



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 13, 2020
9:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - 3.1 January 23, 2020 Regular Meeting
- 4. DISCUSSION ITEMS**
 - 4.1 Park Avenue & Hometown Street Median & Marquees: George Haffey with the Amelia Park Traffic and Parking Committee - proposal to construct median strips and marquess with the right of way on Park and Hometown entrances.
 - 4.2 520 Centre Street - Joel Reitzer, R4 Development: Peppers Parking lot redesign
 - 4.3 Pre-Application Discussion: 101 N. 2nd Street - Asa Gillette, Gillette & Associates, and Walt Green, Harrison Design to discuss plans for the Standard Marine block.
 - 4.4 Change of Use: 1401 Atlantic Avenue - Asa Gillette, Gillette & Associates to discuss plans for an existing photography studio/residence.
- 5. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 6. COMMITTEE BUSINESS**
 - 6.1 SPR 2019-03: Simmons Road Park - Sign off
 - 6.2 SPR 2019-10 SouthShore CRE Hangar - Sign off
- 7. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR FEBRUARY 27, 2020.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY 711, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JANUARY 23, 2020**

1. CALL TO ORDER – 9:02 AM

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning

Rex Lester, Streets

John Mandrick, Utilities

Michelle Forstrom, Code

Don Kukla, Building

Jason Higginbotham, Fire

Dave Holley, Trees

3. APPROVAL OF MINUTES

3.1 January 9, 2020 – Regular TRC Meeting Minutes

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

Motion passed by unanimous voice vote.

4. DISCUSSION ITEMS

4.1 Change of Use: 515 South 8th Street – Lauren Templeton of Amelia Art Studio will be present to discuss moving her studio into the former Sawyer Gas Building.

John Dodd and Lauren Templeton were present to discuss the proposed change of use from office space to art studio. Mr. Dodd proposed removing the warehouse portion of the structure. The applicant was advised that electrical is required underground as a change of use. Parking, dumpster enclosure, landscaping, and impact fee calculation were discussed.

Mr. Platt advised the applicant to return to TRC for further discussion.

5. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA- DISCUSSION ONLY, NO ACTION TO BE TAKEN.

5.1 Change of Use: 528 S 8th Street, Unit 1 – Phil Griffin and Franceline Yali were present to discuss a change of use from restaurant to cosmetology salon. Installation of a backflow preventor will be required. Impact fees were discussed. Member Kukla spoke to HVAC and ventilation requirements.

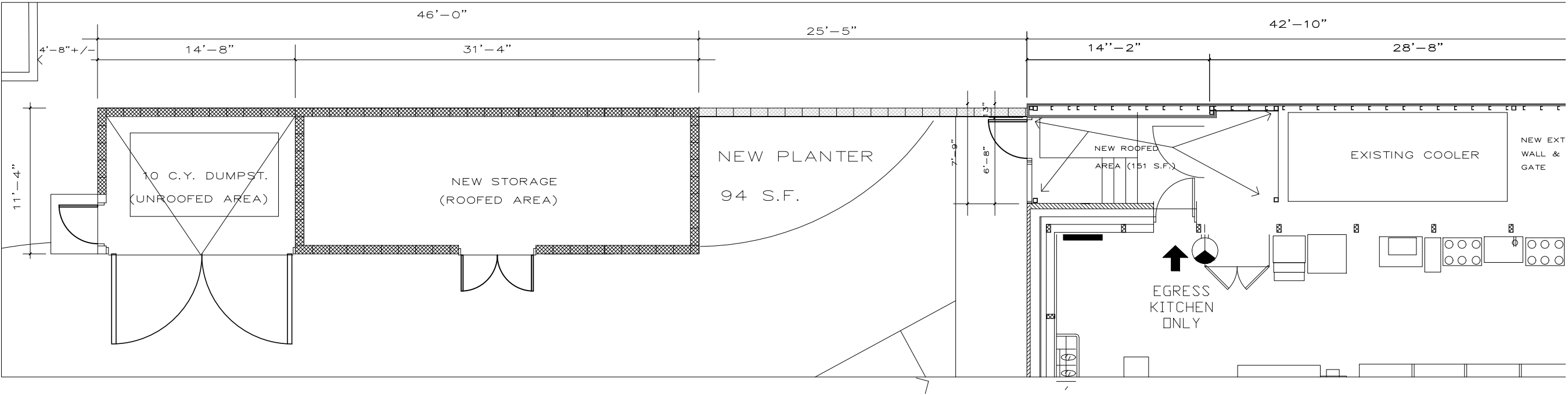
6. COMMITTEE BUSINESS

Mr. Lester raised concerns with the ADA parking spots at the Vintage apartment complex.

