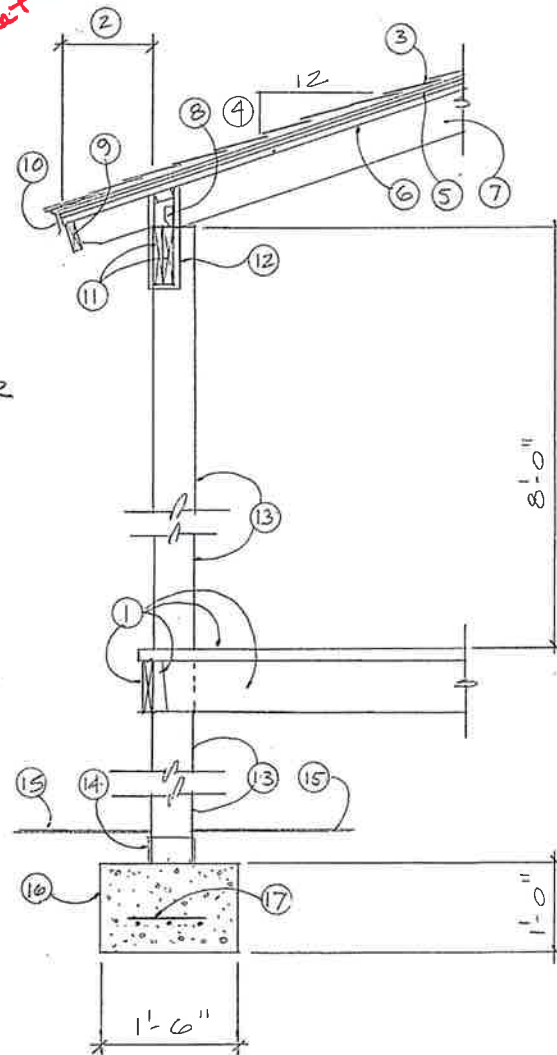
* No as-built drawings provided, so
Photos must be included

STRUCTURAL SUMMARY

Florida Building Code 2017 Edition &
ASCE 7-10
Wind velocity (3 sec peak gust): 128 M.P.H.
Risk category: II
Building category: Open
Wind exposure category: C
Applicable internal pressure
coefficient: plus or minus 0.00
Design wind pressure for
components and cladding:
40 P.S.F. minimum throughout

TYPICAL SECTION DETAIL LEGEND

- 1 EXISTING DECK REPAIR AS REQUIRED
- 2 MATCH EXISTING ROOF OVERHANGS
- 3 ROOF SHINGLES TO MATCH EXISTING ON
VAPOR BARRIER
- 4 ROOF PITCH TO BE DETERMINED
IN FIELD SEE ELEVATIONS NOTE 6 & SHEET A-3
- 5 1/2" NOMINAL ROOF SHEATHING FASTEN
W/ 8d NAILS @ 4" O.C.
- 6 CEILING FINISH TO BE DETERMINED BY OWNER
- 7 #1 KILN DRIED PT 2x6 ROOF RAFTERS @
24" O.C.
- 8 SIMPSON H3000 ROOF RAFTER
- 9 P.T. 2x4 ROOF FASCIA
- 10 METAL DRIP TRIM TO MATCH EXISTING
- 11 DOUBLE #2 STP 3x8 NOTCH INTO P.T.
2x6 POSTS & FASTEN W/ TWO 1/2" DIAMETER
THROUGH BOLTS
- 12 P.T. 1x TRIM
- 13 P.T. 6x6 POSTS
- 14 SIMPSON ABU 66 POST BASE
- 15 EXISTING GRADE
- 16 1'-6" x 1'-6" x 1'-0" DEEP CONC FOOTING
- 17 THREE #4 HORIZ REINF @ 6" O.C. FA WAY
IN FOOTING



