



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

1. **CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
2. **APPROVAL OF MEETING MINUTES**
 - 2.1 OCTOBER 18, 2018 REGULAR MEETING
3. **OLD BUSINESS**
 - 3.1 ~~***CONTINUED TO JANUARY 17, 2018 REGULAR MEETING***~~ ****CONTINUED TO JANUARY 17, 2019 REGULAR MEETING****
HDC 2018-33: SCOTT & JULIE JONES, 908 WHITE STREET
Certificate of Approval (COA) to construct a two-story, single-family dwelling and two-story accessory structure. (*Quasi-Judicial*)
 - 3.2 **HDC 2018-36: PJD'S AMELIA LLC, AGENT FOR STARK BUILDING, 12 S. 2ND STREET**
Certificate of Approval (COA) to extend an existing second floor deck over accessory structure. (*Quasi-Judicial*)
 - 3.3 ~~***CONTINUED TO JANUARY 17, 2018 REGULAR MEETING***~~ ****CONTINUED TO JANUARY 17, 2019 REGULAR MEETING****
HDC 2018-42: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET
Variance from Land Development Code section 7.01.04(B)6 Parking Standards & Parking Lot Design: On Street Parking. (*Quasi-Judicial*)
 - 3.4 **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*)
 - 3.5 **HDC 2018-46: GARY A. & PHYLLIS M. PONGETTI, 1102 WHITE STREET (LOTS 11 & 12)**
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. **NEW BUSINESS**

- 4.1 ***CONTINUED TO APRIL 18, 2019 REGULAR MEETING***
HDC 2018-47: MICHAEL & JENNIFER HARRISON, 800 SOMERUELUS STREET
Certificate of Approval (COA) to construct a 1,520 square foot primary structure with a detached 480 square foot accessory dwelling. (*Quasi-Judicial*)
- 4.2 **HDC 2018-49: GILLETTE & ASSOCIATES, INC., AGENT FOR ALACHUA GROUP LLC., 201 ALACHUA STREET**
Conceptual Certificate of Approval (COA) to construct a miniature golf course with associated customer service buildings and deck. (*Quasi-Judicial*)

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 5.1 **HDC SA 2018-67: LOUIS S. THARIN, 412 N. 3RD STREET**
Replace walkway with old brick to match original brick walkway.
- 5.2 **HDC SA 2018-68: POZZI ENTERPRISES, STEVEN & CAROLYN POZZI, 300 ASH STREET**
Install water treatment cylinder (10"x 64") and small recharge tank (10" x 20") located next to the electric box (gray).
- 5.3 **HDC SA 2018-69: BRUCE MEGER, 213 N. 6TH STREET**
Install 6ft wood fence on south side of property with first 25ft being 4ft high and install 4ft high black aluminum fence on east frontage of property.
- 5.4 **HDC SA 2018-70: LUCA MISCIASCI/614 CENTRE LLC, 614 CENTRE STREET**
Install acrylic 18" Red lettering on frontage wall sign.
- 5.5 **HDC SA 2018-71: ANNE & BILL KAVANAUGH, 112 N. 6TH STREET**
Re-roof using Georgia Metals, 24 Gauge, Snap Lock Galvalume in Silver (FL product approval # 17353-rl)
- 5.6 **HDC SA 2018-72: JOHN D. SMITH, AGENT FOR MUFFIE AUSTIN, 325 S. 6TH STREET**
Replace existing windows with Pella 850 Series Aluminum Clad Double Hung Windows in White.
- 5.7 **HDC SA 2018-74: PEPPERS / LOS ARRAYANES INC., 530 CENTRE STREET**
Install 2 new projecting signs on existing brackets and pavers and retaining wall at west elevation.
- 5.8 **HDC SA 2018-75: GARY LEPIERRE, AGENT FOR PATRICIA TOUNDAS, 101 CENTRE STREET**
Re-roof using Tamko 30 Year Architectural Torch in White (FL approval #1956.6)
- 5.9 **HDC SA 2018-76: ROOFCRAFTERS ROOFING, LLC, AGENT FOR EILEEN MOORE, 208 S. 7TH STREET**
Re-roof using McElroy 26 Gauge 5v in Silver (FL approval #11560.12)
- 5.10 **HDC SA 2018-77: CARLOS SERRANO, CELEBRATION CHURCH, 416 ALACHUA STREET**
Reduce logo sticker (2x4) and parking lot sign (4x4) to 2x2. Design to remain the same.
- 5.11 **HDC SA 2018-79: GREG POWER, AGENT FOR MARIA CATON, 714 SAN FERNANDO STREET**
Replace damaged 2x2 ballusters with 3x3 ballusters in White.

6. BOARD BUSINESS

7. STAFF REPORT

7.1 [Historic Resources Survey Update Report](#)

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR DECEMBER 20, 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
OCTOBER 18, 2018**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta

Michael Harrison (Chair)

Benjamin Morrison (Alt1)

Ricky Escalante (Alt 2)

MEMBERS ABSENT:

Angela Conway

Robert Erickson

Michael Spino

OTHERS PRESENT

Valerie Faltemier, Pro-tem City Attorney

Kelly Gibson, Planning Director

Samantha Rogic, Recording Secretary

Member Escalante and Member Morrison were seated as voting members.

Member Morrison recused himself from items 4.1 and 4.2 of New Business.

2. APPROVAL OF MEETING MINUTES

2.1 August 16, 2018 Regular Meeting

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante to approve the minutes as presented.

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

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*)

Scott Jones, the applicant, provided information and details specific to requested action and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante, to approve HDC case number 2018-33 with Staff's recommended conditions as indicated in the Staff Report and Board comments; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-33, with comments, 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 conceptual approval at this time.

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

3.2 HDC 2018-41: ROBERT & DEBORAH WESTHOUSE, 1122 WHITE STREET
Certificate of Approval (COA) to construct a 1676 square foot, 1-story dwelling. *(Quasi-Judicial)*

Robert Westhouse, the owner/applicant, provided information and details specific to the requested action and was available to answer questions from the Board.

Donald Skipper, the builder, provided additional details.

ACTION TAKEN: A motion was made by Member Escalante, seconded by Member Pozzetta, to approve HDC case number 2018-41 without conditions; AND 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 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 was as follows:

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

Motion passed.

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)*

John Cotner, agent to the applicant, provided information and details specific to the requested action.

ACTION TAKEN: A motion was made by Member Pozzetta to continue HDC case 2018-43 to the November 15, 2018 meeting of the HDC.

No second.

Motion failed.

ACTION TAKEN: A motion was made by Member Escalante to deny HDC case 2018-43.

No second.

Motion failed.

Chair Harrison passed gavel to Member Pozzetta.

ACTION TAKEN: Member Harrison made a motion to continue HDC 2018-43 to the November meeting at which time the applicant will provide further information on the condition of the building and the alternatives to demolition that have been explored or will be explored.

No second.

Motion failed.

ACTION TAKEN: A motion was made by Member Escalante, seconded by Member Harrison, to deny HDC case number 2018-43 without conditions; AND 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 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.

Vote upon passage of the motion was taken by ayes and nays, and was as follows:

Acting Chair Pozzetta: Nay
Member Escalante: Aye
Member Harrison: Aye

Motion passed.

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*)

Request withdrawn.

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*)

Tim and Patricia Green, owners of the property, provided information and details specific to the requested action.

Donald Skipper, agent, provided additional information.

Greg Power, 913 White Street, inquired on the specifics of the garage and spoke in support of the request.

Andrea Power, 913 White Street, inquired on where exactly it states that one cannot build on Town Street.

ACTION TAKEN: A motion was made by Member Escalante to approve HDC 2018-45 with the condition that a distinction is made between the primary and accessory structure.

No second.

Motion failed.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to continue HDC case 2018-45 with the condition that the feedback provided to the applicant by the Board be reflected in the revised design.

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

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*)

Gary and Phyllis Pongetti, the owner/applicants, provided information and details specific to the requested action.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante, to approve HDC case number 2018-46 without conditions; AND 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 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.

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

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.

Applicant not present.

4.6 PRESENTATION: FERNANDINA BEACH MAIN STREET, ARLENE FILKOFF, EXECUTIVE DIRECTOR

Arlene Filkoff provided an 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

Proclaiming this his last meeting as Chair of the HDC, Mike Harrison thanked the Board.

7. STAFF REPORT

Ms. Gibson spoke to accessory dwelling units and height requirements on the waterfront and asked for the Boards feedback to present to the City Commission for consideration.
She then provided information on the Cemetery Resource Protection Training workshop.

8. PUBLIC COMMENT

No members of the public wished to speak at this time.

9. ADJOURNMENT – 8:38 PM

Samantha Rogic, Secretary

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-36
NOVEMBER 15, 2018

Owner/Applicant:	PJD's Amelia, LLC, agent for Stark Building LLC				
Property Address:	12 S. 2 nd Street				
Requested action:	Certificate of Approval (COA) to extend an existing second floor deck over accessory structure.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Bar				
FL Master Site File #	8NA00647				
Year Built:	1884 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Retail/Office	C-3	c. 1876	Chandlery Building
	South	Restaurant	C-3	c. 1914	
	East	Retail	C-3	c. 1981	
	West	Retail/Office	C-3	c. 1900	

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



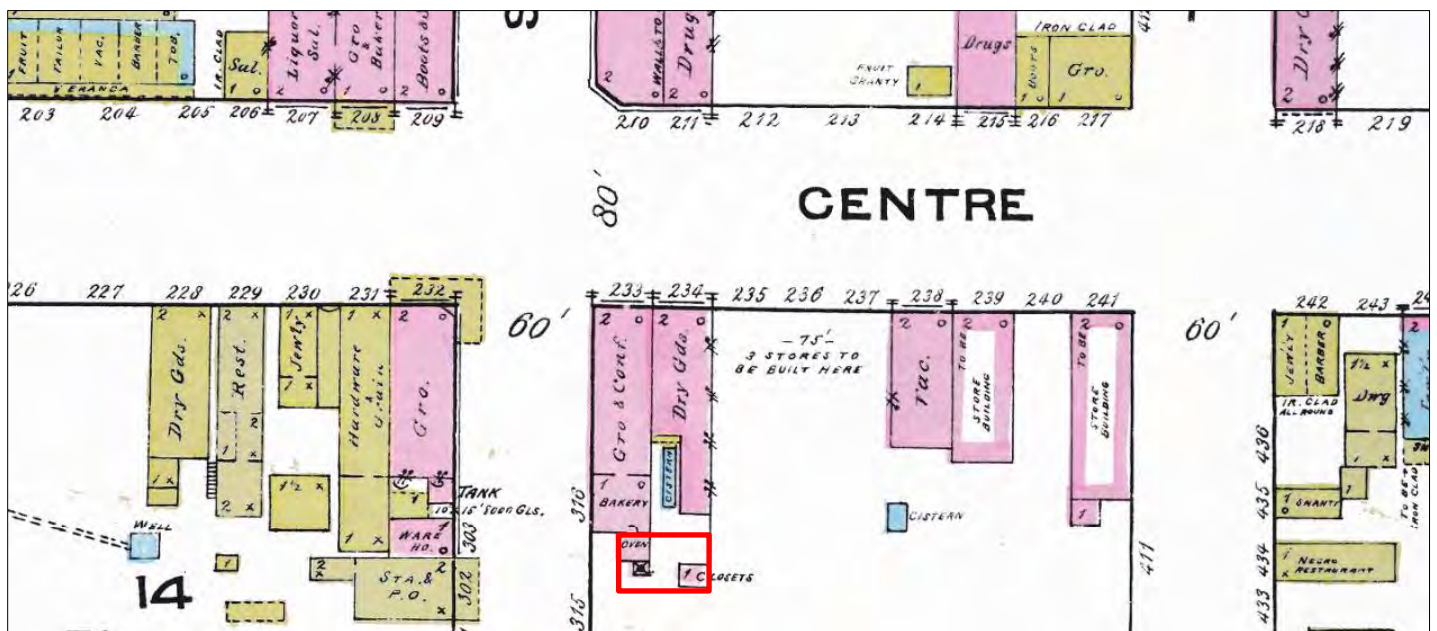


SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to expand an existing wooden deck at the southeast corner of the property. The 690 square foot deck would go over the existing one-story contributing accessory building.

The commercial masonry vernacular accessory structure was constructed in 1884 to serve as the water closet for the Stark Building, and is a contributing structure to the Downtown Historic District.

"The Stark Building originally housed Gustav Stark's confectionary on the first floor and the family's residence on the second. The Starks, who were natives of Switzerland, had lost their previous business in the 1883 fire. Stark was a prominent businessman and civic leader. He was one of the pioneer merchants of Fernandina, arriving in 1857, about the time when the town was laid out by the Florida Railroad. He also was Treasurer of Nassau County and a city councilman during the 1880's." – from Florida Master Site File 8NA00647



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.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Decks (pg 61)

Decks are not historic elements. As modern features, they should be designed and placed to minimize their impact on district appearance.

1. Place decks on rear elevations or in other locations that are out of view from the street.
2. Paint decks in modest colors as to not be obtrusive.
3. Design decks that are simple in appearance.

ANALYSIS:

The proposed deck design is appropriately sited to the rear and side of the Stark Building and will be not be obtrusive. The only visible change from the street view will be the front railing of the deck above where there is currently a pergola over the outdoor seating area. The new deck is situated back from the face of the building and sidewalk 13feet. The existing pergola will be removed.

The deck will be made of wood and will be stained, sealed, or painted to increase longevity.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2018-36

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-36 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 2018-36, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-36 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-36

EXHIBIT 1

Application & Backup Material

**OFFICE USE ONLY**

REC'D: 10/18 BY: _____
PAYMENT: \$ _____ TYPE _____
APPLICATION #: 2018-001678
HDC CASE #: 2018-48
APPLICATION COMPLETE: Y _____ N _____
PRE-CONFERENCE: Y _____ N _____ DATE _____

BOARD MEETING DATE: _____
PLANNER: _____ DATE: _____
_____**APPROVED** _____**DENIED**

**APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)**

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual ☐ or Final ☒
PROJECT TYPE:	
☐ New Construction	☒ Addition
☐ Repair	☐ Paint
	☐ Alteration
	☐ Fence
	☐ Relocation
	☐ Sign
	☐ Demolition
	☐ Re-roof
	☐ Variance
	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>12 S. 2nd St. Fernandina Beach FL 32034</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-60-31-1800-0269-0010</u>	
Zoning District: _____ Lot / Block Number (optional) _____	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Company (if applicable)	
<u>Stank Building</u>	
Street Address	
<u>PO Box 16987</u>	
City State Zip	
<u>Fernandina Beach FL 32034</u>	
Telephone Number	
<u>904 432 7629</u>	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
<u>David Voorhees</u>	
Company (if applicable)	
<u>PJDS</u>	
Street Address	
<u>12 S. 2nd St</u>	
City State Zip	
<u>Fernandina Beach FL 32034</u>	
Telephone Number	
<u>912 467 1899</u>	
Email Address	
<u>pajamadave@gmail.com</u>	

PROJECT DESCRIPTION (REQUIRED)

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

There is an existing 25 seat outside patio and small upper Deck for the beer and wine garden.

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 an upper deck which will be an enlargement of an existing upper deck. The new Deck will extend over the existing Bar and arbor. The existing Arbor will be removed. The new Deck will end at

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	N/A			
Doors	N/A			
Windows	N/A			
Roofing	N/A			
Fascia/Trim	N/A			
Foundation	N/A			
Shutters	N/A			
Porch/Deck		Pressure treated Lumber		
Fencing	N/A			
Driveways/Sidewalks	N/A			
Signage	N/A			
Other	N/A			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

CERTIFICATION (REQUIRED)

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.

10/18/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Alexandra Maddox
Commission # GG086474
Expires: March 23, 2021
Bonded thru Aaron Notary

Subscribed and sworn to before me this 18 day of October, 2018.

[Signature]
Notary Public: Signature

Alexandra Maddox
Printed Name

3/23/21
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 STARK Building
(print name of property owner(s))
hereby authorize: David Voorhees / PJD's Amelia LLC
(print name of agent)
to represent me/us in processing an application for: C.O.A
(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)
Jonathan Ferguson
(Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Subscribed and sworn to before me this 20 day of July, 2018.

Alexandra Maddox
Notary Public: Signature

Alexandra Maddox
Printed Name

3/23/21
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



Alexandra Maddox
Commission # GG086474
Expires: March 23, 2021
Bonded thru Aaron Notary

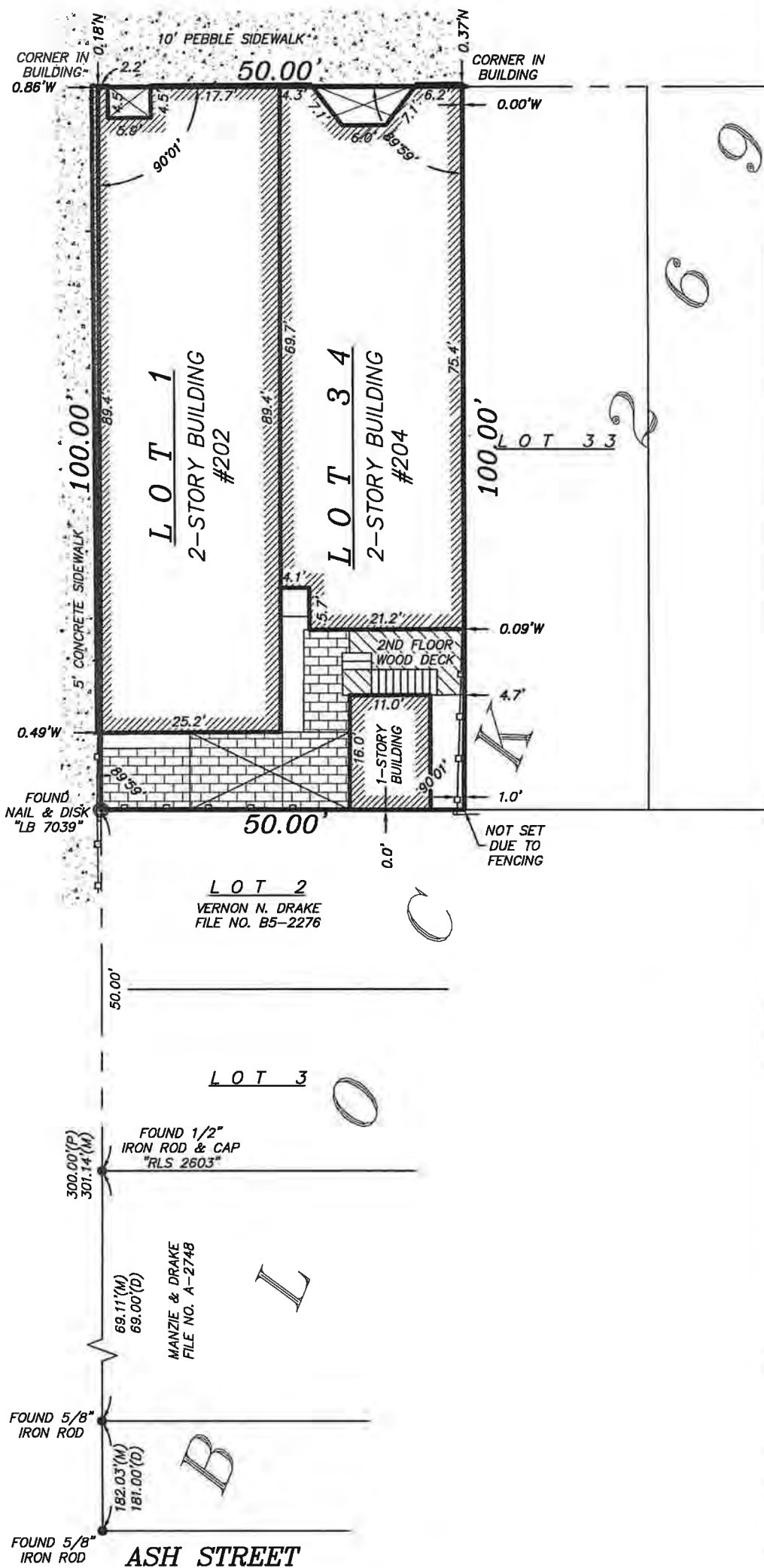
MAP OF BOUNDARY SURVEY

LOTS 1 & 34, BLOCK 269, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA AS SHOWN 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).



SOUTH SECOND STREET
(60-FOOT RIGHT-OF-WAY)

CENTRE STREET
(80-FOOT RIGHT-OF-WAY)



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 "AE 10" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 - 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

REVISIONS:

- 1) REVISED ON 09/28/2018 TO SHOW UPDATED AS-BUILT CONDITIONS OF PROPERTY. (BH)

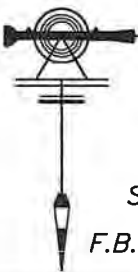
LEGEND

- CONCRETE FLATWORK
- (M) = MEASURED
- (P) = PLAT
- (D) = DEED
- WOOD FENCE
- WOOD FLATWORK

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

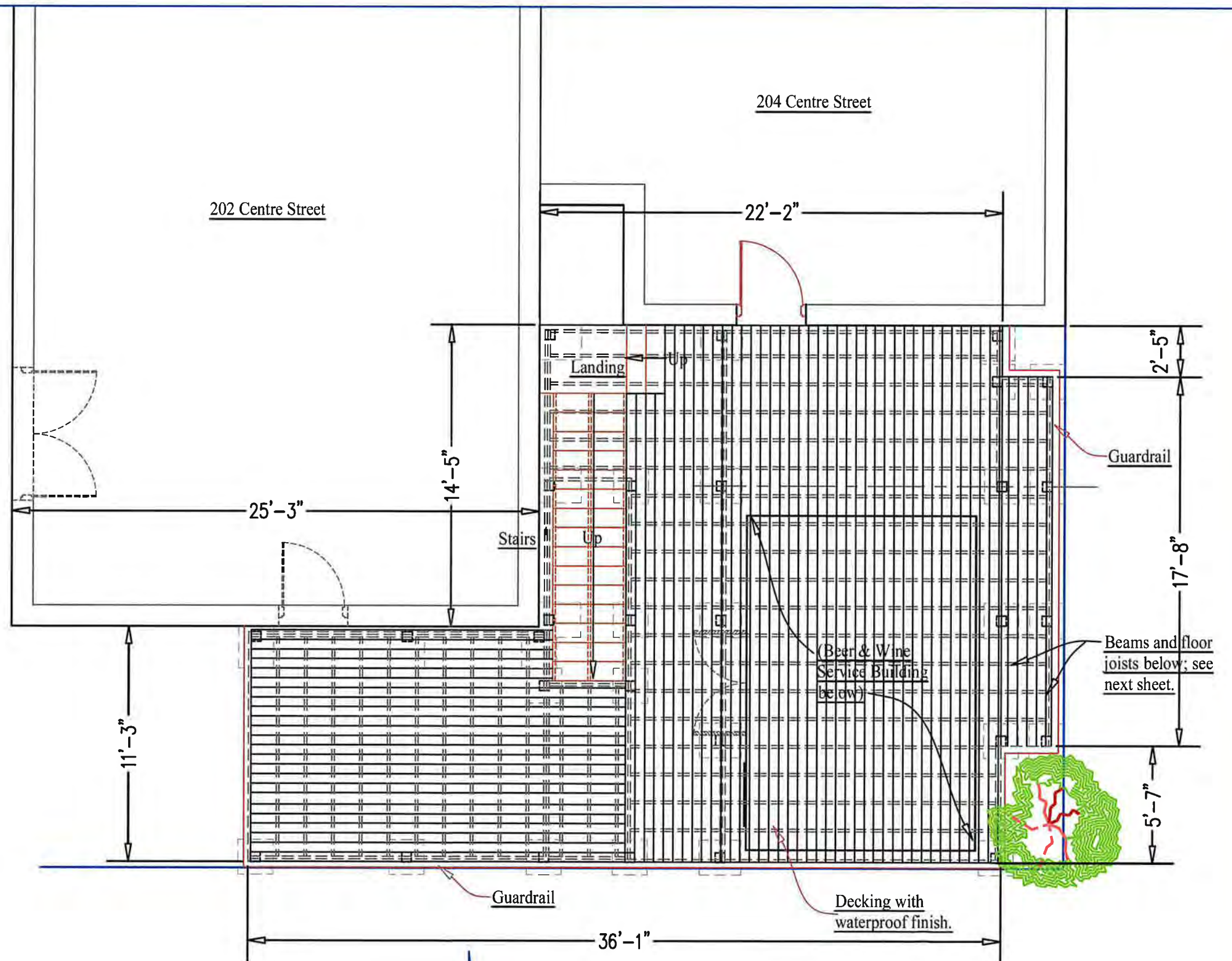
10/2/18



MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 18233 DATE: 2/22/13 CADD: WKD
F.B. NO: X-256 PAGE NO: 29 FIELD CREW: MH FILE NO: A-3087



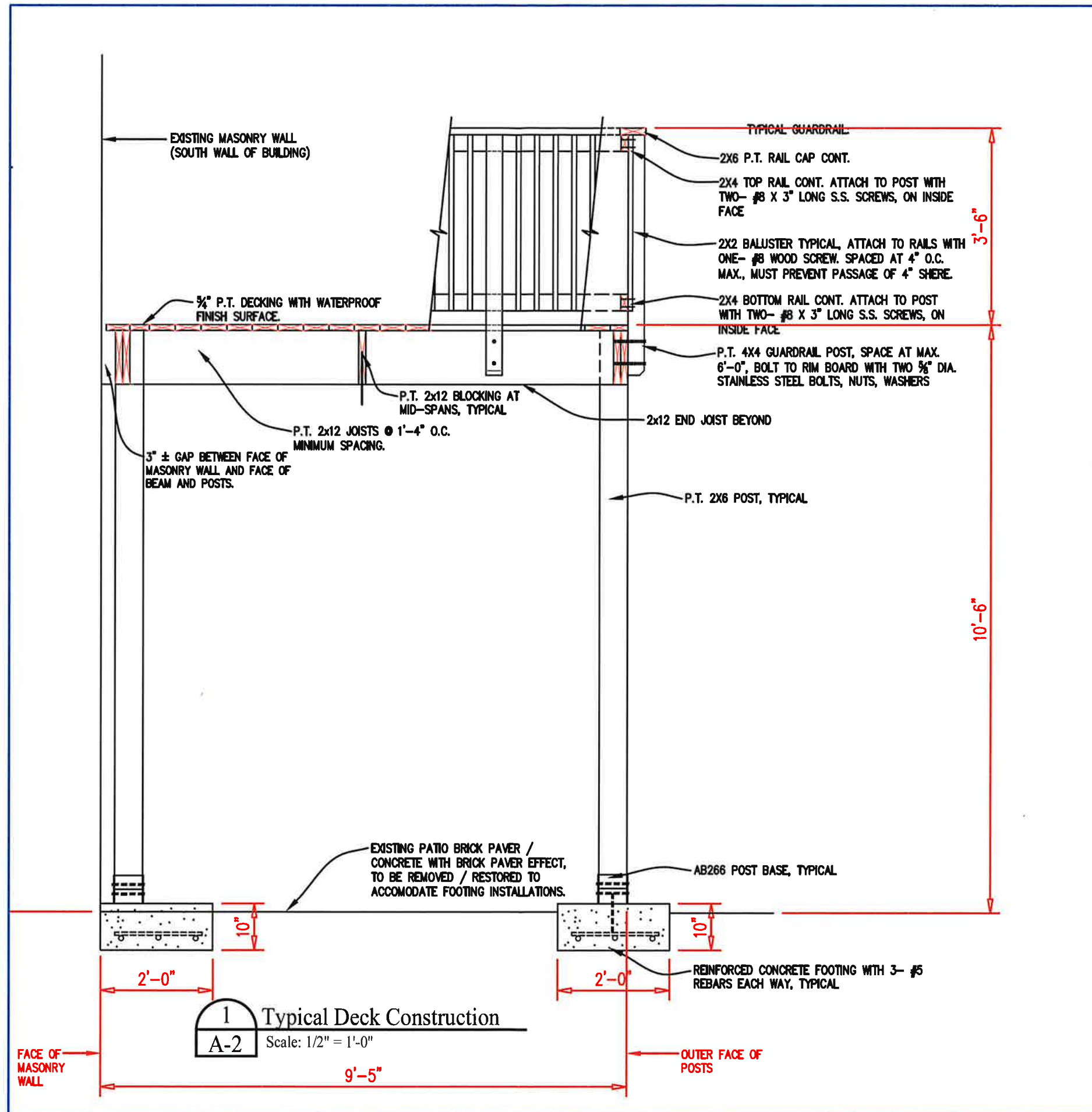
Approx. 690 square feet.

1
A-1

New PJD's Beer and Wine Garden Deck Plan

Scale: 3/16" = 1'-0"







Street View



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-45
NOVEMBER 15, 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.**

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,	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 –

- Projects in Old Town are reviewed based on building typologies, placement, scale, and construction.
- **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.
 - **Max square footage of accessory structures in Old Town** - Accessory structures in Old Town can be a maximum of 500 square feet. There is an inconsistency in the Land Development Code in that it states, “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.” Further LDC sections 8.01.01.(3)i state that “outbuildings 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...” The distinction between “permanent types of occupancy” is not made in the OT Guidelines. The board has consistently ruled that outbuildings and garages may be a maximum of 500 square feet whether they contain a dwelling unit or not.
- **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.
- **Connecting Elements** - Connecting elements are defined by the Land Development Code as “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.” (LDC 8.01.01.02(3)b&c.)
The Old Town Guidelines encourage the use of connecting elements “in order to maintain the “out of doors” lifestyle present in the town for generations.”
Connecting elements are not restricted to the 45% maximum coverage of the building elements. As such, connecting elements have NOT been included in total building footprint calculations for outbuildings. By design, this varies from how the calculations are done elsewhere in the city. The intent was to allow for designs that serve to maintain the original Spanish town planning approach.
- **Building Site** - Section 4.10 of the Old Town Guidelines speaks to Lot Density and construction on an assemblage of lots. Building on a combination of peonias is allowable, given that all requirements for visibility corridors are met.
The Land Development Code section 1.03.05 regulates construction on combined lots and explains that construction on multiple underlying lots unifies the lots as one “lot of record.” This create one building site, regardless of how many underlying lots (or peonias) are utilized. These properties cannot be

separated or sold separately and will act as one lot moving forward. Even if the structures are demolished, the assembled lots remain as the “building site” and cannot be separated without the benefit of an approved variance issued by the HDC.

▪ **Vacated Rights-of-Way**

When a public right of way is vacated by the city, half of the right of way goes to each of the adjoining properties and becomes their private property, which they can build on. Whereas, owners owning vacated rights of way in the City have the ability to build upon the vacated right of way, that is not the case in Old Town. Because of the significance of the street grid, the buildable area of Old Town is clearly defined by the peonia/ media-peonia lot designations. Vertical improvements in vacated Old Town rights of way are not permissible. Landscape features such as fences, walkways, driveways and swimming pools would be allowed.

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: <u>9/20/18</u>	BY: <u>8</u>
PAYMENT: \$ <u>150</u>	TYPE <u>ctc</u>
APPLICATION #: <u>2018-001496</u>	
HDC CASE #: <u>2018-45</u>	
APPLICATION COMPLETE: Y <u> </u> N <u> </u>	
PRE-CONFERENCE: Y <u> </u> N <u> </u>	DATE <u> </u>

BOARD MEETING DATE: <u> </u>
PLANNER: <u> </u> DATE: <u> </u>
<u> </u> APPROVED <u> </u> DENIED

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u> </u> or Final <u> </u> ☒
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Demolition
☐ Re-roof	☐ Other: <u> </u>	☐ Variance
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>1119 Someruelus St.</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1580-0014-0030</u>		
Zoning District: <u>OT-2</u> Lot / Block Number (optional) <u> </u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>Timothy J & Patricia L. Green</u>	
Corporation or Company (if applicable)	
Street Address	
<u>2830 1st Ave. Apt. A</u>	
City State Zip	
<u>Fernandina Beach, FL 32034</u>	
Telephone Number	
<u>757-509-1366</u>	
Email Address	
<u>lynng1019@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	
<u>Donald Skipper</u>	
Corporation or Company (if applicable)	
<u>96232 Duval Rd.</u>	
Street Address	
<u>Perm Beh., FL 32034</u>	
City State Zip	
<u>904-556-9677</u>	
Telephone Number	
<u>pamdon10@aol.com</u>	
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
	PBT	Back-french doors	FL 143.5	french doors white
Windows				
Roofing	Evercrimp 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 ceiling
Fencing		N/A		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

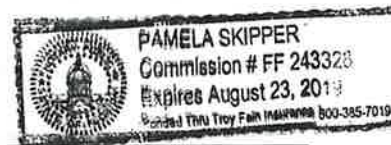
STATE OF FLORIDA }
COUNTY OF NASSAU } ss

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

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

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.

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



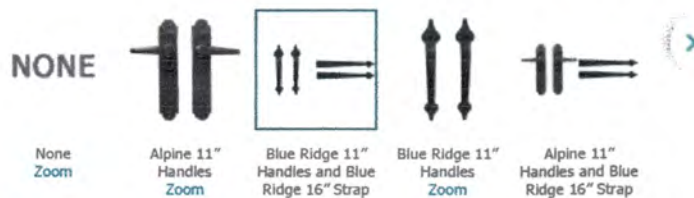
OS1000 Single-layer: Steel
[Details](#)

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

*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

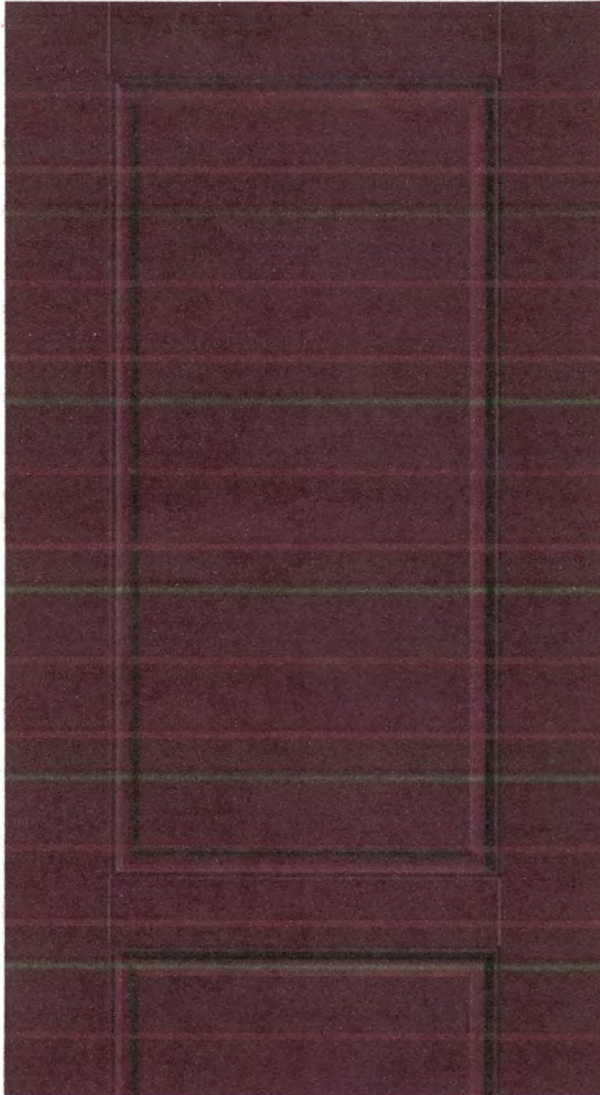
Garage walk-in entrance door
Front elevation

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

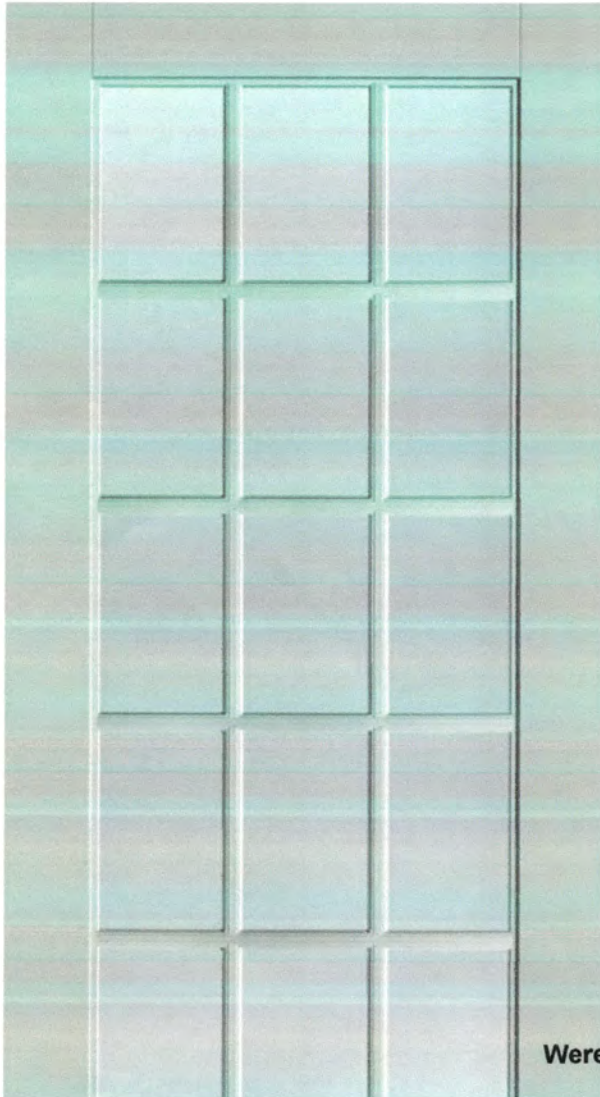
THERMA TRU
DOORS

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

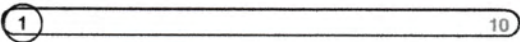
Glass Details



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

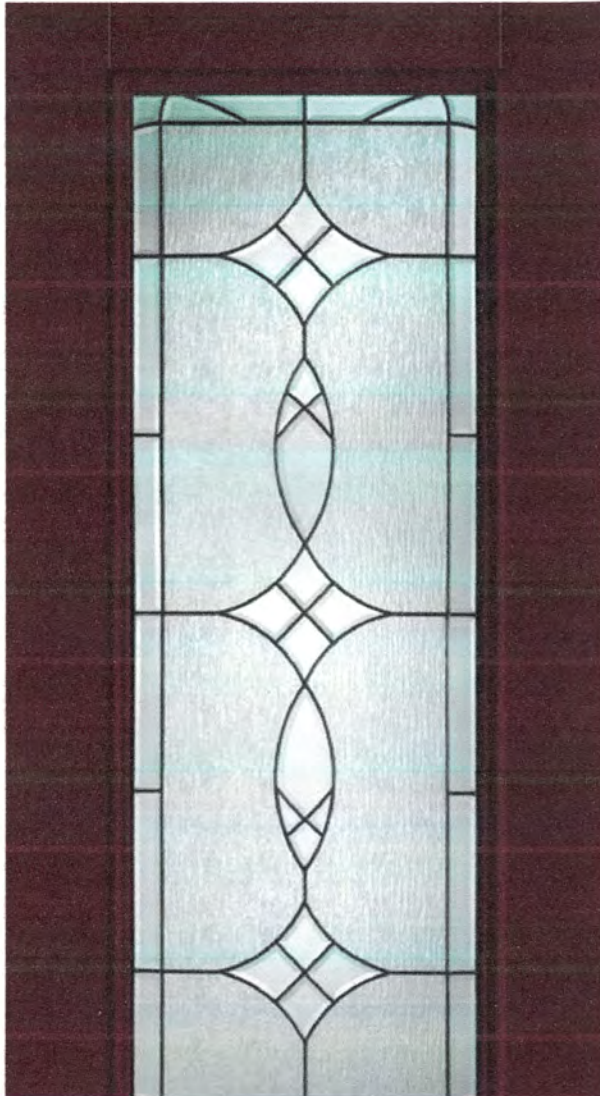
House - Front entrance

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

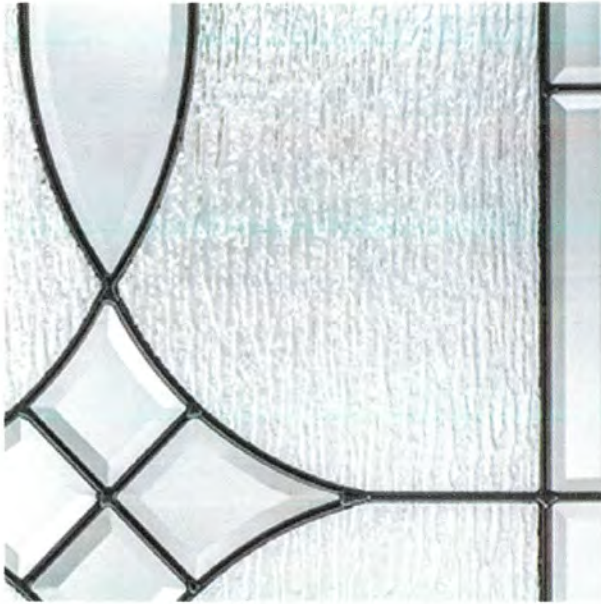
	Blackstone®	▼
---	--------------------	---

	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 >](#)

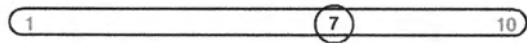
Glass Details



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

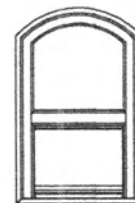
Stylish ComfortLift handles

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

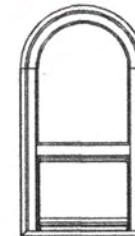
Beveled meeting rail

- 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

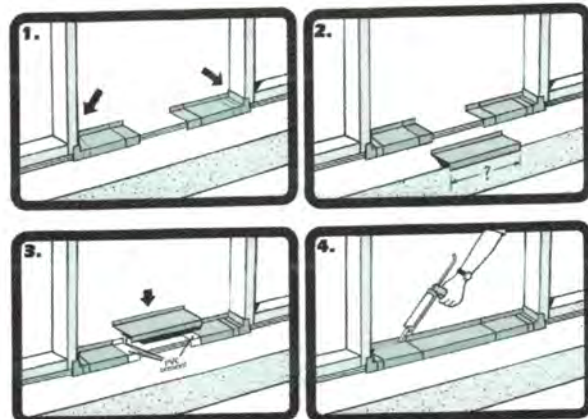
Use Water Resistive Barrier and Flexible Flashing:

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).



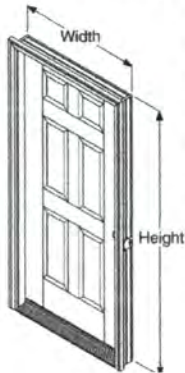
Use a Sill Pan: We recommend you first "dry fit" the sill pan in the opening, following the instructions furnished with the sill pan. Place the right and left sill pan ends tight against the sides of the opening. Check the center section for proper length and if necessary, cut with a hack saw or tin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

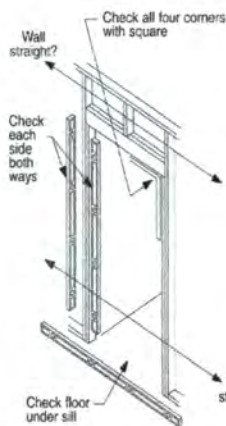


Check width and height.

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.

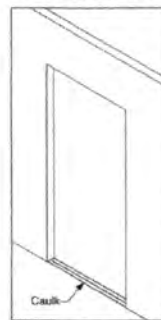
Check to be sure the framing

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.

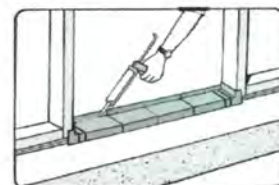
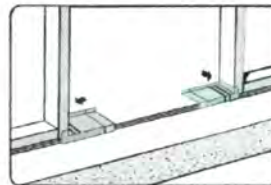
Step 3A: Installation With a Sill Pan.

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.

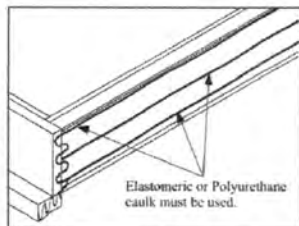
Do Not Caulk the bottom of the Sill when using a Sill Pan.



Step 3B: Installation Without a Sill Pan.

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

Installation & Finishing Instructions *Continued*



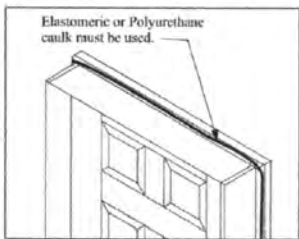
surface of the sill can be caulked. Place very large beads of caulk across the full width of the sill. Additionally, place beads of caulk along the junction of the sill and the jamb and on the bottom surface of the jambs and brickmould.

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).

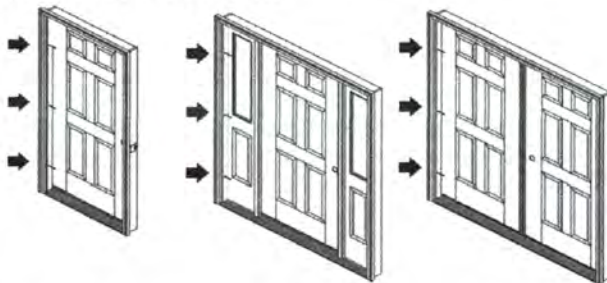
Place screws through the hinge side jamb into the studs, at each remaining hinge location, as shown in the diagrams. Use #8 X 2-1/2 inch or 3 inch exterior grade screws.

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.

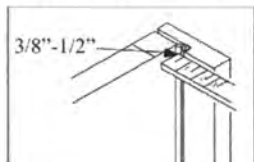
Shim above screws, behind each hinge location, between the opening and the jamb.

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.

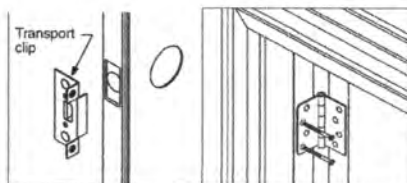
Step 6 cont.: Adjust Rest of Frame and Fasten.



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.

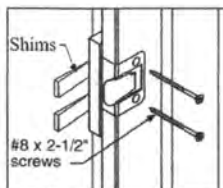
Open and close door to check for smooth operation.

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.

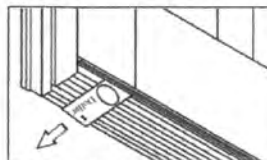
Then open the door and drill 1/8 inch dia. pilot holes and install the #8 X 2-1/2 inch screws

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

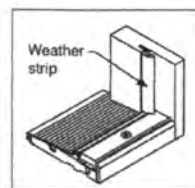
Adjust strike plate in or out for proper weatherstrip contact and door operation, then finish tightening screws.

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.



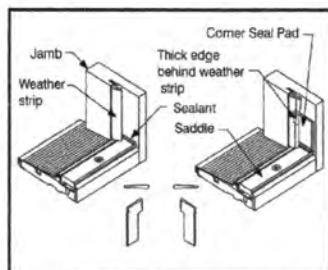
This check should be performed at each adjustment screw location.



