



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
OCTOBER 18, 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 August 16, 2018 Regular Meeting
- 3. OLD BUSINESS**
 - 3.1 HDC 2018-33: SCOTT & JULIE JONES, 908 WHITE STREET**
Conceptual Certificate of Approval (COA) to construct a two-story, single-family dwelling and two-story accessory structure. (*Quasi-Judicial*)
 - 3.2 HDC 2018-41: ROBERT & DEBORAH WESTHOUSE, 1122 WHITE STREET**
Certificate of Approval (COA) to construct a 1676 square foot, 1-story dwelling. (*Quasi-Judicial*)
- 4. NEW BUSINESS**
 - 4.1 HDC 2018-43: COTNER & ASSOCIATES, AGENT FOR DAVID PEYTON PAGE JR. & KIMBERLY PRUITT PAGE, 224 N. 2ND STREET**
Certificate of Approval (COA) to demolish a single-family residential structure, constructed in 1884, located in the CRA and adjacent to the Downtown Historic District. (*Quasi-Judicial*)
 - 4.2 HDC 2018-44: COTNER & ASSOCIATES, AGENT FOR DAVID PEYTON PAGE JR. & KIMBERLY PRUITT PAGE, 224 N. 2ND STREET**
Conceptual Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial and residential units totaling approximately 10,000 square feet. (*Quasi-Judicial*)
 - 4.3 HDC 2018-45: DONALD SKIPPER, AGENT FOR TIMOTHY J. & PATRICIA L. GREEN, 1119 SOMERUELUS STREET**
Certificate of Approval (COA) to construct a 1-story, 2,047 square foot primary structure and a 500 square foot detached accessory structure with two carports. (*Quasi-Judicial*)
 - 4.4 HDC 2018-46: GARY A. & PHYLLIS M. PONGETTI, 1102 WHITE STREET (LOTS 11 & 12)**
Conceptual Certificate of Approval (COA) to construct a 1-story, 1,311 square foot primary structure and a 450 square foot detached accessory structure. (*Quasi-Judicial*)
 - 4.5 PRESENTATION: EAGLE VIEW WINDOWS, JOHN STOKES, THE JOHN STOKES COMPANY**
Consideration of Eagle View Windows as an addition to the Approved Window List.

- 4.6 **PRESENTATION: FERNANDINA BEACH MAIN STREET, ARLENE FILKOFF, EXECUTIVE DIRECTOR**
Update on Main Street projects including Wayfinding and Streetscape Improvements.

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 5.1 **HDC SA 2018-35: ASA GILLETTE, AGENT FOR SALVADOR HOUSE, 20 S. 4TH STREET**
Replace wood windows with Andersen A-Series Double-Hung Windows, painted White.
- 5.2 **HDC SA 2018-63: CITY OF FERNANDINA BEACH, 516 S. 10TH STREET**
Peck Center Phase 6: Install Andersen double hung vinyl-clad windows A-Series; 6 windows in the Children's Services building and 8 windows on 2nd floor of the westside of building.
- 5.3 **HDC SA 2018-64: MONTIETH STEWART, 102 S. 10TH STREET**
Paint exterior in SW 2839 Roycroft Copper Red & SW 2840 Hammered Silver.
- 5.4 **HDC SA 2018-65: GARY LEPIERRE, AGENT FOR TERRELL RAY MULLIS, II, 113 S. 8TH STREET**
Re-roof using Owens Corning shingles in Quarry Grey (FL product approval #10674.1).
- 5.5 **HDC SA 2018-66: WAYNE CHISM, AGENT FOR PETER GRASSI, 12 N. 2ND STREET**
Install 6' wood fence to match as close as possible to existing.

6. BOARD BUSINESS

7. STAFF REPORT

- 7.1 **EVENT REMINDERS:**
FLORIDA PUBLIC ARCHAEOLOGY NETWORK (FPAN) AND CITY OF FERNANDINA BEACH PRESENT

Cemetery Resource Protection Training (CRPT)

WHEN:	October	31,	2018	&	March	2,	2019
WHERE:	9AM-3PM,	Bosque	Bello	Cemetery,	1321	N.	14th
COST:	\$15		to		cover		materials
PRE-REGISTRATION REQUIRED							

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR NOVEMBER 15, 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.



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
AUGUST 16, 2018**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta	Robert Erickson
Michael Harrison (Chair)	Michael Spino
Benjamin Morrison (Alt 1)	Ricky Escalante (Alt 2)

MEMBERS ABSENT:

Angela Conway
Robert Erickson

OTHERS PRESENT

Tammi Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Samantha Rogic, Recording Secretary

Member Morrison and Member Escalante were seated as voting members.

2. OLD BUSINESS

- 2.1 HDC 2018-04: CHISM DEVELOPMENT COMPANY, AGENT FOR MEGAN CHISM, 711 GARDEN STREET** Amendments to previously approved Certificate of Approval (COA) for changes to roof, windows, and foundation. (*Quasi-Judicial*)

Megan Chism, owner, stated that she is happy with the changes made and hopes the board will approve.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to approve this amendment to HDC case number 2018-04 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That this amendment to HDC case 2018-04, as presented, is 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.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 2.2 *POSTPONED TO SEPTEMBER 20, 2018 REGULAR MEETING***
HDC 2018-17: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH - 505 BROOME STREET VARIANCE from Land Development Code Section 4.02.03(E) Standards for Building Heights and Setbacks to reduce front yard setback from 25' to 15'. (*Quasi-Judicial*)
- 2.3 *POSTPONED TO SEPTEMBER 20, 2018 REGULAR MEETING***
HDC 2018-20: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH - 505 BROOME STREET Conceptual Certificate of Approval (COA) to construct an

approximately 5,978 sf primary structure and associated parking lot. (*Quasi-Judicial*)

- 2.4 ***POSTPONED TO SEPTEMBER 20, 2018 REGULAR MEETING***
HDC 2018-33: SCOTT & JULIE JONES, 908 WHITE STREET Conceptual Certificate of Approval (COA) to construct a two-story, single family dwelling and two-story accessory structure. (*Quasi-Judicial*)

3. NEW BUSINESS

- 3.1 **HDC 2018-34: CATHERINE THARIN, LOT 14 & S. 1/2 OF LOT 10, BLOCK 9, OLD TOWN (SOMERUELUS STREET) VARIANCE** from Land Development Code Section 8.01.01(K) Lot Visibility Corridors: Mid-Lot Corridors. (*Quasi-Judicial*)

Catherine Tharin, the applicant, described the condition of the lot and stated that when she purchased it, it never occurred to her that there would be an issue. She wishes to build on the lot and does not know how to accommodate the awkwardness. The house would be very small. She believes the problem can be solved while still respecting the design guidelines.

The Board reviewed and discussed each criterion for granting a variance that Staff determined was not met.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante, to approve HDC case number 2018-34 with Staff's recommended condition that the 10' side yard visibility corridor follow the guidelines for mid-lot corridors; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-34, with comments, is substantially compliant with the Land Development Code, the Secretary of the Interior's 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, and being all ayes, carried.

- 3.2 **HDC 2018-35: DEREK & KATHERINE L. DAHLGREN, AGENT FOR ANNE B. KAVANAUGH, LOTS 3 & 4, BLOCK 19 OLD TOWN (CORNER OF NEW ST. & LADIES ST.)** Certificate of Approval (COA) to construct a two-story, single-family dwelling and one-story accessory structure. (*Quasi-Judicial*)

Derek Dahlgren, the applicant, was present to provide information and details specific to the proposed project. He answered questions from the Board pertaining to the design and details of the home.

Peg Lehosit expressed concern with the overgrowth of New Street and stated that she does not believe that the street has enough space for access.

ACTION TAKEN: A motion was made by member Spino, seconded by Member Pozzetta, to approve HDC case number 2018-35 with the condition that the applicant submit total heights as staff approval before COA can be issued; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-35, with conditions, is 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.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 3.3 **HDC 2018-36: PJD'S AMELIA LLC, AGENT FOR STARK BUILDING, 12 S. 2ND STREET** Conceptual Certificate of Approval (COA) to extend an existing second floor deck over accessory structure and existing pergola. (*Quasi-Judicial*)

Dave Vorheese, the applicant, provided information and details specific to the proposed project.

Arlene Filkoff, Director of the Mainstreet Program, offered her support for the project. She expressed her appreciation of the applicant as a downtown business owner and their contribution to the City's economic vitality.

Jeff McDowell expressed his support for the project.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Spino, to approve HDC case number 2018-31 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-36, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 3.4 **HDC 2018-37: J. TANDY MORTON, AGENT FOR OLD TOWN PROPERTIES, LOTS 11 & 12, BLOCK 19, OLD TOWN** Certificate of Approval (COA) to construct a two-story, single-family dwelling. (*Quasi-Judicial*)

Bill Kavanaugh, the applicant, provided information and details specific to the proposed project and subsequent variance request.

Jennifer Harrison concurred with Mr. Kavanaugh's comments about the visibility corridor. She inquired on trees being permitted, and indicated that it might be possible to see through the porch. She offered that it makes sense for the steps to remain on Ladies Street.

Robert Sala stated that he is building a home on White Street and he may be faced with a similar issue.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Morrison, to postpone HDC case number 2018-37 to the October 18, 2018 regular meeting.

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

- 3.5 **HDC 2018-38: OLD TOWN PROPERTIES, LOTS 11 & 12, BLOCK 19, OLD TOWN** VARIANCE from Land Development Code Section 7.01.08 Visibility at Intersections. (*Quasi-Judicial*)

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante, to deny HDC case number 2018-38 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-38, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's 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, and was as follows:

Member Escalante:	Aye
Member Morrison:	Aye
Member Spino:	Nay
Member Pozzetta:	Aye
Chair Harrison:	Aye

Motion passed.

- 4.1 **HDC SA 2018-37: LARISSA KWIATKOWSKI/ALICIA WATSON, 818 SAN FERNANDO STREET** AMENDMENT to change shingle color to Weatherwood.
- 4.2 **HDC SA 2018-45: MELVIN BOWLING, 919 SAN FERNANDO STREET** AMENDMENT to change shutter color from natural wood finish, to white paint.
- 4.3 **HDC SA 2018-52: MARLA J. MCDANIEL, 12 SOUTH 6TH STREET** Paint exterior of home: Parsley Snips - BM635 in satin finish.
- 4.4 **HDC SA 2018-53: BUCHANAN BUILDERS, INC., AGENT FOR NASSAU COUNTY COURTHOUSE, 416 CENTRE STREET** Replace deteriorating fountain with new fountain identical in style.
- 4.5 **HDC SA 2018-54: JAMES TAYLOR, AGENT FOR DAVID REESE, 118 CENTRE STREET** Install TPO 60mil single ply roofing system in white.
- 4.6 **HDC SA 2018-55: BRENT KNOTT, AGENT FOR THE AMELIA HOSPITALITY GROUP, 117 CENTRE STREET** Install scroll bracket and double sided MDO sign.
- 4.7 **HDC SA 2018-56: GRANT WORSLEY, 504 BEECH STREET** Repaint exterior in existing color: Briarwood
- 4.8 **HDC SA 2018-57: JOHN A. GHOLSON, 1102/1110 LADIES STREET** Construct picket fence: Pressure treated wood, in color white.
5. **BOARD BUSINESS**
Discussion on the upcoming Old Town walking tour. The date has yet to be determined.
6. **STAFF REPORT**
Mr. Cumella gave information and details specific to the cemetery workshop on October 31st. Attorney Bach stated that on September 4th the Commission will be proposing changes to the cemetery ordinances.
7. **PUBLIC COMMENT**
8. **ADJOURNMENT – 7:03 PM**

Samantha Rogic, Secretary

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-33
OCTOBER 18, 2018

Owner/Applicant:	Scott and Julie Jones				
Property Address:	908 White Street (Lot 9 Block 9 Old Town)				
Requested action:	Conceptual Certificate of Approval (COA) to construct a two-story, single-family dwelling and two-story accessory 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	Single-Family Residential	OT-1	c.2015	
	South	Single-Family Residential	OT-1	c.1938	
	East	Single-Family Residential	OT-1	c. 1982	
	West	Vacant	OT-1		

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:

The applicant is seeking a Conceptual Certificate of Approval (COA) to construct a two-story, single-family dwelling and two-story accessory structure.

Lot 9 Block 9 of Old Town Fernandina is a full peonia with dimensions of 46'6"x93'2".

This case was continued from the August 16, 2018 regular HDC meeting in order to allow the applicant time to provide more detailed drawings for review.

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

8.00.01 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	Cementitious lap siding (smooth)	MAG <i>Freshly Cut Stems</i> (2 nd floor); MAG <i>Well Watered</i> (1 st floor)
Doors	Jeld- Wen	<i>Work Worn Wood</i> (front); <i>Panna Cotta</i> (rear)
Windows	MI Industries 3500 series, no muntins	White
Roofing	Metal	Natural finish
Fascia/Trim		MAG <i>Panna Cotta</i>
Foundation	18" CMU Piers. Wood lattice infill	
Shutters	N/A	
Porch/Deck	Pressure treated	
Fencing		
Driveways/ Sidewalks		
Signage		
Other		

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site will also include a two-story accessory dwelling.
- **Lot Density** – Total lot coverage is not provided in the application. This will need to be provided for final approval. Maximum lot coverage is 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches and breezeway 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 appropriately sited at the side of the property
- **Visibility Corridors** – Meets frontage, and rear yard setbacks, with no encroachments. The exterior stairs for the accessory dwelling encroach in the side yard corridor and will need to be relocated for final approval.
- **Parking** – Driveway material will be crushed shell. The proposed driveway is adjacent to the neighboring

driveway, which is discouraged by design guideline 5.2 *Parking*. Adjacent drives are discouraged in order to “prevent the domination of the street by space and construction allocated for vehicles.” If driveways are to be adjacent it is recommended that they be divided by a fence or line of vegetation.

- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front White Street, which is appropriate. Home is sited 7’ from front property line.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Height of the primary structure is 27’ 6 ¼”, which is below the maximum 35’ height allowable. The accessory structure has a height of 22’ 10 ¾” which is below the maximum 24’ height allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, a metal roof with natural finish, wood elements for porches and rails. Cementitious siding will be smooth in finish. The first floor and second floors will be divided with a trim band that will divide the lap siding at the lower level from the board and batten siding at the second floor.
- **Foundation** – project will be constructed on a CMU pier foundation, with wood lattice infill between piers. Finish for the piers is not indicated but will be required for final approval.
- **Windows** – The windows that are proposed to be MI Industries 3500 series windows with no muntins. As this is not a window that the board has previously reviewed, more information about the windows will need to be provided for final approval. Staff also recommends the consideration of further design elements on the sides of the primary structure and the accessory structure to balance the windows. If real windows are not possible given interior functions, false windows or another architectural element would improve the symmetry of the home.
- **Doors** – Front door is a Jeld-Wen Craftsman styled door in a wood finish. The rear door is a steel half-lite, 2-panel door painted MAG *Panna Cotta*
- **Accessory structure** – the accessory dwelling unit has a footprint of just under the 500 square foot maximum. It will match the primary structure in design and materials.
- **Details** – the elevations do not provide clear details, such as window trim, column design, railing design, etc. More construction detail will need to be included for final approval consideration.

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:

CONCEPTUAL APPROVAL of HDC 2018-33 with the following condition:

1. Applicant incorporates staff and board comments into their final submission, including, but not limited to:
 - a. Pier foundation material to be indicated;
 - b. Accessory structure stairs to be removed from encroaching in side-yard setback;
 - c. Total lot coverage to be indicated;
 - d. Details of railing design, window and door trim;
 - e. Tree survey to be added to site plan to indicate all trees greater than 5" diameter at breast height. Survey should indicate diameter, species, and an "X" on trees that are proposed to be removed.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-33 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 2018-33, 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 conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-33 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-33

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY

REC'D: 6/22/18 BY: SC

PAYMENT: \$ 150 TYPE CL 1001

APPLICATION #: 2018-001042

HDC CASE #: 2018-33

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 Property information can be found at the Nassau County Property Appraiser's Website → Map Search

Street Address: 908 WHITE STREET, LOT 9/BLK 9 - OLD TOWN

Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1580-0009-0091

Zoning District: Lot / Block Number (optional) LOT 9 / BLK 9

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable)	
Street Address	
City State Zip	
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	
<u>Scott, Julie Jones</u>	
Corporation or Company (if applicable)	
Street Address	
<u>123 Hirth Rd. Apt 1304</u>	
City State Zip	
<u>Fernandina Beach FL 32034</u>	
Telephone Number	
<u>352-304-3815</u>	
Email Address	
<u>JulieJones3600@gmail.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.

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 people's work attached

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				
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.

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.

6/22/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 22nd day of June, 2018.

[Signature]
Notary Public: Signature

Amber Taylor
Printed Name

3/29/2019
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FLDC

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 18-455

General Warranty Deed

Made this June 21, 2018 A.D. By **Michael D. Floyd**, a single person, whose post office address is: **16407 N. Shore Court, Pensacola, Florida 32507**, hereinafter called the grantor, to **Scott G. Jones and Julie A. Jones, husband and wife**, whose post office address is: **123 W. Hirth Road, #1304, Fernandina Beach, Florida 32034**, 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:

LOT NINE (9), BLOCK NINE (9), OLD TOWN.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-00-31-1580-0009-0091

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, 2017.

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 18-455

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:

● Connie L. Cox

Witness

Printed Name: Connie L. Cox

● Michael D. Floyd (Seal)

Michael D. Floyd

Address: 16407 N. Shore Court, Pensacola, Florida
32507

● Laurie H. Zimmer

Witness

Printed Name: Laurie H. Zimmer

State of ALABAMA

County of JEFFERSON

The foregoing instrument was acknowledged before me this 20th day of June, 2018, by Michael D. Floyd, who is/are personally known to me or who has produced a driver's license as identification.

● Laurie H. Zimmer
Notary Public
Print Name: October 14, 2021

My Commission Expires:

NASSAUA. Michael Hickox, CFA, Cert. Res. 11/1941
Nassau County Property Appraiser[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	FLOYD MICHAEL D	PARCEL NUMBER	00-00-31-1580-0009-0091
MAILING ADDRESS	2717 HIGHLAND AVE S APT # 504	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	VACANT RESIDENTIAL
LOCATION ADDRESS	BIRMINGHAM, AL 35205 908 WHITE ST FERNANDINA BEACH 32034	DEED ACRES	0
		HOMESTEAD	N
SHORT LEGAL	BLOCK 9 LOT 9 IN OR 1179/1853 & OR 1179/1851 OLD TOWN	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	\$4,194
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$4,194
ASSESSED VALUE	\$3,652
EXEMPT VALUE	\$0
TAXABLE VALUE	\$3,652

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
10/10/2003	1179/1853	1179/1853	100	QC	U	N	FLOYD MARY B	FLOYD MICHAEL D
10/10/2003	1179/1851	1179/1851	100	QC	U	N	FLOYD MARY BETH	FLOYD MICHAEL D
02/06/2001	969/1146	969/1146	2000	WD	Q	N	STACK JOHN P	FLOYD MICHAEL D & MARY BETH
05/13/1996	759/1152	759/1152	500	WD	Q	N	MCCLAIN DONALD S	STACK JOHN P

Jones House in Old Town on White Street

Pain Colors exterior:

Option 1

- **Upper siding-Fresh Cut Stems**
- **Lower siding-Well watered**
- **Trim and middle band-Panna Cotta**
- **Front door---Work worn wood**
- **Back door Panna Cotta**

Window and Doors

Windows – no cross bars-Frame white in color MI Industries 3500 series FL17499-R3

Back door – Half window with exterior cross bars and panels below Jeld-wen FL11861-r6

Front door 3 small windows across top and panels below. Therma-Tru Benchmark

Roof – Silver metal roof Tri county Metals FL4595-R4

Siding – smooth with no grain or pattern.

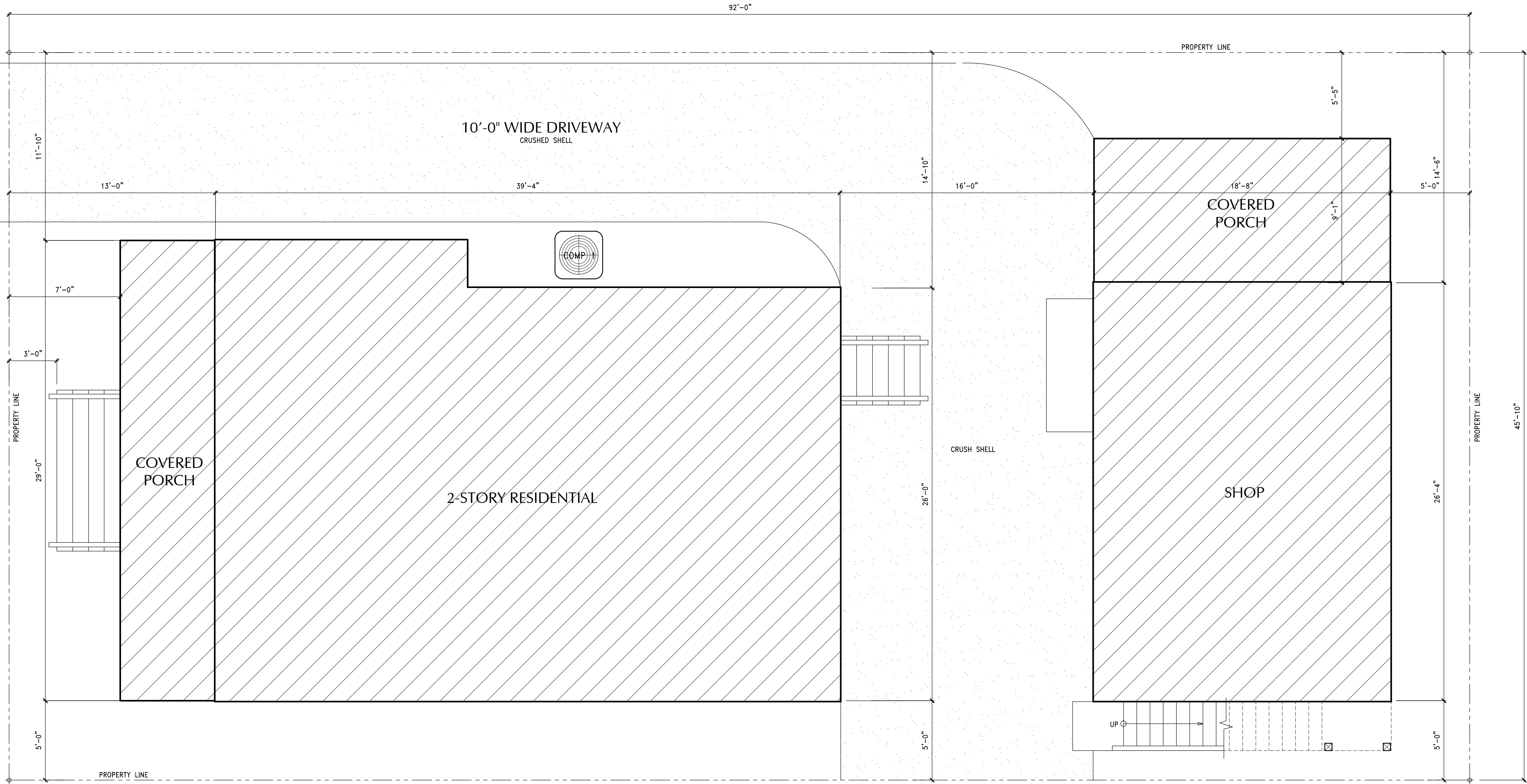
Horizontal 8" lap siding-Cement "Hardi Board on bottom 9' with 10" white band-cement siding then horizontal board on board siding Cement board-4x8 sheet with 1x2 boards every 16". James Hardie Building Products, Inc. fl19901-r2

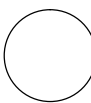
Base of home

18" cmu piers approx. 18" to 24" high with painted wood lattice between the piers.

House elevation

First floor and porch 18" to 24" above grade-12" floor trusses then 9' walls, second floor 12" floor truss then 8' high walls 21' tall with 7' roof total height 28' feet.



 SITE PLAN
Scale: 1/4" = 1'-0"

DRAWING ISSUE	DRAWING ISSUE
DATE:	DATE:
REVISED: ZZ:	

SEAL

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 61ST AVE
SUITE 400
OCALA, FL 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:	
STATE OF FLORIDA	AR 12,999
STATE OF GEORGIA	5044
PROJECT	

NEW
SINGLE FAMILY
RESIDENCE

FOR

SCOTT & JULIE
JONES

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY:	DWS
CHECKED BY:	
APPROVED BY:	DPK
ARCHITECT'S PROJECT No.:	

SHEET TITLE:

SITE PLAN

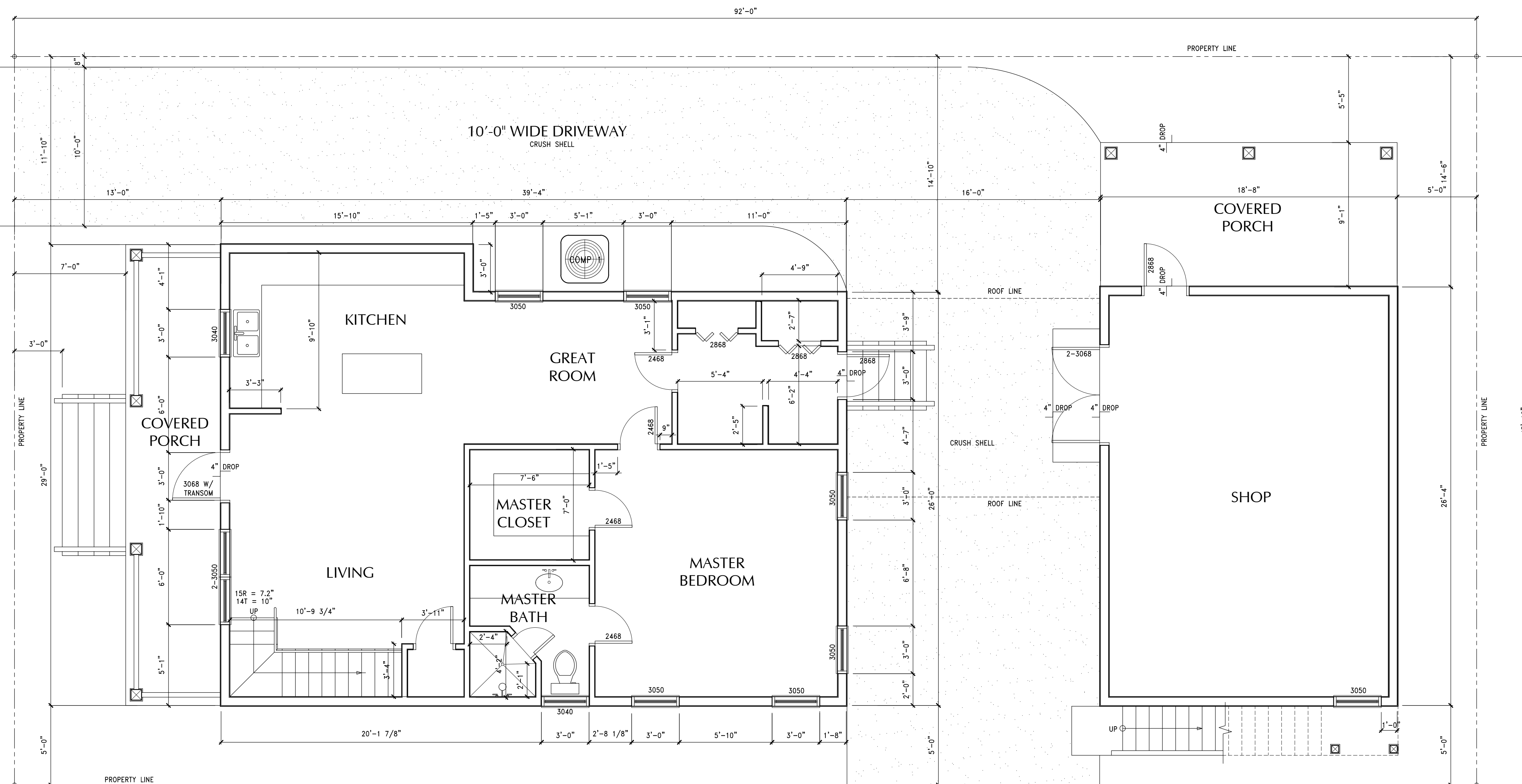
SHEET NUMBER

A0.0

SHEET TITLE:

FIRST FLOOR PLAN
RIGHT SIDE ELEVATION

SHEET NUMBER



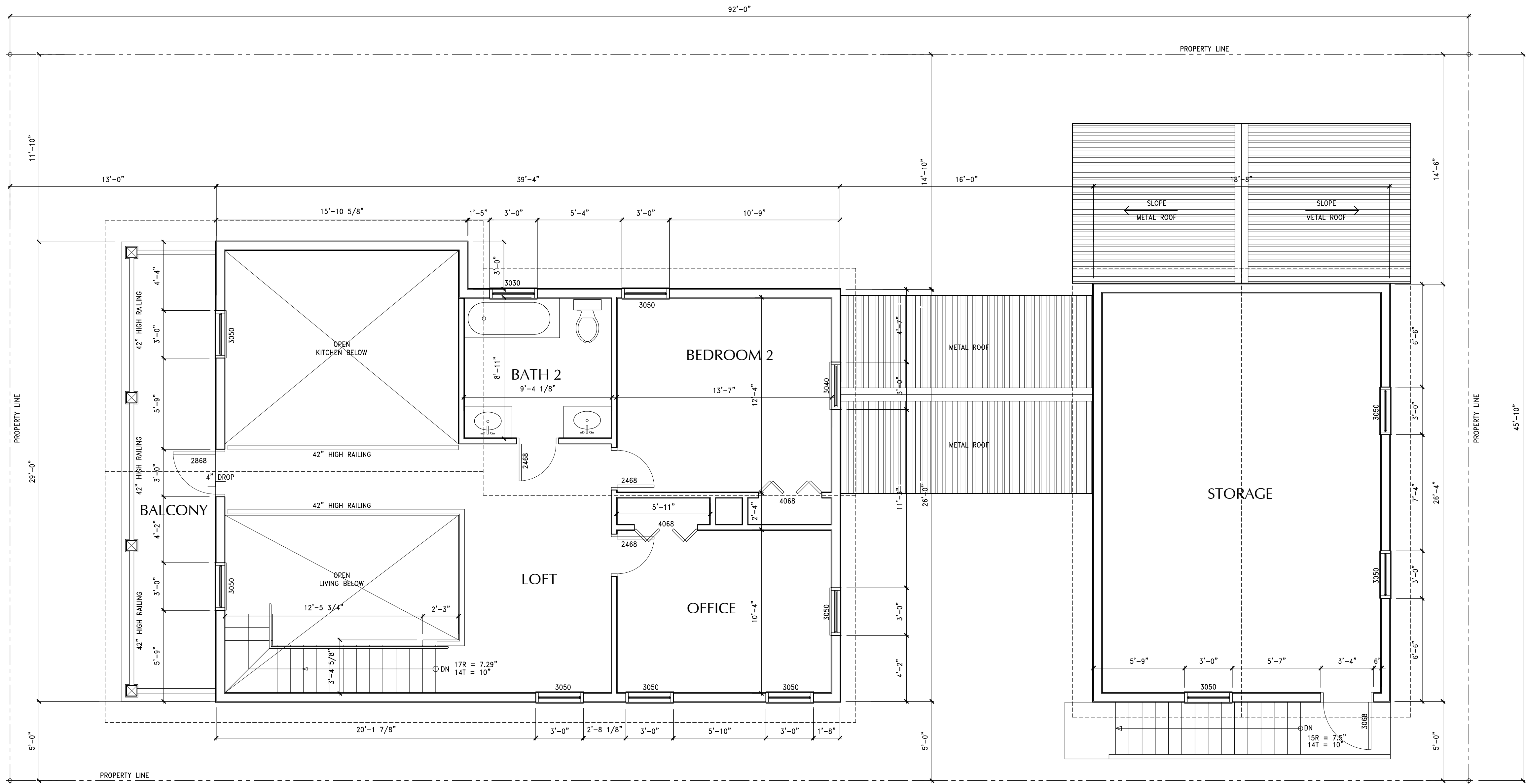


LEFT SIDE ELEVATION - SHOP/STORAGE

Scale: 1/4" = 1'-0"

LEFT SIDE ELEVATION - MAIN HOUSE

Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

DRAWING ISSUE
DATE:
REVISED: ZZ:

DRAWING ISSUE
DATE:

SEAL

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 61ST AVE
SUITE 400
OCALA, FL 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA
STATE OF GEORGIA

AR 12,999
5044

PROJECT

NEW
SINGLE FAMILY
RESIDENCE

FOR

SCOTT & JULIE
JONES

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY:

DWS

CHECKED BY:

APPROVED BY:

DPK

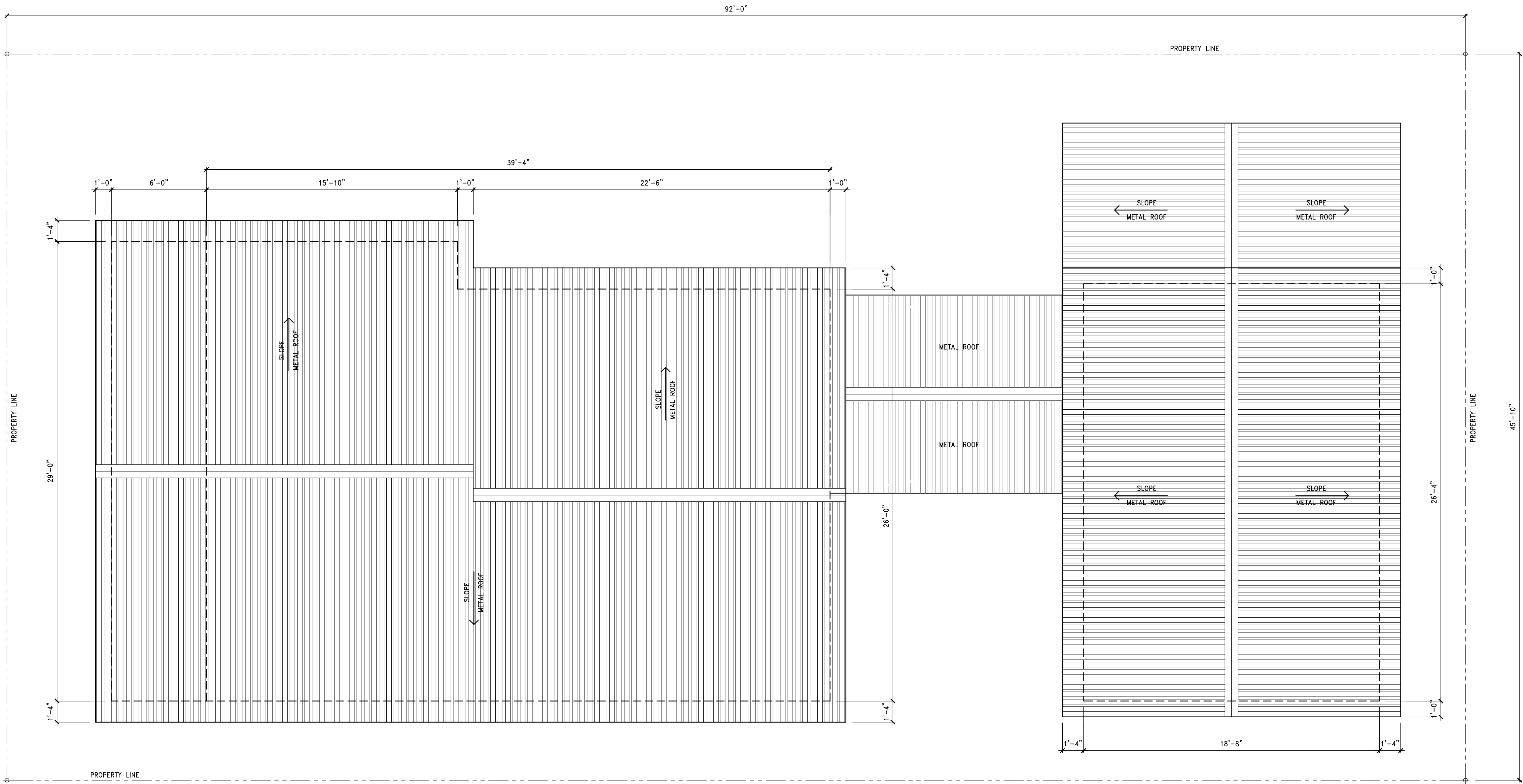
ARCHITECT'S PROJECT No.:

SHEET TITLE:

2ND FLOOR PLAN
LEFT SIDE ELEVATION

SHEET NUMBER

A1.1



ROOF PLAN
Scale: 1/4" = 1'-0"

DRAWING ISSUE
DATE:
REVISED: ZZ:

DRAWING ISSUE
DATE:
REVISED: ZZ:

SEAL

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 61ST AVE
SUITE 400
OCALA, FL 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044
PROJECT

NEW
SINGLE FAMILY
RESIDENCE

FOR

SCOTT & JULIE
JONES

908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY: DWS

CHECKED BY:

APPROVED BY: DPK

ARCHITECT'S PROJECT No.:

SHEET TITLE:

ROOF PLAN

SHEET NUMBER

A1.2

DRAWING ISSUE	DRAWING ISSUE
DATE:	DATE:
REVISED: ZZ:	

SEAL

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 61ST AVE
SUITE 400
OCALA, FL 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:	
STATE OF FLORIDA	AR 12,999
STATE OF GEORGIA	5044
PROJECT	

NEW
SINGLE FAMILY
RESIDENCE

FOR
**SCOTT & JULIE
JONES**

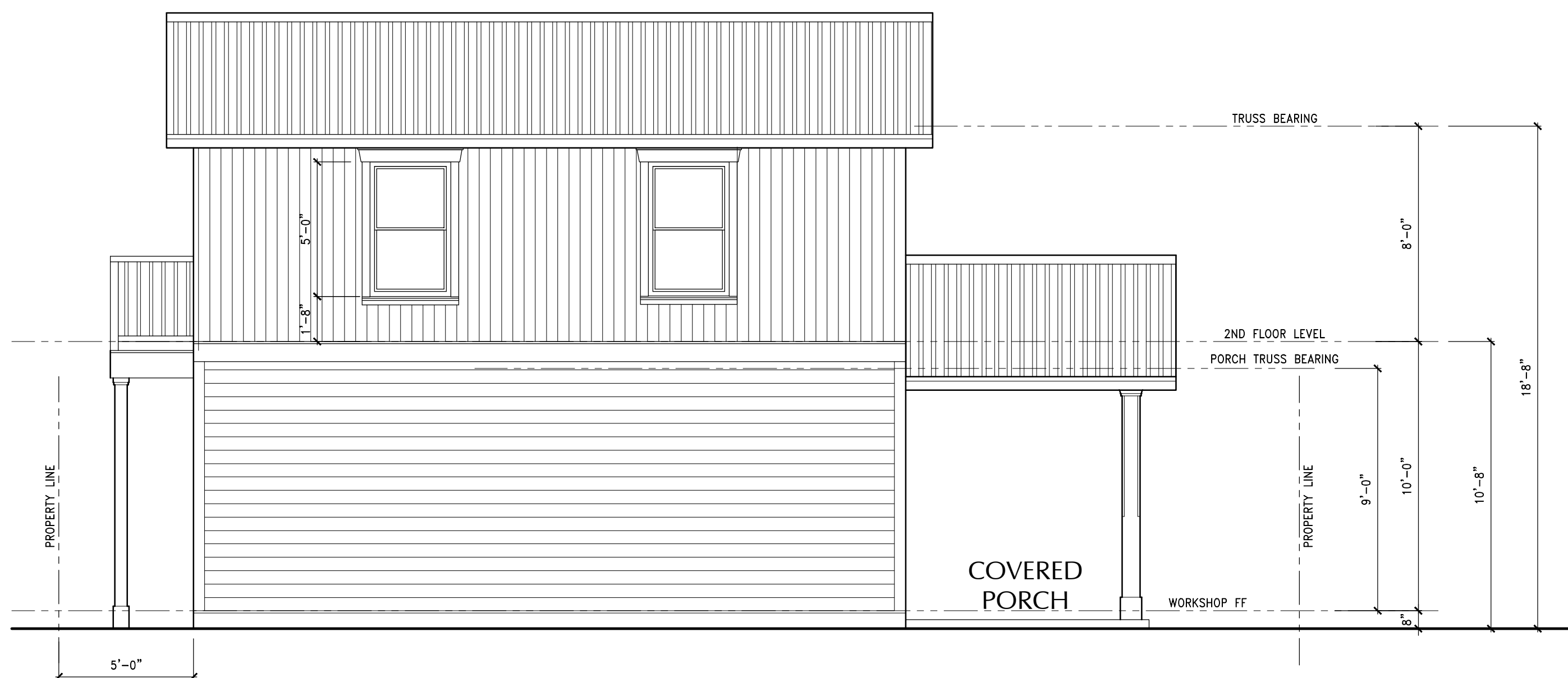
908 WHITE STREET
FERNANDINA BEACH, FLORIDA

DRAWN BY:	DWS
CHECKED BY:	
APPROVED BY:	DPK
ARCHITECT'S PROJECT No.:	

SHEET TITLE:
**2ND FLOOR PLAN
LEFT SIDE ELEVATION**

SHEET NUMBER

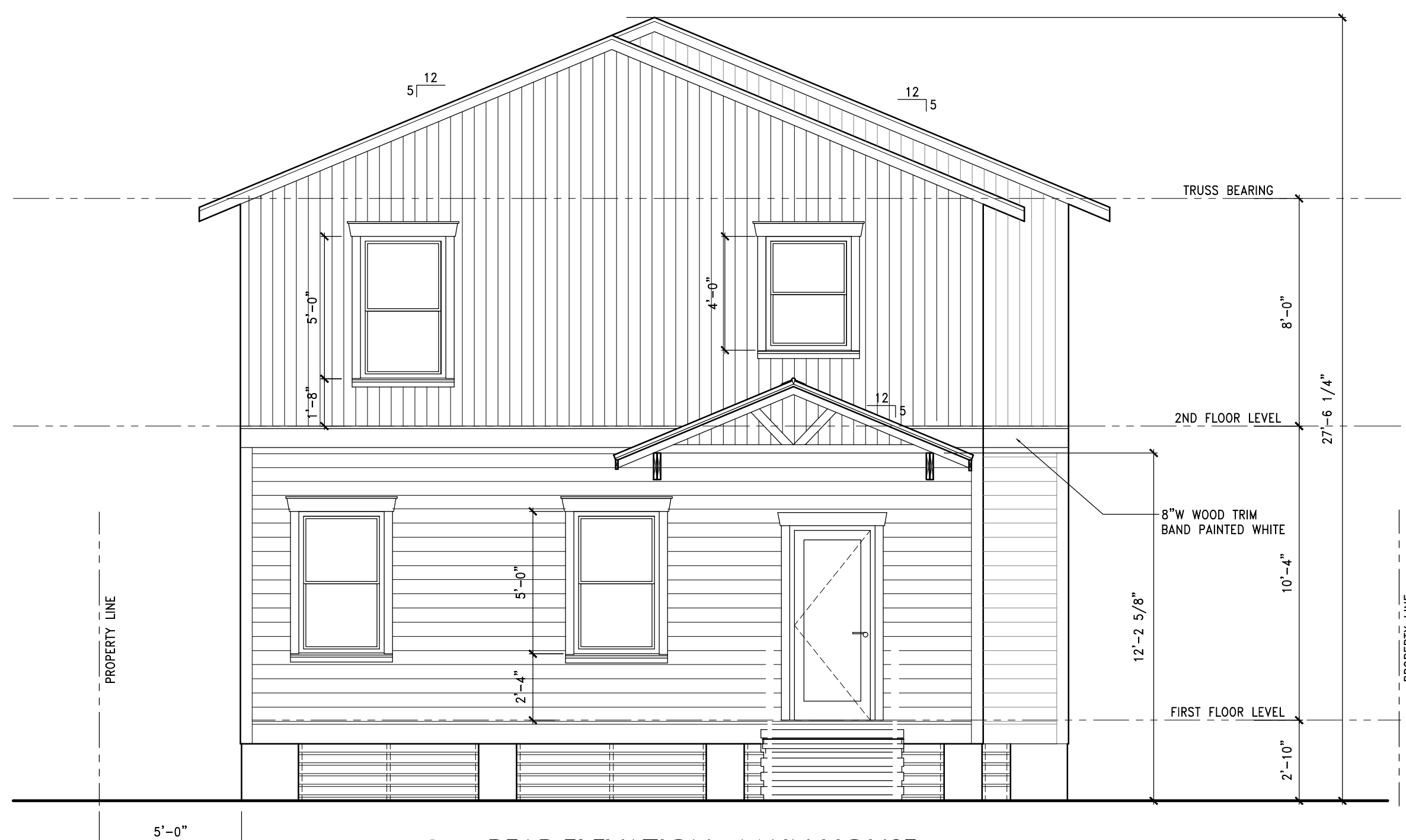
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REAR ELEVATION - SHOP/STORAGE
Scale: 1/4" = 1'-0"



FRONT ELEVATION - SHOP/STORAGE
Scale: 1/4" = 1'-0"

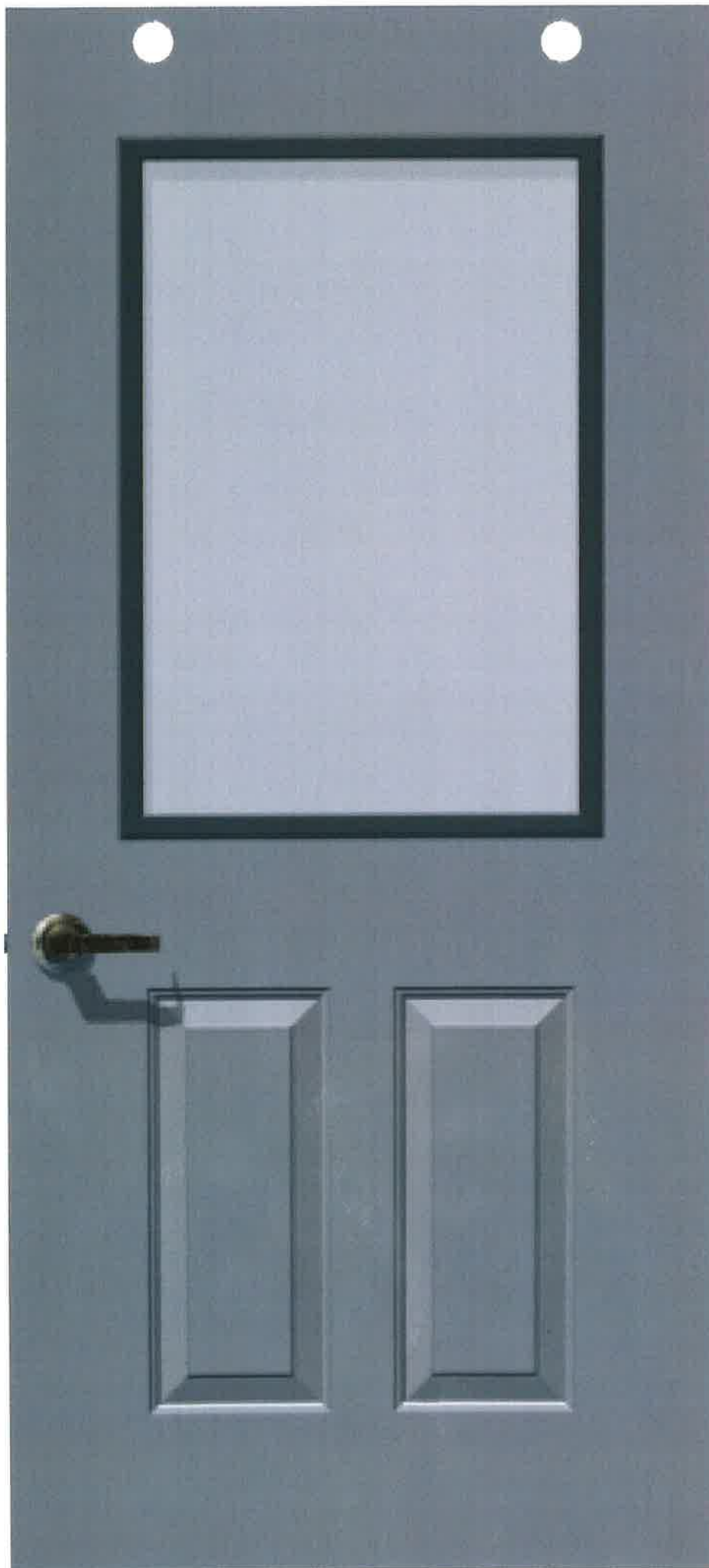


REAR ELEVATION - MAIN HOUSE
Scale: 1/4" = 1'-0"

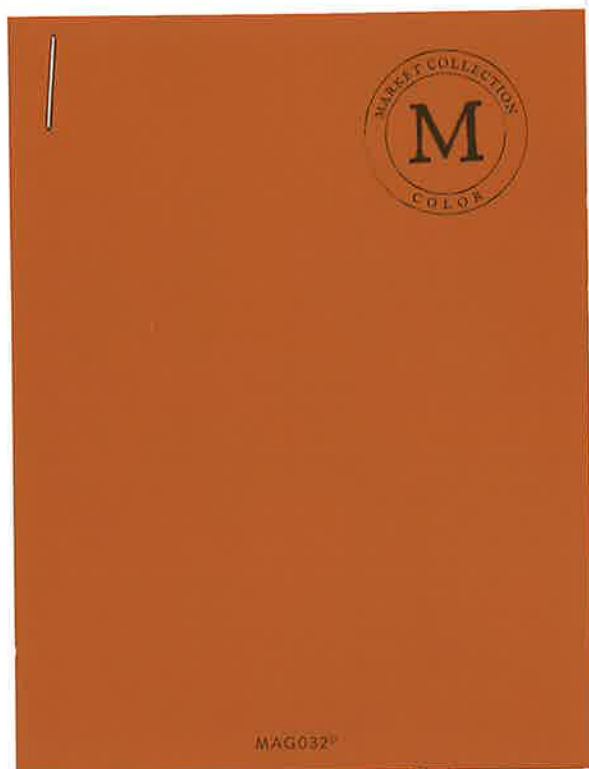


FRONT ELEVATION - MAIN HOUSE
Scale: 1/4" = 1'-0"





WORK WORN WOOD



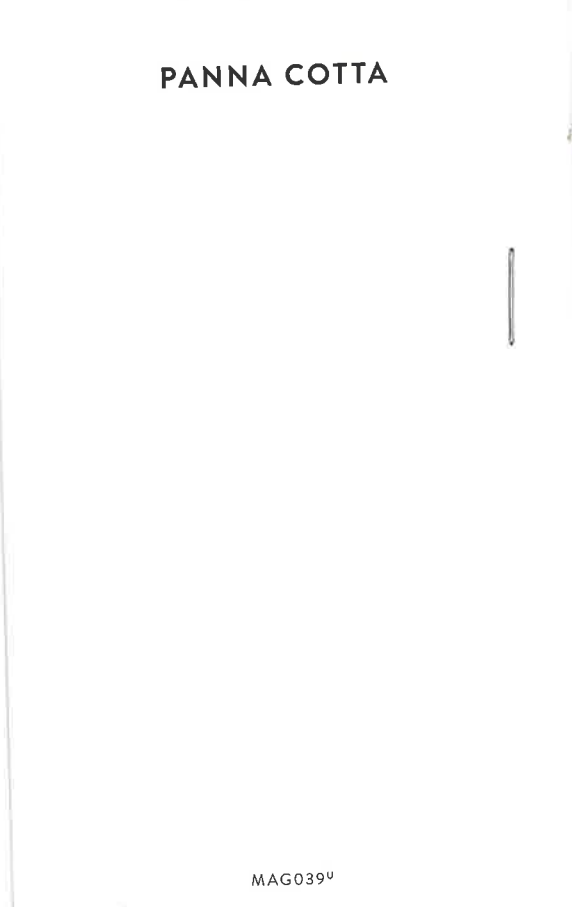
FRESHLY CUT STEMS



WELL WATERED



PANNA COTTA





**3500
HP**
SINGLE-HUNG

3500 HP Vinyl Single-Hung Window

The 3500 high-performance (HP) vinyl single-hung window offers **handcrafted quality, exceptional durability, and optimal energy efficiency**. With standard features that include a pre-punched mounting fin and removable sash for easy drywall pass through, our 3500 HP window is ideal for any new home construction project. A full-length lift rail and extra metal reinforcements at the meeting rail provide aesthetic and performance benefits that complement the window's builder-friendly attributes.

PERFORMANCE FEATURES

- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Welded, multi-chambered frame and sash for superior strength and energy-efficiency
- Integral J-Channel and mounting fin with pre-punched holes for easy and efficient installations
- Heavy-duty weatherstripping for protection against wind, rain, dust, and noise

*Welded multi-chamber
mainframe design*

*2 7/8" frame
depth*



*Dual-pane
insulated glass*

**TOP
SELLER**



WARM-EDGE
SPACER SYSTEM



DUAL-PANE



PAINTED
EXTERIOR

 *Standard*

 *Optional*

Designed smarter, from the inside out

ENGINEERED TO PERFORM

- Multi-chamber mainframe design
- 2 7/8" frame depth
- 3/4" insulating glass
- Wood extension jambs available for 4 9/16", 6 9/16", and 7 9/16" wall depths
- Continuous head and sill mulling for twins and triples

CONVENIENCE & STYLE

The 3500 HP features the following design details on every window:

- Silicone-glazed sash
- Surface-mounted tilt latch
- Full-length lift rail

SAFETY & SECURITY FEATURES

- Dual-opposing locks create a stronger, safer seal
- Optional tempered glass is four times stronger than non-tempered glass and safer if broken
- Optional obscure glass allows light in while protecting privacy

SIZING

MINIMUM & MAXIMUM (available in 1/8" increments)

- 15"–52" wide x 24"–84" high

CREATE A CUSTOMIZED LOOK

HARDWARE FINISH OPTIONS

- Color-matched

GRID TYPES & SIZES

- 5/8" flat grids-between-the-glass
- 7/8" flat grids-between-the-glass
- 1 1/8" sculptured grids-between-the-glass
- 1 5/8" sculptured grids-between-the-glass

GRID PATTERNS



Colonial



9-Lite
Perimeter



6-Lite
Perimeter



Diamond

VINYL/EXTRUDED COLORS



White



Almond

EXTERIOR LAMINATE*



Bronze



Black

EXTERIOR PAINT†



Cream



Almond



Clay



Silver



Cocoa



Forest
Green



Bronze



Black

ENERGY-EFFICIENT GLASS PACKAGES

Our **dual-pane** insulated glass package options help save on heating and cooling costs while enhancing home comfort

- In **cool weather**, insulated glass provides outstanding thermal performance to keep interior glass surfaces closer to room temperature, eliminating cold spots near windows
- In **warm weather**, it helps reduce solar heat gain and minimize glare to improve interior comfort
- Able to meet **ENERGY STAR®** requirements in North-Central, South-Central, and Southern climate zones

GLAZING TYPE	U-VALUE	SHGC	STC
Low-E glass	0.33	0.31	28
Low-E glass with grids	0.33	0.28	28
Argon and Low-E glass	0.30	0.31	28
Argon and Low-E glass with grids	0.30	0.28	28
HP Low-E glass	0.33	0.23	28
HP Low-E glass with grids	0.33	0.21	28
Argon and HP Low-E glass	0.30	0.22	28
Argon and HP Low-E glass with grids	0.30	0.20	28

Note: all values based on standard 3/4" dual-pane IGU



* Exterior laminate available with white interior only; available with 5/8" flat or 1 1/8" sculptured grids only; not available with J-Channel

† Exterior paint available with 1 1/8" sculptured grids only



OUR MISSION

Getting It Right Every Time

We build each of our products the same way we built our company: with integrity and precision. Every MI window and door is handcrafted in the United States using state-of-the-art manufacturing techniques, and is backed by vigorous in-house testing procedures. We are 100% committed to offering the styles, value, and performance you're after.

Discover everything we have to offer at miwindows.com, or by calling 1-717-365-3300.



BELFOR Property Restoration

10416 New Berlin Rd., Suite 5 - Jacksonville, FL 32226
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FL License #CGC 046432 - Federal ID # 84-1309171

1 154-IMG-0002



2 155-IMG-0003





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3 156-IMG-0004



4 157-IMG-0005





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5 158-IMG-0006 (1)



6 159-IMG-0006





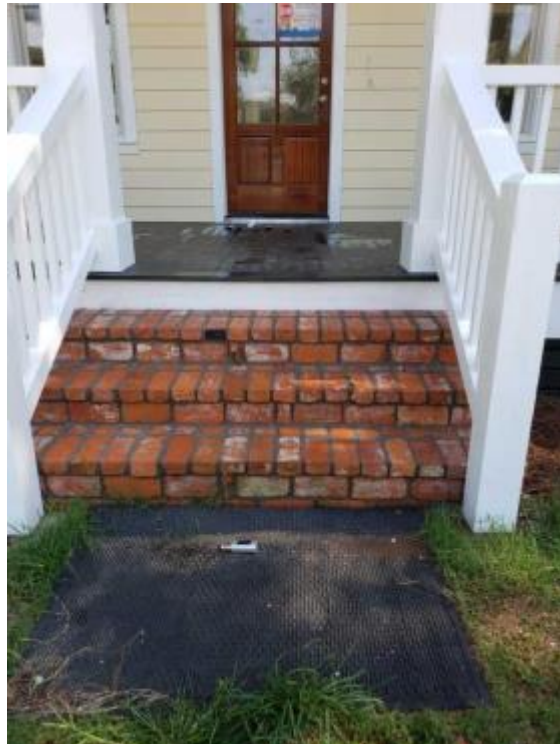
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7 160-IMG-0008



8 161-IMG-0009





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-41
OCTOBER 18, 2018

Owner/Applicant:	Robert & Deborah Westhouse				
Property Address:	1122 White Street				
Requested action:	Certificate of Approval (COA) to construct a one-story, single-family dwelling.				
Current zoning:	OT-2				
FLUM land use category:	Old Town 2				
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-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		
	West	Vacant	OT-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:

The applicant is seeking a Certificate of Approval (COA) to construct a 1,497 sq. ft. one-story, single-family dwelling.

Lots 5 & 6 of Block 23 are two media peonias. This parcel includes half of the vacated right-of-way of Towngate Street.

This application was continued from the September 20, 2018 regular HDC meeting in order to give the applicant an opportunity to add additional details the board requested to the building plans.

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

8.00.01 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	James Hardie, Hardiplank smooth lap siding, 6" exposure	SW7006 <i>Extra White</i>
Doors	(front door) ThermaTru Smooth-Star Double w/sidelites, 10 or 8 panels per door; PGT French Door Series 5455, 7/8" SDL;	SW7006 <i>Extra White</i>
Windows	PGT, 2/1, single-hung, 7/8" SDL,	
Roofing	GulfCoast 5V Crimp, Galvalume	
Fascia/Trim	James Hardie HardiTrim	SW7006 <i>Extra White</i>
Foundation	Brick veneered piers	
Shutters	N/A	
Porch/Deck	PT	(ceiling) SW9063 <i>Porch Ceiling</i>
Fencing	N/A	
Driveways/ Sidewalks	Crushed shell	
Signage	N/A	
Other	N/A	

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District. The site will also include a two-story accessory dwelling.
- **Lot Density** – Total lot coverage is 23% which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches, breezeways and carports 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 noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Visibility Triangle** – As Towngate Street is a vacated right-of-way, the visibility triangle does not apply.
- **Parking** – Driveway to be accessed off of White Street. The driveway is to be crushed shell in 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** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 21’6”, which is under the maximum allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a pier foundation with wood lattice as infill between piers. Piers are indicated to have a brick veneer.

- **Windows** – The windows that are proposed to be vinyl PGT, 2/1, single-hung, 7/8” SDL,
- **Doors** – Front door is a ThermaTru Smooth-Star Double w/sidelites, 10 or 8 panels per door painted SW7006 *Extra White*; additional exterior doors are PGT French Door Series 5455, 7/8” SDL

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.
- Concerns raised at the September HDC meeting have been addressed and are illustrated on the plans.
 - o Site plan includes driveway/walkways, outdoor shower, mechanical;
 - o Details for window and door trim have been added, handrails and porch railings are not required.
 - o House has been pulled up closer to front setback line to better relate to adjacent homes.

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 2018-41

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-41 **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 2018-41, 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 2018-41 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-41

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY

REC'D: 8/17/18 BY: SJC

PAYMENT: \$ 1.50 TYPE Debit Visa

APPLICATION #: 2018-001137

HDC CASE #: 2018-41

APPLICATION COMPLETE: Y ☒ N ☐

PRE-CONFERENCE: Y ☒ N ☐ DATE 8/17/18

BOARD MEETING DATE: Sept. 20, 2018

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

App. revised 9/12/18

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 Property information can be found at the Nassau County Property Appraiser's Website → Map Search

Street Address: 1122 White Street

Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1580-0023-0050

Zoning District: _____ Lot / Block Number (optional) Block 23

Lots 5+6

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Robert + Deborah Westhouse</u>	
Corporation or Company (if applicable) <u>1244 Harrison Point Trail</u>	
Street Address <u>Fernandina Beach FL 32034</u>	
City State Zip <u>904-557-6784</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.

Vacant Land

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, 1166 heated sq ft. Single family Residence. All materials listed below.

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	<i>James Hardie</i>	<i>Hardie Plank lap Siding 6" exp</i>	<i>FL13192</i>	
Doors	<i>PGT</i>	<i>See attached</i>	<i>FL2</i>	
Windows	<i>PGT</i>	<i>See attached</i>	<i>FL1435</i>	
Roofing	<i>Tamko</i>	<i>Asphalt Architectural Shingle</i>	<i>FL18355</i>	
Fascia/Trim	<i>James Hardie</i>		<i>FL13245.1</i>	
Foundation		<i>Pier + beam off grade.</i>		
Shutters	<i>NONE</i>			
Porch/Deck		<i>Pressure treated wood.</i>		
Fencing	<i>NONE</i>			
Driveways/Sidewalks		<i>Crushed shell</i>		
Signage	<i>NONE</i>			
Other	<i>NONE</i>			

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



RPM LUMBER

ShipTo: R P M WOOD PRODUCTS INC

Account#: A01377

86289 PAGES DAIRY ROAD

011307-1

YULEE, FL 32097-5904

Phone# Fax# (904) 225-0888

Last Modified Date: 06/26/2018 08:57:07

PO#:

Job Name:WESTHOUSE

Job Address:

Quote # 5294268

Ship Date:

Sales Person:Cole Willis

Customer DONALD SKIPPER

Account #

Phone#

Fax#

Line #	Item Description	Quantity	Line Pricing	
0001 (1.00)	FD5455 FRENCH DOOR SERIES 5455	Ordered: 1.00	<u>Sell Price</u> \$2,296.78	<u>Ext Price</u> \$2,296.78

Configuration: 71.75X79.75,6068,W,CL,L3,TIG,ARGON,7/8" TDL,1V3H/1V3H,OUTSWING,1.375EXTERIOR,XX,ACT R
PANEL/INACT L,DUMMY,N,KD FRM,IGT210T2



Certification Type: AAMAA440
Size Selection: NOMINAL
Actual Size: 71 3/4 X 79 3/4
Opening Size: 72 X 80
Door Swing: OUTSWING
Primary Panel: RIGHT
Door Glass: 7/8" IG (1/8 TMP - 5/8 ARG - 1/8 TMP)
Glass Color: CL - CLEAR
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Inactive Hardware Prep: DUMMY
Send Inactive Lock: Y
Hardware Style: 800LVR
Hinge Color: BSS - Brushed Stainless Steel
5/8 Add-on Flange: N
Acc Glass Breakage: N
Decralite: N
PositiveDesignPressure: 70.0000
PANumber: FL-331
CondensationResistance: 61.0000
SolarHeatGainCoeff: 0.1500
VTCOG: 0.6400

Assembly Type: XX
Size Code: 6068.0000
Assembly Sz: 71 3/4 x 79 3/4
Frame Color: W - White
Threshold Type: 1.375EXTERIOR
Glass Family: IG - Insulating
Does unit need to meet Turtle Code: NO
Door Glass Color: CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Summary Door: 2A4D LITES (1V3H BARS)
Send Primary Lock: Y
Hardware Color: SNKPVD - Satin Nickel PVD
Keyed Hardware Alike: N
Anchor Group: A.FD5455
Boxing Options: N - None
KD: Y
CAR#: 190-1008
NegativeDesignPressure: 70.0000
EnergyStar: 1234.0000
UF: 0.3000
VT: 0.3100

Location: 1- DINING

Notes:

0002 (2.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$419.22	<u>Ext Price</u> \$419.22
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,TIG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-
INSTALLED,CMFRT LFT HNDL

Quote # 5294268

Print Date 6/26/2018

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Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 37 1/4 X 60 1/2
 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
 Balance Type: CONSTANT
 Tempered Location: UNIT
 Glass: 3/4" IG (1/8 TMP - 1/2 ARG - 1/8 TMP)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 29.3930
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 3050.0000
 Actual Size: 35 1/2 X 59 1/2
 Wood Frame Opening: 35 3/4 X 59 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass Makeup: IGT208T2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Location: A- LIVING

Notes:

0003 (3.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$314.63	<u>Ext Price</u> \$314.63
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 37 1/4 X 60 1/2
 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
 Balance Type: CONSTANT
 Glass Makeup: IGA208A2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 3050.0000
 Actual Size: 35 1/2 X 59 1/2
 Wood Frame Opening: 35 3/4 X 59 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 29.3930
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Location: A- LIVING

Notes:

0004 (4.00)	FD5455 FRENCH DOOR SERIES 5455	Ordered: 1.00	<u>Sell Price</u> \$2,296.78	<u>Ext Price</u> \$2,296.78
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Configuration: 71.75X79.75,6068,W,CL,L3,TIG,ARGON,7/8" TDL,1V3H/1V3H,OUTSWING,1.375EXTERIOR,XX,ACT R PANEL/INACT L,DUMMY,N,KD FRM,IGT210T2

Quote # 5294268

Print Date 6/26/2018

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Certification Type: AAMAA440
Size Selection: NOMINAL
Actual Size: 71 3/4 X 79 3/4
Opening Size: 72 X 80
Door Swing: OUTSWING
Primary Panel: RIGHT
Door Glass: 7/8" IG (1/8 TMP - 5/8 ARG - 1/8 TMP)
Glass Color: CL - CLEAR
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Inactive Hardware Prep: DUMMY
Send Inactive Lock: Y
Hardware Style: 800LVR
Hinge Color: BSS - Brushed Stainless Steel
5/8 Add-on Flange: N
Acc Glass Breakage: N
Decralite: N
PositiveDesignPressure: 70.0000
PANumber: FL-331
CondensationResistance: 61.0000
SolarHeatGainCoeff: 0.1500
VTCOG: 0.6400

Assembly Type: XX
Size Code: 6068.0000
Assembly Sz: 71 3/4 x 79 3/4
Frame Color: W - White
Threshold Type: 1.375EXTERIOR
Glass Family: IG - Insulating
Does unit need to meet Turtle Code: NO
Door Glass Color: CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Summary Door: 2A4D LITES (1V3H BARS)
Send Primary Lock: Y
Hardware Color: SNKPVD - Satin Nickel PVD
Keyed Hardware Alike: N
Anchor Group: A.FD5455
Boxing Options: N - None
KD: Y
CAR#: 190-1008
NegativeDesignPressure: 70.0000
EnergyStar: 1234.0000
UF: 0.3000
VT: 0.3100

Location: 1- BEDROOM

Notes:

0005 (5.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$314.63	<u>Ext Price</u> \$314.63
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: AAMAA440
Vent Configuration: EQUAL
Size Selection: NOMINAL
Size Ref: ACTUAL
Rough Masonry: 37 1/4 X 60 1/2
Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 2A1D LITES (1V0H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: N - None
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL 1435
CondensationResistance: 60.0000
SolarHeatGainCoeff: 0.1900
VTCOG: 0.6400

Frame Type: 1.375FIN
Window Style: STD
Size Code: 3050.0000
Actual Size: 35 1/2 X 59 1/2
Wood Frame Opening: 35 3/4 X 59 3/4
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 29.3930
CAR#: 190-1027
NegativeDesignPressure: 50.0000
EnergyStar: 123.0000
UF: 0.2900
VT: 0.4300

Location: A- BEDROOM

Notes:

0006 (6.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$260.40	<u>Ext Price</u> \$260.40
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Configuration: 23.5X35.5X.,2030,STD,1-3/8" NAIL FIN,W,EQUAL,TIG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Quote # 5294268

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Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 25 1/4 X 36 1/2
 Egress Opening: 19 1/4 X 13 1/8 (1.7505 SQFT)
 Balance Type: CONSTANT
 Tempered Location: UNIT
 Glass: 3/4" IG (1/8 TMP - 1/2 ARG - 1/8 TMP)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 17.3929
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 2030.0000
 Actual Size: 23 1/2 X 35 1/2
 Wood Frame Opening: 23 3/4 X 35 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass Makeup: IGT208T2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Location: B- MAS BATH

Notes:

0007 (7.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 3.00	<u>Sell Price</u> \$314.63	<u>Ext Price</u> \$943.89
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 37 1/4 X 60 1/2
 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
 Balance Type: CONSTANT
 Glass Makeup: IGA208A2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 3050.0000
 Actual Size: 35 1/2 X 59 1/2
 Wood Frame Opening: 35 3/4 X 59 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 29.3930
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Location: A- MASTER

Notes:

0008 (8.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 4.00	<u>Sell Price</u> \$314.63	<u>Ext Price</u> \$1,258.52
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Quote # 5294268

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Certification Type: AAMAA440
Vent Configuration: EQUAL
Size Selection: NOMINAL
Size Ref: ACTUAL
Rough Masonry: 37 1/4 X 60 1/2
Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 2A1D LITES (1V0H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: N - None
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL 1435
CondensationResistance: 60.0000
SolarHeatGainCoeff: 0.1900
VTCOG: 0.6400

Frame Type: 1.375FIN
Window Style: STD
Size Code: 3050.0000
Actual Size: 35 1/2 X 59 1/2
Wood Frame Opening: 35 3/4 X 59 3/4
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 29.3930
CAR#: 190-1027
NegativeDesignPressure: 50.0000
EnergyStar: 123.0000
UF: 0.2900
VT: 0.4300

Location: A- DINING

Notes:

TOTAL SALE AMT:	\$8,104.85
TOTAL CUSTOMER TAX:	\$567.34
NET SALE AMOUNT:	\$8,672.19

THE PURCHASER IS RESPONSIBLE FOR ALL DESIGN CRITERIA AND MEETING ALL BUILDING CODES. QUANTITIES AND SPECIFICATIONS HAVE BEEN VERIFIED AND ACCEPTED BY THE PURCHASER. PRODUCTS CAN NOT BE CHANGED, CANCELED OR RETURNED AFTER BEING ORDERED. NO WARRANTY, EXPRESS OR IMPLIED IS MADE BY RPM WOOD PRODUCTS, INC. AS TO MERCHANTABILITY, FITNESS OR SUITABILITY FOR ANY PURPOSE. THE PRODUCT MANUFACTURER IS RESPONSIBLE FOR WARRANTIES, IF ANY. PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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HardiePlank®

A classic look for
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SELECT CEDARMILLSM

Haverly, Steve



SMOOTH®

Grading: 2nd Year

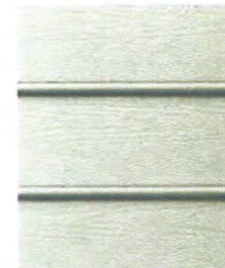


white

Thickness	5/16 in.						
Length	12 ft. planks						
Width	5.25 in.	5.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.	
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.	
Columns	324	280	252	210			
Pcs./Pile							
Price	360	308	252	230	190	152	
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3	

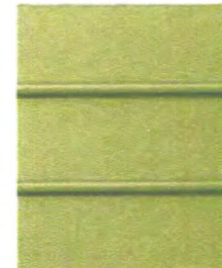
CUSTOM BEADED CEDARMILL®

Lipid Metab



CUSTOM BEADED SMOOTH

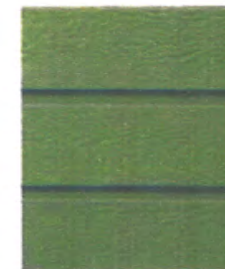
For a given δ and ϵ



Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
Cylo/Pers. Pcs./Psf	210
Pulse Pcs./Psf	240
Pct./Sq.	14.3

CUSTOM COLONIAL™ ROUGHSAWN

Human Sex



CUSTOM COLONIAL™ SMOOTH

Type Size



Thickness	5/16 in.
Length	12 ft. planks
Width	8 in.
Exposure	6.75 in.
ColinPiles	216
Pcs./Pallet	
Pileup	240
Pcs./Sq.	14.9

Trim

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it complements your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.



The performance you require
THE DISTINCTIVENESS YOU DESIRE.

white

HARDIETRIM® BOARDS

4/4 RUSTIC GRAIN®

Autumn Tan



4/4 SMOOTH

Autumn Tan



Thickness	.75 in.
Length	12 ft. boards
Width	1.65 in. 3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in.
Pcs./Pallet	405 322 184 138 115 92

5/4 RUSTIC GRAIN®

Autumn Tan



5/4 SMOOTH

Autumn Tan



Thickness	1 in.
Length	12 ft. boards
Width	3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in.
Pcs./Pallet	238 138 102 85 68

CROWN MOULDING

Autumn Tan

Thickness	.75 in.
Length	12 ft. boards
Width	3.25 in. 5.25 in.
Pcs./Pallet	50 48

HARDIETRIM® BATTEN BOARDS

RUSTIC GRAIN®

Autumn Tan



SMOOTH

Autumn Tan



Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

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Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



TRIM AND SOFFIT COLORS



PLANK COASTAL COLORS*



Color Selection

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from actual environments, complementing your design with the look of America's idyllic neighborhoods.



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PANEL TYPE:

HIDDEN SCREW
GULFLOK & GULFLOK HR
GULFSEAM
VERSALOC & MEGALOC

EXPOSED SCREW

GULFRIB
5VCRIMP
GULFPBR
GULFWAVE

5VCRimp

ROOF COLOR:

KYNAR500 - PREMIUM PAINT
IN STOCK: 26ga, 24ga, Occasional

KYNAR500 - SPECIAL ORDER
6 WK LEAD TIME - MIN ORDER REQ

STANDARD PAINT
IN STOCK: 29ga & 26ga



HOME STYLE:



COASTAL

CRAFTSMAN

FLORIDA STUCCO

COLONIAL RANCH

MODERN VICTORIAN

NOW VIEWING: 5VCRimp panels in Gulfalume Unpainted on a Craftsman style home with Off White painted exterior walls and Creme painted trim.

HOME COLOR:

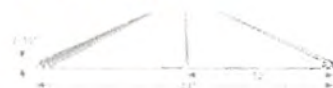
SELECTED: OFF WHITE

TRIM COLOR:

SELECTED: CREME

EXPOSED SCREW PANEL DETAILS

5VCRIMP

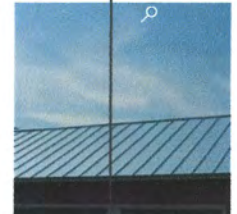


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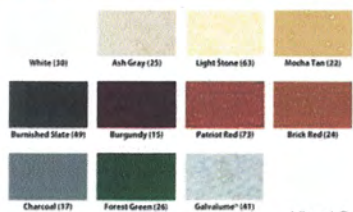
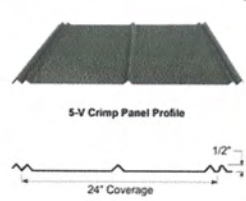
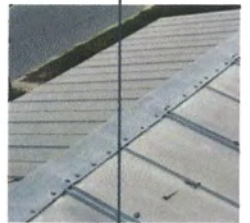
Metal Fastener Slip Track



Levels

Metal Strips

Metal Trims



White (18) Ash Gray (25) Light Stone (63) Mocha Tan (22) Burnished Slate (89) Burgundy (15) Patriot Red (73) Brick Red (24) Charcoal (17) Forest Green (26) Galvalume® (41)

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Front Door

ATTACHMENT G

THERMA TRU
DOORS

Design Your Door



LOCK

1

EDIT 

2

EDIT 

3

EDIT 

4



white

10 or 8 panel doors
5 or 4 panel sidelites

Smooth-Star®
S140XJ

DOOR SUMMARY

Project

DOOR TYPE

Entry

CONFIGURATION

Double with Sidelites

PROJECT TYPE

New Construction

DOOR SIZE

3'0" x 6'8"

Project



VINYL NON-IMPACT PRODUCT LINE





CUSTOM WINDOWS + DOORS



Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

Standard Features

PGT® EnergyVue® windows and doors come standard with white frames and clear, insulating glass with EnergyShield Low-E. EnergyVue door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All EnergyVue products are ideal for new construction and remodeling projects.