TYPICAL SECTION DETAIL

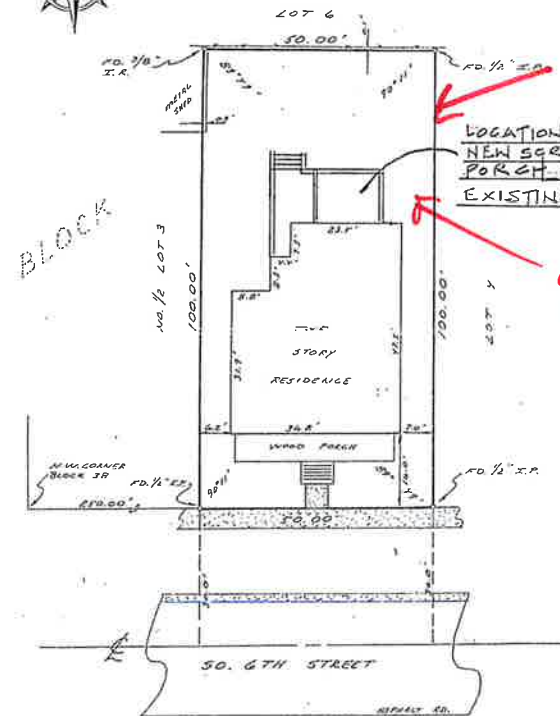
1" = 1'-0"

MAP SHOWING BOUNDARY SURVEY OF

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1887 and 1901) as:

The South One-half (S 1/2) of the Lot Three (3) in Block Thirty-eight (38).

Certified To:
Jeffery L. Haskett
Monticello Bank
Olde Towne Tide Company
Fidelity National Title



SURVEY NOTES:

1. The "Legal Description" hereon is in accord with the
Underground improvements not located or shown.
2. Lands shown hereon were not abstracted by this Office for
easements, rights-of-way, ownership or other instruments of
record.
3. Bearings and/or angles shown hereon are relative to those
shown on plat referenced in the legal description. The bearing
reference line is indicated as thus (BR).
4. Fence ownership, if applicable, has not been determined by
this office. Fences are shown out of scale in order to
accurately their relationship to property lines. Fences are not
deemed to be encroachments unless ownership is apparent.
5. The property shown hereon lies within flood zone "X" as per
F.E.M.A. flood insurance rate map panel 120172-0004-E,
dated 5/18/92.

bernier, carr & associates engineers * architects * surveyors 1632 SOUTH 10th STREET, SUITE 4 • FERNANDINA BEACH, FLORIDA 32034 (904) 209-1811 • FAX (904) 201-7004		I HEREBY CERTIFY THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
BY: <i>Michael A. Hantz</i> MICHAEL A. HANTZ, P.L.S. FLORIDA CERTIFICATE No. 4068 NOT VALID UNLESS SURVEYOR'S OFFICIAL SEAL IS EMBOSSED HEREON	DATE: 2-1-20 JOB NO. 80008 PAGE NO. 3	SCALE: 1" = 20'-0" DATE: 2-1-20 JOB NO. 80008 PAGE NO. 3