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 Thermo-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 Thermo-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 alkyl- 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 alkyl- 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	
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Panels Per/Pallet	200	160	100	
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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	
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Panels Per/Pallet	200	150	100	50
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BEADED PORCH PANEL**

Color Plus

Thickness	1/4 in.
Length	8 ft.
Width	48 in.
Per/Pallet	50

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

* For use on gable ends only. ** For use on porch eaves only. *** Based on a minimum of 1 sq. ft. of vented soffit per 100 sq. ft. of attic space. For more information, 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

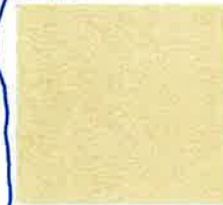
5/4 RUSTIC GRAIN®

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 1-800-451-7273. ©2014 James Hardie. All rights reserved. James Hardie is a registered trademark of James Hardie Corporation. All other trademarks are the property of their respective owners.



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Gulf Coast Clays



Gulf Coast Refinery



Gulf Coast Energy



Gulf Coast Realty



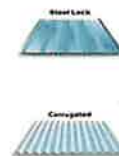
Gulf Coast Paper



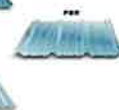
Gulf Coast



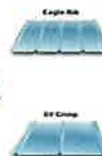
5V-Crimp



5V-Crimp



5V-Crimp



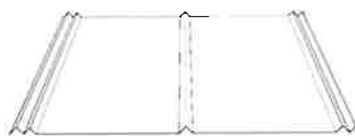
5V-Crimp



5V-Crimp



Coverage 24"



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

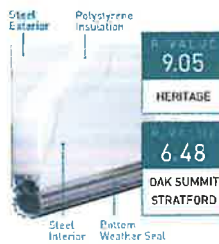


3000

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.

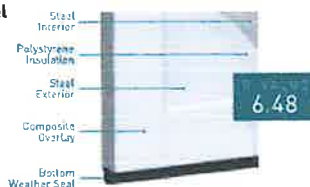
‡ For all panels and colors except True White Short Panel.

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 Sandtone 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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Door specifications and technical data subject to change without notice.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

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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

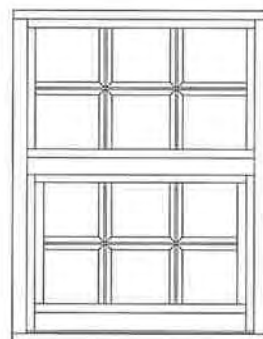
Standard Features

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.

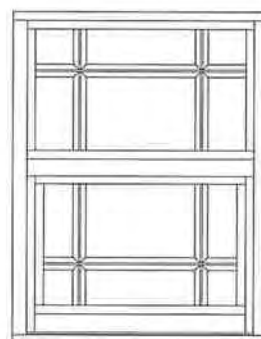
Standard Interior & Exterior Frame Colors

- 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

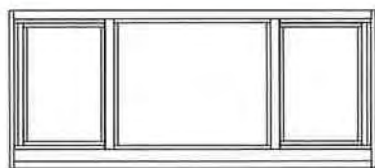
Removable sash design

- For easy exterior cleaning

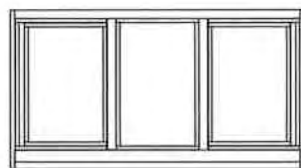
Concealed egress option

- 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

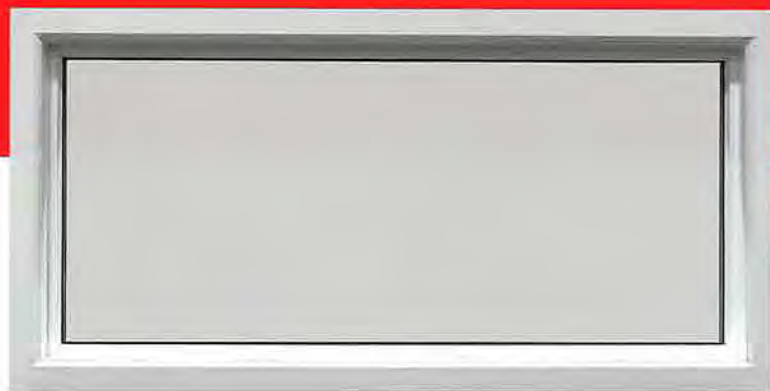
- Standard option for easy cleaning from inside the home

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)

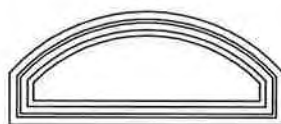
Available in a variety of shapes & sizes

- 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



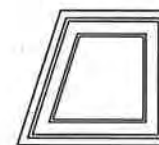
Half Circle



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

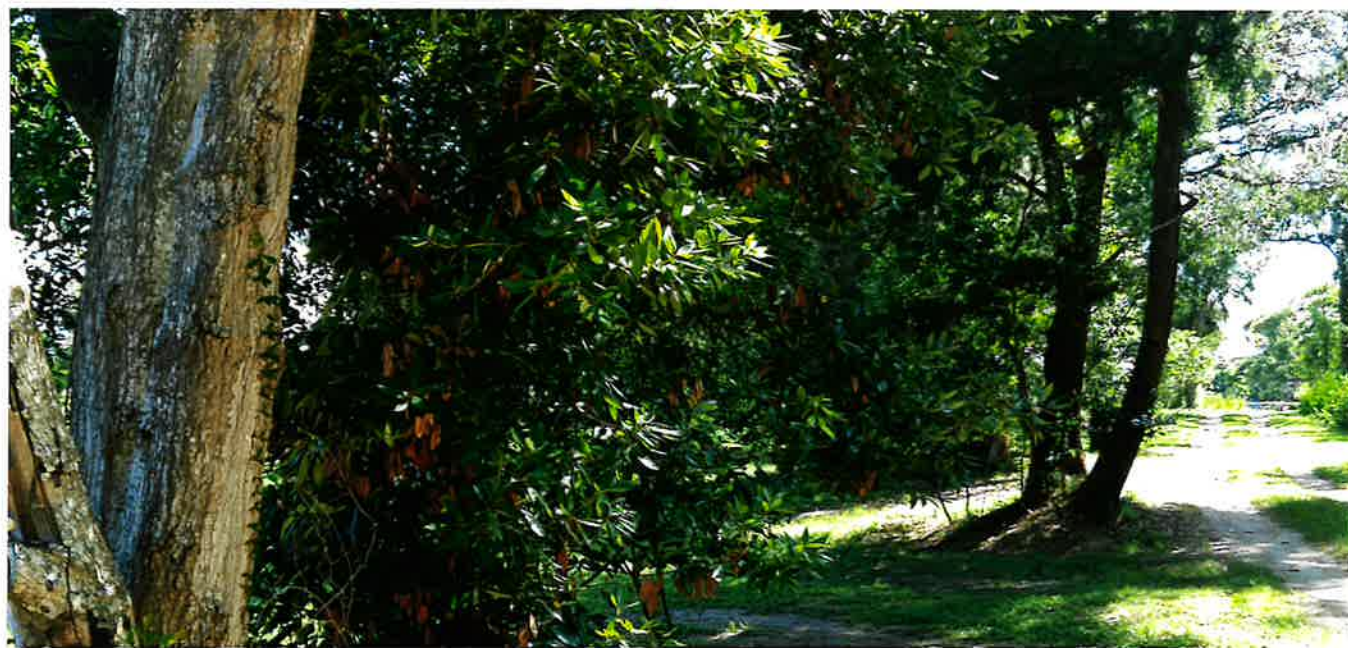
- Fits easily into openings without costly modifications

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, METHODS, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK FOR INITIATION, MAINTENANCE, 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 EVENT OF A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
5. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
6. THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
7. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
8. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
9. ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
10. ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
11. UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FEATURES. 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.
12. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.
14. ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

CONSTRUCTION NOTES:

1. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
2. ALL STUD WALLS DIMENSIONS ARE 3'- $\frac{1}{2}$ ", 5'- $\frac{1}{2}$ ", OR 7'- $\frac{1}{2}$ " (1000)
3. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (1000)
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 CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
9. WATER RESISTANCE $\frac{1}{8}$ " 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 SPY#2 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 6X6 W.I.U.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEW SOL.
5. SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
6. CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
7. VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
8. STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED 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 UL 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 G.L.G. 3'-0" FROM DUCT OPENINGS, AND 10'-0" FROM INSIDE AND OUTSIDE 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 8.
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 8 DING 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 BIRDS.
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 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 AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (AT LEAST 3 FT (914mm) ABOVE EAVE OR CEILING 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 FORMABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION 9003.2
8. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS: WHEREVER THERE IS A CHANGE 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 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 area in Fernandina Beach, Florida. The map shows the coastline, major roads (US 17, US 200, US 105A, US 108, and A1A), and surrounding locations including St. Marys, Yulee, O'Neil, Nassauville, Amelia City, American Beach, and Franklinton. A red pin marks the project location on the coast near Fernandina Beach. The map also shows the Georgia-Florida border and the Cumberland Island National Seashore.

* 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 1809 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 - 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

OWNS

DRAFTING & DESIGN LLC

(904)536-0857

downsdraftinganddesign@gmail.com

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OWNER / BUILDER

PROJECT ADDRESS

1119 SOMERUELUS ST. GREEN

FERNANDINA BEACH, FL. RESIDENCE

32034

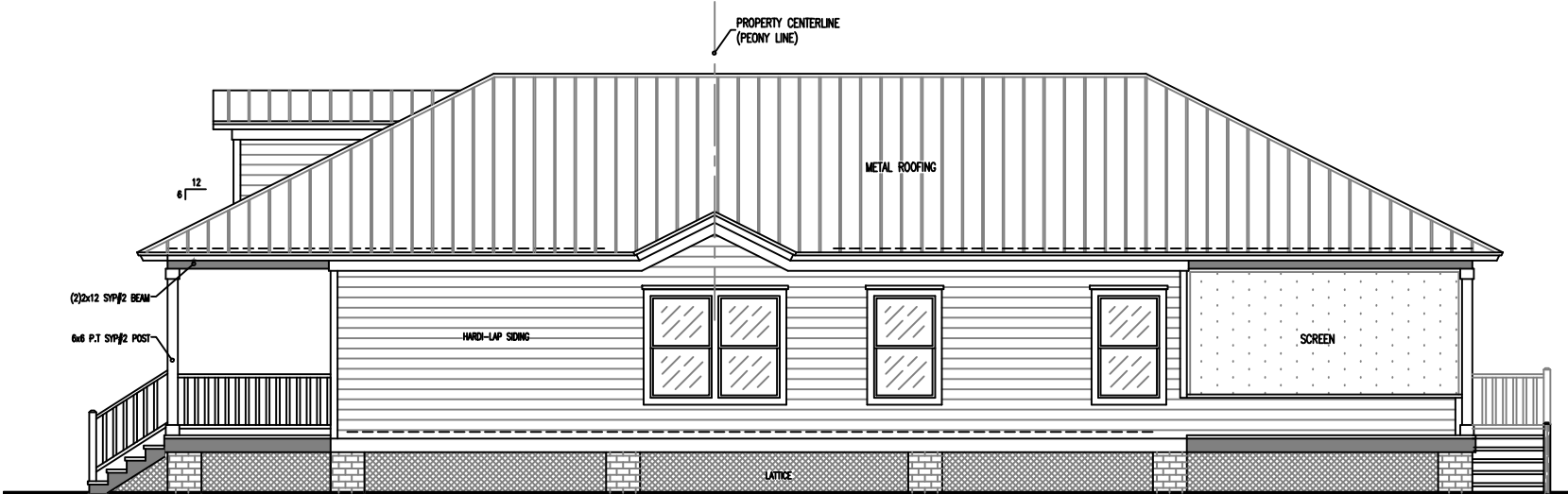
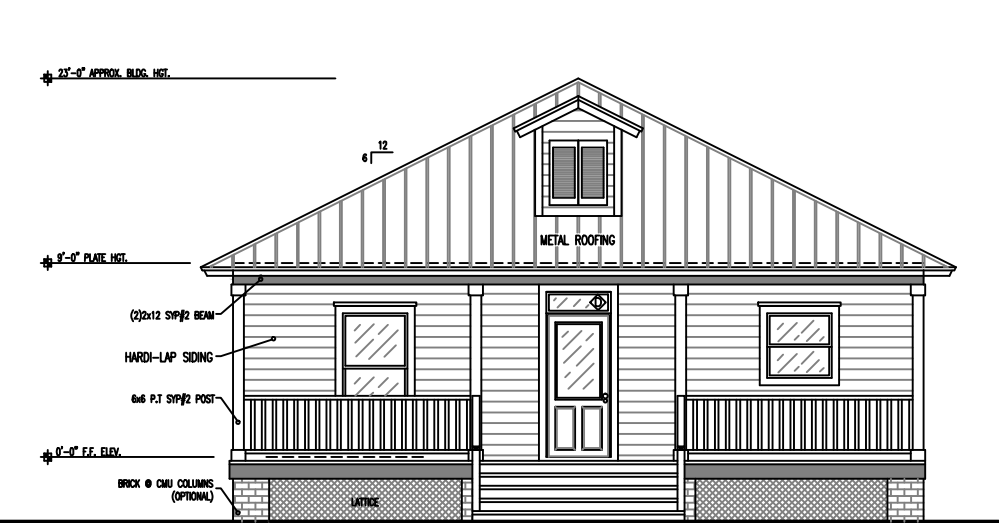
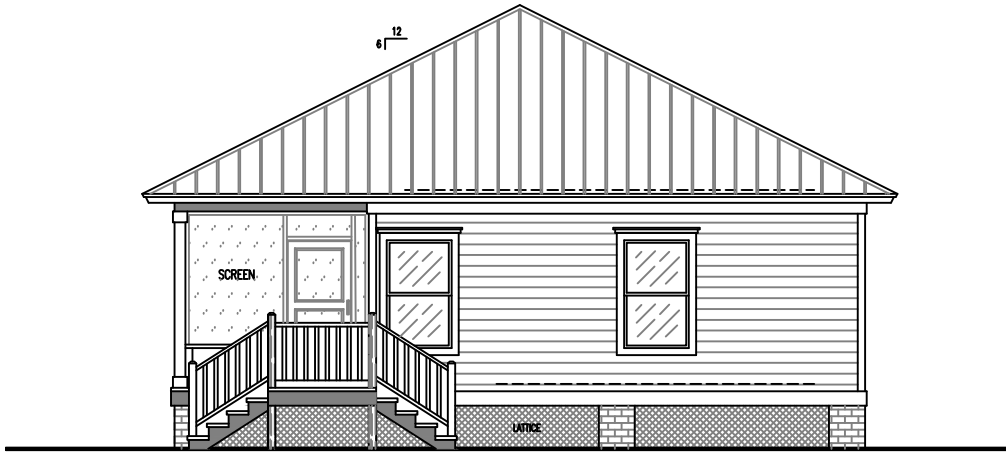
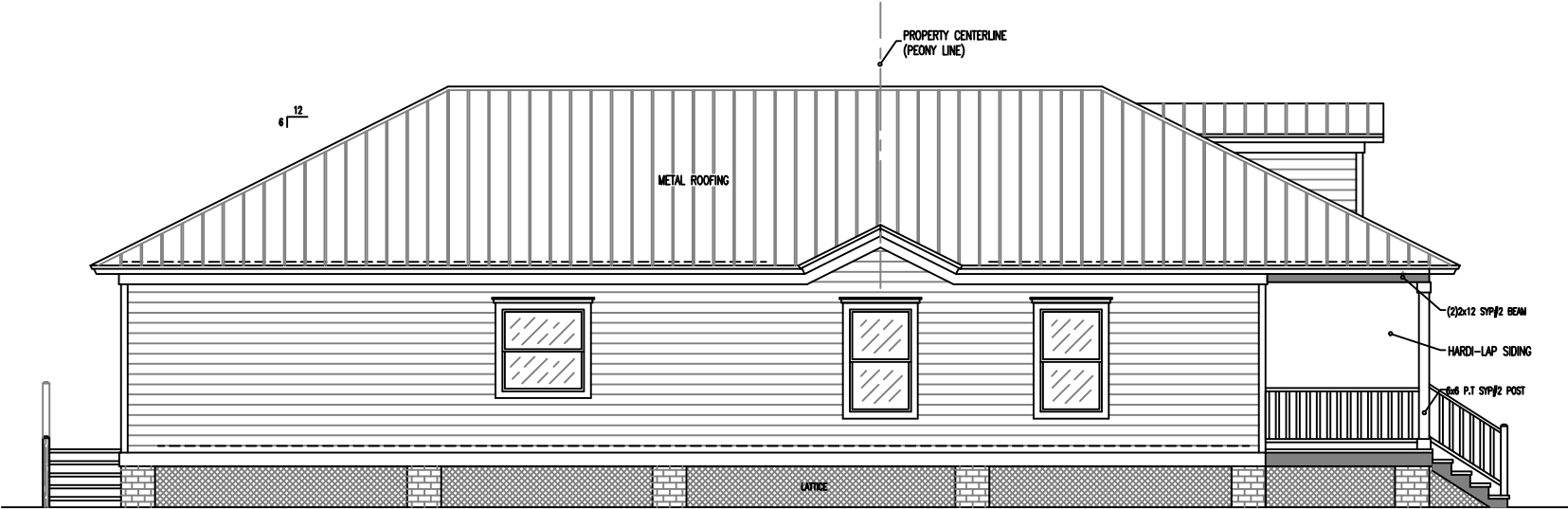
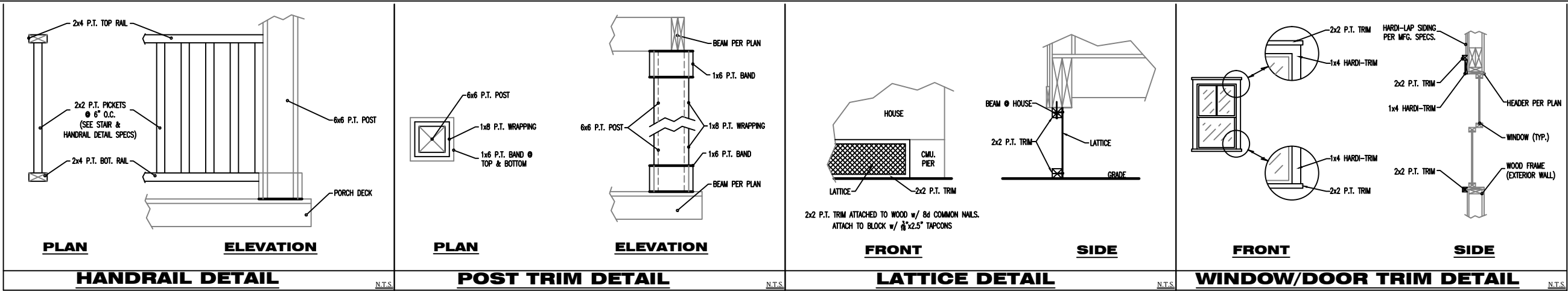
MICHAEL G. HOLDER

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**

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DRAFTING & DESIGN LLC
1020 Little Brook Ct.
Jacksonville, FL 32218
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downsdesignllc@gmail.com

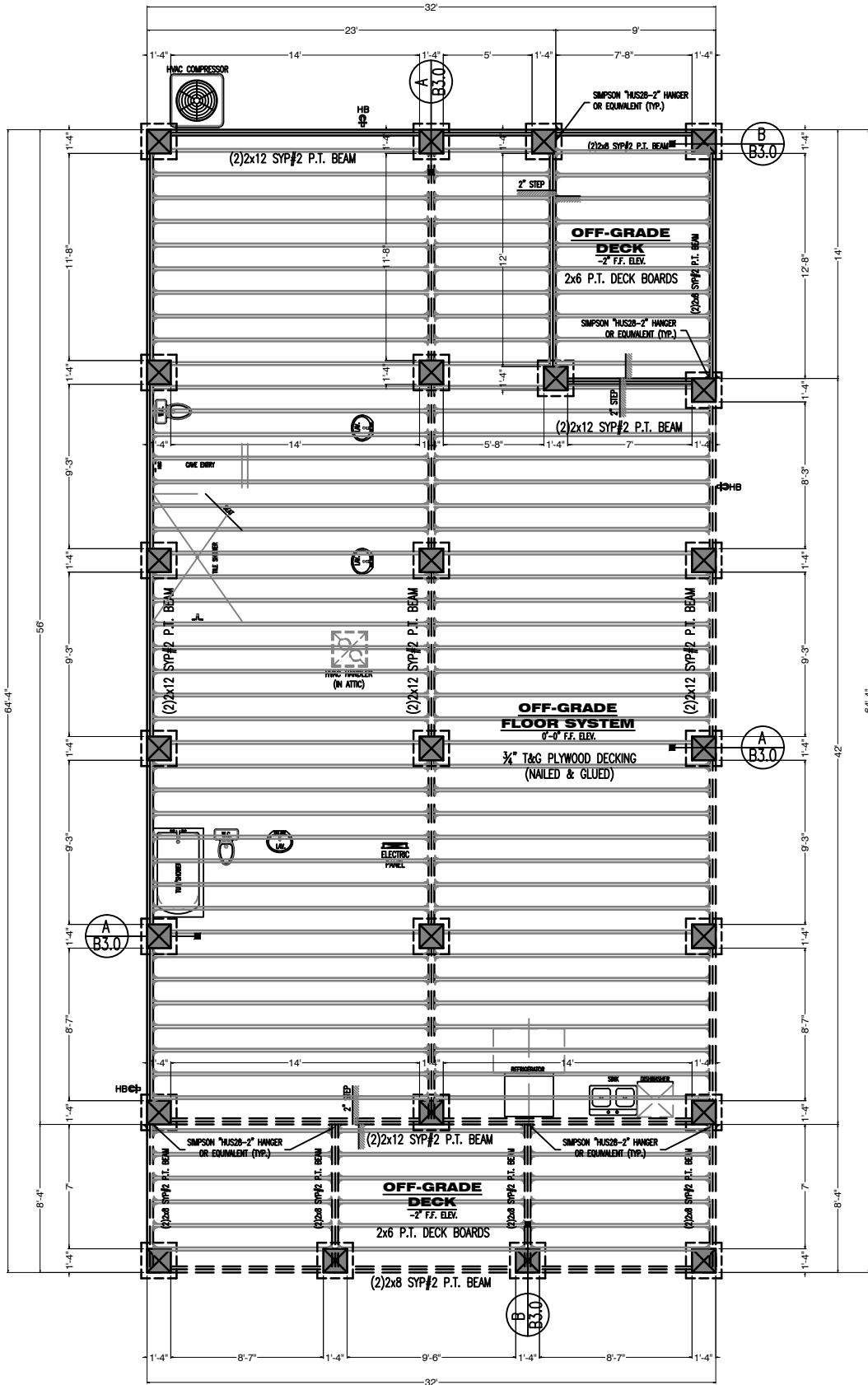
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FERNANDINA BEACH, FL. RESIDENCE
32034

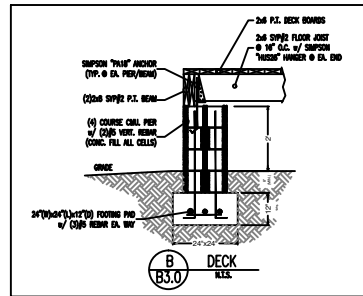
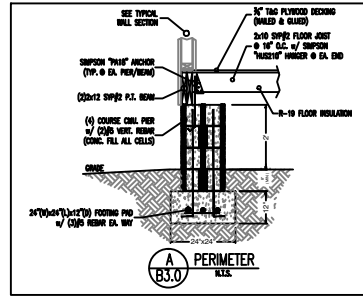
MICHAEL G. HOLDER
PE# 16215
7441-S SILVER LAKE TERRACE
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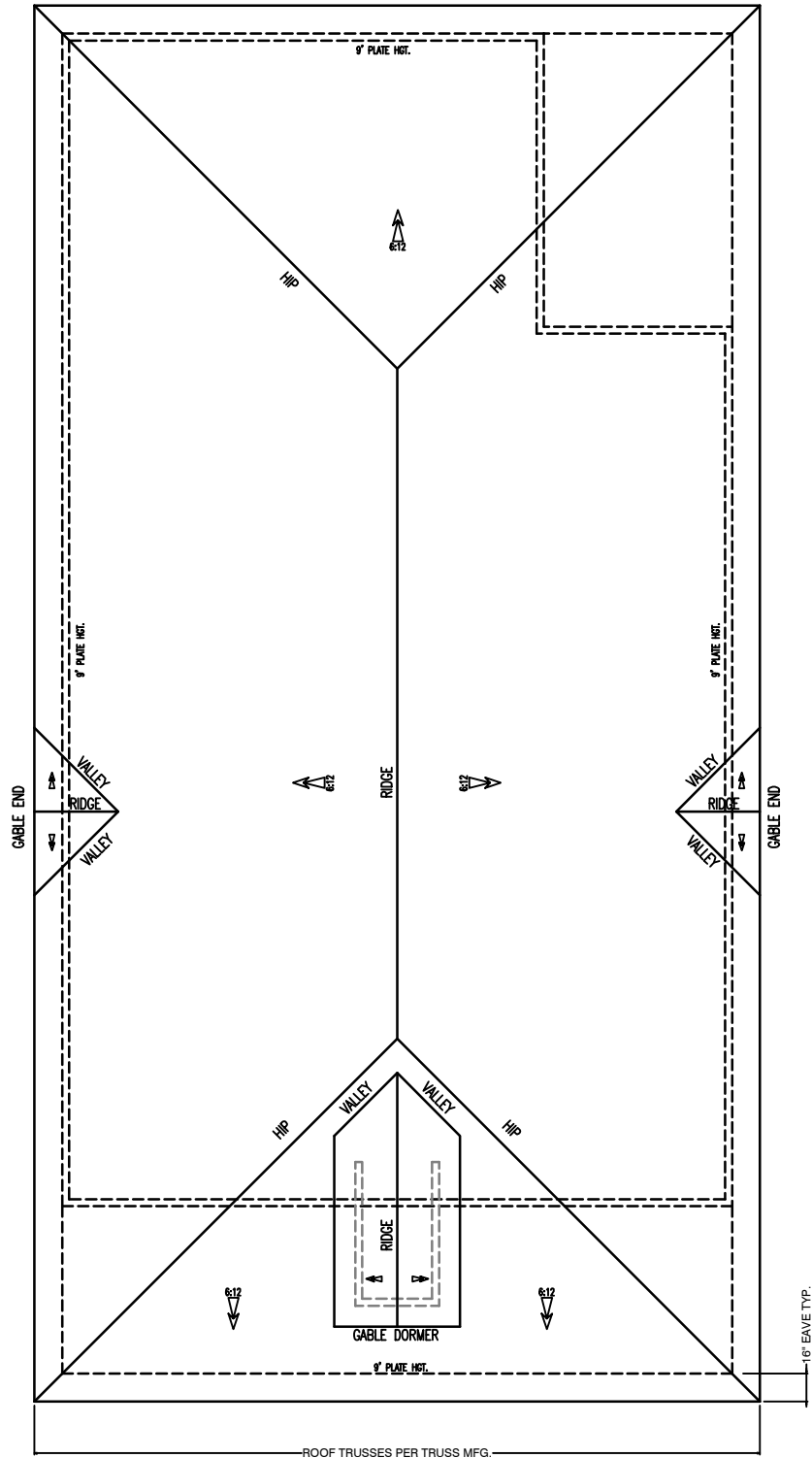
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FOUNDATION PLAN
SCALE: 1/4"=1'



- ROOF NOTES:
- ROOF PITCH: 8:12 & 3:12
- ROOF TYPE: CONVENTIONAL FRAME ROOF
2x8 SYP#2 RAFTERS @ 32" O.C.
- ROOF MATERIAL: META ROOFING
- ROOF MEMBRANE: 15# FELT-PAPER (OR EQUIV.)
- SHEATHING MATERIAL: 7/8" A.P.A. RATED OSB SHEATHING (MIN.)
- NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C. @ EDGE & 6" O.C. @ FIELD
- ROOF PLATE: 9'-0" (TYP.)
(SEE ELEV.)
- ROOF EAVE: 16" (TYP.)
12" @ GABLE
- SOFFIT MATERIAL: VINYL SOFFIT (VENTED)
VINYL FASCIA w/
METAL DRIP EDGE
- ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 1,680 / 300 = 5.60 (TOTAL VENTILATION) / 2
= 2.8 sq.ft. (EAVE) & 2.8 sq.ft. (UPPER)
- EACH VENT SHALL VENTILATE (2sq.ft) - (3) 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



ROOF PLAN
SCALE: 1/4"=1'

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B3.0
(3) OF (6)
SHEET #
PROJECT NAME: **GREEN -**
SOMERUELUS ST
PROJECT #:
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"=1'-0"**
DATE: **09.27.18**

DOWNS
DRAFTING & DESIGN LLC
1020 Little Brook Ct.
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downsdesign@gmail.com

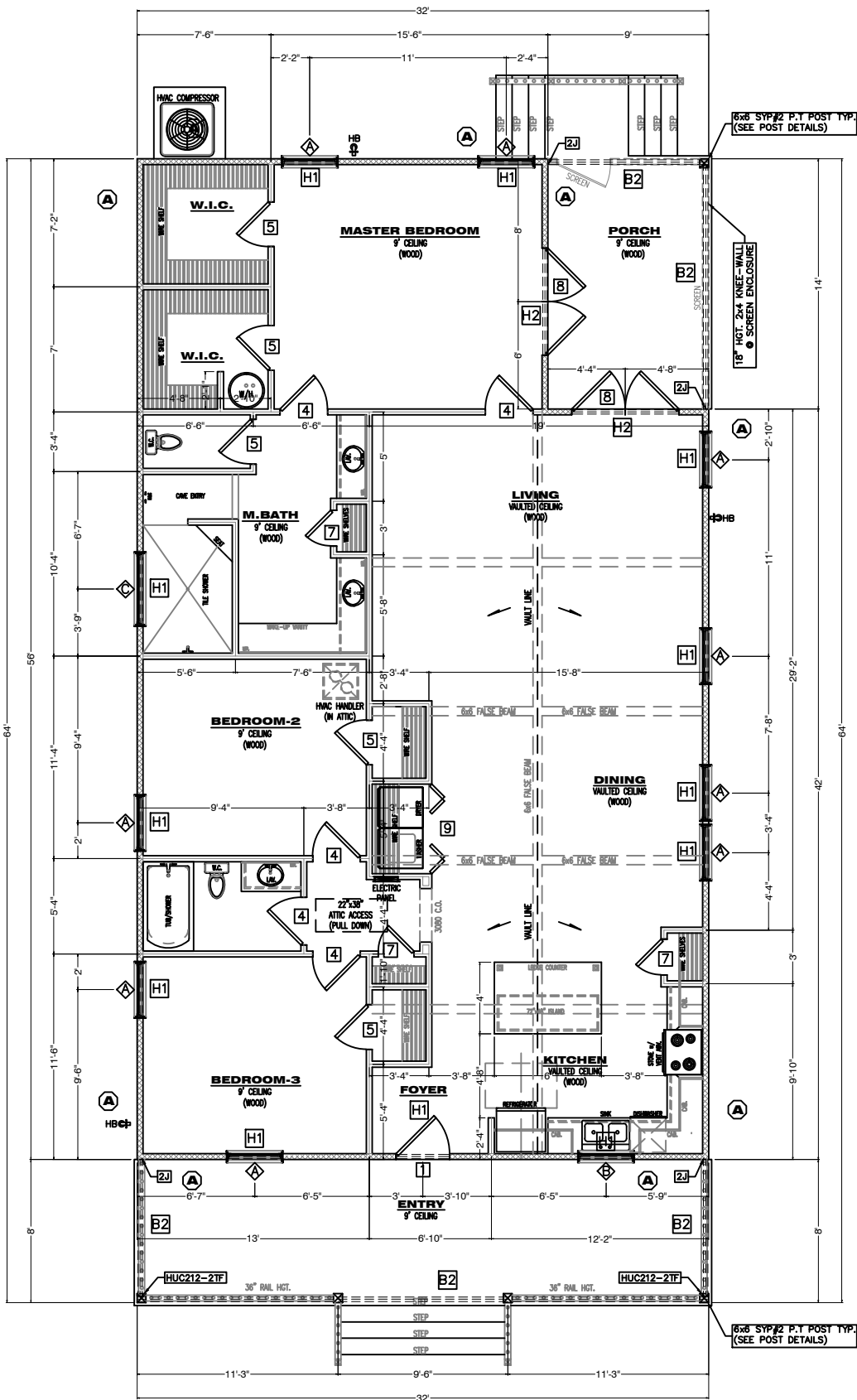
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PLANS. IT IS THE RESPONSIBILITY OF THE
HOMEOWNER OR CONTRACTOR TO VERIFY
ALL DIMENSIONS AND CONSTRUCTION
PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

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

PROJECT ADDRESS

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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

- STRAP EACH END OF BEAM WITH SIMPSON "1512A24" STRAP 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

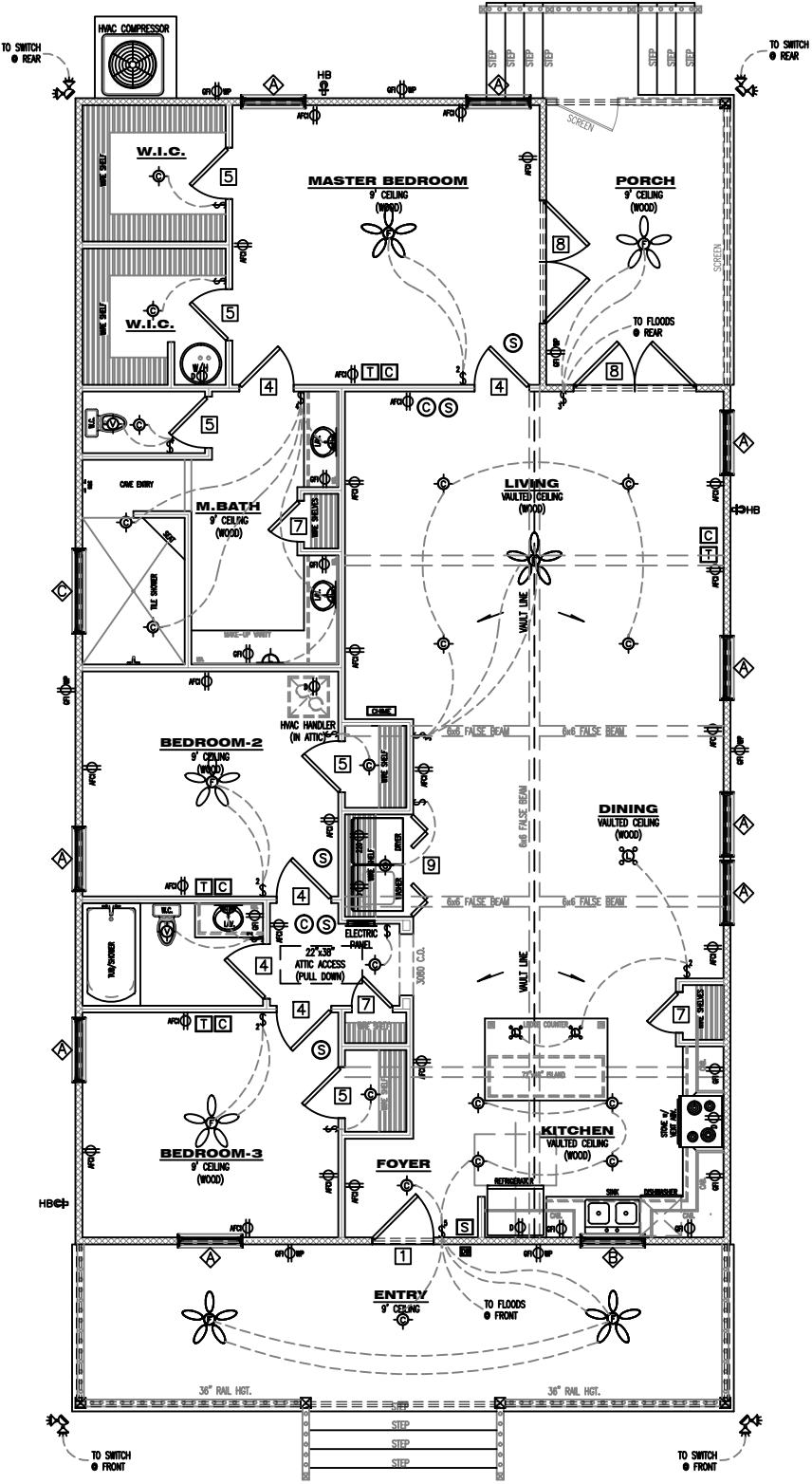
- STRAP EACH END OF BEAM WITH SIMPSON "1512A24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
- SEE CHILL BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE UNITEL DETAIL)

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
[Symbol]	2x4 SPF.	3/4" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
[Symbol]	2x6 SPF.	3/4" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
[Symbol]	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 TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:
- WOOD SHEATHING TO STUDS NAILING SHALL BE 84 COMMON WALLS.
 - OSB ON BOARD TO STUDS NAILING SHALL BE 54 AND 64 COLLAR WALLS 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

OWNS
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downdraftinganddesign@gmail.com

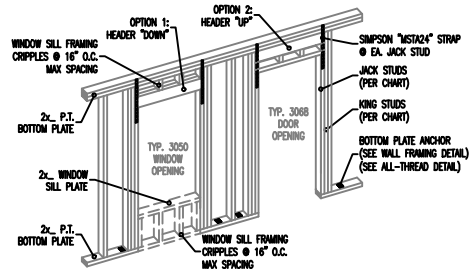
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09.27.18
ENGINEER OF RECORD

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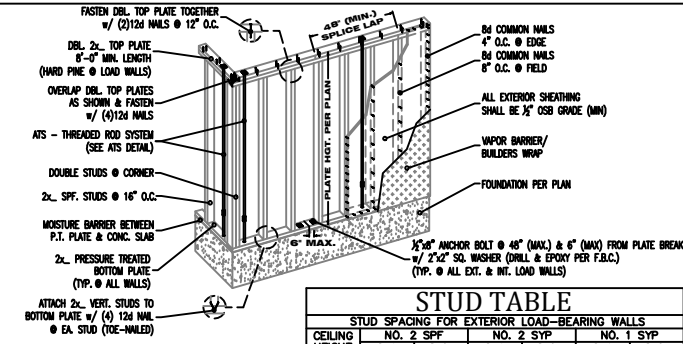


- HEADER NOTES:
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
 2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
 3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
 4. SEE ALL-THREAD DETAIL FOR BOTTOM PLATE ANCHOR.
 5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

HEADER SPAN CHART			
HEAD. SIZE	SPAN	# OF JACKS	# OF RINGS
(2)2X6	3'-0"	1	2
(2)2X6	6'-0"	2	2
(2)2X10	9'-0"	2	2
(2)2X12	12'-0"	3	2

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/ 0.145x20" SHOT PIN OR EQUIVALENT.

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

WALL FRAMING DETAIL

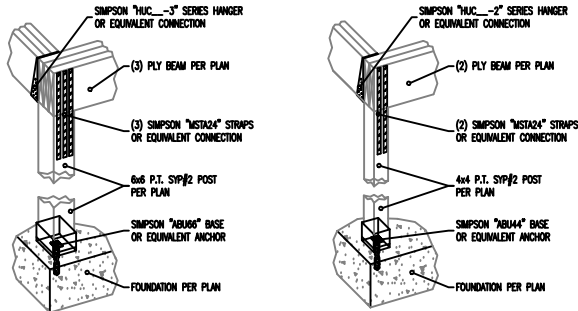
N.T.S.

ALL-THREAD ROD SYSTEM DETAIL

N.T.S.

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.

MULTI-PLY MEMBER DETAIL

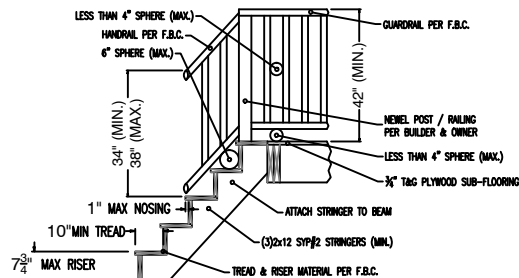
N.T.S.

ROOF OVER FRAME DETAIL

N.T.S.

COLLAR TIE DETAIL

N.T.S.



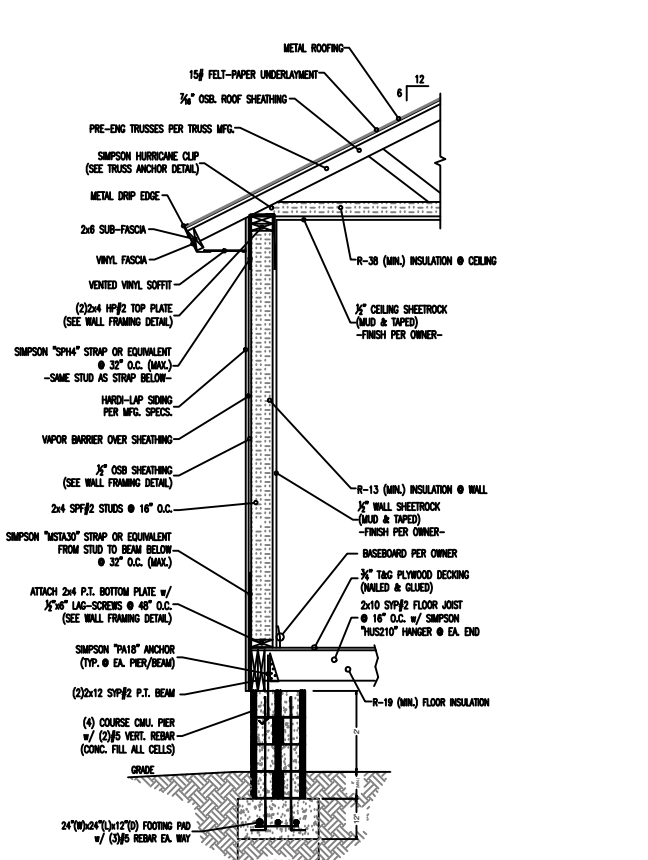
- STAIR NOTES:
1. (2) RAILS + (1) TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MIN.)
 2. WIDTH SHALL BE 36" (MIN.) BETWEEN RAILS (SEE F.B.C. FOR PROTRUDING OBJECTS)
 3. ATTACH STRINGERS TO BEAM w/ (6) 1/4" NAILS @ BEAM, TOE NAIL BOTTOM.
- RAIL NOTES:
1. ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2017
 2. ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) x 6" (MAX.) x 24" DEPTH (MAX.)
 3. RAIL HEIGHT SHALL BE 34" (MIN.) AND 38" (MAX.) ABOVE TREAD NOSING / FLOOR.
 4. FINGER SPACE SHALL BE 1/4" (MIN.) AND 3/8" (MAX.) FROM DOWELS / WALLS.
 5. ROUND RAILS SHALL BE 1 1/2" (MIN.) AND 2" (MAX.) DIAMETER.
 6. HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

STAIR DETAIL

N.T.S.

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.
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TYP. WALL SECTION

N.T.S.

TRUSS FASTENERS

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

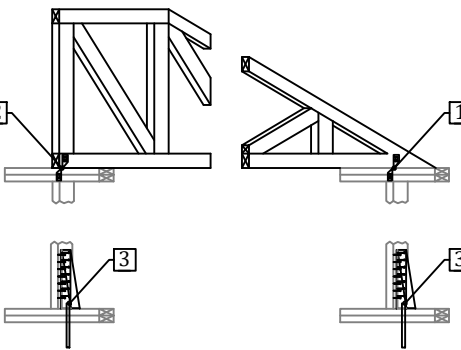
0-400#	H2.5
400#-800#	(2) H2.5
800#-1200#	H16
1200-1700#	LG72 (2 PLY)
1700#-6400#	HG72 (2 PLY)

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0-400#	H2.5
400#-1200#	LST24
1200#-2800#	(2) MST24
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)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

TRUSS ANCHOR DETAIL

N.T.S.

D5.0
SHEET # (5) 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
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Jacksonville, FL 32218
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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"

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1020 Little Brook Ct.

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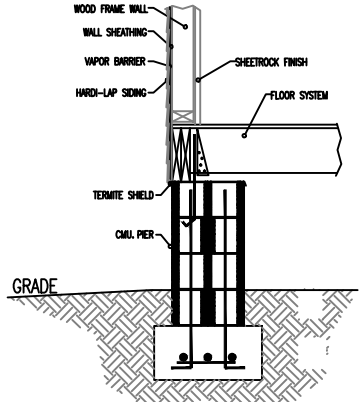
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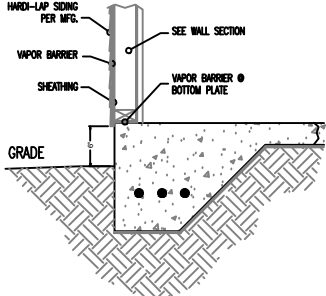
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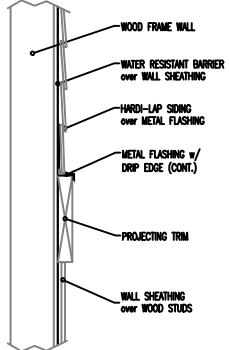
HARDI-LAP FLASHING DETAIL

N.T.S.



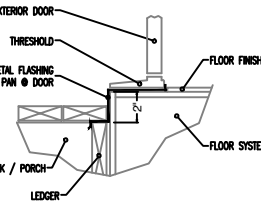
HARDI-LAP FLASHING DETAIL

N.T.S.



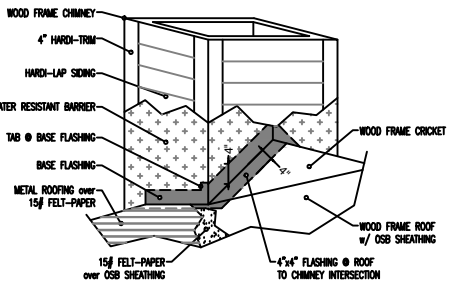
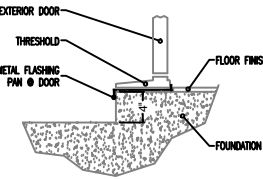
PROJECTING TRIM DETAIL

N.T.S.



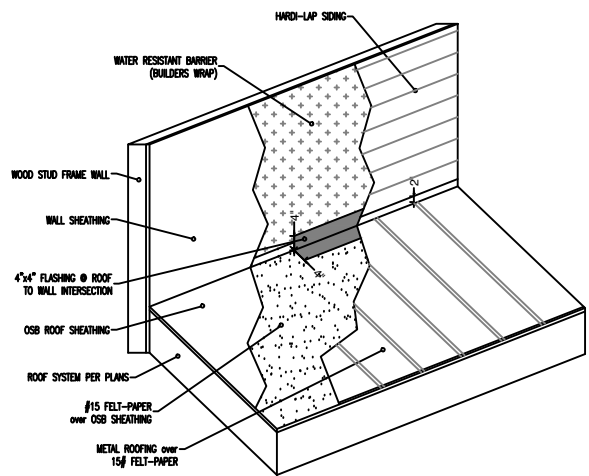
DOOR THRESHOLD DETAIL

N.T.S.



