



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
OCTOBER 17, 2019
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**
- 3. OLD BUSINESS**
 - 3.1 HDC 2019-01: COTNER ASSOCIATES, INC. ARCHITECTS, AGENT FOR JAMES D. & CONSTANCE N. SCOTT, 123 S. 7TH STREET**
Amendment to Certificate of Approval (COA) to allow for the addition of a window. *(Quasi-Judicial)*
 - 3.2 HDC 2017-03: ARTISAN HOMES, 247 BEECH STREET**
Amendment to previously approved COA to alter brick detailing. *(Quasi-Judicial)*
 - 3.3 HDC 2019-07 (PREVIOUSLY HDC 2018-44): COTNER AND ASSOCIATES, AGENT FOR DAVID PEYTON PAGE JR. & KIMBERLY PRUITT PAGE, 224 N. 2ND STREET**
Certificate of Approval (COA) to construct two 3-story mixed-use structures. *(Quasi-Judicial)*
 - 3.4 HDC 2019-09: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR., GEORGE T. MORGAN, & ANGELA KAREN MORGAN, 116 N 2ND STREET**
Certificate of Approval (COA) to construct four, two-story mixed-use town homes. *(Quasi-Judicial)*
*** *POSTPONED TO NOVEMBER 21, 2019 REGULAR MEETING* ***
 - 3.5 HDC 2019-26: CECILIA DAVIS TAYLOR, 112 S 9TH STREET**
Certificate of Approval (COA) to demolish an accessory structure. *(Quasi-Judicial)*
- 4. NEW BUSINESS**
 - 4.1 HDC 2019-34: ROLAND BOARDMAN, 1122 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct a two story accessory structure. *(Quasi-Judicial)*
 - 4.2 HDC 2019-35 WAYNE R. CHISM, AGENT FOR PETER GRASSI / TUP REAL ESTATE HOLDINGS LLC, 14 N. 2ND STREET**
Certificate of Approval (COA) to construct a three story mixed use primary structure. *(Quasi-Judicial)*
 - 4.3 HDC 2019-36 STEVEN MORGAN, RIVERSIDE HOMES, AGENT FOR HAROLD & ROZELL BLACKMORE, 105 S. 5TH STREET**
Certificate of Approval (COA) to construct a one story single family residence. *(Quasi-Judicial)*
*** *POSTPONED TO NOVEMBER 21, 2019 REGULAR MEETING* ***

4.4 **LAND DEVELOPMENT CODE CHANGES: CHAPTER 5, 6, & 8**

5. STAFF APPROVED CERTIFICATE OF APPROVALS

5.1 **AUGUST 2019**

6. BOARD BUSINESS

7. STAFF REPORT

7.1	Friends	of	Bosque	Bello	Annual	Meeting
	November			2,		2019
	10AM			-		11:30AM
	Amelia Island Museum of History					

7.2	Cemetery	Resource	Protection	Training	(CRPT)
	Thursday		October	31,	2019
	9AM-12PM	Amelia	Island	Museum	of
	1PM-3PM Bosque Bello Cemetery History				

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR NOVEMBER 21, 2019.

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.



HDC 2019-0001

REC'D: 9/10/11 BY: [Signature]

INVOICE #: _____

PAYMENT: _____ TYPE: _____

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)

* Amendment to HDC 2019-01

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: 123 S. 7th Street

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0038-0062

Zoning District: R-2 Lot / Block Number (optional) _____

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name

James + Constance Scott

Company (if applicable)

Street Address

123 S. 7th St.

City State Zip

Fernandina Beach, FL 32034

Telephone Number

352-246-7885

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

Steve Spatola

Company (if applicable)

Spatola Contracting Group

Street Address

512 S. 8th St.

City State Zip

Fernandina Beach, FL 32034

Telephone Number

67-869-6546

Email Address

Stephanie@spatlogroup.com

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.

Constructing accessory building as approved under
HDC 2019-0001 and permit # 0 BLDR 2019-0395

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.

would like to ADD a small window in the bathroom
of the upstairs studio approximately 3'w x 1'4" H

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows	Andersen	Fixed window	13079.2	
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				

CERTIFICATION (REQUIRED)

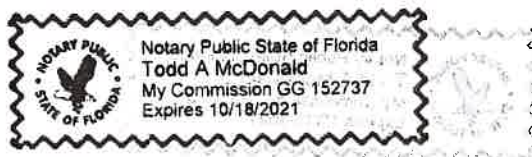
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

9/10/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } SS



Subscribed and sworn to before me this 10 day of SEPTEMBER, 2019.

[Signature]
Notary Public: Signature

TODD A. McDONALD
Printed Name

10/10/21
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



Andersen Windows - Abbreviated Quote Report
Project Name: SCOTT / ADDER



Quote #: 11764 Print Date: 08/20/2019 Quote Date: 08/19/2019 iQ Version: 19.1

Dealer: RPM LUMBER
86289 PAGES DAIRY ROAD
YULEE, FL
904-225-5633

Sales Rep: TOM FREDERICKSON

Created By:

Customer: RPM
Billing Address:
Phone:
Contact: SPATOLA
Trade ID: 099008

Fax:

Promotion Code:

Location

Item Qty Item Size (Operation)

0001 1 AAN3014 (S)

RO Size = 3' 0" W x 1' 4" H Unit Size = 2' 11 1/4" W x 1' 3 1/4" H

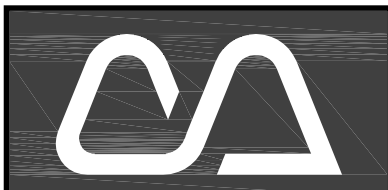


A Series

Unit, 4 9/16" Frame Depth, Red Rock/Pine, Primed, S Handing, High Performance Low-E4 Tempered, Divided Light with Spacer, Specified Equal Lite, 3W1H, 7/8", Ext Grille - Red Rock, Int Species - Pine, Int Grille Color - Primed, Horizontal Grille Alignment, Casement, w/ Standard Flange
Horizontal Grille Alignment Casement

Viewed from Exterior

U-Factor: 0.28, SHGC: 0.23



Cotner Associates, Inc.
Architects

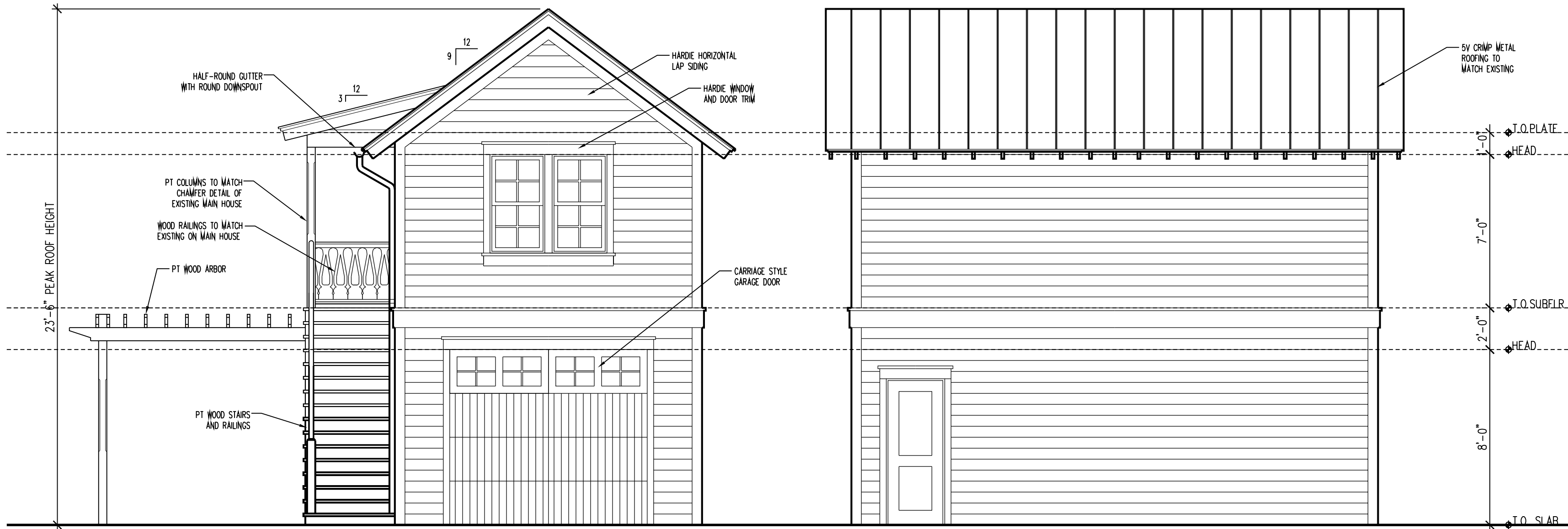
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions	
No.	Date
1	7/24/19

Progress Prints	
Issued To	Date
DRAFT HDC	11/9/18
CONCEPT HDC	11/12/18
DRAFT PERMIT	03/27/19
DRAFT PERMIT	04/04/19
PERMIT SET	05/14/19

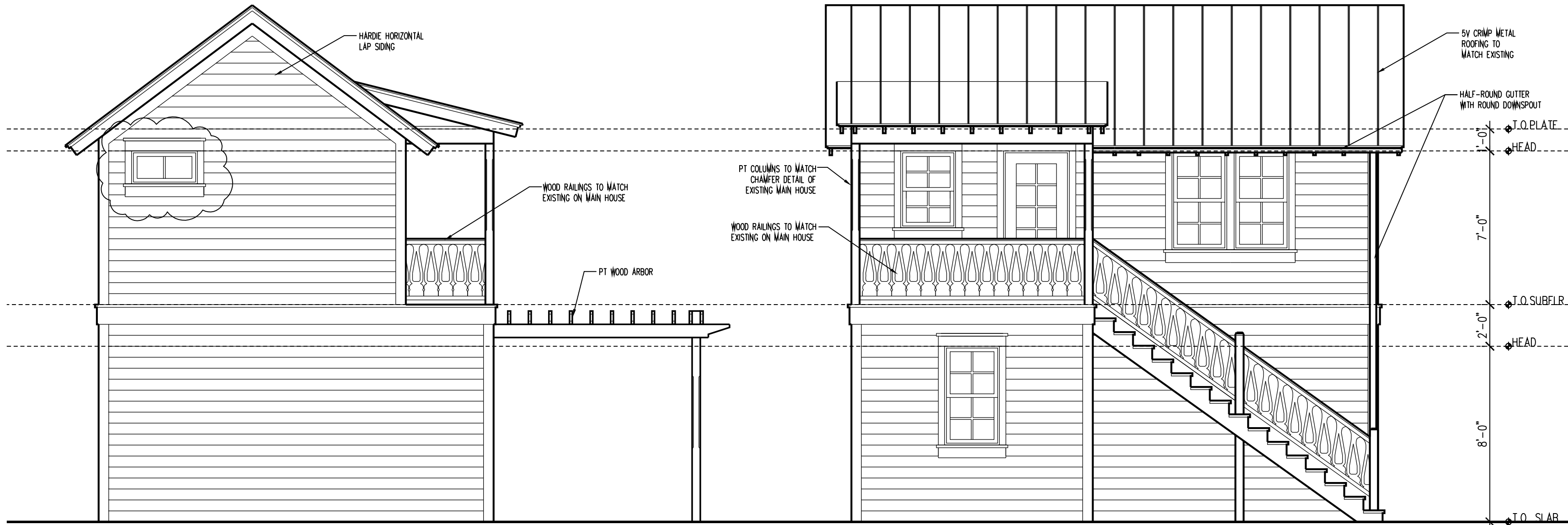
Not Published
All Rights Reserved
These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



EAST
A-1.4
1/4" = 1' - 0"

NORTH
A-1.4
1/4" = 1' - 0"



WEST
A-1.4
1/4" = 1' - 0"

SOUTH
A-1.4
1/4" = 1' - 0"

SCOTT RESIDENCE
123 SOUTH 7TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 180325.00

Released: 05-14-2019

ELEVATIONS

Page of Sheet Number





9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions	
No.	Date
1	7/24/19

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DRAFT PERMIT 04/04/19
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All Rights Reserved

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NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



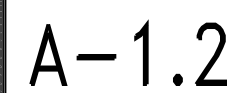
SCOTT RESIDENCE
128 SOUTH 7TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 180325.00

Released: 05-14-2019

2ND FLOOR PLANS

Page
of
Sheet Number





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-01
FEBRUARY 21, 2019

Owner/Applicant:	James D. & Constance N. Scott
Property Address:	123 S. 7 th Street
Requested action:	Certificate of Approval (COA) to expand a rear addition, demolish a non-contributing accessory structure, and construct a new accessory structure.
Current zoning:	R-2
FLUM land use category:	Medium-Density Residential
Existing uses on the site:	Residential
FL Master Site File #	8NA00452
Year Built:	1903
Contributing Status:	Contributing

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

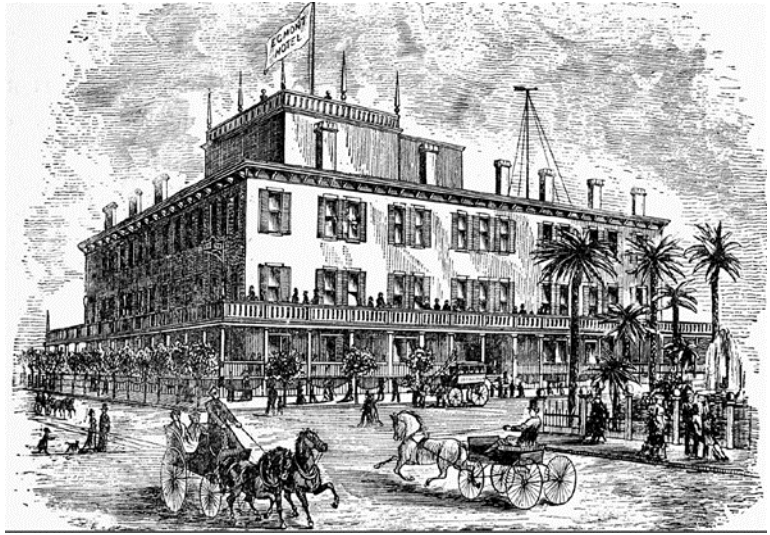


SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to expand a rear addition, demolish a non-contributing accessory structure, and construct a new accessory structure.

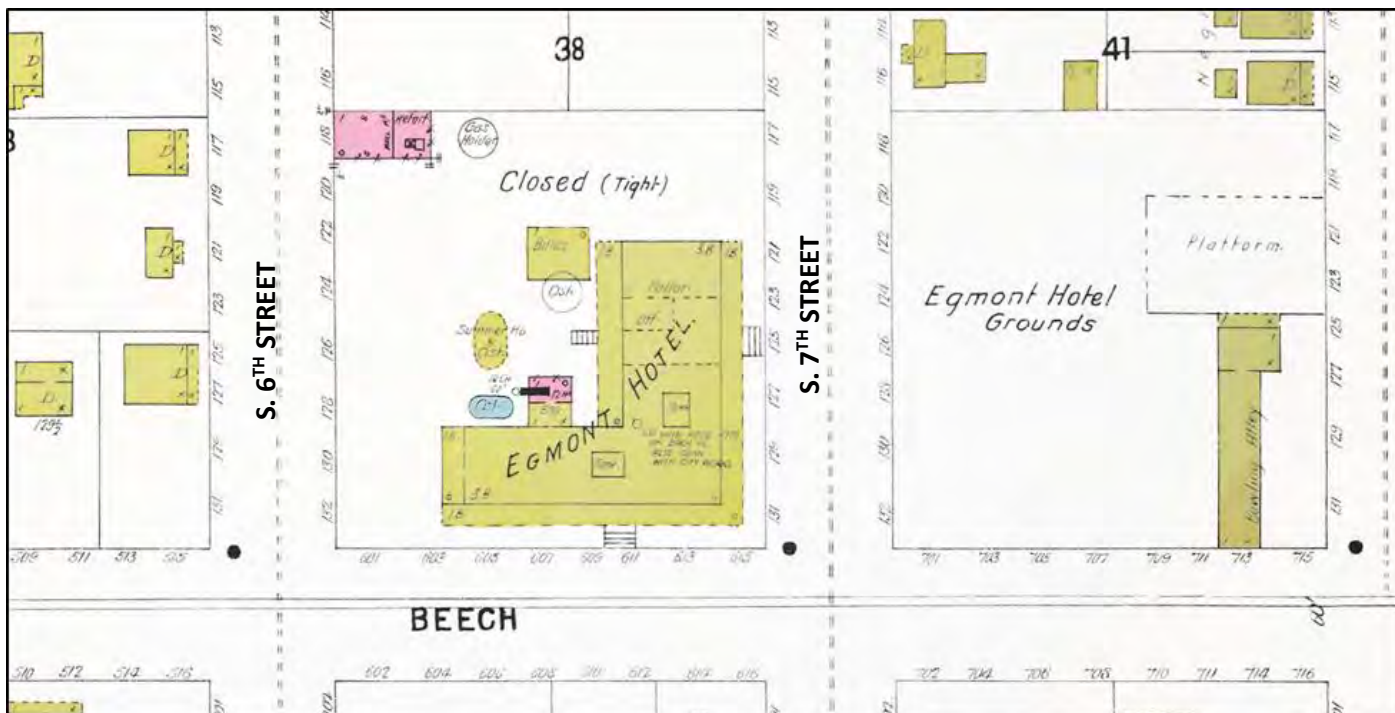
Conceptual Approval was granted at the January 17, 2019 regular meeting of the HDC.

This contributing two-story frame vernacular residence was constructed in 1903 as part of the redevelopment of the site following the demolition of the Egmont Hotel that previously occupied the site. This home, along with three other ones identical to it, was constructed on S. 7th Street and three matching one-story frame vernacular homes were built behind them facing S. 6th Street. Salvaged materials from the Egmont Hotel were used to construct these homes.

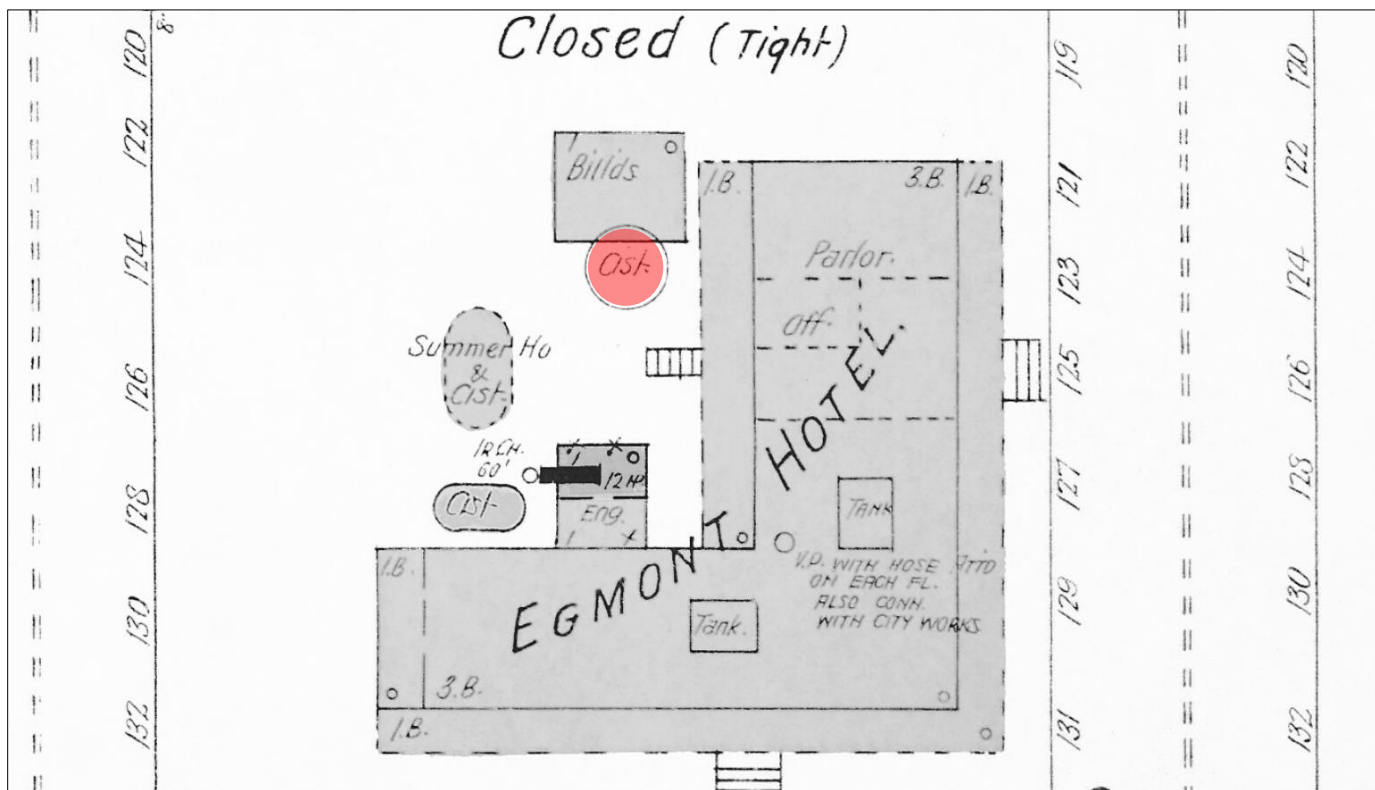


Egmont Hotel from the corner of S. 7th St & Beech St.

1897 Sanborn Fire Insurance Map



1897 Sanborn Fire Insurance Map (cistern location)



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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Outbuildings (pg.100)

Historic outbuildings such as garages and sheds should be retained where they remain.

New outbuildings should be designed to be complimentary to the dwelling's architectural style.

1. Preserve and maintain original outbuildings such as garages and sheds as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.
3. Locate new outbuildings appropriately, such as to the rear of a house or set back from the side elevations.
4. Both one- and two-story accessory outbuildings are permitted for a primary dwelling.

New Additions (pg.104)

New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, or destroyed in the process of rehabilitation. The new design should complement the original historic building and still be distinguishable. Do not try to copy the original design.

1. Before building an addition, attempt to accommodate needed functions within the existing building.
2. Limit the size of new additions so as not to overwhelm the historic building.
3. Respect the scale, massing, materials, and window spacing of the historic building.
4. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height; the new addition should not appear to be part of the historic building.
5. Use contemporary designs for new work or reference design motifs from the historic building.
6. Respect the existing historic character of surrounding buildings in the district and insure that the new addition will complement this historic character.
7. Place new additions on rear or side elevations where not visible from the street.

ANALYSIS:

The proposed scope of work includes an expansion of the 1-story rear bump-out and the construction of a new accessory dwelling. The home is a two-story frame vernacular home with front gable two-story front porch. The original design of all the Egmont homes on 7th street included a one-story bump-out at the rear of the home, to accommodate the kitchen. This design is typical of homes of this period, and is also commonly seen as additions to earlier homes. As the activities of modern living have shifted to be more centered on the kitchen as a gathering place for families, the desire to expand these spaces has led to expansions of this bump-out on the other three of the Egmont homes. This area is a logical location to expand the homes, as the original character and form of the homes can be retained, and the additions are not visible from front of the homes.

The proposed addition extends the bump-out the full width of the home and raises the roof height to 24'6". The addition will match the existing in design and material and reuse materials such as the existing wood columns.

The home is unique in that the majority of the original cistern from the Egmont hotel lies at the rear of this

property. This is an important archeological feature that should be protected in accordance with SOIS #8. The proposed new accessory structure will replace an existing shed structure. The shed structure, although old, does not appear to be the original accessory structure that was included with all the Egmont homes. The shed is in poor condition and will be demolished as part of the scope of work. The new garage/accessory dwelling has been designed with a foundation that bridges the cistern walls, so as not to disturb it. This creates the possibility that the structure can be removed in the future with any impact to the cistern. The owner has agreed to allow the Florida Public Archaeology to document the cistern and create a Florida Master Site File for this archeological feature. Documentation took place on January 16, 2019.



The accessory dwelling will feature a garage on the ground floor with a guest suite on the second floor. The structure will feature modern materials that replicate the historic features of the home, such as cementitious siding. Windows, doors, and detailing will match that of the primary structure.

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 2019-01

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-01 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 2019-01, 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 2019-01 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-01

EXHIBIT 1

Application & Backup Materials



OFFICE USE ONLY

REC'D: 1/17/19 BY: SSC
PAYMENT: \$ _____ TYPE _____
APPLICATION #:
HDC CASE #: HDC 2019-01
APPLICATION COMPLETE: Y ☒ N _____
PRE-CONFERENCE: Y ☒ N _____ DATE _____

BOARD MEETING DATE: 2/22/19
PLANNER: _____ DATE: _____
____ APPROVED ____ DENIED

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

APPROVAL TYPE:

☐ Staff Approval
☒ Board Approval: Conceptual _____ or Final X

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 SearchStreet Address: 123 South 7th StreetHistoric District: ☒ Downtown ☐ Old Town ☐ CRA WaterfrontParcel Identification Number(s): 00-00-31-1800-0038-0062Zoning District: R-2 Lot / Block Number (optional) S 1/2 lot 6/block 38**Owner of Record**As recorded with the Nassau
County Property Appraiser

Owner(s) Name

James D. & Constance N. Scott

Company (if applicable)

Street Address

3529 SW 84th Street

City State Zip

Gainesville, FL 32608

Telephone Number

352-246-7885

Email Address

jimbo5208@gmail.com**Applicant
or Agent**If other than owner. If an agent will be
representing the owner, an Owner's Authorization
For Agent Representation form must be included

Applicant Name

Cotner Associates, Inc. Architects

Company (if applicable)

Street Address

9 South 3rd Street

City State Zip

Fernandina Beach, FL 32034

Telephone Number

904-277-4593

Email Address

john@cotnerassociates.com

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.

Two story historic frame structure used as a single family residence clad in wood horizontal siding and having an ~~asphalt fiberglass roof~~, existing metal shed at rear of property.

Note: Historic cistern located in rear yard.

5v metal roof

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.

Modifications to existing addition at rear of primary residence. Demolition and removal of existing shed. Addition of new accessory structure.

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	none for Main House	Wood siding		Match existing
	Hardie for accessory	Siding		
Doors	Marvin for both	Integrity		Match existing
Windows	Marvin for both	Integrity		Cashmere
Roofing		5v metal galvalum		Match existing
Fascia/Trim	none for Main House	Wood siding		Match existing
	Hardie for accessory	Hardie trim		
Foundation		Brick		Match existing
Shutters				
Porch/Deck		PT wood for Main House		
		PT wood for accessory		
Fencing				
Driveways/Sidewalks				
Signage				
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



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)
<i>ML</i>	Proof of ownership (copy of deed or tax statement)	<i>SC</i>
<i>ML</i>	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	<i>SC</i>
<i>ML</i>	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	<i>SC</i>
<i>ML</i>	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.	<i>SC</i>
<i>ML</i>	Photographs of the existing site and existing buildings if any, including views from the street.	<i>SC</i>
<i>ML</i>	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.	<i>SC</i>
<i>ML</i>	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.	<i>SC</i>
<i>ML</i>	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	<i>SC</i>
<i>ML</i>	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.	<i>SC</i>
<i>ML</i>	New construction applications <u>must</u> show context of project within existing streetscape.	<i>N/A</i>
	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).	<i>N/A</i>

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

1-15-19

Signature of Applicant



STATE OF FLORIDA

COUNTY OF NASSAU

ss }

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

NASSAU

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

Property Search

Sales Search

Nassau Home

OWNER NAME SCOTT JAMES D & CONSTANCE N
MAILING ADDRESS 3529 SW 84TH ST

GAINESVILLE, FL 32608
LOCATION ADDRESS 123 7TH ST S
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 38 S1/2 OF LOT 6 IN OR 1438/1591
CITY OF FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0038-0062
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE SINGLE FAMILY
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 Certified Values

JUST VALUE OF LAND	\$87,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$154,734
TOTAL MISC VALUE	\$10,038
JUST OR CLASSIFIED TOTAL VALUE	\$252,272
ASSESSED VALUE	\$252,272
EXEMPT VALUE	\$0
TAXABLE VALUE	\$252,272

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	50	FF	23-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	2,302	1,859	3	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1903	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
STRG-L-AL	18 X 10	180	2000
STRG-L-AL	0 X 0	1	1960
CONCRETE A	10 X 17	170	1986
FLAGSTONE	0 X 0	1075	1990
BRICK	0 X 0	392	1995

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
08/22/2006	1438/1591	1438/1591	512500	WD	Q	Y	CLEMENS GARY L & GAIL S	SCOTT JAMES D & CONSTANCE N
06/15/2005	1326/109	1326/109	469000	WD	U	Y	KOFORD JODIE A	CLEMENS GARY L & GAIL S
08/25/1997	804/623	804/623	100	QC	U	Y	KOFORD JOEL L	KOFORD JODIE A
05/26/1993	681/1359	681/1359	127000	WD	Q	Y	VARN GEORGE W JR	KOFORD JOEL & JODIE
10/17/1990	610/14	610/14	100	WD	U	Y	VARN GEORGE JR & P J	VARN GEORGE W JR
12/01/1986	504/1190	504/1190	60000	WD	U	Y		



Real Estate Account At 123 7TH S, FERNANDINA BEACH 32034

Real Estate Account #00-00-31-1800-0038-0062

Parcel details

Latest bill

Full bill history

Pay All: \$4,922.21

2018

2017

2016

2015

...

2006

\$4922.21
due

PAID

PAID

PAID

PAID

[Apply for the 2019 Installment Payment Plan](#)

John M. Drew

Real Estate 2018 Annual Bill

[Print this bill \(PDF\)](#)

Nassau County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
00-00-31-1800-0038-0062	11524	—	002

Pay this bill: \$4,922.21

[Get Bills by Email](#)

PAYMENTS MUST BE MADE IN US FUNDS.

Owner
SCOTT JAMES D & CONSTANCE N
3529 SW 84TH ST
GAINESVILLE, FL 32608

Situs address
123 7TH S
FERNANDINA BEACH 32034

Legal description
BLOCK 38 S1/2 OF LOT 6 IN OR 1438/1591 CITY OF FDNA BEACH

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	252,272	0	252,272	\$1,724.94
TRANSPORTATION	0.5902	252,272	0	252,272	\$148.89
AI BEACH RENOURISHMENT MSTU	0.1021	252,272	0	252,272	\$25.76
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	252,272	0	252,272	\$188.70
CAPITAL OUTLAY	1.5000	252,272	0	252,272	\$378.41
SCHOOL BOARD LOCAL EFFORT	4.0690	252,272	0	252,272	\$1,026.49
Total	20.3245				\$5,127.30

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
ST JOHNS RIVER MGMT DIST	0.2562	252,272	0	252,272	\$64.63
FL INLAND NAVIGATION DIST	0.0320	252,272	0	252,272	\$8.07
MOSQUITO CONTROL DISTRICT	0.1412	252,272	0	252,272	\$35.62
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.8553	252,272	0	252,272	\$1,477.13
VOTER APPROVED DEBT	0.1929	252,272	0	252,272	\$48.66
Total	20.3245				\$5,127.30

Non-Ad Valorem Assessments

Levying authority Rate Amount
 No non-ad valorem assessments.

Combined taxes and assessments: \$5,127.30

If paid by: Nov 30, 2018 Dec 31, 2018 Jan 31, 2019 Feb 28, 2019 Mar 31, 2019
 Please pay: \$4,922.21 \$4,973.48 \$5,024.75 \$5,076.03 \$5,127.30

Pay this bill: \$4,922.21

 **Get Bills by Email**



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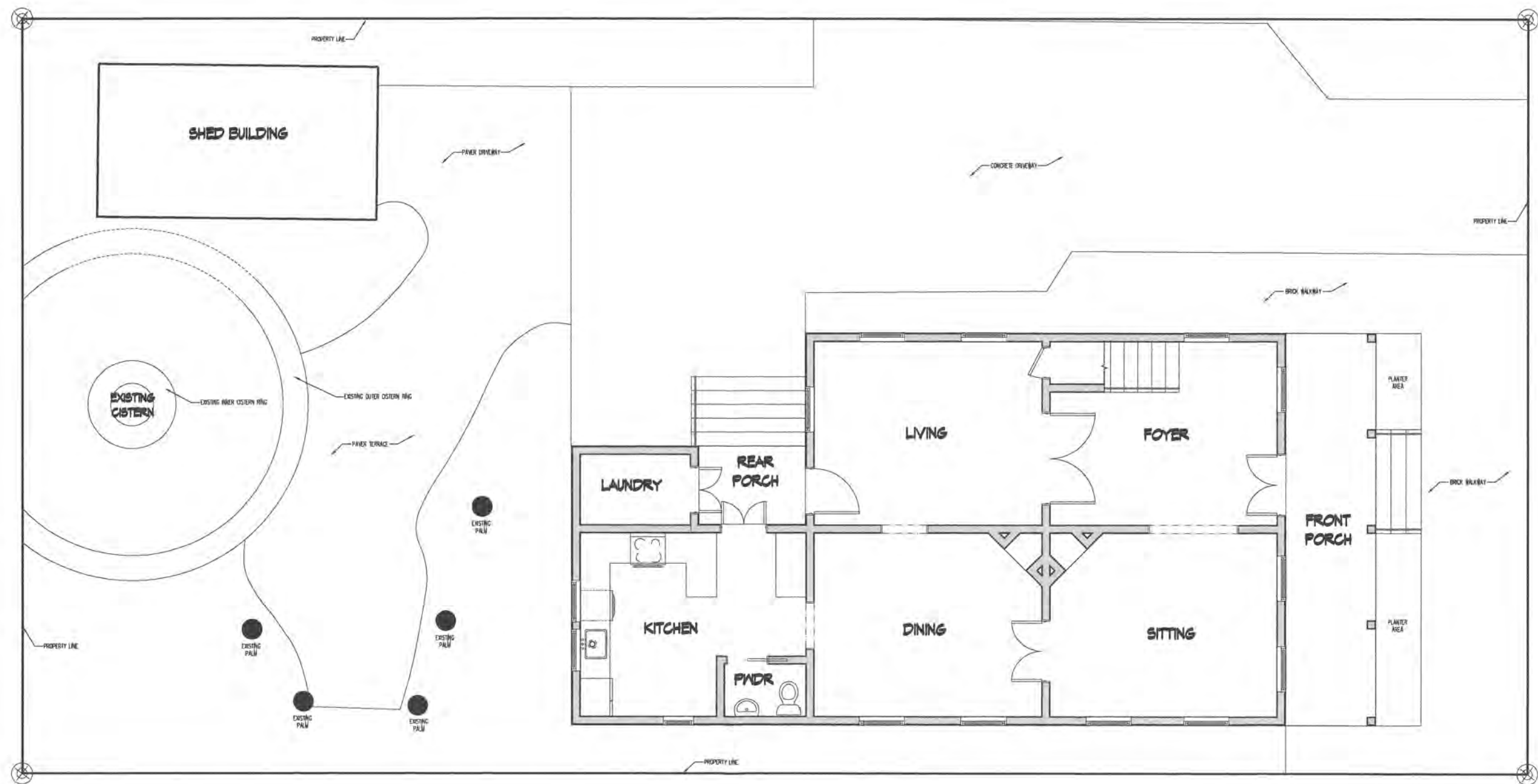


Revisions	
No.	Date

Progress Prints	
Issued To	Date
DRAFT HDC	11/9/18
CONCEPT HDC	11/12/18

Not Published
All Rights Reserved
These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2" OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



EXISTING SITE PLAN / FIRST FLOOR PLAN
1/4" = 1'-0"

SCOTT RESIDENCE
123 SOUTH 1TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Revisions

No. _____ Date _____

Progress Prints

[illegible]

DRAFT HDC 11/9/18

CONCEPT HDC 11/12/18

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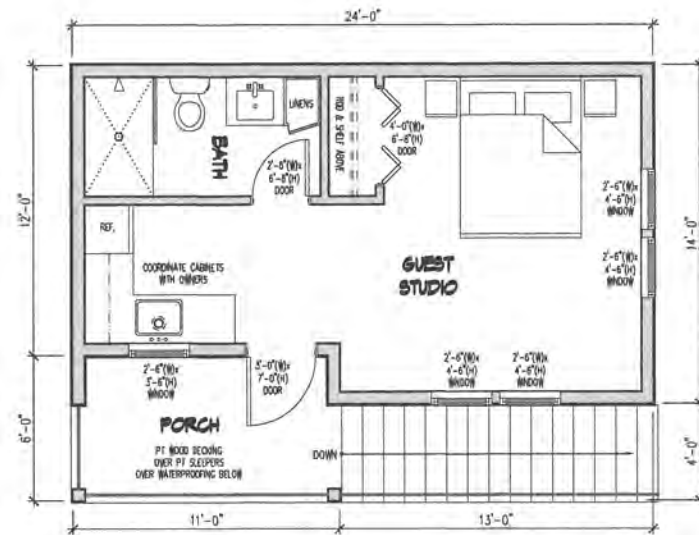
SCOTT RESIDENCE
123 SOUTH 7TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 180325.00

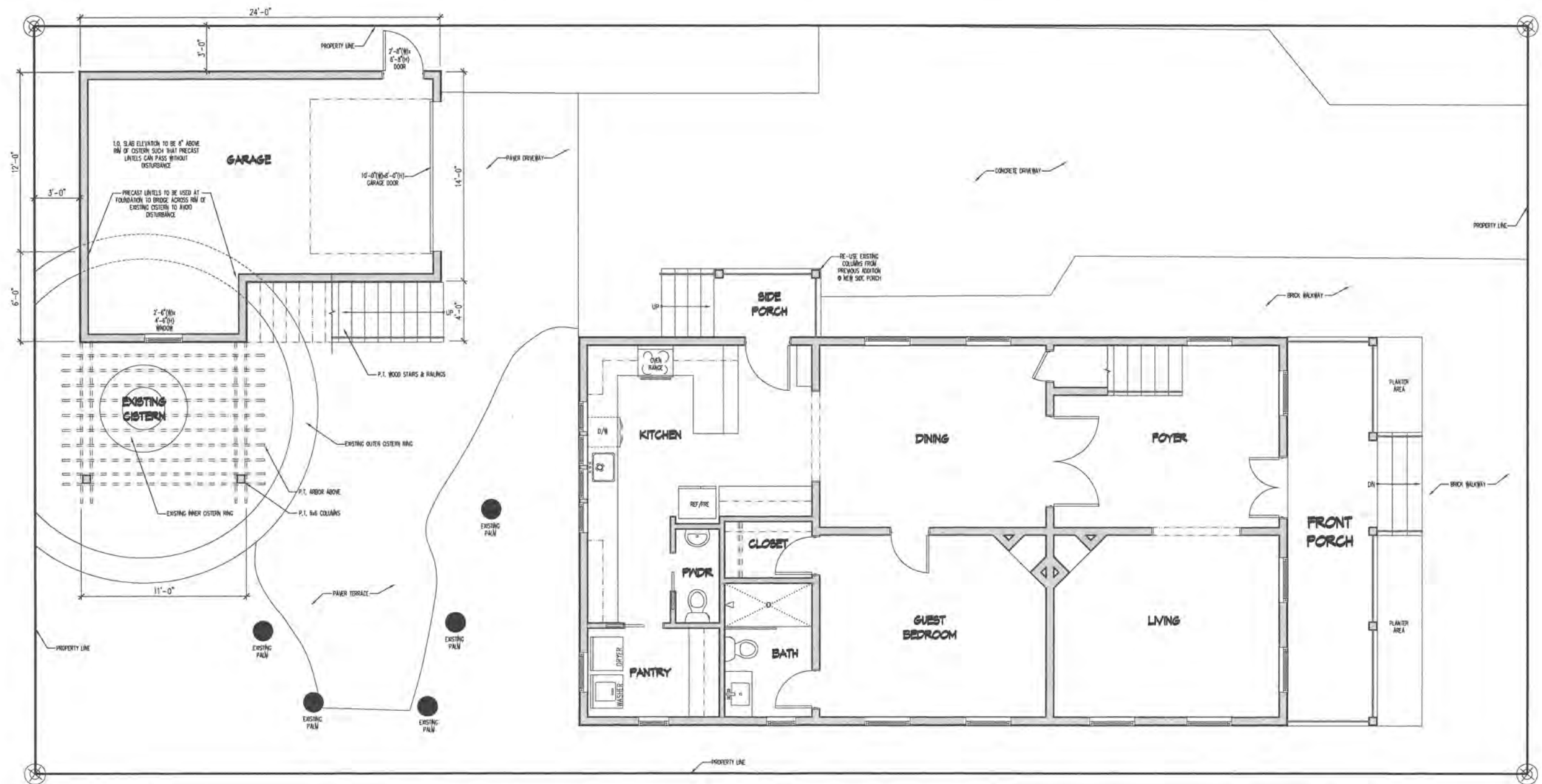
leased:

PROPOSED PLANS

Page of Sheet Number



SECOND FLOOR PLAN (STUDIO)



PROPOSED PROPOSED
A-1.1 $\frac{1}{4}'' = 1'' - 0''$

Revisions	
No.	Date

Progress Prints	
Issued To	Date
DRAFT HDC	11/9/18
CONCEPT HDC	11/12/18

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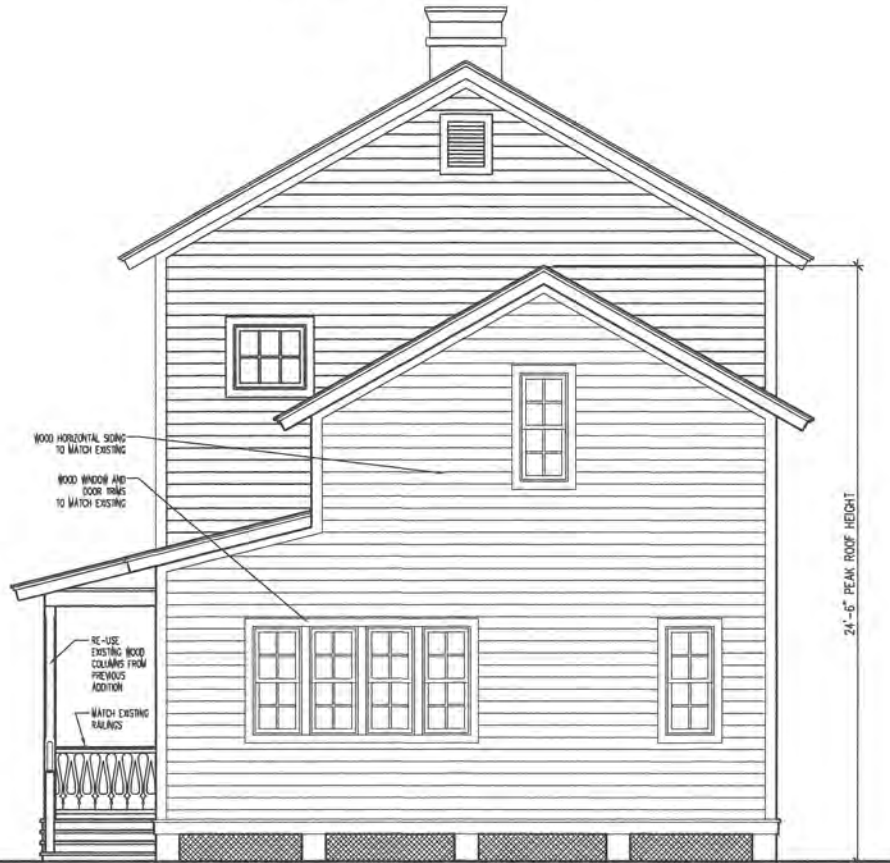
EAST
A-1.2
EXISTING EAST ELEVATION
1/4" = 1'-0"



WEST
A-1.2
EXISTING WEST ELEVATION
1/4" = 1'-0"



EAST
A-1.2
PROPOSED EAST ELEVATION
1/4" = 1'-0"



WEST
A-1.2
PROPOSED WEST ELEVATION
1/4" = 1'-0"

SCOTT RESIDENCE
123 SOUTH 7TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 180325.00
Released:

ELEVATIONS
Page of Sheet Number

Revisions	
No.	Date

Progress Prints	
Issued To	Date
DRAFT HDC	11/9/18
CONCEPT HDC	11/12/18

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SCOTT RESIDENCE
123 SOUTH 1TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 180325.00
Released:
ELEVATIONS
Page of Sheet Number

2018 FULL LINE CATALOG

First floor door
& garage

 **plastpro**
THE DOOR OF BEAUTY AND INNOVATION





We choose a door for its aesthetic qualities, but doors offer so much more than aesthetics. Your front door is a warm familiar place where new guests arrive and a cheerful announcement when friends come. We live our lives through them. Our front door sees us when we start our day and are ready to take on new opportunities. It's also a gentle embrace at the end of the day, welcoming us to our home and family. Doors aren't just doors; they're a reflection of us and our home. They help us and our families feel safe and protected. We know how important it is to choose a door that best represents you, makes you feel secure, and fits your needs.

ABOUT PLASTPRO

Since 1994, Plastpro has always believed in providing a superior product with the best value, technology, and commitment to our customers. Our fiberglass doors offer the beauty and versatility of wood doors, but are strong like steel doors. Wood and steel doors have been preferred in the industry, but both come with problems such as: rotting, rusting, and weather damage. Our fiberglass doors are the best solution and are not susceptible to weather damage, require less maintenance, and offer higher performance ratings. We've introduced the first door with composite stiles and rails, HydroShield technology, and composite Polyfibger (PF) Frames to the industry. Our doors feature a full length LVL block that provides stronger rigidity and a range of door locks and hardware to be installed for increased security. We carry a wide variety of designs, sizes, and styles that are bound to complement everyone's home.

Since the beginning, we've not only been committed to providing superior products, but also in creating opportunities. Our goal is to create positive changes for not only our employees and customers, but also for our community. We believe in doing good for the world and making a difference. For us, success is only as good as the good it creates. We've continuously partnered with Habitat for Humanity in order to create affordable, green houses for low-income families across the nation. We've donated more than 500 doors to various chapters of Habitat for Humanity and other non-profit organizations. When you buy a Plastpro door, you not only get a beautiful door with the best quality, you become part of Plastpro and join us in giving back to others.

SMOOTH



Our Smooth Doors are made with a pre-pigmented white skin; its simplicity gives a modern design and feel to any home. Our Smooth skin incorporated with a variety of panel designs and glass options, gives a clean, minimal look to any of our fiberglass doors.

DOOR OVERVIEW



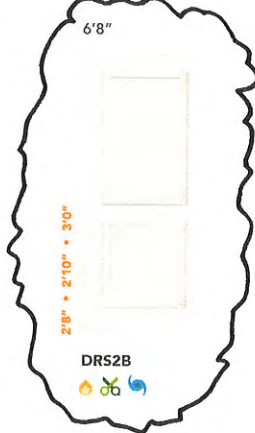
DR500



DR50070



DR50080



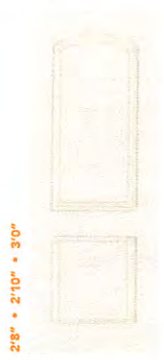
DR52B



DR52B80



DR52D



DR52D80



DR52G



DR52G80



DR520



DR529



DRG2980



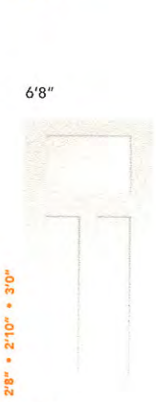
DR53C



DR53C80



DR53E



DR53F



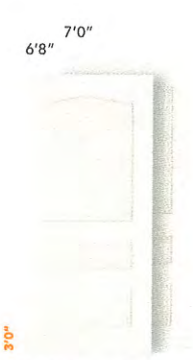
DR53F80



DR53P



DR53080



DR531



DR53170



DR54B



DR540



DR541



DR54170



DR54180



● HVHZ IMPACT NOT AVAILABLE IN 3'6"

● COMING SOON

● MODELS ONLY AVAILABLE WITH GLASS.

● IN STOCK

● EXTENDED LEAD TIME

SMOOTH SERIES

Kitchen door 2 main house

[Back to Search Results](#)



WHERE TO BUY



7042 TRADITIONAL

SERIES: Traditional Exterior Doors

TYPE: Exterior Traditional

APPLICATIONS: Can be used for a swing door, Dutch Door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel

Profile: Ovolo Sticking

Glass: 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH 3'0" ▾

HEIGHT 6'8" ▾

WOOD SPECIES

Fir ▾

GLASS 3/4" Clear IG ▾

PANEL 1 7/16" RP ▾

UPGRADES

☐ UltraBlock Technology

REQUEST DEALER QUOTE

WHERE TO BUY ▾

LIVE CHAT

MY IDEA BOOK

DOOR IMAGINATION SYSTEM

GARAGE DOORS

COMMERCIAL DOORS

ENTRY DOORS

PHOTOS

BUYING GUIDE

SERVICE & SUPPORT

CANYON RIDGE

COACHMAN

GRAND HARBOR

GALLERY

CLASSIC

MODERN STEEL

AVANTE

RESERVE

CLASSIC WOOD

[HOME](#) / [RESIDENTIAL GARAGE DOORS](#) / [CANYON RIDGE COLLECTION ULTRA-GRAIN SERIES](#)

FAUX WOOD CARRIAGE HOUSE GARAGE DOORS



CANYON RIDGE® COLLECTION ULTRA-GRAIN® SERIES



4.4 (8)

[Write a review](#)

insulated carriage house garage doors with faux wood and ultra-grain® steel.



Intellicore®



Color Blast®



WindCode®

An attractive and economical alternative to the Limited Edition Series, this door features a 2" Intellicore® polyurethane steel base with Ultra-Grain®, a durable, natural-looking, woodgrain paint finish. Stained Clear Cypress composite overlays are applied to the steel door surface to create beautiful carriage house designs.

[WHERE TO BUY](#)

[SEE ON MY HOUSE](#)

[ADD TO IDEA BOOK](#)

OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

BROCHURE

INSTALLATION & CARE

DOOR DESIGNS

SERIES 1



DESIGN 11



DESIGN 12



DESIGN 13

SERIES 2



DESIGN 21



DESIGN 22

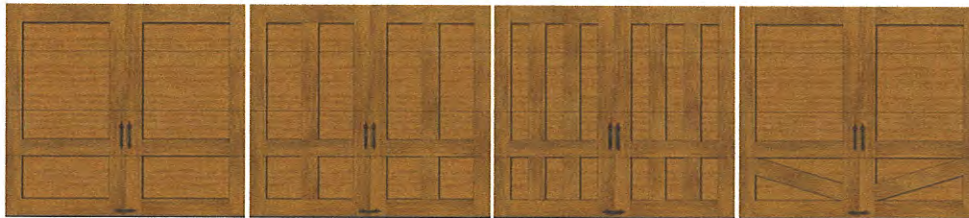


DESIGN 23

SERIES 3

ENTER TO WIN \$1,000!

[+](#)

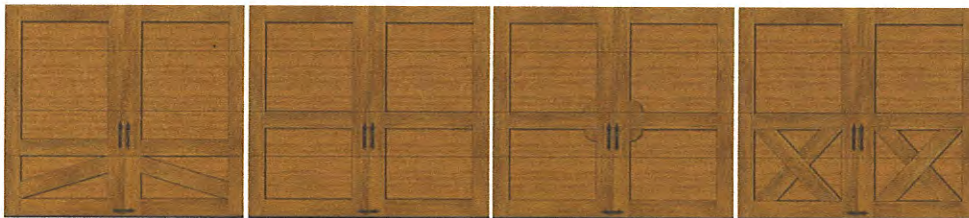


DESIGN 31

DESIGN 32

DESIGN 33

DESIGN 34



DESIGN 35

DESIGN 36

DESIGN 37

DESIGN 38

For more information regarding construction options per panel style, [click here](#)

TOP SECTIONS

SOLID TOP SECTIONS



TOP11

TOP12

TOP13



ARCH1

WINDOW DESIGNS



REC11

REC13

REC14



SQ23

SQ24

ARCH1



ARCH3

ARCH4

ARCH13



ARCH14

DOUBLE TOP SECTIONS



ARC1A - SOLID (DOUBLE DOOR)

ARC1A - WINDOW (DOUBLE DOOR)

ENTER TO WIN \$1,000!

+



ARC3A - WINDOWS (DOUBLE DOOR)



ARC4A - WINDOWS (DOUBLE DOOR)



ARC13A - WINDOWS (DOUBLE DOOR)



ARC14A - WINDOWS (DOUBLE DOOR)

SPECIALTY GLASS OPTIONS



SEEDED



RAIN



FROSTED



OBSCURE

MATERIAL OPTIONS



ULTRA-GRAIN CLEAR
CYPRESS

Composite Cladding is not present on Ultra-Grain® Series Models.

COLORS



ULTRA-GRAIN
CYPRESS
WALNUT
FINISH



ULTRA-GRAIN
CYPRESS
MEDIUM
FINISH



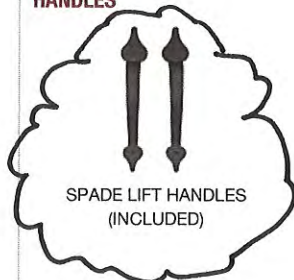
ULTRA-GRAIN
CYPRESS
SLATE FINISH

For more information regarding color availability, [click here](#).

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

HANDLES



SPADE LIFT HANDLES
(INCLUDED)



SPEAR LIFT HANDLES



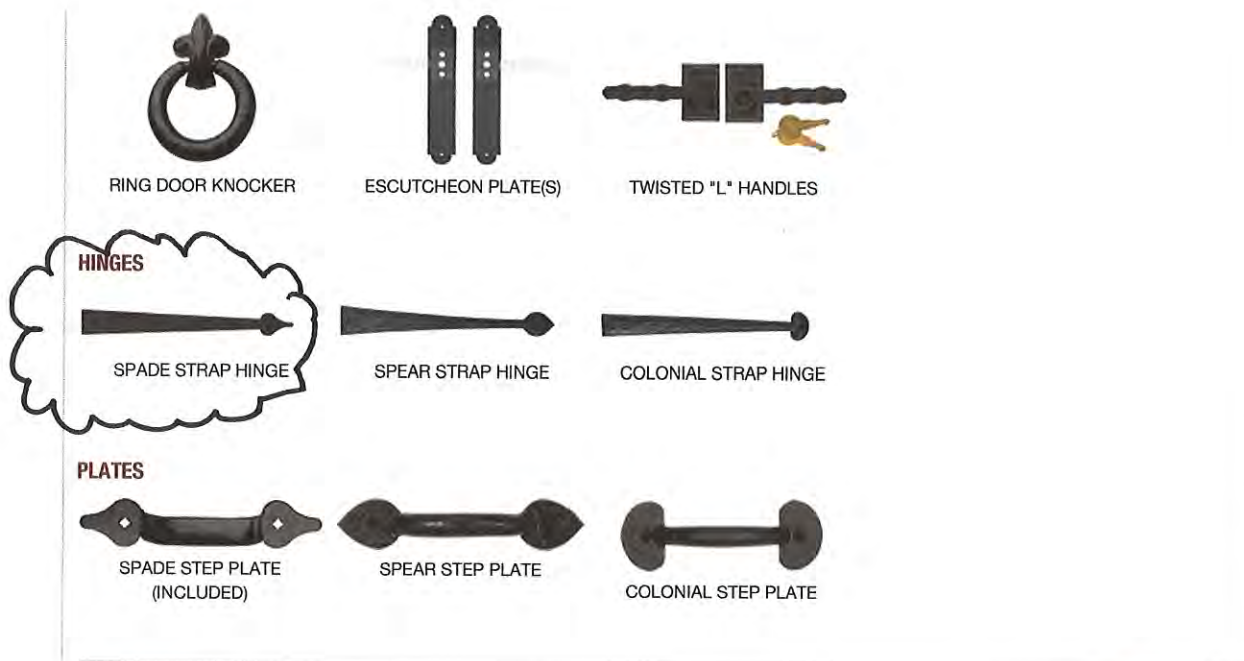
COLONIAL LIFT HANDLES



DECORATIVE LIFT HANDLES

ENTER TO WIN \$1,000!

+



★★★★★ 4.4 | 8 Reviews



Search topics and reviews



Reviews

[Write a review](#)

Rating Snapshot

Select a row below to filter reviews.

5 ★	6
4 ★	0
3 ★	1
2 ★	1
1 ★	0

Average Customer Ratings

Overall	★★★★★	4.4
Quality/Durability		4.5
Overall Value		4.0
Appearance/Design		5.0

1-8 of 8 Reviews

Sort by: ▼

FormerSE

Colorado

Review 1

Votes 0

Insulation Type: 2" Intellicore® polyurethane (18.4 R-Value)

★★★★★ · 2 months ago

Envy of the nieghborhood

The door looks great and keep inside of the garage warmer.

👍 Product Likes: Keeps My Home Warm/Cool, Energy Efficient, Appearance / Design

👍 Yes, I recommend this product.

Originally posted on Canyon Ridge® Collection Ultra-Grain® Series (R-Value 18.4)

Helpful? Yes · 0 No · 0 Report

Quality/Durability

Overall Value

Appearance/Design

WestonDan

Weston, MO

★★★★★ · 2 months ago

Definitely a step up

ENTER TO WIN \$1,000!





WOOD-ULTREX®
S E R I E S

Everything meets your standards.

These options suit your preferences.

Glazing

Energy efficiency, safety and privacy. Choose from Integrity's standard LoE[®] insulated glass with Argon gas* or LoE[®]-366[®] with Argon gas. Both tempered insulated glass with Argon gas (standard on larger units and doors, and available on most other units); or tempered obscure insulated glass with Argon gas (available on select products and sizes) are available in 1/2" and 1/2" 366.



LoE[®] (Standard) and LoE[®]-366 insulated glass with Argon gas, available in tempered



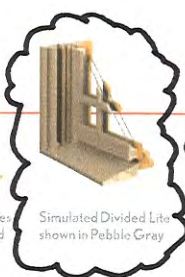
Tempered obscure insulated glass with Argon gas



Grilles-Between-the-Glass[™] shown in Bronze



Wood interior Grilles shown in Bare Wood



Simulated Divided Lite shown in Pebble Gray

Divided Lites

Simulated Divided Lites (SDL) are bars permanently adhered to both sides of the glass for a more authentic look. SDL is available in several popular life cut options (see page 37) and is limited to match your interior and exterior finish options. **Profiled Grilles-Between-the-Glass (GBG)** offer all the style with no fogging by inserting the grille detail inside the two glass panels. GBG is available in several popular life cut options (see page 37) and feature a white interior with a Stone White, Pebble Gray, Cashmere, Bronze or Evergreen exterior to match the exterior finish. (For more information on this option, see page 37.) **Wood Interior Grilles** feature easy removal for cleaning. Available in bare wood or with factory applied white finish on interior or exterior.



Pre-Finish White (interior)

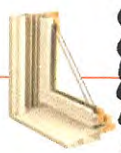


Bare Wood (interior)

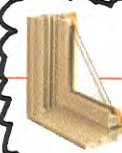
Finishes

Interior Finishes Standard Bare wood to stain or paint to match your interior, or a factory applied white semi-gloss interior finish for reduced job site finishing time and labor.

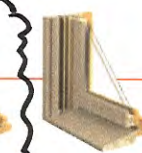
Exterior Finishes Stone White, Cashmere, Pebble Gray, Bronze or Evergreen. All are paintable without affecting the durability.



Stone White (exterior)



Cashmere (exterior)



Pebble Gray (exterior)



Bronze (exterior)



Evergreen (exterior)

* Argon gas not available in high elevations where capillary tubes are required.
** Not available in polygons except in direct glass rectangles.

Available with IMPACT

Integrity from Marvin is pleased to offer IMPACT rated products for East and Gulf Coast States for wind zones up to 140 mph. Integrity Wood-Ultrex Awnings, Casements, Double Hungs, Polygons, Sliding French Doors and Outswing French Doors are available with an IZ3 performance rating. What separates Integrity IMPACT products is their Ultrex construction. Ultrex is the perfect material to withstand the harshest coastal storm and everyday coastal living. Ultrex's strength, minimal expansion/contraction and superior resistance to heat, UV degradation and corrosion mean that IMPACT windows won't only stand up to the storm - they will stand up to time.



Find out more about IMPACT products from Integrity at integritywindows.com/impact.

INTEGRITY[®] FROM MARVIN
WOOD-ULTREX[®] SERIES

Integrity[®] Hardware Finish Options



French Door handle sets offer classic styling, keyed cylinders, multi-point locking systems and available PVD finishes for superior durability.



Windows feature classic low profile durable hardware for clean aesthetics, safety and security.

HARDWARE FINISHES	Sliding Patio Door	Sliding French Door	Inswing French Door	Outswing French Door	Windows
	Interior	Exterior	Interior and Exterior	Interior and Exterior	Interior
White					
Pebble Gray					
Cashmere					
Bronze					
Evergreen					
Almond Frost					
Brass					
Brass PVD					
Satin Nickel					
Satin Nickel PVD					
Oil Rubbed Bronze					
Oil Rubbed Bronze PVD					

ADJUSTABLE HINGE FINISHES	Sliding Patio Door	Sliding French Door	Inswing French Door	Outswing French Door	Windows
Goldtone					
White					
Pebble Gray					
Gray					
Cashmere					
Bronze					
Evergreen					
Coastal Brass					
Coast Satin Nickel					

DOUBLE HUNG

Every window's a performer.
This one's a star.



- + Low-profile sash locks provide smooth operation.
- + A positive detent reinforces when the window is locked.
- + Robust sill nose and 13.5 degree sloped sill ensure proper water management and create a more traditional appearance.
- + Take the design pressure (DP) up to 50. An optional field-applied wood sill liner kit increases water performance to a DP 50 rating, and installs easily on any Integrity double hung.

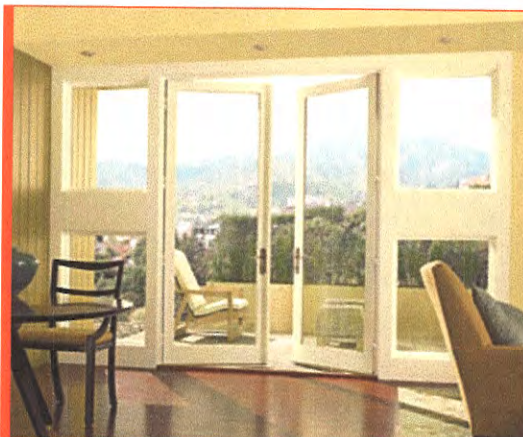
Self-sealing corner keys, weather stripping and jamb sill gaskets mean a minimum design pressure rating of DPMO. Add ergonomic hardware, a dramatic sloped sill, and more wood to the interior, and this double hung window not only performs great, it looks great doing it. Mull with picture windows, other double hungs, transoms, polygons or round tops to create almost any assembly imaginable. Factory mulling and field mulling kits are available.



Both sash tilt and remove easily, with no tools or strings to detach.

Available with IMPACT

Open your home with style and performance. Rich wood interiors, 8' 0" heights, XX configurations and wide stiles and rails make this door stand out from the crowd. Standard DPF50 performance, stainless steel handle activated multipoint locking system, stainless steel fasteners, available PVD handle sets and optional adjustable hinge linings make it stand up to the elements. Energy saving 1 of 2 tempered glass with Argon gas standard or select 1 of 2 366" tempered glass with Argon gas for enhanced performance.



- + Traditionally styled lever and escutcheon handle set available in White, Almond Frost, Brass PVD, Satin Nickel PVD and Oil Rubbed Bronze PVD.
- + Stainless steel multi-point locking system seals the door in four locations—head, sill, deadbolt, and keyed cylinder—for stability and security.
- + An oak sill liner can be painted or stained to match the solid wood interior.

OUTSWING FRENCH DOOR

Step out with style.
Step up with performance.



Adjustable hinges available in White, Pebble Gray, Cashmere, Bronze, Evergreen, Coastal Brass and Coastal Satin Nickel.

Available with IMPACT

Metal Roofing Beauty That Lasts!



Trusted Quality
Tested Strength

Authorized Dealer

A GIBRALTAR INDUSTRIES COMPANY



Metal Roofing Beauty That Lasts!

Trusted Quality. Tested Strength.

Residential • Commercial • Agricultural • Industrial



A complete line of roof and wall panel systems

- Lasts longer than conventional roofing
- Low maintenance
- Color matched accessories and trims
- Fire-resistant and non-combustible
- May reduce insurance premiums
- Energy efficient
- Superior warranty
- Impact resistant to hail
- Good value-to-life cycle cost
- Enhances resale value
- 100% recyclable
- Attractive appearance



SM-RIB

Design Features

- Architectural exposed fastener panel
- 36" width coverage
- 9" on center spacing major ribs with 2 equally spaced stiffening ribs between major ribs
- 3/4" major rib height
- Minimum roof slope 3/12 pitch
- 29 and 26 gauge
- Anti-siphon channel side lap design
- Architectural Applications Applied over decking

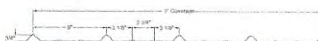
Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • MIAMI-DADE • UL • FL CODE



SM-RIB



PBR & R PANELS

Design Features

- Architectural/structural exposed fastener panel
- 36" width coverage roofing (PBR)
- Or siding (R-Panel)
- 12" on center spacing major ribs with 2 equally spaced stiffening ribs between major ribs
- 1-1/8" major rib height
- Minimum roof slope 1/12 pitch
- PBR - 26 and 24 gauge
- R - 29 gauge
- Architectural and Structural Applications Applied over decking and over open framing

Material

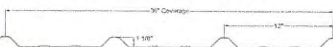
- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • UL • FL CODE



PBR-PANEL RECOMMENDED FOR ROOFING

R-PANEL RECOMMENDED FOR SIDING ONLY



SEM-LOK

Design Features

- Architectural concealed fastener standing seam panel
- 16" width coverage
- 1" seam height
- Minimum roof slope 2/12 pitch
- Hemmed snap lock design
- Low gloss paint finish
- 26 and 24 gauge
- Anti-siphon channel side lap design
- Available in Ribbed, Flat or Striated
- Nail fin design with slotted holes for attachment
- Architectural Applications Applied over decking

Material

- Galvalume
- SemCoat Plus

Approvals: MIAMI-DADE • UL • FL CODE



SEM-LOK



2-1/2" & 1-1/4" CORRUGATED

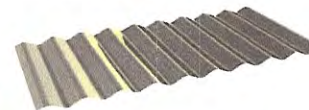
Design Features

- Architectural exposed fastener panel
- 24" width coverage (siding) and 21-1/2" width coverage (roof)
- 1-1/4" and 2-1/2" corrugations on center spacing availability
- 1/4" or 1/2" corrugation height
- Minimum roof slope 3/12 pitch
- Utility, 29, 26 and 24 gauge
- Architectural Applications Applied over decking

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: UL • FL CODE



2-1/2" CORRUGATED



1-1/4" CORRUGATED



5-V CRIMP

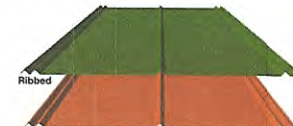
Design Features

- Architectural exposed fastener panel
- 24" width coverage
- 7/16" height inverted V(s)
- Minimum roof slope 3/12 pitch
- Utility, 29, 26 and 24 gauge
- Anti-siphon channel side lap design
- Architectural Applications Applied over decking

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • MIAMI-DADE • UL • FL CODE



5-V CRIMP



natural galvalume color



See individual product descriptions for applicable certifications.

www.semetals.com

Technical Support 800.SE Specs 800.737.7327

HardiePlank®

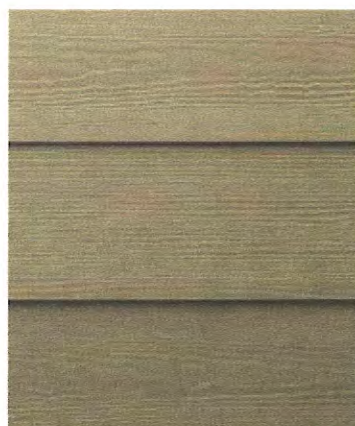
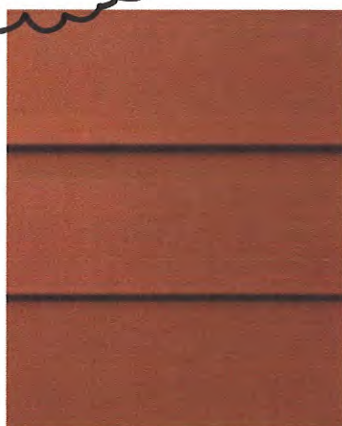
Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

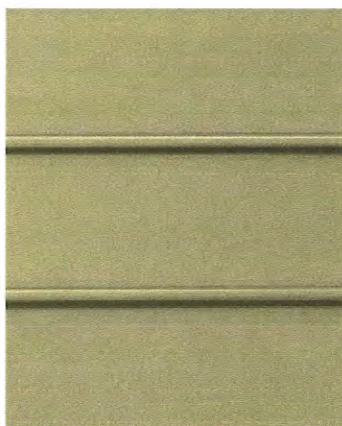
HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

A classic look for
THE HOME OF THEIR DREAMS.