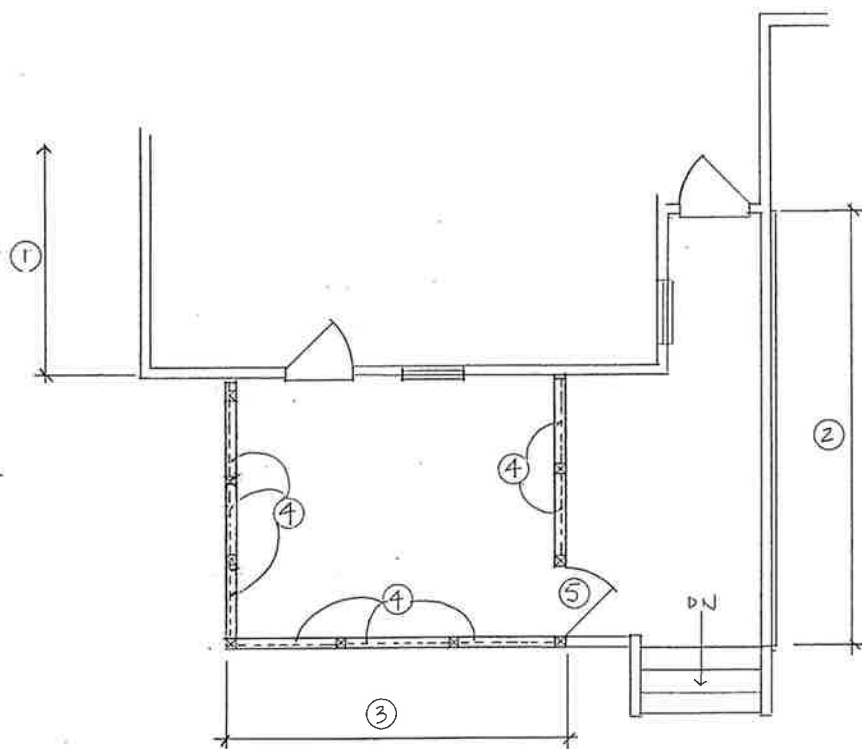
SURVEY/SITE PLAN

1" = 20'-0"

Distance = 24' 2.5"
needs to show that it is
meeting 20' Setback
per LDE 4.02.03(E)
Call out distance to show
meeting Setback of 5'
distance = 11'

NOTED PLAN LEGEND

- ① EXISTING RESIDENCE
- ② EXISTING DECK
- ③ NEW SCREEN PORCH
- ④ FIBERGLASS SCREEN MESH PANELS
- ⑤ 3' x 6' SCREEN DOOR

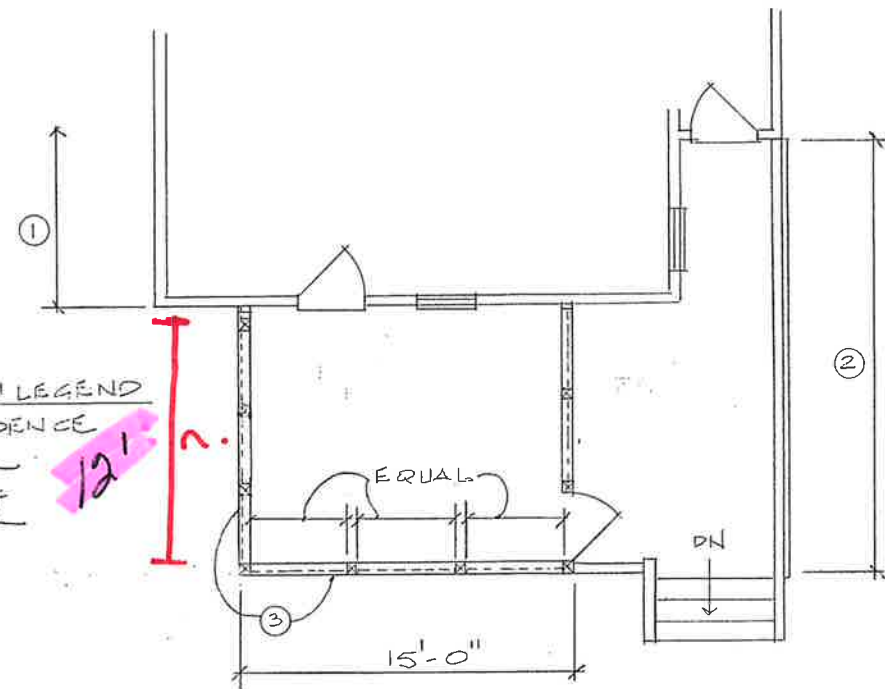


NOTED PLAN

1/4" = 1'-0"

DIMENSIONED PLAN LEGEND

- ① EXISTING RESIDENCE
- ② EXISTING DECK
- ③ OUTSIDE FACE OF EXISTING DECK

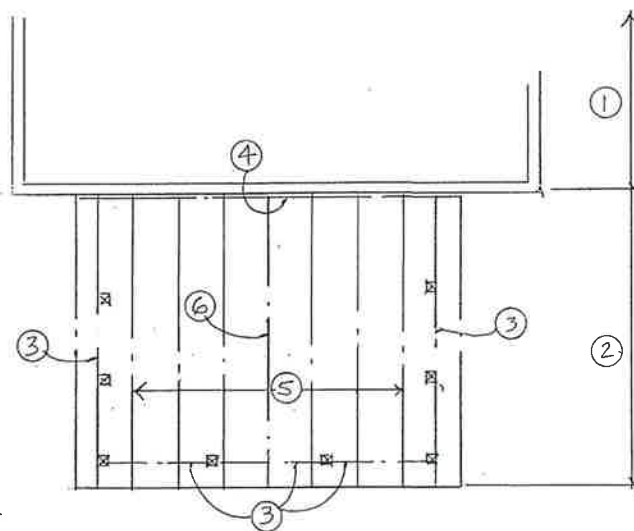


DIMENSIONED PLAN

1/4" = 1'-0"