Standard Interior & Exterior Frame Colors

- White

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
- Hi-performance Low-E
 - EnergyShield Max
- Argon gas

Exterior Frame Colors

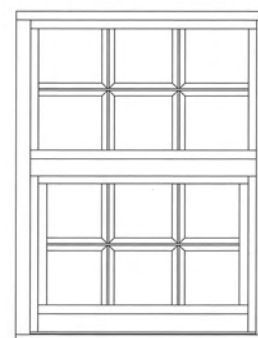
- | | |
|------------|-----------------|
| • Beige | • Pebble Khaki* |
| • Bronze | • Hunter Green* |
| • Anodize* | • Brick Red* |

* Available with limited interior colors

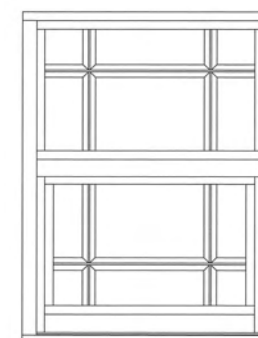
Interior Frame Colors

- | | |
|---------------|------------------|
| • Beige | • Dark Oak |
| • Bronze | • Natural Cherry |
| • Natural Oak | |

Grid Patterns



Standard



Brittany/Prairie

WINDOWS



Single Hung



Double Hung

✓ Single Hung (SH5400) and Double Hung (DH5460)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

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

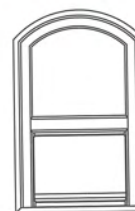
Stylish ComfortLift handles

- Allows ease of operation & 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



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Proview/Oriel Sash

Cottage & custom sash configurations available

CONSTRUCTION NOTES

- GENERAL NOTES:
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATION, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK HEREIN.
 - 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 AMBIGUITIES 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.
 - IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
 - ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
 - THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
 - THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
 - DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
 - ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
 - ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
 - UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES. CLEAN/REMOVE ALL PAINT DRIPS/SPLATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES.
 - ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
 - ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

- CONSTRUCTION NOTES:
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
 - ALL STUD WALLS DIMENSIONS ARE 3-⁵/₈", 5-³/₈", OR 7-³/₄" (UON)
 - ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UON)
 - REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
 - ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. 1" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
 - ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - 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.
 - ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
 - WATER RESISTANCE ¹/₂" CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
 - 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.
 - CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
 - ALL WALL STUD SHALL BE SPP#2 SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

- CONCRETE NOTES:
- ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
 - ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
 - ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
 - ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
 - SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
 - CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
 - VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
 - STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
 - ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014, (6TH EDITION)
 - 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.
 - OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.I APPROVED PLASTIC.
 - 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.
 - SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
 - ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELIVING.
 - 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.
 - 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.
 - 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.
 - PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

- ROOF NOTES:
- ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
 - ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
 - ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
 - ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
 - VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C. SECTION R806: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS.
 - THE RATION TOTAL NET FREE VENTILATING AREA TO THE ARE OF THE CEILING SHALL NOT BE LESS THAN 1/150. THAT RATIO MAY BE REDUCED TO ¹/₃₀₀ PROVIDED: 1) A VAPOR BARRIER RETARDANT HAVING A PERFORMANCE NOT EXCEEDING 1 PERM 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 REQUIRED.
 - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND COPINGS, THROUGH MOISTURE PERMEABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION R903.2
 - FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANCE ROOF SLOPE AND DIRECTION:AND AROUND ROOF OPENINGS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE 903.1 PER F.B.C. SECTION R903.2.1.
 - 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

WESTHOUSE RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

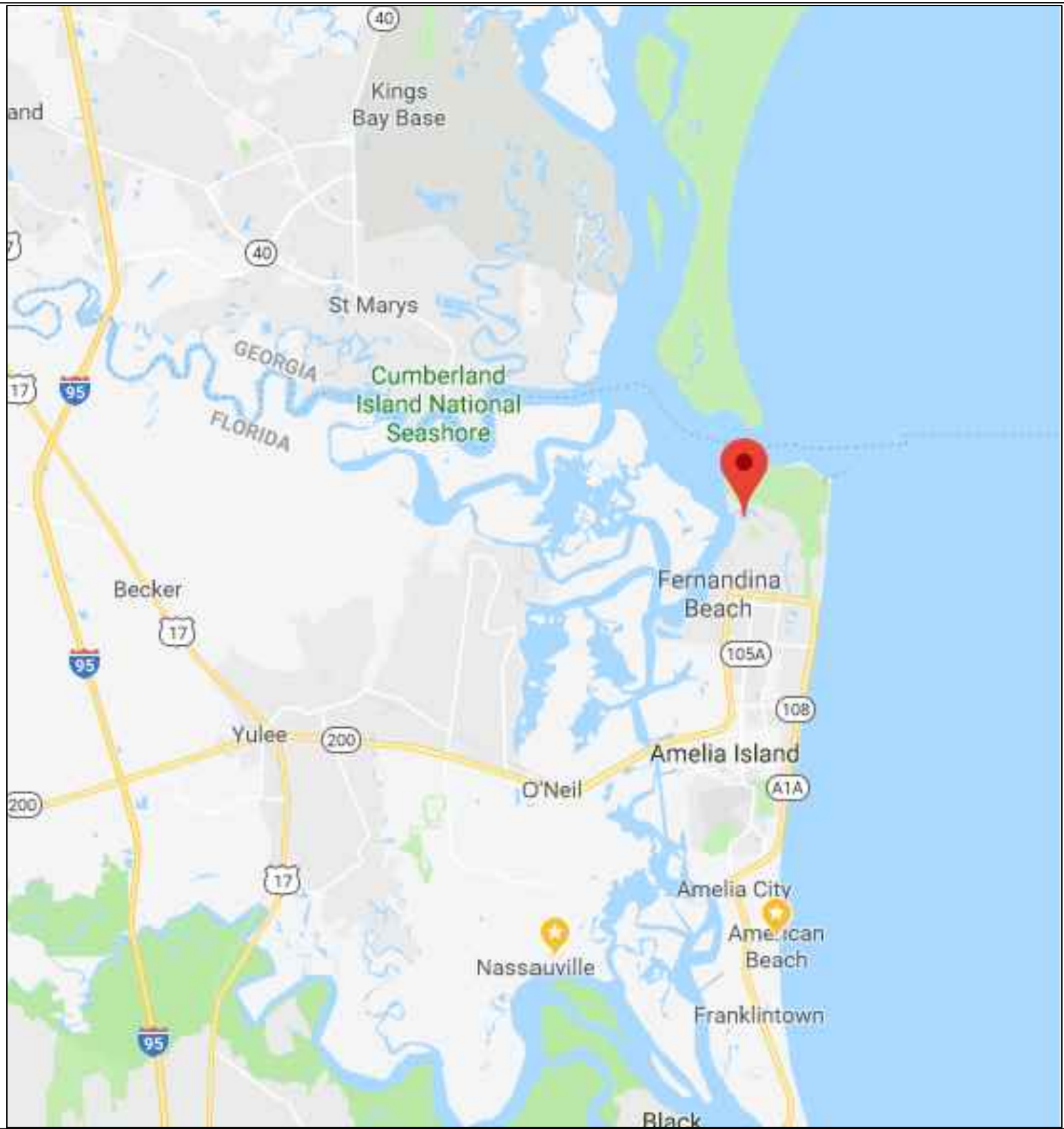
PROJECT DESIGN PROFESSIONAL

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

PROJECT ADDRESS

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

VICINITY MAP



CODE SUMMARY

- * FLORIDA BUILDING CODE - 2017
- * FLORIDA RESIDENTIAL BUILDING CODE - 2017
- * FLORIDA MECHANICAL CODE - 2017
- * FLORIDA PLUMBING CODE - 2017
- * FLORIDA BUILDING CODE ENERGY CONSERVATION - 2017
- * NATIONAL ELECTRICAL CODE - 2014 (NFPA 70)

DESIGN CRITERIA

* BASIC WIND SPEED (3 SECOND GUST) -	130
* WIND EXPOSURE CATEGORY -	D
* 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 2017 FLORIDA BUILDING CODE

PROJECT INFO

* CONDITIONED SPACED -	1,166 sq.ft.
* UNCONDITIONED SPACE -	0 sq.ft.
* UNENCLOSED SPACE -	331 sq.ft.
* LOT SIZE (ACRE) -	

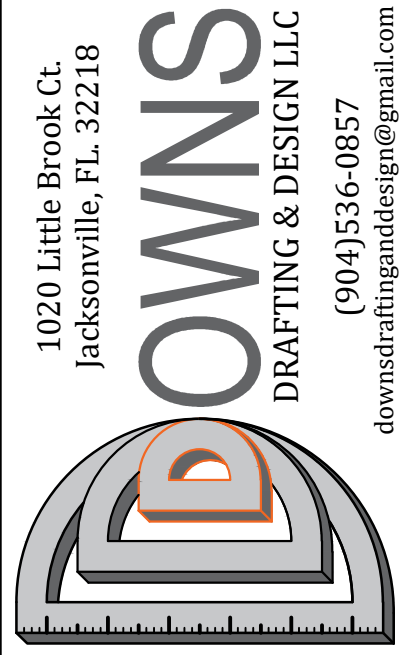
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

PLAN INDEX

COVER SHEET / PROJECT INFORMATION	C1.0
HOUSE ELEVATIONS	B2.0
FOUNDATION PLAN	B3.0
FRAMING PLAN	B4.0
ELECTRIC PLAN	B5.0
ROOF PLAN	B6.0
STRUCTURAL DETAILS	D7.0
FLASHING DETAILS	D7.1

C1.0

SHEET # (1) OF (9)
PROJECT NAME: WESTHOUSE
WHITE ST.
PROJECT #: 17.10.11
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 09.27.18



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BUILDINGS CONSTRUCTED WITH THESE
PLANS. IT IS THE RESPONSIBILITY OF THE
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CODE COMPLAINT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

WESTHOUSE
RESIDENCE

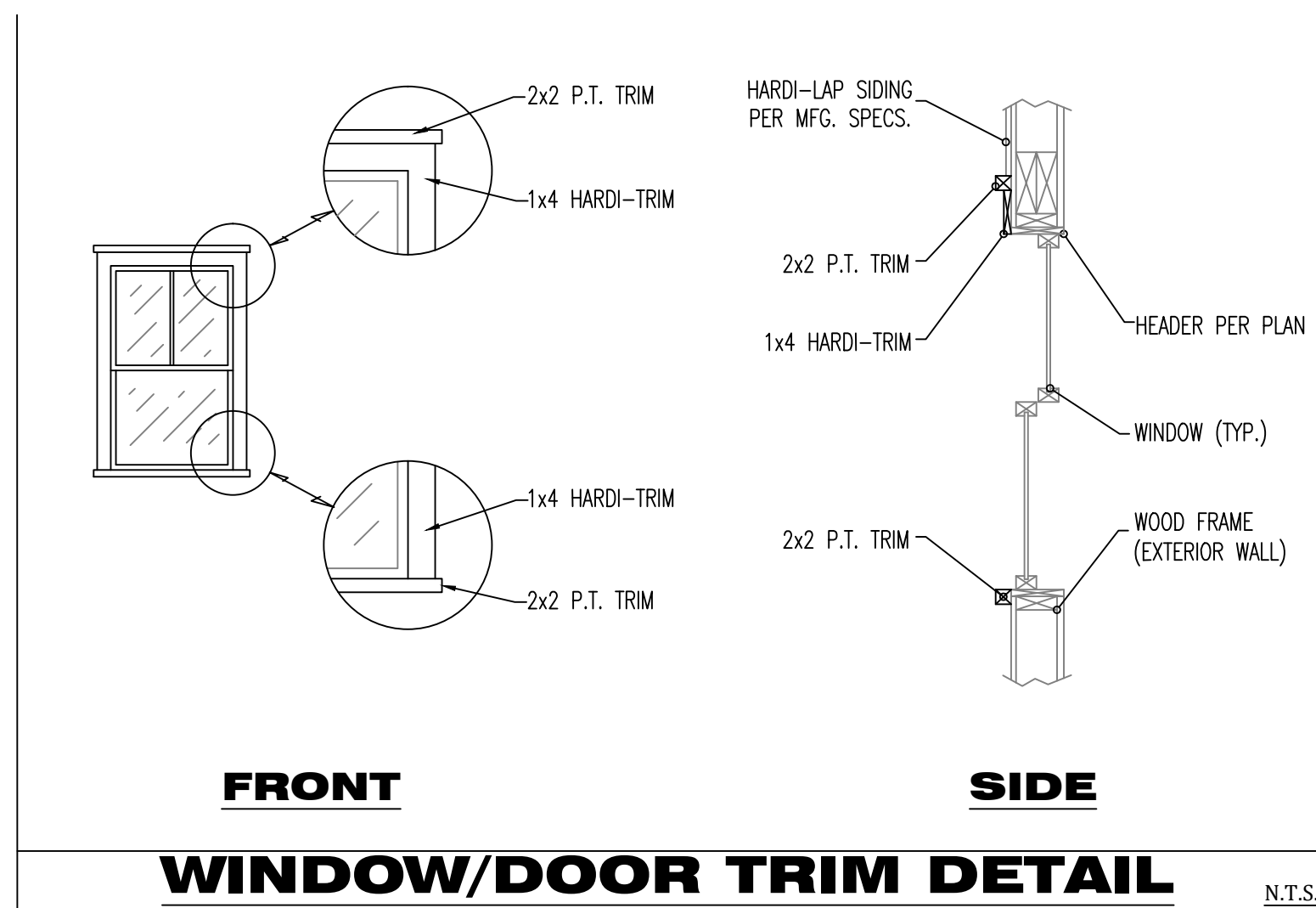
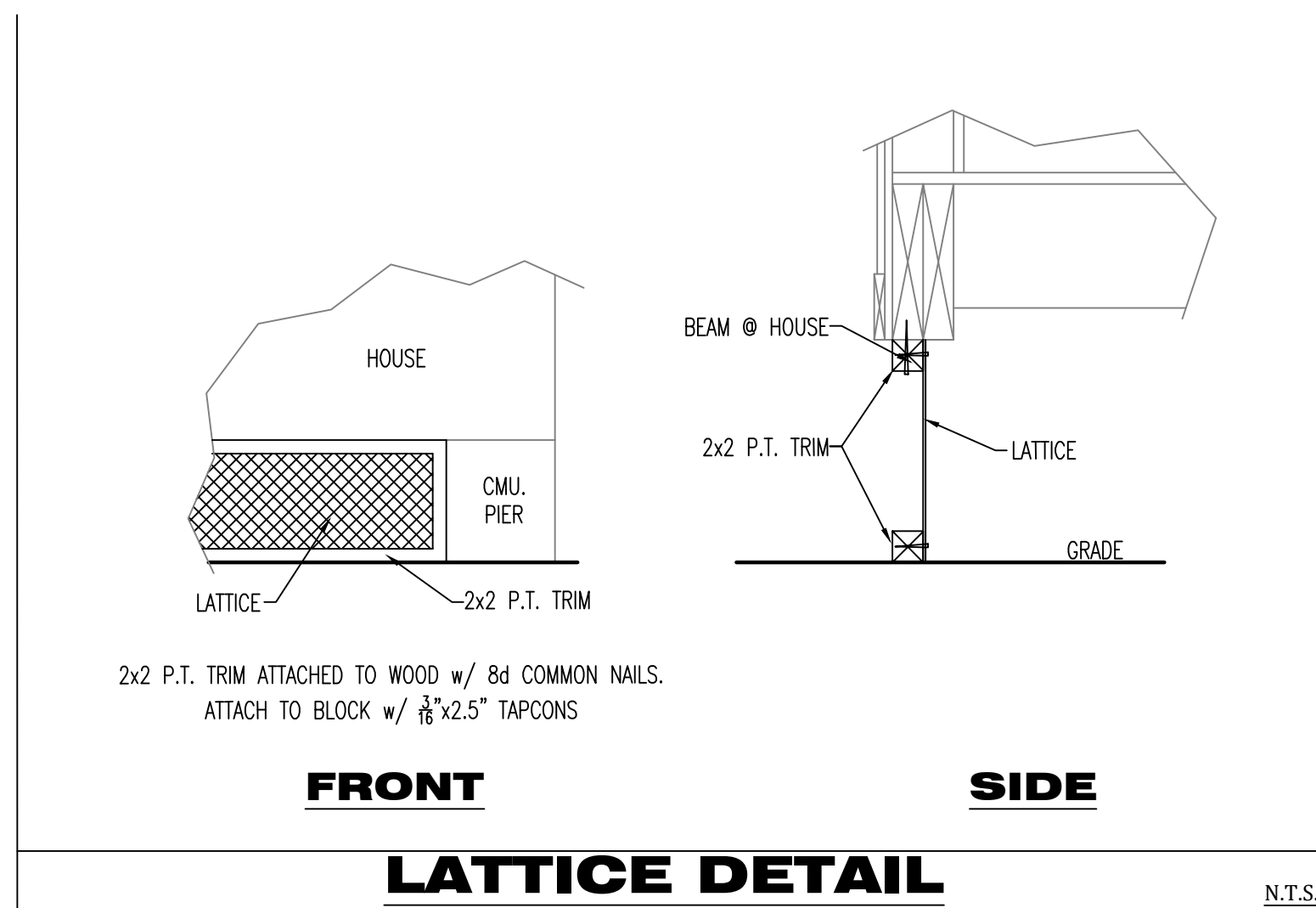
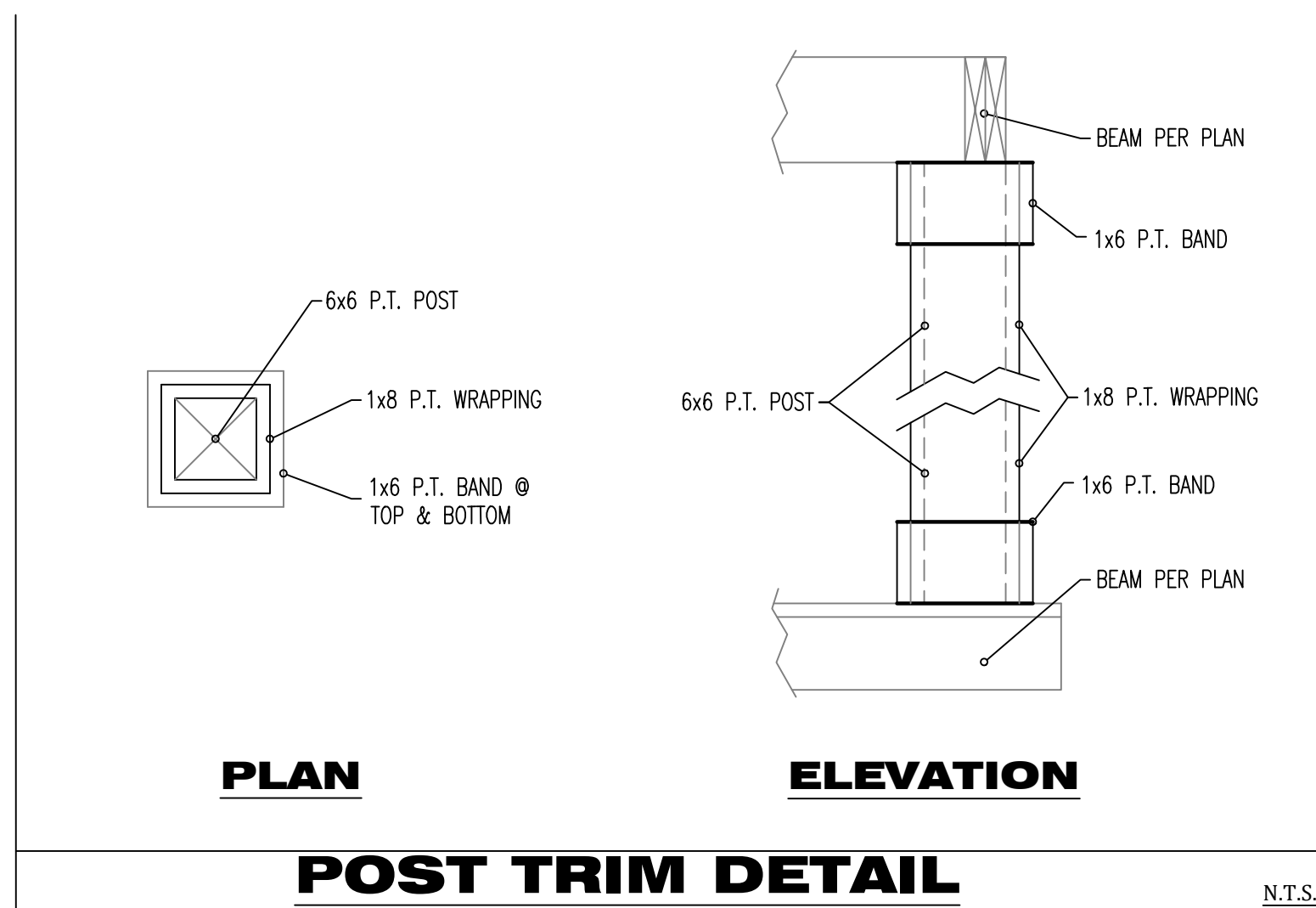
000 WHITE ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215

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

06.18.18
ENGINEER OF RECORD

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SHEET #:	(3) OF (8)
PROJECT NAME:	WESTHOUSE WHITE ST.
PROJECT #:	17.10.11
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	09.27.18

1020 Little Brook Ct.
Jacksonville, FL 32218

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Jacksonville, FL 32218

OWNS
DRAFTING & DESIGN LLC

(904) 536-0857
downsdraftinganddesign@gmail.com

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OWNER / BUILDER

WESTHOUSE RESIDENCE

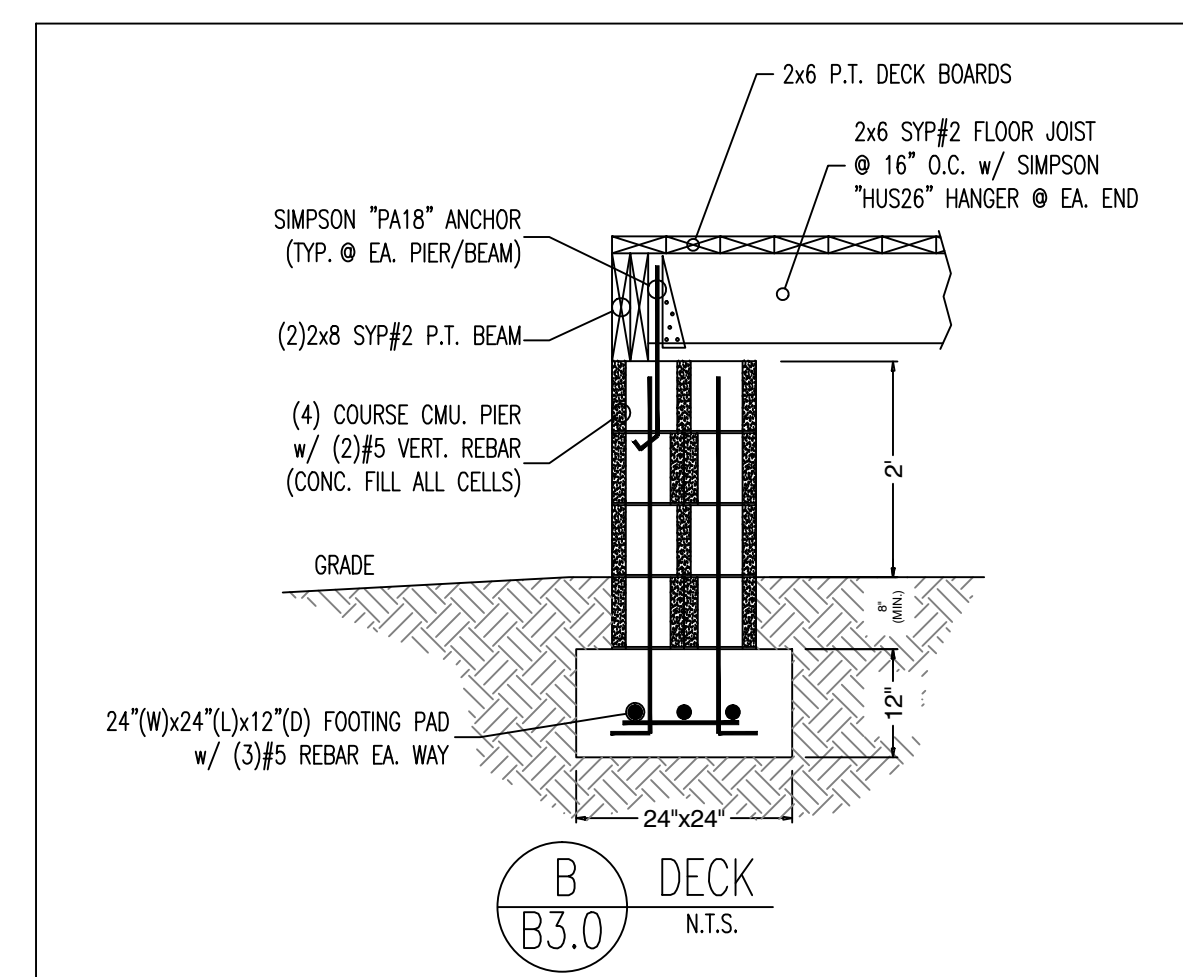
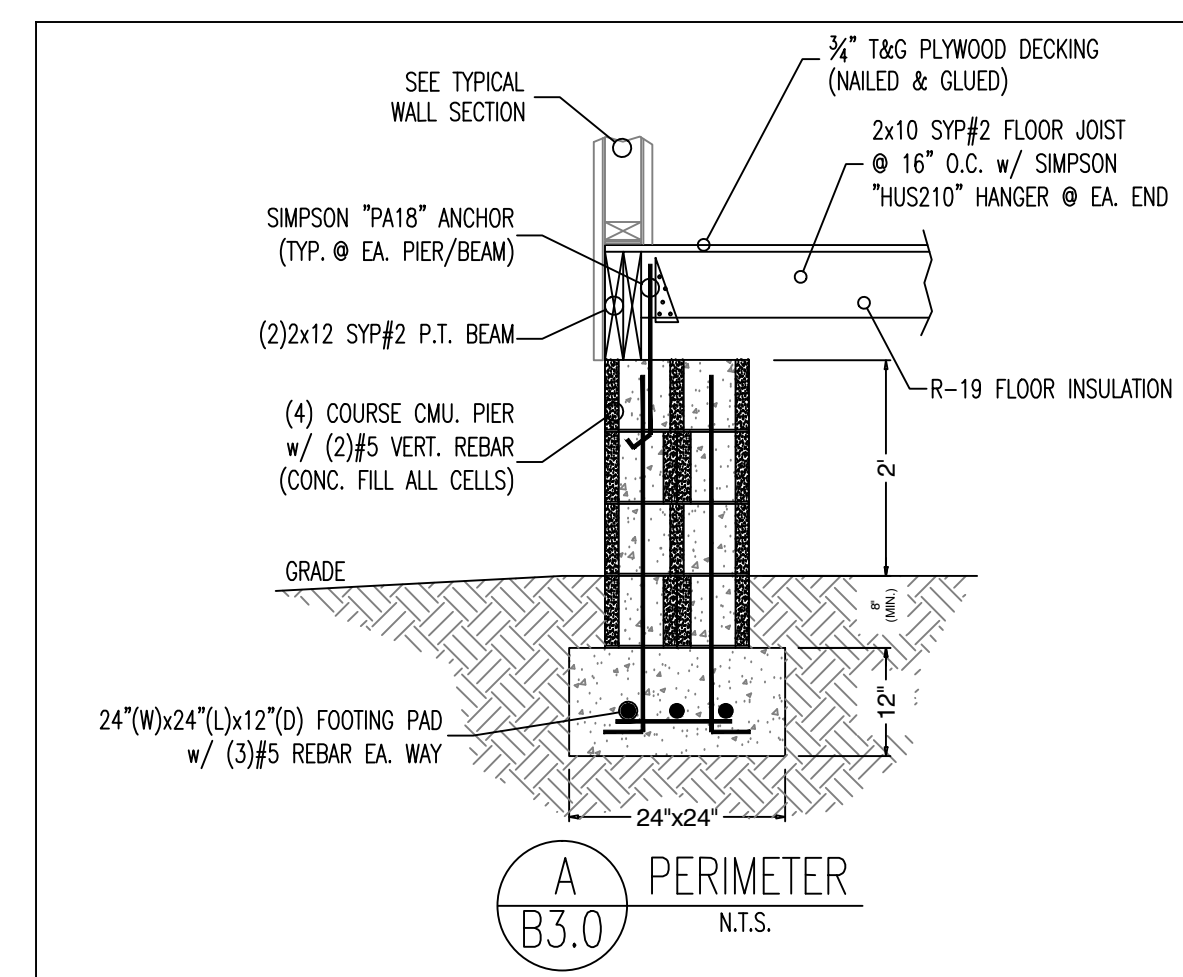
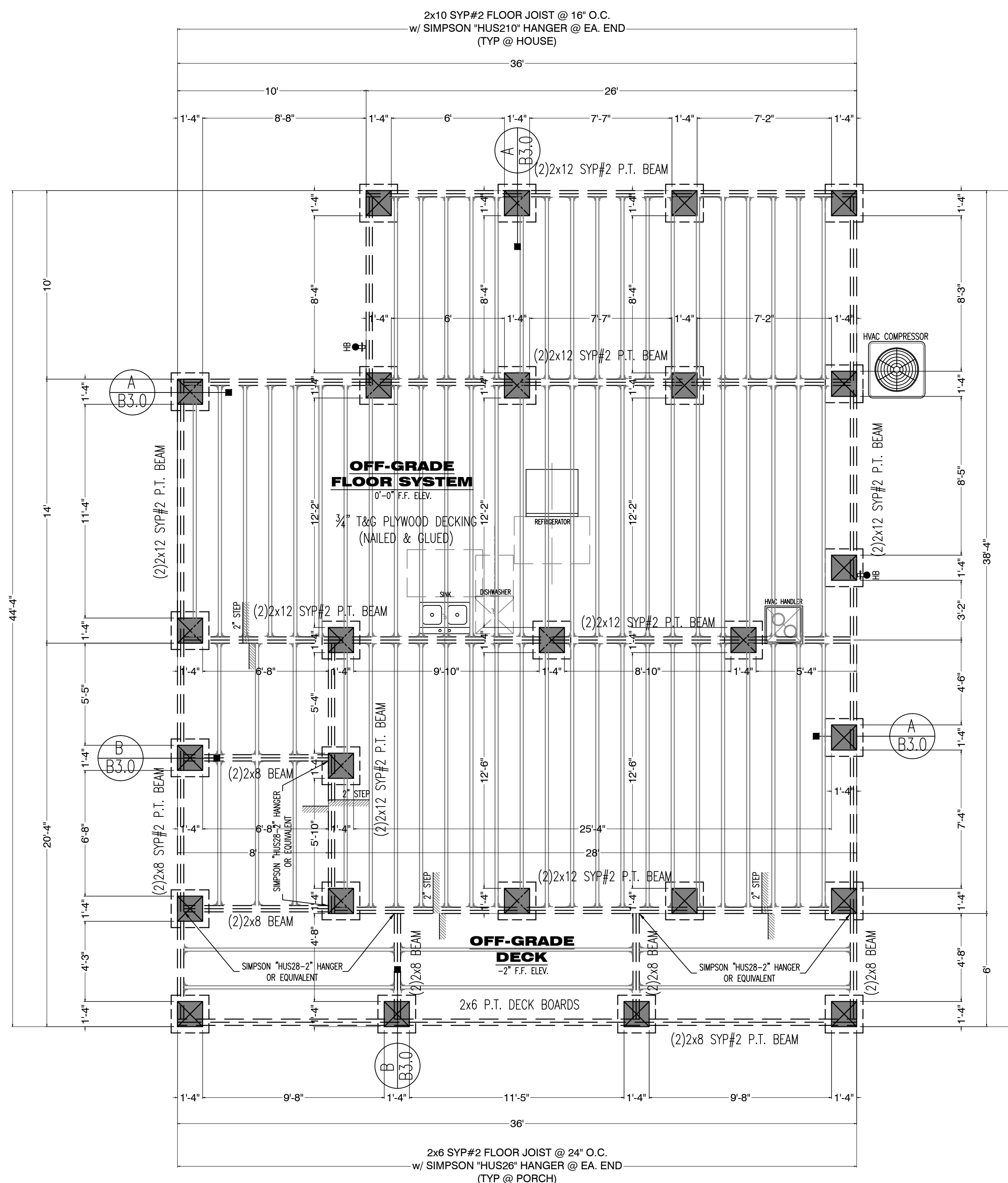
PROJECT ADDRESS

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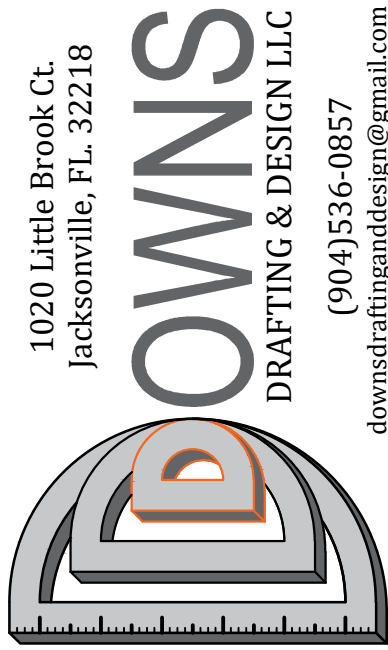
06.18.18
ENGINEER OF RECORD



FOUNDATION PLAN

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

SHEET #:	(4) OF (8)
PROJECT NAME:	WESTHOUSE WHITE ST.
PROJECT #:	17.10.11
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
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PHONE: (904) 721-7676
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06.18.18
ENGINEER OF RECORD

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,166 sq.ft.
ENTRY	UNENCLOSED	331 sq.ft.
TOTAL A/C		1,166 sq.ft.
TOTAL SQ.FT.		1,497 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISRIPTION
	3050	36"x60"	SINGLE HUNG
	2030	24"x36"	SINGLE HUNG
	3060	36"x72"	SINGLE HUNG
	4016	48"x18"	SINGLE HUNG
	2050	24"x60"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	(2)3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2)1/2" 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	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)
9	(2)3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2)1/2" S.L.)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCRPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(2) 2x10	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD

* (J) SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM
(SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCUSSION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x8	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2
H5	(3) 2x6	SOUTHERN YELLOW PINE #2
CL1	8"x8" CONC.	CONCRETE PRE-FAB UNIT w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "M12424" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL.)

* SEE C.M.U. BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE UNIL DETAIL.)

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	$\frac{7}{16}$ " OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	$\frac{7}{16}$ " OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	$\frac{7}{16}$ " OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

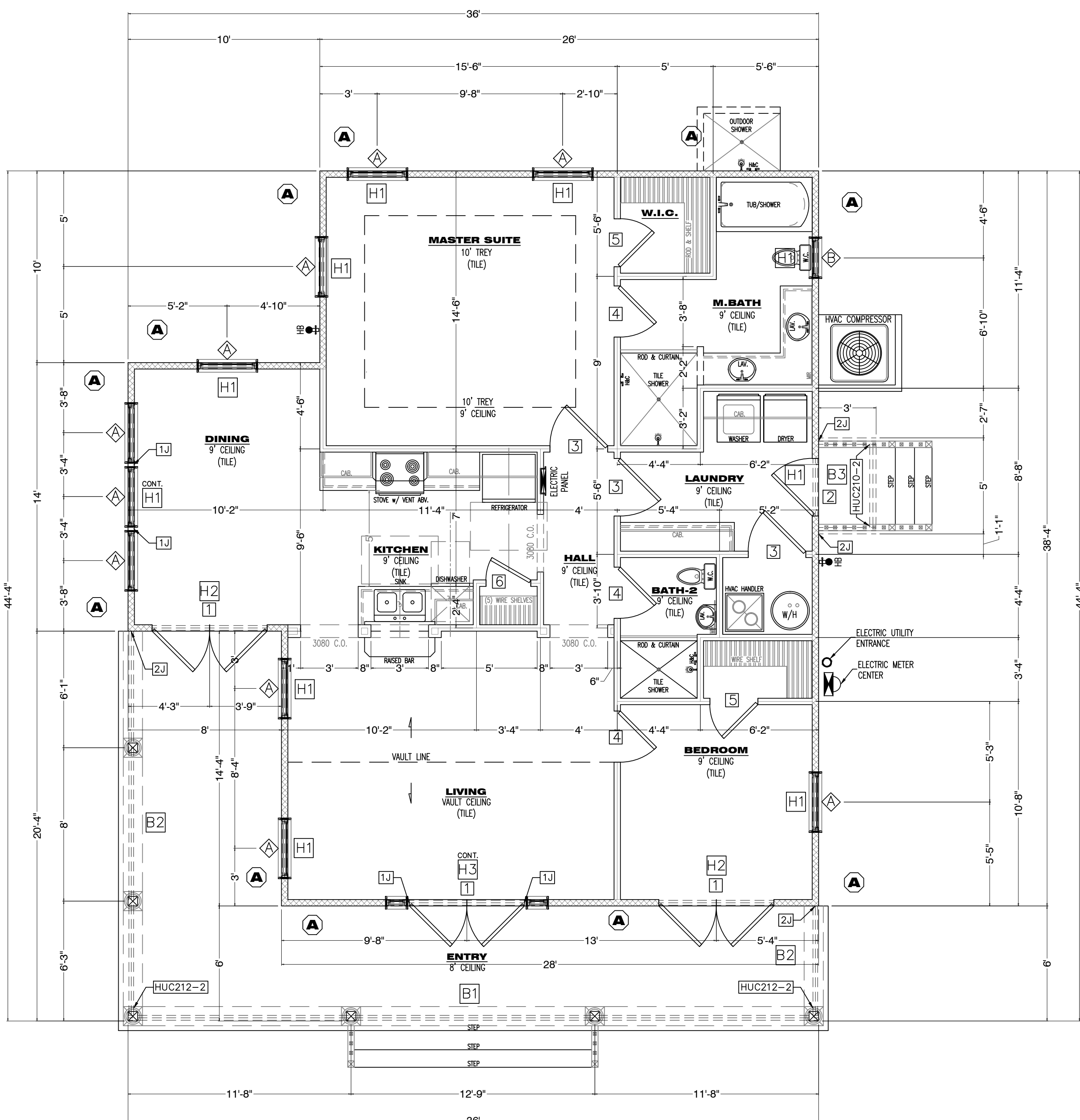
NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

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 3/8" x 8" EPOXY GROUTED BOLTS.
- * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL.

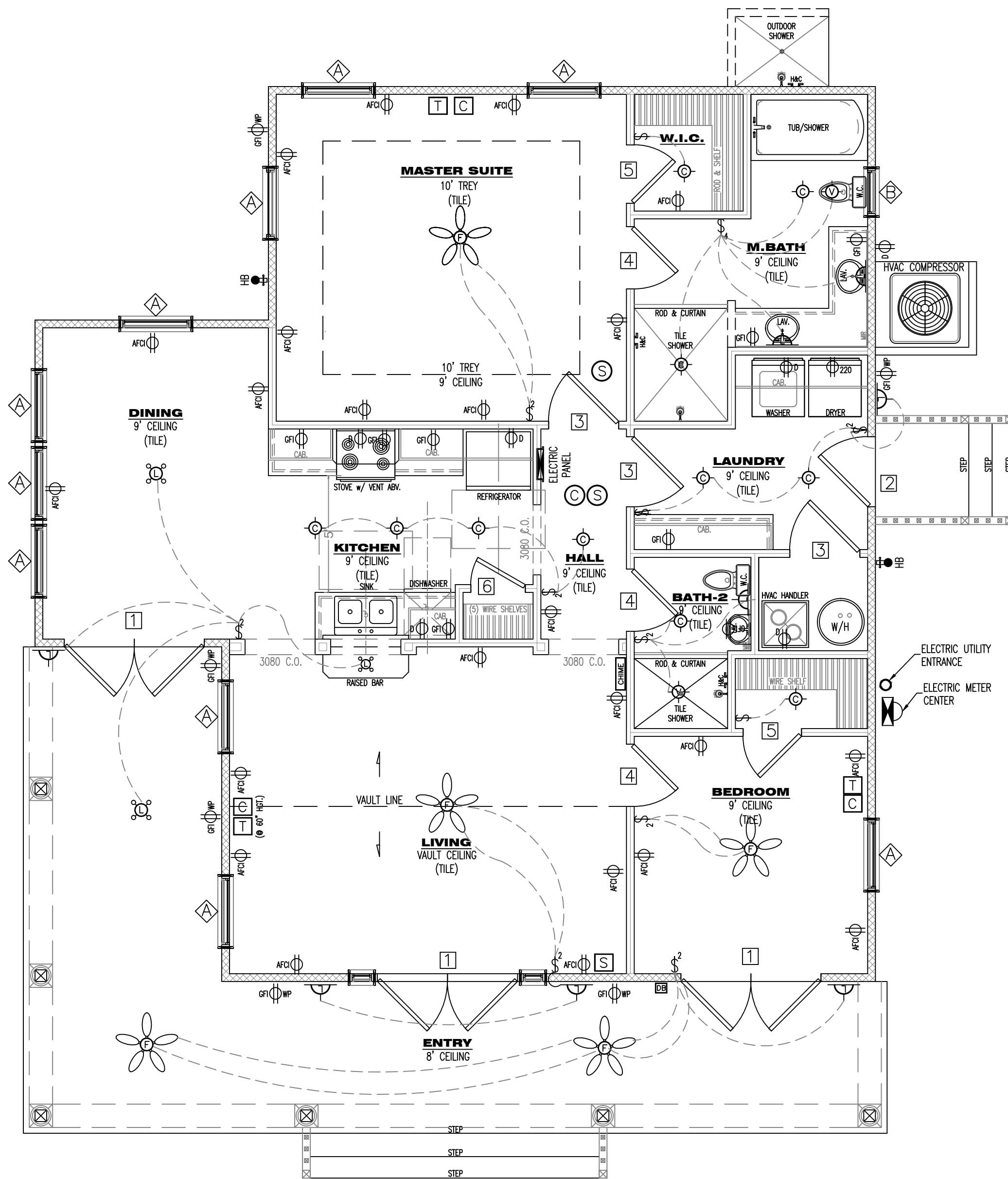
WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DISCRPTION
	8" CMU.	8x16 CMU. BLOCK WALL
	2x8	SPRUCE PINE FIR #2 (EXTERIOR)
	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (INTERIOR)

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



1st LEVEL FRAMING PLAN

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



1st LEVEL ELECTRICAL PLAN

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

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8	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)
9	(2)3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2)12" S.L.)

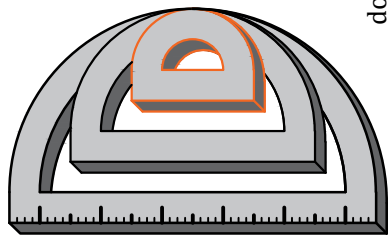
ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	110 – ARC FAULT INTERRUPTER OUTLET
	110 – GROUND FAULT INTERRUPTER OUTLET
	110 – WATER PROOF GFI OUTLET
	110 – FLOOR OUTLET (RECESSED)
	110 – DEDICATED OUTLET
	SINGLE POLE SWITCH
	MULTIPLE POLE SWITCH
	3-WAY SWITCH
	CEILING HUNG LIGHT
	CAN LIGHT (RECESSED)
	RECESSED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

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014.
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% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES

SHEET #:	(6) OF (8)
PROJECT NAME:	WESTHOUSE WHITE ST.
PROJECT #:	17.10.11
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	09.27.18

1020 Little Brook Ct.
Jacksonville, FL 32218



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OWNER / BUILDER

WESTHOUSE RESIDENCE

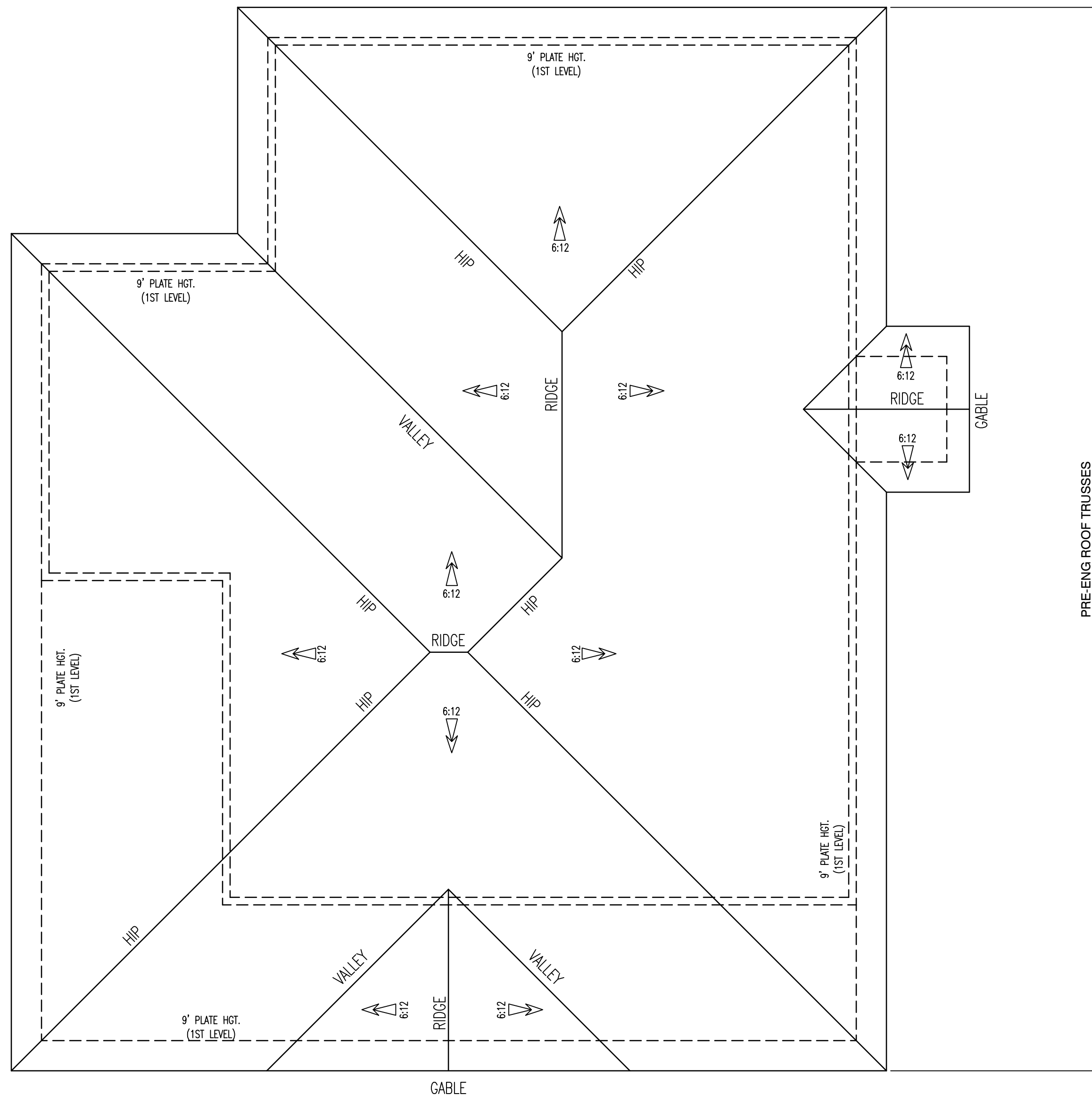
**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
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06.18.18
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ROOF PLAN

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

ROOF NOTES:

ROOF PITCH: 6:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: ARCHITECTURAL SHINGLES

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

SHEATHING MATERIAL: 7/16" 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)

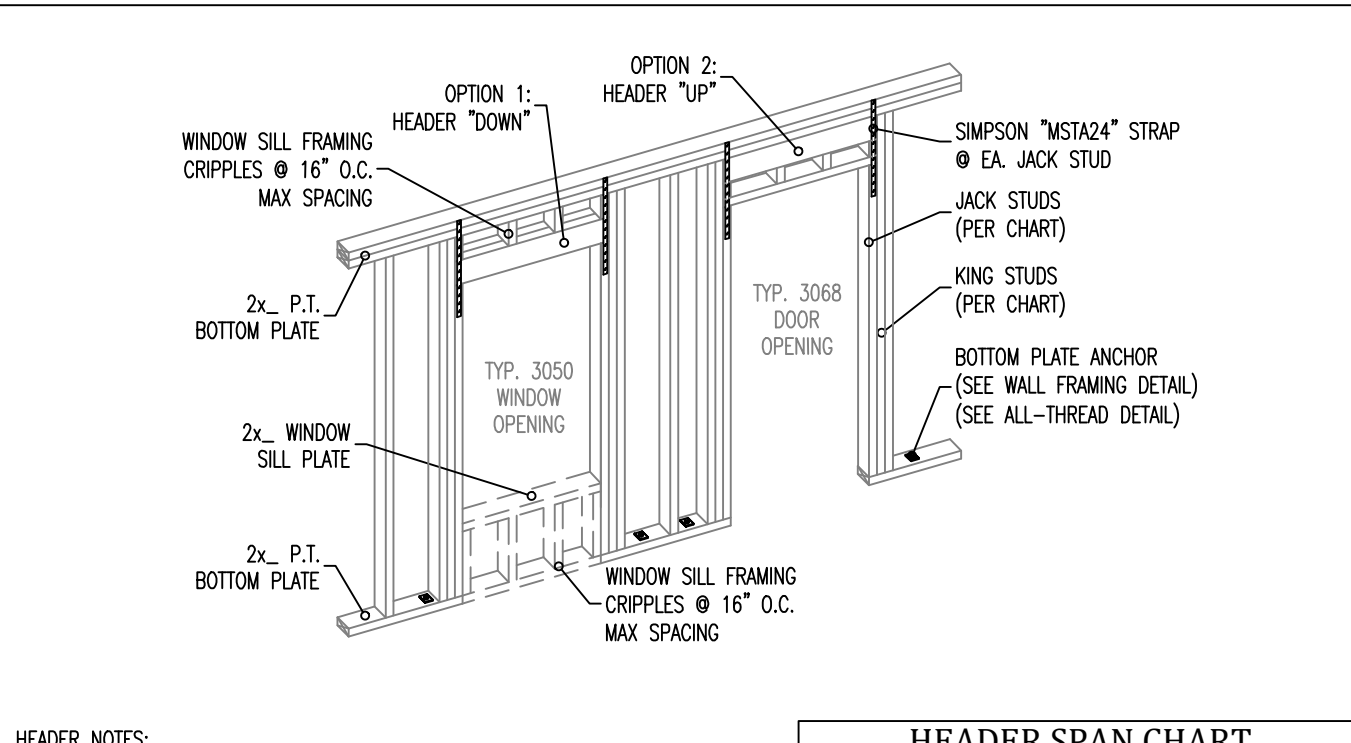
ROOF EAVE: 16" (TYP.)
12" @ GABLE

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

ROOF VENTILATION CALCULATION:
 ROOF SQ.FT. = 1,496 / 300 = 4.98 SQ.FT. (TOTAL VENTILATION) / 2
 = 2.49 SQ.FT. (UPPER ROOF) & 2.49 SQ.FT. (SOFFIT)

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

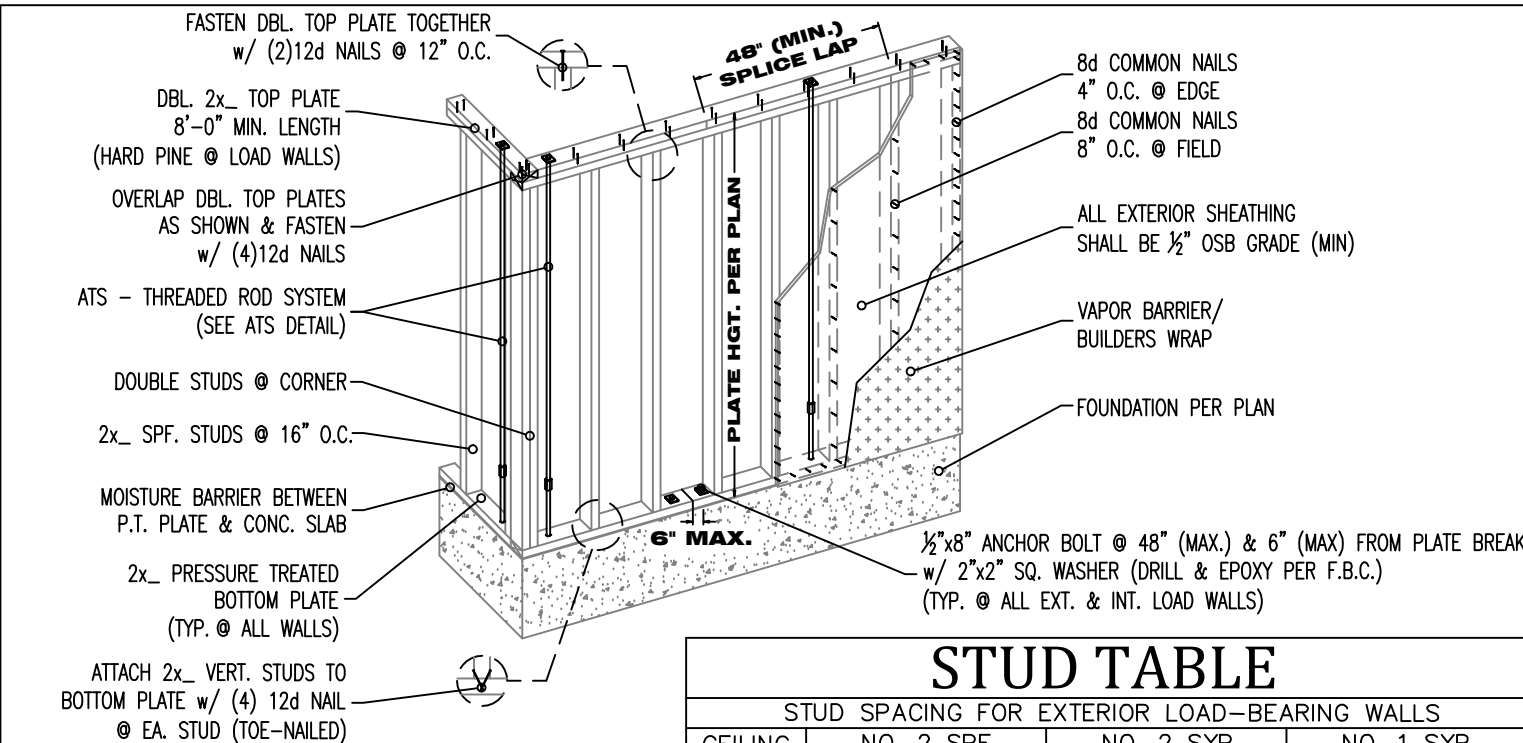
- * ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC.R806)
- * ALL ROOF FLASHING SHALL COMPLY WITH F.B.C (SEC. R903.2)
- * ALL ROOF VENTS SHALL EXIT @ REAR OF ROOF



- HEADER NOTES:**
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
 2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING 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 DETAIL

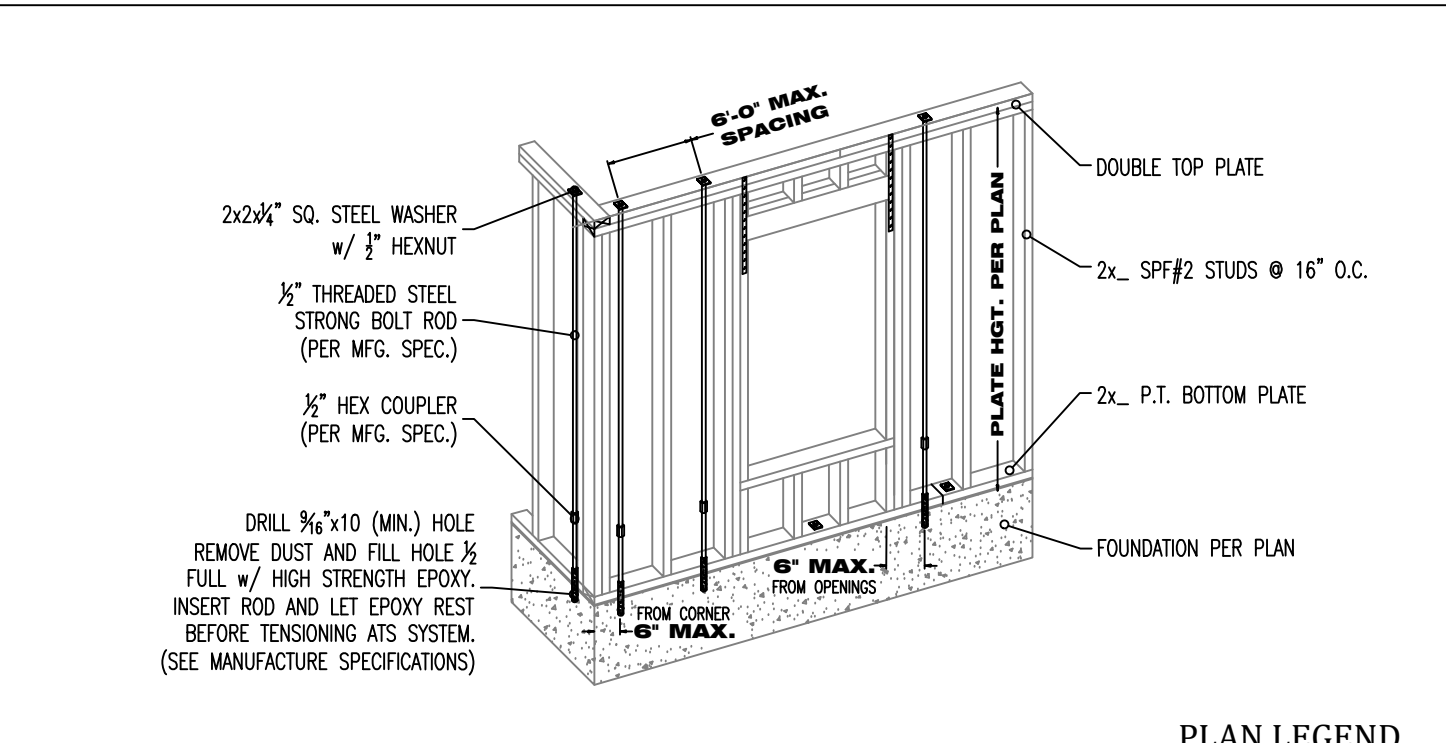
N.T.S.



- FRAMING NOTES:**
1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
 2. ALL WALL STUDS SHALL SPRUCE PINE FIR #2 MATERIAL.
 3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL.
 4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC. SLAB w/ (4) 12d NAIL OR EQUIVALENT.

WALL FRAMING DETAIL

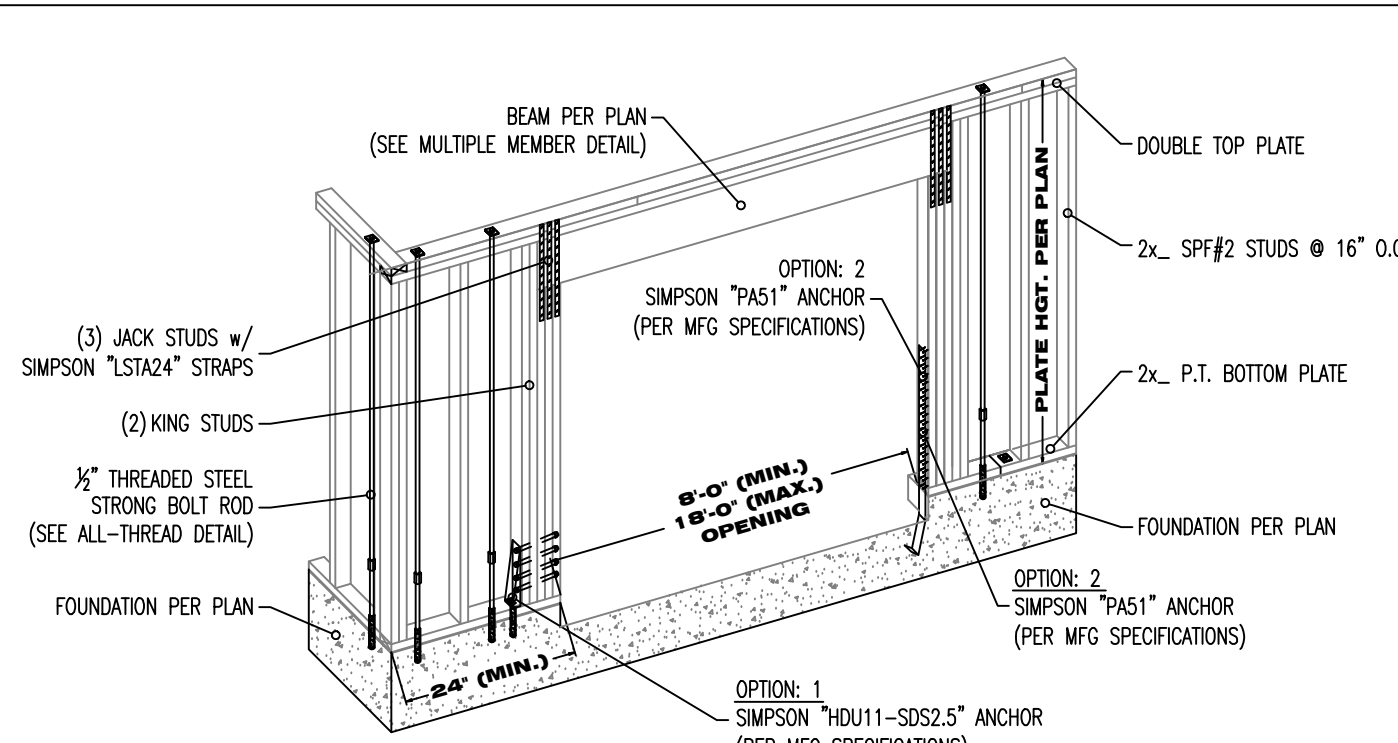
N.T.S.



- 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 F.B.C. (SEE MANUFACTURE SPECIFICATIONS).
 5. ALL THREADED STEEL RODS SHALL CONFORM TO THE "ASTM-A35 THREADED STEEL" SECTION.

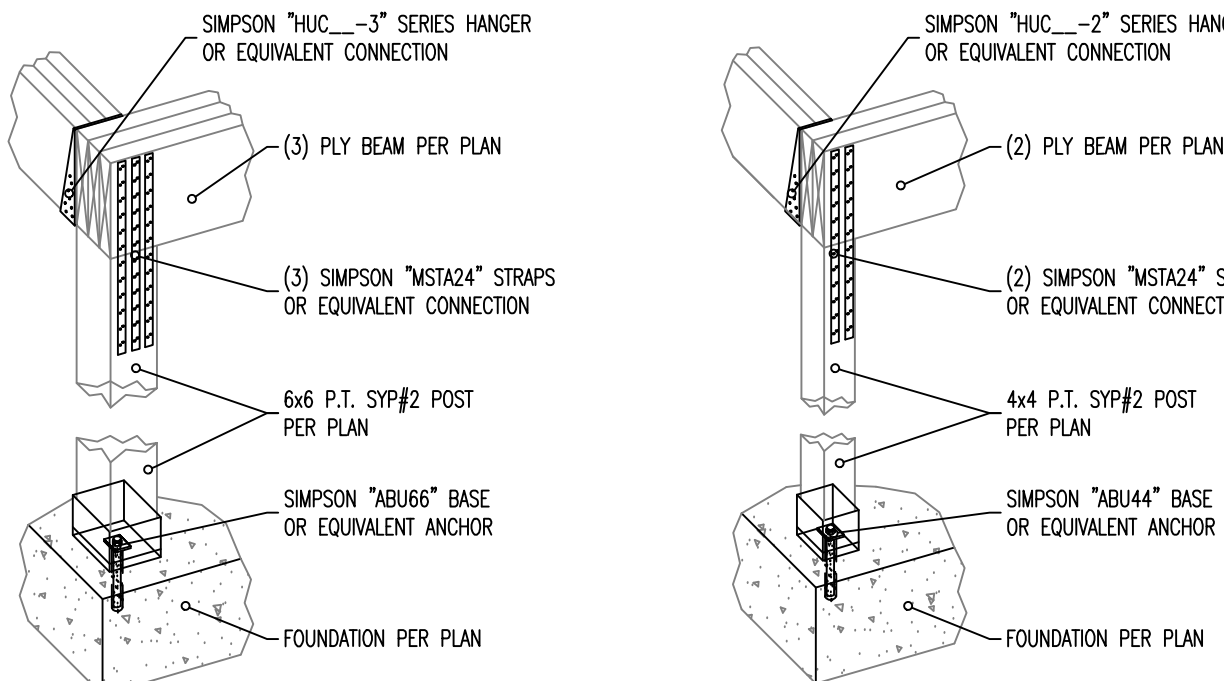
ALL-THREAD ROD SYSTEM DETAIL

N.T.S.



GARAGE DOOR DETAIL

N.T.S.

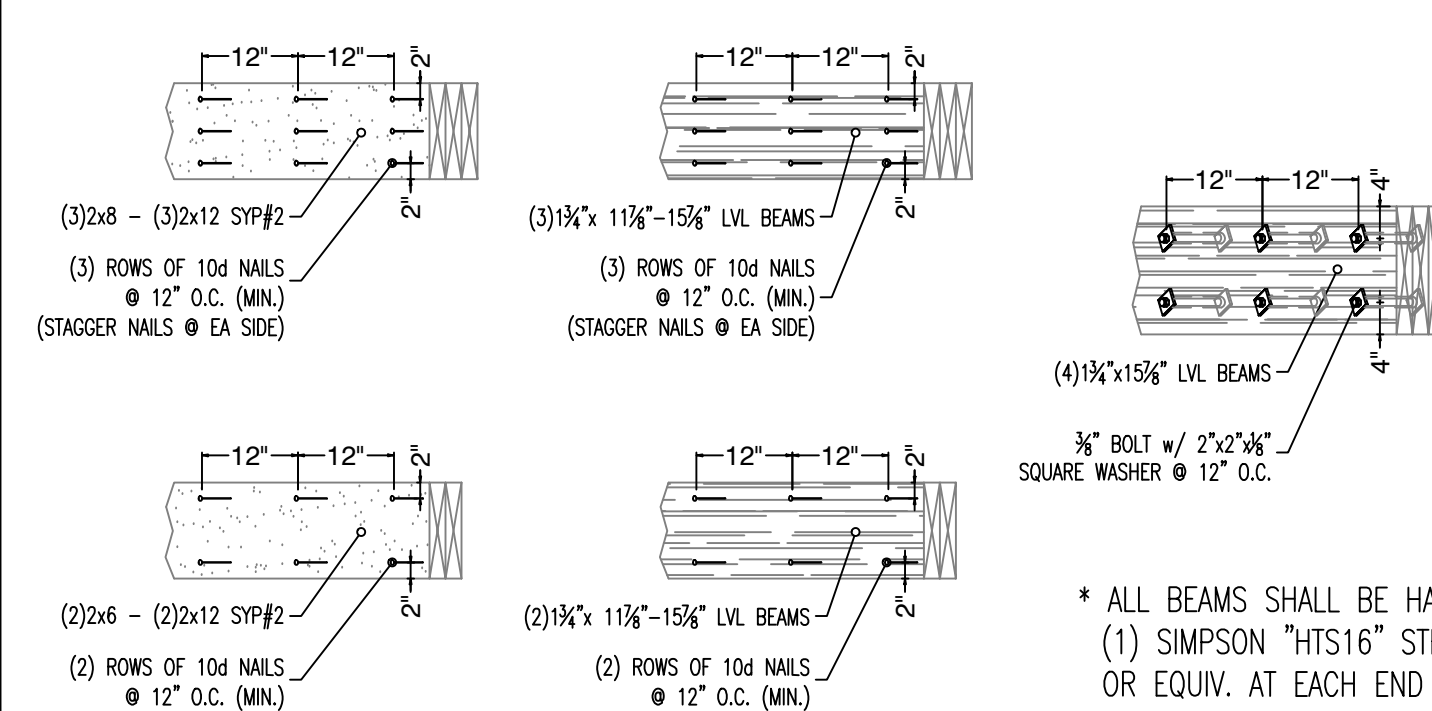


6x6 POST

4x4 POST

POST DETAIL

N.T.S.



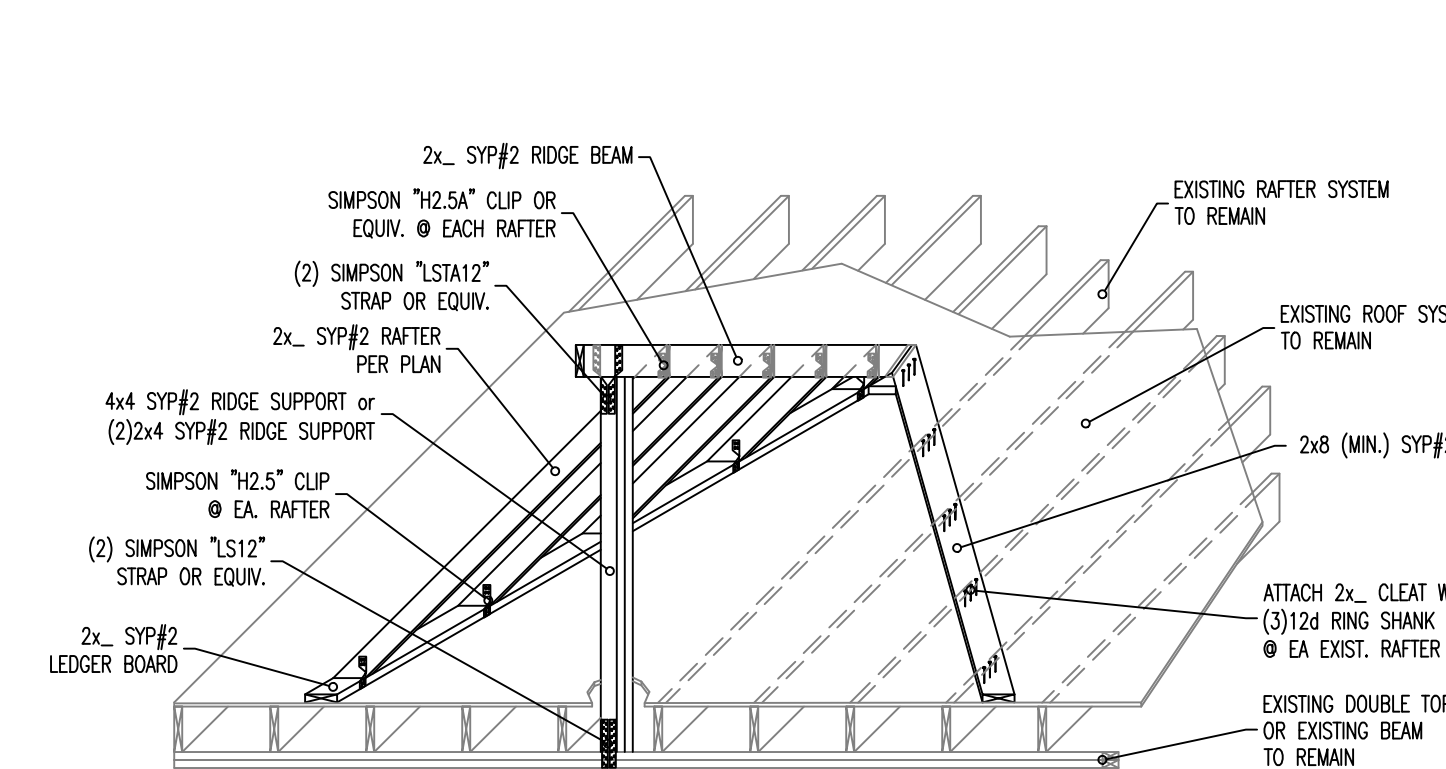
SOLID SAWN LUMBER

LVL BEAMS

4-PLY MEMBERS

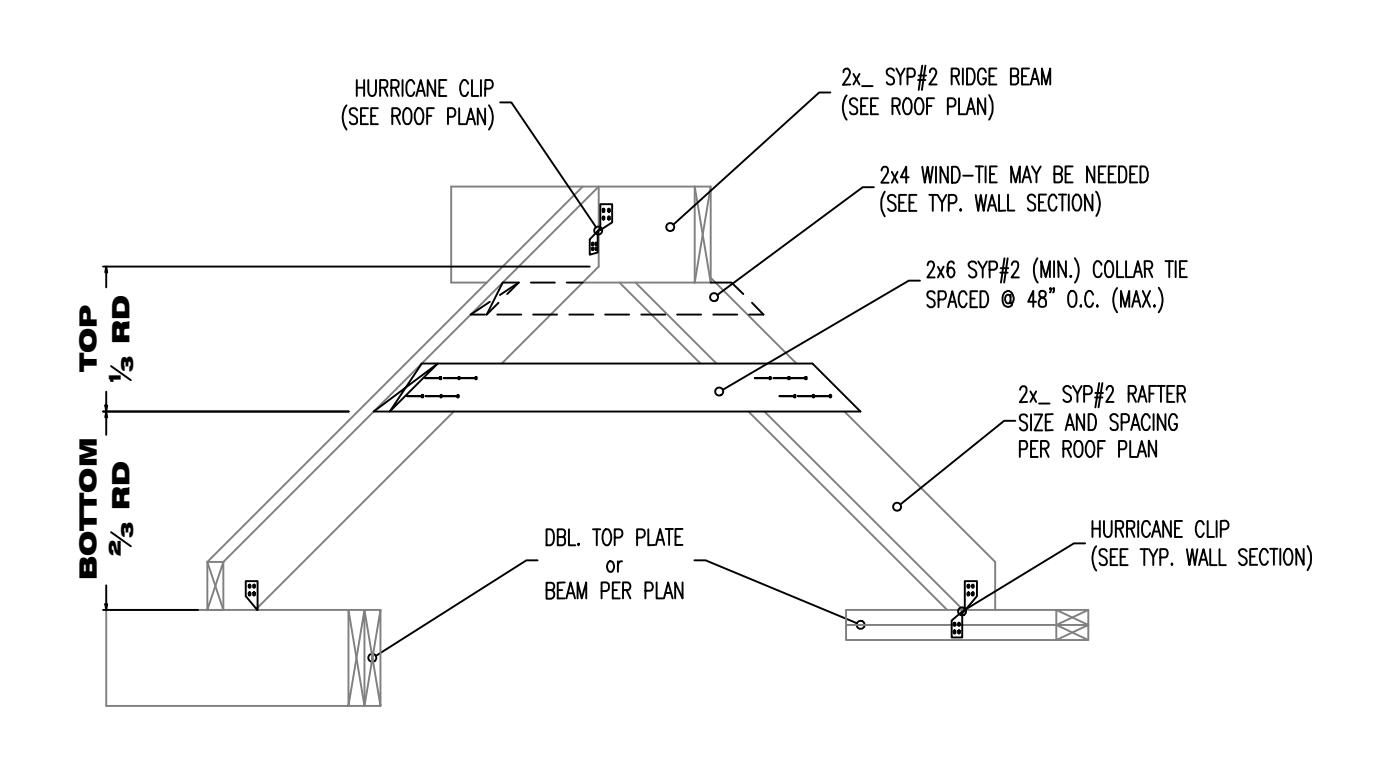
MULTI-PLY MEMBER DETAIL

N.T.S.



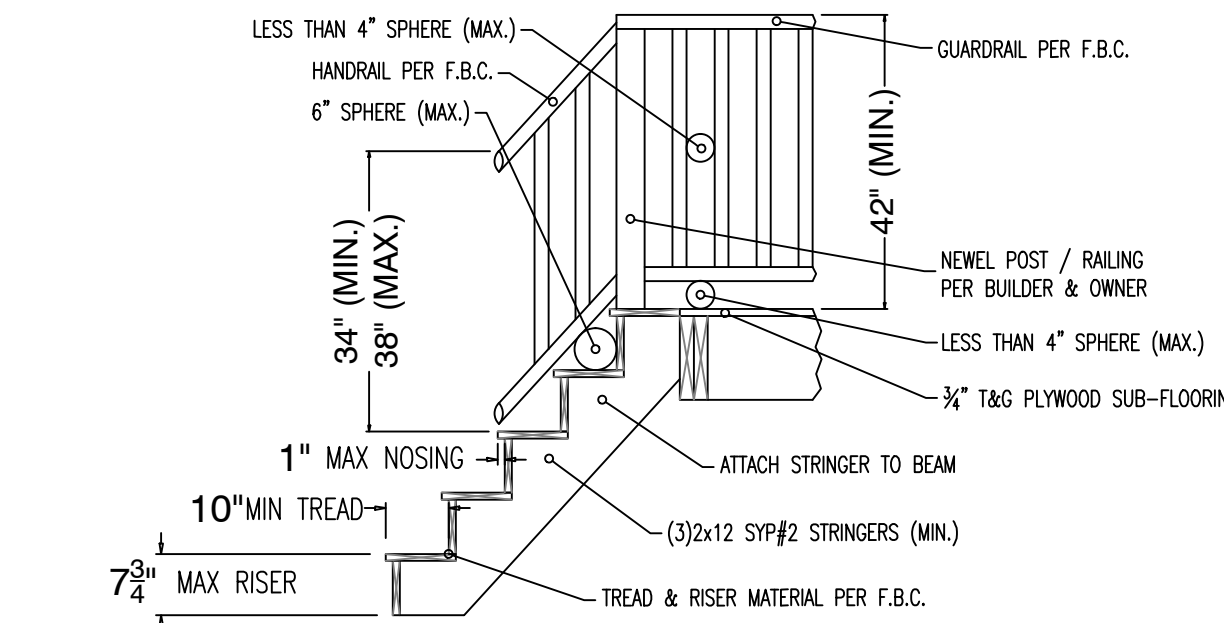
ROOF OVER FRAME DETAIL

N.T.S.



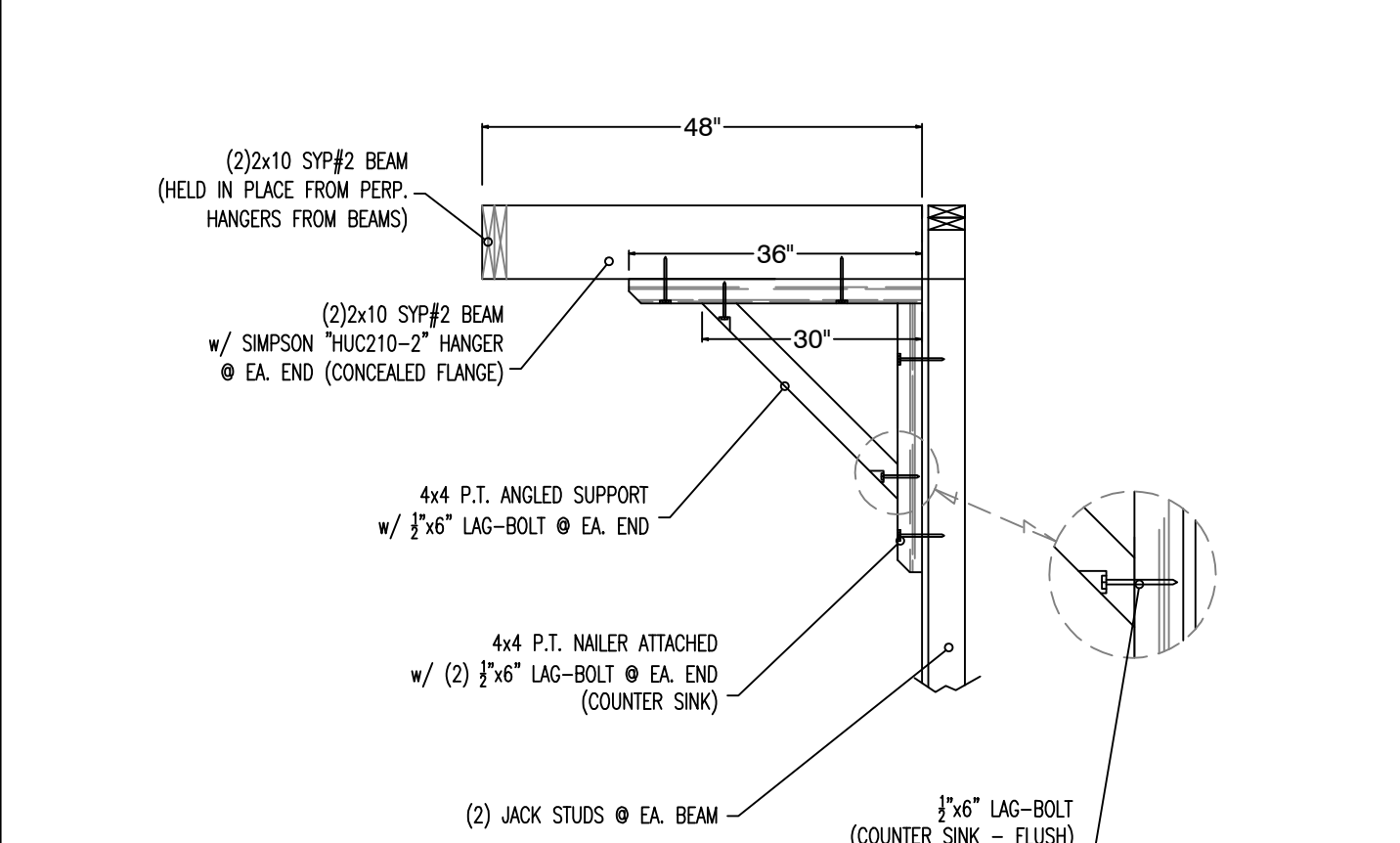
COLLAR TIE DETAIL

N.T.S.



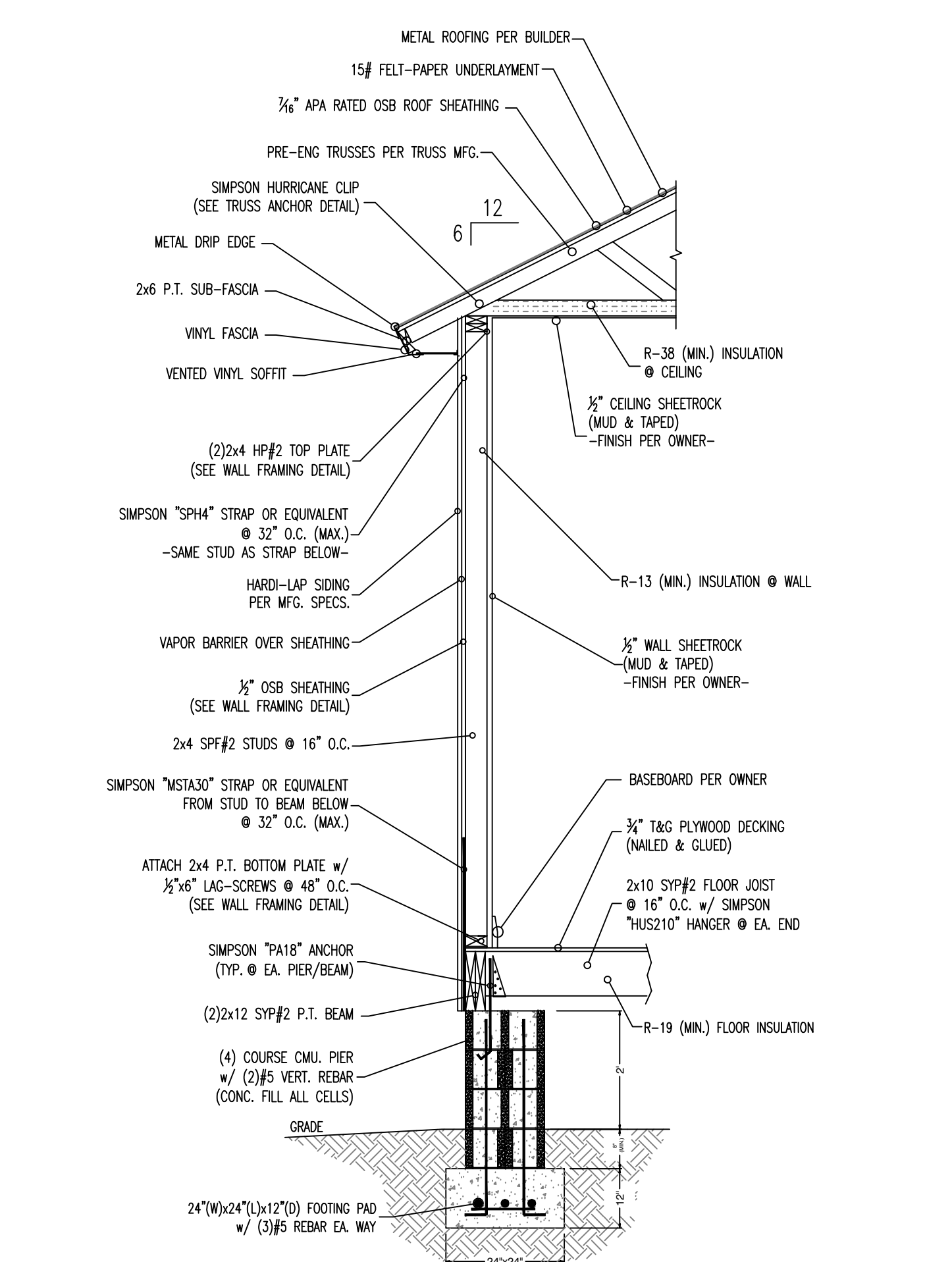
POST DETAIL

N.T.S.