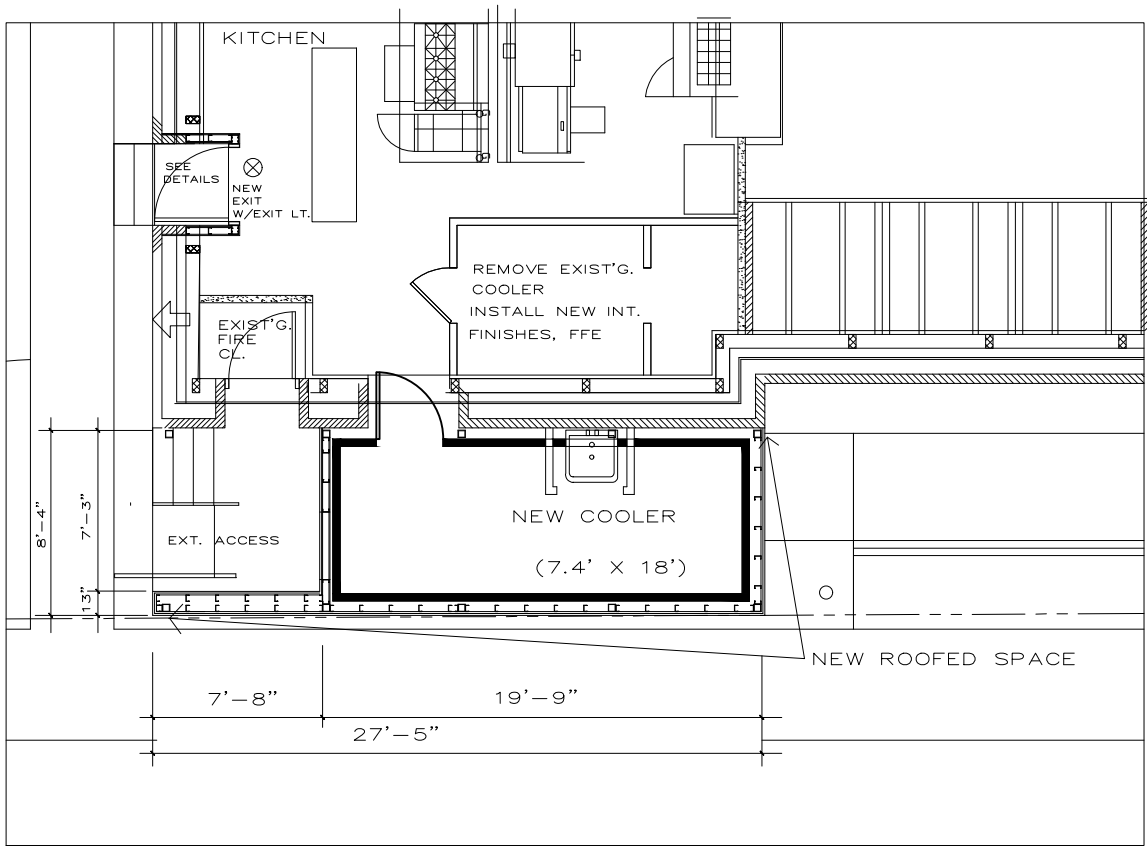
DRAFT

7. ADJOURNMENT – 9:35 AM

Jacob Platt



FLOOR PLAN— ENLARGED AREAS