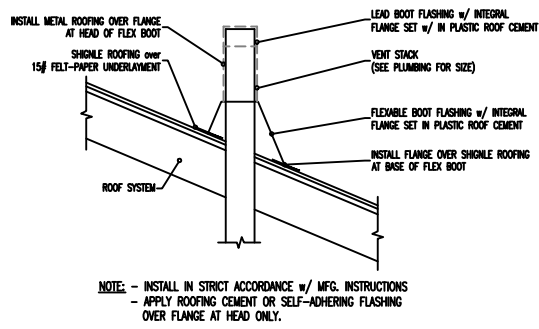
CHIMNEY FLASHING DETAIL

N.T.S.



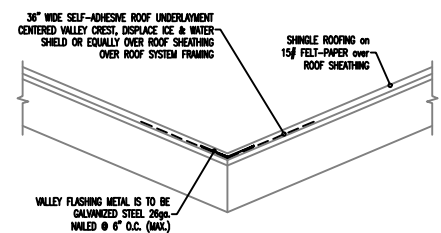
ROOF TO WALL DETAIL

N.T.S.



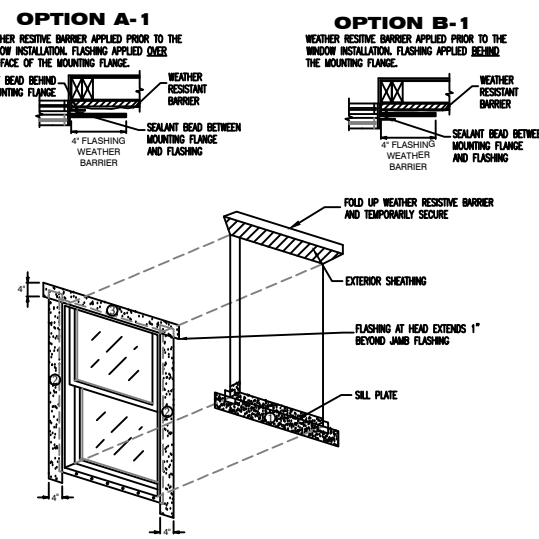
ROOF VENT STACK DETAIL

N.T.S.



VALLEY FLASHING DETAIL

N.T.S.



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.

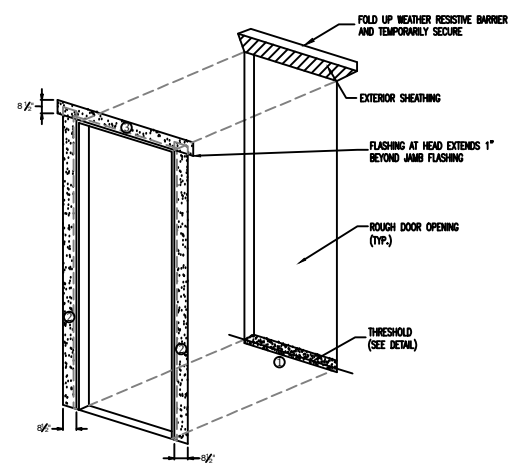
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). UNDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED 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)

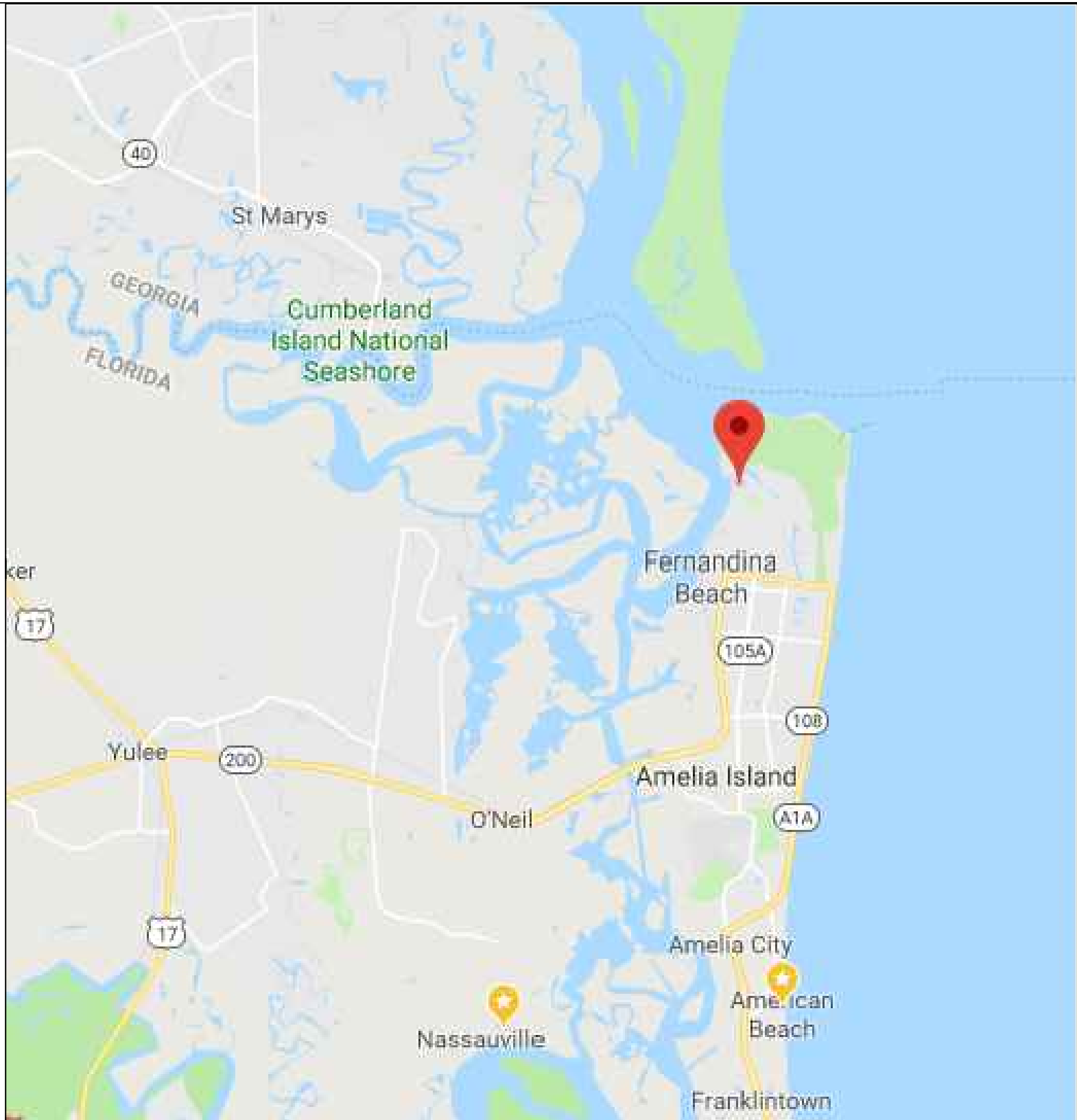
PROJECT DESIGN PROFESSIONAL

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

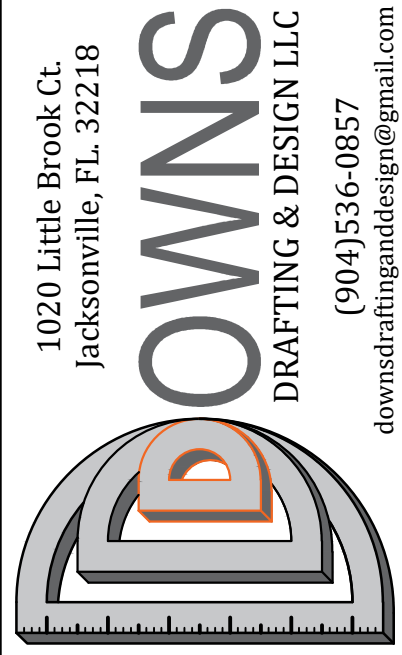
COVER SHEET / PROJECT INFORMATION	C1.0
ELEVATIONS	B2.0
FOUNDATION & ROOF PLAN	B3.0
FRAMING & ELECTRICAL PLAN	B4.0
STANDARD DETAILS	D5.0
FLASHING DETAILS	D5.1

SCOPE OF WORK

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

C1.0

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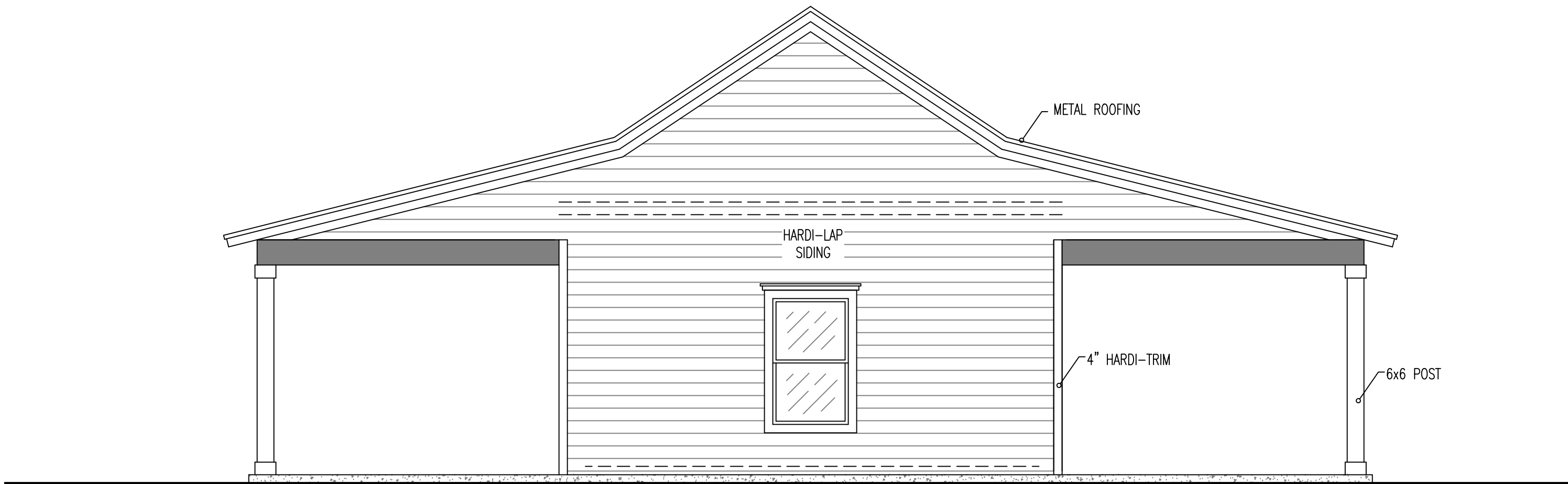
OWNER / BUILDER
GREEN RESIDENCE
PROJECT ADDRESS
**1119 SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034**

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

09.27.18
ENGINEER OF RECORD

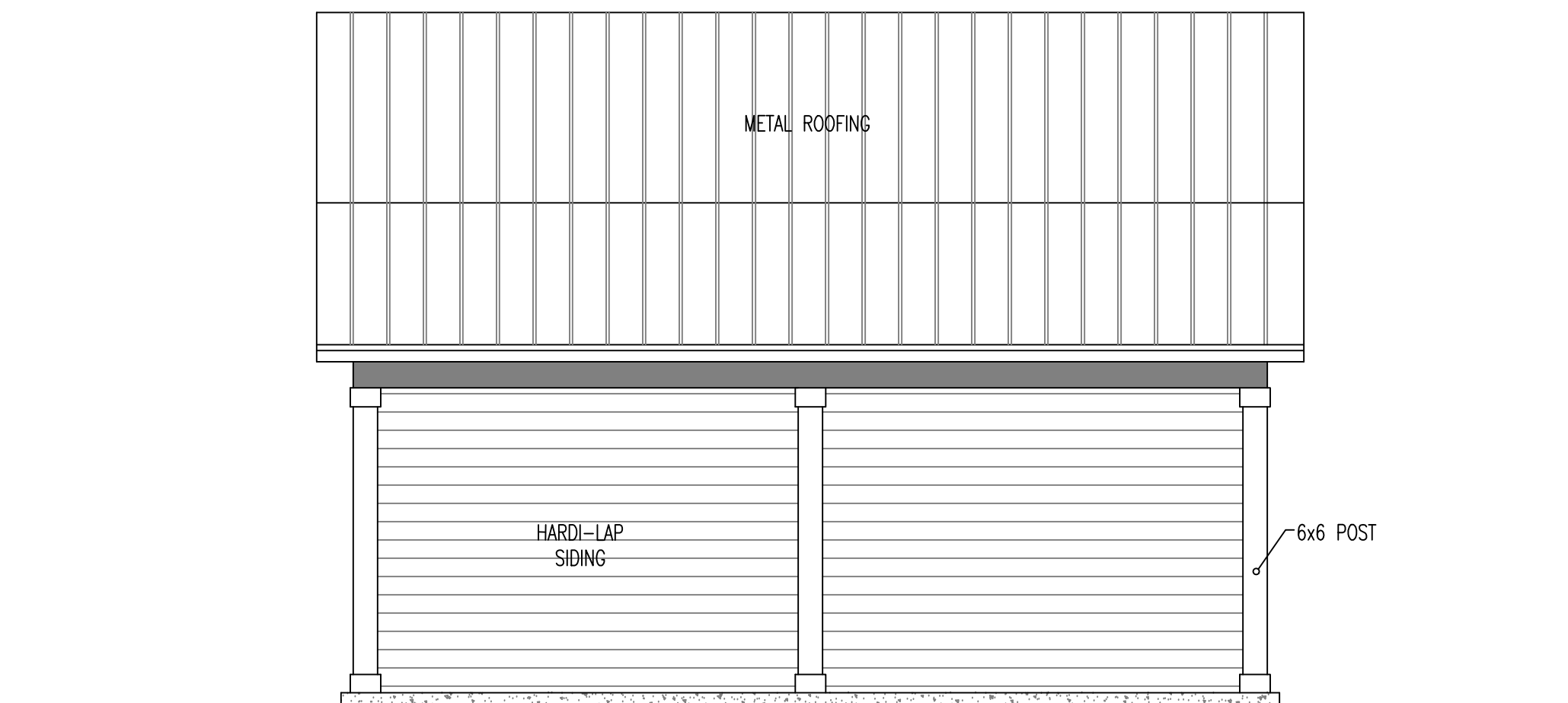
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RIGHT ELEVATION

SCALE: 1/4"=1'



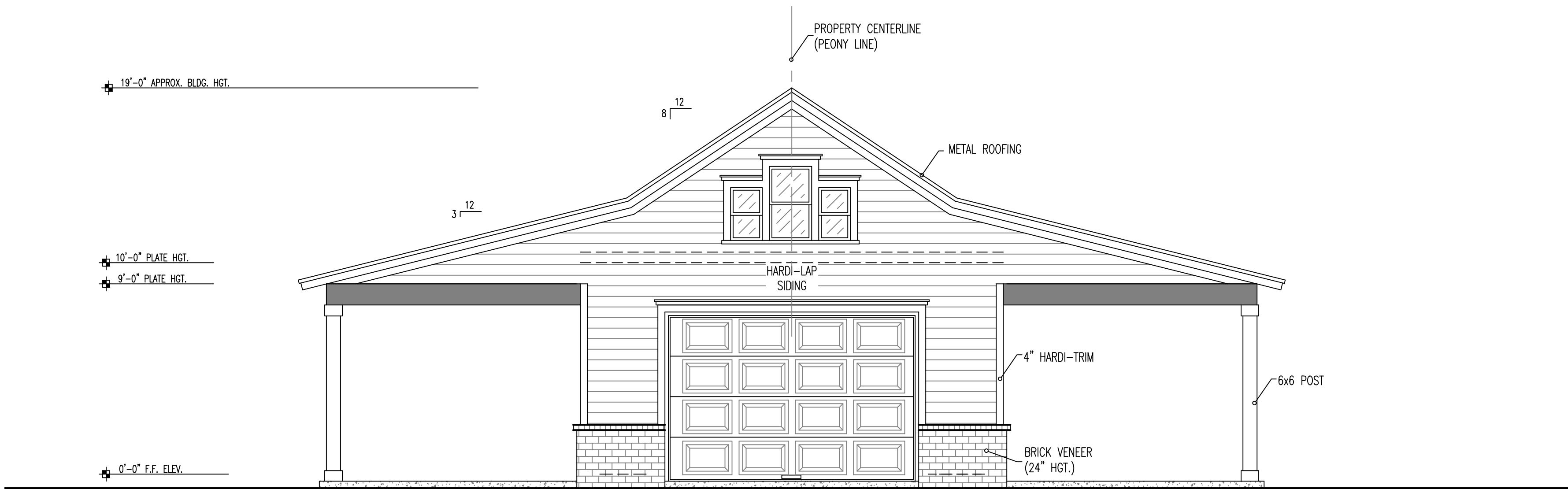
REAR ELEVATION

SCALE: 1/4"=1'



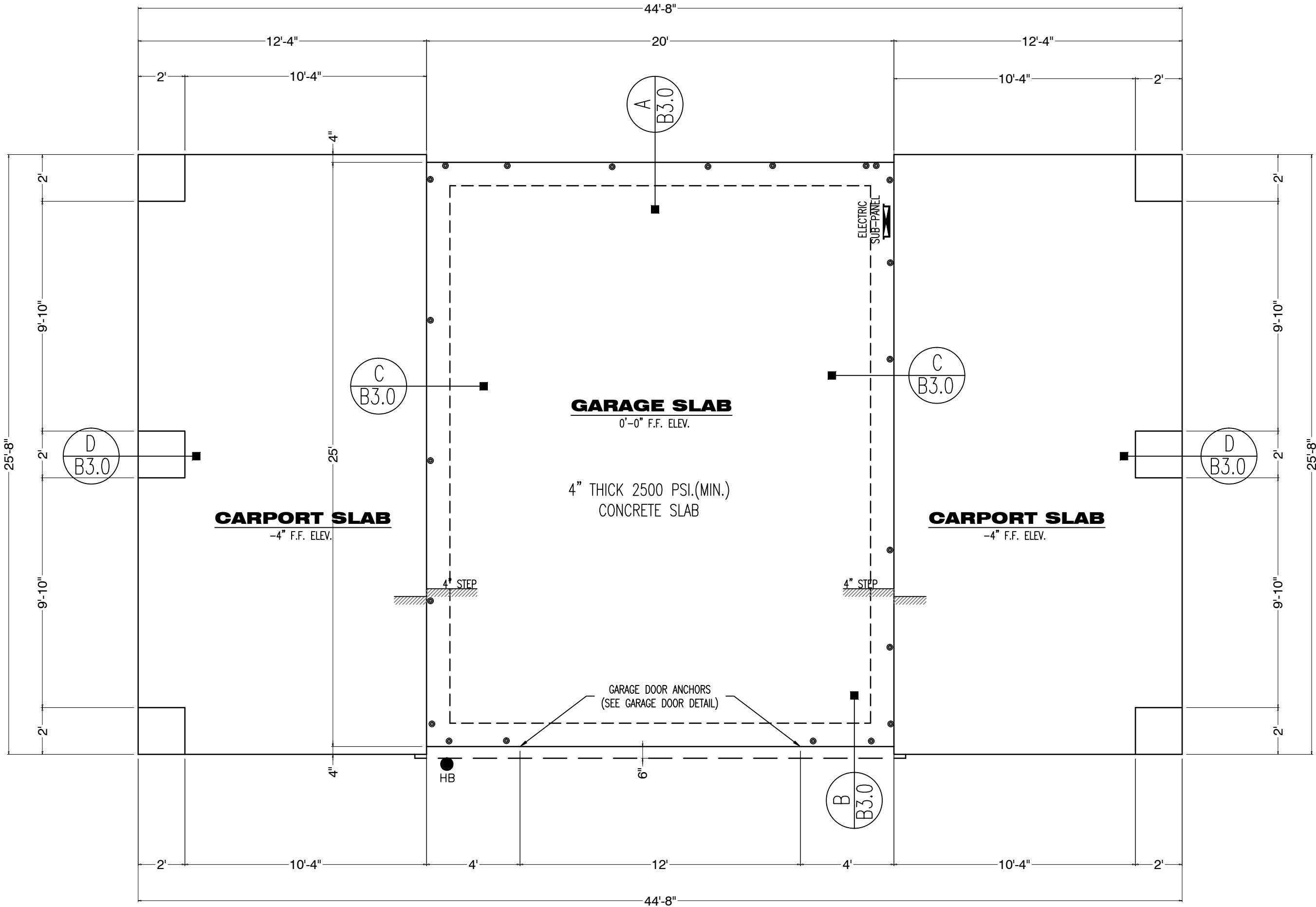
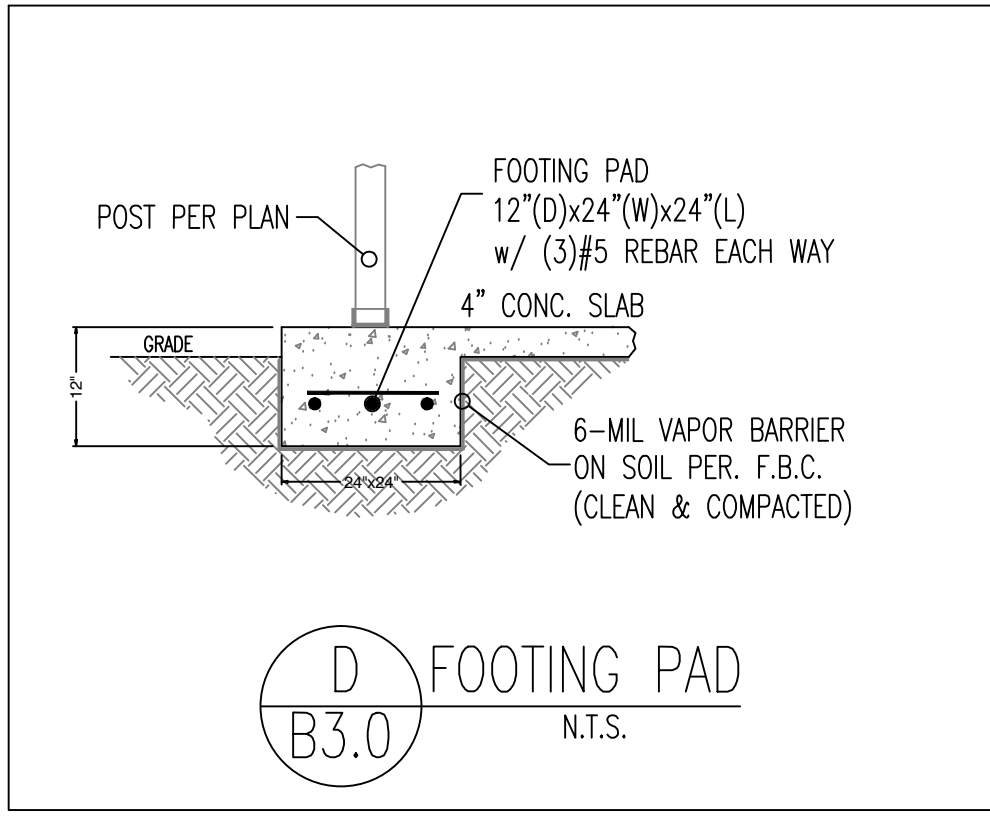
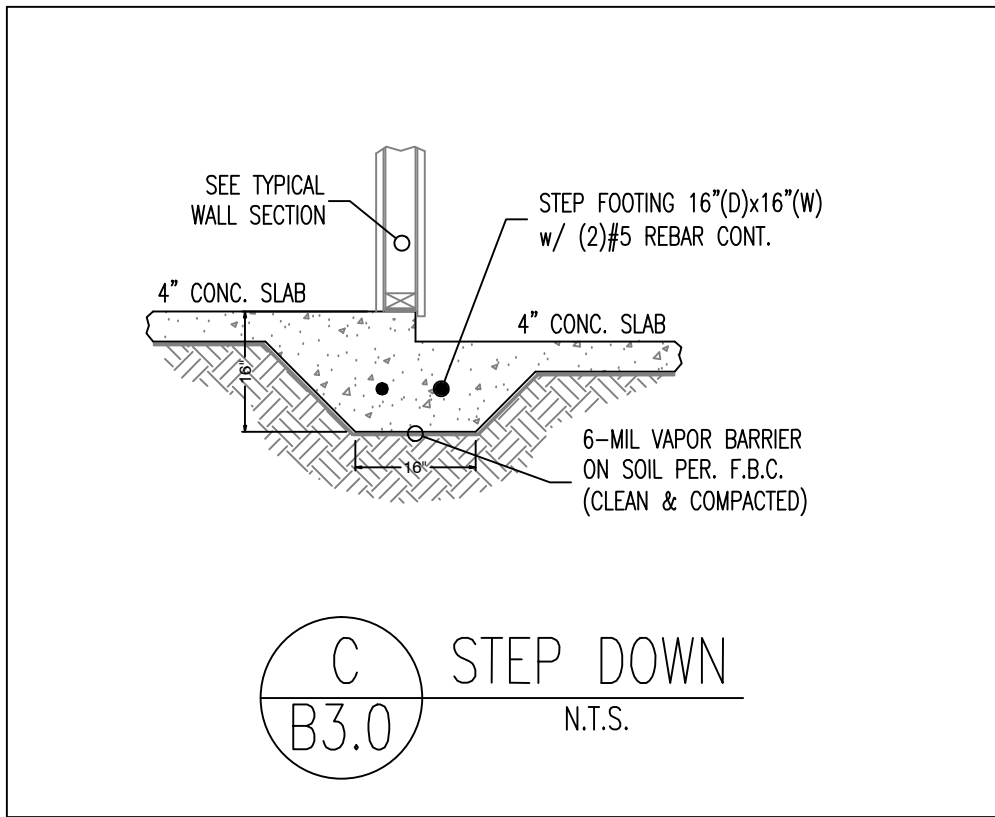
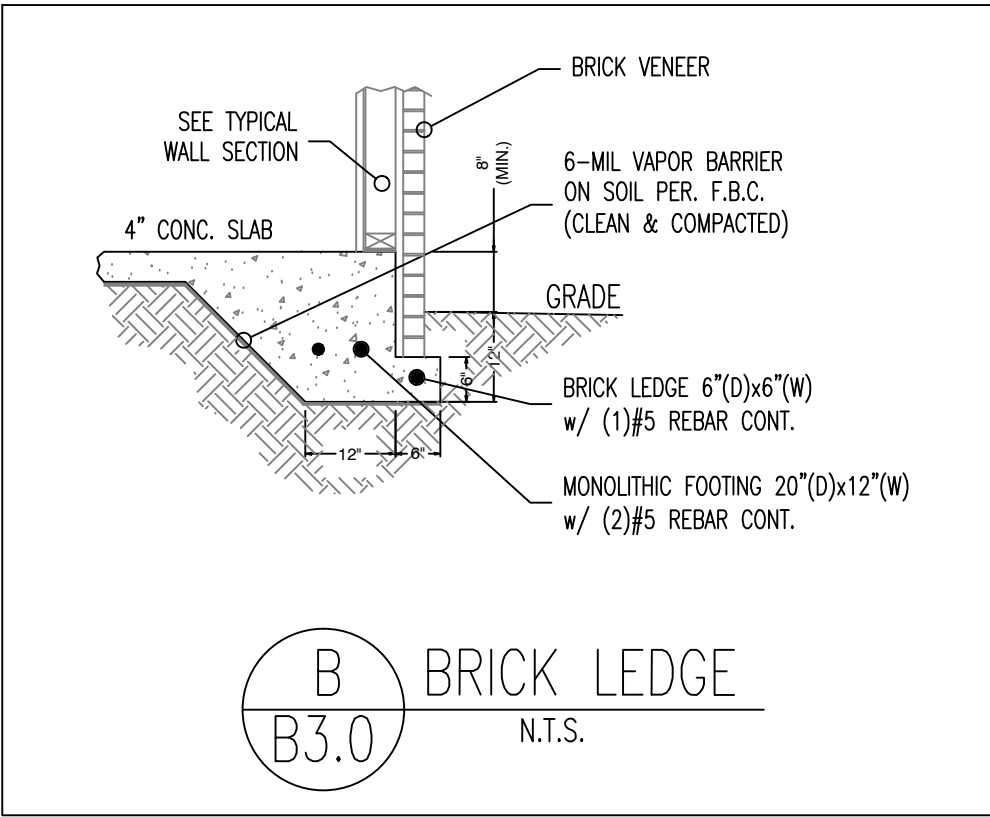
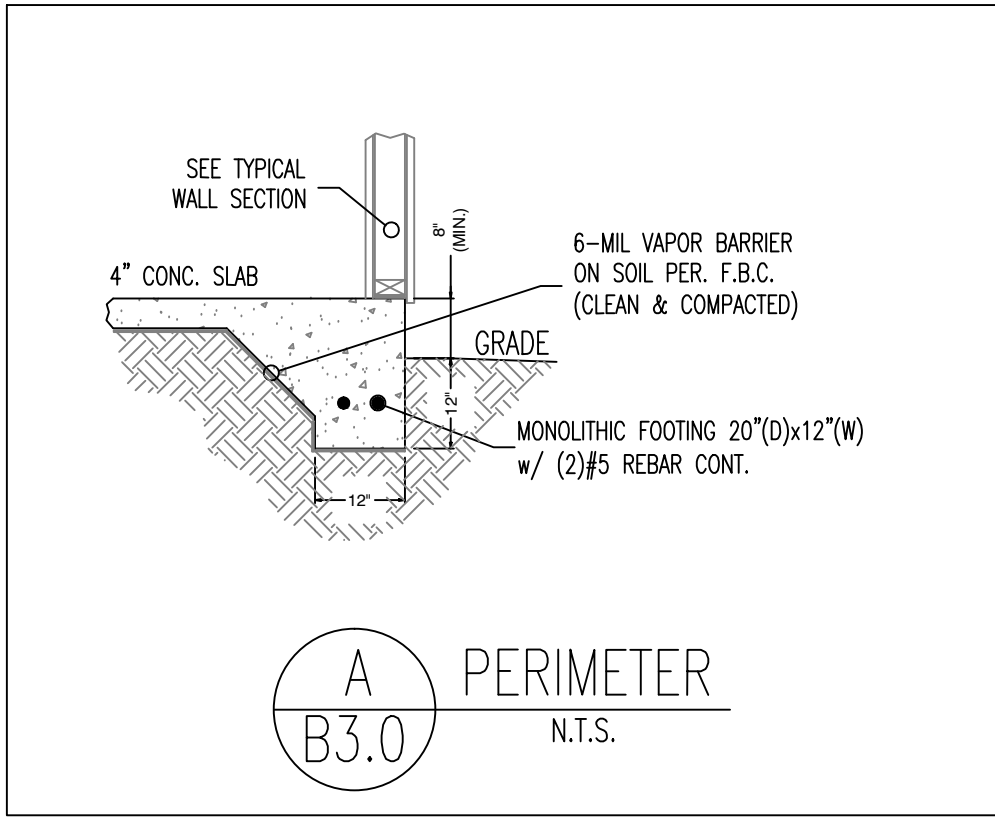
FRONT ELEVATION

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.)

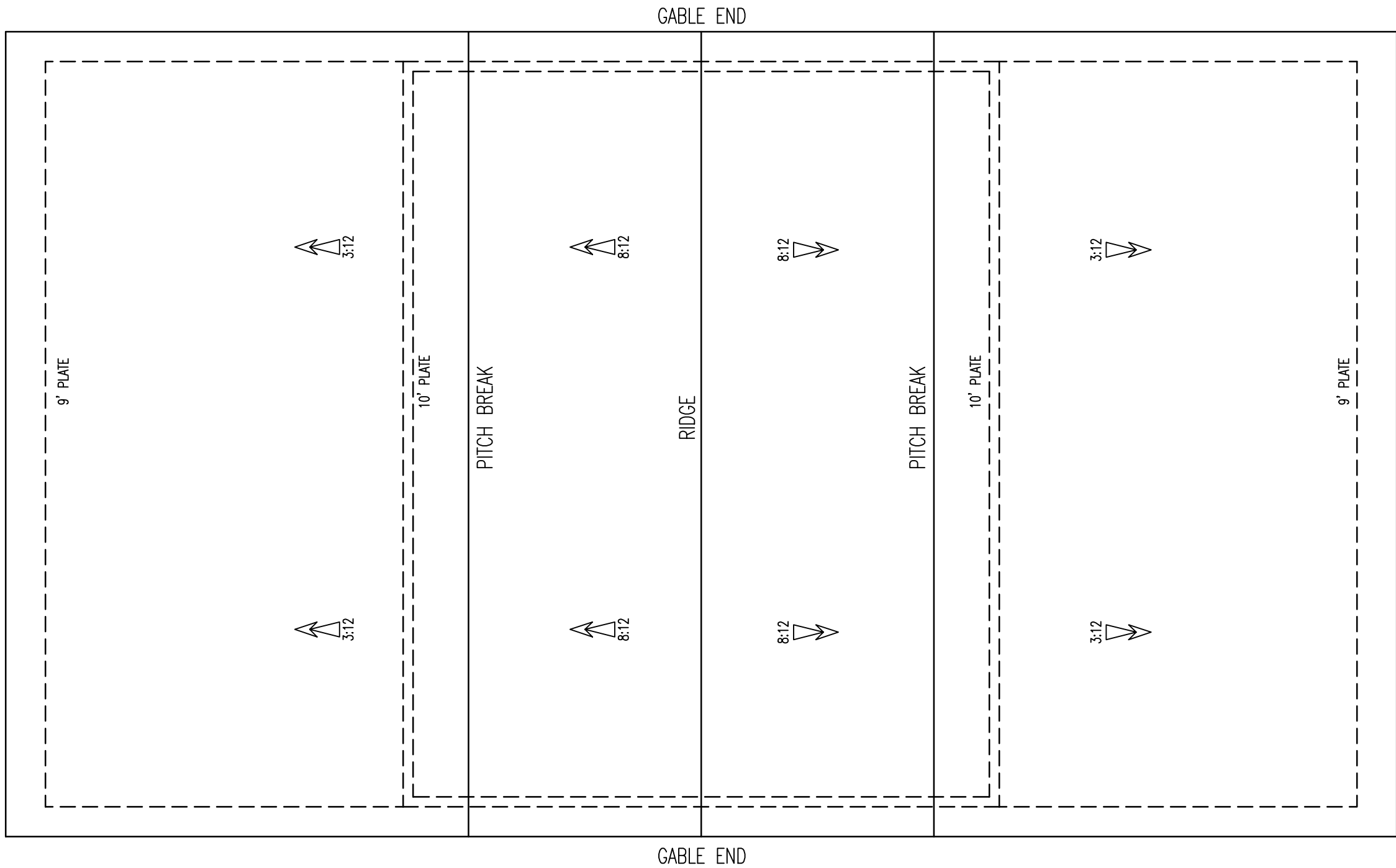
ROOF EAVE: 16" (TYP.)
12" EAVE @ GABLE

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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Jacksonville, FL 32218

DOWNS
DRAFTING & DESIGN LLC

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downsdraftinganddesign@gmail.com

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OWNER / BUILDER

**GREEN
RESIDENCE**

PROJECT ADDRESS

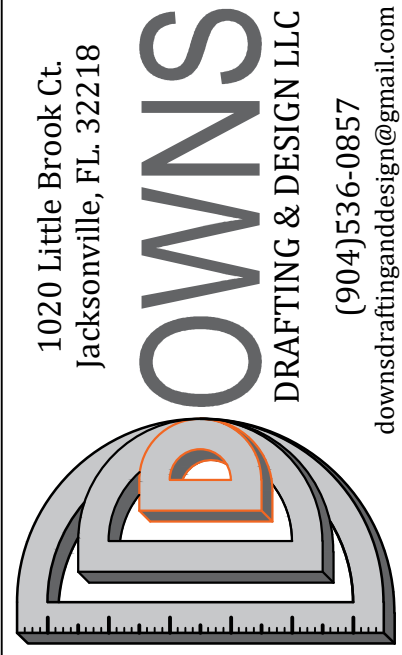
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DOOR SCHEDULE				
SYMBOL	SIZE	DIMENSION	DISCRPTION	
1	3068	36"x80"	SOLID CORE EXTERIOR UNIT	
2	2868	32"x80"	HOLLOW CORE INTERIOR UNIT	
3				

* 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) 13/4"x11 1/4"	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)

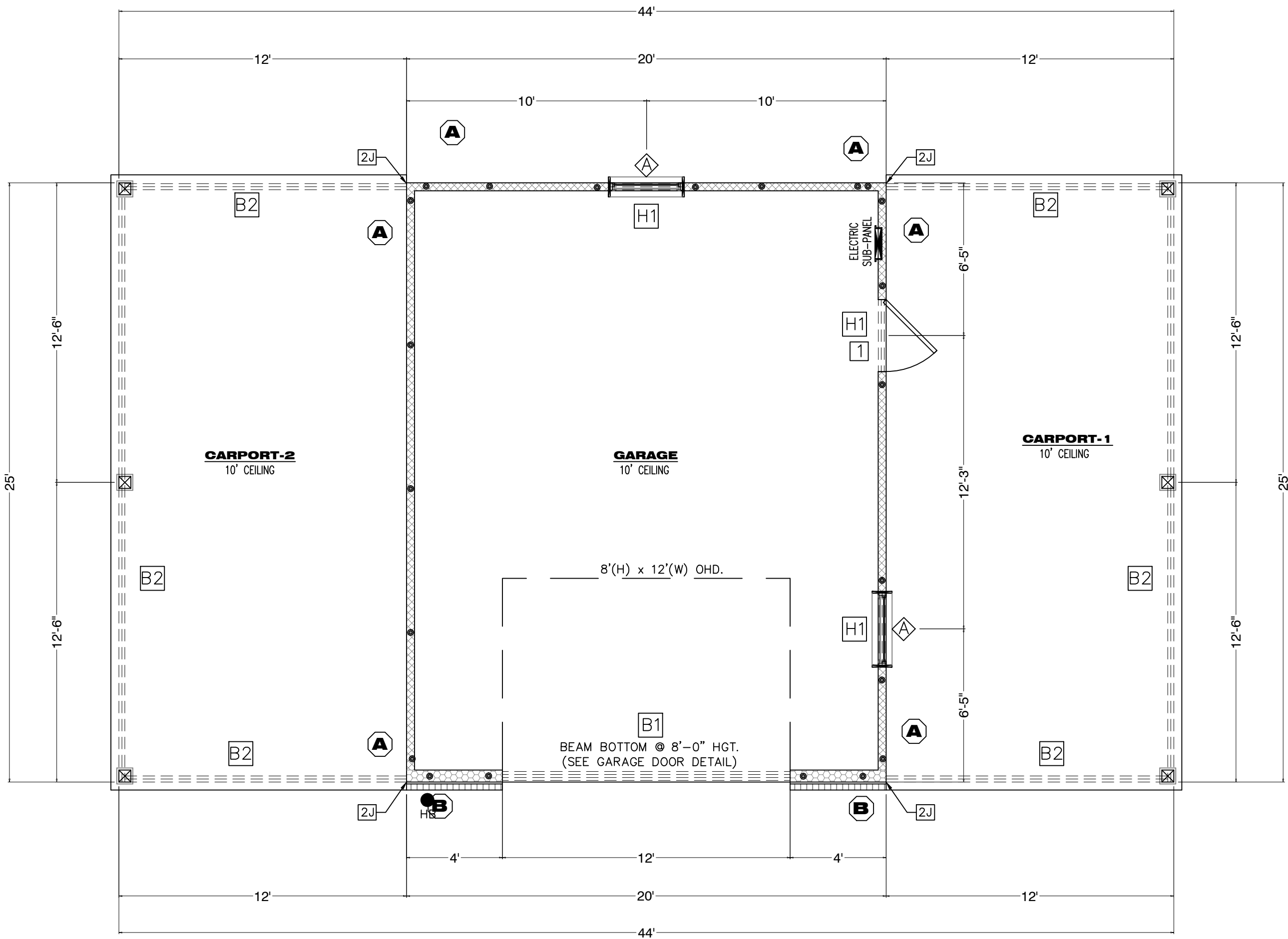
SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
GARAGE	UNCONDITIONED	500 sq.ft.
CARPORT-1	UNENCLOSED	300 sq.ft.
CARPORT-1	UNENCLOSED	300 sq.ft.
TOTAL A/C		0 sq.ft.
TOTAL U/R		1,100 sq.ft.

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

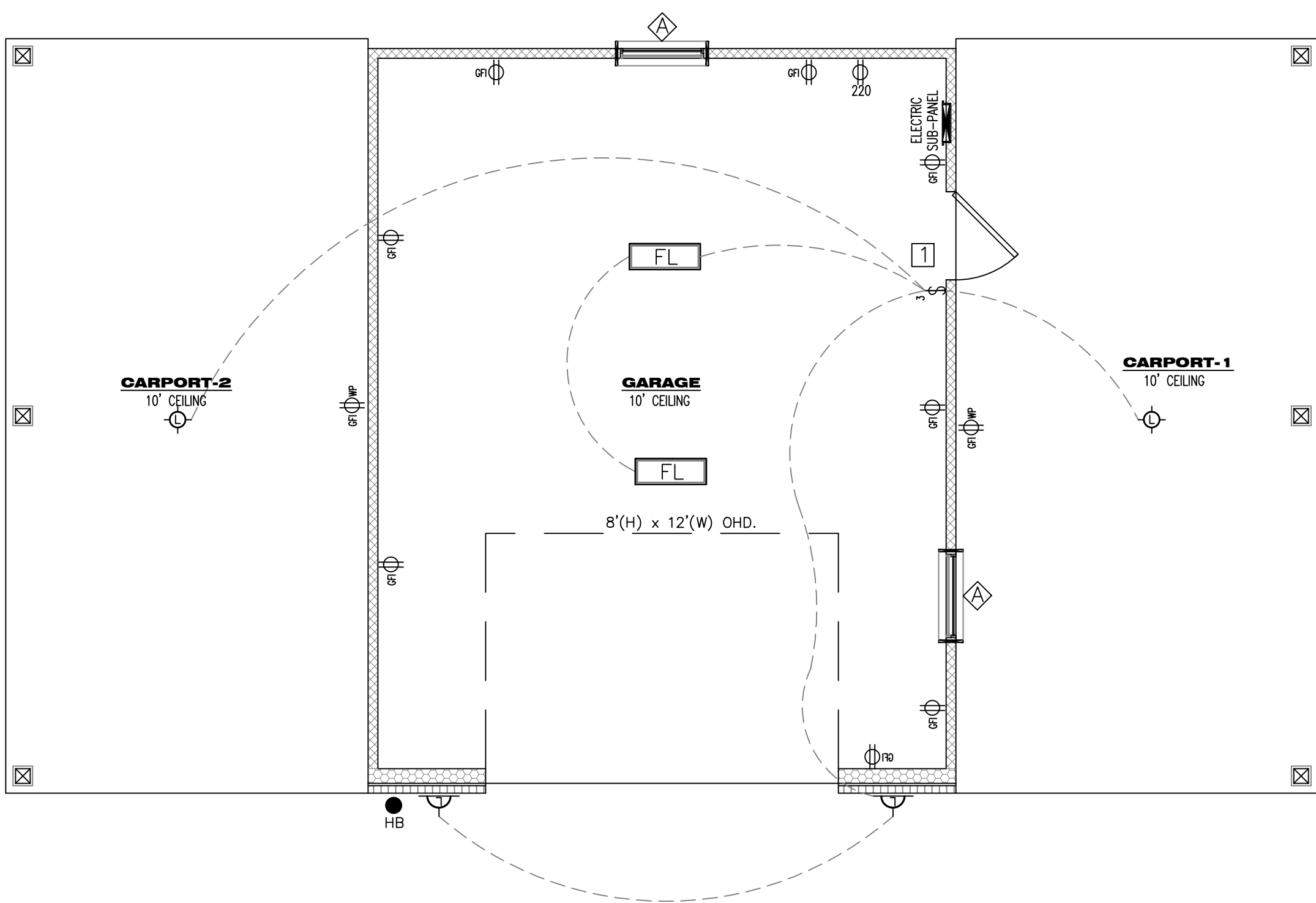
THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:

- * 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.