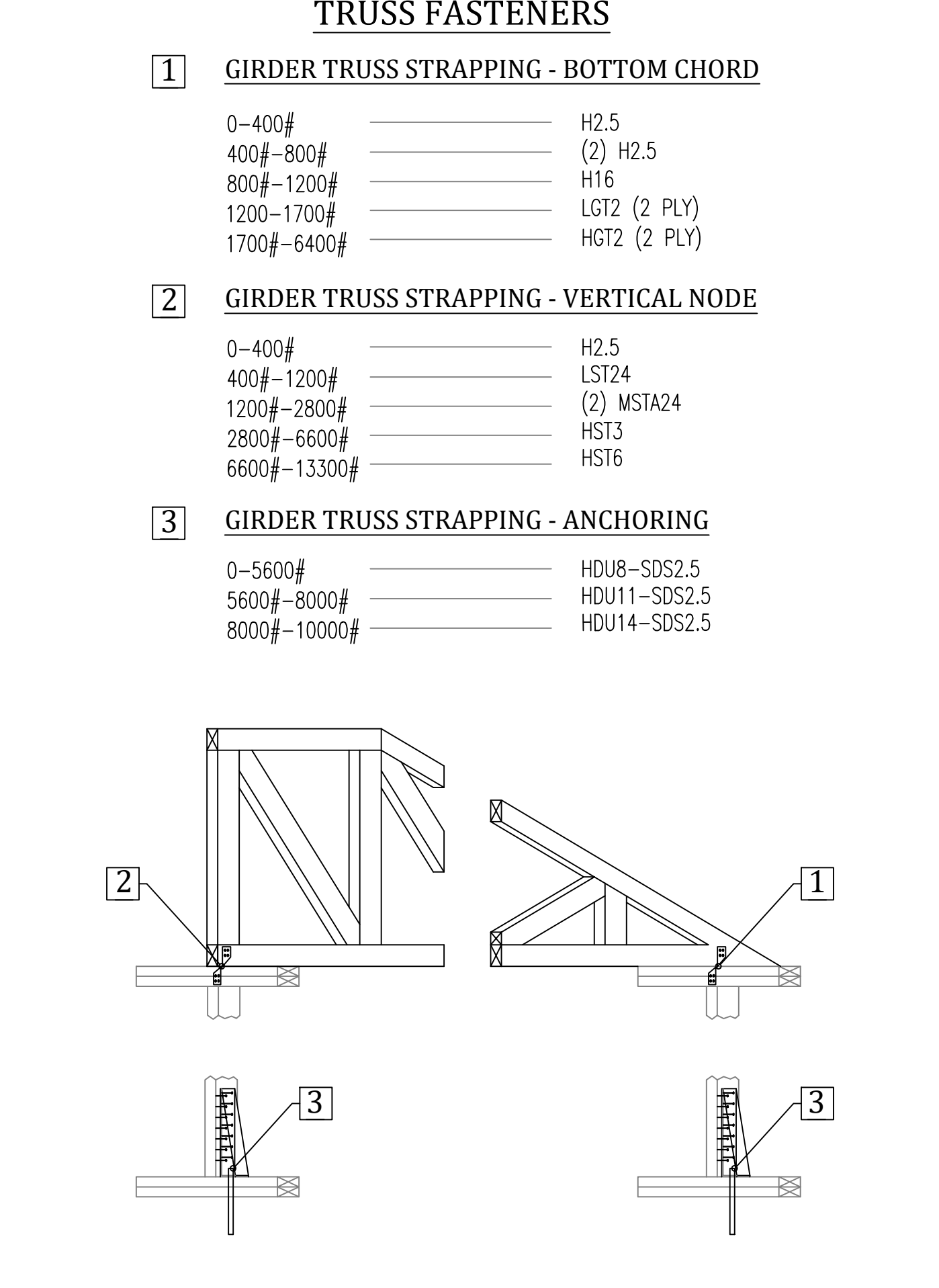
BALCONY DETAIL

N.T.S.



WALL SECTION

N.T.S.



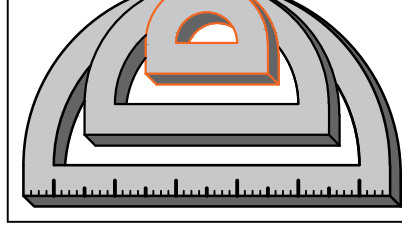
TRUSS ANCHOR DETAIL

N.T.S.

D7.0

SHEET #:
PROJECT NAME: **WESTHOUSE**
PROJECT #:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:

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



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OWNER / BUILDER
WESTHOUSE
RESIDENCE

PROJECT ADDRESS
000 WHITE ST.
FERNANDINA BEACH, FL.
32034

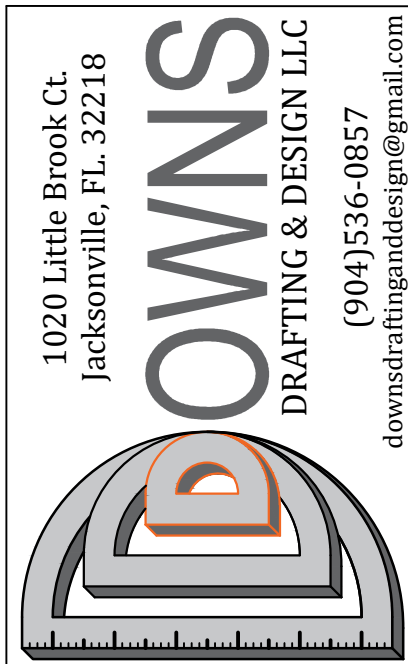
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SP1.0

SHEET #:	
PROJECT NAME: WESTHOUSE WHITE ST.	
PROJECT #:	00.00.00
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	09.27.18



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OWNER / BUILDER

PROJECT ADDRESS

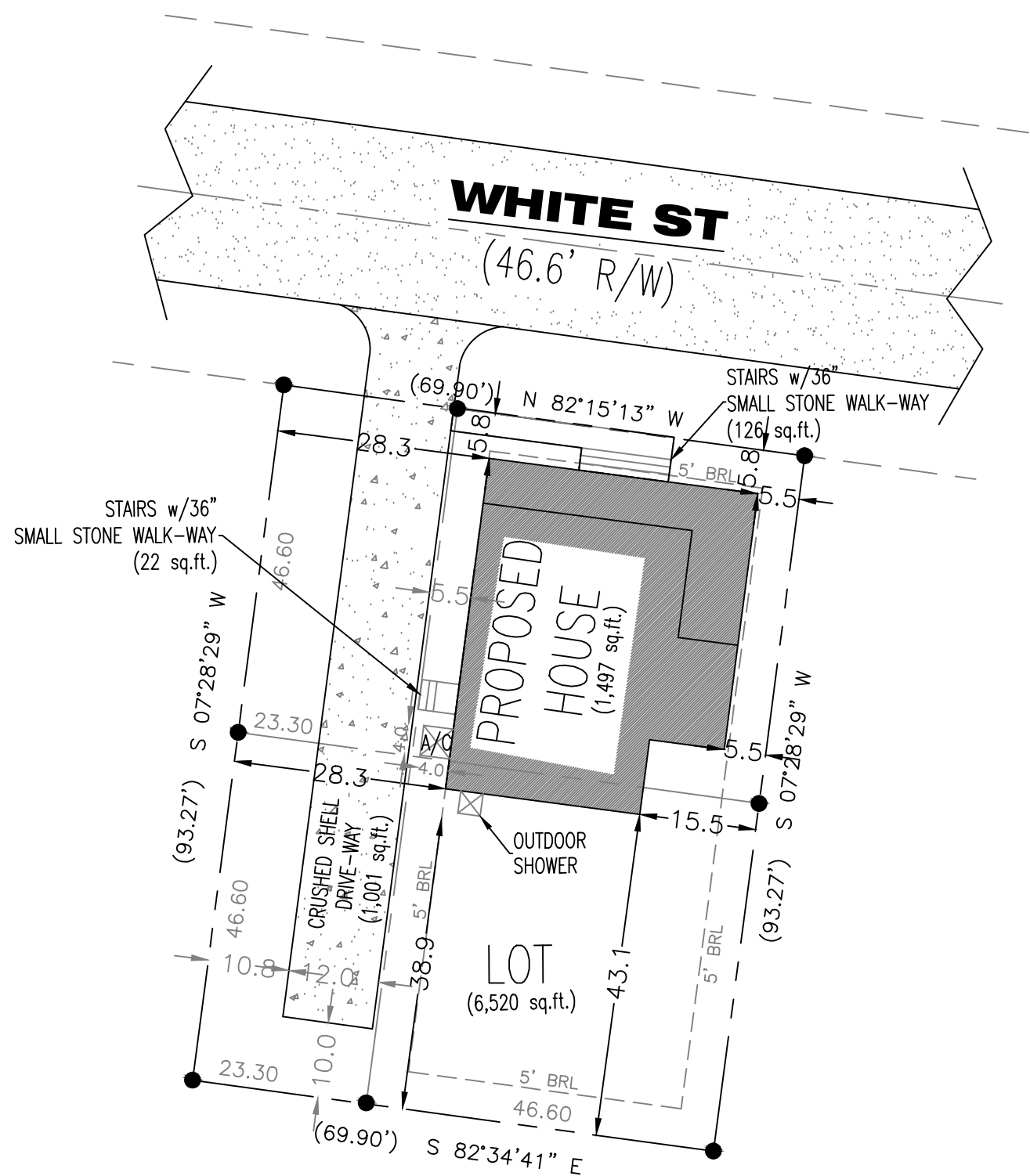
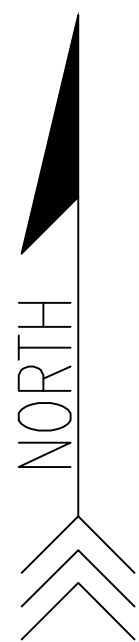
**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

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BUILDING RESTRICTION LINES	
<u>LOCATION</u>	<u>DISTANCE</u>
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"

NOTES:

- 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



NOTE: ALL TREES HAVE BEEN PREVIOUSLY PERMITTED TO BE REMOVED

NOTE: NO DESIGNATED WALK-WAYS WITH CURRENT DESIGN

SITE PLAN

SCALE: 1 = 20



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-43
OCTOBER 18, 2018

Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2 nd Street				
Requested action:	Certificate of Approval (COA) to demolish primary structure.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA00246				
Year Built:	1884 (FMSF 8NA00246)				
Contributing Status:	Not in Historic District, but potentially eligible for inclusion as a contributing structure.				
Adjacent Properties:	North	Warehouse	I-1	c.1980	
	South	Vacant	C-3		
	East	Single-Family Residential	R-2	c.1910	
	West	Warehouse	I-1	c.1998	OHPA

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

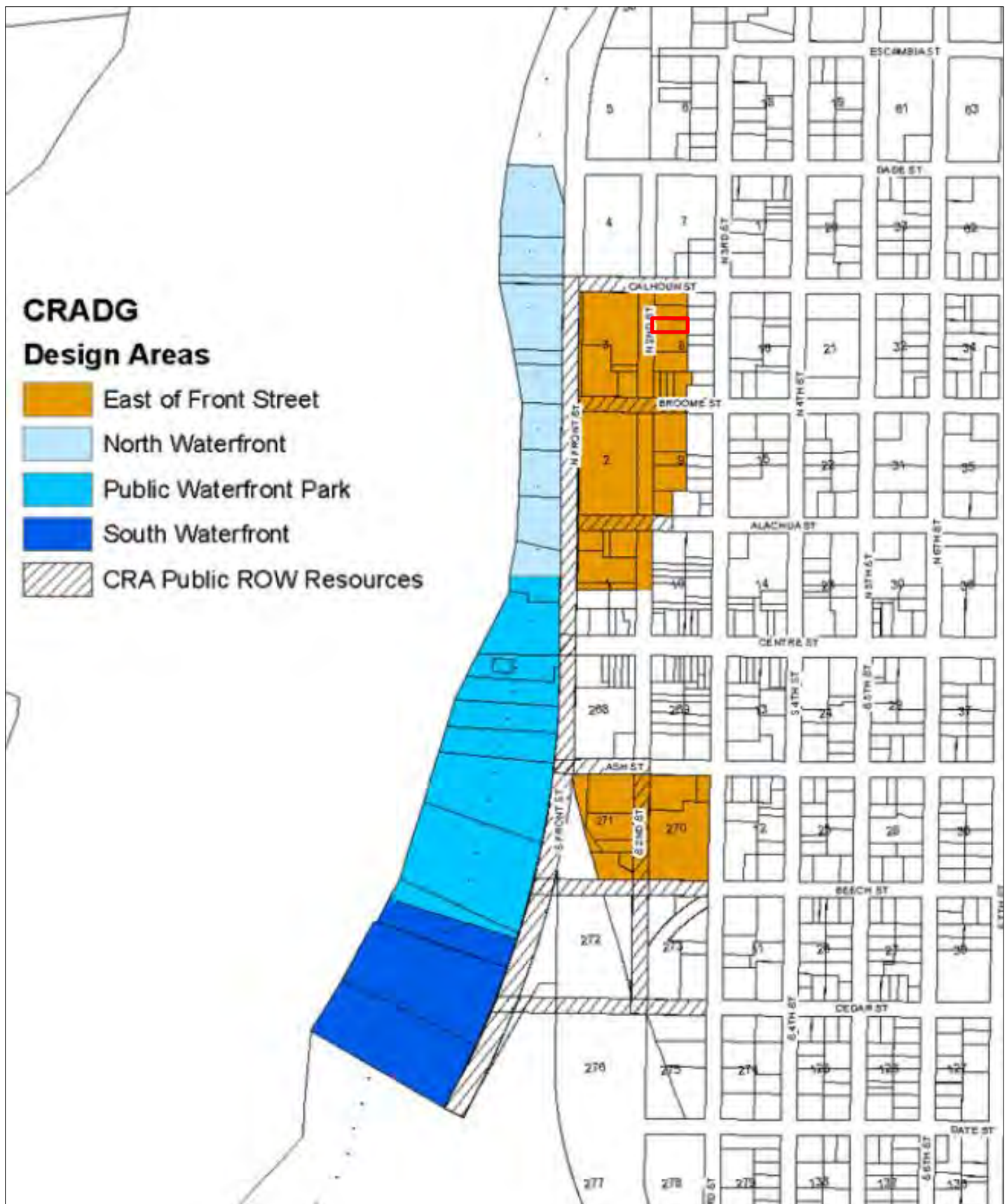


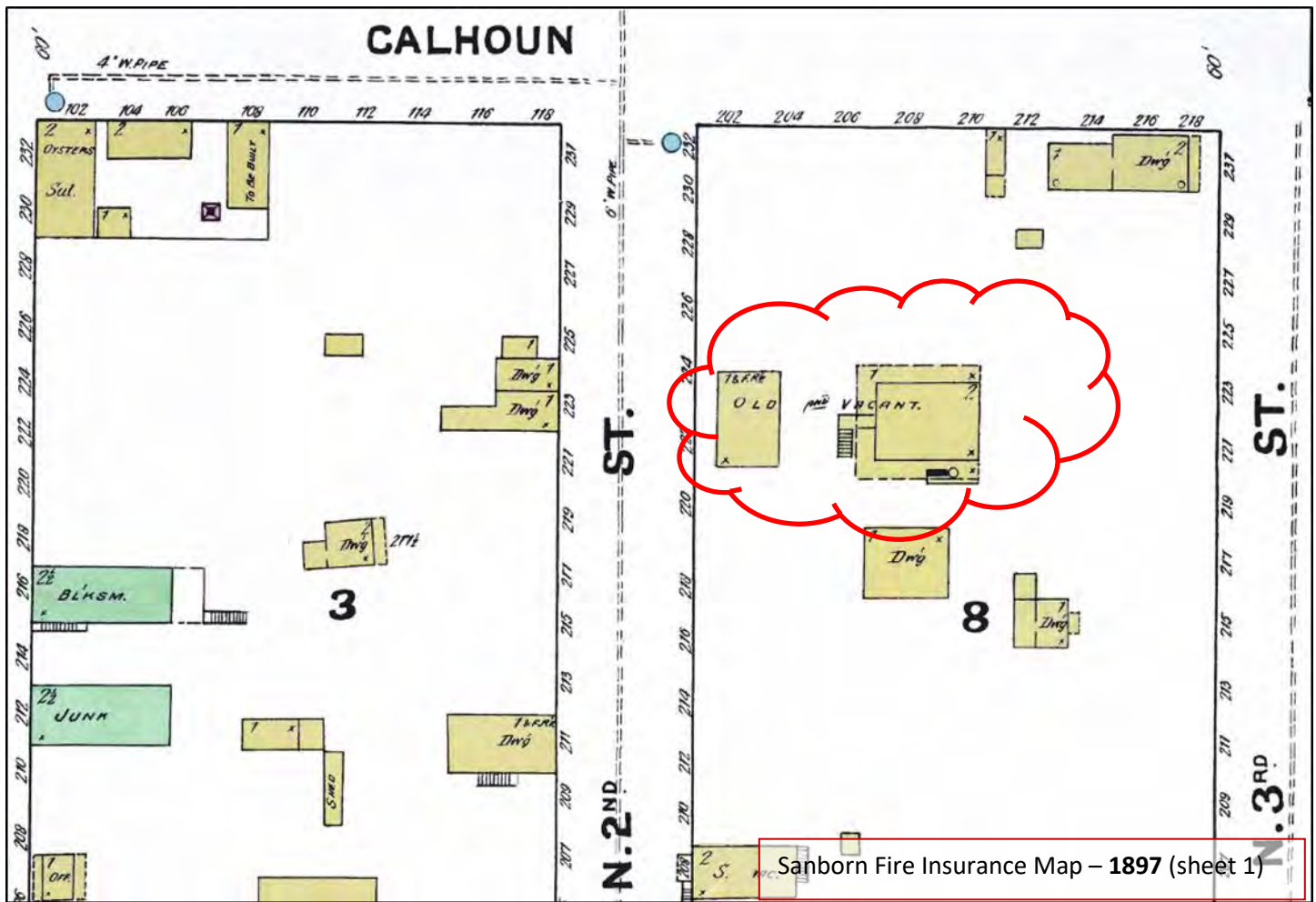
224 N 2nd Street

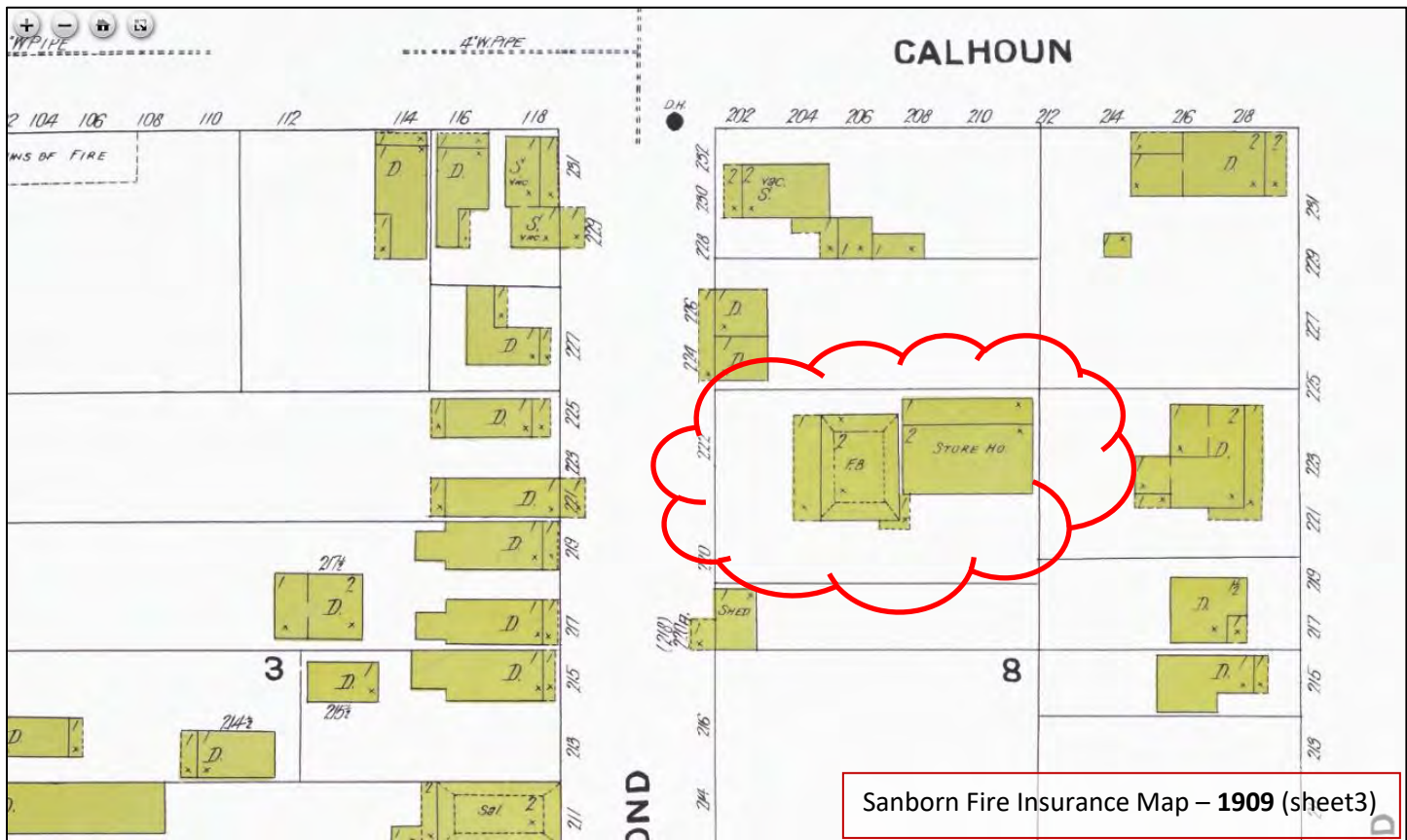
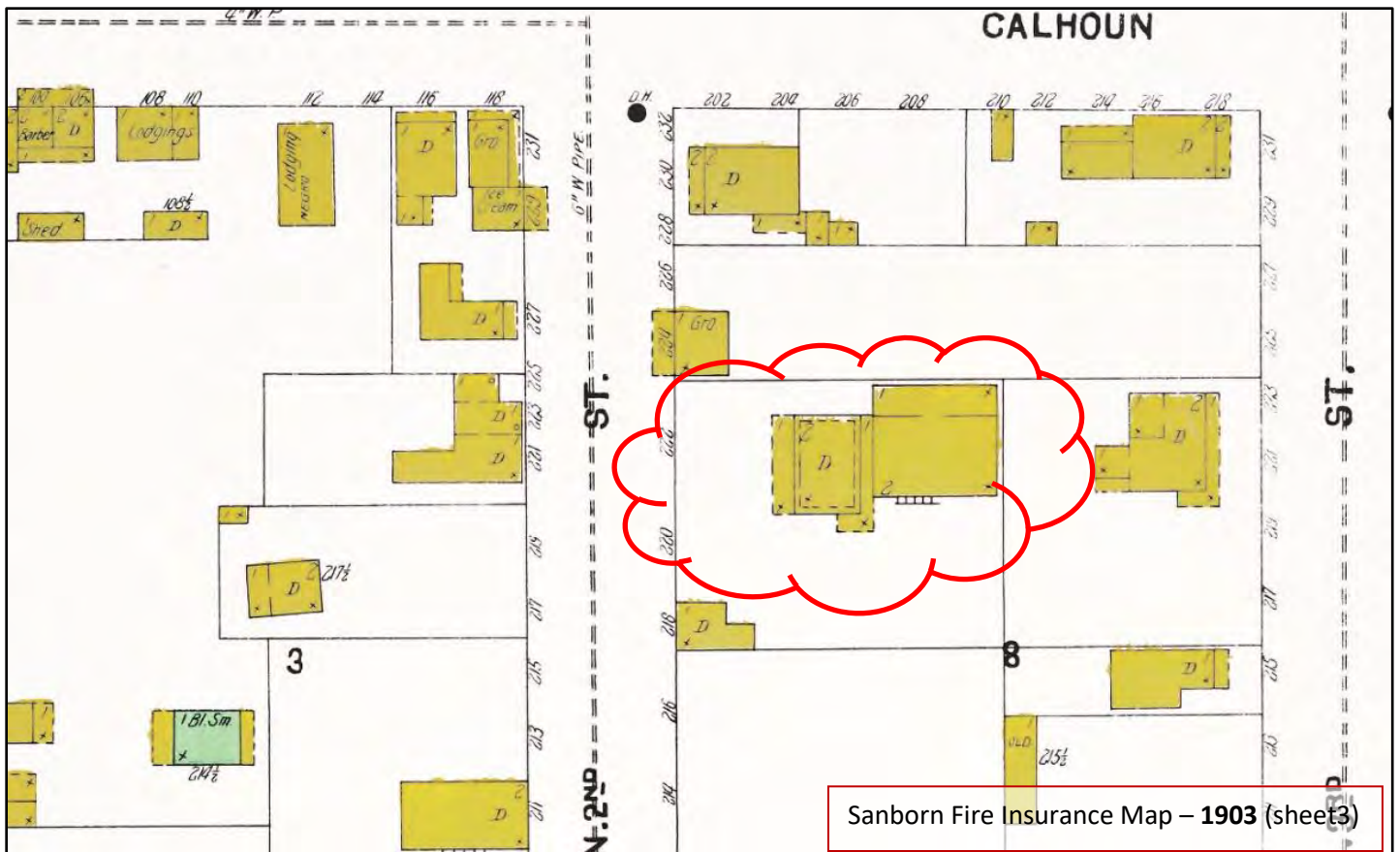


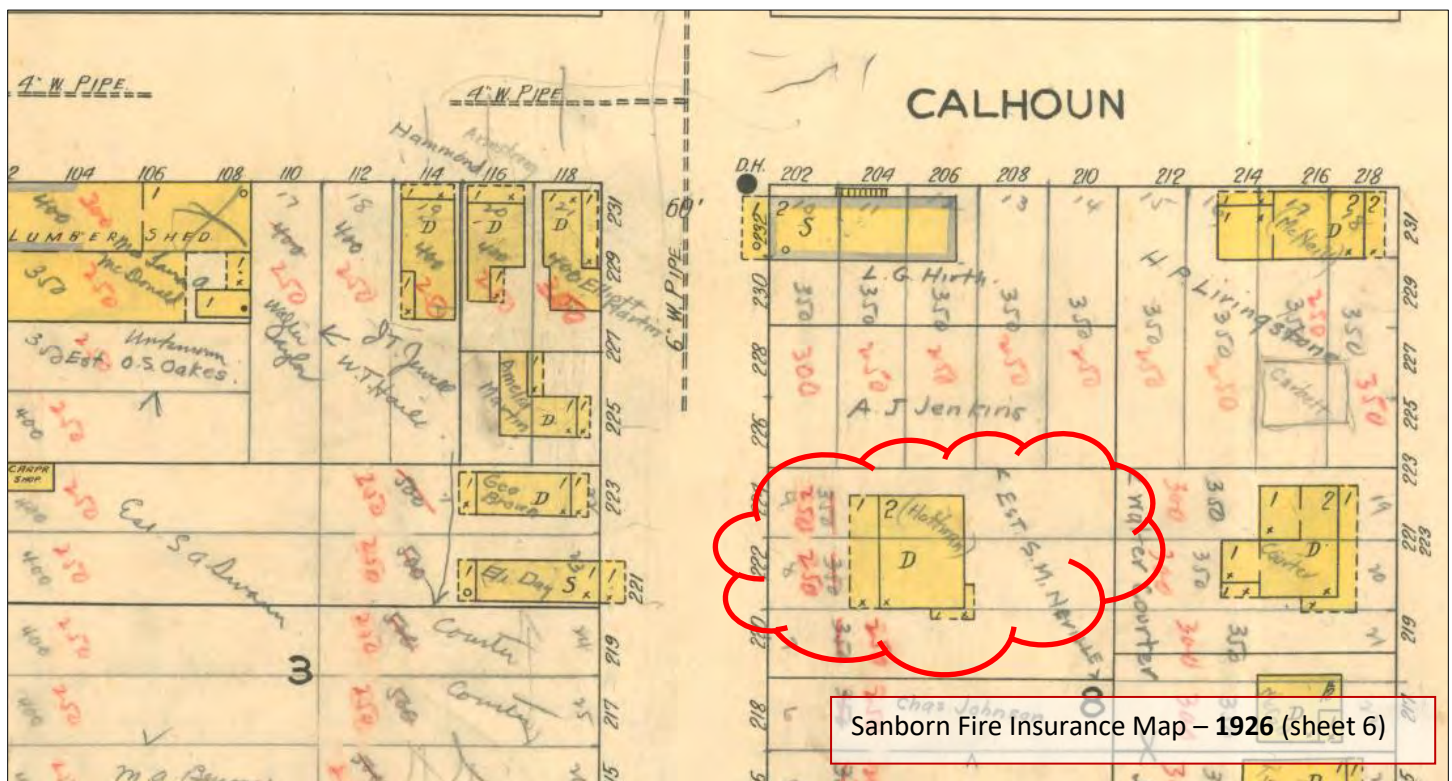
224 N 2nd Street Zoning



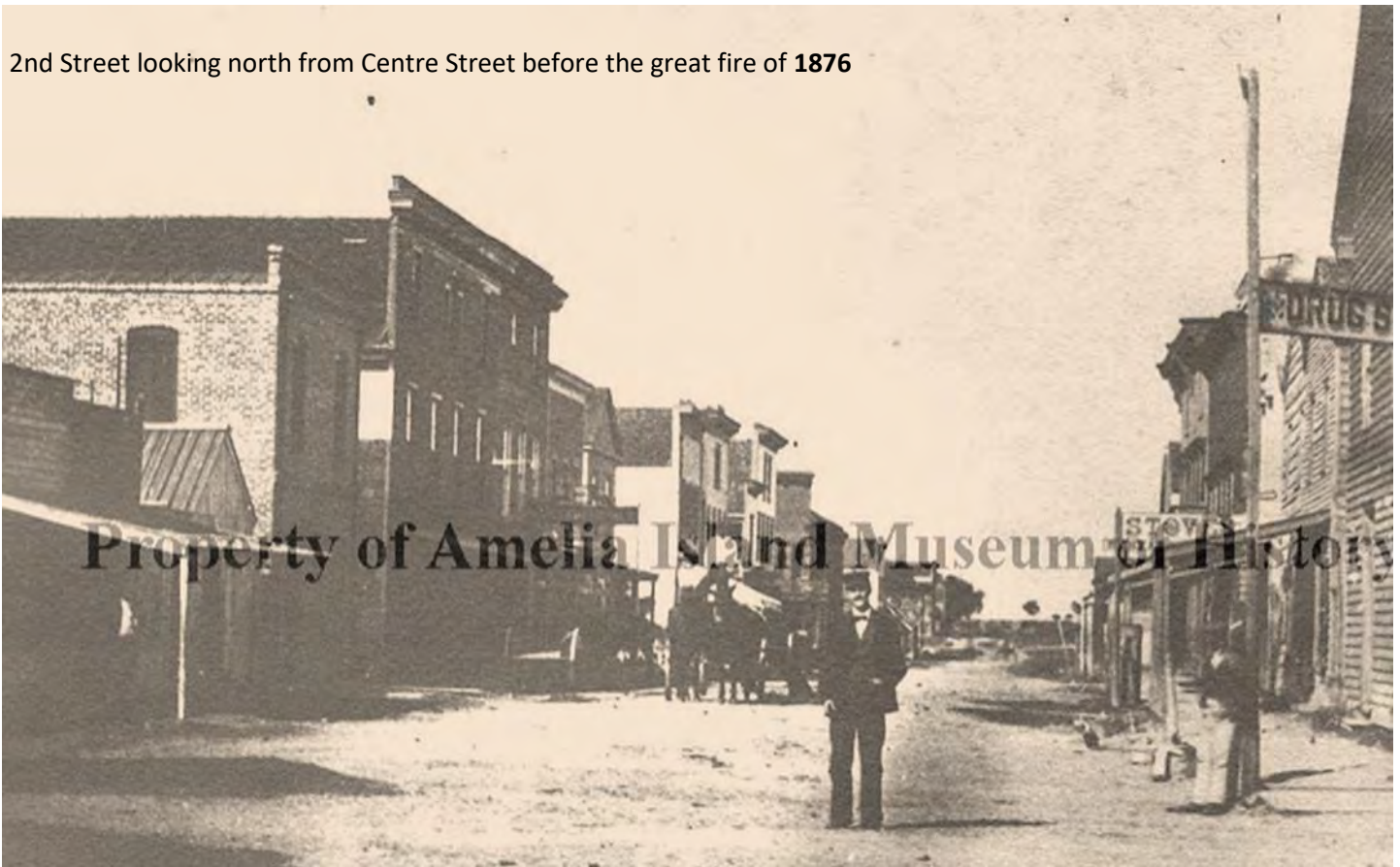








2nd Street looking north from Centre Street before the great fire of 1876



City of Fernandina right after the fire on March 23, 1876. Nearly 40 buildings were destroyed. This was nearly the entire business portion of the city. Buildings lost included the Post Office, City Offices, the Probate and County Clerks Office, Offices of the Charleston Steamship Company, and the Observer printing office.

1884 Birdseye View of Fernandina



2nd St after **1898** Hurricane

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish the primary structure.

This Central Business District (C-3) zoned property is located within the 4.4 East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all demolitions are required to be reviewed by the Historic District Council.

2nd Street Historically served as the City's "main street." Connecting Old Town to "New Fernandina," it was a vital street which housed many businesses, dwellings, City Hall, the post office, etc. A fire in 1876 destroyed many of the original wood structures. 2nd street was rebuilt, only to have a hurricane in 1898 damage many of the new and restored buildings. Over time businesses shifted and Centre Street became the main corridor in the City. The 2nd street neighborhood slowly declined, ultimately leading to much of it being demolished in the 1990's for the expansion of the port. Hemmed in between the port and the formal boundary of the Downtown Historic District, this neighborhood has been long neglected and struggles to recapture the distinct identity it once had. Utilizing the few remaining historic structures in this neighborhood is vital to the rehabilitation of the area, maintaining its link to the formal historic district, and understanding this areas place in the history of the city.

The structure located at 224 N. 2nd Street, in its current form, was constructed between 1897 and 1903. The structure was originally the site of Oliver Oak's planing mill, which most likely worked in conjunction with the Duryee Saw Mill a few blocks north. The two-story structure with one-story wrap-around porches first appears on the Sanborn Fire Insurance Maps in 1884. In 1891 and 1897 the structure is shown with a new structure in front of it to the west and is labeled as "old and vacant." In 1903 the maps show that two of the porches have been removed from the structure and a two-story dwelling was added to the front of the building. The map indicates it was a two-story structure with one-story front porch and mansard roof. The 1909 map shows that the roofed area that connects the two structure is removed and notes the structure as "female boarding," which is commonly accepted on Sanborn Map keys as meaning a bordello. The planing mill building is listed as a "store house" on this map. 1926 is the next Sanborn Map we have access to, and it shows the house (listed as a dwelling again) in the same configuration with the store house building removed.

Popular between the years 1855 and 1885, the Second Empire style of architecture is distinguished by its Mansard (dual-pitched hipped) roof with dormer windows on steep lower slope; molded cornices normally bound the lower roof slope both above and below; decorative brackets are usually present beneath the eaves.

This style was most popular the northeastern and midwestern United States. Second empire structures were rare in Fernandina. Research from the Sanborn Fire Insurance Maps and the 1884 Birdseye View show that a few residential Second Empire structures did exist in the city. 224 N. 2nd Street is the only residential Second Empire structure remaining in the city.

Photos show that the Albemarle Hotel, which was located at 406-410 Broome Street, would have been very similar in style, size, and appearance to 224 N. 2nd Street. The Albemarle Hotel was demolished sometime after 1949.

Albemarle Hotel, 406-410 Broome Street

Appears on Sanborn Maps 1903

Property of Amelia Island Museum of History



The largest and most notable example of this style of architecture in Fernandina is St. Michael's Academy, (228 N. 4th Street), which still stands today.



This property has been identified as having deficiencies caused by owner neglect dating back to 2009. As this historic structure does not lie within the Downtown Historic District, it is not subject to Demolition by Neglect regulations. Code Enforcement had been attempting to get the previous owners of the property to properly maintain the structure without success.





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

2.01.13 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.

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.

8.02.02 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.

8.03.03.01 Requirements for Demolition Applications

- A. Application requirements. Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.
- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.
- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
 - 1. Whether the structure or site would meet national, state, or local criteria for designation;
 - 2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
 - 3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
 - 4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
 - 5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
 - 6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
 - 7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
 - 8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
 - 9. Whether the applicant will be denied a reasonable return on his or her investment;
 - 10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 - 11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition:
 - 1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner.
 - 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.
 - 3. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation and/or relocation.
 - 4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.

- E. Demolition delay period. The HDC may grant a Certificate of Approval for demolition as requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.
- F. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.
- G. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.
- H. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code Enforcement and Appeals Board or the Building Official are exempt from this requirement. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals.
- I. Structures not in historic districts or the CRA. Upon receipt of a demolition permit application for properties not in the historic districts or the CRA, the Building Department shall notify the Planning Department. During the permit application review period, the Planning Department shall record the property through photographic documentation for archival purposes. The City may seek permission from the property owner to enter the building to take photographs prior to demolition.

8.03.06 Economic Hardship

- A. A property owner may demonstrate economic hardship as to demolition, substitution of alternative building materials, or other cases for primary structures by providing the following information as applicable and as may be required by the HDC.
 - 1. Owner currently receives fixed income benefits;
 - 2. Owner currently receives assistance through income-indexed program which provides for physical improvements to the property;
 - 3. An estimate of the cost of the proposed construction, alteration, demolition, or removal and an

- estimate of any additional cost that would potentially be incurred if the owner were to comply with the recommendations of the Board for the changes necessary to obtain a Certificate of Approval;
4. Any documentation related to good faith attempts to sell, rehabilitate or reuse the structure or structures within the last three (3) years;
 5. Proof of payment of property taxes within the last three (3) years;
 6. Owner has tax-exempt status as a (501)(c)(3) organization;
 7. A report from a developer, real estate consultant, certified property appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility or viability or rehabilitation or reuse of the existing structure or structures; and/or
 8. A report from an engineer, architect or contractor with experience in rehabilitation as to the soundness of any structures on the property and their suitability or feasibility for rehabilitation or reuse.
- B. Property owners are not required to prove economic hardship for accessory structures.

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN: HISTORIC PRESRVATION ELEMENT

Policy 11.08.01.

The City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.

ANALYSIS:

Demolition Criteria	
1. Whether the structure or site would meet national, state, or local criteria for designation;	The due to the cultural and architectural value the structure embodies, the structure could meet criteria for designation as a contributing structure to the Downtown Historic District
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;	Structure is eligible to become a contributing structure to the Downtown Historic District, but is not currently included in the Historic District.
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;	Loss of the site would further deteriorate this once important street in the City's history.
4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;	The structure is an architectural style unique to the City, but it would be possible to reproduce.
5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;	This structure is the last remaining residential example of Second Empire architecture in the City. This style is unique in that it is an architectural outlier. This style was mainly seen in the northeast and Midwest.

6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;	As one of the last remaining historic structures in the neighborhood, its removal would further weaken the historic relationship between the structures and land.
7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;	Retention of this structure does promote the general welfare of the city by providing an opportunity to study local architecture, development patterns, and local history
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;	The applicant has provided an assessment from Gillette and Associates, Inc. indicating the level of repairs that are needed. No alternatives to demolition have been provided.
9. Whether the applicant will be denied a reasonable return on his or her investment;	The applicant has recently purchased the property and would not be denied a reasonable return on their investment.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;	The applicant has provided a letter from an engineering firm indicating the expected level of repairs that would be required to rehabilitate the structure.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.	Code Enforcement and Appeals Board had been working to get the former owner to address the neglect of the structure and bring it into compliance.

Although the structure has had several insensitive alterations and suffers from neglect, staffs believes the home to be an important link to this neighborhood's history and merits rehabilitation. This structure also represents the last residential example of this architectural style.

The applicant seeks to redevelop this site to include mixed use structures as part of HDC 2018-44, which is being heard concurrently with this application. Many examples exist where historic structures are rehabilitated and developed as part of a larger site that is designed to be complimentary to the historic structure and can achieve re-development goals while highlighting historic structures (see Exhibit 2). This property was purchased by the current owner in April 2017. Although the current owner did not cause the neglect to the structure, they purchased it knowing its condition and historic value.

Since the foundation of the structure is in need of repair, opportunity exists to relocate the structure closer to the front property line and allow for construction of a new building behind the historic structure. Much like the planning mill that was historically located behind the home. There is also an opportunity to include this property in the Downtown Historic District which abuts this property. This have the effect of making this a certified historic structure and would allow for the Building Official to have discretion in the application of "substantial improvement" regulations, allow for exemptions from ADA requirements from the State, and make the project eligible for both local ad valorem tax exemptions and the [Federal Historic Preservation Tax](#)

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Guidelines.

Staff recommends:

DENIAL of HDC 2018-43

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-43 **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 2018-43, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|------------------|--|
| EXHIBIT 1 | HDC 2018-43 Application and Backup Materials |
| EXHIBIT 2 | City of Gainesville Historic Preservation and Design Guidelines: Design Guidelines for New Construction, <i>University Heights North and University Heights South</i> |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-43

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>9/11/18</u>	BY: <u>SJC</u>
PAYMENT: \$ <u>500 + 150</u>	TYPE <u>✓</u> # <u>22169</u>
APPLICATION #: _____	
HDC CASE #: _____	
APPLICATION COMPLETE: Y <u>✓</u> N _____	
PRE-CONFERENCE: Y <u>✓</u> N _____ DATE <u>9/11/18</u>	

BOARD MEETING DATE: <u>Oct. 18, 2018</u>	
PLANNER: <u>SJC</u>	DATE: _____
____ APPROVED ____ DENIED	

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u>✓</u> or Final _____
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☒ Demolition	☐ Variance
☐ Sign	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>224 N. 2ND STREET</u>		
Historic District: ☐ Downtown ☐ Old Town ☒ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0008-0080, 00-00-31-1800-0008-0050</u>		
Zoning District: <u>C-3</u> Lot / Block Number (optional) <u>5, 6, 7, 8 & 9 / 8</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>DAVID PEYTON PAGE, JR & KIMBERLY PRUITT PAGE</u>	
Corporation or Company (if applicable)	
Street Address <u>1702 ATLANTIC AVENUE</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>904-415-3243</u>	
Email Address <u>DAVIDPAGE MD @ COMCAST.NET</u> <u>KIM BEACH COTTAGE @ COMCAST.NET</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	
Corporation or Company (if applicable) <u>COTNER ASSOCIATES, INC. ARCHITECTS</u>	
Street Address <u>9 5 3RD STREET</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>904-277-4593</u>	
Email Address <u>JOHN @ COTNER ASSOCIATES.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.

MULTI-FAMILY DWELLING (2 STORY) IN AESTHETIC & STRUCTURAL DISREPAIR EXISTS ON NORTHERN 2 LOTS. STRUCTURE IS NON-CONTRIBUTING. THE 3 SOUTHERN LOTS ARE UNIMPROVED. SEE ATTACHED REPORT FROM STRUCTURAL ENGINEER. WE ARE PROPOSING DEMOLITION BASED ON THE STATE OF DISREPAIR AND RELATIVE COST TO RENOVATE.

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.

WE ARE PROPOSING A NEW MIXED-USE DEVELOPMENT WITH TWO THREE-STORY STRUCTURES COMPRISED OF COMMERCIAL AND RESIDENTIAL USES TOTALING 10,000 ^{sq} S.F. SEE ATTACHED CONCEPTUAL ELEVATIONS, SITE PLAN & SCHEDULES, PROPOSED DESIGN DETAILS AND ELEMENTS.

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	HARDIE	SMOOTH BOARD & BATTEN		T.B.D.
	N/A	BRICK		
Doors	PLASTPRO	COMPOSITE		TBD
Windows	PGT	VINYL		TBD
Roofing	TBD	METAL 5V CRIMP		TBD
Fascia/Trim	HARDIE	SMOOTH		TBD
Foundation	TBD	BRICK (TUMBLED ANTIQUE LOOK)		TBD
Shutters	TBD	POWDER COAT ALUMINUM BAHAMA		TBD
Porch/Deck		WOOD 5/4		TBD
Fencing		WOOD (HORIZONTAL BOARD)		TBD
Driveways/Sidewalks	TBD	PAVERS		EARTHTONE BLEND
Signage				
Other RAILS		ALUMINUM (WOVE/GRID)		

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.

9-5-18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

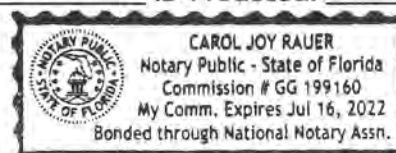
Subscribed and sworn to before me this 5th day of September, 2018.

[Signature]
Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/22
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 KIMBERLY P. PAGE AND DAVID P. PAGE, MD
(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: 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)

David Page MD
(Signature of owner)

Kimberly P Page
(Print name of owner)

Kimberly P Page
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

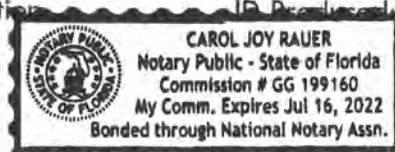
Subscribed and sworn to before me this 7th day of September, 2018.

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐



NASSAU

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

[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	PAGE DAVID P JR & KIMBERLY P	PARCEL NUMBER	00-00-31-1800-0008-0050
MAILING ADDRESS	1702 ATLANTIC AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	VACANT RESIDENTIAL
LOCATION ADDRESS	FERNANDINA BEACH, FL 32034	DEED ACRES	0
	N 2ND ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 8 LOTS 5 & 6 IN OR 2117/1534 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$50,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$50,000
ASSESSED VALUE	\$50,000
EXEMPT VALUE	\$0
TAXABLE VALUE	\$50,000

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC INDUST 004000	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
04/26/2017	2117/1534	2117/1534	60000	TD	Q	N	MCCRANIE DANIEL I TRUSTEE	PAGE DAVID PEYTON JR & KIMBERLY PRUITT
09/29/2010	1701/1505	1701/1505	34000	WD	U	N	ROWE JASON N & S COURTNEY M	MCCRANIE DANIEL I TRUSTEE
09/01/2004	1256/722	1256/722	225000	WD	Q	Y	ROWE JASON NATHANIEL &	ROWE JASON & S COURTNEY
08/21/1995	736/1768	736/1768	100	QC	U	N	BECTION VIRGINIA T	BECTION MILES W JR

NASSAU

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

Property Search Sales Search Nassau Home

OWNER NAME	PAGE DAVID PEYTON JR &	PARCEL NUMBER	00-00-31-1800-0008-0080
MAILING ADDRESS	PAGE KIMBERLY PRUITT (H&W) 1702 ATLANTIC AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	224 2ND ST N	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 8 LOTS 7 8 & 9 IN OR 2117/1512 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$75,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$102,715
TOTAL MISC VALUE	\$1,000
JUST OR CLASSIFIED TOTAL VALUE	\$178,715
ASSESSED VALUE	\$178,715
EXEMPT VALUE	\$0
TAXABLE VALUE	\$178,715

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
MULTI-FAM 000800	75	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
TRI/QUAD	3,636	2,905	4	4	AVERAGE		CONVECTION	CONVECTION	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-2-SG-AV	0 X 0	2	1910
FP-2-SG-AV	0 X 0	0	0

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/26/2017	2117/1512	2117/1512	207000	WD	Q	Y	MCCRANIE SUSAN COURTNEY	PAGE DAVID PEYTON JR & KIMBERLY PRUITT
09/13/2012	1818/608	1818/608	100	QC	U	Y	ROWE JASON N	MCCRANIE SUSAN COURTNEY
09/01/2004	1256/722	1256/722	225000	WD	Q	Y	BECTION VIRGINIA	ROWE JASON & S COURTNEY

This Instrument Prepared by:

Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, Florida 32034
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraiser's Parcel I.D. (Folio) Number(s):
00-00-31-1800-0008-0050

TRUSTEE'S DEED

By this Deed, Made this 26th day of April, 2017, by Daniel I. McCranie as Trustees of the Daniel I. McCranie, P.A. Profit Sharing Plan & Trust whose address is: 1301 Quattlefield Lane, Fernandina Beach, FL 32034 to David Peyton Page, Jr. and Kimberly Pruitt Page, Husband and Wife whose address is 1702 Atlantic Ave, Fernandina Beach, FL 32034 hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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 piece, parcel or tract of land lying and being in the County of NASSAU and the State of FLORIDA, known and described as follows:

LOT FIVE (5) AND SIX (6) IN BLOCK EIGHT (8), OF THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA) IN THE COUNTY OF NASSAU AND THE 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)

THE REAL PROPERTY DESCRIBED HEREIN IS NOT THE CONSTITUTIONAL HOMESTEAD NOR THE PRIMARY RESIDENCE OF THE GRANTORS.

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.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.
(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Witness Printed Name: MARIE DAVIS

Witness Signature: _____

Witness Printed Name: Michelle Elliott

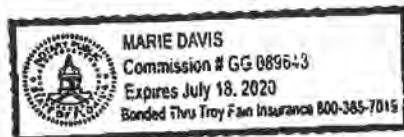
Daniel I. McCranie, P.A. Profit Sharing Plan & Trust

Daniel I. McCranie
BY: Daniel I. McCranie as Trustee

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26th day of April, 2017, by Daniel I. McCranie, Trustee of the Daniel I. McCranie, P.A. Profit Sharing Plan & Trust, who is/ are personally known to me.

My Commission Expires:
Serial Number _____



MB
Notary Public

Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folin) Number(s):
00-00-31-1800-0008-0080

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **26th** day of **April 2017**, BETWEEN **Susan Courtney McCranie a Single Woman**

whose post office address is: **1521 Fernandina Road, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantor, and **David Peyton Page, Jr. and Kimberly Pruitt Page Husband and Wife**

whose post office address is: **1702 Atlantic Ave, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100**

Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in **Nassau** County, Florida, to-wit:

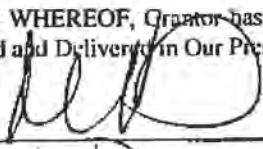
**All of that certain piece, parcel or tract of land lying and being in the County of Nassau and the
State of Florida known and described as follows:**

**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:**

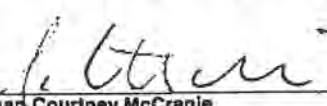
**LOTS SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA
BEACH, FLORIDA.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons whomsoever.

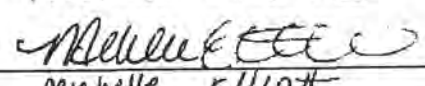
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:



Marie Davis



Susan Courtney McCranie (Seal)



Michelle Elliott (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 26th day of April 2017 by

Susan Courtney McCranie, a Single Woman
who is personally known to me or who has produced
as identification.

My Commission expires:

(Seal)



Marie Davis
Notary Public





Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

August 15, 2018

Mr. John Cotner, AIA
Cotner Associates, Inc.
9 South 3rd Street
Fernandina Beach, Florida 32034

**Re: Structural Evaluation
224 North Second Street
Fernandina Beach, FL**

Dear Mr. Cotner:

We inspected the structure at the above referenced location on August 1, 2018 to examine the existing building which is composed of wood framing on brick piers. The property appraiser website dates the building structure at or around the year 1900. The overall building structure is comprised of wood framed walls, floor and roof systems, wood lap siding and an off-grade brick pier support system on a shallow foundation. The rear part of the structure appears to have been added on at some point in the past, with the front two-thirds of the building most-likely being original. The ground floor appears to be one single family residential unit and the second floor contains two single family residential units. The building does not lie within a flood zone.

The following limited visual inspections were made on the above referenced date:

First Floor:

- Foundation of original portion consists of original solid brick piers with grout, residing on a shallow concrete pad (unverified). Brick grout appears to have reached its life expectancy and is experiencing compression. Original structure has non-structural four-inch masonry block infill between the piers.
- Foundation of the rear addition appears to be masonry block stem wall and/or piers with masonry infill. Masonry appears to be in decent condition.
- The lap siding on all sides of the building has suffered water damage and is experiencing rot in several locations, warranting repair or replacement. Several areas of the siding appears to be separating from the stud system, with separation of lap joints.
- The building's exterior shows damage in the past due to wind, rain and neglect.
- Interior ground floor system is unlevel, with severe slope in some areas, and sagging at rear and center of structure. Cause could be due to deteriorated/damaged girders and/or settling and damaged support piers.

Second Floor:

- Roof leak at center of structure, causing gypsum board ceiling to come down. This area of the ceiling has been repaired. Damage to the roof and ceiling joist system could not be determined. Currently the roof has a tarp over the rear area to cover storm damage that has not been repaired.
- Second floor accessed by stairwell and porch at rear of building. Support structure and deck, railing and stairs appear to be in disrepair and replacement should be considered.

- The lap siding on all sides of the building has suffered water damage and is experiencing rot in several locations, warranting repair or replacement. Several areas of the siding appears to be separating from the stud system, with separation of lap joints.
- South side unit floor system slopes from center to front of structure. Floor system at the rear is experiencing sloping as well.
- North side unit has fire damage in the kitchen area at the rear of the structure. Minor visual damage.
- North side unit floor systems has minor sloping toward the north, but not as bad as the south side unit.
- The building's exterior shows damage in the past due to wind, rain and neglect.

South Side Unit:

- Second floor slopes from center to front of house
- Rear area is also sloping

North Side Unit:

- Fire damage at kitchen area at rear of structure, somewhat minor visual damage
- Floor sloping to North
- North side in better shape than south side

The governing building code at this time is the Florida Building Code, 6th Edition (2017). The governing volume for any work performed on this building is *Existing Building*. If the building has not sustained significant structural damage, then damaged elements shall be permitted to be restored to their predamage condition. If substantial structural damage has occurred, or substantial improvements are to occur, the vertical elements or lateral force-resisting system of the building shall be evaluated. The evaluation shall establish whether the damaged or modified building, if repaired to its predamage state, would comply with the provisions of the Florida Building Code, Building for current pertinent load combinations. However, if substantial improvements to the building are to occur, the Florida Building Code would mandate that the building meet current wind and load combinations as required.

Repairs and upgrades to the building would most likely exceed the threshold definition of "substantial improvement", which limits the cost of repairs to less than fifty percent of the appraised value of the structure before the repairs. Exceeding this definition would subject the repairs to meet current wind load. Further detailed inspection would most likely conclude the structure has sustained "substantial structural damage", as defined in Chapter 2, FBC 2016, *Existing Building* due to past and current damage. Per the Nassau County Property Appraiser's website, the assessed value of the existing structure is \$102,715.00. Therefore the maximum repair value allowed without tripping the FBC thresholds is approximately \$51,300.00. Based on review of the structure, its age and the current damage, we believe that the overall building has sustained enough substantial damage, that repair may not be economically feasible.

We conclude that demolition of the structure would be most practical due to the amount of past and current damage. It is not feasible to attempt repairs below the definition of substantial improvement and the structure, even if restored to its predamage condition, would not meet current wind (and other) loads as dictated by the Florida Building Code, 6th Edition (2017).

We hope you find this letter satisfactory to allow for demolition of the above referenced structure. If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,



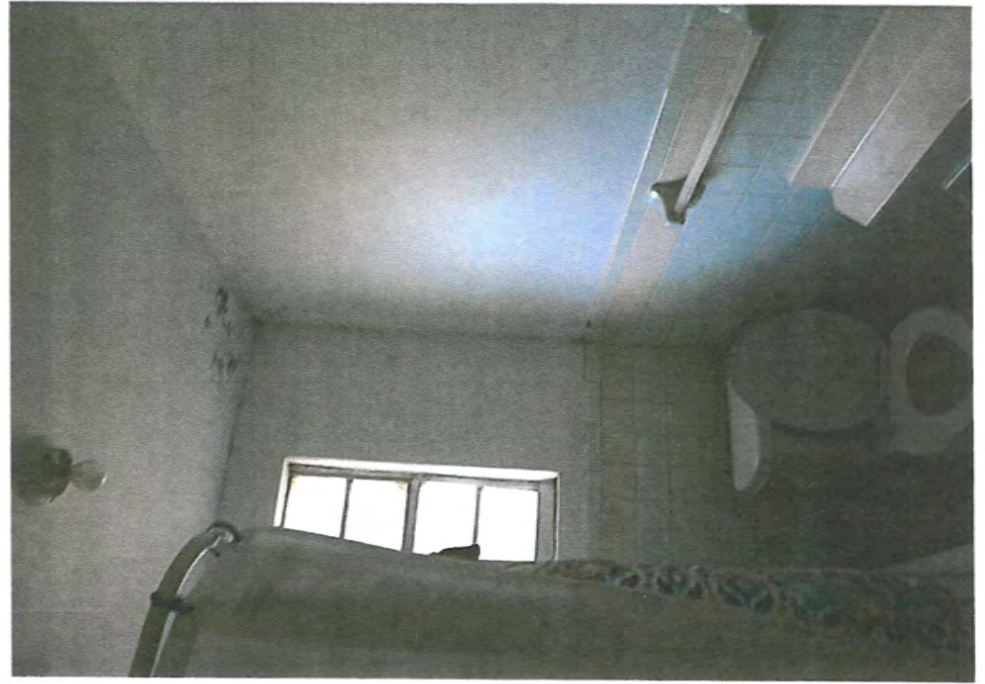
Asa Ray Gillette, P.E.
FL P.E. No. 56177
Principal
Gillette and Associates, Inc.

ATTACHMENT A

Interior and Exterior Pictures
Taken on 8/01/18

224 North 2nd Street
Fernandina Beach, Florida



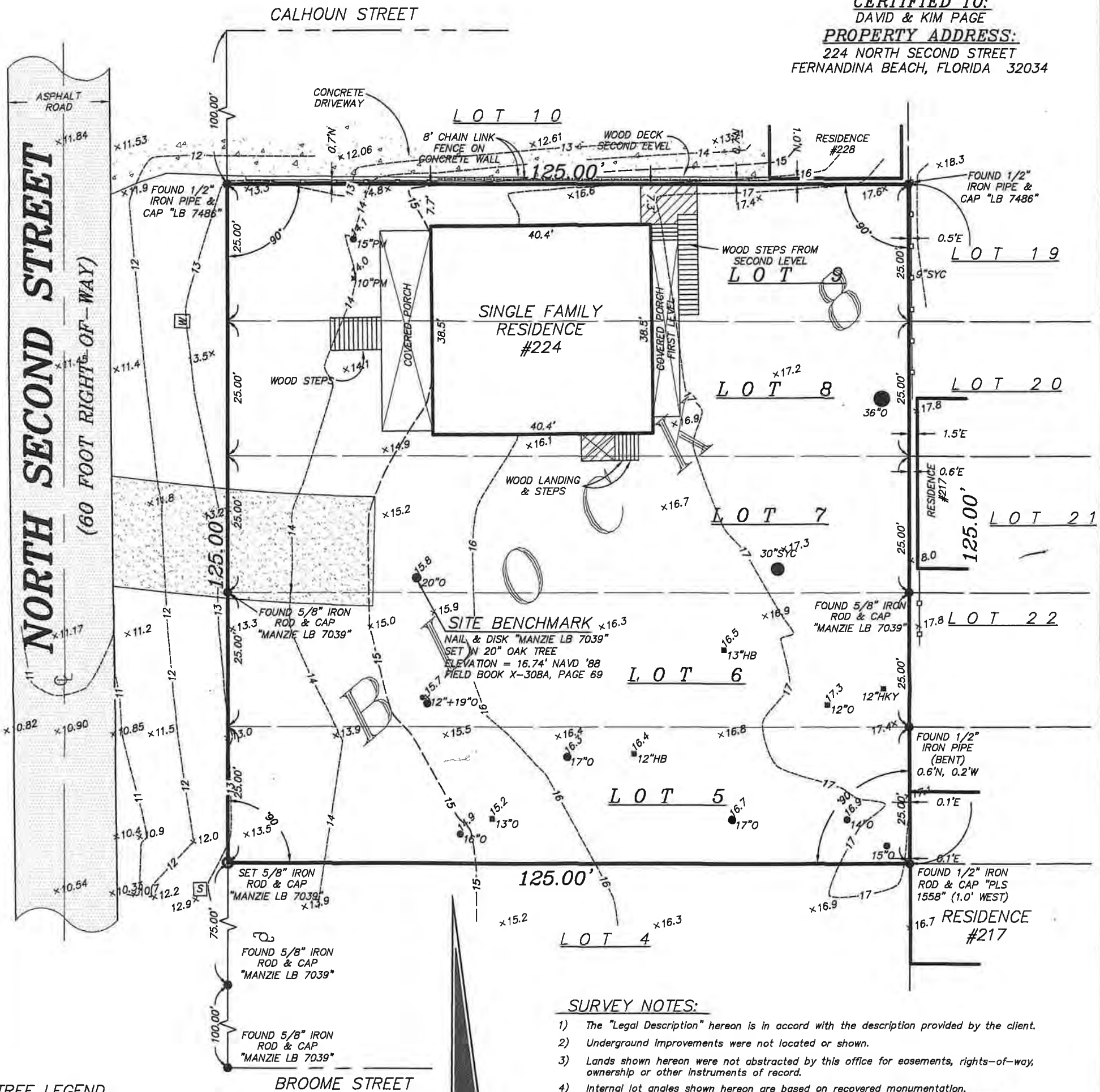




MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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 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 IN 1897 AND 1901) AS: LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

CERTIFIED TO:
DAVID & KIM PAGE
PROPERTY ADDRESS:
224 NORTH SECOND STREET
FERNANDINA BEACH, FLORIDA 32034



TREE LEGEND

O = OAK TREE
PM = PALM TREE
SYC = SYCAMORE TREE
HB = HACKBERRY TREE
HKY = HICKORY 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.

REVISIONS:

- 1) REVISED ON 07/17/2018 TO ADD LOTS 5 & 6, BLOCK 8, TO MAP. (BH)

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) Internal lot 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 0237G, Dated 08/02/2017. 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 a found Nail & Disk in a Wood Utility Pole located at Southwest corner of intersection of Broome Street & North Second Street. (Elevation = 10.30' 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.

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.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

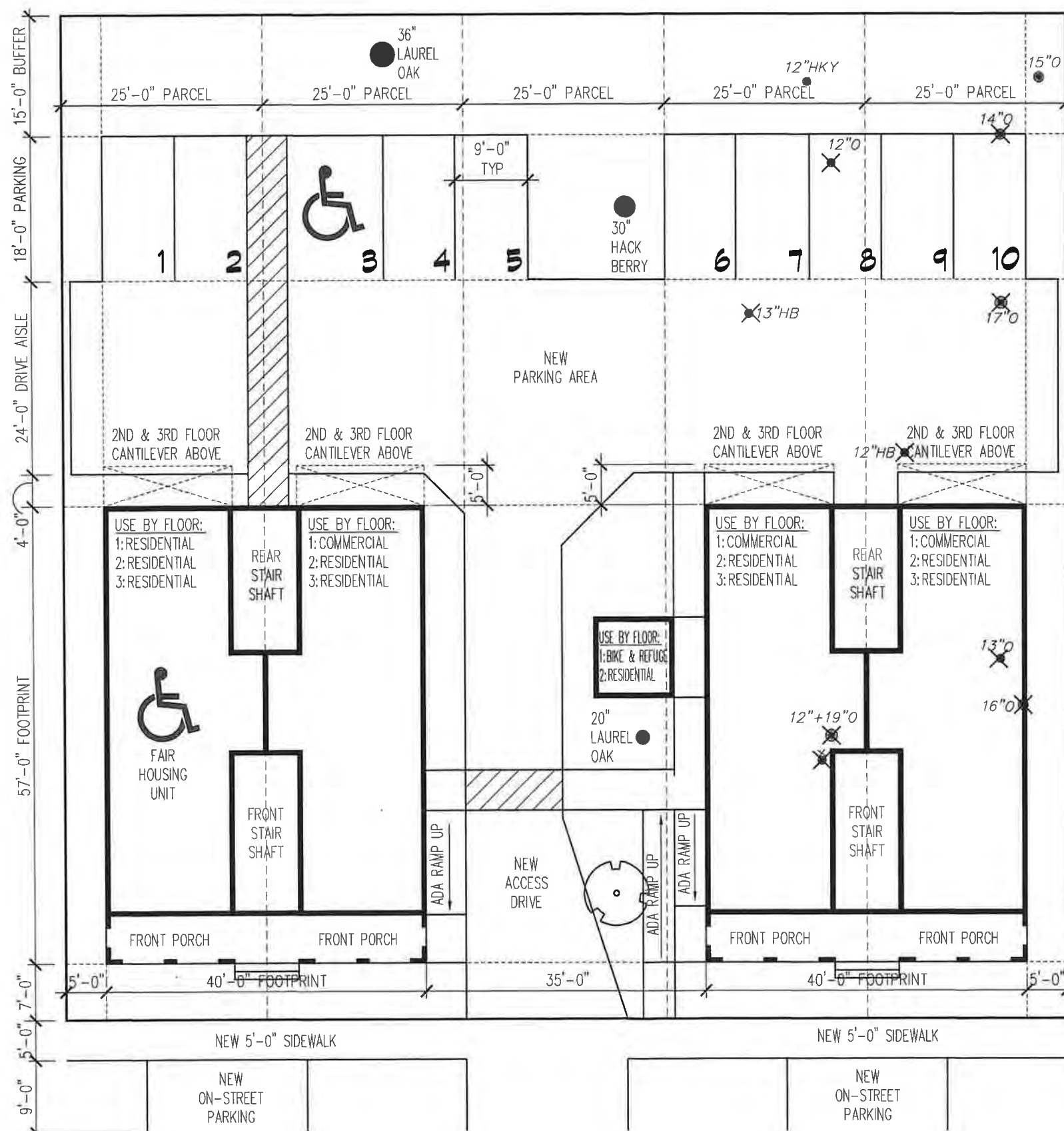
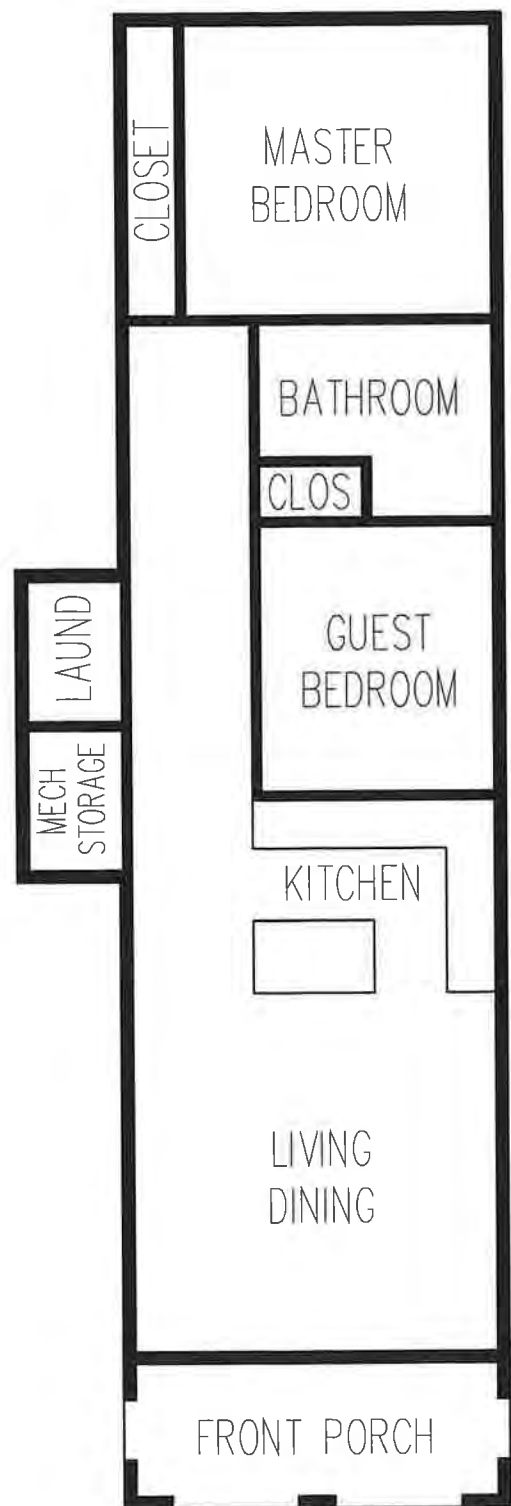
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 20234 DATE: 03/26/2018 CADD: BH

F.B. NO: X-308A PAGE NO: 69 FIELD CREW: SS FILE NO: A-4505

MICHAEL A. MANZIE, P.L.S. 4069

7/19/18



NORTH BUILDING AREA CALC		
FLOOR	COMMERCIAL	RESIDENTIAL
1ST	830 SQ. FT.	830 SQ. FT.
2ND		1,810 SQ. FT. (2 UNITS)
3RD		1,810 SQ. FT. (2 UNITS)
TOTAL	830 SQ. FT.	4,450 SQ. FT.

SOUTH BUILDING AREA CALC		
FLOOR	COMMERCIAL	RESIDENTIAL
1ST	1,660 SQ. FT.	
2ND		1,930 SQ. FT. (2 UNITS)
3RD		1,810 SQ. FT. (2 UNITS)
TOTAL	1,660 SQ. FT.	3,740 SQ. FT.

TOTAL COND. AREA	
COMMERCIAL	RESIDENTIAL
2,490 SQ. FT.	8,190 SQ. FT.
	TOTAL: 10,680 SQ. FT.

PARKING REQUIREMENTS
PER LDC 8.01.02.E - 9 DWELLING UNITS
1 SPACE PER DWELLING UNIT = 9 SPACES REQUIRED, 10 PROVIDED

IMPERVIOUS AREA CALCULATIONS
TOTAL LOT SIZE: 15,625 SQ. FT.
IMPERVIOUS AREA: 11,310 (4,700 BUILDINGS, 6,610 HARDSCAPING)
TOTAL % IMPERVIOUS AREA: 72.4

**MIXED USE DEVELOPMENT
FOR PAGE PROPERTIES**
 COTNER ASSOCIATES, INC. ARCHITECTS
 07-17-2018



Paco Properties
11. 1/2 St. Fernandez ydy
Florida
7-18-18 corner assoc. inc.

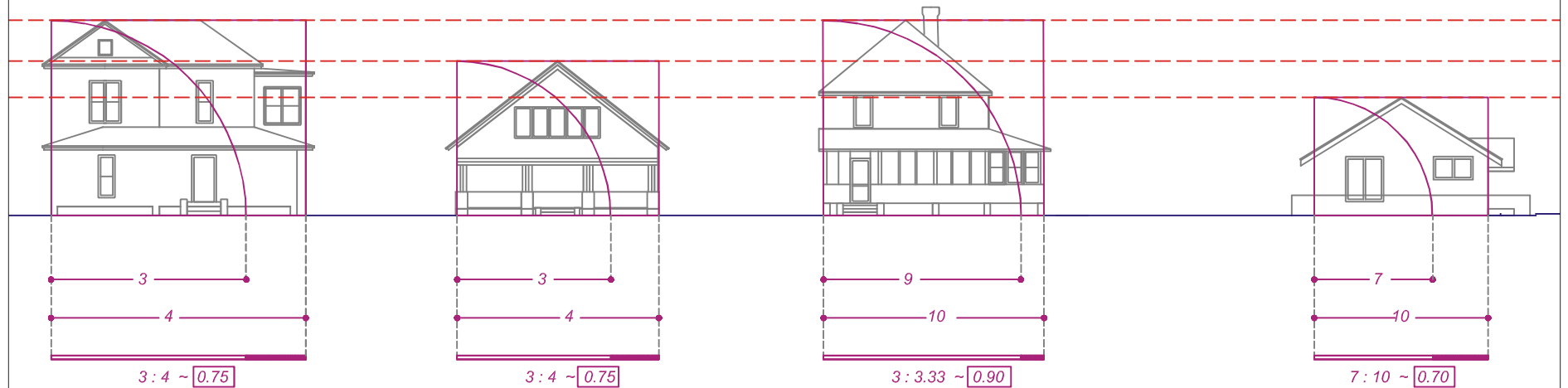
HDC 2018-43

EXHIBIT 2

*City of Gainesville Historic Preservation and
Design Guidelines: Design Guidelines for New
Construction, University Heights North and
University Heights South*

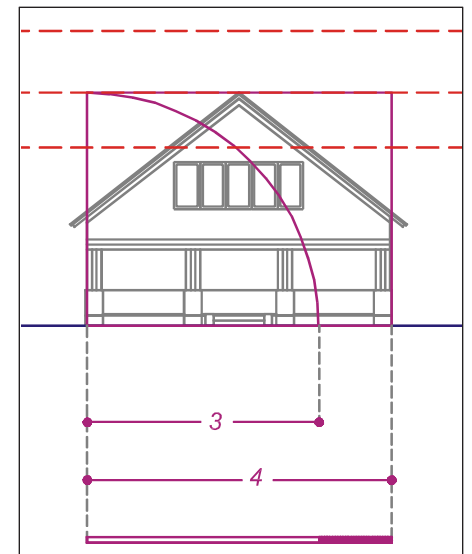
HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

Gainesville, Florida



Supplement to Land Development Code
Section 30-112

**DESIGN GUIDELINES FOR
NEW CONSTRUCTION**
*University Heights North & University
Heights South Historic Districts*





New infill construction juxtaposed against an existing contributing structure in University Heights South District.

MAINTAINING THE CHARACTER OF THE UNIVERSITY HEIGHTS HISTORIC DISTRICTS—NORTH & SOUTH

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color,

material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

Part of the delight of the Gainesville historic districts is their diversity, which can vary considerably along streets and blocks. This diversity makes the design of new structures a challenge for designers, builders, staff and the review board. Since almost every street in the University Heights Historic Districts has a different pattern of building, it is impossible to have a single standard for new construction that will apply the same way in every location. To encourage diversity, the design guidelines set up a way of thinking about compatibility rather than a set of stylistic recipes.

Special Area Plan

The University Heights Special Area Plan overlay encompasses the area of the University Heights Historic Districts. As was discussed under HISTORIC CONTEXT, the goal is to encourage new development in University Heights and to create a pedestrian friendly public realm, goals that will clearly impact the historic character of the neighborhoods that make up the historic districts. New infill construction and some new patterns of land use are expected in this area as market forces spur new development.

The Special Area Plan, which encourages historically compatible new design, has established specific design requirements for landscape design, building placement, parking, signage, and architectural design criteria for a number of building types. The Historic Preservation Design Guidelines for New Construction do not seek to supplant the existing regulations. Rather, they attempt to work with the existing regulatory structure to ameliorate the impact of new construction on existing historic properties, and through the Rehabilitation Guidelines to protect the identified historic resources of the districts.

Building additions are regulated by the Special Area Plan. Contributing structures in the historic districts also must comply with the Rehabilitation Guidelines, which address similar issues but are more specific concerning the various strategies for placing and designing additions.

The Design Guidelines for New Construction provide specific recommendations for design compatibility, and use amelioration strategies to reduce the impact of new larger-scale development on historic structures.



DEFINING THE CRITERIA



Materials, detail, massing, roof forms, proportion of openings, entry orientation and scale all need to be considered in compatible design.

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code. Note that "Scale" is broken up into two parts, *Scale of the Street* and *Scale of Buildings*, emphasizing the importance of these two related but very different scale.

1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity.* Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. *Scale of Building.* Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.





Recommended

1. Encourage rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.
4. Employ amelioration strategies with new larger scale infill construction to protect adjacent historic structures.
5. Employ design strategies that use proportional relationships of facades, shapes of openings, solid/void ratios and the directional typology of historic structures to link new buildings with the historic context.
6. Use of fences, walls or landscape materials to reinforce the continuity of the street edge in a neighborhood.



Not Recommended

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.



RHYTHM OF THE STREET

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as “character.” Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should try to maintain or extend these shared streetscape characteristics in blocks where they appear.

Where new building types such as row houses or apartment buildings are introduced that are not in scale with the traditional single-family housing that historically occupied the area, new rhythms of building and open space along the street will evolve.

To help ameliorate the impact of these new more massive building forms, special attention should be paid to the articulation and massing of the new building street facades, avoiding the introduction of large unbroken masses of building.

Finding the street rhythm in wall fenestration, eave heights, building details, and landscape features such as fences or walls can help ameliorate the larger building masses and “connect” the new building to its neighborhood and street.



SETBACKS

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The distance a building is located from its property lines is referred to as “setbacks” or, more recently, “build-to” lines. Buildings in historic districts often share a common front and side setback although these setbacks vary from block to block and street to street, even within the same district. In locating new buildings, the front side setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

Where the Special Area Plan encourages placement of buildings closer to the street than the historic uniform front yard setbacks along a block, adjustments are recommended to ameliorate the impact of the new building setbacks on adjacent contributing buildings in the historic districts. This adjustment strategy is desirable to help create a cohesion among the neighborhood buildings as a whole, and to avoid fracturing the neighborhood fabric by changing abruptly the building-street relationships.

Front yard build-to/setback lines would stay within the ranges set forth in the Special Area Plan requirements. When new construction abuts a contributing building located within 20 feet of a shared side yard boundary, the new construction must “step back” from the build-to line.

The “step back” is a compromise half way between the minimum build-to line allowed by the Special Area Plan, and the setback of the existing contributing structure, and in no case to step back further than the maximum build-to line established by the Special Area Plan.

In the event that the new construction is a multi-family row house or apartment building, only the first bay, adjacent to the contributing structure should be required to “step back.”



HEIGHT

The height of new construction should ideally be compatible with surrounding historic buildings. Building height has a significant impact on the scale and character of a neighborhood.

The Special Area Plan allows new buildings to be significantly taller than the 1-story and 2-story single-family residential buildings that occupy the historic districts. To avoid abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary.

The new construction should not be more than 1 1/2 stories taller than the contributing structure. A half story is defined as an attic space within the roof utilizing dormer windows or gable-end windows.

In the event the new construction is a multi-family row house, apartment building, or a larger scale structure, only the first bay or set of spaces on the end of the building adjacent to the contributing structure should be required to “step down.”

ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in the districts. A small number of Mediterranean influenced structures with flat roofs concealed behind parapets exist.

Repetition of historic roof forms is a strategy that new construction can employ to achieve compatibility with older structures, particularly when there is a widely used roof convention in a neighborhood.



RHYTHM: ENTRANCES & PORCHES

The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related. New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.

Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district.



WALLS OF CONTINUITY

Appurtenances of a building or structure such as walls, fences or landscape elements that form linked walls of enclosure along a street serve to make a street into a cohesive whole.

New infill construction should be encouraged to align walls, fences or landscape elements (hedges) with adjacent property owners to create uniform street walls. Partially open edges are preferred to promote social connection from street (public domain) to porch (semi-private domain).