DESIGN...PHASE...SITE...AND...FLOOR...PLAN

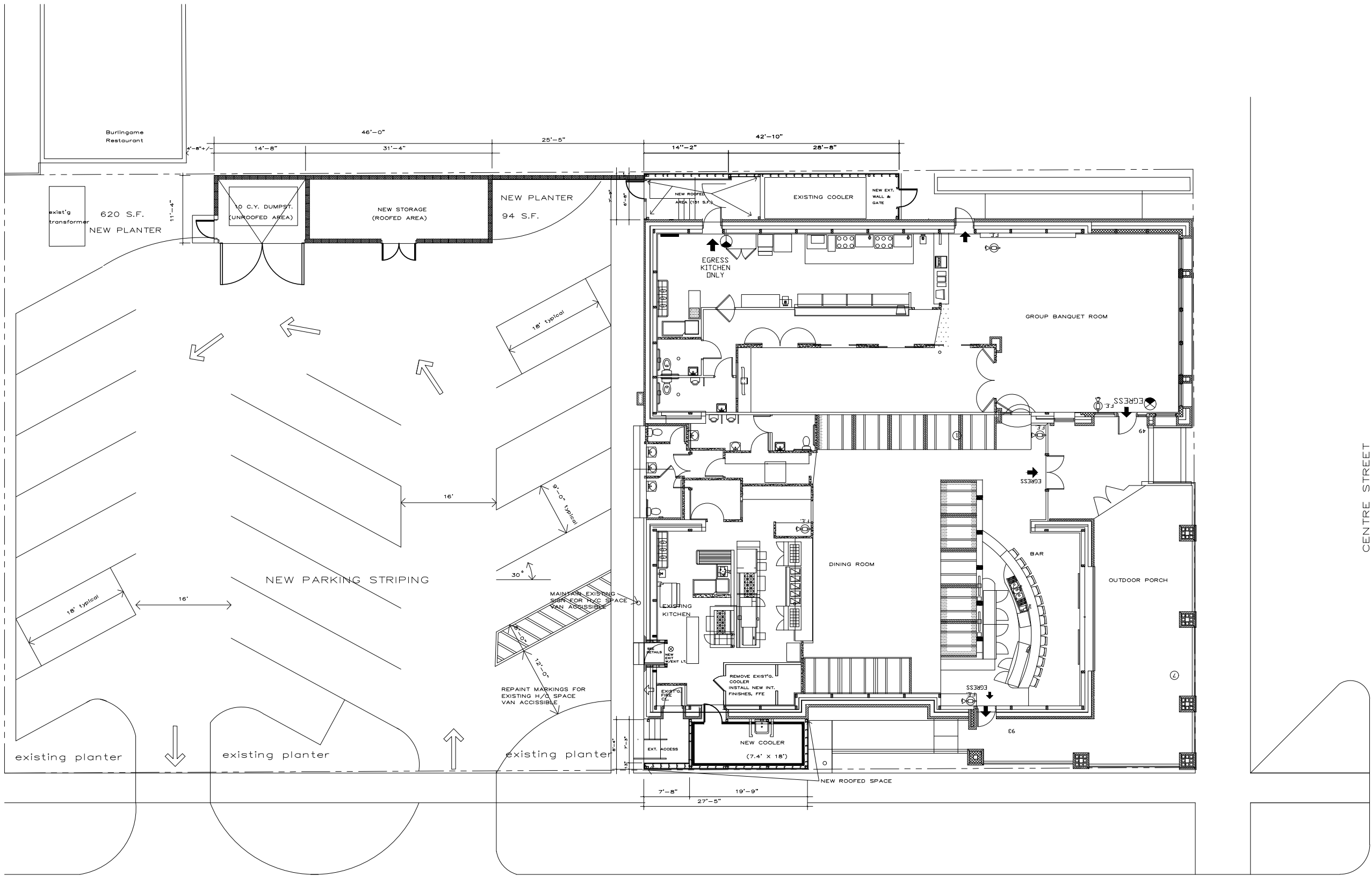
PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