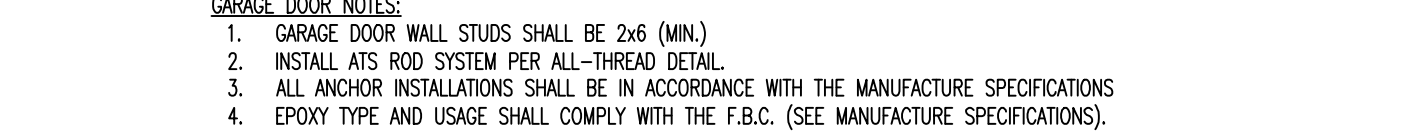
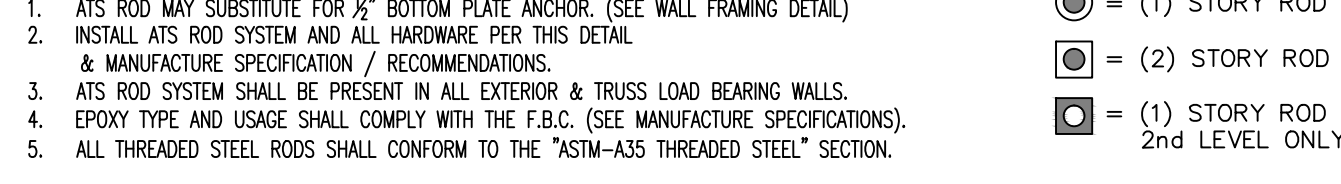
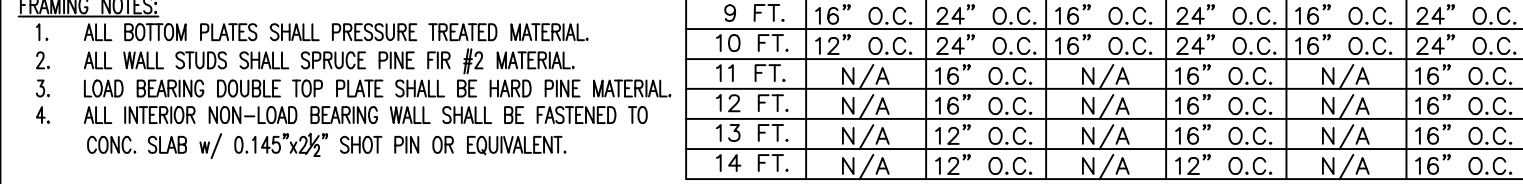
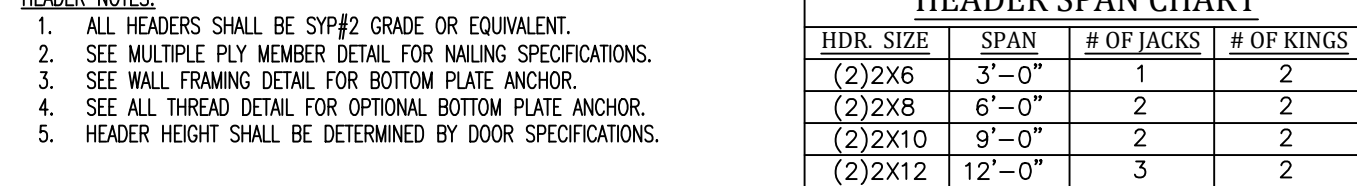
FRAMING PLAN

SCALE: 1/4"=1'

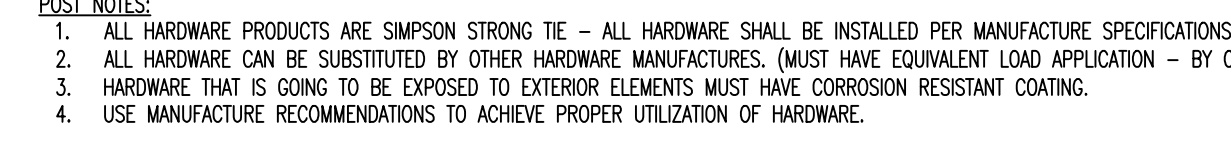


ELECTRIC PLAN

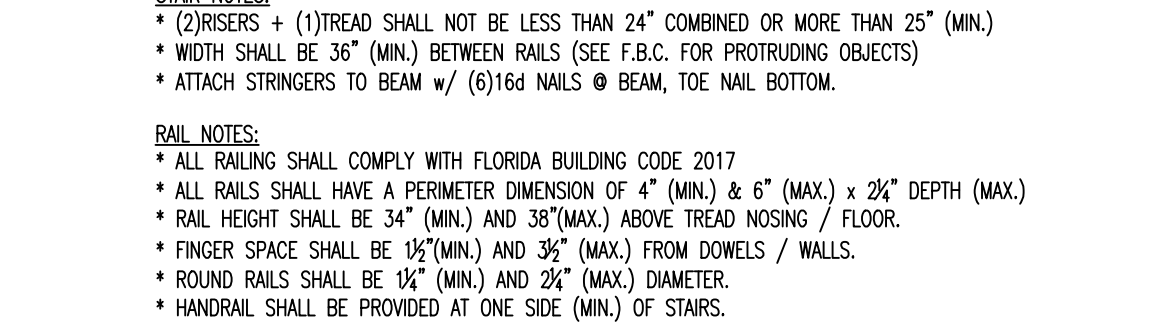
SCALE: 1/4"=1'



N.T.S.

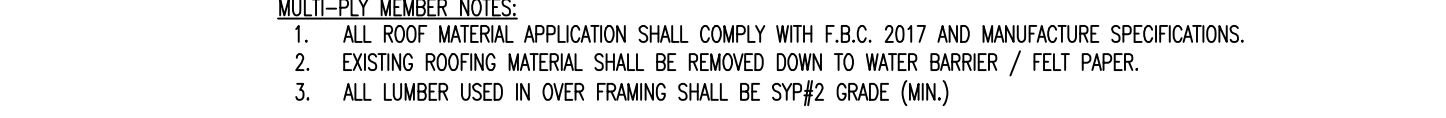


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N.T.S.

N.T.S.

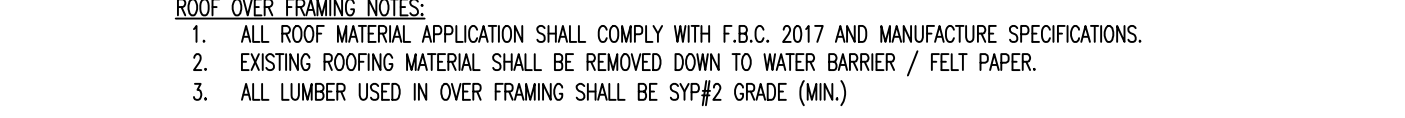


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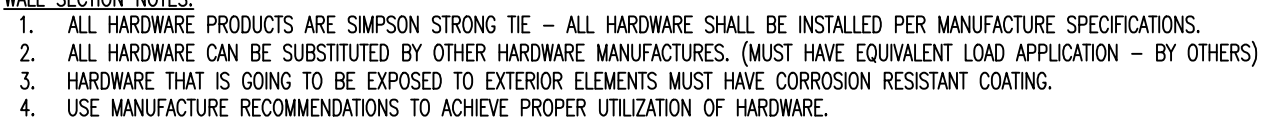


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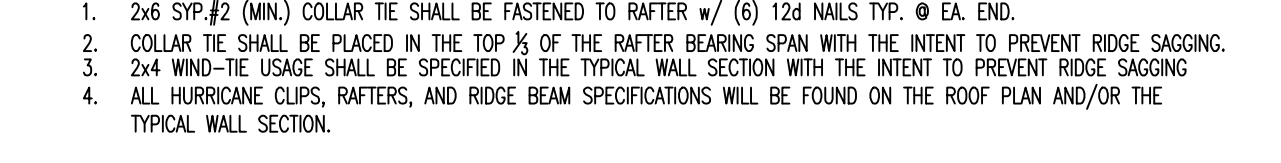


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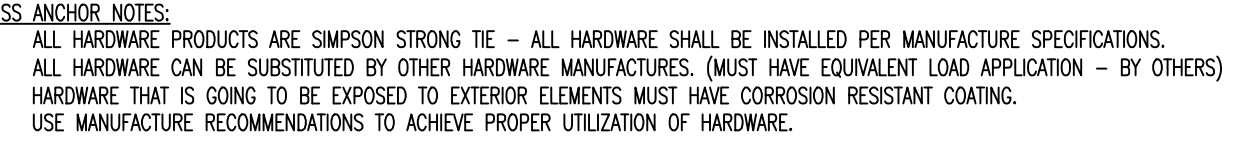


N.T.S.

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

3 GIRDER TRUSS STRAPPING - ANCHORING

GIRDER TRUSS STRAPPING - ANCHORING

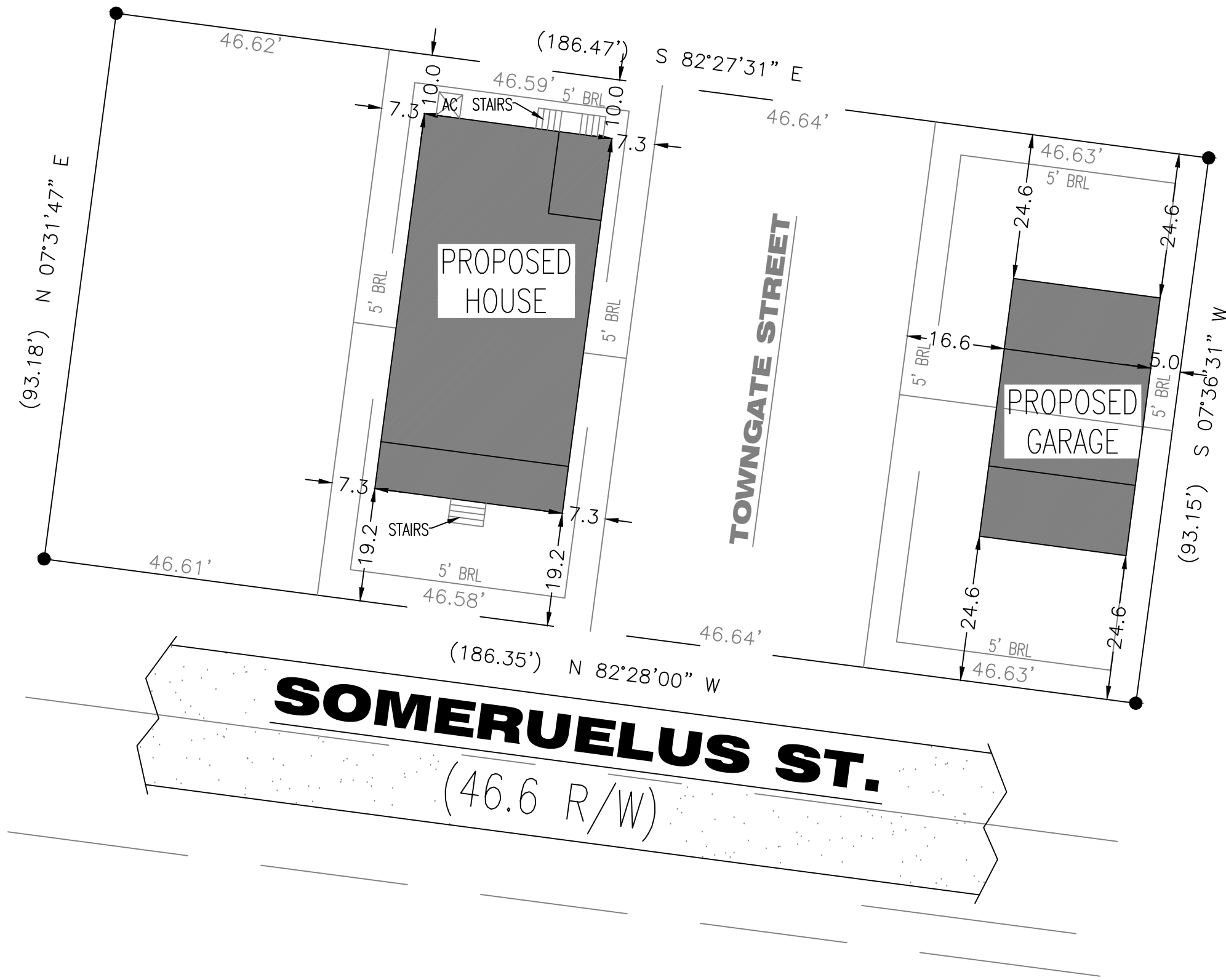


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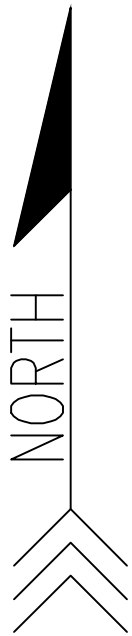
BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"

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



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

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857

downsdraftinganddesign@gmail.com

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OWNER / BUILDER

PROJECT ADDRESS

1119 SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

GREEN
RESIDENCE

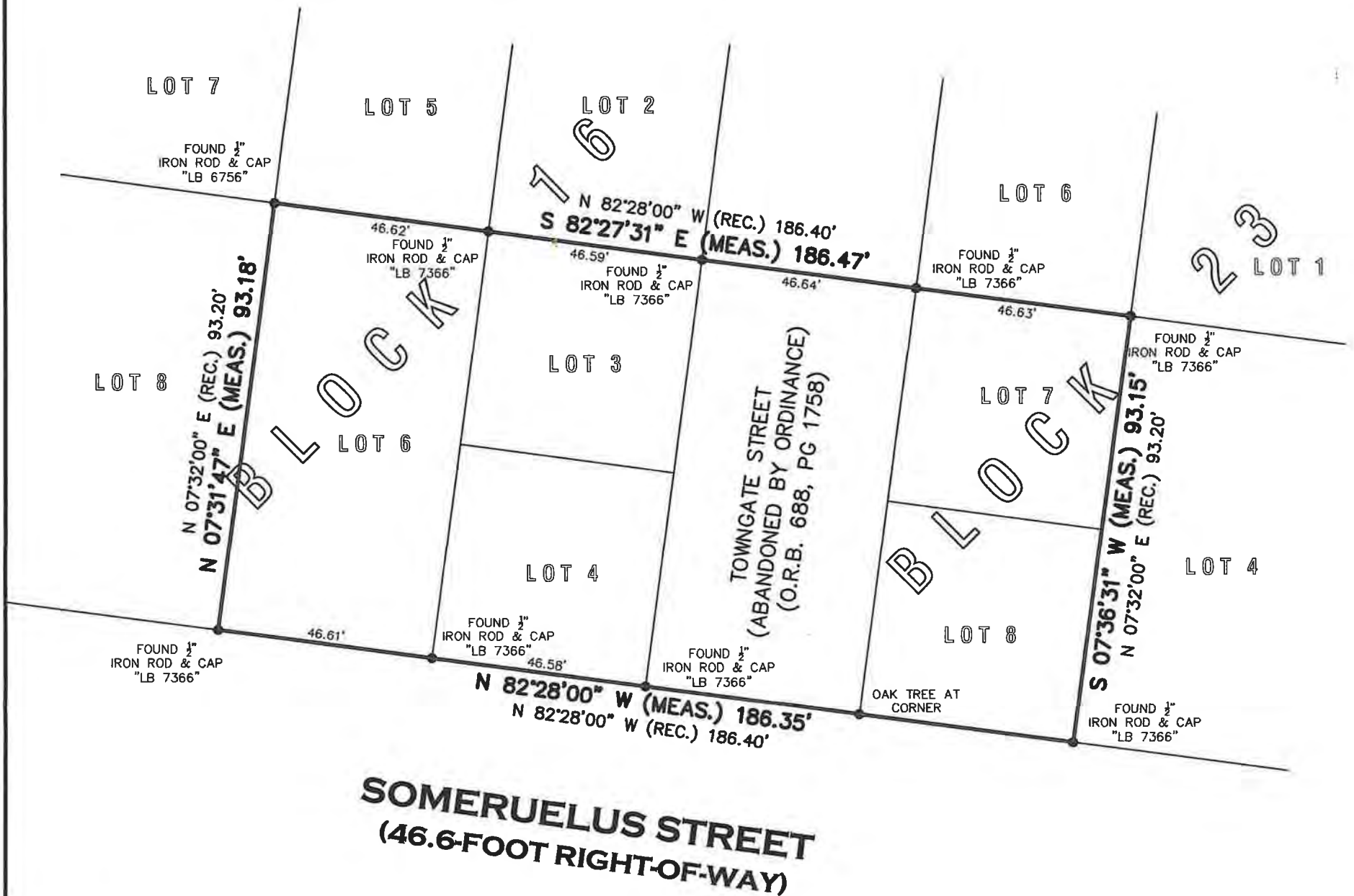
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MAP OF BOUNDARY SURVEY

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	☑ = DRAINAGE MANHOLE	☑ = SET 1/2" IRON ROD & CAP (LB 7366)
F.F. = FINISHED FLOOR	P.T. = POINT OF TANGENCY	☑ = ELECTRIC METER	☑ = FOUND IRON AS NOTED
INV. = INVERT	R = RADIUS	☑ = FIRE HYDRANT	☑ = FOUND MONUMENT AS NOTED
	RCP = REINFORCED CONCRETE PIPE		



Stephen W. Hoffman, PSM

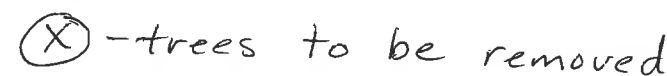
P. O. Box 977, Yulee, FL 32041
(904) 225-0597 * FAX (904) 548-0456
surveyor98@comcast.net

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.



NOTES:

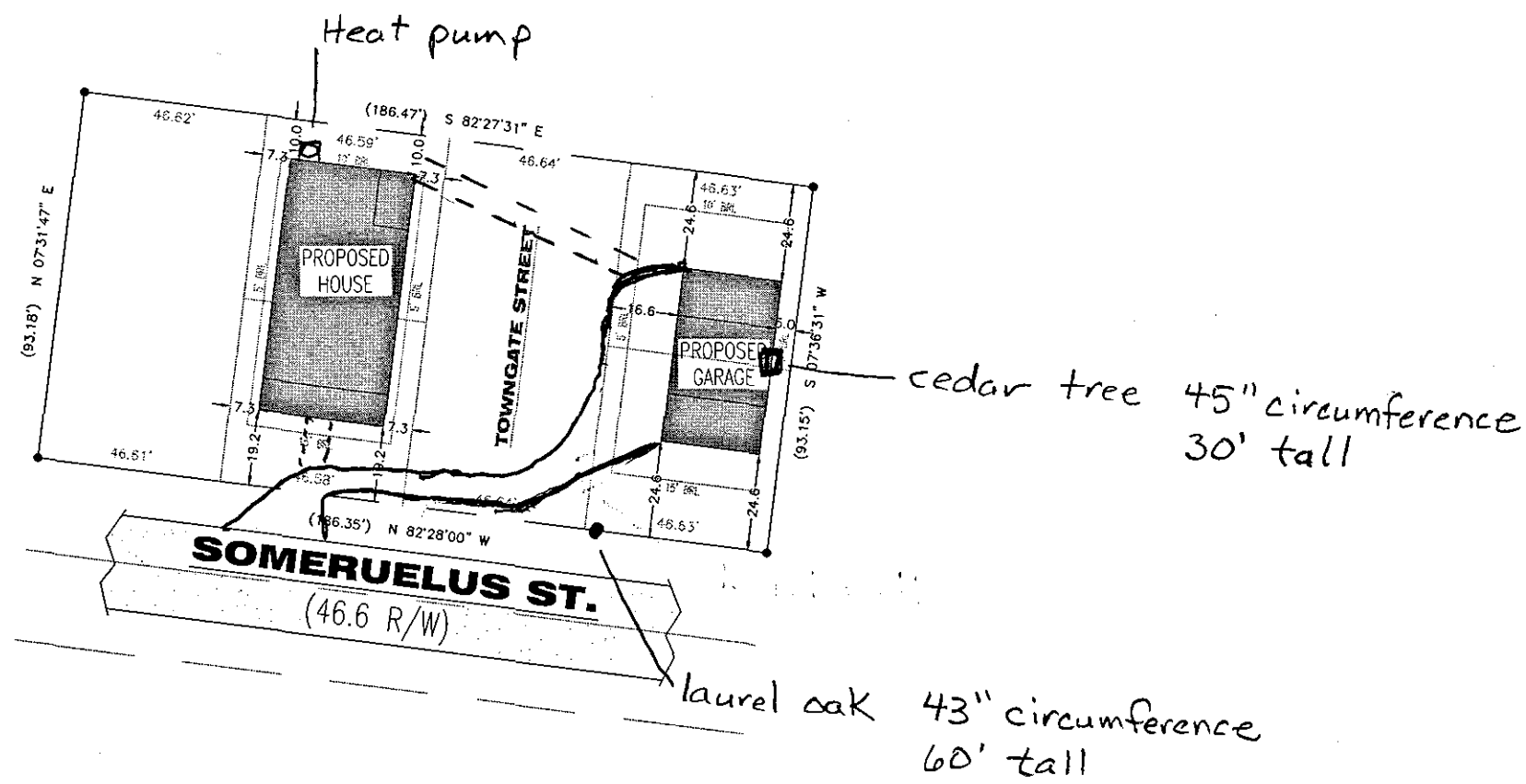
- MAX LOT COVERAGE (PER ZONING)
- LIMITS OF EAVES NOT SHOWN ON SITE
- PROJECT SHALL BE EQUIPPED w/ GUTTERS, DOWN SPOUTS, & DRAINS. LOCATION & SPECS AS PER CONTRACTOR/BUILDER

SITE PLAN

SCALE: 1 = 20

$x = \text{trees}$

- tree to be removed
- walkways (crushed shell)
- == Driveway (crushed shell)
- tree to be left



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'

SP1.0

SHEET #

PROJECT NAME: GREEN - SOMERUELUS ST.

PROJECT #

DRAWN BY: WMD

CHECKED BY: MGH

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

DATE: 06.15.18

1020 Little Brook Ct.
Jacksonville, FL 32218

OWNS
DRAFTING & DESIGN LLC
(904) 5536-0857
downdraftingdesign@gmail.com

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OWNER/BUILDER

PROJECT ADDRESS

1119 SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

ENGINEER OF RECORD

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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-46
NOVEMBER 15, 2018

Owner/Applicant:	Gary A. & Phyllis M. Pongetti				
Property Address:	1102 White Street				
Requested action:	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.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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)

Conceptual Approval was granted at the October 18, 2018 regular HDC meeting.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
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	Hardy	
Doors	ThermaTru	
Windows	PGT	
Roofing	5V Crimp	
Fascia/Trim	Hardy	
Foundation	Pier w/brick veneer; 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. No construction encroaches into the easement.

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 2018-46

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 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:

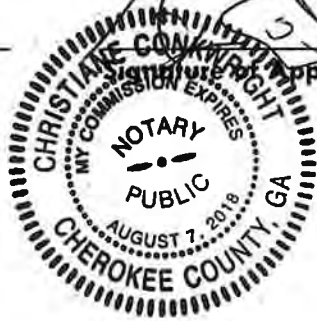
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question 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

[Signature] L.S.
Name: R. E. Whitesides Jr.
Address: 7719 Barkers Bend Drive, Murrayville, GA
30564

[Signature] 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

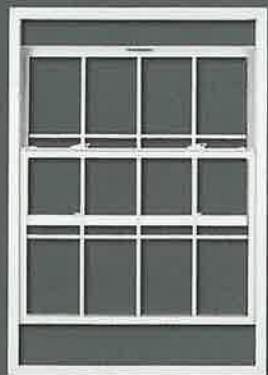
Fred Fender | PALM III REALTY - FB OFFICE



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

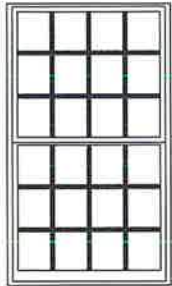
The lower sash can be raised to let the breeze in.

Years of smooth, effortless operation. Our Advanced Balance System ensures your window will open and close easily for years to come.

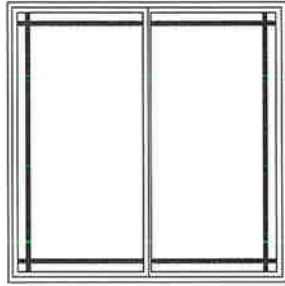
A tighter seal against the elements. Pella's cam-action locks pull the sashes against the weatherstripping.

Grille patterns.

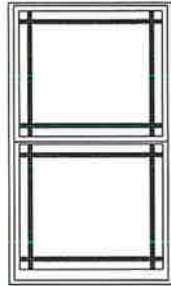
Pella offers an attractive variety of grille patterns for the look of individual windowpanes.



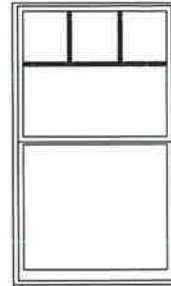
Traditional



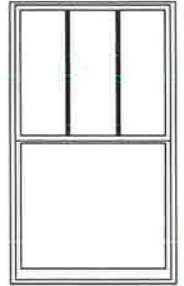
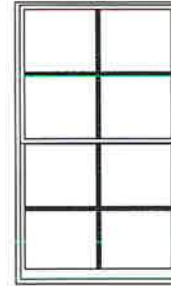
6-Lite Prairie²



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.

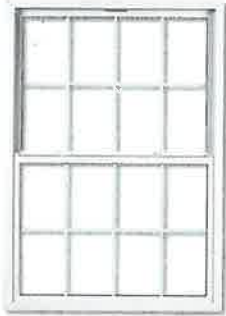
⁴ Screen cloth airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

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.

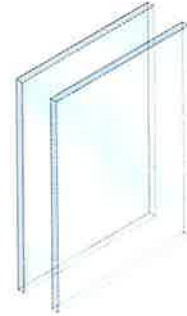
1 Pick your window or patio door style.

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

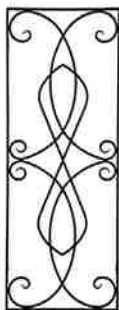
AS P

WROUGHT-IRON DESIGNS

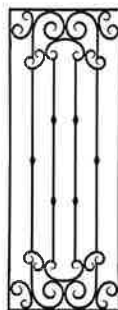
(available on full or 3/4 light doors and sidelights with clear or textured glass)



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



5 Panel

Premium Smooth Fiberglass



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



8-ft. European
2 Panel

Premium Mahogany-Grain
Fiberglass



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



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																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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.	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.	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.	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.	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.	6-ft. 8-in.	6-ft. 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* 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

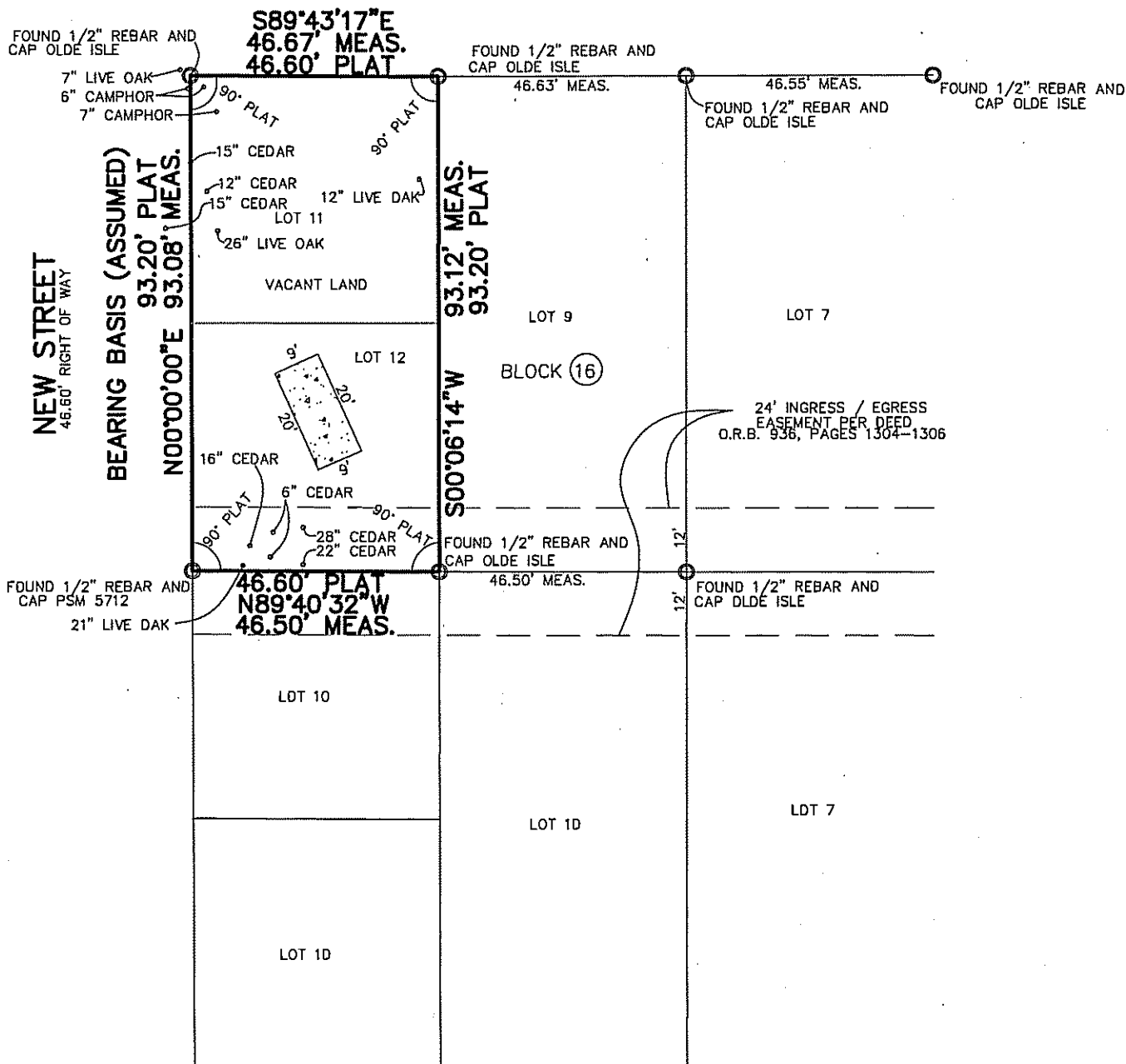
MAP OF BOUNDARY SURVEY

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 apponent.
- 6) "Unless it bears the signature and 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 as Plat or Deed.

- 9) This survey has been performed according to the standard of care to achieve 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
[] = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
C = CENTERLINE
—X—X— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
[] = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
[] = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
[] = FIRE HYDRANT
[] = GAS METER
L = ARC LENGTH
[] = 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
[] = SEWER CLEANOUT
[] = SEWER MANHOLE

① = STORM MANHOLE
[] = TELEPHONE PEDESTAL
—S—S— = WOOD FENCE
[] = WOOD POWER POLE
[] = WATER METER
[] = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-12, 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

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 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 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

PONGETTI RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

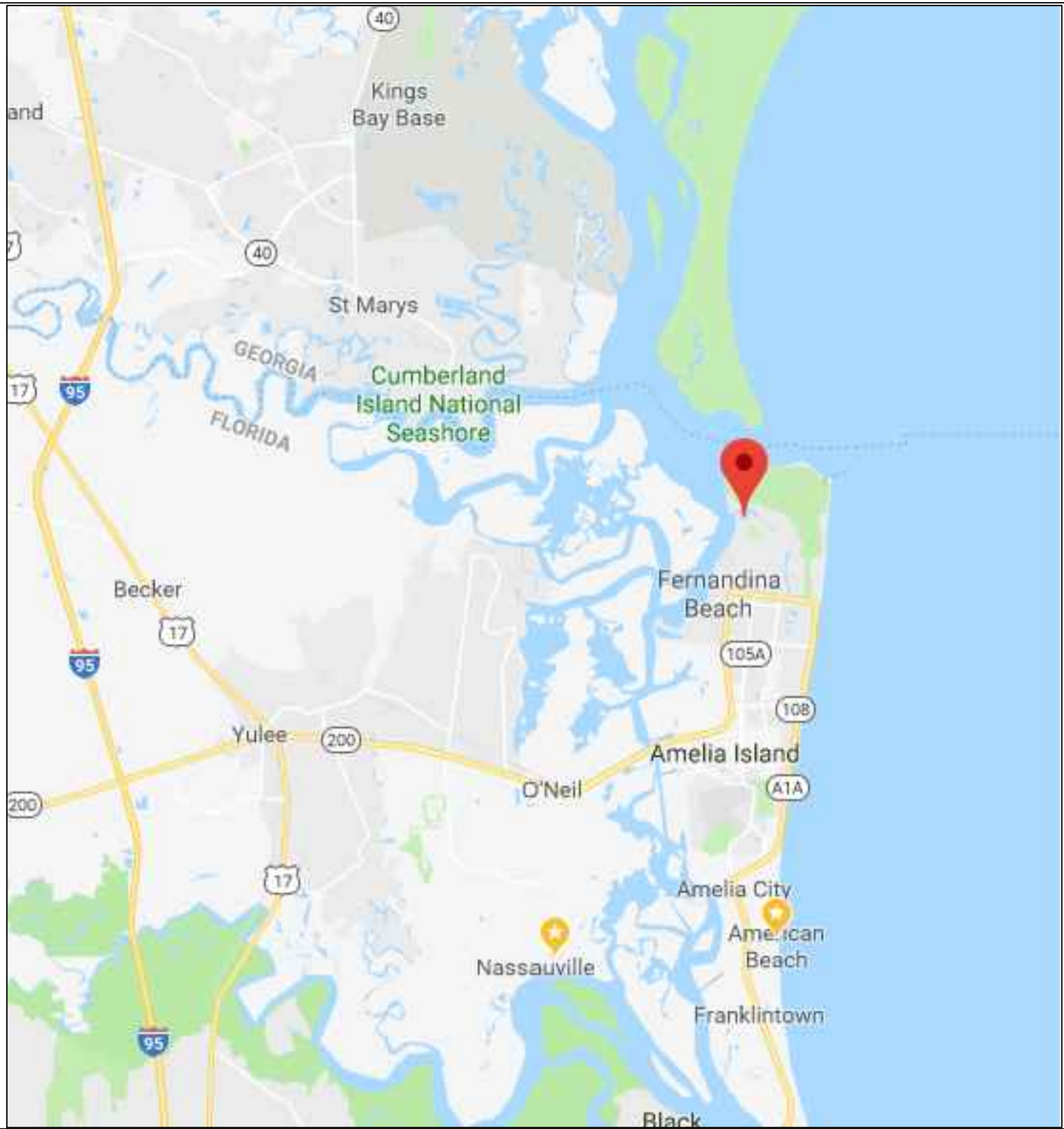
PROJECT DESIGN PROFESSIONAL

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

PROJECT ADDRESS

1102 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 -	1,311 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

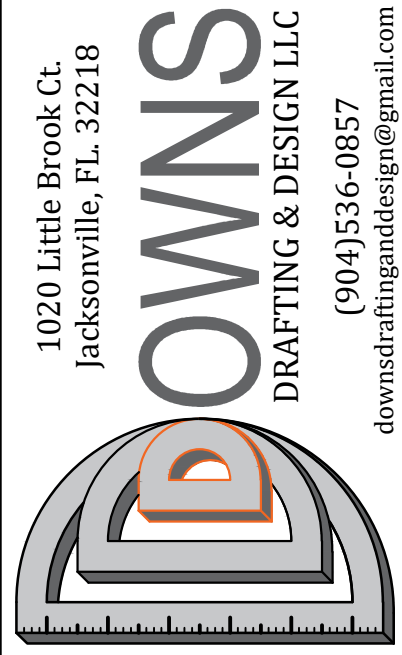
ROOF PLAN B6.0

STRUCTURAL DETAILS D7.0

FLASHING DETAILS D7.1

C1.0

SHEET #:
PROJECT NAME: **PONGETTI**
PROJECT #:
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"= 1'-0"**
DATE: **10.16.18**



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OWNER / BUILDER

**PONGETTI
RESIDENCE**

**1 1 0 2 WHITE ST.
FERNANDINA BEACH, FL.
32034**

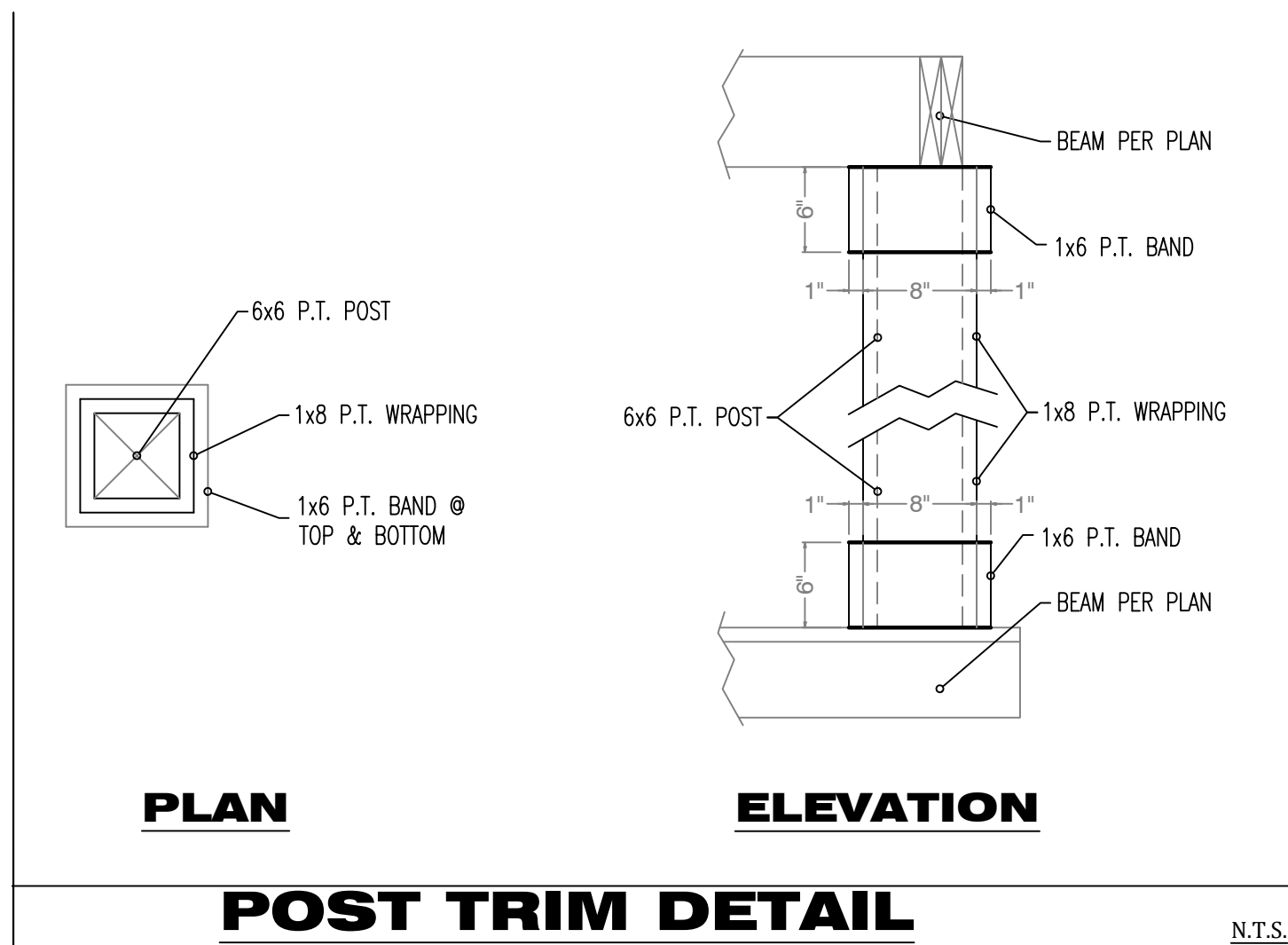
**MICHAEL G. HOLDER
PE# 16215**

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JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

10.16.18
ENGINEER OF RECORD

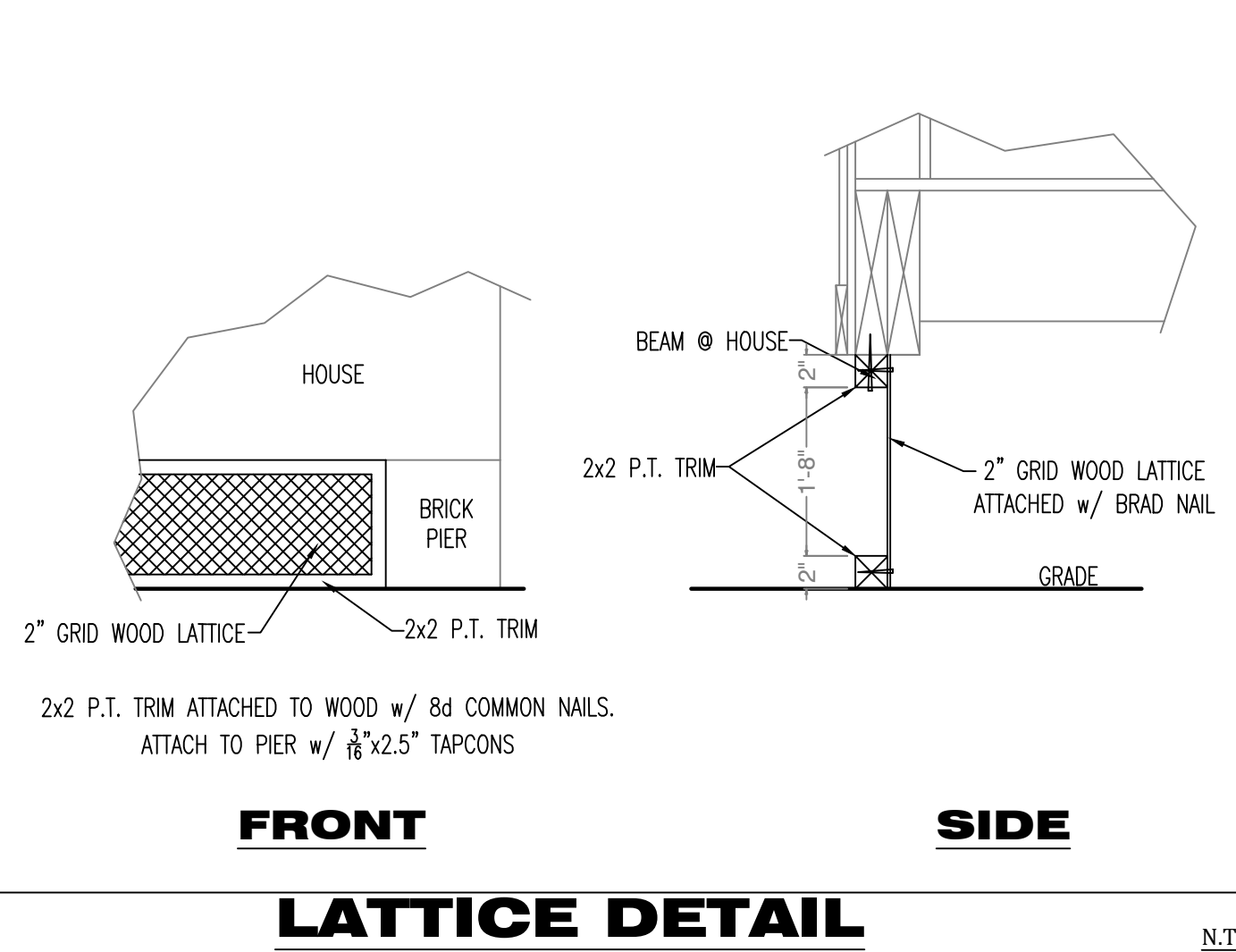
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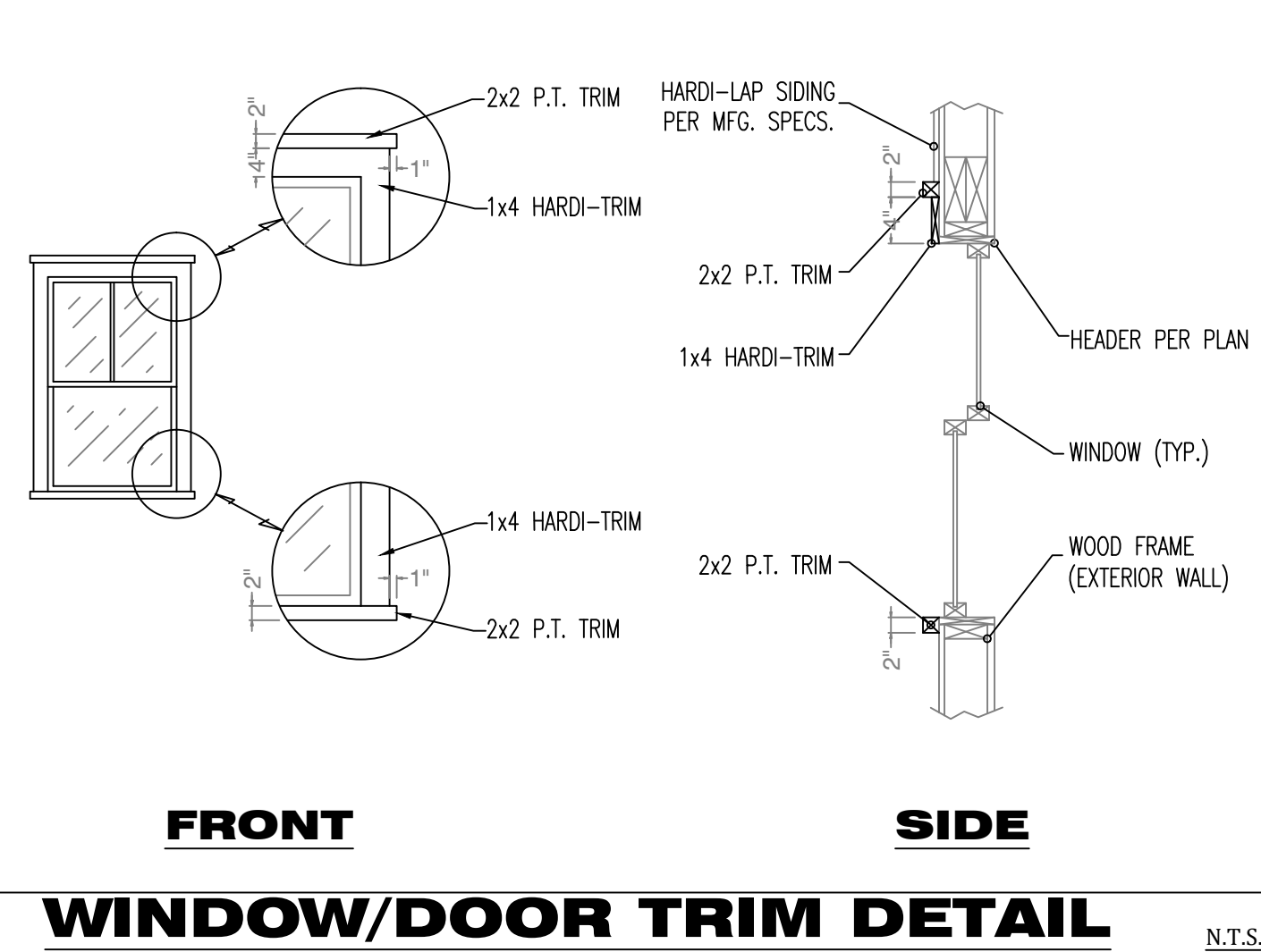
POST TRIM DETAIL

N.T.S.



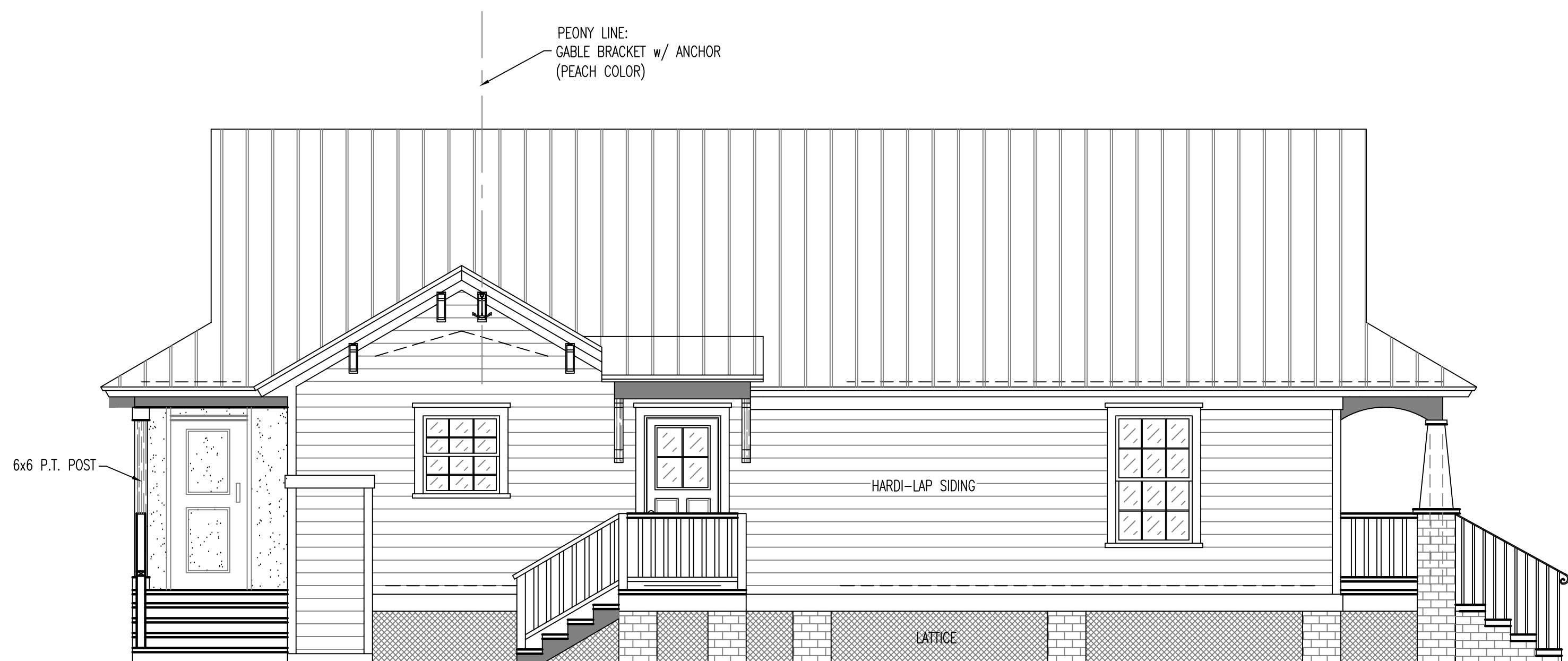
LATTICE DETAIL

N.T.S.