SELECT CEDARMILL®**Woodstock Brown***SMOOTH®***Countrylane Red*

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

CUSTOM BEADED CEDARMILL®*Light Mist***CUSTOM BEADED SMOOTH***Heathered Moss*

Thickness	5/16 in.					
Length	12 ft. planks					
Width	8.25 in.					
Exposure	7 in.					
ColorPlus Pcs./Pallet	210					
Prime Pcs./Pallet	240					
Pcs./Sq.	14.3					

CUSTOM COLONIAL ROUGHSAWN®*Mountain Sage***CUSTOM COLONIAL SMOOTH®***Timber Bark*

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

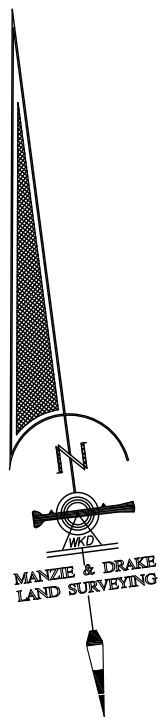
*6 in., 25 in., and 36 in. also available in coastal colors. 8 in. and 12 in. only available primed.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS:

THE SOUTH ONE-HALF (S 1/2) OF LOT SIX (6), BLOCK THIRTY-EIGHT (38)



LOT 3

LOT 4

B

LEGEND

- A/C = AIR CONDITIONER
C = CENTERLINE
[Pattern] = CONCRETE FLATWORK
[Symbol] = WATER METER
[Symbol] = WOOD OR VINYL FENCE
[Pattern] = WOOD FLATWORK

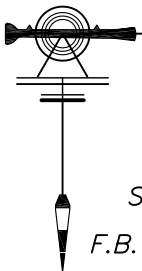
SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Internal lot angles shown hereon are based on recovered monumentation.
- "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.
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a Published Benchmark USGS Tidal 22 (Elevation = 18.45' NAVD '88).
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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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



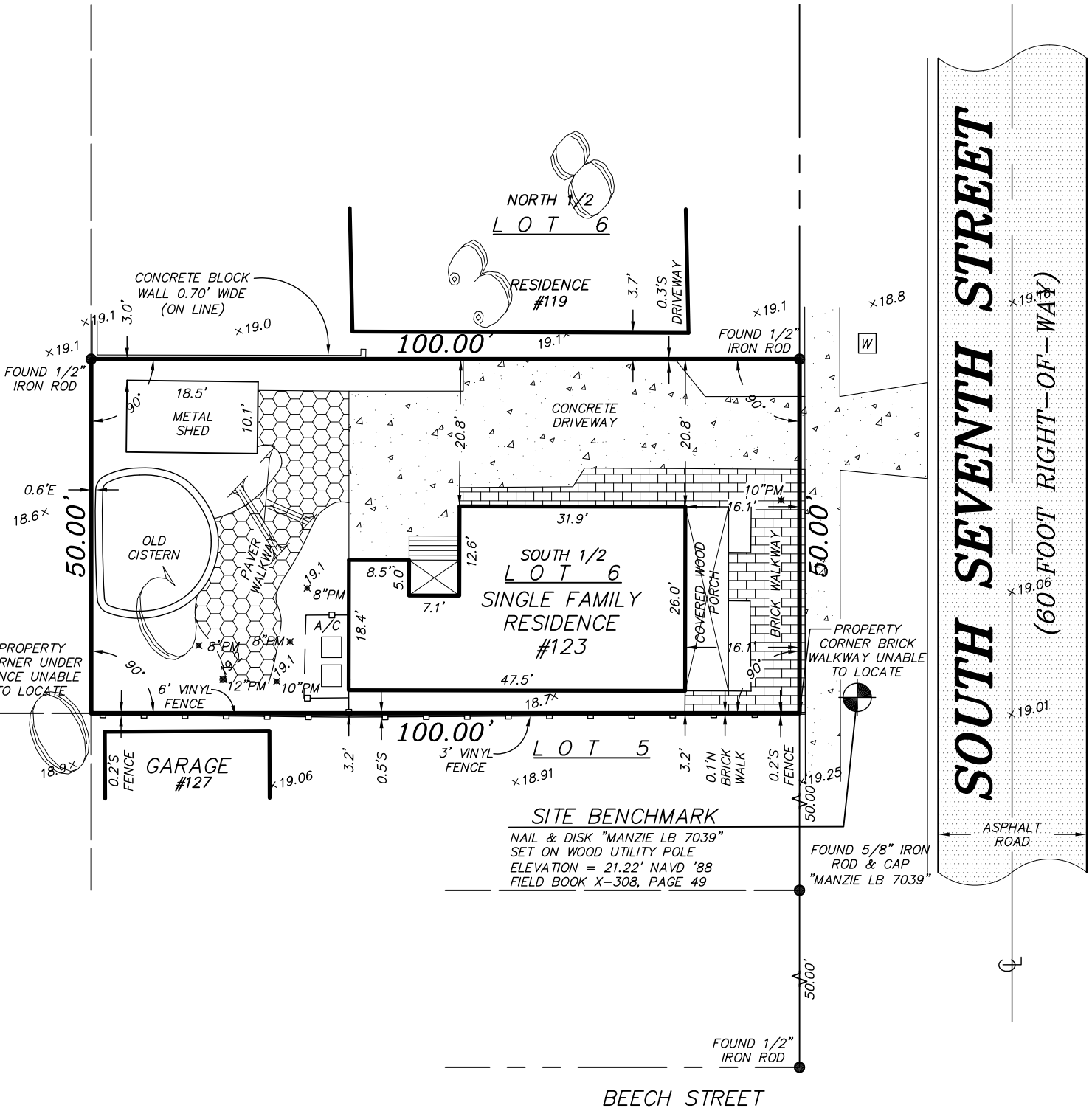
MANZIE & DRAKE LAND SURVEYING

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(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 20335 DATE: 06/11/2018 CADD: BH

F.B. NO: X-308 PAGE NO: 49 FIELD CREW: GS FILE NO: A-4589



BEECH STREET

CERTIFIED TO:

JAMES SCOTT

PROPERTY ADDRESS:

123 SOUTH SEVENTH STREET
FERNANDINA BEACH, FLORIDA 32034

TREE LEGEND

PM = PALM TREE

TREE DISCLAIMER:

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2017- 03 AMENDMENT
OCTOBER 17, 2019

Owner/Applicant:	Artisan Homes LLC
Property Address:	247 Beech Street
Parcel ID #:	00-00-31-1800-0270-0180
Current zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Amendment to a previously approved COA to alter brick detailing.

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



HDC Approved

Construction Drawings



As Built/Proposed

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

HDC 2017-03 received final approval and was issued a COA for the construction of 22 two-story townhomes on April 20, 2017.

The applicant now seeks an amendment to allow for an after the fact alteration to the brick detailing on unit 14.

This request for amendment was continued from the September 19, 2019 regular meeting of the HDC.



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

8.01.01.01 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.
- E. Fences proposed within designated historic districts shall be compatible with the historic style and character of the district, shall not be vinyl, and shall require a certificate of appropriateness, as set forth in Chapter 11.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

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

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

- 1. New buildings should be compatible with adjacent buildings in terms of height.
- 2. New buildings should be compatible with adjacent buildings in terms of materials.
- 3. New buildings should be compatible with adjacent buildings in terms of setback.
- 4. New buildings should be compatible with adjacent buildings in terms of width, scale, and proportions.

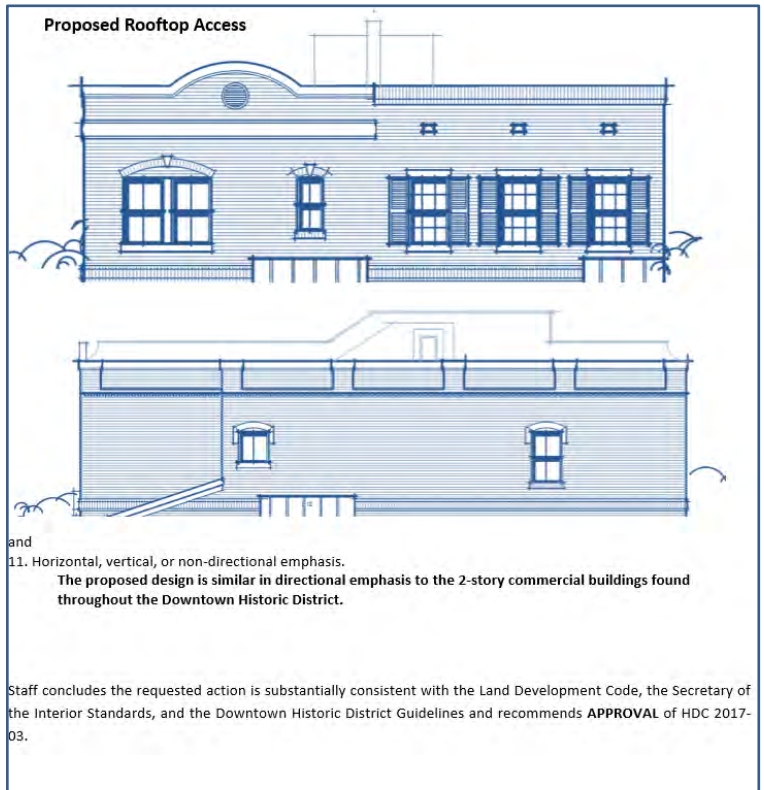
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New construction should have raised foundations.

ANALYSIS:

In the Staff Report dated April 20, 2017, Staff analyzed the architectural detailing and emphasized the fact that, “The proposed townhomes take many design cues from the commercial architecture seen in the downtown area,” and “The proposed design is similar in directional emphasis to the 2-story commercial buildings found throughout the Downtown Historic District.” This assessment fulfilled LDC 8.01.01.01 (D), and Staff recommended final approval.



(218 Centre Street)



(HDC 2017-03, Staff Report. Page 9, April 20, 2017)

5. Form and detail, considering the link between old and new buildings;
The proposed townhomes take many design cues from the commercial architecture seen in the downtown area. Features like the flat roof with parapet, brick facades and beltcourses, 6/6 and 2/2 windows, and shutters are all details that link this design to historic buildings in the area.

(HDC 2017-03, Staff Report, Page 7, April 20, 2017)

The application for amendment was submitted after the fact, to rectify the façade at 247 Beech Street (building 14), which is the result of a discrepancy between engineering and architecture. Staff notes buildings 3 and 18 share the same recessed brick detailing and may also require an amendment if they cannot be built according to the approved plans.



2nd St Streetscape



Beech St Streetscape



3rd St Streetscape

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 Amendment to HDC 2017-03

MOTION TO CONSIDER:

I move to **approve or deny** amendment to HDC case number 2017-03 **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 amendment to HDC case 2017-03, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2017-03 Amendment Application and Backup Materials**

EXHIBIT 2 **Pages from HDC 2017-03 Agenda Packet**

Respectfully Submitted,



Samantha N. Rogic
Planning Technician



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

REVISION

OFFICE USE ONLY	
REC'D: _____	BY: _____
PAYMENT: \$ _____	TYPE _____
APPLICATION #: _____	
HDC CASE #: _____	
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 <u>X</u>
PROJECT TYPE:		
☐ New Construction	☐ Addition	☐ Alteration
☐ Relocation	☐ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>		
Street Address: <u>247 Beech St.</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0270-0180</u>		
Zoning District: <u>MU 1 - Mixed Use</u> Lot / Block Number (optional) <u>Lot 18, Unit # 14</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable)	
<u>Artisan Homes</u>	
Street Address	
<u>10365 Hood Rd. Ste. 208</u>	
City State Zip	
<u>Jacksonville, FL 32257</u>	
Telephone Number	
<u>904-429-4800</u>	
Email Address	
<u>sara@artisanhomebuilder.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>Tim Ritch</u>	
Corporation or Company (if applicable)	
<u>Artisan Homes</u>	
Street Address	
<u>10365 Hood Rd. Ste. 208</u>	
City State Zip	
<u>Jacksonville, FL 32257</u>	
Telephone Number	
<u>904-429-4800 ext. 4</u>	
Email Address	
<u>sara@artisanhomebuilder.com</u>	

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

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

Revisions:

New brick detail on second floor, see attached photos and 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				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

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

CERTIFICATION

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

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

5/1/19

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF DUVAL ^{SS}

Subscribed and sworn to before me this 1 day of 5, 20 19

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

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

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

Revised January 2018

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ANALYSIS:





Beech St Streetscape



2nd St Streetscape



3rd St Streetscape

Staff has reviewed the final plans and finds the proposed design appropriate for this site. An analysis of the proposal is provided below. **(Staff comments in Bold)**

1. Scale, including height and width;

The proposed buildings are approximately 29' in height. The maximum allowable height per LDC 4.02.03(E) is 35'. The rooftop access stairs, fire separation wall, and parapet are considered appurtenances that shall not be included in the height calculation of the structure per LDC 4.02.03(C)2. The proposed new construction is compatible in scale (height and width) with the two-story buildings common throughout the Downtown Historic District.



2. Setbacks;

While the MU-1 zoning district allows for zero setback of primary structures, it still requires a 3' side yard setback for accessory structures. To allow the accessory structures to align with the primary structures, the applicant has received a variance from this section of the code through HDC 2017-02.

Corner lots in MU-1 zoning districts are required to have a 10' side yard setback along the secondary frontage. Applicant was granted a variance to reduce the setback to 5' on the northwest corner of Beech Street and 3rd Street through HDC 2017-02.

3. Orientation and site coverage;

Per LDC 4.02.01(J), the maximum impervious surface ratio for lots is 75% of the total surface area. This proposed development has an impervious surface ratio of 71.2%.

4. Alignment, rhythm, and spacing of buildings;

During conceptual review, the HDC requested that the massing of the buildings be addressed. Specifically the front elevations that were all set in the same plane. The buildings fronting S. 2nd Street and S. 3rd Street have been staggered by two feet in order to emphasize the articulation of the buildings (figure 1). This was further emphasized by certain end units having entrances that are stepped back from the main façade.

5. Form and detail, considering the link between old and new buildings;

The proposed townhomes take many design cues from the commercial architecture seen in the downtown area. Features like the flat roof with parapet, brick facades and beltcourses, 6/6 and 2/2 windows, and shutters are all details that link this design to historic buildings in the area.

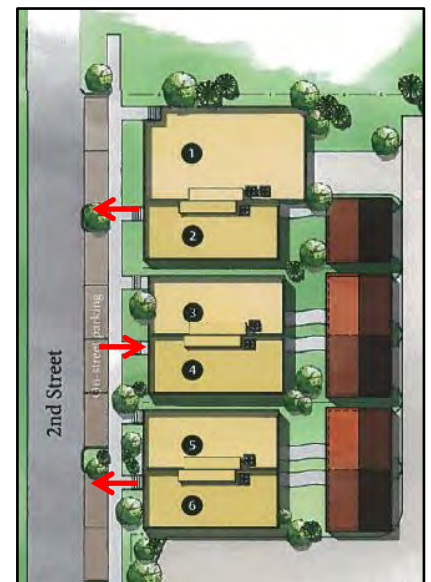


Figure 1

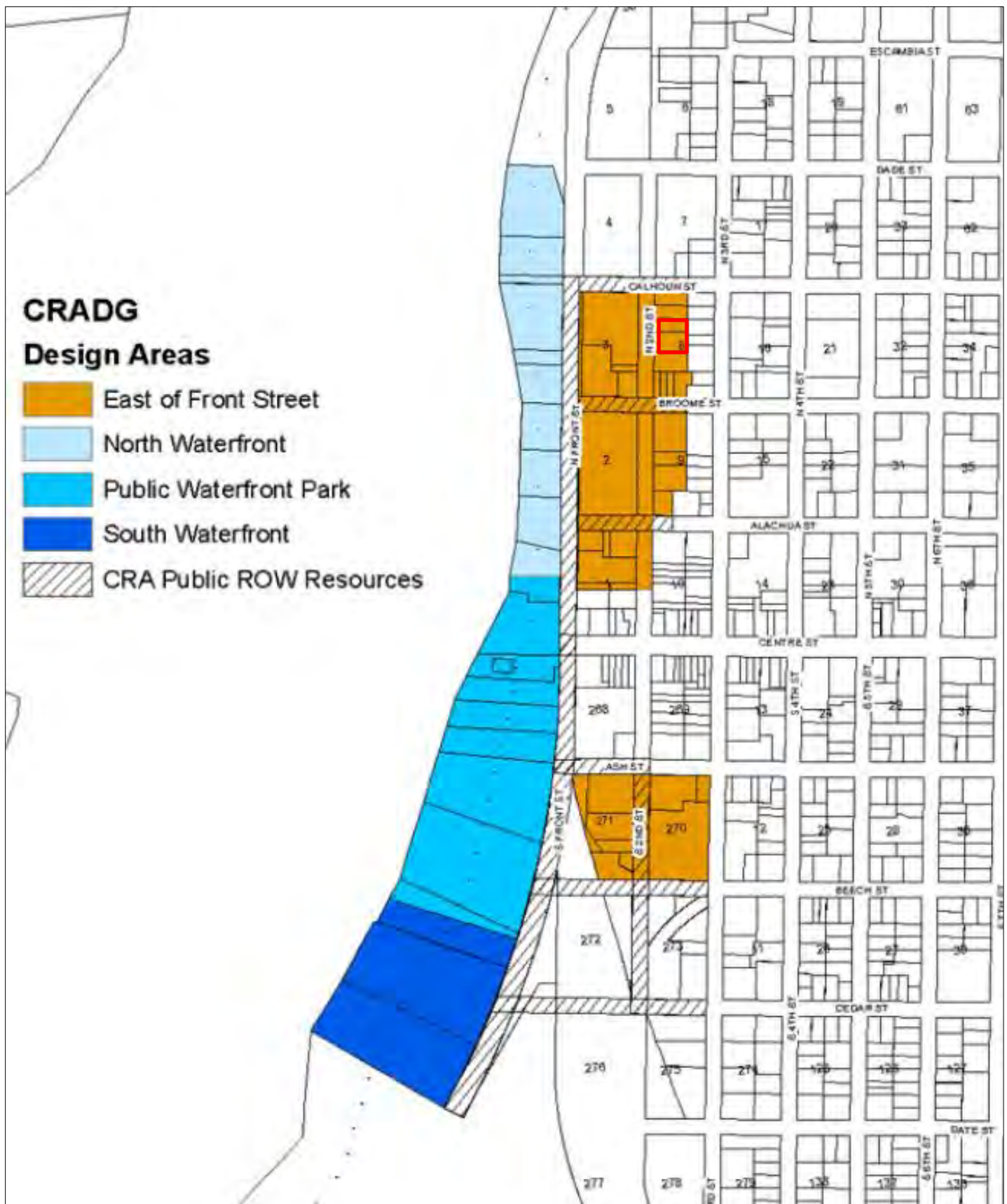


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-07 (PREVIOUSLY HDC 2018-44)
OCTOBER 17, 2019

Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2 nd Street				
Requested action:	Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial and residential units totaling approximately 10,000 square feet.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA00246				
Year Built:	N/A				
Contributing Status:	N/A				
Adjacent Properties:	North	Warehouse	I-1	c.1980	
	South	Vacant	C-3		
	East	Single-Family Residential	R-2	c.1910	
	West	Warehouse	I-1	c.1998	OHPA

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct an approximately 10,000 square foot mixed-use project in two buildings.

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

Conceptual approval was received April 18, 2019. The applicant is now seeking Final Approval.

APPLICABLE GUIDELINES:

COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES

4.4 East of Front Street Design Area (sec4 pg41)

Building Heights and Setbacks

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

Guidelines

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

Properties adjacent to residential non-CRA properties

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

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

Properties adjacent to residential non-CRA properties

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

1. Simple geometric forms and simple plans with all sides of the building being designed (fig. 4.59)
2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function (fig. 4.60)
3. The body of the buildings defined with brick, stone, or stucco over block construction (fig. 4.61)

4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies (fig. 4.62, 4.63)
5. Simple roof forms, predominately flat and edged by a parapet, with breaks in the cornice line only to mark entryways, changes in function or important corners (fig. 4.64)
6. Street level commercial feature greater areas of glass making the building appear lighter and more transparent. Awnings of treated fabric or metal may cover pedestrian spaces (fig. 4.65)

Awnings and Canopies

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

Guidelines

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

Avoid

1. Awnings made of reflective, high-gloss, brightly colored materials.
2. Awnings that cover distinctive architectural features of the building.
3. Awnings with a curved profile (A curved form maybe acceptable if directly related to a key architectural element such as seen in the rounded corner awning in fig 4.60).

Enclosing a setback space

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

Guidelines

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

conditions of Fernandina (figs. 4.67, 4.68).

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

8.00.01 Intent

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

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

8.01.02 Amelia River Waterfront Community Redevelopment Area

A. Purpose

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

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

underlying zoning district.

D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:

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

A. View Corridors

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

B. Pedestrian Access

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

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

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

8.01.03 Signage in the Historic Districts and Community Redevelopment Area

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

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or freestanding signs, and subject to the following standards:
 1. Signs shall not project more than five (5) feet from the face of the building;
 2. Projecting signs may project over sidewalk or pedestrian areas only at no less than seven and one half (7 ½) feet above sidewalk level;
 3. The top of a projecting sign shall be not more than sixteen (16) feet above the sidewalk level;
 4. A projecting sign shall not be closer than two (2) feet to a vertical line extending upward from the curb;
 5. A projecting sign shall not exceed twelve (12) square feet (ft²) in area.
 6. A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet . One side of the sign may

be no more than two (2) feet in height or width.

7. Awning sign lettering is limited to one square foot per linear foot of the awning or canopy, up to a maximum of ten (10) square feet.
 8. Freestanding, ground or pole signs are permissible only for properties with a minimum front or side yard setback of eight (8) feet. Freestanding, ground and pole signs are limited to a maximum of twenty (20) square feet in sign face area and six (6) feet in height.
- B. Permanent window lettering is permissible in addition to permanent signage and sandwich boards/easel signs shall not exceed an aggregate area equal to twenty-five percent (25%) of the glass area on which the signage is placed.
- C. Sandwich boards or easel signs are permissible in addition to window lettering and permanent signage and are subject to the following standards:
1. Limited to one (1) sandwich board or easel sign per business;
 2. The sandwich board sign shall comply with standards set forth in 5.03.10(E), and shall not utilize plastic or vinyl changeable copy.
 3. Easels displaying signs may be no more than 4' 6" high and the sign face may not exceed 6 square feet. Top of sign may not project above top of easel or 4'6" above the ground.
 4. The sign shall be placed between the store front and the edge of curb with a minimum five (5) feet of sidewalk left for pedestrian travel.
 5. The sign shall require a Certificate of Approval and the approval of the Historic District Council.
- D. Multi-Tenant Signs (reserved)
- E. Side Street Business Location Signs, private under public control located within public rights of way at street intersections, are subject to the following:
1. Limited to one directional intersection (1) sign per business where a valid local business tax receipt has been obtained except as exempted by Florida Statute 205.192 and Municipal Code Section 74-92;
 2. Must be located at the nearest intersection to the location of the business on existing directional intersection signage posts;
 3. Side Street Business Location signs are allocated on a 1st come 1st served basis and may not exceed seven (7) signs located at existing signage posts;
 4. Signs are limited to 5 inches tall by 28 inches wide (5"x28");
 5. Signs are limited to a green background with white writing;
 6. Must apply for a sign permit as set forth in 5.03.03; and
 7. Must be removed when business ceases operation and/or closes.
- F. Signs shall use stone, brick, wood, or metal, or modern materials that have the appearance of these materials. No plastic or vinyl shall be utilized to create the signs, with the exception of plastic or vinyl used for lettering or graphics on permanent, non-changeable copy signs.
- G. All permanent signs affixed to private property shall require a Certificate of Approval and the approval of the Historic District Council, except for temporary special event signs, exempt signs, public directional or information signs, street number signs, and temporary signage placed on scaffolding during construction.
- H. Wall graphics are prohibited in the Downtown Historic District. Legacy signs are permissible.
- I. Signs shall be mounted in such a way to minimize damage to historic materials. On masonry buildings, bolts should extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration. Signs shall not be placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building, or in such a manner that requires changes to building materials.
- J. External lighting of signs through gooseneck lamps is permitted.
- K. In addition to signs prohibited within City limits as defined in LDC Section 5.03.05, the following signs are

not permitted in the historic districts or CRA:

1. Signs with fluorescent or day-glow coloring.
2. Neon signs, or LED signs that mimic neon signs, over two (2) square feet in size.
3. Pixelated LED signs.
4. Internally lit signs.
5. Changeable copy signs with plastic or vinyl lettering or graphics, including sandwich board and easel signs.
6. Signs painted on or attached to trees, shrubbery, lamp posts, hydrants, traffic signs, stairways, benches, refuse containers, landscape planters, or telephone or utility poles.

ANALYSIS:

Setbacks – a 10-foot front yard setback is required for properties adjacent to residential non-CRA properties (CRA Guidelines Section 4 Page 44). The proposed front yard setback is 7 feet. Section 4 page 43 states: “1. Facades up to 30 feet in height shall have a maximum front yard setback of no more than 10 feet.” This conflicts with the definitive 10-foot front yard setback called out on page 44. It is believed that the intent of this setback is to encourage a pedestrian friendly area where ground floor commercial is encouraged. When the guidelines were translated into the Land Development Code, they included the language *“buildings shall provide a front yard setback of no more than ten (10) feet.”*

Since the LDC clarifies this section of the Guidelines, a variance is not necessary for a setback of less than 10 feet and can be considered by the HDC.

The project is demonstrating compliance with both its 20-foot rear yard setback and the required 15-foot buffer along the rear property line (per LDC 4.05.12).

Side yard setbacks are not required.

While the Guidelines require that “buildings that exceed 30 feet are required to have a step-back of a minimum of 10 feet for the portion of the building above 30 feet” (section 4 page 44), the Land Development Code clarifies the setback requirements in section 8.01.02(E) as follows:

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*

As such, a step back above 30 feet is not required.

Height – Buildings in CRA adjacent to residential non-CRA properties are limited to a maximum height of 35'. This height includes parapets. The proposed project is 32' 8 ¼" from approved finished grade to the top of the roof. The Parapet around the rooftop mechanical add approximately 1' to the height of the structure.

Building Style – the design, materials, and roof forms of the proposed structure are compatible with the historic commercial downtown as recommended by the CRA guidelines (section 4 page 45).

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

Lighting – Building mounted

Signage – No details provided; will require separate HDC and permit approvals.

Mechanical – HVAC units are shown on rooftop and are appropriately screened by a parapet. If additional mechanical is required by future commercial tenants, it will be required to be appropriately screened as part of its approval.

Materials – The proposed project follows the CRA guidelines that call for the the expression of construction to be evident through the use of materials such as wood, metal, and stone. Although simple in form, the building possesses a high level of articulation and attention to detail in materials.

Archaeological Sensitivity – Although this is a disturbed site, land near rivers are areas where archeological resources often exist. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area.

Staff Recommends Approval of HDC 2019-07

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-07 **with or without** conditions;

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

That HDC case 2019-07, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-07 Application & Backup Materials.

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



Cotner Associates, Inc.

A r c h i t e c t s

LETTER OF TRANSMITTAL

To: Samantha Rogic, Planning Tech
Company: City of Fernandina Beach
Phone: (904) 310-3485
Re: 224 North 2nd St
Project #: 181307.00
From: John M. Cotner, AIA
Date: September 12, 2019
Pages excluding cover:
Sent via: Delivery

Please find the following:

Completed application for HDC final review for October 17th agenda/meeting
Accompanying paperwork for submittal

Plans were submitted electronically 9/11/19, this completes the package

**HDC 2019-0**REC'D: 9/12/19BY: [Signature]

INVOICE #:

PAYMENT: _____ TYPE: _____
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☐ 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 SearchStreet Address: 224 N 2ND STREETHistoric District: ☐ Downtown ☐ Old Town ☒ CRA WaterfrontParcel Identification Number(s): 00-00-31-1800-0008-0080, 00-00-31-1800-0008-0050Zoning District: C-3 Lot / Block Number (optional) 5,6,7,8,9 / 8**Owner of Record**As recorded with the Nassau
County Property Appraiser

Owner(s) Name

DAVID PEYTON PAGE, JR & KIMBERLY PRUITT

Company (if applicable)

PAGE

Street Address

1702 ATLANTIC AVE.

City State Zip

FERNANDINA BEACH, FL 32034

Telephone Number

904-415-3243

Email Address

DAVID PAGE MD@COMCAST.NET
KIM BEACH COTTAGE@COMCAST.NET**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

Company (if applicable)

COTNER ASSOCIATES, INC

Street Address

95. 3RD ST.

City State Zip

FERNANDINA BEACH, FL 32034

Telephone Number

904-277-4593

Email Address

JOHN@COTNERASSOCIATES.COM

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.

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.

CONSTRUCTION OF TWO 3-STORY MULTI-USE BUILDINGS & ASSOCIATED SITEWORK

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	HARDIE	BOARD & BATTEN		WHITE
Doors	PGT	HINGED & SLIDING		BLACK
Windows	PGT	FIXED & DOUBLE HUNG		BLACK
Roofing	CAF ABC	TPO 5V CRIMP METAL ROOFING		WHITE NATURAL GALVALUM
Fascia/Trim	HARDIE	SMOOTH HARDIE TRIM		WHITE
Foundation	N/A	TABBY STUCCO		NATURAL
Shutters	ATLANTIC	BAHAMA SHUTTERS		GREY
Porch/Deck	N/A	P.T. WOOD		NATURAL
Fencing	N/A			
Driveways/Sidewalks	N/A	GRAVEL		
Signage	N/A			
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



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)
BM	Proof of ownership (copy of deed or tax statement)	BR
BM	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	BR
BM	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	BR
BM	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.	BR
BM	Photographs of the existing site and existing buildings if any, including views from the street.	BR
BM	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.	BR
DM	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.	BR
BM	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	BR
DM	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.	BR
BM	New construction applications <u>must</u> show context of project within existing streetscape.	BR
NA	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).	BR

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.

9-11-19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

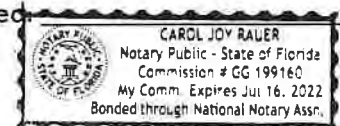
Subscribed and sworn to before me this 11th day of September, 2019.

[Signature]
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced _____



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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE KIMBERLY P. PAGE AND DAVID P. PAGE, MD
(print name of property owner(s))

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS
(print name of agent)

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

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

[Signature]
(Signature of owner)

David Page MD
(Signature of owner)

Kimberly P Page
(Print name of owner)

Kimberly P Page
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

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

Carol J. Rauer
Notary Public Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced ☐



Return to: (enclose self-addressed stamped envelope)

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

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

This Instrument Prepared by:

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

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

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

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

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

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

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

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

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

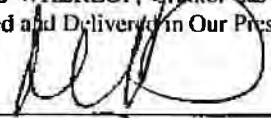
WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100**
Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in **Nassau** County, Florida, to-wit:
**All of that certain piece, parcel or tract of land lying and being in the County of Nassau and the
State of Florida known and described as follows:**

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY
OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE
OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS
LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED,
REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901)
AS:**

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

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

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



Marie Davis



Susan Courtney McCranie (Seal)



Michelle Elliott

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this **26th** day of **April 2017** by
Susan Courtney McCranie, a Single Woman
who is personally known to me or who has produced
as identification.

My Commission expires:

(Seal)



Marie Davis
Notary Public



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Our natural cedar look has a soft texture that mimics wood.

HARDIEPANEL® VERTICAL SIDING

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You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream

THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.

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Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 48"
LENGTH: 120" boards	EXPOSURES: 48"

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James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.

AVAILABLE SIZES

THICKNESS:	0.312"
------------	--------

LENGTH: 96" boards

WIDTHS: 48"
EXPOSURES: 48"

Warranty Information >

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The siding you'll see below is available on special order in Dream Collection™ products and Primed for Paint only.

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STUCCO

Get the warm, inviting look of stucco, but with fiber cement's superior strength. Available in our Statement Collection products and Dream Collection products—or primed for paint.

HARDIEPANEL® VERTICAL SIDING

SIERRA 8

This combination of texture and linear detail adds dimension without getting too fussy.

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Atlantic
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Bahama

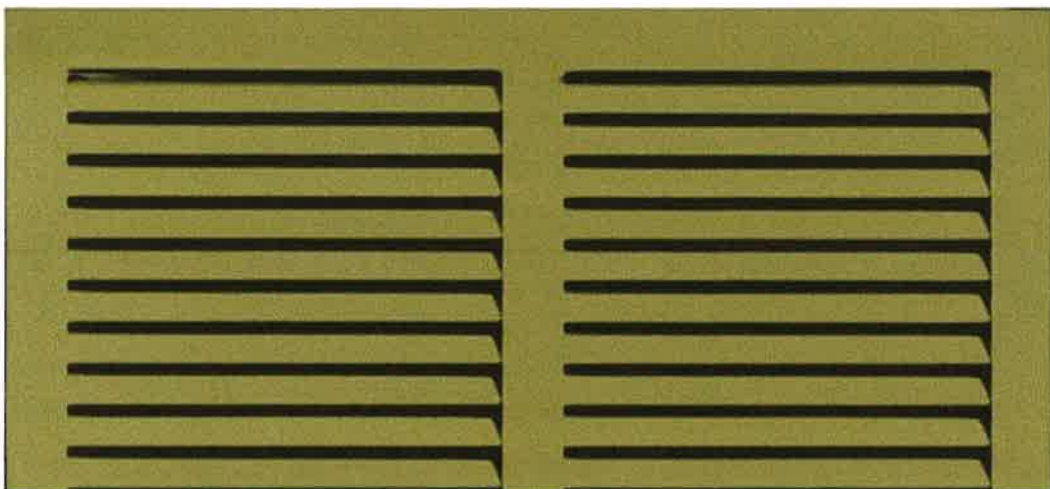




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Additional Rail



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BUILDING PRODUCTS

5V Crimp is a popular aesthetically-pleasing solution for residential applications. The 5V Crimp panel is one of the oldest, and most trusted in the industry backed by quality materials and more than 100 years of successful design. 5V Crimp require a solid roof deck with a waterproof membrane.

Product Specifications

Applications: Roof

Coverage Widths: 24"

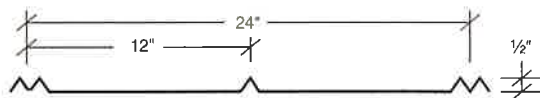
Rib Height: 1/2"

Panel Attachment: Exposed Fastening System

Gauges: 32, 29, 26

Finishes: Siliconized Polyester

Coatings: Galvalume Plus®, Signature® 200, G-40 Galvanized



Features and Benefits

UL 580 rating is available, as well as UL 263 for internal fire and the UL 2218 Class 4 impact rating.

UL 790 - Class A Fire Rating.



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800.345.0044

Mt. Pleasant, IA
800.345.0044

Phoenix, AZ
800.481.3035

Salt Lake City, UT
800.481.3035

5V Crimp

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
FIRE RESISTANCE	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819.
STRUCTURAL	Uplift Resistance	AISI S100	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
	Roof Performance - Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof covering materials	Class 90 Rating - Construction Number 453.
	Roof Performance - Miami-Dade County	TAS 125 TAS 100	The Product Control Approval System establishes a protocol to evaluate the standards of products used in construction in Miami-Dade County. Miami-Dade County, with its inclusion in the High Velocity Hurricane Zone (HVHZ) has the most stringent code requirements of the Florida Building Code. Therefore, all products that comprise the structure's building envelope — doors, shutters, windows, prefabricated buildings and truss plates — require the issuance of an approval in order to be used for construction in Miami-Dade County	See NOA # 11-0810.10
ROOF LISTINGS	Roof Performance - Florida Approval	TAS-125 UL 580 UL 1897 U790	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 11903.1
	Roof Performance - Texas Department of Insurance	UL 580 UL 1897	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 "first tier" Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-392



AMERICAN
BUILDING
COMPONENTS

Color Chart



PREMIUM

★★★★

Final color selection should be made from metal color chips.

Gauge
29 and 26

Substrate
Galvalume

Paint System
Signature® 200
20 Colors

Warranty
40-Year Film Integrity

- For the most current information available, visit our website at www.abcmetalroofing.com.
- See the product catalog for gauge and color availability.
- Review the sample warranty for complete performance attributes, exceptions, and terms and conditions.
- Trim is available in all colors.

Available in 29 Gauge



Buckskin★



Evergreen★



Hawaiian Blue★



Clay★



Radiant Red★



Desert Sand★



Burgundy★



Cobalt Blue★



Coal Black★



Vintage White



Galvanized



Rustic Red★



Saddle Tan★



Koko Brown★



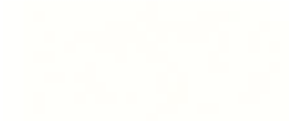
Light Stone★



Gray★



Ivy Green★



Polar White★
(also available in G-90 Galvanized)



Charcoal Gray★



Burnished Slate★



Galvalume Plus®

Available in 26 Gauge



★ ENERGY STAR® Qualified

EverGuard® TPO 60 mil Membrane Information Sheet

Updated: 6/18



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*



EVERGUARD® TPO

MEMBRANE

60 MIL

Quality You Can
Trust...From
North America's
Largest Roofing
Manufacturer!™

gaf.com

Why TPO

- Great Value—Excellent performance at a cost-effective price
- Excellent Seam Strength—Heat-welded seams provide greater seam strength to taped and other seams
- Long-term Weathering—Excellent long-term heat and UV resistance
- Energy Saving—Highly reflective and emissive white roof can help reduce energy costs and urban heat island effect
- CREST Energy Savings Calculator—See your potential savings at cool.gaf.com
- Versatile Application Method

Why GAF EverGuard® TPO

- Outperforms standard TPO in heat aging and UV tests—the best predictors of TPO performance
 - After accelerated heat aging at 275°F (135°C) for 105 days, EverGuard® TPO showed no cracking—while every one of the competitors' samples had failed! **See below:**
 - UV testing—Greater than 2.5 times the industry standard (ASTM D6878 weather resistance test)
- Guarantees are available up to 25 years when using EverGuard® TPO 60 mil Membrane.*
- Easier to install due to:
 - Large welding window
 - Most complete line of accessories
 - 10' (3.05 m) wide sheets



Installation

EverGuard® TPO 60 mil Membrane is suitable for all types of single-ply systems:

- Mechanically Attached Application...for a quick and cost-effective system that can be installed practically year-round.
- RhinoBond® Application...can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.*
- Adhered Application...can be installed with EverGuard® 1121 Solvent-Based Adhesive, EverGuard® Low VOC Adhesive, or EverGuard® WB181 Water-Based Adhesive for the smoothest appearance. Provides excellent wind uplift performance.

Accessories

Field fabrication of TPO accessories is time-consuming, costly, inconsistent, and can lead to unreliable details that compromise a watertight roofing system. EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity up to 200%,** while reducing installed cost by up to 12%.

*See applicable guarantee for complete coverage and restrictions.

**Based on GAF estimate to field-fabricate flashing details.



U.S. only



California
Title 24
Compliant



TPO membranes meet the
performance requirements
of ICC ER-6030

EverGuard® TPO 60 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kN/m)	305 lbf x 290 lbf (454 x 432 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	135 lbf (membrane failure) (201.1 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	75 lbf x 130 lbf (111.8 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 lb. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² · nm) at 340 nm	>25,000 KJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
Guarantee			
Up to 25 years			

*White, Energy Gray, and Energy Tan Membranes Only

**ENERGY STAR® only valid in the U.S.

Product Data

Roll Size	5'x 100'	6' x100'	8'x100'	10'x100'	12'x100'
	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	162 lb. (73.5 kg)	194.4 lb. (88.2 kg)	257 lb. (117 kg)	322 lb. (146.1 kg)	386.4 lb. (175.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.					

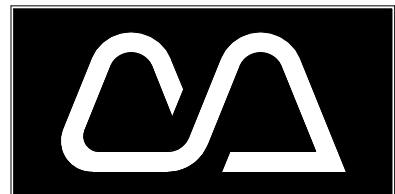
RhinoBond™ is a registered trademark of OMG.



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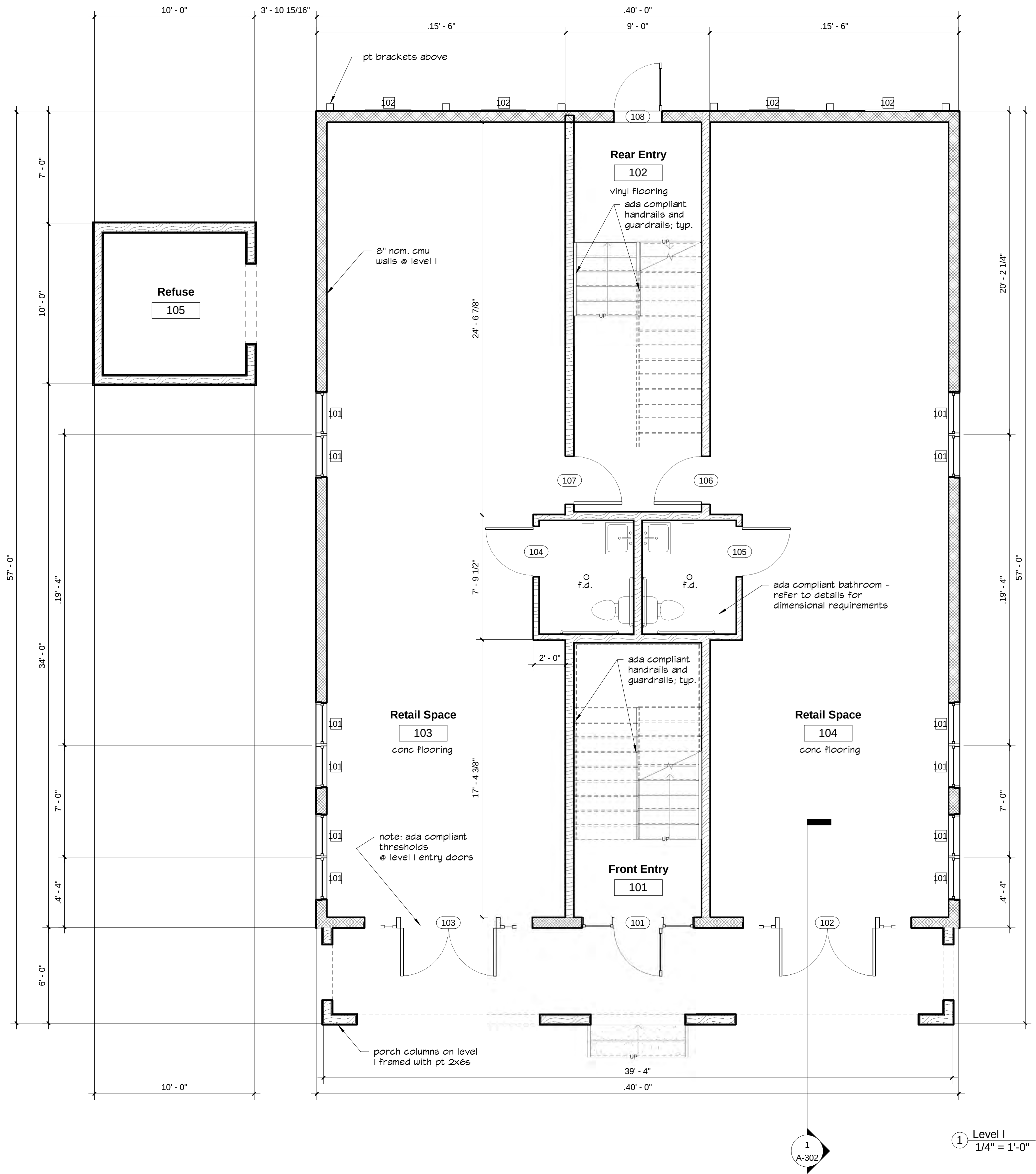
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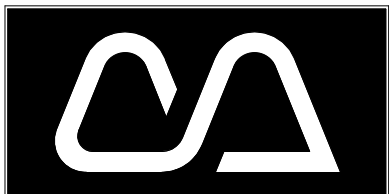
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Level I Floor Plan

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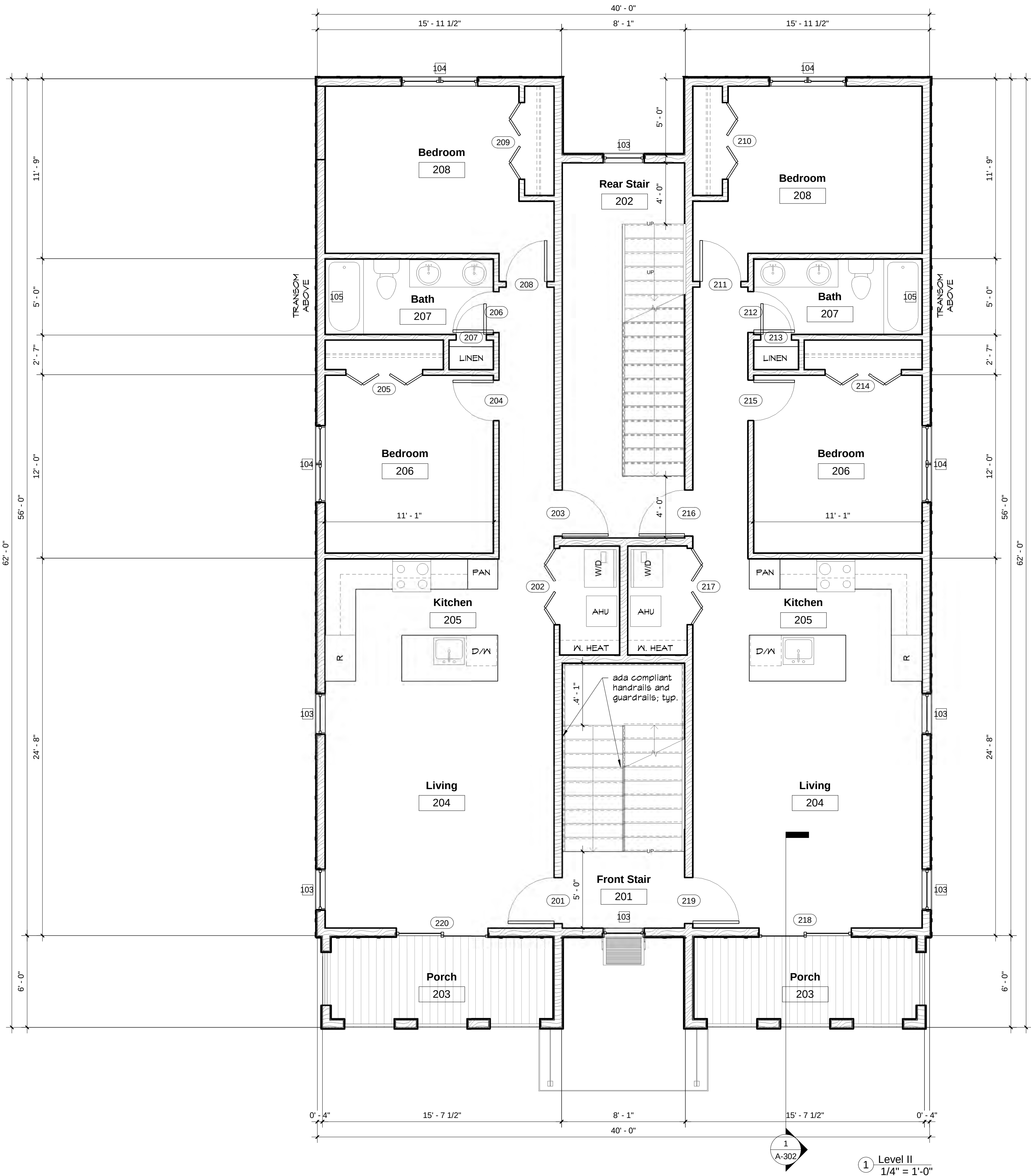
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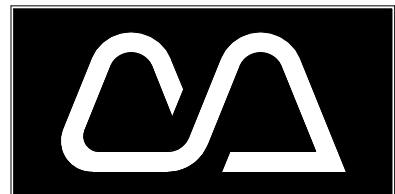
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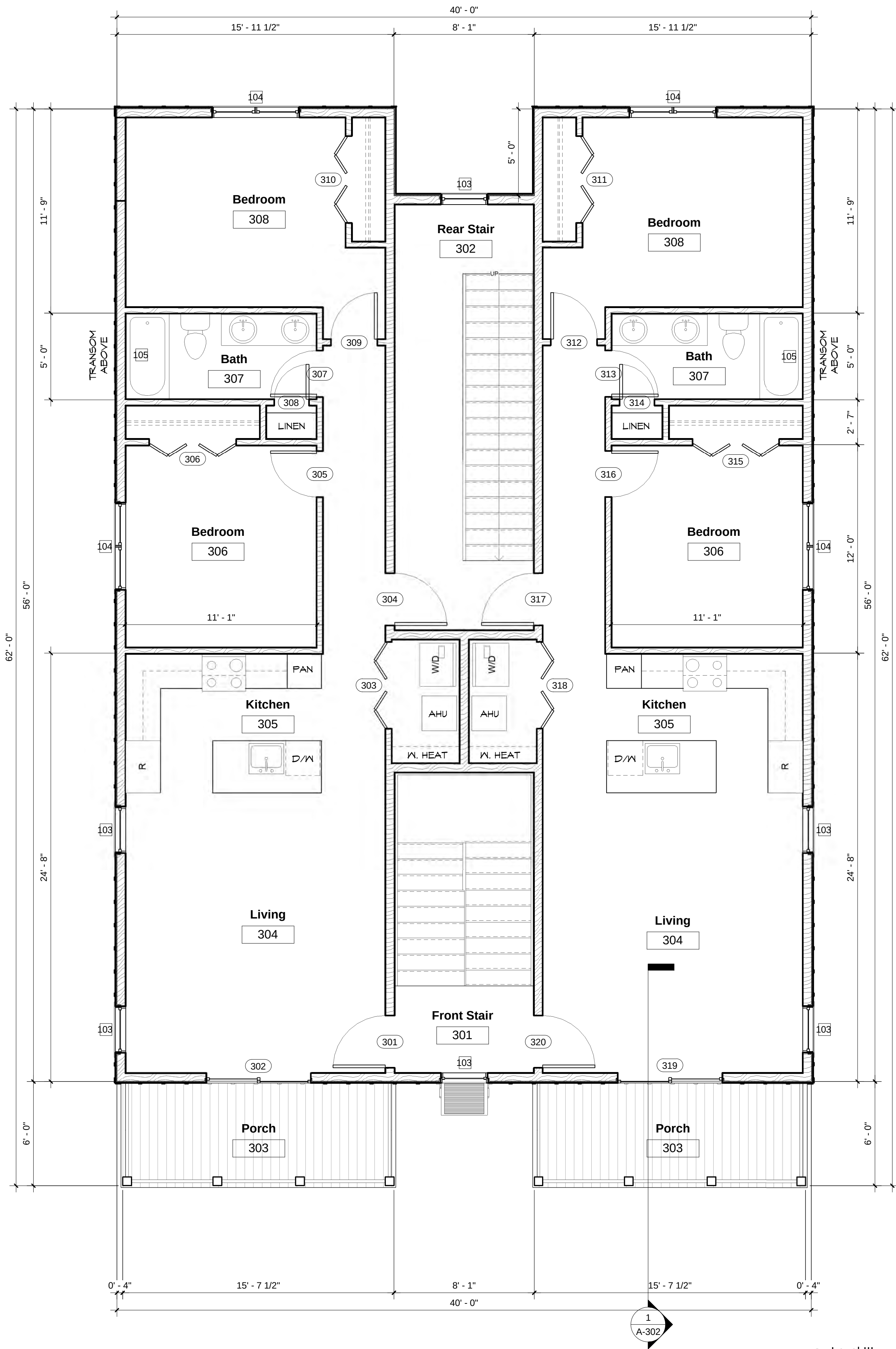
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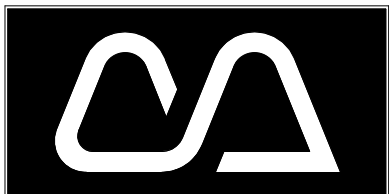
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1 Level III
1/4" = 1'-0"



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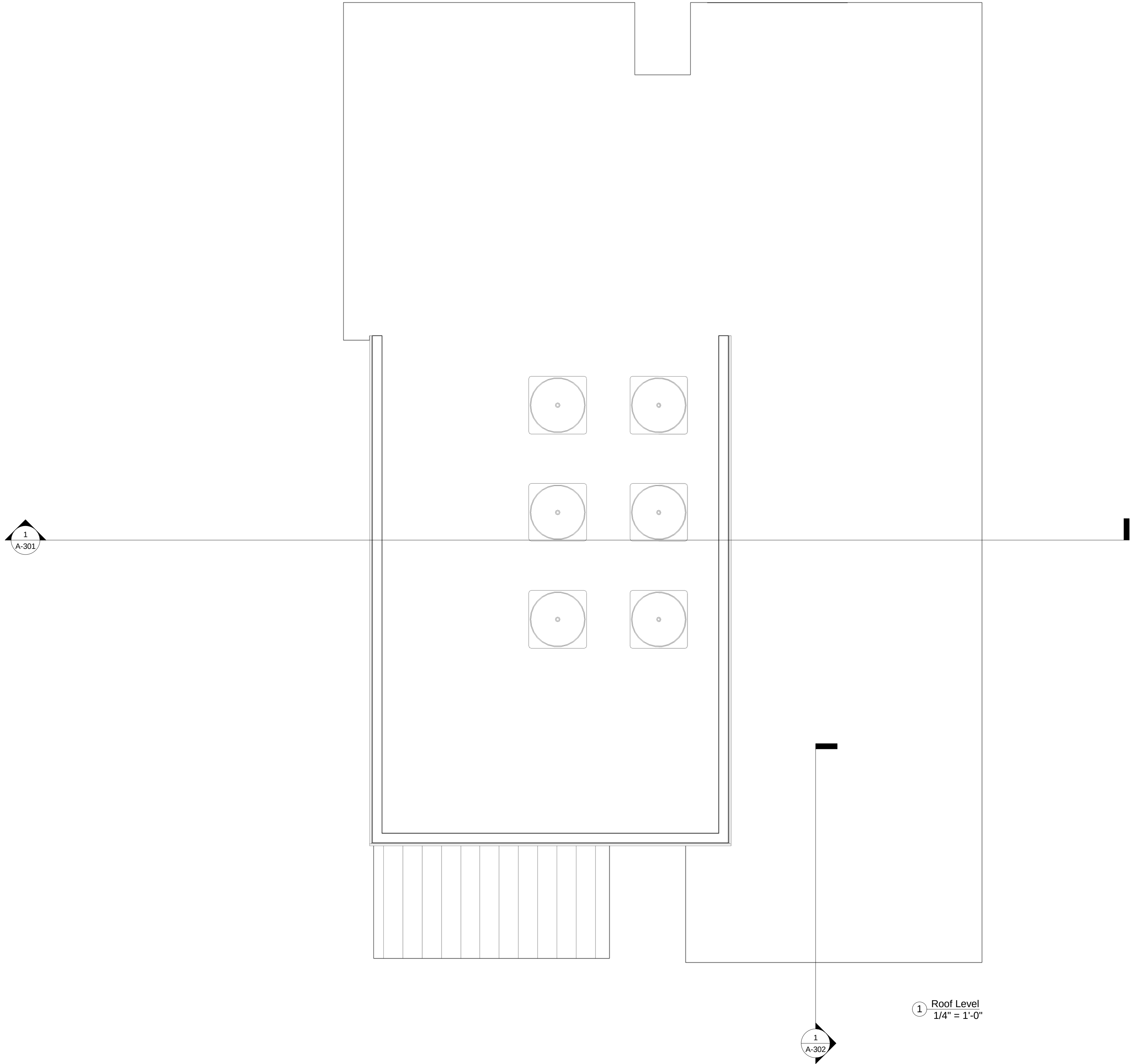
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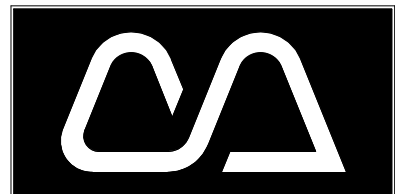
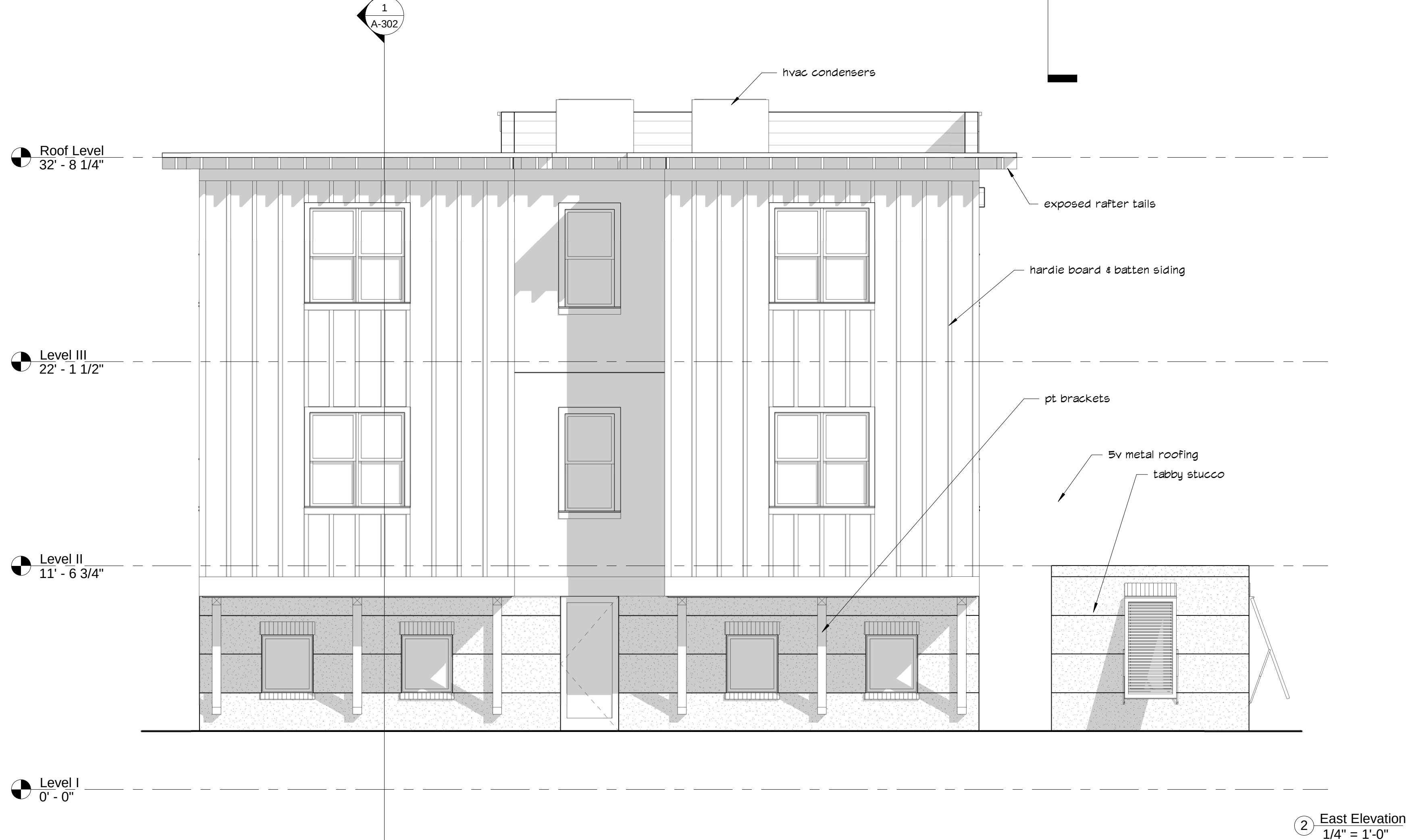
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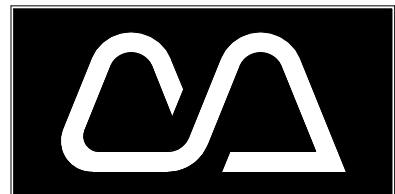
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Elevations

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① North Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"

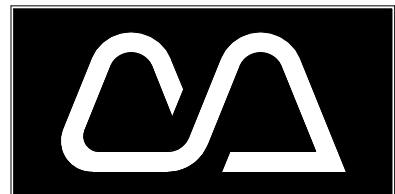
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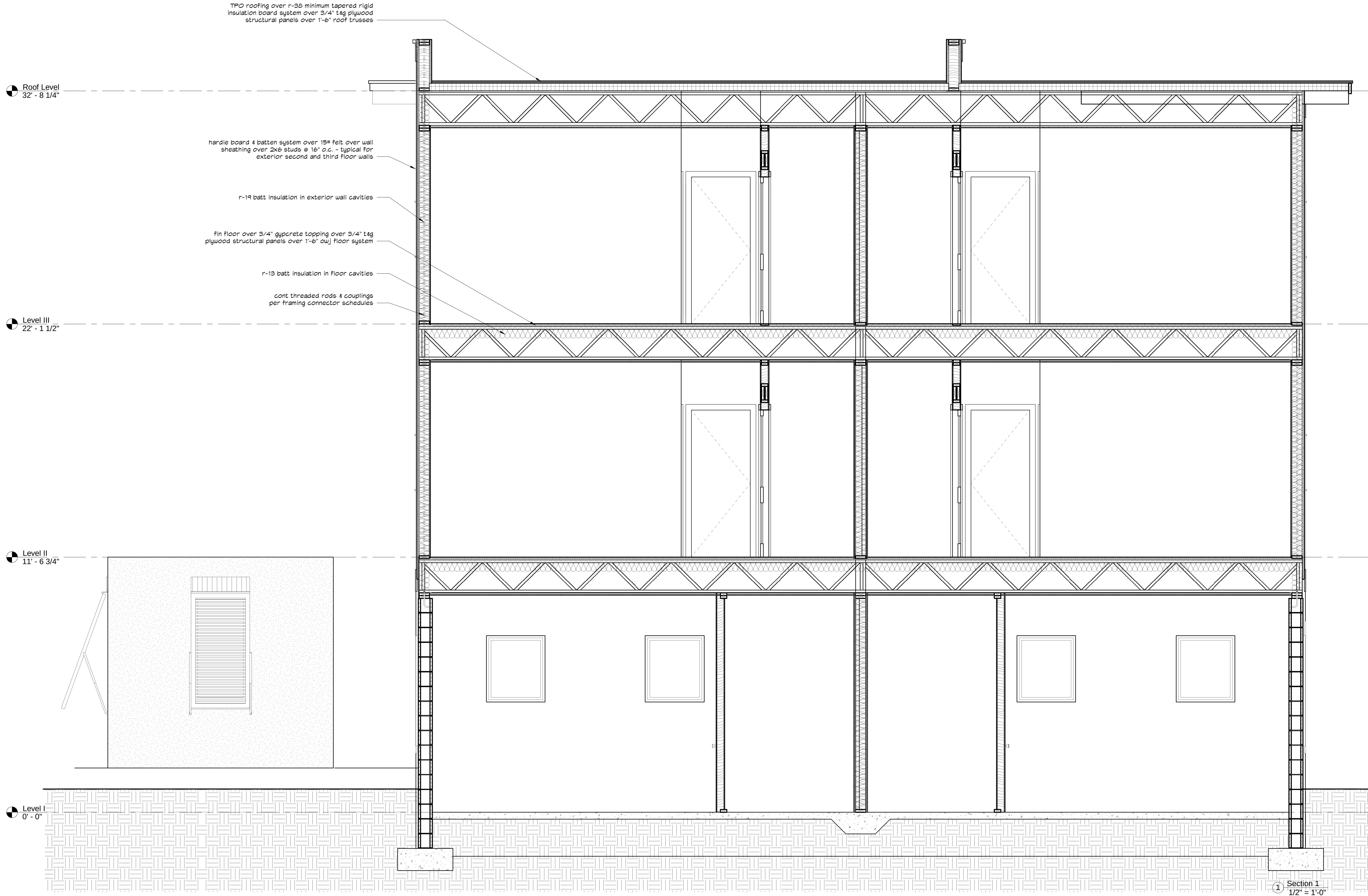
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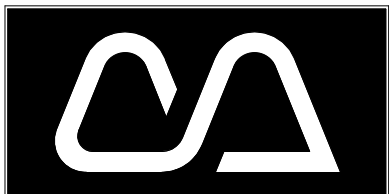
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Building Sections

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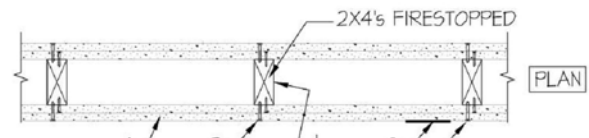
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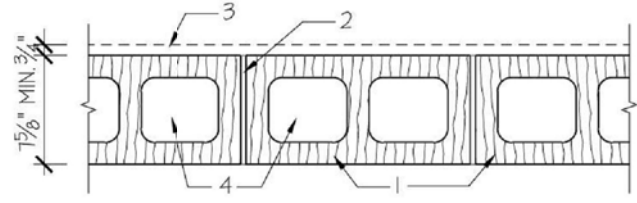
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Wall Sections
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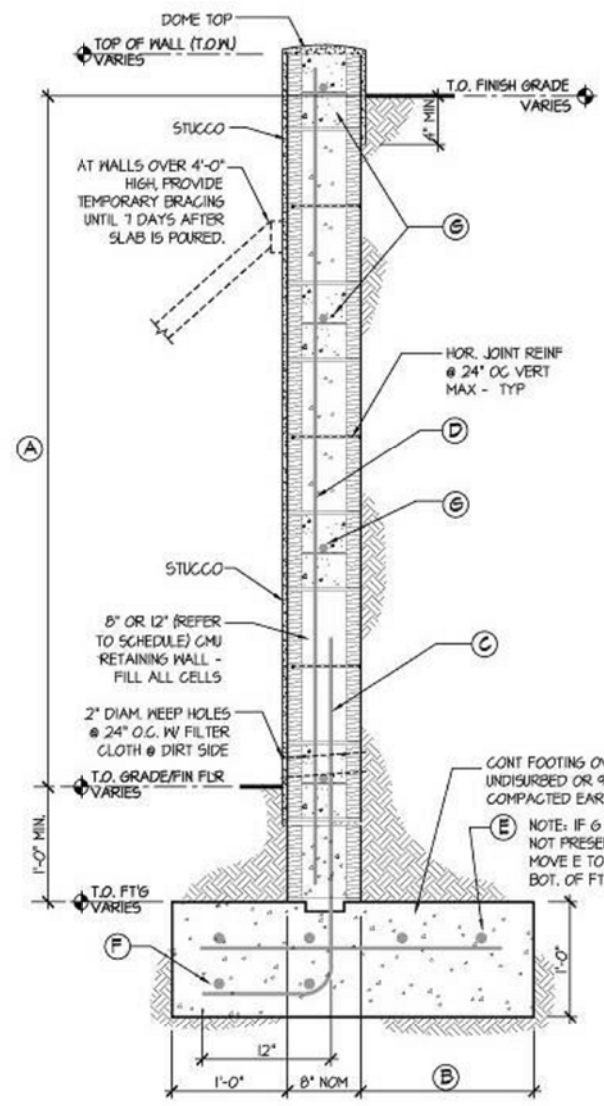
- 1. NAILLEADS:** EXPOSED OR COVERED WITH JOINT FINISHER.
- 2. JOINTS:** EXPOSED OR COVERED WITH FIBER TAPE AND JOINT FINISHER, AS AN ALTERNATE, NOMINAL $\frac{3}{32}$ " THK. GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.
- 3. NAILS:** 6d CEMENT COATED NAILS $1\frac{1}{8}$ " LONG, 0.0195" SHANK DIAM. $\frac{1}{4}$ " DIAM. HEADS, AND 6d CEMENT COATED NAILS $2\frac{3}{8}$ " LONG, 0.113" DIAM SHANK, $\frac{3}{32}$ " DIAM. HEADS.
- 4. GYPSUM BOARD** (BEARING THE UL CLASSIFICATION MARK): $\frac{5}{8}$ " THK. (2) LAYERS APPLIED EITHER HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED TO STUDS WITH THE $1\frac{1}{8}$ " NAILS SPACED 6" O.C. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH THE $2\frac{3}{8}$ " LONG NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EDGE BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE. PRODUCTS:
AMERICAN GYPSUM CO. -- TYPES AG-G, ASK-I, ASK-K,
BEILING NEW BUILDING MATERIALS CO. LTD. -- TYPE DEX-L
BPS AMERICA INC.
BPS CELOTEX -- TYPE I OR FRP
CANADIAN GYPSUM COMPANY -- TYPES AR, C, IP-AR, IP-XI, IP-X2, IPG-AR, SCA, SHX, WRX, WRX.
CONCRETE GYPSUM COMPANY -- TYPE CG-2, CG-3, CG-3N, CG-3NG, CG-5, CG-5S, CG-5NS, CG-6, CG-6I, CG-6, CG-6C,
G-F GYPSUM CORP. SUB. OF
GEORGIA PACIFIC CORP. -- TYPES S, R, G, D&G, DS, GFFSB,
JAMES HARDIE GYPSUM INC. -- TYPES FINE X, MAXCO,
LAFARGE NORTH AMERICA INC. -- TYPES LEFG-C, LEFG2, LEFG2A, LEFG6, LEFG6A, LEFG-C/A,
NATIONAL GYPSUM CO. -- TYPES FSK, FSK-G, FSK-G, FSK-S, FSK-G, FSK-S,
NORRIS J&S -- NORRIS X, NORRIS XL,
PARCO GYPSUM DIV. OF
PACIFIC COAST BUILDING PRODUCTS INC. -- TYPE G, PS-2, PS-3, PS-3N, PS-4, PS-5, PS-5N, PS-5NS, PS-8 OR PS-G,
TEVLE-LEND FOREST PRODUCTS CORP. -- TYPE TS-G,
SIAM GYPSUM INDUSTRY CO. LTD. -- TYPE EX-I
STANDARD GYPSUM L.L.C. -- TYPES SAC, SG-G, OR SG-G,
UNITED STATES GYPSUM CO. -- TYPES AR, C, WRX, FRXG, IP-AR, IP-XI, IP-X2, IPG-AR, SCA, SHX, WRX, WRX.
WESTROG INC. -- TYPE WESTROG FL-RD,
USO MEXICO S.A. DE C.V. -- TYPES AR, C, IP-AR, IP-XI, IP-X2, IPG-AR, SCA, SHX, WRX, WRX.
4A. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARK) (AS AN ALTERNATE TO ITEM 4): NOM $\frac{3}{4}$ " THK., INSTALLED AS DESCRIBED IN ITEM 4. PRODUCTS:
CANADIAN GYPSUM COMPANY -- TYPES AR, IP-AR,
UNITED STATES GYPSUM CO. -- TYPES AR, IP-AR,
USO MEXICO S.A. DE C.V. -- TYPES AR, IP-AR,
4B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARK) (AS AN ALTERNATE TO ITEMS 4 AND 4A): $\frac{3}{8}$ " THK., 2" WIDE, TONGUE AND GROOVE EDGE, APPLIED HORIZONTALLY AS THE OUTER LAYER TO ONE SIDE OF THE ASSEMBLY, SECURED AS DESCRIBED IN ITEM 4. JOINT COVERING (ITEM 2) NOT REQUIRED. PRODUCTS:
CANADIAN GYPSUM COMPANY -- TYPE SHK
UNITED STATES GYPSUM CO. -- TYPE SHK
USO MEXICO S.A. DE C.V. -- TYPE SHK
5. MOLDED PLASTIC: NOT SHOWN, OPTIONAL. SOLID VINYL SIDING MECHANICALLY SECURED OVER THE OUTER LAYER TO FRAMING MEMBERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION DETAILS. PRODUCTS:
ASSOCIATED MATERIALS INC.
ASCCE DIV. OF
GENIE BUILDING PRODUCTS LTD.
HEARSTLAND BUILDING PRODUCTS INC.
VITEC CORP.
NEBRASKA PLASTICS INC.