IR4 DEVELOPMENT CO. LLC
JOEL REITZER, ARCHITECT
NC LICENSE # 12815
1365 MANUJY ROAD
FERNANDINA BEACH, FL 32034



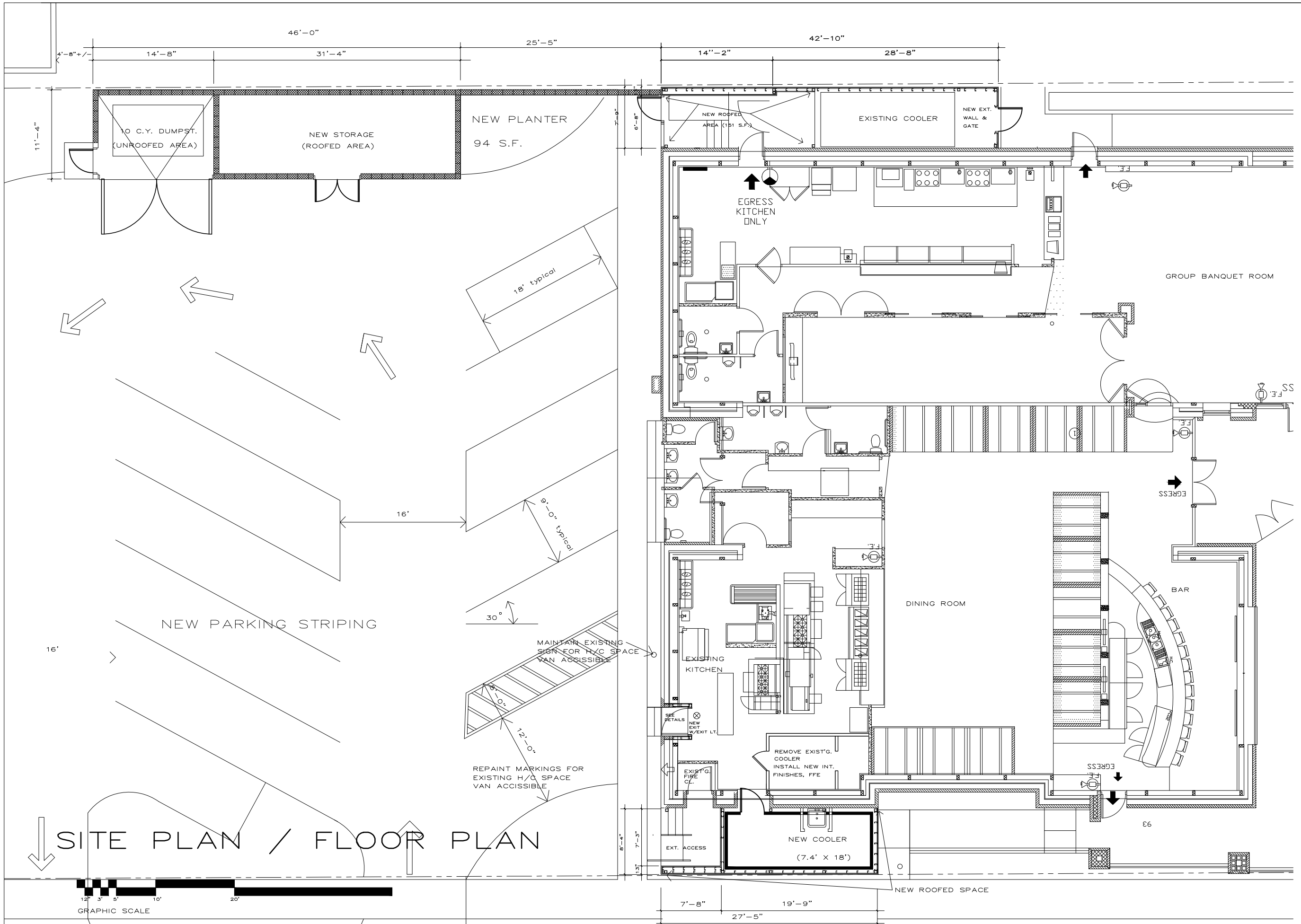
No.	Revisions	Date	By
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7			

Date	1-17-2020
Scale	VARIES
	JR
Job	PEPPER'S..ADDN'S
Sheet	A-1.2



SITE PLAN / FLOOR PLAN





DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

R4 DEVELOPMENT CO. LLC
JOEL REITZER, ARCHITECT
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FERNANDINA BEACH, FL 32034

R4 DEVELOPMENT ARCHITECTURE

No.	Revisions	Date	By
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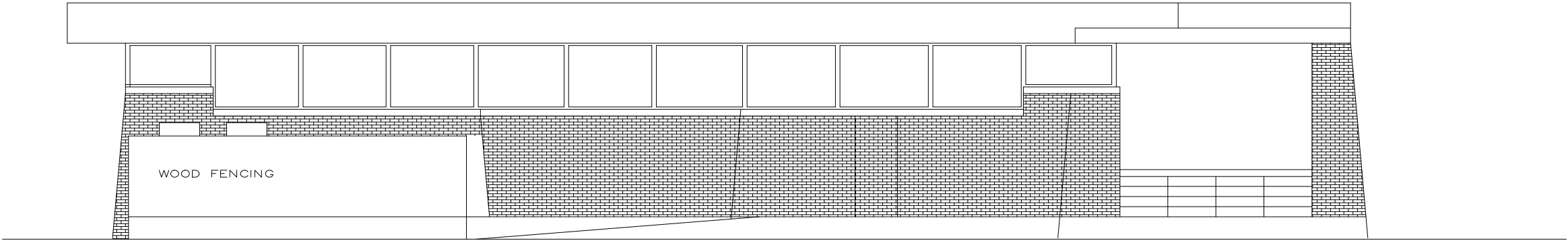
Date 1-17-2020