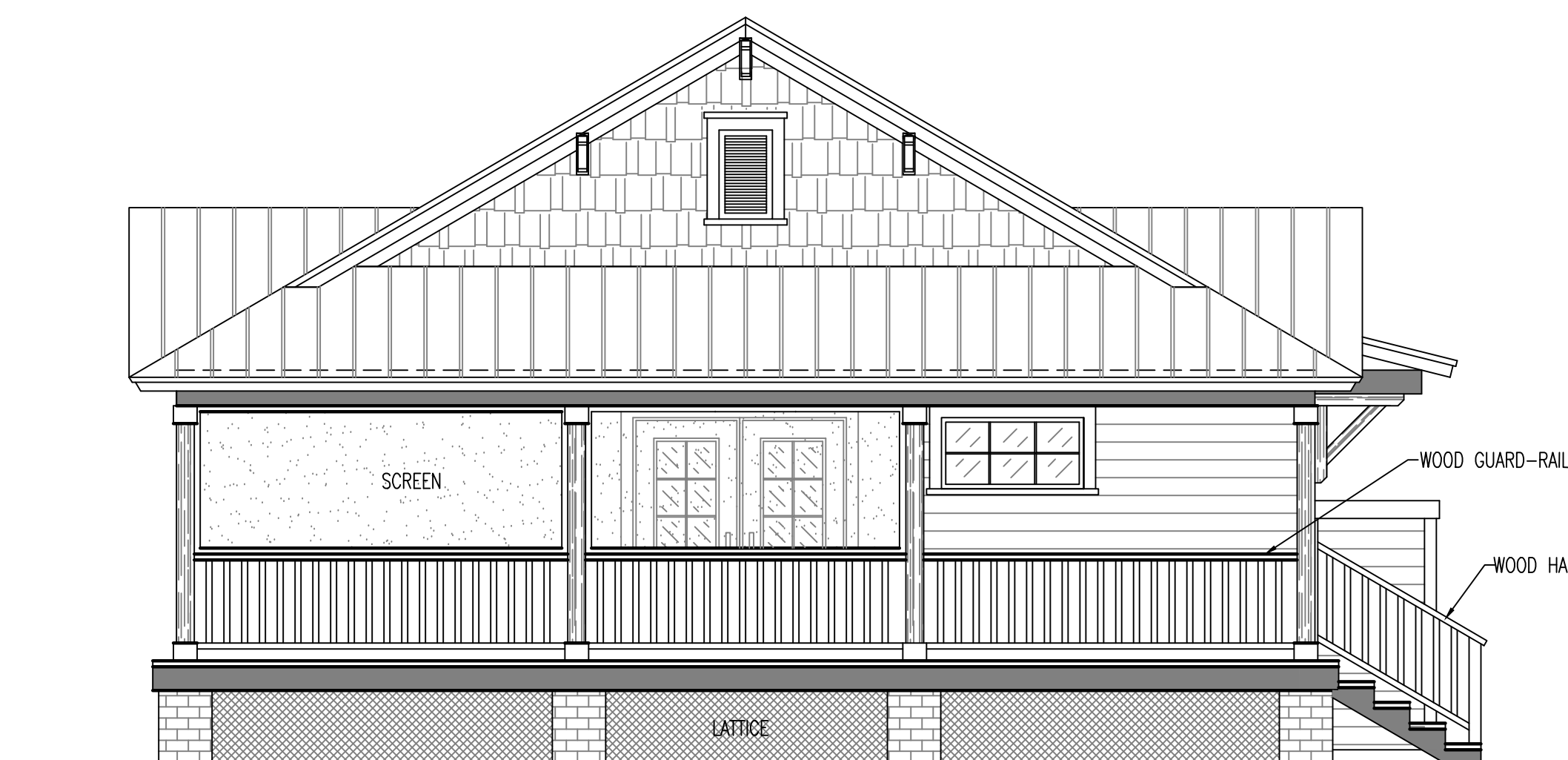
WINDOW/DOOR TRIM DETAIL

N.T.S.



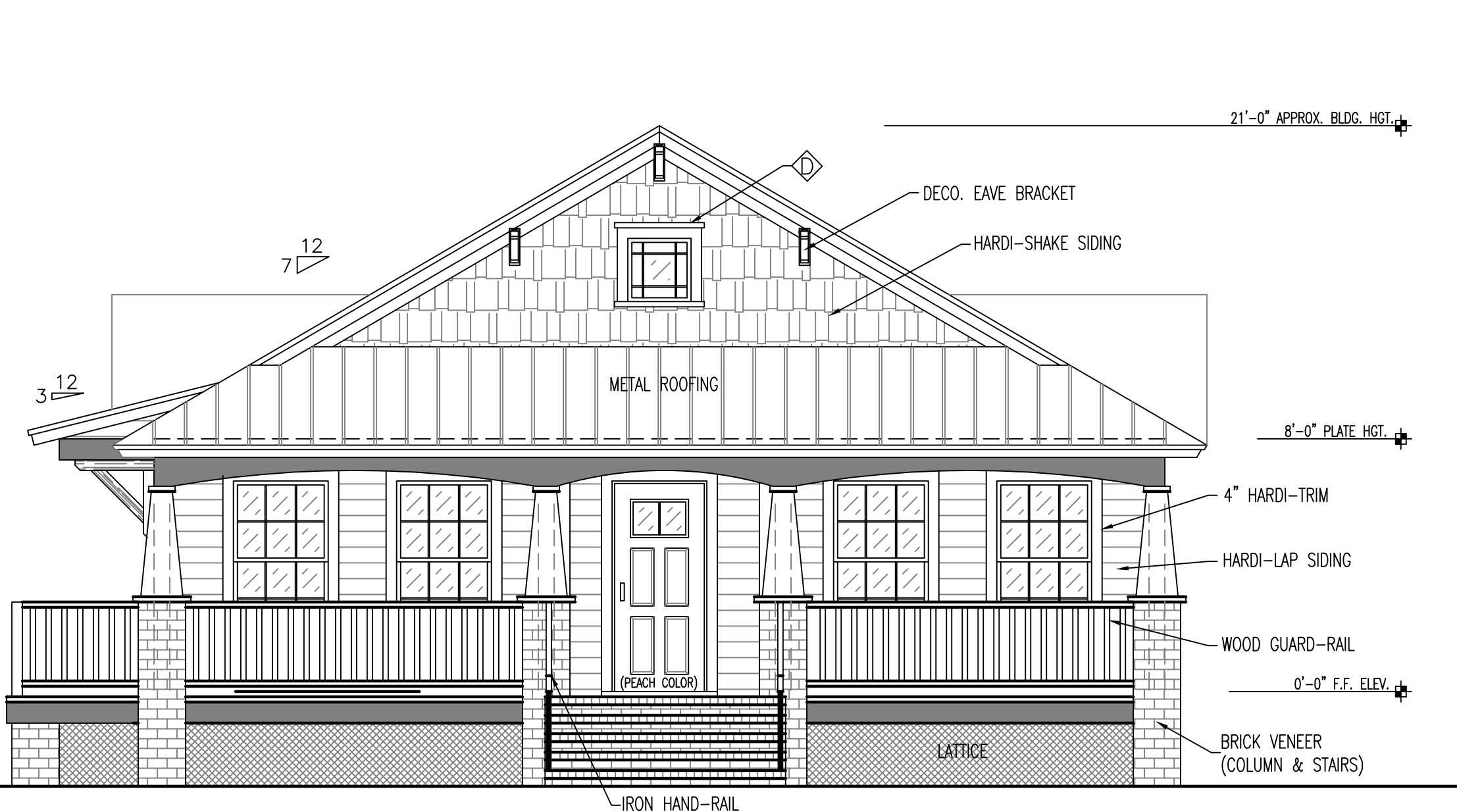
LEFT ELEVATION

SCALE: 1/4"=1'



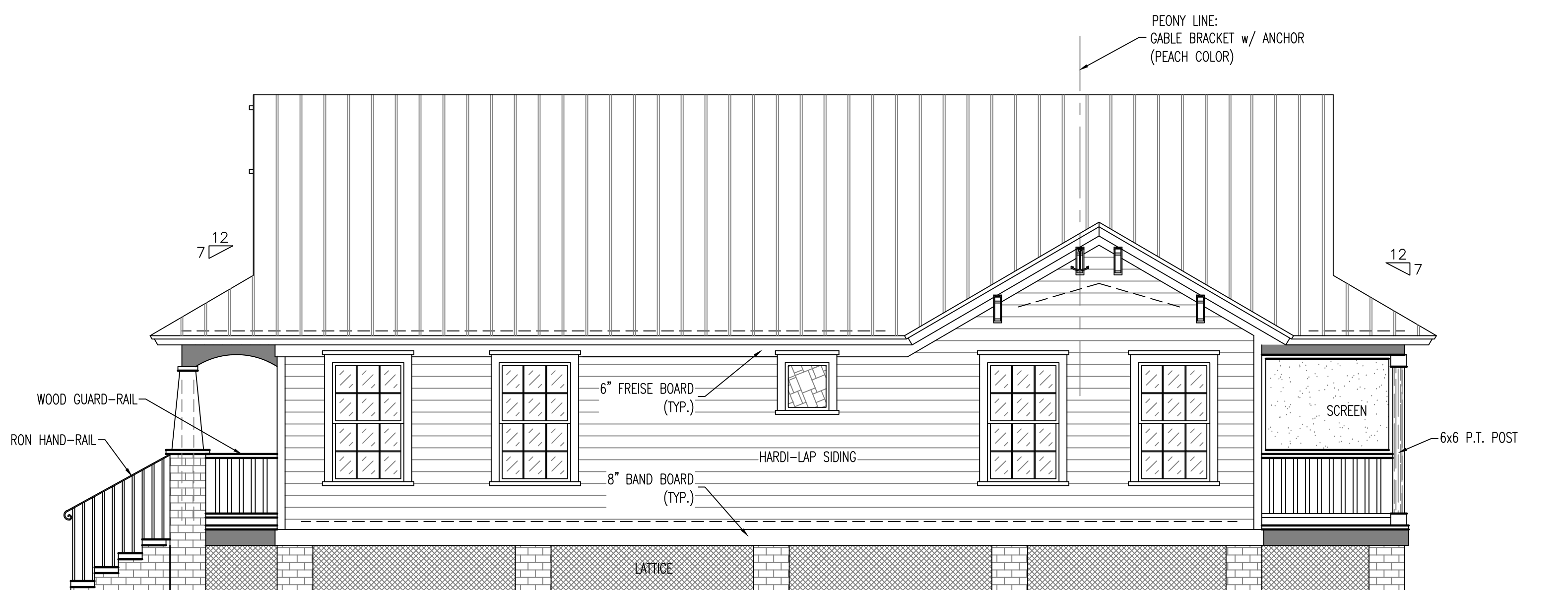
REAR ELEVATION

SCALE: 1/4"=1'



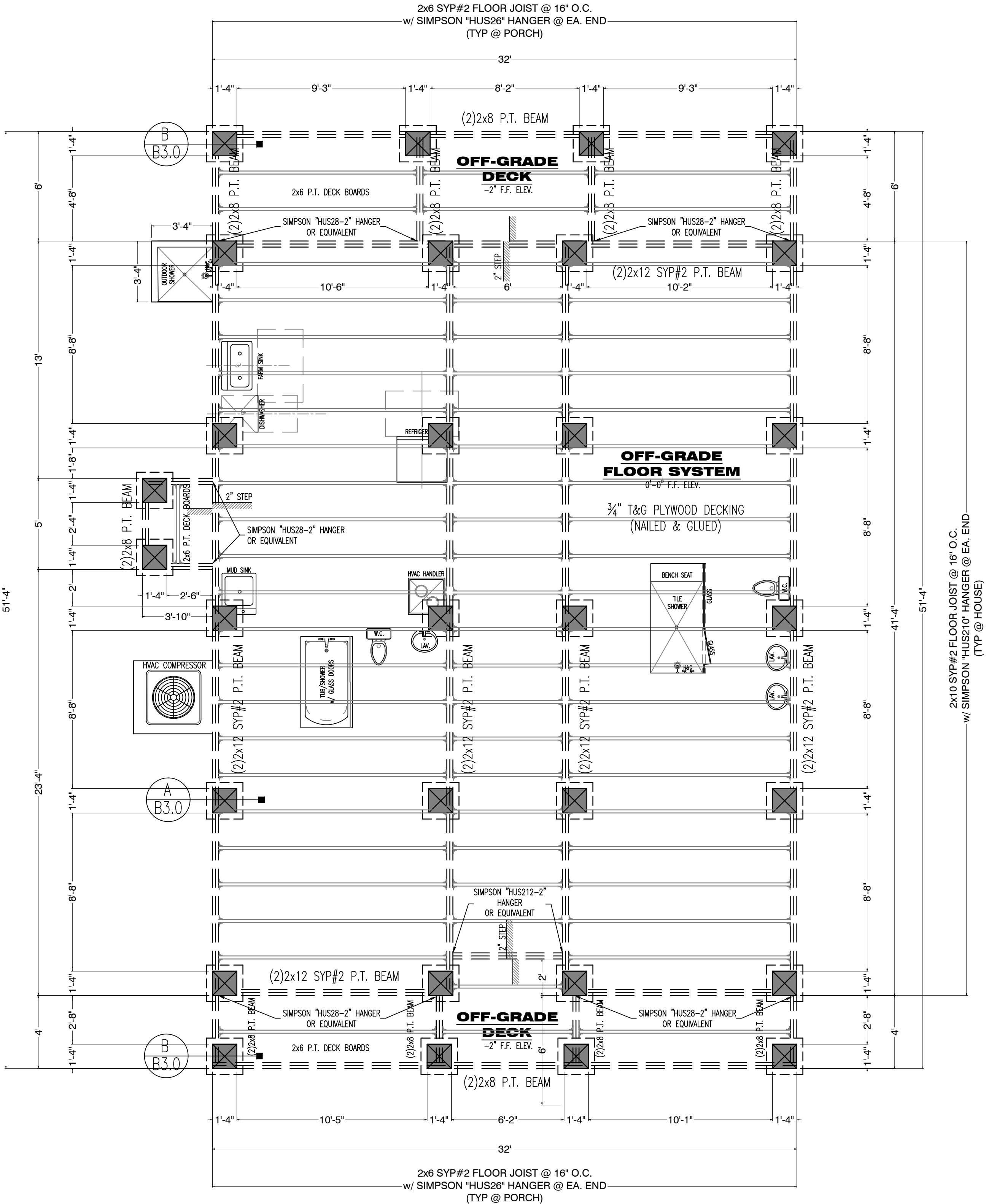
FRONT ELEVATION

SCALE: 1/4"=1'



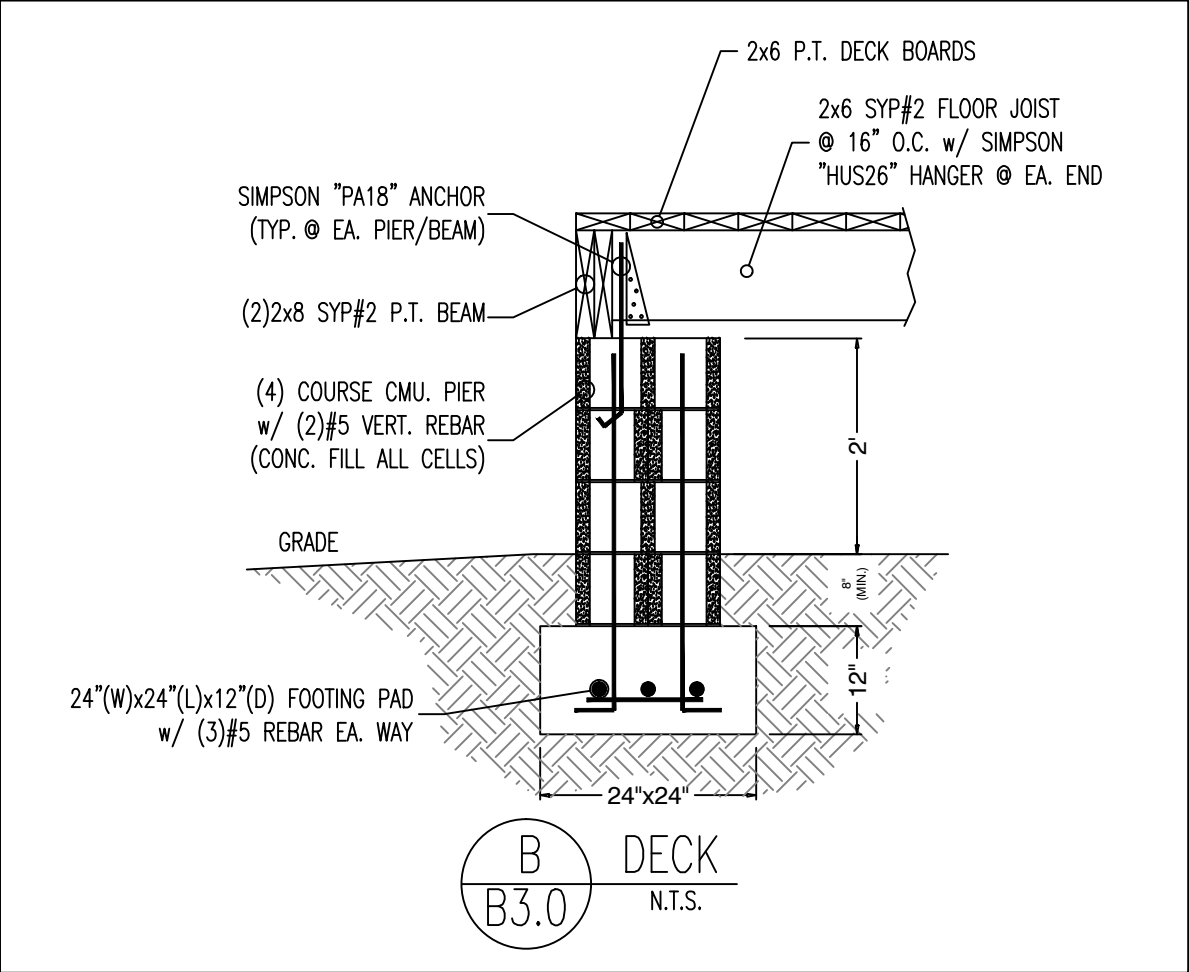
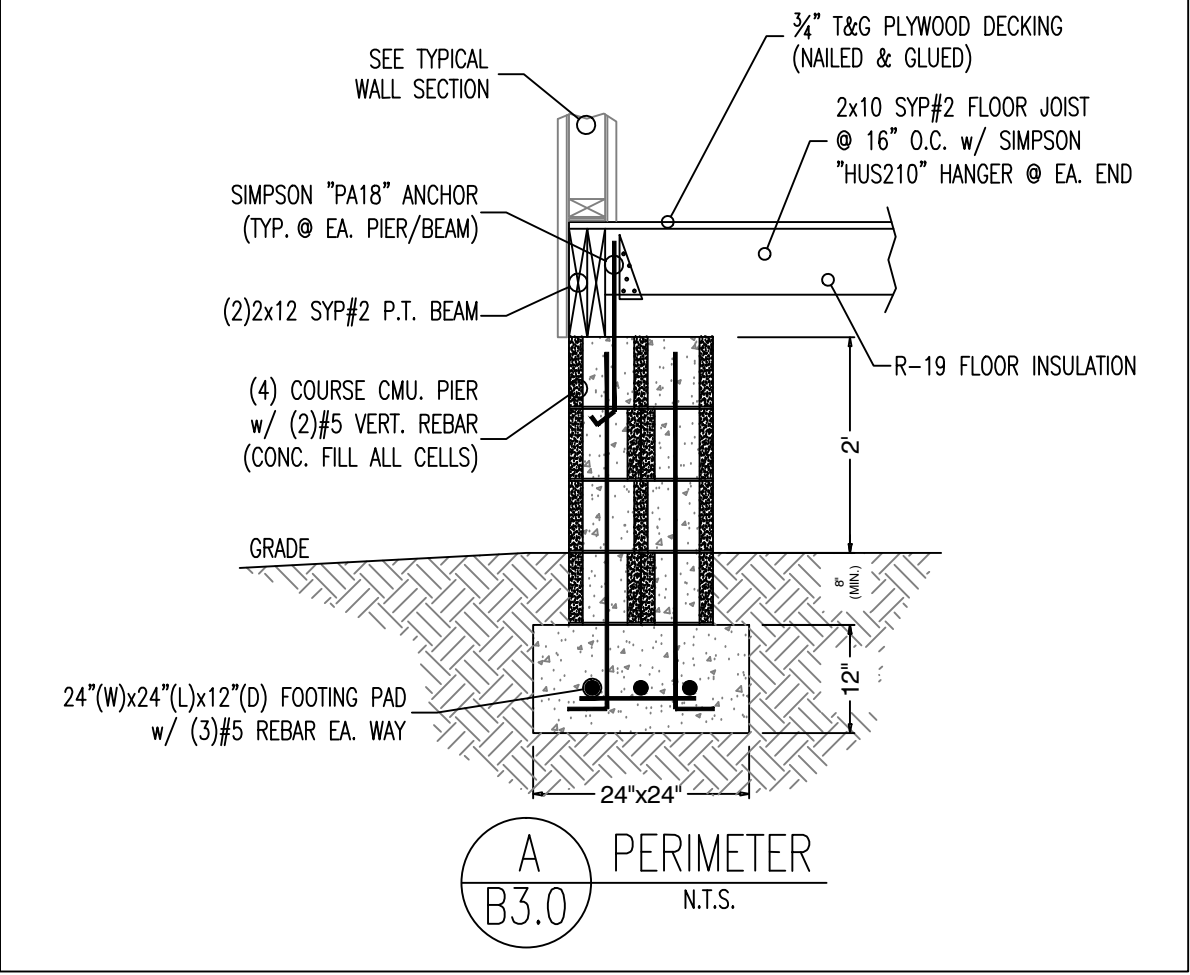
RIGHT ELEVATION

SCALE: 1/4"=1'



FOUNDATION PLAN

SCALE: 1/4\"=1'



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OWNER /BUILDER

**PONGETTI
RESIDENCE**

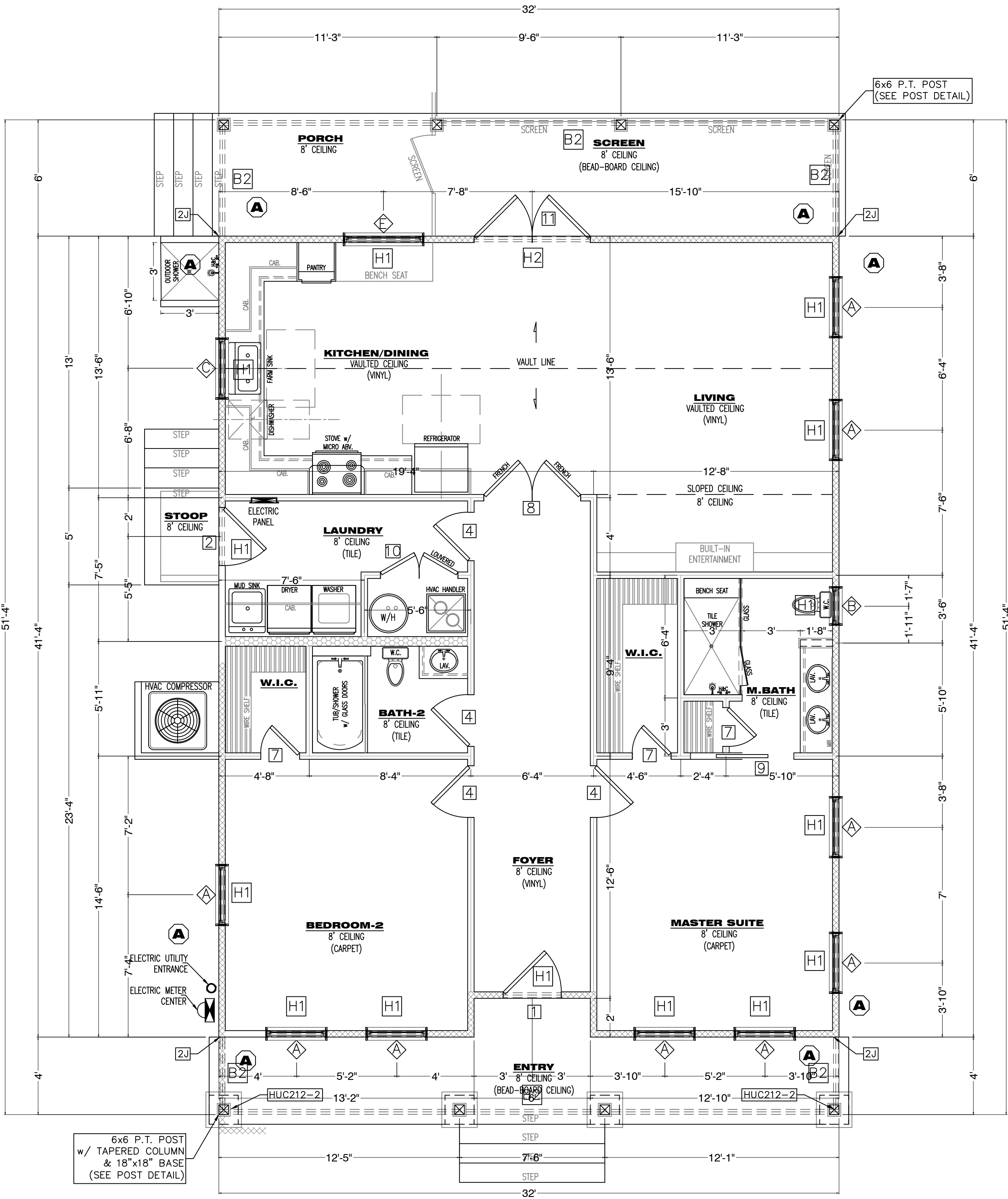
PROJECT ADDRESS

**1 1 02 WHITE ST.
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32034**

**MICHAEL G. HOLDER
PE# 16215**

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JACKSONVILLE, FL 32216
PHONE: (904)721-7676
FAX: (904)721-7685

10.16.18
ENGINEER OF RECORD



1st LEVEL FRAMING 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	256 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	DIMENSION	DISCRPTION
1	3050	36"x60"	SINGLE HUNG
2	11020	22"x24"	FIXED GLASS (CUSTOM PER OWNER)
3	3030	36"x36"	SINGLE HUNG
4	2020	24"x24"	FIXED GLASS
5	4020	48"x24"	CASEMENT

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
1	3068	36"x80"	SOLID CORE EXT. (1/2 LIGHT)
2	3068	36"x80"	SOLID CORE EXT. (1/2 LIGHT)
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	(2)2668	60"x80"	SOLID CORE INTERIOR UNIT (w/8" TRANSUM)
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)
10	(2)2068	48"x80"	SOLID CORE INTERIOR UNIT
11	(2)3068	72"x80"	SOLID CORE EXT. (1/2 LIGHT)

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

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

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 "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
- SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

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
H5	(3) 2x6	SOUTHERN YELLOW PINE #2
L1	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

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

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

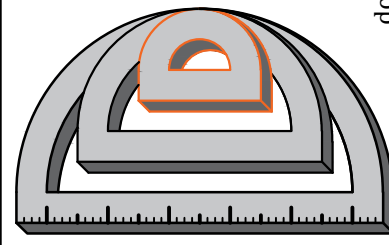
NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

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

B4.O

SHEET #: (4) OF (8)
PROJECT NAME: PONGETTI
PROJECT #: 18.06.10
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 10.16.18

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Jacksonville, FL 32218
OWNS
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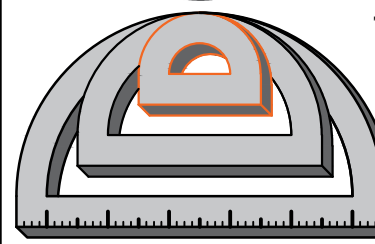
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10.16.18
ENGINEER OF RECORD



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OWNER / BUILDER

PONGETTI
RESIDENCE

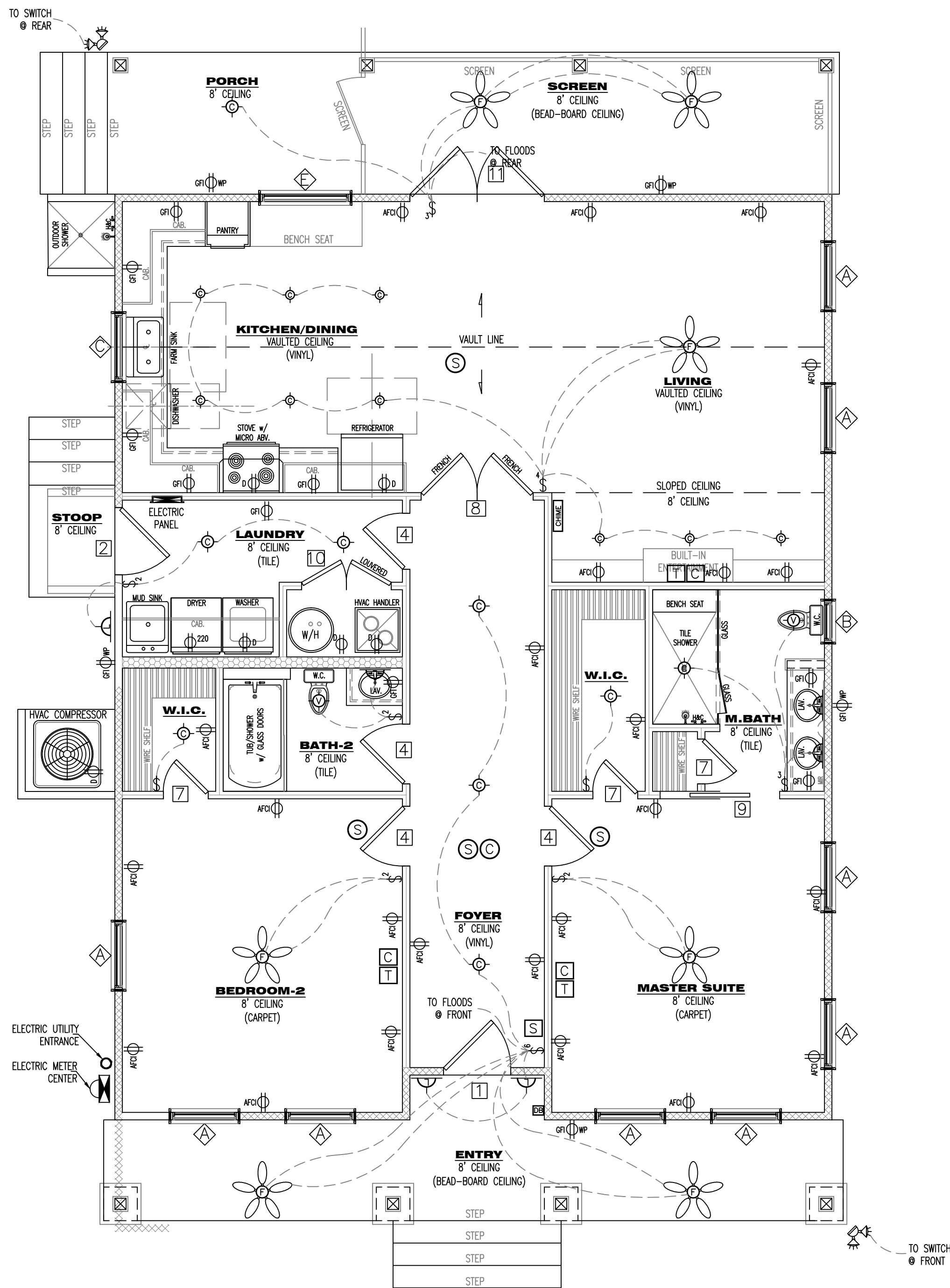
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AREA	TYPE	FOOTAGE
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2	11020	22"x24"	FIXED GLASS (CUSTOM PER OWNER)	
3	3030	36"x36"	SINGLE HUNG	
4	2020	24"x24"	FIXED GLASS	
5	4020	48"x24"	CASEMENT	

DOOR SCHEDULE				
SYMBOL	SIZE	DIMENSION	DISCRPTION	
1	3068	36"x80"	SOLID CORE EXT. (1/4 LIGHT)	
2	3068	36"x80"	SOLID CORE EXT. (1/4 LIGHT)	
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	(2)2668	60"x80"	SOLID CORE INTERIOR UNIT (w/8" TRANSUM)	
9	2868	32"x80"	SOLID CORE INTERIOR UNIT (POCKET)	
10	(2)2068	48"x80"	SOLID CORE INTERIOR UNIT	
11	(2)3068	72"x80"	SOLID CORE EXT. (1/4 LIGHT)	

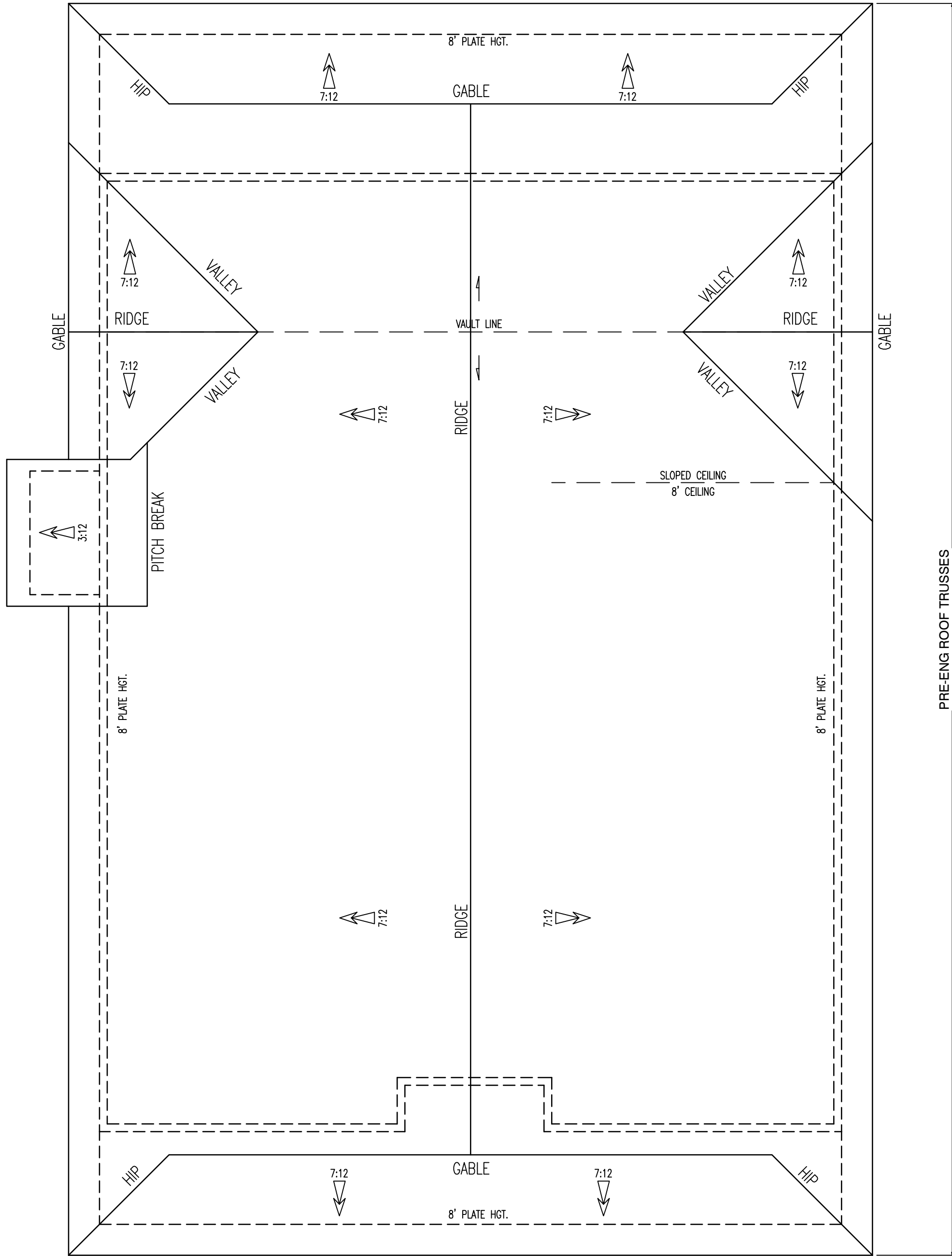
ELECTRICAL LEGEND	
SYMBOL	DISCRPTION
110 - ARC FAULT INTERRUPTER OUTLET	
110 - GROUND FAULT INTERRUPTER OUTLET	
110 - WATER PROOF GFI OUTLET	
110 - FLOOR OUTLET (RECESSED)	
110 - DEDICATED OUTLET	
\$	SINGLE POLE SWITCH
\$	MULTIPLE POLE SWITCH
3	3-WAY SWITCH
CL	CEILING HUNG LIGHT
CL	CAN LIGHT (RECESSED)
CL	RECESSED CEILING FAN (VENT OUTSIDE)
WALL MOUNTED LIGHT	
SUSPENDED LIGHT MIXTURE	
FL	SURFACE MOUNT FLUORESCENT LIGHT
EXTERNAL FLOOD LIGHT	
HEAT LIGHTING	
S	SMOKE DETECTOR (CEILING MOUNT)
C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
C	CABLE OUTLET
T	TELEPHONE/DATA OUTLET
S	SECURITY PANEL
CHIME	DOOR BELL CHIME
B	DOOR BELL
CL	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 / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
- CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
- 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES

1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'



ROOF PLAN

SCALE: 1/4"=1'

ROOF NOTES:

ROOF PITCH: 7:12 & 3:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: METAL ROOFING

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"

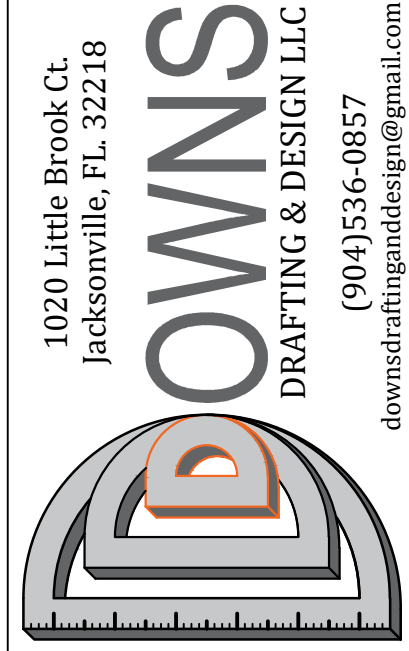
ROOF EAVE: 16" (TYP.)
12" @ GABLE

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



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RESIDENCE**

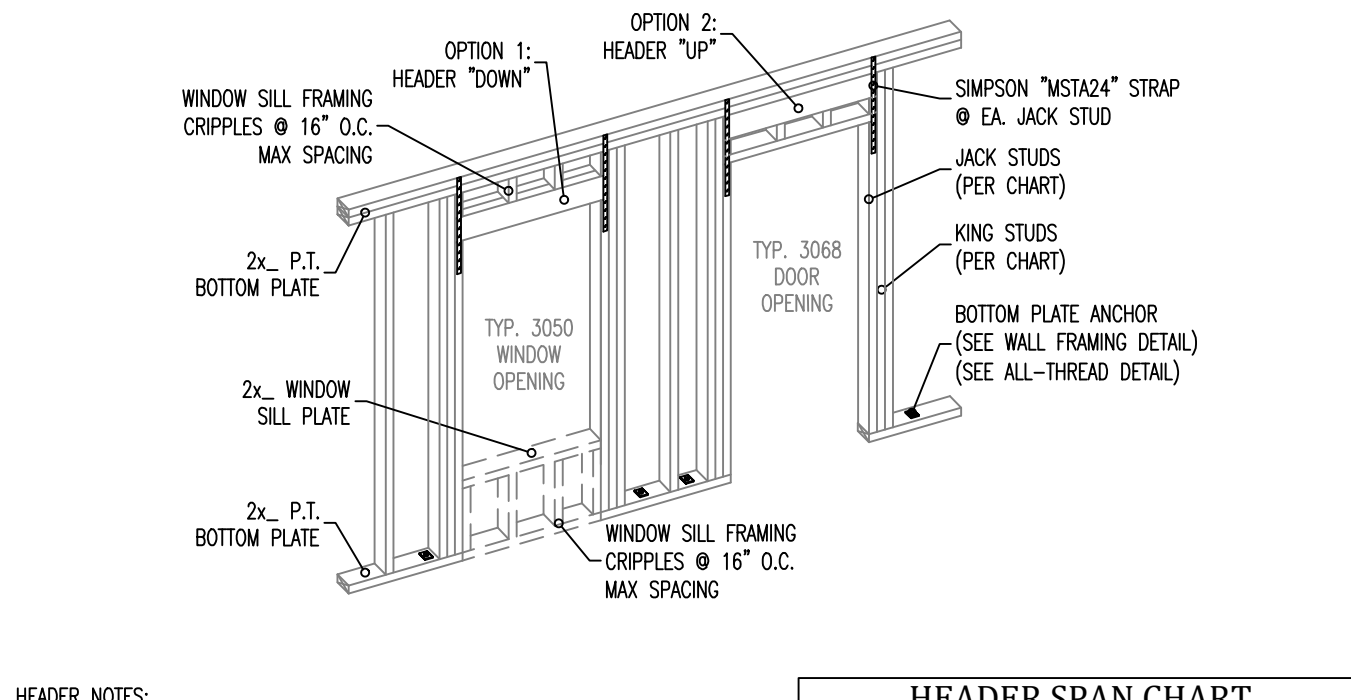
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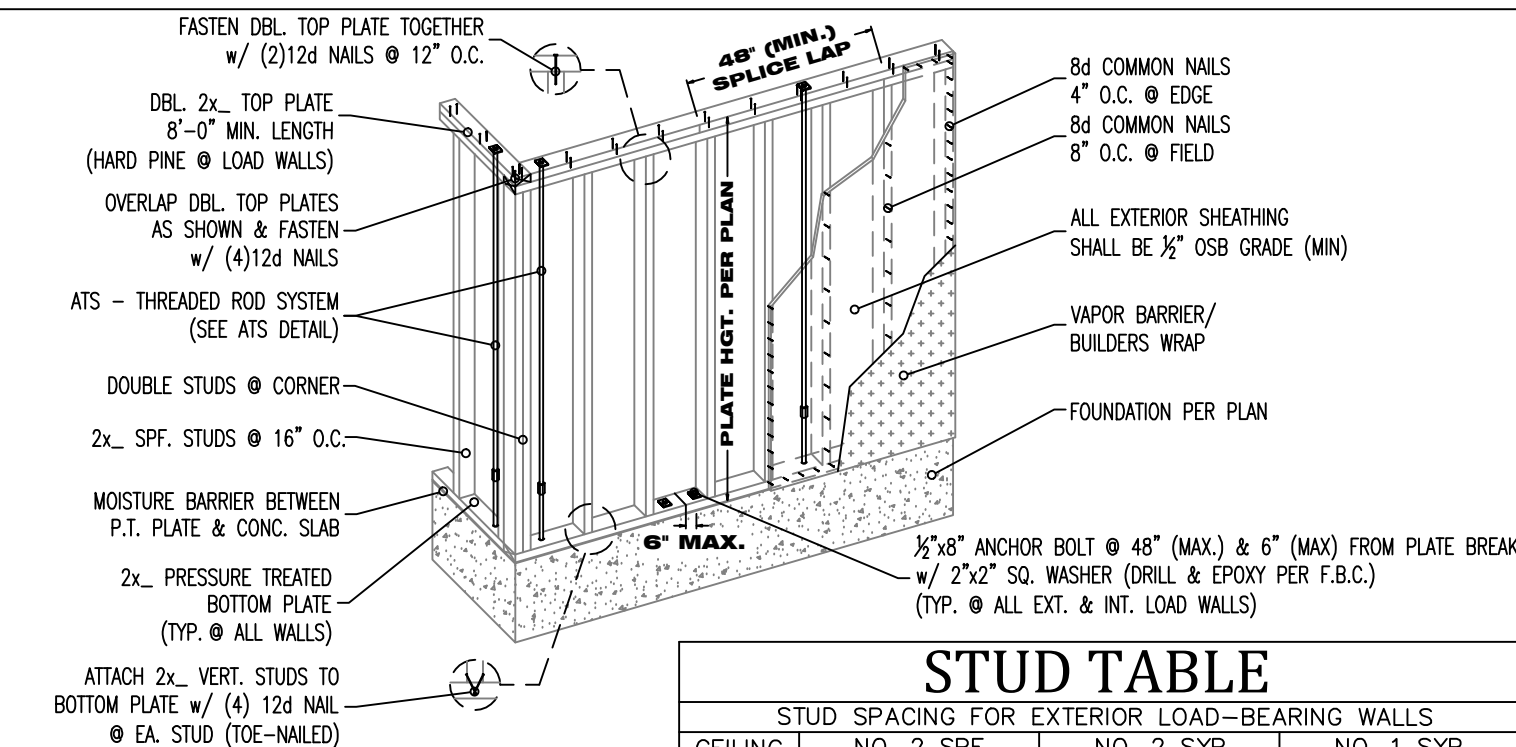
10.16.18
ENGINEER OF RECORD



- 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

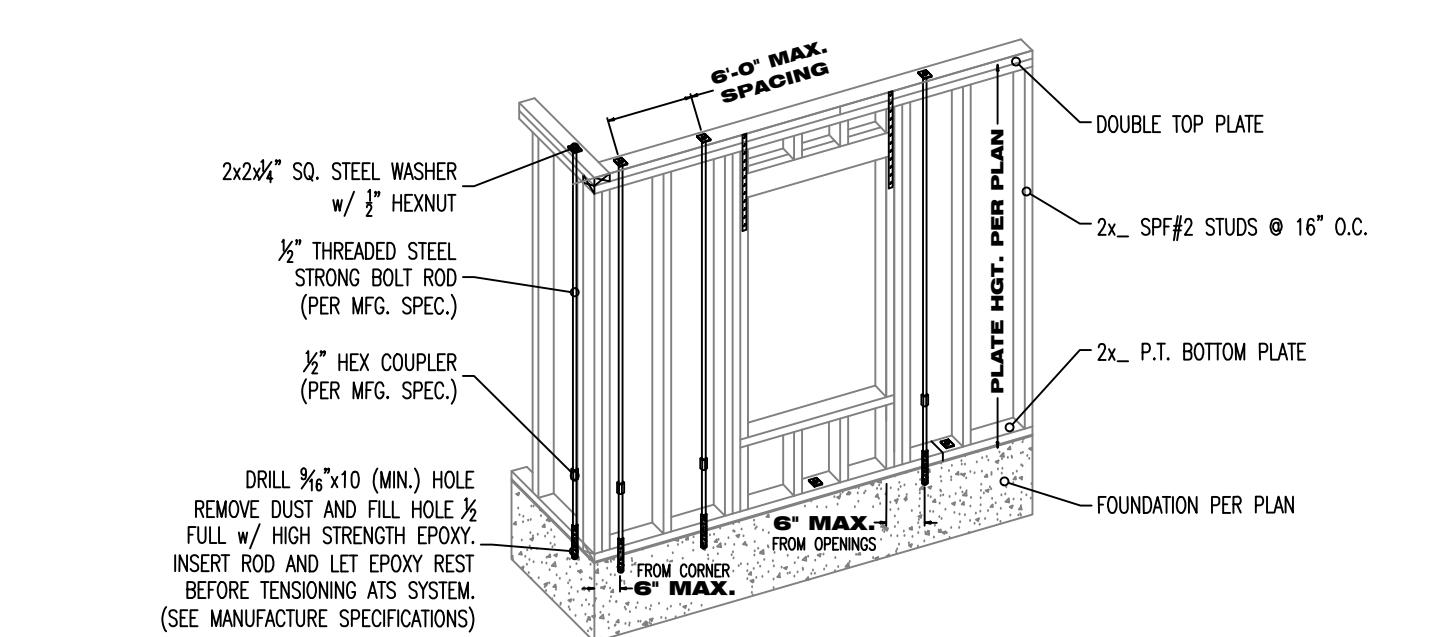
N.T.S.