SCALE OF THE BUILDING

Scale, although related to objective dimensions, is more open to interpretation and is ultimately a more important measure of a good building. Proper scale is a critical issue in determining the compatibility of buildings within an historic context. It has two general meanings: its scale to context and its scale relative to ourselves. Intuitively, we judge the fit of a building at different *scales of measurement* in order to assess its *relative size* or proper scale in a given context. Many issues affect the perception of scale such as placement on the site, overall massing, building type, style, combinations of materials and detailing to name but a few. Every building in the University Heights Historic Districts is also measured against its neighbors for degrees of similarity and difference. The result or “fitness” of a building is a delicate balance between these seemingly contradictory aspects of context. From far away, we note the profile of a structure on the skyline. On the streetscape: its distance from the road and its neighbors. Up close, we look for familiar things that tell us its relationship directly to our body, i.e., stairs, railings, doors and windows, and modular materials such as brick, blocks or wood. Most importantly, we sense that all these individual elements must have an overall order to achieve proper scale. Scale changes are evident from district to district and from street to street.

Scale for new construction speaks to both the relationship of the building to its neighbors, and the scale of the building to the person, which is influenced by the massing (large unbroken masses vs. smaller collection of masses), materials, the size and proportion of openings, the articulation of surfaces, the ratio of void to solid, and details like handrails, doors and windows.

New infill may be larger in size (not in physical scale with its neighbors) and yet still feel compatible in scale if the building form has been articulated with a number of scaling strategies.



DIRECTIONAL EXPRESSION

New buildings should relate to adjacent buildings in the directional character (orientation) of its facade. In a historic district there is usually a typology of entry and connection to street shared by the neighborhood buildings that helps create a consistent fabric.

University Heights buildings almost without exception have primary entries that face the principal street. The facade facing the principal street is clearly recognized as the building “front,” and porches or stoops create a transition from street to interior.

New construction should recognize these shared conventions and enhance compatibility by becoming part of the neighborhood fabric.



PROPORTION OF FRONT FACADE

All buildings have a proportional relationship between the width and height of the front facade which is independent of physical size. In a district as complex as University Heights with many different building styles, there can be a number of facade proportions. New construction should consider the facade proportions of the historic structures in the immediate neighborhood to determine if a common proportion can be found in nearby structures. Compatibility can be enhanced if neighborhood proportions can be integrated into the design of new buildings, even if they are of a larger physical scale.



PROPORTION & RHYTHM OF OPENINGS

In many historical styles, the height to width proportion of windows is an important element of the design, along with the way windows are configured by muntins. New construction should consider the proportion and rhythm of fenestration in nearby historic structures to enhance compatibility.

In University Heights, vertically proportioned windows predominate with many examples of group windows, especially in the numerous Craftsman/Bungalow style buildings. Consistent use of muntins is another recognizable fenestration characteristic.

Similarly, many historic structures have highly detailed doors and entryways, even when facades are simple and undetailed.

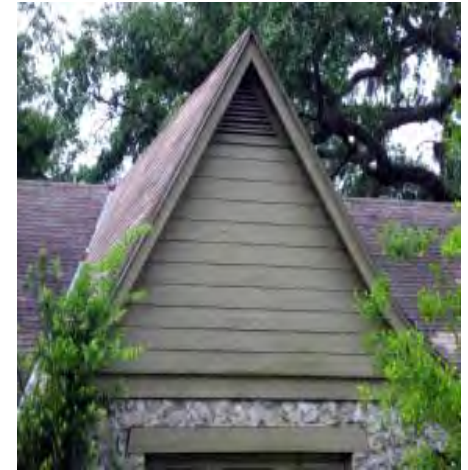
RHYTHM OF SOLIDS TO VOIDS

Like the proportioning of openings, the relative ratio of openings to solid wall area is also a characteristic of architecture that can be exploited to seek compatibility with nearby historic structures. Architectural style in historic buildings is a factor which influences the solid to void ratio. The ratio can also vary between primary and secondary elevations as windows have often been a status symbol and used on front facades to express wealth or social status.

DETAILS AND MATERIALS

Due to the varied architectural styles in University Heights, there is a broad range of materials used on historic buildings, including brick, wood siding, wood shingles, stucco, cut stone and the unique use of local field stone and brick in the buildings locally known as “Chert Houses.” Roofs also use a range of materials including asphalt shingles, asbestos shingles, crimped and standing seam metal, tiles and stone.

New construction should consider looking at the pallet of materials used on nearby historic structures to pursue compatibility at the neighborhood level.





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-44
OCTOBER 18, 2018

Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2 nd Street				
Requested action:	Conceptual Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial and residential units totaling approximately 10,000 square feet.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA00246				
Year Built:	1884 (FMSF 8NA00246)				
Contributing Status:	Not in Historic District, but existing structure potentially eligible for inclusion as a contributing structure.				
Adjacent Properties:	North	Warehouse	I-1	c.1980	
	South	Vacant	C-3		
	East	Single-Family Residential	R-2	c.1910	
	West	Warehouse	I-1	c.1998	OHPA

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 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:

The applicant is seeking approval to construct an approximately 10,680 square foot mixed-use project in two buildings.

This Central Business District (C-3) zoned property is located within the 4.4 East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all new constructions are required to be reviewed by the Historic District Council.

APPLICABLE GUIDELINES:

COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES

4.4 East of Front Street Design Area (sec4 pg41)

Building Heights and Setbacks

Properties located within the CRA east of Front Street are subject to the following standards:

Guidelines

1. Facades up to 30 feet in height shall have a maximum front yard setback of no more than 10 feet.
3. Facades up to 45 feet in height shall be recessed back from the first 30 feet of facade
4. a minimum of 10 feet. Awnings, pergolas, or covered balconies may project into this setback, but shall not extend beyond the first 30 feet of the façade.

Properties adjacent to residential non-CRA properties

Properties located on the east side of North 2nd Street which share a property line with residentially zoned non-CRA properties shall meet the following standards:

1. Building height shall be limited to 35 feet, including the parapet for flat roofed structures.
2. Buildings shall provide a front yard setback of 10 feet. Side yard setbacks are not required (figs. 4.57, 4.58).
3. All projects shall maintain a 20 foot rear yard setback for principal structures.
4. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in LDC Table 4.05.05(B).
5. All sides of the building shall be designed to be viewed.

Properties adjacent to residential non-CRA properties

Building styles for this area shall be compatible with the historic commercial downtown, particularly along Second Street. Although the architectural styles vary, the area is characterized by the following patterns of building:

1. Simple geometric forms and simple plans with all sides of the building being designed (fig. 4.59)
2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function (fig. 4.60)
3. The body of the buildings defined with brick, stone, or stucco over block construction (fig. 4.61)
4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies (fig. 4.62, 4.63)
5. Simple roof forms, predominately flat and edged by a parapet, with breaks in the cornice line only to mark entryways, changes in function or important corners (fig. 4.64)
6. Street level commercial feature greater areas of glass making the building appear lighter and more transparent. Awnings of treated fabric or metal may cover pedestrian spaces (fig. 4.65)

Awnings and Canopies

Historic photographs of Fernandina reveal that awnings were used where needed to protect shop interiors from the sun, mostly on the south side of the street. Flat-roofed fixed canopies and awnings can be decorative as well as functional, and should be designed to complement the architecture. Today, as in the past, their greatest value is energy conservation through protection of spaces from unwanted heat gain. Over the last 100 years several types of awnings and canopies, such as retractable fabric awnings which roll or fold back toward the façade, stationary fabric awnings on a fixed pipe system, fixed canopies with sloping roofs and, less extensively, fixed canopies with flat roofs and railings (like small balconies) have been utilized in Fernandina. These designs are still appropriate for new construction in this design area:

Guidelines

1. The scale of the awning, i.e., height, length, depth, and overall bulk shall be compatible with the building storefront.
2. Awnings should fit within the storefront space and not cover side piers, lintels, or other important architectural elements of the structure.
3. The color of awnings should complement facade colors; solid colors or stripes are historically appropriate.
4. Awnings should project no more than 4 to 6 feet from the façade (see fig. 4.66).
5. Awnings illuminated from behind are not acceptable as this illumination detracts from the overall character of the facade. Interior lighted awnings shall be permitted if the lighting system is encased or screened from view underneath.
6. Signage and graphics applied to awnings shall be reviewed for color, scale, and overall design compatibility. Large letter sizes and message areas shall not be permitted on awnings.

Avoid

1. Awnings made of reflective, high-gloss, brightly colored materials.
2. Awning that cover distinctive architectural features of the building.
3. Awnings with a curved profile (A curved form maybe acceptable if directly related to a key

architectural element such as seen in the rounded corner awning in fig 4.60).

Enclosing a setback space

Enclosing a setback space on the upper floor of a structure (see fig. 4.56 on p.43) is an acceptable option to allow for control of sun, wind, privacy, and to introduce visual variety along the street. These spaces are also referred to as “loggias” or “porches” (See definitions in Glossary).

Guidelines

1. These spaces shall be non-air-conditioned areas designed to adapt to the varying climatic conditions of Fernandina (figs. 4.67, 4.68).

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.

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.

8.02.02 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.

8.01.02 Amelia River Waterfront Community Redevelopment Area

A. Purpose

It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.

- B.** The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.
- C.** Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the underlying zoning district.
- D.** Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:

- 1. All new construction that is a water dependent or water related use is exempt from Section 3.01.03(J) and Section 3.03.03(B) 1.
- 2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade, as established in 4.02.03(C). The maximum height of all structures shall not exceed thirty (30) feet in height above the BFE. Permissible roof forms shall be in compliance with the adopted CRA Design Guidelines.
- 3. Properties that have obtained the Waterfront Mixed Use Future Land Use designation are eligible for land uses in addition to those permitted in the Waterfront Industrial zoning and are specified in Tables 2.03.02 and 2.03.03. Floor area ratio shall not exceed 0.75. The floor area ratio shall be calculated based on the developable land area and shall include portions of the site which remain submerged. Residential units are permitted if the property has a FLUM category of WMU and the units are located above a non-residential use. Stand-alone residential units are prohibited.
- 4. Developers of Office, Commercial, and/or Waterfront Industrial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A). The fee shall be set annually by the City Commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide two spaces per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking.
- 5. Front and rear yard setbacks are not required. In order to preserve view corridors and pedestrian access to the Amelia River, side yard setbacks and breaks between structures shall be provided as follows:

A. View Corridors

- 1. A 15-foot side yard setback on each side yard is required for water lots located to the north of Centre Street (water lots 1 through 9). These locations provide for alignment with existing east-west rights-of-ways at Alachua, Broome and Calhoun Streets.
- 2. Water lots to the south of Centre Street (water lots 25 through 40) shall provide a 30-foot minimum view corridor between buildings.
- 3. These view corridors shall remain open to the sky and shall not include any parking areas, accessory structures or mechanical equipment.

B. Pedestrian Access

1. 1. Publicly accessible pedestrian access to the water shall be integrated into the project's site design. These accessways shall provide a minimum width of ten (10) feet and shall occur at the view corridor locations. Access ways may vary in size and design as necessary to complement the overall project design. To encourage architectural variety and visual interest, certain encroachments and structural elements may be permitted within the accessways subject to compliance with the adopted CRA Design Guidelines. These accessways may be dedicated to public use through easements or dedication of right-of-way, or they may be retained under private ownership. In either case, these accessways shall remain open to and accessible by the public. If deemed necessary for security purposes, accessway closures may be permitted based on the posted operational hours of City beach access parking (exclusive of Main Beach or Seaside Parks).

E. Properties located within the CRA east of Front Street are subject to the following standards:

1. Facades up to thirty (30) feet in height shall have a front yard setback no more than ten (10) feet.
2. Facades up to forty-five (45) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of ten (10) feet. Awnings, pergolas, or covered balconies may encroach into this setback, but shall not extend beyond the first thirty (30) feet of facade. Elements utilized to cover balconies shall not be a part of the main roof structure. Balcony enclosures (i.e., sun rooms, screened enclosures) shall be prohibited.
3. CRA properties located on the east side of North 2nd Street which share a property line with residentially-zoned, non-CRA properties shall meet the following standards:
 - a. Building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
 - b. Buildings shall provide a front yard setback of no more than ten (10) feet. Facade elements above thirty (30) feet shall not be required to be recessed as provided in (2) above.
 - c. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B).
 - d. All projects shall maintain a twenty (20) foot rear yard setback for principal structures.
4. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
5. Floor area ratio and density are established in the underlying zoning district.
6. Only one primary structure is permitted per lot of record.
7. Accessory structures must comply with the standards of the underlying zoning district as well as Section 5.01.00 of this LDC.
8. Side yard setbacks are not required.
9. Developers of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A.) The fee shall be set annually by the City commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide one space per dwelling unit on-site and are not eligible for the fee in lieu of providing parking. Parking is not permitted in the front yard but is permitted in the side or rear yard. Parking is also permitted beneath structures.
10. CRA properties located east of Front Street which carry the Central Business District future land use designation/C-3 zoning and are not within the Coastal High Hazard Area (CHHA) are eligible to participate in a Density Bonus Incentive Program as described in Section 4.01.02.

8.01.03 Signage in the Historic Districts and Community Redevelopment Area

In an effort to protect the Historic District designations within the City of Fernandina Beach, the specific provisions in this article shall take precedence where conflicts arise in this sign code.

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or freestanding signs, and subject to the following standards:
 - 1. Signs shall not project more than five (5) feet from the face of the building;
 - 2. Projecting signs may project over sidewalk or pedestrian areas only at no less than seven and one half (7 ½) feet above sidewalk level;
 - 3. The top of a projecting sign shall be not more than sixteen (16) feet above the sidewalk level;
 - 4. A projecting sign shall not be closer than two (2) feet to a vertical line extending upward from the curb;
 - 5. A projecting sign shall not exceed twelve (12) square feet (ft²) in area.
 - 6. A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet . One side of the sign may be no more than two (2) feet in height or width.
 - 7. Awning sign lettering is limited to one square foot per linear foot of the awning or canopy, up to a maximum of ten (10) square feet.
 - 8. Freestanding, ground or pole signs are permissible only for properties with a minimum front or side yard setback of eight (8) feet. Freestanding, ground and pole signs are limited to a maximum of twenty (20) square feet in sign face area and six (6) feet in height.
- B. Permanent window lettering is permissible in addition to permanent signage and sandwich boards/easel signs shall not exceed an aggregate area equal to twenty-five percent (25%) of the glass area on which the signage is placed.
- C. Sandwich boards or easel signs are permissible in addition to window lettering and permanent signage and are subject to the following standards:
 - 1. Limited to one (1) sandwich board or easel sign per business;
 - 2. The sandwich board sign shall comply with standards set forth in 5.03.10(E), and shall not utilize plastic or vinyl changeable copy.
 - 3. Easels displaying signs may be no more than 4' 6" high and the sign face may not exceed 6 square feet. Top of sign may not project above top of easel or 4'6" above the ground.
 - 4. The sign shall be placed between the store front and the edge of curb with a minimum five (5) feet of sidewalk left for pedestrian travel.
 - 5. The sign shall require a Certificate of Approval and the approval of the Historic District Council.
- D. Multi-Tenant Signs (reserved)
- E. Side Street Business Location Signs, private under public control located within public rights of way at street intersections, are subject to the following:
 - 1. Limited to one directional intersection (1) sign per business where a valid local business tax receipt has been obtained except as exempted by Florida Statute 205.192 and Municipal Code Section 74-92;
 - 2. Must be located at the nearest intersection to the location of the business on existing directional intersection signage posts;
 - 3. Side Street Business Location signs are allocated on a 1st come 1st served basis and may not exceed seven (7) signs located at existing signage posts;
 - 4. Signs are limited to 5 inches tall by 28 inches wide (5"x28");
 - 5. Signs are limited to a green background with white writing;
 - 6. Must apply for a sign permit as set forth in 5.03.03; and
 - 7. Must be removed when business ceases operation and/or closes.
- F. Signs shall use stone, brick, wood, or metal, or modern materials that have the appearance of these

materials. No plastic or vinyl shall be utilized to create the signs, with the exception of plastic or vinyl used for lettering or graphics on permanent, non-changeable copy signs.

- G. All permanent signs affixed to private property shall require a Certificate of Approval and the approval of the Historic District Council, except for temporary special event signs, exempt signs, public directional or information signs, street number signs, and temporary signage placed on scaffolding during construction.
- H. Wall graphics are prohibited in the Downtown Historic District. Legacy signs are permissible.
- I. Signs shall be mounted in such a way to minimize damage to historic materials. On masonry buildings, bolts should extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration. Signs shall not be placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building, or in such a manner that requires changes to building materials.
- J. External lighting of signs through gooseneck lamps is permitted.
- K. In addition to signs prohibited within City limits as defined in LDC Section 5.03.05, the following signs are not permitted in the historic districts or CRA:
 - 1. Signs with fluorescent or day-glow coloring.
 - 2. Neon signs, or LED signs that mimic neon signs, over two (2) square feet in size.
 - 3. Pixelated LED signs.
 - 4. Internally lit signs.
 - 5. Changeable copy signs with plastic or vinyl lettering or graphics, including sandwich board and easel signs.
 - 6. Signs painted on or attached to trees, shrubbery, lamp posts, hydrants, traffic signs, stairways, benches, refuse containers, landscape planters, or telephone or utility poles.

ANALYSIS:

Setbacks – as this property is adjacent to residential non-CRA properties, it is required to have a front yard setback of 10 feet, a 20-foot rear-yard setback, and a have a maximum height of 35 feet. As a mixed-use property, it is required to provide a buffer along the shared property line which meets the requirements of a Buffer Type C. The proposed concept appears to meet these setback requirements.

Building Style – the design, materials, and roof forms of the proposed structure are compatible with the historic commercial downtown as recommended by the CRA guidelines.

Parking – Parking in the CRA is required to be provided with pervious surfaces. Parking areas adjacent to residential uses shall provide buffering through landscape or architectural buffers. The proposed project will provide 10 on-site spaces, and approximately 4-6 parallel spaces in the right of way. This meets the requirement for the residential units to provide 1 space per unit and allows for one additional handicapped parking space.

Lighting – No details provided

Signage – No details provided

Archaeological Sensitivity – Although this is a disturbed site, land near rivers are areas where archeological resources often exist. 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 Waterfront Community Redevelopment Area Guidelines.

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2018-44

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-44 **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 2018-44, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-44 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-44

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>9/11/18</u>	BY: <u>SJC</u>
PAYMENT: \$ <u>500 + 150</u>	TYPE <u>✓</u> # <u>22169</u>
APPLICATION #:	
HDC CASE #:	
APPLICATION COMPLETE: Y <u>✓</u> N	
PRE-CONFERENCE: Y <u>✓</u> N	DATE <u>9/11/18</u>

BOARD MEETING DATE: <u>Oct. 18, 2018</u>
PLANNER: <u>SJC</u> DATE:
<u>APPROVED</u> <u>DENIED</u>

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u>✓</u> or Final
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☒ Demolition	☐ Variance
☐ Sign	☐ Re-roof	☐ Other:
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>224 N. 2ND STREET</u>		
Historic District: ☐ Downtown ☐ Old Town ☒ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0008-0080, 00-00-31-1800-0008-0050</u>		
Zoning District: <u>C-3</u> Lot / Block Number (optional) <u>5, 6, 7, 8 & 9 / 8</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>DAVID PEYTON PAGE, JR & KIMBERLY PRUITT PAGE</u>	
Corporation or Company (if applicable)	
Street Address	
<u>1702 ATLANTIC AVENUE</u>	
City State Zip	
<u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number	
<u>904-415-3243</u>	
Email Address	
<u>DAVIDPAGE MD @ COMCAST.NET</u> <u>KIM BEACH COTTAGE @ COMCAST.NET</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	
Corporation or Company (if applicable)	
<u>COTNER ASSOCIATES, INC. ARCHITECTS</u>	
Street Address	
<u>9 5 3RD STREET</u>	
City State Zip	
<u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number	
<u>904-277-4593</u>	
Email Address	
<u>JOHN @ COTNER ASSOCIATES.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.

MULTI-FAMILY DWELLING (2 STORY) IN AESTHETIC & STRUCTURAL DISREPAIR EXISTS ON NORTHERN 2 LOTS. STRUCTURE IS NON-CONTRIBUTING. THE 3 SOUTHERN LOTS ARE UNIMPROVED. SEE ATTACHED REPORT FROM STRUCTURAL ENGINEER. WE ARE PROPOSING DEMOLITION BASED ON THE STATE OF DISREPAIR AND RELATIVE COST TO RENOVATE.

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.

WE ARE PROPOSING A NEW MIXED-USE DEVELOPMENT WITH TWO THREE-STORY STRUCTURES COMPRISED OF COMMERCIAL AND RESIDENTIAL USES TOTALING 10,000 ^{sq} S.F. SEE ATTACHED CONCEPTUAL ELEVATIONS, SITE PLAN & SCHEDULES, PROPOSED DESIGN DETAILS AND ELEMENTS.

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	HARDIE	SMOOTH BOARD & BATTEN		T.B.D.
	N/A	BRICK		
Doors	PLASTPRO	COMPOSITE		TBD
Windows	PGT	VINYL		TBD
Roofing	TBD	METAL 5V CRIMP		TBD
Fascia/Trim	HARDIE	SMOOTH		TBD
Foundation	TBD	BRICK (TUMBLER ANTIQUE LOOK)		TBD
Shutters	TBD	POWDER COAT ALUMINUM		TBD
		BAHAMA		
Porch/Deck		WOOD 5/4		TBD
Fencing		WOOD (HORIZONTAL BOARD)		TBD
Driveways/Sidewalks	TBD	PAVERS		EARTHTONE BLEND
Signage				
Other RAILS		ALUMINUM (WOVE/GRID)		

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.

9-5-18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

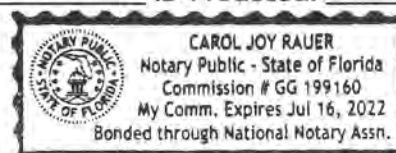
Subscribed and sworn to before me this 5th day of September, 2018.

[Signature]
Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/22
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 KIMBERLY P. PAGE AND DAVID P. PAGE, MD
(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: 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)

David Page MD
(Signature of owner)

Kimberly P Page
(Print name of owner)

Kimberly P Page
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

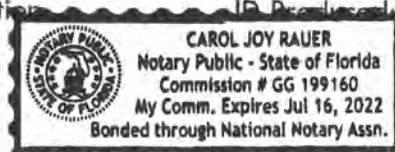
Subscribed and sworn to before me this 7th day of September, 2018.

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐



NASSAU

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

[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	PAGE DAVID P JR & KIMBERLY P	PARCEL NUMBER	00-00-31-1800-0008-0050
MAILING ADDRESS	1702 ATLANTIC AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	VACANT RESIDENTIAL
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	N 2ND ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 8 LOTS 5 & 6 IN OR 2117/1534 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$50,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$50,000
ASSESSED VALUE	\$50,000
EXEMPT VALUE	\$0
TAXABLE VALUE	\$50,000

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC INDUST 004000	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
04/26/2017	2117/1534	2117/1534	60000	TD	Q	N	MCCRANIE DANIEL I TRUSTEE	PAGE DAVID PEYTON JR & KIMBERLY PRUITT
09/29/2010	1701/1505	1701/1505	34000	WD	U	N	ROWE JASON N & S COURTNEY M	MCCRANIE DANIEL I TRUSTEE
09/01/2004	1256/722	1256/722	225000	WD	Q	Y	ROWE JASON NATHANIEL &	ROWE JASON & S COURTNEY
08/21/1995	736/1768	736/1768	100	QC	U	N	BECTION VIRGINIA T	BECTION MILES W JR

NASSAU

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

Property Search Sales Search Nassau Home

OWNER NAME	PAGE DAVID PEYTON JR &	PARCEL NUMBER	00-00-31-1800-0008-0080
MAILING ADDRESS	PAGE KIMBERLY PRUITT (H&W) 1702 ATLANTIC AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	224 2ND ST N	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 8 LOTS 7 8 & 9 IN OR 2117/1512 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$75,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$102,715
TOTAL MISC VALUE	\$1,000
JUST OR CLASSIFIED TOTAL VALUE	\$178,715
ASSESSED VALUE	\$178,715
EXEMPT VALUE	\$0
TAXABLE VALUE	\$178,715

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
MULTI-FAM 000800	75	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
TRI/QUAD	3,636	2,905	4	4	AVERAGE		CONVECTION	CONVECTION	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-2-SG-AV	0 X 0	2	1910
FP-2-SG-AV	0 X 0	0	0

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/26/2017	2117/1512	2117/1512	207000	WD	Q	Y	MCCRANIE SUSAN COURTNEY	PAGE DAVID PEYTON JR & KIMBERLY PRUITT
09/13/2012	1818/608	1818/608	100	QC	U	Y	ROWE JASON N	MCCRANIE SUSAN COURTNEY
09/01/2004	1256/722	1256/722	225000	WD	Q	Y	BECTION VIRGINIA	ROWE JASON & S COURTNEY

This Instrument Prepared by:

Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, Florida 32034
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraiser's Parcel I.D. (Folio) Number(s):
00-00-31-1800-0008-0050

TRUSTEE'S DEED

By this Deed, Made this 26th day of April, 2017, by Daniel I. McCranie as Trustees of the Daniel I. McCranie, P.A. Profit Sharing Plan & Trust whose address is: 1301 Quattlefield Lane, Fernandina Beach, FL 32034 to David Peyton Page, Jr. and Kimberly Pruitt Page, Husband and Wife whose address is 1702 Atlantic Ave, Fernandina Beach, FL 32034 hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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 piece, parcel or tract of land lying and being in the County of NASSAU and the State of FLORIDA, known and described as follows:

LOT FIVE (5) AND SIX (6) IN BLOCK EIGHT (8), OF THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA) IN THE COUNTY OF NASSAU AND THE 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)

THE REAL PROPERTY DESCRIBED HEREIN IS NOT THE CONSTITUTIONAL HOMESTEAD NOR THE PRIMARY RESIDENCE OF THE GRANTORS.

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.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.
(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Witness Printed Name: MARIE DAVIS

Witness Signature: _____

Witness Printed Name: Michelle Elliott

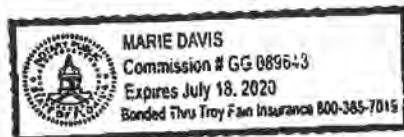
Daniel I. McCranie, P.A. Profit Sharing Plan & Trust

Daniel I. McCranie
BY: Daniel I. McCranie as Trustee

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26th day of April, 2017, by Daniel I. McCranie, Trustee of the Daniel I. McCranie, P.A. Profit Sharing Plan & Trust, who is/ are personally known to me.

My Commission Expires:
Serial Number _____



MB
Notary Public

Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folin) Number(s):
00-00-31-1800-0008-0080

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **26th** day of **April 2017**, BETWEEN **Susan Courtney McCranie a Single Woman**

whose post office address is: **1521 Fernandina Road, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantor, and **David Peyton Page, Jr. and Kimberly Pruitt Page Husband and Wife**

whose post office address is: **1702 Atlantic Ave, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100**

Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in **Nassau** County, Florida, to-wit:

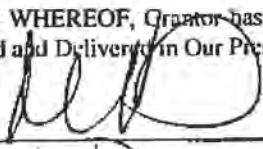
**All of that certain piece, parcel or tract of land lying and being in the County of Nassau and the
State of Florida known and described as follows:**

**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:**

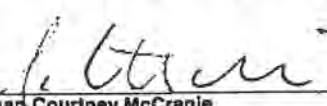
**LOTS SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA
BEACH, FLORIDA.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons whomsoever.

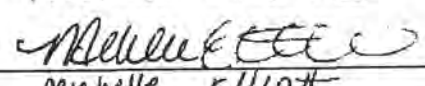
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:



Marie Davis



Susan Courtney McCranie (Seal)



Michelle Elliott (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 26th day of April 2017 by

Susan Courtney McCranie, a Single Woman
who is personally known to me or who has produced
as identification.

My Commission expires:

(Seal)



Marie Davis Notary Public





Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

August 15, 2018

Mr. John Cotner, AIA
Cotner Associates, Inc.
9 South 3rd Street
Fernandina Beach, Florida 32034

**Re: Structural Evaluation
224 North Second Street
Fernandina Beach, FL**

Dear Mr. Cotner:

We inspected the structure at the above referenced location on August 1, 2018 to examine the existing building which is composed of wood framing on brick piers. The property appraiser website dates the building structure at or around the year 1900. The overall building structure is comprised of wood framed walls, floor and roof systems, wood lap siding and an off-grade brick pier support system on a shallow foundation. The rear part of the structure appears to have been added on at some point in the past, with the front two-thirds of the building most-likely being original. The ground floor appears to be one single family residential unit and the second floor contains two single family residential units. The building does not lie within a flood zone.

The following limited visual inspections were made on the above referenced date:

First Floor:

- Foundation of original portion consists of original solid brick piers with grout, residing on a shallow concrete pad (unverified). Brick grout appears to have reached its life expectancy and is experiencing compression. Original structure has non-structural four-inch masonry block infill between the piers.
- Foundation of the rear addition appears to be masonry block stem wall and/or piers with masonry infill. Masonry appears to be in decent condition.
- The lap siding on all sides of the building has suffered water damage and is experiencing rot in several locations, warranting repair or replacement. Several areas of the siding appears to be separating from the stud system, with separation of lap joints.
- The building's exterior shows damage in the past due to wind, rain and neglect.
- Interior ground floor system is unlevel, with severe slope in some areas, and sagging at rear and center of structure. Cause could be due to deteriorated/damaged girders and/or settling and damaged support piers.

Second Floor:

- Roof leak at center of structure, causing gypsum board ceiling to come down. This area of the ceiling has been repaired. Damage to the roof and ceiling joist system could not be determined. Currently the roof has a tarp over the rear area to cover storm damage that has not been repaired.
- Second floor accessed by stairwell and porch at rear of building. Support structure and deck, railing and stairs appear to be in disrepair and replacement should be considered.

- The lap siding on all sides of the building has suffered water damage and is experiencing rot in several locations, warranting repair or replacement. Several areas of the siding appears to be separating from the stud system, with separation of lap joints.
- South side unit floor system slopes from center to front of structure. Floor system at the rear is experiencing sloping as well.
- North side unit has fire damage in the kitchen area at the rear of the structure. Minor visual damage.
- North side unit floor systems has minor sloping toward the north, but not as bad as the south side unit.
- The building's exterior shows damage in the past due to wind, rain and neglect.

South Side Unit:

- Second floor slopes from center to front of house
- Rear area is also sloping

North Side Unit:

- Fire damage at kitchen area at rear of structure, somewhat minor visual damage
- Floor sloping to North
- North side in better shape than south side

The governing building code at this time is the Florida Building Code, 6th Edition (2017). The governing volume for any work performed on this building is *Existing Building*. If the building has not sustained significant structural damage, then damaged elements shall be permitted to be restored to their predamage condition. If substantial structural damage has occurred, or substantial improvements are to occur, the vertical elements or lateral force-resisting system of the building shall be evaluated. The evaluation shall establish whether the damaged or modified building, if repaired to its predamage state, would comply with the provisions of the Florida Building Code, Building for current pertinent load combinations. However, if substantial improvements to the building are to occur, the Florida Building Code would mandate that the building meet current wind and load combinations as required.

Repairs and upgrades to the building would most likely exceed the threshold definition of "substantial improvement", which limits the cost of repairs to less than fifty percent of the appraised value of the structure before the repairs. Exceeding this definition would subject the repairs to meet current wind load. Further detailed inspection would most likely conclude the structure has sustained "substantial structural damage", as defined in Chapter 2, FBC 2016, *Existing Building* due to past and current damage. Per the Nassau County Property Appraiser's website, the assessed value of the existing structure is \$102,715.00. Therefore the maximum repair value allowed without tripping the FBC thresholds is approximately \$51,300.00. Based on review of the structure, its age and the current damage, we believe that the overall building has sustained enough substantial damage, that repair may not be economically feasible.

We conclude that demolition of the structure would be most practical due to the amount of past and current damage. It is not feasible to attempt repairs below the definition of substantial improvement and the structure, even if restored to its predamage condition, would not meet current wind (and other) loads as dictated by the Florida Building Code, 6th Edition (2017).

We hope you find this letter satisfactory to allow for demolition of the above referenced structure. If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,



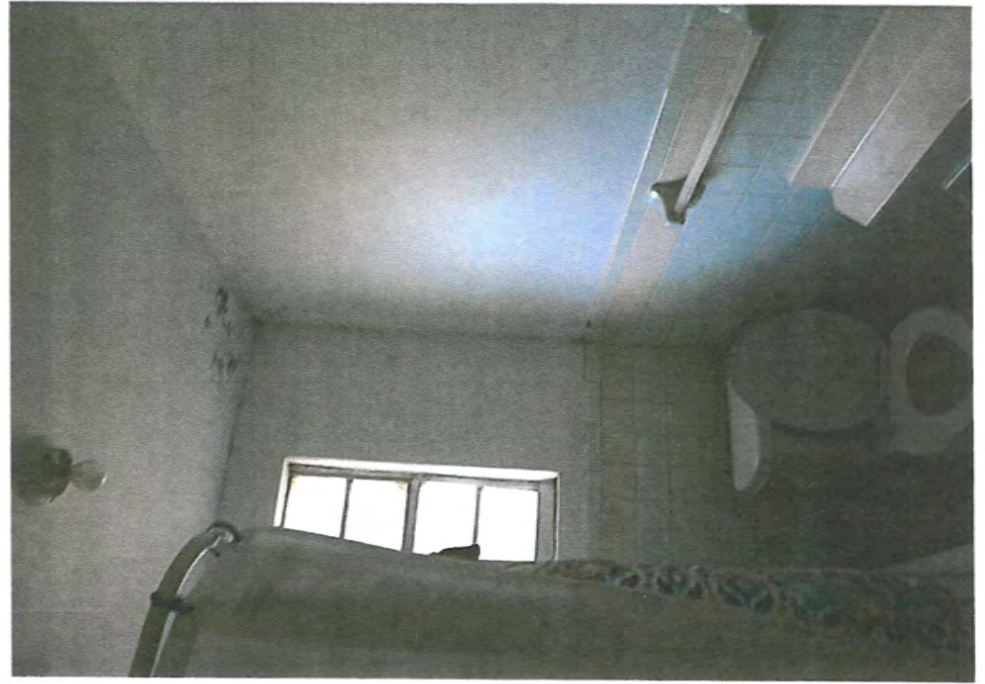
Asa Ray Gillette, P.E.
FL P.E. No. 56177
Principal
Gillette and Associates, Inc.

ATTACHMENT A

Interior and Exterior Pictures
Taken on 8/01/18

224 North 2nd Street
Fernandina Beach, Florida



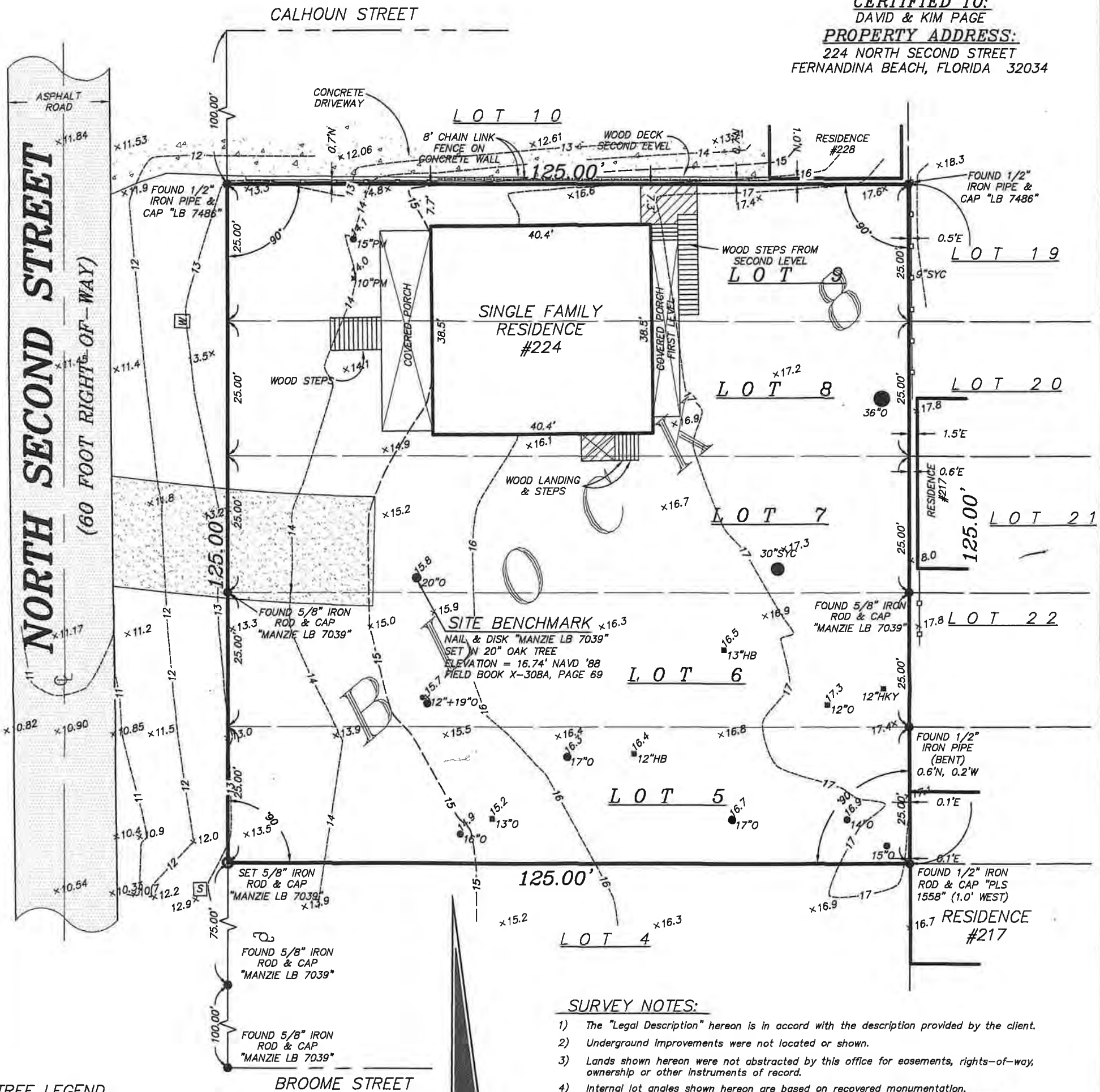




MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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 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 IN 1897 AND 1901) AS: LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

CERTIFIED TO:
DAVID & KIM PAGE
PROPERTY ADDRESS:
224 NORTH SECOND STREET
FERNANDINA BEACH, FLORIDA 32034



TREE LEGEND

O = OAK TREE
PM = PALM TREE
SYC = SYCAMORE TREE
HB = HACKBERRY TREE
HKY = HICKORY 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.

REVISIONS:

- 1) REVISED ON 07/17/2018 TO ADD LOTS 5 & 6, BLOCK 8, TO MAP. (BH)

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) Internal lot 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 0237G, Dated 08/02/2017. 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 a found Nail & Disk in a Wood Utility Pole located at Southwest corner of intersection of Broome Street & North Second Street. (Elevation = 10.30' 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.

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.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

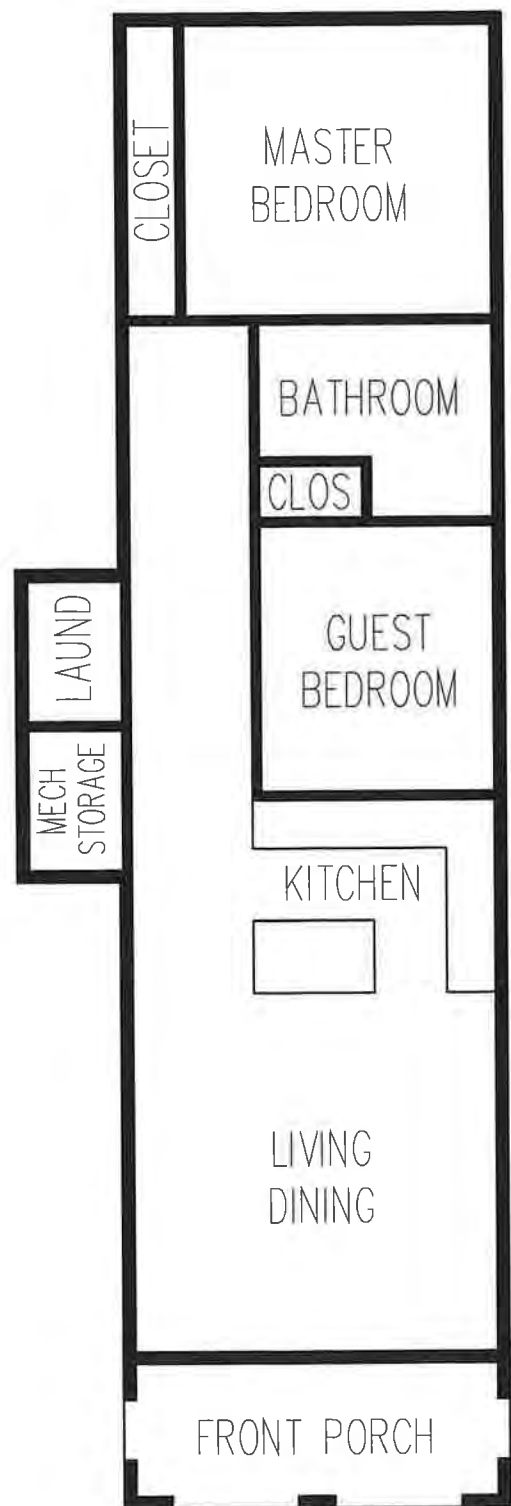
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 20234 DATE: 03/26/2018 CADD: BH

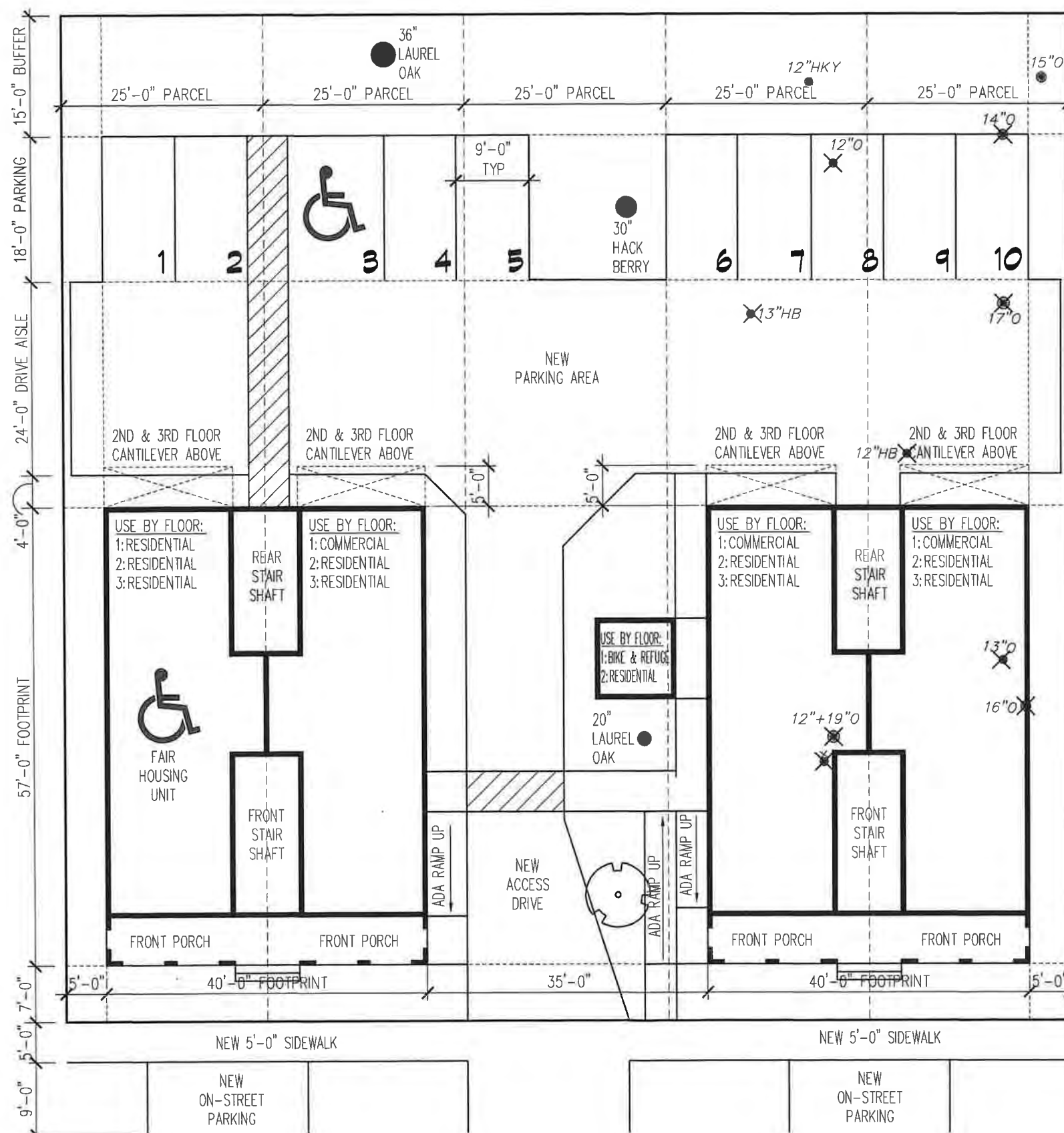
F.B. NO: X-308A PAGE NO: 69 FIELD CREW: SS FILE NO: A-4505

MICHAEL A. MANZIE, P.L.S. 4069

7/19/18



UNIT
A-1.1
TYP. UNIT PLAN
1/8" = 1' - 0"



Plan North
NORTH 2ND STREET

PROP
A-1.1
PROPOSED SITE PLAN
1/16" = 1' - 0"

NORTH BUILDING AREA CALC		
FLOOR	COMMERCIAL	RESIDENTIAL
1ST	830 SQ. FT.	830 SQ. FT.
2ND		1,810 SQ. FT. (2 UNITS)
3RD		1,810 SQ. FT. (2 UNITS)
TOTAL	830 SQ. FT.	4,450 SQ. FT.

SOUTH BUILDING AREA CALC		
FLOOR	COMMERCIAL	RESIDENTIAL
1ST	1,660 SQ. FT.	
2ND		1,930 SQ. FT. (2 UNITS)
3RD		1,810 SQ. FT. (2 UNITS)
TOTAL	1,660 SQ. FT.	3,740 SQ. FT.

TOTAL COND. AREA	
COMMERCIAL	RESIDENTIAL
2,490 SQ. FT.	8,190 SQ. FT.
	TOTAL: 10,680 SQ. FT.

PARKING REQUIREMENTS
PER LDC 8.01.02.E - 9 DWELLING UNITS
1 SPACE PER DWELLING UNIT = 9 SPACES REQUIRED, 10 PROVIDED

IMPERVIOUS AREA CALCULATIONS
TOTAL LOT SIZE: 15,625 SQ. FT.
IMPERVIOUS AREA: 11,310 (4,700 BUILDINGS, 6,610 HARDSCAPING)
TOTAL % IMPERVIOUS AREA: 72.4

**MIXED USE DEVELOPMENT
FOR PAGE PROPERTIES**
COTNER ASSOCIATES, INC. ARCHITECTS
07-17-2018



Paco Properties
11. 1st St. Fernandez ydy
Florida
7-18-18 corner assoc. inc.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-45
OCTOBER 18, 2018

Owner/Applicant:	Donald Skipper, agent for Timothy J. & Patricia L. Green				
Property Address:	1119 Someruelus Street				
Requested action:	Certificate of Approval (COA) to construct a 1-story, 2,047 sq. ft. primary structure and a 500 sq. ft. detached accessory structure with two carports.				
Current zoning:	OT-2				
FLUM land use category:	Old Town 2				
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-2		
	South	Vacant	REC		Bosque Bello Cemetery
	East	Vacant	OT-1		
	West	Vacant	OT-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:

Certificate of Approval (COA) to construct a 1-story, 2,047 sq. ft. primary structure and a 500 sq. ft. detached accessory structure with two carports.

This parcel consists of 1 full peonia (lot 6); 4 media-peonias (lots 3, 4, 7,& 8); and both halves of the vacated Towngate Street right of way. The home is proposed to be constructed on lots 3 and 4, and the accessory structure to be built on lots 7 & 8.

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	James Hardie, Hardiplank smooth lap siding,	SW6219 <i>Rain</i>
Doors	(front door) ThermaTru (rear doors)	SW7578 <i>Borscht</i>
Windows	PGT	
Roofing	GulfCoast Standing Seam	galvalume
Fascia/Trim	James Hardie HardiTrim	SW7006 <i>Extra White</i>
Foundation	Brick veneered piers	SW7651 <i>Front Porch</i>
Shutters	N/A	
Porch/Deck	PT	SW7006 <i>Extra White</i>
Fencing	N/A	
Driveways/ Sidewalks	Crushed shell	
Signage	N/A	
Other	Garage Amarr Residential Garage Doors ThermaTru	SW <i>True White</i> SW7578 <i>Borscht</i>

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District. The site will also include a one-story accessory dwelling.
- **Lot Density** – Total lot coverage is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches, breezeways and carports 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 noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Visibility Triangle** – As Towngate Street is a vacated right-of-way, the visibility triangle does not apply.
- **Parking** – Driveway to be accessed off of Someruelus Street. The driveway is to be crushed shell in material.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Someruelus Street, which is appropriate.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 23’, which is under the maximum allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a pier foundation with wood lattice as infill between piers. Piers are indicated to have a brick veneer.
- **Windows** – The windows that are proposed to be vinyl PGT, single hung
- **Doors** – Front door is a ThermaTru Smooth-Star fiberglass door

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 2018-45

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-45 **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 2018-45, 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 2018-45 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-45

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 9/20/18	BY: 8
PAYMENT: \$ 150	TYPE ctc
APPLICATION #: 2018-001496	
HDC CASE #: 2018-45	
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
	☐ Sign	☐ Relocation
		☐ Demolition
		☐ Variance
		☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: 1119 Someruelus St.		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): 00-00-31-1580-0014-0030		
Zoning District: OT-2 Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Timothy J & Patricia L. Green	
Corporation or Company (if applicable)	
Street Address	
2830 1st Ave. Apt. A	
City State Zip	
Fernandina Beach, FL 32034	
Telephone Number	
757-509-1366	
Email Address	
lynng1019@gmail.com	

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	
Donald Skipper	
Corporation or Company (if applicable)	
96232 Duval Rd.	
Street Address	
Fern Beh., FL 32034	
City State Zip	
904-556-9677	
Telephone Number	
pamdon10@aol.com	
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.

Vacant 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.

N.S.F.R. with Hardy siding, Metal Roof, brick veneer columns.

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	Hardy	smooth	FL 13192.2	Sherwin Williams Rain SW 6219
Doors	Thermatru	Front door / Screen door outside back porch	FL 21133.1	Front Door SW 7578 Borscht
		Back-french doors		french doors white
Windows	PBT		FL 143.5	
Roofing	5V crimp Gulf Seam	Metal Roof	FL 1165.1	silver metal roof
Fascia/Trim	Hardy		FL 13265.1	trim SW 7006 extra white
Foundation	Piers	concrete block with brick		porch ceiling [porch floor SW 7651] Front porch
Shutters		N/A		
Porch/Deck	P.T. Lumber			Porch Railing SW 7006 extra white
Fencing		N/A		ceiling Porch floor > SW 7651 front porch
Driveways/Sidewalks		crushed shell		
Signage		N/A		
Other Garage	Amarr Thermatru	Residential Garage Doors front elevation door	FL 21133.1	True White SW 7578 Borscht

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.

9-17-18
Date

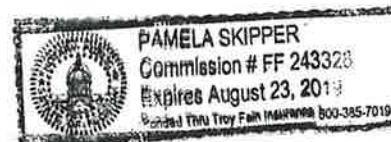
Timothy J. Green Patricia L. Green
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 17 day of September, 2018.

[Signature]
Notary Public: Signature

Pamela Skipper
Printed Name



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 Timothy J & Patricia L. Green
(print name of property owner(s))

hereby authorize: Donald Skipper
(print name of agent)

to represent me/us in processing an application for: Historic District COA
(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.

Timothy J. Green
(Signature of owner)

Patricia L. Green
(Signature of owner)

Timothy J. Green
(Print name of owner)

Patricia L. Green
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 17 day of September, 2018.

[Signature]
Notary Public: Signature

Pamela Skipper

Printed Name



Personally Known ✓ OR Produced Identification ID Produced:

Notice of Proposed Property Taxes

NASSAU COUNTY TAXING AUTHORITY
96135 NASSAU PLACE, SUITE 4
YULEE, FL 32097

DO NOT PAY THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold public hearings to adopt budgets and tax rates for the next year. The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax changes and budget prior to taking final action. Each taxing authority may amend or alter its proposals at the hearing.

2018 REAL ESTATE PROPERTY



P1 T25*****AUTO**5-DIGIT 32034
00-00-31-1580-0016-0030 00
GREEN TIMOTHY J & PATRICIA L
2830 1ST AVE APT A
FERNANDINA BEACH FL 32034-2344

LEGAL DESCRIPTION

SEC 14 TWN 3N RNG 28E
BLK 16 LOTS 3,4 & 6 &
BLK 23 LOTS 7 & 8 & PT OF R/W
LYING BETWEEN THEREOF ABND BY
OR 668/1758 (EX ESMT IN
OR 936/1304)
OLD TOWN S/D UNR

SITUS ADDRESS

1119 WHITE ST Somerue l u s
FERNANDINA BEACH

Taxing Authority	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2017	Your Property Taxes 2017	Tax Rate If No Budget Change is Adopted 2018	Your Property Taxes If No Budget Change is Adopted 2018	Tax Rate PROPOSED 2018	Your Property Taxes IF PROPOSED Budget is Adopted 2018	
002							
NASSAU COUNTY	6.5670	\$ 381.00	6.2105	\$ 1,111.33	7.4278	\$ 1,329.16	9/10/18 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	4.3500	\$ 289.81	4.1222	\$ 737.64	4.0690	\$ 728.12	9/13/18 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 149.77	2.1303	\$ 381.20	2.2480	\$ 402.27	9/13/18 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
FERNANDINA BEACH	6.0000	\$ 348.11	5.2469	\$ 938.90	5.8553	\$ 1,047.77	9/04/18 5:01PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
AMELIA ISL BEACH MSTU	.1021	\$ 5.92	.0962	\$ 17.21	.1021	\$ 18.27	9/10/18 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2724	\$ 15.80	.2562	\$ 45.85	.2562	\$ 45.85	9/11/18 5:05PM 4049 REID ST, HWY 100 WEST, PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 1.86	.0302	\$ 5.40	.0320	\$ 5.73	9/06/18 5:30PM RIVIERA BCH MARINA EVT CTR 190E 13ST RIV BCH FL 33404
AMELIA ISLAND MOSQ CONTRL	.1495	\$ 8.67	.1412	\$ 25.27	.1412	\$ 25.27	9/05/18 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034
FDNA BCH VOTER APPR DEBT	.2097	\$ 12.17	.1929	\$ 34.52	.1929	\$ 34.52	9/04/18 5:01PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
Total Property Taxes	19.9307	\$ 1,213.11	18.4266	\$ 3,297.32	20.3245	\$ 3,636.96	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2017	2018	2017	2018	2017	2018	2017	2018
County	66,624	178,944	58,018	178,944	0	0	58,018	178,944
School	66,624	178,944	66,624	178,944	0	0	66,624	178,944
Municipality	66,624	178,944	58,018	178,944	0	0	58,018	178,944
Other	66,624	178,944	58,018	178,944	0	0	58,018	178,944

Assessment Reductions	Applicable to:	Value
None		

Exemptions	Applicable to:	Value
None		

- * See reverse side for explanations.
- * If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at 96135 NASSAU PL #4 YULEE, FL 32097 904-491-7300
- * If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed ON OR BEFORE **9/14/2018**.
- * Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other government services and facilities which may be levied by your county, city, or any special district.

Property Search

Sales Search

Nassau Home

OWNER NAME GREEN TIMOTHY J & PATRICIA L
MAILING ADDRESS 2830 1ST AVE APT A

LOCATION ADDRESS FERNANDINA BEACH, FL 32034
1119 SOMERUELUS ST
FERNANDINA BEACH 32034
SHORT LEGAL BLK 16 LOTS 3,4 & 6 & BLK 23 LOTS 7 & 8 &
PT OF R/W LYING BETWEEN THEREOF
ABND BY

PARCEL NUMBER 00-00-31-1580-0016-0030
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 \(PDF\)](#)

2018 Preliminary Values

JUST VALUE OF LAND	\$178,944
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$178,944
ASSESSED VALUE	\$178,944
EXEMPT VALUE	\$0
TAXABLE VALUE	\$178,944

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC RES 000000	186	FF	14-3N-28E

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
11/28/2017	2160/957	2160/957	186000	WD	Q	N	PEONIAS LLC	GREEN TIMOTHY JOSEPH & PATRICIA LYNN
10/26/1992	668/1758	668/1758	100	MS	U	N	CITY OF FERNANDINA BEACH	DECKER DOUGLAS W



Green
1119 Someruelus St



** Selecting a product from a General Shale plant nearest your construction site can significantly reduce your cost of delivery.*

OLD CHICAGO

Manufactured in our Denver, CO Plant*



Clay brick is the superior building material for residential and commercial projects. Stronger and more sustainable than other building materials, its beauty and value is unmatched. Choose from classic red bricks to warm earth tones and unique pastels.

Carriage House :: Steel Doors

AMARR® OAK SUMMIT®

Overview **Door Builder** Features Style Guide Gallery Support

1. Select door design: Bead Board

Showing 1 of 4



2. Select window: Long Panel Moonlite

Showing 1 of 5 out of 24



3. Select color: True White

Showing 1 of 5 out of 11



 Over 500 factory-applied colors available. See [Amarr Color Zone](#) page for more information. Color Zone options not shown in Door Summary or Door Builder image.

4. Select construction: Oak Summit OS1000



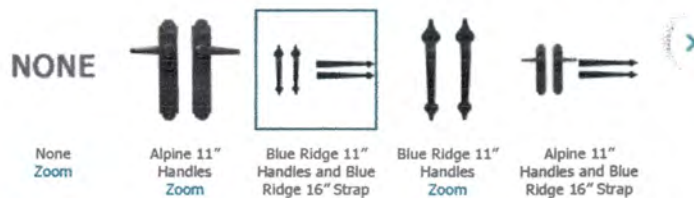
OS1000 Single-layer: Steel
[Details](#)

OS2000 Double-layer: Steel + Insulation
[Details](#)

OS3000 Triple-layer: Steel + Insulation + Steel
[Details](#)

5. Select decorative hardware (optional): Blue Ridge 11" Handles and Blue Ridge 16" Strap Hinge

Showing 1 of 5 out of 20



[Need Some Help?](#)



DOOR SUMMARY

[Find A Dealer](#)

Door Design: Bead Board

Windows: Long Panel Moonlite

[+ Add to My Favorites](#)

Color: True White

Construction*: Oak Summit OS1000

Decorative Hardware: Blue Ridge 11" Handles and Blue Ridge 16" Strap Hinge

16" Strap Hinge

*Not shown in image.



Please Note: Door shown represents an 8'x7' Amarr garage door. Actual design may vary based on door width and height. Entrematic reserves the right to modify designs without notice. Actual color may vary due to screen presentation, ask your dealer for color sample before ordering. Download additional door drawings and specifications [here](#).

Door to back screen porch

Screen Tight Georgian White Vinyl Hinged Decorative Screen Door (Co... X

Get 5% OFF* EVERY DAY or 6 Months Special Financing**

***Offer subject to credit approval and cannot be combined with other credit offers.

GET DETAILS



Description

Solid vinyl screen doors offer more than fresh air. designs offer the classic plus the durability of mail vinyl. Screen Tight's pate for simple screen repairs and will never rust or cor can be cut and trimmed cutting tools and all come to prevent sagging.



free

- Trimmable with wood cutting tools
- 3-year warranty
- Hinged movement makes it easy to open and close, so you can bring in fresh air and keep bugs out
- Hardware sold separately
- 3-year limited warranty protects covers any manufacturer defects such as deterioration or warping of door

Specifications



Classic-Craft[®] Canvas Collection[®]

Premium Entryway Styles

Left: Classic-Craft Canvas Collection, Lucerna Glass, Doors – CCV22022
Right: Classic-Craft Canvas Collection, Villager Glass, Door – CCV9811,
Sidelites – CCV912SL

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Premium paintable surfaces.

Ready to inspire. True Classic-Craft, a Canvas Collection door not only helps add color to a home, it adds architectural character and precision-engineered performance, too. Now Canvas is available in more styles and sizes.

View the entire collection. www.thermatru.com

IMPRINT AREA

THERMA-TRU[®]
DOORS

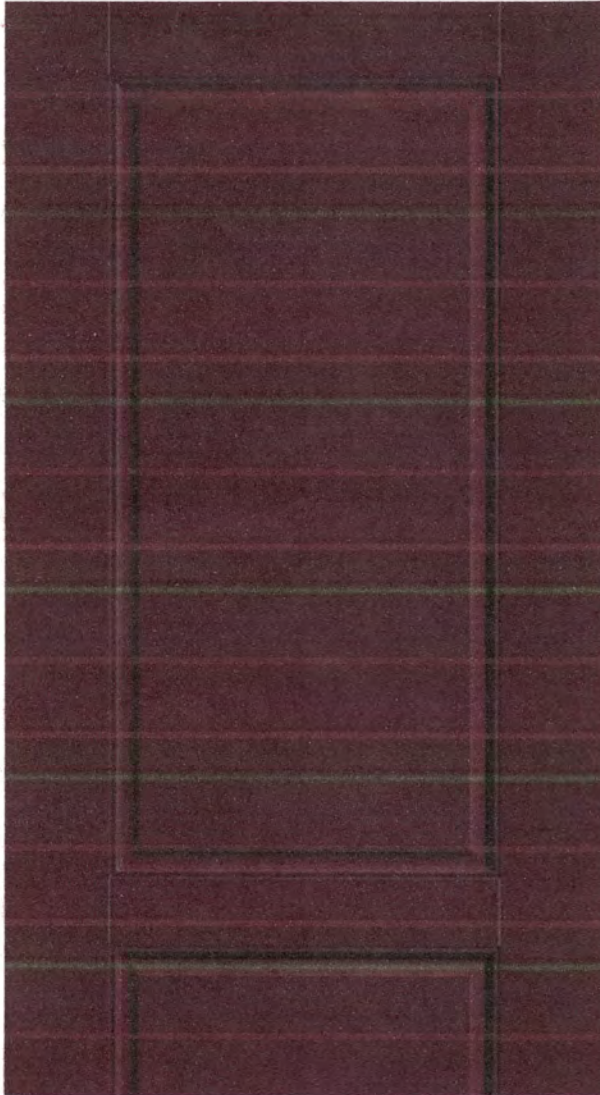
Garage walk-in entrance door
Front elevation

THERMA TRU
DOORS

Smooth-Star® \$

2 Panel 3/4 Top | Style No. S93 

★★★★★ 5.0 (1) [Write a review](#)



3 Available Sizes

2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"

FINISH OPTIONS

Stain and Paint options may vary. Please contact your retailer for a complete list of their offering.

	Cabernet	▼
---	-----------------	---

Features and Literature

Features

- Inviting selection of door styles
- Wide choice of glass designs
- On-trend variety of textures
- High-definition panel embossments
- Weather resistance
- Security and durability
- High energy-efficiency R-values

Literature

- [Full-Line Catalog](#) 
- [Warranty](#) 
- [Owner's Manual](#) 



House - french doors to screen porch from living room & master bedroom

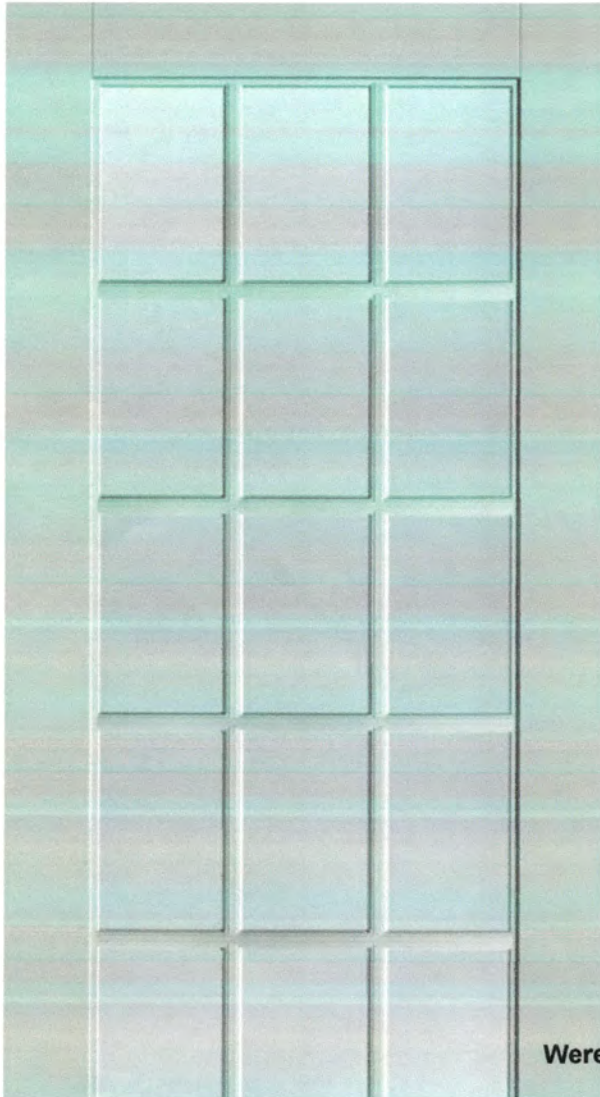
THERMA TRU
DOORS

Smooth-Star® \$\$

Full Lite Flush-Glazed | Style No. S2050-SDL 



(0) [Write a review](#)



Were you able to find everything you're looking for?

☐ Yes

☐ No

8 Available Sizes

2'6" x 6'6" 2'6" x 6'8" 2'8" x 6'6" 2'8" x 6'8" 2'10" x 6'6" 2'10" x 6'8" 3'0" x 6'6"
3'0" x 6'8"

[Send](#)

FINISH OPTIONS

Stain and Paint options may vary. Please contact your retailer for a complete list of their offering.

 Alpine	▼
---	---

GLASS OPTIONS

 Clear	▼
--	---

 Colonial 15 Lite 3Wx5H Simulated Divided Lites	▼
--	---

Don't see the glass design you want?

In addition to thousands of standard glass choices, we offer additional glass options through our Special Quote Program to help you find the right look for virtually any home. [Learn More >](#)

Were you able to find everything you're looking for?

☐ Yes

☐ No

Send

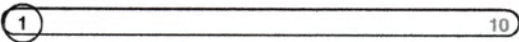
Glass Details



Clear

Clear Glass is fully transparent, delivering an unobstructed view.

Glass Privacy Rating



Were you able to find everything you're looking for?

☐ Yes

☐ No

Send

Features and Literature

Features

- Inviting selection of door styles
- Wide choice of glass designs
- On-trend variety of textures
- High-definition panel embossments
- Weather resistance
- Security and durability
- High energy-efficiency R-values

Literature

- [Full-Line Catalog](#) 
- [Warranty](#) 
- [Owner's Manual](#) 



Were you able to find everything you're looking for?

☐ Yes

☐ No

Send

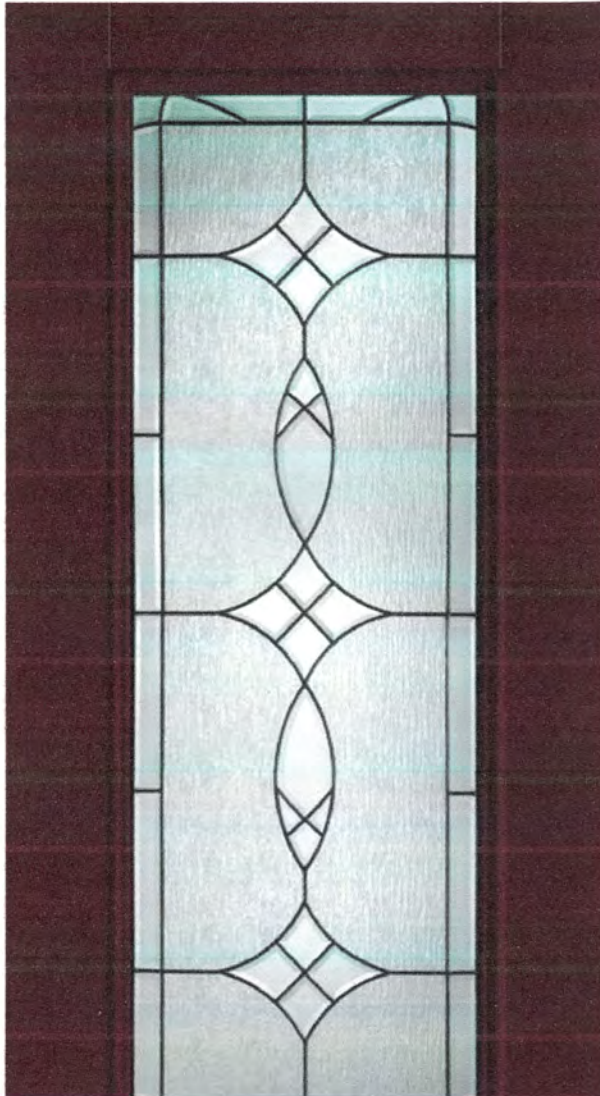
House - Front entrance

THERMA TRU
DOORS

Smooth-Star® \$\$\$\$

Full Lite W/ Stile Lines | Style No. S6002 

☆☆☆☆ (0) [Write a review](#)



11 Available Sizes

2'6" x 6'6" 2'6" x 6'8" 2'8" x 6'6" 2'8" x 6'8" 2'8" x 7'0" 2'10" x 6'6" 2'10" x 6'8"
2'10" x 7'0" 3'0" x 6'6" 3'0" x 6'8" 3'0" x 7'0"

FINISH OPTIONS

Stain and Paint options may vary. Please contact your retailer for a complete list of their offering.

	Cabernet	▼
---	-----------------	---

GLASS OPTIONS

↔ See how this privacy compares to clear glass

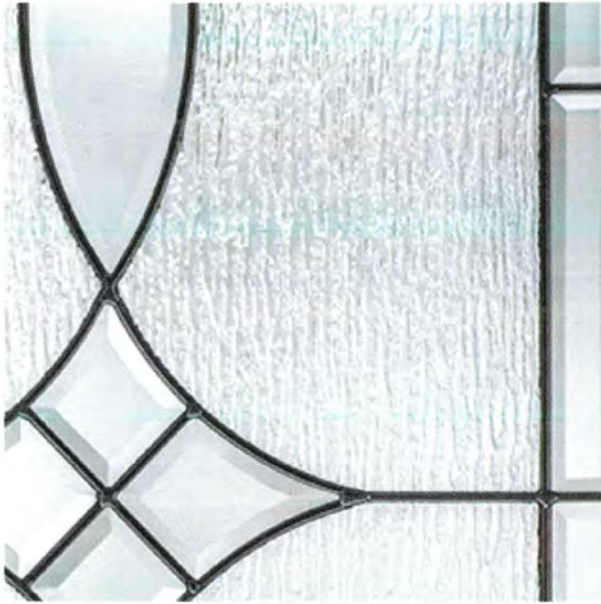
	Blackstone®	▼
---	--------------------	---

	Black Nickel	▼
---	---------------------	---

Don't see the glass design you want?

In addition to thousands of standard glass choices, we offer additional glass options through our Special Quote Program to help you find the right look for virtually any home. [Learn More >](#)

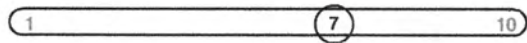
Glass Details



Blackstone®

Traditional English design meets clear curved bevels, rainglass and coming to create the distinctive styling of Blackstone. These entryways receive the best of both privacy and simple refinement.

Glass Privacy Rating



Features and Literature

Features

- Inviting selection of door styles
- Wide choice of glass designs
- On-trend variety of textures
- High-definition panel embossments
- Weather resistance
- Security and durability
- High energy-efficiency R-values

Literature

- [Full-Line Catalog](#) 
- [Warranty](#) 
- [Owner's Manual](#) 



WINDOWS



Single Hung



Double Hung

✓ Single Hung (SH5500) and Double Hung (DH5560)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

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

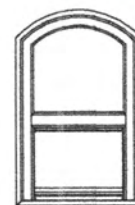
Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

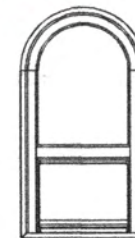
Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Proview/Oriel Sash

Cottage & custom sash configurations available

Installation & Finishing Instructions

These instructions are intended to provide guidance to a professional door installer. An installer is expected to identify and properly respond to installation situations not addressed by these instructions. This may require the services of a licensed contractor. Therma-Tru is not responsible for improper installation.

Builder, Subcontractor or Supplier:

Please forward these instructions to the homeowner.

The application performance standards for these products may be governed by the International Residential Code, International Building Code and other state and jurisdictional requirements. Copies of performance ratings are available on our website at www.thermatru.com.

Installation Instructions for Pre-Hung Door Systems

These installation instructions are designed to assist door installers who have an understanding of carpentry principles, and know how to properly and safely use power tools. The purpose of these instructions is to illustrate how to install a Therma-Tru door system using methods and materials that help eliminate water related leaks. If the directions are closely followed, the door system will have a long useful life with good resistance to rain related water intrusion problems.

These methods are "tried and true." They are used widely by builders and remodelers who are serious about managing and keeping water outside the home. Rather than eliminate any steps that may be unclear to you, please call 1-800-THERMATRU and ask for clarification. If you remain unclear, please seek more professional assistance with the installation.

Different parts of the country have different code requirements, which may not be covered in these instructions. The installer is responsible for insuring the installation complies with local codes. If you have unique code requirements that do not appear please contact 1-800-THERMATRU.

Required Tools & Materials: 2 & 6 foot Levels, Hammer, Putty Knives (firm & flexible), Framing Square, Caulking Gun, Sturdy Ladder, Shims, Tape Measure, High Quality Elastomeric or Polyurethane Sealant, Screw Gun/Drill -1/8 inch Drill Bit, Razor Knife, #2 & #3 Phillips Bit, Stapler, Insulating Material, Eye Protection, Water Resistive Barrier, Flashing Material, #8 x 2-1/2 inch Exterior Grade Screws, & Optional Sill Pan.

Read all instructions before starting.

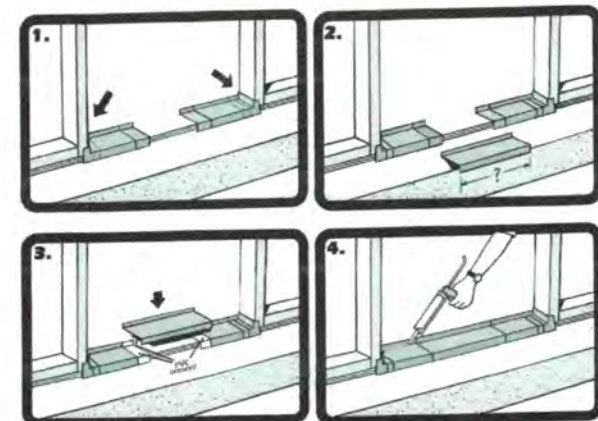
Therma-Tru. Recommended Best Practices

Use Water Resistive Barrier and Flexible Flashing:

We recommend the use of a Water

Resistive Barrier (WRB) applied to the exterior sheathing (OSB or other) and the use of an adhesive or flexible flashing product to seal around the opening. The WRB should be cut in the opening (follow manufacturer's guidelines) with the head of the flap taped up, to be sealed later in Step 11. The flashing should be applied in an overlapping manner as shown, always working from the bottom up (follow manufacturer's guidelines).

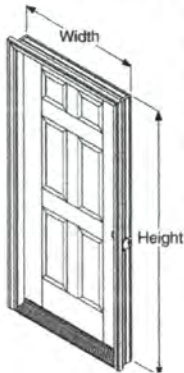
Use a Sill Pan: We recommend you first "dry fit" the sill pan in the opening, following the instructions furnished with the sill pan. Place the right and left sill pan ends tight against the sides of the opening. Check the center section for proper length and if necessary, cut with a hack saw or tin snips. Be sure to allow 2 inches of overlap at the joints.



Note: Use only the PVC cement provided in the sill pan kit to glue the pieces together. The sill pan must be sealed to the sub-floor using an Elastomeric or Polyurethane sealant, but do not apply sealant to the bottom of the sill when using a sill pan.

Installation & Finishing Instructions *Continued*

Step 1: Check Door Unit.

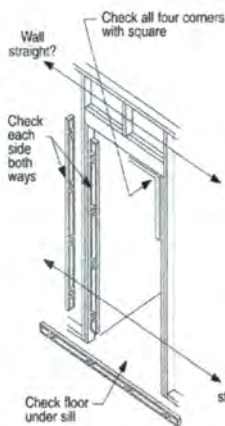


Check width and height.

Measure size of frame (width and height), not brickmould.

Remove cleats and packaging, but keep door fastened closed with transport clip. Do Not remove the transport clip until instructed to do so later in Step 7.

Step 2: Check and Prepare Opening.



Is the opening the correct size for the door unit? Check it against the door frame size now, before installation. The opening should be frame height plus 1/2 inch, and frame width plus 1/2 inch to 3/4 inch. Fix any problems now.

Are the framing and walls PLUMB? Use a 6 foot level and check both sides of the opening, both ways (front to back and right to left). Fix any problems now.

Is the sub floor level and solid?

Provide a flat, level, clean weight bearing surface so the sill pan or sill can be properly caulked and sealed to the opening. Scrape sand or fill as required.

Note: If additional floor covering clearance is required, attach the shim board to the sub floor. Be sure to caulk well under the shim board.

Is the opening square? Check all corners with a framing square. Double check by comparing diagonal measurements. Fix any problems now.

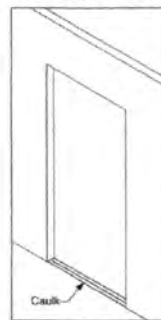
Check to be sure the framing

walls around the opening are in the same plane. Do this by performing a "string test" for plumb. String Test for Plumb: Attach a string diagonally across the opening from the outside, as shown. The string(s) should gently touch in the center, if not the opening is "out of plumb" by twice that distance and needs to be corrected. Flip the string over itself to check both planes. Fix any problems now.

*An "out of plumb" condition is one of the most common reasons door units leak air and water.

Step 3: Caulk the Sub Floor.

On the sub floor at opening, place 3 very large beads of sealant. Run beads full width of the opening.



Use Only Elastomeric or Polyurethane sealant.

Use an Entire Tube when Caulking along the Sub Floor.

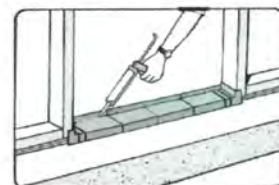
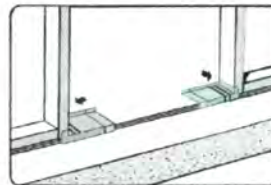
Step 3A: Installation With a Sill Pan.

Place the right and left sill pan ends onto the caulk beads and tightly against the side of the opening.

Then, liberally coat the overlapped areas and the recessed areas of the pieces with the PVC cement provided. Place center section(s) in position and hold pieces together long enough to ensure a good bond.

For added protection, spread a bead of caulk along the glue joints and to prevent air infiltration, run a bead of caulk along the lower interior edge of the sill pan. Additional caulking could affect the performance of the sill pan.

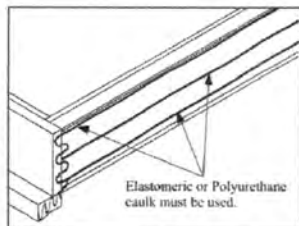
Do Not Caulk the bottom of the Sill when using a Sill Pan.



Step 3B: Installation Without a Sill Pan.