Scale VARIES

JR

Job PEPPER'S...ADDN'S

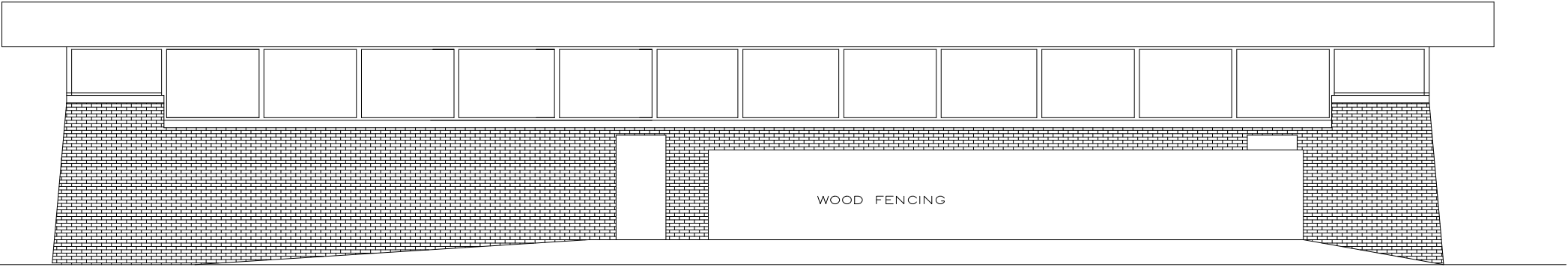
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E. ELEVATION— EXISTING VIEW



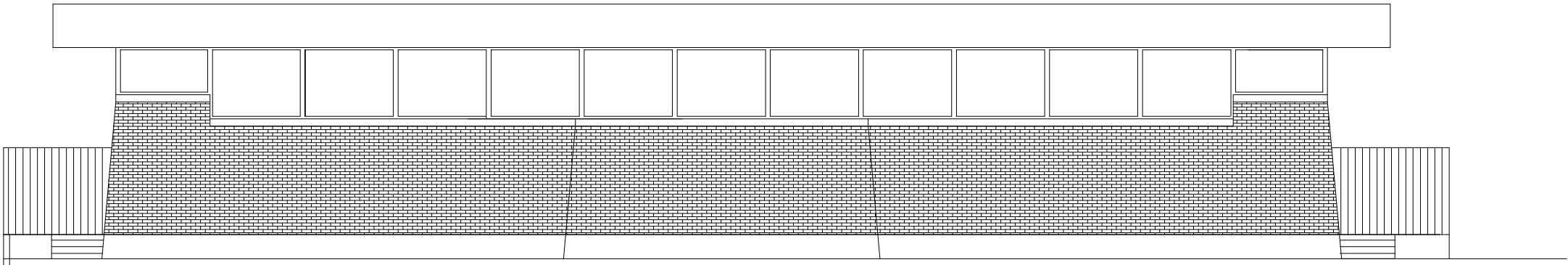
GRAPHIC SCALE



W. ELEVATION— EXISTING VIEW



GRAPHIC SCALE



S. ELEVATION— EXISTING VIEW



GRAPHIC SCALE

DESIGN...PHASE...EXISTING...STRUCTURE...MODIFICATIONS

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

IR4 DEVELOPMENT CO. LLC
JOEL REITZER, ARCHITECT
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Date 1-17-2020