2 Wall System UL# U301 - 2 Hour Rated
n.t.s.



- 1. CONCRETE BLOCKS** (BEARING THE UL CLASSIFICATION MARK), VARIOUS DESIGNS, CLASSIFICATION D-2 (2 HR), ELIGIBLE MANUFACTURERS:
ADAMS PRODUCTS CO.
ALLEY CASSETTI BRICK
ALLEY CASSETTI BRICK & BLOCK CO.
ALLIED CONCRETE CO.
ALLIED READY-MIX INC.
ANCHOR CONCRETE PRODUCTS INC.
AUGUSTA CONCRETE BLOCK CO.
BARRASSO & SONS INC.
BETCO BLOCK & PRODUCTS INC.
BETCO BLOCK & PRODUCTS INC., DBA
ARTHUR WHITCOMB
BLOCK USA INC.
BLOCK USA INC.
BLUE CIRCLE MATERIALS S.E.
BLUE STONE BLOCK SUPERMARKET INC.
BRADLEY BLOCK CO. INC.
BROWN'S CONCRETE & BLOCK CO. INC.
CAPITOL CONCRETE PRODUCTS INC.
CLARK'S BLOCK CO.
CORDELL BRICK CO. INC.
EASLE CONCRETE PRODUCTS INC.
ELKS CONCRETE PRODUCTS INC.
ELSTON BLOCK CO.
EP HENRY CORP.
ERNEST MAIER INC.
FAY BLOCK CO.
FEATHERLITE BLOCK CO.
FEATHERLITE BUILDING PRODUCTS CO.
FEATHERLITE BUILDING PRODUCTS CORP.
FEDERAL BLOCK CORP.
FUZZARD BROTHERS CONCRETE PRODUCTS INC.
GABRIEL & SON CONCRETE BLOCK INC.
GEORGIA MASONRY SUPPLY INC.
GLENWOOD MASONRY PRODUCTS
2. MORTAR: BLOCKS LAID IN FULL BED OF MORTAR, NOM. $\frac{3}{8}$ " THICK, OF NOT LESS THAN $\frac{3}{4}$ " AND NOT MORE THAN $\frac{3}{5}$ PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50% HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER: ADD $\frac{1}{2}$ HR. TO CLASSIFICATION IF USED, WHERE COMBUSTIBLE MEMBERS ARE FRAMED IN WALL, PLASTER OR STUCCO MUST BE APPLIED ON THE FACE OPPOSITE FRAMING TO ACHIEVE A MAX. CLASSIFICATION OF $1\frac{1}{2}$ HR. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
4. LOOSE MASONRY FILL: IF ALL CORE SPACES ARE FILLED WITH LOOSE DRY EXPANDED SLAS, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELLANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION ADD 2 HR. TO CLASSIFICATION.
5. FOAMED PLASTIC (BEARING THE UL CLASSIFICATION MARK) (OPTIONAL-NOT SHOWN): $\frac{1}{2}$ " THICK MAX, 4" WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1). PRODUCTS:
BPS AMERICA INC.,
BPS CELOTEX

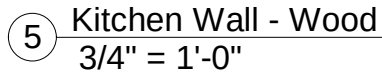
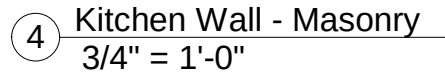
3 Wall System UL# U905 - 2 Hour Rated
n.t.s.



RETAINING WALL SCHEDULE		REBAR LAYS PER FOUNDATION NOTES			
VERT. DIMENSION	FTS.	REINFORCEMENT	FOOTING REINFORCEMENT	FOOTING REINFORCEMENT	FOOTING REINFORCEMENT
A	B	C	D	E	F
1'-0" TO 3'-0"	1'-8"	#4 @ 30" O.C.	SEE DETAIL	(2) 15 CONT.	(1) 15 TOP
OVER 3'-0" TO 3'-6"	1'-8"	#4 @ 30" O.C.	SEE DETAIL	(2) 15 CONT. W/ #3 TRANSVERSE @ 30" O.C.	(1) 15 TOP
OVER 3'-6" TO 4'-0"	2'-2"	#4 @ 30" O.C.	SEE DETAIL	(2) 15 CONT. W/ #3 TRANSVERSE @ 24" O.C.	(1) 15 TOP
OVER 4'-0" TO 4'-6"	2'-4"	#4 @ 30" O.C.	SEE DETAIL	(2) 15 CONT. W/ #3 TRANSVERSE @ 24" O.C.	(1) 15 TOP

4 Retaining Wall Schedule
3/16" = 1'-0"

1 Section 2
1/2" = 1'-0"



PROGRESS PRINTS			Restrictions
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STUCCO APPLICATION

STANDARDS/REFERENCES: (NOTE: THE FOLLOWING INFO IS COMPILED/EXERPTED FROM THE FOLLOWING CODES; CONTRACTOR SHALL FOLLOW REFERENCED SPECS AS LISTED BELOW):
1. ASTM C 426; 2. ASTM C 1063; 3. PORTLAND CEMENT PLASTER (STUCCO) MANUAL, EB-044, PORTLAND CEMENT ASSOC.; 4. GUIDE SPECIFICATIONS FOR METAL LATHING AND FURRING; METAL LATH/STEEL FRAMING ASSOC.

ELASTOMERIC FACTORY-PREPARED FINISH-COAT PRODUCTS: (CONTRACTOR TO SELECT FROM ONE OF THE FOLLOWING PRODUCTS, AND USE (1) MANUFACTURER FOR ALL STUCCO PRODUCTS (NO MIXING OF DIFFERENT MANUFACTURER'S STUCCO PRODUCTS). SUBMIT TO ARCHITECT PRODUCT DATA AND APPLICATION PROCEDURE FOR WRITTEN APPROVAL PRIOR TO PROCEEDING WITH THE WORK. FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR APPLICATION AND USE ALL SUBSTRATE PREPARATION PRODUCTS PER MANUFACTURE. REPAIR ANY CRACKS PER MANUFACTURER. PROVIDE SAMPLES FOR OWNER'S SELECTION OF COLOR(S) AND TEXTURE(S).
- **TROWEL ON FINISH (DO NOT USE ROLLER/PAINT APPLIED FINISHES):**
1. **DRYVIT: HEATHERLATIC (D5418).** TEXTURES: QUARZPUTS, SANDPEBBLE, SANDPEBBLE FINE, AND ADOBE.
2. **STO: POWERFLEX SILCO.** TEXTURES: FINE (225), MEDIUM (226), SMRL (287), FREEFORM (288)
3. **PARIG: E-LASTIC.** TEXTURES: FLEXFINE (426), FLEXSAND (427), FLEXSMRL (428), FLEXTEX (429).

NON PLASTER THK. - (3) COAT WORK:
BASE 1ST COAT NO COAT 3RD COAT TOTAL
MTL LATH/FELT $\frac{3}{8}$ " $\frac{3}{8}$ " $\frac{1}{8}$ " $\frac{1}{2}$ "
UNIT MASONRY $\frac{1}{4}$ " $\frac{1}{4}$ " $\frac{1}{8}$ " $\frac{3}{8}$ "

PORTLAND CEMENT MIXTURE: PROPORTION SHOULD BE ADJUSTED TO SUIT USE AND CLIMATIC CONDITIONS AT PROJECT TO PRODUCE A HARD SURFACE THAT IS RESISTANT TO ABRASION AND UNAFFECTED BY DAMPNESS. FOLLOW TOLERANCES OF STANDARDS REFERENCES AS LISTED ABOVE.

- **EXTERIOR TRIMS:** (REFER TO ELEVATIONS FOR DESIGNATIONS)

- **CAST STONE - AND/OR: HARD-COATED POLYSTYRENE OR URETHANE:** WHERE DRAWN (1ST), -OR- COORDINATE LOCATIONS IN OWNER (2ND); ALL TRIMS TO BE INSTALLED PER MANUF. INSTRUCTIONS IN MANUF. ACCESSORIES

- **FOR FINISHED-IN-PLACE FOAM BLOCKING (WHEN CALLED FOR IN DRAWINGS):** USE DRYVIT PRODUCTS AS DETAILED BELOW, OR OTHER ARCHITECT APPROVED EQUAL. APPLY TO STUCCO FACE PRIOR TO FINISH COAT AND FINISH STUCCO AND FOAM BLOCKING AT SAME TIME (STEP 15). FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION.

1. WRAP (BACKWRAP) DRYVIT REINFORCING MESH (43 HEIGHT) AROUND TRIM
2. ADHERE POLYSTYRENE FOAM BLOCKING TO SUBSTRATE IN DRYVIT ADEPS, OR MECHANICALLY ATTACH.
3. SEAL JOINTS IN MANUF. APPROVED SEALANT.
4. APPLY CEMENTITIOUS BASE COAT OF DRYVIT GENESIS OR PRIMUS.
5. APPLY DRYVIT ACRYLIC FINISH COAT, TEXTURE(S) AND COLOR(S) T.B.S. BY ARCHITECT/OWNER.

- **STUCCO SEQUENCE OVER LATH & FELT:**

1. INSTALL SELF-FURRED DIAMOND MESH LATH IN PAPER-BACKING (GRADE D, 60 MIN, FED. SPEC. U-B-740-A) OVER FELT TO SHEATHING (SEE MAT. AND FIN. FOR SHEATHING SPEC). FOLLOW ASTM C1063 FOR SUPPORT SPACING, FASTENER SELECTION, AND FURTHER INFO REGARDING PROPER INSTALLATION OF METAL LATH.

A. LATH LAP: $\frac{1}{2}$ " MIN. @ SIDES & 1" MIN. @ TOP & BOTTOM.

B. LATH SHOULD NOT BE CONTIN. @ CONTROL JOINTS BUT SHOULD BE STOPPED AND TIED @ EA. SIDE.

C. THE VERT AND HORIZ. JOINTS SHALL BE BACKING ON BACKING AND METAL ON METAL, LAPPED IN DOWNWARD DIRECTION.

2. **SCRATCH COAT:** THE SCRATCH COAT MUST BE SCORED HORIZONTALLY.

3. **BROWN COAT:** THE BROWN COAT SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SCRATCH COAT AS LONG AS SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS TO DRY AND DEVELOP RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED.

4. **FINISH COAT:** USE ELASTOMERIC FACTORY-PREPARED ELASTOMERIC FINISH-COAT PRODUCT AS SPECIFIED ABOVE. A MIST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS, AT DISCRETION OF INSTALLER.

CONTROL JOINTS @ STUCCO OVER LATH & FELT: WHERE DRAWN (1ST), OR AS SPEC'D BELOW (2ND):

MAX. AREA OF PANEL: A. 144 SF. ON VERT SURFACES; B. 100 SF. ON HORIZONTAL SURFACES

MAX. DIST. BETW. CONTROL JOINTS: 18'

MAX. LENGTH TO WIDTH RATIO: 2-1/2 TO 1

STUCCO OVER CMU BLOCK WALLS & CONCRETE WALLS:

(B) COAT CEMENTITIOUS STUCCO IN ELASTOMERIC FINISH COAT IN INTEGRAL COLOR OVER CMU BLOCK. STRUCK FLUSH CMU JOINTS TOP & RAIN BACK TO RECEIVE STUCCO. **STUCCO SEQUENCE:**

1. CLEAN & ROUGHEN SUBSTRATE TO ENSURE CHEMICAL & MECHANICAL BOND.

2A. **BONDING AGENT:** APPLY BONDING AGENT PER ASTM C-432 DIRECTLY TO CONCRETE SURFACE AS RECOMMENDED BY MANUF. -OR-

2B. INSTALL SELF-FURRED DIAMOND-MESH LATH IN PAPER-BACKING (GRADE D, 60 MIN, FED. SPEC. U-B-740-A) OVER FELT TO SHEATHING (SEE MAT. AND FIN. FOR SHEATHING SPEC). FOLLOW ASTM C1063 FOR SUPPORT SPACING, FASTENER SELECTION, AND FURTHER INFO REGARDING PROPER INSTALLATION OF METAL LATH.

A. LATH LAP: $\frac{1}{2}$ " MIN. @ SIDES & 1" MIN. @ TOP & BOTTOM.

B. LATH SHOULD NOT BE CONTIN. @ CONTROL JOINTS BUT SHOULD BE STOPPED AND TIED @ EA. SIDE.

C. THE VERT AND HORIZ. JOINTS SHALL BE BACKING ON BACKING AND METAL ON METAL, LAPPED IN DOWNWARD DIRECTION.

- FOLLOW SEQUENCE FOR STUCCO OVER LATH TO THE LEFT IF OPTION 2B IS CHOSEN.

3. **SCRATCH COAT:** THE SCRATCH COAT MUST BE SCORED HORIZONTALLY.

4. **BROWN COAT:** THE BROWN COAT SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SCRATCH COAT AS LONG AS SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS TO DRY AND DEVELOP RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED. SMALL DELAY BETWEEN COATS PROMOTES COMPLETE CURING, LESS SHRINKAGE AND IMPROVED BOND.

5. **FINISH COAT:** USE ELASTOMERIC FACTORY-PREPARED ELASTOMERIC FINISH-COAT PRODUCT AS SPECIFIED ABOVE. A MIST CURE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS, AT DISCRETION OF INSTALLER.

6. **CONTROL JOINTS:** STUCCO DIRECTLY OVER CMU NEED ONLY BE JOINTED AT THE CONTROL JOINTS IN THE BASE CMU WALL, WND, AND WHERE DRAWN ON BUILDING ELEVATIONS. USE PVC/VINYL CORNER BEADS, CONTROL JOINTS, ETC.

STUCCO JOINTS DETAILS

1. GROUND OF ACCESSORIES SHALL BE $\frac{3}{8}$ " DEEP FOR STUCCO OVER CMU, $\frac{1}{8}$ " DEEP FOR STUCCO OVER WOOD SHEATHING. NO EXCEPTIONS.
2. USE VINYL / PVC FOR ALL ACCESSORIES. DO NOT USE METAL ACCESSORIES.
3. USE ACCESSORIES ON ALL STUCCO WORK ON THIS PROJECT.



FOR STUCCO CONTROL JOINTS, USE "V" TYPE EXPANSION JOINTS PER 1ST DRAWINGS, AND 2ND MAX. SPACING PER STUCCO NOTES; IF DISCREPANCY OR QUESTIONS EXIST, CONSULT ARCHITECT

IMPORTANT NOTE: FOR FLUSH STUCCO FINISH, ALL WOOD WALLS MUST BE INSET FROM BLOCK TO ACCOMMODATE SHEATHING THICKNESS AND VARIANCE IN STUCCO BETW. DIFFERENT SUBSTRATES

$\frac{1}{8}$ " THK. FINISH COAT BONDING AGENT MORTAR JOINTS STRUCK FLUSH @ BLOCK

$\frac{1}{8}$ " THK. ROUGH FLOATED BASE & "SCRATCH" COAT

OVERLAP LATH ONTO CMU 6" MIN & FASTEN IN TAPCON OR POWDER ACTUATED FASTENER

CONTROL JOINT AT JUNCTURE OF UNLIKE WALLS

5/8" THK. 3-COAT STUCCO OVER CMU SUBSTRATE

FASTEN LATH PER ASTM C1063 PAPER-BACKED SELF-FURRING LATH 7/8" THK. 3-COAT STUCCO OVER SHEATHING SUBSTRATE

FACE OF SHEATHING ALIGNS W/ GOING BELOW

PERFORM @ ALL WINDOWS & DOORS

6" STRIP OF DIAMOND MESHED GAL V. LATH INSTALLED @ 45deg TO OUTSIDE CORNERS OF DOORS AND WINDOWS FOR ADDED REINFORCEMENT AND AID IN PREVENTION OF CRACKING

STUCCO OVER LATH FELT

FOUNDATION WEEP SCREED

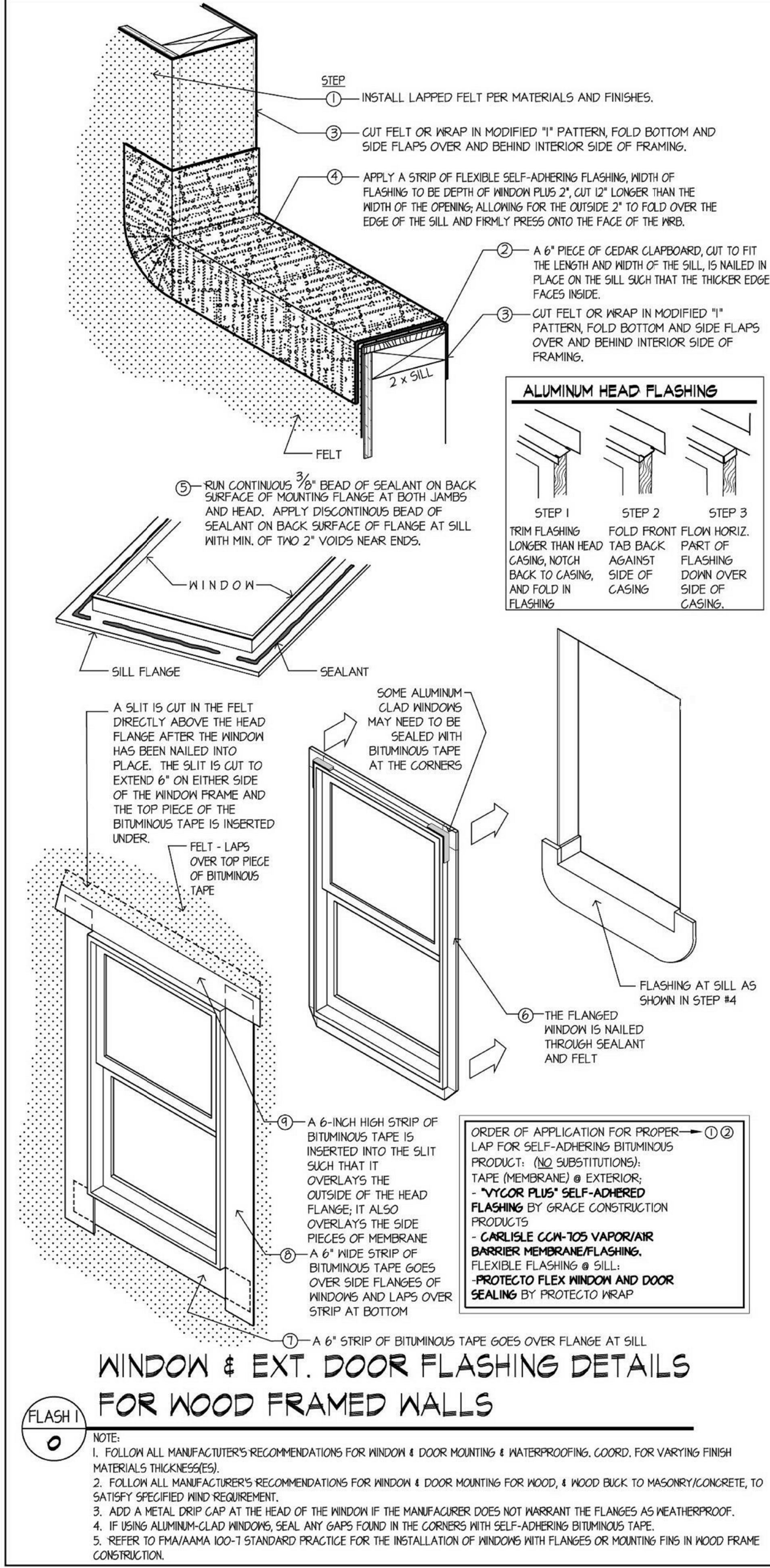
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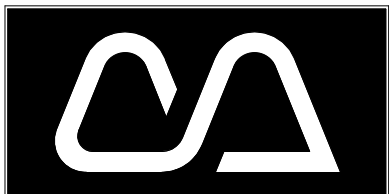
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STUCCO OVER LATH FELT

STUCCO
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Revisions	
No.	Date

Progress Prints		
Issued To/For	Date	
HDC	9/11/19	

Not Published
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NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

224 North 2nd Street
Fernandina Beach
NASSAU COUNTY, FLORIDA

Project:	181307
Released:	

Window and Door Schedules

Sheet Number
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Door Schedule				
Mark	Manufacturer	Description	Width	Height
101	Storefront	Glass Outswing Exit Door w/ ADA compliant panic hardware	3' - 0"	8' - 0"
102	Storefront	Glass Outswing Exit Door w/ ADA compliant panic hardware	6' - 0"	8' - 0"
103	Storefront	Glass Outswing Exit Door w/ ADA compliant panic hardware	6' - 0"	8' - 0"
104	Supa	Solid Paneled Masonite Door	3' - 0"	8' - 0"
105	Supa	Solid Paneled Masonite Door	3' - 0"	8' - 0"
106	Supa	Solid Paneled Masonite Door	3' - 0"	8' - 0"
107	Supa	Solid Paneled Masonite Door	3' - 0"	8' - 0"
108	Storefront	Glass Outswing Exit Door w/ ADA compliant panic hardware	3' - 0"	7' - 0"
201	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
202	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
203	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
204	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
205	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
206	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
207	Supa	Solid Paneled Masonite Door	2' - 0"	6' - 8"
208	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
209	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
210	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
211	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
212	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
213	Supa	Solid Paneled Masonite Door	2' - 0"	6' - 8"
214	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
215	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
216	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
217	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
218	PGT	Glass Sliding Door	6' - 0"	8' - 0"
219	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
220	PGT	Glass Sliding Door	6' - 0"	8' - 0"
301	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
302	PGT	Glass Sliding Door	6' - 0"	8' - 0"
303	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
304	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
305	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
306	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
307	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
308	Supa	Solid Paneled Masonite Door	2' - 0"	6' - 8"
309	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
310	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
311	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
312	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
313	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
314	Supa	Solid Paneled Masonite Door	2' - 0"	6' - 8"
315	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
316	Supa	Solid Paneled Masonite Door	2' - 8"	6' - 8"
317	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"
318	Supa	Solid Paneled Bifold Masonite Door	5' - 0"	6' - 8"
319	PGT	Glass Sliding Door	6' - 0"	8' - 0"
320	Supa	Solid Paneled Masonite Door	3' - 0"	6' - 8"

Window Schedule				
Type Mark	Manufacturer	Description	Width	Height
36			2' - 6"	5' - 0"
101	PGT	Vinyl Insulated Low-E Fixed Window	2' - 8"	5' - 0"
102	PGT	Vinyl Insulated Low-E Fixed Window	2' - 8"	3' - 0"
103	PGT	Vinyl Insulated Low-E Double-Hung Window	2' - 8"	5' - 2"
104	PGT	Vinyl Insulated Low-E Double-Hung Window	5' - 0"	5' - 0"
105	PGT	Vinyl Insulated Low-E Double-Hung Window	2' - 6"	2' - 6"
229			2' - 0"	8' - 0"

GENERAL NOTES / DESIGN CRITERIA

APPLICABLE CODES:

- FLORIDA BUILDING CODE, RESIDENTIAL, 5th EDITION (2014)
- 2011 NATIONAL ELECTRIC CODE (NECA 70)
- FLORIDA ENERGY CONSERVATION CODE, 5th EDITION (2014)
- THS402 / ACI 530 / ASCE 5
- ASCE 7 / ACI 318

STRUCTURAL/LOADING DESIGN CRITERIA

A. ROOF LOADS DESIGN CRITERIA:

- ROOF LIVE LOAD-----80 PSF
- ROOF DEAD LOAD (ASPHALT, MTL)-----20 PSF
- ROOF DEAD LOAD (CONC. TILE)-----30 PSF

B. FLOOR LOADS DESIGN CRITERIA:

- TYPICAL INTERIOR ROOMS:-----80 PSF
- LIVE LOAD-----80 PSF
- DEAD LOAD (NO TILE)-----20 PSF
- DEAD LOAD (W/ TILE)-----35 PSF

TYPICAL EXTERIOR DECKS:

- LIVE LOAD-----80 PSF
- DEAD LOAD (NO TILE)-----20 PSF
- DEAD LOAD (W/ TILE FINISH)-----35 PSF

C. WIND LOADS DESIGN CRITERIA:

- REFER TO WIND ZONE PROJECT SPECIFIC WIND ZONE CRITERIA
- D. DEFLECTION: LIMIT TO L / 480 OF SPAN (MAX) BASED ON COMBINED LIVE AND DEAD LOADS

E. SOIL BEARING DESIGN CRITERIA:

- UNCLASSIFIED, BEARING CAPACITY: 2500 PSF; SEE ANY RELATED NOTES IN THESE DRAWINGS REGARDING SOILS TESTS AND CONTRACTOR/OWNER RESPONSIBILITIES.

SITE CONDITIONS AND DIMENSIONS:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE BUILDING SITE PRIOR TO FABRICATION AND CONSTRUCTION. NOTIFY THE ARCHITECT AT ONCE IF DISCREPANCIES ARE DISCOVERED. DO NOT PROCEED WITH THE CONSTRUCTION UNTIL ALL SUCH DISCREPANCIES ARE FULLY RESOLVED.

REPAIRS:

- REPAIR AND PATCH ALL OPENINGS AND AREAS DAMAGED DURING THE COURSE OF THE WORK TO MEET AND MATCH ADJACENT MATERIALS AND FINISHES.

UTILITIES:

- CONTRACTOR SHALL PROVIDE ALL CONDUITS, METERS, METER CANS, PIPING, SLEEVES AND FIXTURES REQ'D. BY UTILITY COMPANIES FOR SERVICE TO STRUCTURE, INCLUDING POWER, T.V. CABLE, TELEPHONE, WATER AND SEWER. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND PIPING BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR ALL DAMAGES WHICH MAY OCCUR DUE TO FAILURE TO EXACTLY LOCATE UTILITIES.

CLEANING:

- PROVIDE ADEQUATE TRASH DUMPSTER CONTAINERS TO PREVENT ACCUMULATION OF WASTE MATERIAL OR DEBRIS IN OR ABOUT THE BUILDING. CLEAN ALL WORK AREAS DAILY.

JOB COPY:

- PERMIT SET OF APPROVED PLANS SHALL BE POSTED ON SITE AND PROTECTED FROM WEATHER.

COORDINATION:

- COORDINATE ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK WITH THE ARCHITECTURAL FEATURES. DO NOT CUT STRUCTURAL MEMBERS TO ACCOMMODATE THE WORK WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT.

ACCESSORIES:

- FURNISH AND INSTALL ACCESS PANELS WHERE REQUIRED FOR ACCESS TO ALL CONCEALED BOXES, PANELS, CONTROLS VALVES OR EQUIPMENT.

BLOCKING:

- PROVIDE BLOCKING FOR CABINETS, BATH ACCESSORIES, HANDRAILS, AND OTHER WALL MOUNTED ITEMS.

SERVICES:

- CONTRACTOR TO PROVIDE ALL CONDUITS, METERS, METER CANS, PIPING, ETC., REQ'D. BY UTILITY COMPANIES FOR SERVICE TO STRUCTURE, INCLUDING POWER, T.V. CABLE, TELEPHONE, WATER, AND SEWER.

PERMITS:

- CONTRACTOR(S) TO PROVIDE AND INCLUDE NECESSARY BUILDING PERMITS, BONDS, & IMPACT FEES.

CONFORMANCE:

- ALL WORK IS TO BE PERFORMED WITHIN ALL LOCAL, STATE, AND NATIONAL CODES CURRENTLY ADOPTED BY THE LOCAL MUNICIPALITY.

LOCATION:

- CONTRACTOR TO VERIFY BUILDING LOCATION ON SITE WITH ARCHITECT AND OWNER PRIOR TO CLEARING; NOTIFY ARCHITECT OF ANY DISCREPANCIES IN SITE INFORMATION PROVIDED.

RELEASE DATE:

- THIS DRAWING IS NOT RELEASED FOR THE PURPOSES OF CONSTRUCTION OR CONTRACTING UNLESS THE RELEASE DATE IN THE TITLE BLOCK OF THIS DRAWING IS DATED BY THE ARCHITECT. ANY DRAWINGS ISSUED WITHOUT A RELEASE DATE ARE PRELIMINARY AND NON-SUITABLE FOR CONSTRUCTION OR CONTRACTING.

CONSTRUCTION:

- MATERIALS, DIMENSIONS, AND ALL OTHER CONDITIONS WHICH ARE NOT OTHERWISE DEFINED ON THIS DRAWING SHALL BE CONSIDERED AS HAVING THE SAME MEANING AS SIMILARLY INDICATED CONDITIONS WHICH ARE MORE FULLY DEFINED ELSEWHERE ON THIS PROJECT OR OTHER DRAWINGS FOR THIS PROJECT.

DEVIATIONS FROM DRAWINGS:

- ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNKNOWN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR OR CONTRACTORS DURING THE COURSE OF CONSTRUCTION. DEVIATIONS FROM DRAWINGS ARE AT CONTRACTOR(S) RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM THE ARCHITECT.

SURVEY INFO:

- EXISTING SITE SURVEY AND CONDITIONS PROVIDED BY OWNER AND HAS NOT BEEN VERIFIED.

FINISH FLOOR ELEVATION:

- CONTRACTOR TO COORDINATE/SET BUILDING SLAB ELEVATION WITH OWNER. MAINTAIN MINIMUMS AS SHOWN ON DRAWINGS.

FLOOD ZONE:

- CONTRACTOR TO SUBMIT TO ARCHITECT SURVEYOR SIGNED AND SEALED ELEVATION CERTIFICATE OF SLAB HEIGHT OR FLOOR SYSTEM HEIGHT.

SOILS REPORT:

- NO SOILS REPORT HAS BEEN PERFORMED (AT OWNER'S OPTION AND RISK). ARCHITECT HAS ASSUMED THE TYPICAL BEARING AND DRAINAGE SOILS CONDITIONS FOR PURPOSES OF FOUNDATION AND STRUCTURAL DESIGN, AND SITE DRAINAGE.

EARTHWORK:

- ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH REPORT OF GEOTECHNICAL EXPLORATION.

WATERPROOFING DETAILS:

- WATERPROOFING DETAILS IN THIS SET OF DRAWINGS IS NOT ALL ENCOMPASSING TO INCLUDE THE VAST QUANTITY OF DETAILS REQ'D TO BUILD A COMPLETELY WATERPROOF BUILDING. OWNER SHALL RELY ON CONTRACTOR TO PERFORM TO INDUSTRY STANDARD AND BUILDING CODE MINIMUMS IN ALL WATERPROOFING DETAILS.

PUBLISHING RIGHTS RESERVED:

- THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT. ARCHITECT RESERVES RIGHT TO REUSE PORTIONS OR ALL OF DRAWINGS.

ARCHITECT'S ROLE:

- CONSTRUCTION OBSERVATION AND PROJECT ADMINISTRATION ARE NOT PART OF THIS AGREEMENT. ANY SITE VISITS BY ARCHITECT HAVE NO IMPLICATION OF ARCHITECT PERFORMING CONSTRUCTION OBSERVATION, UNLESS A WRITTEN AGREEMENT EXISTS FOR THIS PURPOSE.

TERMITE PROTECTION TO BE SOIL CHEMICAL BARRIER METHOD:

- 1. (FBC R-301) TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LONG ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

2. (FBC R-301.1) IN ORDER TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6".

3. (FBC R-301.2) CONDENSATE LINES, IRRIGATION/SPRINKLER SYSTEM RISERS FOR SPRINKLERS, HEADS, AND ROOF DOWNSPUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6" HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

4. (FBC R-301.3) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

5. (FBC R-301.2) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER THE INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

6. (FBC R-301.3) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

7. (FBC R-301.4) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL. VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

8. (FBC R-301.5) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

9. (FBC R-301.6) IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN ONE FOOT OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

10. (FBC R-301.2) IN ORDER TO REDUCE CHANCES OF TERMITE INFESTATION, NO WOOD, VEGETATION STUMPS, DEAD ROOTS, CARDBOARD, TRASH, OR OTHER CELLULOSE-CONTAINING MATERIAL SHALL BE BARRIED ON THE BUILDING LOT WITHIN 10 FEET OF ANY BUILDING OR THE POSITION OF ANY BUILDING PROPOSED TO BE BUILT.

11. (FBC R-301.3) AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND DEBRIS SHALL BE COMPLETELY REMOVED FROM UNDER THE BUILDING AND WITHIN ONE FOOT THEREOF. ALL WOOD FORMS AND SUPPORTS SHALL BE COMPLETELY REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO: WOODEN GRADE STAKES, FORMS, CONTRACTION SPACERS, TUB TRAP BOXES, PLUMBING SUPPORTS, BRACING, SHORING, FORMS, OR OTHER CELLULOSE-CONTAINING MATERIAL PLACED IN ANY LOCATION WHERE SUCH MATERIALS ARE NOT CLEARLY VISIBLE AND READILY REMOVABLE PRIOR TO COMPLETION OF THE WORK. WOOD SHALL NOT BE STORED IN CONTACT WITH THE GROUND UNDER ANY BUILDING.

DOOR AND WINDOW SPECIFICATIONS

STANDARDS/LABELING:

- EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR MIAMI-DADE NOTICE OF ACCEPTANCE TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATION: ANSI / AAMA / NWMA 1011.5.

WINDOW INSTALLATION:

- ARCHITECT STRONGLY SUGGESTS THE USE OF A MANUFACTURER'S CERTIFIED INSTALLER FOR ALL EXTERIOR WINDOW/DOOR INSTALLATIONS. THE FOLLOWING EXTERIOR/DOOR INSTALLER HAS PROVIDED A QUALITY FLASHING JOB (INSTALLER HAS TECHNICAL EXPERTISE WITH THE DETAILS AS DEPICTED IN THESE DRAWINGS). K.E. SCOTT SYSTEMS OF G.C.S. JACKSONVILLE, CONTACT: KEN SCOTT (904)282-4445/904545-3935CEL (904)281-8062FAX

MINIMUM DESIGN PRESSURE (PERFORMANCE GRADE):

- D.P. [50] (ALL EXTERIOR WINDOWS AND DOORS)

FASTENING:

- ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE MOUNTING STRENGTH FOR THE DESIGN PRESSURE SPECIFIED.

IMPACT RESISTANCE:

- ALL EXTERIOR DOORS & WINDOWS SHALL RECEIVE IMPACT RESISTANT GLAZING

GLASS TYPE:

- MONOLITHIC ☐ CLEAR ☐ SUNSMART TINT ☐ HP SUN TINT
- INSULATED ☐ CLEAR ☐ SUNSMART TINT ☐ HP SUN TINT

EXTERIOR DOORS AND WINDOWS:

- REFER TO WINDOW AND DOOR SCHEDULES ON PLANS FOR MANUFACTURER

EXTERIOR FINISH:

- STANDARD COLOR OPTION T.B.D.

INTERIOR FINISH:

- PRE-PRIMED WHITE ☐
- UNFINISHED FOR STAINING OR PAINTING ☐

GRILLE SYSTEM:

- REFER TO ELEVATIONS FOR GRILLE PATTERNS, INTERIOR AND EXTERIOR ADHESIVE APPLIED GRILLE SYSTEMS (AND) INTERIOR SPACERS INSTALLED BETWEEN GLASS PANELS DURING MANUFACTURING (INSULATED UNITS ONLY) FOR TRUE DIVIDED LIGHT LOOK.

JAMB EXTENSIONS:

- CONTRACTOR TO COORDINATE THE NECESSITY FOR JAMB EXTENSIONS WITH OWNER'S DESIRED INTERIOR WINDOW AND DOOR TRIM PACKAGE.

HARDWARE:

- CONTRACTOR TO PROVIDE OWNER/ARCHITECT WITH HARDWARE OPTIONS FOR ALL OPERABLE WINDOW AND DOOR UNITS FOR SELECTION. ALL OUTSWINGING FRENCH DOORS TO RECEIVE MORTISED HOLD-OPEN ARMS.

CONNECTING:

- PROVIDE MANUFACTURER'S CORROSION RESISTANT SCREEN PACK FOR ALL DOOR & WINDOW FRAME ASSEMBLY CONNECTIONS.

GENERAL:

- ALL WINDOWS AND DOORS SIZES AND OPERATING CONFIGURATIONS AS DRAWN ARE APPROXIMATE AND/OR ROUNDED. CONTRACTOR SHALL VERIFY:

- A. ACTUAL DIMENSIONS: USE MANUFACTURER'S STOCK SIZES WHENEVER POSSIBLE.
- B. R.O. SIZES & ADDITIONAL REQ'D PT. 2X SYP MOUNTING BUCK ALLOWANCES IF REQ'D BY MASONRY OR CONCRETE WALLS
- C. DECORATIVE ELEMENTS & DIVIDED LIGHTS/MOUNTING & PROFILES
- D. OPERATING CONFIGURATIONS
- E. RELEASE MECHANISMS/SPECIAL OPERATORS (IF REQ'D) FOR WINDOWS FOR BEDROOM EGRESS

- THE PRECEDING SHALL BE VERIFIED BY OWNER AND COORDINATED BY MANUFACTURER(S) OF WINDOW/EXTERIOR DOORS. ADJUST ACCORDINGLY.

SCREENS:

- ALL OPERABLE FRENCH DOOR UNITS AND SLIDING DOOR UNITS TO RECEIVE MANUFACTURER'S ROLLING (OR TRAC-MOUNTED) SCREENS. ALL OPERABLE WINDOWS TO RECEIVE SCREENS.

CMU/CONC. WALLS:

- ALL WINDOWS AND DOORS AT EXTERIOR TO HAVE PRESSURE TREATED HEAD, SILL, AND JAMB BUCKS. FASTEN W/ SALV. CONNECTORS TO WOOD PER MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIC WIND ZONE.

INSULATION:

- INSULATE W/ POLYFOAM (OR SIM) ALL WINDOWS & EXTERIOR DOORS.

WATERPROOFING/FLASHING:

- REFER TO WINDOW AND DOOR INSTALLATION AND FLASHING DETAILS IN THE DRAWING SET.

INTERIOR DOORS:

- WOOD (PAINT GRADE) ☐ 1 3/8"thk. ☐ 1 3/4"thk.
- WOOD (STAIN GRADE) ☐ 1 3/8"thk. ☐ 1 3/4"thk.
- MASONITE (OR EQUAL) ☐ 1 3/8"thk. ☒ 1 3/4"thk.

- CONTRACTOR TO PROVIDE OWNER/ARCHITECT WITH DOOR STYLE OPTIONS FOR SELECTION PRIOR TO ORDERING.

INTERIOR DOOR HARDWARE:

- CONTRACTOR TO PROVIDE OWNER/ARCHITECT WITH DOOR HARDWARE OPTIONS FOR SELECTION PRIOR TO ORDERING.

INTERIOR TRIM OUT OF WINDOWS AT BATHTUBS:

- WRAP TILE BACK TO WINDOW FRAME AT SILL, JAMBES AND HEAD TRIM. NO JAMB EXTENSIONS. NO JAMB EXTENSIONS. NO JAMB EXTENSIONS. NO JAMB EXTENSIONS. NO JAMB EXTENSIONS.

FOR CODE COMPLIANCE:

- A. TEMPERED GLASS (IF WINDOW IS NOT IMPACT RESISTANT): CONTRACTOR/WINDOW SUPPLIER TO EVALUATE DRAWINGS AND PROVIDE TEMPERED GLASS AS REQ'D BY APPLICABLE CODE(S), AND ALSO AT ANY LOCATIONS AS NOTED IN DWGS. LOCATIONS VERIFY W/ BLDG. CODE(S).

- 1. SLIDING DOORS AND FIXED AND SLIDING PANELS OF SLIDING DOORS.
- 2. DOORS AND ENCLOSURES FOR HOT TUBS/WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BLDG. WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN INLET.
- 3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERT. EDGE IS WITHIN A 24" RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOT. EDGE IS LESS THAN 60" A.F.F.

- 4. FIXED OR OPERABLE PANELS WHEN MEETS ALL OF THE FOLLOWING:
 - A. AREA OF PANEL IS 9 sq. ft. OR GREATER
 - B. BOT. EDGE LESS THAN 10" A.F.F.
 - C. TOP EDGE IS GREATER THAN 36" A.F.F.

- 5. GLAZING IN WALLS & SWIMMING POOLS WHERE THE BOT. EDGE OF THE GLAZING IS (1) LESS THAN 60" ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND (2) WITHIN 36" HOR. OF THE WALKING SURF. ON THE POOL SIDE

- 6. BEDROOM EGRESS WINDOW REQUIREMENTS (EXCEPTED FBC R-301.4): EVERY SLEEPING ROOM LOCATED ON THE FIRST, SECOND, AND THIRD STORY OR WITHIN BASEMENTS OF GROUP R OCCUPANCIES SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING.

- EXCEPTIONS: 1. BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. 2. SLEEPING ROOMS PROVIDED WITH A DOOR TO A CORRIDOR HAVING ACCESS TO TWO REMOTE EXITS IN OPPOSITE DIRECTIONS.

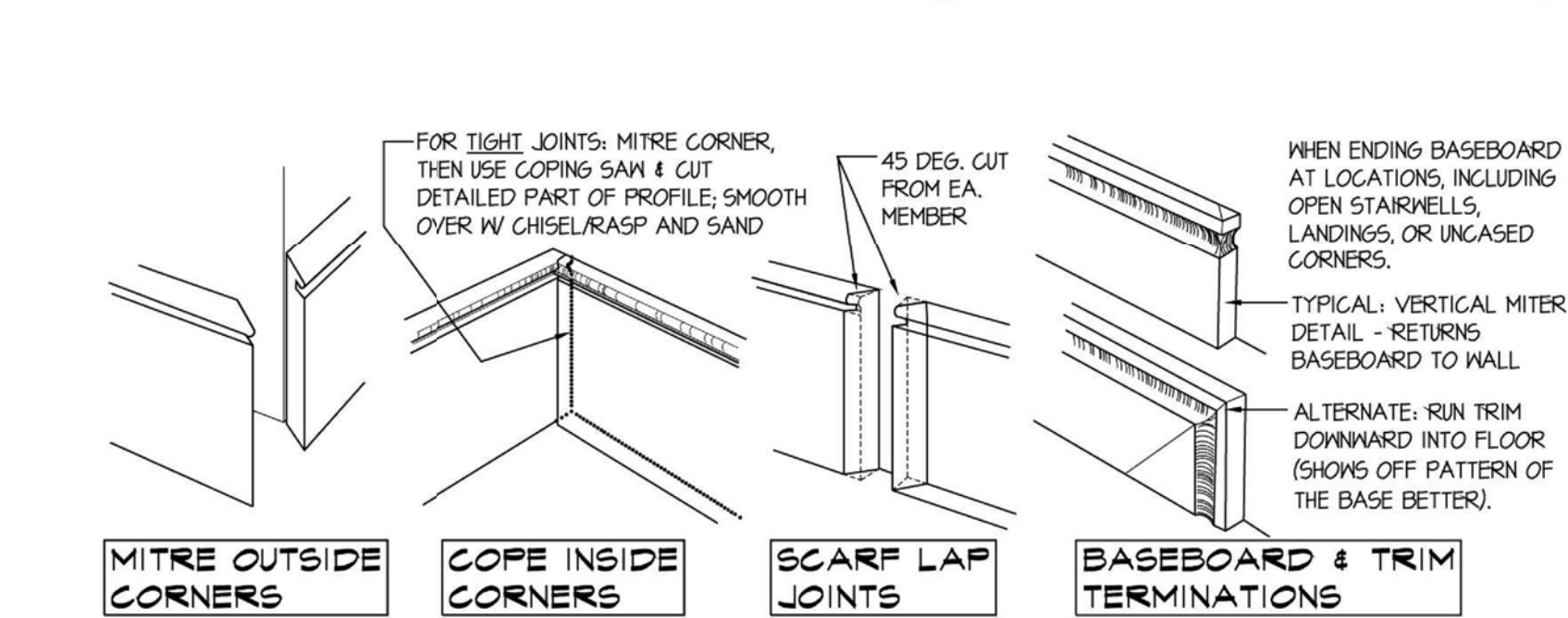
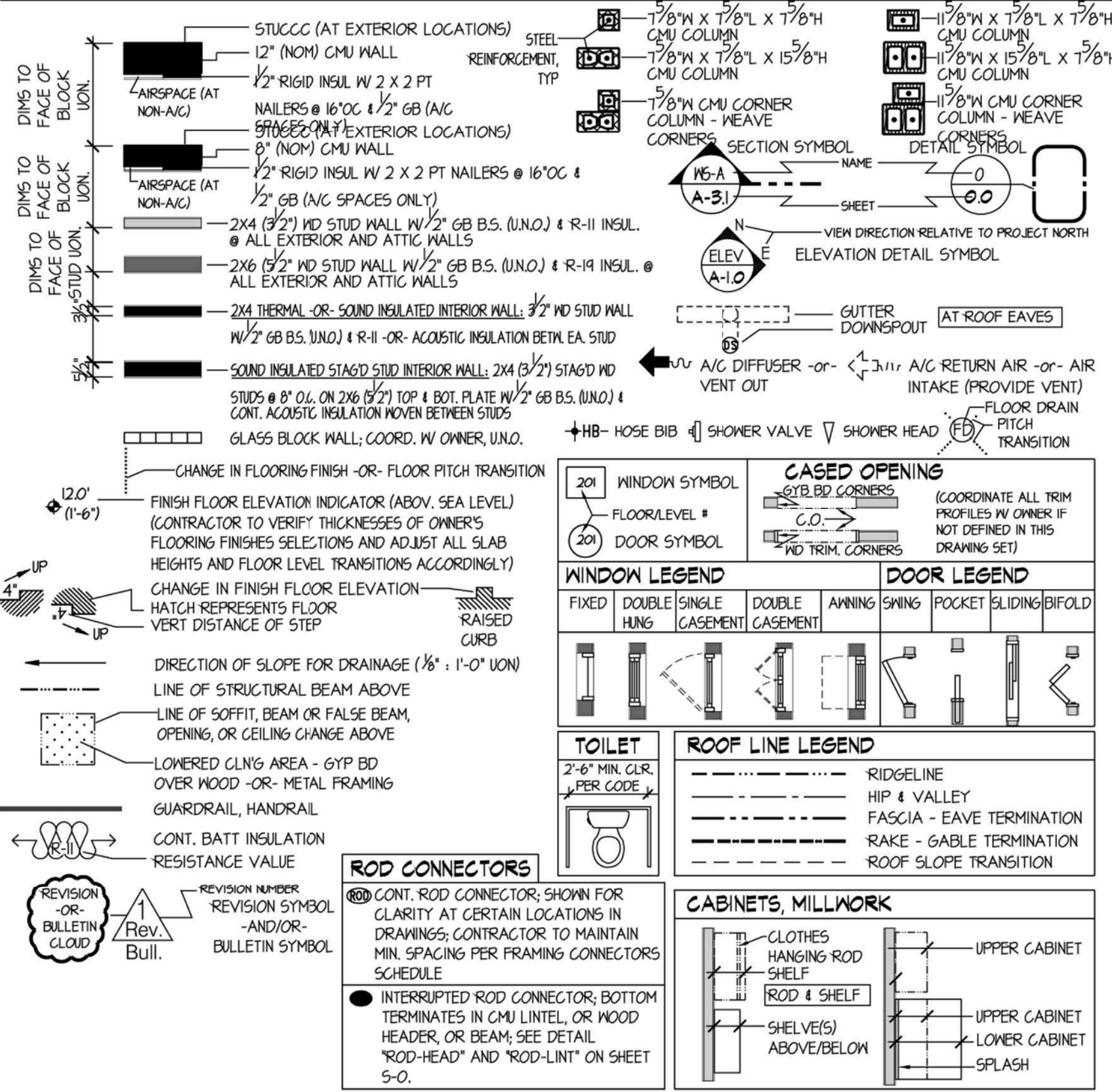
- DIMENSIONAL INFORMATION (FBC R-301.4):
 - 1. ONE WINDOW (MIN.) IN EA. BDRM. W/ MAX SILL HEIGHT OF 44".
 - 2. MAINTAIN MIN. WINDOW EGRESS SIZES @ BEDROOMS AS FOLLOWS:
 - A. (FBC R-301.1 & R-301.2 & R-301.3) GROUND FLOOR (ONLY): 20" MIN. NET CLEAR OPENING WIDTH & 24" MIN. NET CLEAR OPENING HEIGHT DIMENSION; MINIMUM NET CLEAR OPENING OF 5.0 S.F.
 - B. (FBC R-301.1 & R-301.2 & R-301.3) ABOVE GROUND FLOOR LEVEL: 20" MINIMUM NET CLEAR OPENING WIDTH & 24" MINIMUM OF NET CLEAR HEIGHT DIMENSIONS; MINIMUM NET CLEAR OPENING OF 5.1 S.F.

- C. LIGHT AND VENTILATION (EXCEPTED FBC R-303.3): NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOOR, LOVERS OR OTHER OPENINGS TO THE OUTDOORS WITH READILY ACCESSIBLE OPENING MECHANISMS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE AREA BEING VENTILATED. (EXCEPTED FBC R-303.2) REQ'D WINDOWS SHALL HAVE GLAZED OPENINGS OF CLEAR GLASS OF AREA NOT LESS THAN 1/10 OF THE FLOOR AREA OF THE ROOM (BUT NOT LESS THAN 25 SQUARE FEET) SERVED BY THEM. USE A CERTIFIED WINDOW AND DOOR INSTALLER FOR ALL EXTERIOR WINDOWS AND DOORS. WATER TEST ALL WINDOWS AND DOORS.

ELECTRICAL SPECIFICATIONS

SEE ELECTRICAL DRAWINGS & SPECIFICATIONS

ARCHITECTURAL LEGEND



STAIR CODES

THE TEXT BELOW IS EXCERPTED FROM THE APPLICABLE CODE, FOR THE USE OF MINOR FIELD ADJUSTMENT OF STAIRS, ACCORDING TO DRAWINGS.

- STAIR TREADS AND RISERS: TREADS AND RISERS SHALL BE PERMITTED TO BE 50% PROPORTIONED THAT THE SUM OF TREADS AND A TREAD, EXCLUSIVE OF PROJECTION OF NOSING, IS NOT LESS THAN 41" OR MORE THAN 51".

- MIN. TREAD DEPTH: MINIMUM FBC R-301.5.3: THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

- MAX RISER HEIGHT: 1 3/4" MAXIMUM FBC R-301.5.4: THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. RISERS SHALL BE VERTICAL, OR SLOPED FROM THE INSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.

- EXTERIOR STAIRS SLOPE: TREAD SLOPE SHALL NOT BE MORE THAN ONE UNIT VERTICAL IN 40 INCHES HORIZONTAL (2.5% SLOPE) FBC R-301.5.5

- LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THIS MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION OF THE TRAVEL SHALL BE NO LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPE OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH WHERE THE STAIRWAY HAS A STRAIGHT RUN. THE MINIMUM DEPTH IN THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN 36 INCHES. FBC R-301.5.6

- B. BEDROOM EGRESS WINDOW REQUIREMENTS (EXCEPTED FBC R-301.4): EVERY SLEEPING ROOM LOCATED ON THE FIRST, SECOND, AND THIRD STORY OR WITHIN BASEMENTS OF GROUP R OCCUPANCIES SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING.

- EXCEPTIONS: 1. BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. 2. SLEEPING ROOMS PROVIDED WITH A DOOR TO A CORRIDOR HAVING ACCESS TO TWO REMOTE EXITS IN OPPOSITE DIRECTIONS.

- DIMENSIONAL INFORMATION (FBC R-301.4):
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 - B. (FBC R-301.1 & R-301.2 & R-301.3) ABOVE GROUND FLOOR LEVEL: 20" MINIMUM NET CLEAR OPENING WIDTH & 24" MINIMUM OF NET CLEAR HEIGHT DIMENSIONS; MINIMUM NET CLEAR OPENING OF 5.1 S.F.

- C. LIGHT AND VENTILATION (EXCEPTED FBC R-303.3): NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOOR, LOVERS OR OTHER OPENINGS TO THE OUTDOORS WITH READILY ACCESSIBLE OPENING MECHANISMS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE AREA BEING VENTILATED. (EXCEPTED FBC R-303.2) REQ'D WINDOWS SHALL HAVE GLAZED OPENINGS OF CLEAR GLASS OF AREA NOT LESS THAN 1/10 OF THE FLOOR AREA OF THE ROOM (BUT NOT LESS THAN 25 SQUARE FEET) SERVED BY THEM. USE A CERTIFIED WINDOW AND DOOR INSTALLER FOR ALL EXTERIOR WINDOWS AND DOORS. WATER TEST ALL WINDOWS AND DOORS.

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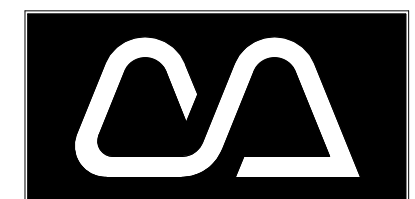
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- EXCEPTIONS: 1. BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. 2. SLEEPING ROOMS PROVIDED WITH A DOOR TO A CORRIDOR HAVING ACCESS TO TWO REM



1 3D View 1



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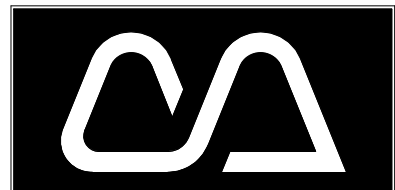
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Project: 181307
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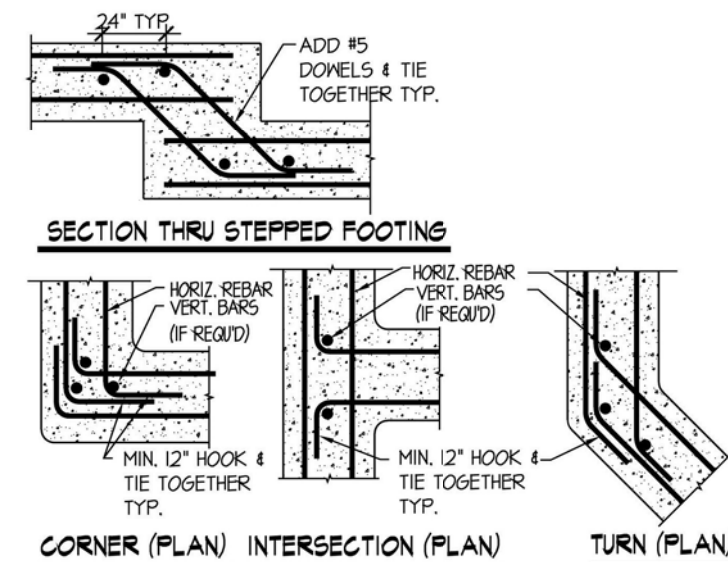
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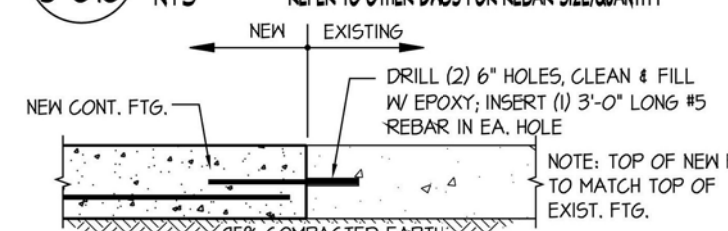
Foundation Plan

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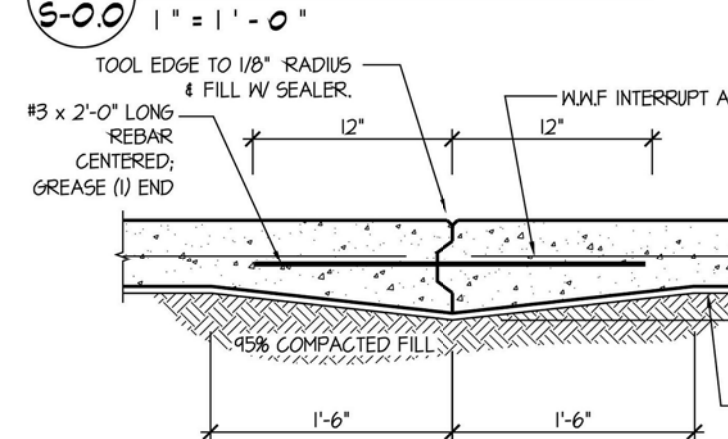
FOOTING LAPS DETAIL

LAPS 5-00 NTS REFER TO OTHER DWGS FOR REBAR SIZE/QUANTITY



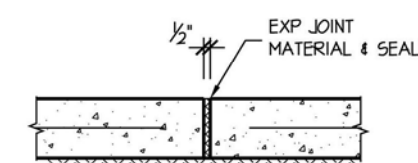
FOOTING JOIN DETAIL

JOIN 5-00 1" = 1'-0"



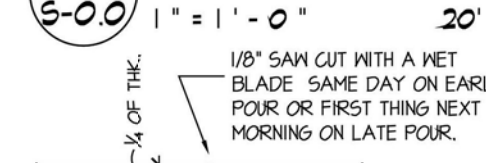
CONSTRUCTION JOINT DETAIL

CONJ 5-00 1" = 1'-0" COLD JOINT



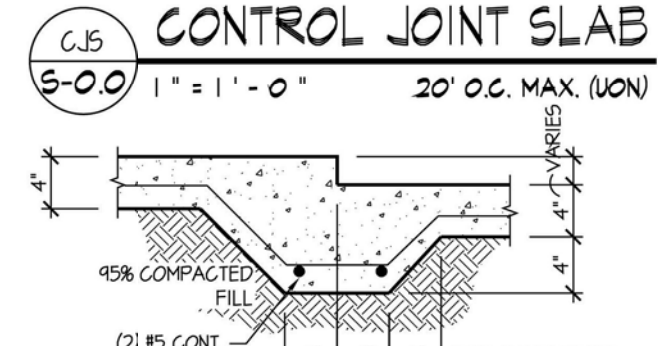
EXPANSION JOINT SLAB

EJS 5-00 1" = 1'-0" 20' O.C. MAX. (UON)



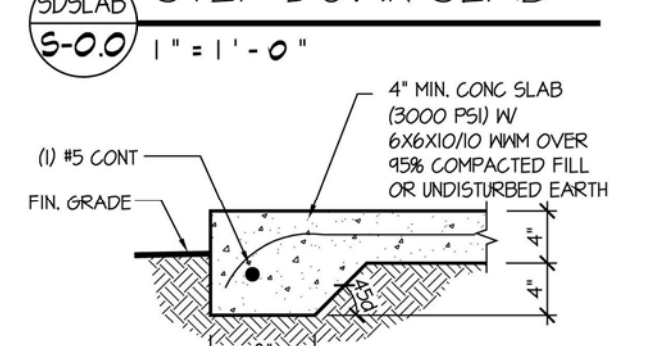
CONTROL JOINT SLAB

CJS 5-00 1" = 1'-0" 20' O.C. MAX. (UON)



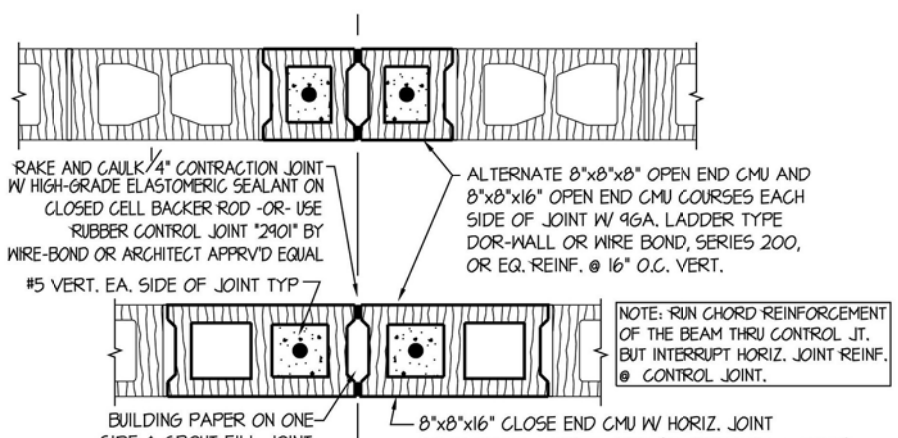
STEP DOWN SLAB

SDSLAB 5-00 1" = 1'-0"



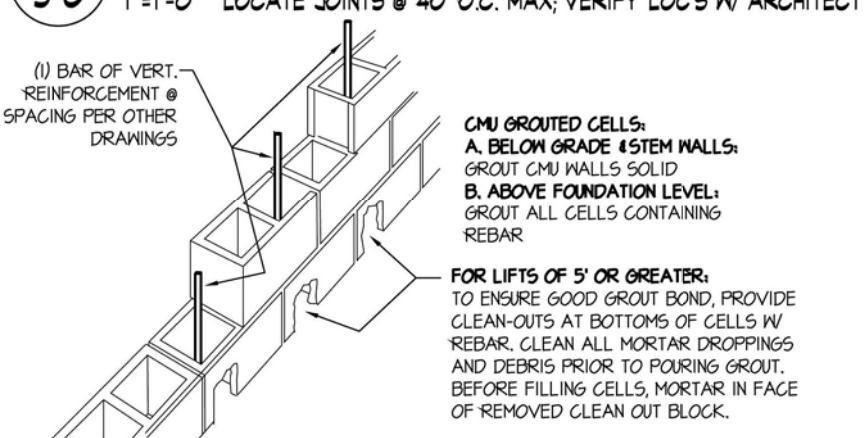
THKND EDGE SLAB

THKND 5-00 1" = 1'-0"



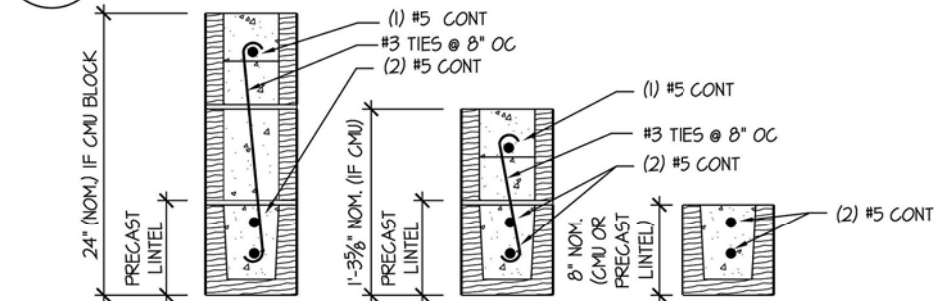
CMU CONTROL JOINT DETAIL TYP

CMU-CJ 5-00 1" = 1'-0" LOCATE JOINTS @ 40' O.C. MAX. VERIFY LOC'S W/ ARCHITECT



CLEAN & GROUT DETAIL

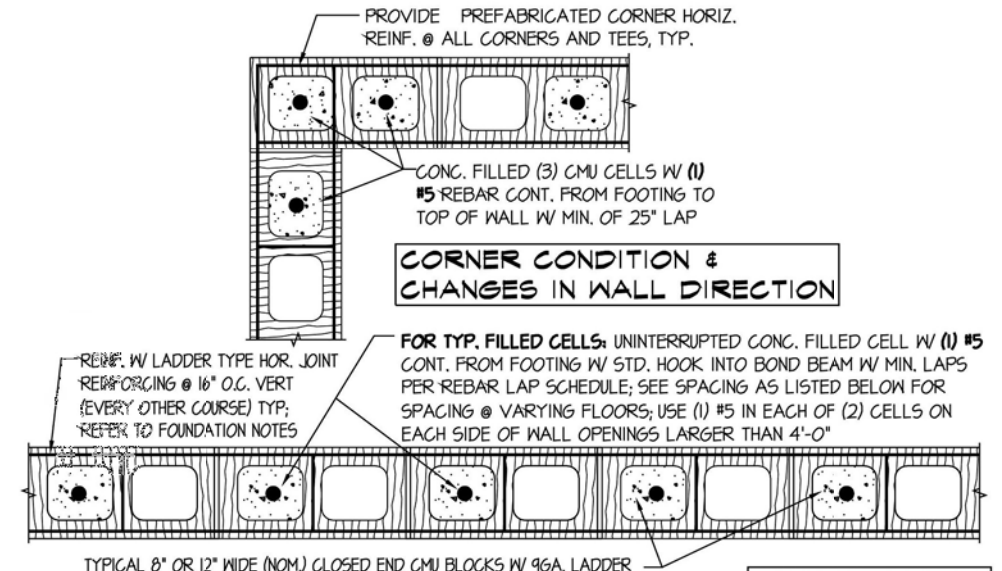
GROUT 5-00 N.T.S.