Lay the door unit on edge or face so that the bottom

Installation & Finishing Instructions *Continued*



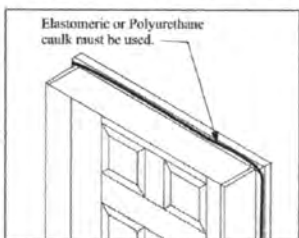
surface of the sill can be caulked. Place very large beads of caulk across the full width of the sill. Additionally, place beads of caulk along the junction of the sill and the jamb and on the bottom surface of the jambs and brickmould.

Note: If a sill extender is used, place a large bead of caulk at the junction of the extender and the sill approach.

Step 3 cont.: Caulking Back Side of Brickmould.

Important!

Apply sealant to the back side of brickmould around the



entire perimeter of the door unit. A 1/2 – 5/8 inch bead of Elastomeric or Polyurethane caulk is essential.

Step 4: Place Unit in Opening and Temporarily Fasten.

Lift the unit up. With top edge tilted away from opening, center the unit and place sill down onto sill pan or caulk beads and tilt into opening.



For all door unit configurations, note the hinge locations and mark those locations on the jamb faces near the door surfaces. Pre-drill 1/8 inch diameter holes at these locations for screw placement. A counter sink bit will help to conceal the screw heads.

Install screws in the center pre-drilled hole locations on both jambs to temporarily secure the unit in the place. Do not drive screws completely in at this time.

Use #8 X 2-1/2 inch or 3 inch exterior grade screws. Do Not Fasten through the Brickmould.

Step 4 cont.: Plumb Hinge Side Jamb.

Work from side of the door that is weatherstripped.

Use a 6 foot level and plumb the hinge side jamb both ways (right to left and inside to outside).

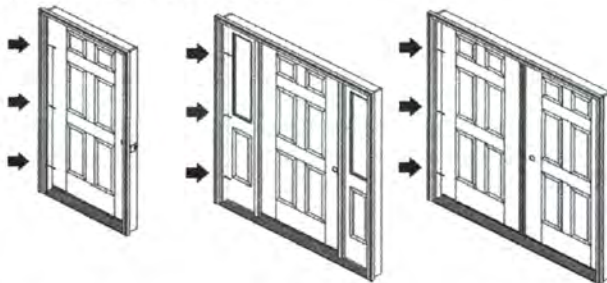
Place screws through the hinge side jamb into the studs, at each remaining hinge location, as shown in the diagrams. Use #8 X 2-1/2 inch or 3 inch exterior grade screws.

Do Not, drive the screws completely in at this time.

For Single or Double Doors, place screws at each hinge location, so shims can be placed behind hinges above screws. The screws will keep the shims from falling down while adjustments are being made.

For Sidelite units, fasten the jamb on the hinge side of the door.

For Double Door and Patio Units, fasten the fixed or passive side of the unit first.



Single Unit

Sidelite Unit

Double Unit



Step 5: Shim at Hinge Locations and Secure Hinge Jamb.

Leave door fastened and closed with transport clip.

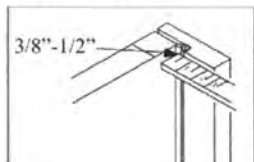
Shim above screws, behind each hinge location, between the opening and the jamb.

Use a 6 foot level and re-check hinge jamb to ensure it is plumb and straight.

Finish driving screws tight in the middle first then top and bottom last.

Installation & Finishing Instructions *Continued*

Step 6: Adjust Rest of Frame and Fasten.



From the weatherstrip side of the door, check weatherstrip margins and contact.

Make frame adjustments so the weatherstrip contacts the door surface equally at the top, middle and bottom, an even 3/8 inch to 1/2 inch when fully closed.

Secure the lock side jamb with #8 X 2-1/2 or 3 inch screws through the pre-drilled holes at the top and bottom. Do Not drive screws tight at this time.

From the swing side of the door, shim above the screw locations and make adjustments so the margins between the door and frame are even top to bottom.

Note: For Double Doors, make adjustments that effect the alignment, margins and weatherstrip contact between the doors. Also follow the Astragal Site Package Instructions for details on properly setting the slide bolt hole locations.

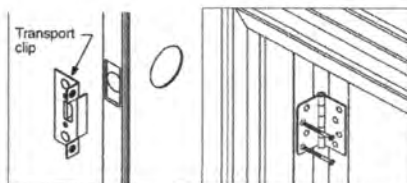
Step 6 cont.: Adjust Rest of Frame and Fasten.



Re-check everywhere for plumb and square, and an even weatherstrip contact.

Finish driving all screws tight.

Step 7: Remove Transport Clip and Open Door.



Remove the transport clip.

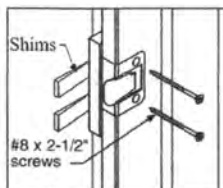
Open and close door to check for smooth operation.

With the door open, drill 1/8 inch

diameter pilot holes in the top hinge in the 2 screw hole locations closest to the weatherstrip. Then, install the #10 X 2-1/2 inch screws (provided) through the hinge, into the stud, to anchor the door frame and prevent sagging.

Step 7 cont.: Remove Transport Clip and Open Door.

For Sidelite and Patio Units: With the door open, check to determine if the 2-1/2 inch long hinge screws were pre-installed in the hinges. If not, drill 1/8 inch diameter pilot holes and install the long hinge screws in the hole locations closest to the weatherstrip.



Close the door and carefully shim between the jamb and the opening behind the adjustable strike plate area.

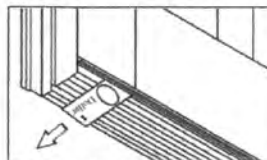
Then open the door and drill 1/8 inch dia. pilot holes and install the #8 X 2-1/2 inch screws

(provided) through the strike plate holes to secure the lock side jamb and provide security.

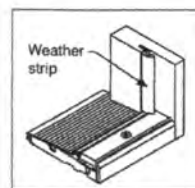
Adjust strike plate in or out for proper weatherstrip contact and door operation, then finish tightening screws.

Step 8: Adjust Sill.

Your door unit may have an adjustable threshold cap. When properly adjusted, it should be snug and slightly difficult to pull a dollar bill out from under the door when it is fully closed. The dollar bill should be able to be removed without tearing.



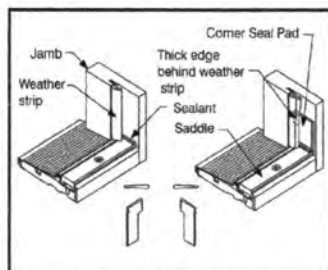
This check should be performed at each adjustment screw location.



After adjusting the threshold cap, ensure that the weatherstrip is flush with the top of the threshold cap. Trim as necessary.

Installation & Finishing Instructions *Continued*

Step 9: Install Corner Seal Pads – Inswing units Only.



Apply sealant (Polyurethane or Elastomeric) at the joint where the threshold cap meets the door jambs.

Remove the self-stick paper from the corner seal pads and apply to the door jamb, with the bottom lined up evenly

with the top of the threshold cap. When the pad is correctly installed, the tab is on top and the narrow part is on the bottom.

The bottom of the pad is the same width of the threshold cap to help with alignment during installation.

Step 10: Additional Frame Anchoring.

If sill is prepared for anchoring screws, place appropriate screws through the sill into the sub floor where needed. (Primarily on Outswing Sills)

We recommend that you provide additional frame anchoring as shown here. Certain states or jurisdictions, notably Florida and the coast of Texas, have specific installation requirements and may require installation in strict accordance with the product approval for a specific product. You should always check with the local authority having jurisdiction for any specific installation requirements that may apply. Specific product approval installation instructions, including those required for the High Velocity Zone (HVHZ), are also available at www.thermatru.com



Doors With Sidelites:

Shim above mull post or jambs separating doors and sidelites. Screw through the frame into the header, adjacent to the shims.



Double Doors:

Place temporary shims above the center of the head frame, where doors meet. Pre-drill and insert a screw through frame into header, then remove the temporary shims.



Patio Doors:

Shim above the mull post(s). Pre-drill and insert a screw through the frame into the header, at either side of the post.

Step 11: Weatherproof, Finish and Maintain.



Provide and maintain a properly installed cap or head flashing to protect top of surfaces from Water intrusion and damage. Tape and properly seal the top flap of the Water Resistant Barrier (WRB) over the head flashing.

Caulk around entire "weather" side of unit, sealing along the brickmould to the flashing material or siding and seal all joints between the jambs and moldings.

Seal the joints between the exterior hardware trim and the door face to prevent air and water infiltration.

Place and set galvanized finish nails through the brickmould around the perimeter. Use exterior grade screws if you are installing a storm door to the brickmould. Countersink all fasteners and cover with exterior grade putty.

Add insulation material to the cavity between the opening and the unit to reduce air infiltration and heat transfer.

All Therma-Tru[®] Steel doors must be finished within several days of the installation date for continued warranty coverage. For Fiberglass doors the finishing requirement is within 6 months of installation.

Paint or stain according to Therma-Tru[®] Finishing instructions. Do Not paint or stain the weatherstrip, it is "friction-fit" and easily removed for painting or staining.

All 6 sides of the doors must be finished. For out-swing doors the sides, top and bottom must be inspected and maintained as regularly as all other surfaces.

All bare wood surfaces such as the door frame exposed to weather should be primed and painted or stained and top coated within two weeks of exposure for best performance.

Maintain or replace sealants and finishes as soon as any deterioration is evident. For semi-gloss or glossy paint or clear coats, do this when the surface becomes dull or rough. More severe climates and exposures will require more frequent maintenance.

Access our website www.thermatru.com for printable versions of the installation and Same-Day[®] stain finishing instructions and to view our Troubleshooting video for minor installation issues and adjustments.

Installation & Finishing Instructions *Continued*

Finishing Instructions.

Work only when temperatures are between 50° and 90° F and with relative humidity below 80%. Do not finish in direct sunlight.

Steel and Smooth-Star. Doors:

To Paint Doors: Clean first with mild detergent and water or use a TSP (tri-sodium phosphate) solution. Rinse well and allow to dry completely. Mask off hardware, glass and remove weatherstripping before painting. Use high-quality acrylic latex house paint, following manufacturer's directions for application. Use exterior grade finishes for outside surfaces. Paint edges and exposed ends of door.

To Paint Doorlite Frames:

Remove any excess glass glazing sealant by first spraying with a window cleaner or water. Use a single edge razor blade to score the glazing along the edge of the frame. Holding the razor blade at a 45 degree angle, scrape glazing from glass. Wipe remaining residue off with window cleaner or mineral spirits. Clean frame with a mild detergent and water, or use a TSP solution. Rinse well and allow to dry completely. Mask off glass. Prime door lite frames with an alkyd- or acrylic-based primer. Allow primer to dry before applying finish paint coats. Use high-quality acrylic latex house paint, following manufacturer's application instructions. Use exterior grade finishes for outside surfaces.

Classic-Craft. and Fiber-Classic. Doors:

To Finish Doorlite Frames and Panel Inserts: Remove any excess glazing sealant by first spraying with a window cleaner or water. Use a single edge razor blade to score the glazing along the edge of the frame. Holding the razor blade at a 45° angle, scrape glazing from glass. Wipe remaining residue off with window cleaner or mineral spirits. Mask off glass. Paint or stain using same materials as for the door. (See below).

To Paint Doors:

Clean first with mild detergent and water or use a TSP (tri-sodium phosphate) solution. Rinse well and allow to dry completely. Prime with an alkyd- or acrylic-based primer. Allow primer to dry completely, then paint with acrylic latex house paint, following paint manufacturer's application instructions. Use a primer and paint that are compatible. Use exterior grade finishes for outside surfaces. Paint edges and exposed ends of door.

To Stain Doors:

Clean first with a clean cloth and mineral spirits and allow to air dry or wash door with mild detergent and water, or a TSP (tri-sodium phosphate) solution. Rinse well and allow to dry completely. For stained surfaces, we only recommend the use of the stain and clear coat products found in the Therma-Tru. Same-Day. stain Finishing Kit. Apply stain with a rag. The longer the stain is left to "setup" before wiping off, the darker the color will be. Using a clean rag, wipe off the stain to the color shade you desire. Remove any excess stain from the panel grooves with the foam brush provided; allow the stain to dry for at least 6 hours before applying topcoat. See Therma-Tru. Same-Day. stain Finishing Kit instructions for complete details.

Warning:

Modification or machining of this product can release wood dust, a substance known to the State of California to cause cancer.

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and protect it from moisture and pests.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

For complete confidence
EVERY DETAIL MATTERS.

HardieSoffit®
16 in. Vented
Smooth
Arctic White



VENTED SMOOTH & CEDARMILL®

Color

Thickness 1/4 in.

Length 12 ft. 12 ft. 8 ft.

Width 12 in. 16 in. 24 in.

ColorPlus Per./Pallet 210 156 108

Panels Per. Pallet 200 150 100

50

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NON-VENTED SMOOTH & CEDARMILL®

Color

Thickness 1/4 in.

Length 12 ft. 12 ft. 8 ft. 8 ft.

Width 12 in. 16 in. 24 in. 48 in.

ColorPlus Per./Pallet 210 156 108

Panels Per. Pallet 200 150 100 50

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BEADED PORCH PANEL**

Color

Thickness 1/4 in.

Length 8 ft.

Width 48 in.

Panels Per. Pallet 50

50

50

50

50

50

50

50

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Using the proper amount of vented HardieSoffit panels is crucial to a building's ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.***

ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT
200	10
300	14
400	19
500	24
600	29
700	34
800	38
900	43
1000	48
1100	53
1200	58
1300	62
1400	67
1500	72
1600	77
1700	82
1800	86
1900	91
2000	96
2100	101
2200	106
2300	110
2400	115
2500	120
2600	125
2700	130
2800	134
2900	139
3000	144
3100	149

***Based on a minimum of 1/4 in. of ventilation per square foot of attic space. For more information on soffit ventilation, visit www.jameshardie.com/soffit.

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Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



TRIM AND SOFFIT COLORS



PLANK COASTAL COLORS*



Color Selection

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from actual environments, complementing your design with the feel of America's style neighborhoods.

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it complements your long-lasting, lower maintenance James Hardie siding — adding punctuation to your design statement.



The performance you require
THE DISTINCTIVENESS YOU DESIRE.

HARDIETRIM® BOARDS

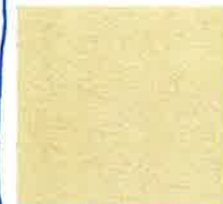
4/4 RUSTIC GRAIN®

As shown



4/4 SMOOTH

As shown



Thickness	.75 in.					
Length	12 ft. boards					
Width	1.65 in.	2.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Panel	405	322	184	138	115	92

5/4 RUSTIC GRAIN®

As shown



5/4 SMOOTH

As shown



Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.	
Pcs./Panel	235	136	102	85	68	

CROWN MOULDING

As shown

Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Panel	50	48

HARDIETRIM® BATTEN BOARDS

RUSTIC GRAIN®

As shown



SMOOTH

As shown



Thickness	.75 in.	
Length	12 ft. boards	
Width	2.5 in.	
Pcs./Panel	437	

For more information, visit www.jameshardie.com or call 1-800-451-4511. ©2014 James Hardie. All rights reserved. HardieTrim is a registered trademark of James Hardie. HardieTrim is a registered trademark of James Hardie.



Explore more searches like [gulf coast metal 5v crimp](#)



Gulf Coast Clays



Gulf Coast Refinery



Gulf Coast Energy



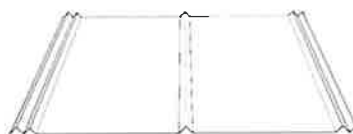
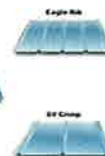
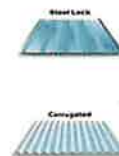
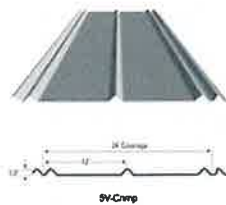
Gulf Coast Realty



Gulf Coast Paper



Gulf Coas



Wood Louver Shutter Specification Sheet



Material: Pine, Cedar, Redwood, Cypress, or Mahogany

- 1" thick

Available Finishes:

- Unfinished
- Factory Primed
- 9 Standard Factory Paint Colors
- Factory Painted Custom Color Matching!



Black

White



Ebony
Green



Pine
Green



Colonial
Blue



Chocolate
Chip



Brick
Red



Brandy-
wine



Dove
Gray

Warranty:

- 1 Year Manufacturer's Warranty
- Covers defects in structure and factory finish

Features:

- Historically & Architecturally Correct
- Custom Designed & Assembled By Hand
- Closed or Open Louver Options
- Made In America

Dimensions: (CALL FOR CUSTOM DIMENSIONS 866-760-2846)

- 3" Top Rail
- 2" Side Stiles
- 3" Center Rails (if applicable)
- Bottom Rail Varies (Usually about 3")
- 1-3/8" Louver Height
- 1" Overall Depth
- 18° Louver Angle



Made in USA



Ships to Canada

ENTRE/MATIC

OPENINGS IN STEEL



Amarr® Residential Garage Doors

www.amarr.com



Openings in Steel. Express your style in steel. Amarr garage doors make it happen.

Exceptional performance, low maintenance and durability, available in nine steel collections.

From classic carriage house designs to contemporary flush panels,
get a striking look that stands the test of time.

- 2 AMARR CARRIAGE COURT
- 4 AMARR CARRIAGE COURT OPTIONS
- 6 AMARR CLASSICA[®]
- 8 AMARR CLASSICA[®] & DECORATIVE HARDWARE OPTIONS
- 10 AMARR OAK SUMMIT[®]
- 12 AMARR HILLCREST
- 14 AMARR DESIGNER'S CHOICE
- 16 AMARR HERITAGE[™]
- 18 AMARR STRATFORD[®]
- 20 AMARR LINCOLN
- 22 AMARR OLYMPUS
- 24 WINDOW & COLOR OPTIONS
- 25 SPECIFICATIONS

AMARR CONSTRUCTION

Amarr steel garage doors are built with low-maintenance, heavy-duty steel. Choose from 1000 single, 2000 double, 3000 triple or 4000 four-layer construction for your desired level of energy efficiency and noise control. Experience the strength, security, and peace of mind you get with steel.

STEEL

1000

Single-Layer: Steel

Amarr Classica, Hillcrest, Oak Summit, Heritage, Lincoln & Stratford

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance



2000

Double-Layer: Steel + Insulation

Amarr Classica, Hillcrest, Oak Summit, Heritage, Lincoln & Stratford

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation

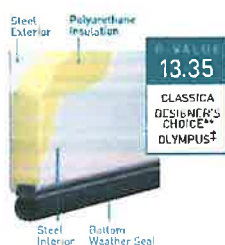


3000

Triple-Layer: Steel + Insulation + Steel

Amarr Classica, Hillcrest, Oak Summit, Olympus, Designer's Choice, Heritage, Lincoln & Stratford

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene or Polyurethane Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation



* For True White Bead Board only.

** For all panels and colors except True White Bead Board.

† For True White Short Panel only.

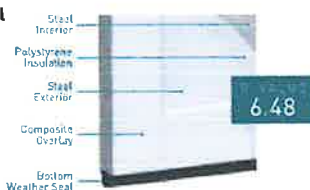
‡ For all panels and colors except True White Short Panel.

4000

Four-Layer: Overlay + Steel + Insulation + Steel

Amarr Carriage Court

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Energy Efficient
- Extra Quiet Operation



Amarr Classica Tuscan design with Madeira windows in True White



Amarr Oak Summit Recessed design with Thames Decra Trim in Sandstone with Alpine decorative handles



Amarr Carriage Court Fairfield design with Closed Square in True White/White with Alpine decorative handles



Amarr Classica Bordeaux design with Americana windows in True White



Our Philosophy. Since 1951, we have successfully raised the standards of quality, value, and dependability in the garage door industry. Today, with the same promise of individual attention and great value for all our customers, we remain committed to offering Amarr products and services that raise those standards even higher.

Visit amarr.com for additional products, such as Amarr by Design custom wood carriage house doors, specialty doors, garage flooring, accessories, and a full line of Amarr commercial sectional, rolling slat, and rolling steel doors.

Your Local Amarr Dealer:

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.D00R
www.amarr.com



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ENTRE/MATIC



**AN ENGINEERING
BREAKTHROUGH!**

VINYL WINDOWS &
DOORS IN LARGER SIZES
WITH HIGHER DESIGN
PRESSURES

STRONGER. SMARTER. BETTER.

P&G EnergyVue®

VINYL NON-IMPACT PRODUCT LINE



ENERGYVUE® FEATURES



Insulating Glass

A glass makeup that features two panes of glass separated by either air or argon gas to reduce heat transfer.

SecureConnect Technology

PGT's patented SecureConnect technology integrates proprietary-designed corner keys into the sash of each window. This design system ensures the integrity and performance of every window no matter how large or small.

ComfortLift Handles

PGT's ComfortLift handle provides fingertip operation when opening or closing the windows.

TrueHold Hinge

PGT's TrueHold hinge ensures that your Casement window, no matter how large, will maintain its smooth, effortless operation for years to come.

Aluminum Interlock

An integrated aluminum design feature that provides added strength and allows for larger sizes with higher design pressures.



CUSTOM WINDOWS + DOORS

Welded Frame Corners



Tilt Latch SecureConnect Technology



Exterior Glazed Insulating Glass



Aluminum Interlock



Welded Sash Corners



ComfortLift Handles



Pivot Bar SecureConnect Technology



Multi-Chamber Frame



PRODUCT OPTIONS



CUSTOM WINDOWS + DOORS

Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

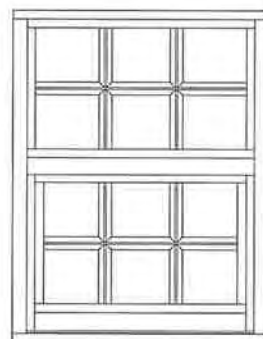
Standard Features

PGT® EnergyVue® windows and doors come standard with white frames and clear, insulating glass with EnergyShield Low-E. EnergyVue door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All EnergyVue products are ideal for new construction and remodeling projects.

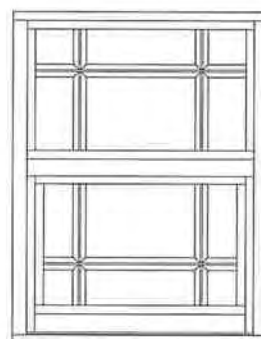
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
 - EnergyShield Max
- Hi-performance Low-E
 - Argon gas

Exterior Frame Colors

- | | |
|------------|-----------------|
| • Beige | • Pebble Khaki* |
| • Bronze | • Hunter Green* |
| • Anodize* | • Brick Red* |

* Available with limited interior colors

Interior Frame Colors

- | | |
|---------------|------------------|
| • Beige | • Dark Oak |
| • Bronze | • Natural Cherry |
| • Natural Oak | |



CUSTOM WINDOWS + DOORS

Horizontal Roller (HR5410)

Available in 2- and 3-lite configurations

SecureConnect integrated corner keys with wheel housing

- For added sash stability and strength
- Provides smooth, durable operation

Ball bearing wheel

- Provides smooth, durable operation and allows for larger sash sizes

SecureConnect integrated corner keys at lock rail

- Includes weather strip to prevent air infiltration

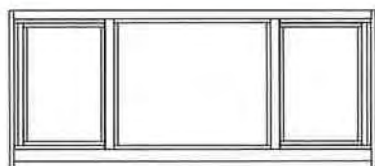
Removable sash design

- For easy exterior cleaning

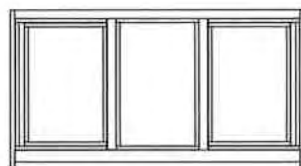
Concealed egress option

- Meets egress requirement of 1 operation to unlock window
- Sleek proprietary design and innovative operation

Configuration Options



Unequal Lite



Equal Lite



Horizontal Roller (2-Lite)



Horizontal Roller XOX (3-Lite)

WINDOWS



Single Hung



Double Hung

Single Hung (SH5400) and Double Hung (DH5460)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

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

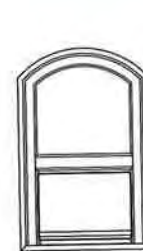
Stylish ComfortLift handles

- Allows ease of operation & 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



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Proview/Oriel Sash

Cottage & custom sash configurations available

WINDOWS



Casement

Casement (CA5440)

Available in single vent or custom units

- Hinged for opening either left or right

Multi-point locking system

- Provides added strength and security

Washable hinge

- Standard option for easy cleaning from inside the home

Egress hinge option

- Optional upgrade that meets egress requirement of 1 operation to unlock window

Nesting handle

- Will not interfere with your window treatments

TrueHold heavy-duty hinge

- Standard feature on larger window sizes ensures durability of sash operation
- Optional upgrade on standard window sizes provides additional durability of sash operation



Awning

Awning (AW5440)

Available in single vent or custom units

Multi-point locking system

- Provides added strength and security

Washable hinge

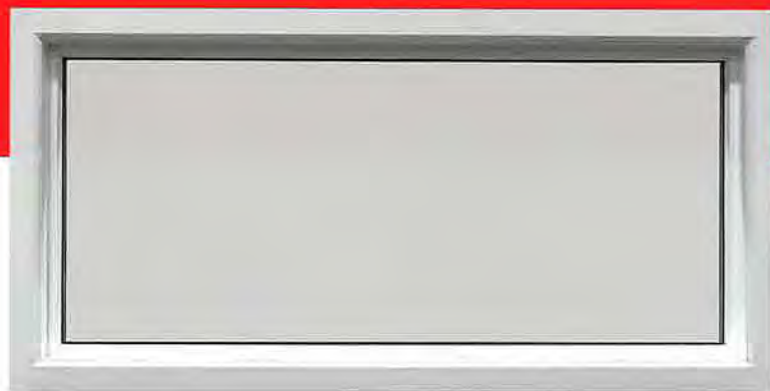
- Standard option for easy cleaning from inside the home

Nesting handle

- Will not interfere with your window treatments



CUSTOM WINDOWS + DOORS



Picture Window

Picture Window /
Fixed Lite Architectural (PW/AR5420)

Available in a variety of shapes & sizes

- Provides maximum amount of light
- Can serve as standalone or companion window
- 25 standard shapes or custom shapes available



Casement Picture Window

Casement Picture Window /
Fixed Lite Architectural (PW/AR5440)

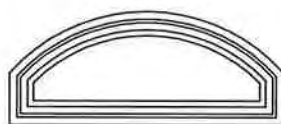
Available in a variety of shapes & sizes

- Provides maximum amount of light
- Can serve as standalone or companion window
- To be used in conjunction with the Casement or Awning window for matching sight lines
- 25 standard shapes or custom shapes available

Popular Fixed Lite Architectural Shapes



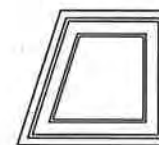
Half Circle



Eyebrow



Arch



Trapezoid

DOORS



Sliding Glass Door

Sliding Glass Door (SGD5470)

Crystal Achievement Award-winning design

- "Most Innovative Door"

Expansions of up to 40 feet

- Amazing, uninterrupted views and a great source of natural light

Panels up to 4' x 10' or 5' x 8'

- Sizes available for every opening

By-pass or pocket and 90° or 135° corner door configurations

- Customizable with multiple tracks to accommodate 1 to 8 panels

Dual-point locking mechanism

- Provides added security for your home by restricting panels from being lifted off the tracks

Heavy-duty tandem rollers

- Allow easy opening with just your fingertips

Hidden installation and assembly screws

- Deliver a sleek, finished appearance

Raised pull handles or recessed pulls available

High performance options

- Available to meet all your design pressure needs



CUSTOM WINDOWS + DOORS

French Door (FD5455)

Mechanically fastened corners

- For added strength & durability

Traditional panel joinery

- Enjoy the aesthetics and charm of a traditional wood door without the maintenance

Multi-point locking system

- Creates built-in anti-lift device to provide enhanced strength and security

Stainless steel hinges

- Corrosion-resistant and provide smooth door operation

Conventional 4-9/16" frame depth

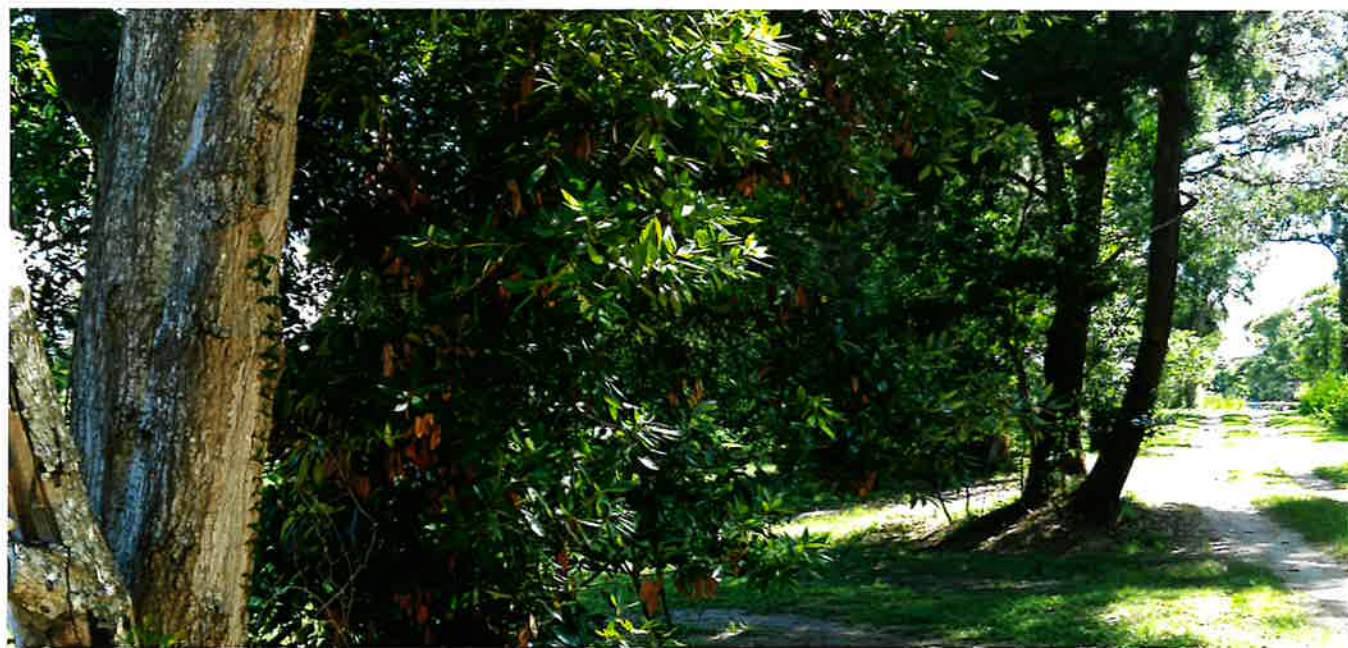
- Fits easily into openings without costly modifications

Solid cellular vinyl material

- Sounds and feels like solid wood



French Door











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 MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION 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 AMBIGUITIES 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 THE CONTINUED WORK IS 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, TAPING 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, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES, CLEAN/REMOVE ALL PAINT DRIPS/SPATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM 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 EQUIPMENT.
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 CONSIDERED FOR INSPECTION BY GOVERNING AUTHORITIES.
2. ALL STUD WALLS DIMENSIONS ARE 3'- $\frac{1}{2}$ ", 5'- $\frac{1}{2}$ ", OR 7'- $\frac{1}{2}$ " (UOM)
3. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UOM)
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. $\frac{1}{8}$ " PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
6. ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS 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 CHIMNEYS SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
9. WATER RESISTANCE $\frac{1}{8}$ " 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. CHALK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CHALK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
12. ALL WALL STUD SHALL BE SPFY2 SPACED 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 2017
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 608 W.U.M. PLACED OVER 4" MIL POLYETHYLENE VAPOR BARRIER ON CLEIN SOL.
5. SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
6. CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, AND 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 SILL 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 2014.
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:

1. ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 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 8d NAIL SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
5. VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C. SECTION 9006. VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF ANTS.
6. THE RATIO TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL NOT BE LESS THAN 1/150. THAT RATIO MAY BE REDUCED TO $\frac{1}{200}$ PROVIDED: 1) A VAPOR BARRIER REDUCING HAVING A PERFORMANCE NOT EXCEEDING 1 PERM INSTALLED ON THE WARM SIDE OF THE CEILING, OR 2) AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA 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 REQUIRED.
7. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND CORNICES, THROUGH MOUNTED FERROUS MATERIAL, AND THE INTERSECTIONS WITH PARPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION 9003.2.
8. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANCE ROOF SLOPE AND DIRECTIONWARD AROUND ROOF OPENINGS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE 903.1 PER F.B.C. SECTION 9003.2.1.
9. ALL MEMBRANE FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURE PUBLISHED LITERATURE PER F.B.C. SECTION 9003.2.2.

PROJECT OWNER
GREEN RESIDENCE

PROJECT CONTRACTOR / BUILDER
PER OWNER
(SEE PERMIT APPLICATION)

PROJECT DESIGN PROFESSIONAL
MICHAEL G. HOLDER INC.(P.E.)

PROJECT ADDRESS
**1119 SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034**

VICINITY MAP

SITE PLAN

A vicinity map of the project location in Fernandina Beach, Florida. The map shows the coastline of the Atlantic Ocean to the east. A red pin marks the project location on the northern shore of Amelia Island. Major roads shown include US Highway 17 running north-south, and US Highway 100 running east-west. Other labeled locations include St. Marys, Cumberland Island National Seashore, Yulee, O'Neil, Nassauville, Amelia City, American Beach, and Franklinton. The map also shows the border between Georgia and Florida.

* FLORIDA BUILDING CODE - 2017	
* FLORIDA RESIDENTIAL BUILDING CODE - 2017	
* FLORIDA MECHANICAL CODE - 2017	
* FLORIDA PLUMBING CODE - 2017	
* FLORIDA BUILDING CODE ENERGY CONSERVATION - 2017*	
NATIONAL ELECTRICAL CODE - 2014 (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) -				

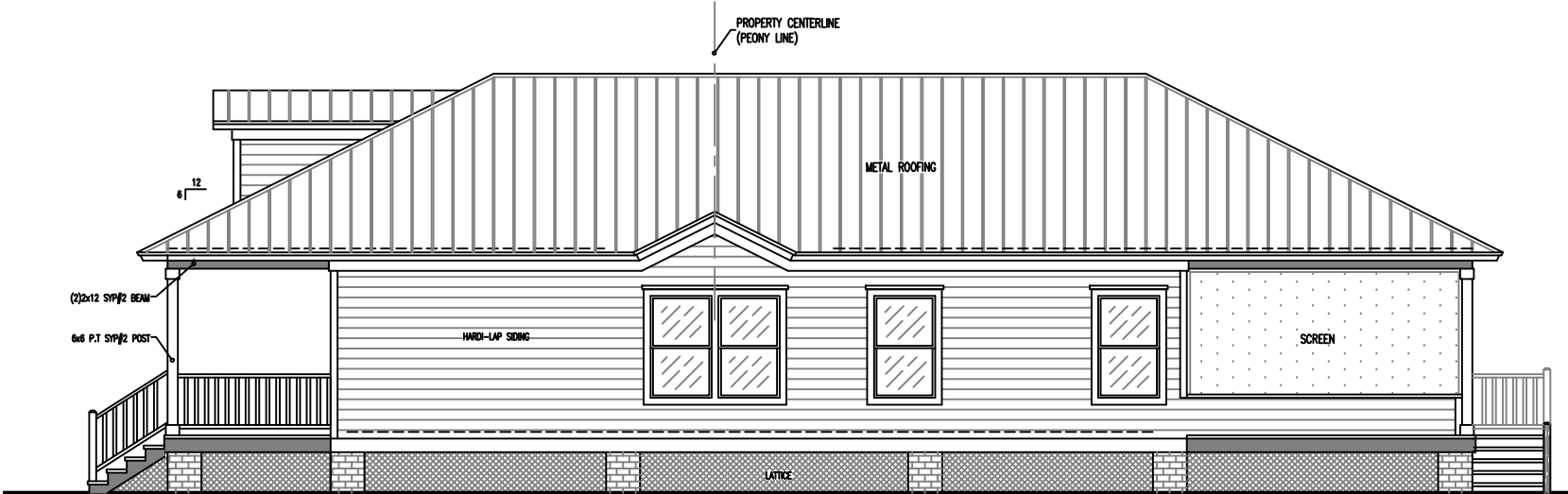
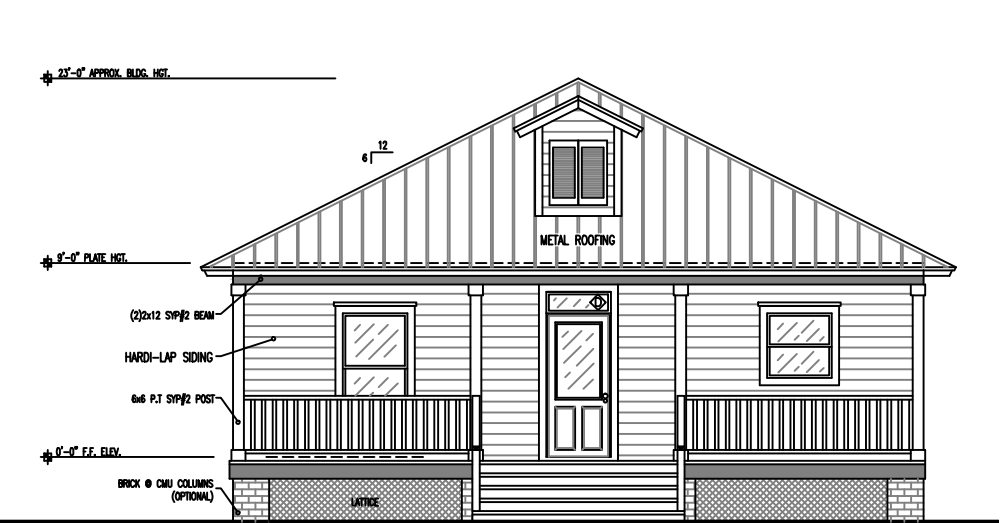
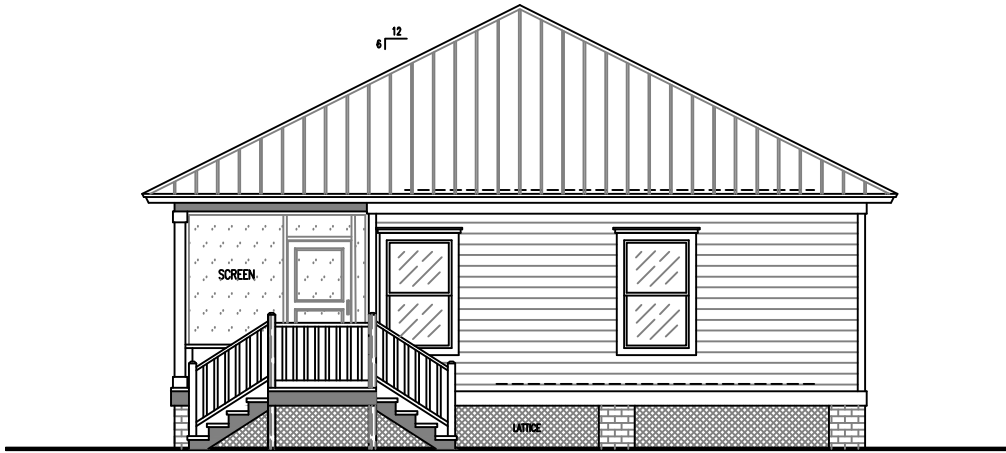
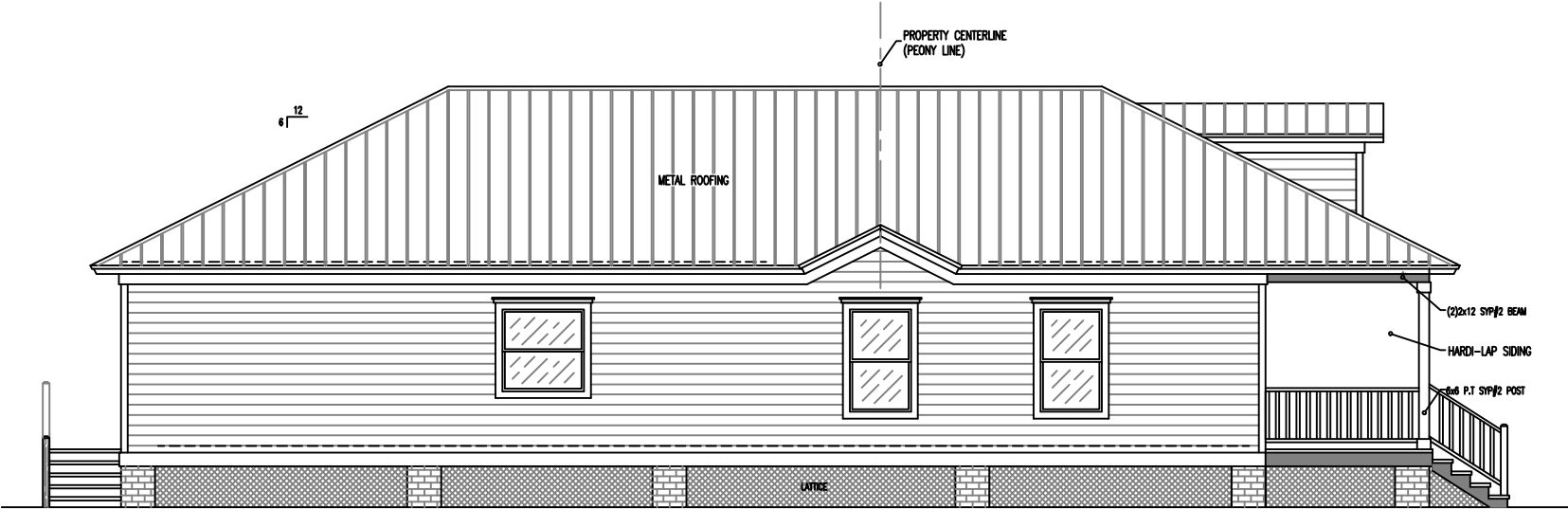
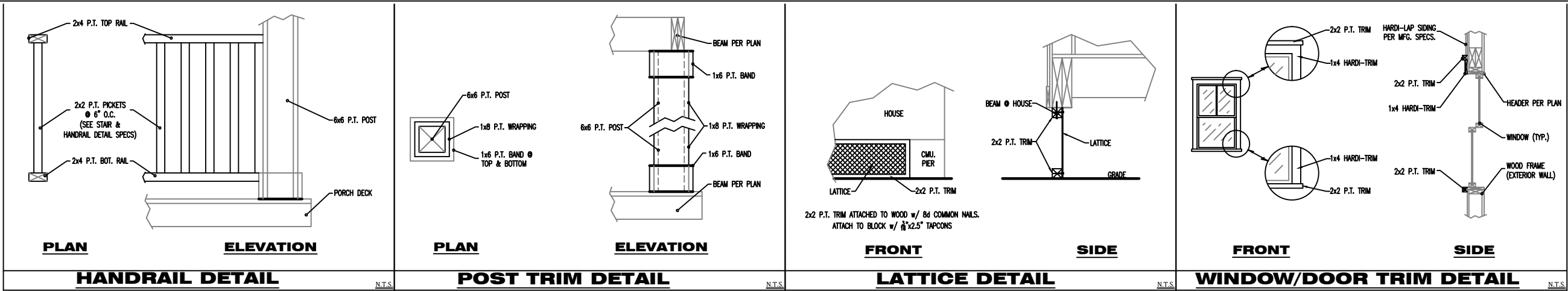
COMPONENT & CLADDING (P.S.F.) - END ZONE: 3				
SIZE (S.F.)	END ZONE (5)		INTERIOR ZONE (4)	
	POS. +	NEG. -	POS. +	NEG. -
0-20	30.4	40.7	30.4	33
20-50	29	38	29	31.6
50-100	27.2	34.3	27.2	29.8
>100	25.9	31.6	25.9	28.4

NOTE:
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE

PROJECT INFO	
* CONDITIONED SPACED -	1,665 sq.ft.
* UNCONDITIONED SPACE -	0 sq.ft.
* UNENCLOSED SPACE -	382 sq.ft.
* LOT SIZE (ACRE) -	
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

PLAN INDEX	
COVER SHEET / PROJECT INFORMATION	C1.0
ELEVATIONS	B2.0
FOUNDATION & ROOF PLAN	B3.0
FRAMING & ELECTRICAL PLAN	B4.0
STRUCTURAL DETAILS	D5.0
FLASHING DETAILS	D5.1

C1.0	
SHEET #:	(1)OF (6)
PROJECT NAME: GREEN - SOMERUELEUS ST	
PROJECT #:	17.12.03
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	09.27.18
1020 Little Brook Ct. Jacksonville, FL 32218 DOWNS DRAFTING & DESIGN LLC  downsdraftinganddesign@gmail.com (904)556-0857	
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OWNER / BUILDER	GREEN RESIDENCE
PROJECT ADDRESS	1119 SOMERUELEUS 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	
09.27.18 ENGINEER OF RECORD	



B2.0
SHEET # (2) OF (6)
PROJECT NAME: GREEN - SOMERUELUS ST.
PROJECT #: 17.12.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4"=1'-0"
DATE: 09.27.18

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

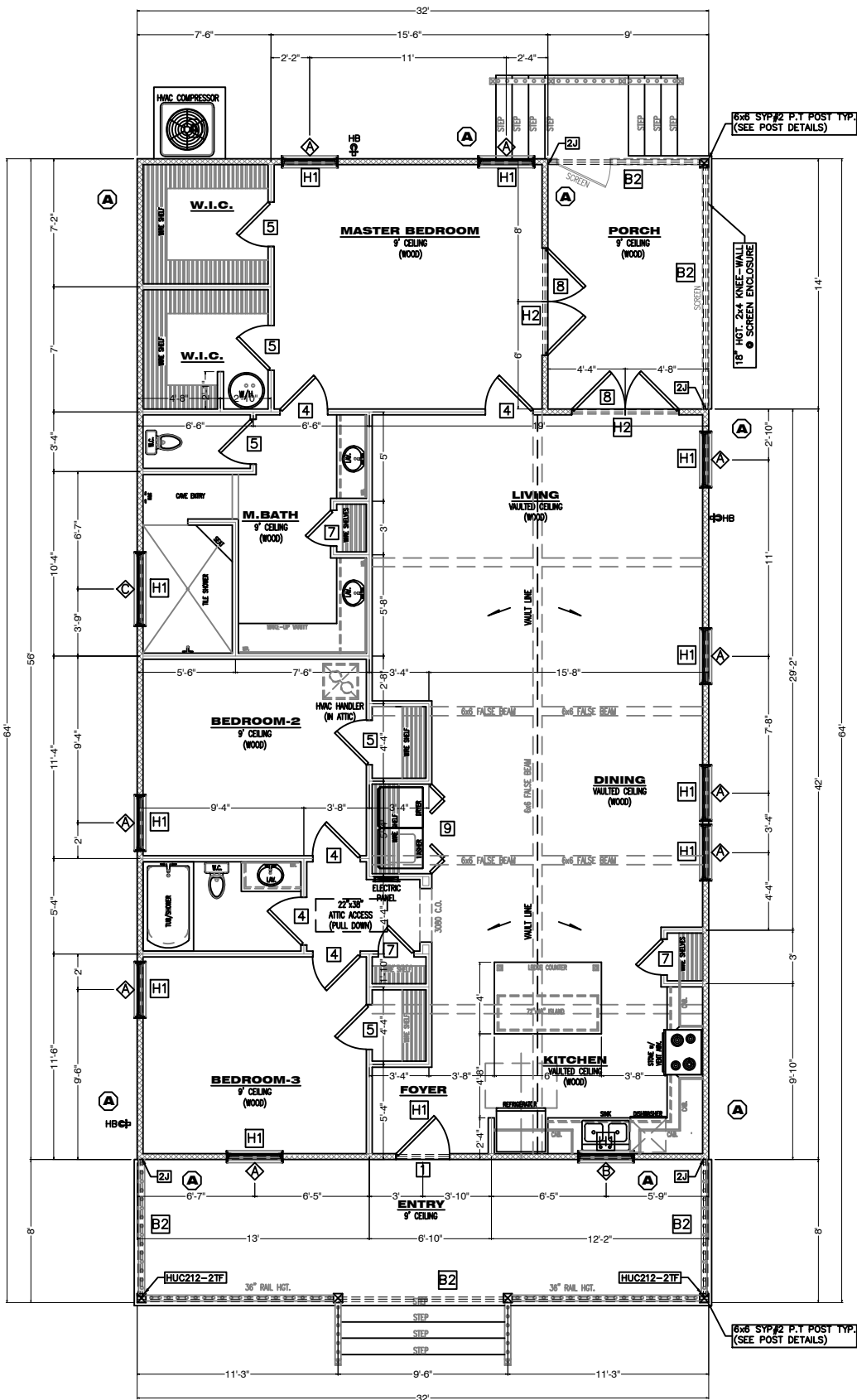
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OWNER / BUILDER
1119 SOMERUELUS ST. GREEN
FERNANDINA BEACH, FL. RESIDENCE
32034

MICHAEL G. HOLDER
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FRAMING PLAN
SCALE: 1/4"=1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
LIVING	CONDITIONED	1,665 sq.ft.
ENTRY	UNENCLOSED	256 sq.ft.
SCREEN PORCH	UNENCLOSED	126 sq.ft.
TOTAL A/C		1,665 sq.ft.
TOTAL U/R		2047 sq.ft.

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DESCRIPTION
[Symbol]	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
[Symbol]	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
[Symbol]	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
[Symbol]	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.

WINDOW SCHEDULE		
SYMBOL	SIZE	DESCRIPTION
[Symbol]	3050	36"x60" SINGLE HUNG
[Symbol]	3030	36"x36" SINGLE HUNG
[Symbol]	4040	48"x48" SINGLE HUNG
[Symbol]	3010	36"x12" FIXED GLASS

DOOR SCHEDULE		
SYMBOL	SIZE	DESCRIPTION
[Symbol]	3068	36"x80" SOLID CORE EXTERIOR UNIT
[Symbol]	2868	32"x80" SOLID CORE EXTERIOR UNIT
[Symbol]	3068	36"x80" HOLLOW CORE INTERIOR UNIT
[Symbol]	2868	32"x80" HOLLOW CORE INTERIOR UNIT
[Symbol]	2868	30"x80" HOLLOW CORE INTERIOR UNIT
[Symbol]	2468	28"x80" HOLLOW CORE INTERIOR UNIT
[Symbol]	2068	48"x80" HOLLOW CORE INTERIOR UNIT
[Symbol]	(2)3068	72"x80" HOLLOW CORE INTERIOR UNIT
[Symbol]	(2)2868	60"x80" SOLID CORE EXTERIOR UNIT

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
[Symbol]	(2) 2x12	SOUTHERN YELLOW PINE #2

- STRIP EACH END OF BEAM WITH SIMPSON "1510A24" STRIP OR EQUIVALENT @ EACH JACK STUD
- [Symbol] SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
[Symbol]	(2) 2x6	SOUTHERN YELLOW PINE #2
[Symbol]	(2) 2x8	SOUTHERN YELLOW PINE #2
[Symbol]	(2) 2x10	SOUTHERN YELLOW PINE #2
[Symbol]	(2) 2x12	SOUTHERN YELLOW PINE #2

- STRIP EACH END OF BEAM WITH SIMPSON "1510A24" STRIP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
- SEE CHILL BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE UNITEL DETAIL)

SHEARWALL SCHEDULE		
SYMBOL	TYPE	DESCRIPTION
[Symbol]	2x4 SPF	1/4" OSB (MIN) -BLOCKED- 4"O.C. EDGE & 8"O.C. FIELD
[Symbol]	2x6 SPF	1/4" OSB (MIN) -BLOCKED- 4"O.C. EDGE & 8"O.C. FIELD
[Symbol]	2x8 SPF	1/4" OSB (MIN) -BLOCKED- 4"O.C. EDGE & 8"O.C. FIELD

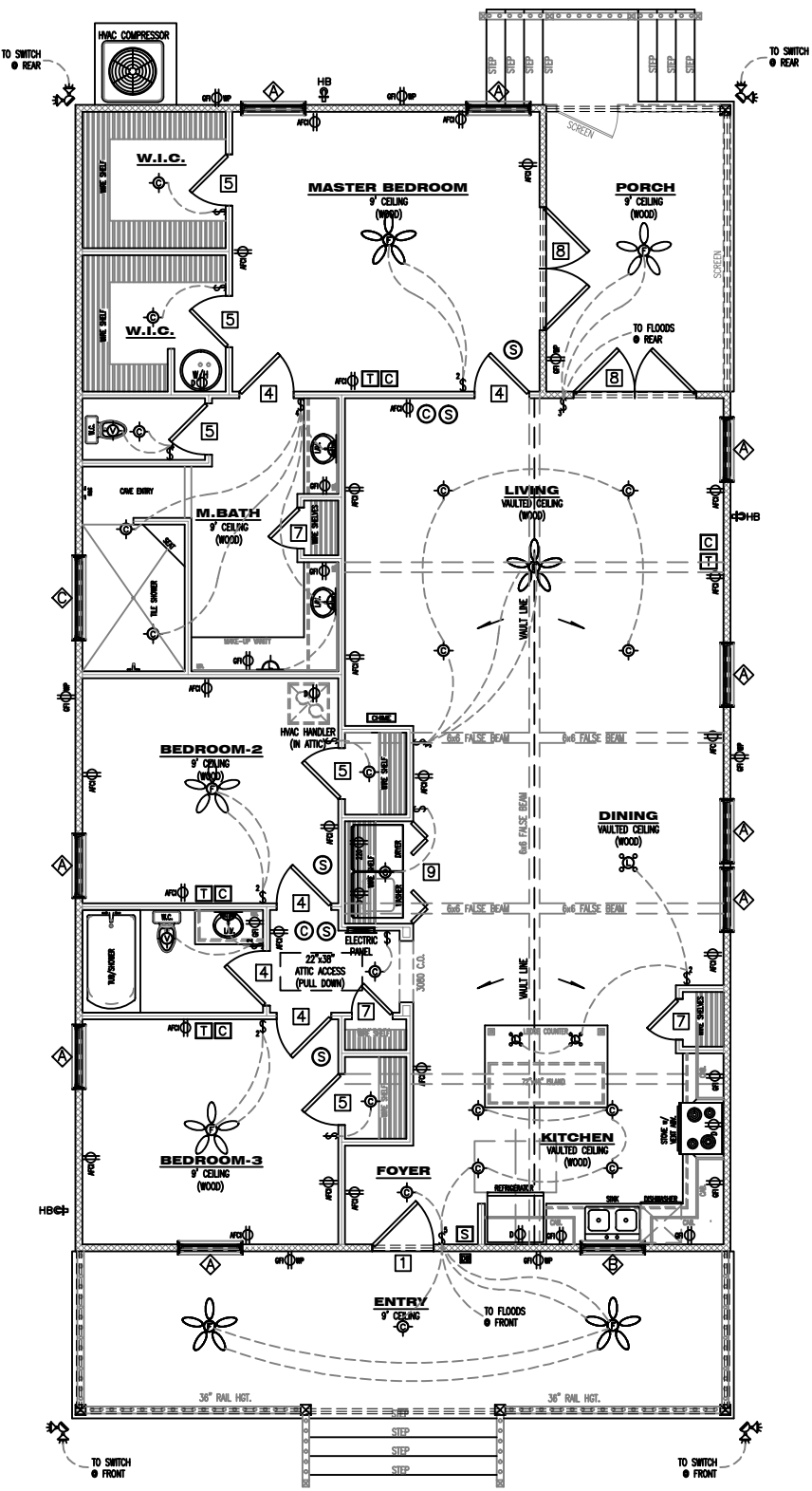
NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

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.
- CYSPON 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.

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
 - ALL ELECTRICAL, TELEPHONE, AND SECURITY WIRES SHALL BE BURIED UNDERGROUND. (PER OWNER)
 - 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.
 - 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" FIXTURES.

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



ELECTRICAL PLAN
SCALE: 1/4"=1'

B4.0

SHEET # (4) OF (6)

PROJECT NAME: **GREEN - SOMERUELUS ST.**

PROJECT #: **17.12.03**

DRAWN BY: **WMD**

CHECKED BY: **MGH**

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

DATE: **09.27.18**

1020 Little Brook Ct.
Jacksonville, FL 32218

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OWNER / BUILDER

1119 SOMERUELUS ST. GREEN

FERNANDINA BEACH, FL. RESIDENCE

32034

PROJECT ADDRESS

MICHAEL G. HOLDER

PE# 16215

7441-2 SILVER LAKE TERRACE
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09.27.18

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D5.1

(6) OF (6)

SHEET #

PROJECT NAME: GREEN -

SOMERUELUS ST.

PROJECT # 17.12.03

DRAWN BY: WMD

CHECKED BY: MGH

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

DATE: 09.27.18

1020 Little Brook Ct.

Jacksonville, FL 32218

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ownsdesign@gmail.com



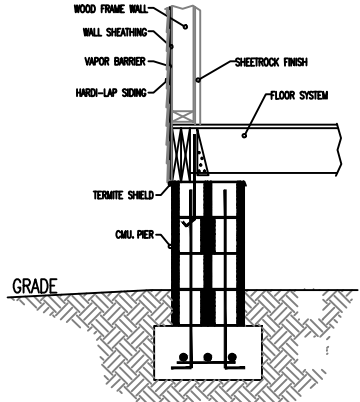
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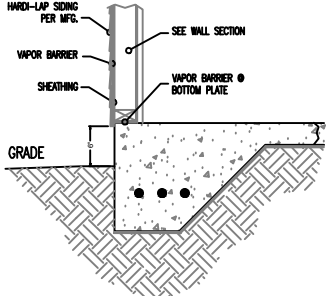
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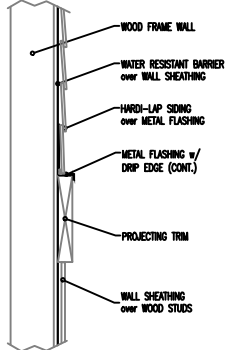
HARDI-LAP FLASHING DETAIL

N.T.S.



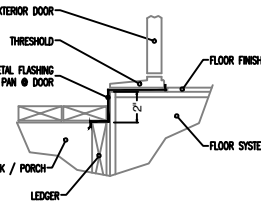
HARDI-LAP FLASHING DETAIL

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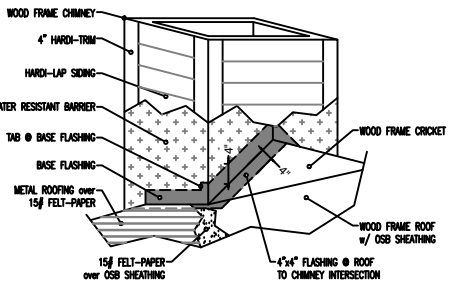
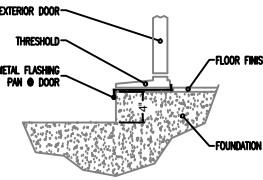
PROJECTING TRIM DETAIL

N.T.S.



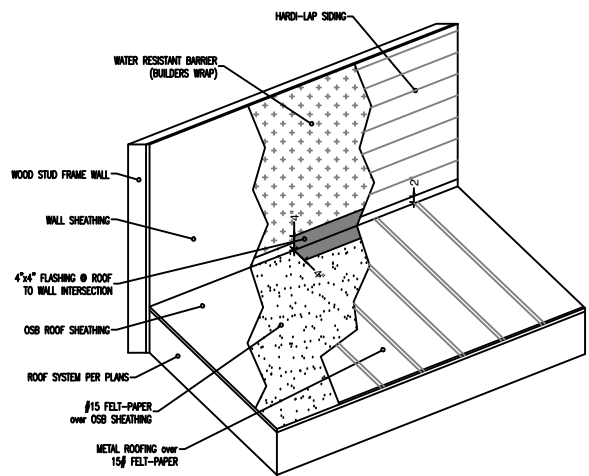
DOOR THRESHOLD DETAIL

N.T.S.



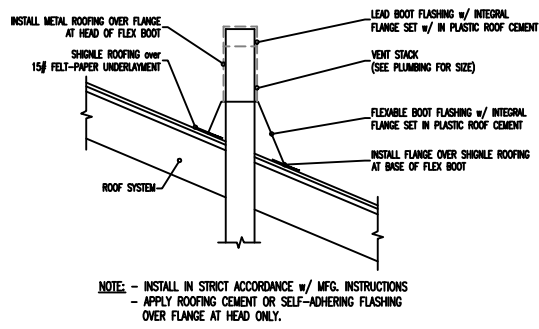
CHIMNEY FLASHING DETAIL

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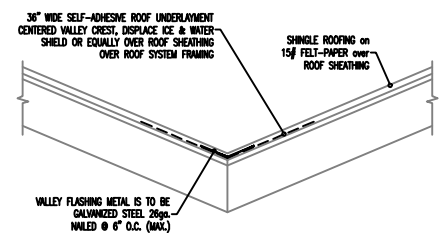
ROOF TO WALL DETAIL

N.T.S.



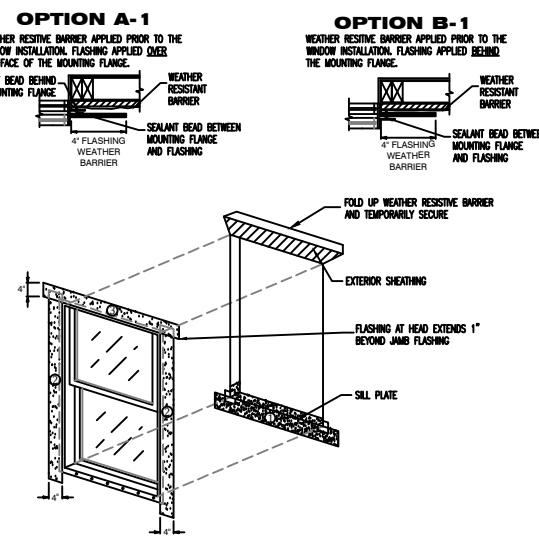
ROOF VENT STACK DETAIL

N.T.S.



VALLEY FLASHING DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 4" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

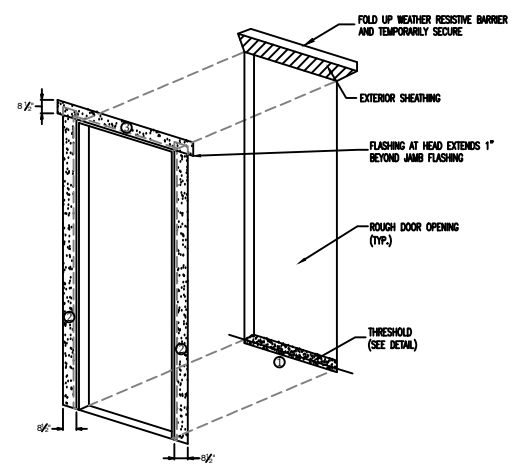
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). UNDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SEAL THE WINDOW FRAME TO OPENING. APPLY A 3/8" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE. IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS.

WINDOW FLASHING DETAIL

N.T.S.



DOOR FLASHING DETAIL

N.T.S.

JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 8" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH DOOR. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). UNDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

CONSTRUCTION NOTES

- GENERAL NOTES:
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATION, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK HEREIN.
 - 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 AMBIGUITIES 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.
 - IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
 - ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
 - THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
 - THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
 - DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
 - ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
 - ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
 - UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES. CLEAN/REMOVE ALL PAINT DROPS/SPLATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES.
 - ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
 - ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

- CONSTRUCTION NOTES:
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
 - ALL STUD WALLS DIMENSIONS ARE 3- $\frac{5}{8}$ ", 5- $\frac{3}{4}$ ", OR 7- $\frac{3}{4}$ " (UON)
 - ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UON)
 - REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
 - ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. $\frac{1}{4}$ " PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
 - ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - 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.
 - ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
 - WATER RESISTANCE $\frac{1}{2}$ " CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
 - 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.
 - CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
 - ALL WALL STUD SHALL BE SPP#2 SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

- CONCRETE NOTES:
- ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
 - ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
 - ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
 - ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
 - SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
 - CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
 - VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
 - STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
 - ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014.
 - 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.
 - OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.I APPROVED PLASTIC.
 - 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.
 - SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
 - ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - 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.
 - 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.
 - 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.
 - PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

- ROOF NOTES:
- ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
 - ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
 - ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
 - ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 8" O.C. FIELD
 - VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C. SECTION R806: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS.
 - THE RATION TOTAL NET FREE VENTILATING AREA TO THE ARE OF THE CEILING SHALL NOT BE LESS THAN 1/150. THAT RATIO MAY BE REDUCED TO $\frac{1}{200}$ PROVIDED: 1) A VAPOR BARRIER RETARDANT HAVING A PERFORMANCE NOT EXCEEDING 1 PERM 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 REQUIRED.
 - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND COPINGS, THROUGH MOISTURE PERMEABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION R903.2
 - FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANCE ROOF SLOPE AND DIRECTION AND AROUND ROOF OPENINGS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE 903.1 PER F.B.C. SECTION R903.2.1.
 - 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
GREEN RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

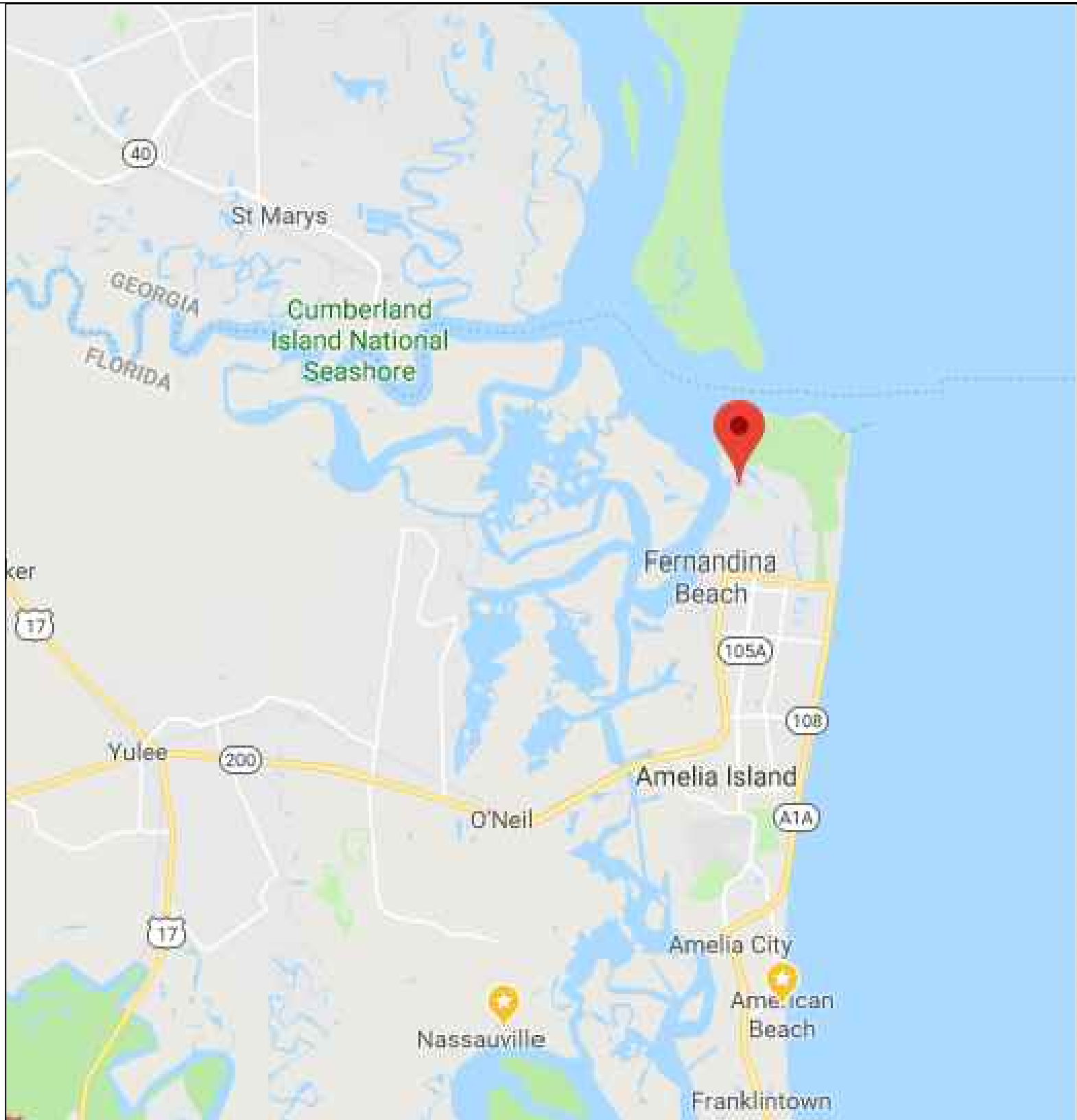
PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.