ROOF FRAMING PLAN LEGEND

- ① EXISTING RESIDENCE
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- ③ DOUBLE #2 STP 2x8 HEADERS
- ④ #2 STP 2x6 LEDGER LAG INTO EXISTING FRAMING
- ⑤ #1 KILN DRIED P.T. 2x6 ROOF RAFTERS @ 24" O.C.
- ⑥ PLACE RAFTER IN CENTER OF NEW SCREEN PORCH

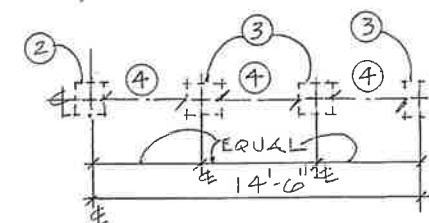


ROOF FRAMING PLAN

1/4" = 1'-0"

FOUNDATION PLAN LEGEND

- ① EXISTING RESIDENCE
- ② EXISTING FOOTING TO REMAIN
- ③ NEW 1'-6" x 1'-6" x 1'-0" DEEP CONC. FOOTINGS W/ HORIZ REINFC @ 6" O.C. E&W
- ④ ALIGN CENTERS OF NEW FOOTINGS W/ EXISTING

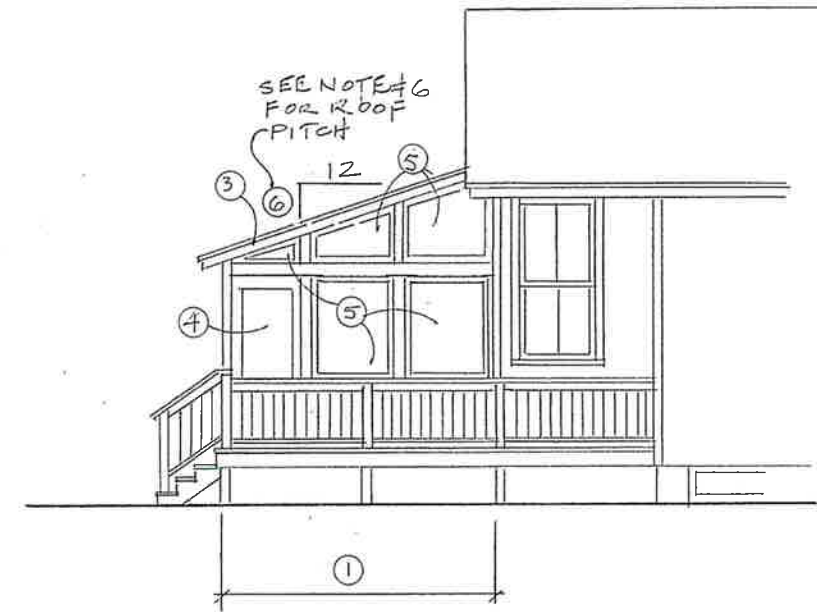


FOUNDATION PLAN

1/4" = 1'-0"

ELEVATIONS LEGEND

- ① NEW SCREEN PORCH ADDITION
- ② ROOF SHINGLES TO MATCH EXISTING
- ③ ROOF FASCIA & SOFFIT TO MATCH EXISTING
- ④ SCREEN DOOR
- ⑤ FIBERMESH SCREEN PANELS
- ⑥ ROOF PITCH TO BE DETERMINED IN FIELD TOP OF ROOF TO BE 6" BELOW SILL OF SECOND FLOOR WINDOW. SEE EAST/REAR ELEVATION @ THIS SHEET