CMU OPENINGS PLAN DETAIL

OPEN 5-00 1" = 1'-0" APPLIES TO DOORS, WINDOWS, & OPENINGS

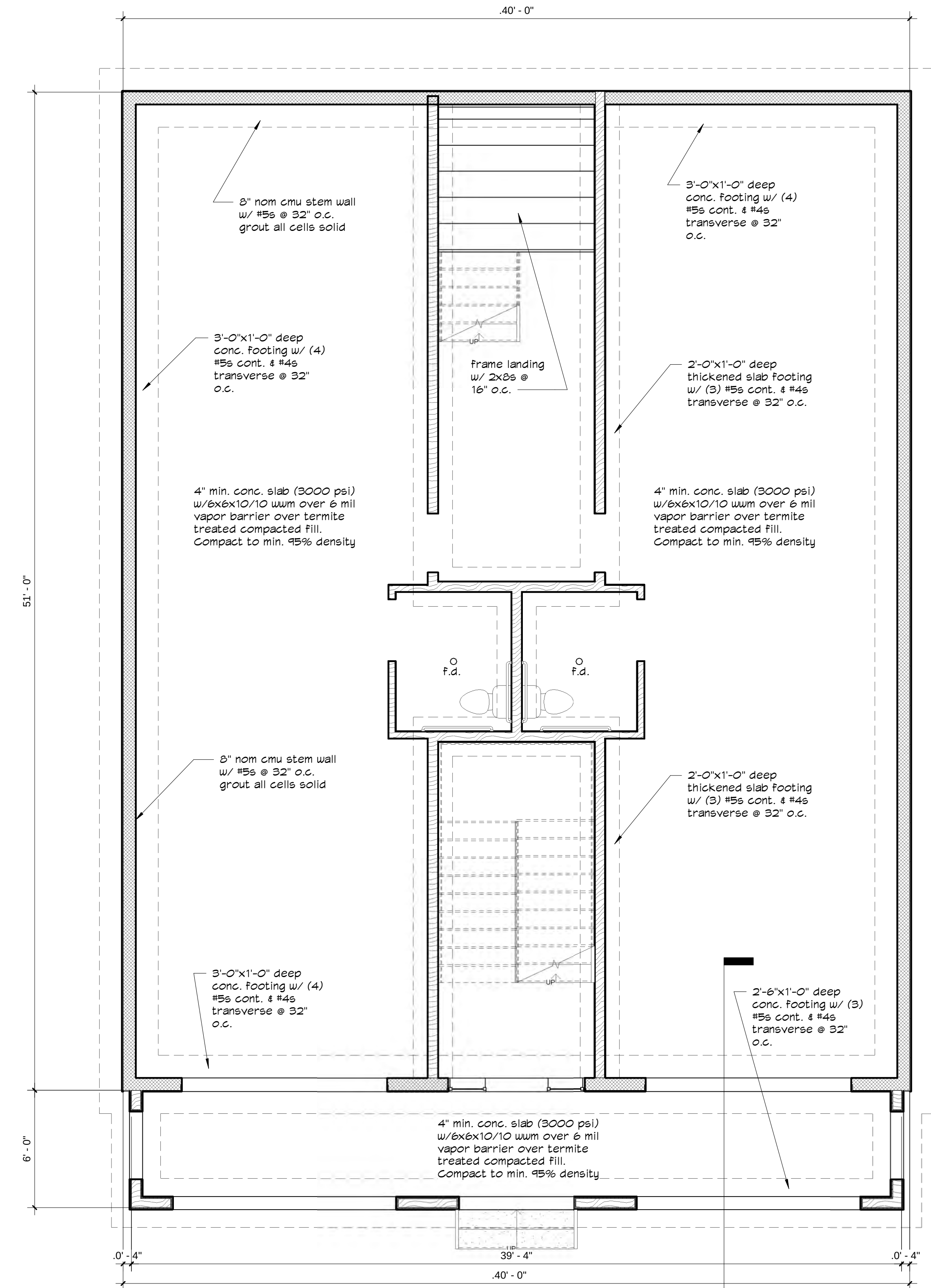
NOTE: REINFORCEMENT SHOWN HERE APPLIES TO BOTH PRECAST & CAST IN PLACE LINTELS



TYPICAL CMU WALL DETAIL

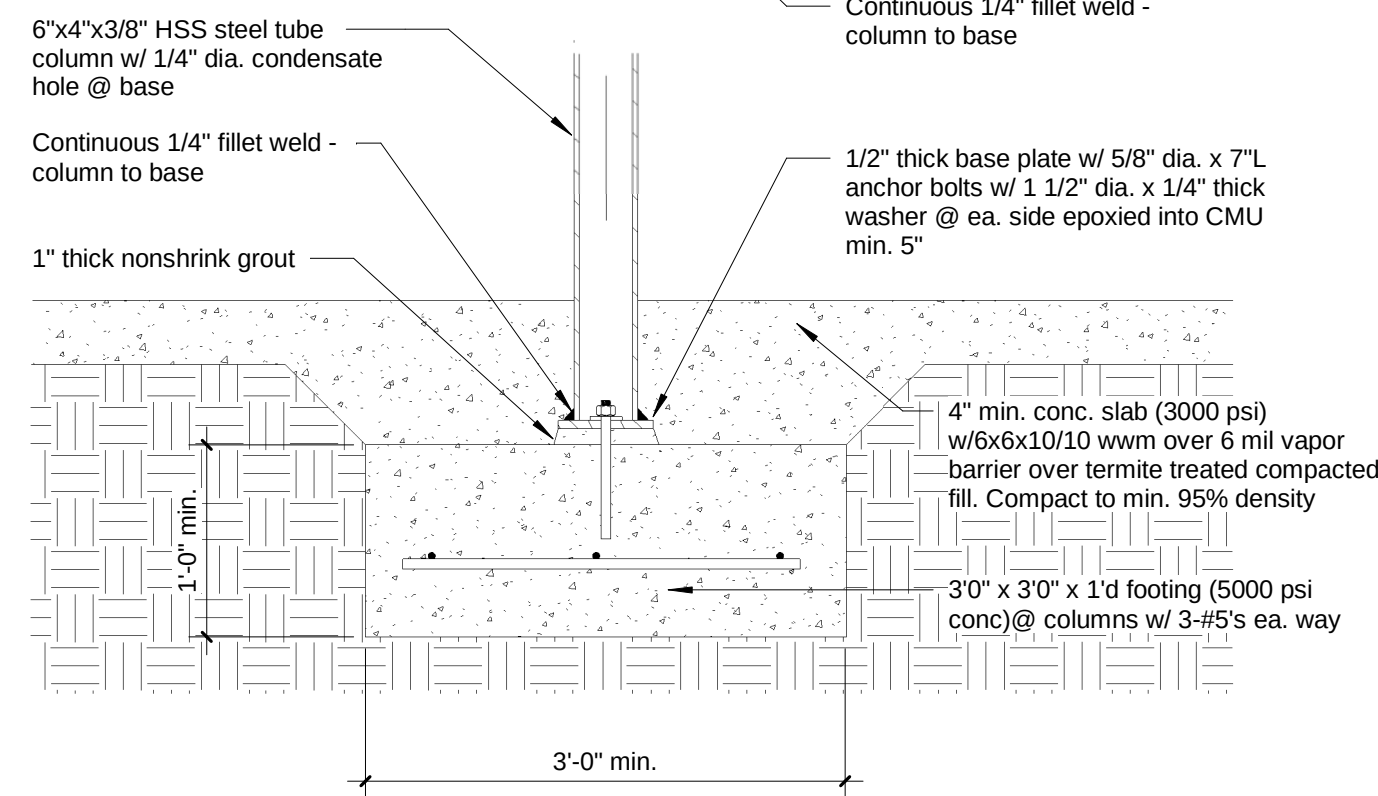
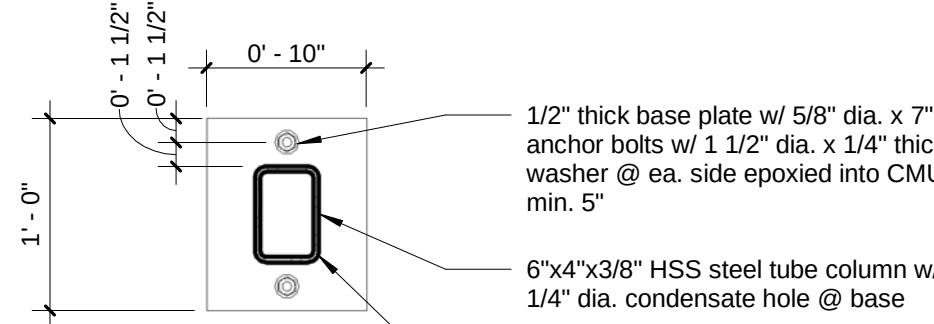
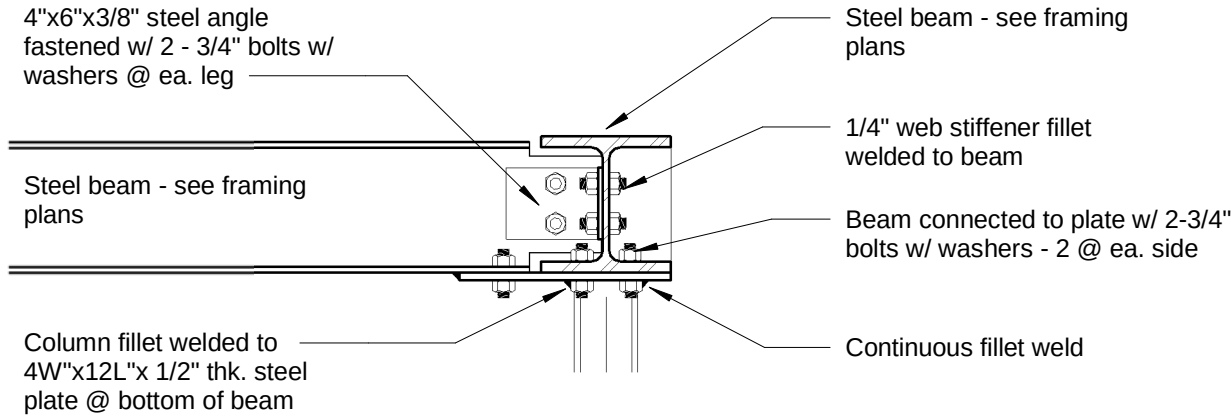
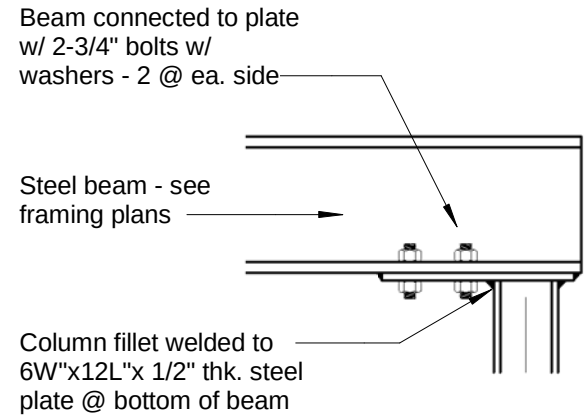
CMU 5-00 1" = 1'-0" CONG FILLED CELL W/ CONTINUOUS REBAR AS FOLLOWS

STRAIGHT WALL
1ST FLOOR & 1ST FLOOR: #5 VERT @ 16" O.C. MAX
2ND FLOOR & UP: #5 VERT @ 32" O.C. MAX
- USE 5/16" MIN REBAR LAPS PER REBAR SPLICING SCHEDULE
- PROVIDE 5/16" MIN REBAR LAPS FROM VERT REBAR INTO LAST CMU BOND BEAM AT ROOF TERMINATION
- PROVIDE CONT. CONCRETE FILLED DBL BOND BEAM @ TOP OF WALL @ EACH FLOOR
W/ REINFORCEMENT; REFER TO OTHER DETAILS

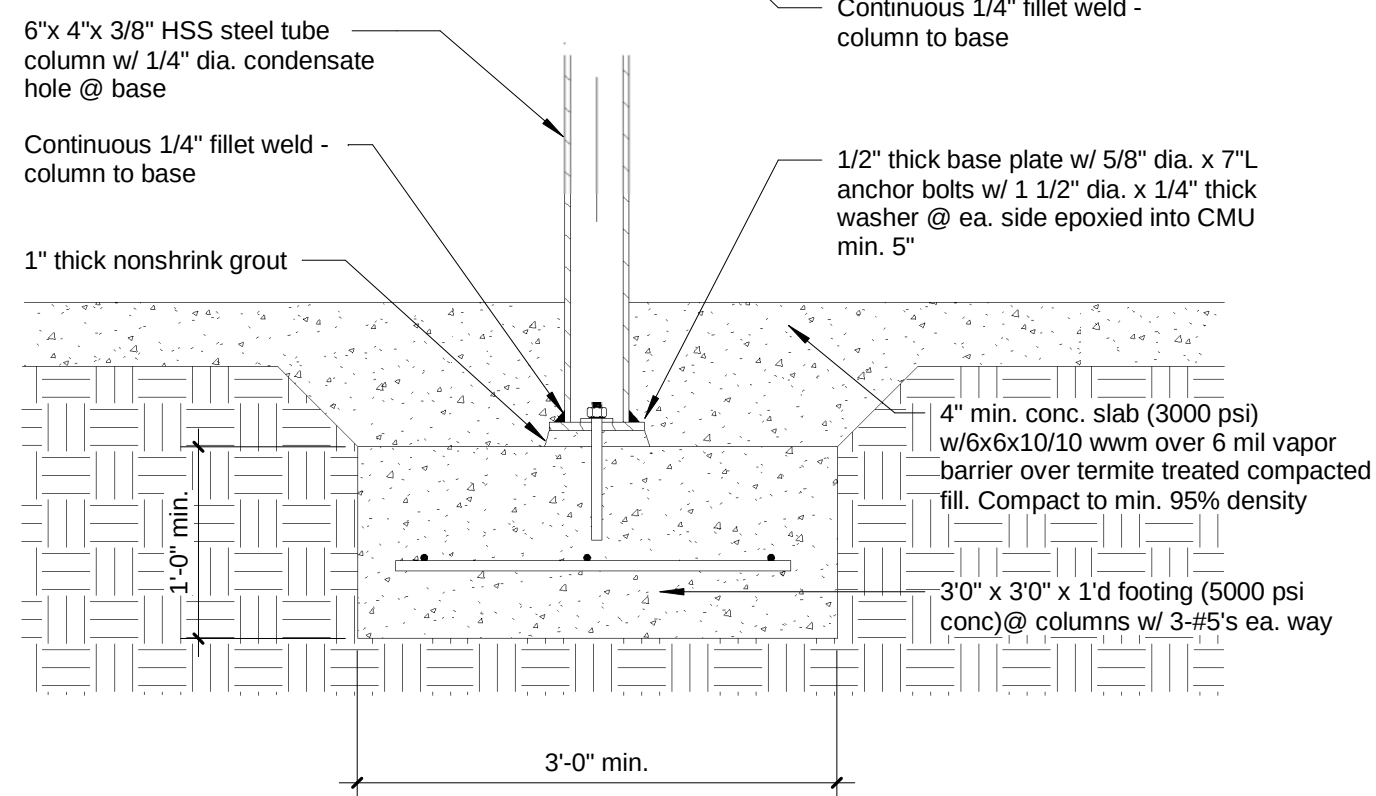
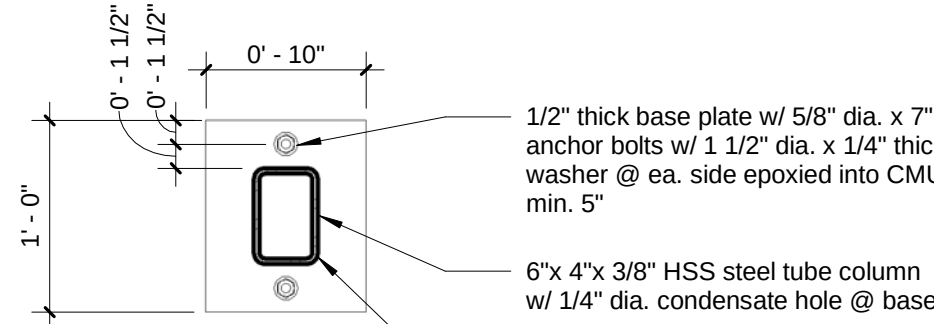
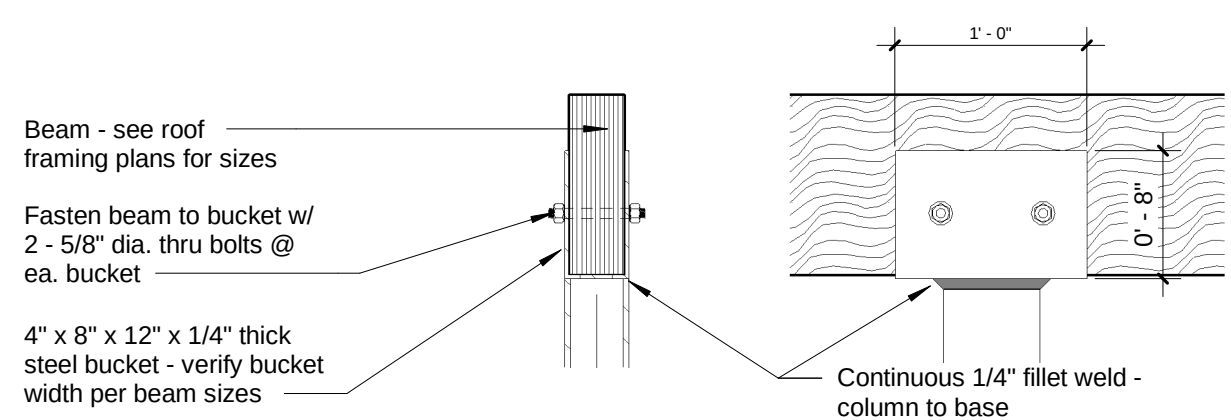


1 Foundation Plan
1/4" = 1'-0"

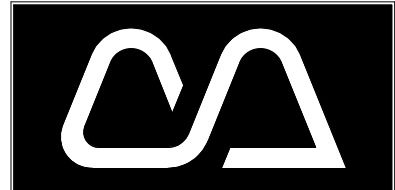
1
A-302



③ Steel Column / Steel Beam
1" = 1'-0"



② Steel Column / Wood Beam
1" = 1'-0"



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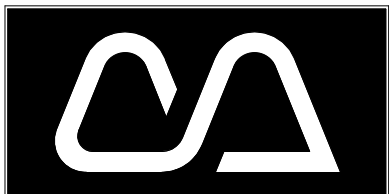
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Level II Floor Framing

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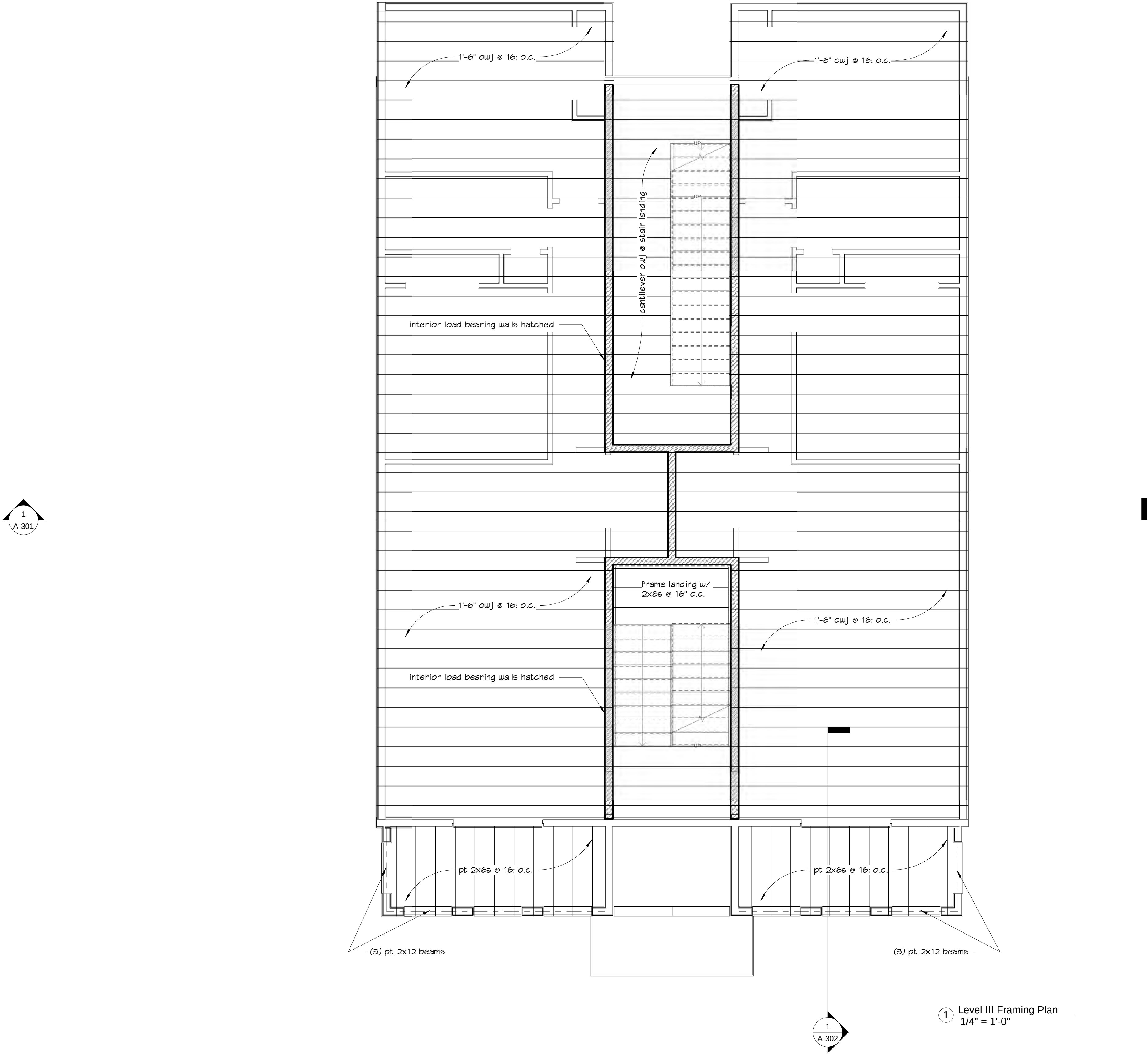
Project: 181307

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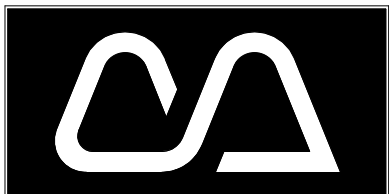
Level III Floor Framing

Sheet Number
S-103
Page of 00

note: coordinate truss engineering to accomodate chases for HVAC ductwork



1 Level III Framing Plan
1/4" = 1'-0"



Cotner Associates, Inc.
A r c h i t e c t s
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions	
No.	Date

Progress Prints		
Issued	To/For	Date
HDC		9/11/19

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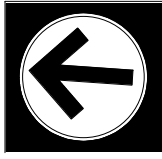
These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

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224 North 2nd Street
Fernandina Beach
NASSAU COUNTY, FLORIDA

Project:	181307
Released:	

Roof Framing



Sheet Number
S-104
Page of 00

Engineering Plans

For

224 North 2nd Street

for

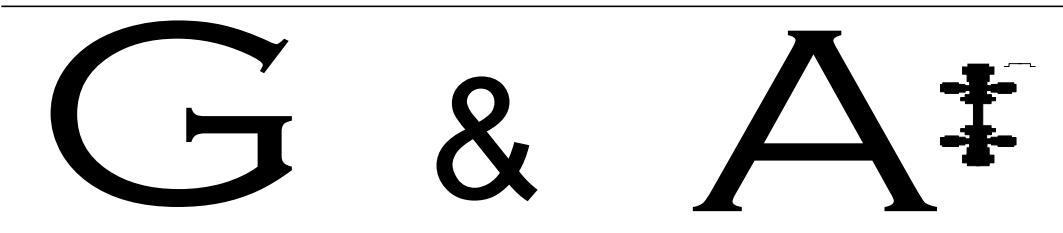
Page Properties

North 2nd Street
Fernandina Beach, Florida

Gillette & Associates, Inc.

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

20 South 4th Street Amelia Island, Florida 32034
Phone: (904) 261-8819



Issue Date:
September 11, 2019

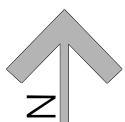
224 North 2nd Street

FOR

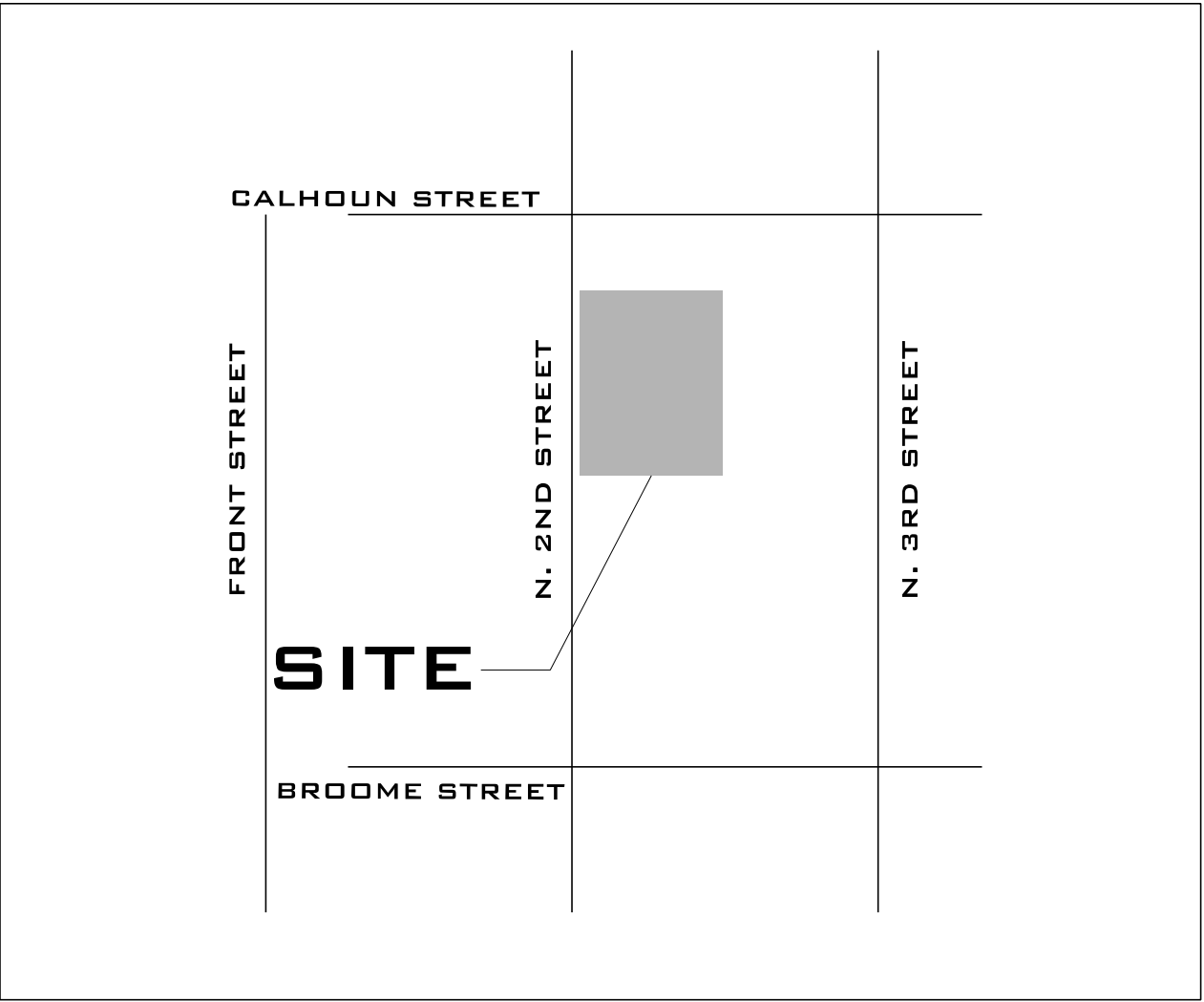
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BY

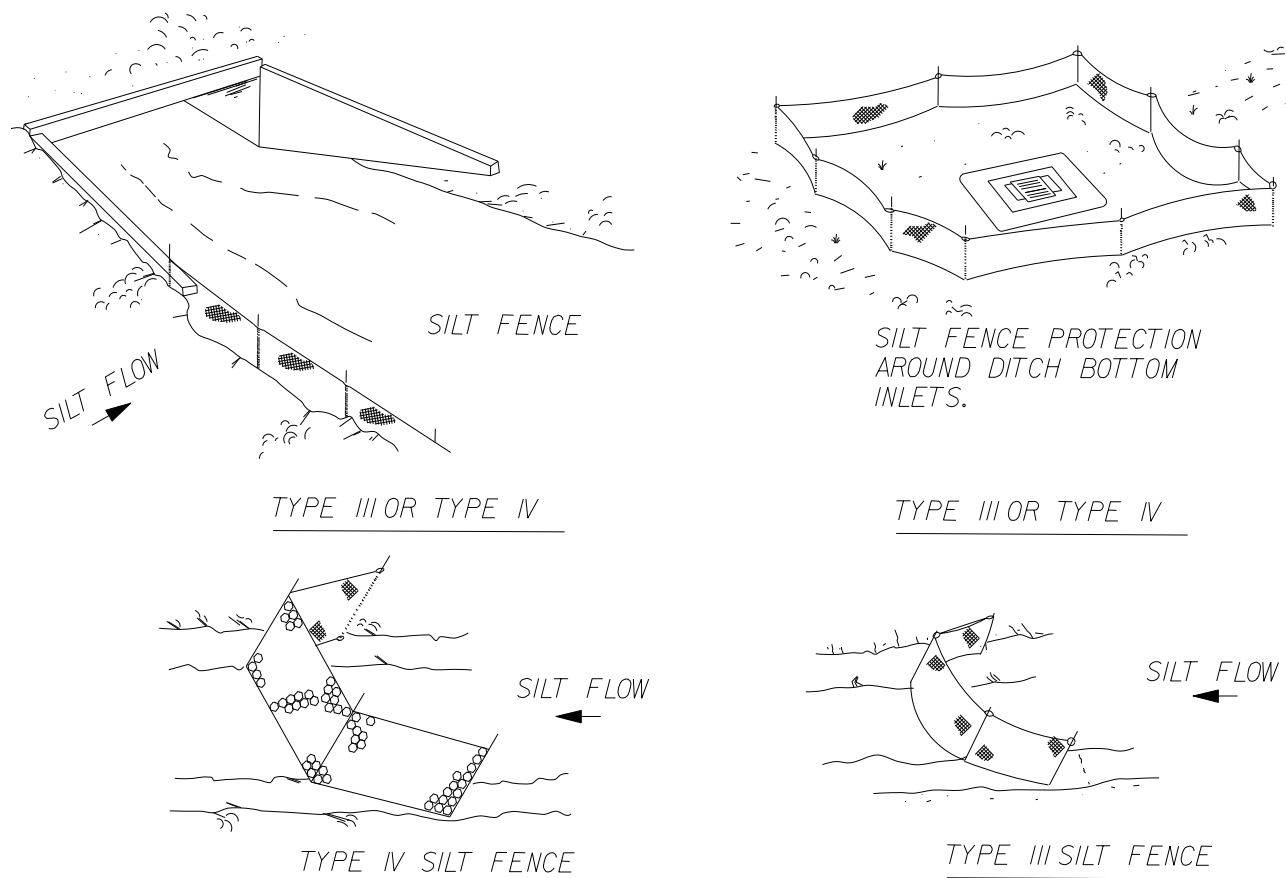
RELEASED FOR CONSTRUCTION



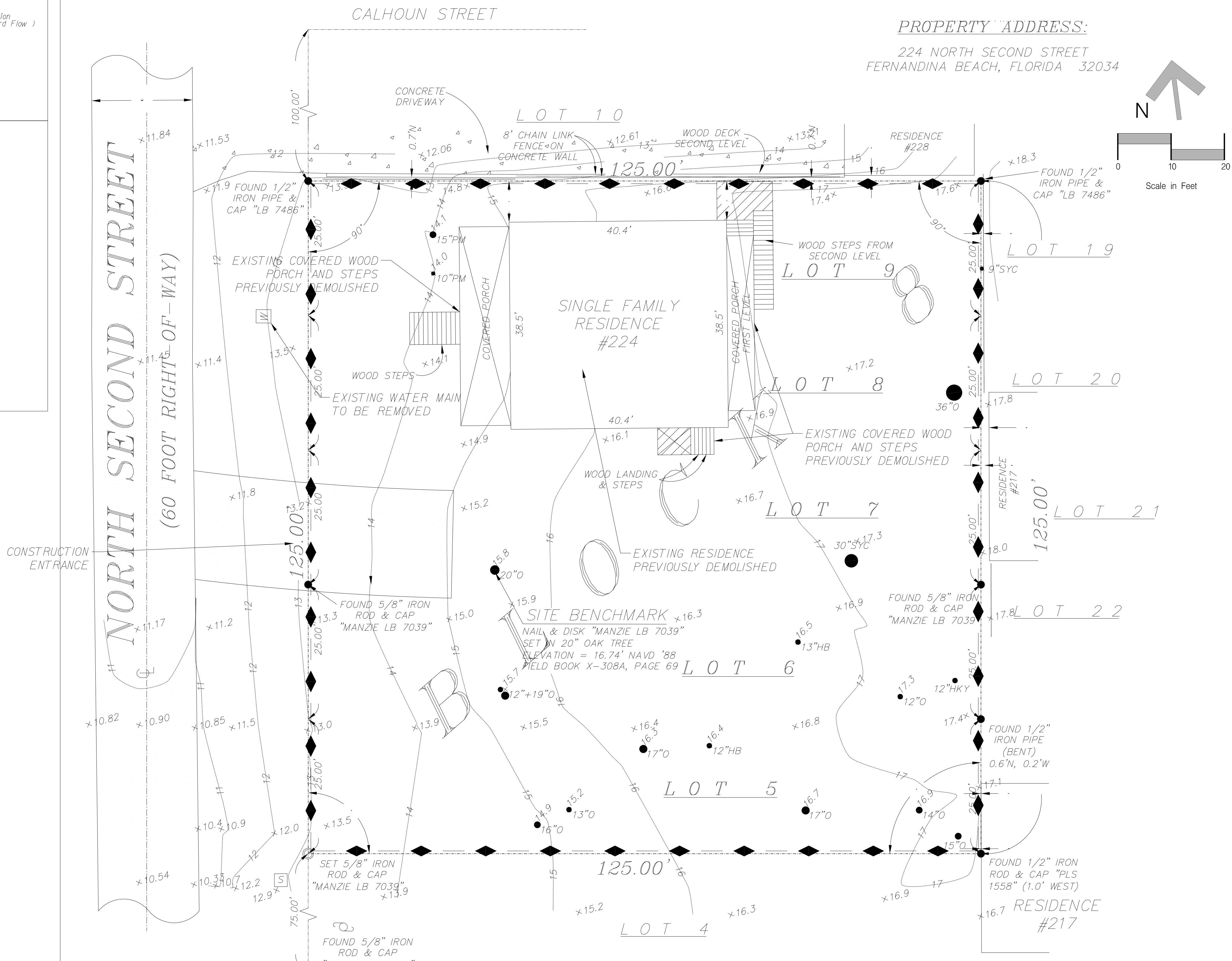
SITE LOCATION MAP



TYPE III SILT FENCE



SILT FENCE APPLICATIONS



\$\$\$date\$\$\$ \$\$\$\$time\$\$\$ \$\$\$FileName\$\$\$

LEGEND

TYPE III
SILT FENCE
PROPERTY
BOUNDARY

K				
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I				
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C				
B				
A				
No.	LA	09/11/19	TRC Submittal	
	Bv	Date	Rev/sion	

Scale: $I'' = 20$ Project Mgr: AGDesigned by: AG

Drawn by: LA

QA/QC: AG

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Certificate of Authorization No.9332

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FERNANDINA BEACH, FL 32034

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Page Properties

224 North 2nd Street

PREDEVELOPMENT PLAN

Sheet No.

PRE-

3 of

Date _____

Project No.

Registered Professional

GENERAL NOTES

P.I.N.- 00-00-31-1800-0008-0102 & 00-00-31-1800-0008-0080

ZONING- C-3

FLUM- CENTRAL BUSINESS DISTRICT

PROPOSED USE- MIXED-USE (COMMERCIAL & RESIDENTIAL)

LOT SIZE- 15,625 SF = 0.36 ACRES

MAX BLDG. HEIGHT- 45'

MAX IMP. SURFACE RATIO- 0.75 (0.69 SHOWN)

MAX FLOOR AREA RATIO- 2.0 (0.80 SHOWN)

MAX DENSITY- 34 UNITS / ACRE (33 UNITS/ACRE SHOWN)

SETBACKS- NONE

LIGHTING TO BE BUILDING MOUNTED

TRASH TO BE COLLECTED VIA ROLL-OUT BINS

PERVIOUS PAVERS TO BE CLEANED OR VACCUMED
AT MINIMUM EVERY 6 MONTHS, AND INSPECTED
ANNUALLY FOR INFILTRATION RATES

PARKING NOTES

BUSINESS/COMMERCIAL-1 SPACE / 300 SF GFA
 $975 \text{ SF} \times (1 \text{ SPACE} / 300 \text{ SF}) = 3 \text{ SPACES} / \text{UNIT}$
 $3 \text{ UNITS} \times (3 \text{ SPACES} / \text{UNIT}) = 9 \text{ SPACES}$

RESIDENTIAL-1.5 SPACES PER DWELLING UNIT IN CRA
 $9 \text{ DWELLING UNITS} \times 1.5 = 14 \text{ SPACES}$

SHARED PARKING APPLIES FOR RESIDENTIAL AND COMMERCIAL SPACES IN THE SAME AREAS,VACANT RESIDENTIAL SPACES DURING THE DAY.

TOTAL PARKING REQUIRED = 14 TOTAL SPACES

ON-STREET SPACES SHOWN - 4 SPACES
 OFF-STREET SPACES SHOWN-10 SPACES

ADA PARKING-1 SPACE PER 25 SPACES = 1 SPACE
 SPACES SHOWN:1 ADA & 13 STANDARD SPACES

LEGEND

- LANDSCAPED AREA
- BUILDING FOOTPRINT
- CONCRETE
- PERVIOUS PAVERS
- GRAVEL

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A	LA	09/11/9	TAC Submittal
No.	Bv	Date	Revision

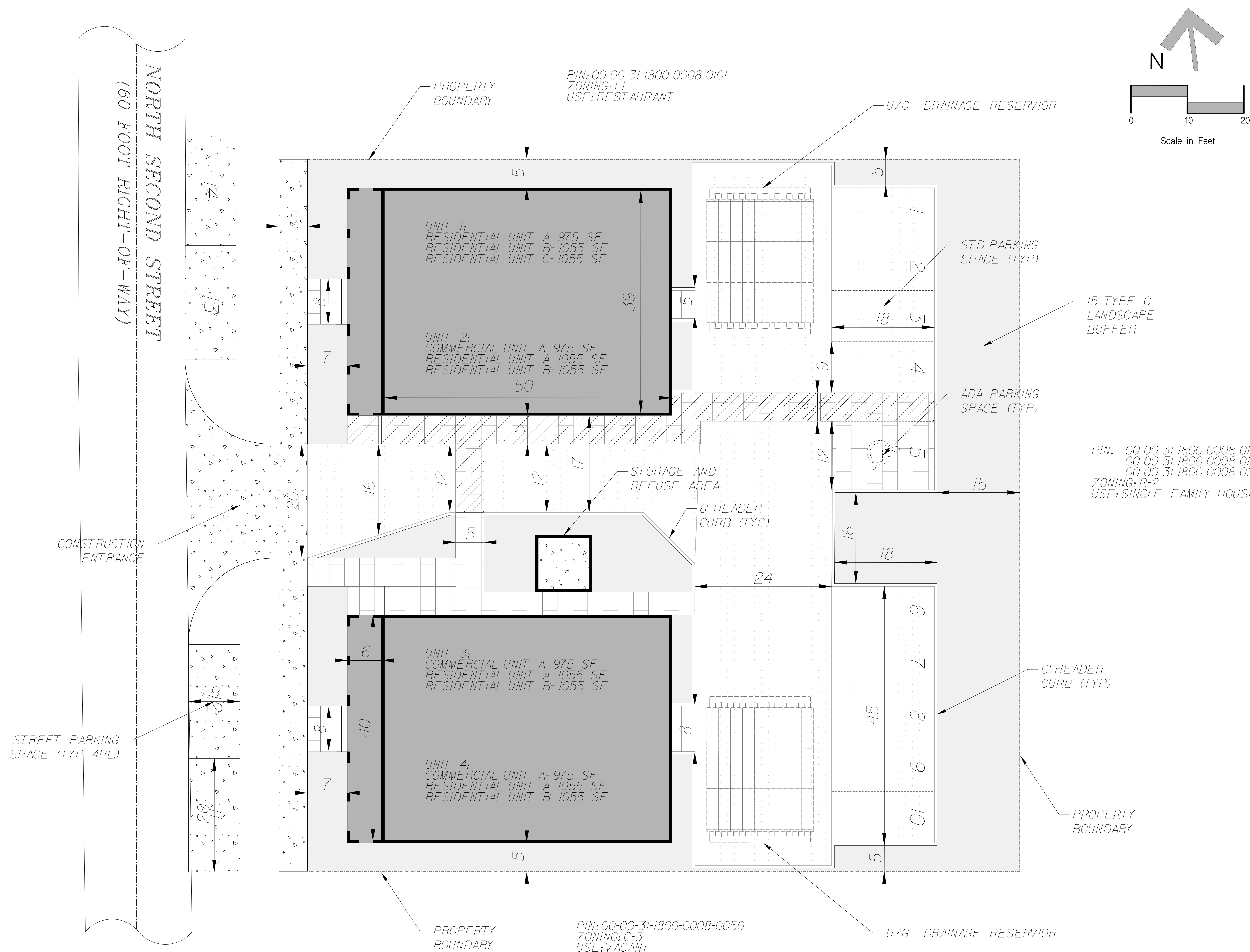
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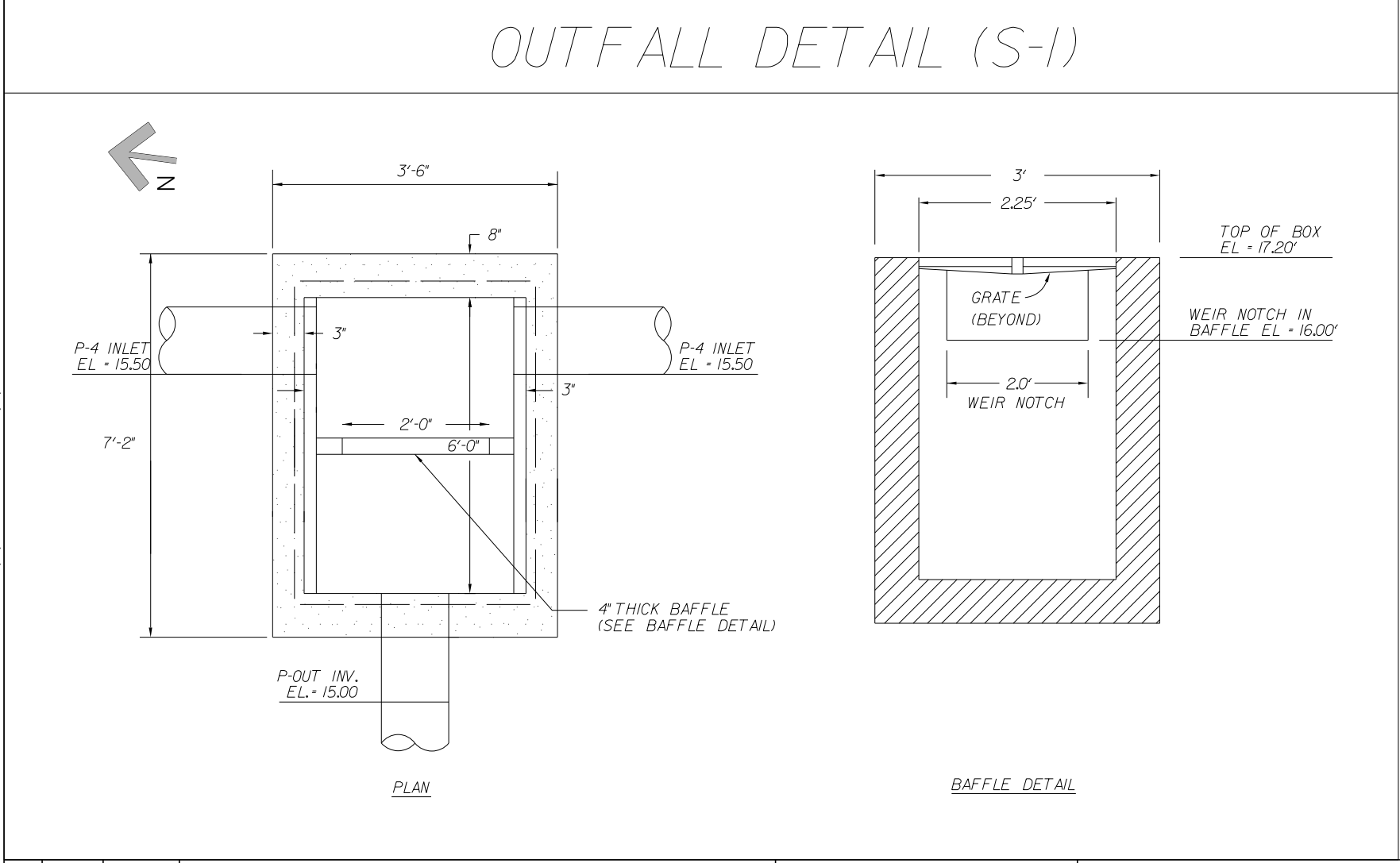
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Project
19-80-1



PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	12"	25'	HDPE
P-2	S-1	S-3	12"	35'	HDPE
P-OUT	S-1	S-OUT	12"	66'	HDPE

STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	TYPE E INLET	17.20	15.50	15.50	-	15.00
S-2	STORMTECH SC-160LP	-	-	15.50	-	-
S-3	STORMTECH SC-160LP	-	15.50	-	-	-
S-4	TYPE C INLET	17.00	-	-	-	-
S-OFF	TYPE C INLET	14.15	12.50	-	-	-



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No.	By	Date	Revision		

Scale: 1" = 20'	
Project Mgr: AG	
Designed by: AG	
Drawn by: LA	
QA/QC: AG	
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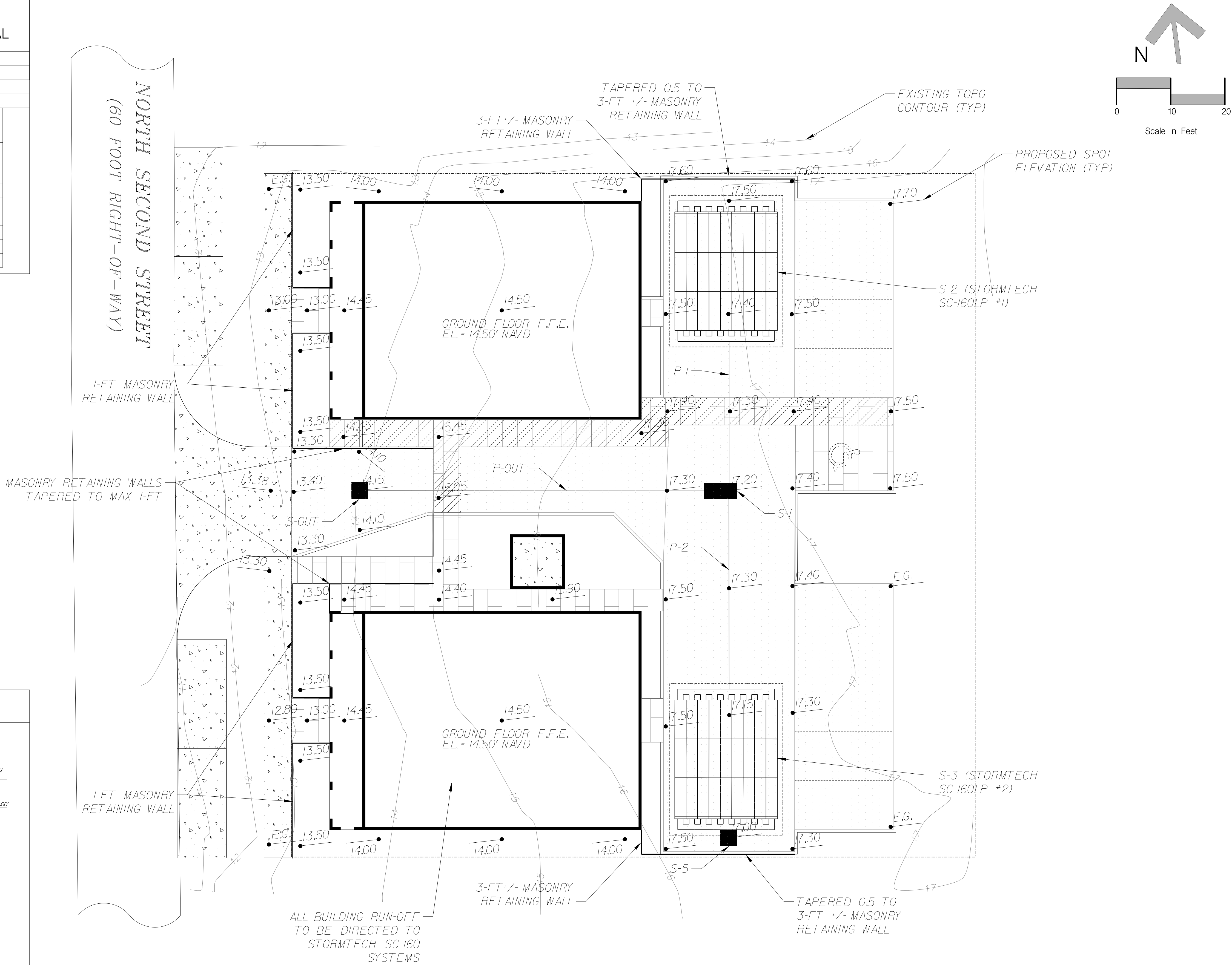
Page Properties

224 North 2nd. Street

POST-DEVELOPMENT
DRAINAGE PLAN

Sheet No.
DR-1
5 of 12
Issue Date
September 11, 2019
Project No.
19-80-10

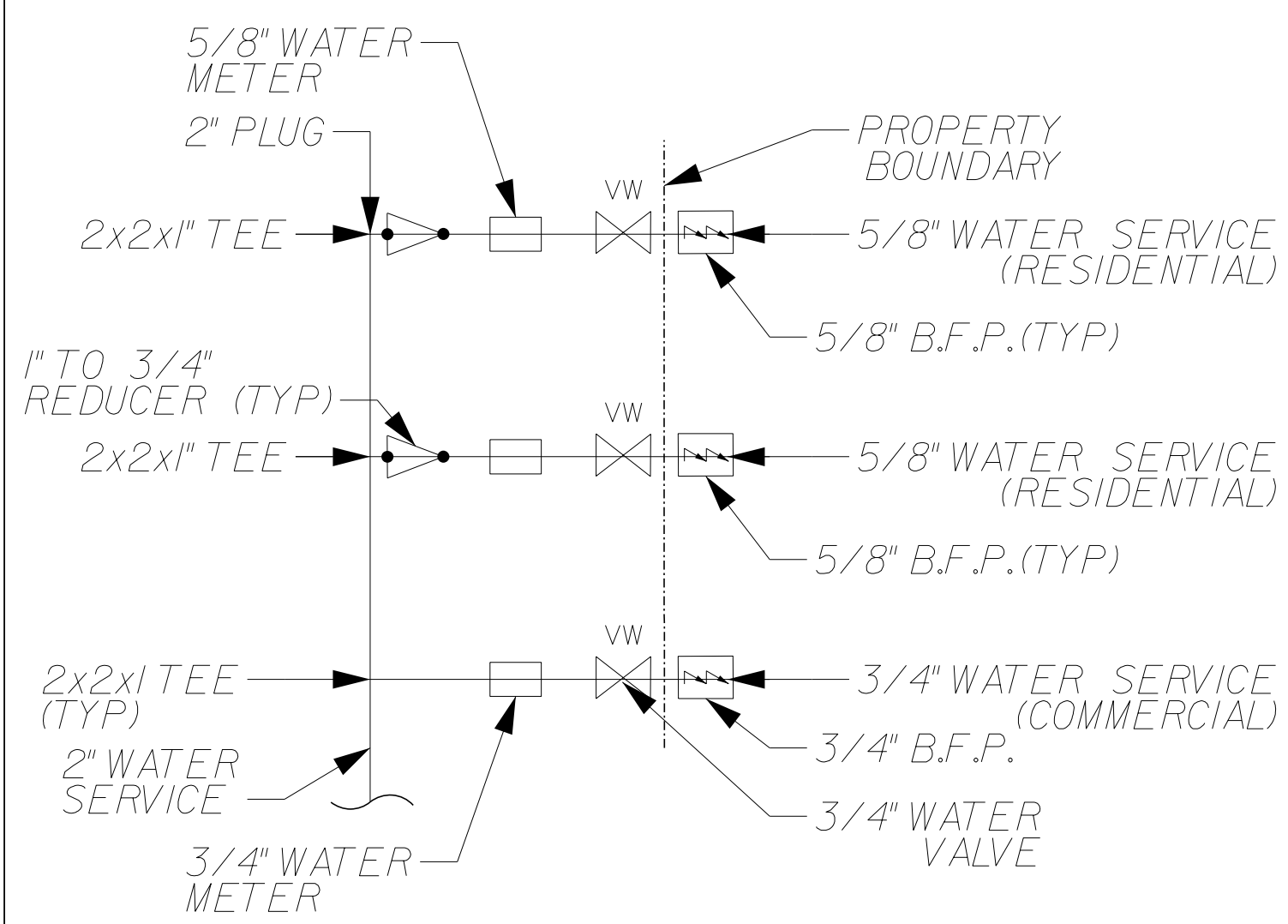
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WATER METER BANK DETAIL

The diagram illustrates the connection of three water service lines to a common main. A vertical main line on the left is connected to three horizontal service lines on the right. The connections are as follows:

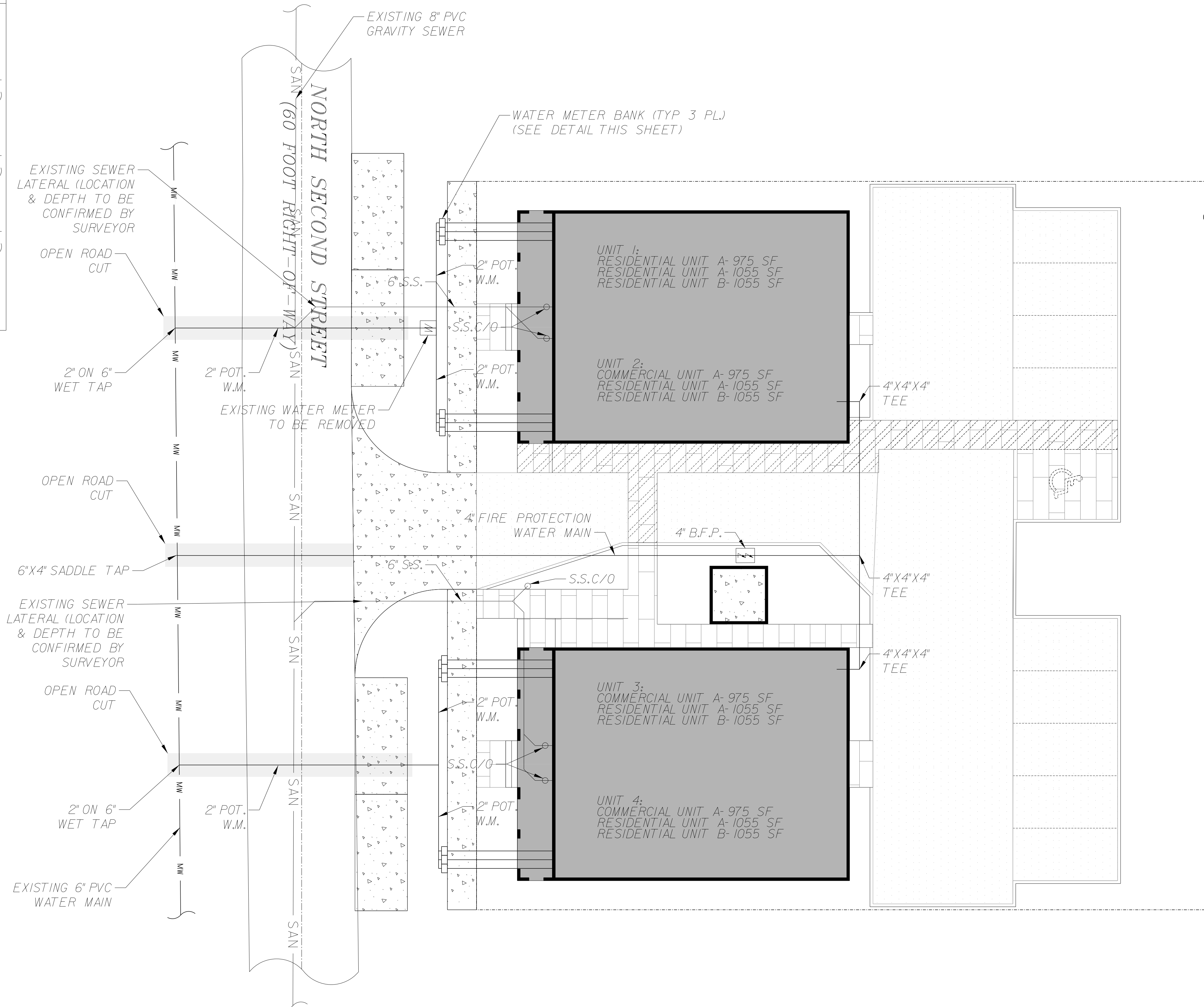
- Top Connection:** A 5/8" water meter is connected to a 2" plug. This plug is connected to a 2x2x1" tee. The tee is connected to a 5/8" water service (residential) line. A 5/8" B.F.P. (typical) is shown on this line. A vertical dashed line represents the property boundary, with a 5/8" water valve (VW) located just before the boundary.
- Middle Connection:** A 1" to 3/4" reducer (typical) is connected to a 2x2x1" tee. The tee is connected to a 5/8" water service (residential) line. A 5/8" B.F.P. (typical) is shown on this line. A vertical dashed line represents the property boundary, with a 5/8" water valve (VW) located just before the boundary.
- Bottom Connection:** A 2x2x1" tee is connected to a 2" water service line. This line is connected to a 3/4" water meter. A 3/4" water valve (VW) is located just before the boundary. The 3/4" water service (commercial) line is shown on the right, with a 3/4" B.F.P. (typical) and a 3/4" water valve (VW) located just before the boundary.



LEGEND

	<i>BUILDING FOOTPRINT</i>
	<i>CONCRETE</i>
	<i>PERVIOUS PAVERS</i>
	<i>GRAVEL</i>

-  BUILDING FOOTPRINT
 CONCRETE
 PERVIOUS PAVERS
 GRAVEL



##	K			
##	J			
##	I			
##	H			
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##	D			
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##	A			
No.	LA	09/11/9		TAC Submitted
	BV	Date		Revision

QA/QC: AG

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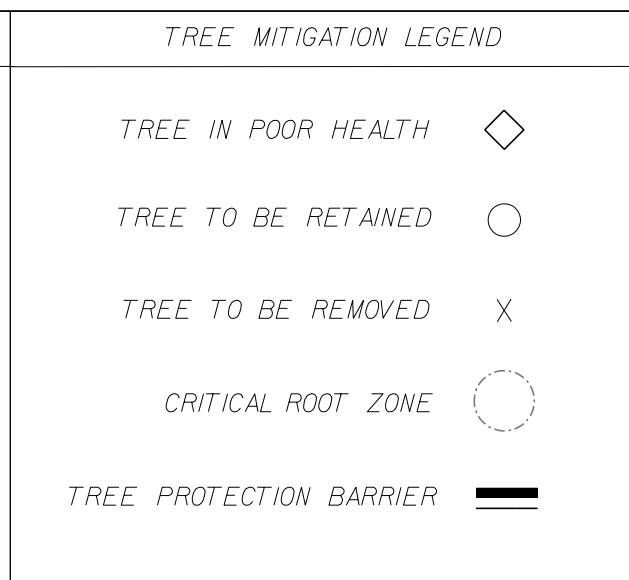
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UTILITY PLAN

Registered Professional

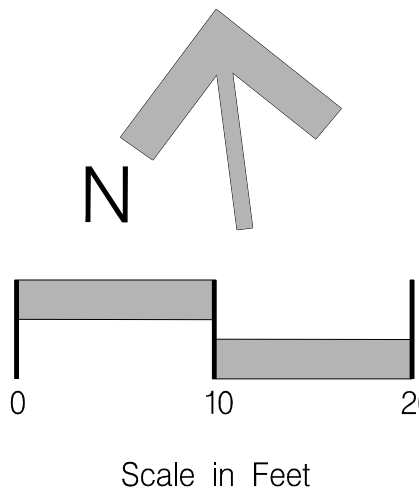
Sheet No.
UT-1
6 of 12
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ember 11, 2019
ect No.
0-10



Tree ID	Species	DBH	(1-5)	DBH w Credits	Retained (Y or N)	DBH Retained with Credits	Comment
1	SP	15	3	30	N		tree leans significantly,
2	SP	10	5	15	N		Growth tip has been,
3	LAU	20	2	60	N		Tri-dominate leaders split
4	LAU	31	4	93	N		Multiple co-dominate
5	LAU	16	4	32	N		Co-dominate split in stem
6	LAU	13	3	19.5	N		Overall healthy, some
7	LAU	17	2	34	N		Minor
8	HB	12	2	18	N		Overall healthy, Minor
9	LAU	17	3	34	N		Overall healthy and good
10	LAU	14	2	28	Y	28	Overall healthy, Minor
11	LAU	15	2	30	Y	30	Overall healthy, Minor
12	PCN	12	3	18	Y	18	poor growth form and
13	LAU	12	2	18	N		Overall appears healthy
14	HB	13	3	19.5	N		good form and structure,
15	HB	30	3	90	Y	90	good form and structure,
16	CAM	36	5	108	N		FLEPPIC Invasive Plant
17	HB	17	3	34	Y	34	Tri-dominate leaders split

Health Status:		3=keep tree but has defects	
1= no apparent defect		4=poor health and suggest removal	
2=minor defects		5=severe defect and should be removed.	