- 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) 1/4"x12" SHOT PIN OR EQUIVALENT.

WALL FRAMING DETAIL

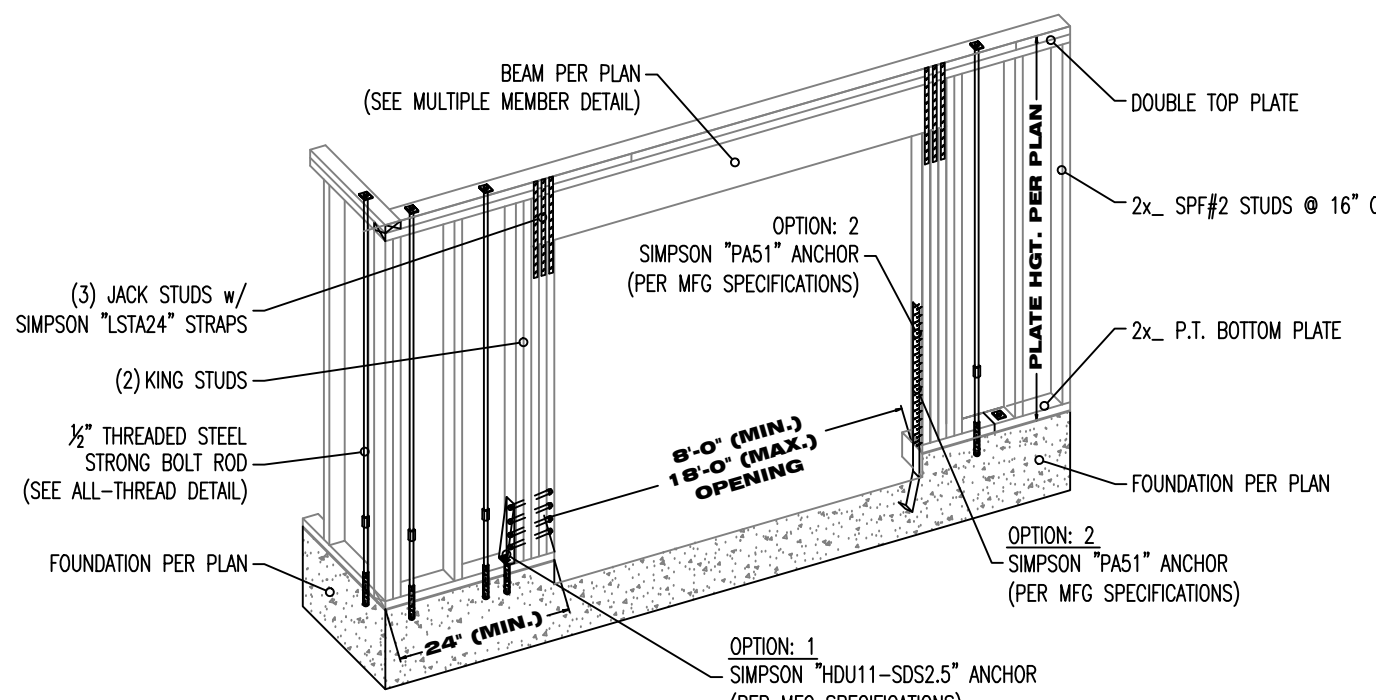
N.T.S.



- 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.

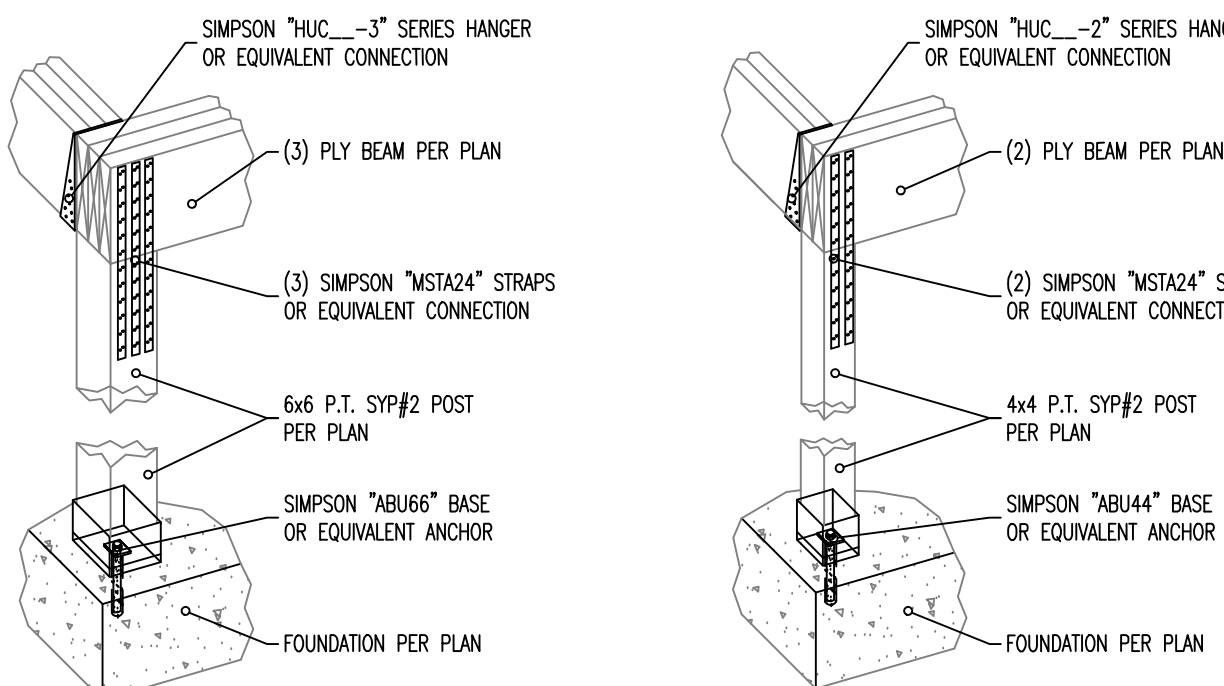
ALL-THREAD ROD SYSTEM DETAIL

N.T.S.



GARAGE DOOR DETAIL

N.T.S.

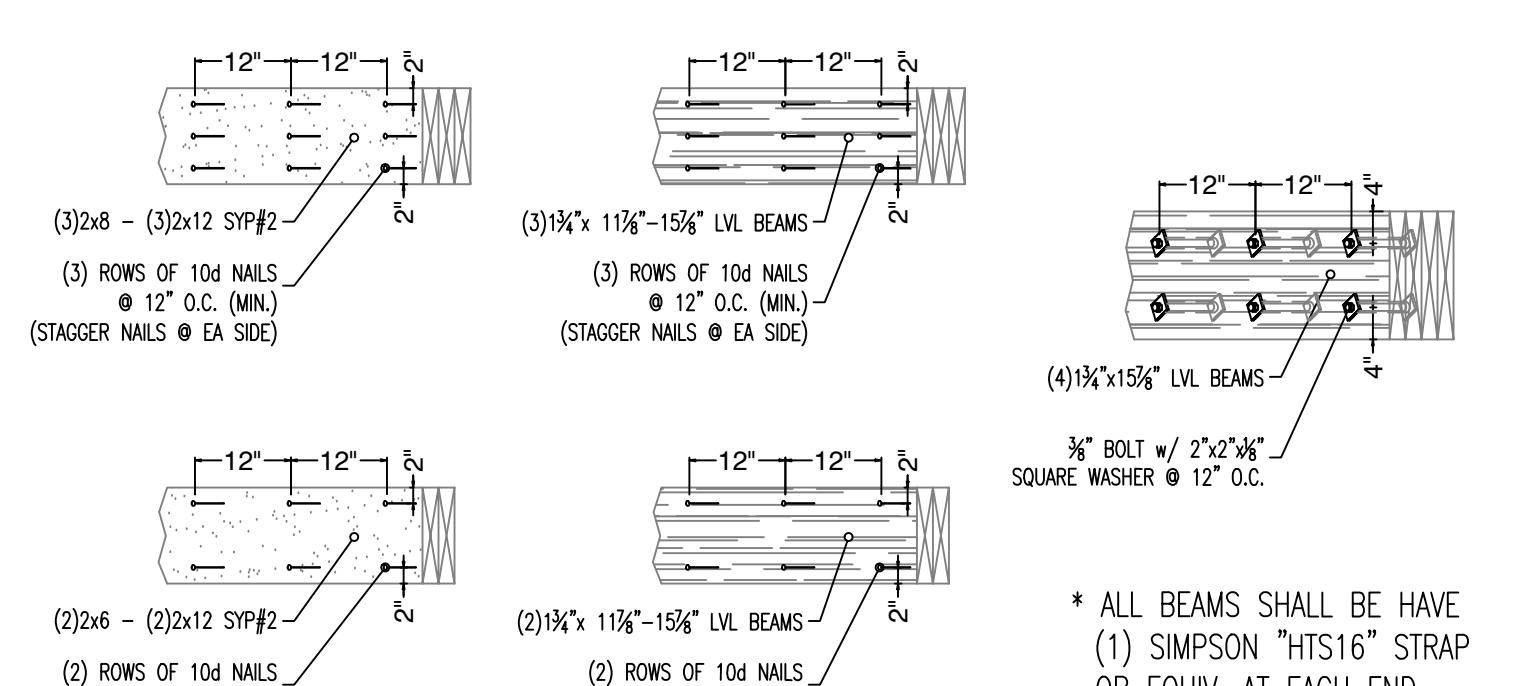


6x6 POST

4x4 POST

POST DETAIL

N.T.S.



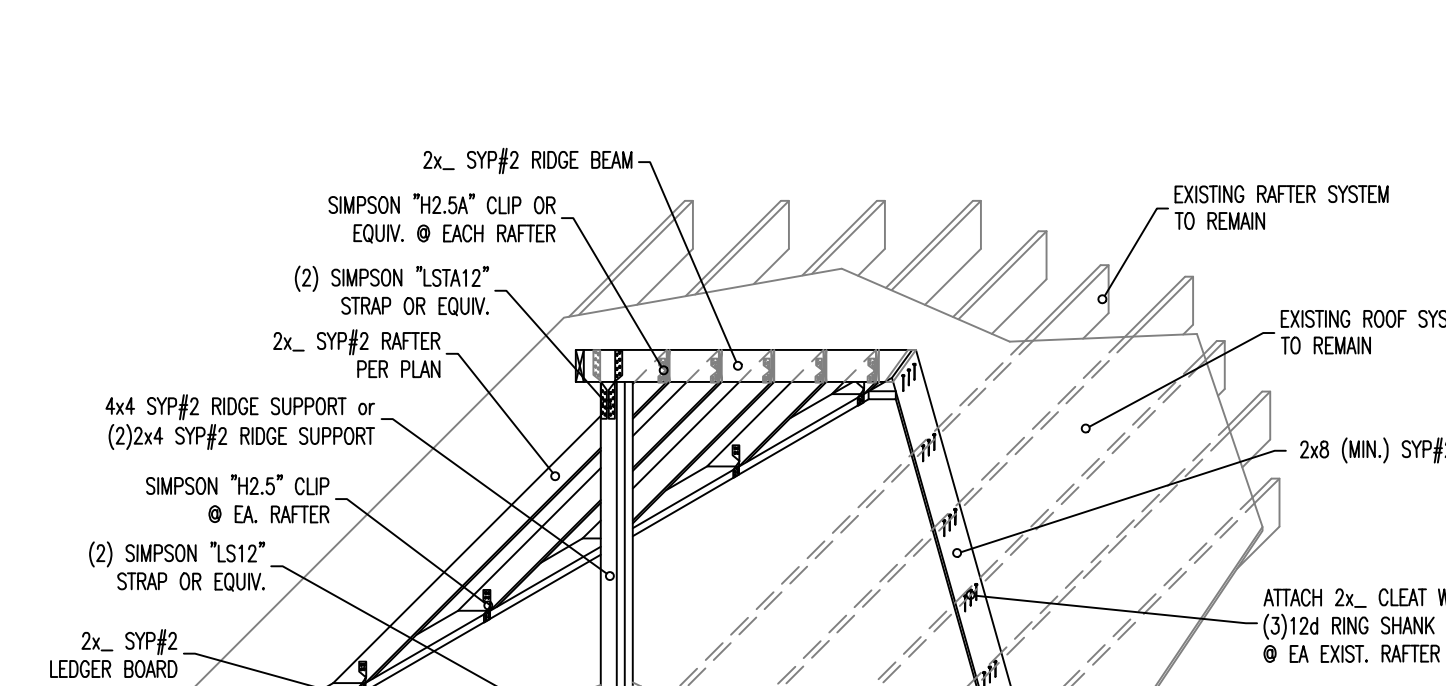
SOLID SAWN LUMBER

LVL BEAMS

4-PLY MEMBERS

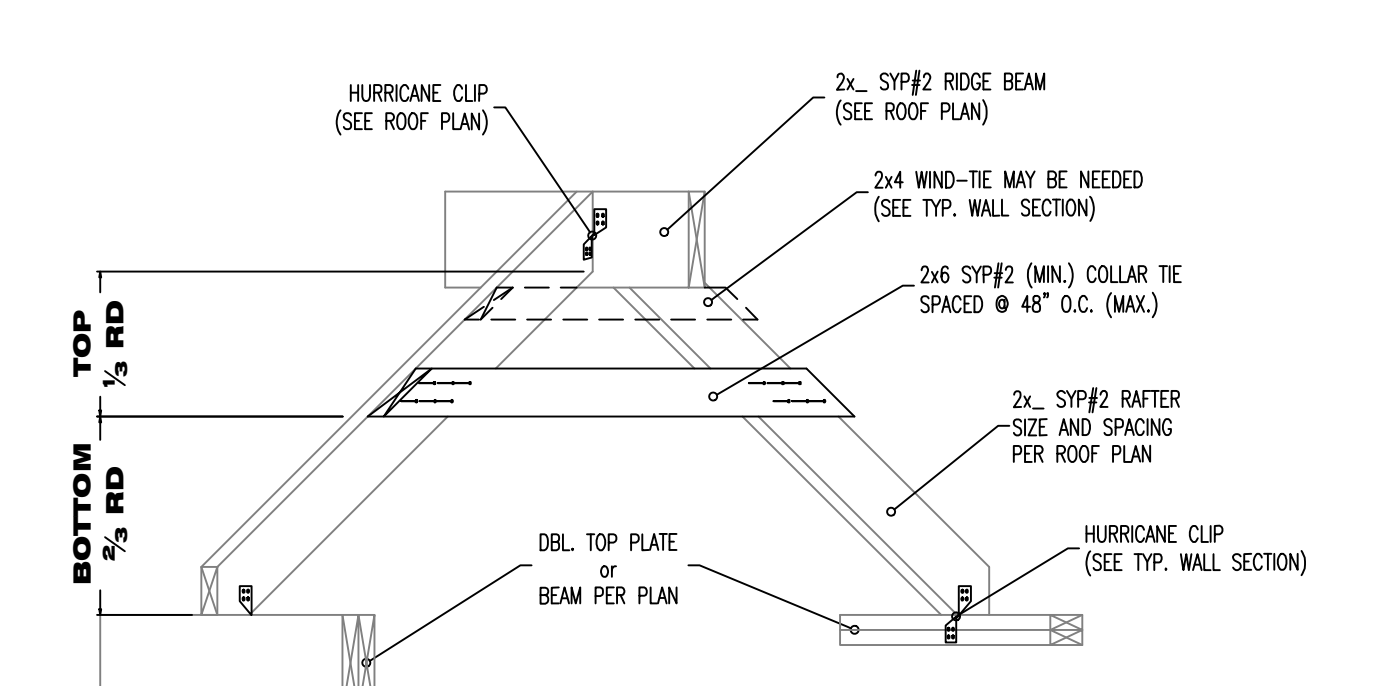
MULTI-PLY MEMBER DETAIL

N.T.S.



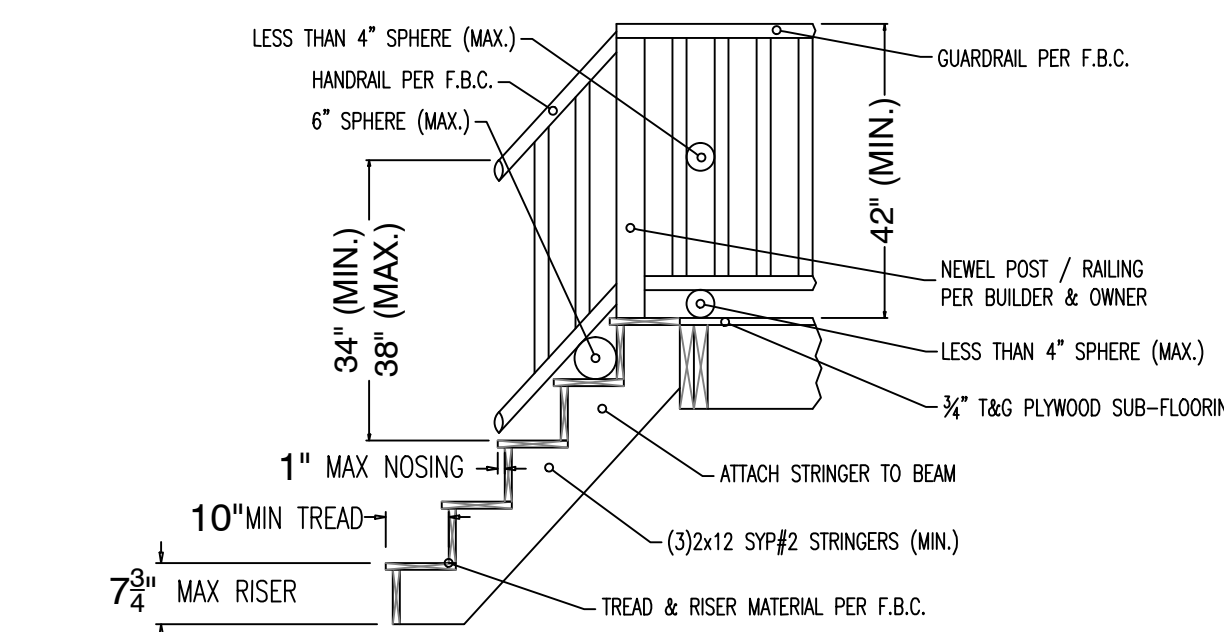
ROOF OVER FRAME DETAIL

N.T.S.



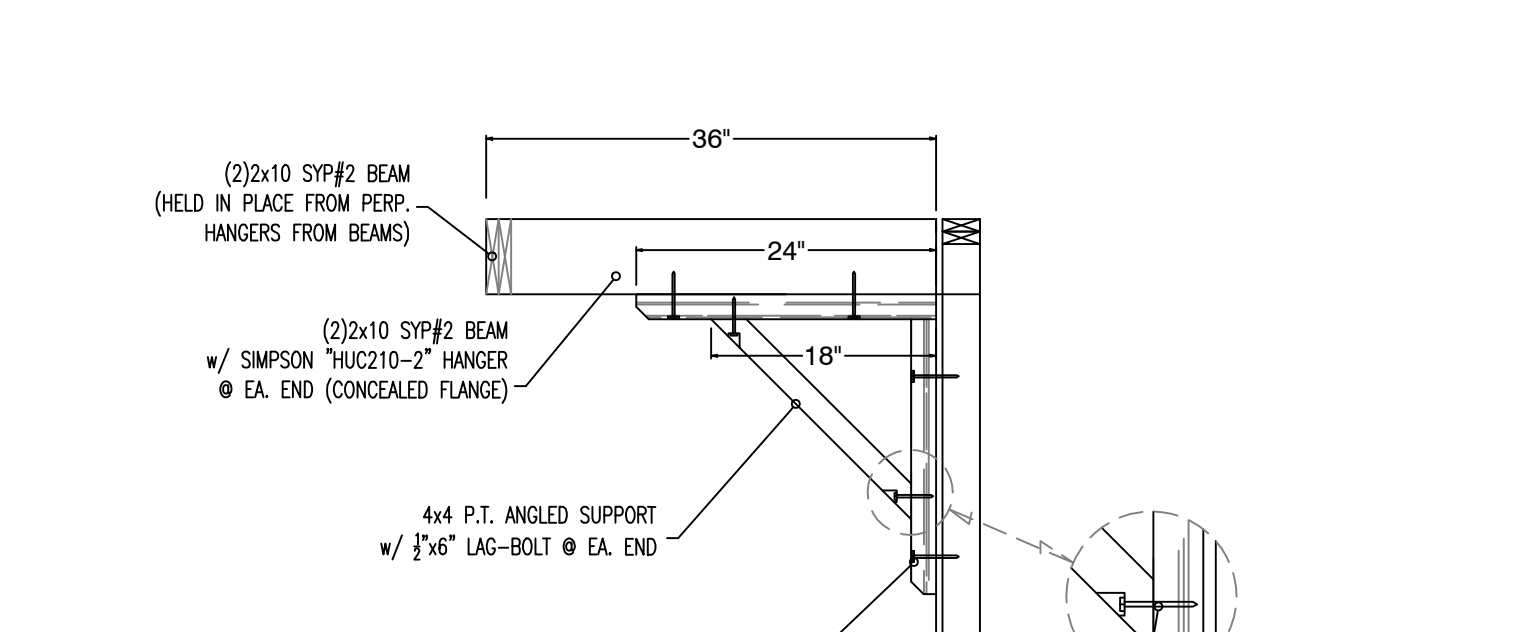
COLLAR TIE DETAIL

N.T.S.



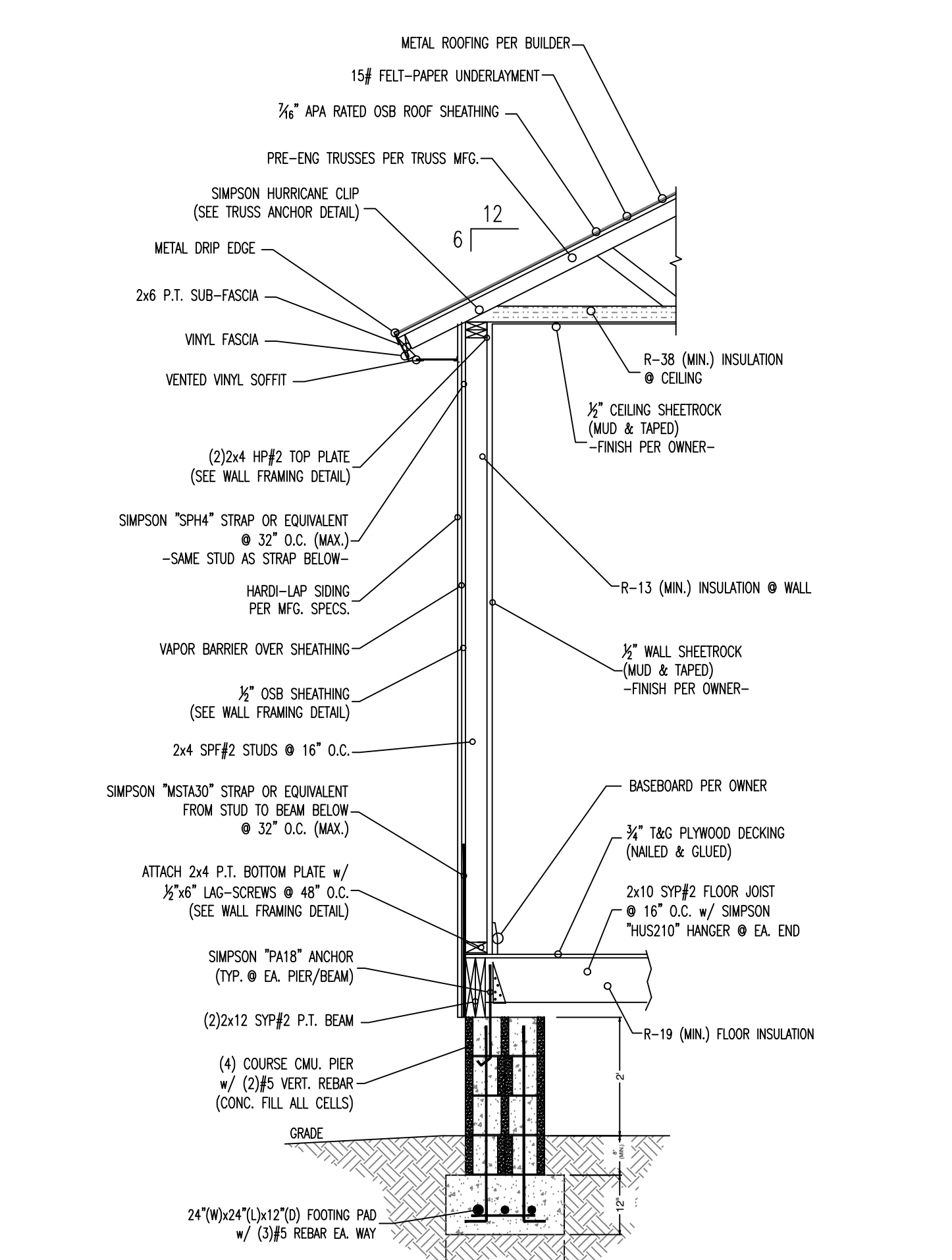
POST DETAIL

N.T.S.



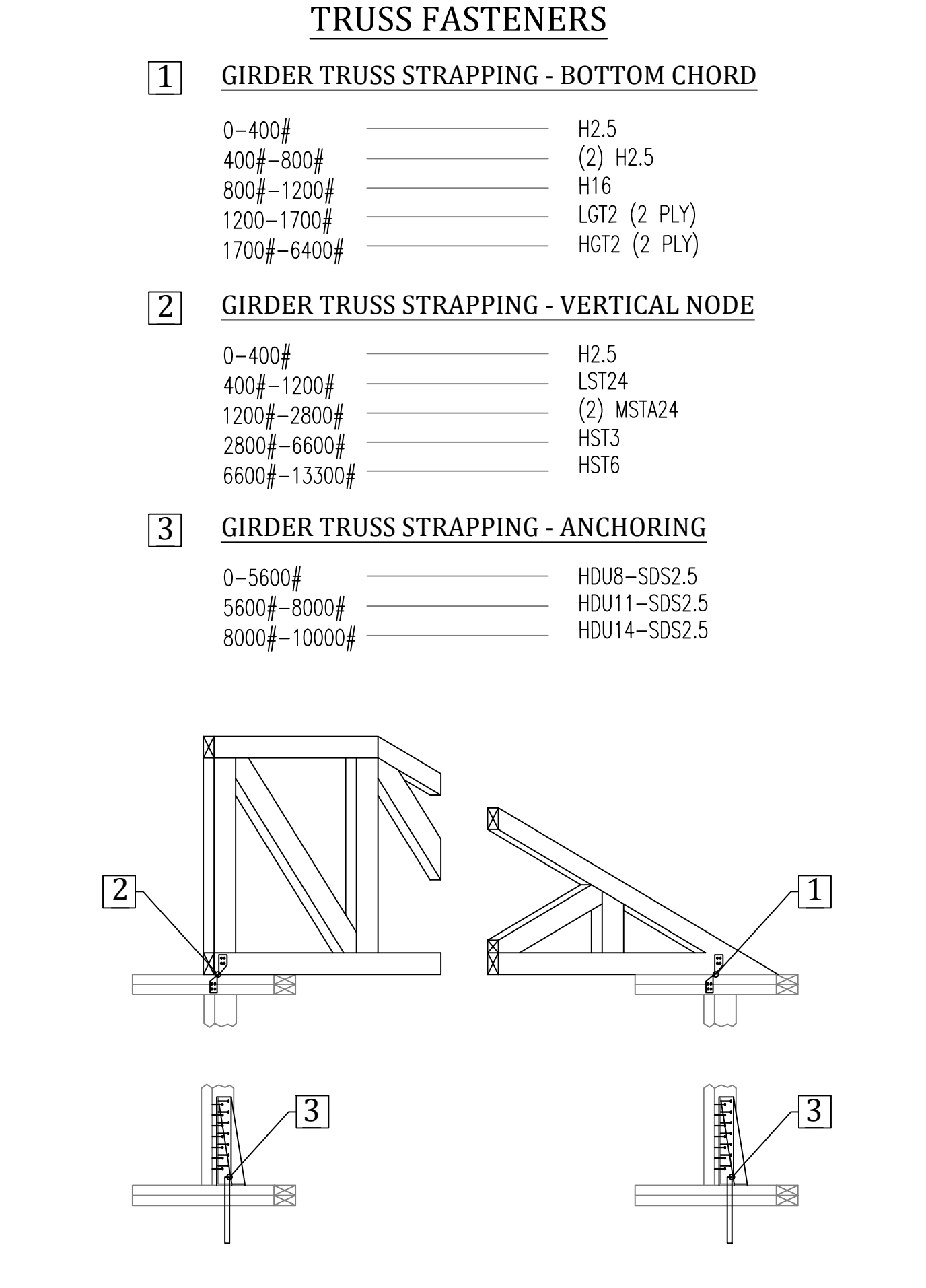
ANGLE SUPPORT DETAIL

N.T.S.



WALL SECTION

N.T.S.



TRUSS ANCHOR DETAIL

N.T.S.

D7.0

SHEET # (7) OF (8)

PROJECT NAME: **PONGETTI**

PROJECT #: **18.06.10**

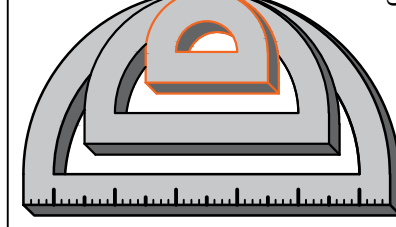
DRAWN BY: **WMD**

CHECKED BY: **MGH**

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

DATE: **10.16.18**

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



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HARDI-LAP FLASHING DETAIL N.T.S.	HARDI-LAP FLASHING DETAIL N.T.S.	PROJECTING TRIM DETAIL N.T.S.	DOOR THRESHOLD DETAIL N.T.S.
ROOF TO WALL DETAIL N.T.S.	ROOF TO WALL DETAIL N.T.S.	ROOF VENT STACK DETAIL N.T.S.	VALLEY FLASHING DETAIL N.T.S.
DECK FLASHING DETAIL N.T.S.	PROJECTING CAP DETAIL N.T.S.	WINDOW FLASHING DETAIL N.T.S.	DOOR FLASHING DETAIL N.T.S.
N.T.S.	N.T.S.	N.T.S.	N.T.S.

D7.1

(8) OF (8)

SHEET #:

PROJECT NAME: PONGETTI

PROJECT #:

18.06.10

DRAWN BY:

WMD

CHECKED BY:

MGH

SCALE:

1/4"=1'-0"

DATE:

10.16.18

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OWNER /BUILDER

PONGETTI

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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- $\frac{5}{8}$ ", 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 & 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 $\frac{1}{200}$ 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
PONGETTI
RESIDENCE
PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

PROJECT DESIGN PROFESSIONAL
MICHAEL G. HOLDER INC.
PROJECT ADDRESS
1102 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 -	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 -	0 sq.ft.
* UNCONDITIONED SPACE -	435 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

PLAN INDEX

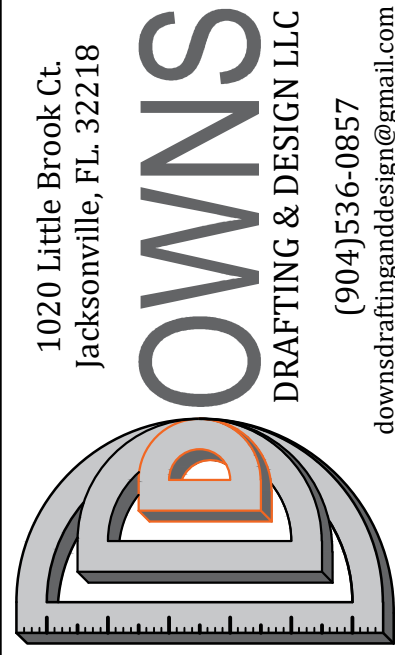
COVER SHEET / PROJECT INFORMATION	C1.0
ELEVATIONS	B2.0
FOUNDATION & ROOF PLAN	B3.0
FRAMING & ELECTRICAL PLAN	B4.0
STANDARD DETAILS	D5.0
FLASHING DETAILS	D5.1

SCOPE OF WORK

- * CONSTRUCT NEW 435 sq.ft. CUSTOM GARAGE OUT-BUILDING

C1.0

SHEET # (1) OF (6)
PROJECT NAME: PONGETTI
- GARAGE
PROJECT #: 18.07.02
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: $\frac{1}{4}$ " = 1'-0"
DATE: 09.27.18



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OWNER / BUILDER

PROJECT ADDRESS

PONGETTI
RESIDENCE
1 1 0 2 WHITE ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215

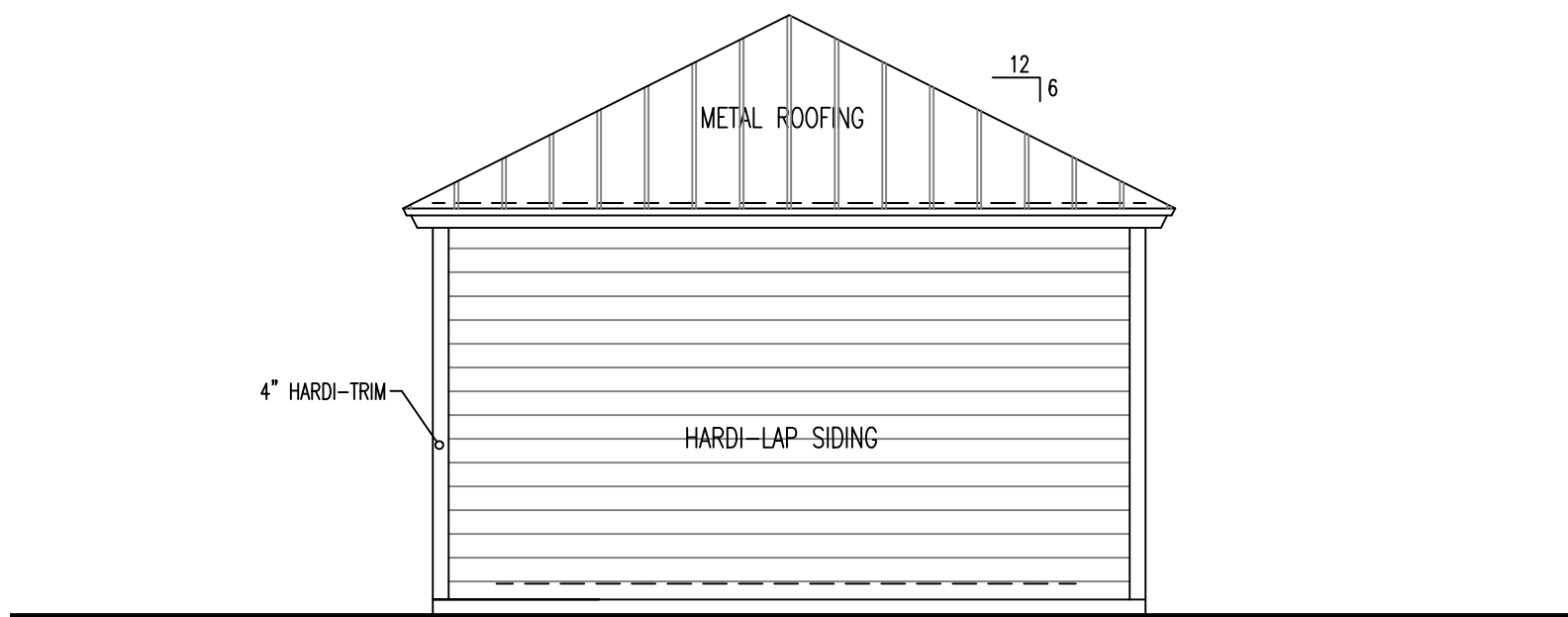
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

09.27.18

ENGINEER OF RECORD

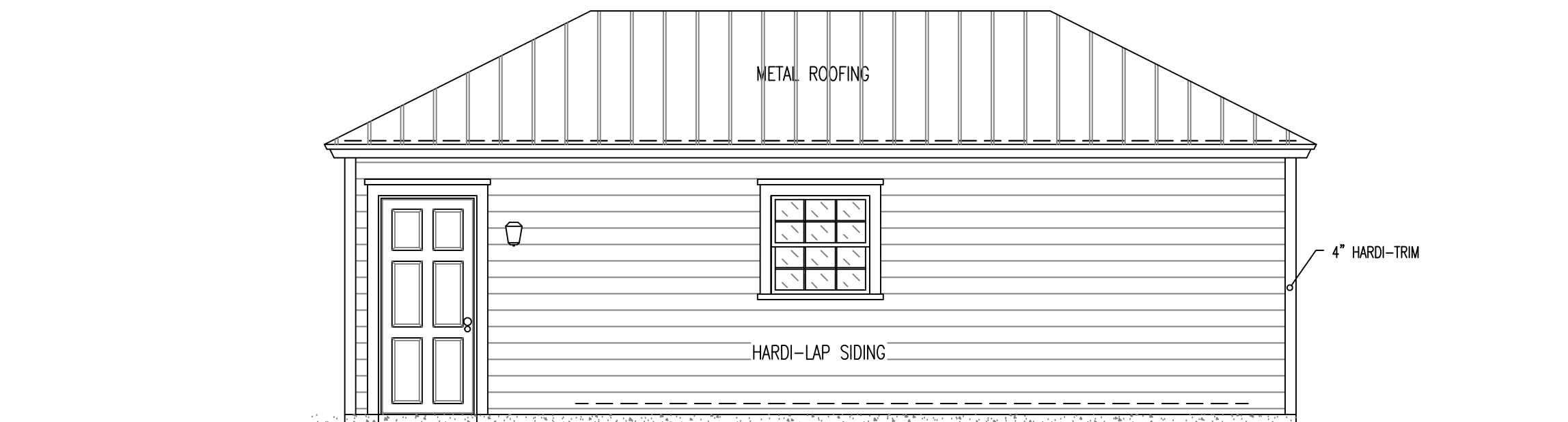
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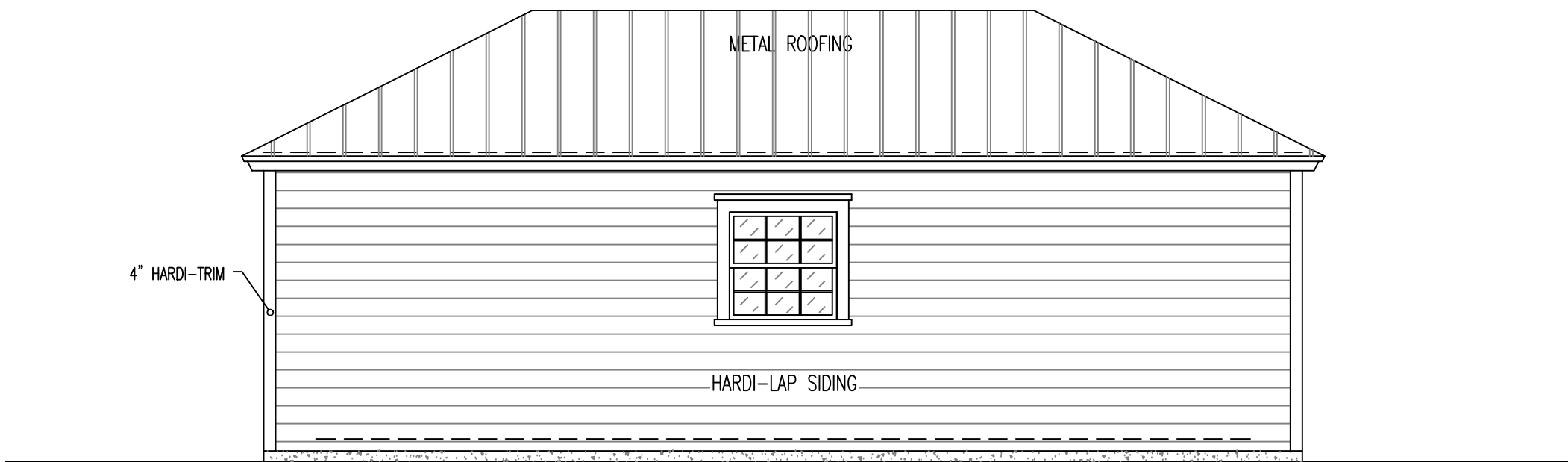
REAR ELEVATION

SCALE: 1/4"=1'



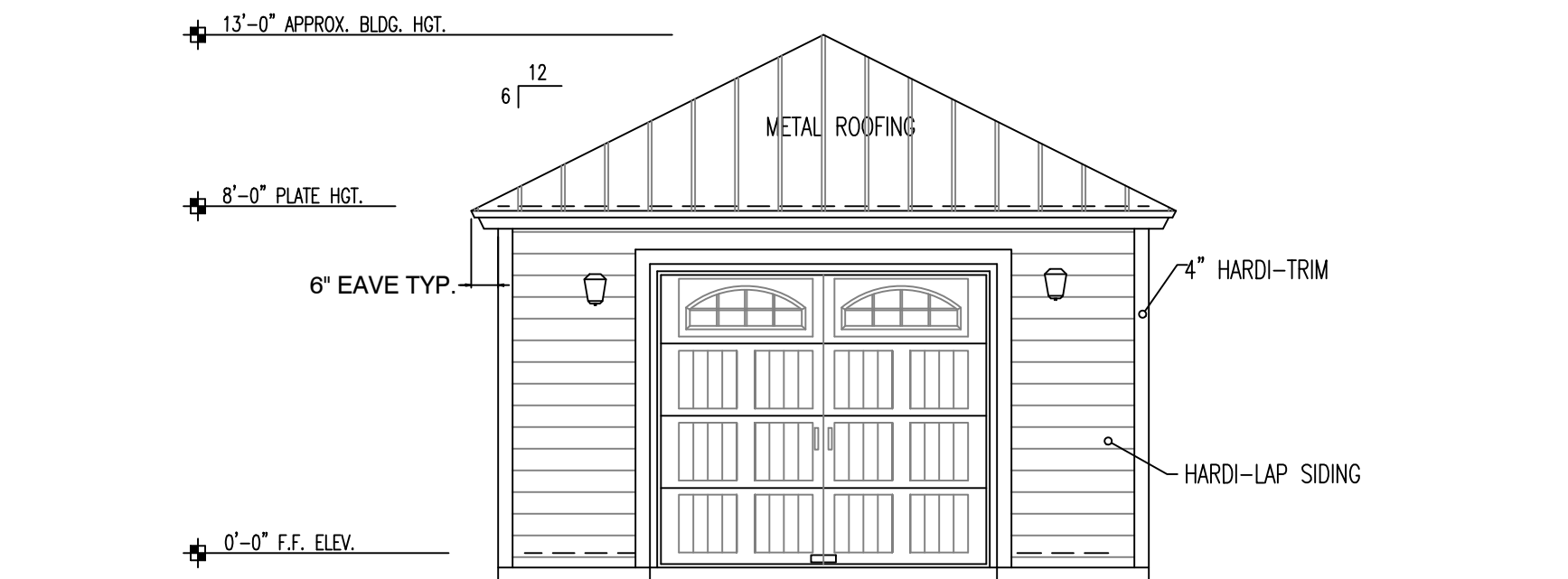
LEFT ELEVATION

SCALE: 1/4"=1'



RIGHT ELEVATION

SCALE: 1/4"=1'



FRONT ELEVATION

SCALE: 1/4"=1'



09.27.18
ENGINEER OF RECORD

SHEET #:	(4) OF (6)
PROJECT NAME:	PONGETTI - GARAGE
PROJECT #:	18.07.02
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	09.27.18

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 CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

PROJECT ADDRESS

PONGETTI RESIDENCE

**1 102 WHITE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904) 721-7676
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09.27.18
ENGINEER OF RECORD

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

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 "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
(SEE HEADER DETAIL)

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

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

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:

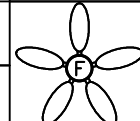
- * WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
- * GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
- * SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK, ANCHOR SHALL BE 1/2" x 8" EPOXY GROUTED BOLTS.
- * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL