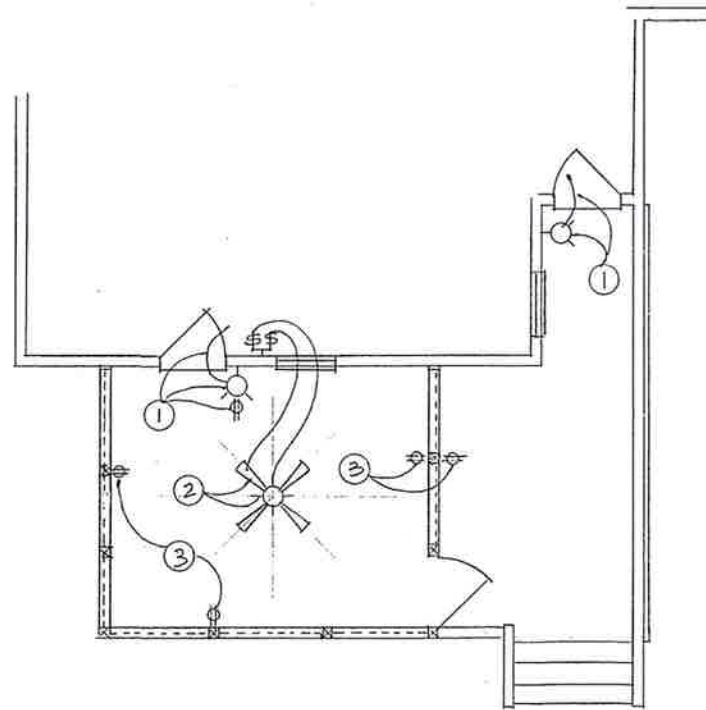


NORTH SIDE ELEVATION

1/4" = 1'-0"

ELECTRICAL PLAN LEGEND

- ① EXISTING ELECTRICAL FIXTURES TO REMAIN
- ② NEW CEILING FAN W/ LIGHT FIXTURE
- ③ NEW EXTERIOR TYPE 110 V. DUPLEX OUTLETS



ELECTRICAL PLAN

1/4" = 1'-0"



EAST/REAR ELEVATION

1/4" = 1'-0"

open or any infill lattice ↑
- have picture

PAINT COLORS FOR HASKETT HOUSE

HOUSE
TRIM



BENJAMIN MOORE

956

PALACE WHITE

HOUSE
MAIN
BODY

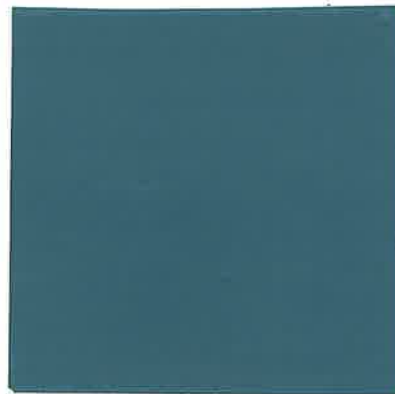


BENJAMIN MOORE

HC-45

SHAKER BEIGE

HOUSE
TRIM



BENJAMIN MOORE

36

HAMILTON BLUE









HDC 2018-09

EXHIBIT 2

Florida Master Site File 8NA00382

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**
FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 382*

SITE NAME: 122 S. 6th St.
ADDRESS OF SITE: 122 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 38 3
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x

ALTERED

GOOD

UNALTERED

x FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c. + 1903

CULTURE/PHASE American

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 118

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story end, gallery, 5-bay, access W, 3rd bay; shed
roof; picturesque ornamented balustr./brackets; chamfered posts
ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: offset: lateral slope

WINDOW TYPE: DHS, 4/4, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: diamond

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

122 S. 6th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1903, it is a one-story frame vernacular residential building. It is noteworthy for its ornamented gallery porch and large gable roof.