PROJECT ADDRESS

1119 SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

VICINITY MAP



CODE SUMMARY

- * FLORIDA BUILDING CODE - 2017
- * FLORIDA RESIDENTIAL BUILDING CODE - 2017
- * FLORIDA MECHANICAL CODE - 2017
- * FLORIDA PLUMBING CODE - 2017
- * FLORIDA BUILDING CODE ENERGY CONSERVATION - 2017
- * NATIONAL ELECTRICAL CODE - 2014 (NFPA 70)

DESIGN CRITERIA

- * BASIC WIND SPEED (3 SECOND GUST) - _____
- * WIND EXPOSURE CATEGORY - _____
- * BUILDING CATEGORY - _____
- * WIND IMPORTANCE FACTOR - _____
- * INTERNAL PRESSURE COEFFICIENT - _____
- * 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 2017 FLORIDA BUILDING CODE

PROJECT INFO

- * CONDITIONED SPACED - 0 sq.ft.
- * UNCONDITIONED SPACE - 500 sq.ft.
- * UNENCLOSED SPACE - 600 sq.ft.
- * LOT SIZE (ACRE) - _____

- * TYPE OF CONSTRUCTION - VB
- * OCCUPANCY CATEGORY - R3
- * SPRINKLED - NO
- * MAX HEIGHT OF STRUCTURE - 35'-0"
- * NUMBER OF STORIES - 1

PLAN INDEX

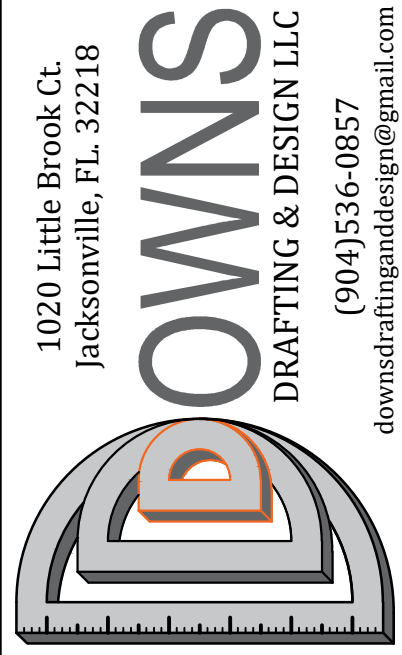
COVER SHEET / PROJECT INFORMATION	C1.0
ELEVATIONS	B2.0
FOUNDATION & ROOF PLAN	B3.0
FRAMING & ELECTRICAL PLAN	B4.0
STANDARD DETAILS	D5.0
FLASHING DETAILS	D5.1

SCOPE OF WORK

- * CONSTRUCT NEW 36'x32' CUSTOM GARAGE OUT-BUILDING

C1.0

SHEET # (1) OF (6)
PROJECT NAME: **GREEN - SOMERUELUS ST.**
PROJECT #: **18.01.05**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **09.27.18**



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Jacksonville, FL 32218
OWNS
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(904) 536-0857
downsdraftinganddesign@gmail.com

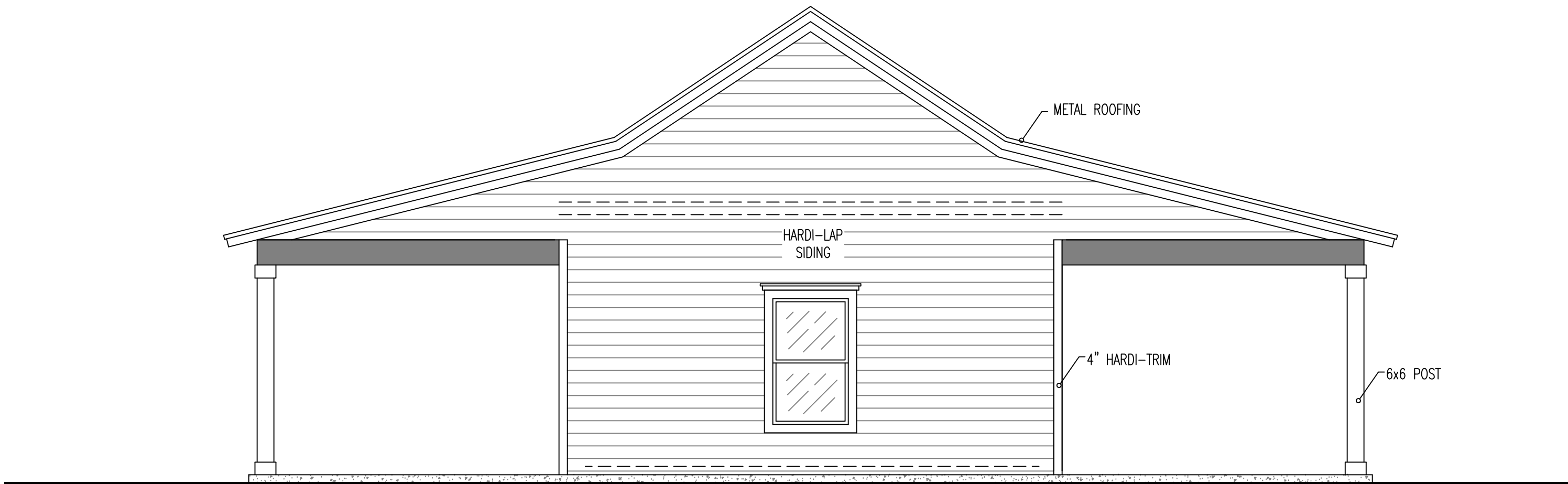
OWNER / BUILDER
GREEN RESIDENCE
PROJECT ADDRESS
**1119 SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
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ENGINEER OF RECORD

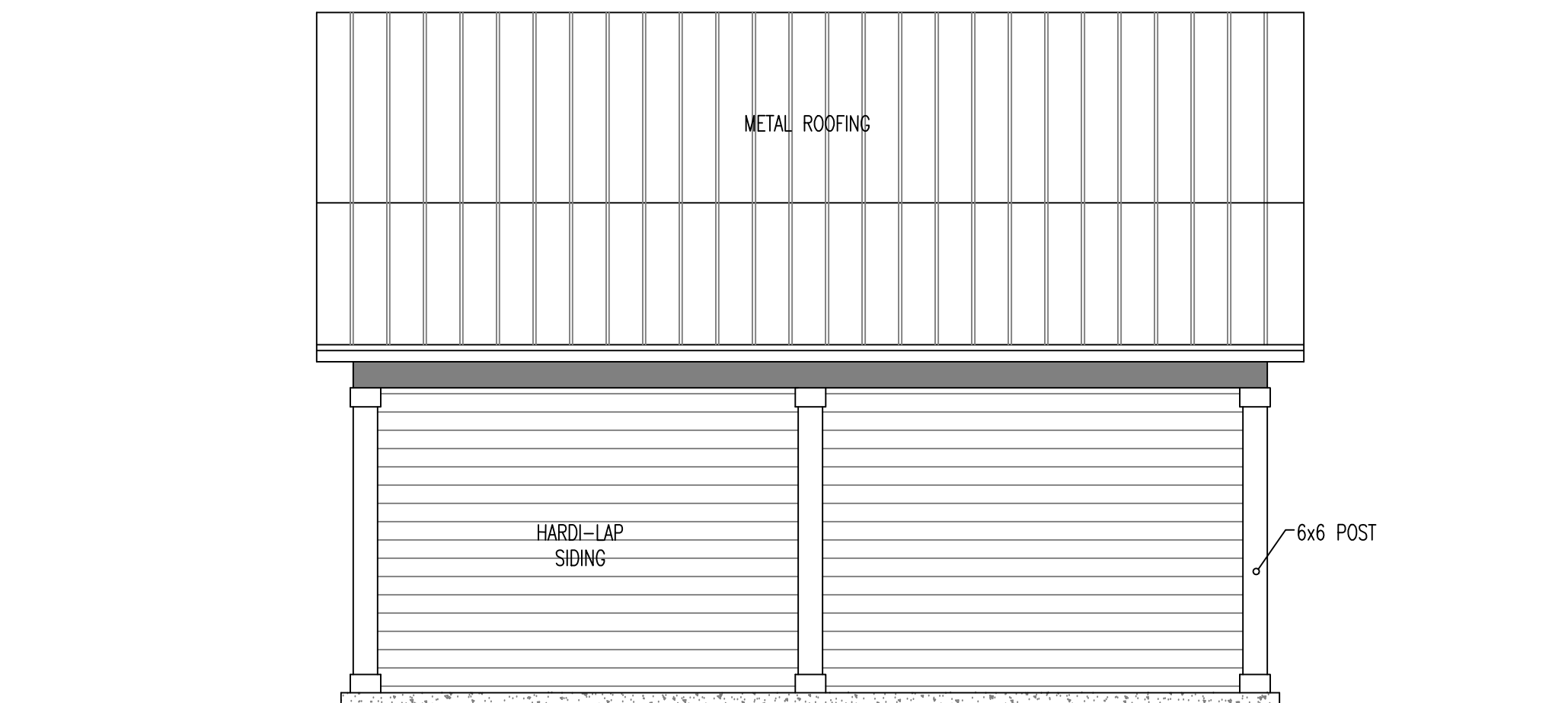
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RIGHT ELEVATION

SCALE: 1/4"=1'



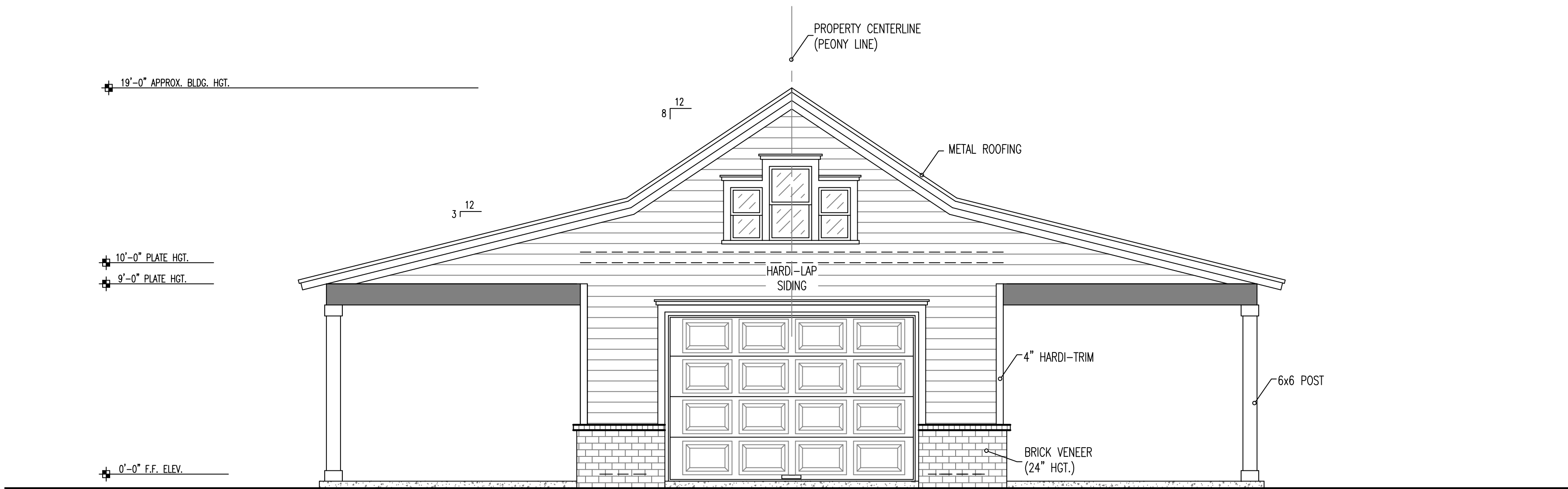
REAR ELEVATION

SCALE: 1/4"=1'



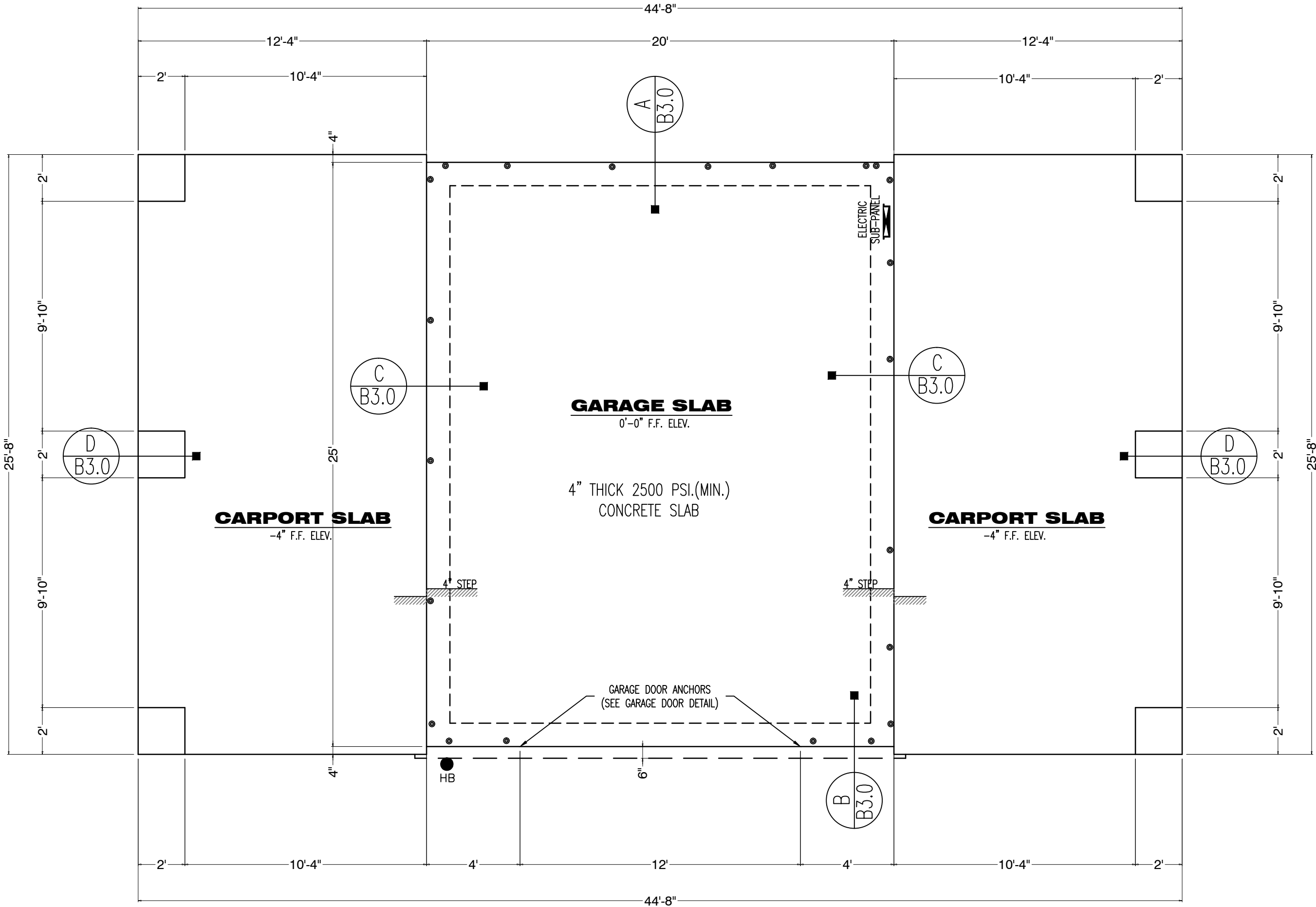
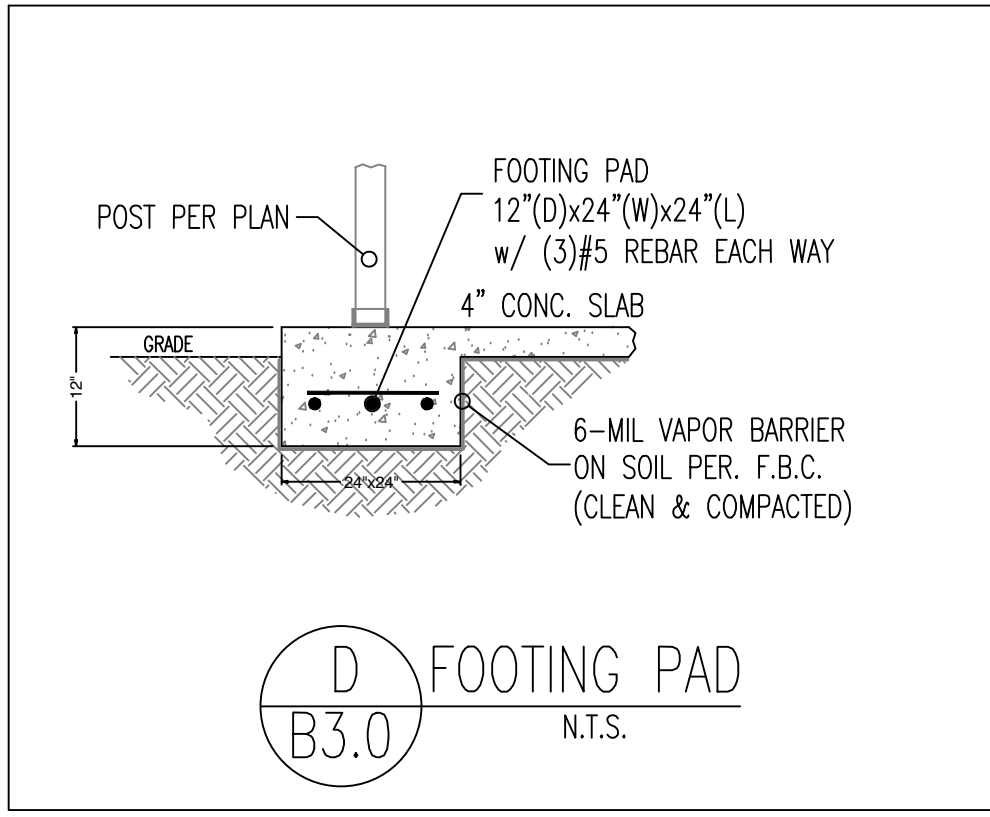
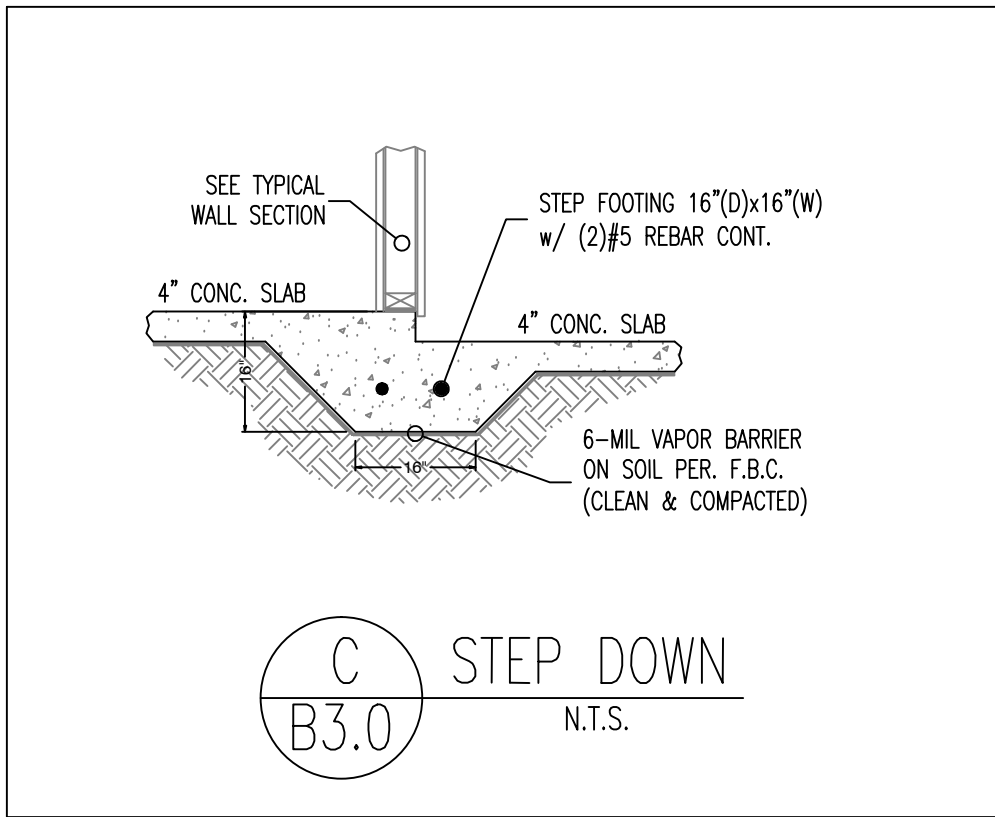
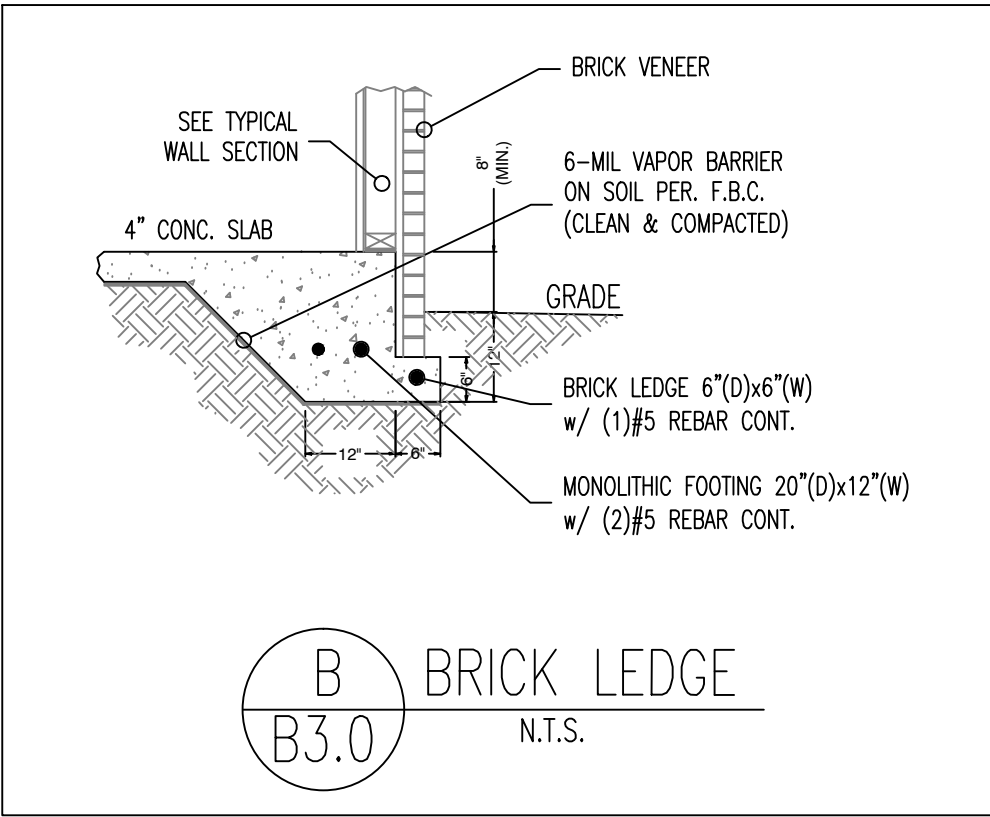
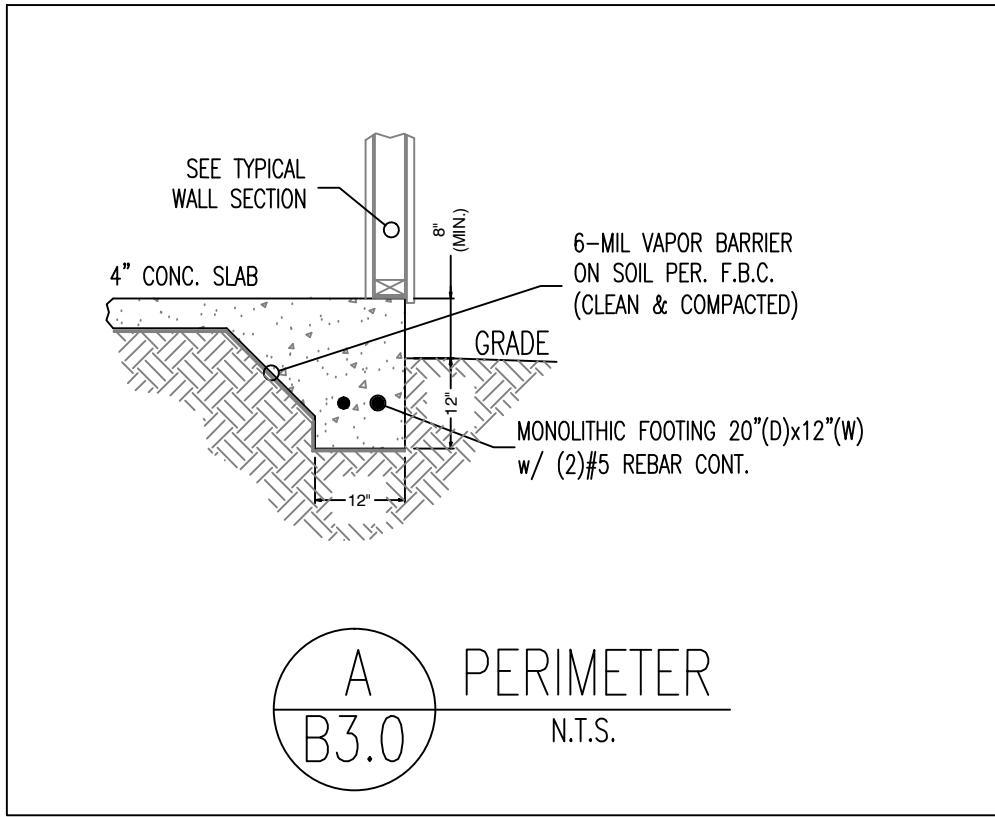
FRONT ELEVATION

SCALE: 1/4"=1'



LEFT ELEVATION

SCALE: 1/4"=1'



FOUNDATION PLAN

SCALE: 1/4"=1'

ROOF NOTES:

ROOF PITCH: 8:12 & 3:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: ASPHALT SHINGLES

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

SHEATHING MATERIAL: 7/16" A.P.A. RATED OSB SHEATHING (MIN.)

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

ROOF PLATE: 10'-0" (TYP.) & 9'-0" PLATE
(SEE ELEV.)

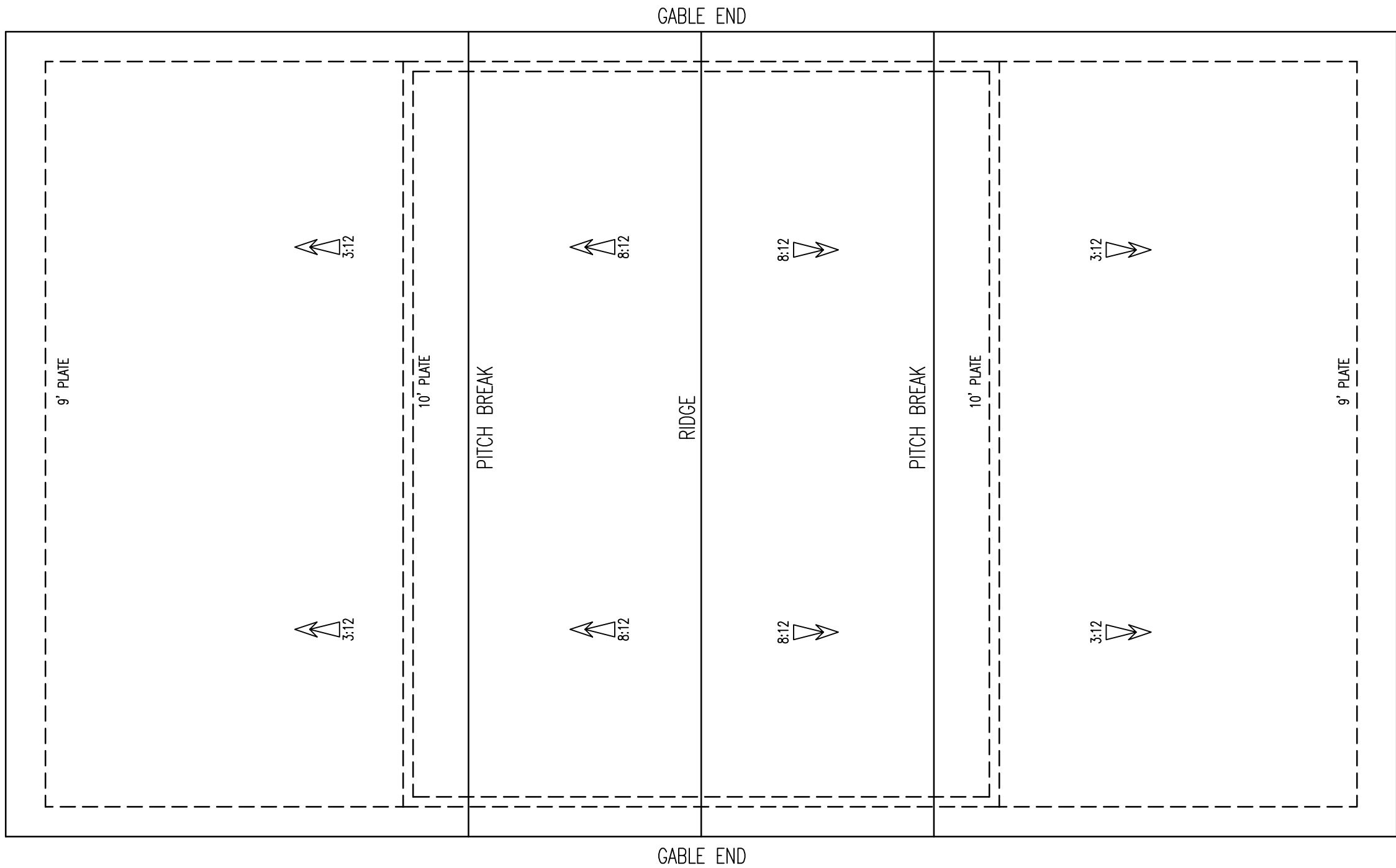
ROOF EAVE: 16" (TYP.)
12" EAVE @ GABLE

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

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 1,100 / 300 = 3.66 (TOTAL VENTILATION) / 2 =
1.83 SQ.FT (UPPER ROOF) & 1.83 SQ.FT (SOFFIT)

-EACH OFF-RIDGE VENT WILL VENT (2) SQ.FT. = (1) VENT REQUIRED-

- * 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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downsdraftinganddesign@gmail.com

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

OWNER / BUILDER

GREEN
RESIDENCE

PROJECT ADDRESS

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SOMERUELUS ST.
FERNANDINA BEACH, FL.
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MICHAEL G. HOLDER
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DOOR SCHEDULE				
SYMBOL	SIZE	DIMENSION	DISCRPTION	
1	3068	36"x80"	SOLID CORE EXTERIOR UNIT	
2	2868	32"x80"	HOLLOW CORE INTERIOR UNIT	
3				

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

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
4	3050	36"x60"	SINGLE HUNG

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCRPTION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x8	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCRPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(3) 13 1/4"x11 3/4"	LVL OR PARRALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
* B3 SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

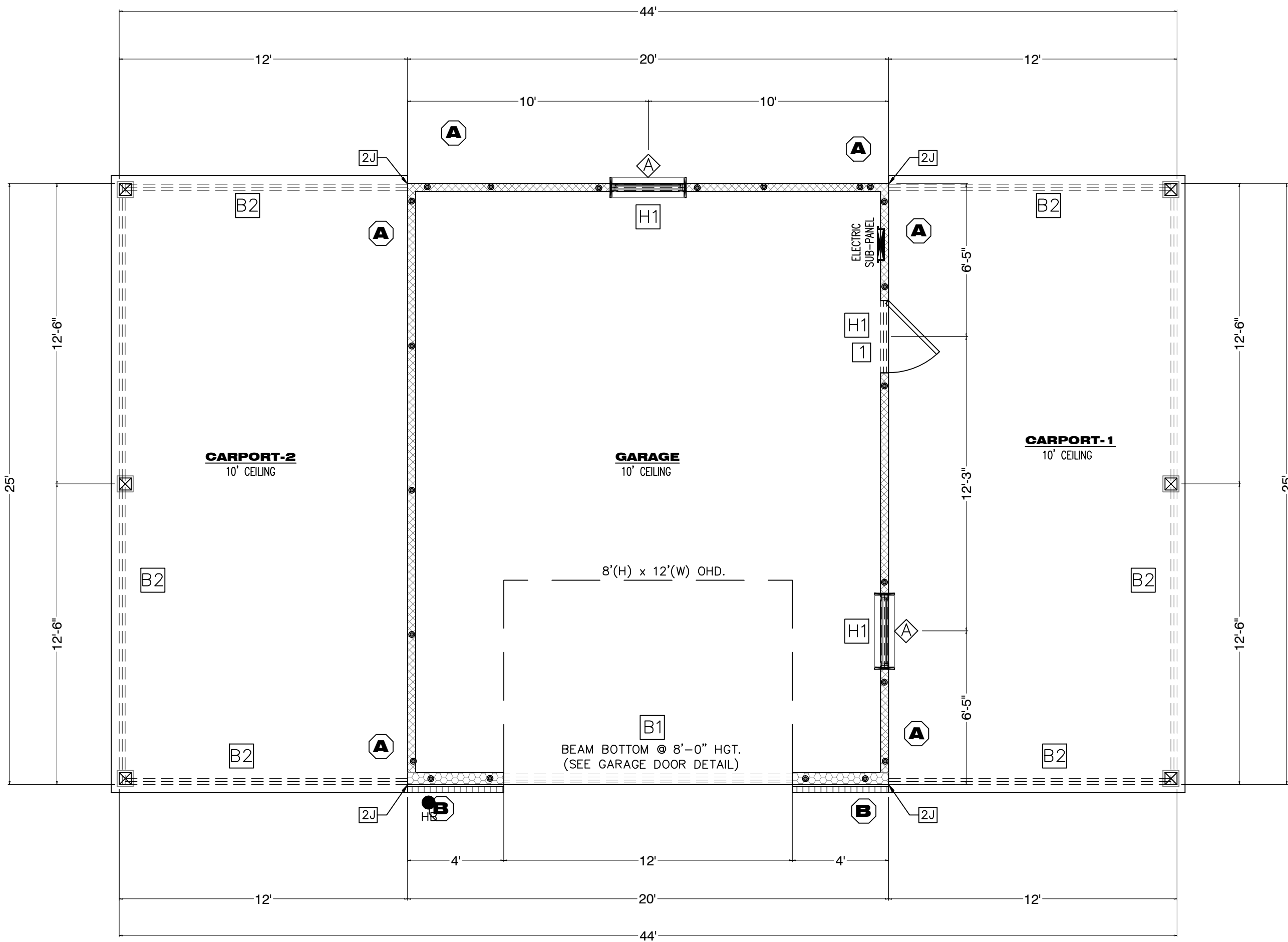
SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
GARAGE	UNCONDITIONED	500 sq.ft.
CARPORT-1	UNENCLOSED	300 sq.ft.
CARPORT-1	UNENCLOSED	300 sq.ft.
TOTAL A/C		0 sq.ft.
TOTAL U/R		1,100 sq.ft.

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	7/16" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	7/16" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	7/16" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

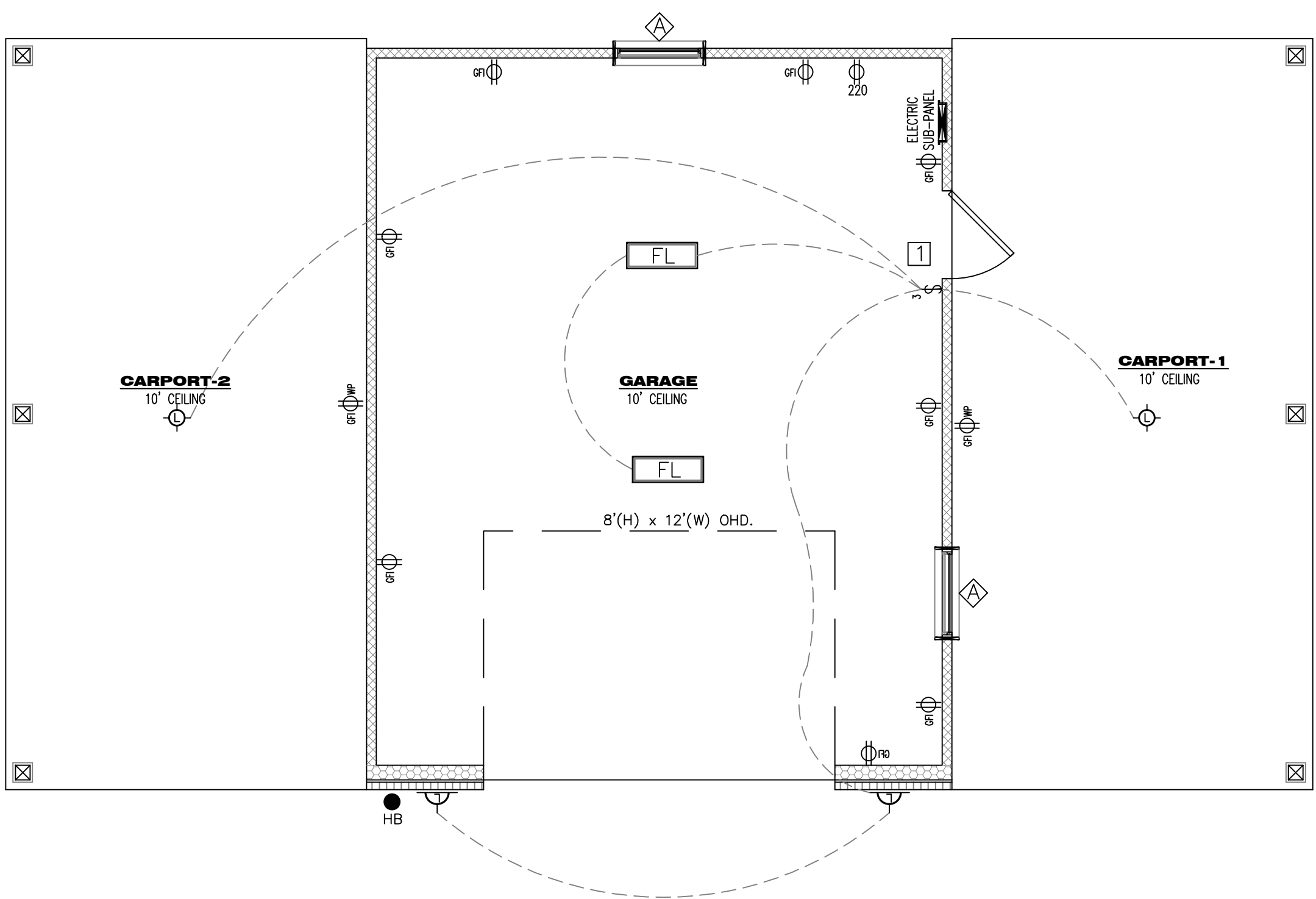
THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:

- * 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 3/4" x 8" EPOXY GROUTED BOLTS.
- * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL.



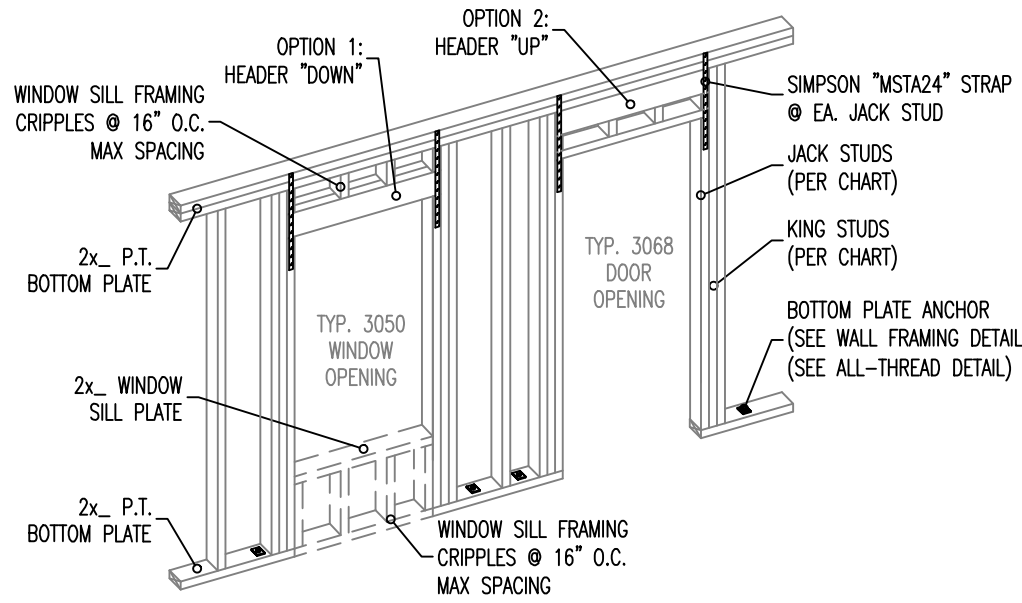
FRAMING PLAN

SCALE: 1/4"=1'



ELECTRIC PLAN

SCALE: 1/4"=1'

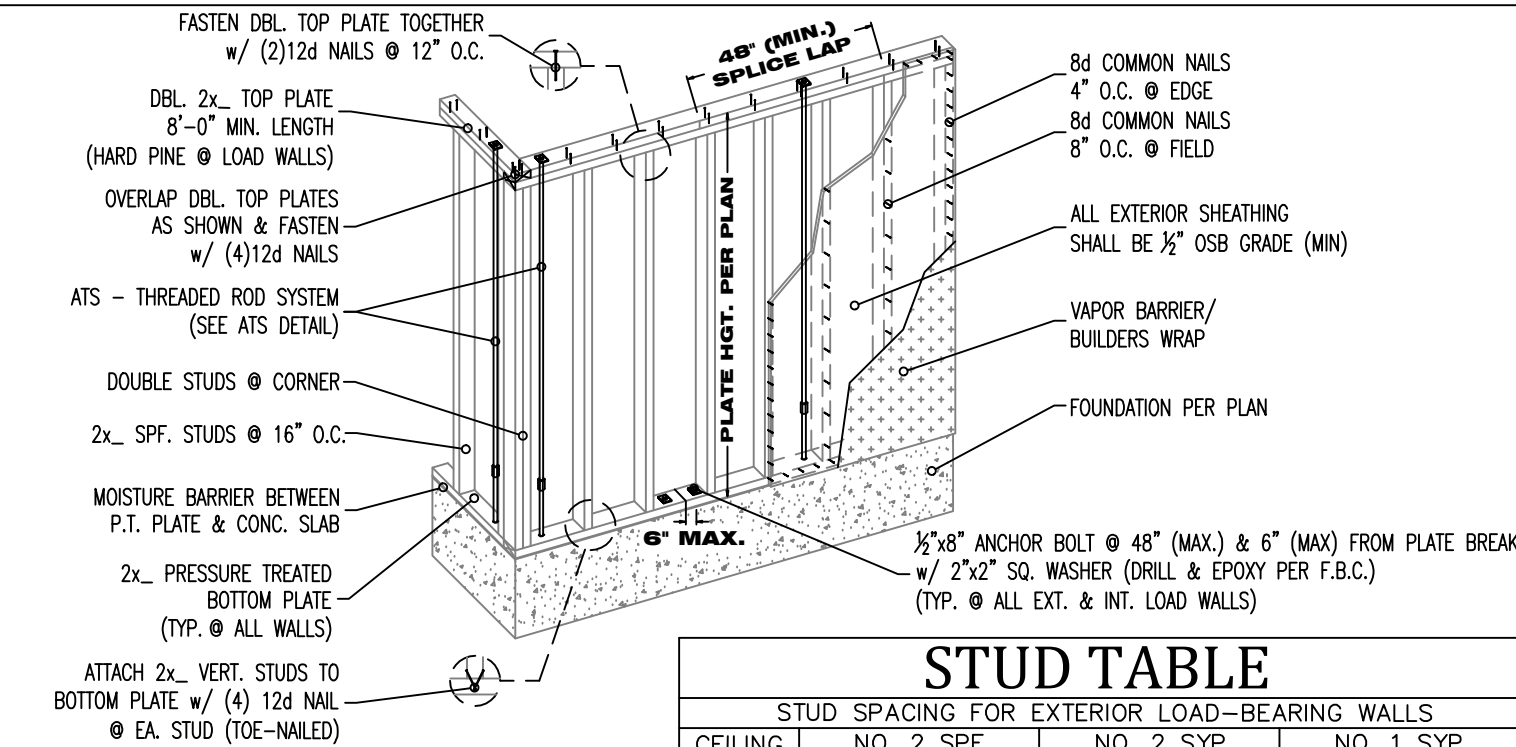


- HEADER NOTES:
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
 2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
 3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
 4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
 5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

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.

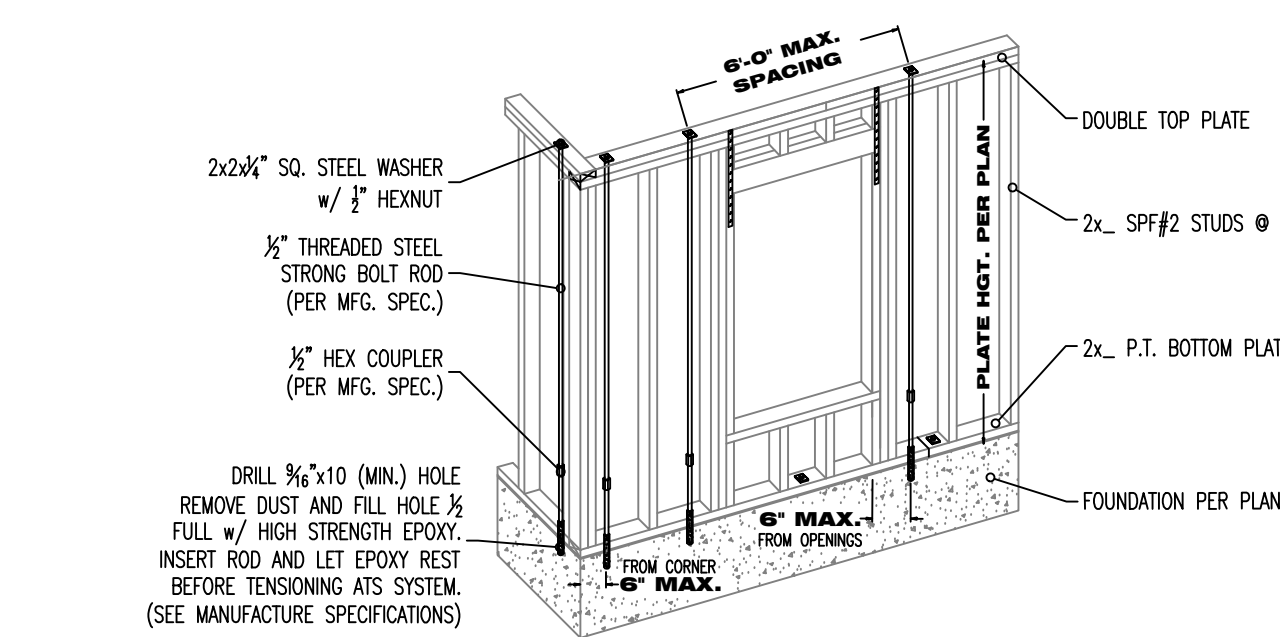


STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS			
CEILING HEIGHT	NO. 2 SPF	NO. 2 SYP	NO. 1 SYP
9 FT.	2x4	2x6	2x4
10 FT.	16" O.C.	24" O.C.	16" O.C.
11 FT.	12" O.C.	24" O.C.	16" O.C.
12 FT.	N/A	16" O.C.	N/A
13 FT.	N/A	12" O.C.	N/A
14 FT.	N/A	12" O.C.	N/A

- FRAMING NOTES:
1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
 2. ALL WALL STUDS SHALL SPRUCE PINE FIR #2 MATERIAL.
 3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL.
 4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC. SLAB w/ 0.145"x12d" SHOT PIN OR EQUIVALENT.

WALL FRAMING DETAIL

N.T.S.



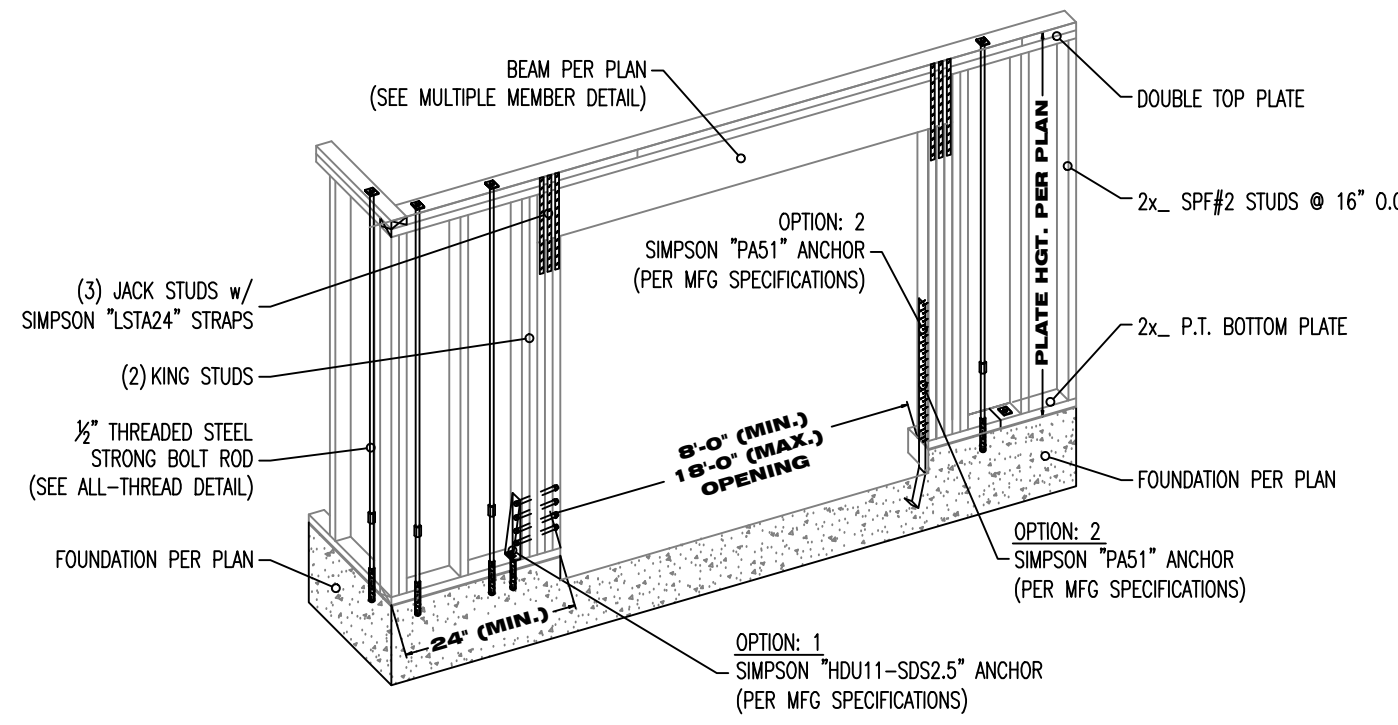
- FRAMING NOTES:
1. ATS ROD MAY SUBSTITUTE FOR 1/2" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
 2. INSTALL ATS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
 3. ATS ROD SYSTEM SHALL BE PRESENT IN ALL EXTERIOR & TRUSS LOAD BEARING WALLS.
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).
 5. ALL THREADED STEEL RODS SHALL CONFORM TO THE "ASTM-A35 THREADED STEEL" SECTION.

PLAN LEGEND

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

ALL-THREAD ROD SYSTEM DETAIL

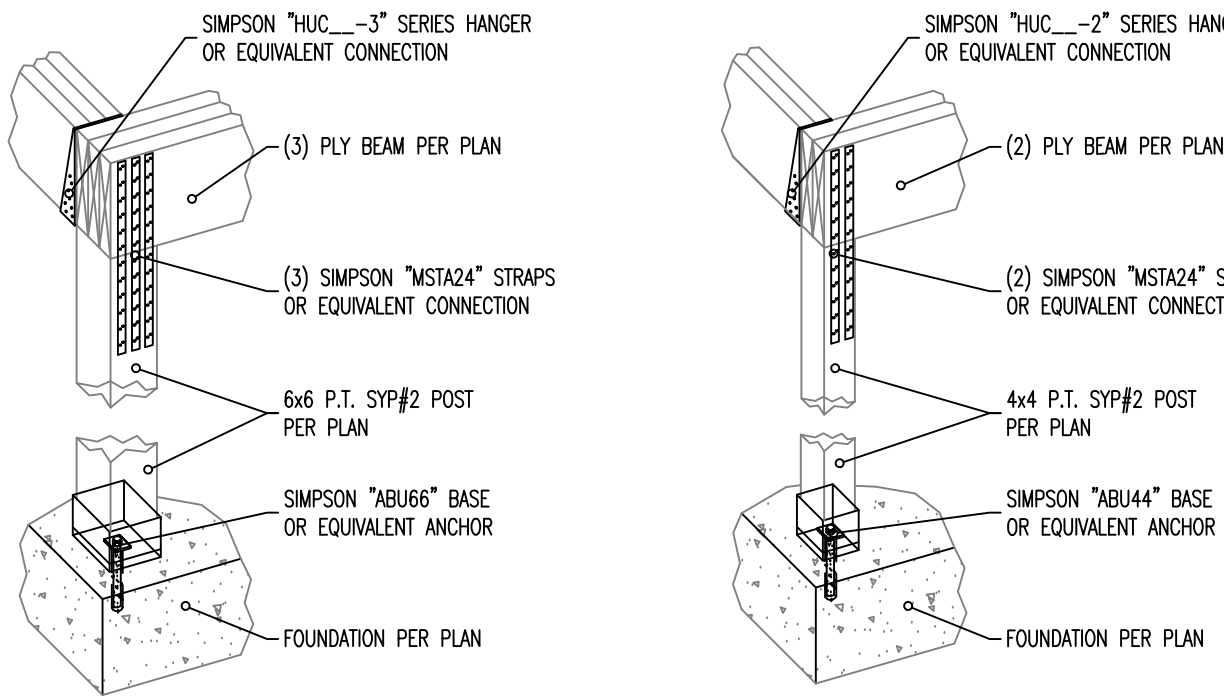
N.T.S.



- GARAGE DOOR NOTES:
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
 2. INSTALL ATS 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.



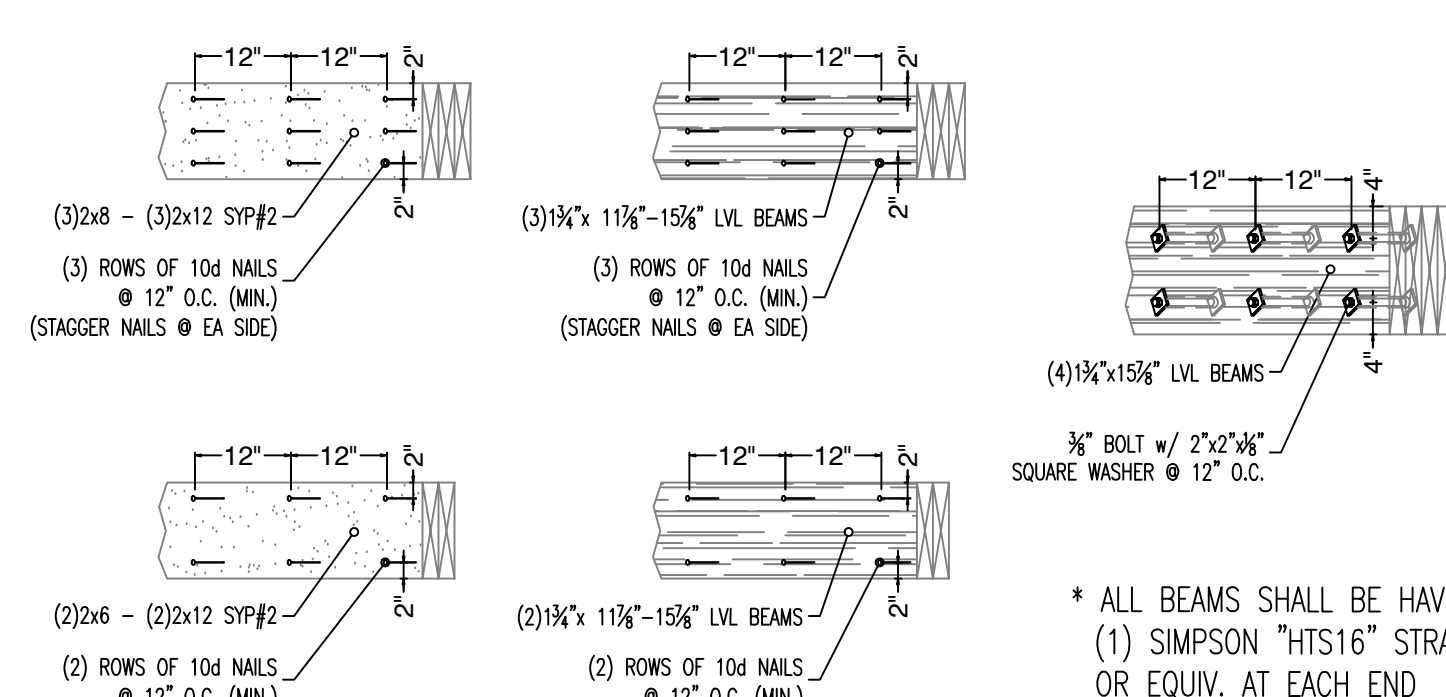
6x6 POST

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.



SOLID SAWN LUMBER

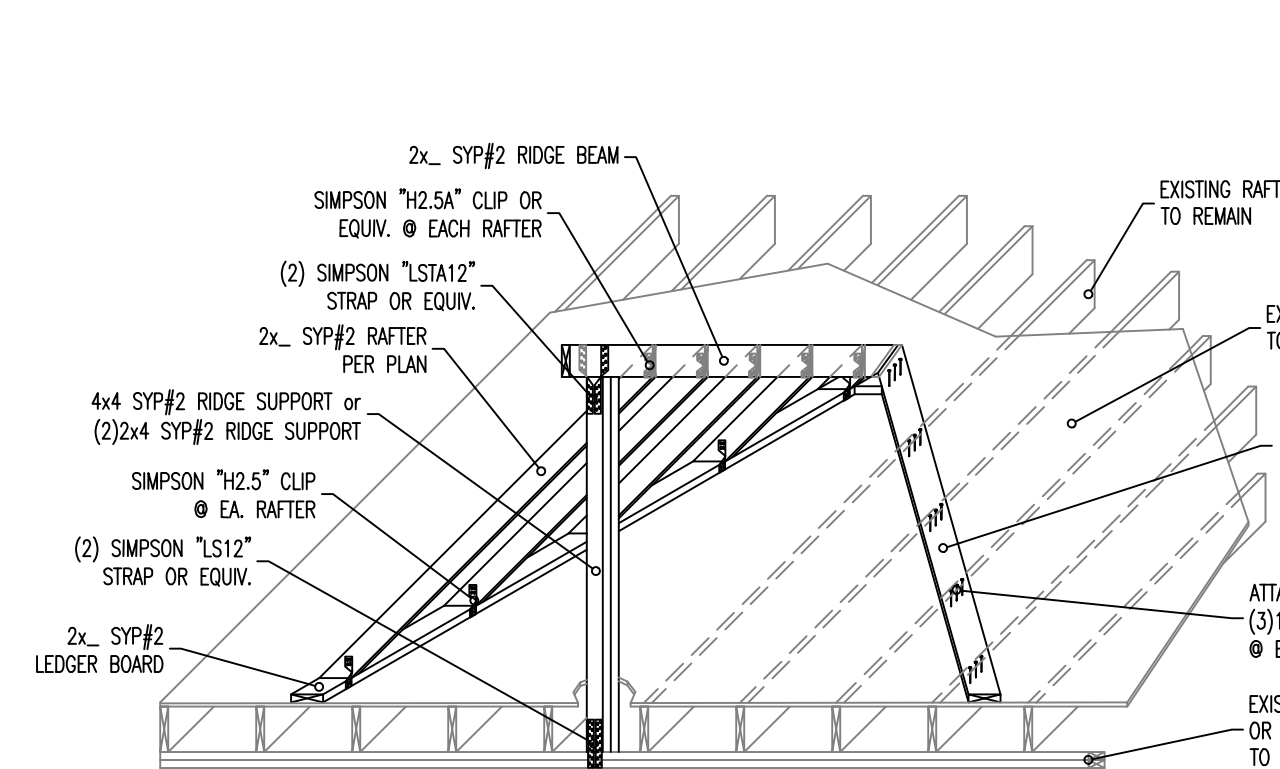
LVL BEAMS

4-PLY MEMBERS

- MULTI-PLY MEMBER NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2017 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

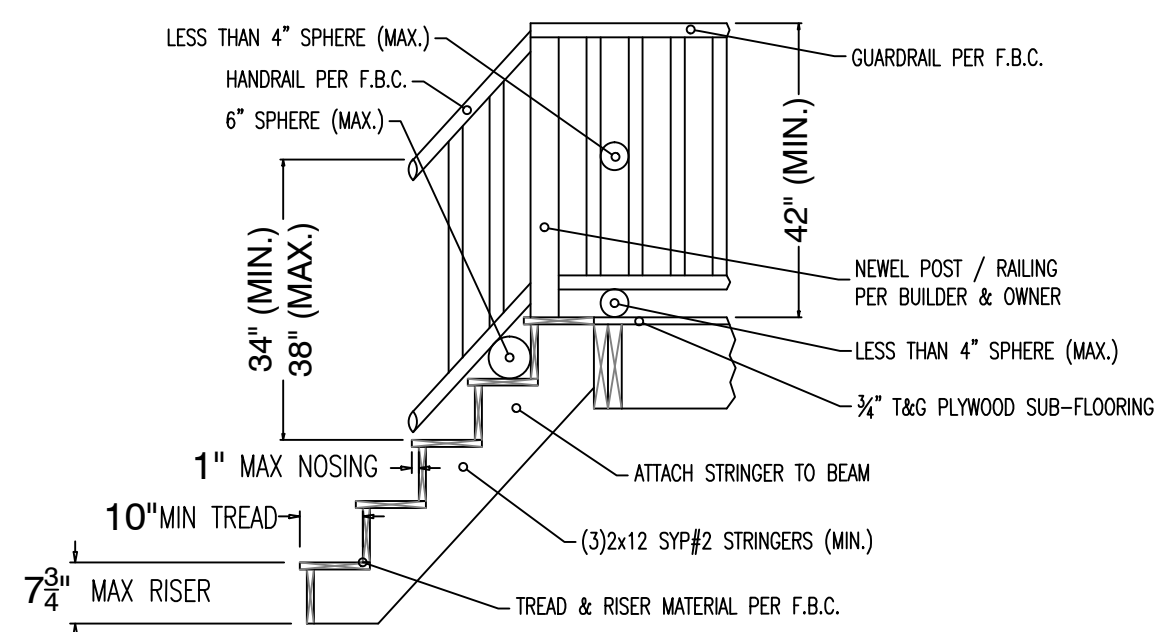
N.T.S.



- ROOF OVER FRAMING NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2017 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.

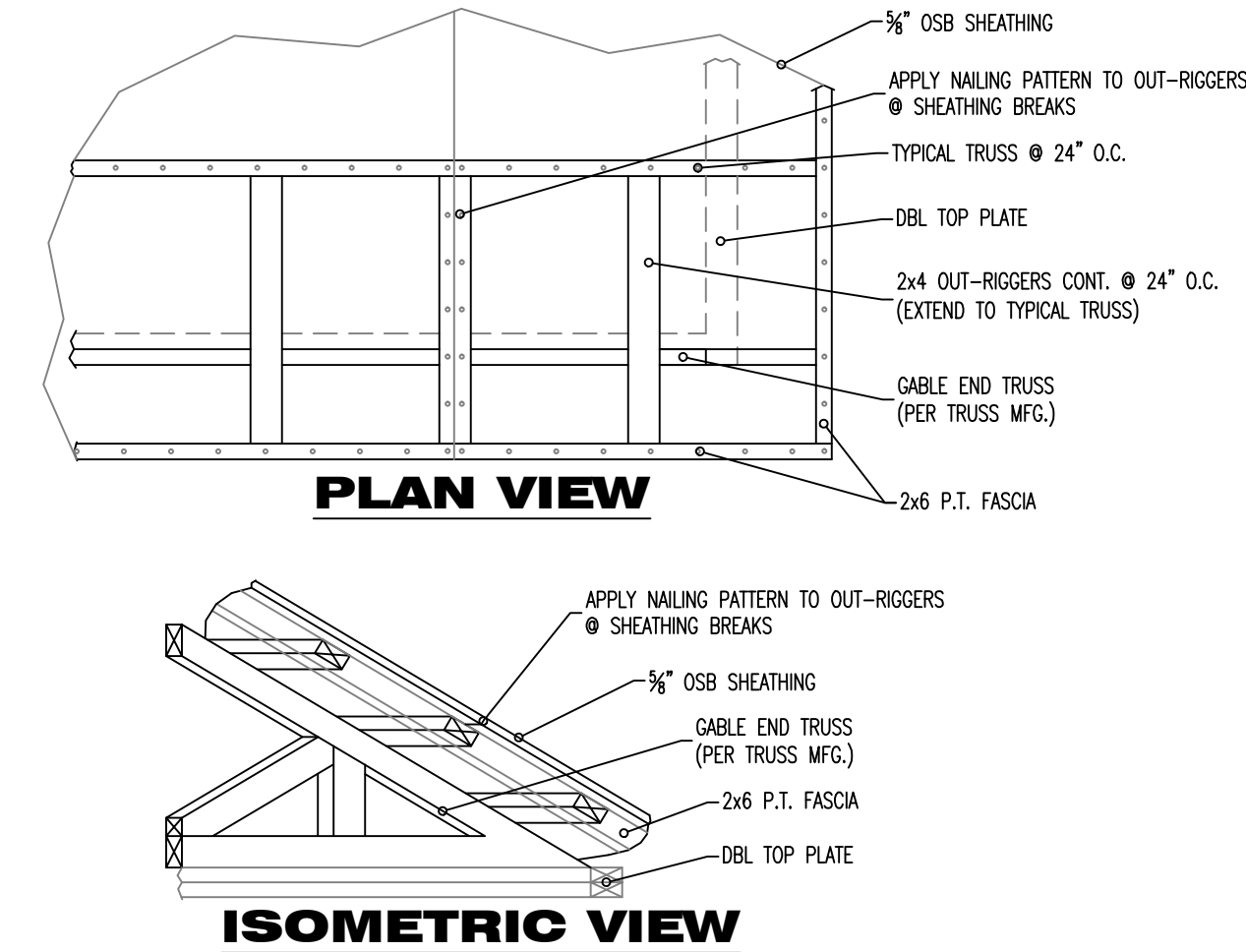


- STAIR NOTES:
- (2)RISERS + (1)TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MIN.)
 - WIDTH SHALL BE 36" (MIN.) BETWEEN RAILS (SEE F.B.C. FOR PROTRUDING OBJECTS)
 - ATTACH STRINGERS TO BEAM w/ (6)16d NAILS @ BEAM, TOE NAIL BOTTOM.

- RAIL NOTES:
- ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2017
 - ALL RAILS SHALL HAVE A PERMEITER DIMENSION OF 4" (MAX.) & 6" (MAX.) x 2 1/2" DEPTH (MAX.)
 - RAIL HEIGHT SHALL BE 34" (MIN.) AND 38" (MAX.) ABOVE TREAD NOSING / FLOOR.
 - FINGER SPACE SHALL BE 1 1/2" (MIN.) AND 3/4" (MAX.) FROM DOWELS / WALLS.
 - ROUND RAILS SHALL BE 1 1/2" (MIN.) AND 3/4" (MAX.) DIAMETER.
 - HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

STAIR / RAIL DETAIL

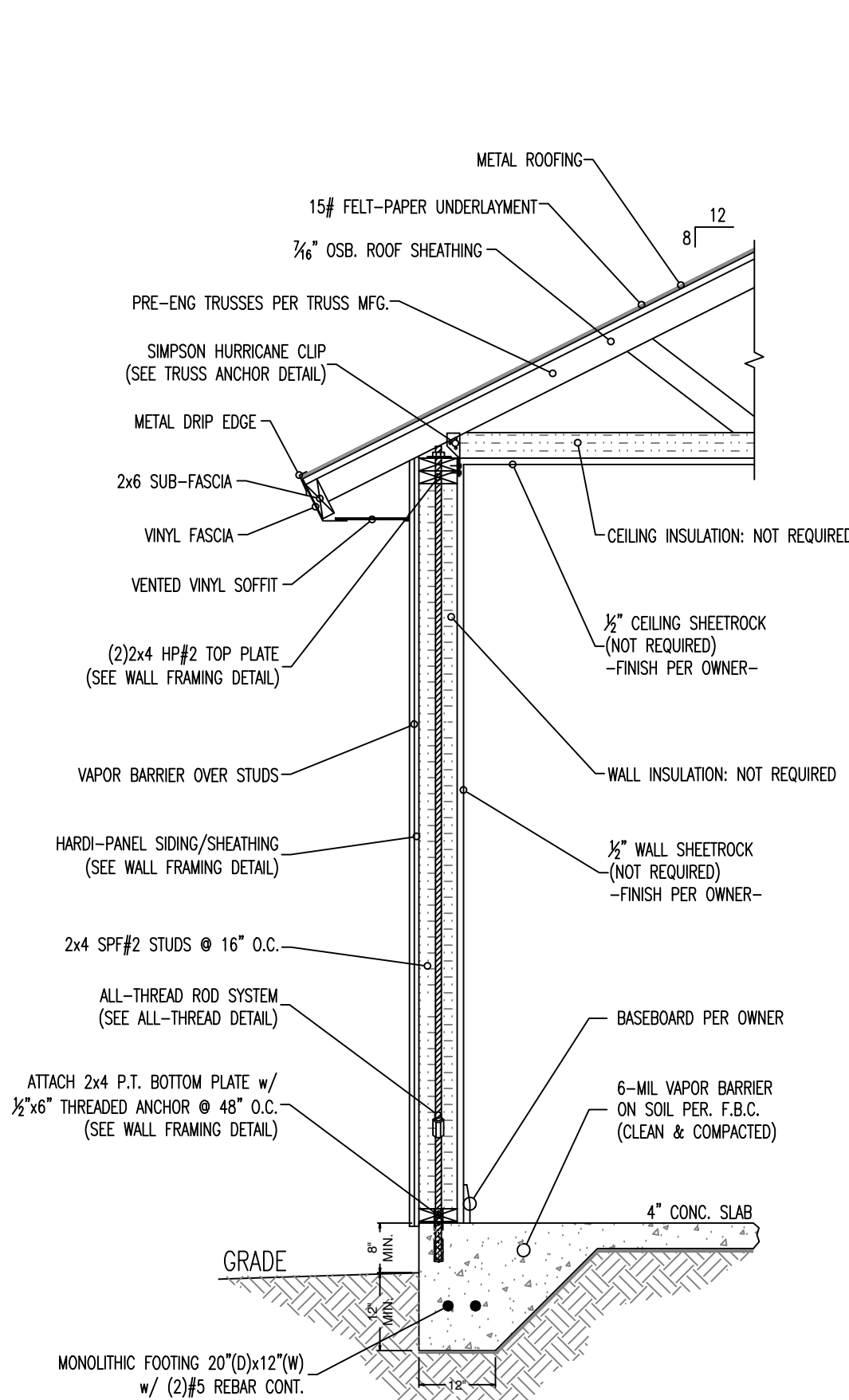
N.T.S.



- SECTION NOTES:
1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2017 FBC-R 107.3.5

DROP GABLE 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.

TRUSS FASTENERS

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

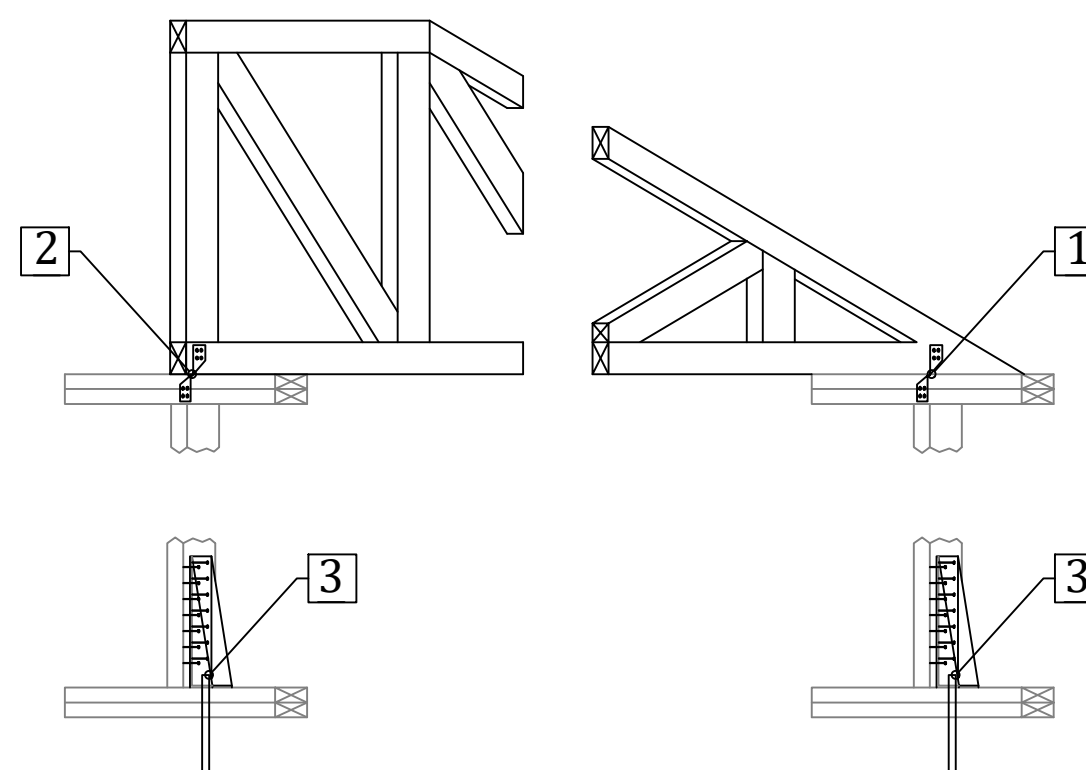
0-400#	H2.5
400#-800#	(2) H2.5
800#-1200#	H16
1200-1700#	LGT2 (2 PLY)
1700#-6400#	HGT2 (2 PLY)

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0-400#	H2.5
400#-1200#	LST24
1200#-2800#	(2) MSTA24
2800#-6600#	HST3
6600#-13300#	HST6

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)
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TRUSS ANCHOR DETAIL

N.T.S.

D5.0
(5) OF (6)
SHEET #:
PROJECT NAME: **GREEN - SOMERUELUS ST.**
PROJECT #: **18.01.05**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **09.27.18**

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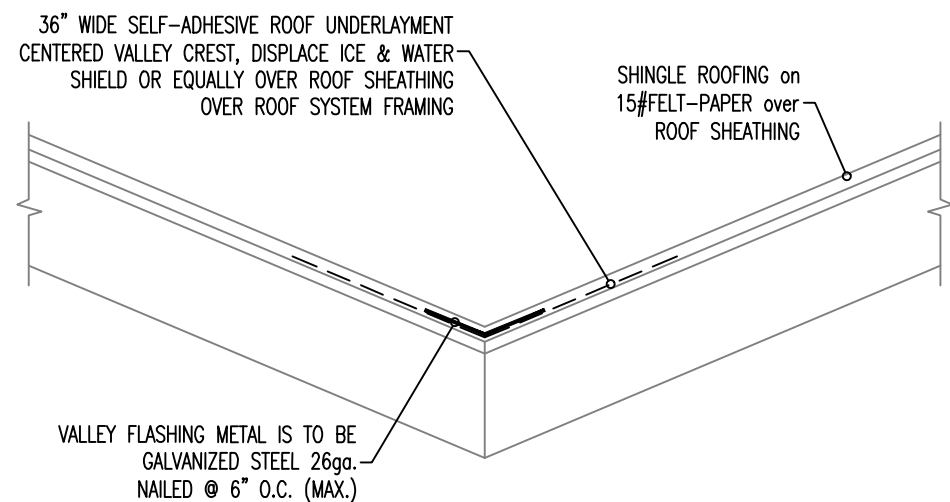
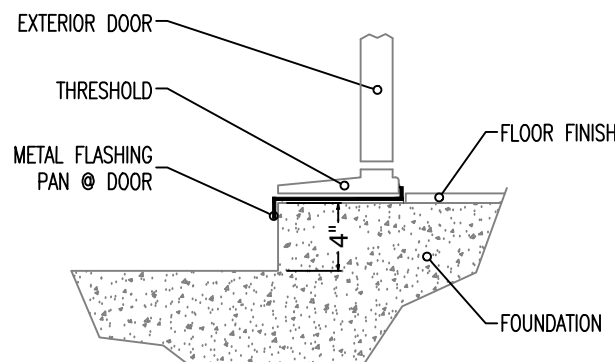
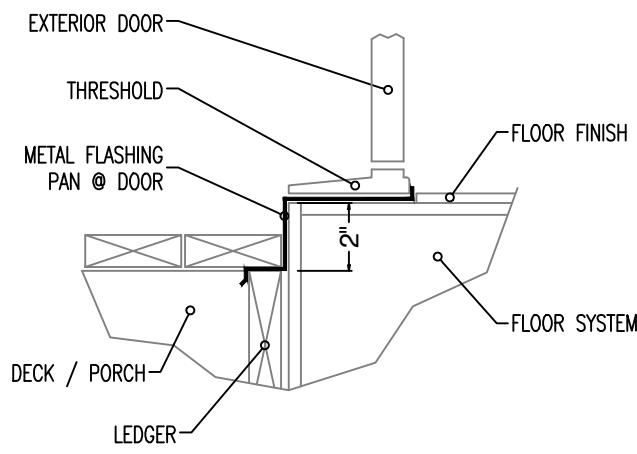
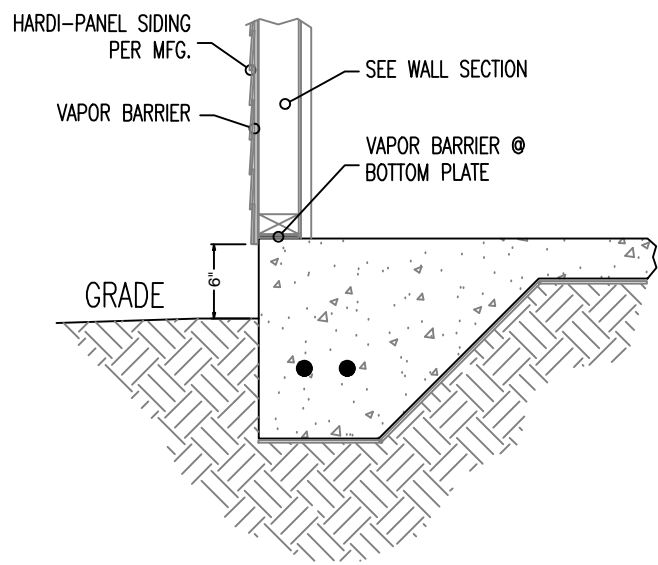
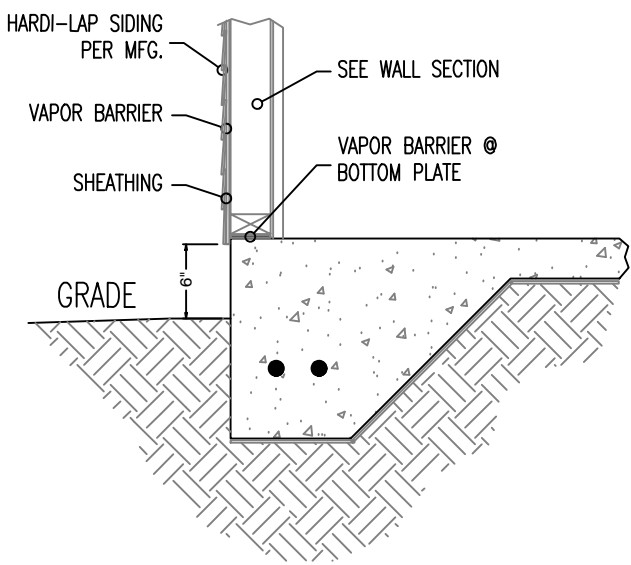
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OWNER / BUILDER
GREEN RESIDENCE
SOMERUELUS ST. - FERNANDINA BEACH, FL.
1119 32034

PROJECT ADDRESS
MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
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09.27.18
ENGINEER OF RECORD

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HARDI-LAP FLASHING DETAIL

N.T.S.

HARDI-PANEL FLASHING DETAIL

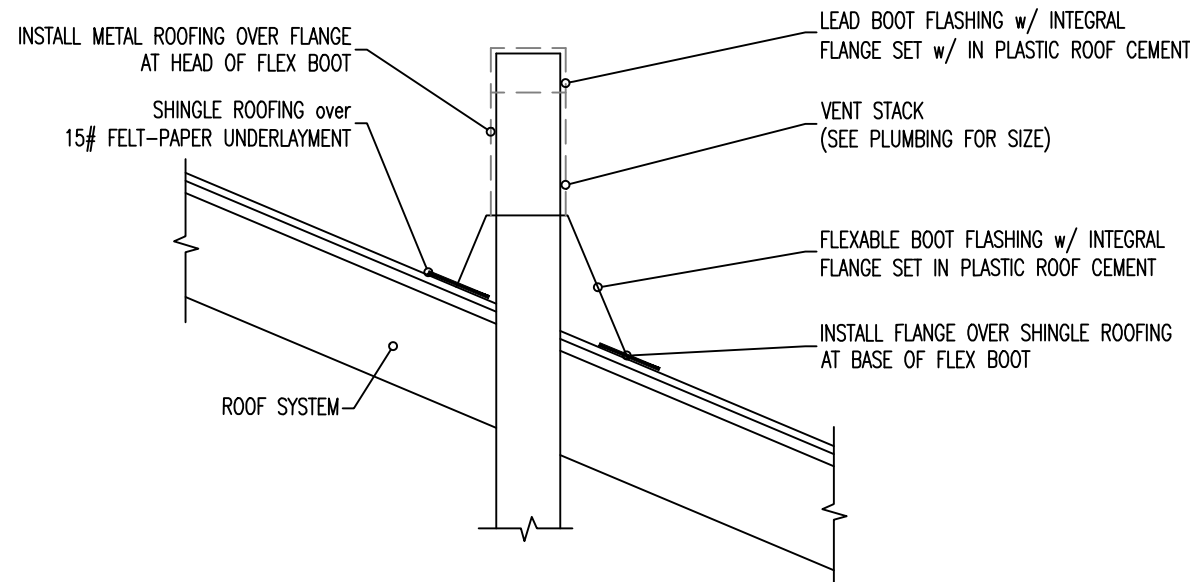
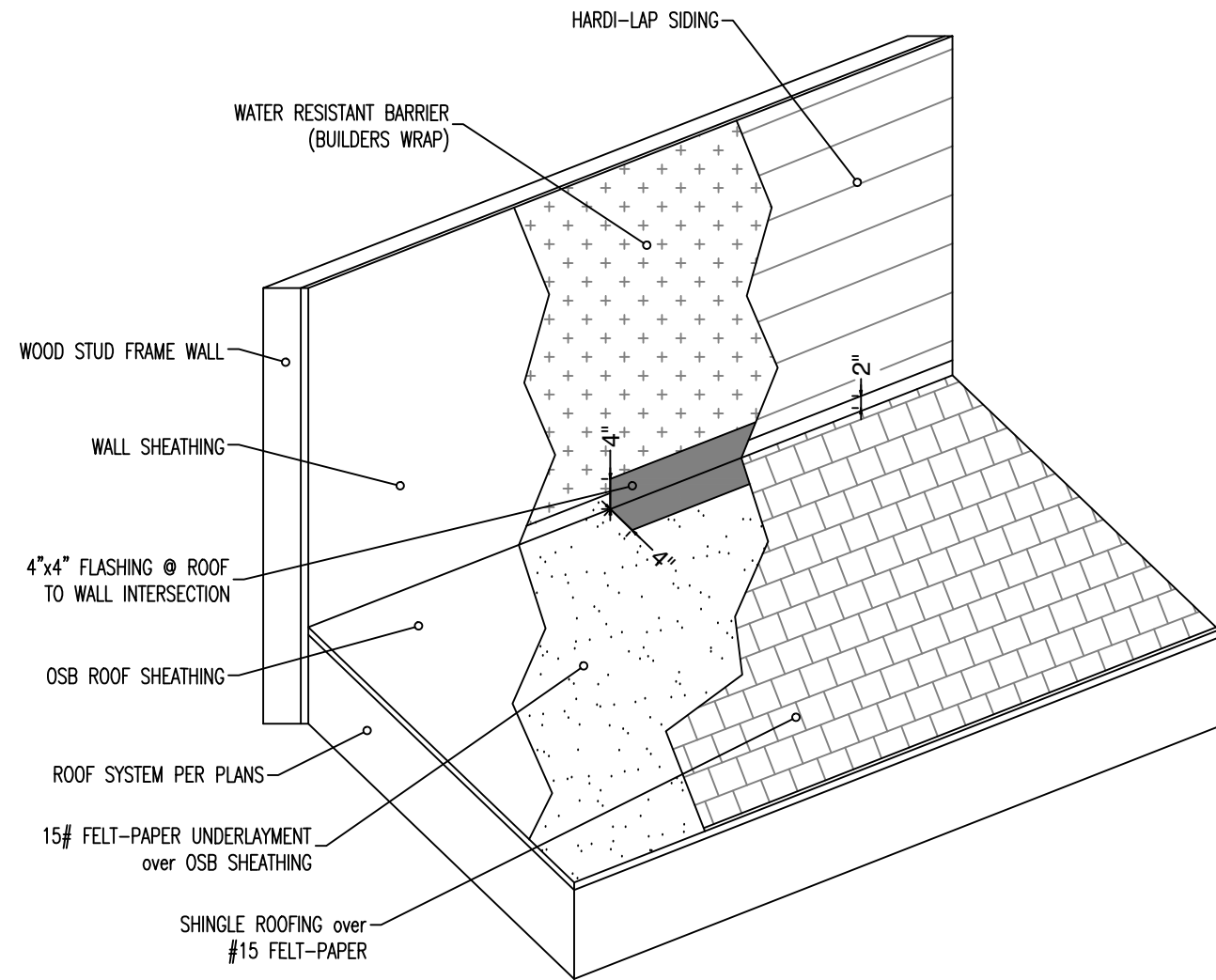
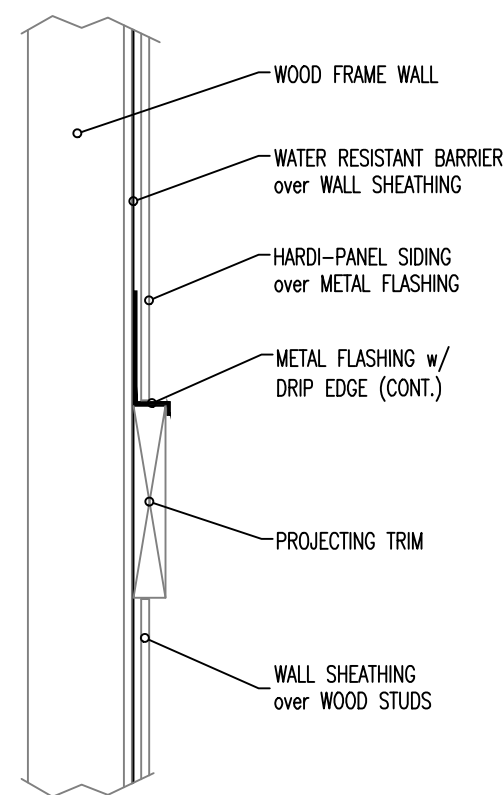
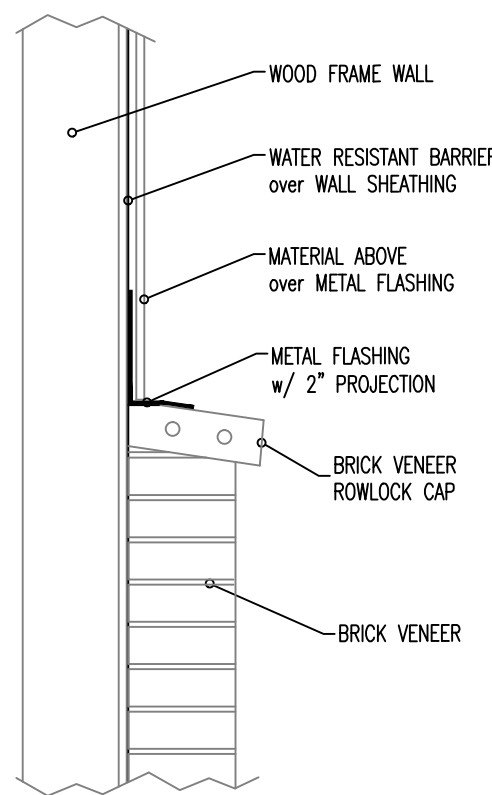
N.T.S.

DOOR THRESHOLD DETAIL

N.T.S.

VALLEY FLASHING DETAIL

N.T.S.



NOTE: - INSTALL IN STRICT ACCORDANCE w/ MFG. INSTRUCTIONS
- APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY.

PROJECTING CAP DETAIL

N.T.S.

PROJECTING TRIM DETAIL

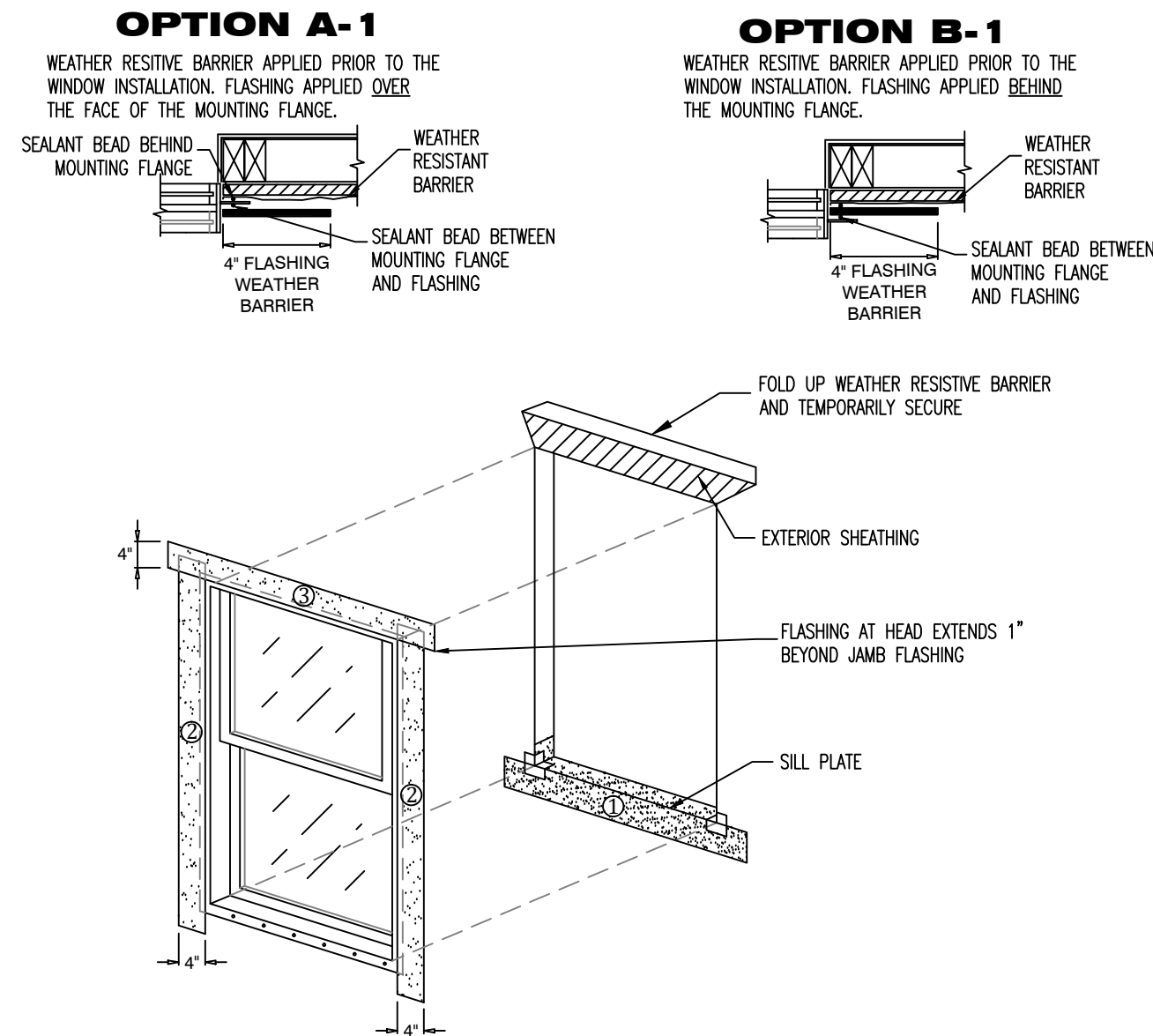
N.T.S.