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

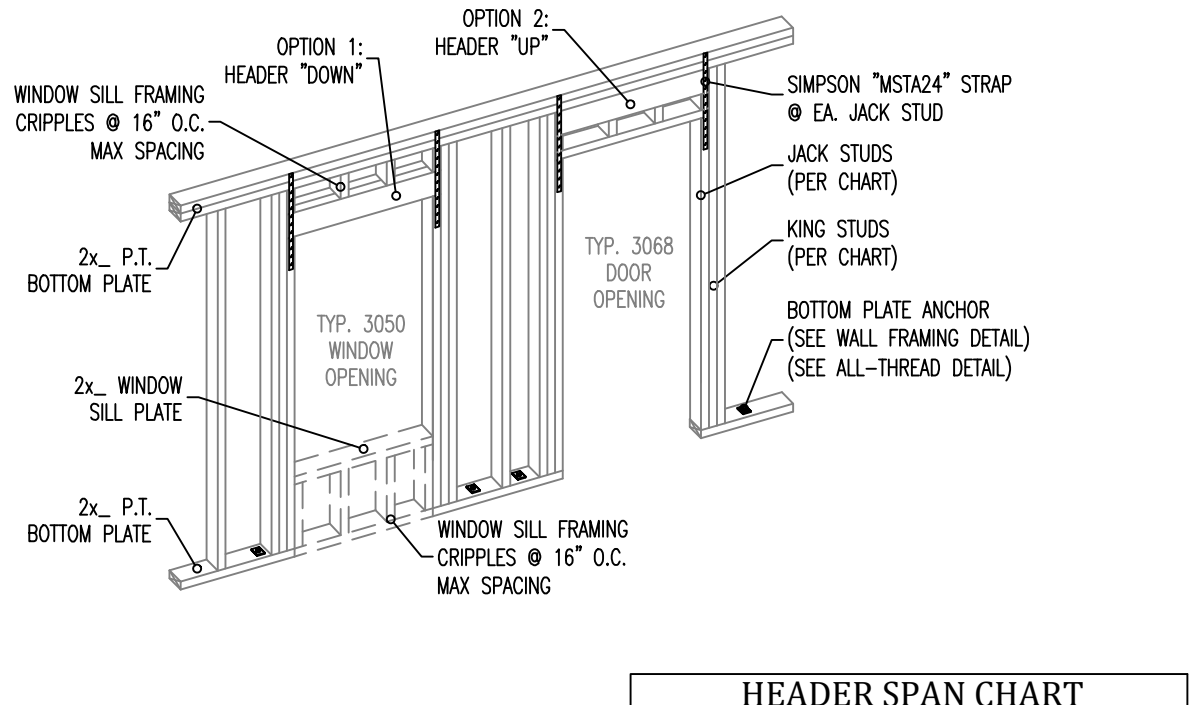


SCALE: $\frac{1}{4}"=1'$

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

ELECTRICAL NOTES

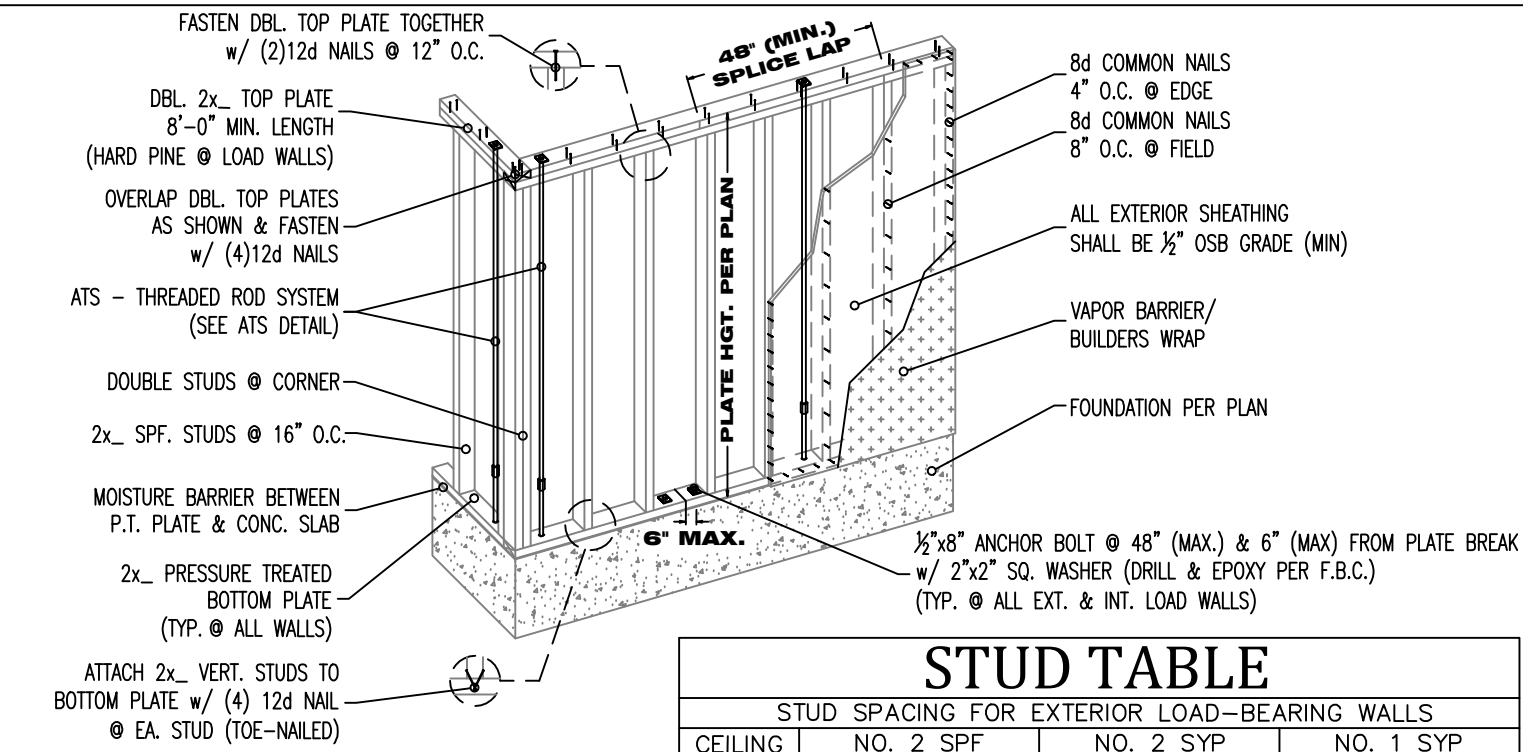
1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
2. ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
3. ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER BUILDER & OWNER.
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY BUILDER & OWNER
5. ALL LIGHTS (100W) SHALL BE HIGH EFFICACY FIXTURES PER F.B.O. - ENERGY CONSERVATION: R404



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

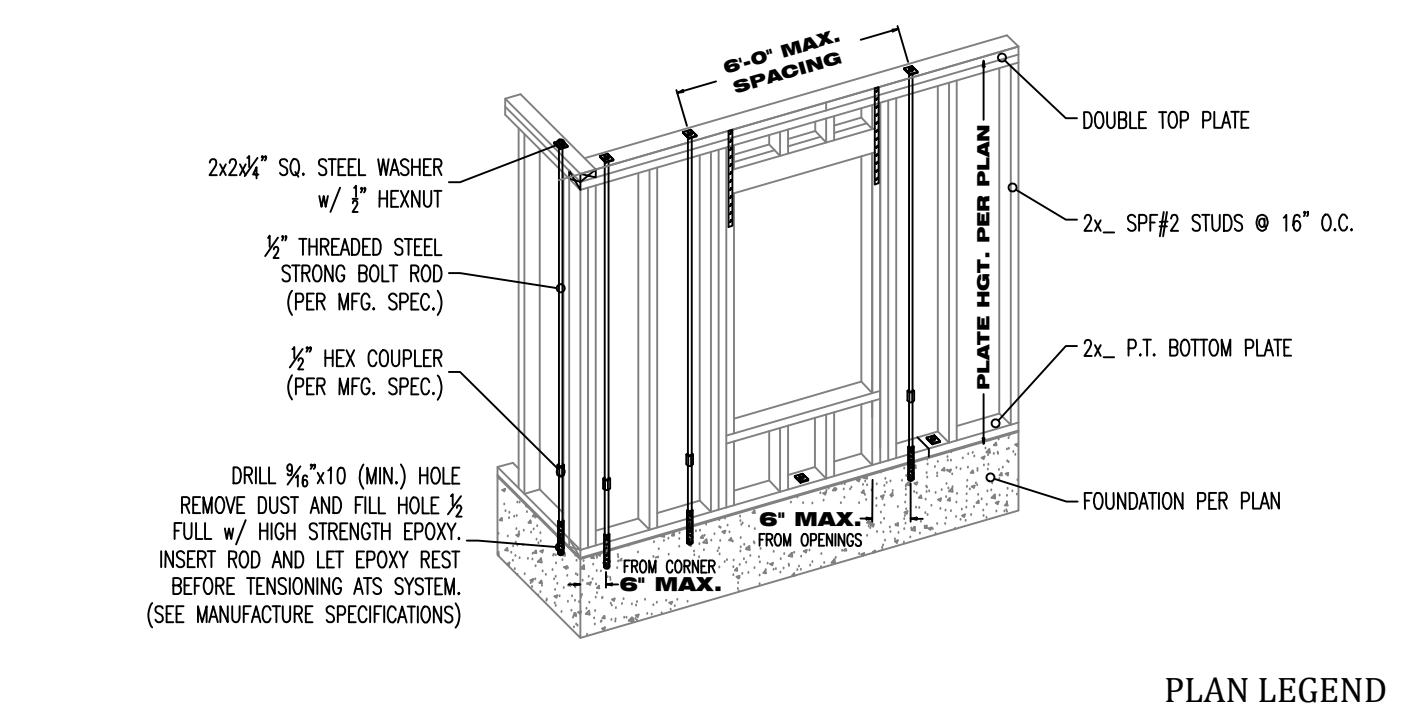
HEADER DETAIL

N.T.S.



WALL FRAMING DETAIL

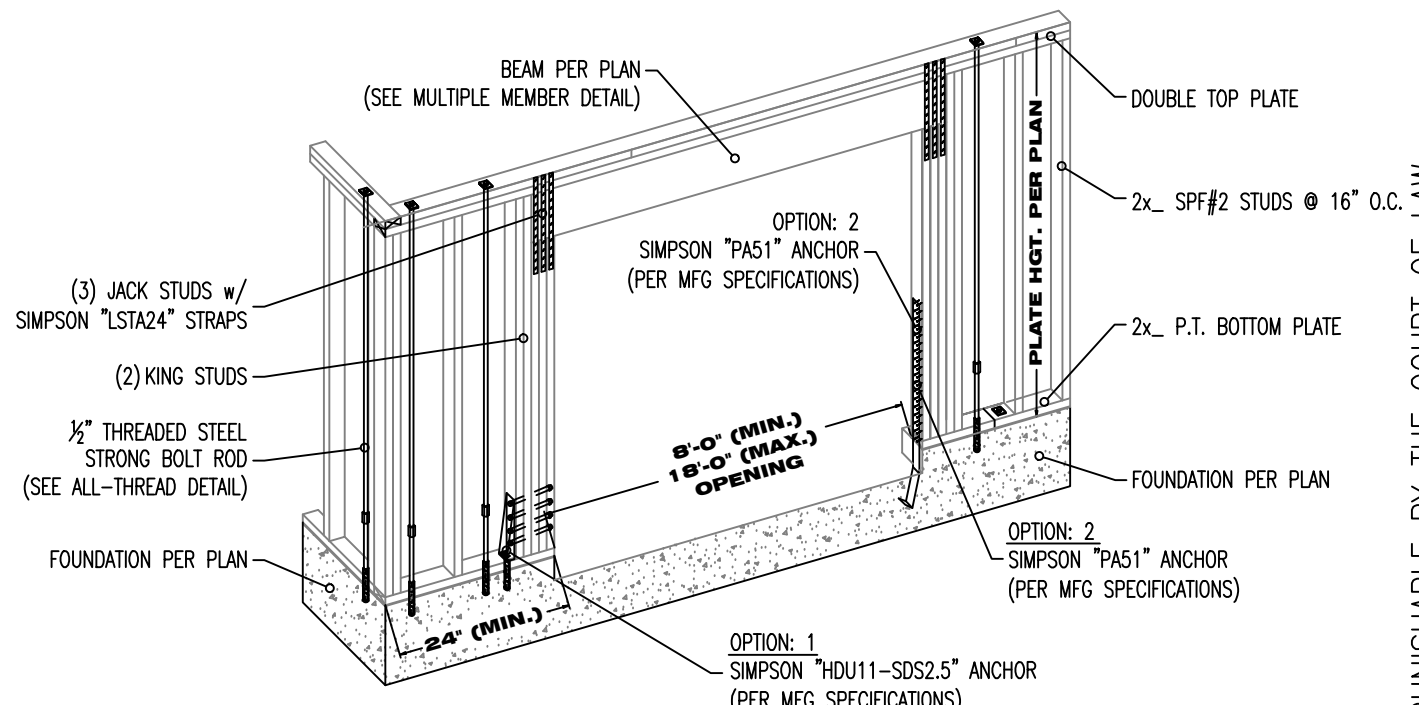
N.T.S.



- FRAMING NOTES:**
- ATS ROD MAY SUBSTITUTE FOR 1/2" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
 - INSTALL ATS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
 - ATS ROD SYSTEM SHALL BE PRESENT IN ALL EXTERIOR & TRUSS LOAD BEARING WALLS.
 - EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).
 - ALL THREADED STEEL RODS SHALL CONFORM TO THE "ASTM-A35 THREADED STEEL" SECTION.

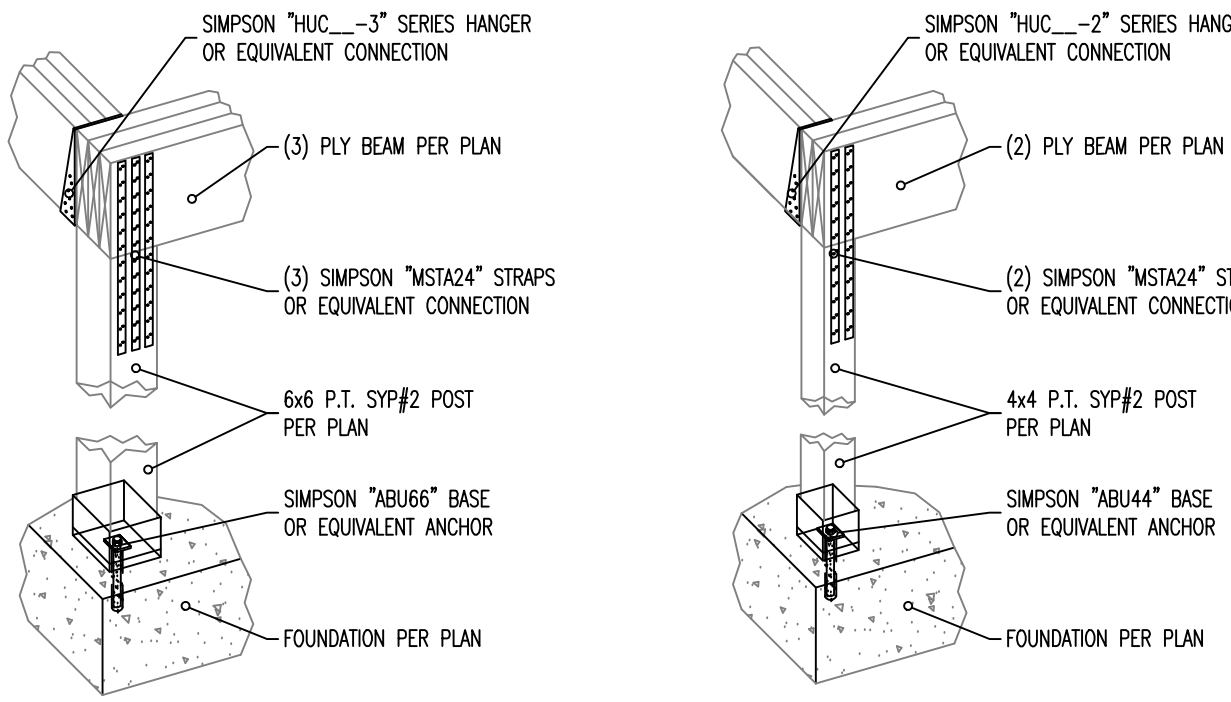
ALL-THREAD ROD SYSTEM DETAIL

N.T.S.



GARAGE DOOR DETAIL

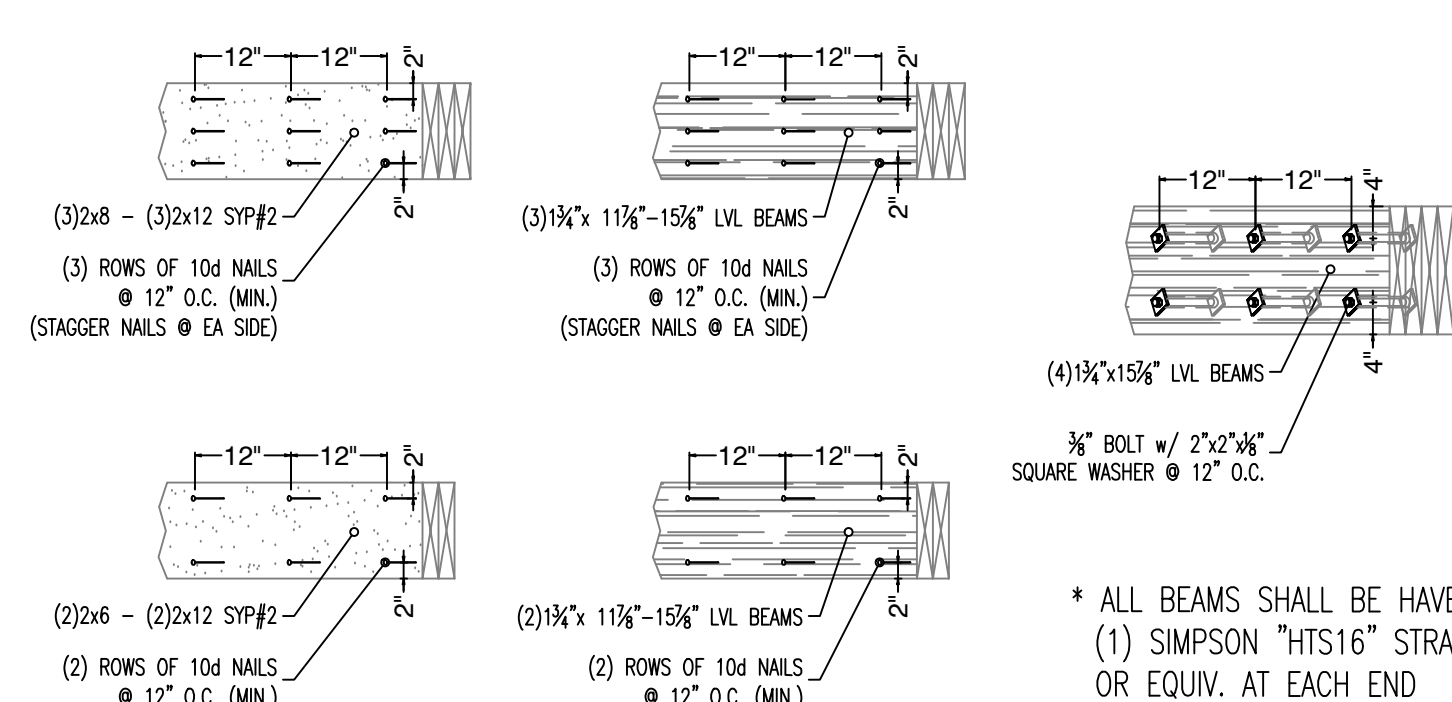
N.T.S.



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

POST DETAIL

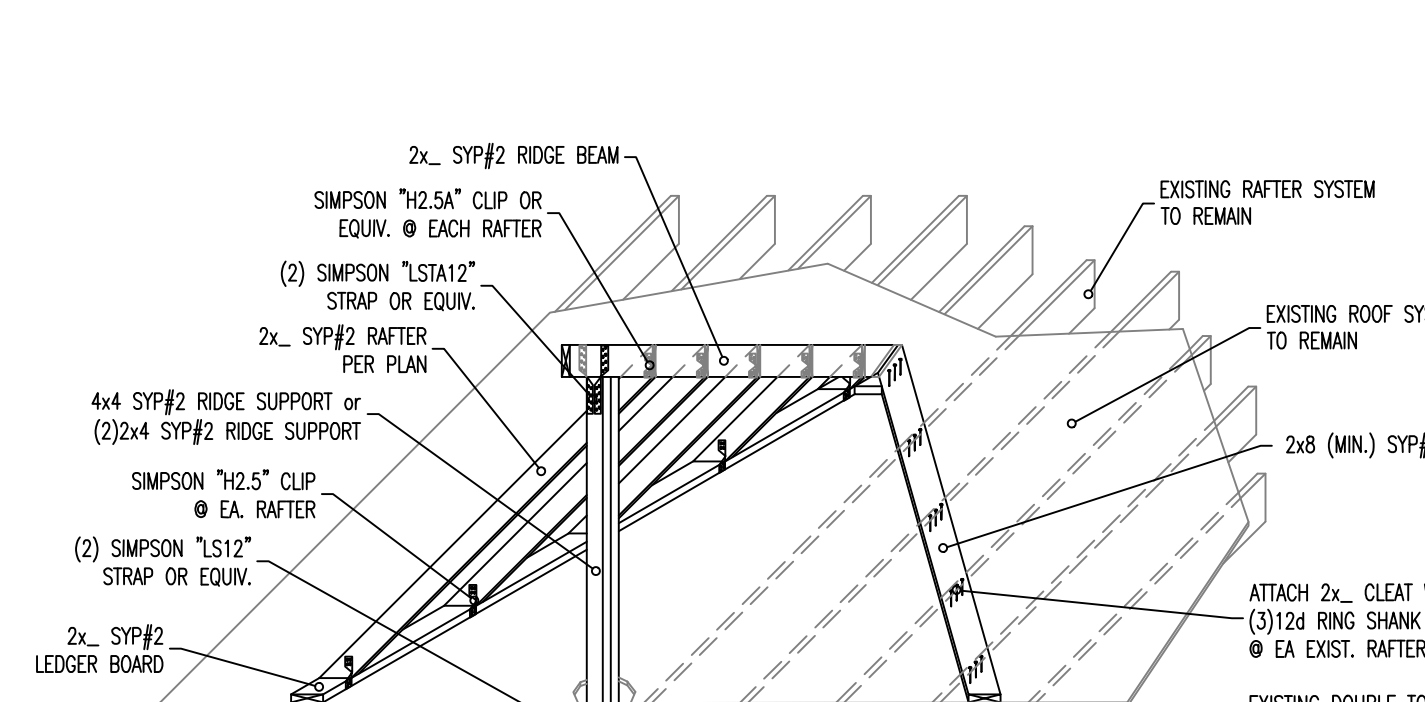
N.T.S.



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

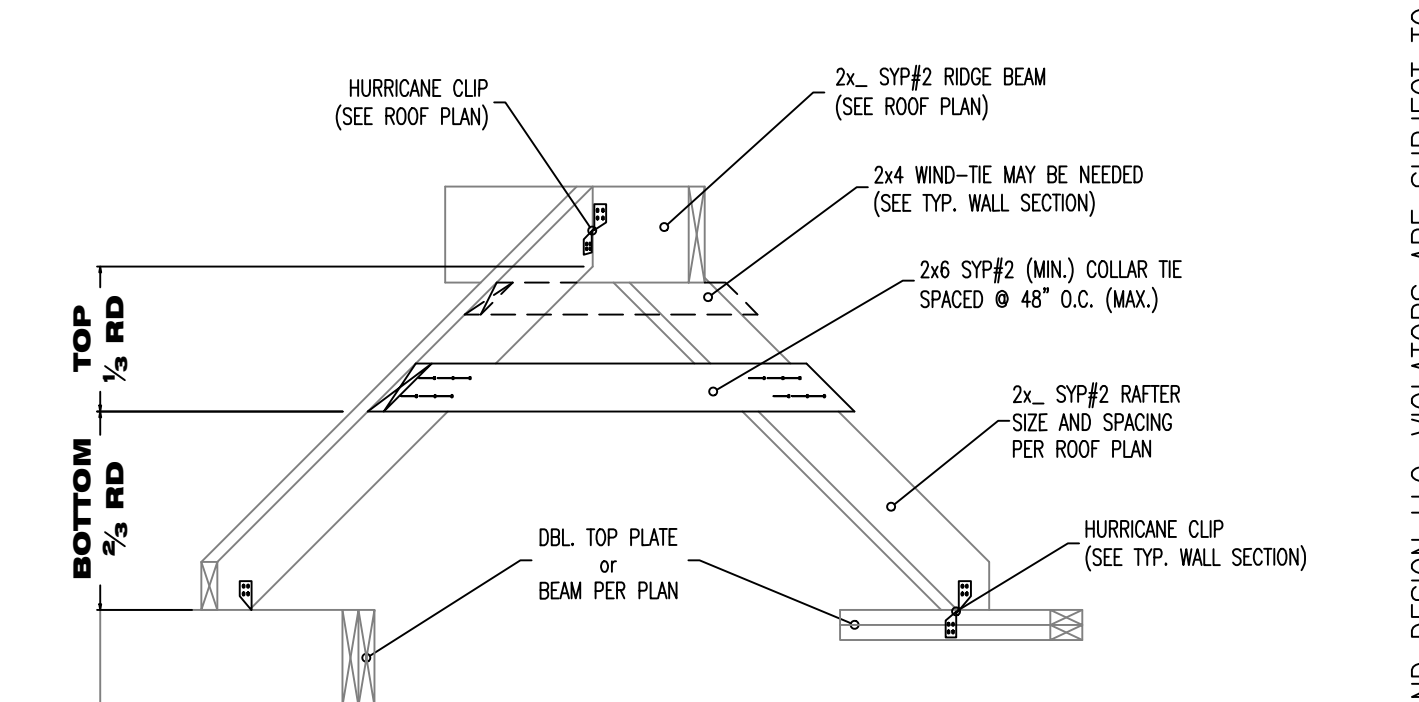
MULTI-PLY MEMBER DETAIL

N.T.S.



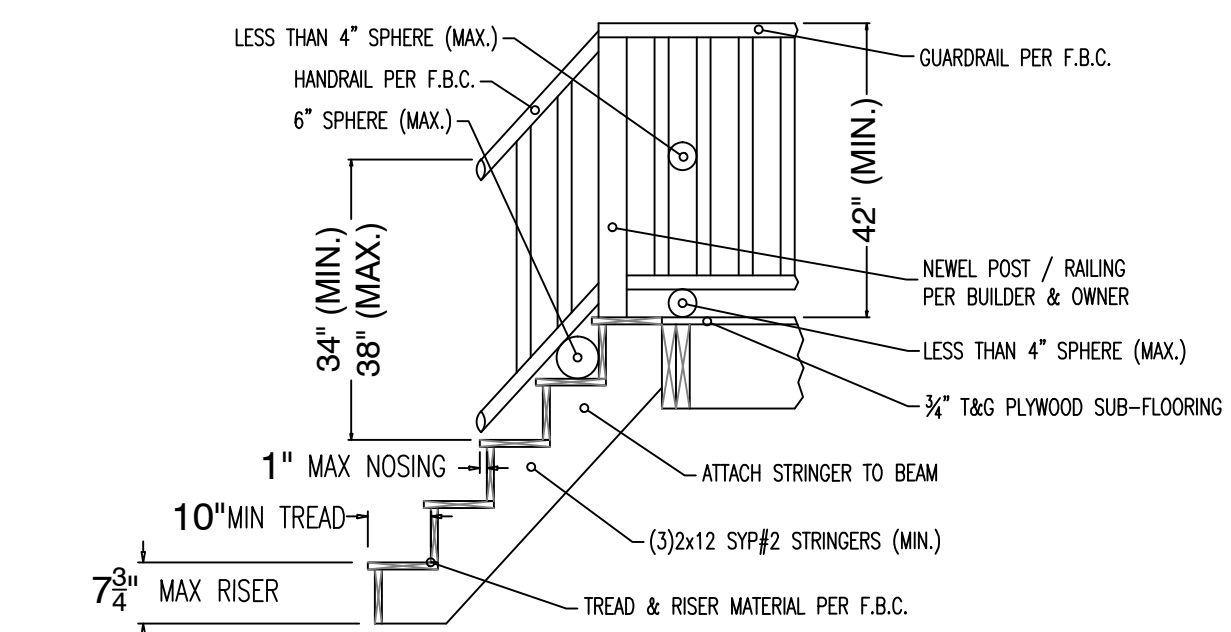
ROOF OVER FRAME DETAIL

N.T.S.



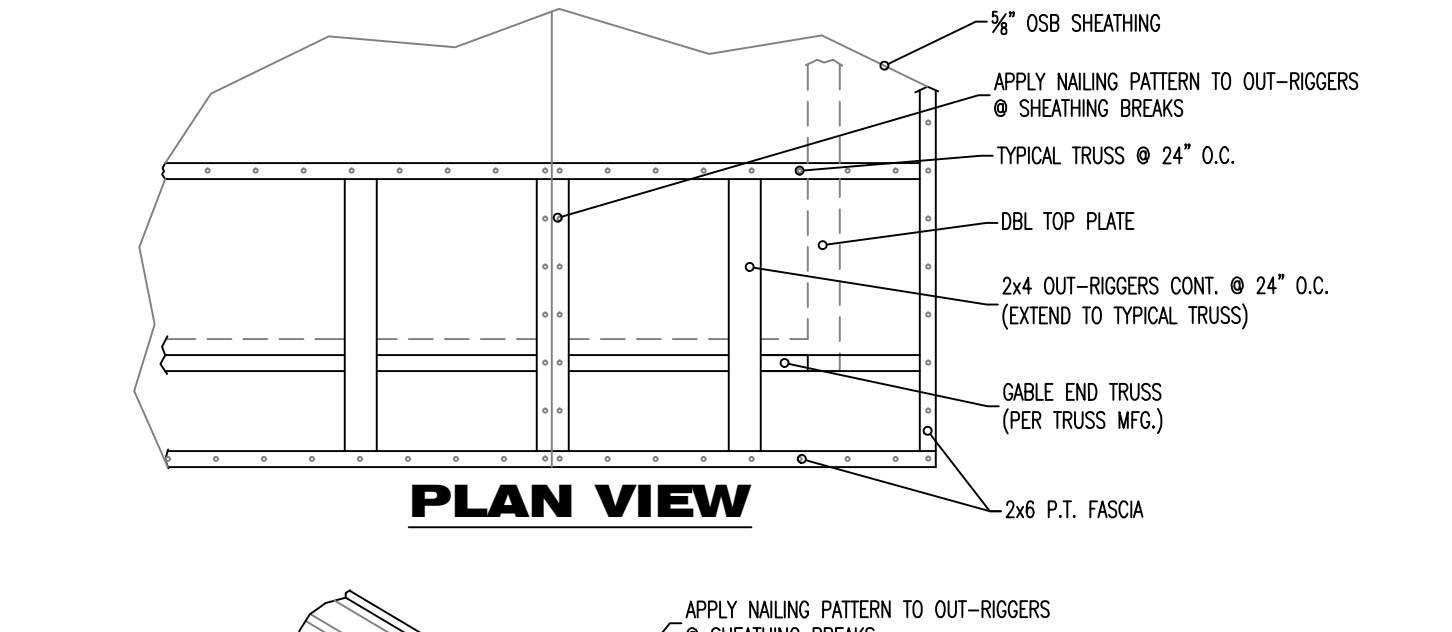
COLLAR TIE DETAIL

N.T.S.



STAIR / RAIL DETAIL

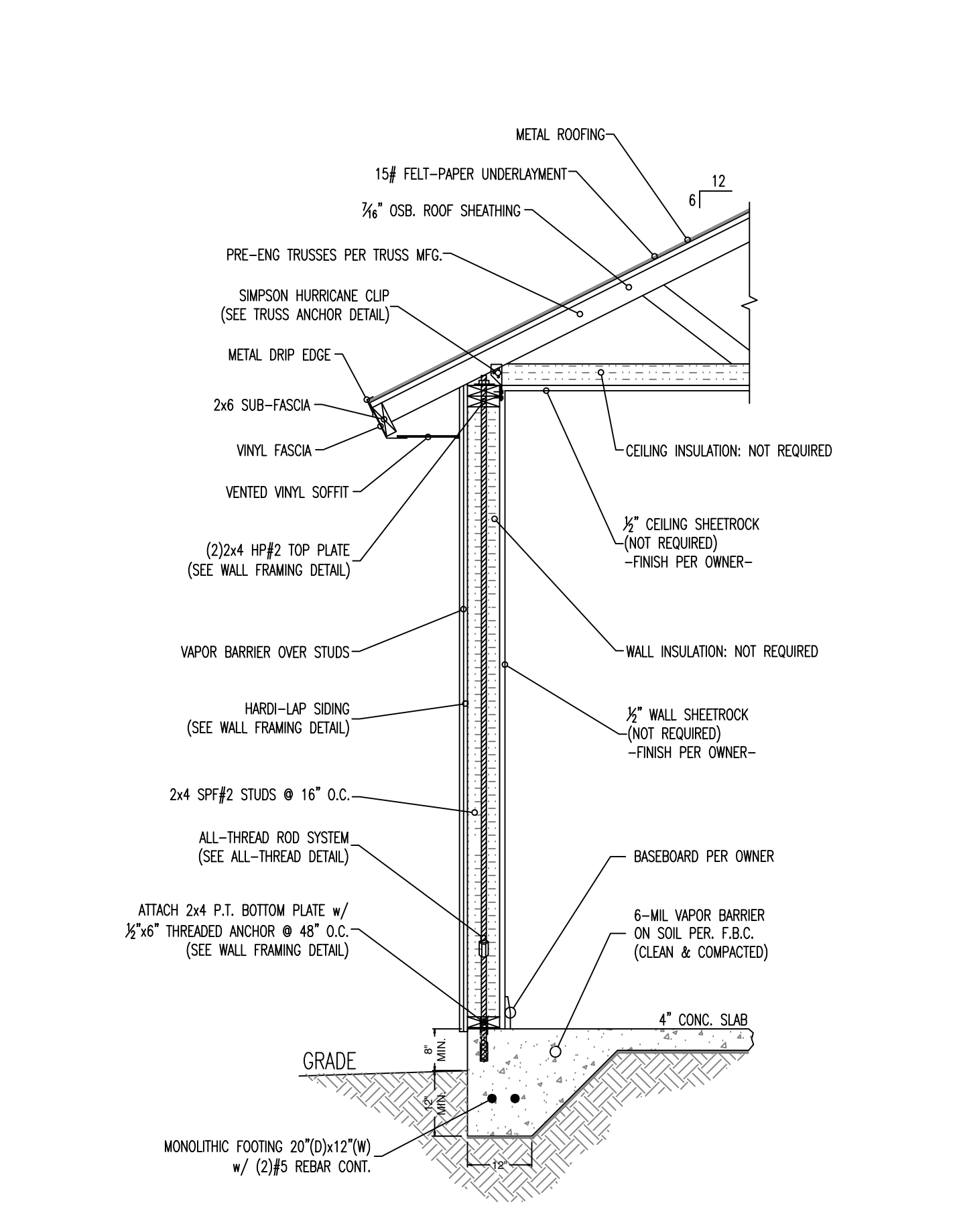
N.T.S.



- SECTION NOTES:**
- DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2014 FBC-R 107.3.5

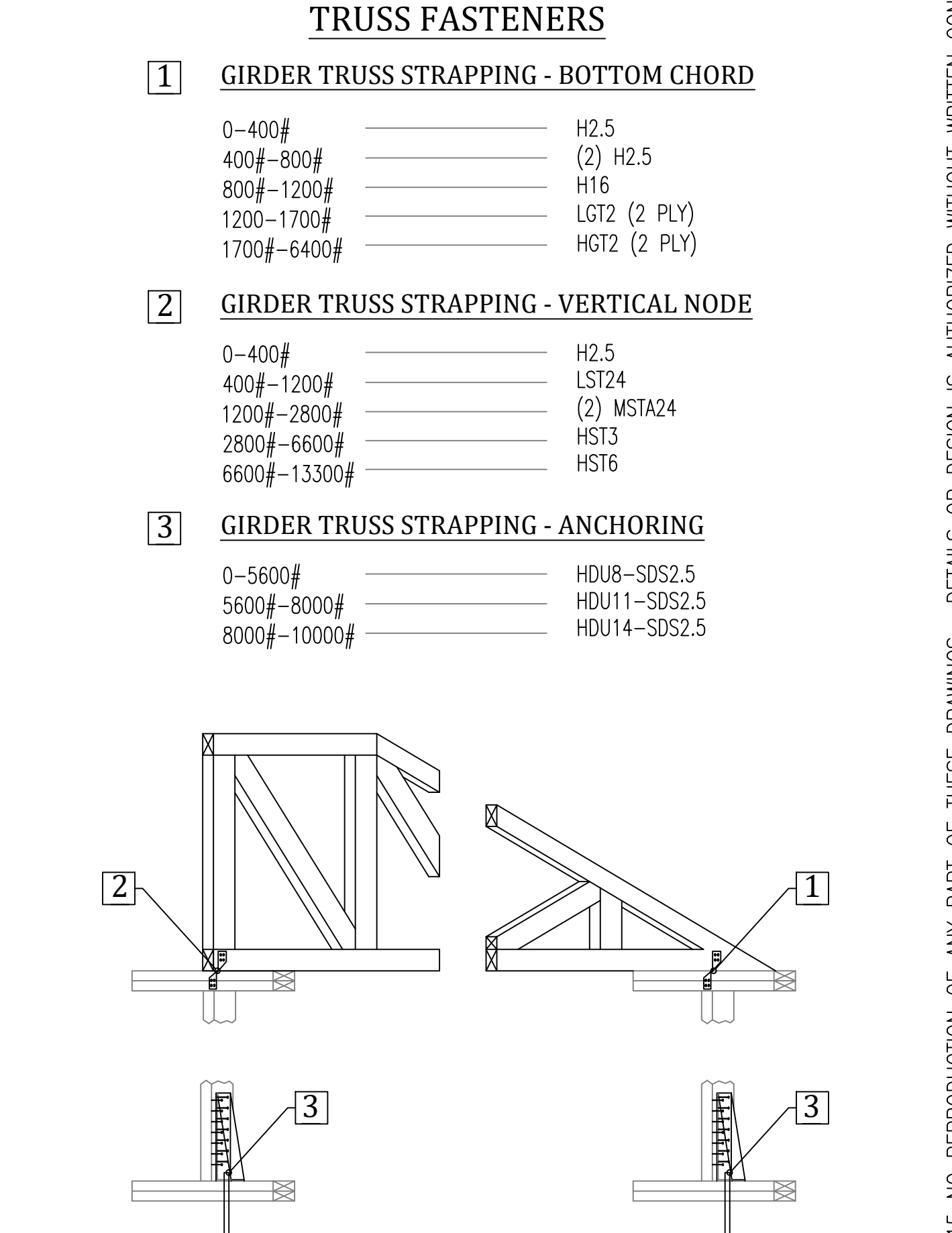
DROP GABLE DETAIL

N.T.S.



TYP. WALL SECTION

N.T.S.



TRUSS ANCHOR DETAIL

N.T.S.

D5.0

SHEET # (5) OF (6)

PROJECT NAME: **GARAGE**

PROJECT #: **18.07.02**

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

downsdraftinganddesign@gmail.com

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PONGETTI

RESIDENCE

1 1 02 WHITE ST.

FERNANDINA BEACH, FL.

32034

MICHAEL G. HOLDER

PE# 16215

7441-2 SILVER LAKE TERRACE

JACKSONVILLE, FL 32216

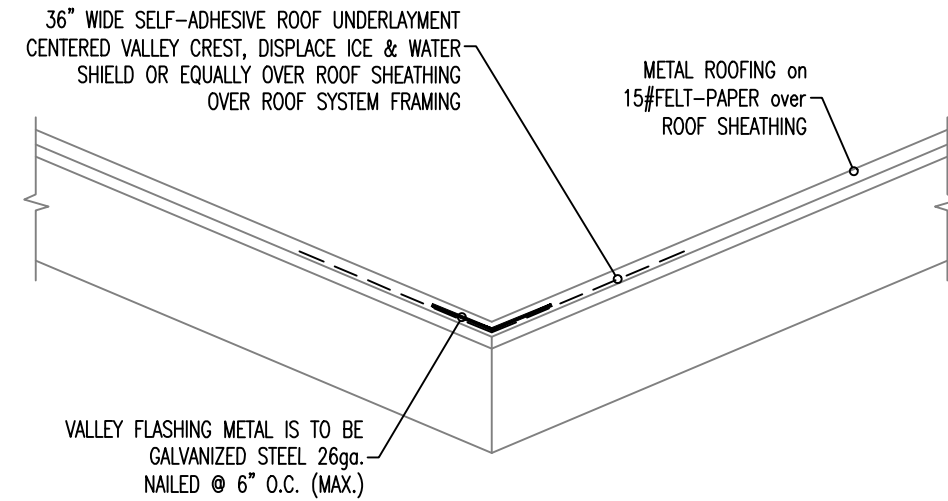
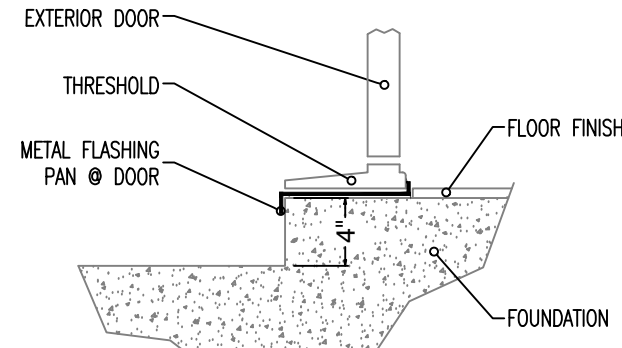
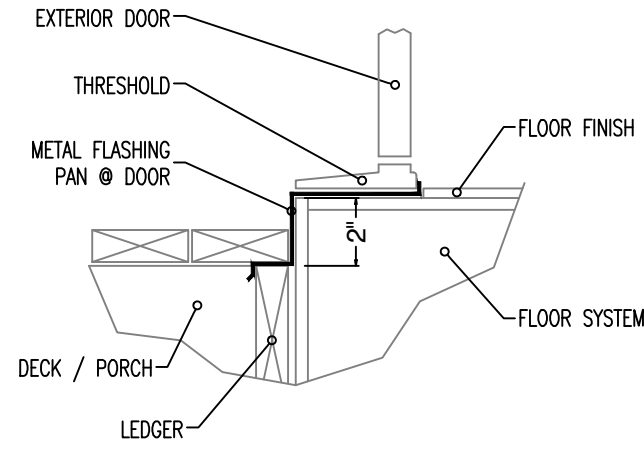
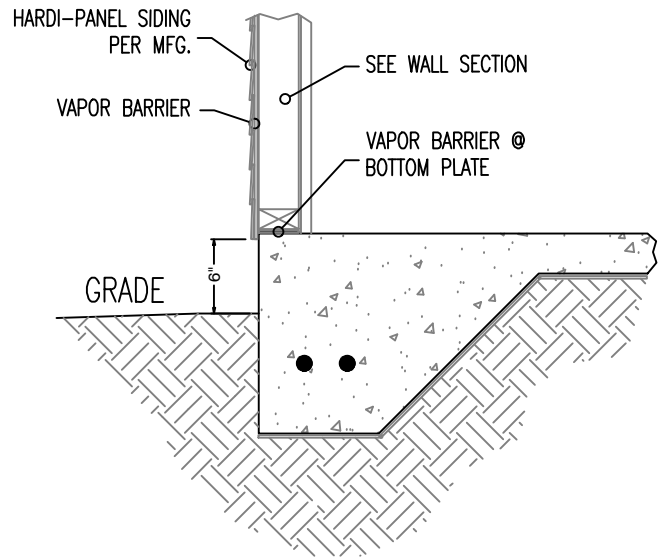
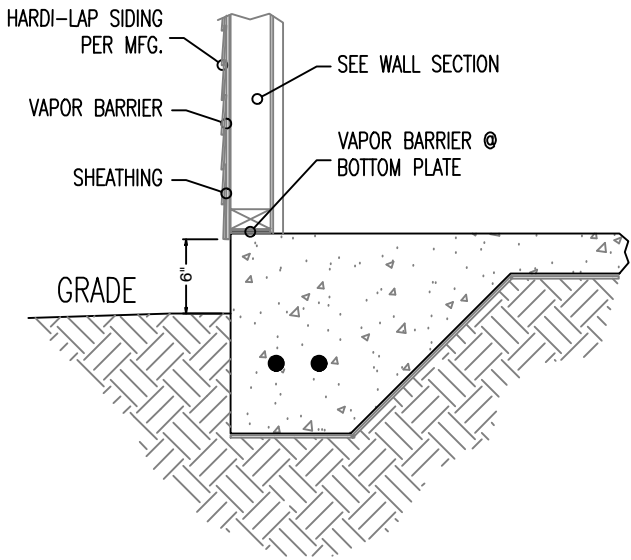
PHONE: (904) 721-7676

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09.27.18

ENGINEER OF RECORD

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HARDI-LAP FLASHING DETAIL

N.T.S.