	# Stems	Dbh (in)	Dbh w credits*
Total on Site	17	300	681
Required Replacement (25% DBH)			75
Preserved	5		200
Total on site			200
Net			125
			Preservation Credits (in)



Scale: $1'' = 20'$	
Project Mgr:	AG
Designed by:	AG
Drawn by:	LA
QA/QC:	AG

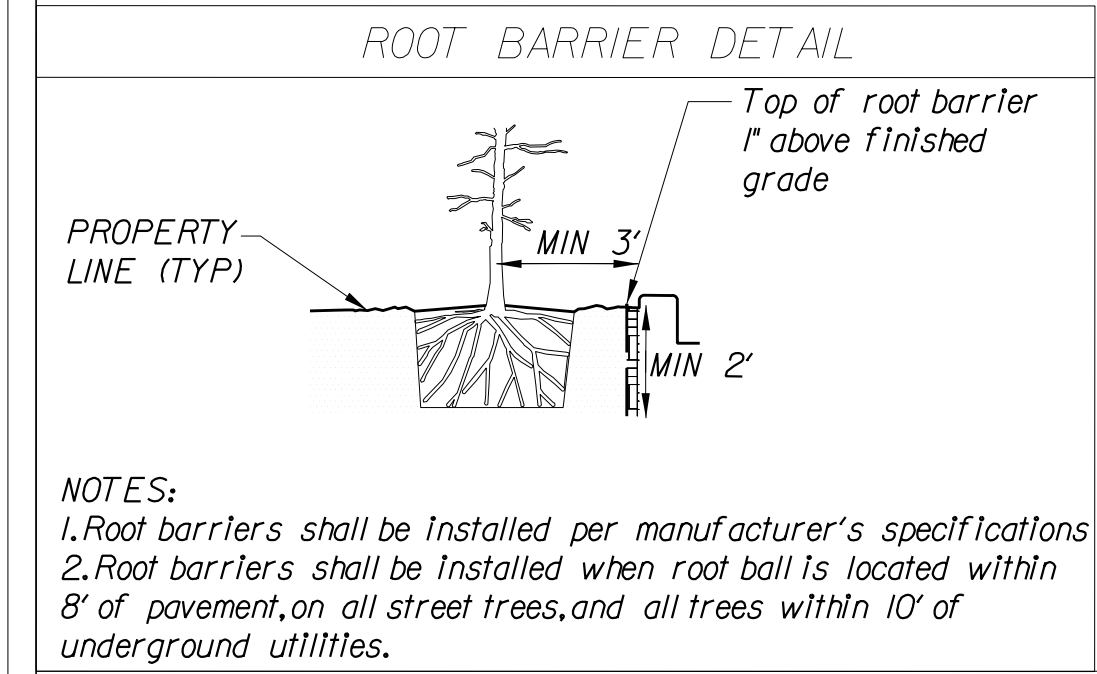
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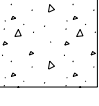
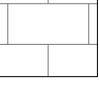
TREE MITIGATION PLAN

Sheet No.
TM-1
7 of 12
Issue Date
September 11, 2019
Project No.
19-80-10

INTERNAL PLANTING PLANT/MATERIAL SCHEDULE				
	QUANTITY	KEY	SPECIES	SIZE/REMARKS
	405	PA	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	LP50 18"x18" SPACING
	75	VO	VIBURNUM OBOVATUM WALTER'S VIBURNUM 'MRS SCHILLERS'	MIN 18" HT.,15" WD. 3' SPACING
	45	SM	SABAL MINOR DWARF BLUESTEM PALMETTO	MIN 18" HT.,15" WD. 3' SPACING
	8	SP	SABAL PALMETTO CABBAGE PALM	10' MIN HT
	3	UP	ULMUS PARVIFOLIA 'ALLEE' CHINESE ELM 'ALLEE'	8' MIN HT,2.5' CAL.
	6	LxN	LAGERSTROEMIA x 'NATCHEZ' CRAPE MYRTLE 'NATCHEZ'	8' MIN HT. 6' COMBINED CAL.
	3	QV	QUERCUS VIRGINIANA LIVE OAK	8' MIN HT,2.5' CAL.
	840 SF	SOD	STENOTAPHRUM SECUNDATUM ST.AUGUSTINE SOD	LAYERED EVENLY WITHOUT GAPS
		MULCH	LONGLEAF PINESTRAW	3" DEEP

NOTE: ALL STREET TREES TO BE PLANTED WITH ROOT BARRIER



LEGEND	
	GRAVEL
	BUILDING FOOTPRINT
	CONCRETE
	PERVIOUS PAVERS

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No.	By	Date	Revision

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Project Mgr: AG
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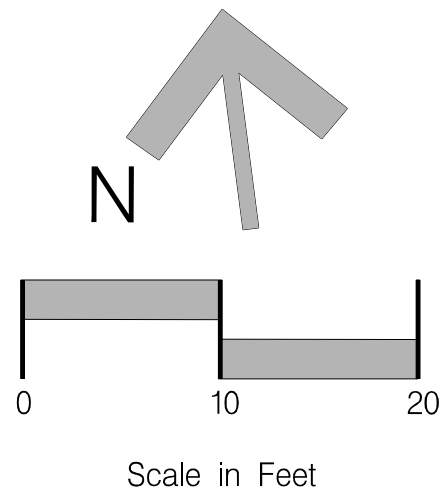
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Page Properties
224 North 2nd. Street
LANDSCAPE PLAN

Sheet No. LS-1
8 of 12
Issue Date September 11, 2019
Project No. 19-80-10
Registered Professional

PIN: 00-00-31-1800-0008-0101
ZONING: I-1
USE: RESTAURANT

PIN: 00-00-31-1800-0008-0050
ZONING: C-3
USE: VACANT



PROPOSED STREET TREE (TYP)

PROPOSED TREE (TYP)

LANDSCAPING NOTES

P.I.N: 00-00-31-1800-0008-0050 &
00-00-31-1800-0008-0080

ZONING- C-3

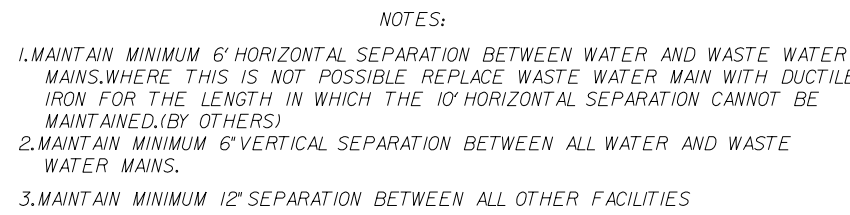
LOT SIZE- 15,625 SF

MIN. LANDSCAPED AREA (10% LOT) AREA:
15,625 SF X 0.10 = 1,568 SF
(1,608 SF PROPOSED)

MINIMUM SHADE TREE (ST) REQUIREMENTS:
1 ST / 1,500 SF LOT SIZE 15,625 SF X
1/1,500 (ST/SF) = 10 ST
5 SHADE TREES RETAINED ON SITE
7 SHADE TREES PROPOSED

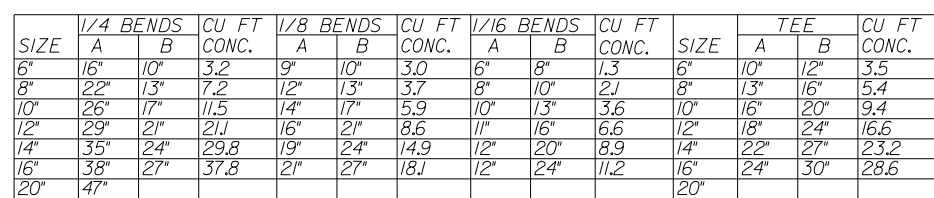
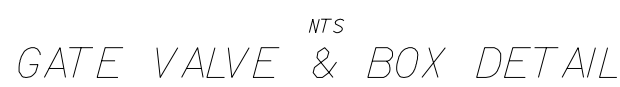
PARKING LOT LANDSCAPING:
10% GROSS AREA FOR VEHICULAR USE
5,908 SF X 0.10 = 591 SF REQUIRED,
2,262 SF PROPOSED

LANDSCAPE BUFFERS:
EAST- TYPE C
2 ST / 100' X 125' = 2 ST
4 UST / 100' X 125' = 4 UST
SHOWN: 5 PRESERVED, 3 PROPOSED



TIE RODS

TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



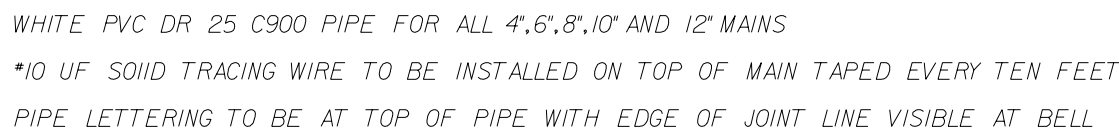
NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL.
(A-1 THROUGH A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL
REQUIRE LARGER THRUST BLOCKS.

N.T.S.

THRUST BLOCKS FOR BENDS & TEE'S

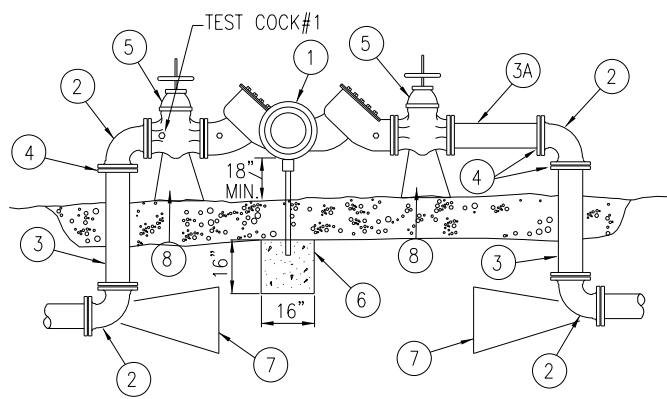
MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

BELL RESTRAINT REQUIREMENTS



TRENCH DETAILS

M A T E R I A L S		
ITEM	QUANT.	D E S C R I P T I O N
1	1	2.5"-10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5"-10" BEND - 90° F-F
3	2	2.5"-10" D.I.P. (48" LONG) F-PE
3A	1	2.5"-10" D.I.P. (24" LONG) F-PE (OPT.X)
4	3	2.5"-10" FLANGE, D.I.P.
5	2	2.5"-10" VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAL)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VIEWS (6" AND LARGER SIZES)



LARGE WATER SERVICE
DOUBLE CHECK AND REDUCED PRESSURE
BACKFLOW PREVENTION
SINGLE SERVICE: 2 1/2" - 10"

N.T.S.

BACKFLOW PREVENTER

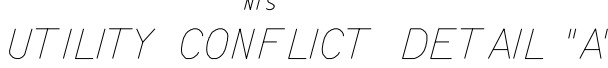
CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:

BLUE (SW4079)	1500GPM AND HIGHER
GREEN (SW4085)	1000-1499 GPM
ORANGE (SW4083)	500-999 GPM
RED (SW4081)	LESS THAN 500 GPM

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345,F.A.C..

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE
80 PIPE.BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900,DR25 PIPE.
WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.



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A	LA	09/11/19		TRC Submittal
No.	By	Date		Revision

Scale: ~~NONE~~Project Mgr: AGDesigned by: AG

Drawn by: LA

QA/QC: AG

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Page Properties

224 North 2nd Street

WATER DETAILS

Sheet No.

DT-2

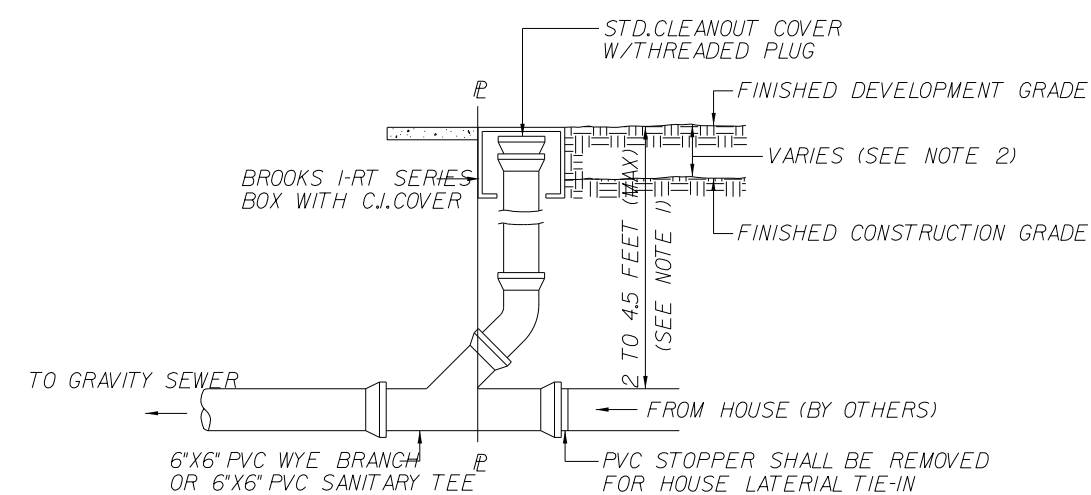
10 of 12

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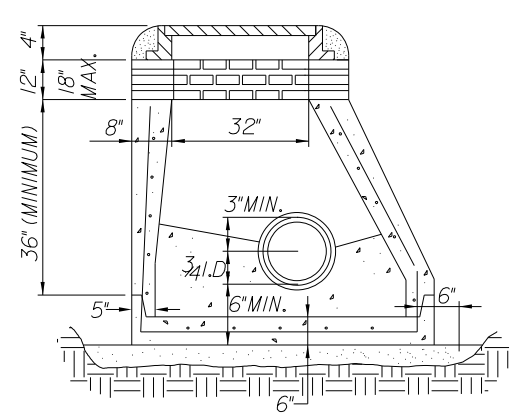
September 1

Project
19-80-10

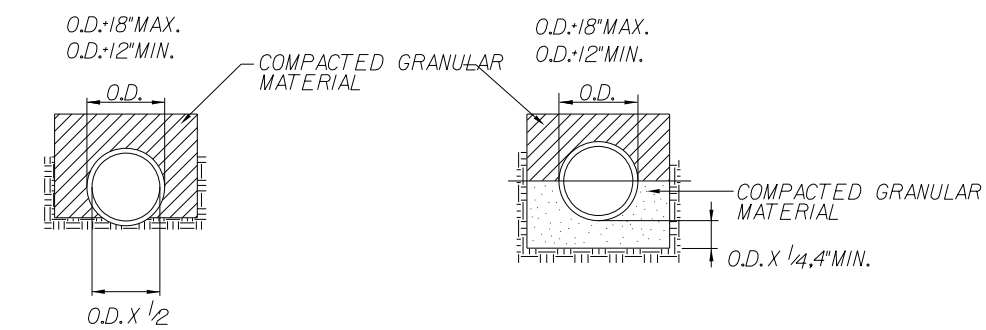
Registered Professional



- NOTE:
1. DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT.
 2. CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.



SHALLOW MANHOLE

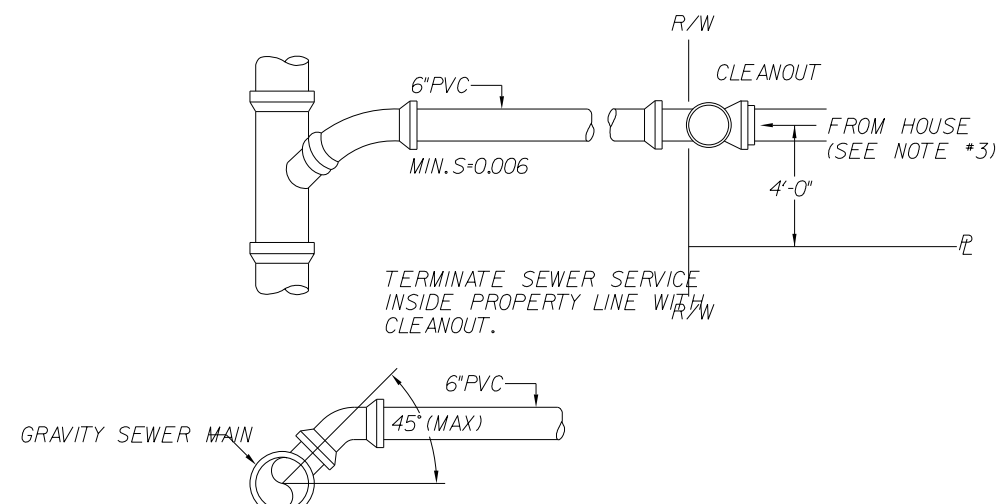


<u>TYPE I</u>	<u>TYPE II</u>
SHAPED BOTTOM W/TAMPED	COMPACTED GRANULAR BEDDING

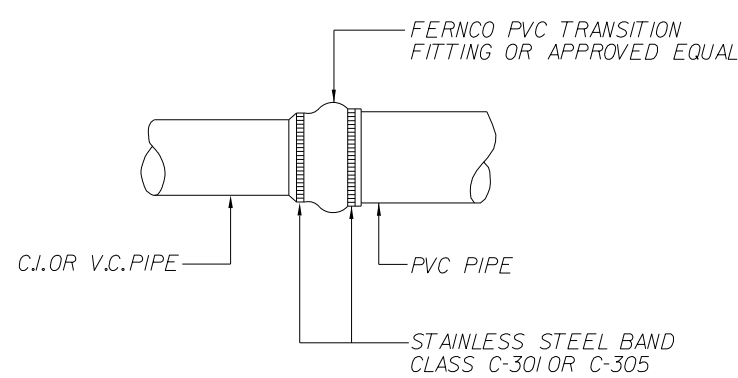
CLASS "B"

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 400 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LO CK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABRITITE AS MANUFACTURED BY BRIGGS BITUMINOUS CO. PROPOSITION COMPANY.
4. AIN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES EXCEEDING A MINIMUM DRAINAGE OF 18 INCHES. THE DRAINAGE BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT, ALL OTHER DROPS SHALL HAVE A SLOPE CALCULATED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
5. SEWER SERVICES SHALL BE CAST IRON IF 2 1/2 FEET OF GROUND COVER CAN NOT BE MAINTAINED OVER THE SERVICE LINE.
6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C105/A2150 AND ANSI/AWWA C105/A2151. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/A2151 D1248.
7. THE MAXIMUM NUMBER OF DIPS IS ONE, INCH DIP PER 135 LF OF PIPE, NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5 OR GREATER.

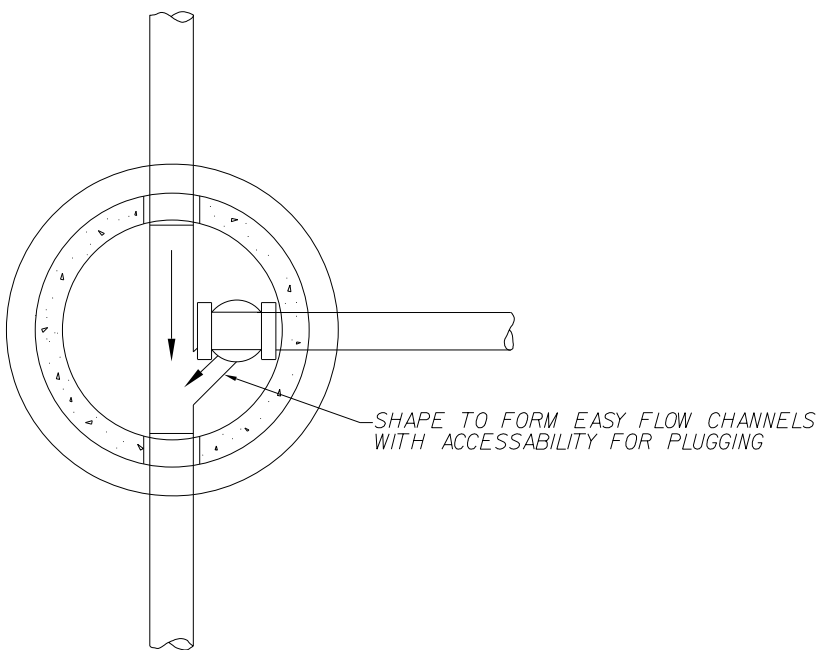
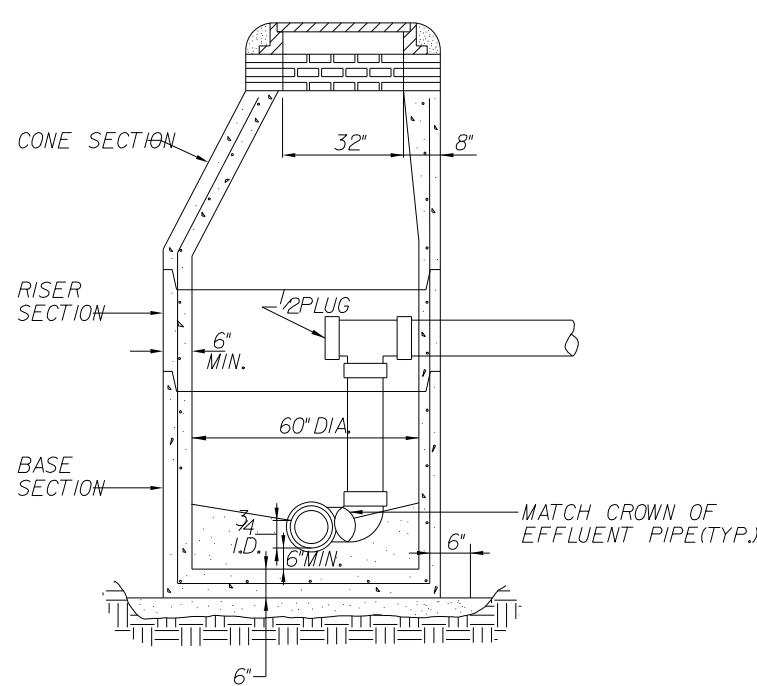
CLEANOUT



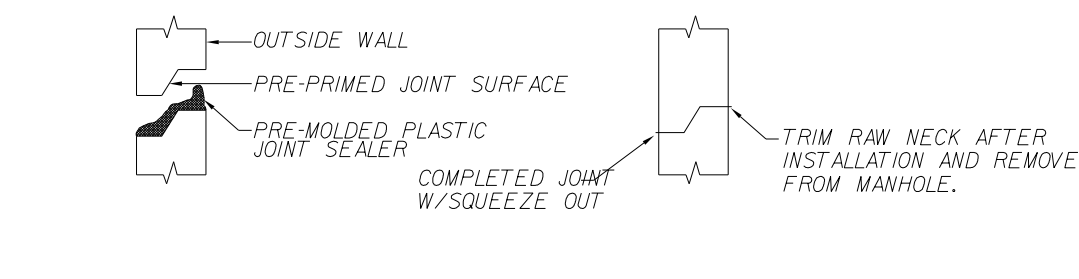
- NOTE:
1. SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
 2. TEMPORARY 4"x4"x8' POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE.
 3. CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.



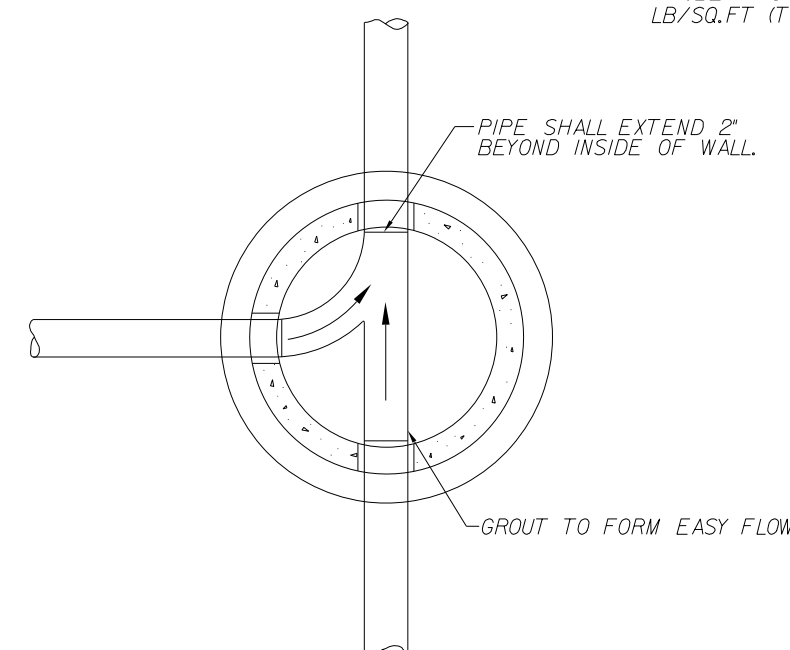
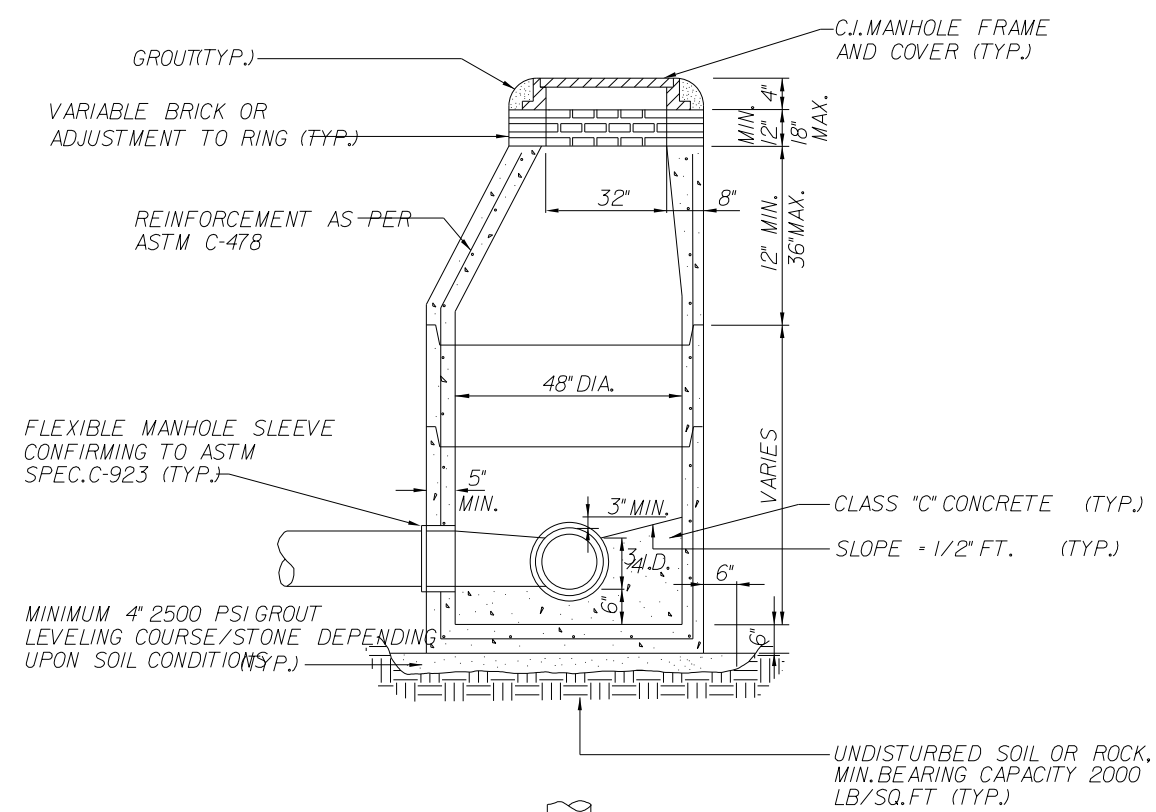
C.I.T.O PVC COUPLING ADAPTER



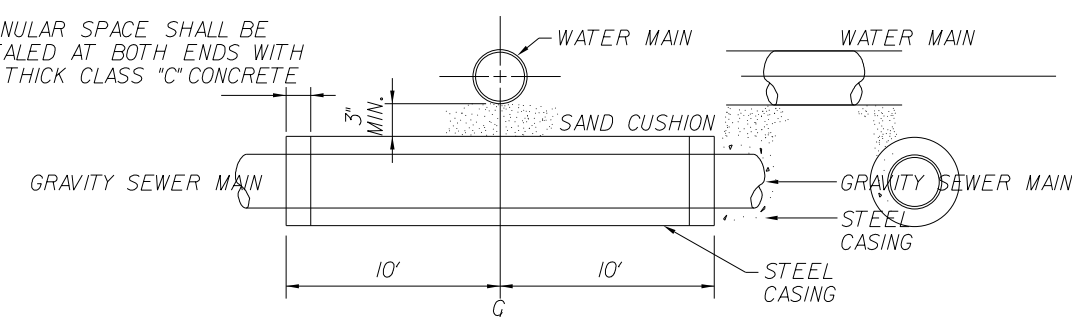
INSIDE PVC DROP CONNECTION TO MANHOLE



MANHOLE JOINT

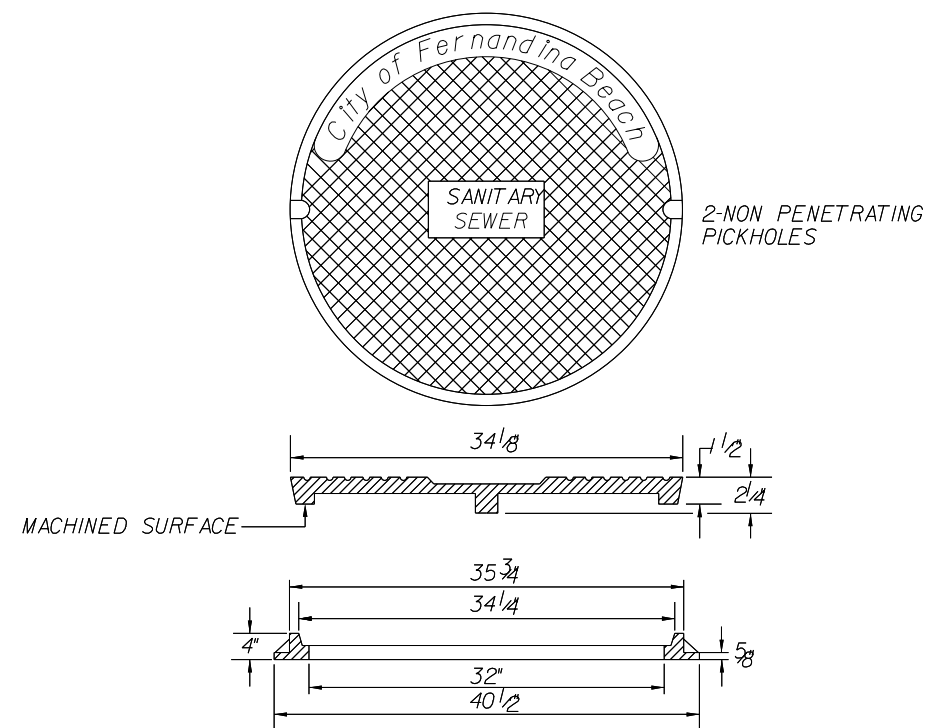


STANDARD PRECAST SANITARY MANHOLE



- NOTE:
1. SEWER MAIN SHALL BE ENCASED AS SHOWN ON THE ABOVE DETAIL WHERE LESS THAN 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER MAIN AND SEWER MAIN.
 2. CLASS 51 STEEL CASING SHALL BE SIZED FOR 2 INCHES PLUS THE OUTSIDE DIAMETER OF THE CARRIER PIPE JOINT.
 3. THE ABOVE DETAIL APPLIES TO WATER MAINS 2 1/2 INCH DIAMETER AND LARGER

ENCASEMENT AT WATER LINE



NOTE: ONE COAT OF ASPHALTIC PAINT

09/11/19 09/11/19 09/11/19 09/11/19 09/11/19 09/11/19 09/11/19 09/11/19 09/11/19 09/11/19	K				
	J				
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	B				
A	LA	09/11/19			TRC Submittal
No.	By	Date			Revision

Scale: 1" = 20'	
Project Mgr:	AG
Designed by:	AG
Drawn by:	LA
QA/QC:	AG

<i>Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034</i>
<i>Certificate of Authorization No.9332</i>
<i>DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"</i>

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

Page Properties

224 North 2nd Street

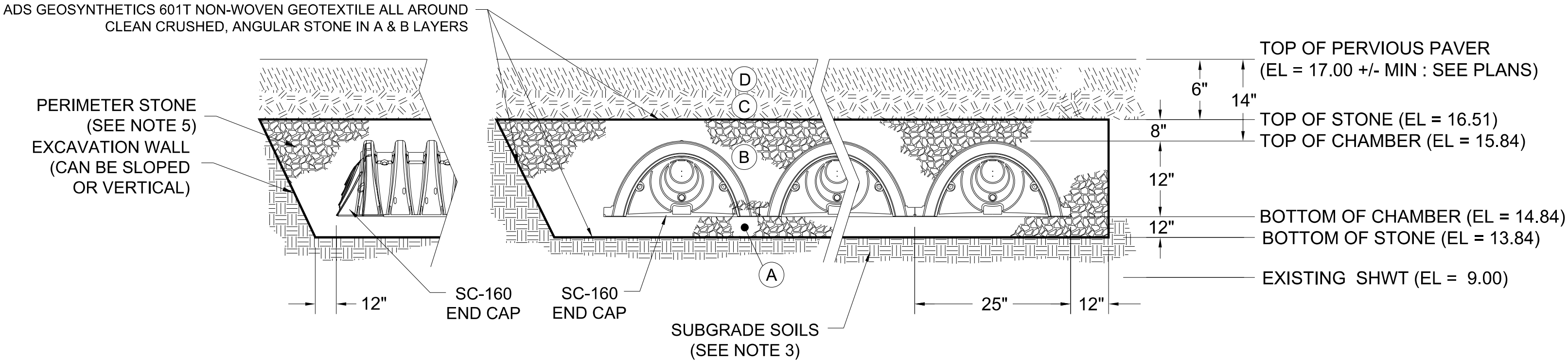
SEWER DETAILS

Registered Professional	Sheet No. <i>DT-3</i>
	<u>11</u> of <u>12</u>
	Issue Date <i>September 11, 2019</i>
	Project No. <i>19-80-10</i>

ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2, 3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



INFILTRATION GALLERY CROSS SECTION

NOTES:

1.SC-160LP CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

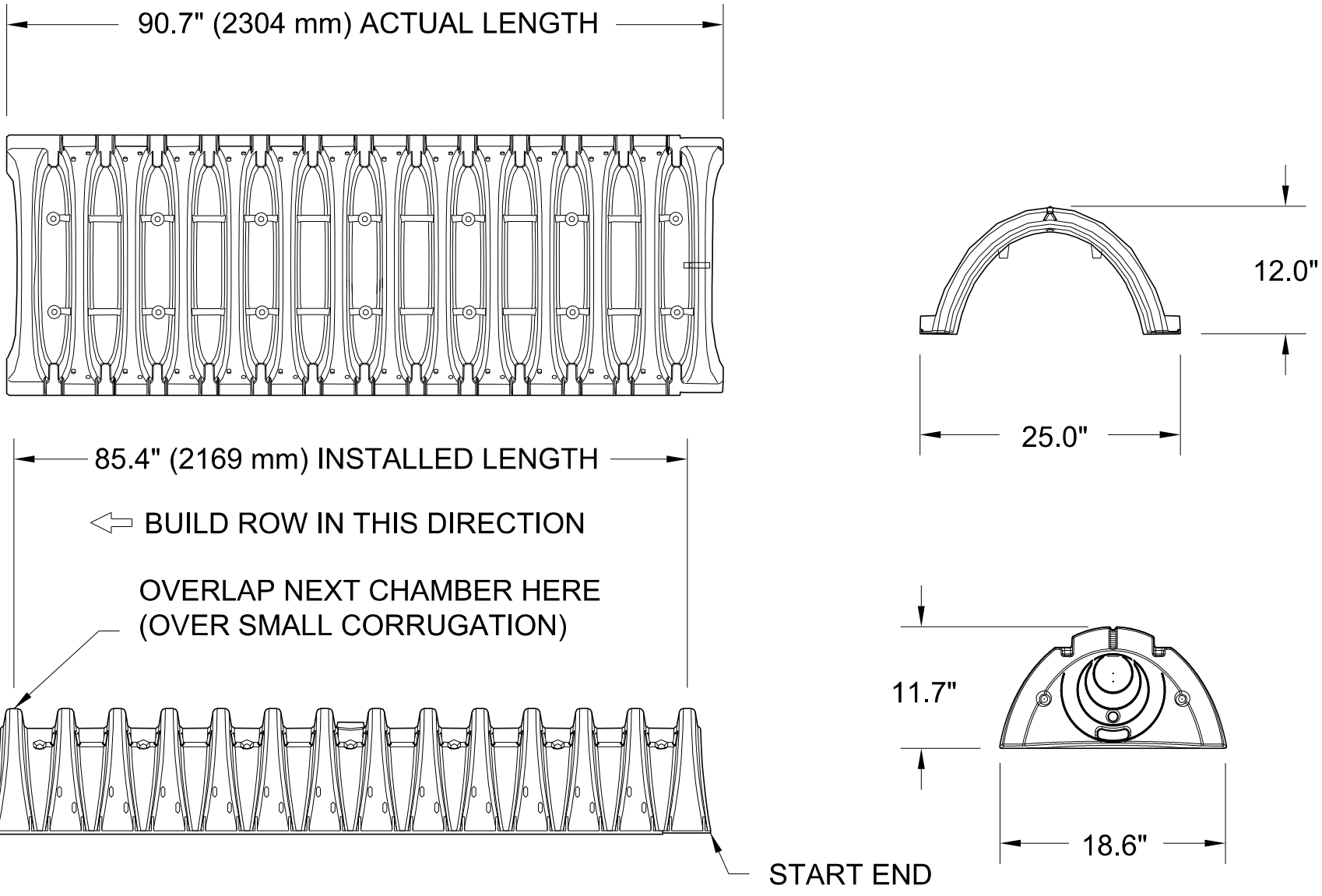
2.SC-160LP CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3."ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.

4.THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.

5.PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

6.ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



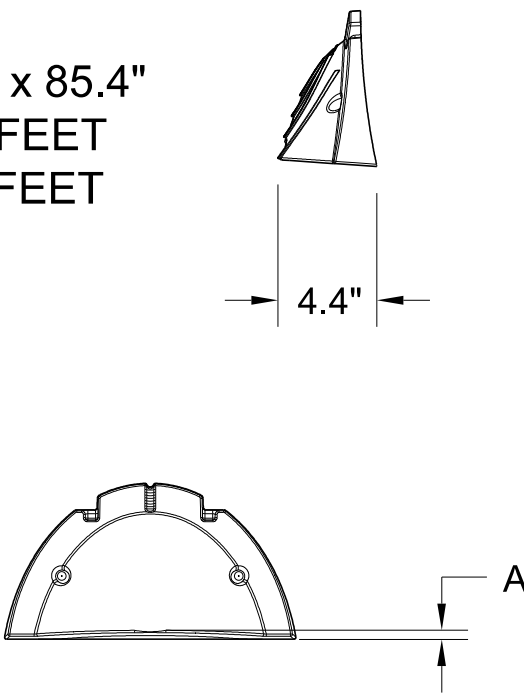
NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH) : 25.0" x 12.0" x 85.4"
CHAMBER STORAGE: 6.85 CUBIC FEET
MINIMUM INSTALLED STORAGE: 16.0 CUBIC FEET
WEIGHT: 24.0 LBS.

PART #	STUB	A
SC160IEPP08	8"	0.96"

ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL



STORMTECH SC-160LP CHAMBER

INFILTRATION GALLERY CONNECTION DETAILS

K

J

I

H

G

F

E

D

C

B

A

LA

09/11/19

TRC Submittal

No.

By

Date

Scale: NONE

Project Mgr: AG

Designed by: AG

Drawn by: LA

QA/QC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No.9332

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FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819

Page Properties

224 North 2nd. Street

DRAINAGE GALLERY SHEET

Registered Professional

Sheet No.
DT-4

12 of 12

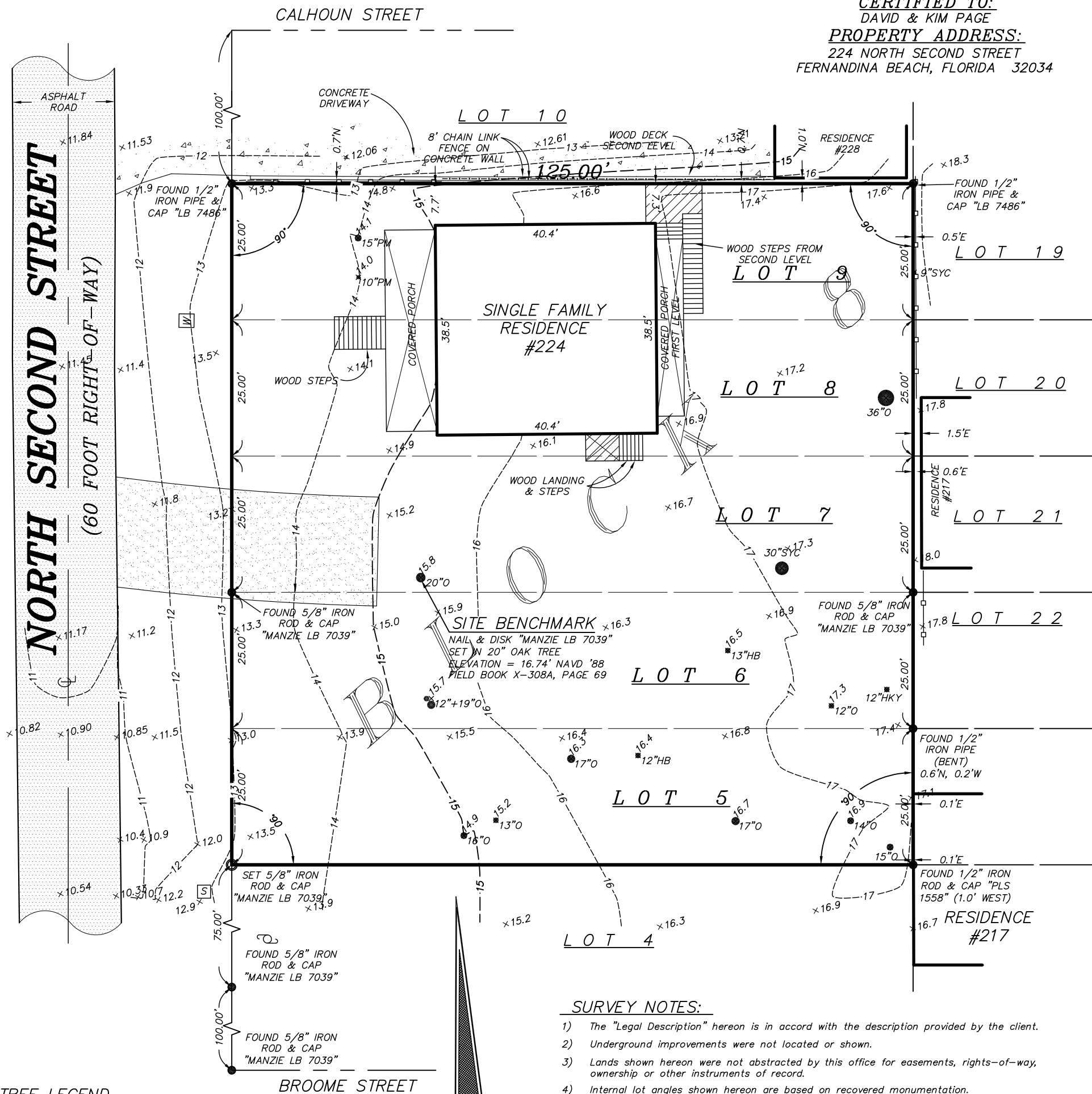
Issue Date
September 11, 2019

Project No.
19-80-10

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED REVISED AND REISSUED IN 1897 AND 1901) AS: LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) OF BLOCK EIGHT (8) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

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



TREE LEGEND

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

TREE DISCLAIMER:

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

REVISIONS:

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

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 9) The Reference Benchmark is a found Nail & Disk in a Wood Utility Pole located at Southwest corner of intersection of Broome Street & North Second Street. (Elevation = 10.30' NAVD '88).
- 10) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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

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

MANZIE & DRAKE LAND SURVEYING

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

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

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

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



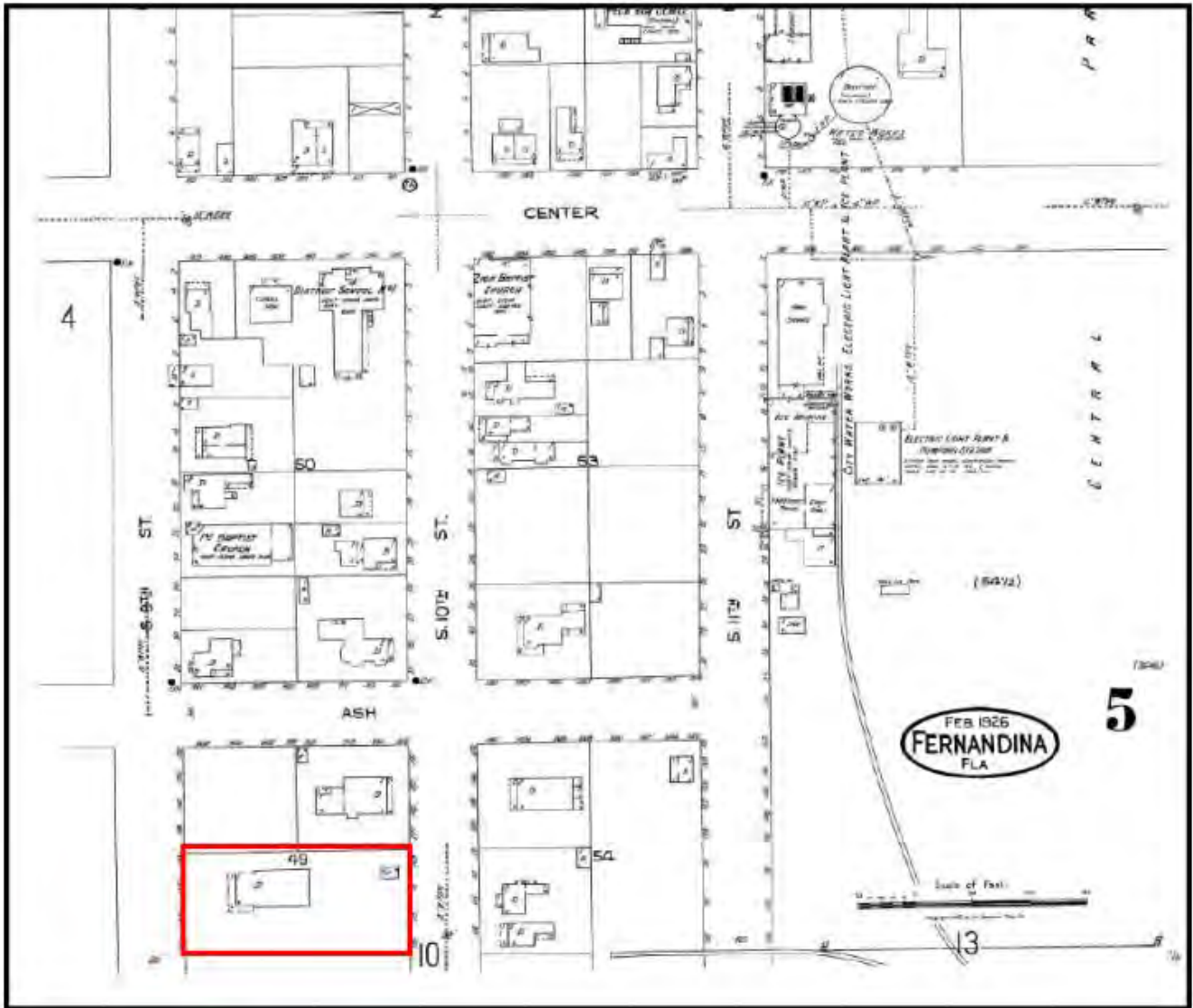
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-26
OCTOBER 17, 2019

Owner/Applicant:	Cecilia Davis Taylor
Property Address:	112 S 9 th Street
Requested action:	Certificate of Approval (COA) to demolish an accessory structure.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Residential
FL Master Site File #	8NA00516
Year Built:	c. 1924
Contributing Status:	N/A

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 demolish an accessory structure.

The structure appears on the 1926 Sanborn Fire Insurance Map, demonstrating that it was most likely constructed simultaneously with the primary structure circa 1924.

Code Enforcement first contacted the owner regarding the condition of the shed on October 3, 2017. On November 7, 2017 a letter was sent notifying the owner of the violation. No repairs were made in an effort to bring the shed into compliance. The shed continues to fall into further disrepair and is now deemed 'demolition by neglect'.

This request for demolition was continued from the July 18, 2019 regular meeting of the HDC in an attempt to help the owner find assistance to save the structure.

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.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

8.03.03.01 Requirements for Demolition Applications

- A. Application requirements. Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.
- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.
- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
 - 1. Whether the structure or site would meet national, state, or local criteria for designation;
 - 2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
 - 3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
 - 4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
 - 5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;

6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
 7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
 8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
 9. Whether the applicant will be denied a reasonable return on his or her investment;
 10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition:
1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner.
 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.
 3. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation and/or relocation.
 4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.
- E. Demolition delay period. The HDC may grant a Certificate of Approval for demolition as requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.
- F. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.
- G. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.
- H. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the

HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code Enforcement and Appeals Board or the Building Official are exempt from this requirement. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals. I. Structures not in historic districts or the CRA. Upon receipt of a demolition permit application for properties not in the historic districts or the CRA, the Building Department shall notify the Planning Department. During the permit application review period, the Planning Department shall record the property through photographic documentation for archival purposes. The City may seek permission

8.03.07 Demolition by Neglect

- A. The following shall apply to maintenance and repair to structures in the locally designated historic districts, as well as any structure or property in the City that has been listed individually or deemed eligible for individual listing in the National Register:
 - 1. The owner, lessee, or other person in physical control of the structure shall comply with all applicable codes, laws and regulations governing the maintenance and safety of property including but not limited to City Codes, as applicable. It is the intent of this section to preserve from deliberate or inadvertent neglect of the exterior features of a building designated as a contributing structure to a historic district, and the interior portions therefore when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall be free from structural defects through prompt correction of any of the following defects:
 - a. Facades which may fall and injure members of the public or property;
 - b. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;
 - c. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;
 - d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
 - e. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.;
 - f. Any fault or defect in the building which renders it not properly watertight or structurally unsafe; and
 - g. Any fault or defect in the building rendering such structure an unsafe structure as defined under the provisions of Chapter 22, City Code of Ordinances.
 - 2. Where the property is an archaeological site, the owner shall be required to maintain his property in such a manner so as not to adversely affect the archaeological integrity of the site.
 - 3. It shall be the joint responsibility of the Building Department, Planning Department, and Code Enforcement staff to enforce the provisions of this section, and the divisions may refer violations to the Code Enforcement and Appeals Board for enforcement proceedings pursuant to Chapter 2, City Code of Ordinances.

Guidelines for Site Features

Outbuildings (pg.100)

Historic outbuildings such as garages and sheds should be retained where they remain. New outbuildings should be designed to be complimentary to the dwelling's architectural style.

1. Preserve and maintain original outbuildings such as garages and sheds as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.
3. Locate new outbuildings appropriately, such as to the rear of a house or set back from the side elevations.
4. Both one- and two-story accessory outbuildings are permitted for a primary dwelling.

Guidelines for Moving Buildings, Demolition, Non-Contributing Buildings

Demolition (pg.109)

Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.

5. Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.
6. Demolition may occur to ensure the public safety and welfare.

Demolition by Neglect (pg.110)

The term demolition by neglect occurs when a building is allowed to decay through lack of maintenance, to the point of becoming a liability. The following shall apply to maintenance and repair to structures in the locally designated historic districts, as well as any structure or property in the City that has been listed individually or deemed eligible for individual listing in the National Register:

1. The owner, lessee, or other person in physical control of the structure shall comply with all applicable codes, laws and regulations governing the maintenance and safety of property including but not limited to City Codes, as applicable. It is the intent of this section to preserve from deliberate or inadvertent neglect of the exterior features of a building designated as a contributing structure to a historic district, and the interior portions therefore when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall be free from structural defects through prompt correction of any of the following defects:
 - a. Facades which may fall and injure members of the public or property;
 - b. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;
 - c. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;
 - d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
 - e. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.;

- f. Any fault or defect in the building which renders it not properly watertight or structurally unsafe; and
 - g. Any fault or defect in the building rendering such structure an unsafe structure as defined under the provisions of Chapter 22, City Code of Ordinances.
2. Where the property is an archaeological site, the owner shall be required to maintain his property in such a manner so as not to adversely affect the archaeological integrity of the site.
 3. It shall be the joint responsibility of the Building Department, Planning Department, and Code Enforcement staff to enforce the provisions of this section, and the divisions may refer violations to the Code Enforcement and Appeals Board for enforcement proceedings pursuant to Chapter 2, City Code of Ordinances.

ANALYSIS:

Staff has reviewed the criteria for demolition as set forth in LDC 8.03.03.01(C) and found the following:

Demolition Criteria	
1. Whether the structure or site would meet national, state, or local criteria for designation;	The structure appears on the 1926 Sanborn Fire Insurance Maps, most likely indicating that it was constructed simultaneously with the contributing primary structure. The accessory structure would not meet criteria for individual designation, but it is contributing to the Downtown Historic District.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;	The structure is contributing to a locally designated and National Register historic district.
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;	There are very few extant historic accessory structures remaining in Fernandina Beach. These resources were often demolished, without consideration to their historic importance to the overall historic site. Loss of the structure would be a loss to the historical development of this contributing property.
4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;	There are very few structures of its kind left in the City, but it would be possible to reproduce.
5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;	This structure is one of the last remaining examples of an accessory structure original to a contributing site.
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;	As one of the last remaining historic structures of its kind, its existence represents the historical development of the contributing property. Its removal would weaken the historic relationship between the structures.

7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;	Retention of this structure does promote the general welfare of the city by providing an opportunity to study local architecture, development patterns, and local history.
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;	The applicant has been working with city staff and Commissioner Ross to seek assistance to rehabilitate the structure.
9. Whether the applicant will be denied a reasonable return on his or her investment;	The structure is valuable to the property, and if restored, could be utilized as a garage as it was historically.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;	The applicant has indicated that limited income played a factor in the condition issues of the structure.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.	Code enforcement notified the applicant of violations relating to this structure November 7, 2017. After meeting with the owner, the COFB Planning Department became involved and requested that the Code Enforcement and Appeals Board delay action against this property in an effort to allow time for Planning staff to research sources of possible assistance. During the February 15, 2018 HDC meeting, the board discussed the case and agreed to help research possible solutions. The owner was given a sheet of resources for the owner to reach out to, and staff reached out to a number of local organizations and individuals to see if assistance could be found. Many interested parties came forward, but ultimately no monetary resources could be found to assist. At their June 27, 2019 meeting, the Code Enforcement and Appeals Board found the case in violation and moved to withhold fines until their August 1, 2019 meeting. Commissioner C. Ross offered to work to find resources to assist in the rehabilitation. The case will be heard at the November 7, 2019 regular meeting of the Code Enforcement and Appeals Board.

At this time, no assistance has been found to help in the rehabilitation of this structure. The City will be offering grants for this type of project beginning in January of 2020, but rehabilitating this structure will far exceed the \$5,000 grant limit being offered. The advanced deterioration of this structure would result in the recreation of the structure as opposed to the rehabilitation of a historic structure. For these reasons, staff is recommending approval of the demolition with the condition that all materials be salvaged to the extent feasible.

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 2019-26 with the condition:

1. All materials be salvaged/ recycled to the extent feasible.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-26 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 2019-26, 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 2019-26 Application and Backup Materials |
| EXHIBIT 2 | 112 S 9 th Street Property Research File |
| EXHIBIT 3 | Florida Master Site File 8NA00516 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

INV 2641



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

OFFICE USE ONLY	
REC'D: <u>6/20/19</u>	BY: <u>8</u>
PAYMENT: \$ <u>200</u>	TYPE <u>CR 736</u>
APPLICATION #: <u>HDC 2019-0026</u>	
HDC CASE #:	
APPLICATION COMPLETE: Y <u> </u> N <u> </u>	
PRE-CONFERENCE: Y <u> </u> N <u> </u> DATE <u> </u>	

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

APPROVAL TYPE:	☐ Staff Approval
	☐ Board Approval: Conceptual <u> </u> or Final <u> </u>
PROJECT TYPE:	
☐ New Construction	☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair	☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: <u> </u>
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>112 South 9th Street</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0049-0010</u>	
Zoning District: <u>Historic District</u> Lot / Block Number (optional) <u>Lt 7 Bl 49</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Cecilia Davis-Taylor</u>	
Company (if applicable) <u>#</u>	
Street Address <u>112 S 9th St.</u>	
City State Zip <u>Fernandina Beach, FL 32034</u>	
Telephone Number <u>904-583-7723</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>Cecilia Davis-Taylor</u>	
Company (if applicable)	
Street Address <u>112 S 9th St.</u>	
City State Zip <u>Fernandina Beach, FL 32034</u>	
Telephone Number <u>904-583-7723</u>	
Email Address	

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.

Existing Condition: falling down

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.

Complete demolition of falling down wood garage. Tree limb fell through roof and decomposition of wood from exposure to natural elements occurred before I was aware. Limited income & HDC regulations disallowed me from making timely repairs

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

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

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

CERTIFICATION (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.

6-20-19
Date

Cecilia Davis-Jay
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 20 day of June, 2019.

Sylvie McCann
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐









Property Research Form

Property Address: 112 S. 9th Street

Property Name (if applicable): _____

Year Built: 1924 Style: Frame Vernacular Stories: 1.5

Parcel #: 00-00-31-1800-0049-0010

Zoning: C-3 (CBD) Parcel Size: _____ acre(s) Homestead: Yes ☒ No ☐

Historic District:

- | | |
|--|---|
| ☒ Downtown | ☐ Old Town |
| ☐ Waterfront CRA | ☐ Not in a historic district |

Contributing Status: ☒ Contributing ☐ Non-Contributing

Owner of Record: Cecilia M. Davis-Taylor

Contact Name: _____

Phone: 904 583-7723 Email: _____

Attached Items:

- ☒ FL Master Site File #: 8NA00516
- ☒ Photos: Google Earth
- ☒ Maps: 1926 Sanborn Fire Insurance Map
- ☒ Property Appraisers Report: _____
- ☒ Other: Google Earth

Notes/ Past COAs/ Contact Log:

* Accessory structures appear on 1926 Sanborn Fire Insurance Maps, most likely indicating that it was constructed simultaneously with primary structure. Efforts should be made to retain this structure as it is important to the historical development of this contributing property. There are very few extant historic accessory structures remaining in Fernandina Beach. These resources were often demolished, without consideration to their historic importance to the overall historic site.

* Code Enforcement Case active for: 42116B maintenance of structures.

*** 8.03.03.01 Requirements for Demolition Applications**

1. Whether the structure or site would meet national, state, or local criteria for designation;

2. Whether the structure or site is a contributing structure or site to a locally designated or

National Register historic district;

3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;

4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;

5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;

6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;

7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;

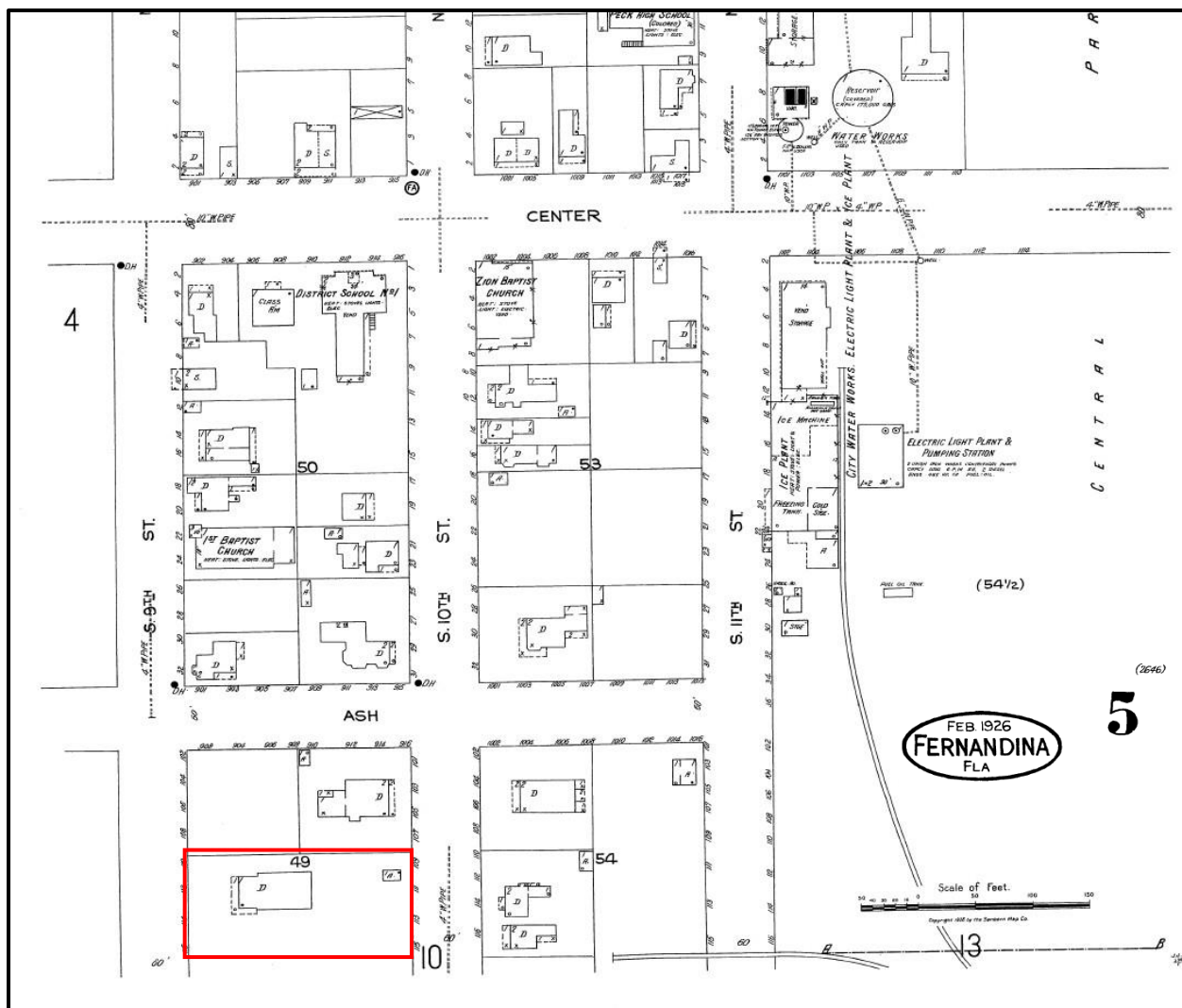
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;

9. Whether the applicant will be denied a reasonable return on his or her investment;

10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;

11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.

A full-page sheet of white graph paper with a light gray grid. The grid consists of small squares, approximately 10 units wide by 10 units high. There are no margins or additional markings on the page.

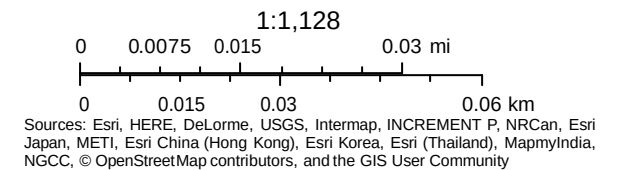


112 S. 9th Street



November 28, 2017

- Land Parcels
- City of F.B. Historic District
- Subject Structures





10/03/2017 10:48 AM





CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

November 7, 2017

Case Number: 17-00128

Cert. #: 7013 0600 0000 5302 6535

IN THE MATTER OF:

Cecilia M. Davis-Taylor
112 S. 9th Street
Fernandina Beach, FL 32034

PREMISES: 112 South 9th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 49 LOTS 1 & 2 & 7 IN OR 1335/1202 CITY OF FERNANDINA BEACH, FERNANDINA BEACH, FL 32034.

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: 42-116 (b) Cleaning of lots; Maintenance of Structures; (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses the two (2) wooden sheds in the back of the property that fronts South 10th Street.

Therefore, you are hereby directed to remedy and discontinue the problems by: repairing or removing the rotten wooden sheds in the rear of property that are in bad repair and that are unsecure by December 7th, 2017 thirty (30) days from the date of this notice, all necessary permits that are required to bring these two (2) sheds into compliance must be pulled and finalized before case can be completed. If this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: January 4, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

A handwritten signature in blue ink, appearing to read "George Wells". The signature is fluid and cursive, with the first name "George" and last name "Wells" clearly distinguishable.

George Wells
Code Compliance Officer

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk's office at (904) 310-3115.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-02
OCTOBER 17, 2019

Owner/Applicant:	Roland Boardman				
Property Address:	1122 San Fernando St.				
Requested action:	Certificate of Approval (COA) to Construct a two-story 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-2		
	South	Single-Family Residential	OT-1		
	East	Vacant	REC		
	West	Vacant	OT-1		

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant seeks a Certificate of Approval (COA) to construct a two-story accessory structure consisting of an accessory dwelling unit above a garage.

This parcel consists of two media peonia (lots 1&2) and one full peonia (lot 5). All construction being proposed will occur on the rear portion of lot 5.

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:

Site Plan –

- **Housing Type** – Accessory dwelling units are a permissible housing type in OT-1 Zoning District.
- **Lot Density** – Total lot coverage is approximately 20%, 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.
- **Parking** – Driveway not included with this structure, as it is the second accessory structure on this lot. Driveway associated with smaller accessory structure fulfills requirements for parking.

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). It should be noted that the elevations show the height as 24’ but the chart on the cover sheet shows the height at 26’6”. An earlier version that was submitted for review had the structure at this taller height. This is believed to be an oversight in correcting the chart to reflect the new lowered height. The maximum allowable heights for accessory structures in Old Town are 24’.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, stucco at the ground floor, and a standing-seam metal roof with natural finish. Cementitious siding shall be smooth in finish.
- **Windows** – The windows that are proposed to be Marvin single-hung. It should be noted that although the elevations show a 2/2 configuration, the materials list states that the windows will NOT have mullions. Applicant will be asked to confirm if he is requesting to not include muntins on the windows.
- **Doors** – Front door is manufactured by ThermaTru.

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.
- **Total Square Footage** – There is an inconsistency in the proposed plans related to square footage of the accessory dwelling unit. The chart on sheet B4.0 indicates that the second floor has a sq. footage of 510 sq. feet. It is believed that this is an error that was not corrected from an earlier version that had a bump out that was removed from this final version. The applicant will be asked to verify that the total square footage of the buildings footprint does not exceed 500 square feet.
- **Details** – Details have been provided that illustrate the design of door/window trim, and porch columns and railings.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-34 with the following conditions:

1. The applicant confirms that
 - a. the height of 24' as shown on the elevation is correct; and
 - b. the total square footage of the footprint is 500 square feet; and
 - c. whether the windows are to have a 2/2 configuration or a 1/1 configuration.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-34 **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 2019-34, 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 2019-34 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

(P.D) INV# 4085



OFFICE USE ONLY
REC'D: 9/19 BY: SR
PAYMENT: \$ 200 TYPE CD121
APPLICATION #: HDC 2019-0034
HDC CASE #:
APPLICATION COMPLETE: Y ___ N ___
PRE-CONFERENCE: Y ___ N ___ DATE

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

BOARD MEETING DATE: 10/17/19
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: 1122 San Francisco St
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1580-0015-0010
Zoning District: Lot / Block Number (optional) 1+2+5 Block 15

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	<u>Ronald M. Boardman</u>
Company (if applicable)	
Street Address	<u>1122 San Francisco St</u>
City State Zip	<u>Fernandina Beach FL 32034</u>
Telephone Number	<u>904-945-1313</u>
Email Address	<u>Ron Boardman @ 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	
Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	



Historic District Council Windows List

As amended from time to time – Approved 1/18/18

*New products not on the list will be reviewed on a case by case basis.

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS:

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood

Hurd

Jeld-wen

Marvin

Pella (Reserve)

Aluminum-Clad Wood

Hurd

Marvin

Pella (Architect, Designer, Reserve) Weather Shield

Vinyl-Clad Wood

Andersen (400 Series, Architectural, 200 Series)

Cellular PVC/Ultrex

Marvin (Integrity)

Windsor

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY:

Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood

Pella (ProLine)

All Vinyl/Plastic/Fiberglass Jeld-wen

Pella (Impervia, 350 Series, Encompass) PGT

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.

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.

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 Concrete	Hardie Plank Concrete Block	FL 13192.2	Pure white Trim
Doors	Therma-Tru		FL 7347	white
Windows	marvin	Single Bay (No mullins)	FL 6525	Black marvin
Roofing				
Fascia/Trim	James Hardie		FL 13192.2	
Foundation		concrete Stucco		
Shutters				
Porch/Deck		PT wood		
Fencing				
Driveways/Sidewalks		Pavers		
Signage				
Other				

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



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)
	Proof of ownership (copy of deed or tax statement)	
	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
	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	
	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.	
	Photographs of the existing site and existing buildings if any, including views from the street.	
	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	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.	
	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications <u>must</u> show context of project within existing streetscape.	
	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).	