ROOF TO WALL DETAIL

N.T.S.

ROOF VENT STACK DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8\"/>

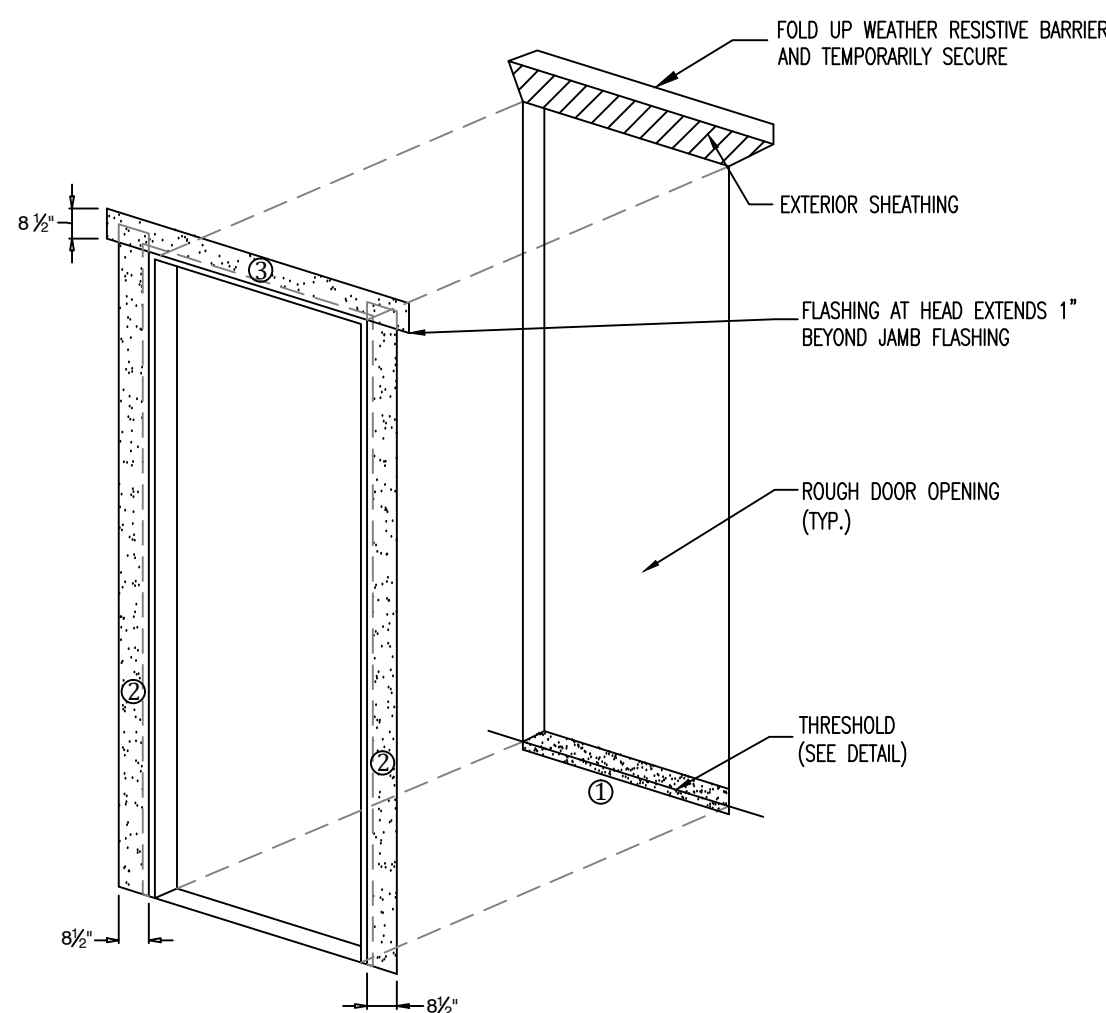
JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4\"/>

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SEAL THE WINDOW FRAME TO OPENING. APPLY A 3/8\"/>

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8\"/>

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 8\"/>

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH DOOR. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

WINDOW FLASHING DETAIL

N.T.S.

DOOR FLASHING DETAIL

N.T.S.

D5.1

SHEET # (6) OF (6)

PROJECT NAME: **GREEN - SOMERUELUS ST**

PROJECT #: **18.01.05**

DRAWN BY: **WMD**

CHECKED BY: **MGH**

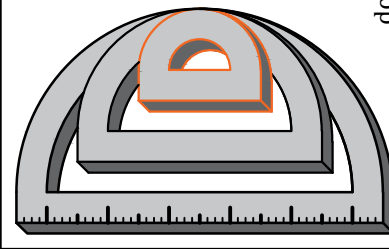
SCALE: **1/4\"/>**

DATE: **09.27.18**

1020 Little Brook Ct.
Jacksonville, FL 32218

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downsdraftinganddesign@gmail.com



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OWNER / BUILDER

GREEN RESIDENCE
1119 SOMERUELUS ST. FERNANDINA BEACH, FL. 32034

PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
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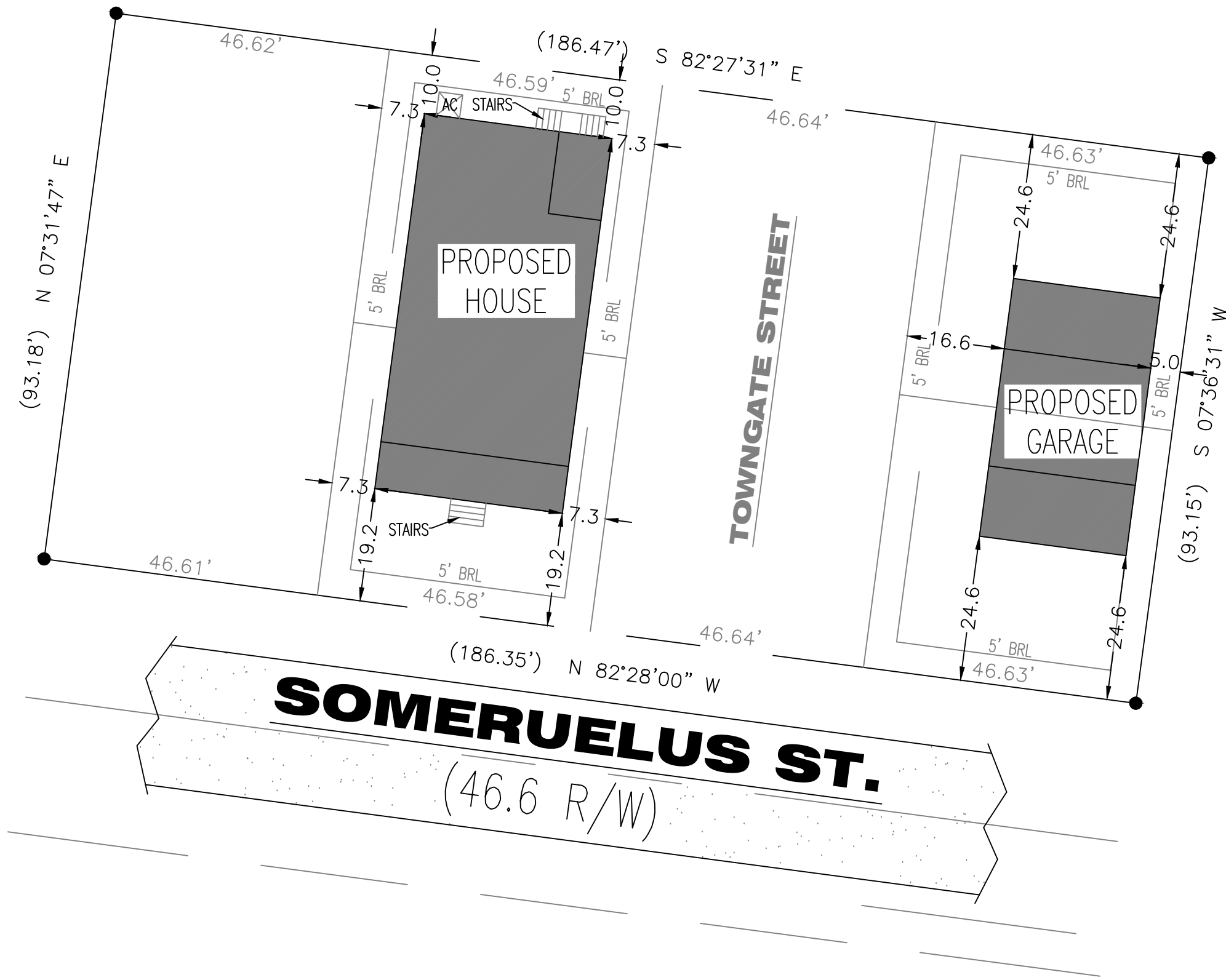
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ENGINEER OF RECORD

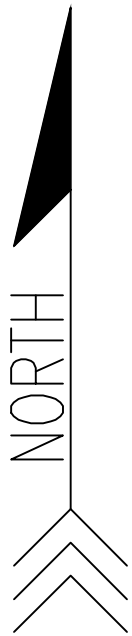
BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"

NOTES:

- 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



NOTE: NO DESIGNATED WALK-WAYS OR DRIVE-WAY WITH CURRENT DESIGN



SITE PLAN

SCALE: 1 = 20

SP1.0

SHEET #:

PROJECT NAME: **GREEN - SOMERUELUS ST.**

PROJECT #:

DRAWN BY: **WMD**

CHECKED BY: **MGH**

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

DATE: **09.27.18**

1020 Little Brook Ct.
Jacksonville, FL 32218

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PROJECT ADDRESS

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FERNANDINA BEACH, FL.
32034

ENGINEER OF RECORD

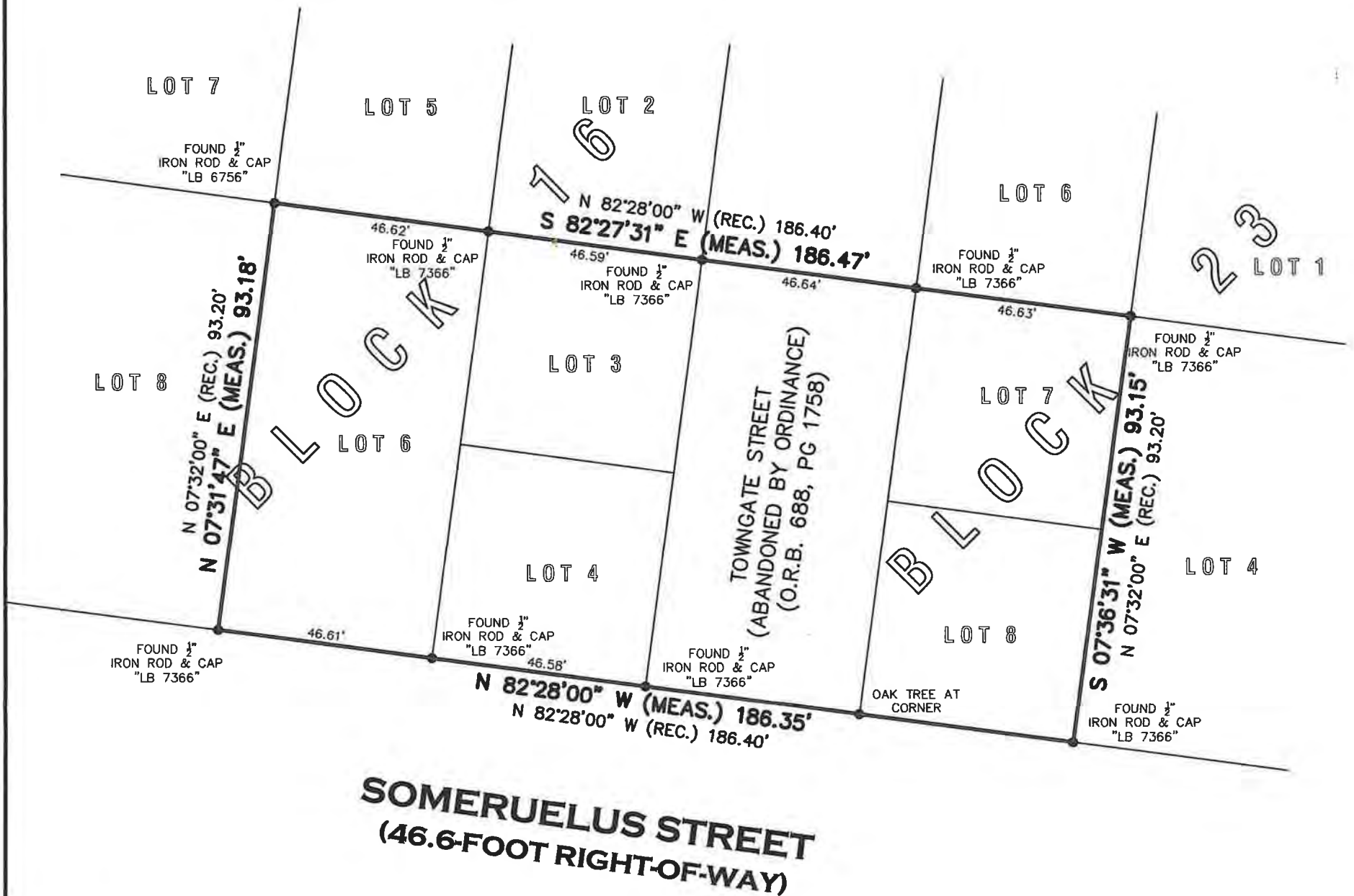
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MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND THE STATE OF FLORIDA, KNOWN 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 AND 6, BLOCK 16 AND LOTS 7 AND 8, BLOCK 23, OLD TOWN, TOGETHER WITH ALL THAT PART OF TOWNGATE STREET LYING BETWEEN LOTS 3 AND 4, BLOCK 16 AND LOTS 7 AND 8, BLOCK 23, OF OLD TOWN, AS VACATED AND CLOSED BY ORDINANCE NUMBER 469 RECORDED IN OFFICIAL RECORDS BOOK 668, PAGE 1758 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PREPARED FOR:
TIMOTHY JOSEPH GREEN AND PATRICIA LYNN GREEN
FOR THE BENEFIT OF:
SYNOVUS BANK
ANDREA F. LENNON, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the 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 based on N 82°28'00" W for the Northerly Right-of-Way Line for Someruelus Street, (Assumed).
- 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) "Unless it bears the COLOR 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.
- 7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0229G, Dated 08/02/2017.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 9) Notice of Liability: This Survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. The Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey without the express written consent of the Surveyor.

LEGEND:

A/C = AIR CONDITIONER	IDENT. = IDENTIFICATION	REC. = RECORD	☐ = GAS METER
AKA = ALSO KNOWN AS	L = ARC LENGTH	RNG = RANGE	☒ = LIGHT POLE
B.R.L. = BUILDING RESTRICTION LINE	MEAS. = MEASURED	R/W = RIGHT OF WAY	☑ = SANITARY MANHOLE
CALC. = CALCULATED	MON. = MONUMENT	SEC = SECTION	☒ = SEWER CLEANOUT
CB = CHORD BEARING	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	TWP = TOWNSHIP	☑ = TELEPHONE PEDESTAL
CD = CHORD DISTANCE	O.R.B. = OFFICIAL RECORD BOOK	—OHE— = OVERHEAD ELECTRIC	☑ = UTILITY POLE
CONC. = CONCRETE	P.C. = POINT OF CURVATURE	—UGE— = UNDERGROUND ELECTRIC	☑ = WATER METER
CMP = CORRUGATED METAL PIPE	P.I.N. = PARCEL IDENTIFICATION NUMBER	—X— = FENCE AS NOTED	☑ = WELL
D.B. = DEED BOOK	P.O.B. = POINT OF BEGINNING	☑ = CENTERLINE	☑ = SET 4x4" CONC. MON. & DISK (LB 7366)
ELEV. = ELEVATION	P.O.C. = POINT OF COMMENCEMENT	☑ = CENTRAL ANGLE	☑ = SET 1/2" IRON ROD & CAP (LB 7366)
F.F. = FINISHED FLOOR	P.T. = POINT OF TANGENCY	☑ = DRAINAGE MANHOLE	☑ = FOUND IRON AS NOTED
INV. = INVERT	R = RADIUS	☑ = ELECTRIC METER	☑ = FOUND MONUMENT AS NOTED
	RCP = REINFORCED CONCRETE PIPE	☑ = FIRE HYDRANT	



Stephen W. Hoffman, PSM

P. O. Box 977, Yulee, FL 32041
(904) 225-0597 * FAX (904) 548-0456
surveyor98@comcast.net

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.

BY: Stephen W. Hoffman
STEPHEN W. HOFFMAN
FLORIDA REGISTERED SURVEYOR
AND MAPPER CERTIFICATE No. 5774

SCALE: 1"=30'
DATE: 11/03/17
DRN BY: SWH
CKD BY: SH
JOB NO: 17062
F.B. NO: DC
PAGE NO: FILE

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

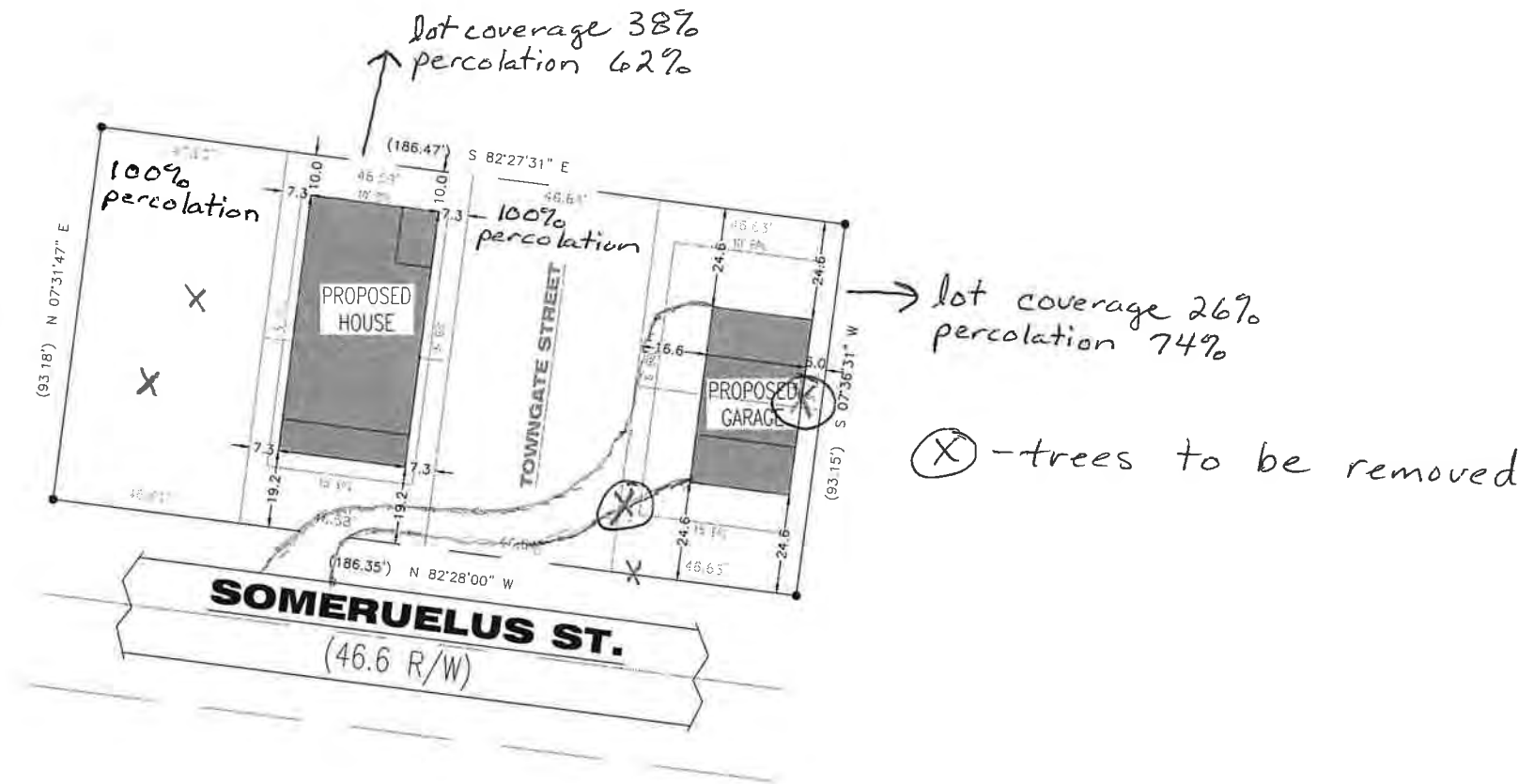


DOWNS DRAFTING AND DESIGN LLC
IS A DRAFTING SERVICE AND HOLDS NO
RESPONSIBILITY IN THE ENGINEERING AND
CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
PLANS. IT IS THE RESPONSIBILITY OF THE
HOMEOWNER OR CONTRACTOR TO VERIFY
ALL DIMENSIONS AND CONSTRUCTABILITY
PRIOR TO PROCEEDING WITH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

OWNER/BUILDER
**GREEN
RESIDENCE**
PROJECT ADDRESS
**1119 SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034**

ENGINEER OF RECORD

ENGINEER OF RECORD



BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	25'-0"
REAR	20'-0"
SIDE	10'-0"

- NOTES:
- 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



SITE PLAN
SCALE: 1" = 20'

x = trees



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-46
OCTOBER 18, 2018

Owner/Applicant:	Gary A. & Phyllis M. Pongetti				
Property Address:	1102 White Street				
Requested action:	Conceptual Certificate of Approval (COA) to construct a 1-story, 1,311 square foot primary structure and a 450 square foot detached accessory structure.				
Current zoning:	OT-1				
FLUM land use category:	Old Town 1				
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		
	South	Vacant	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.



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:

Conceptual Certificate of Approval (COA) to construct a 1-story, 1,311 square foot primary structure and a 450 square foot detached accessory structure.

This parcel consists of two media peonia (lots 11 & 12)

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

8.00.01 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	Hardy	
Doors	ThermaTru	
Windows	PGT	
Roofing	5V Crimp	
Fascia/Trim	Hardy	
Foundation	Pier w/brick vener; lattice infill	
Shutters		
Porch/Deck	PT Lumber	
Fencing	N/A	
Driveways/ Sidewalks		
Signage	N/A	
Other		

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site will also include a one-story accessory dwelling.
- **Lot Density** – Total lot coverage is 41%, which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches, breezeways and carports 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 noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments. Although it is allowable to be constructed over, the mid-lot corridor should be expressed in the architecture of the building. Applicant will be asked to elaborate on how the proposal meets this guideline.
- **Visibility Triangle** – Meets 15’ visibility triangle at corner of White and New Streets.
- **Parking** – Driveway to be accessed off of New Street. The driveway is to be crushed shell in 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** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 21’, which is under the maximum allowable. Height of the accessory structure is 13’, which is under the allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a pier foundation with wood lattice as infill between piers. Piers are indicated to have a brick veneer.
- **Windows** – The windows that are proposed to be Pella, double-hung
- **Doors** – Front door is a ThermaTru Smooth-Star fiberglass door

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.
- **Easement** – There is a 12’ easement that runs along the southern boundary of the property. As the wall of the garage is constructed on the easement line, it appears the eaves will encroach upon the easement. Construction of the garage also forces the removal of the cluster of trees located in the easement to be removed to maintain access.
- **Details** – Details will need to be provided for final approval that illustrate the design of door/window trim; lattice infill design; porch columns and railings;

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:

CONCEPTUAL APPROVAL of HDC 2018-46

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-46 **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 2018-46, 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

conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-46 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-46

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>9/21/18</u>	BY: <u>[Signature]</u>
PAYMENT: \$ <u>150</u>	TYPE <u>etc</u>
APPLICATION #:	
HDC CASE #: <u>2018-46</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	☐ Re-roof
☐ Demolition	☐ Variance	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>Lots 11 & 12 White Street</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1580-0016-0110</u>		
Zoning District: <u>Nassau County</u> Lot / Block Number (optional): <u>Block 16</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>Gary A. & Phyllis M. Pongetti</u>	
Corporation or Company (if applicable)	
Street Address	
<u>128 Cypress Court</u>	
City State Zip	
<u>Carton, GA 30115</u>	
Telephone Number	
<u>770-203-9174</u>	
Email Address	
<u>phylpongetti@gmail.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	
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.

Vacant 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.

N.S.F.R. with Hardy siding, Metal Roof, Brick Veneer Columns. 1 2 Car Detached garage.

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	Hardy		FL 13192.2	
Doors	Thermatru		FL 21133.1	
Windows	PGT		FL 1435	
Roofing	SV Crimp Golf Seam		FL 1165.1	
Fascia/Trim	Hardy		FL 13265.1	
Foundation	PierB			
Shutters				
Porch/Deck	P.T. Lumber			
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:

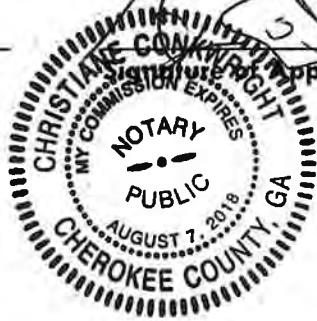
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question 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.

Date

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 30th day of July, 2018.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known X 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 Gary A. & Phyllis M. Pongetti
(print name of property owner(s))

hereby authorize: Donald Skipper
(print name of agent)

to represent me/us in processing an application for: COA - new construction
(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)

Phyllis M. Pongetti
(Signature of owner)

Gary A. Pongetti
(Print name of owner)

Phyllis M. Pongetti
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 30th day of July, 2018.

[Signature]
Notary Public: Signature

Christiane Conkwright
Printed Name

8/7/18
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 16-104327
Sales Price: \$61,900.00

Parcel No.: 00-00-31-1580-0016-0110

INSTR # 201622157, Book 2063, Page 985
Pages 2
Doc Type D, Recorded 08/08/2016 at 09:49 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Deed Doc. \$433.30 Rec. Fee \$18.50
#2

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **5th** day of **August, 2016**, by **R. E. WHITESIDES JR.** and **JOYCE EMILY WHITESIDES, husband and wife**, hereinafter called the Grantors, to **GARY A. PONGETTI** and **PHYLLIS M. PONGETTI, husband and wife**, whose post office address is **128 Cypress Court, Canton, GA 30115**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Nassau, State of 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 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 11 and 12 in Block 16, OLD TOWN.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, AND NEITHER THE GRANTORS NOR ANY SPOUSE OF THE GRANTORS, NOR ANYONE FOR WHOSE SUPPORT THE GRANTORS IS/ARE RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Jerry, Jr. H. 11

[Signature]
Witness Signature
Printed Name: Esther Smallwood

R. E. Whitesides Jr. L.S.
Name: R. E. Whitesides Jr.
Address: 7719 Barkers Bend Drive, Murrayville, GA
30564

Joyce Emily Whitesides L.S.
Name: Joyce Emily Whitesides
Address: 7719 Barkers Bend Drive, Murrayville, GA
30564

STATE OF Ga.
COUNTY OF Hall

The foregoing instrument was acknowledged before me this 5th day of August, 2016, by R. E. Whitesides Jr. and Joyce Emily Whitesides, who are personally known to me or who have produced GA ID D/L as identification.

[Signature]
Signature of Notary
Printed Name:
My commission expires:



Subject Land Photo Page

Borrower/Cilent	GARY A PONGETTI				
Property Address	LOTS 11 & 12 WHITE STREET				
City	FERNANDINA BEACH	County	NASSAU	State	FL Zip Code 32034
Lender	SYNOVUS FINANCIAL CORPORATION				

**Subject Front**

LOTS 11 & 12 WHITE STREET
Sales Price 61,900
Date of Sale 06/13/2016
Location FERNANDINA BEACH
Site/View 4,343 .10 ACRES +/-
CLEAR/LEVEL PT CLEAR/LEVEL
IMPROVEMENTS NONE NOTED
OLP/DOM \$95,000/108



MLS# 68952 L11&12 WHITE ST

Lot/Land		List Price:	\$68,900
Prop Sub Type:	Residential Lot	Status:	Active
Area:	Ar 1 Island		
Subdivision:	Old Town		
City:	Fernandina Beach	Zip Code:	32034
Present Use:	Vacant	Lot Frontage:	46
Lot Faces:	North, West	Lot Depth:	94
Lot Size:	94x46	Agricultural Exempt:	No
Acres:	0.1000	Mineral Rights:	No

Remarks

Corner lot located in "Old Town" and part of the National Historic District in Fernandina Beach. Only a few blocks from the Intracoastal Waterway, multiple boat ramps within a few minutes drive. This lot is cleared and ready for you to build your dream home. The lot is on the Southeast corner on New & White Street. Five minutes drive to beach, Historic District, State Parks, community parks, theaters etc... Seller has plans for this lot that he can include with the purchase.

Tax Information

Parcel Number:	00-00-31-1580-0016-0110	Zoning:	QT1	Special Assessment:	No
Deed Restrictions:	No	Flood Zone:	TBD		
Legal:	BLK 16 LOTS 11 & 12 PT OR 1436/77 OLD TOWN				

Exterior Information

Location:	Corner	Improvements:	Curb, Cleared
Usage:	Residential	Water:	Public
Land Type:	Residential Lot	Sewer:	Public
Character of Area:	Scenic, Good	Utilities:	Electric, Cable TV Available
Road:	Graded Gravel, Govt. Maintained	Boat Access:	At Community Marina, ICW
Frontage:			

Community Information

CDD/Fee Ann/Per:	No	HOA Annual Fee:	No	Maint/Fee Mo:	
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Directions

North 14th to left on White Street, lot on left.



This Information is deemed reliable but is not guaranteed. Thursday, June 09, 2016 10:35 AM

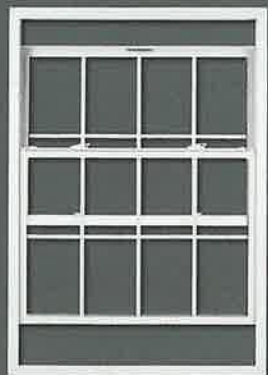
Fred Fender | PALM III REALTY - FB OFFICE



Double- and Single-Hung Windows



Pella® Impervia® White double-hung window with traditional grilles-between-the-glass.



DOUBLE-HUNG WINDOWS

For maximum ventilation—both upper and lower sashes open and tilt for easy cleaning.



SINGLE-HUNG WINDOWS

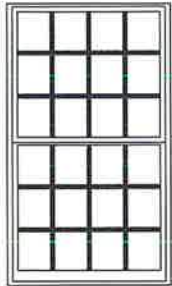
The lower sash can be raised to let the breeze in.

Years of smooth, effortless operation. Our Advanced Balance System ensures your window will open and close easily for years to come.

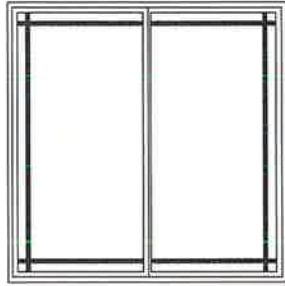
A tighter seal against the elements. Pella's cam-action locks pull the sashes against the weatherstripping.

Grille patterns.

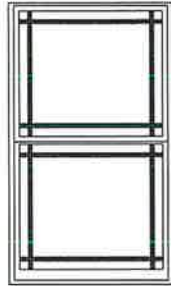
Pella offers an attractive variety of grille patterns for the look of individual windowpanes.



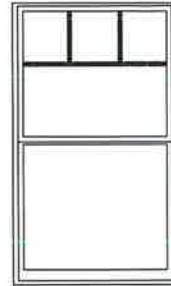
Traditional



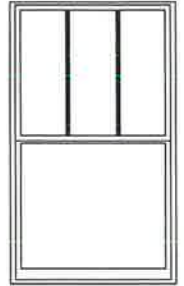
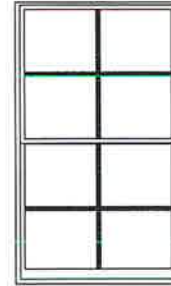
6-Lite Prairie²



9-Lite Prairie



Top Row



Custom
(equally divided)

Additional patterns available.



Conventional Screen

InView Screen

Bring more of the outdoors in.

Conventional fiberglass screen³ comes standard.

Optional InView™ window screens are clearer and bring more of the outdoors in, improving your view and letting in 14% more light and 8% more airflow⁴.

¹ Appearance of exterior grille color may vary depending on the Low-E Insulating glass selection.

² Available on sliding windows and sliding patio doors.

³ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

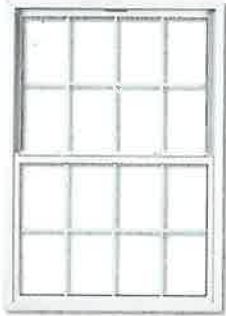
⁴ Screen cloth airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

1 Pick your window or patio door style.

Pella® Impervia® fiberglass window options.

A full product line ensures you will have the right style to complement your home.

All
sides
and
rear
windows



DOUBLE-HUNG
Page 13



SINGLE-HUNG
Page 13



CASEMENT
Page 14



AWNING
Page 14



SLIDING
Page 15



FIXED
Page 16



SPECIAL SHAPE
Page 16

Pella Impervia fiberglass sliding patio doors.



SLIDING
Page 17



Pella Impervia White sliding patio door with color-matched hardware.

The five steps to selecting your perfect Pella® Impervia® window or patio door.

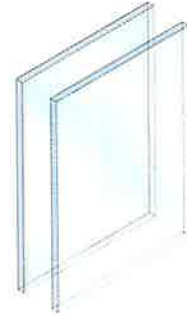
1 Pick your window or patio door style.

Page 7



2 Select your glass.

Page 8



3 Choose your frame colors.

Page 9



4 Select your hardware.

Page 10

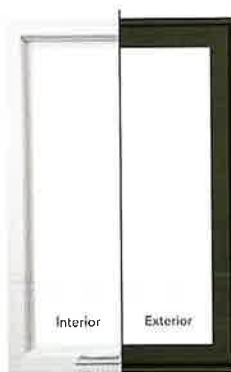


5 Personalize with additional options.

Pages 11 - 12



Grilles



Dual-Color Frames



Screens*

* Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Pella

Front Door Handle

Entry Door Hardware and Accessories

Pella offers a wide selection to enhance your home.

AS P

HARDWARE STYLES

Essential Collection



Standard



Eclipse Multipoint



Grip Multipoint

Baldwin® Reserve Classic Collection



Chesapeake



Del Mar

Baldwin Reserve Modern Collection



Seattle



Santa Cruz

Baldwin Reserve Rustic Collection



Elkhorn



Longview

AS P

HARDWARE FINISHES

(Hardware styles not available in all finish colors. See an associate for more information.)



Bright Brass



Antique Brass



Satin Nickel



Oil-Rubbed Bronze



Matte Black



Polished Nickel



Polished Chrome



Distressed Bronze



Distressed Nickel

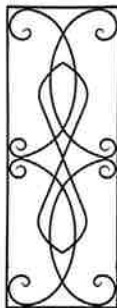
AS P

WROUGHT-IRON DESIGNS

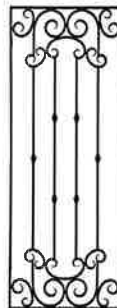
(available on full or 3/4 light doors and sidelights with clear or textured glass)



Carina Wrought Iron



Montelena Wrought Iron



AS P

HINGE FINISHES



Brass-Tone Zinc



Satin Nickel



Bright Brass



Antique Brass



Oil-Rubbed Bronze



Polished Chrome



Stainless Steel

AS P

ACCESSORIES

Dentil Shelves
(optional on Craftsman doors only)



Clavos and Hinge Straps
(optional on select Architect Series® and Pella® doors only)



20" or 16" Straps

Square or Round Clavos



AS P

SILL OPTIONS



Brown



Mill



Brass



Nickel



Bronze

Solid Door Panels

A traditional and timeless choice for maximum privacy.

AS



Plank



8-ft. Plank
1 Panel Arch



8-ft. Plank
2 Panel Curve

Premium Rustic-Grain Fiberglass



Plank
2 Panel Arch

Premium Rustic-Grain
or Smooth Fiberglass



2 Panel
Square Top

Premium Smooth Fiberglass



5 Panel



6 Panel

Premium Mahogany-
Grain, Oak-Grain or
Smooth Fiberglass



2 Panel Arch



8-ft. 2 Panel
Curve



4 Panel Curve

Premium Rustic-Grain Fiberglass



Deluxe 3 Panel

Premium Mahogany-Grain
Fiberglass



8-ft. European
2 Panel



4 Panel



European
2 Panel

Premium Oak-Grain Fiberglass



Full Light
Sidelight

Premium Mahogany-
Grain, Oak Grain, Rustic
Grain, Hemlock-Grain or
Smooth Fiberglass



3/4 Light
Sidelight

Premium
Mahogany Grain
Fiberglass



1/2 Light
Sidelight

Premium
Oak Grain
Fiberglass



1/2 Circle Transom



Arch Head Transom



Elliptical Transom



Rectangular Transom

Grilles and Between-the-Glass Options

Design choices that add style and convenience.

AS

P

SIMULATED-DIVIDED-LIGHT GRILLES

SIMULATED-DIVIDED-LIGHT GRILLES



Craftsman Light

Premium
Hemlock-Grain
Fiberglass



Full Light
Sidelight

Premium
Hemlock-Grain
Fiberglass



8-ft. 1/2 Light

Mahogany-Grain or
Oak-Grain Fiberglass



Full Light

Mahogany-Grain, Oak-Grain or
Smooth Fiberglass



3/4 Light



1/2 Light

Laundry
Rm. Exterior

*



European 3/4 Light

Oak-Grain or
Smooth Fiberglass



Craftsman Light

Mahogany-Grain
Fiberglass



8-ft. Craftsman Light

Smooth Fiberglass



Full Light
Sidelight



3/4 Light
Sidelight



1/2 Light
Sidelight

Mahogany-Grain, Oak-Grain
or Smooth Fiberglass

Architect Series® Craftsman Light premium Hemlock-grain fiberglass double entry doors shown with Low E glass and Simulated-Divided-Light Grilles.



Full Light



3/4 Light



1/2 Light



8-ft. 1/2 Light

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel

Mahogany-Grain
or Oak-Grain
Fiberglass



3 Panel Oval



Deluxe
3 Panel Oval



Center
Arch Light

Mahogany-Grain, Oak-Grain
or Smooth Fiberglass



1/2 Arch Light



Twin 1/2 Light



1 in Light

Oak-Grain, Smooth Fiberglass or Steel



European 3/4 Light

Oak-Grain or
Smooth Fiberglass



Full Light
Sidelight



3/4 Light
Sidelight



1/2 Light
Sidelight

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel



1/2 Circle Transom



Arch Head Transom



Elliptical Transom



Rectangular Transom



Pella 1/2 light entry door with 1/2 light sidelights and elliptical
transom in Oak grain fiberglass with Sheffield glass.

GRILLES-BETWEEN-THE-GLASS



8-ft. 1/2 Light

Mahogany-Grain or
Oak-Grain Fiberglass



Full Light



3/4 Light



1/2 Light

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel



Fan Light

Oak-Grain,
Smooth Fiberglass or Steel



European 3/4 Light

Oak-Grain or
Smooth Fiberglass



Full Light
Sidelight



3/4 Light
Sidelight



1/2 Light
Sidelight

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel

BLINDS-BETWEEN-THE-GLASS

(available with Low-E glass only)



Full Light



1/2 Light

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel

*Kitchen
Rear
Leading
To
Screen
Porch*



8-ft. European
3/4 Light

Oak-Grain or
Smooth Fiberglass



Full Light
Sidelight



8-ft. 3/4 Light
Sidelight

Mahogany-Grain, Oak-Grain,
Smooth Fiberglass or Steel



1/2 Circle Transom



Arch Head Transom



Elliptical Transom



Rectangular Transom

Architect Series® Size Charts

Find the style you want and the size you need.

AS

GLASS PANELS / PANELES DE VIDRIO

		GLASS PANELS / PANELES DE VIDRIO															
		1/2 Light 1/2 vidriera	Deluxe 3 Panel Oval 3 paneles ovalados de lujo	3/4 Arch Light Vidriera arqueada de 3/4	3 Panel Scroll Top Oval 3 paneles con parte superior ovalada en espiral	3/4 Light Vidriera de 3/4	European 3/4 Light Vidriera europea de 3/4	Center Arch Light Vidriera de arco central	Craftsman Light Craftsman Light	Plank Craftsman Light Plancha con Craftsman Light	Full Light Vidriera completa	Twin 3/4 Light Vidriera doble de 3/4	Full Light Sidelight Vidriera completa ventana lateral	Full Light Sidelight Vidriera completa ventana lateral	Full Light Sidelight Vidriera completa ventana lateral	Full Light Sidelight Vidriera completa ventana lateral	Full Light Sidelight Vidriera completa ventana lateral
CALL SIZES TAMAÑOS DE ABERTURA	Height (ft./in.) Altura (pies/pulg)	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.	6-ft. 8-in.
	Single-Panel Width (ft./in.) Ancho del panel simple (pies/pulg)	2-ft. 8-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	3-ft. 0-in.	1-ft. 0-in.	1-ft. 2-in.	1-ft. 0-in.	1-ft. 0-in.	1-ft. 2-in.
	Double-Panel Width (ft./in.) Ancho del panel doble (pies/pulg)	5-ft. 4-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.	6-ft. 0-in.					
MATERIAL MATERIAL	Premium Smooth Fiberglass Fibra de vidrio lisa de primera calidad																
	Premium Mahogany-Grain Fiberglass Fibra de vidrio con diseño de vetas de caoba de primera calidad		*	*	*	*	*	*						*	*	*	*
	Premium Oak-Grain Fiberglass Fibra de vidrio con diseño de vetas de roble de primera calidad	*	*	*	*	*	*	*						*	*	*	*
	Premium Rustic-Grain Fiberglass Fibra de vidrio con diseño de vetas rústica de primera calidad													*	*	*	*
	Premium Hemlock-Grain Fiberglass Fibra de vidrio con diseño de vetas de abeto de primera calidad								*	*				*	*	*	*
	Premium Smooth Fiberglass Fibra de vidrio lisa de primera calidad																
20-MINUTE FIRE DOOR Not available in double-panel widths. PUERTA CON RETARDO DE FUEGO DE 20 MINUTOS No está disponible en anchos de paneles dobles	Premium Mahogany-Grain Fiberglass Fibra de vidrio con diseño de vetas de caoba de primera calidad																
	Premium Oak-Grain Fiberglass Fibra de vidrio con diseño de vetas de roble de primera calidad																
	Premium Rustic-Grain Fiberglass Fibra de vidrio con diseño de vetas rústica de primera calidad																
	Premium Hemlock-Grain Fiberglass Fibra de vidrio con diseño de vetas de abeto de primera calidad																
	Premium Smooth Fiberglass Fibra de vidrio lisa de primera calidad																
	Premium Mahogany-Grain Fiberglass Fibra de vidrio con diseño de vetas de caoba de primera calidad																
DECORATIVE GLASS VIDRIO DECORATIVO	Statement	Francesca	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
		Rhythm	*				*	*	*		*		*	*	*	*	*
		Verona		*		*	*	*	*		*		*	*	*	*	*
	Select	Castile	*	*	*	*	*	*	*		*	*	*	*	*	*	*
		Isabella	*	*		*	*	*	*	*	*	*	*	*	*	*	*
		Madeira	*	*		*	*	*	*	*	*	*	*	*	*	*	*
		Sheffield	*	*	*	*	*	*	*		*		*	*	*	*	*
		Low-E De baja emisión	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
		Simulated-Divided-Light Grilles Rejillas con simulación de luz dividida							*	*	*		*	*	*	*	*
		Wrought-Iron Grilles Rejillas de hierro forjado					*	*	*		*		*	*	*	*	*
		Textured Glass (Wave, Rain, Pebbled, Obscure) Vidrio texturizado (Wave, Llovido, Granulado, Oscuro)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
		Obscure Glass (Granite, Mystic) Vidrio oscuro (Granito, Mystic)											*	*	*	*	*

* Available in premium Hemlock grain fiberglass only.

* Disponible solo en fibra de vidrio con diseño de vetas de abeto de primera calidad.

Sherwin Williams



BODY

TRIM

ACCENT

Comfort Gray
SW 6205

Alabaster
SW 7008

Rookwood Red
SW 2802

Garage Doors in Dark Grey

NOW YOU CAN
park in style

Like a paint color? **Try a sample today!**

¿Le gusta el color de una pintura? ¡Pruebe una muestra hoy mismo!

Your garage can be an area
of function and beauty.

Ahora puede estacionar con estilo.

Su garaje puede ser un sector
funcional y atractivo.

Choose a garage door style that is most
complementary to the architecture of your
home. Accentuate it by considering all your
exterior elements to choose the perfect color.

Elija una puerta de garaje cuyo estilo combine
mejor con la arquitectura de su casa. Acentúe
este aspecto considerando todos los elementos



City of Fernandina Beach

OFFICE OF THE FIRE MARSHAL

Address Assignment Request

Applicant: Gary & Phyllis Pongetti

Date: 9/21/18

Email: phylponge@gmail.com

Phone: _____

Property ID#: 00 - 00 - 31 - 1580 - 0016 - 0110 (XX-XX-XX-XXXX-XXXX-XXXX)

Lot #: _____ Subdivision Name: _____

Gary & Phyllis Pongetti

Owner's Name

Phone

Mailing Address

Email

City

State

Zip

Type of Structure: New Resid.
(New or Replaced)

Permit #: _____

Front of Structure / Street Name: WHITE ST
(For Corner Lots)

For Office Use Only

Assigned Street Address: 1102 WHITE ST
JSH Fernandina Beach, FL 32034

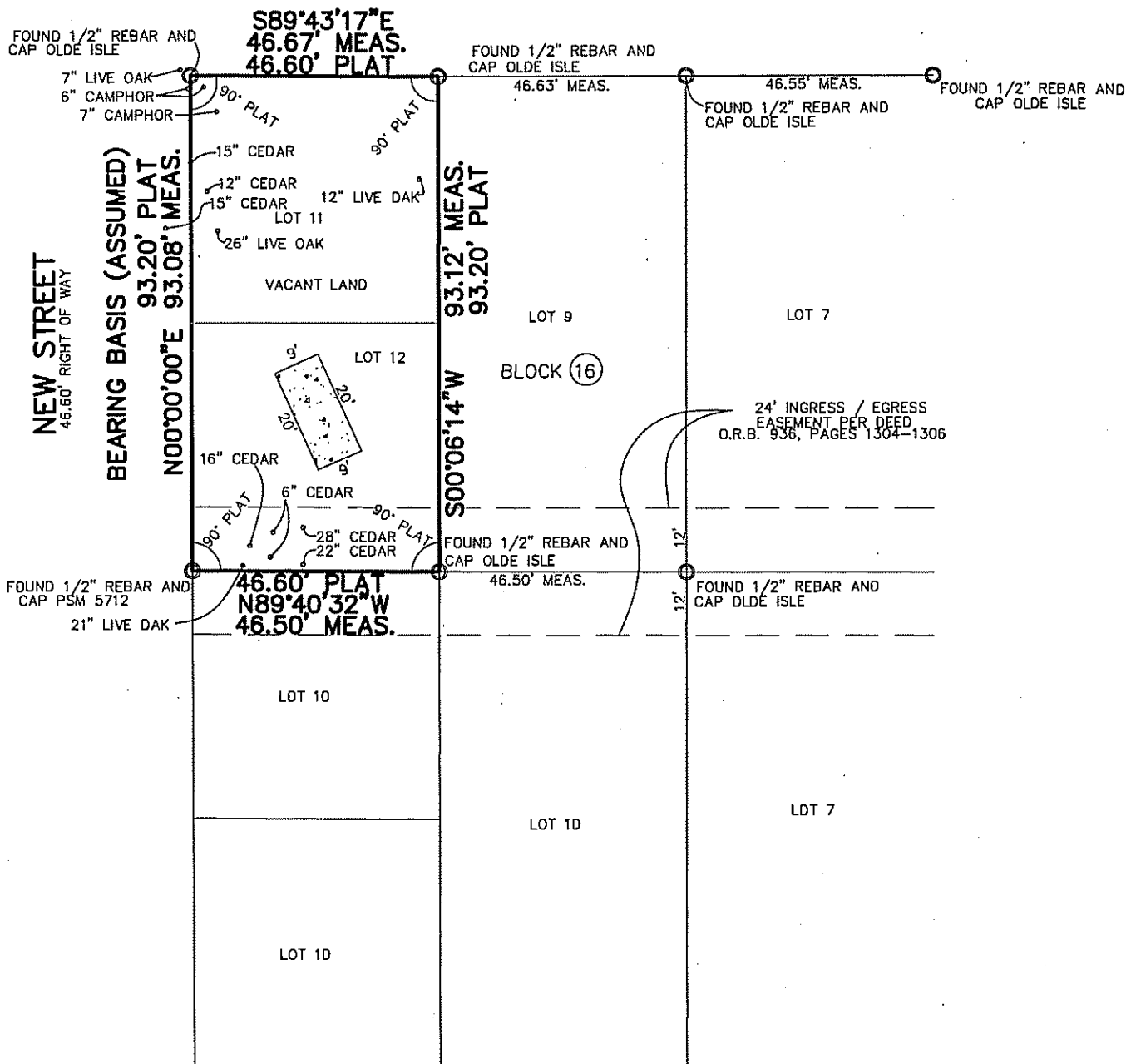
MAP OF BOUNDARY SURVEY

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 OFFICAL MAP OR PLAT OF SAID CITY (LITHOGTAPHED 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 11 AND 12, BLOCK 16, OLD TOWN

PREPARED FOR:
GARY A. AND PHYLLIS M. PONGETTI

WHITE STREET
46.60' RIGHT OF WAY



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on N 00°00'00" E for the right of way line of New Street (Assumed). Nassau County, Florida.
- 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 apporent.
- 6) "Unless it bears the signature ond the original raised seal of a Florida licensed surveyor and mapper, this map/report is far informational purposes only and is not valid.
- 7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0229F Dated DECEMBER 17, 2010
- 8) Unless otherwise noted Measured angles and distances are the same os Plat or De
- 9) This survey has been performed according to the standard of care to achleve the following accuracies for the following surveyed
Surveyed Accuracy - 1 foot in 11327 feet
Commercial/High Risk Linear - 1 foot in 10000 feet
SOP rule 5J-17.051(3) (B) (15) b.ii

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
[TV] = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
C = CENTERLINE
—X—X— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
[CONC] = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
[E] = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
[FH] = FIRE HYDRANT
[G] = GAS METER
L = ARC LENGTH
[X] = LIGHT POLE

MEAS. = MEASURED
N.C.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
[S] = SEWER CLEANOUT
[S] = SEWER MANHOLE

① = STORM MANHOLE
[T] = TELEPHONE PEDESTAL
—S—S— = WOOD FENCE
[WP] = WOOD POWER POLE
[WM] = WATER METER
[W] = WELL

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.

BY:

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

ALAN FRANKLIN GLASS

ALAN FRANKLIN GLASS
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318

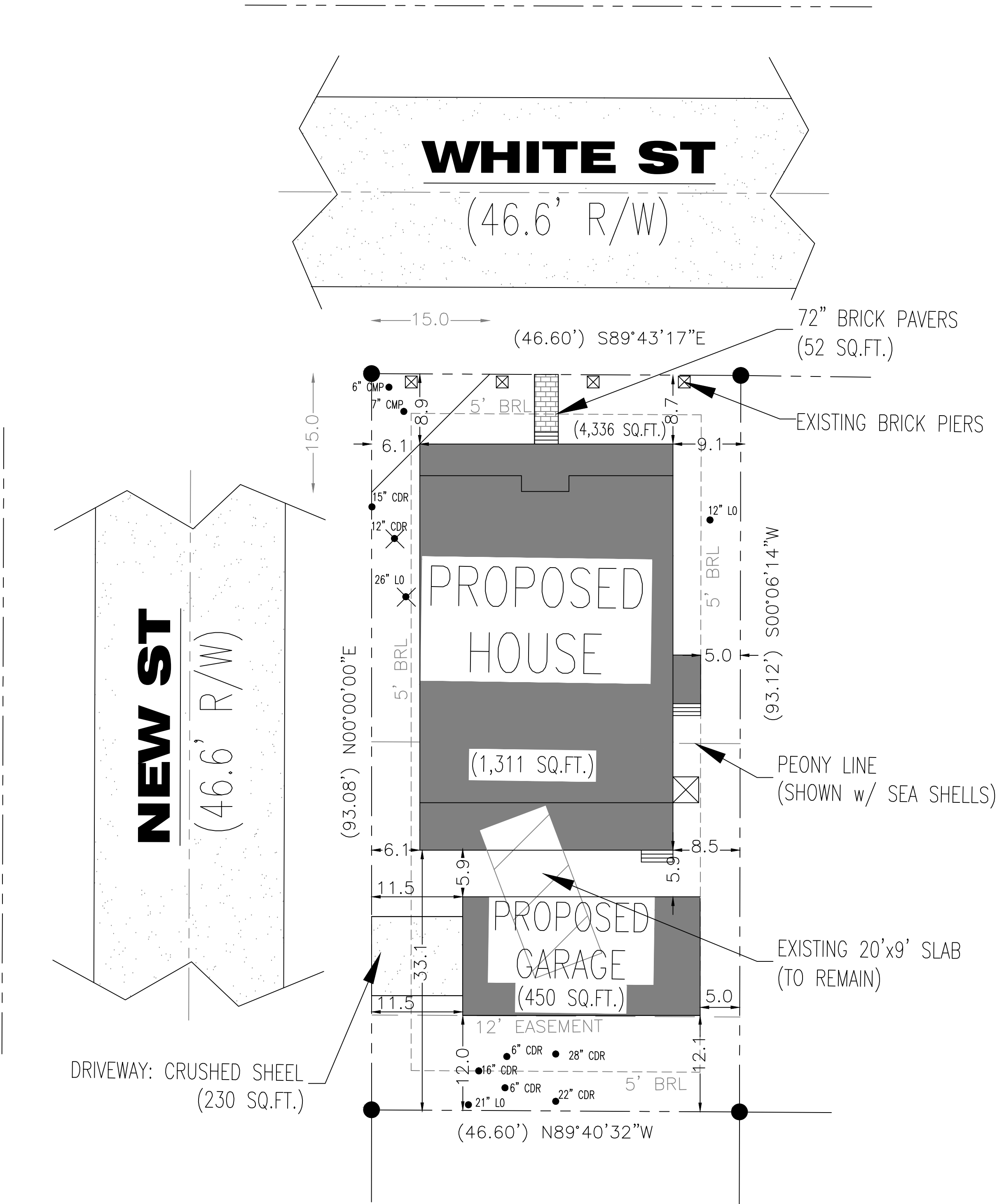
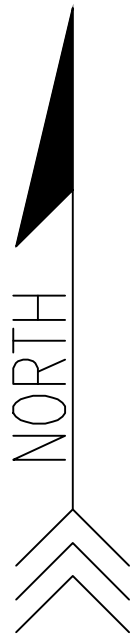
SCALE: 1"=30'
DATE: 8-6-18
DRN BY: WWG
CKD BY: AFG
JOB NO: JOB
F.B. NO: CS-1
PAGE NO: 54

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

NOTES:

- 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

SQ.FT. TOTALS	
LOCATION	SQ.FT.
LAND	4,337 ^{sq}
HOUSE	1,311 ^{sq} (100%)
GARAGE	450 ^{sq} (100%)
WALKWAY	52 ^{sq}
DRIVEWAY	230 ^{sq}
COVERAGE	1,761 ^{sq} = 41%



SITE PLAN
SCALE: 1 = 40

SP1.0

SHEET #:
PROJECT NAME: **PONGETTI -**

PROJECT #:
00.00.00

DRAWN BY:
WMD

CHECKED BY:
MGH

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

DATE:
09.18.18

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 PROCESSES.

OWNER / BUILDER

PROJECT ADDRESS

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

PONGETTI
RESIDENCE

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ENGINEER OF RECORD

CONSTRUCTION NOTES

SPECIAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
- ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR NOTIFICATION, WARNING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRESS IN CONNECTION WITH THE WORK HEREON.
- ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE OWNER PRIOR TO ORDERING MATERIAL AND PROCEEDING WITH THE WORK. ANY OMISSIONS OR INADEQUACIES ON THESE DRAWINGS OR ANY VIOLATION OF ORDINANCES 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.
- IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
- ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
- THE GENERAL BUILDING PERMITS(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
- THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
- DOWNWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE CIPSON ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, WELDING, TYPING AND STUD SPACING.
- ALL FINISHING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
- ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
- UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/PURGE ALL HIGHWAYS AND ROADS, CLEAR/REMOVE ALL FUEL OILS/SPILLERS AND SPILLS, REMOVE ALL APPLICABLE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES.
- ALL MATERIAL, FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR FOUNDATIONS.
- ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

CONCRETE NOTES

- NO FINISHING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.
- ALL GRID WALLS DIMENSIONS ARE 3'-0", 3'-6", OR 7'-0" (S/M)
- ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (S/M)
- NEED TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FINISHING CONDITIONS.
- ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MAX 1" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
- ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- ALL WOOD SILLS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND HAVE A CONTINUOUS SEAL SILLER. PROVIDE THERMATE SHIELD AT CONCEALED UNDER FLOOR SPACES.
- ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
- WATER RESISTANCE 3" CERAMIC TILE BACK BENCH SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
- 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.
- CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
- ALL WALL SILD SHALL BE SPRAY-SPLICED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HAND FINE MATERIAL PER F.B.C.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

CONCRETE NOTES

- ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
- ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
- ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2000 PSI RATING.
- ALL CONCRETE SLABS SHALL CONTAIN FIBERGLASS REINFORCEMENT OR 6#8 WIRING, PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER OR GELM SEAL.
- SITE WORK SHALL BE CLEAN, THERMATE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 90%.
- CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
- VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
- STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
- ALL CONCRETE SIGNALLS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014, (8TH EDITION)
- ALL ALL RECEPTACLES IN BATHROOM, KITCHENS, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTION (GFCI) DEVICES AND AS NOTED ON THE DRAWINGS.
- OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR UL APPROVED PLASTIC.
- 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.
- SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP)
- ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLTS, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING ARE WORKING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CUL, 5'-6" FROM EXIST OPENINGS, AND 10'-0" FROM PROBE AND OUTSIDE OF DWELLING SLEEPING UNITS.
- 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.
- PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

ROOF NOTES

- ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
- ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE ROOF OF ROOF.
- ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR W/ GRILL OR SCREEN, THROUGH EAVE.
- ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d NAIL SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
- VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C. SECTION 906.0. VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH MINIMUM 40% SPACE WITH MINIMUM PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS.
- THE MINION TOOL NET FREE VENTILATING AREA TO THE ARE OF THE CEILING SHALL NOT BE LESS THAN 1/100, THAT INTO MAY BE REDUCED TO 1/40 PROVIDED 1) A WIND BARRIER RESISTING A MINIMUM WIND EXISTING 1" FIRM INSTALLED ON THE MAIN SIDE OF THE CEILING, OR 2) AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (OR 3) IF (1) WIND BARRIER OR CORNER BARRIER) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNER VENTS, INDICATE LOCATION OR VENT AREA AND RESISTANCE.
- FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND COPINGS THROUGH MOISTURE PERMEABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION 906.2.2
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS. PROVIDED THERE IS A CHIMNEY ROOF SLOPE AND DIRECTIONAL AROUND ROOF OPENINGS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE 903.1 PER F.B.C. SECTION 906.2.1.
- ALL WEATHERING FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURE PUBLISHED LITERATURE PER F.B.C. SECTION 906.2.2.

PROJECT OVERVIEW

PROJECT OWNER

PONGETTI RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

PROJECT DESIGN PROFESSIONAL

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

PROJECT ADDRESS

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

VICINITY MAP

CODE SUMMARY

* FLORIDA BUILDING CODE - 2017
* FLORIDA RESIDENTIAL BUILDING CODE - 2017
* FLORIDA MECHANICAL CODE - 2017
* FLORIDA PLUMBING CODE - 2017
* FLORIDA BUILDING CODE ENERGY CONSERVATION - 2017
* NATIONAL ELECTRICAL CODE - 2014 (NFPA 70)

DESIGN CRITERIA

* BASIC WIND SPEED (3 SECOND GUST) -	130
* WIND EXPOSURE CATEGORY -	D
* 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)
0-20	30.4	40.7
20-50	29	38
50-100	27.2	34.3
>100	25.9	31.6

NOTE:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE

PROJECT INFO

* CONDITIONED SPACED -	1,311 sq.ft.
* UNCONDITIONED SPACE -	0 sq.ft.
* UNENCLOSED SPACE -	476 sq.ft.
* LOT SIZE (ACRE) -	
* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

PLAN INDEX

COVER SHEET / PROJECT INFORMATION	C1.0
HOUSE ELEVATIONS	B2.0
FOUNDATION PLAN	B3.0
FRAMING PLAN	B4.0
ELECTRIC PLAN	B5.0
ROOF PLAN	B6.0
STRUCTURAL DETAILS	D7.0
FLASHING DETAILS	D7.1

C1.0

(1) OF (8)

SHEET #

PROJECT NAME

PROJECT #

DRAWN BY

CHECKED BY

SCALE

DATE

1000 Little Rock Ct.
Jacksonville, FL 32218

DOWNSDRAFTING & DESIGN LLC

(904) 536-0857

downsdraftinganddesign@gmail.com

DOWNSDRAFTING & DESIGN LLC

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OWNER / BUILDER

PROJECT ADDRESS

MICHAEL G. HOLDER

PE# 16215

7441-2 SILVER LAKE TERRACE

JACKSONVILLE, FL 32216

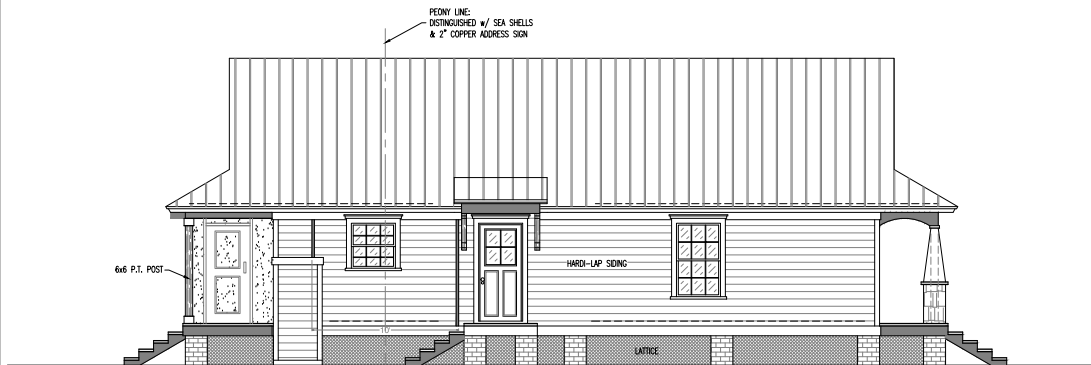
PH: (904) 721-7885

FAX: (904) 721-7885

09.13.18

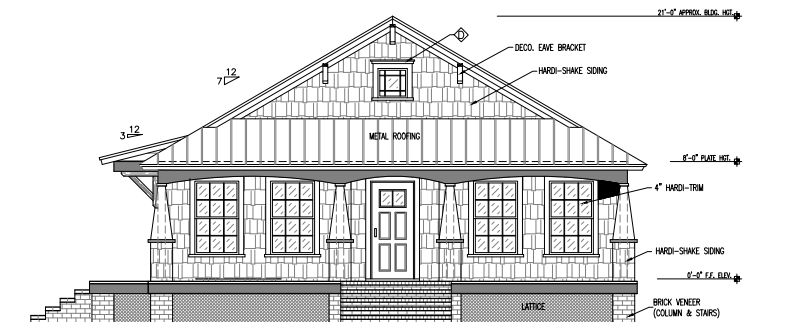
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LEFT ELEVATION

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



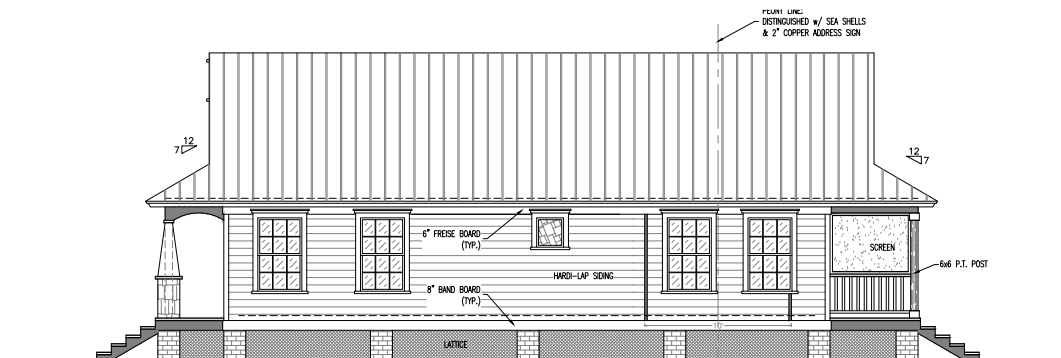
FRONT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

B2.0

SHEET # (2) OF (8)
PROJECT NAME: PONGETTI
PROJECT # 18.06.10
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: $\frac{1}{4}"=1'-0"$
DATE: 09.13.18



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OWNER: BUILDER

PROJECT ADDRESS

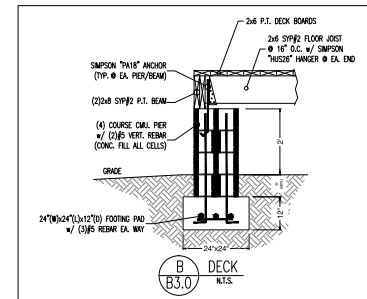
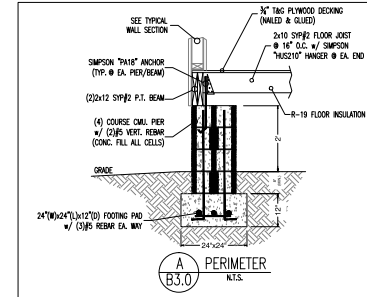
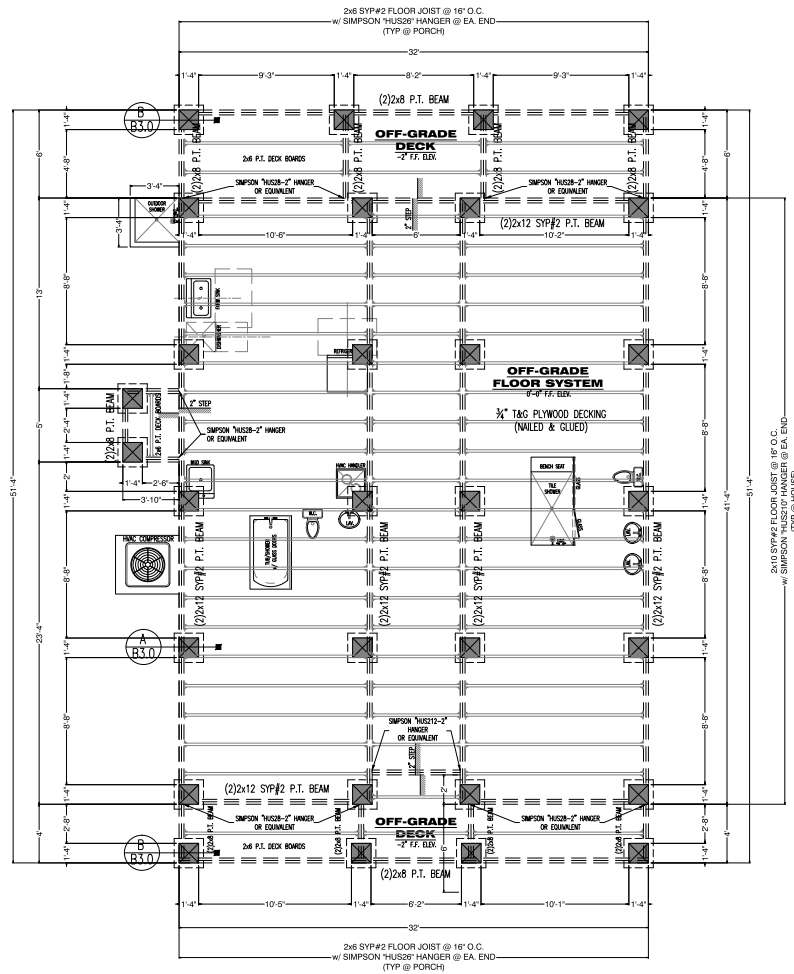
**PONGETTI
RESIDENCE**
**000 WHITE ST.,
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
FAX: (904) 221-7085

09.13.18
ENGINEER OF RECORD

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



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MICHAEL G. HOLDER
PE# 16215

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

PROJECT ADDRESS

OWNER / BUILDER

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



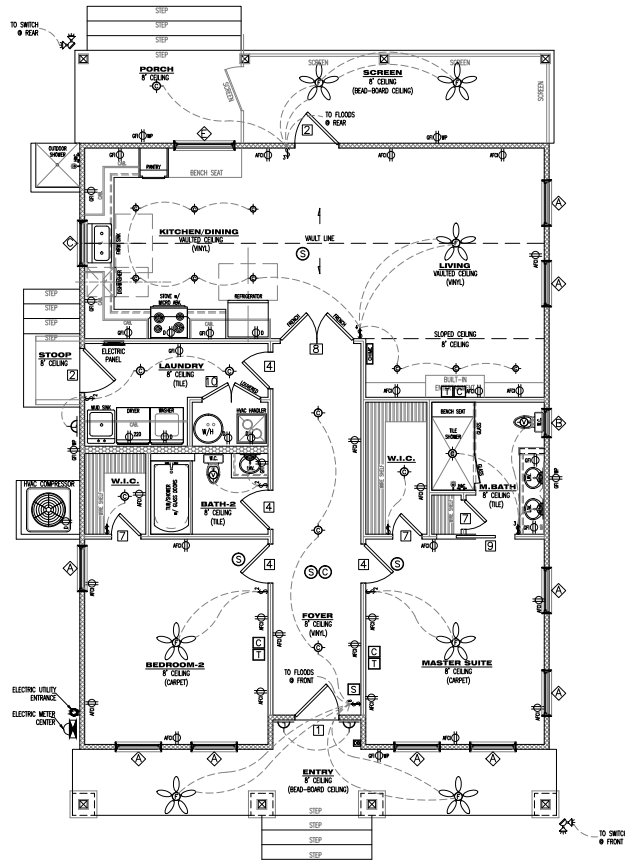
1020 Little Brook Ct.
Jacksonville, FL 32218

DOWNS
DRAFTING & DESIGN LLC

(904) 536-0857
downsdraftinganddesign@gmail.com

SHEET #:	(3) OF (8)
PROJECT NAME:	PONGETTI
PROJECT #:	18.06.10
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	¾" = 1'-0"
DATE:	09.13.18

09.13.18
ENGINEER OF RECORD



1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL. LIVING	CONDITIONED	1,311 sq. ft.
ENTRY	UNENCLOSED	204 sq. ft.
PORCH	UNENCLOSED	296 sq. ft.
PORCH	UNENCLOSED	16 sq. ft.
TOTAL A/C		1,311 sq. ft.
TOTAL SQ. FT.		1,787 sq. ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DESCRIPTION	DESCRIPTION
W1	36"x60"	SINGLE HUNG	
W2	22"x24"	FIXED GLASS (CUSTOM PER OWNER)	
W3	36"x36"	SINGLE HUNG	
W4	24"x24"	FIXED GLASS	
W5	48"x24"	CASEMENT	

DOOR SCHEDULE			
SYMBOL	SIZE	DESCRIPTION	DESCRIPTION
D1	36"x80"	SOLID CORE EXT. (1/2" LIGHT)	
D2	36"x80"	SOLID CORE EXT. (1/2" LIGHT)	
D3	36"x80"	SOLID CORE INTERIOR UNIT	
D4	36"x80"	SOLID CORE INTERIOR UNIT	
D5	36"x80"	SOLID CORE INTERIOR UNIT	
D6	36"x80"	SOLID CORE INTERIOR UNIT	
D7	36"x80"	SOLID CORE INTERIOR UNIT	
D8	36"x80"	SOLID CORE INTERIOR UNIT (W/8" TRANSUM)	
D9	36"x80"	SOLID CORE INTERIOR UNIT (POCKET)	
D10	48"x80"	SOLID CORE INTERIOR UNIT	

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
W1	110 - ARC FAULT INTERRUPTER OUTLET
W2	110 - GROUND FAULT INTERRUPTER OUTLET
W3	110 - WATER PROOF GFI OUTLET
W4	110 - FLOOR OUTLET (RECESSED)
W5	110 - DEDICATED OUTLET
W6	SINGLE POLE SWITCH
W7	MULTIPLE POLE SWITCH
W8	3-WAY SWITCH
W9	CEILING HUNG LIGHT
W10	CAN LIGHT (RECESSED)
W11	RECESSED CEILING FAN (VENT OUTSIDE)
W12	WALL MOUNTED LIGHT
W13	SUSPENDED LIGHT MIXTURE
W14	SURFACE MOUNT FLUORESCENT LIGHT
W15	EXTERNAL FLOOD LIGHT
W16	HEAT LIGHTING
W17	SMOKE DETECTOR (CEILING MOUNT)
W18	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
W19	CABLE OUTLET
W20	TELEPHONE/DATA OUTLET
W21	SECURITY PANEL
W22	DOOR BELL CHIME
W23	DOOR BELL
W24	CEILING HUNG FAN W/ LIGHT (REMOTE)

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014.
 - 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 / TELEPHONE CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
 - CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 40" HGT. PER OWNER.
 - 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES

B5.0

SHEET # (5) OF (8)
PROJECT NAME: PONGETTI
PROJECT # 18.06.10
DRAWN BY: WND
CHECKED BY: MGH
SCALE: 1/4"=1'-0"
DATE: 08.13.18



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Jacksonville, FL 32218
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OWNER: BUILDER

PROJECT ADDRESS

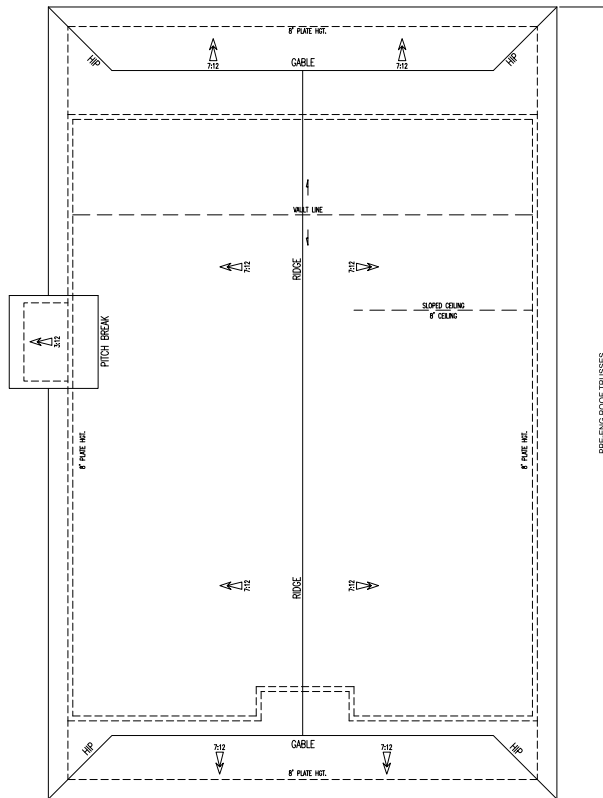
**PONGETTI
RESIDENCE
000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
TEL: 904-721-7885
FAX: (904) 721-7885

09.13.18
ENGINEER OF RECORD

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ROOF PLAN

SCALE: 1/2"=1'

ROOF NOTES:

ROOF PITCH: 7:12 & 3:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: ARCHITECTURAL SHINGLES

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

SHEATHING MATERIAL: 7/16" A.P.A. RATED OSB SHEATHING (MIN.)