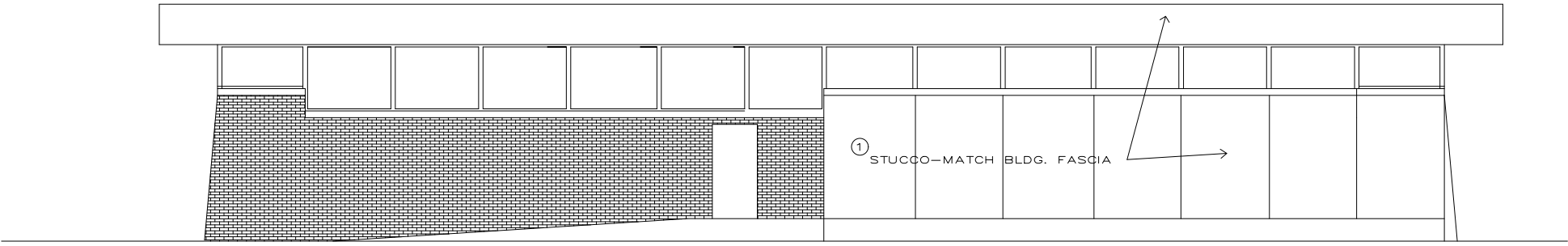
Scale VARIES

JR

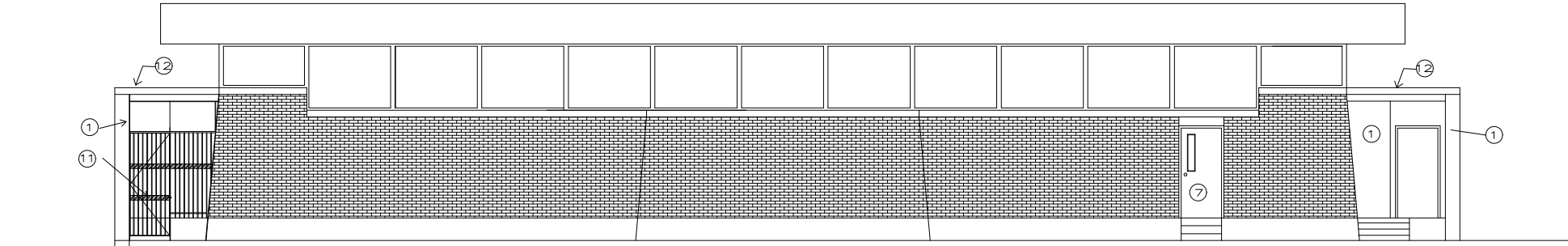
Job PEPPER'S...ADDN'S

Sheet

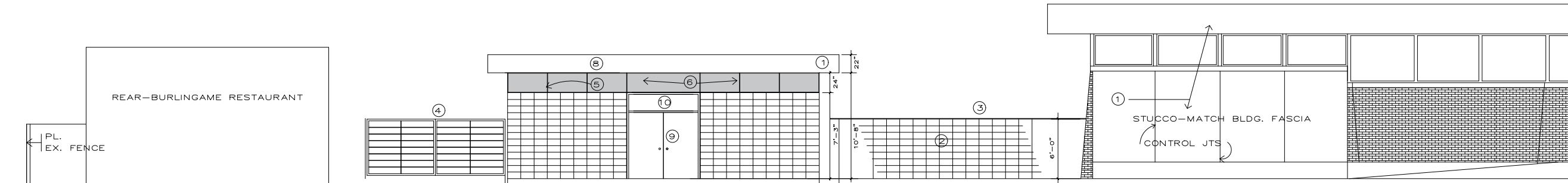
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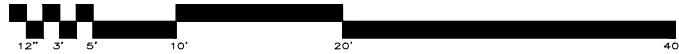
W. ELEVATION— NEW



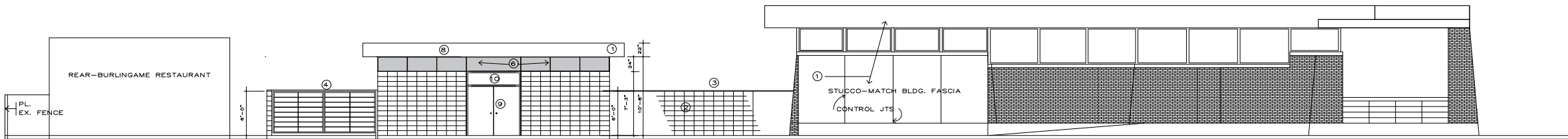
S. ELEVATION— NEW



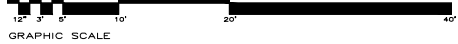
PARTIAL E. ELEVATION— N. SITE VIEW FROM EAST



GRAPHIC SCALE



E. ELEVATION— N. SITE VIEW FROM EAST



GRAPHIC SCALE

CONSTRUCTION NOTES

- ① STUCCO ON LATH—MATCH BLDG. FASCIA
- ② STACKED CONC. BLK. WALL—INT. COLORED BLK.
- ③ 2" BLOCK WALL CAP— INTEGRAL COLORED BLK.
- ④ ALUM. GATES(2X3) W/ MTL. PANEL BACKING
- ⑤ ALUMINUM T CHANNELS— PER DETAILS
- ⑥ CHARCOAL PLEXIGLASS PANELS
- ⑦ NEW MTL. DOOR, STOOP PER DETAILS
- ⑧ STUCCO FASCIA— MATCH EXIST'G. BLDG.
- ⑨ METAL DOORS
- ⑩ CHARCOAL WIRE GLASS PANEL
- ⑪ NEW METAL GATE AND FENCE—PER DETAILS
- ⑫ STONE WALL CAP
- ⑬ SCUPPER & DOWNSPOUT
- ⑭ CONCRETE FOUNDATION — SLAB AND FOOTINGS
- ⑮ STEEL COLS. AND ROOF STRUCTURE

DESIGN...PHASE...EXISTING...STRUCTURE...MODIFICATIONS

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

IR4 DEVELOPMENT CO. LLC
JOEL REITZER, ARCHITECT
NC LICENSE # 12815
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FERNANDINA BEACH, FL 32034