HARDI-PANEL FLASHING DETAIL

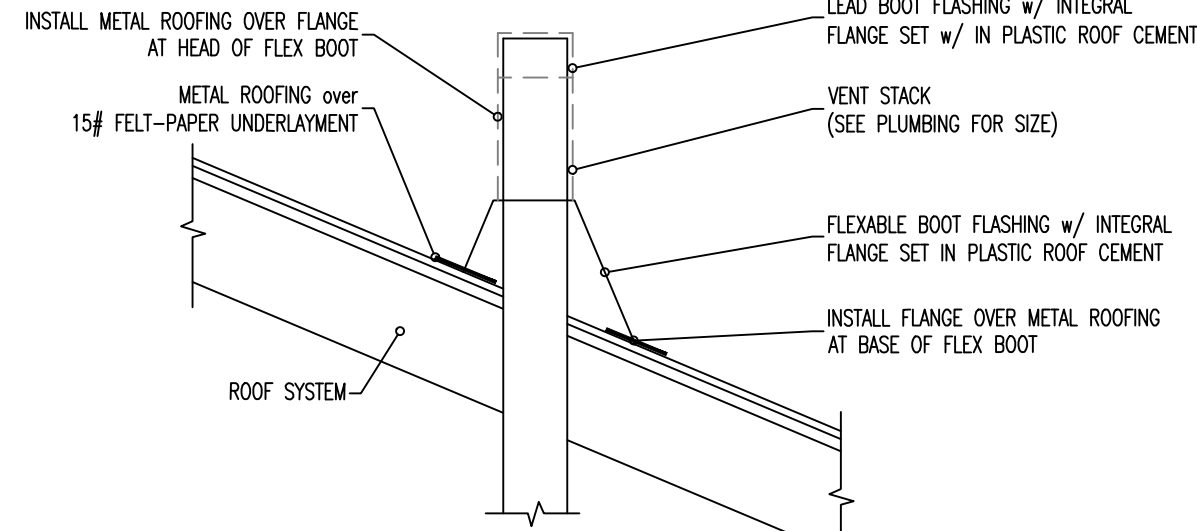
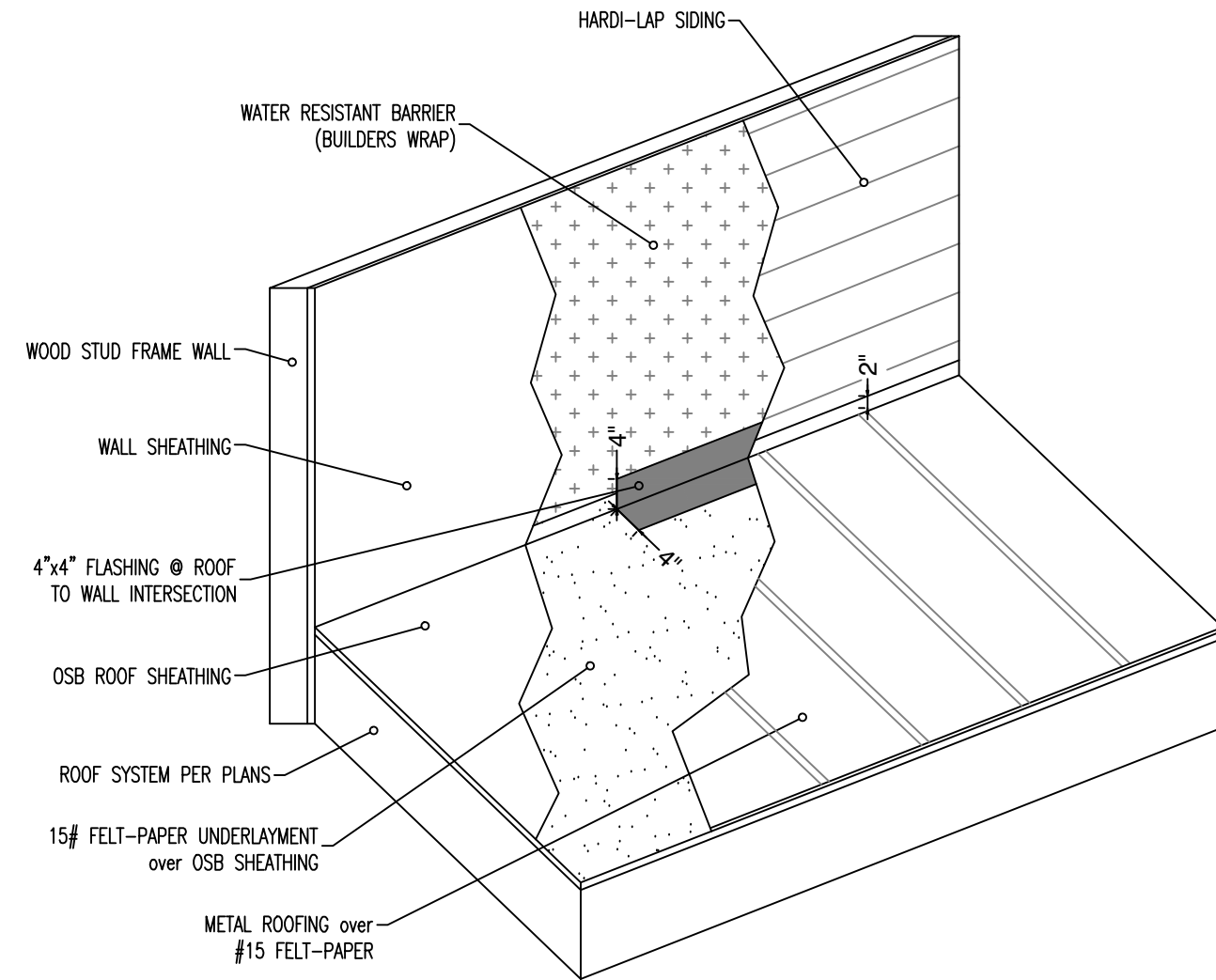
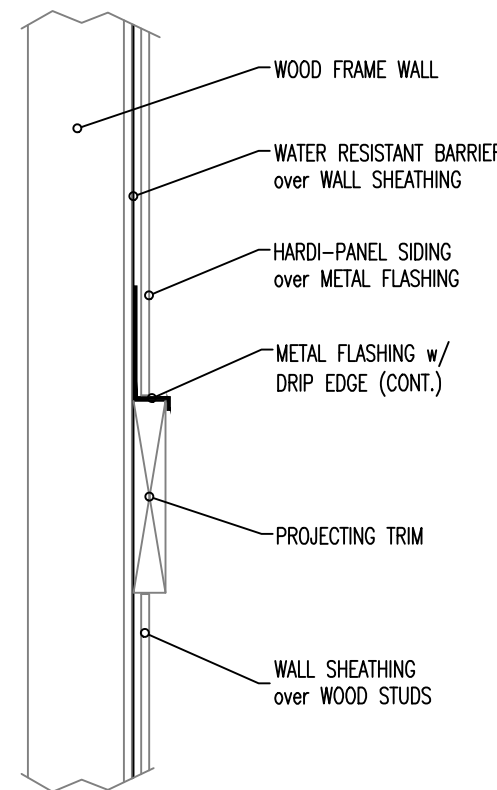
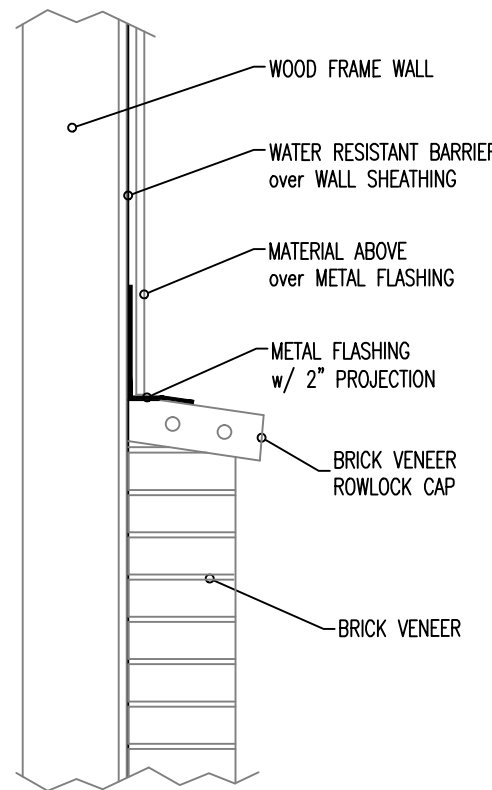
N.T.S.

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

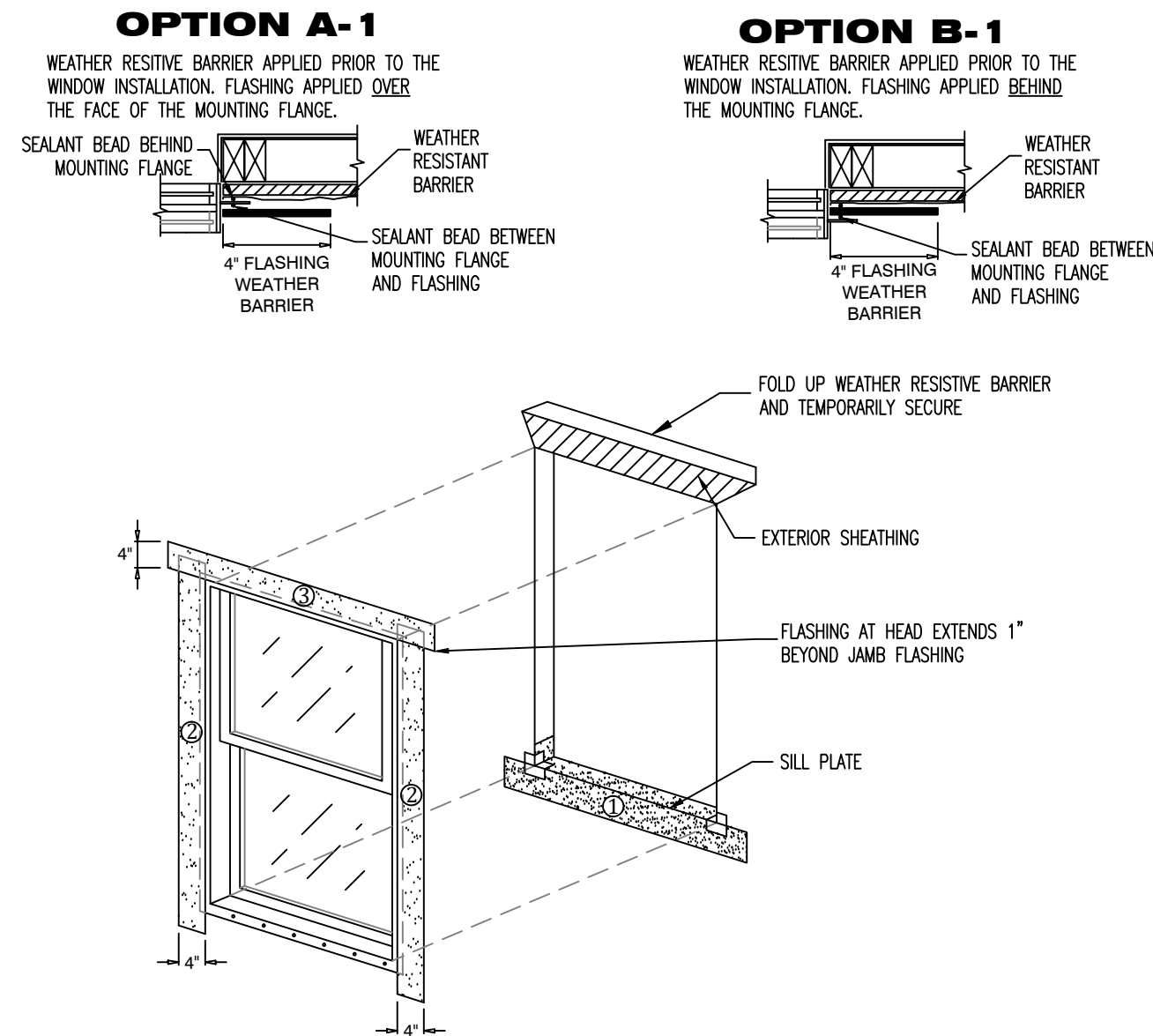
N.T.S.

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\"/>

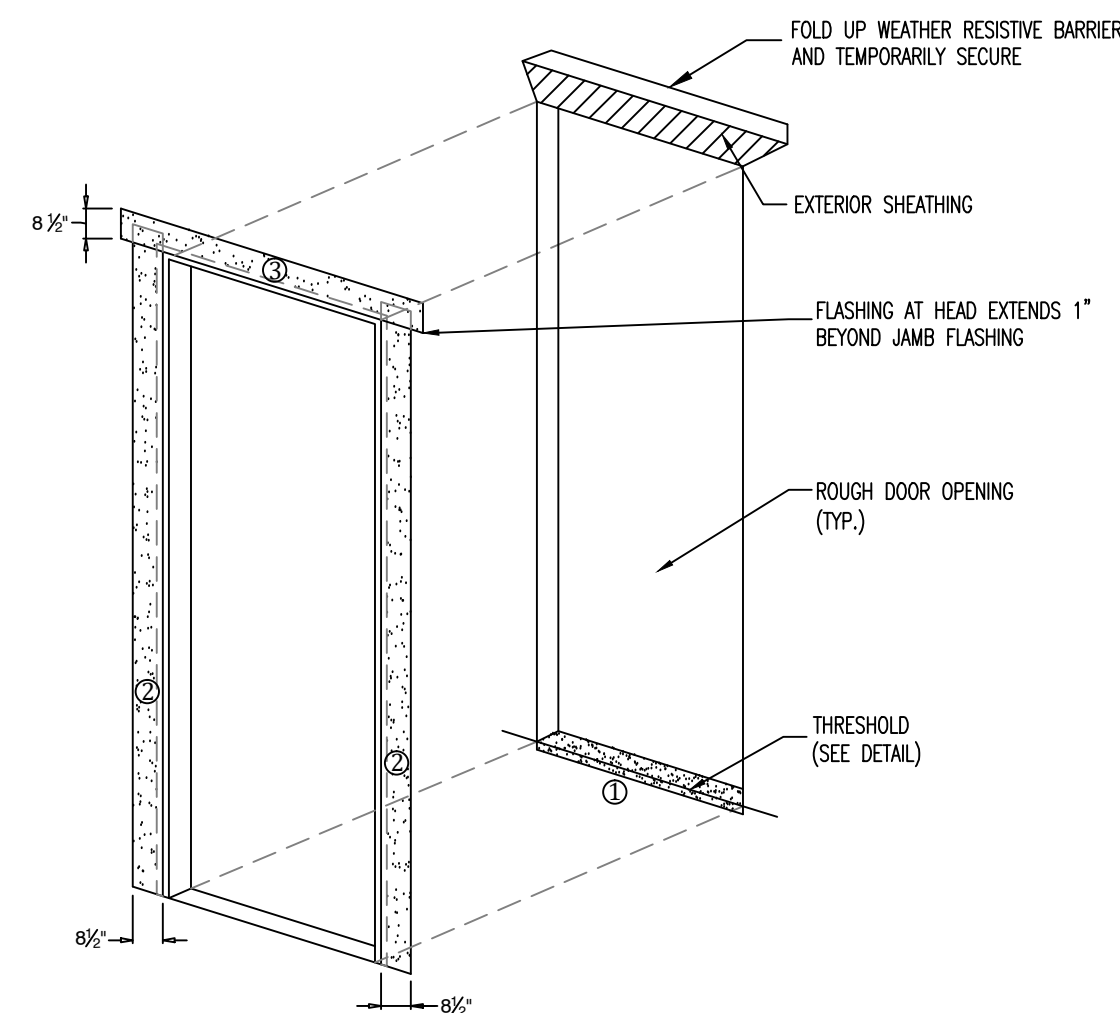
JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4\"/>

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
(6) OF (6)
SHEET #:
PROJECT NAME: **PONGETTI - GARAGE**
PROJECT #: **18.07.02**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
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Jacksonville, FL 32218
OWNS
DRAFTING & DESIGN LLC
(904) 536-0857
downsdraftingdesign@gmail.com

PONGETTI
RESIDENCE
1 102 WHITE ST.
FERNANDINA BEACH, FL.
32034

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PE# 16215

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ENGINEER OF RECORD

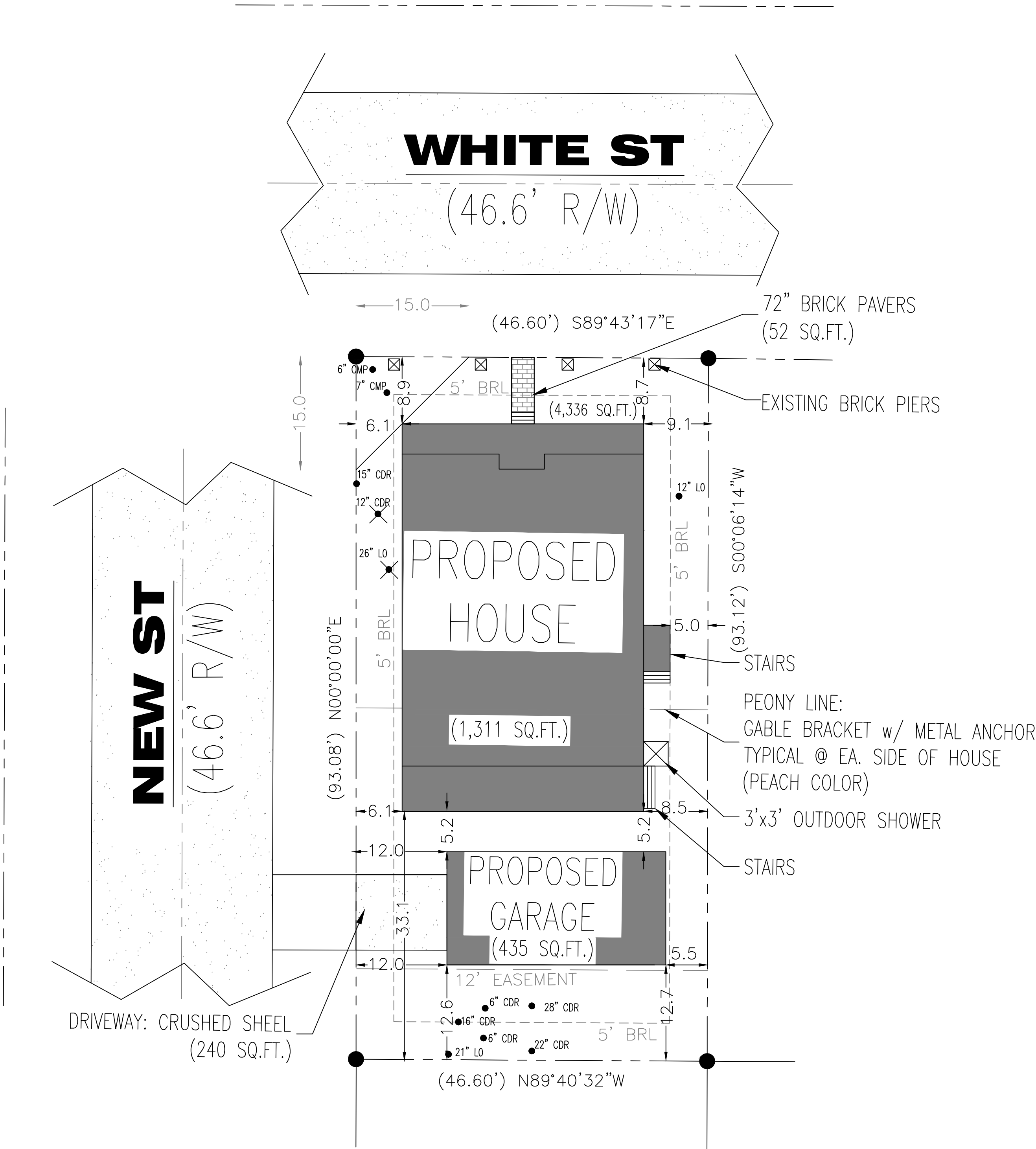
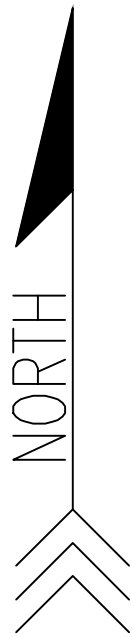
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BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"

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	435 ^{sq} (100%)
WALKWAY	52 ^{sq}
DRIVEWAY	230 ^{sq}
COVERAGE	1,746 ^{sq} = 40%



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:
10.30.18

1020 Little Brook Ct.
Jacksonville, FL 32218

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857

downsdraftinganddesign@gmail.com

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

OWNER / BUILDER

PROJECT ADDRESS

1102 WHITE ST.
FERNANDINA BEACH, FL.
32034

PONGETTI

RESIDENCE

COPYRIGHT 2015 NO REPRODUCTION OF ANY PART OF THESE DRAWINGS , DETAILS OR DESIGN IS AUTHORIZED WITHOUT WRITTEN CONSENT OF DOWNS DRAFTING AND DESIGN LLC. VIOLATORS ARE SUBJECT TO PENALTIES AND FINES PUNISHABLE BY THE COURT OF LAW.

ENGINEER OF RECORD



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-49
NOVEMBER 15, 2018

Owner/Applicant:	Gillette & Associates, Inc., agent for Alachua Group, LLC				
Property Address:	201 Alachua Street				
Requested action:	Conceptual Certificate of Approval (COA) to construct a miniature golf course with associated customer service buildings and deck.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Retail (vacant)				
FL Master Site File #	8NA01116				
Year Built:	1955 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	C-2; R-2	c.1940;1930	
	South	Parking Lot	C-2	c.2001	Public Parking Lot
	East	Commercial	C-3	c.1987	"Arte's Pizza"
	West	Commercial (vacant)	C-3	c.1882	"C.H.Huot's 1882 Building"

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 C-3 zoned non-contributing structure with associated parking was approved for demolition at the September 20, 2018 regular HDC meeting.

A variance from Land Development Code section 6.02.24 *Standards for Outdoor Amusements* was granted at the August 1, 2018 regular HDC meeting.

The property lies partially within the Waterfront Community Redevelopment Area (CRA). This is identified as area 4.4 *East of Front Street Area* in the CRA Guidelines.

The applicant is seeking conceptual approval to construct a miniature golf course with associated customer service buildings.

APPLICABLE GUIDELINES:

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.

6.02.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES

6.02.24 *Recreation, Outdoor Amusements*

- A. Outdoor amusements are allowable in the C-2, C-3, W-1, I-W, PI-1, and REC zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Outdoor amusements may include miniature golf, archery ranges, pony rides, climbing walls, batting cages, and similar activities.
- C. Snack shops, ice cream shops, or food stands may be permissible in association with outdoor

amusements.

D. Outdoor amusements may be freestanding, or two (2) or more amusements may be combined in a unified development site.

E. The site design standards for outdoor amusements are shown in Table 6.02.24(E):

Table 6.02.24(E). Standards for Outdoor Amusements

Development Feature	Standard
Minimum land area	2 acres
Minimum setback for buildings	200 feet
Abutting residential zoning districts	
Abutting nonresidential zoning districts	100 feet
Minimum setback for parking lots and access drives, when abutting residential zoning districts	200 feet
Access requirements	Arterial street
Minimum buffer	2 times the buffer specified in Section 4.05.05, plus a solid fence or wall
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties
Outside storage and loading areas	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 200 feet from any residentially zoned property
Refuse and solid waste containers	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines
Sanitation facilities, temporary or permanent	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines

Table 7.01.04(A). Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Business and commercial activities, including retail sales, and business activities not otherwise specified	1 space per 300 ft ² of gross floor area

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. 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.

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY DEVELOPMENT AREA

1.5 Using the Guidelines for Project Planning

All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

4.4 East of Front Street Design Area

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.
2. Facades up to 45 feet in height shall be recessed back from the first 30 feet of façade 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.

Building Style

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
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
3. The body of the buildings defined with brick, stone, or stucco over block construction
4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies
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
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

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.
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 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.”

Guidelines

1. These spaces shall be non-air-conditioned areas designed to adapt to the varying climatic conditions of Fernandina.

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	HardiBoard and Batten	Light Tan
Doors	Metal	
Windows	TBD	
Roofing	Standing seam metal	
Fascia/Trim	Hardietrim	Brown
Foundation	Slab on grade	
Shutters	Bahama Shutters	Light Brown
Porch/Deck	TBD, PT Lumber	
Fencing	Painted cattle rail type, 5-ft tall	Light tan
Driveways/ Sidewalks		
Signage	TBD building mounted sign	TBD
Other		

Archaeological Sensitivity – Although this is a developed site, land adjacent to 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.

Materials details will be required for final approval.

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:

APPROVAL of HDC 2018-49 with the condition:

1. Full material details and all elevations be included with final approval submission.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-49 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 2018-49, as presented, **is or is not** substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-49 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



OFFICE USE ONLY

REC'D: 10/18 BY: _____
PAYMENT: \$ 250 TYPE CK 1008
APPLICATION #: 2018-001679
HDC CASE #: 2018-49
APPLICATION COMPLETE: Y ___ N ___
PRE-CONFERENCE: Y ___ N ___ DATE _____

APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)

BOARD MEETING DATE: _____
PLANNER: _____ DATE: _____
___ APPROVED ___ DENIED

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual ☒ or Final ☐
PROJECT TYPE:	
☒ New Construction	☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair	☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>201 Alachua Street</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0009-0010</u>	
Zoning District: <u>C-3</u> Lot / Block Number (optional) _____	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Timothy Poynter</u>	
Company (if applicable) <u>Alachua Group LLC</u>	
Street Address <u>3967 First Avenue</u>	
City State Zip <u>Fernandina Bch, FL 32034</u>	
Telephone Number <u>904-415-6533</u>	
Email Address <u>tpoynter@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 <u>Asa R. Gillette</u>	
Company (if applicable) <u>Gillette & Associates, Inc.</u>	
Street Address <u>20 South 4th Street</u>	
City State Zip <u>Fernandina Bch, FL 32034</u>	
Telephone Number <u>904-261-8819</u>	
Email Address <u>asa@gilletteassociates.com</u>	

PROJECT DESCRIPTION (REQUIRED)

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.

The existing structure on the site has been approved for demolition by the HCC. Therefore, the property is considered vacant.

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.

A customer service building and deck are proposed for this site. The remaining area will be a miniature golf course. The proposed building will consist of a board + batten exterior coverings with an overall beach theme. See preliminary plans.

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	James Hardie	Painted Hardie Board + Batten		light tan
Doors	TBD	Painted metal- Exterior rated		light tan
Windows	TBD			
Roofing	TBD	Standing seam metal roof		
Fascia/Trim	James Hardie	Painted Hardie fascia + trim		brown
Foundation	n/a	Slab on grade		n/a
Shutters	TBD	Bahama type shutter covering		Light brown
Porch/Deck	TBD	P.T. Lumber		
Fencing	TBD	Painted cattle-rail type, 5ft. tall		light tan
Driveways/Sidewalks	n/a	concrete sidewalk		
Signage	TBD	Building mounted sign		T.B.D.
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				

CERTIFICATION (REQUIRED)

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

10-16-18

Signature of Applicant

STATE OF FLORIDA

ss }

COUNTY OF NASSAU



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

Notary Public: Signature

Printed Name

Tamra Krueger

My Commission Expires

11/21/21

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 Poynter
(print name of property owner(s))

hereby authorize: Gillette & Associates, Inc.
(print name of agent)

to represent me/us in processing an application for: HDC Approval Application
(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)
Timothy M. Poynter
(Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 5th day of October, 20 18.

[Signature]
Notary Public: Signature

Tamra Krueger
Printed Name

11/21/21
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



Tim Poynter
Links + Drinks

PLANNING HDC

Revised 10/01/18

USE THIS FORM TO: Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area. Projects may require either a Board-level review or a staff-level review. Staff can help you determine which review applies.

FEES: Fees are due upon application.

Type of Review	FEE
Certificate of Approval (COA): Staff Review	\$ 20.00
Certificate of Approval (COA): Board Review – Residential	\$ 200.00
Certificate of Approval (COA): Board Review – Commercial	\$ 250.00 – <i>LOVD 1015</i>
Demolition of a Primary Structure – Non-Contributing	\$ 300.00
Demolition of a Primary Structure – Contributing	\$ 750.00
After-the-Fact Certificate of Approval (COA): Staff Review	\$ 50.00
After-the-Fact Certificate of Approval (COA): Board Review	\$ 750.00
Variance - Residential	\$ 850.00
Variance – Non-Residential	\$1,000.00

IMPORTANT NOTES: To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the Preservation Planner **prior** to submitting your application. Completed Board applications are due approximately 30 days prior to the Historic District Council meeting date (see 2018 HDC Meeting Schedule on pg. 3 for deadlines). Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can begin only after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required). If you are applying for a sandwich board or easel sign, you'll also need to complete a right-of-way application.

Please note that it is up to the owner and/or agent to let staff know of any potential changes from the approved COA that come up during construction and obtain board or staff approval prior to starting the changes. There will be no charge for a board or staff revision to the 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.

Upon completion of the proposed work, an inspection will be performed by staff to ensure all work is compliant with the COA.

KEY CONTACTS: The Preservation Planner will guide your application from start to finish, engaging other City departments or agencies as needed.

Salvatore Cumella
Historic Preservation Planner
SCumella@fbfl.org
904-310-3148



City of Fernandina Beach Department of Planning & Conservation 204 Ash Street Fernandina Beach, FL 32034

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

Revised October 2018

Page 1 of 8



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

CONCEPTUAL APPROVALS

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. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
ACB	Proof of ownership (copy of deed or tax statement)	
ACB	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
ACB	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
ACB	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
ACB	Photographs of the existing site and existing buildings if any, including views from the street.	
ACB	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
ACB	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
ACB	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
ACB	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
ACB	New construction applications <u>must</u> show context of project within existing streetscape.	
ACB	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
ALACHUA GROUP, LLC

Filing Information

Document Number L18000123155
FEI/EIN Number 83-1155963
Date Filed 05/16/2018
State FL
Status ACTIVE

Principal Address

3967 FIRST AVE
FERNANDINA BEACH, FL 32034

Mailing Address

3967 FIRST AVE
FERNANDINA BEACH, FL 32034

Registered Agent Name & Address

SCHOLZ, RICHARD J
961687 GATEWAY BLVD.
201-I
FERNANDINA BEACH, FL 32034

Authorized Person(s) Detail

Name & Address

Title MRG

POYNTER, TIMOTHY M
3967 FIRST AVE.
FERNANDINA BEACH, FL 32034

Annual Reports

No Annual Reports Filed

Document Images

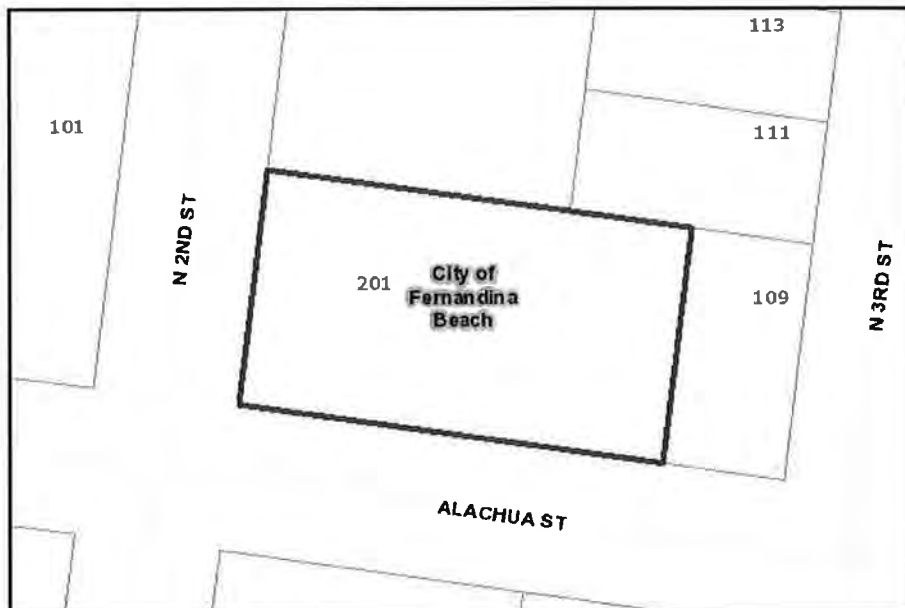
[05/16/2018 -- Florida Limited Liability](#) [View image in PDF format](#)

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

00-00-31-1800-0009-0010

ALACHUA GROUP LLC

3967 FIRST AV

Mailing Address

FERNANDINA BEACH, FL 32034

Site Address201 ALACHUA ST
FERNANDINA BEACH
32034**Previous Site Address (If Changed by 911)**

201 ALACHUA ST

Deed Acre

0.00

Approximate Acres (GIS Calculated)

0.39

Property Use Code

001100

Municipality

City of Fernandina Beach

Census Tract**MLS Zone**

1 - Island

SubdivisionCITY OF FERNANDINA BEACH
S/D**Value & Sales Report****Results****Land Value**

\$255,000.00

Value of land

Building Value

\$177,890.00

Value of all improvement on the land

Misc. Value

\$18,472.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$451,362.00

The Just, or Market Value, for tax purposes

Assessed Value

\$450,106.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date	Price	Vacant?	Qual
20180628	\$780,000.00	N	Q
20100903	\$330,000.00	N	U
Land Use Report	Results		
Zoning	C-3	Note: (Must be verified with Municipality)	
Future Land Use	CENTRAL BUSINESS DISTRICT	Note: (Must be verified with Municipality)	
Community Development District	No		
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)	
Historic District	No	Note: (Must be verified with City of Fernandina Beach)	
Municipal Service Benefit Unit (MSBU)	No		
Mobility Fee Zone	Zone 1		
Topographical Report	Results		
Soil Map Unit Name	ORTEGA FINE SAND, 0 TO 5 PERCENT SLOPES		
Drainage Basin	St. Marys River		
Drainage Basin Number	Coming Soon		
Vegetation		Not a jurisdictional survey	
Approximate Elevation	Coming Soon		
Utility Report	Results		
Water Source	City of Fernandina Beach		
Waste Water	City of Fernandina Beach		
Electric Provider	Florida Public Utility		
Emergency Management Report	Results		
Fire District	100	Note: (Must be verified with Nassau County Fire & Rescue)	
USNG	17R MP 52 90	Note: (Must be verified with Nassau County Emergency Management)	
Storm Surge Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)	
Hurricane Evacuation Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)	
Special Flood Hazard Area	AE,X	Note: (Must be verified with Nassau County Building Dept.)	
DFIRM Panel	12089C	Note: (Must be verified with Nassau County Building Dept.)	
Building Wind Zone	Coming Soon		
School Board Report	Results		
Elementary School Zone	Emma Love Hardee Elementary	Note: (Must be verified with NCSB)	
Middle School Zone	Fernandina Beach Middle School	Note: (Must be verified with NCSB)	
High School Zone	Fernandina Beach High School	Note: (Must be verified with NCSB)	
Elections Report	Results		
Municipality	City of Fernandina Beach		
Voting Precinct	101	Note: (Must be verified with SOE)	
Polling Location	Coming Soon	Note: (Must be verified with SOE)	
Congressional	4	Note: (Must be verified with SOE)	
State Senate	4	Note: (Must be verified with SOE)	
State House	11	Note: (Must be verified with SOE)	
County Commissioner	1 - Daniel B. Leeper	Note: (Must be verified with SOE)	
School Board	1 - Donna Martin	Note: (Must be verified with SOE)	
Ocean, Highway & Port Authority	1 - Richard S. Bruce	Note: (Must be verified with SOE)	
City of Fernandina Beach	Johnny Miller, Tim Poytner, Robin	Note: (Must be verified with City of Fernandina	

Record and Return to: / Prepared by:
Law Offices of Jacobs & Associates, P.A.,
961687 Gateway Boulevard, Suite 201-I
Fernandina Beach, Florida 32034
File Number: 2018137-ALACHUA
Consideration: \$780,000.00

Corporate Warranty Deed

This Indenture, made , June 28, 2018 A.D. **Between ALACHUA LAND & CATTLE, LLC, a Florida limited liability company** whose post office address is: POBox 1189, Fernandina Beach, Florida 32035 a corporation existing under the laws of the State of Florida, Grantor and **ALACHUA GROUP, LLC, a Florida Limited Liability Company**, whose post office address is: 3967 First Avenue, Fernandina Beach, FL 32034, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

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 IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOTS 1, 29, 30, 31, 32, 33 AND 34, IN BLOCK 9.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **00-00-31-1800-0009-0010**

And the 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, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

ALACHUA LAND & CATTLE, LLC,
a Florida limited liability company

Signed and Sealed in Our Presence:

Sarah F. Adams
Sarah F. Adams

By: Brian A. Harpster
Brian A. Harpster
Its: Managing Member

Elizabeth Rawson
Elizabeth Rawson

(Corporate Seal)

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me this 28th day of June, 2018, by **Brian A. Harpster, the Managing Member of ALACHUA LAND & CATTLE, LLC, a Florida limited liability company A corporation existing under the laws of the State of Florida**, on behalf of the corporation. He is personally known to me or has produced as identification.

Sarah F. Adams
Notary Public
My Commission Expires:





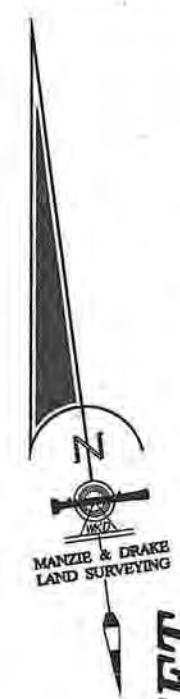






LOTS 1, 29, 30, 31, 32, 33 AND 34, BLOCK 9, FERNANDINA BEACH, FLORIDA AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

LOT 25



- 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 zones "X & AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C 0237 G, Dated 08/02/2012. 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) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88) Site Benchmark is shown hereon.
- 8) The Reference Benchmark is National Geodetic Survey published benchmark "872 0030 TIDAL 34" and is a brass disk stamped "CGS 34 1923" located in the easterly wall of a building located at the northwest quadrant at the intersection of Alachua Street & North Second Street. (Elevation = 10.11' N.A.V.D. '88)
- 9) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

THE INFORMATION SHOWN HEREON MEETS THE
STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

1) REVISED ON 05/25/2018 TO SHOW UPDATED CONDITIONS OF PROPERTY. (BH)
2) REVISED ON 08/14/2018 TO SHOW BENCHMARK. (WKD)

117 South Ninth Street, Fernandina Beach, FL 32034

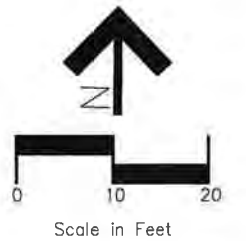
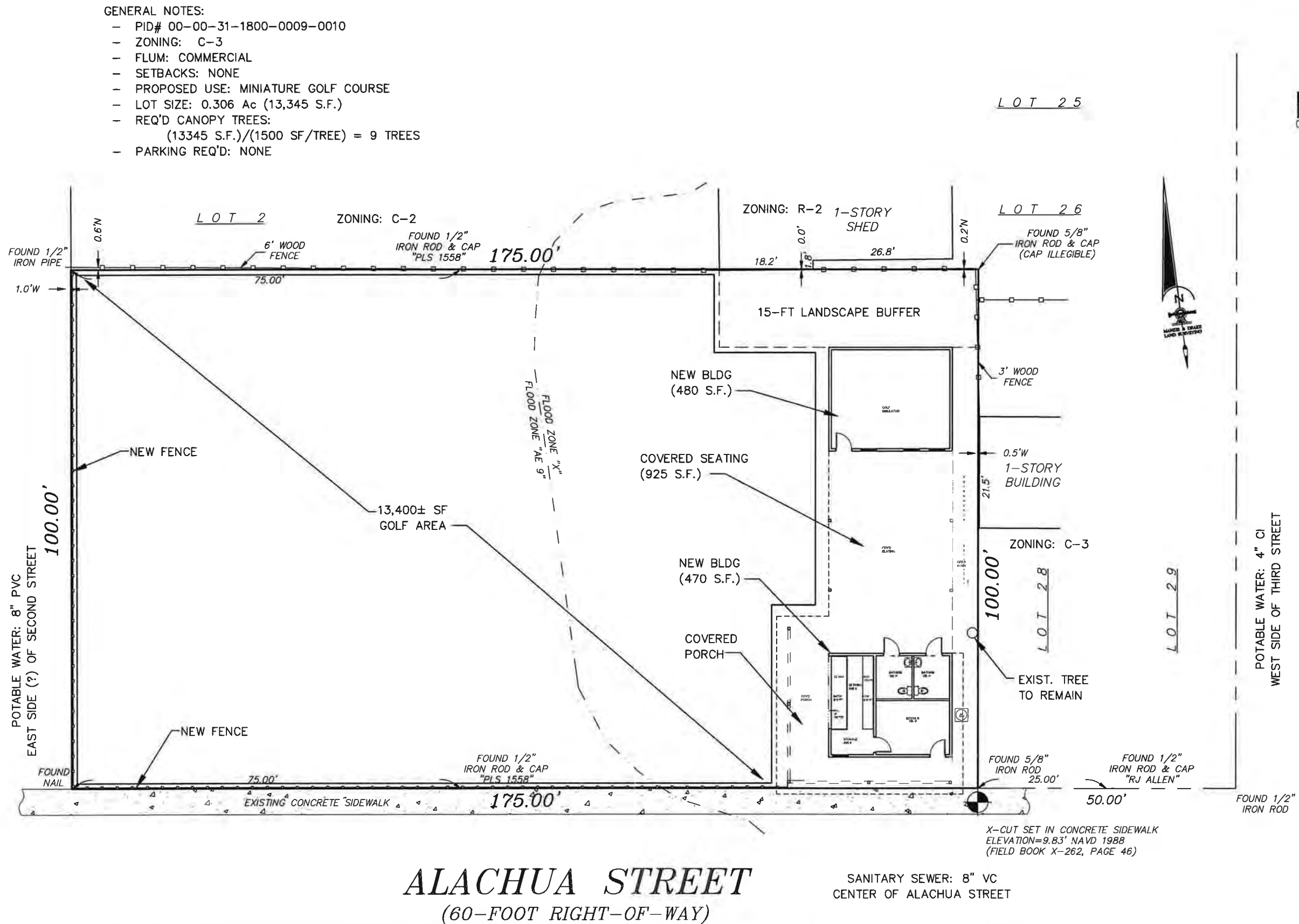
(904) 491-5700 FAX (904) 491-5777

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

SCALE: 1"=20' JOB NO: 16709 DATE: 2/20/13 CADD: WKD

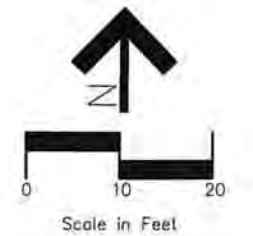
F.B. NO: X-262 PAGE NO: 46 FIELD CREW: GS FILE NO: A-3210

NORTH SECOND STREET
(60-FOOT RIGHT-OF-WAY)



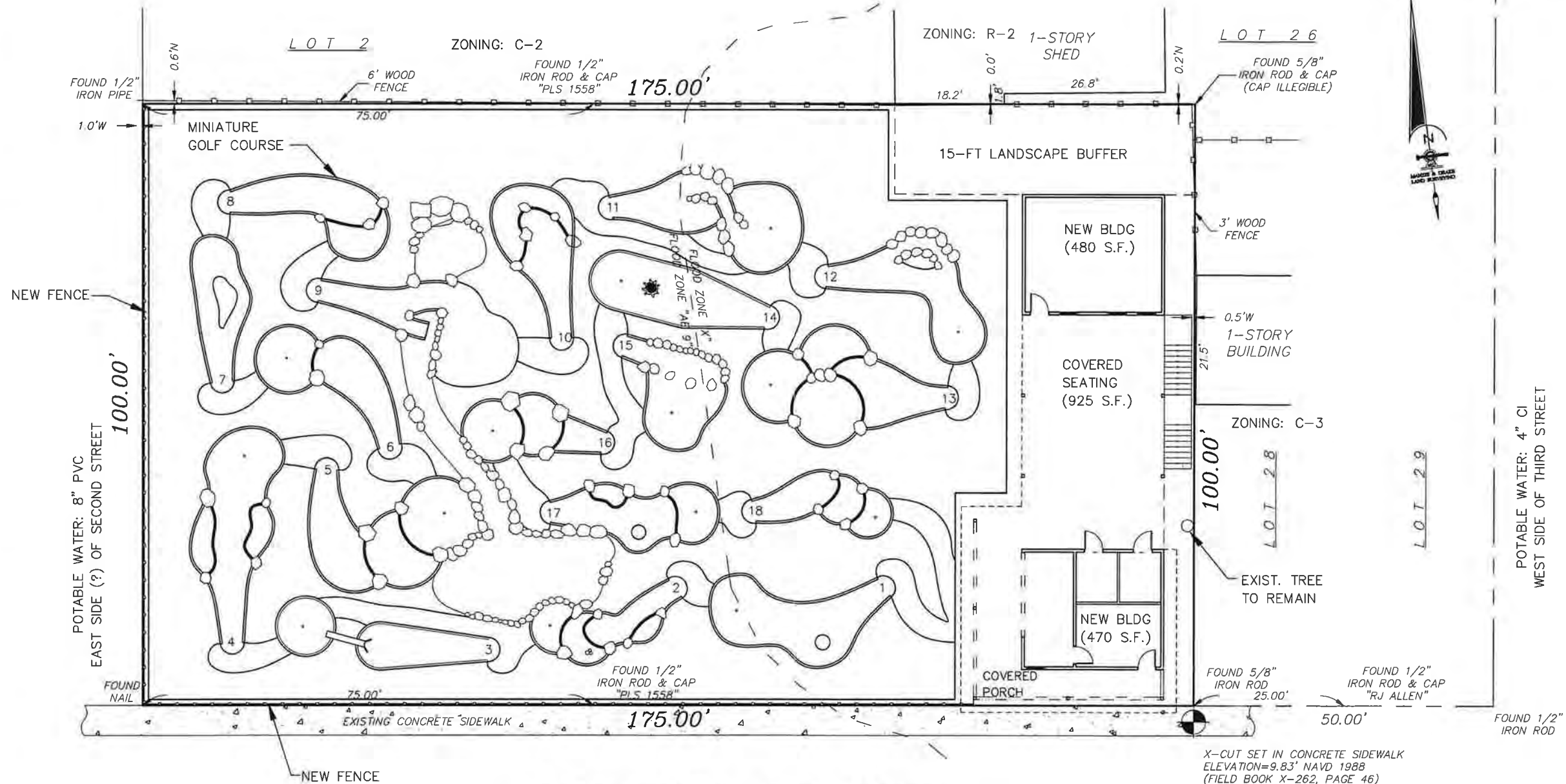
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- GENERAL NOTES:
- PID# 00-00-31-1800-0009-0010
 - ZONING: C-3
 - FLUM: COMMERCIAL
 - SETBACKS: NONE
 - PROPOSED USE: MINIATURE GOLF COURSE
 - LOT SIZE: 0.306 Ac (13,345 S.F.)
 - REQ'D CANOPY TREES:
(13345 S.F.)/(1500 SF/TREE) = 9 TREES
 - PARKING REQ'D: NONE



NORTH SECOND STREET
(60-FOOT RIGHT-OF-WAY)

NORTH THIRD STREET
(60-FOOT RIGHT-OF-WAY)



ALACHUA STREET
(60-FOOT RIGHT-OF-WAY)

SANITARY SEWER: 8" VC
CENTER OF ALACHUA STREET

X-CUT SET IN CONCRETE SIDEWALK
ELEVATION=9.83' NAVD 1988
(FIELD BOOK X-262, PAGE 46)

11				Scale: 1:10					Sheet No.
10				Project Mgr: AG	Gillette & Associates, Inc.				PSP-1
9				Designed by: AG	20 South 4th Street				of 1
8					Fernandina Beach, FL 32034				
7				Drawn by: AG	Certificate of Authorization No. 9332				Issue Date
6				QA/QC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"				Project No.
5									18-10.xx
4									
3									
2	AG	10-16-18	HDC PRELIMINARY DISCUSSION						
1	AG	10-16-18	DEVELOPMENT - TRC DISCUSSION						
Rev.	By	Date	Revision						

G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
FAX: (904) 261-9905

GREGOR MACGREGOR
LINKS AND DRINKS

TIM POYNTER

PRELIMINARY
SITE PLAN

Registered Professional

PROJECT
Tim Poynter
Fernindina, FL



DRAWN BY:
MATT BAILEY

CHECKED BY:
DAVID BAILEY

DATE:
10/16/2018

SCALE:
1"=10'

SHEET:
COURSE DETAIL

SHEET #:
3 OF 8

NOTES:

-ALL HOLES AND SIDEWALKS WILL BE ADA COMPATIBLE

-ALL CONCRETE WILL BE 3000 PSI W/ FIBER OR STRONGER

REUSE OF DOCUMENTS

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