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

ROOF PLATE: 8'-0"

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

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

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 1,787 / 300 = 5.95 SQ.FT. (TOTAL VENTILATION) / 2
= 2.97 SQ.FT. (UPPER ROOF) & 2.97 SQ.FT. (SOFFIT)

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

- * 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

B6.0

SHEET # (6) OF (6)
PROJECT NAME: **PONGETTI**
PROJECT # **18.06.10**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **3/4"=1'-0"**
DATE: **09.13.18**



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PRIOR TO PROCEEDING WITH CONSTRUCTION.
ENGINEER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
COMPLIES WITH ALL LOCAL, BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER/ BUILDER

**PONGETTI
RESIDENCE**

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

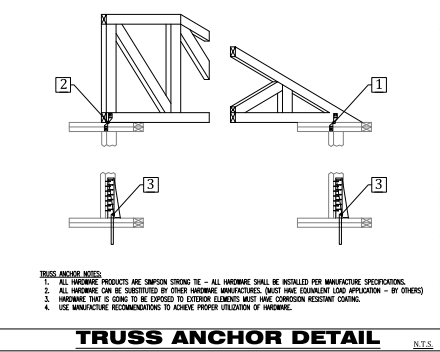
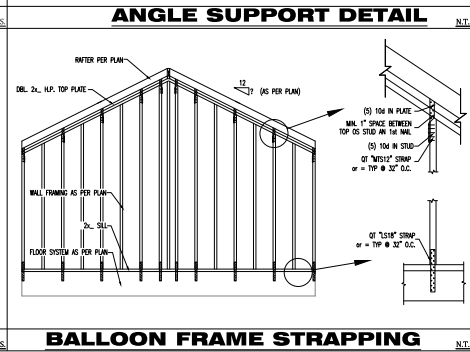
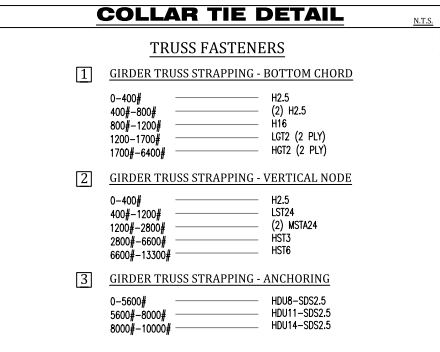
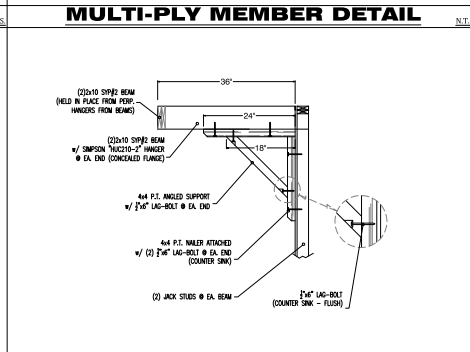
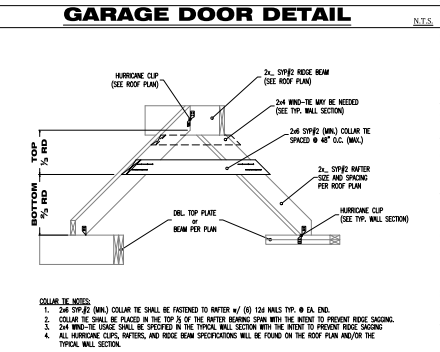
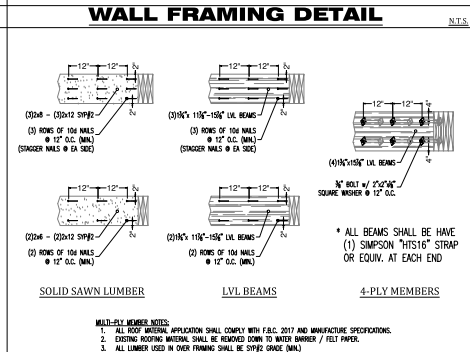
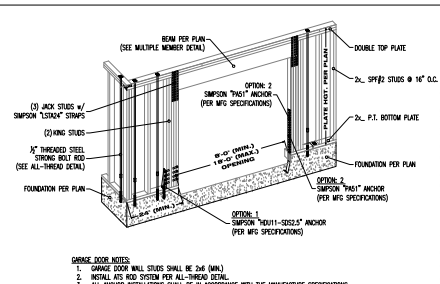
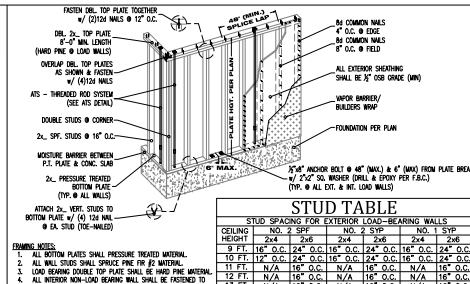
PROJECT ADDRESS

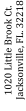
MICHAEL G. HOLDER
PE# 16215

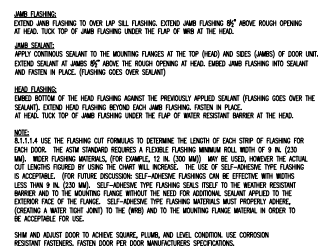
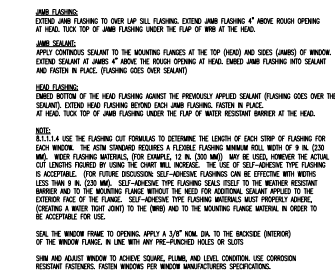
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
TEL: (904) 721-7885
FAX: (904) 721-7885

09.13.18
ENGINEER OF RECORD

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D7.0	
SHEET #	7 OF (8)
PROJECT NAME	PONGETTI
PROJECT #	18.06.10
CREATED BY	WMO
CHECKED BY	MGH
DATE	06-11-07
SCALE	09-1.31.18
11020 Little River Ct Jacksonville, FL 32218 DOWNS DRAFTING & DESIGN LLC (904) 536-0857 info@ddesignllc@gmail.com www.ddesignllc.com	
	
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OWNER / BUILDER	PONGETTI RESIDENCE 000 WHITE ST. FERNANDINA BEACH, FL- 32034
PROJECT ADDRESS	MICHAEL G. HOLDER PE# 16215 7441-2 SILVER LAKE TERRACE JACKSONVILLE, 32216 PHONE: (904) 771-7986 FAX: (904) 771-7985
09.13.18 ENGINEER OF RECORD	



[illegible]

PROJECT OWNER
PONGETTI
RESIDENCE

PROJECT CONTRACTOR / BUILDER
PER OWNER
(SEE PERMIT APPLICATION)

MICHAEL G. HOLDER INC.

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

- * FLORIDA BUILDING CODE - 2017
- * FLORIDA RESIDENTIAL BUILDING CODE - 2017
- * FLORIDA MECHANICAL CODE - 2017
- * FLORIDA PLUMBING CODE - 2017
- * FLORIDA BUILDING CODE ENERGY CONSERVATION - 2017
- * NATIONAL ELECTRICAL CODE - 2014 (NFPA 70)

* 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 2017 FLORIDA BUILDING CODE.

* CONDITIONED SPACED -	0 sq.ft.
* UNCONDITIONED SPACE -	450 sq.ft.
* UNENCLOSED SPACE -	0 sq.ft.
* LOT SIZE (ACRE) -	

* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

COVER SHEET / PROJECT INFORMATION	C1.0
ELEVATIONS	B2.0
FOUNDATION & ROOF PLAN	B3.0
FRAMING & ELECTRICAL PLAN	B4.0
STANDARD DETAILS	D5.0
FLASHING DETAILS	D5.1

* CONSTRUCT NEW 495 sq.ft. CUSTOM GARAGE OUT-BUILDING

SHEET #:	(1) OF (6)
PROJECT NAME:	PONGETTI GARAGE
PROJECT #:	18.07.02
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	09.13.18



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OWNER / BUILDER

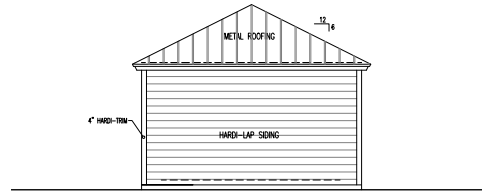
PROJECT ADDRESS

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

MICHAEL G. HOLDER
PE# 16215

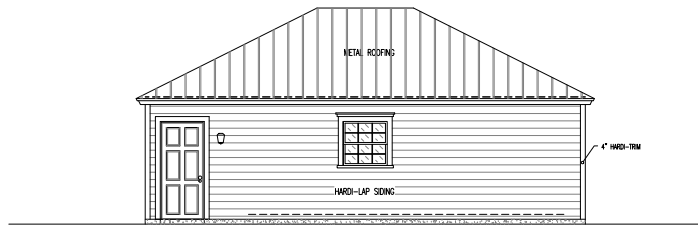
77441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904)721-7676
FAX: (904)721-7685

9.13.18
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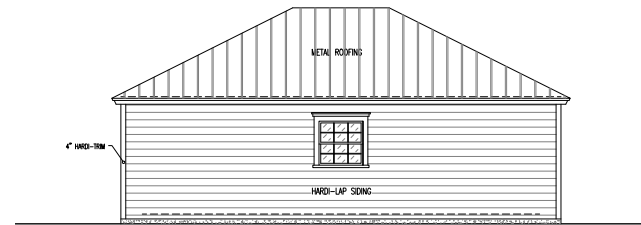
REAR ELEVATION

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



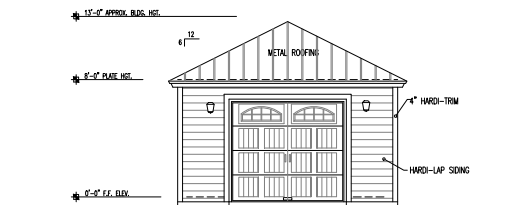
LEFT ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION

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

B2.0

SHEET # (2) OF (6)
PROJECT NAME: **PONGETTI**
PROJECT # **18.07.02**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **3/4"=1'-0"**
DATE: **09.13.18**



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PRIOR TO PROCEEDING WITH CONSTRUCTION.
ENGINEER OF CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL, BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER: BUILDER

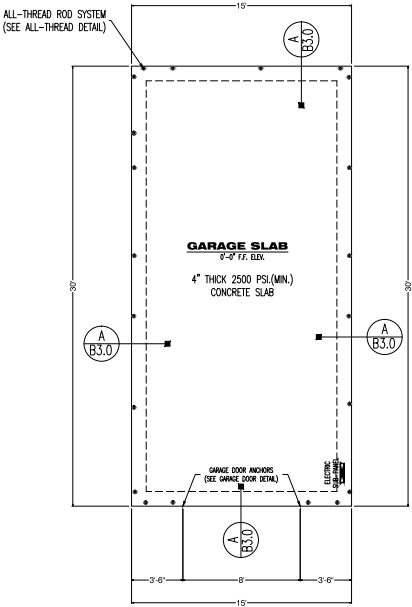
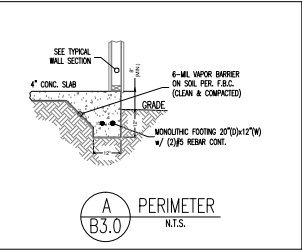
**PONGETTI
RESIDENCE**
**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE (904) 721-7676
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FOUNDATION PLAN
SCALE: 1/4"=1'

ROOF NOTES:

ROOF PITCH: 6:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: ASPHALT 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: 8'-0" (TYP.)
(SEE ELEV.)

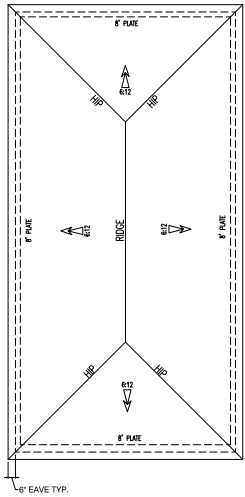
ROOF EAVE: 16" (TYP.)
12" EAVE @ GABLE

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

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 450 / 300 = 1.50 (TOTAL VENTILATION) / 2 =
0.75 SQ.FT (UPPER ROOF) & 0.75 SQ.FT (SOFFIT)

-EACH OFF-RODGE VENT WILL VENT (2) SQ.FT. = (1) VENT REQUIRED-

- * ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC. R1503.5)
- * 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'

B3.0

SHEET # (3) OF (6)

PROJECT NAME: **PONGETTI**

PROJECT # **18.07.02**

DRAWN BY: **WMD**

CHECKED BY: **MGH**

SCALE: **3/4"=1'-0"**

DATE: **09.13.18**

1030 Little Rock Ct.
Jacksonville, FL 32218

DOWNS

DRAFTING & DESIGN LLC

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downsdraftingdesign@gmail.com

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COMPLIES WITH ALL LOCAL, BUILDING
CODES AND OFFICIAL PROCEEDURES.

OWNER: **BUILDER**

PROJECT ADDRESS:

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

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904) 721-7676
FAX: (904) 721-7605

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ENGINEER OF RECORD

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DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
(H)	3066	36"x80"	SOLID CORE EXTERIOR UNIT
(N)			

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

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
(W)	3050	36"x60"	SINGLE HUNG
(S)	3040	36"x48"	SINGLE HUNG
(V)	3030	36"x36"	SINGLE HUNG

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x8	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2

1. *ATTACH EACH END OF BEAM WITH CHAIRS "CH25A" *ATTACH ONE CHAIR/END AT EACH HALF CHAIR.

* STRAP EACH END OF BEAM WITH SIMPSON "BUSHY" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(3) 1½"x11¼"	LVL OR PARALLEL BEAM

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

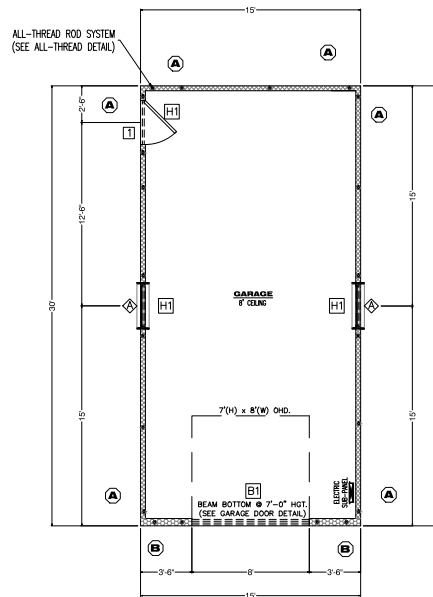
SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
GARAGE	UNCONDITIONED	495 sq.ft.
TOTAL A/G		0 sq.ft.
TOTAL 1/2		495 sq.ft.

SHEARWALL SCHEDULE			
SYMBOL	TYPE	REINFORCING	NOTING
(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 WALLS SHALL BE ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:

- * WOOD SHEATHING TO STUDS NAILING SHALL BE 5d AND IN COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
- * OSB/NAIL BOARD TO STUDS NAILING SHALL BE 5d AND IN COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
- * SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 4" (MIN) (A SIDE OF PLATE BREAK, ANCHOR SHALL BE 4" x 8" DOWEL GROUTED NUTS).
- * METAL ALL-THREAD ROD SYSTEM FOR CEILING.



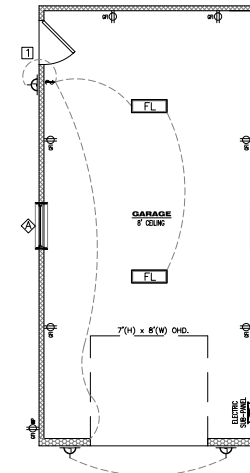
FRAMING PLAN

SCALE: 1/4"=1'

ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(I)	110 - ARC FAULT INTERRUPTER OUTLET	(FL)	SURFACE MOUNT FLUORESCENT LIGHT
(IF)	110 - GROUND FAULT INTERRUPTER OUTLET	(EL)	EXTERNAL FLOOD LIGHT
(IP)	110 - WATER PROOF GFI OUTLET	(EH)	HEAT LIGHTING
(IO)	110 - FLOOR OUTLET (RECESSED)	(SD)	SMOKE DETECTOR (CEILING MOUNT)
(ID)	110 - DEDICATED OUTLET	(CD)	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
(S)	SINGLE POLE SWITCH	(CO)	CABLE OUTLET
(M)	MULTIPLE POLE SWITCH	(T)	TELEPHONE OUTLET
(3)	3-WAY SWITCH	(S)	SECURITY PANEL
(C)	CEILING HUNG LIGHT	(CH)	DOOR BELL CHIME
(CAN)	CAN LIGHT (RECESSED)	(DB)	DOOR BELL
(R)	RECESSED CEILING FAN (VENT OUTSIDE)	(F)	CEILING HUNG FAN W/ LIGHT (REMOTE)
(W)	WALL MOUNTED LIGHT		
(MIX)	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 BUILDER & OWNER.
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY BUILDER & OWNER.
5. ALL LIGHTS (100%) SHALL BE HIGH EFFICACY FIXTURES PER F.A.C. - ENERGY CONSERVATION: 904M



ELECTRIC PLAN

SCALE: 1/4"=1'

B4.0

SHEET # (4) OF (6)
 PROJECT NAME: **PONGETTI**
 PROJECT # **18.07.02**
 DRAWN BY: **WMD**
 CHECKED BY: **MGH**
 SCALE: **3/4"=1'-0"**
 DATE: **09.13.18**



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

OWNER: BUILDER

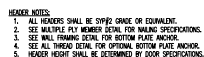
PROJECT ADDRESS

PONGETTI
RESIDENCE
000 WHITE ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
 PE# 16215
 7441-2 SILVER LAKE TERRACE
 JACKSONVILLE, FL. 32216
 PHONE: (904) 721-7676
 FAX: (904) 721-7605

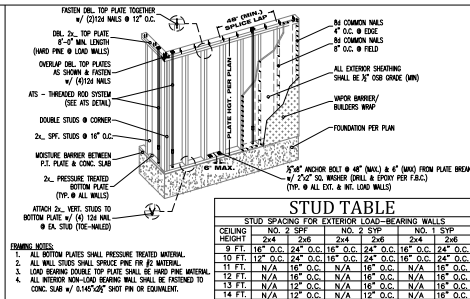
09.13.18
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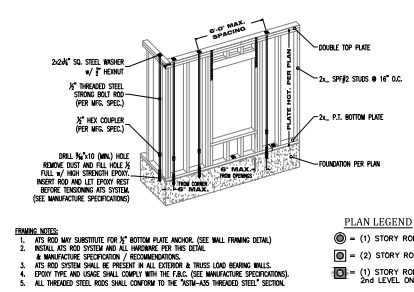


HDR. SIZE	SPAN	# OF JACKS	# OF KINGS
(2)2X6	3'-0"	1	2
(2)2X8	6'-0"	2	2
(2)2X10	9'-0"	2	2
(2)2X12	12'-0"	3	2

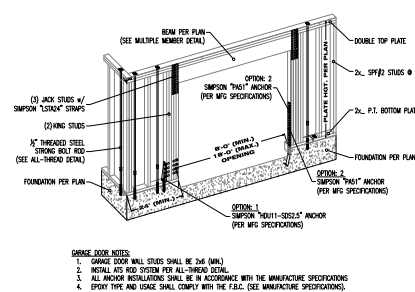
NTS



NTS



■ N.T.S.



NTS

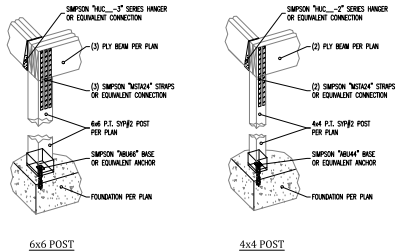
D5.0	
SHEET #	(5) OF (6)
PROJECT NAME	PONGETTI
LOCATION	GARAGE
PROJECT #	18.07.02
DRAWN BY	WMD
CHECKED BY	MGH
SCALE	1/4" = 1'-0"
DATE	09.13.18

1020 Little Brook Cr.
Jacksonville, FL 32218

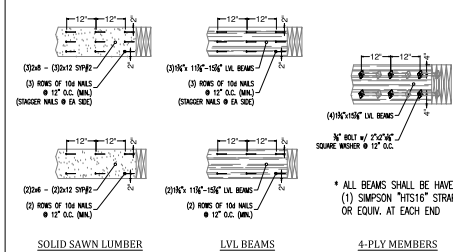
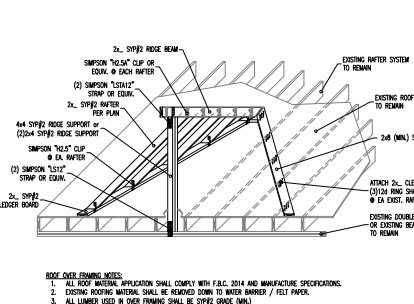
DOWNS
DRAFTING & DESIGN LLC

(904) 556-0857
downsdraftingaddress@gmail.com

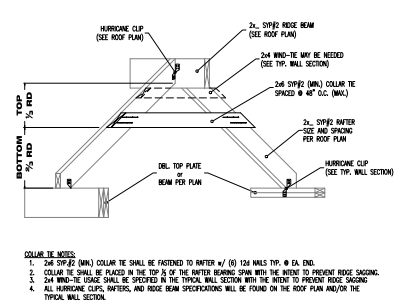




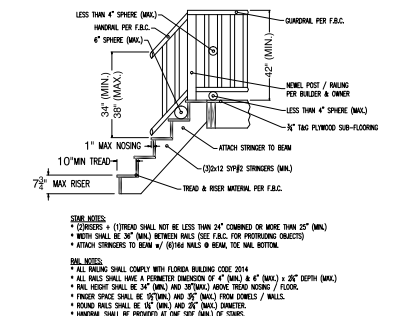
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NT⁹

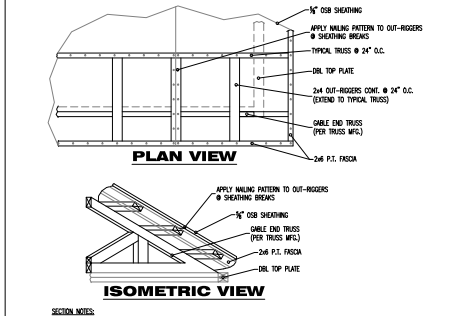
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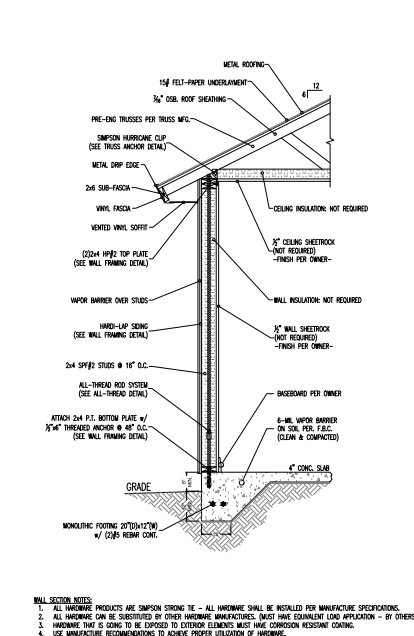
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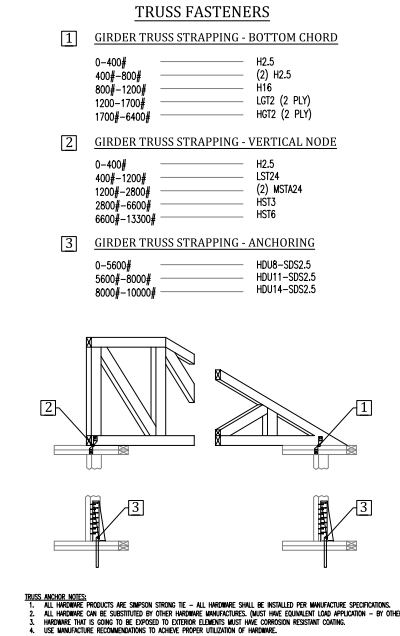
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N.T.S.

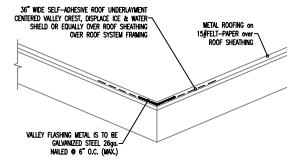
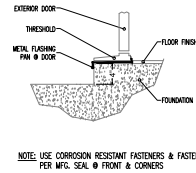
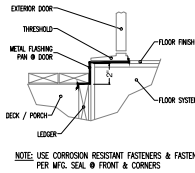
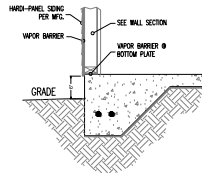
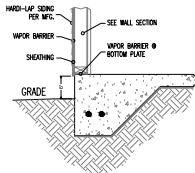


N.T.S.



NTS

MICHAEL G. HOLDER PE# 16215 7441-2 SUDLER LANE SUITE 1200 FERNANDINA BEACH, FL 32034 PHONE: (904)721-7676 FAX: (904)721-7685	PROJECT ADDRESS 000 WHITE ST. PONGETTI RESIDENCE FERNANDINA BEACH, FL. 32034 OWNER: BOLDER DOORS 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 PROCESSORS.
---	--



HARDI-LAP FLASHING DETAIL

N.T.S.

HARDI-PANEL FLASHING DETAIL

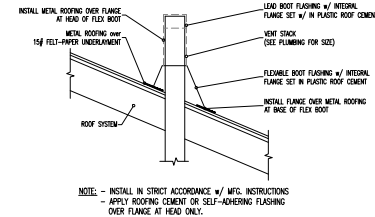
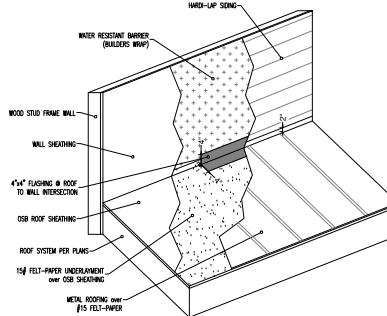
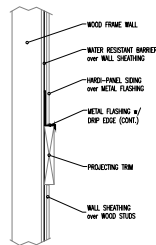
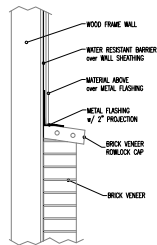
N.T.S.

DOOR THRESHOLD DETAIL

N.T.S.

VALLEY FLASHING DETAIL

N.T.S.



PROJECTING CAP DETAIL

N.T.S.

PROJECTING TRIM DETAIL

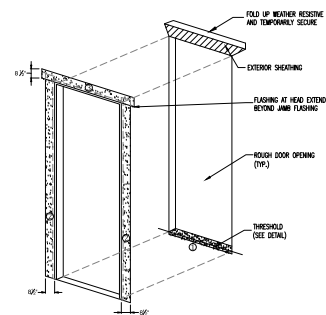
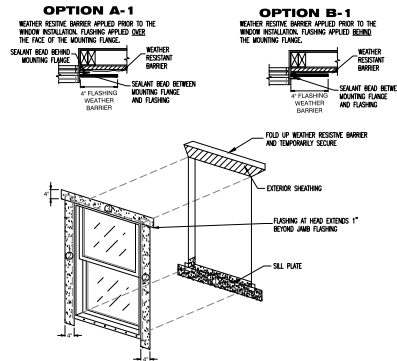
N.T.S.

ROOF TO WALL DETAIL

N.T.S.

ROOF VENT STACK DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING, EXTEND JAMB FLASHING 4" ABOVE ROUGH OPENING AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

JAMB SEALING:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4" ABOVE THE ROUGH OPENING AT HEAD, EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
TUCKED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND DOOR JAMB FLASHING, FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.11.1.1.A USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ABOVE FORMULA REQUIRES A FLASHING FLANGING MINIMUM ROLL WIDTH OF 8 IN. (230 MM). WATER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (305 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS PROVIDED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSIONS: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WEIRDS LESS THAN 8 IN. (203 MM). SELF-ADHESIVE TYPE FLASHING SEALS TIGHT TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PREVENT ADHESION, (CREATING A WATER TIGHT ZONE) TO THE (WIR) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SILL:
SEAL THE WINDOW FRAME TO OPENING, APPLY A 3/8" DIA. TO THE WINDOW (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION, USE CORROSION RESISTANT FASTENERS, FASTEN WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS.

JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING, EXTEND JAMB FLASHING 8" ABOVE ROUGH OPENING AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WIR AT THE HEAD.

JAMB SEALING:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR JAMB. EXTEND SEALANT AT JAMBS 8" ABOVE THE ROUGH OPENING AT HEAD, EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
TUCKED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND DOOR JAMB FLASHING, FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.11.1.1.A USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH DOOR. THE ABOVE FORMULA REQUIRES A FLASHING FLANGING MINIMUM ROLL WIDTH OF 8 IN. (203 MM). WATER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (305 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS PROVIDED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSIONS: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WEIRDS LESS THAN 8 IN. (203 MM). SELF-ADHESIVE TYPE FLASHING SEALS TIGHT TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PREVENT ADHESION, (CREATING A WATER TIGHT ZONE) TO THE (WIR) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION, USE CORROSION RESISTANT FASTENERS, FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

WINDOW FLASHING DETAIL

N.T.S.

DOOR FLASHING DETAIL

N.T.S.

D5.1
(6) OF (6)
SHEET #
PROJECT NAME: **PONGETTI GARAGE**
PROJECT #: **18.07.08**
DRAWN BY: **WMO**
CHECKED BY: **WMO**
SCALE: **3/4" = 1'-0"**
DATE: **09.13.18**

10320 Little Rock Ct.
Jacksonville, FL 32218
(904) 536-0857
downsdesign@gmail.com

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DRAFTING & DESIGN LLC

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OWNER: **BUILDER**
PONGETTI RESIDENCE

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

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE (904) 721-7076
FAX (904) 721-7065

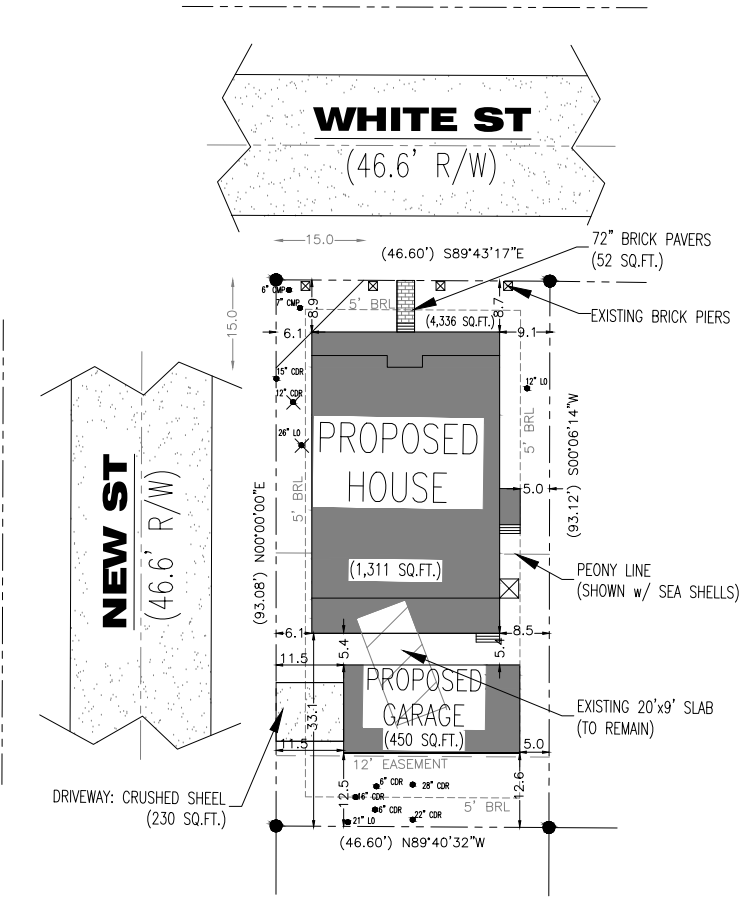
09.13.18
ENGINEER OF RECORD

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

- NOTES:
- 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

SQ.FT.	TOTALS
LOCATION	SQ.FT.
LAND	4,337 ^{sq}
HOUSE	1,311 ^{sq} (100%)
GARAGE	450 ^{sq} (100%)
WALKWAY	52 ^{sq}
DRIVEWAY	230 ^{sq}
COVERAGE	1,761 ^{sq} = 41%



SITE PLAN

SCALE: 1 = 40

SP1.0

SHEET #

PROJECT NAME: PONGETTI -

PROJECT #

00.00.00

DRAWN BY:

WMD

CHECKED BY:

MGH

SCALE:

1/4" = 1'-0"

DATE:

08-18-18

1020 Little Brook Ct.

Jacksonville, FL 32218

DOWNSDRAFTING

DRAFTING & DESIGN LLC

(904)536-0857

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OWNERS

OWNER/BUILDER

PONGETTI

000 WHITE ST.

FERNANDINA BEACH, FL.

32034

PROJECT ADDRESS

000 WHITE ST.

FERNANDINA BEACH, FL.

32034

OWNERS

OWNER/BUILDER

PONGETTI

000 WHITE ST.

FERNANDINA BEACH, FL.

32034

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FERNANDINA BEACH, FL.

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OWNERS

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FERNANDINA BEACH, FL.

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FERNANDINA BEACH, FL.

32034

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ENGINEER OF RECORD

Fernandina Beach Historic District Signing Program **Phase 2 Report**

DAWSON | ASSOCIATES



Fernandina Beach Main Street Program and City of Feranadina Beach

The purpose of the Fernandina Beach Main Street Program is to stimulate and sustain economic development in Historic Downtown Fernandina Beach. The Fernandina Beach Main Street program promotes sensible, sustained economic growth and enhancements based on local assets, especially historic resources and buildings. Being a Florida Main Street will enable the community to maintain a focus on downtown to create greater economic stability, revitalization, sustainability, vitality, quality of life, and civic pride.

Signage program is to help enable and maintain a focus on the Historic District to create greater sense of place, economic stability, stimulate new life and civic pride.

Phase 2 Report August 30, 2018

With the recommendations of Phase 1 and an ongoing dialogue with the steering committee, this phase finalizes the design development of the signage program.

Deliverables Phase 2:

- *Provide the final signage nomenclature, typography, colors and sizes*
- *Present highly developed designs to a broader group of stakeholders*
- *Create final design drawings detailing color palette, materials, graphics, typography and sizes*
- *Provide a master sign location plan with all signage information identified*
- *Provide a spreadsheet keyed to the master location plan listing the signs by type*
- *Provide a revised implementation priorities and phasing plan*
- *Provide a revised statement of probable cost for the fabrication and installation*
- *Provide performance specifications of sign types and other environmental sign components*

Sign Types

The various sign types of the new wayfinding signage program are.

Type 1 – Vehicle Directional Sign

Signs that direct vehicular traffic to destinations.

Type 2 – Gateway Sign

Signs and structures distinguishing the entrance welcome thresholds into the Historic District.

Type 3 – Destination Identity Sign

Signs that identify the Fernandina Beach Historic District and other important cultural and historic destinations.

Type 4 – Parking Lot Identification Sign

Identification and information signs that direct vehicles to parking lots, making them more identifiable and also provide parking rules.

Type 5 – Street Identification Sign

Signs that identify the streets within the Historic District marking the district boundary.

Type 6 – Pedestrian Wayfinding Sign

Signs that orient and direct pedestrians in the Historic District to shops and restaurants.

Type 7 – Interpretive and Cultural Sign

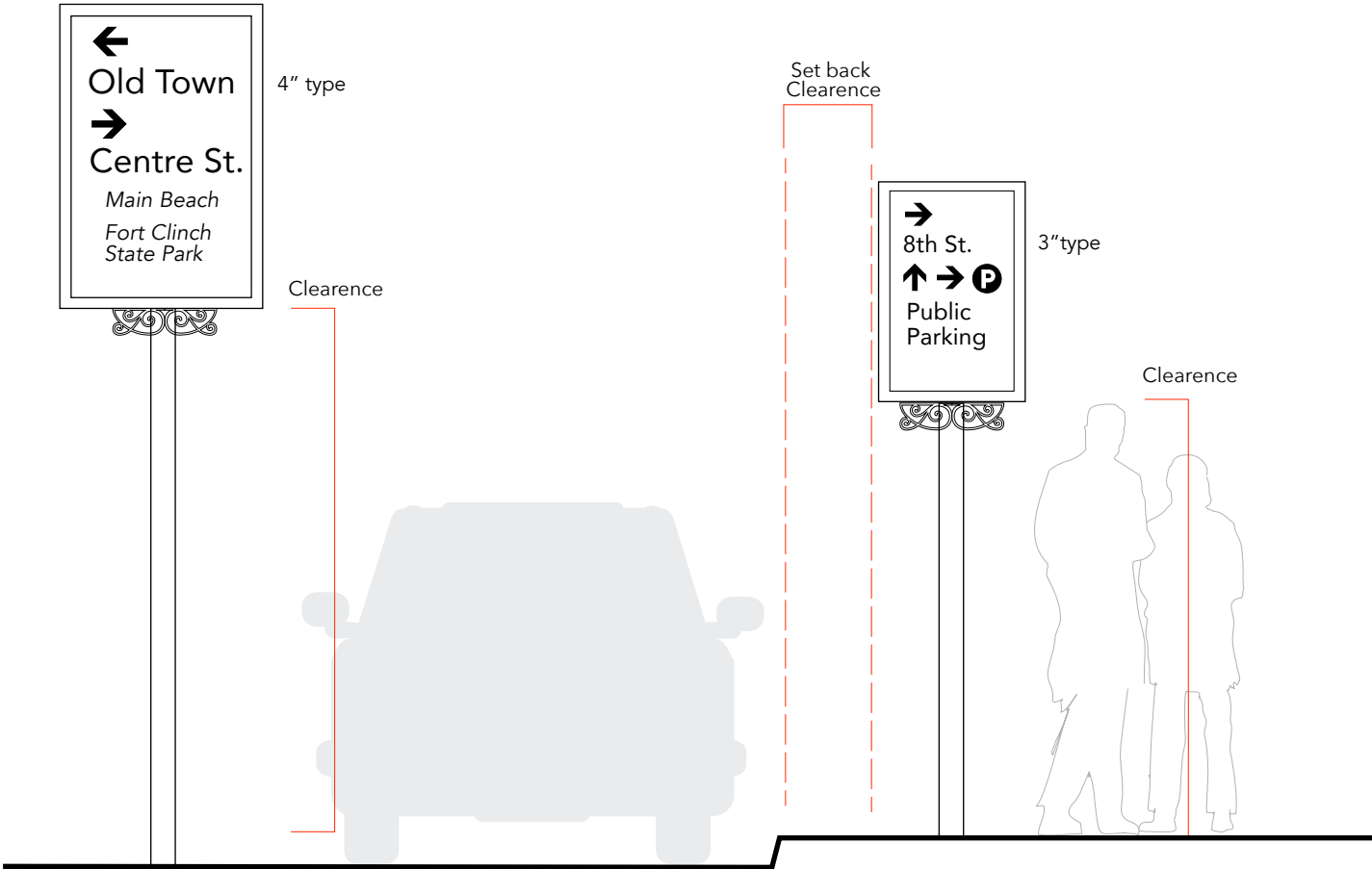
Signs that communicate historic or culturally interpretive and relevant information.

Each of the sign types may have various sizes, scaled for specific use, location and messaging requirements.

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Vehicle Directional Signing

Type 1– Vehicle Directional Sign
Signs that direct vehicular traffic to destinations.



Each of the sign types may have various sizes, scaled for specific use, location and messaging requirements.

Graphic shows design intent only and is not the final graphic art for reproduction

MUTCD text message readability standards are based on:
1) Legibility
2) Class of road
3) Speed of travel

Typical text size to distance
1" = 30'
2" = 60'
3" = 90'

Gateway Signing

Type 2 – Gateway Sign

Signs and structures distinguishing the entrance welcome thresholds into the Historic District.

Type 3 – Destination Identity Sign

Signs that identify the Fernandina Beach Historic District and other important cultural and historic destinations.



Destination Identification

Type 3 – Destination Identity Sign

Signs that identify the Fernandina Beach Historic District and other important cultural and historic destinations.



The letters and boarder frame are dimensional forms cut from .25" aluminum, powder coated and stud mounted to a metal bronze background panel. The flags are cut from .25" steel plate and are porcelain enamel.



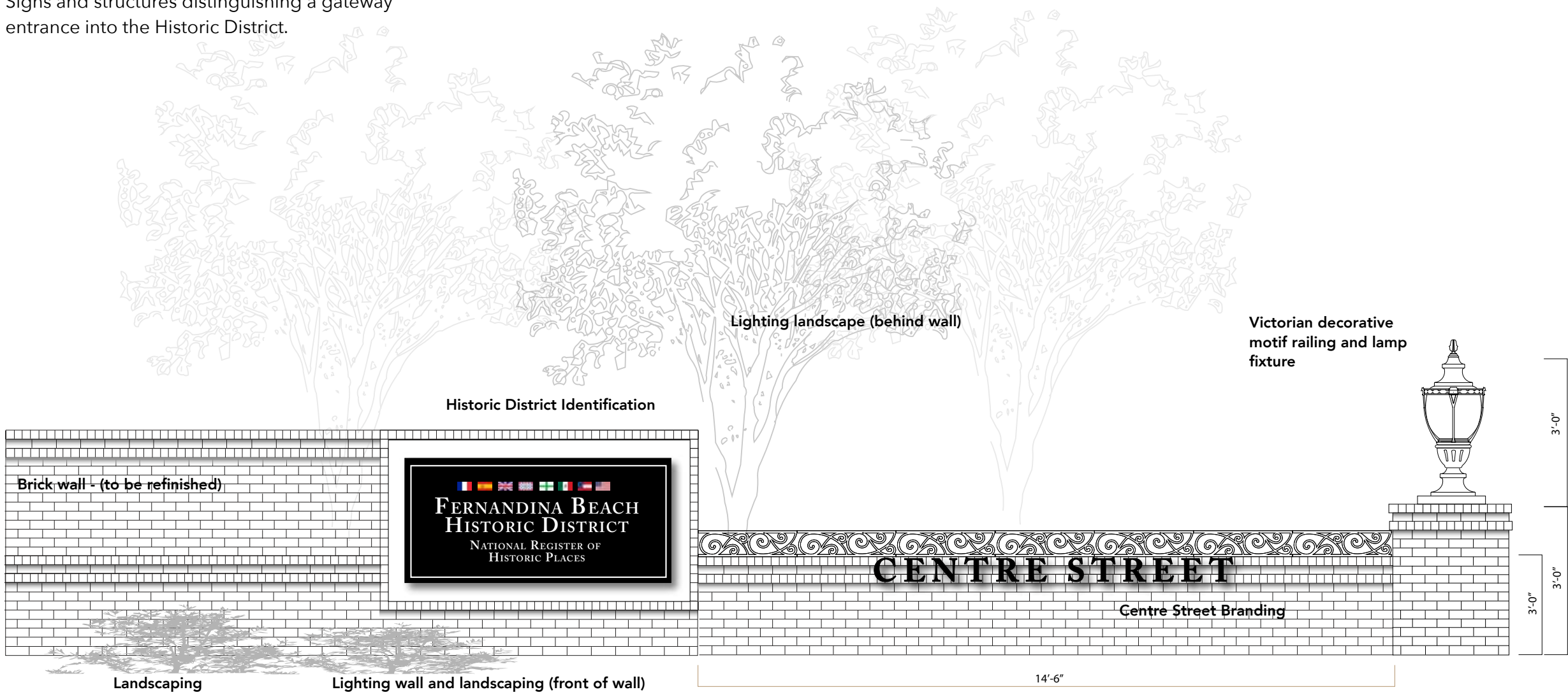
CENTRE STREET

Type font
Architectural - Bold Prismatic

Gateway Signing

Gateway Characteristics

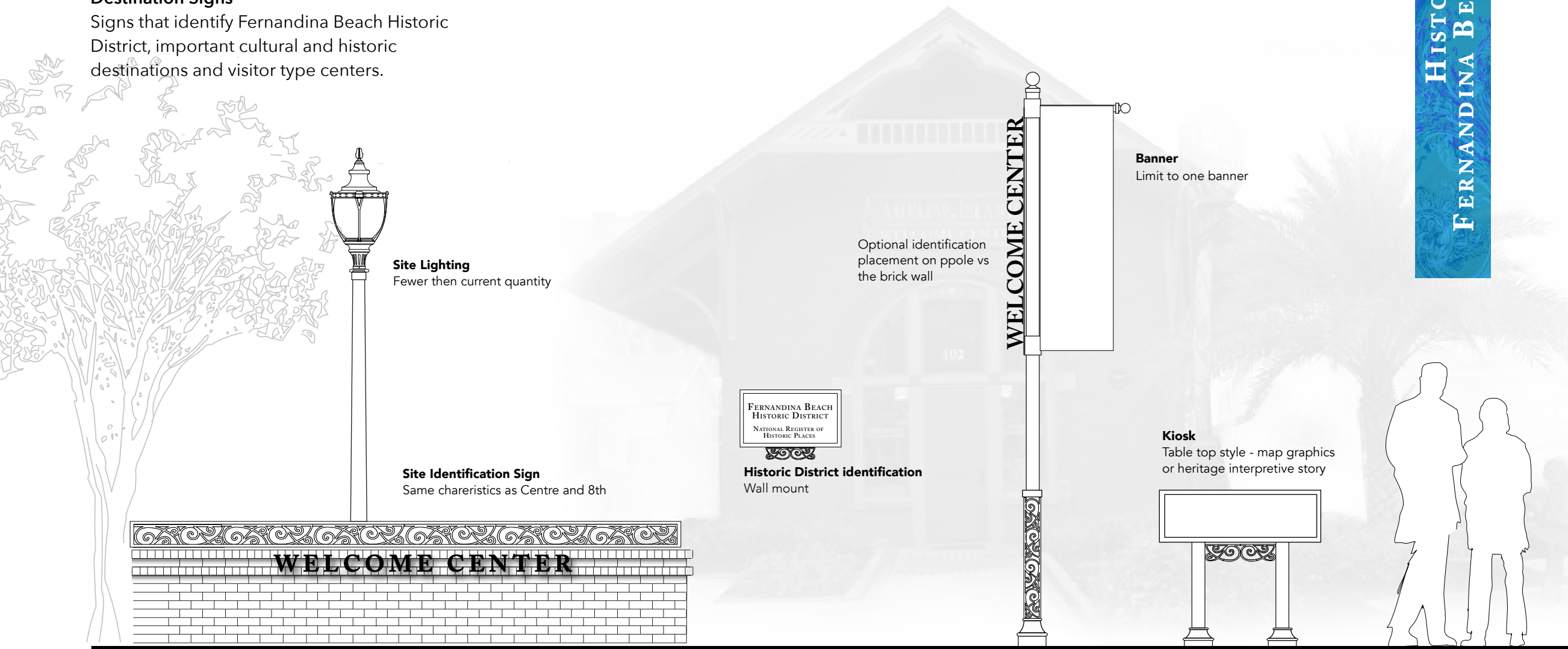
Signs and structures distinguishing a gateway entrance into the Historic District.



Welcome Center Signing (Gateway)

Destination Signs

Signs that identify Fernandina Beach Historic District, important cultural and historic destinations and visitor type centers.



Secondary Gateway Signing

Type 2 – Gateway Sign

Signs and structures distinguishing the entrance welcome thresholds into the Historic District.

Type 3 – Destination Identity Sign

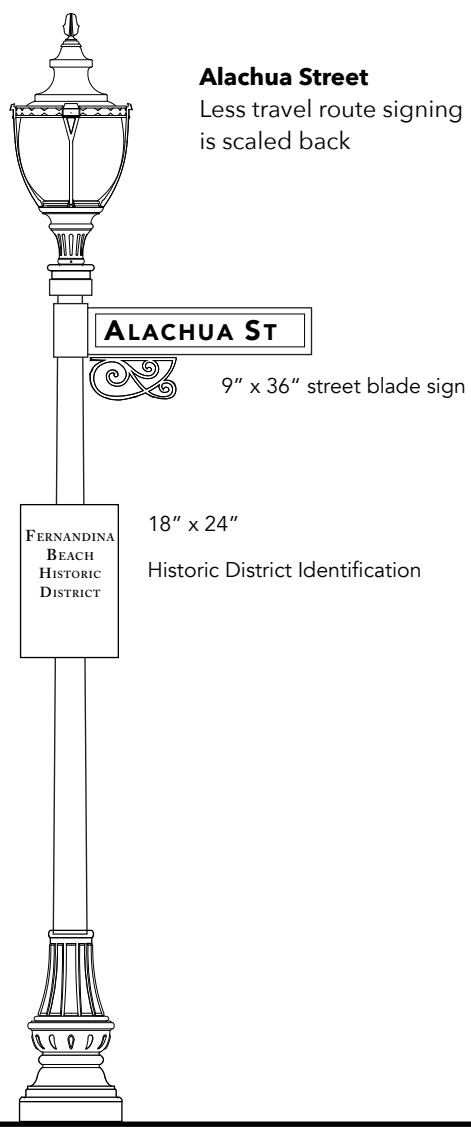
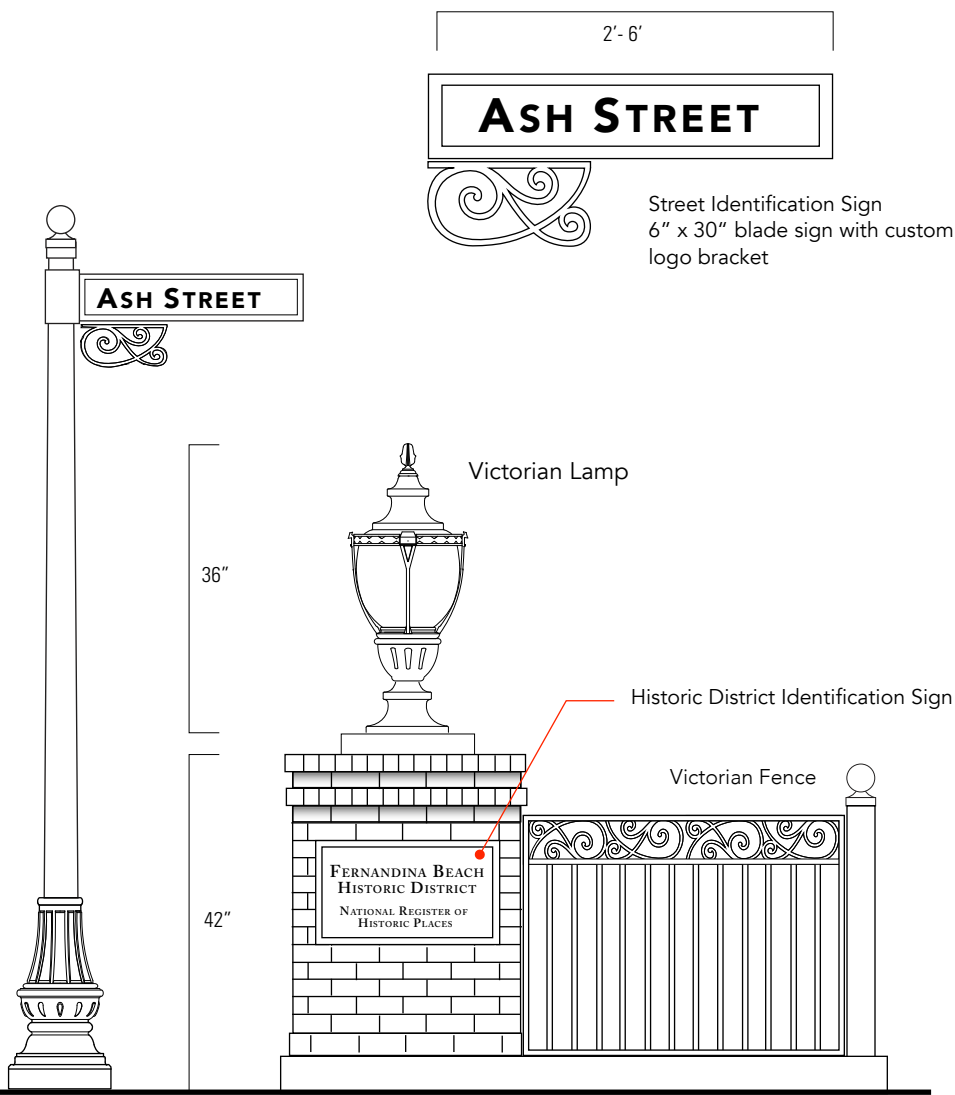
Signs that identify the Fernandina Beach Historic District and other important cultural and historic destinations.

Type 5 – Street Identification Sign

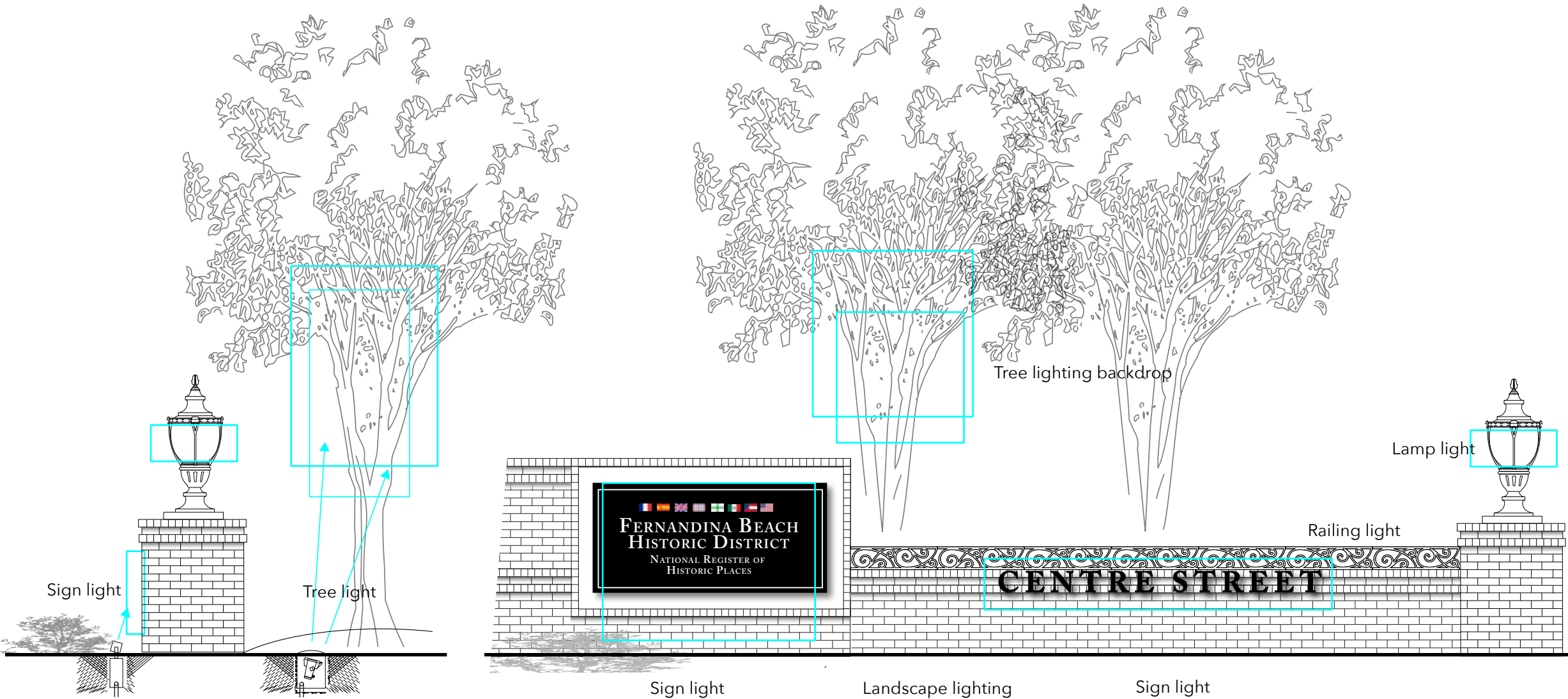
Signs that identify the streets within the historic district and mark the district boundary.



Historic District Identification Sign



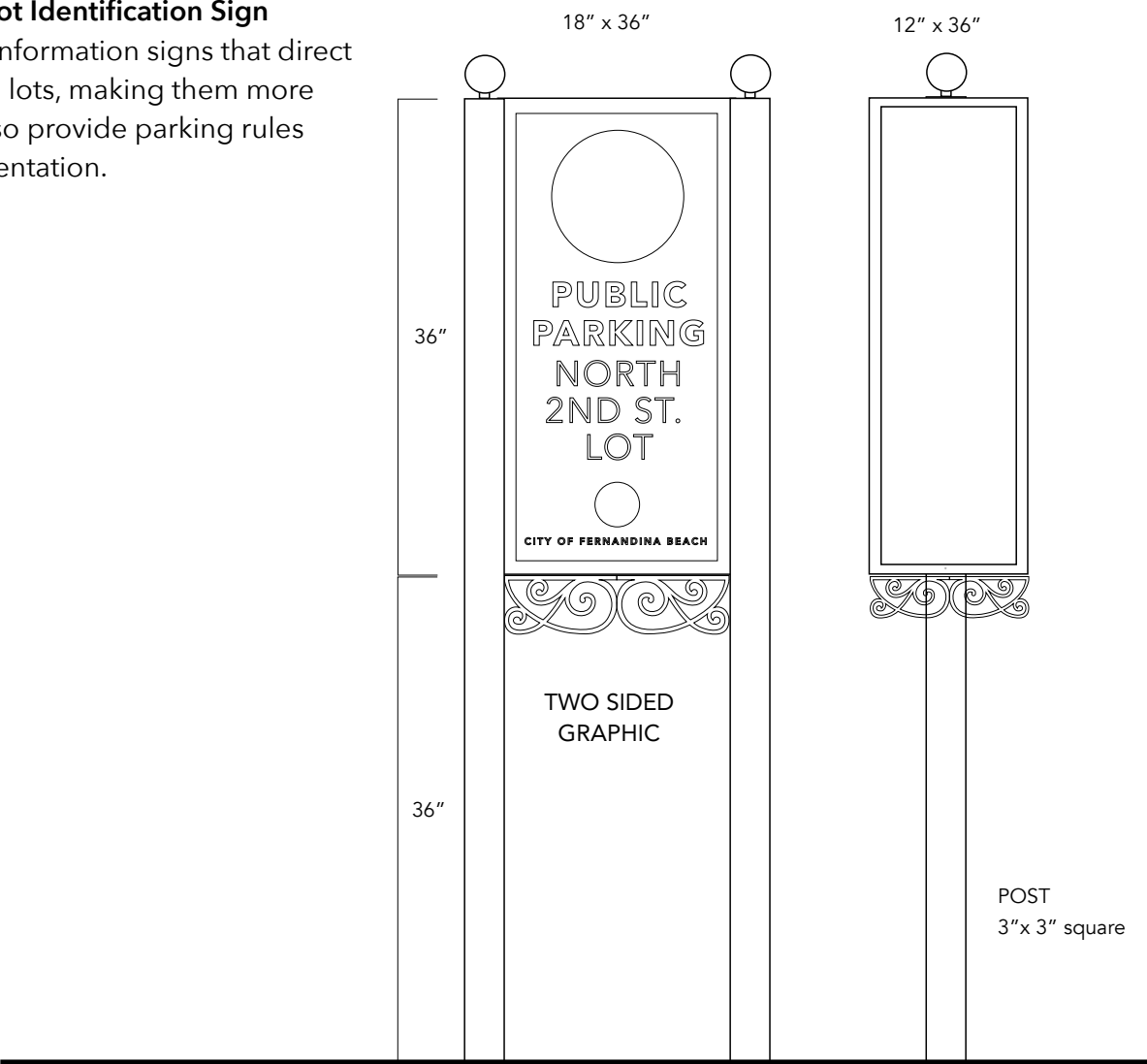
Gateway Lighting



Parking Lot Signing

Type 4 – Parking Lot Identification Sign

Identification and information signs that direct vehicles to parking lots, making them more identifiable and also provide parking rules and directional orientation.



Identification Sign



Graphic Panel

18" x 36"
6.5" Logo
.25 Rule

Avenir Typeface
190 pt. Black
190 pt. Roman

3" Logo
50 pt. Black

Graphic shows design intent only and is not the final graphic art for reproduction

Wayfinding



Graphic Panel

12" x 18" panel
6" Logo
Avenir Typeface
130 pt. Black
.25 Rule
4.25" x 5" arrow

Rules Sign



Graphic Panel

12" x 36" panel
6.5" Logo
.25 Rule

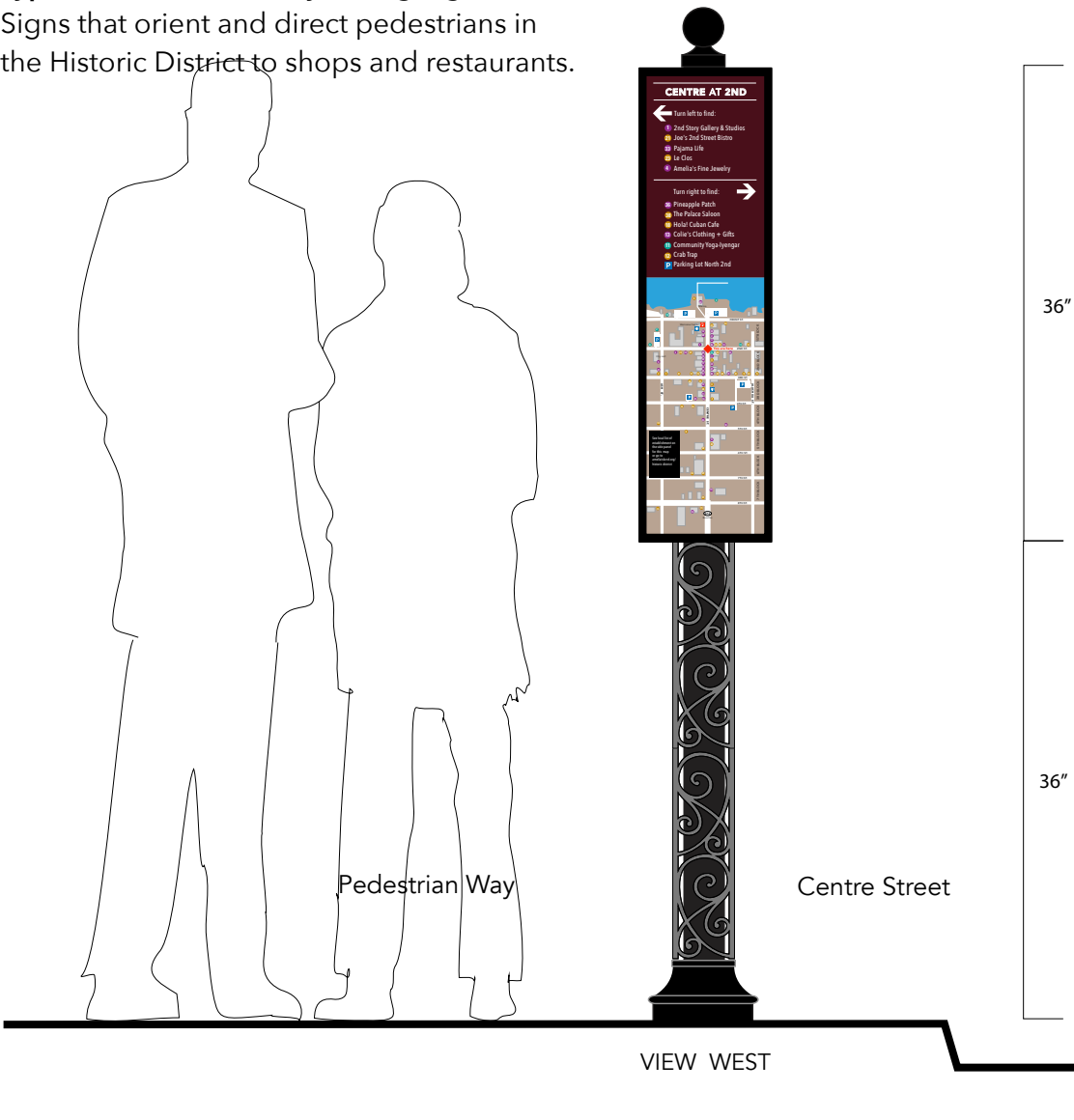
Avenir Typeface
140 pt. Black
110 pt. Roman

80 pt. Black
50 pt. Roman

2.5" logo
40 pt. Black

Pedestrian Wayfinding Single Post Sign Type

Type 6 – Pedestrian Wayfinding Sign
Signs that orient and direct pedestrians in
the Historic District to shops and restaurants.



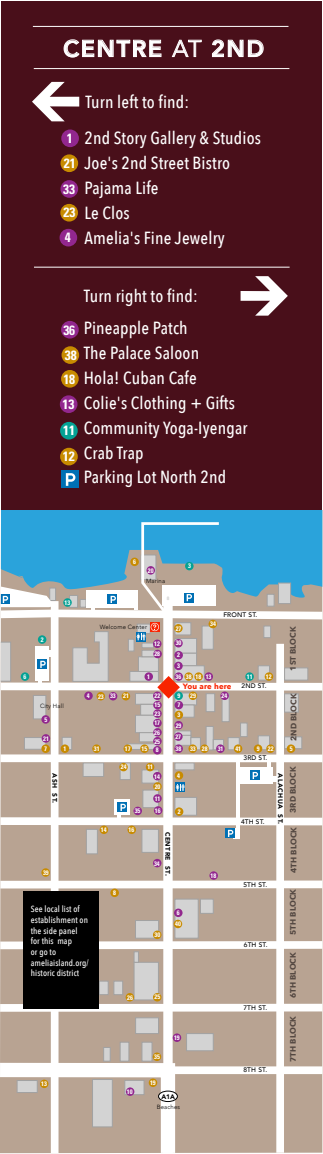
SIGN PANEL
Graphic message
panel is 10" x 36"
color print

Removable face
frame with satin
finish black

Frame fastens
top and bottom
for removable to
update the graphic
print

Graphic shows design
intent only and is not
the final graphic art
for reproduction

POST
3"x 3" square post with
5"x 30" decorative
pattern cut motif to
surround the post and
all with a satin finish
black



VIEW EAST // WEST

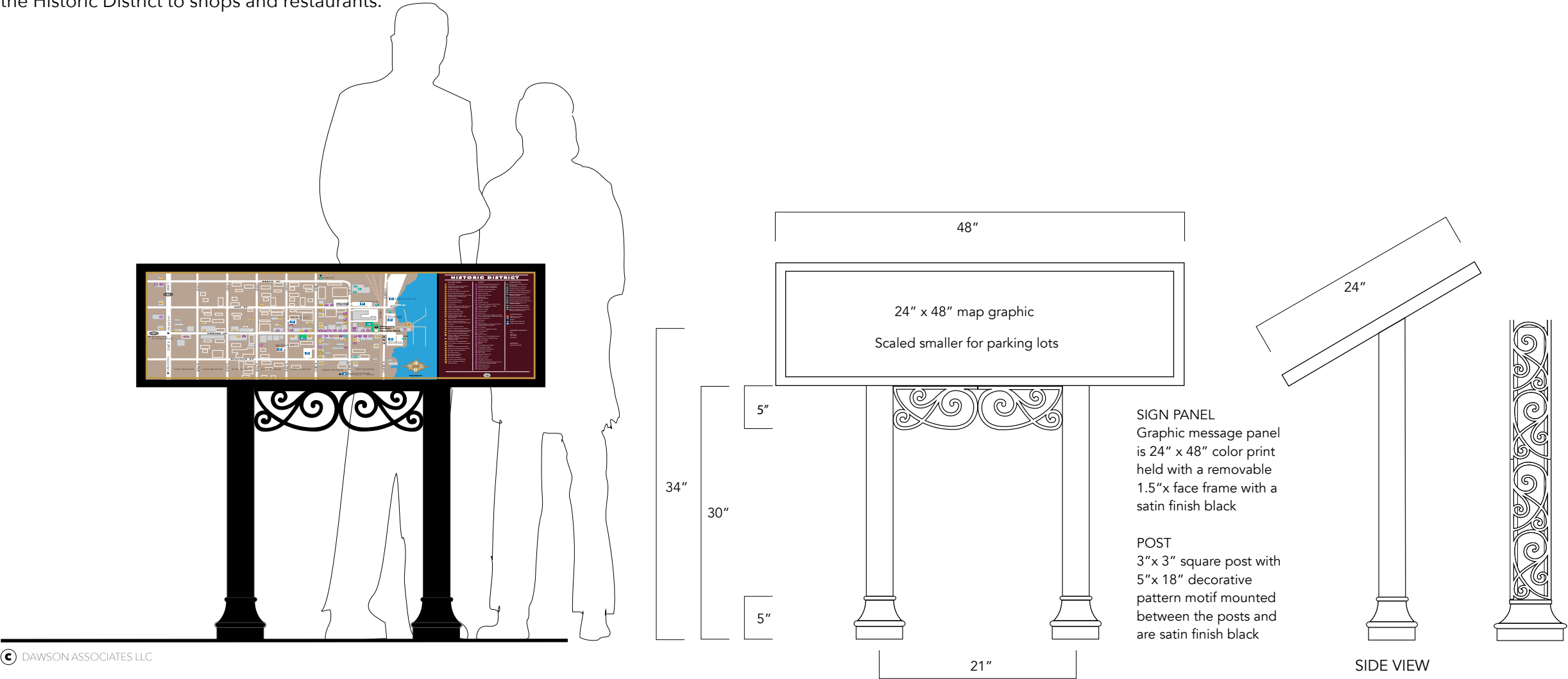


VIEW FACE TOWARDS
PEDESTRIAN WAY

Pedestrian Wayfinding Table Style Sign Type

Type 6 – Pedestrian Wayfinding Sign

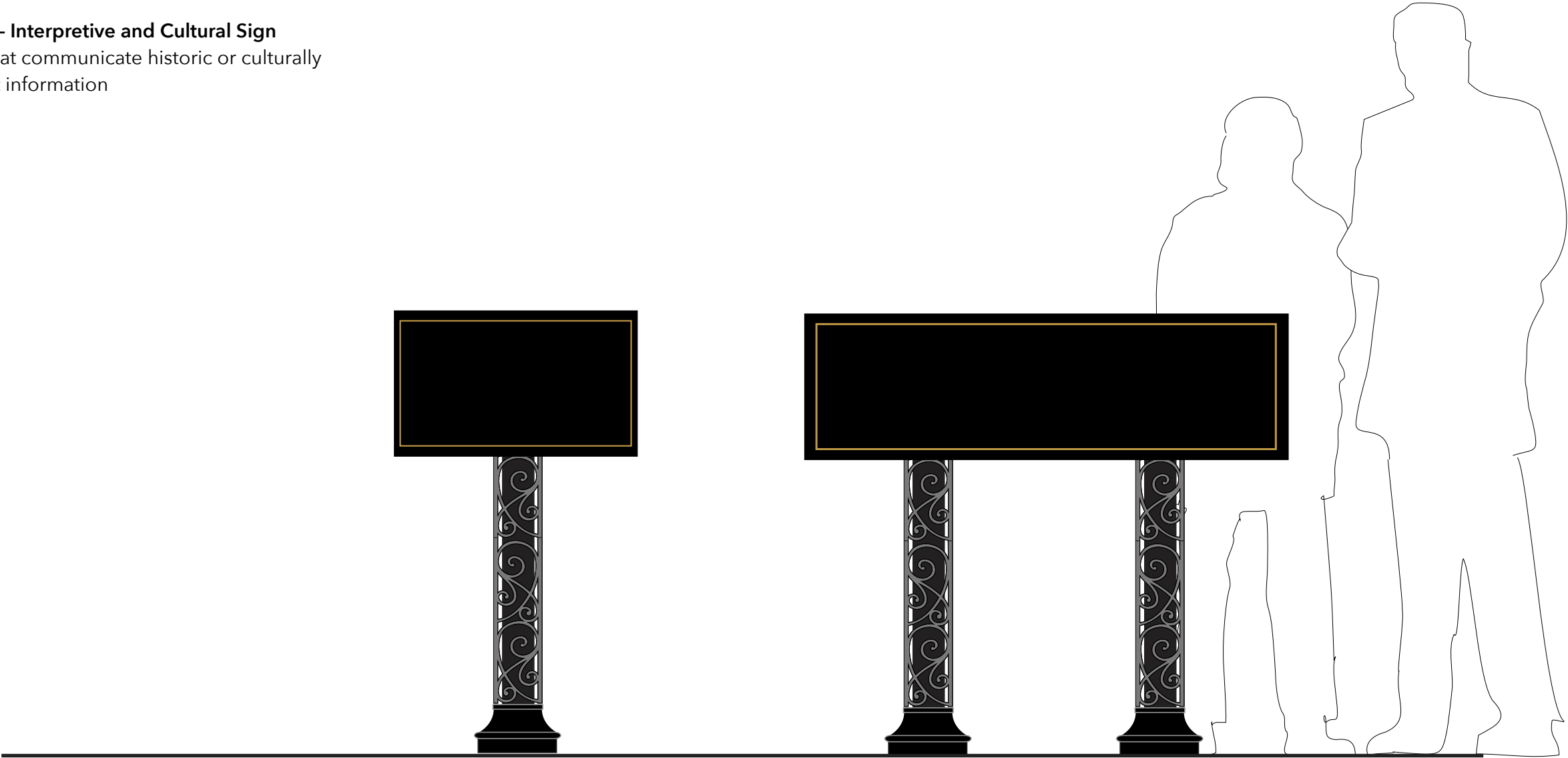
Signs that orient and direct pedestrians in the Historic District to shops and restaurants.



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Interpretive Signing

Type 7 – Interpretive and Cultural Sign
Signs that communicate historic or culturally relevant information



Design Vocabulary

In keeping with the strategic goals and objectives adopted in the stakeholder meetings it is imperative that signs be simple to see and understand, complement the historic and Victorian architecture, and branding efforts of the community. The elements selected for the signage program will have a consistent use of type, color, and graphics and sign architecture.

- Type font standards
- Color standards
- Graphic design standards
- Architecture standards

Type Font Standards

CENTRE STREET

Architectural - Bold Prismatic

CITY HALL
AMELIA ISLAND

Avenir - Heavy

CENTRE AT 2ND

Avenir - Condensed

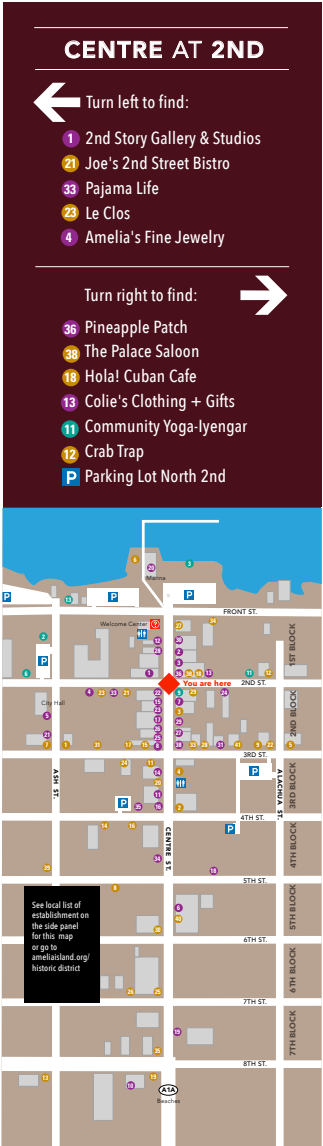
← Turn left to find:

- 1 2nd Story Gallery & Studios
- 21 Joe's 2nd Street Bistro



Auto Direction Wayfinding Typeface- Clearview Hwy

Graphic Design Standards



10" x 36" message panel



24" x 48" message panel

The 10" x 36" direction graphic illustrated is for the pedestrian wayfinding single post sign type located on Centre Street.

The 24" x 48" map graphic is intended for the Welcome Center.

The graphic can down size to 36" smaller width sign for other applications such as public parking lots, etc.

Graphic shows design intent only and is not the final graphic art for reproduction.

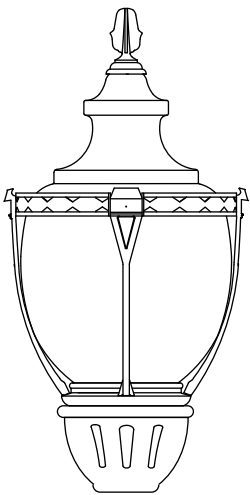
Architecture Style Standards



Architectural - Bold Prismatic

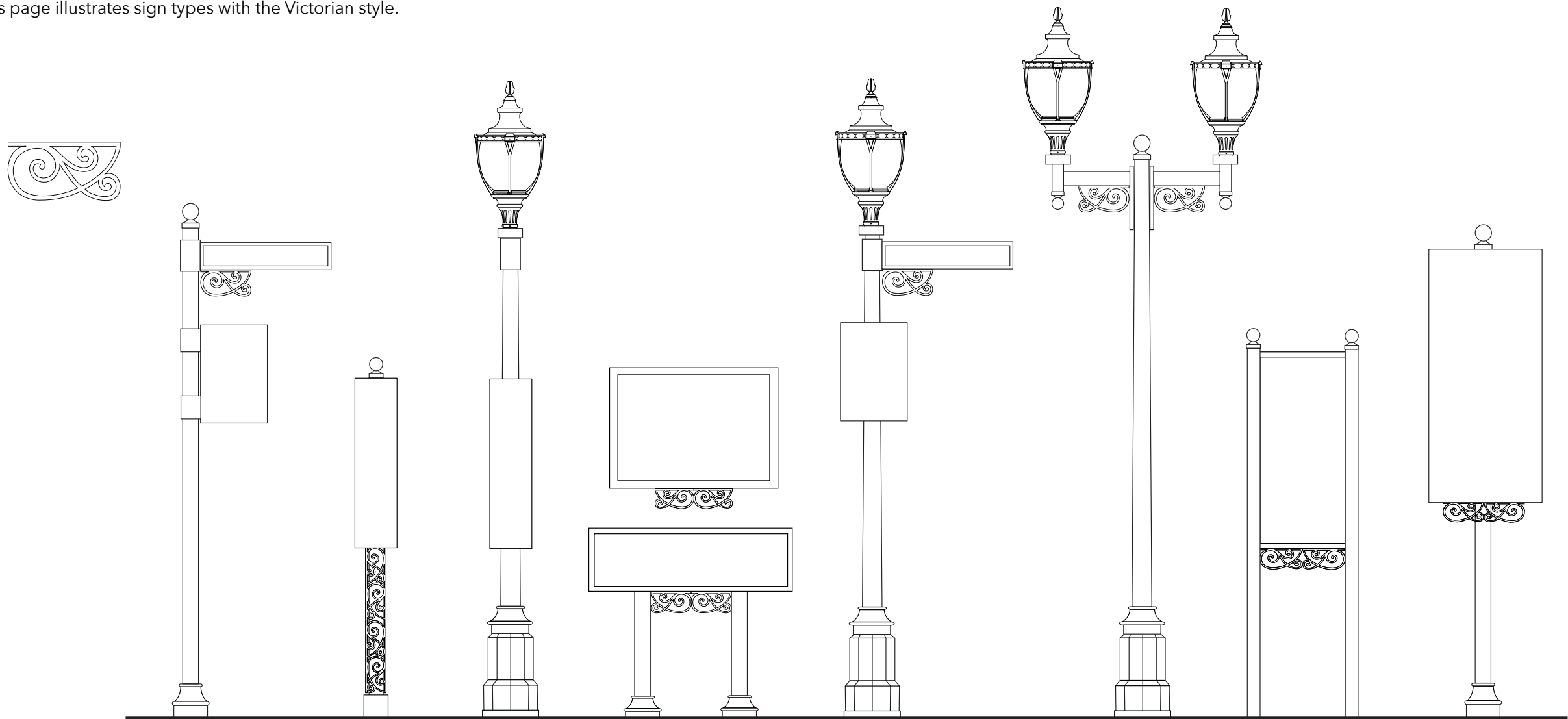


Victorian decorative motif



Architecture Style Standards

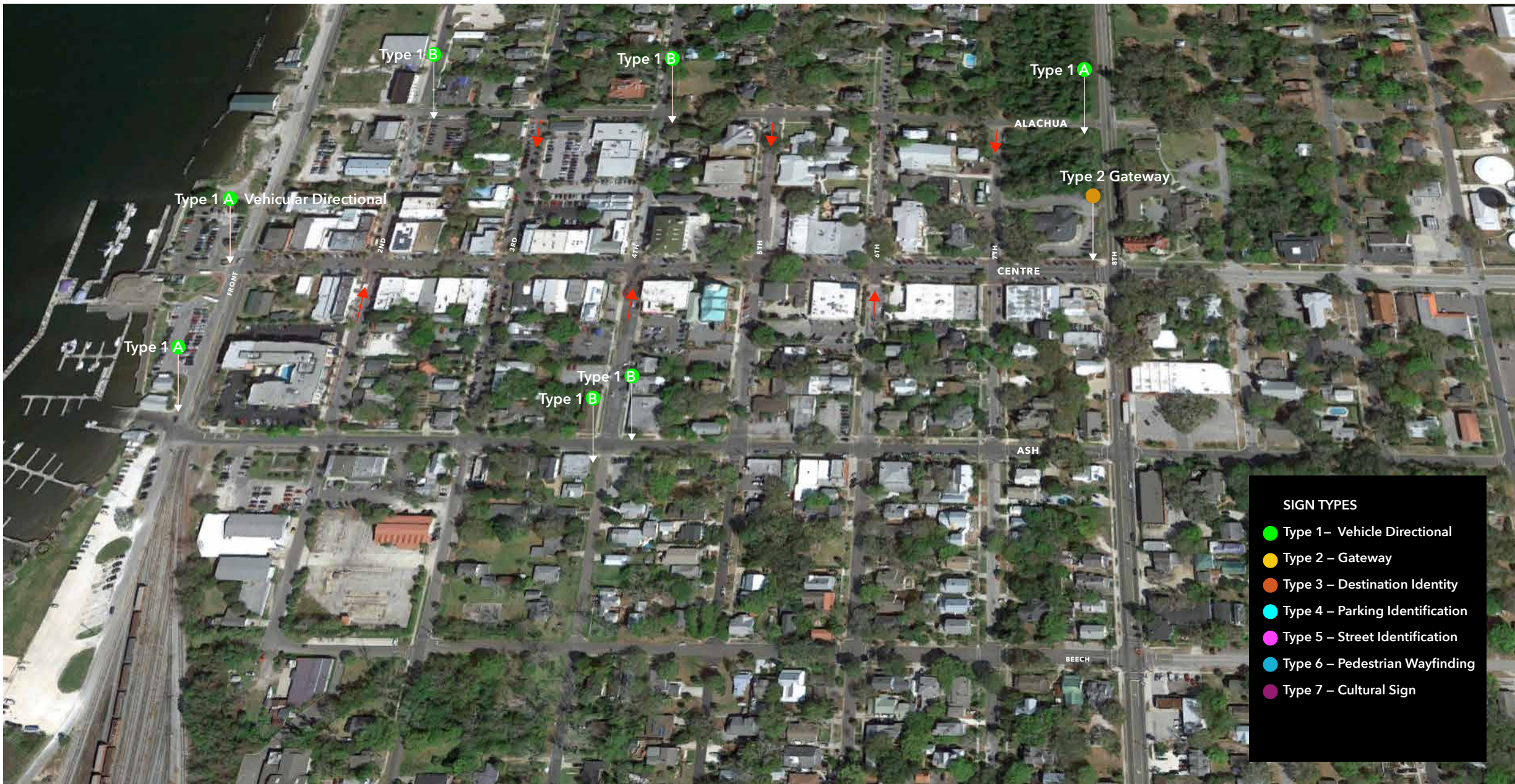
This page illustrates sign types with the Victorian style.



Signage Area



Signage Location Plan



Signage Location Plan



Signage Location Plan



Signage Location Plan