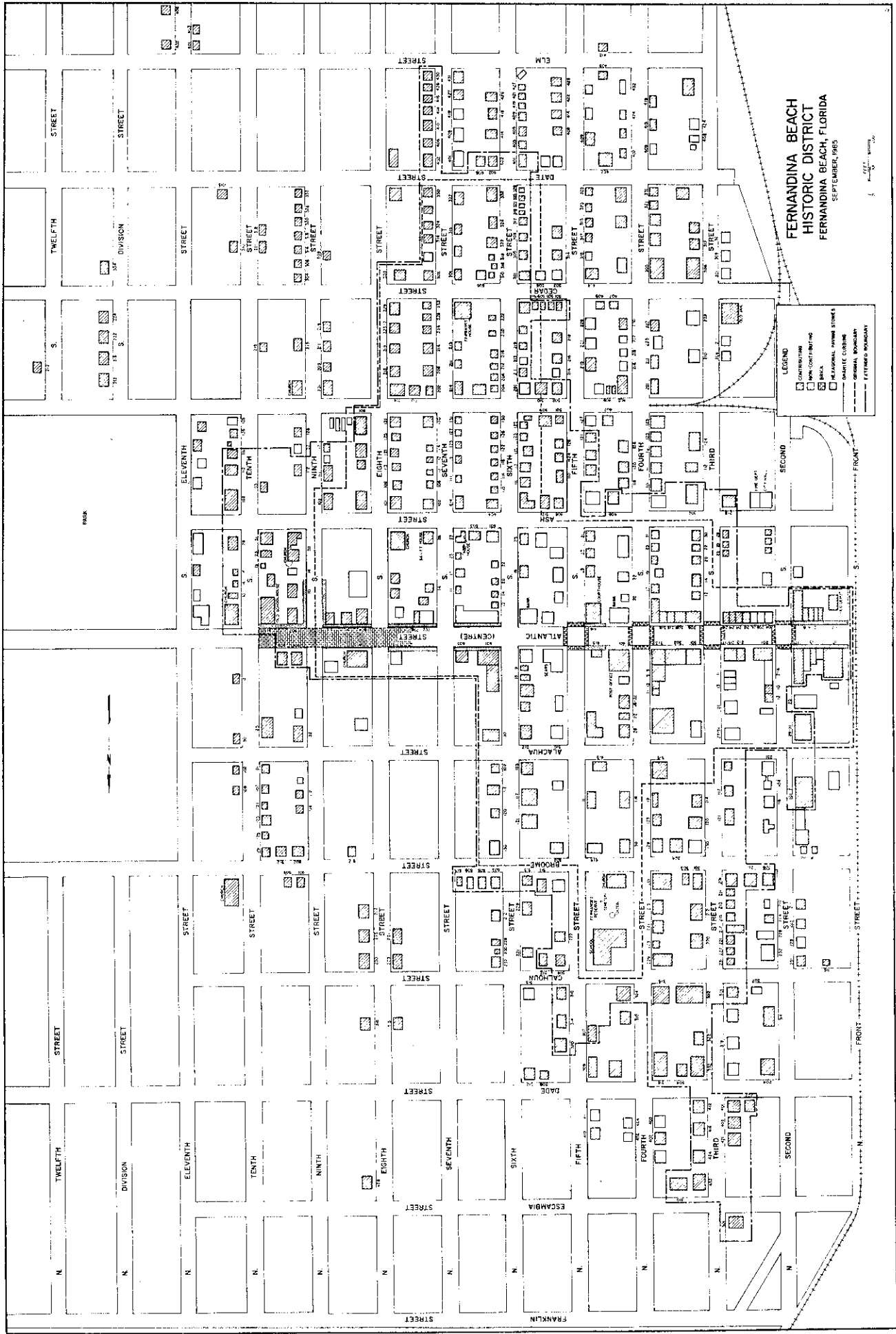


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00382
Recorder # 343
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 122 South 6th St Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
122	South	6th	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach In Current City Limits? YES
County Nassau Tax Parcel #(s)
Subdivision Name Block Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name Publication Date >> FERNANDINA BEACH; 2003
Township: Range: Section: 1/4 section: >> 3N ; 28E ; 23; UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1.5
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Gable extension
Other Roof Secondary Structure(s)
Number of Chimneys 2
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) south slope, north slope

HISTORICAL STRUCTURE FORM

BNA00382

DESCRIPTION (continued)

Window Descriptions 4/4, 6/6

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) west

Porch Roof Types(s) shed

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1910

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

>>

Structure Use History

Use	Year Use Started	Year Use Ended	>>
			Private residence; 1910;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00382

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF. Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/7/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