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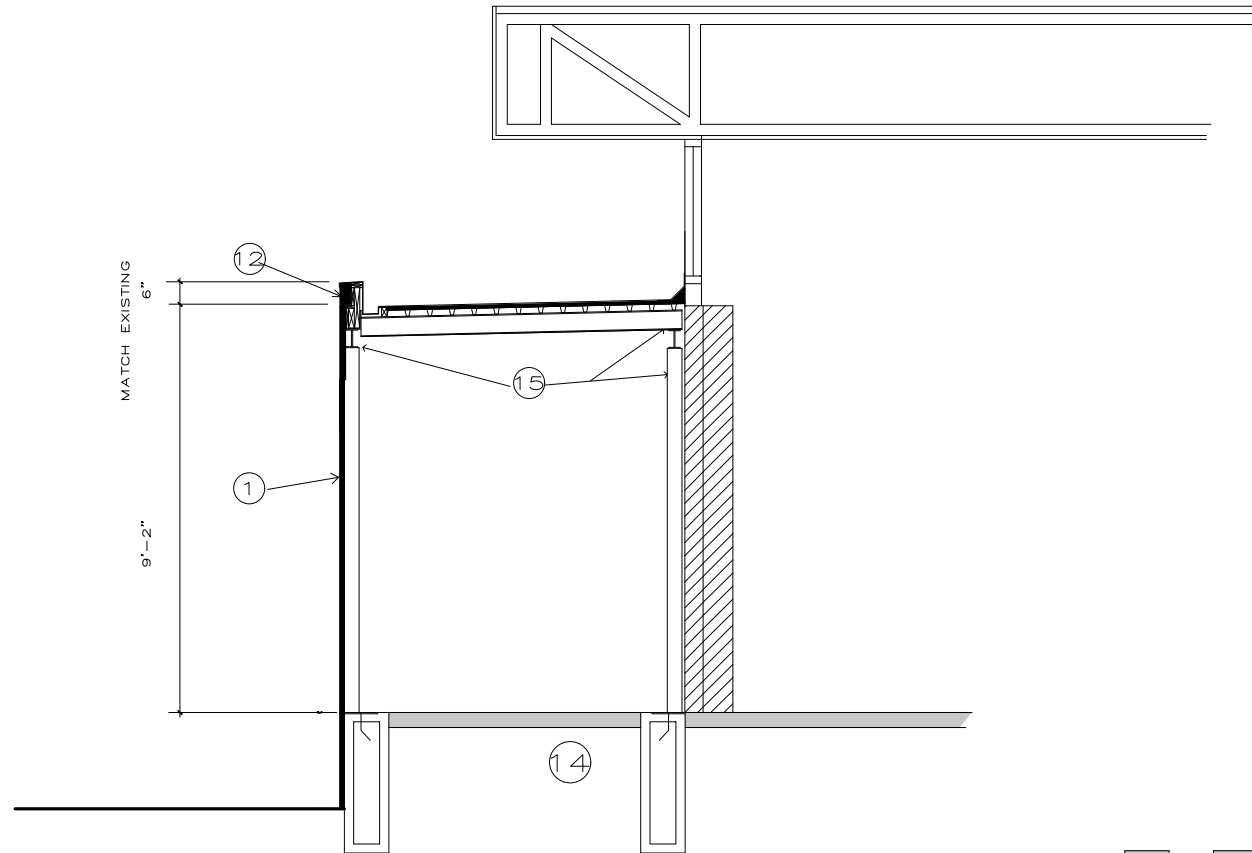
Date 1-17-2020