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

9/19/2019

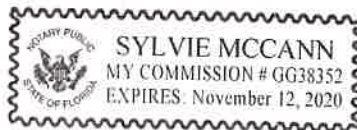
Signature of Applicant

[Handwritten Signature]

STATE OF FLORIDA

ss }

COUNTY OF NASSAU



Subscribed and sworn to before me this 19 day of September, 2019.

Notary Public: Signature

[Handwritten Signature]

Printed Name

Sylvie McCann

My Commission Expires

11/12/20

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Roland Boardman
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

Roland Boardman
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay online @ www.nassautaxes.com

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2018	00-00-31-1580-0015-0010	REAL ESTATE	58041	002	

R



72
6 - 20661

BOARDMAN ROLAND
595 SE 5TH AVE
MELROSE FL 32666-5419



Legal Description

**SAN FERNANDO
FERNANDINA BEACH 32034**

BLOCK 15 LOTS 1 2 & 5 IN OR 2209/202 OLD TOWN

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	111,840		111,840	764.72
TRANSPORTATION	.5902	111,840		111,840	66.01
AI BEACH RENOURISHMENT MSTU	.1021	111,840		111,840	11.42
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	111,840		111,840	83.66
CAPITAL OUTLAY	1.5000	111,840		111,840	167.76
SCHOOL BOARD LOCAL EFFORT	4.0690	111,840		111,840	455.08
ST JOHNS RIVER MGMT DIST	.2562	111,840		111,840	28.65
FL INLAND NAVIGATION DIST	.0320	111,840		111,840	3.58
MOSQUITO CONTROL DISTRICT	.1412	111,840		111,840	15.79
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.8553	111,840		111,840	654.86
VOTER APPROVED DEBT	.1929	111,840		111,840	21.57
TOTAL MILLAGE	20.3245		TOTAL AD VALOREM TAXES		\$2,273.10



Sign up to get bills by e-mail!

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS		\$.00
TOTAL COMBINED TAXES AND ASSESSMENTS		\$2,273.10



**Scan to
view bill
online**

If Paid By →	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay →	2,182.18	2,204.91	2,227.64	2,250.37	2,273.10

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

If Paid By →	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay →	2,182.18	2,204.91	2,227.64	2,250.37	2,273.10

R

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

RETURN WITH PAYMENT

BOARDMAN ROLAND
595 SE 5TH AVE
MELROSE, FL 32666

SAN FERNANDO
FERNANDINA BEACH 32034

BLOCK 15 LOTS 1 2 & 5 IN OR 2209/202 OLD TOWN

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2018	00-00-31-1580-0015-0010	REAL ESTATE	58041	002	

1 0058041 2018 4



MAP OF BOUNDARY SURVEY

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 1, 2 & 5 IN BLOCK 15, OLD TOWN.

REVISIONS:

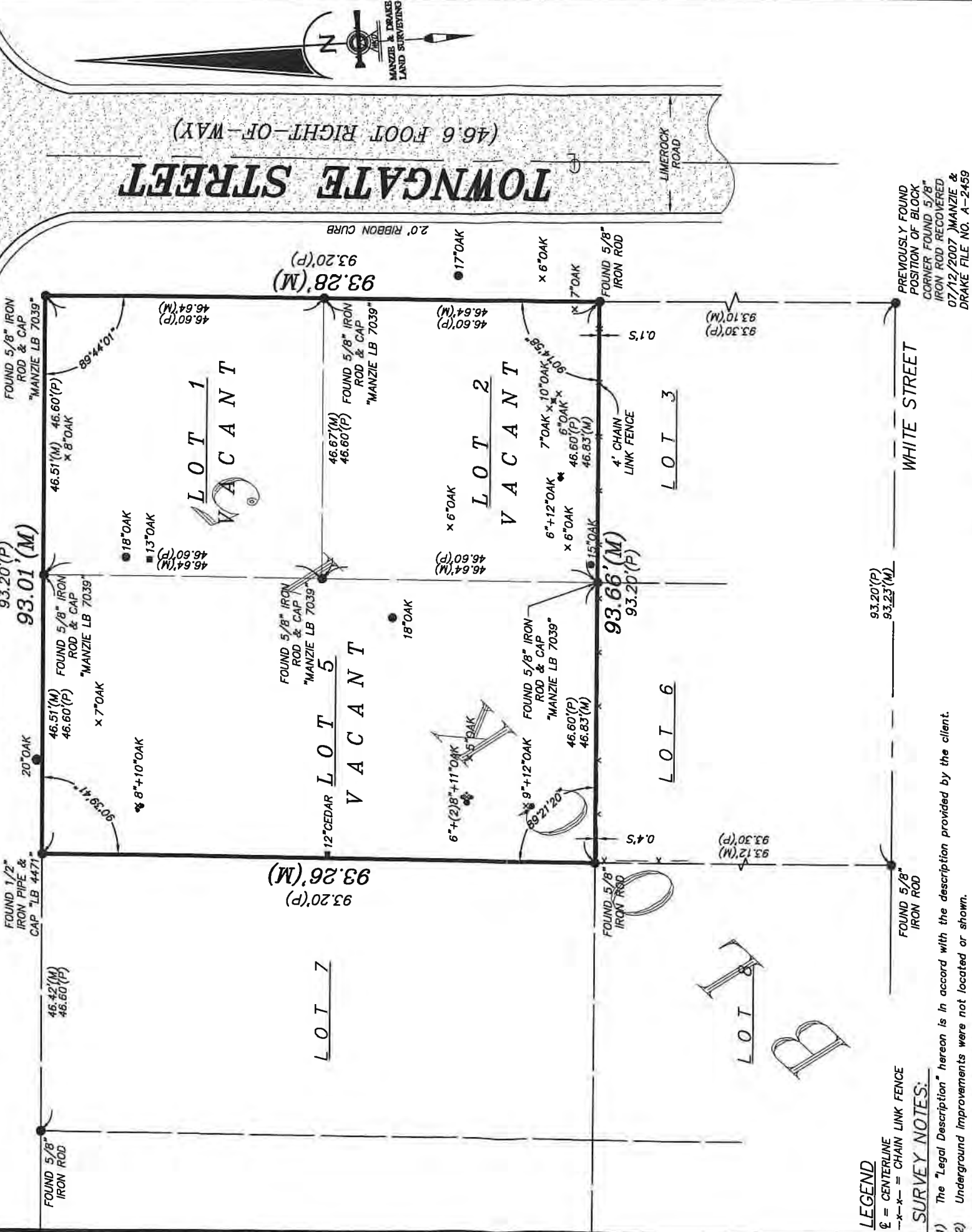
1. REVISED ON 10/05/2018 TO SHOW TREE LOCATIONS ON LOTS 1 & 2 ONLY. ANY TREES ON LOT 5 ARE NOT INCLUDED AS A PART OF THIS SURVEY. (WKD)
2. REVISED ON 12/21/2018 TO SHOW TREE LOCATIONS ON LOT 5 ONLY. (BH)

2.0' RIBBON CURB

SAN FERNANDO STREET

(46.6 FOOT RIGHT-OF-WAY)

2.0' RIBBON CURB



LEGEND

⊕ = CENTERLINE
-x-x- = CHAIN LINK FENCE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120895C-0229G, 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) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

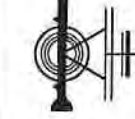
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CERTIFIED TO:

RONALD BOARDMAN
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH, P.A.

TREE DISCLAIMER:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.
TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET.
PRIOR TO CONSTRUCTION.

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



MANZIE & DRAKE LAND SURVEYING

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

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

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

12/27/18

SCALE: 1"=20' JOB NO: 20331 DATE: 06/07/2018 CADD: BH

F.B. NO: X-315 PAGE NO: 21 FIELD CREW: GS FILE NO: A-4583

PROJECT OVERVIEW

C1.0

PROJECT OWNER
BOARDMAN
GARAGE

PROJECT CONTRACTOR / BUILDER
PER OWNER
(SEE PERMIT APPLICATION)

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

PROJECT ADDRESS
0000 SAN FERNANDO ST

6000 SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034

--	--

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) -	

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

PROJECT INFO

* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* HEIGHT OF STRUCTURE -	26'-6"
* NUMBER OF STORIES -	2

COVER SHEET / PROJECT INFORMATION	C1.0
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ELEVATIONS B2.0

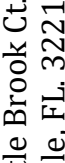
FOUNDATION & ROOF PLAN B3.0

1st LEVEL FRAMING & ELECTRICAL PLAN B4.0

2nd LEVEL FRAMING & ELECTRICAL PLAN B4.1

STRUCTURAL DETAILS D5.0

FLASHING DETAILS D5 1



OWNS
DRAFTING & DESIGN LLC

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Jacksonville, FL 32218

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downsdraftinganddesign@gmail.com

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 RESPONSIBILITY IN THE ENGINEERING AND
 CONSTRUCTION OF ANY PORTION OF
 BUILDINGS CONSTRUCTED WITH THESE
 PLANS. IT IS THE RESPONSIBILITY OF THE
 HOMEOWNER OR CONTRACTOR TO VERIFY
 ALL DIMENSIONS AND CONSTRUCTIBILITY
 PRIOR TO PROCEEDING WITH CONSTRUCTION.
 HOMEOWNER OR CONTRACTOR SHALL VERIFY
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 CODE COMPLIANT WITH ALL LOCAL BUILDING
 CODES AND OFFICIAL PROCESSES.

PROJECT ADDRESS

**SAN FERNANDO ST.
FERNANDINA BEACH, FL.
0000 32034**

OWNER / BUILDER

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

10.08.19
ENGINEER OF RECORD

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
GARAGE	UNCONDITIONED	500 sq.ft.
2nd FL. LIVING	CONDITIONED	510 sq.ft.
BALCONY	UNCOVERED	201 sq.ft.
CARPORT	UNENCLOSED	375 sq.ft.
PORCH	UNENCLOSED	375 sq.ft.
TOTAL A/C		510 sq.ft.
TOTAL U/R		1,760 sq.ft.
TOTAL SQ.FT.		1,961 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
	3050	36"x60"	SINGLE HUNG
	4016	48"x18"	FIXED GLASS
	6016	72"x18"	FIXED GLASS
	3030	36"x36"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
	3068	36"x80"	SOLID CORE EXTERIOR UNIT (1/2 LIGHT)
	3068	36"x80"	SOLID CORE EXTERIOR UNIT
	2668	32"x80"	SOLID CORE INTERIOR UNIT
	(2)2668	60"x80"	SOLID CORE INTERIOR UNIT (BI-FOLD)
	(2)2668	60"x80"	SOLID CORE EXTERIOR UNIT (1/2 LIGHT)

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

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

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

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
	2x4 SPF.	3/4" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
	2x6 SPF.	3/4" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
	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 8d COMMON NAILS.
- GYPSON 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.

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCRPTION
	T.B.D.	LVL LAMINATED BEAM (PER TRUSS MFG.)
	(2) 2x12	SOUTHERN YELLOW PINE #2
	(3) 2x12	SOUTHERN YELLOW PINE #2

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

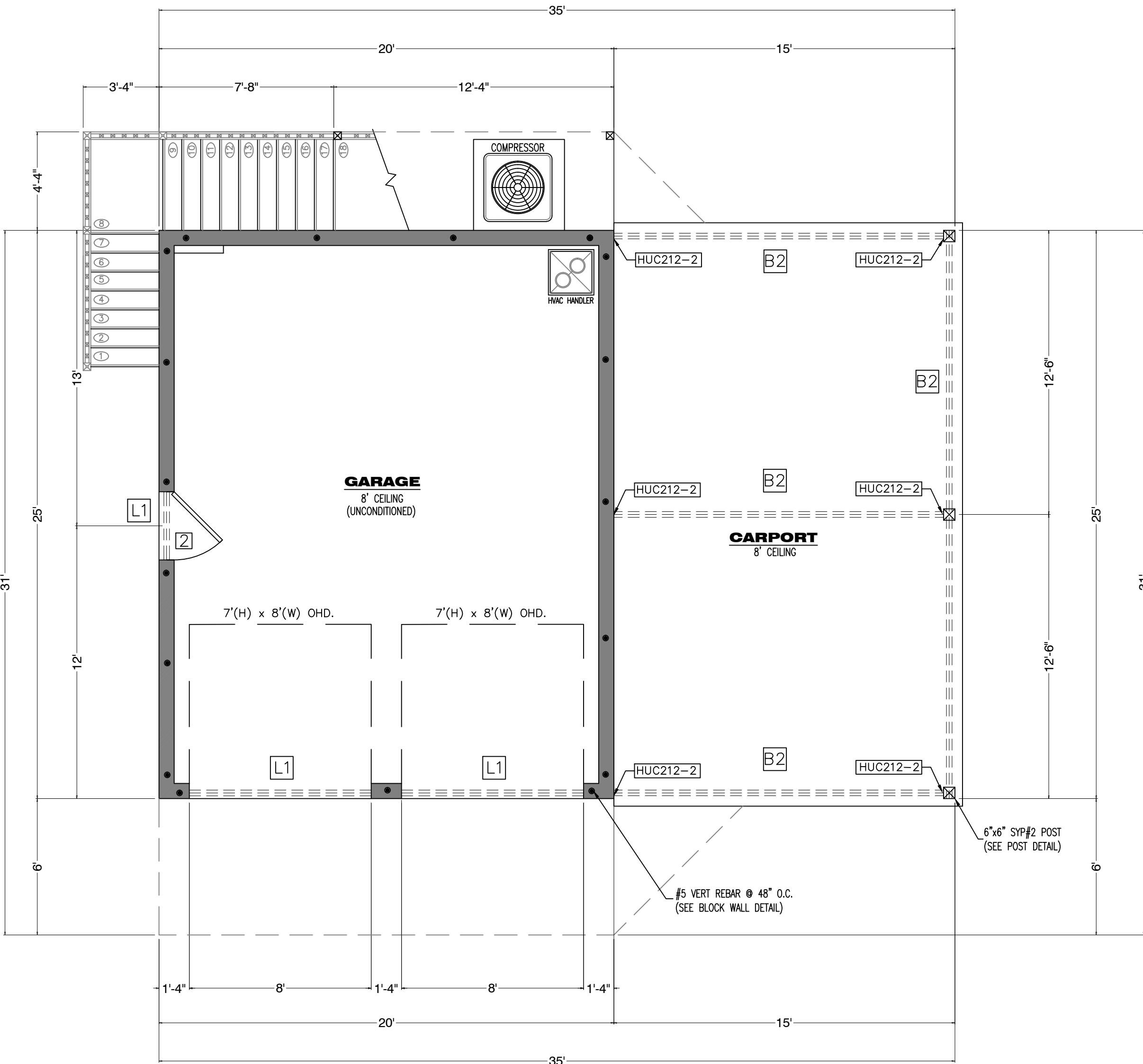
HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCRPTION
	(2) 2x6	SOUTHERN YELLOW PINE #2
	(2) 2x8	SOUTHERN YELLOW PINE #2
	(2) 2x10	SOUTHERN YELLOW PINE #2
	(2) 2x12	SOUTHERN YELLOW PINE #2
	(3) 2x12	SOUTHERN YELLOW PINE #2

* 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 UNTEL DETAIL)

ELECTRICAL LEGEND			
SYMBOL	DISCRPTION	SYMBOL	DISCRPTION
	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		

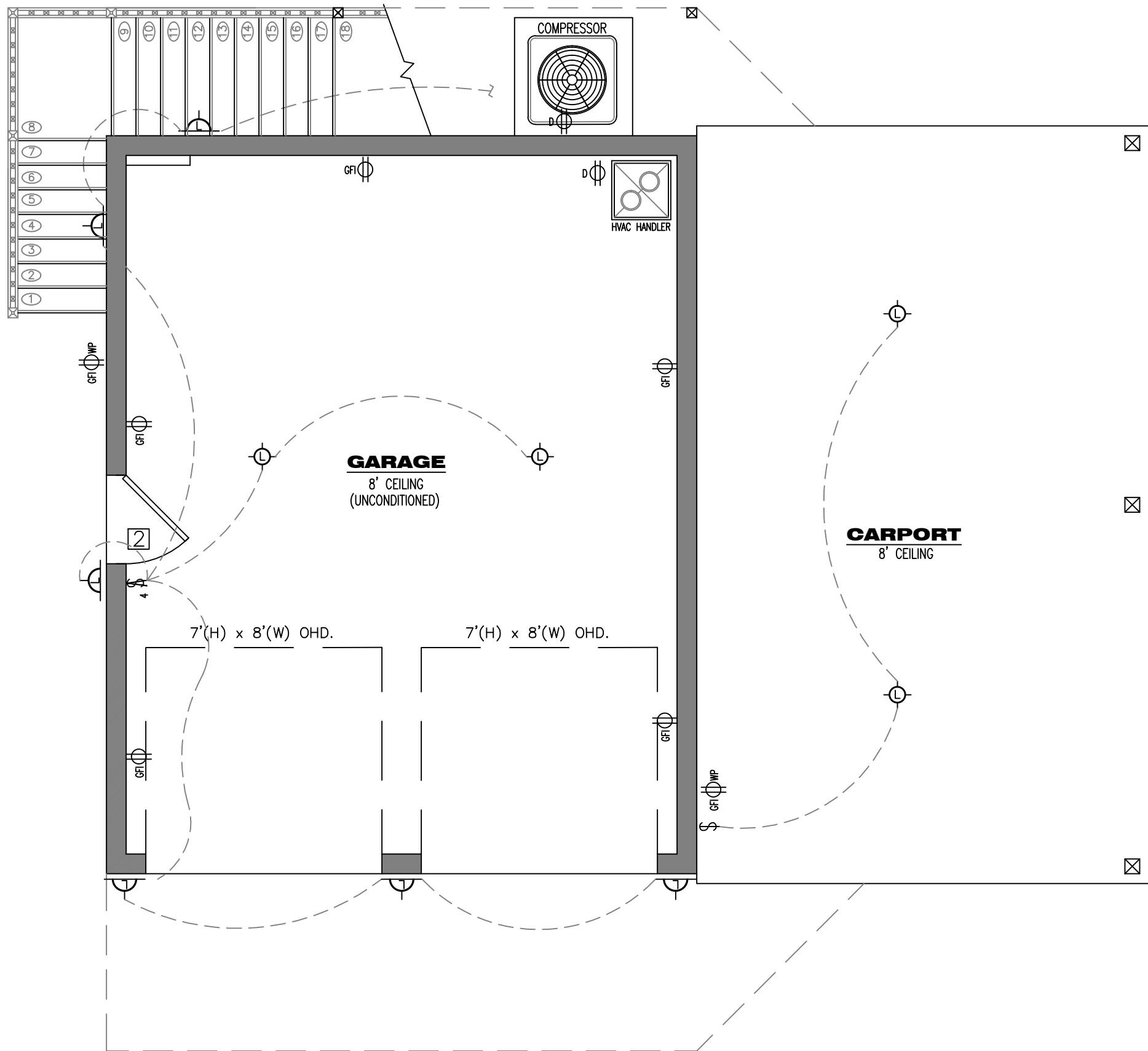
ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014 (NFPA 70)
- ALL CONDUIT LINES FOR ELECTRICAL, TELEPHONE, OR FUTURE USE SHALL BE LOCATED PER BUILDER.
- ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
- ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
- ALL WALL AND CEILING MOUNTED LIGHTS SHALL BE CONTROLLED BY A WALL MOUNTED SWITCH.
- 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" FIXTURES.



1st LEVEL FRAMING PLAN

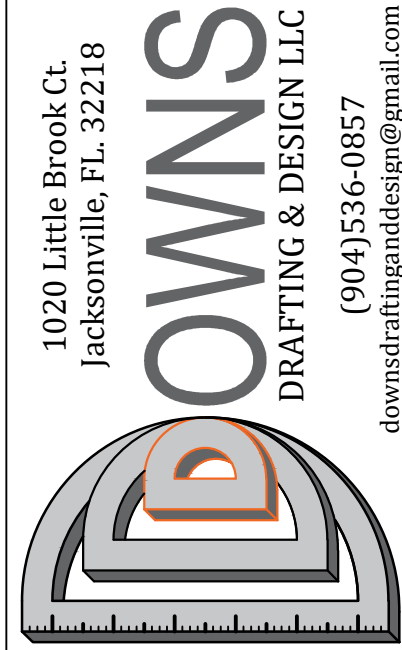
SCALE: 1/4" = 1'



1st LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'

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0000 BOARDMAN
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034 GARAGE

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ENGINEER OF RECORD

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DOWNS
DRAFTING & DESIGN LLC
(904) 536-0857
downsdraftinganddesign@gmail.com

B4.0
(4) OF (7)

SHEET #:
PROJECT NAME: BOARDMAN -
PROJECT #: GARAGE
PROJECT DATE: 19.07.05
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 10.08.19

SQUARE FOOTAGE		
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DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
	306B	36"x80"	SOLID CORE EXTERIOR UNIT (1/2 LIGHT)
	306B	36"x80"	SOLID CORE EXTERIOR UNIT
	286B	32"x80"	SOLID CORE INTERIOR UNIT
	(2)266B	60"x80"	SOLID CORE INTERIOR UNIT (BI-FOLD)
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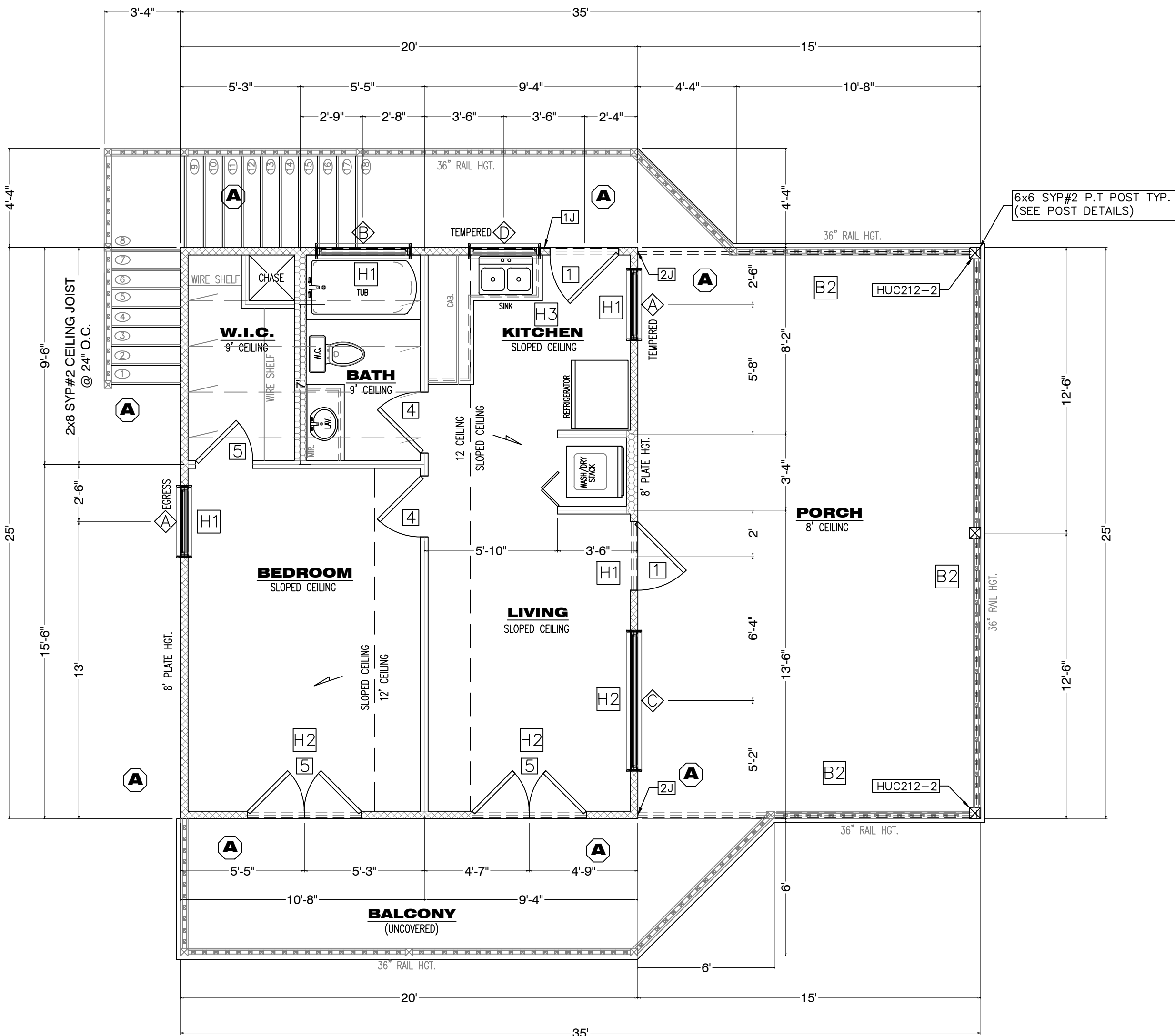
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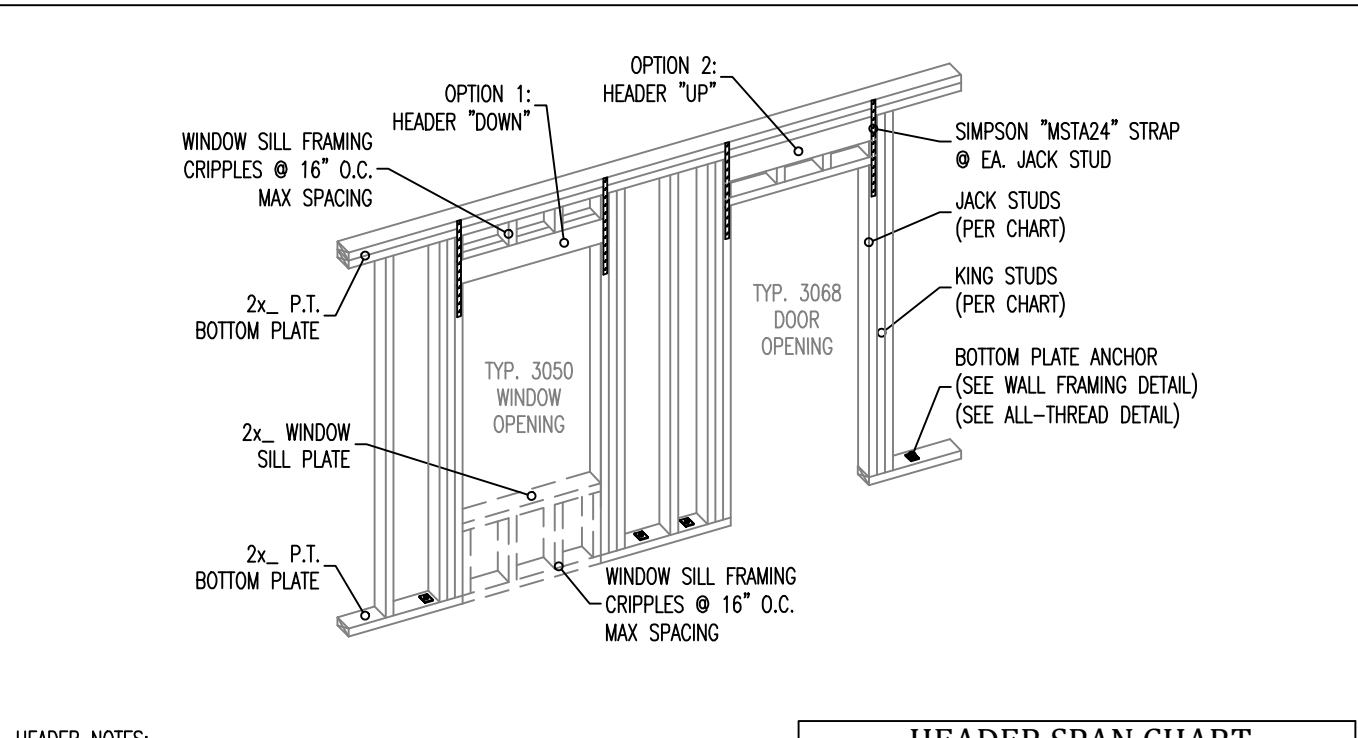
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	110 - GROUND FAULT INTERRUPTER OUTLET		EXTERNAL FLOOD LIGHT
	110 - WATER PROOF GFI OUTLET		HEAT LIGHTING
	110 - FLOOR OUTLET (RECESSED)		SMOKE DETECTOR (CEILING MOUNT)
	110 - DEDICATED OUTLET		CARBON MONOXIDE DETECTOR (CEILING MOUNT)
	SINGLE POLE SWITCH		CABLE OUTLET
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	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		

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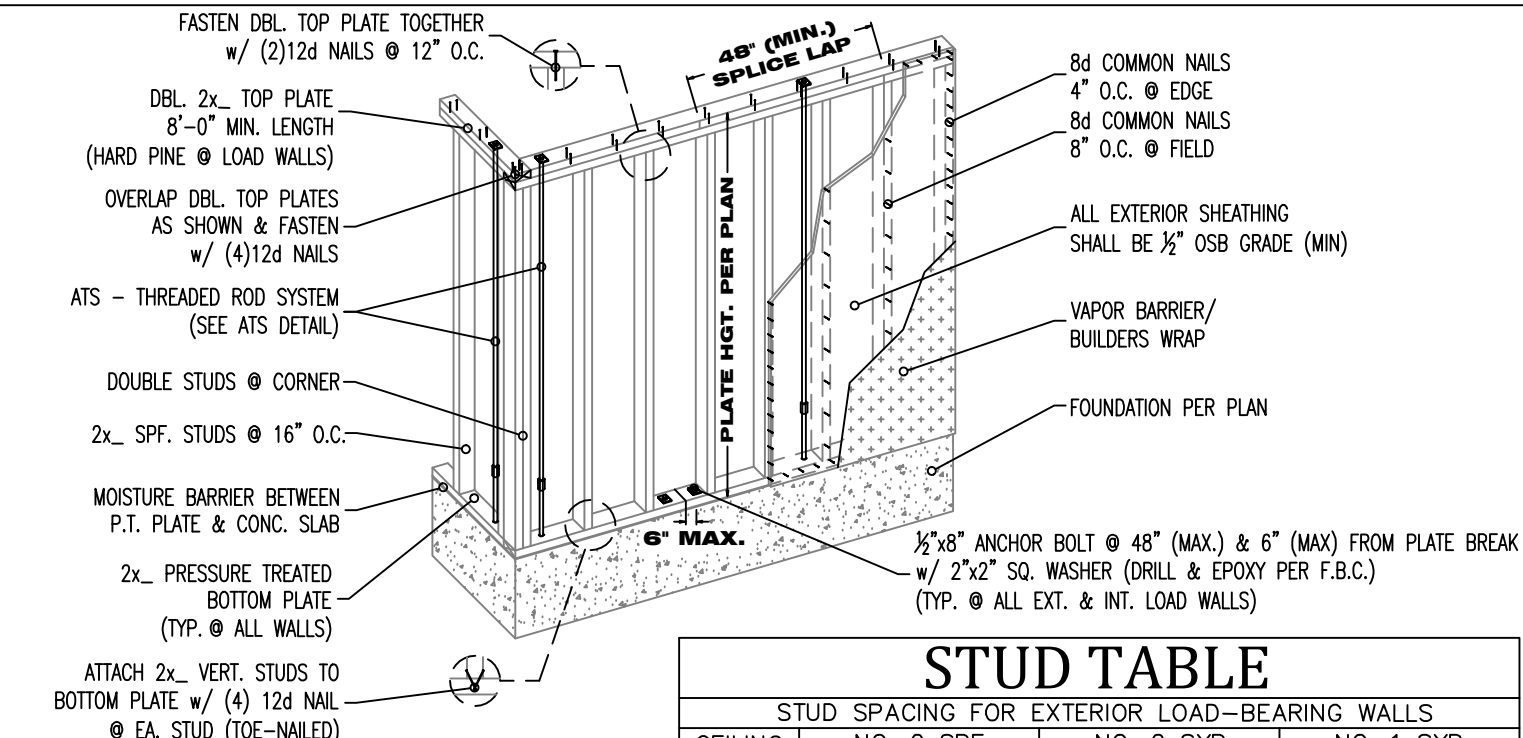
HEADER NOTES:

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 OPTIONAL BOTTOM PLATE ANCHOR.
5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

HDR. SIZE	SPAN	# OF JACKS	# OF KINGS
(2)2X6	3'-0"	1	2
(2)2X8	6'-0"	2	2
(2)2X10	9'-0"	2	2
(2)2X12	12'-0"	3	2

HEADER DETAIL

N.T.S.



STUD TABLE

STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS

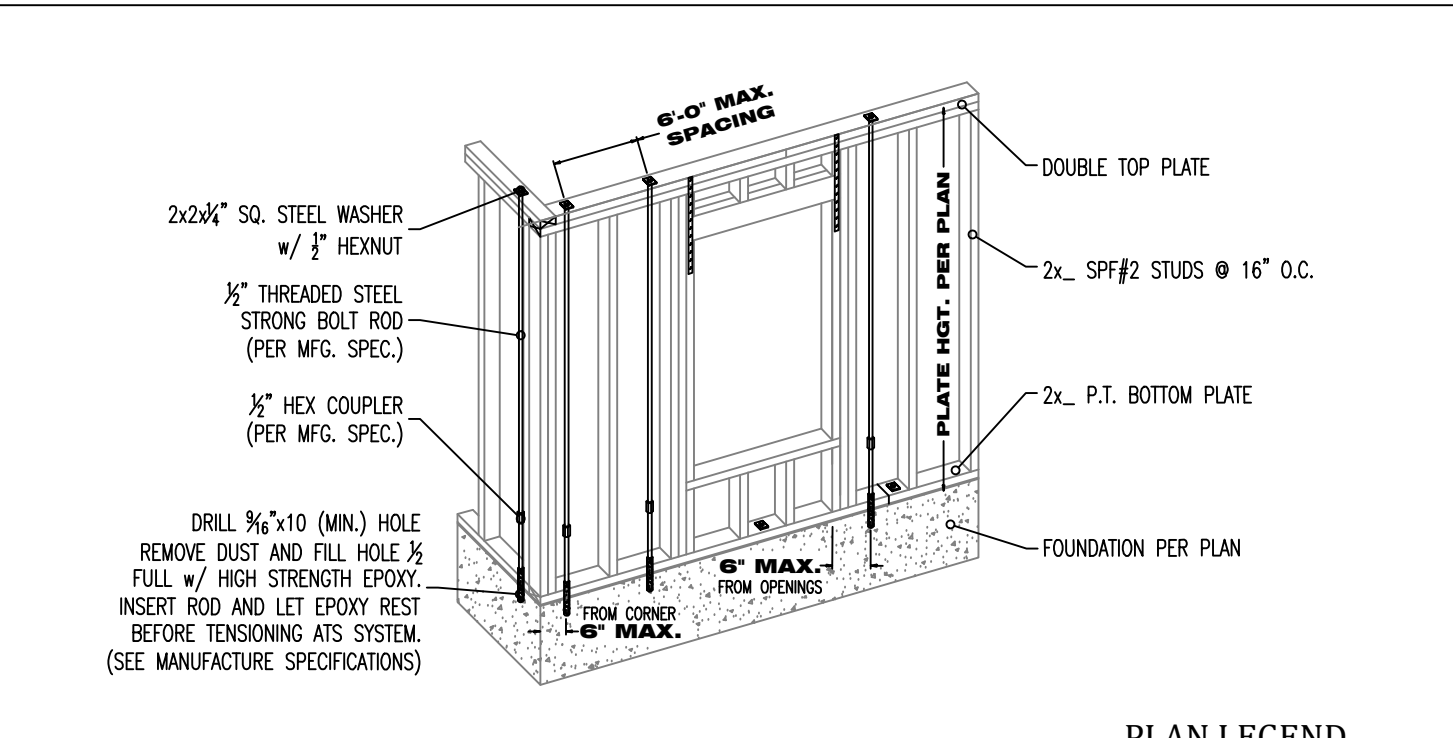
CEILING HEIGHT	NO. 2 SYP	2x4	2x6	2x8	2x10	2x12
9 FT.	16" O.C.	24" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
10 FT.	12" O.C.	24" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
11 FT.	N/A	16" O.C.	N/A	16" O.C.	N/A	16" O.C.
12 FT.	N/A	16" O.C.	N/A	16" O.C.	N/A	16" O.C.
13 FT.	N/A	12" O.C.	N/A	16" O.C.	N/A	16" O.C.
14 FT.	N/A	12" O.C.	N/A	12" O.C.	N/A	16" O.C.

FRAMING NOTES:

1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
2. ALL WALL STUDS SHALL SPRUCE PINE FIR #2 MATERIAL.
3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL.
4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC. SLAB w/ (4) 12d NAIL @ EA. STUD (10E-NAILED).

WALL FRAMING DETAIL

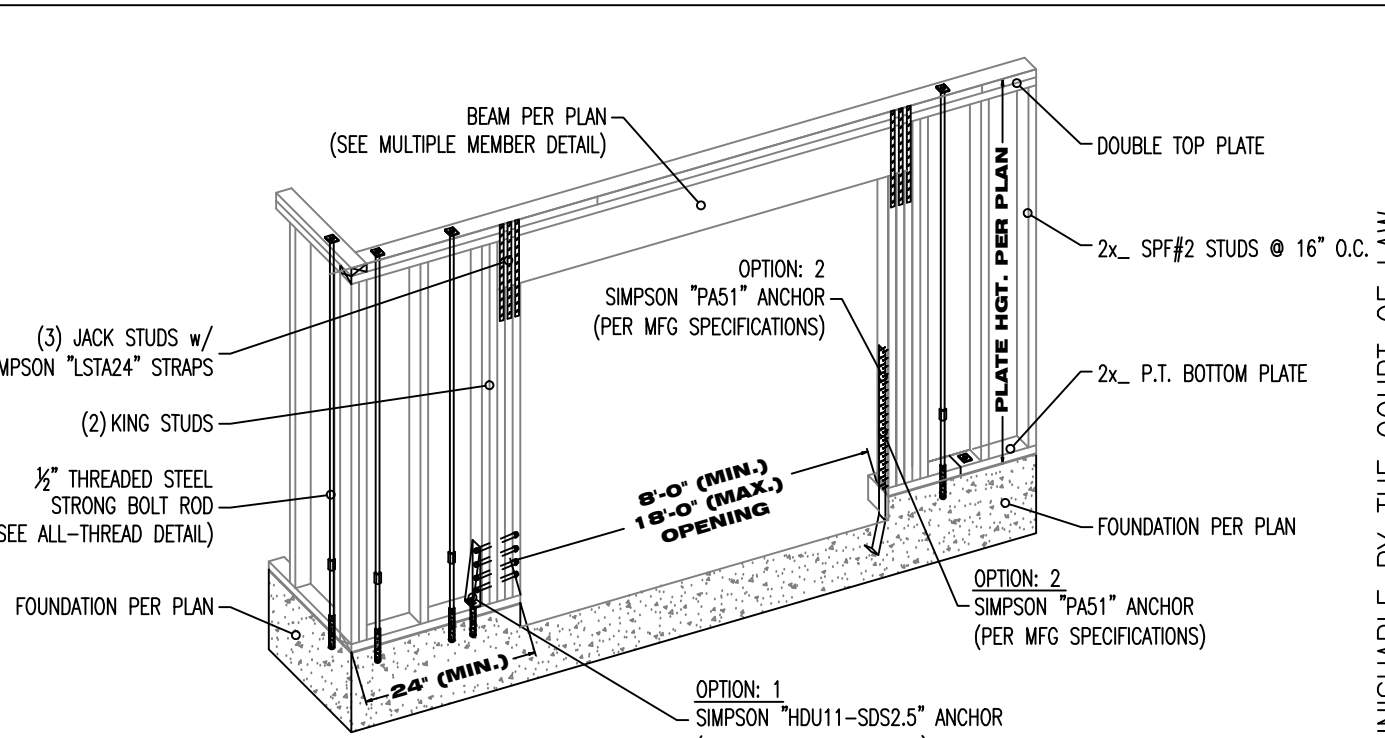
N.T.S.



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

ALL-THREAD ROD SYSTEM DETAIL

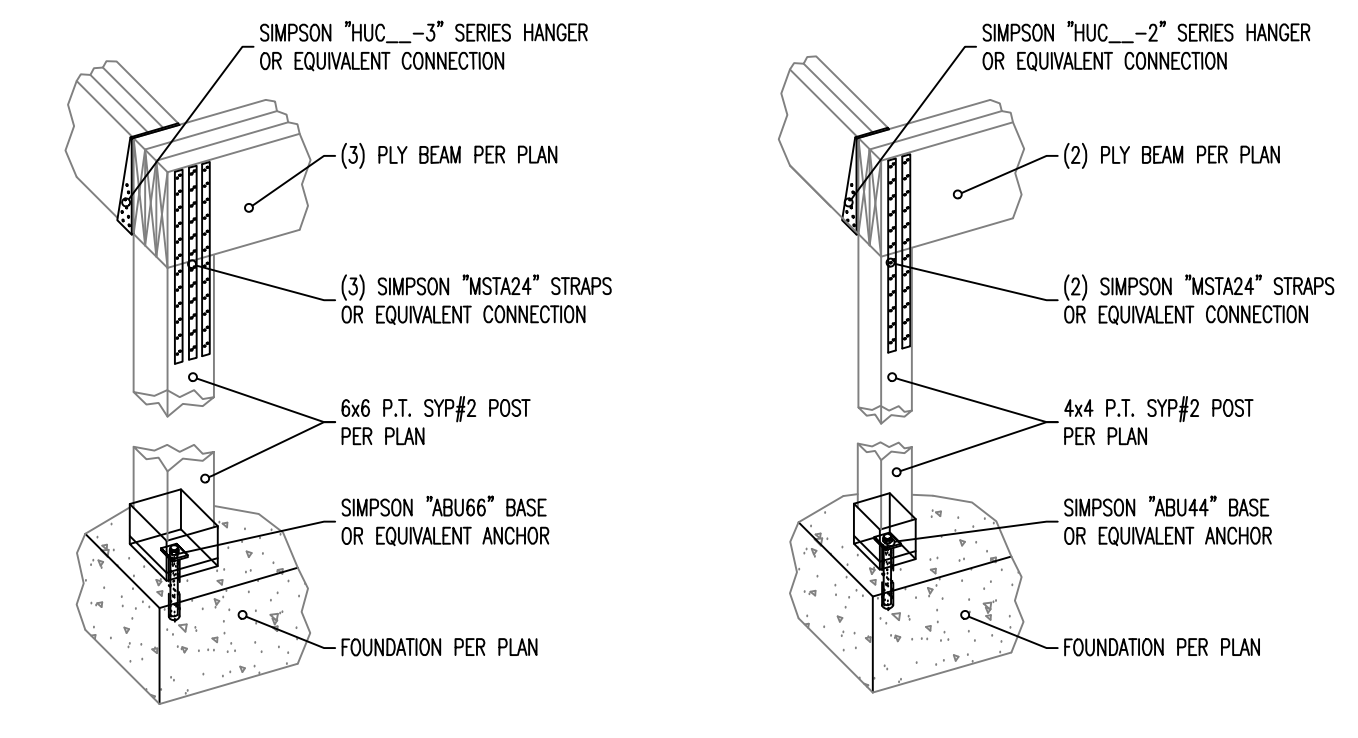
N.T.S.



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

GARAGE DOOR DETAIL

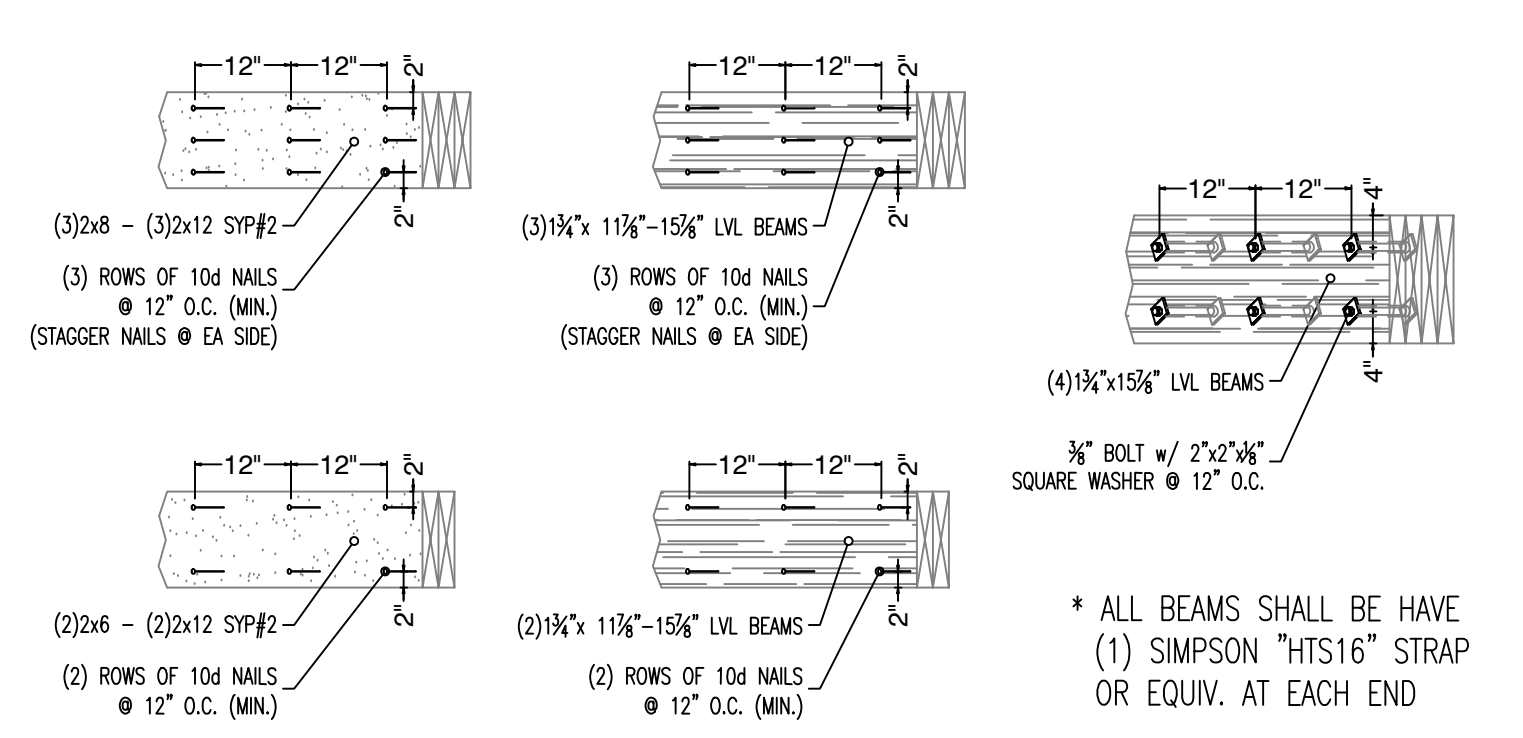
N.T.S.



- 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

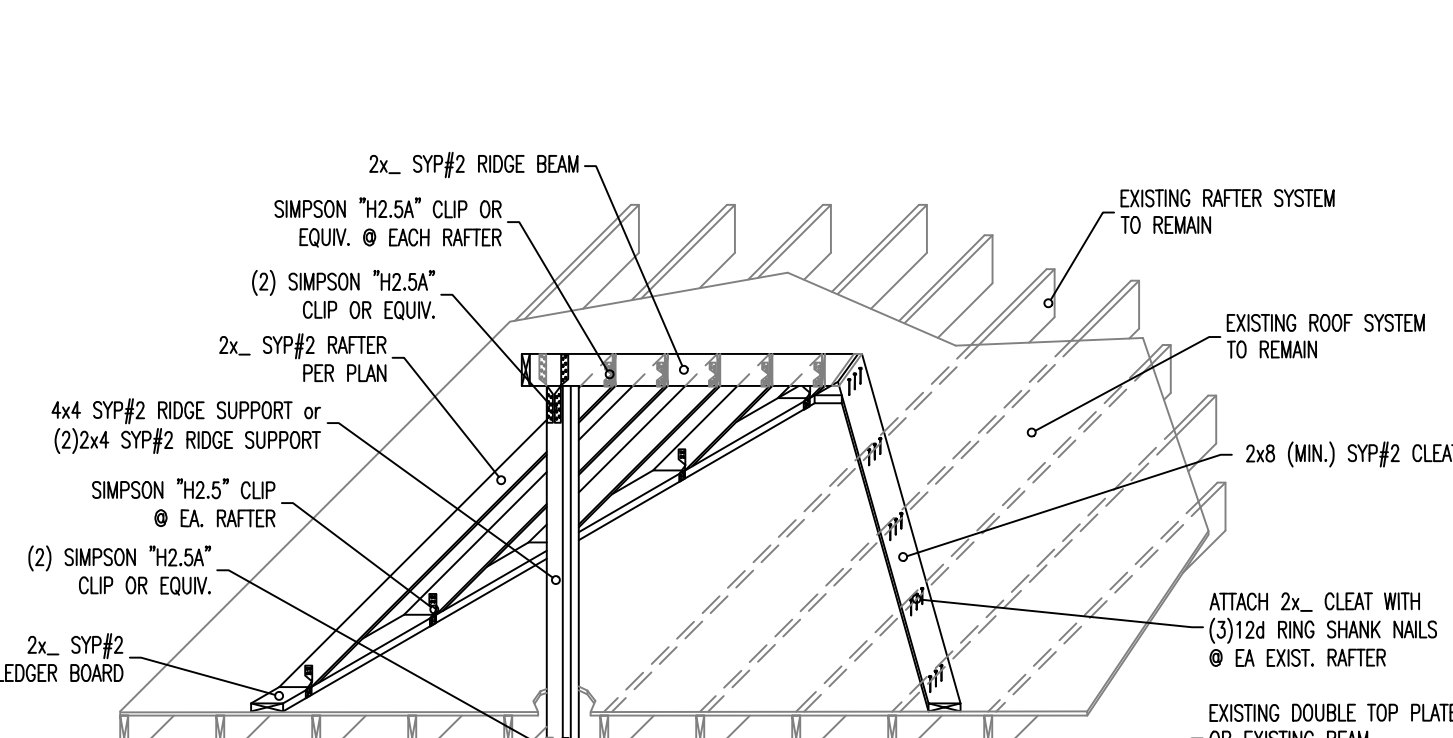
N.T.S.



- MULTI-PLY MEMBER NOTES:**
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2017 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

MULTI-PLY MEMBER DETAIL

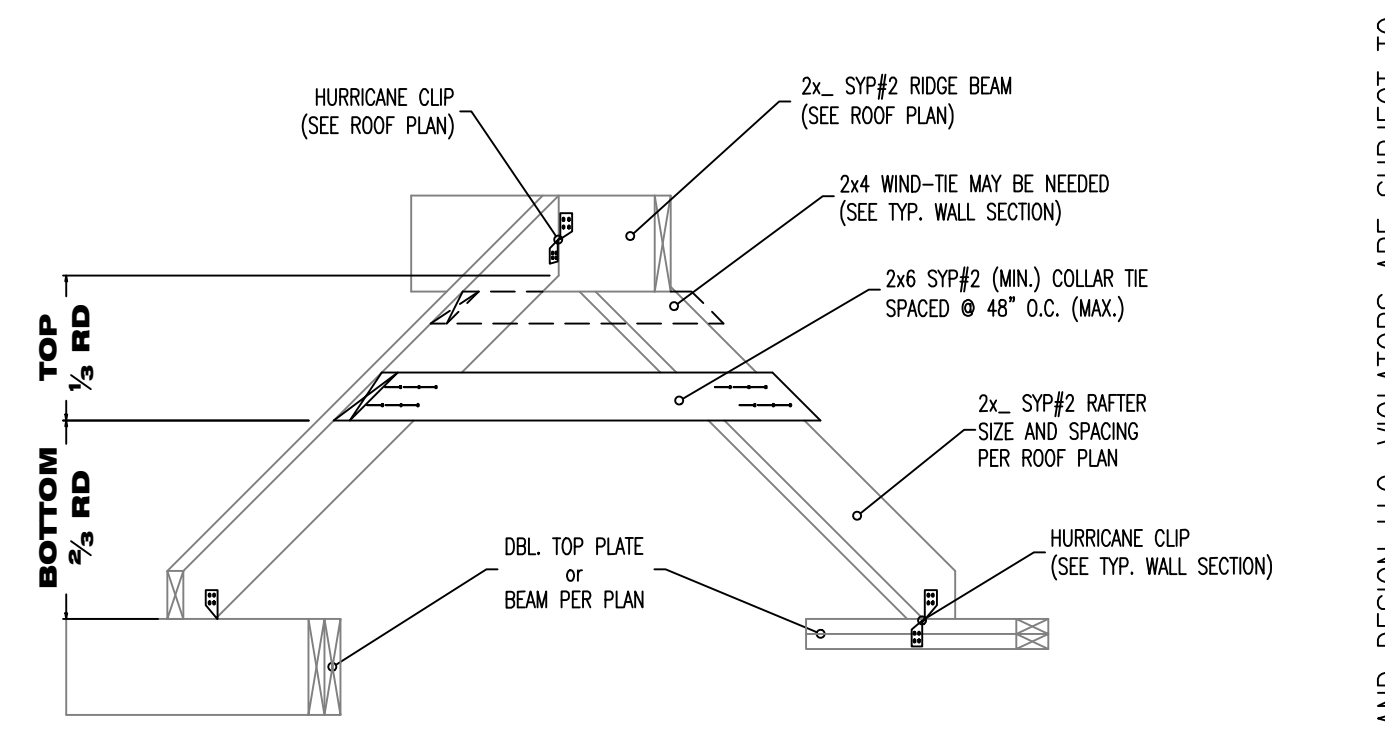
N.T.S.



- ROOF OVER FRAMING NOTES:**
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2017 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

ROOF OVER FRAME DETAIL

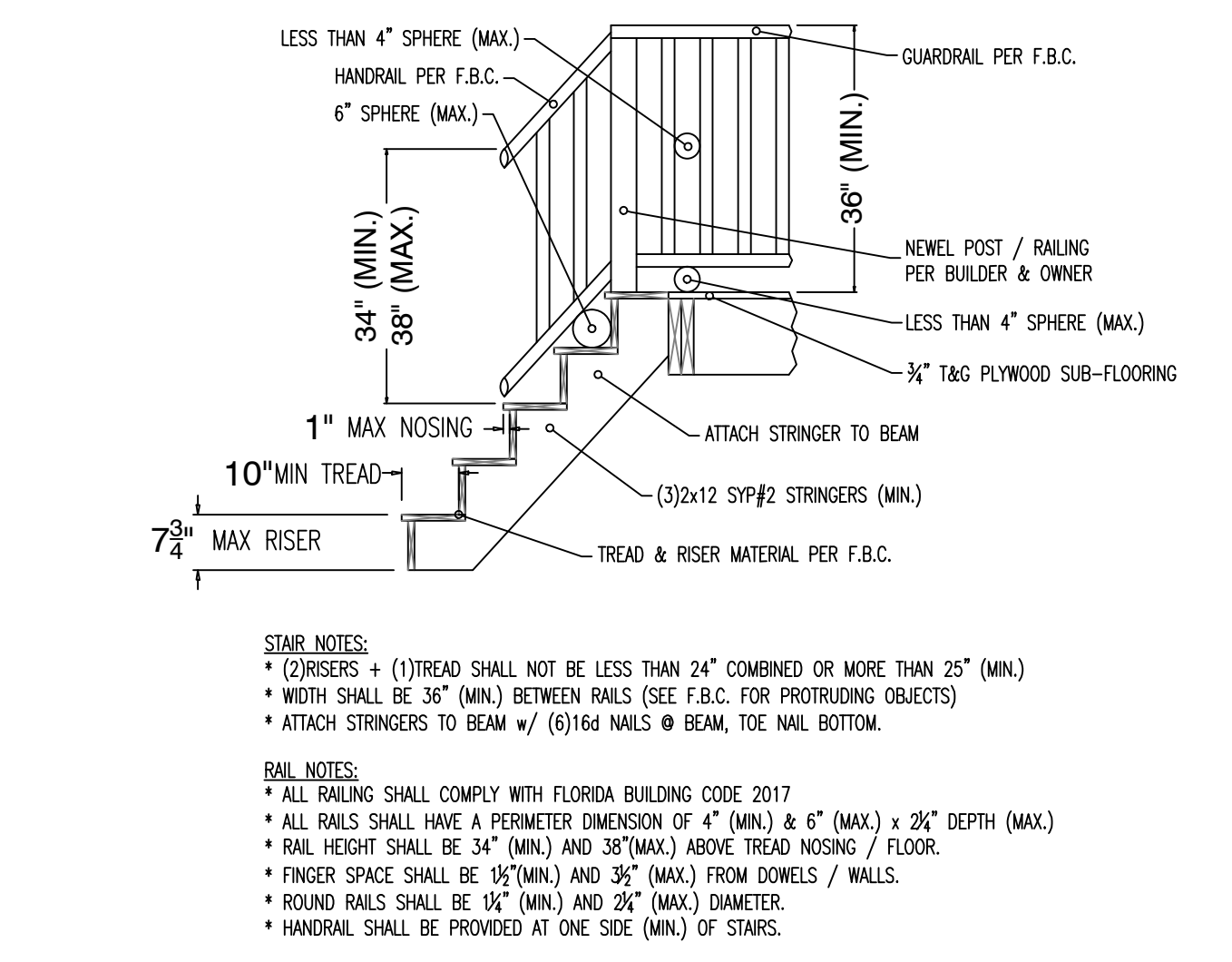
N.T.S.



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

COLLAR TIE DETAIL

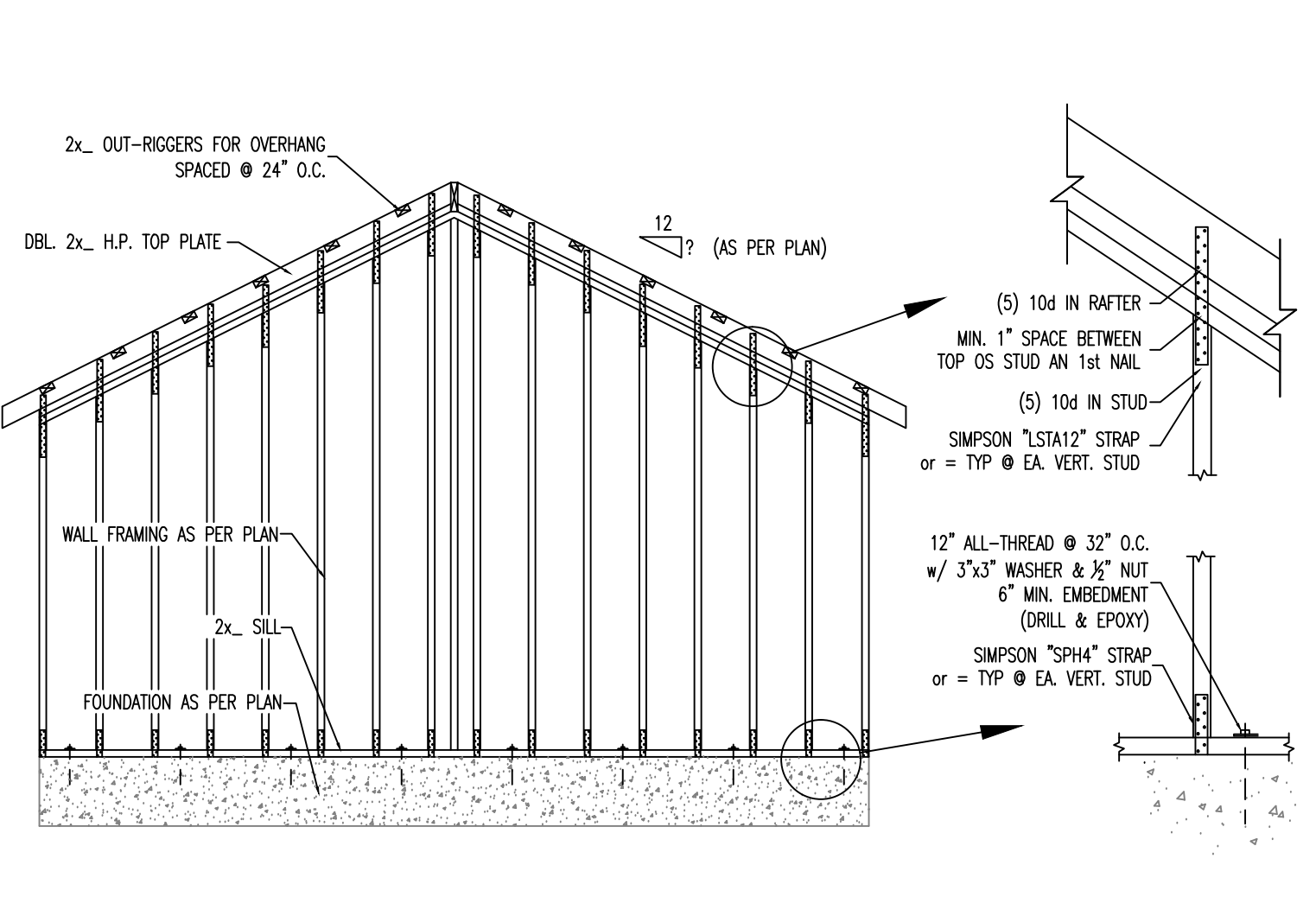
N.T.S.



- STAIR NOTES:**
1. ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2017
 2. ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) & 6" (MAX.) x 2" (DEPTH) (MAX.)
 3. RAIL HEIGHT SHALL BE 34" (MIN.) AND 38" (MAX.) ABOVE TREAD NOSING & FLOOR.
 4. FINGER SPACE SHALL BE 1 1/2" (MIN.) AND 3/2" (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

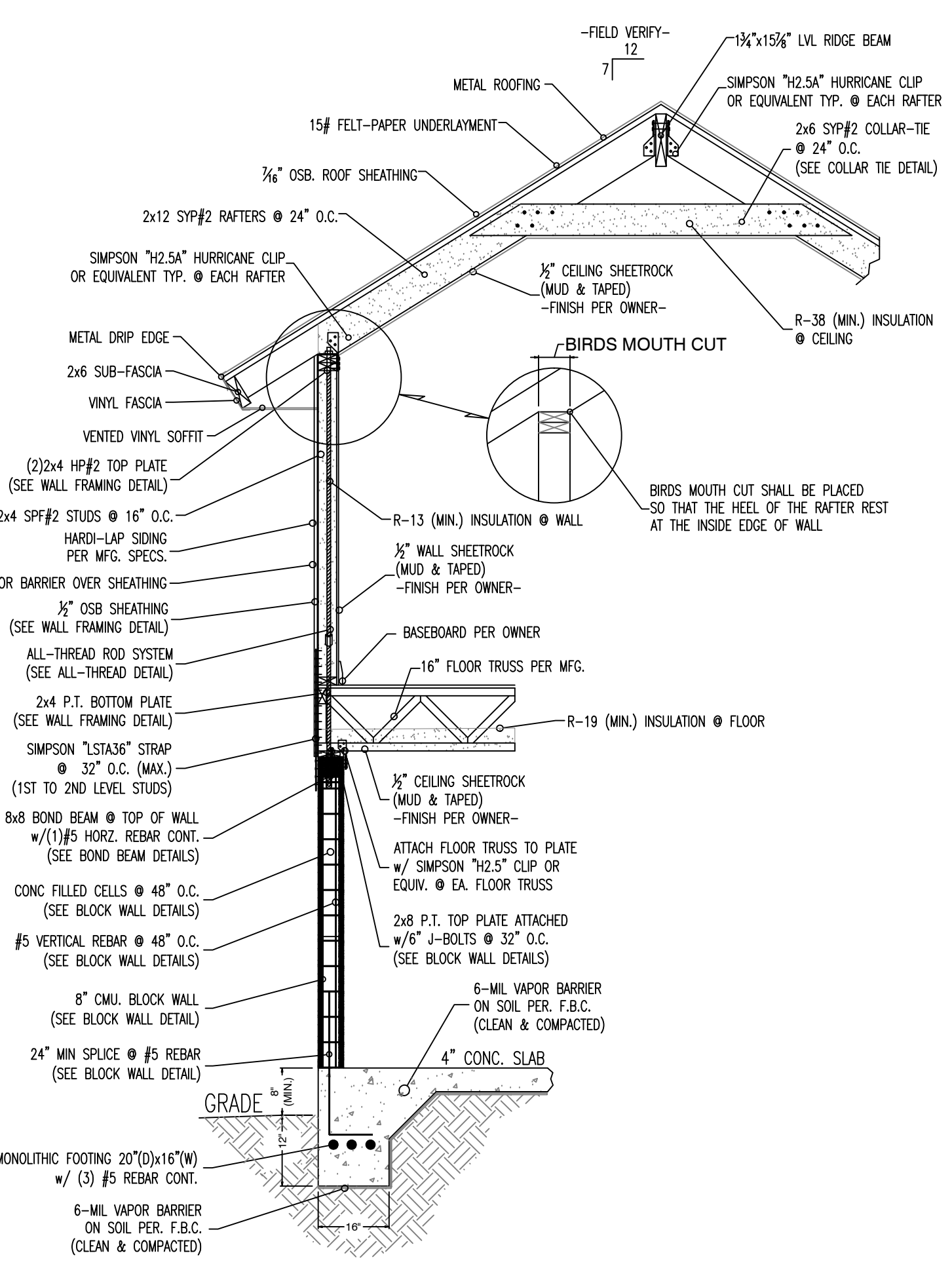
N.T.S.



- BALLOON FRAMING DETAIL**

BALLOON FRAMING DETAIL

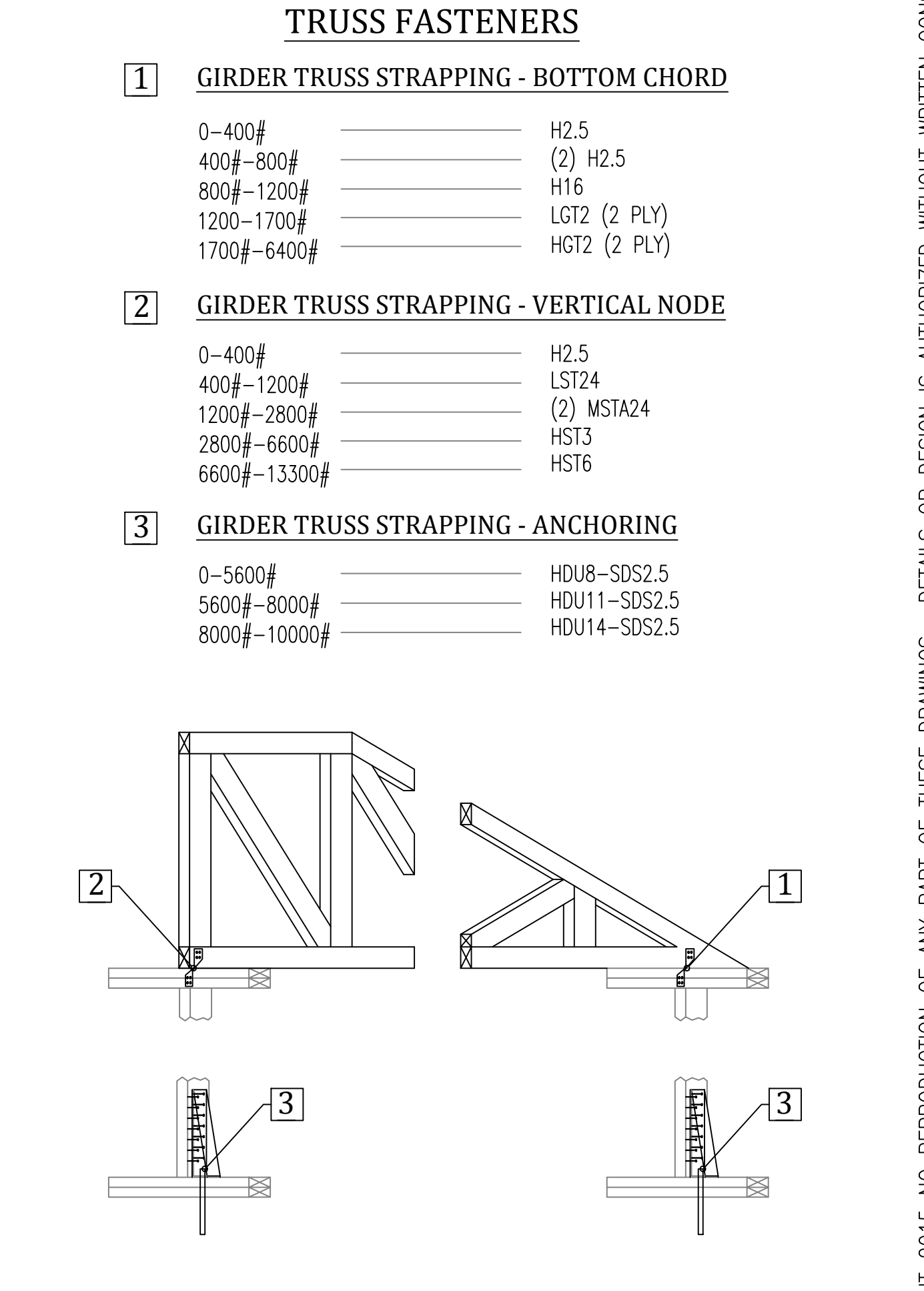
N.T.S.