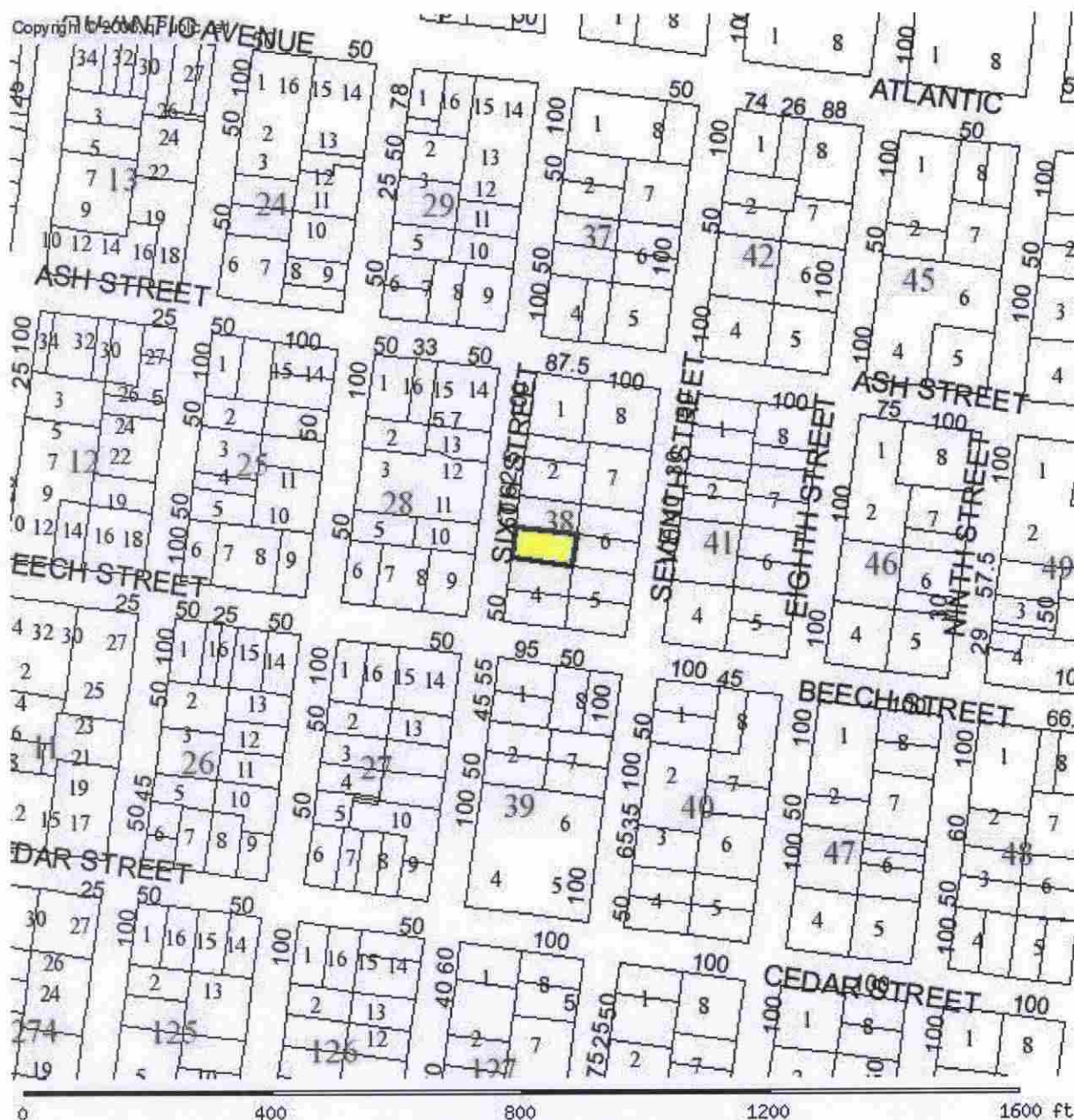
NA00382-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1910;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

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NA382



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0038-0032
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	HASKETT JEFFERY L
Mailing Address	2126 ELLINGTON ROAD UPPER ARLINGTON, OH 43221
Situs/Physical Address	122 SOUTH 6TH ST
2006 PROPOSED VALUES	
Land Value	75,000
Ag Land Value	0