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

TYP. WALL SECTION

N.T.S.



- TRUSS 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.

ALTERNATE STRAPPING DETAIL

N.T.S.

CMU BLOCK WALL DETAIL

N.T.S.

D5.0

SHEET # (6) OF (7)

PROJECT NAME: **BOARDMAN - GARAGE**

PROJECT # **19.07.05**

DRAWN BY: **WMD**

CHECKED BY: **MGH**

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

DATE: **10.08.19**

1020 Little Brook Ct.
Jacksonville, FL 32218

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857

downsdraftinganddesign@gmail.com

OWNER / BUILDER

BOARDMAN

SAN FERNANDO ST. GARAGE

SAN FERNANDO ST. GARAGE

FERNANDINA BEACH, FL.

32034

PROJECT ADDRESS

0000

SAN FERNANDO ST.

SAN FERNANDO ST. GARAGE

FERNANDINA BEACH, FL.

32034

MICHAEL G. HOLDER

PE# 16215

7441-2 SILVER LAKE TERRACE

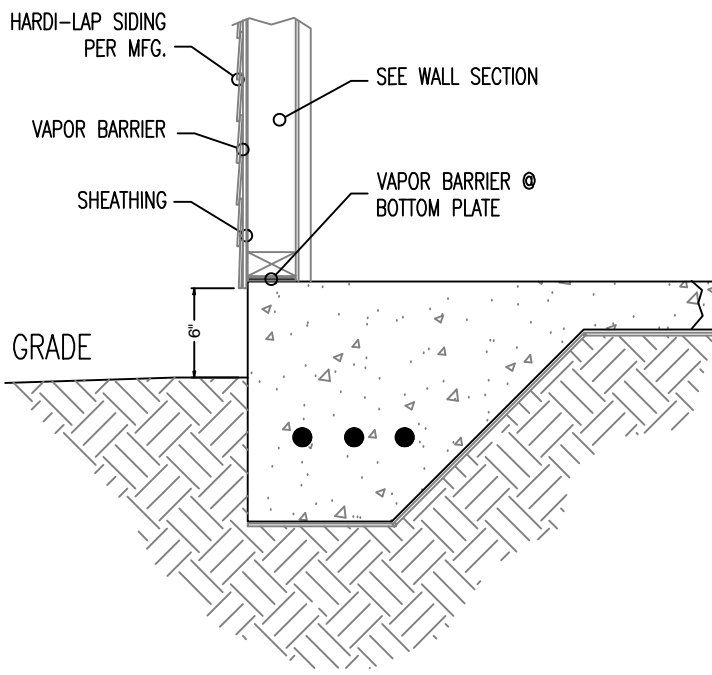
JACKSONVILLE, FL. 32216

FAX: (904) 721-7685

10.08.19

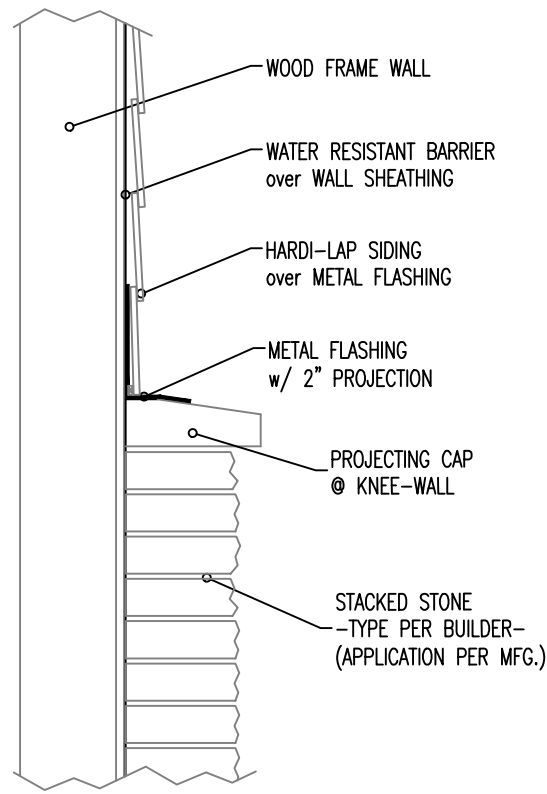
ENGINEER OF RECORD

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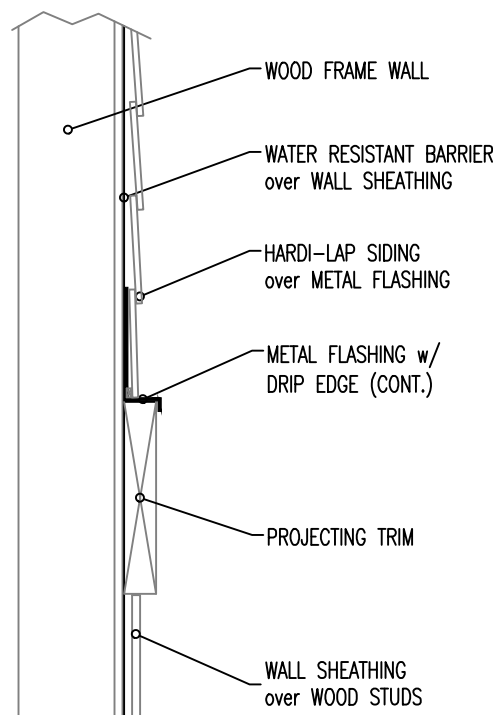
HARDI-LAP FLASHING DETAIL

N.T.S.



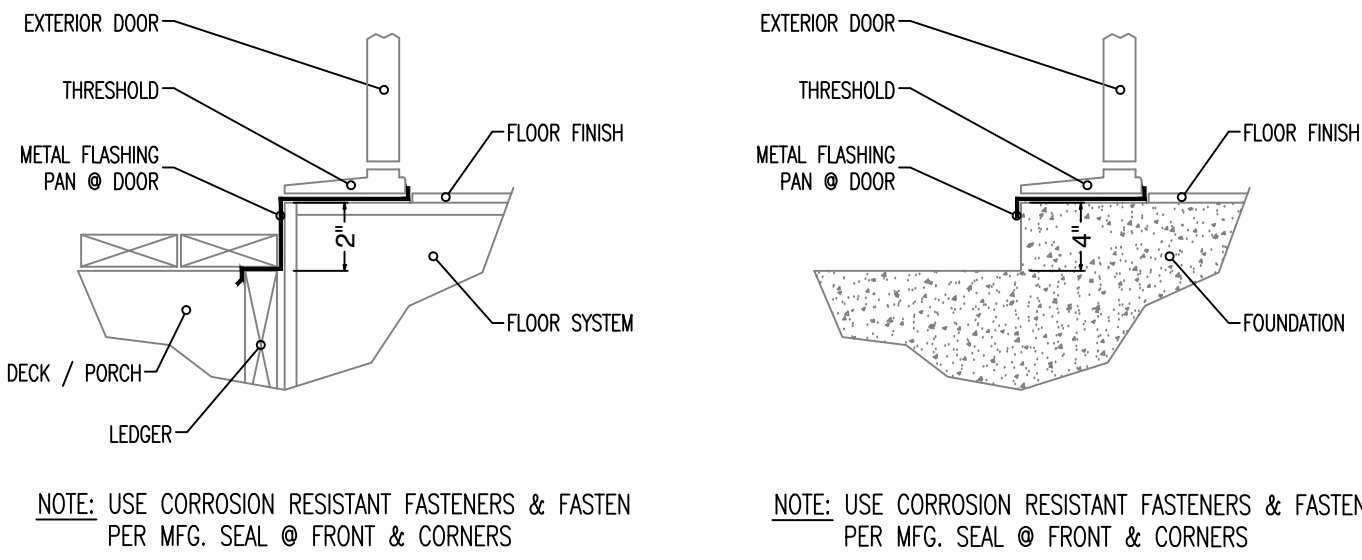
PROJECTING STONE DETAIL

N.T.S.



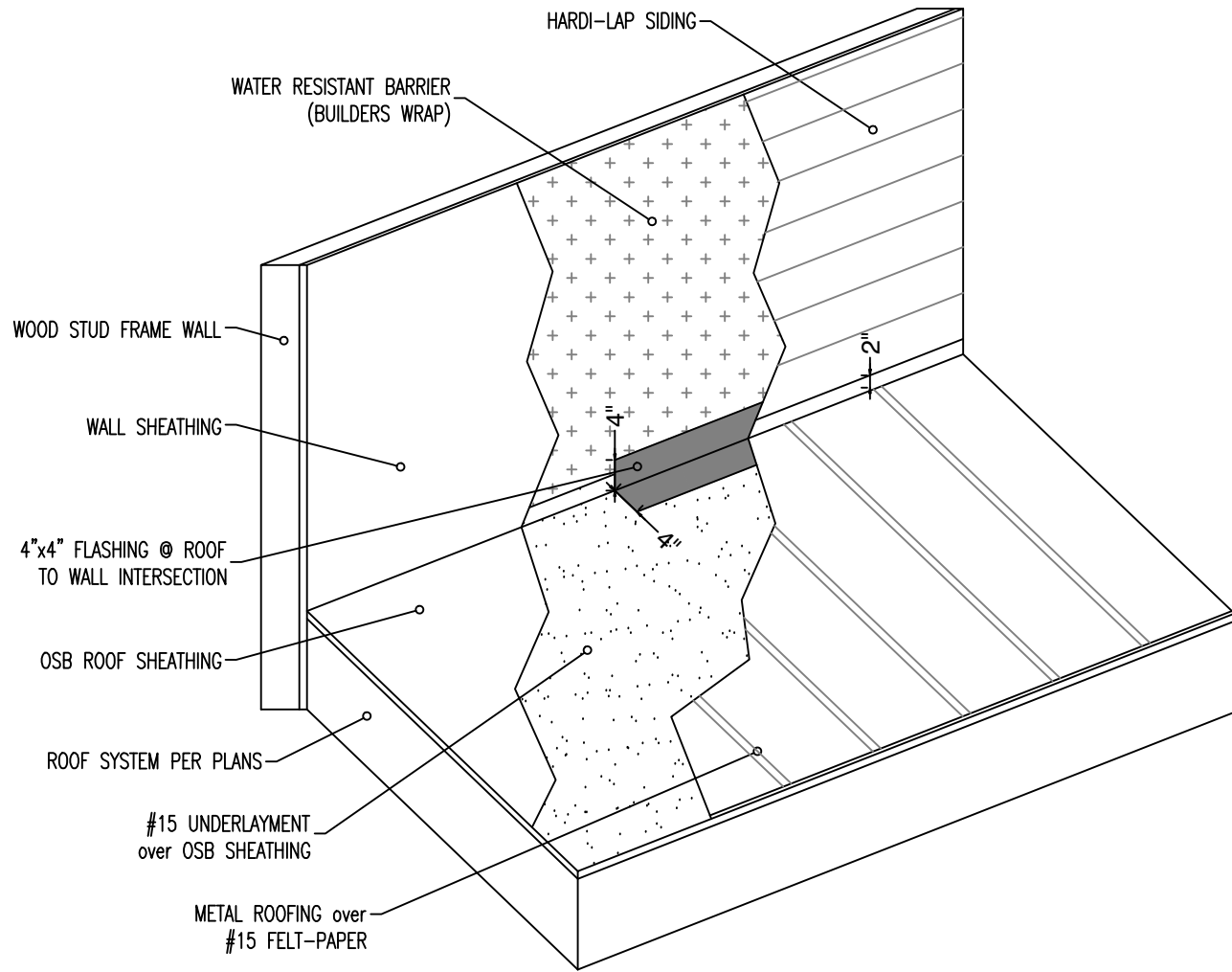
PROJECTING TRIM DETAIL

N.T.S.



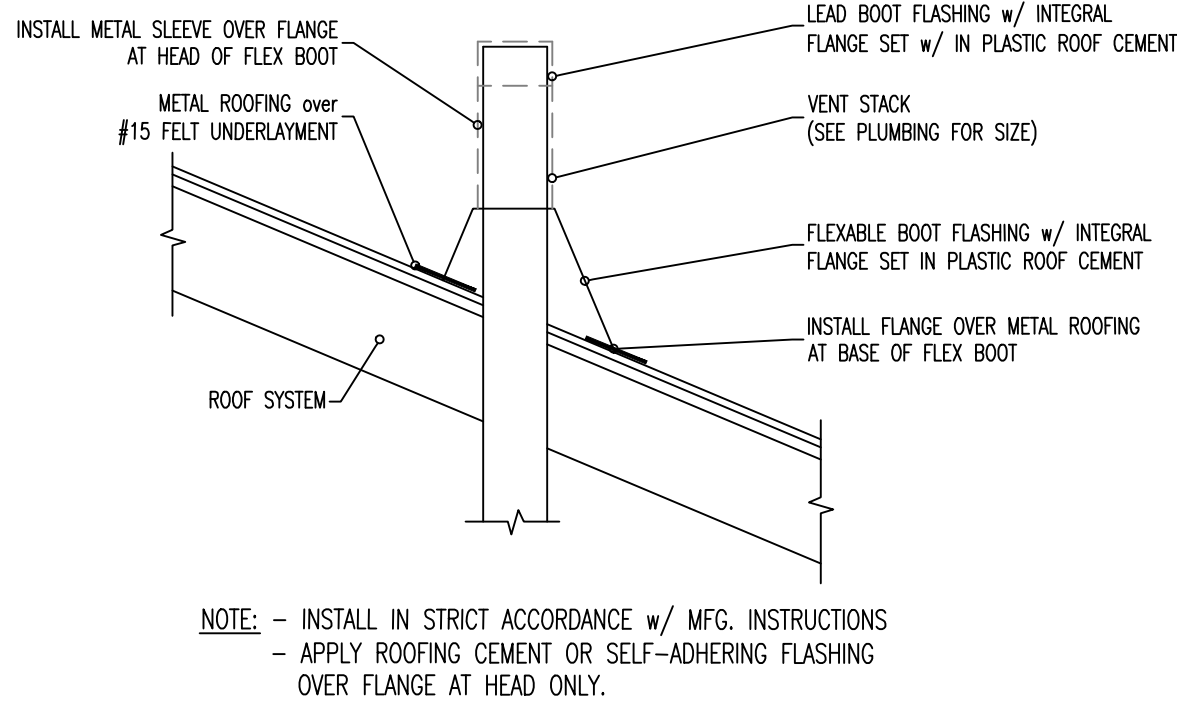
DOOR THRESHOLD DETAIL

N.T.S.



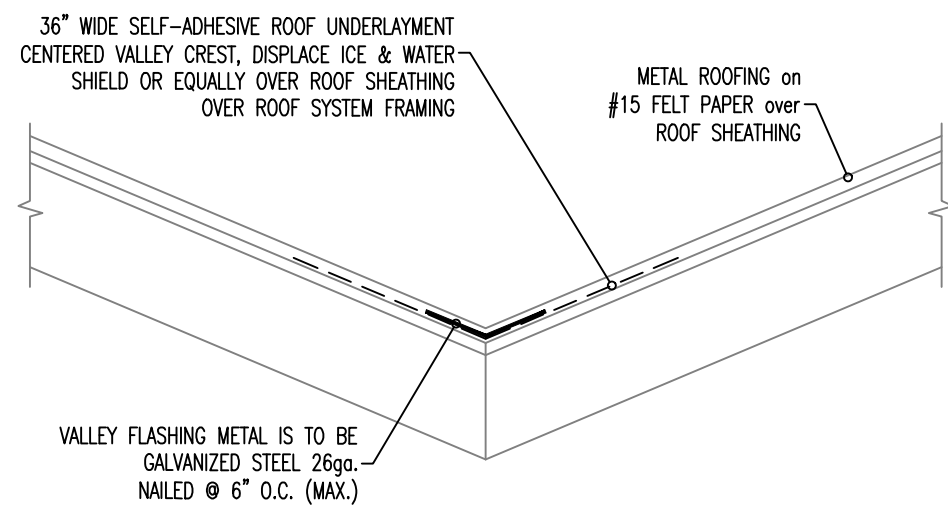
ROOF TO WALL DETAIL

N.T.S.



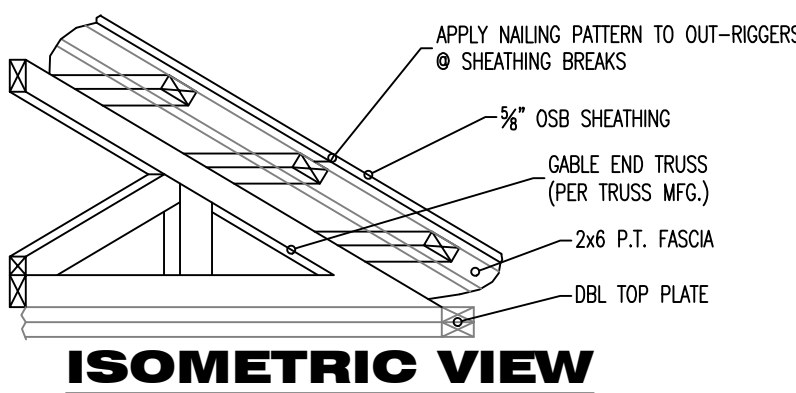
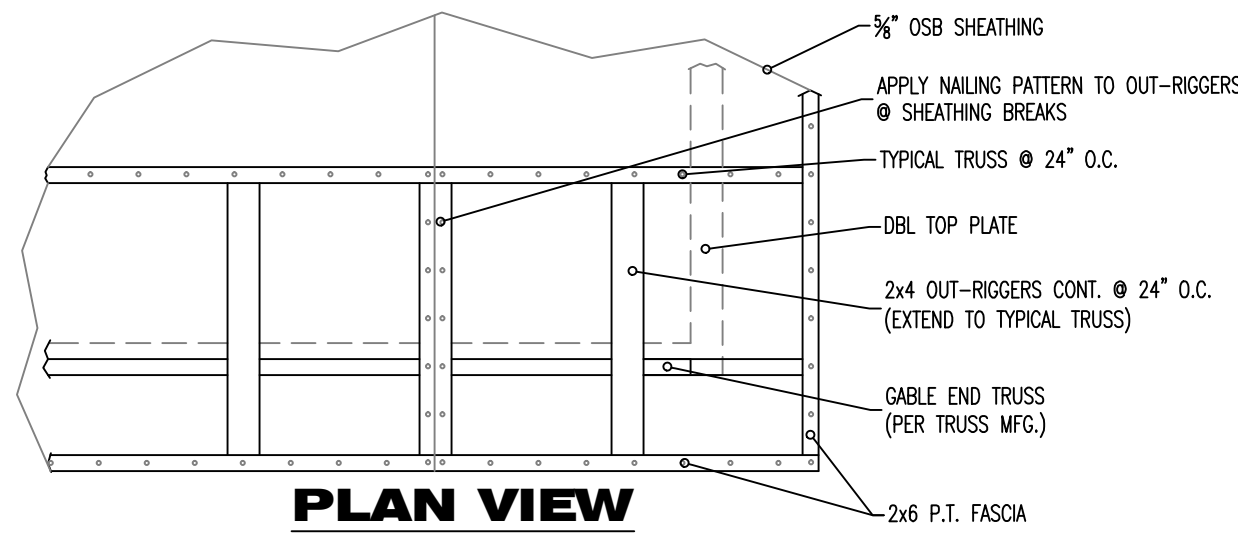
ROOF VENT STACK DETAIL

N.T.S.



VALLEY FLASHING DETAIL

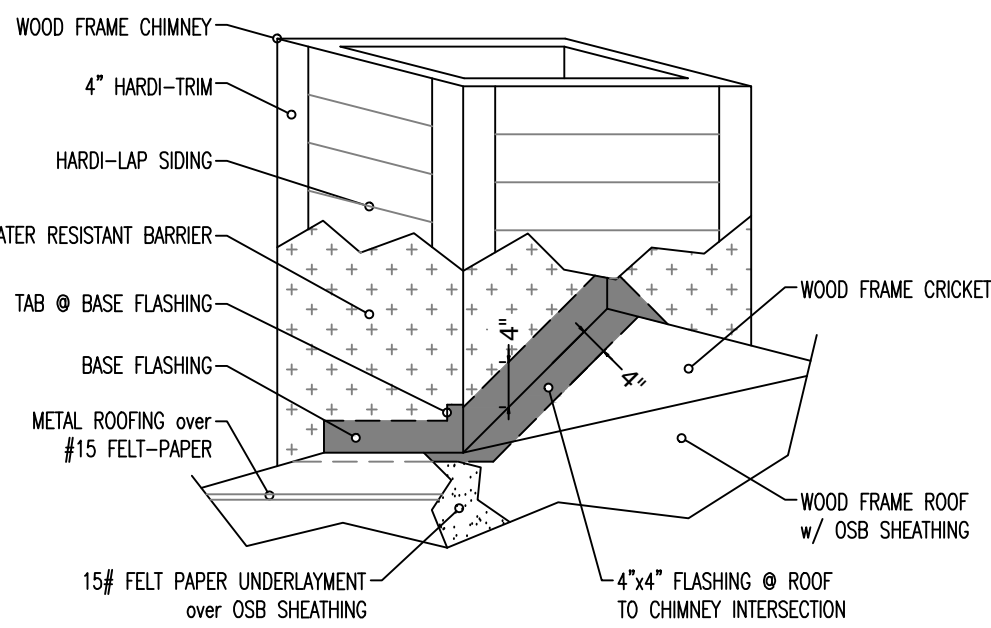
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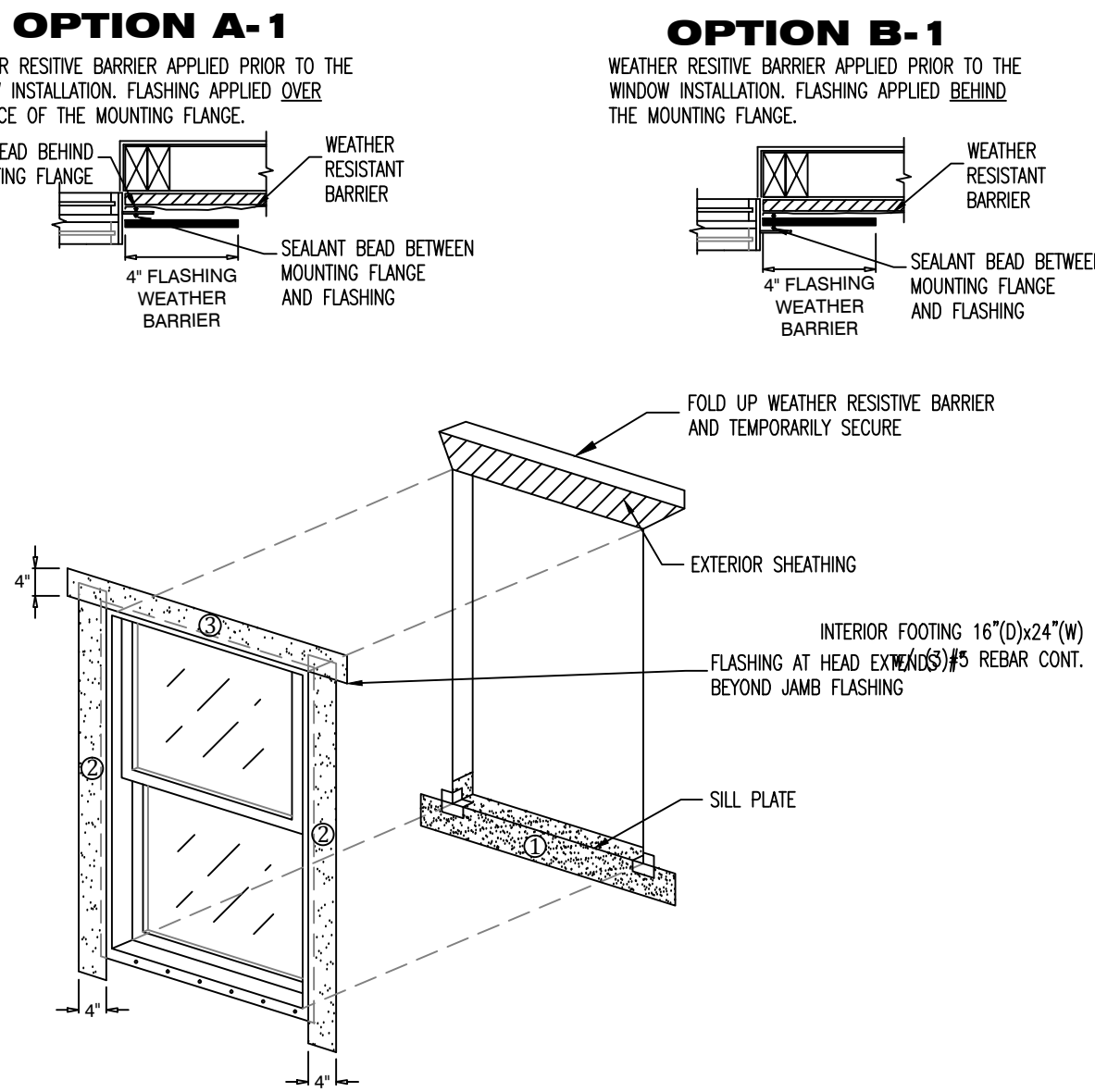
SECTION NOTES:
1. DROP CHORD CABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2017 FBC-R 107.3.5

DROP GABLE DETAIL

N.T.S.



CHIMNEY FLASHING DETAIL



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.

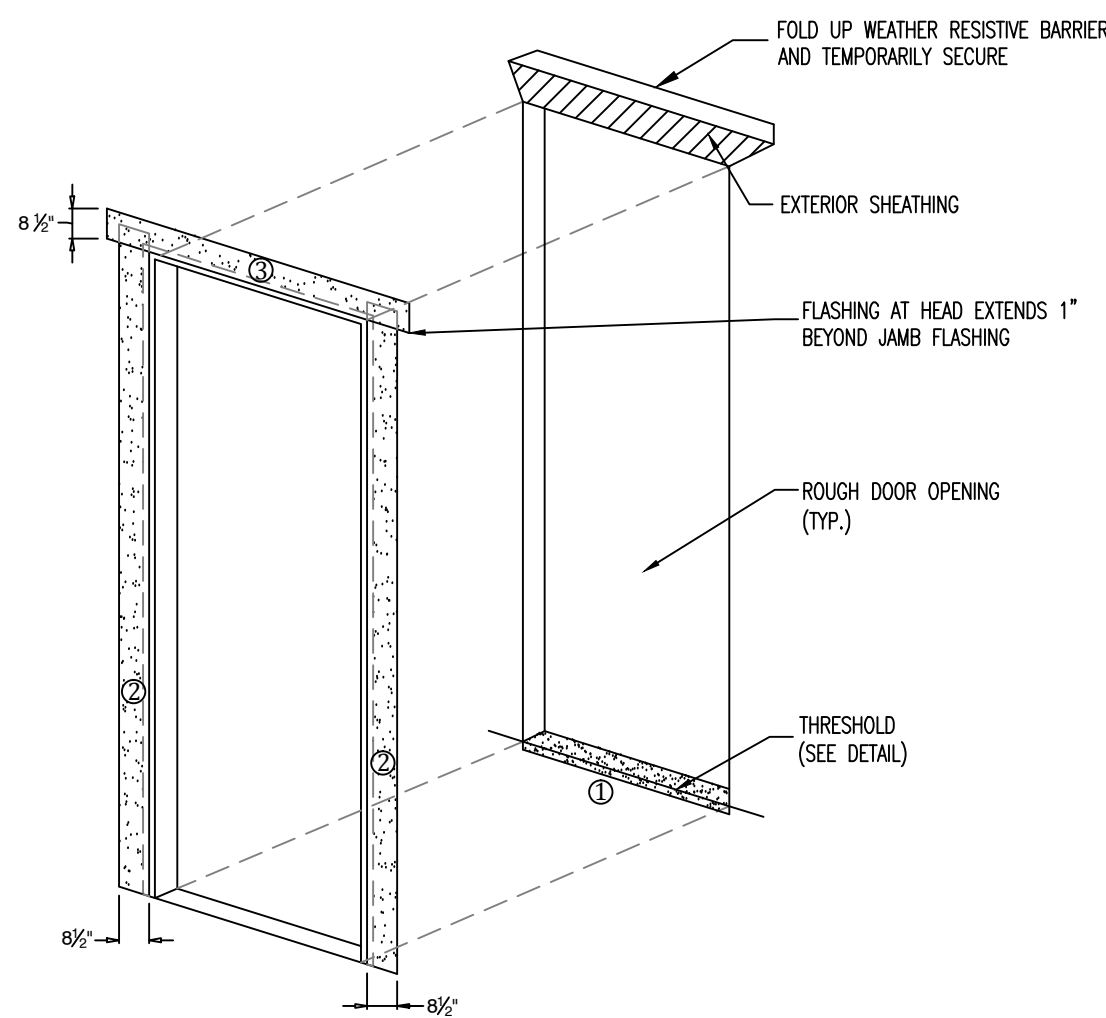
JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

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). 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.

WINDOW FLASHING DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8 1/2" 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 1/2" 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). 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.

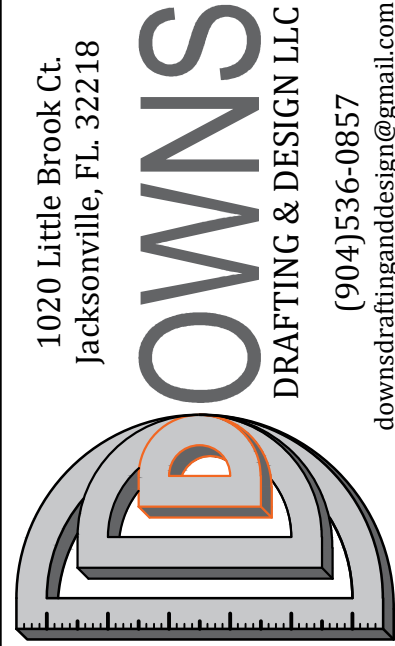
SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

DOOR FLASHING DETAIL

N.T.S.

D6.1

SHEET # (7) OF (7)
PROJECT NAME: BOARDMAN - GARAGE
PROJECT # 19.07.05
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 10.08.19

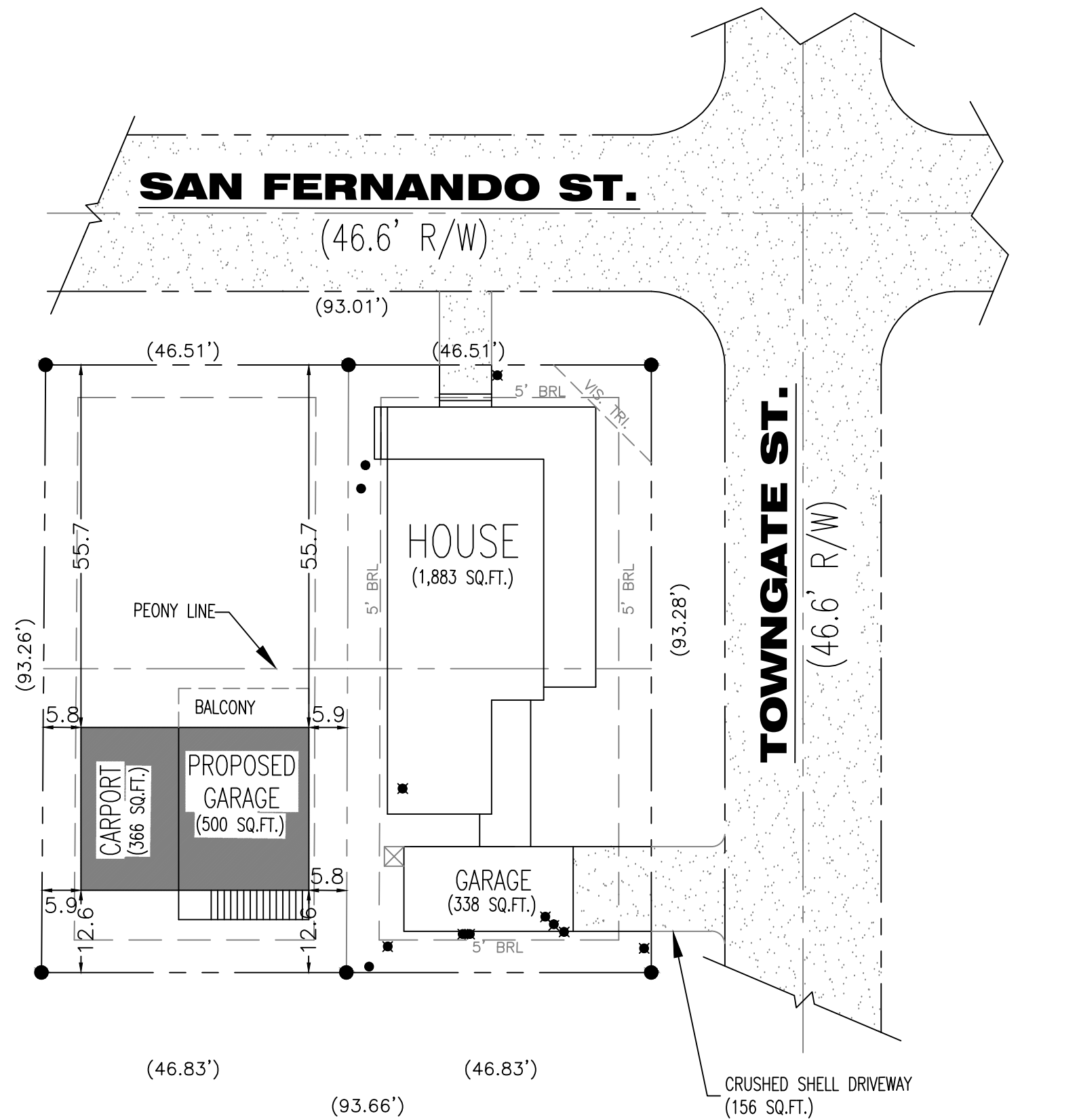


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(904) 536-0857
downsdesign@gmail.com

OWNER / BUILDER
PROJECT ADDRESS
0000
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034

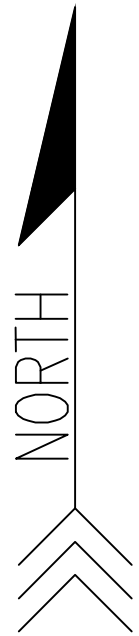
MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
FAX: (904) 721-7685

10.08.19
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SITE PLAN

SCALE: 1 = 20



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Jacksonville, FL 32218

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DOWNS

DRAFTING & DESIGN LLC

(904) 536-0857
downsdraftinganddesign@gmail.com

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PROJECT ADDRESS

0000

SAN FERNANDO ST.

FERNANDINA BEACH, FL.

32034

OWNER / BUILDER

BOARDMAN

RESIDENCE

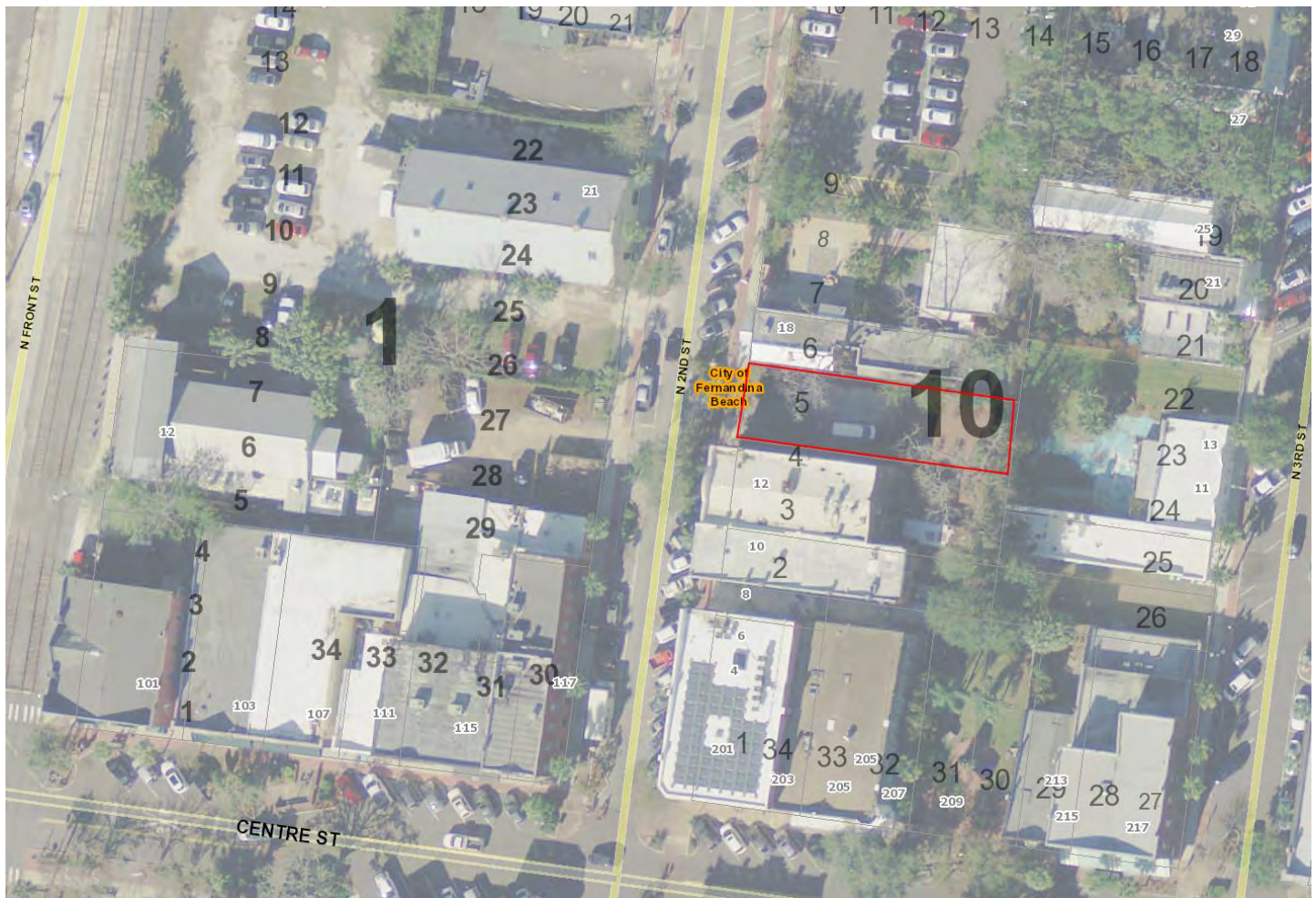
10.08.19
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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-35
OCTOBER 17, 2019

Owner/Applicant:	Chism Development Company Inc.
Property Address:	14 N 2 nd Street
Requested action:	Certificate of Approval (COA) to construct a three-story, mixed use primary structure
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct a three-story, mixed use primary structure. The proposed building will be divided into commercial restaurant space on the ground floor, two office suites on the second floor, and one residential unit on the third floor. All floors will have vertical accessibility provided by an elevator.

Lot 5 Block 10 is currently a vacant parcel.

A previous case, HDC 2019-04, was denied on August 15, 2019 due to not being substantially compliant with the Fernandina Beach Downtown Historic District Guidelines

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Construction

ADA Compliance and Accessibility Ramps (pg.55)

Most commercial buildings have entrances that meet Americans with Disabilities Act (ADA) requirements. Entrances can also be retrofitted with new hardware and automatic door openers if desired. If accessibility ramps and chair lifts are needed they should be sited at rear elevations or designed to minimize their visual impact on the primary facade.

1. Americans with Disabilities Act (ADA) curb cuts should be installed to minimize damage to the original concrete sidewalks and be consistent with the existing concrete color and texture.
2. Locate ramps out of public view.
3. Use landscaping where appropriate to screen accessibility ramps.

Infill Buildings (pg.57)

Ensuring the integrity of the historic district requires attention to new construction and its compatibility with respect to visual and historic characteristics. The following guidelines address the many factors involved in determining the appropriateness of proposed new buildings. Apply each guideline in terms of the new building's relationship to adjacent historic buildings. For instance, if brick walls are the dominant characteristic in the existing streetscape, the compatibility of color and materials of the new building is highly important. In other areas, where colors and materials vary, conformity of materials is less significant, and other factors such as height and roof shape may be more important.

1. Construct new buildings to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas.
2. Construct new buildings with facade proportions, including the height-to width ratio, similar to and compatible with others on existing adjacent buildings.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. Match the degree of new design's complexity with that of existing adjacent buildings. The area's dominant architecture should dictate the degree of simplicity or complexity for a new building.
5. With respect to height-to-width ratios, design new buildings' windows and doors in relation to the proportions of existing adjacent buildings visible from public areas.
6. Design new buildings with solid-to-void rhythms and open-to-solid proportions compatible with

those used in existing adjacent buildings.

7. Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered.
8. Select colors for a new building that relate to the use of color in the surrounding area and on existing adjacent buildings. In areas where strong continuity of color is a factor, the continued use of existing colors should be strongly considered.
9. Relate architectural details and articulation to that of existing buildings. Such details may include lintels, cornices, arches, chimneys, and ironwork.
10. Design new buildings to be compatible with the historic and architectural character of the area while also recognizing them as products of their own time. By following a majority of the above guidelines, a new building can be designed that respects its historic neighbors without simply duplicating them.
11. Windows should be designed with divided lights and not have snap-in or flush muntin bars.

Decks (pg.60)

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.

Utilities and Energy Retrofitting (pg.66)

Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. Locate these mechanical systems, solar panels and also air conditioning and heating units at rear facades or on rooftops, where they are not readily visible from the street. Paint conduits to blend with the color of the building.

1. Locate garbage containers behind buildings.
2. Locate mechanical systems behind or on top of buildings, set back or behind a parapet, where they will not be visible from the street.
3. Rear elevations are also the appropriate location for meters, conduits, and other equipment.
4. Minimize the visibility of window unit systems by locating them on the side or rear elevations.
5. Owners of commercial buildings are encouraged to paint their roofs with reflective coatings to reduce energy costs.
6. The installation of solar panels or solar shingles is appropriate for commercial buildings as long as these panels or shingles are not readily visible from the street and are concealed behind roof parapet walls.
7. The installation of solar panels on rear elevations not readily visible from the street is also appropriate in the downtown area.
8. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind

turbines or other energy saving measures on elevations that are not readily visible from the street and do not detract from a building's architectural character.

ANALYSIS:



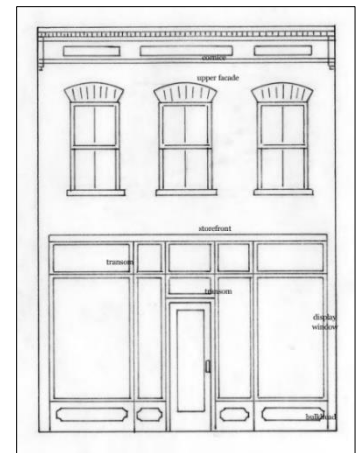
Center Street Fernandina looking west from the harbor right after the fire on March 23, 1876. The Kydd Building (center) is one of the few buildings that survived. AIMH ObjectID 2001.002.108

The National Register of Historic Places Downtown Fernandina Beach Historic District has a very distinct architecture that characterizes it. Like many communities throughout America at the turn of the century, Fernandina's commercial core consisted mainly of masonry one- and two-part commercial blocks. This was an evolution in downtown architecture in response to the threat of fire, that devastated many city's downtown districts. Fernandina was no exception and suffered the loss of a large portion of downtown's wooden structures in 1876. After this event the structures downtown became predominantly one and two-part masonry structures. The two-

part commercial block is notable for its two primary components – storefronts and upper facades. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick corbelling, or terra cotta panels and cornices at rooflines.

Scale, Height, Width –The proposed height of the structure is 36' 2 ¼", which is below the max allowable height of 45'. The cupola is an additional 6' but is not included in the total height calculation per 4.02.03(C)2.

Historic District Guidelines require that *"new buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible area"* (Guideline number 1. related to Infill Buildings, p.57). The blockface consists of five existing buildings. The applicant has provided a non-scaled streetscape elevation indicating the building heights as being:



Two-Part Commercial Block Example

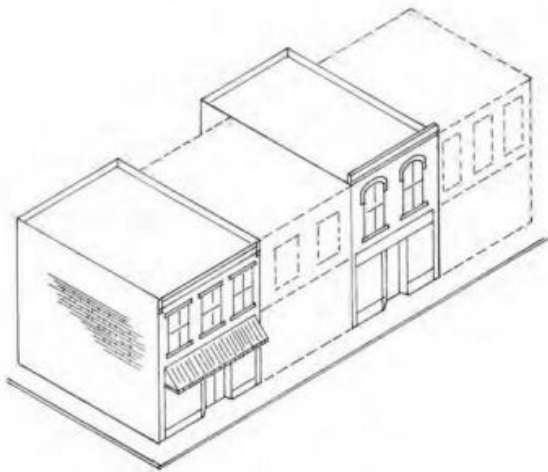
Height	Building Description
11'6"	Island Art Association
30'	"Pablo's" Building
32'	former Dog Star Tavern Building
16'	Electric Mermaid Tattoo Building
43'	Chandlery Building

On sheet A-2, the applicant has provided a calculation of building heights with numbers that do not match the streetscape elevation heights on sheet A-1. The board will need further clarification to consider this as evidence. Staff cannot make a recommendation of final approval until it is clear that the proposed structure is within the guidelines for compatible heights. Staff recommends requiring a scaled streetscape elevation verified and stamped by the architect before final approval.

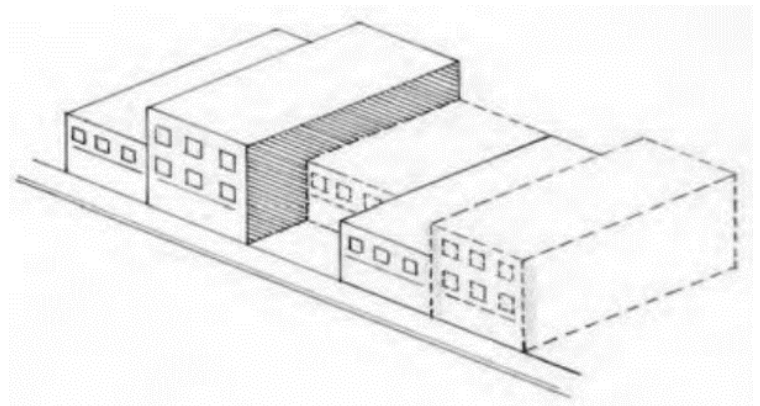
Guideline number 1. related to Infill Buildings (p.57) states that ***“new buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas.”***

Mechanical – Mechanical is indicated on the plans. All mechanical/plumbing equipment must be shown on plans and appropriately screened. This includes HVAC, hood vents, backflow preventers, etc.

Setbacks – the proposed project has no required setbacks per its C-3 zoning. The Guidelines state that setbacks for infill development should be compatible with the setbacks of adjacent buildings. The proposed project is appropriately sited to be compatible with the historic built environment of Downtown.



*Example of appropriate height and setbacks infill development
(Downtown Design Guidelines p. 58)*



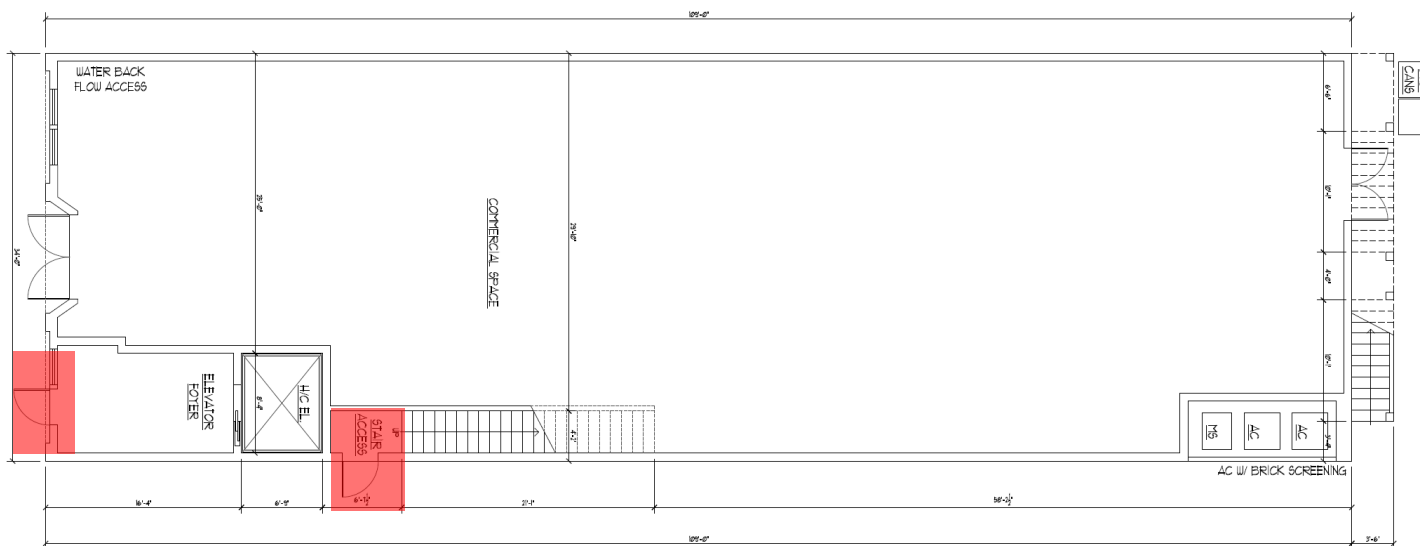
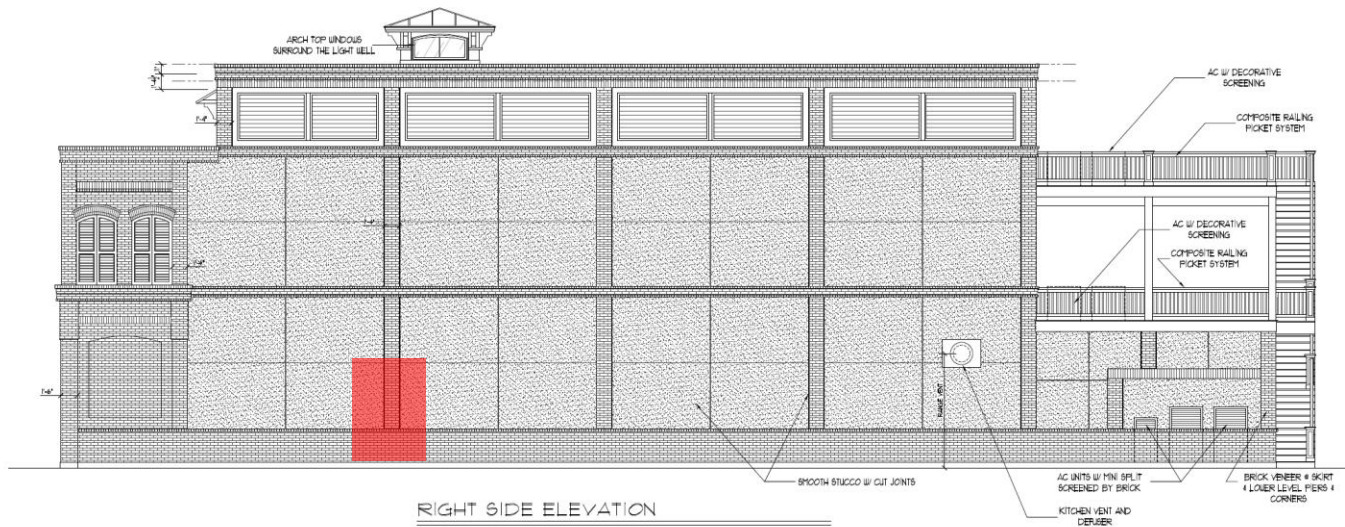
Example of inappropriate setback for infill development (Downtown Design Guidelines p. 57)

Examples of Fernandina Beach Historic and Infill Commercial Structures









GROUND FLOOR PLAN
1/4" = 1'-0"
3.366-09

Other Notes: There appears to be a discrepancy between the elevations and the floorplans (see above). The floorplan indicates a stair access with door at the southern (right side) elevation. The door does not appear on the elevation. Also the door to the elevator foyer appears as a window, which is not an issue from a design standpoint, but should accurately reflect what will be built. Buildings must be built exactly as presented and approved for final Certificate of Approval or they will fail Historic District Inspections and be required to return to the Board for After the Fact Approvals. The applicant will need to verify these discrepancies.

Although not part of the consideration for this case, it should be noted that the applicant has made a number of positive changes to this plan since the previous application for this project (HDC 2019-04) was denied in August 2019. The proposal now better compliments the architecture, proportions, and form of the historic structures surrounding it. As there is a discrepancy with the submitted heights of the adjacent structures on the blockface, staff is uncomfortable recommending Final Approval until evidence can be submitted demonstrating compliance with the guidelines on heights of infill projects. The board may consider granting Conceptual Approval with conditions or continuation of the case to a date certain.

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:

CONCEPTUAL APPROVAL of HDC 2019-35 with the conditions:

1. Heights of adjacent five buildings be provided on a scaled streetscape elevation stamped by the architect or engineer demonstrating compatibility with the height guidelines; and
2. Corrections be shown on final plan for the two doors noted in the staff report.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-35 **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 2019-35, 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 conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-35 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



HDC 2019-0 _____

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

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

☐ 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: 14 N. 2nd Street

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 60-00-31-1800-0010-0050

Zoning District: AE-10 Lot / Block Number (optional) _____

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name

Peter Grassi

Company (if applicable)

Top Real Estate Holdings LLC

Street Address

1 Harborside Dr., APT 4107

City State Zip

Delray Beach, FL 33483

Telephone Number

561-251-1340

Email Address

pg7@att.net

**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

Wayne R. Chism

Company (if applicable)

Chism Development Company/Inc.

Street Address

97010 Elk Creek Ct.

City State Zip

Fernandina Beach, FL 32034

Telephone Number

904-491-0728

Email Address

chism712@aol.com

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.

New construction of 3 story building with first floor restaurant, second floor office space, and potential third floor residential space

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.

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	Cement/Stucco Brick	ASI Products Red Historic Brick	See Attached	
Doors	Anderson	outswing door	13074.14	std white
Windows	Anderson	DBL Hung Fixed Window	13082.1 3080.1	std white
Roofing	GAF	TPD Product		
Fascia/Trim	AZEKS	1/2" Material	N/A	std white
Foundation	Block/Cement	Foundation Block	N/A	
Shutters	N/A			
Porch/Deck	Ply Deck		15D27.2	Deck Grey
Fencing				
Driveways/Sidewalks	Tremron	Pavers 8x6		Grey/white Base
Signage	N/A			
Other				

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



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)
	Proof of ownership (copy of deed or tax statement)	
	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
	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	
	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.	
	Photographs of the existing site and existing buildings if any, including views from the street.	
	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	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.	
	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications <u>must</u> show context of project within existing streetscape.	
	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).	

CERTIFICATION (REQUIRED)

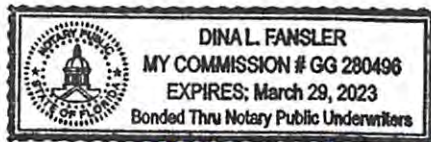
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

9/19/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



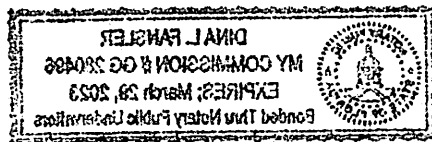
Subscribed and sworn to before me this 19th day of September 2019.

[Signature]
Notary Public: Signature

Dina L Fansler
Printed Name

03/29/23
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Peter Grassi and Maria Terezz Grassi
(print name of property owner(s))

hereby authorize: Wayne R. Chism, President of Chism Development Co.
(print name of agent)

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

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

[Signature]
(Signature of owner)

PETER GRASSI
(Print name of owner)

[Signature]
(Signature of owner)

MARIA TEREZZ GRASSI
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 12th day of December, 2017.

[Signature]
Notary Public: Signature

Dina L. Fansler
Printed Name

3/29/19
My Commission Expires

Personally Known f OR Produced Identification _____ ID Produced: _____



" />

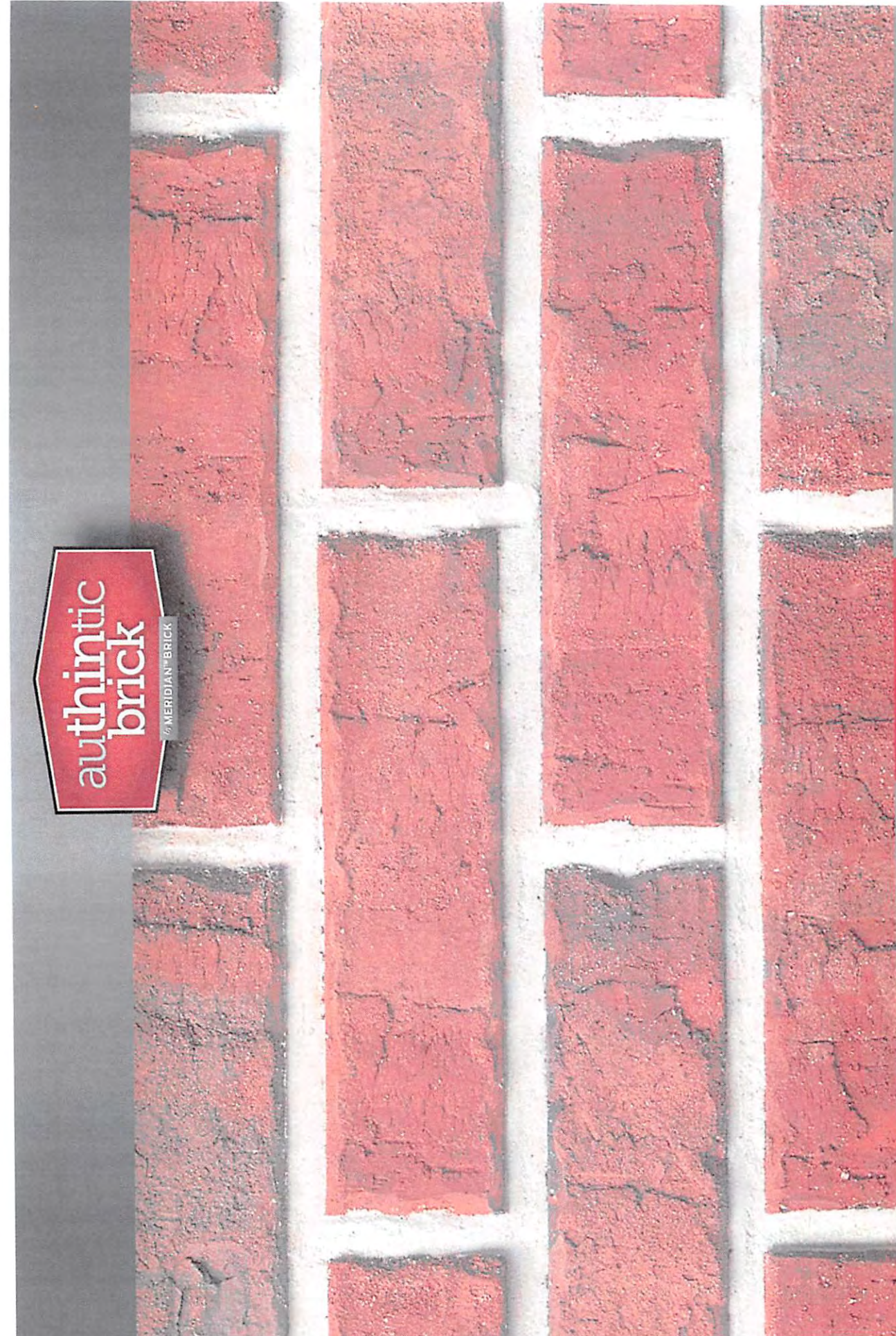


[\(https://authenticbrick.com/\)](https://authenticbrick.com/)

Grand Chenier Thin Brick

Stocking Size: King (.75" x 2.625" x 9.625")

DOWNLOAD THE GRAND CHENIER STYLE PDF
([HTTPS://AUTHENTICBRICK.COM/PDF/AUTHINTIC-BRICK-GRANDCHENIER.PDF](https://AUTHENTICBRICK.COM/PDF/AUTHINTIC-BRICK-GRANDCHENIER.PDF))



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Real Brick.
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GRAND CHENIER
stocking size: King (.625 x 2.625 x 9.625)

EverGuard® TPO 45 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.045" (1.14 mm)
Breaking Strength	ASTM D751 Grab Method	220 lb/ft (38.5 kN/m)	280 lb/ft x 270 lb/ft (417.2 x 402.3 kg/m)
Factory Seam Strength	ASTM D751	66 lb/ft (98.34 kg/m)	110 lb/ft (membrane failure) (163.9 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lb/ft (81.95 kg/m)	100 lb/ft x 120 lb/ft (149 x 178.8 kg/m)
Puncture Resistance	FIM 101C Method 2031	Not Established	290 lb. (131 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% max.	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	380 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 kJ/(m² · nm) at 340 nm	>20,000 kJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	1.5.8 mil (Nominal)
Guarantee			
Up to 20 years			

*White Membrane Only

**ENERGY STAR® only valid in the U.S.

Product Data

Product Data

	5'x100'	6'x100'	8'x100'	10'x100'	12'x100'
Roll Size	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	128 lb. (58.1 kg)	153 lb. (69.7 kg)	204 lb. (93 kg)	256 lb. (116.1 kg)	307.2 lb. (139.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.					



Quality You Can Trust...
From North America's
Largest Roofing Manufacturer!™

gaf.com

EverGuard® TPO 45 mil Membrane Data Sheet

Updated: 6/18



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*



RE: Florida Product Approval –Pli-Dek & Con-Dek System FL# 15027

To whom it may concern:

Let this letter serve as verification that the Con-Dek and Pli-Dek waterproof deck coating systems currently hold a Product Approval status with the state of Florida for the following applicable code editions:

- 2010 Florida Building Code – Building
- 2010 Florida Building Code – Residential

Summary of Products		
FL #	Model, Number or Name	Description
15027.1	Con-Dek	The Con-Dek system is a fiberglass fabric reinforced cementitious walking deck and roof covering system that consists of fiberglass mat, a liquid polymer resin, polymer-modified cementitious coats, and sealer coats applied directly to a concrete substrate.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		Installation Instructions FL15027_R0_II_ICC-ES ESR-2097 Rev June 2012 Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: Evaluation Reports FL15027_R0_AE_FBC supplement to ESR-2097 FL15027_R0_AE_ICC-ES ESR-2097 Rev June 2012
15027.2	Pli-Dek	The Pli-Dek system is a walking deck and roof covering system that consists of a plywood substrate covered with expanded metal lath; a polymer-modified cementitious base coat; an optional reinforcing fabric layer; and intermediate and sealer coats.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		Installation Instructions FL15027_R0_II_ICC-ES ESR-2097 Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: Evaluation Reports FL15027_R0_AE_FBC supplement to ESR-2097 FL15027_R0_AE_ICC-ES ESR-2097

Please visit the Florida Building website at

http://floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDquS73Fr2ZviPitzECiWWOhXZTxdokDabvwWY9V5oe5utq%3d%3d to verify our 2010 approval status.

- 2014 Florida Building Code – Building
- 2014 Florida Building Code – Residential

Summary of Products		
FL #	Model, Number or Name	Description
15027.1	Con-Dek	The Con-Dek system is a fiberglass fabric reinforced cementitious walking deck and roof covering system that consists of fiberglass mat, a liquid polymer resin, polymer-modified cementitious coats, and sealer coats applied directly to a concrete substrate.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		Installation Instructions FL15027 R1 II Con-Dek Application Instructions CD-120.pdf Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: Evaluation Reports FL15027 R1 AE ESR-2097 14.pdf
15027.2	Pli-Dek	The Pli-Dek system is a walking deck and roof covering system that consists of a plywood substrate covered with expanded metal lath; a polymer-modified cementitious base coat; an optional reinforcing fabric layer; and intermediate and sealer coats.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		Installation Instructions FL15027 R1 II Pli-Dek Application Instructions PD-120.pdf Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: Evaluation Reports FL15027 R1 AE ESR-2097 14.pdf

Please visit the Florida Building website at https://www.floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXpU9%2bFGRHyDLxaqrCOEQXRq%3d%3d to verify our 2014 approval status.

Description:

The Pli-Dek Waterproofing System is a 1-Hour, Class "A" Fire Rated deck system. It uses a poly-acrylic emulsion membrane, combined with elastomeric, acrylic, or cementitious finishes. The system consists of 2.5lbs/sq. yd. galvanized metal lath, base coat, and a wide range of finishes. This system offers high durability with low maintenance.

Uses:

- Plywood Balconies
- Walking Decks
- Stairways
- Roof Decks
- Interior & Exterior
- New Construction
- Rehabilitation

Standards:

The Pli-Dek System meets the requirements of the ASTM E119 for a 1-Hour Fire Rating and the ASTM E108 for a Class "A" Fire Retardant Roof.

Job Conditions:

The ambient air and surface temperature must be a minimum of 4.44°C (40°F) and a maximum of 43°C (110°F) and shall remain so for at least 24 hours. Do not install over wet substrates or in rainy conditions.

The Pli-Dek installer shall inspect the substrate for any deficiencies and notify the architect or general contractor in writing of the corrections that need to be made before application of the Pli-Dek products.

Color:

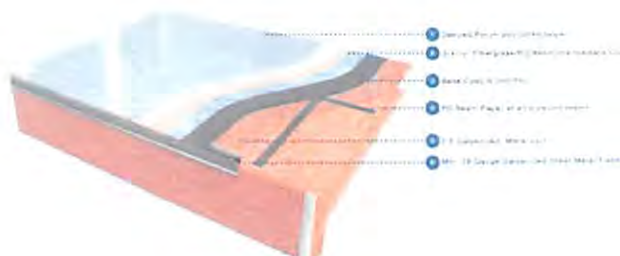
The finish coat of the Pli-Dek System is available in Pli-Dek's standard colors. Custom color matching is also available, refer to the Pli-Dek System brochure or contact Pli-Dek Systems, Inc. for further information.

Packaging:

The GU80-1 Powders are available in 46 lb. bags. The PD Resin, GU80-1 Liquid Admixture, GS88-1 Pigmented Sealer, and the GS99-1 or GS13 Sealer are supplied in 5 gallon pails. The flashing, metal lath, and staples are sold separately in various quantities.

Shelf Life:

One year from the ship date. Do not allow products to freeze. Do not store GU80-1 powders in wet or damp areas.



Technical Data:

Spread of Flame (ASTM E-108)	Class "A"
Freeze Thaw (ASTM C67-03)	Pass
1-Hour (ASTM E119)	Pass
Bond Strength – Plywood (ASTM C-297)	126 psi
Tensile Strength (ASTM D 2707)	1505 psi after weathering
Impact Test (ASTM D-3320)	No Cracking
Water Transmission (ASTM E-96)	31g/24hrs.
Abrasion Test (ASTM D-1242)	2.9%
Static Coefficient of Friction (ASTM C-1028-96)	835

Limitations:

Not for use in areas intended for vehicular traffic.

Warranty:

Contact Pli-Dek Systems, Inc. for warranty information.

Technical Assistance:

Pli-Dek Systems, Inc. or its local authorized representatives are available for technical assistance and/or inspections for the Pli-Dek line of products.



PLI-DEK SYSTEM

WATERPROOF DECK COATING – PLYWOOD SUBSTRATE

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Waterproof Deck Coating and accessories.

1.2 RELATED SECTIONS

- A. Section 07 90 00 - Sealants.

1.3 REFERENCES

- A. ASTM C 297 - Bond Strength.
- B. ASTM D570 – Water Absorption of Plastics.
- C. ASTM D 1242 – Resistance of Plastic Materials to Abrasion
- D. ASTM E 96 – Water Vapor Transmission of Materials
- E. ASTM E 108 – Fire Tests of Roof Coverings
- F. ASTM E 108 – Spread of Flame
- G. ASTM E 108 – Intermittent Flame
- H. ASTM G 23 - Weatherability
- I. ASTM D2707L – Tensile Strength -- Longitude
- J. ASTM D2707T – Tensile Strength -- Transverse
- K. ASTM A756 – Freeze-Thaw cycle for deleterious effects
- L. ASTM A756 – Freeze-Thaw cycle for weight loss
- M. ASTM C150-72 – Compressive Strength
- N. ASTM D2299 – Chemical Resistance
- O. ASTM C1028-96 – Static coefficient of Friction
- P. ASTM E119 – One-Hour System
- Q. ASTM Pending -- Impact
- R. ASTM Pending – Concentrated Load
- S. ASTM Pending – Percolation

1.4 SYSTEM DESCRIPTION

- A. Pli-Dek is a proprietary blend of high performance acrylic formulations. The Pli-Dek System is



a waterproof barrier with a decorative coating that offers a variety of colors and textures.

1.5 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Installer's approval by Manufacturer: Submit document stating manufacturer's acceptance of Installer as Certified Applicator for the specified materials.
- D. Warranty: Submit a sample warranty identifying the terms and conditions stated in Warranty article.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum 5-year experience manufacturing similar products.
- B. Manufacturer Certifications: Manufacturer recognized by the following Model Building Code organizations:
 - 1. ICC-ES
 - 2. Florida Product Approval
 - 3. City of Los Angeles Research Report
- C. Applicator Qualifications: Experienced in applying the same materials and shall be specifically certified in writing by the system manufacturer.
- D. Sample: Provide a sample for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship is approved by Architect.
 - 3. Rework mock-up area as required to produce acceptable work.

1.7 PRE-INSTALLATION MEETINGS

- A. Pre-Installation Conference: Prior to beginning work, convene a conference to review conditions, installation procedures, schedules and coordination with other work.
- B. Convene minimum two weeks prior to starting work of this section.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to project site in original, factory-sealed, unopened containers bearing manufacturer's name and label intact and legible with following information.
 - 1. Name of material.
 - 2. Manufacturer's stock number and date of manufacture.
 - 3. Material safety data sheet.
- B. Recommended storage and application temperature between 40 degrees F (4 degrees C) and 110 degrees F (43 degrees C). Store materials in a dry location, out of direct sunlight and protected from weather and other damage in accordance with safety data sheet.
- C. Handling: Handle materials to avoid damage.

1.9 PROJECT CONDITIONS

- A. Existing Conditions:

1. The applicator shall have access to electrical power, clean potable water and clean work area at the location where the waterproofing materials are to be applied.
2. Other working trades need to be made aware to keep off those areas being covered by waterproofing materials during the application and curing process.
3. All required inspections must be made prior to the installations of the Pli-Dek materials.

B. Environmental Conditions:

1. The ambient air and surface temperature shall be 50 degrees F (10 degrees C) and 110 degrees F (43 degrees C) and shall remain so for at least 24 hours.
2. For application instructions in areas classified as Inclement Weather areas, refer to Waterproof Deck Coating – Pli-Dek System Application Instructions PD-120.

C. Protection:

1. Protect adjacent areas and materials shall be protected from damage, drops and spills. Protect plants, vegetation and animals which might be affected by waterproofing operations.
2. The Pli-Dek materials shall be protected by permanent or temporary means from weather and other damage, prior to, during, and immediately after application. Care must be taken to prevent condensation and/or heat buildup when using a tarp or plastic as protection.
3. The materials shall be protected from weather and other trades which may damage the integrity of the product.

- D.** Maintain work area in a neat and orderly condition, removing empty containers, rags, and rubbish daily from the site.

1.10 SEQUENCING

- A.** Application shall be coordinated with other construction trades.
- B.** Sufficient labor and equipment shall be employed to ensure a continuous operation.

1.11 WARRANTY

- A.** Warranty: Provide manufacturer's standard limited material warranty.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A.** Acceptable Manufacturer: Pli-Dek Systems, Inc., which is located at: 41610 Date Street, Suite 104, Murrieta, CA 92562; Toll Free Tel: 800-364-0287 Tel: 951-834-9550; Fax: 951-834-9551; Email: [request info \(info@plidek.com\)](mailto:request info (info@plidek.com)); Web: www.plidek.com
- B.** Substitutions: Not permitted.
- C.** Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 WATERPROOFING MEMBRANE

- A.** Waterproofing membrane shall be Con-Dek System comprised of the following components:
1. GU80-1 Gray Base Mix: A Portland cement and silicon dioxide composition that is to be mixed with GU80-1 Liquid Admixture.
 2. GU80-1 Top Coat Mix: Proprietary blend of various sands and cement, when combined with GU80-1 Liquid Admixture, is a polymer modified cement coating.
 3. GU80-1 Custom Top Coat Mix: Proprietary blend of various sands and cement, when combined with GU80-1 Liquid Admixture, is a polymer modified cement coating



4. GU80-1 Liquid Admixture: Water based acrylic emulsion.
5. GS88-1 Pigmented Sealer: Blend of high solid acrylic polymers that provides and elastomeric water repellent coating.
6. Fiberglass Mat: Medium-fine fiber chopped strand mat composed of multi-directional chopped glass filament bundles.
7. PD Resin: Elastomeric acrylic material designed to absorb into the fiberglass mat and adhere to the concrete substrate or Pli-Dek GU80 Base Coat.
8. GS13: Durable and versatile water based sealer and concrete coating (optional).
9. PD Clear: Solvent based, clear, single component VOC compliant sealer and glaze (optional).

2.3 ACCESSORY PRODUCTS

- A. Galvanized Metal Lath: 2.5 lbs/sq yd G60, an expanded metal lath, that is hot dipped not electro-galvanized.
- B. Sealants: ASTM C-920 Polyurethane Joint Sealant.
- C. Flashing: 26 gauge bonderized, galvanized sheet metal.
- D. PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Before any waterproofing work is started, the Pli-Dek certified applicator shall thoroughly examine all surfaces for any deficiencies. Where deficiencies exist, the Architect, Owner, or Contractor shall be notified in writing and corrections made.
- B. Condition of Plywood Surfaces:
 1. Ensure that the substrate is of sound and dry exposure 1 sheathing.
 2. Refer to ICC-ES Legacy Report for framing requirements.
 3. All surfaces shall be sloped for positive drainage. A slope of 6.4 mm/.3m (1/4" slope per square foot is highly recommended, not required.)
 - a. Pli-Dek requires a galvanized or stainless steel deck drain as per Drain Detail, PD-24, on all plywood installations. Please contact Pli-Dek for help in acquiring these drains. Do not use plastic or shower drains, use of these types of drains will void warranty. If copper drains are used, please contact Pli-Dek for instructions on dissimilar metals.
 4. All plywood seams shall be staggered and a 3.2 mm (1/8") space between all sheets shall exist.
 5. Framing or blocking must support all plywood edges, except as per APA guidelines, blocking is not required when tongue and groove plywood is used. Joists to be spaced 16" on center. For alternate assemblies contact Pli-Dek Systems, Inc. for written approval.
 6. Maximum deflection of the deck shall not exceed L/360th of the span.
 7. Minimum thickness of plywood shall be 16 mm (5/8"). 3/4" thick exposure 1 sheathing recommended.
 8. All adjacent edges of the plywood sheets shall not be more than 0.78 mm (1/32") out of plane (i.e.: above or below each other).
 9. Flashing shall be minimum 26 gauge galvanized bonderized sheet metal, (contact Pli-Dek for Alternatives).
 10. Proper flashing must be installed at all doors, walls, fascia edges, posts, penetrations, columns, etc.
 11. Flashing must be installed to accommodate all exterior wall coating applications from coming in contact with the deck surface. Exterior siding, stucco, etc. must be held off the deck a minimum of 2".
 12. All flashing splices must be overlapped a minimum of 4" and caulked between any two pieces of flashing with ASTM C-920 polyurethane joint sealant or equivalent.

13. All vertical flashing shall be coated with ¾ oz. Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape, GU80 Top Coat, and GS88 Pigmented Sealer at the time of applying each product.
14. Flashing at walls must be installed behind the building paper (or equivalent) on all areas that intersect the deck surface.
15. All door pans, threshold flashing, and deck to wall flashings shall be coated with ¾ oz. Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.

3.2 SURFACE PREPARATION

- A. All seams in plywood shall be gapped 3.2 mm (1/8"), and covered with a maximum of 50 mm (2") wide Pli-Dek approved flashing paper and tacked in place.
- B. Plywood shall be free of dust, moisture and/or other debris or residue that would affect adhesion.
- C. Delaminated plywood shall be replaced with sound plywood.
- D. Fascia boards shall be installed to be level with the plywood substrate.

3.3 APPLICATION

- A. Refer to Pli-Dek Application Instructions, PD-120, for complete information.
- B. Plywood Deck Preparation:
 1. Lay out 2.5 lbs/sq yd G60 Hot Dipped Galvanized Metal Lath in a staggered pattern over the entire plywood surface overlapping the metal flashing, to the edge of the deck surface.
 2. Overlap all edges of metal lath, a minimum of 13mm (3/4").
 3. Offset metal lath edges a minimum of 150mm (6") from plywood seams. (See DECK PLAN in the Pli-Dek Detail Appendix.)
 4. Secure metal lath to plywood with a minimum 22mm (7/8") crown by a minimum 16mm (5/8") long corrosion resistant staples spaced approximately 1½" on center around the perimeter and on overlapped lath seams, and 75mm (3") in the field (approximately 12 staples per square foot).
 5. Additional staples spaced every 1½" on center are required where the metal lath overlaps the seam paper.
- C. Base Coat:
 1. Mix the GU80-1 Liquid Admixture with GU80-1 Base Coat. Refer to Pli-Dek Application Instructions, PD-120 for complete instructions.
 2. Trowel Base Coat emulsion into the galvanized expanded metal lath completely covering the metal lath. Allow it to dry completely, for approximately 2 to 6 hours, depending on weather conditions.
- D. Screed Coat Application
 1. Screed coat may not be necessary in all applications. Contact Pli-Dek Systems, Inc. for application details and recommendations.
 2. Prior to the screed coat application, remove any high or rough edges using a hand grinding stone or scraper.
 3. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair the adhesion of the Pli-Dek GU80-1 Top Coat.
 4. Mix the GU80-1 Top Coat and trowel over the base coat at a rate of 150 square feet per mix. Allow to dry for a minimum of 2 - 6 hours.
- E. "F" System (Fiberglass and PD Resin Coats):
 1. Lay out the ¾ oz. fiberglass mat, overlapping metal flashing to the horizontal edge and overlap mat seams by a minimum of 1/4".
 2. Thoroughly mix the PD Resin and then pour PD Resin over the fiberglass mat, and apply with a pool trowel at a rate of approximately 40 - 50 square feet per gallon. Allow 6 - 8 hours to dry.
- F. Finish Coat Preparation: Prior to any finish coat installation, the following must be completed: Grind any rough areas, being careful not to damage Fiberglass and PD Resin. Rough areas will affect the aesthetic appearance of the finished product. The deck must be free of all surface contaminants, such as dust, dirt, etc. which will impair the adhesion of the Finish Coats.
- G. Finish Coat Application:
 1. Knockdown:
 - a. Using a hopper gun, spray the Knockdown Coating over the entire deck surface at a rate of 150 square feet per mix. When the material begins to dry, knockdown the material with a trowel.

- b. Allow the Knockdown to dry a minimum of 2 - 6 hours, depending on weather. Remove any sharp edges by scraping the surface with a scraper or trowel.
- c. Apply the GS88-1 Pigmented Sealer over the dry Knockdown application at a rate of 100 square feet per gallon using a 19mm (¾") paint roller nap, suitable for latex type coatings. Two Coats may be necessary. Allow GS88-1 Pigmented Sealer coat to dry for a minimum of 6 hours.

2. Elastomeric Sand Finish:

- a. Air temperature for application of the Sand Finish must be between 10°C (50°F) and 43°C (110°F) and must remain so for a minimum of 8 hours. Do not apply over any moisture.
- b. Apply a bead of manufacturer's recommended elastomeric joint sealant at all wall-to-deck junctions, wood posts, wrought iron posts, etc.
- c. Before application, mix PD Resin using a mechanical mixer at slow speeds; mix thoroughly until a homogenous mixture and color is obtained. Use care not to allow the entrapment of air into the mixture.
- d. Apply PD Resin over the entire deck surface and flashing using a ¾" nap roller and a brush at a rate of 75 square feet per gallon. Do not allow PD Resin to puddle.
- e. Broadcast aggregates of washed, dry, rounded, crystal silica sand, approximately 16 mesh at a rate of 100 lbs. per 100 square feet or until refusal (depending on skid resistance requirements) into the wet/uncured PD Resin.
- f. Allow a minimum of 8 hours before removing all excess silica sand.
- g. Air temperature for application of the GS88-1 Sealer must be between 13°C (55°F) and 43°C (110°F) and must be allowed to dry for a minimum of 8 hours. Ensure humidity levels.
- h. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair adhesion of the GS88-1 Sealer.
- i. Mix the GS88-1 Sealer thoroughly by boxing, stirring, or by using a mechanical mixer. Box and mix all containers to ensure consistent coloring throughout.
- j. Apply the GS88-1 Sealer over the dry PD Resin and Sand Coat, using a 19mm (¾") nap paint roller, suitable for latex type coatings (2 coats may be necessary.)
- k. To make cleaning easier in high traffic areas, a coat of GS13 or PD Clear Sealer may be applied over the dry GS88-1 Pigmented Sealer at a rate of 200 square feet per gallon. Surface will become more slippery. Use of a non-skid agent is recommended.
 - 1) Surface will become more slippery. Add 40 grit nonskid sand (approximately 5 oz per gallon) to the GS13 or PD Clear Sealer.
 - 2) Continuously mix the sealer through the application process so the no skid sand does not settle to the bottom of the pail.

3. Underlayment:

- a. *The vertical leg of all flashings should be coated with Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.*
- b. PD Resin should not be exposed to construction traffic.
- c. Apply a screed coat of GU80-1 Top Coat over the entire deck and up the vertical leg of all flashings at a rate of 150 square feet per mix. Allow to dry for a minimum of 2 - 6 hours.
- d. Allow a minimum of 8 hours prior to installing any finished product over the PD Resin and sand surface or screed coat.

4. Polyacrylic Smooth Finish:

- a. Mix the GU80-1 Top Coat and Trowel a screed coat over the entire deck surface at a rate of 150 square feet per mix. Allow it to dry for a minimum of 6 hours.
- b. It may be necessary to apply an additional coat of GU80-1 Custom Top Coat to create a smoother finish. Coverage rate should be approximately 200 square feet per mix. ****Please note:** Surface will not be perfectly smooth and will have some imperfections/variations.
- c. Apply a bead of Pli-Dek recommended elastomeric joint sealant to all wall-to-deck junctions, wood posts, wrought iron posts, etc. Air temperature for application of the GS88-1 Sealer must be between 13°C (55°F) and 43°C (110°F) and must be allowed to dry for a minimum of 8 hours. Ensure humidity levels.
- d. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair adhesion of the GS88-1 Sealer.
- e. Mix the GS88-1 Sealer thoroughly by boxing, stirring, or by using a mechanical mixer. Box and mix all containers to ensure consistent coloring throughout.
- f. Apply the GS88-1 Sealer over the dry PD Resin and Sand Coat, using a 19mm (¾") nap paint roller, suitable for latex type coatings (2 coats may be necessary.)
- g. To make cleaning easier in high traffic areas, a coat of GS13 or PD Clear Sealer may be

applied over the dry GS88-1 Pigmented Sealer at a rate of 200 square feet per gallon. Surface will become more slippery. Use of a non-skid agent is recommended.

- 1) Surface will become more slippery. Add 40 grit nonskid sand (approximately 5 oz per gallon) to the GS13 or PD Clear Sealer.
- 2) Continuously mix the sealer through the application process so the no skid sand does not settle to the bottom of the pail.

5. Epoxy Stone Finish: Contact Pli-Dek for written instructions

6. Custom Finish:

- a. The GU80-1 Custom Top Coat or Gu80-1 Top Coat should be troweled down over the substrate with the desired color added to the mix at a rate of 150 square feet per mix.
- b. Darker colors are recommended to help hide the PD Stain. Once the GU80 Custom Top Coat has cured, for a minimum of 2-6 hours, the stencils can be applied.
- c. After applying the stencil, trowel GU80 Custom Top Coat into the template using the thickness of the template as a guide, at a rate of 150 square feet per mix. Texture can be added to the wet mix if desired.
- d. After the GU80 Custom Grout Coat Mix has cured, allow for a minimum of 2-6 hours. the stencils should be removed.
- e. Once the surface is swept up, the PD Stain can be used to create the desired modeling. Samples should be made prior to the finish coat application and approved.
- f. Allow PD Stain to cure, under normal conditions, PD Stain cures in 10 to 60 minutes, under adverse weather conditions, cure time could increase to 24 hours. Once PD Stain has cured, the surface should be sealed with the desired Pli-Dek Clear Sealer.
- g. For exterior applications, apply a coat of GS13 or PD clear Sealer at a rate of 200 sqft. per gallon (2 coats may be necessary). For interior applications, apply Resinyte Urethane 100 at a rate of approximately 225-270 sqft. per gallon with a squeegee and back rolled with a ¼" non-shedding nap roller. Use of non-skid agent is recommended.

3.4 CLEAN UP

- A. The applicator in accordance with contract provisions shall remove all excess Con-Dek materials from the job site.
- B. All surrounding areas, where the waterproofing materials have been applied, shall be left free of debris and foreign substances resulting from the contractor's work.

3.5 SLIP AND FALL PRECAUTION:

- A. OSHA, American Disabilities Act (ADA), and The Federal Housing Act (FHA) have now set enforceable standards for slip-resistance on pedestrian surfaces. Pli-Dek Systems, Inc. recommends the use of angular slip-resistant aggregate in all coatings or flooring systems that may be exposed to wet, oily/greasy, or otherwise potentially slippery conditions. It is the end users responsibility to provide a flooring system that meets current safety standards. Pli-Dek Systems, Inc. or its sales agents will not be responsible for injury incurred in a slip and fall accident. Please consult local building codes for the current coefficient of friction requirement.

END OF SECTION

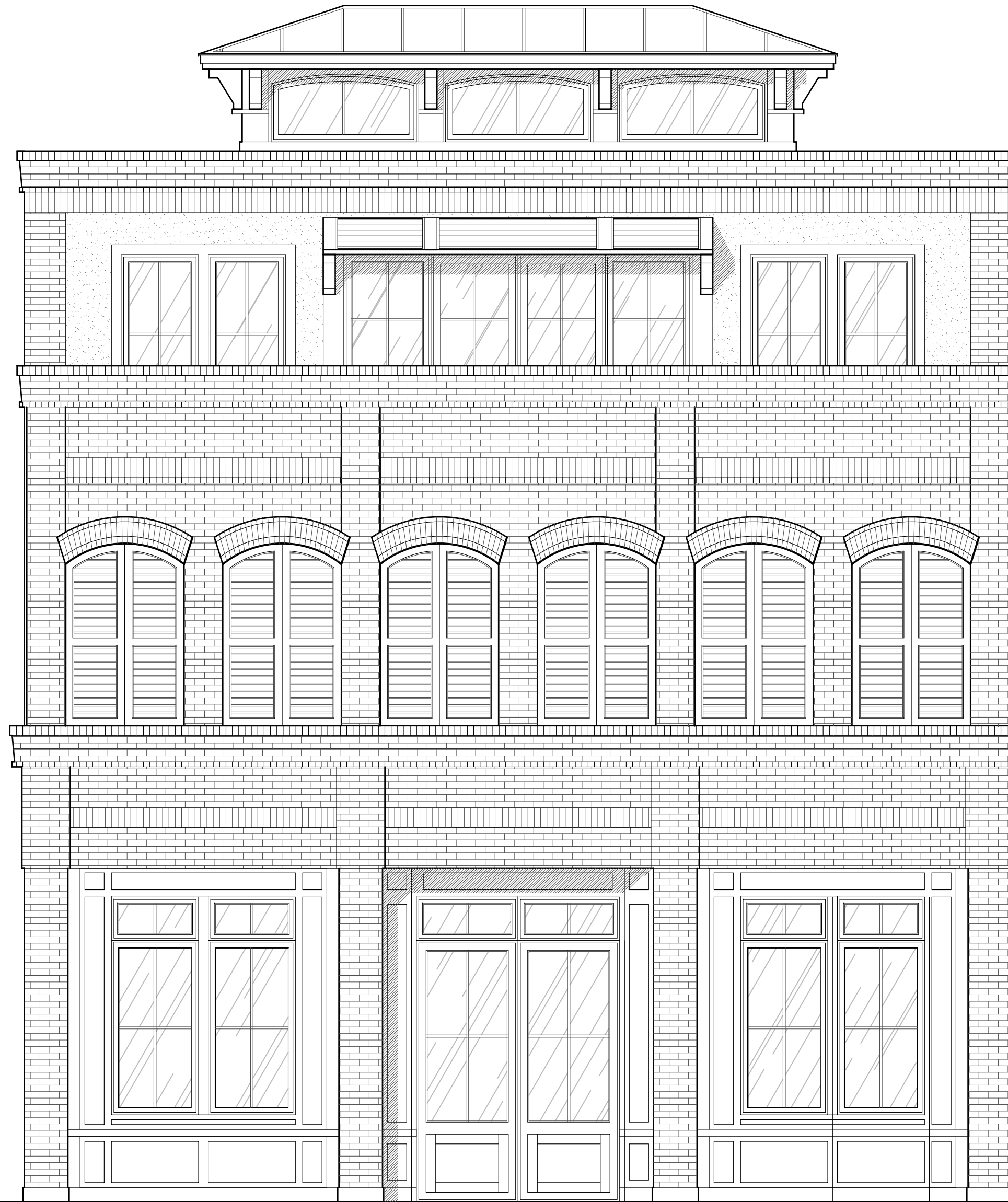
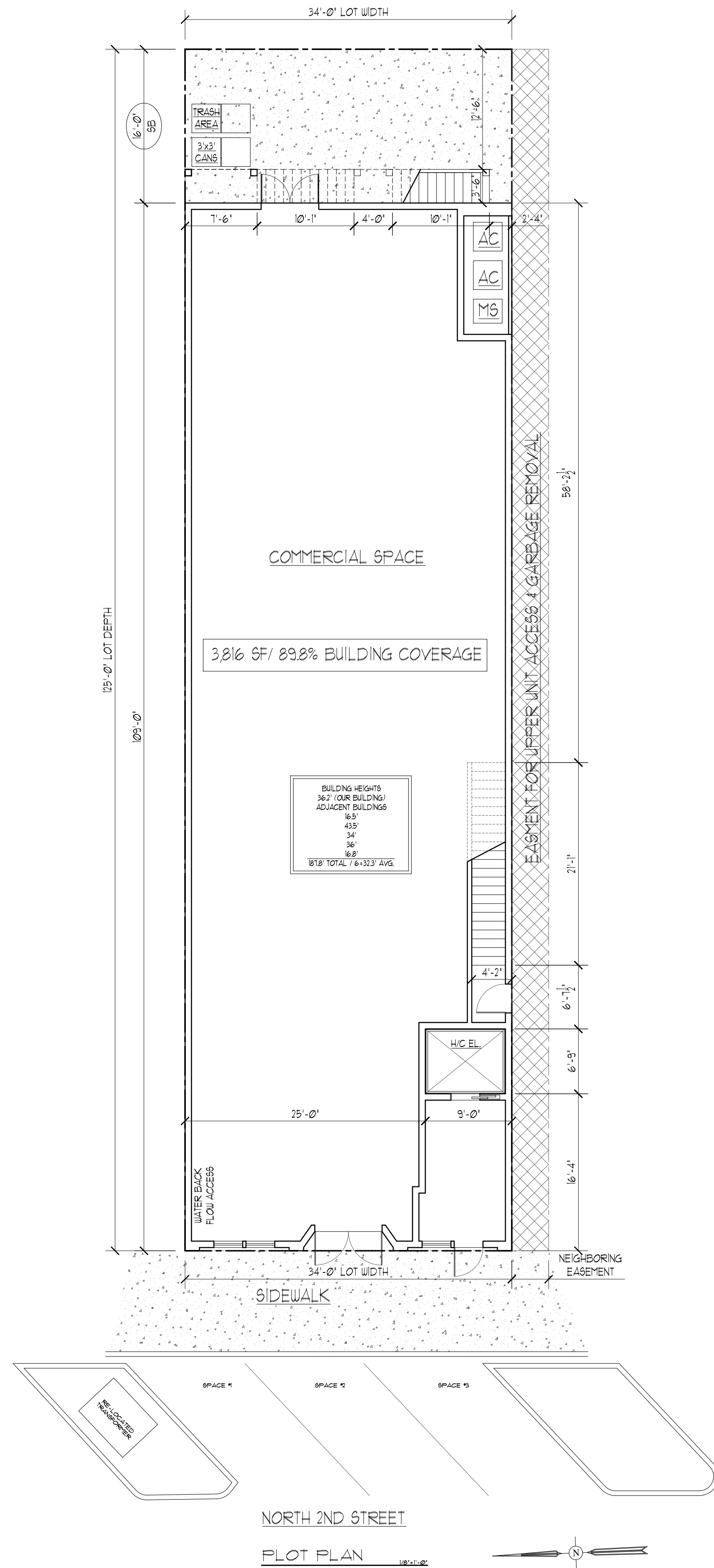
Disclaimer

Information contained in this specification conforms to standard detail and product recommendations for the installation of the Pli-Dek products as of the date of publication of this document and is presented in good faith. Pli-Dek Systems, Inc. assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. Pli-Dek Systems, Inc. or the Pli-Dek Applicator does not warrant cracks in the Pli-Dek Finish material resulting from structural movement and/or recurring of existing cracks in the substrate. To ensure that you are using the latest, most complete information, contact Pli-Dek Systems, Inc., at:

41610 Date St, Suite 104
Murrieta, CA 92562
Tel.: (800) 364-0287
Website: www.plidek.com

* The Trained Applicator has certain employees of the company that have been instructed in the proper application of Pli-Dek products and have received copies of the Pli-Dek Application Instructions and Specifications. The Trained Contractor Program is not an apprenticeship. Each trained contractor is an independent company and bears responsibility for its own workmanship. Pli-Dek Systems Inc. assumes no liability for the workmanship of a trained contractor

BISTRO 2020
14 NORTH SECOND STREET



Design Development

August 29, 2019

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
8-29-19	T-1	TITLE SHEET
8-29-19	A-1	NORTH SECOND STREET ELEVATIONS
8-29-19	A-2	FRONT & REAR ELEVATIONS
8-29-19	A-3	RIGHT SIDE ELEVATION
8-29-19	A-4	LEFT SIDE ELEVATION
8-29-19	A-5	FIRST FLOOR PLAN
8-29-19	A-6	SECOND FLOOR PLAN
8-29-19	A-7	THIRD FLOOR PLAN

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12 NORTH SECOND STREET



NORTH SECOND STREET ELEVATIONS

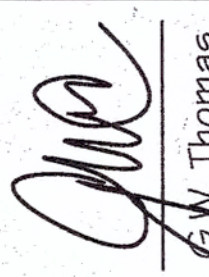
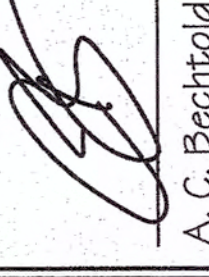
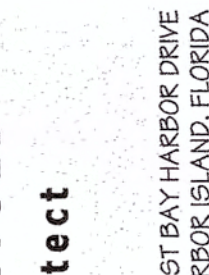
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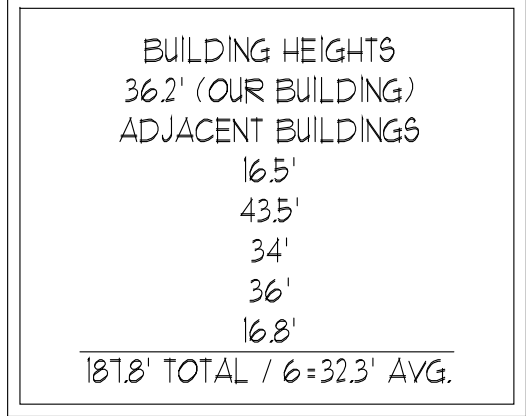
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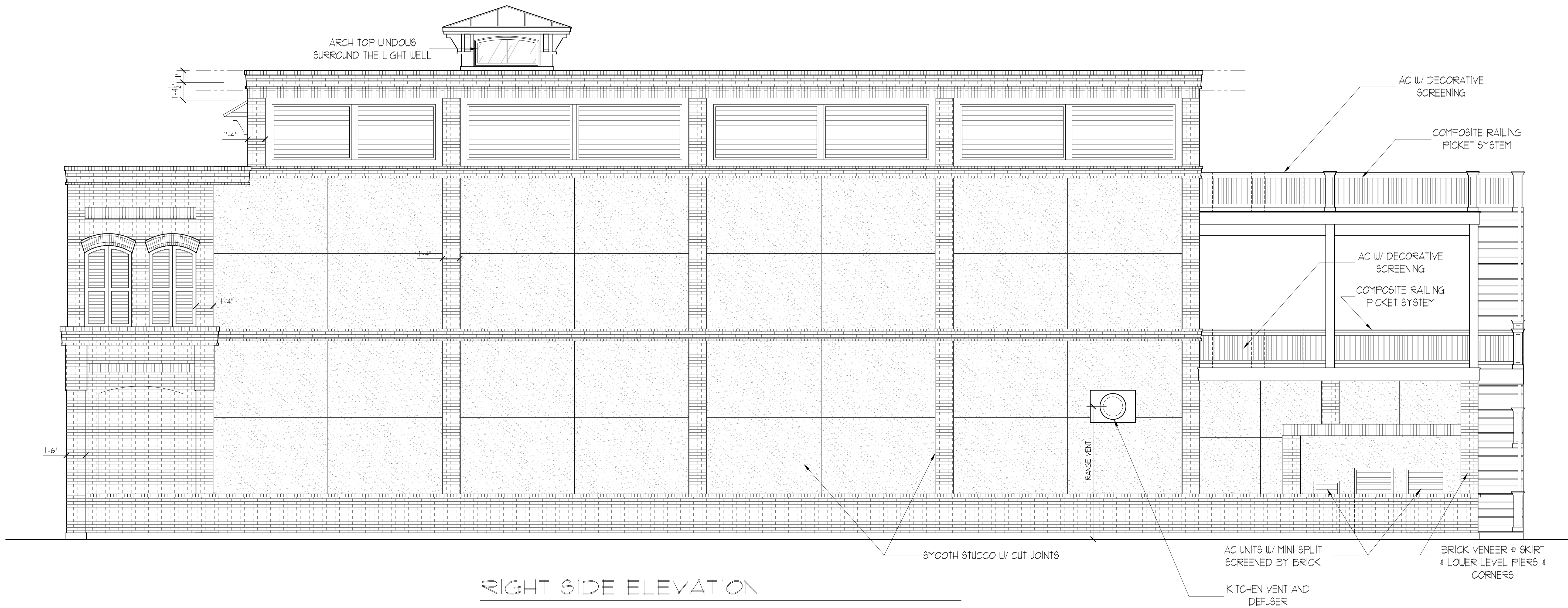
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RIGHT SIDE ELEVATION

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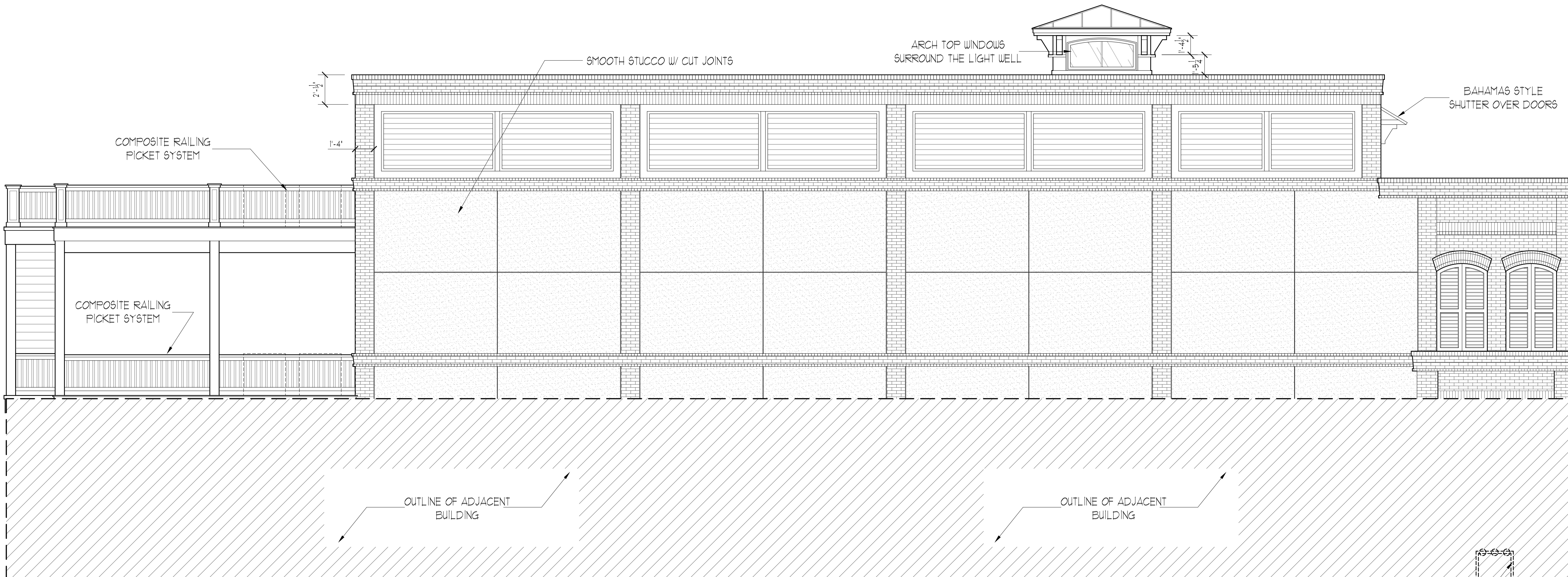
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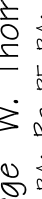
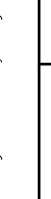
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LEFT SIDE ELEVATION

GRASSI AMERICAN
BISTRO 2020
14 NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

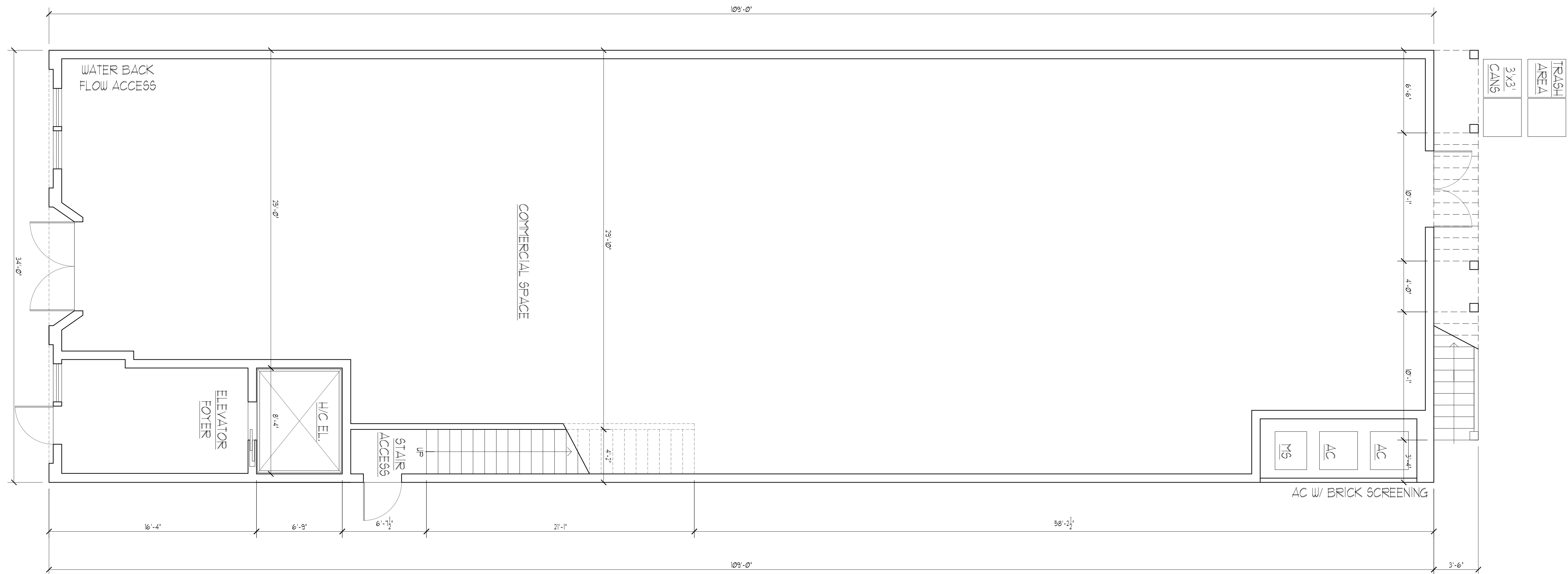
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GEORGE WRAY THOMAS

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GRASS! AMERICAN
BISTRO 2020
14 NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH FL.


$$\frac{1/4' = 1' - 0'}{2,635 \text{ SF}}$$

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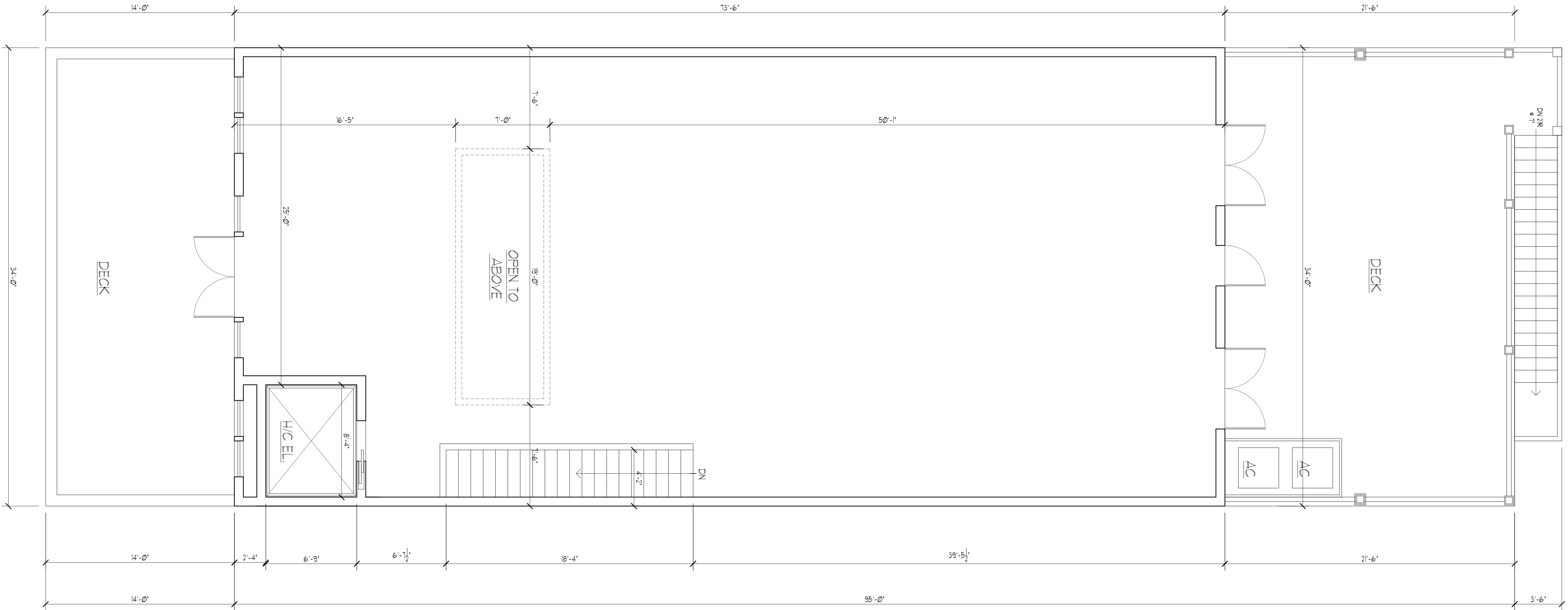
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Date: 8-29-19	File No:
Scale: $1/4" = 1'-0"$	1508
Drawn: DJR WAG	Dwg. No.
Checked: GWT	A-6



THIRD FLOOR PLAN
1/4" = 1'-0"
2,499 SF

EGRESS STAIRS REQUIRED

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8-29-19

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15018

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DJR, WAG

Dwg. No.

Checked:
GWT

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BISTRO 2020
14 NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

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LDC CHANGES: CHAPTER 5

5.01.10 Fences and Walls

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

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

Zoning District	Location	Maximum Height
RE, R1-G R-1, RLM, R-2, R-3, OT-1, OT-2, MU-1	Front yard, measured from the required front yard setback line to the front property line	4 feet
RE, R1-G R-1, RLM, R-2, R-3, OT-1, OT-2, MU-1	Side yard, measured from the required front yard setback line to the required rear yard setback line	6 feet
	Rear yard, measured from the required rear yard setback line to the rear property line	6 feet
C-1, C-2, C-3, PI-1 & W-1	All locations	8 feet
I-1, I-A, I-W, REC & CON	All locations	12 feet

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

~~D. Horizontal and vertical support posts shall be placed facing the inside of the fenced area, except where the fence is designed such that both sides are finished with alternating vertical fence supports~~

~~D-E~~ Electrified fences are prohibited.

~~E-F~~ The use of barbed wire, razor wire, or the like for fencing is permissible only in the I1, I-A, and PI-1 zoning districts.

~~F-G~~ Permissible barbed wire or razor wire shall be six (6) feet or more above the ground level. The barbed or razor wire shall be turned, pointed, or directed inward toward the property enclosed by the fence.

Commented [SC1]: Adds requirements for fence posts to face inward toward property.

LDC CHANGES: CHAPTER 6

6.04.00 COMMERCIAL DEVELOPMENT

~~6.04.01 Standards for Vacant Commercial Buildings~~

- ~~A. A reuse and renewal plan shall be provided for commercial buildings which become vacant as a result of relocation of the business to another building. The reuse and renewal plan for the existing building shall be submitted with the application for approval of the new commercial building to house the same business. The reuse and renewal plan shall include proposed reuse consistent with the zoning district and the provisions of this LDC. During any period of vacancy following relocation of the business and prior to reuse, the vacant building shall meet the standards for vacant buildings set forth in Section 6.04.02(B) below.~~
- ~~B. Vacant commercial buildings shall meet the following standards:~~
- ~~1. All exterior surfaces shall be maintained in good repair. Wood surfaces shall be protected from decay by painting or protective covering and treatment. Surfaces with peeling, flaking, or chipped paint shall be repaired and repainted. Siding and masonry joints shall be maintained weather resistant and watertight.~~
 - ~~2. Exterior walls shall be maintained free from holes, rotting materials, and graffiti.~~
 - ~~3. Roofs of buildings shall be maintained in a structurally sound, safe, and weather tight condition.~~
 - ~~4. Window glass shall be in place and maintained in a safe and weather tight condition.~~
- ~~C. The grounds shall be maintained and free of trash, stored materials, inoperative or unlicensed vehicles, and equipment, as required by the City Code of Ordinances.~~
- ~~D. Accessory structures, such as fences, walls, outside lighting, signs, accessory buildings, or other physical improvements shall be maintained in safe condition and free of graffiti.~~
- ~~E. No outdoor sales shall be permissible on the site.~~

Commented [SJC1]: Removes 6.04.02, which deals with vacant commercial structures only.

6.05.00 VACANT BUILDING STANDARDS

6.05.01 Standards for Vacant Buildings

- A. Vacant buildings shall meet the following standards:
1. All exterior surfaces shall be maintained in good repair. Wood surfaces shall be protected from decay by painting or protective covering and treatment. Surfaces with peeling, flaking, or chipped paint shall be repaired and repainted. Siding and masonry joints shall be maintained weather resistant and watertight.
 2. Exterior walls shall be maintained free from holes, rotting materials, and graffiti.
 3. Roofs of buildings shall be maintained in a structurally sound, safe, and weather tight condition.
 4. Window glass shall be in place and maintained in a safe and weather tight condition.
- B. The grounds shall be maintained and free of trash, stored materials, inoperative or unlicensed vehicles, and equipment, as required by the City Code of Ordinances.

Commented [SJC2]: This section added which addresses all buildings without delineation between commercial and residential structures. Removes the requirement for reuse and renewal plan that was previously required because it is administratively infeasible to manage.

LDC CHANGES: CHAPTER 6

- C. Accessory structures, such as fences, walls, outside lighting, signs, accessory buildings, or other physical improvements shall be maintained in safe condition and free of graffiti.
- D. No outdoor sales shall be permissible on the site.

LDC CHANGES: CHAPTER 8

8.01.00 Historic District Overlays

8.01.00.01 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(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.
- E. Fences proposed within designated historic districts shall be compatible with the historic style and character of the district, shall not be vinyl, and shall require a certificate of appropriateness, as set forth in Chapter 11.
- F. For properties within the boundaries of the Historic District, CRA, and Old Town:
All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.

8.01.00.02 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 (1/2) 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.

LDC CHANGES: CHAPTER 8

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.~~
- ~~H.~~ 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.

Commented [SC1]: Section on towers does not relate to anything as "tower" does not appear anywhere in guidelines or LDC. This appears to be a holdover from a previous version of the Guidelines.

Commented [SC2]: Allows for the inclusion of kitchenettes in accessory dwelling units, as defined in Section 1.07.00 Acronyms and Definitions.

Kitchenette means an area within a building containing limited kitchen facilities such as a bar sink, microwave oven, refrigerator/freezer not exceeding 10 cubic feet. Stoves, ranges, and other cook tops are prohibited.

LDC CHANGES: CHAPTER 8

~~J.I.~~ Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.

~~K.J.~~ Lot visibility corridors

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

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

Commented [SC3]: This allowance for crossing of the side-yard corridors is worded poorly. Primary and accessory structures are NOT allowed to cross lot lines. Connecting elements are allowed to encroach into view corridors, as outlined in section 4. If the intention is to allow encroachments into the full 10' of the view corridor, as sentence can be added to allow for that difference in the degree of encroachment.

LDC CHANGES: CHAPTER 8

8.01.01 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, as amended. 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, water enhanced, 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. 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

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

LDC CHANGES: CHAPTER 8

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 4.05.0512(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.

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.
 9. ~~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~~

Commented [SC4]: Corrects to reflect proper reference

Commented [SC5]: Density Bonus Incentive was eliminated when density in C-3 zoning district was increased to 34 units/acre

LDC CHANGES: CHAPTER 8

~~Program as described in Section 4.01.02.~~

LDC CHANGES: CHAPTER 8

8.01.02 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.~~

Commented [SC6]: Side Street Business Signage program is being sunsetted and replaced with Downtown Wayfinding program in late fall 2019.

LDC CHANGES: CHAPTER 8

E. Downtown Wayfinding Signage (reserved)

- 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.

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LDC CHANGES: CHAPTER 8

LDC CHANGES: CHAPTER 8

8.03.00 Application Process for Certificate of Approval

- A. A Certificate of Approval is required before a permit is issued for work on a historic landmark or site, any property in a historic district (either contributing or noncontributing), or any property in the CRA Overlay.
1. Structures are deemed contributing or noncontributing based on the most recent historic structures survey completed by the City.
 2. Properties that are partially within the Historic District Overlay shall only receive HDC approval for projects that fall within the portion of the property in the Historic District Overlay. If the proposed project crosses the History District boundary line, then HDC approval shall be required. Proposed projects on the property wholly outside of the boundary line shall not require HDC approval.
 3. For improvements as listed within the Certificate of Approval Matrix ("Matrix") (Table 8.03.03(B)) under staff approval, the City Manager may issue a Certificate of Approval after a review of the application determines the improvement is in compliance with approved guidelines.
 4. For improvements as listed within the Matrix (Table 8.03.03(B)) under HDC approval, the HDC may issue a Certificate of Approval after a review of the application and a public hearing determines the improvement is in compliance with approved guidelines.
 5. The City reserves the right to refer specific items to the HDC for its review.
 6. Decisions of the City Manager regarding Certificate of Approval applications may be appealed to the HDC and applicable fees shall apply.
 7. Any applicant may request referral to the HDC rather than staff approval and applicable fees shall apply.
 8. Any application referred by the City Manager or by an applicant will be considered in accordance with the application review schedule contained in this section.

- B. Improvements to properties are subject to either staff or HDC approval as set forth in Table 8.03.03(B), the Certificate of Approval Matrix:

Table 8.03.03 (B). Certificate of Approval Matrix

ACTION	CONTRIBUTING		NON-CONTRIBUTING	
	STAFF	HDC	STAFF	HDC
ACCESSORY DWELLINGS		X		X
ADDITIONS				
1. Not visible from the street AND 20% or less of the existing building's square footage		X	X	
2. All other additions		X		X
CANVAS AWNINGS	X		X	
CARPORTS (ADDITION OR ENCLOSURE)		X	X	
CHANGES TO BOARD-APPROVED PLANS		X		X
DECK, PATIOS, PERGOLAS				
1. With a structure		X	X	
2. Without a structure		X	X	
3. Not visible from right-of-way (with or without structure)	X		X	
DEMOLITIONS				
1. 10% or less of non-historic addition	X		X	
2. All other demolitions		X		X
DOORS + GARAGE DOORS				
1. Same materials, style, or size	X		X	
2. Change in materials or style	X		X	
3. Change in openings on main façade		X		X
4. Change in openings on a secondary façade		X	X	
DRIVEWAYS + SIDEWALKS	X		X	
GARAGES (ATTACHED OR DETACHED)		X		X
EXTENSION OF CERTIFICATE OF APPROVAL	X		X	
EXTERIOR WALL FINISH				
1. Removal of non-historic vinyl/aluminum/abestos siding (if original surface is salvageable or if replacement material matches structure's original exterior finish)	X		X	
2. All other finishes (including painting of originally unpainted surface)		X	X	
EXISTING DOCKS (WITH OR WITHOUT A STRUCTURE)	X		X	
FENCES + WALLS	X		X	
MECHANICAL SYSTEMS (WITH VISUAL IMPACT)	X		X	
PAINTING	X		X	
POOLS, POOL ENCLOSURES, IN-GROUND HOT TUBS		X		X
PORCHES				
1. Open an enclosed porch		X	X	

ACTION	CONTRIBUTING		NON-CONTRIBUTING	
	STAFF	HDC	STAFF	HDC
2. Enclose a porch on the main façade		X		X
3. Enclose a porch on a secondary façade		X	X	
PUBLIC (GOVERNMENT AGENCY) PROJECTS		X		X
RELOCATION		X		X
REPAIRS + MAINTENANCE (MATCH EXISTING)	X		X	
ROOF				
1. Same material and shape	X		X	
2. Change in material	X		X	
3. Change in shape and/or height		X		X
SCREEN DOORS				
1. Primary Entrance		X	X	
2. Secondary Entrance	X		X	
SIGNAGE	X		X	
SHEDS (up to 150 square feet)				
1. Custom-designed	X		X	
2. Pre-fabricated		X	X	
SHUTTERS (including temporary storm shutters/awnings)	X		X	
SKYLIGHTS		X	X	
SOLAR COLLECTORS		X		X
STORM WINDOWS AND DOORS	X		X	
VARIANCES		X		X
WIND GENERATORS		X		X
WINDOWS				
1. Same materials, style, or size	X		X	
2. Change in materials or style	X		X	
3. Change in openings on main façade		X		X
4. Change in openings on a secondary façade	X		X	
	STAFF		BOARD	
NEW CONSTRUCTION			X	
LANDSCAPING (NEW CONSTRUCTION ONLY)	X			
LIGHTING (NEW CONSTRUCTION ONLY)	X			
PARKING MATERIALS (NEW CONSTRUCTION ONLY)	X			

- C. Prior to undertaking an improvement to any property in a historic district, or the CRA, an application shall be submitted to the City for a Certificate of Approval. A Certificate of Approval shall be obtained even when a building permit is not required for the proposed work, unless the work falls under conditions outlined in Section 8.03.03(L). The City Manager shall advise any applicant if the subject property or work will require a Certificate of Approval. If no Certificate of Approval is received prior to beginning the work, after-the-fact application fees shall be required. Fees are adopted annually through the Master Fee Schedule. the certificate application fees required shall be doubled.

Commented [SC7]: Removes reference to double fees for after the fact applications. Fees are based on the Master Fee Schedule, which is adopted by the City Commission annually.

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- D. In addition to the application requirements set forth in Section 11.01.03, the applicant shall provide:
1. Scale drawings of the proposed work;
 2. Photographs of the existing structure or site and adjacent properties; and
 3. Information about the building materials to be used;
 4. The HDC or City Manager may request additional information to be included with the application.

8.03.03.01 Requirements for Demolition Applications

- A. Application requirements. Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.
- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.
- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
1. Whether the structure or site would meet national, state, or local criteria for designation;
 2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
 3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
 4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
 5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
 6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
 7. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
 8. Whether the applicant will be denied a reasonable return on his or her investment;
 9. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 10. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition:

1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner.
2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.
3. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation and/or relocation.
4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.

E Demolition delay period. The HDC may grant a Certificate of Approval for demolition as requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.

F. Waiting period for certain demolition permits.

1. Permits to demolish structures which are 50 years of age or older shall not be issued until the expiration of 90 days from the date of the permit application. The purpose of this restriction shall be to enable the Historic District Council to pursue alternatives to demolition and to assemble and document information pertaining to the appearance and history of the structure prior to its demolition. Upon the filing with the city manager or designee of an application to demolish a structure which is 50 years of age or older, the city manager or designee shall immediately notify the historic preservation planner.
2. A demolition permit for a structure that is 50 years of age or older may not be issued prior to the expiration of 90 days from the date of the demolition permit application unless the city historic preservation planner finds no cause to refer the permit application to the Historic District Council based on the following standards:
The structure:
 - a. Is not, in the opinion of the historic preservation planner, a "landmark" structure in that it is not designed in an architectural "high style" or a recognized vernacular building pattern, and it does not have historic events or persons associated with it; or
 - b. The structure has been substantially burned or damaged by an event not within the landowner's control with more than 50 percent of the structure affected.
 - c. If the demolition request does not meet the above standards and the delay is imposed, the application will be referred by the historic preservation planner to the Historic District Council for consideration, and the applicant will be notified by mail of the delay and the date of the next regularly scheduled Historic District Council meeting not less than ten days after the referral, and the process for appeal due to

Commented [SC8]: This section created in order to ensure review of any structure 50 years or older before a demolition permit is issued. This LDC change reinforces **Comprehensive Plan Policy 11.03.11**. The City recognizes the importance of structures constructed in the last fifty years, and encourages efforts to protect significant examples of these structures as illustrative of the community's recent heritage.

economic hardship. The Historic District Council and its authorized designees shall be permitted access to the premises and to the subject structure during the 90-day period at reasonable times by appointment with the owner or proprietor for the purpose of photographing, measuring, and documenting information concerning the structure or site.

- d. At the next regularly scheduled meeting not less than ten days after the referral is received, the Historic District Council may waive the demolition delay if the applicant can demonstrate economic hardship, as outlined in Section 8.03.06, with consideration given to the economic impact of the delay on the applicant and the reasonableness of the applicant carrying out the decision of the board.
- e. After invoking a demolition delay, the historic preservation planner shall post the subject property with a sign notifying the public of the owner's intent to demolish the structure in order to allow interested parties to come forward and move the structure upon consent of the owner.

FG. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.

GH. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.

HL. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code Enforcement and Appeals Board or the Building Official are exempt from ~~this~~the requirement to first receive conceptual approval for the new construction. In the event an emergency repair or demolition is required, procedures for expedited approval are outlined in Section 8.03.08. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals.

U. Structures not in historic districts or the CRA. Upon receipt of a demolition permit application for properties not in the historic districts or the CRA, the Building Department shall notify the ~~Planning~~Department of Planning & Conservation. During the permit application review period, the ~~Planning~~Department of Planning & Conservation shall

Commented [SC9]: Clarifies that the exemption is for conceptual approval review only and references emergency repair or demolition procedures to be followed.

Commented [SC10]: Corrects name of department to reflect change to Department of Planning & Conservation

record the property through photographic documentation for archival purposes. The City may seek permission from the property owner to enter the building to take photographs prior to demolition.

8.03.04 Emergency Actions

A. Emergency Repair Procedure

1. When any property within the historic districts or CRA requires immediate repair to preserve its continued habitability and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with applicable construction codes immediately upon approval of the Building Official, who shall certify that a bona fide emergency of the type referenced herein exists, without first obtaining a Certificate of Approval from the Historic District Council.
2. The procedures outlined in this section should be strictly limited to those circumstances which, in the opinion of the Building Official, meet the definition of an emergency as defined in Chapter 1 of the Land Development Code. No work in addition to the emergency repairs shall be performed until an appropriate request for approval has been received by the City Manager or his/her designee and the Historic District Council pursuant to the procedures set forth in this article.
3. If the Building Official or Fire Marshal determines that a building or structure in a local historic district or the CRA poses an immediate threat to persons or property, such official may order or conduct emergency repairs necessary to make the building or structure safe without the requirement of a Certificate of Approval. Under such circumstances, the repairs performed shall be only such as are necessary to preserve the continued habitability of the building or structure and/or the health and safety of its occupants or others and to prevent further damage. Where feasible, these temporary measures should be reversible without damage to the building or structure. Once such temporary repairs have been completed, no further work may be done on the building or structure until a Certificate of Approval is obtained.
4. Within 48 hours after the repairs are made, the Building Official making or ordering such authorized temporary repairs shall notify the Historic District Council Chair or staff. If any work intended to be permanent was performed, or is to be performed, the property owner must apply for a Certificate of Approval within 90 days after the emergency work is conducted in accordance with COA procedures, and the Historic District Council action shall supersede the emergency approval.

B. Emergency Demolition Procedures

1. The Building Official shall immediately notify the ~~Community Development Director~~ Director of The Department of Planning & Conservation of cases where there are emergency conditions dangerous to life, health or property affecting a building or structure in a historic district or a building or structure that has been listed individually or deemed eligible for individual listing in the National Register, or a building over 45 years old. Notification to the ~~Community Development~~ Director of The Department of Planning & Conservation shall consist of a written report from a Building or Code Enforcement Inspector describing the dangerous conditions, and any other documentation that the ~~Community Development~~ Director of the Department of Planning & Conservation shall require. The ~~Community Development~~ Director of the Department of Planning & Conservation shall consult with Historic District Council staff and the Historic

District Council Chair or HDC designee upon receipt of the statement or as soon as is practicably possible. The Director, staff, and the HDC Chair or HDC designee shall determine whether any additional information or documentation is needed. If so, the documentation or information shall be obtained by the Building Official. If not, or when requested information is received and approved by staff and the HDC Chair or designee, an emergency Certificate of Approval (COA) will be issued by staff and the HDC Chair ~~the Building Official may order the dangerous conditions abated without a Certificate of Approval and~~ without approval of the full HDC.

Commented [SC11]: Requires an expedited emergency COA to be issued with Staff and HDC Chair's signature.

PLANS COMPLETED BY WORK CLASS (08/01/2019 TO 08/31/2019)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Expiration Date	Complete Date	Approval Expire Date	Applicant		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
DEP LETTER							
PLAN2019-0046	Planning Request	DEP Letter	Approved	2282 S Fletcher Av, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1360-0051-000
	07/10/2019		08/01/2019		JOHN DODD		
	R-2 Medium Density	0	\$0.00	\$100.00	Jacob Platt		
	Description: DEP LETTER						
PLAN2019-0056	Planning Request	DEP Letter	Approved	424 N Fletcher Av, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-134B-0128-000
	07/31/2019		08/01/2019		James Pozzetta		
	R-2 Medium Density	0	\$0.00	\$100.00	Jacob Platt		
	Description: DEP letter request						
PLAN2019-0058	Planning Request	DEP Letter	Approved	1732 N Fletcher Ave, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1401-008A-050
	08/05/2019		08/15/2019		Tricia Bowen		
	R-1 Low Density Residential	0	\$0.00	\$100.00	Jacob Platt		
	Description: DEP letter request						

DUE DILLIGENCE LETTER						PLANS COMPLETED FOR DEP LETTER: 3	
PLAN2019-0052	Planning Request	Due Dilligence Letter	In Review	117 N 10Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0079-062
	07/29/2019		08/06/2019		Jack & Frances Jenkins		
	R-2 Medium Density	0	\$0.00	\$250.00	Samantha Rogic		
	Description: Due Dilligence Letter request						

HDC STAFF REVIEW						PLANS COMPLETED FOR DUE DILLIGENCE LETTER: 1	
HDCSA2019-0071	HDC - Staff Review	HDC Staff Review	Approved	510 Beech St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0027-0140
	08/01/2019	09/02/2019	08/05/2019	08/04/2020	Rob Psulkowski		
	R-2 Medium Density	0	\$0.00	\$20.00	Salvatore Cumella		
	Description: Due Dilligence Letter request						

PLANS COMPLETED BY WORK CLASS (08/01/2019 TO 08/31/2019)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Expiration Date	Complete Date	Approval	Expire Date	Applicant	
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
HDCSA2019-0070	Description: Certificate of Approval (COA) to repair porch flooring. To be painted grey to match existing.						
	HDC - Staff Review	HDC Staff Review	Approved	112 S 9Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0049-0010
	07/29/2019	08/28/2019	08/05/2019	08/04/2020	CECILIA DAVIS-TAYLOR		
	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
HDCSA2019-0072	Description: Certificate of Approval (COA) to repair/replace rotten stairs/rails/flooring on front and back porch using like materials as existing.						
	HDC - Staff Review	HDC Staff Review	Approved	223 N 4Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0016-0152
	08/12/2019	09/11/2019	08/12/2019	08/11/2020	Lisa & Joseph Waas		
	R-2 Medium Density Residential	0	\$0.00	\$20.00	Salvatore Cumella		
HDCSA2019-0073	Description: Certificate of Approval (COA) to repaint exterior using same colors as existing.						
	HDC - Staff Review	HDC Staff Review	Approved	816 Ladies St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1580-0006-0050
	08/14/2019	09/13/2019	08/15/2019	08/14/2020	George E. & Mary Thompson		
	OT-1 Old Town 1	0	\$0.00	\$20.00	Salvatore Cumella		
HDCSA2019-0076	Description: Certificate of Approval (COA) to repair/replace all damaged lap siding on primary structure; replace soffits/facia on primary structure; replace siding on garage with 8" x 4" H						
	HDC - Staff Review	HDC Staff Review	Approved	211 Broome St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0008-0310
	08/29/2019	09/30/2019	08/29/2019	08/28/2020	Kerstin Clayton		
	C-3 Central Business District	0	\$0.00	\$20.00	Salvatore Cumella		
HDCSA2019-0075	Description: Certificate of Approval (COA) to repaint exterior using same colors as existing (Valspar Woodlawn Dewkist & LaFonda Grassy Knoll); add wooden lattice to bottom of p						
	HDC - Staff Review	HDC Staff Review	Approved	310 N 5Th St, Fernandina Beach, FL 32034	Not Assigned	Default	00-00-31-1800-0033-0020
	08/23/2019	09/23/2019	08/29/2019	08/28/2020	Matthew Taylor		
	R-2 Medium Density Residential	0	\$0.00	\$20.00	Salvatore Cumella		
Description: Certificate of Approval (COA) to install 10x12 shed in rear corner, 5' from all property lines. Color and materials (FL9190-R6) to match primary structure.							

PLANS COMPLETED FOR HDC STAFF REVIEW: 6

RESIDENTIAL				
HDC2019-0029	HDC - Board Review	Residential	Approved	0 Ladies St, Fernandina Beach, FL 32034
			08/19/2019	Alex Seefried
			08/18/2020	Alex Seefried
				Not Assigned
				Default
				00-00-31-1580-0007-0070

FRIENDS OF BOSQUE BELLO

.....

Annual Meeting

.....

November 2, 2019

10am-11:30am

Amelia Island Museum of History

.....

JOIN US FOR A RECAP OF
FOBB ACTIVITIES, UPCOMING
PLANS, AND...

GUEST SPEAKER ELIZABETH
DURAN GESSNER WITH THE
TOLOMATO CEMETERY
PRESERVATION ASSOCIATION





CEMETERY

RESOURCE PROTECTION TRAINING (CRPT):

PRESERVING HISTORIC CEMETERIES
AND HUMAN BURIAL SITES

Thursday, October 31

9:00 am - 12:00 pm

**Amelia Island Museum of History
233 S 3rd Street**

1:00pm – 3:00pm

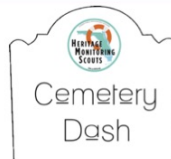
**Bosque Bello Cemetery
N 14th Street**



Join FPAN staff to learn about cemetery care and protection. We will explore cemeteries as historical resources, laws that protect them, conserving headstones and markers, managing cemetery landscapes, and practice hands-on headstone cleaning with a D2 solution. Registration is \$15 and includes a sample of D2. To register or for more info, contact Emily Jane at emurray@flagler.edu or (904) 392-7874.



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AMELIA ISLAND
MUSEUM OF HISTORY