Scale VARIES

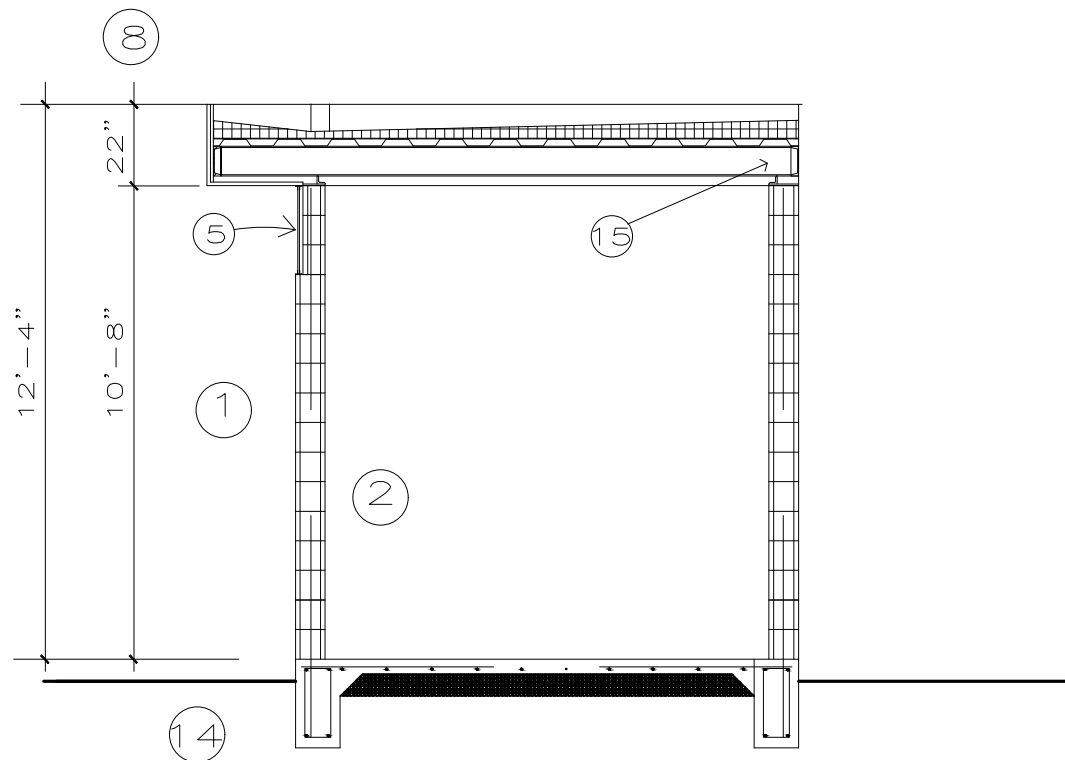
JR

Job PEPPER'S..ADDN'S

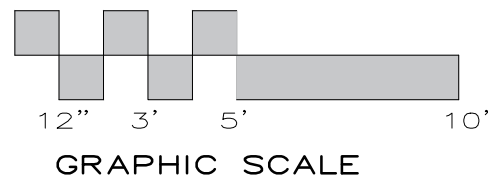
Sheet A-2.2



SECTION— RESTAURANT BLDG. ADDITIONS

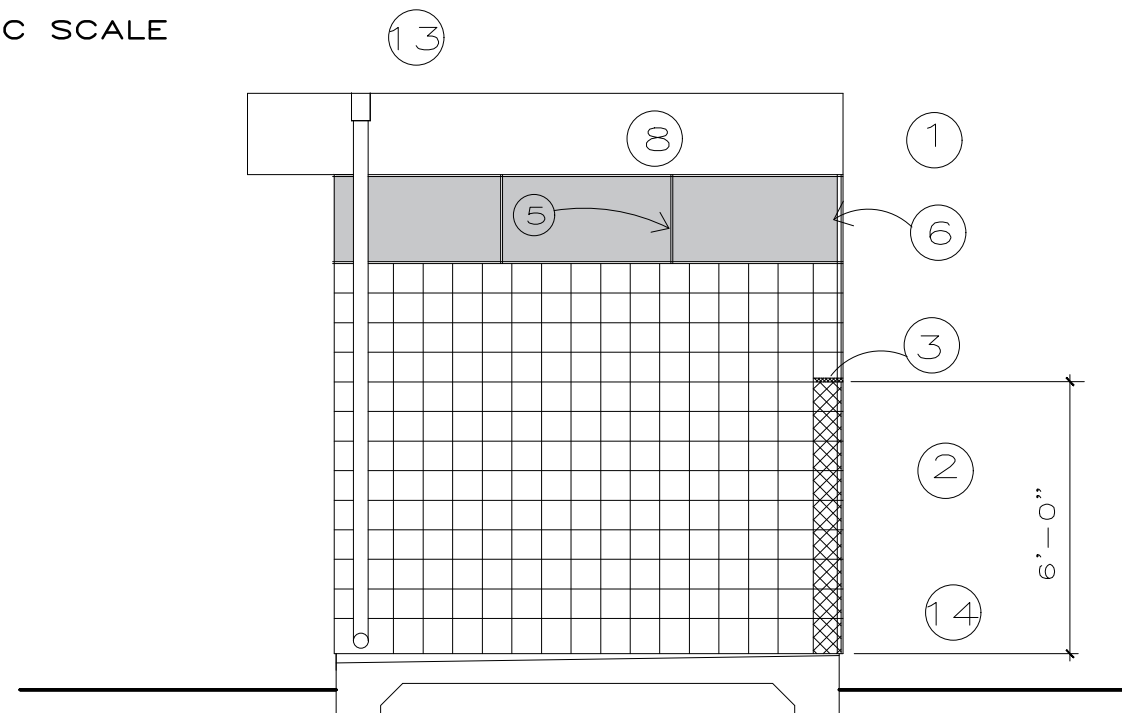


SECTION— STORAGE



CONSTRUCTION NOTES

- ① STUCCO ON LATH—MATCH BLDG. FASCIA
- ② STACKED CONCRETE BLOCK WALL—INTEGRAL COLORED BLK.
- ③ 2" BLOCK WALL CAP— INTEGRAL COLORED BLK.
- ④ ALUM. GATES(2X3) W/ MTL. PANEL BACKING
- ⑤ ALUMINUM T CHANNELS— PER DETAILS
- ⑥ CHARCOAL PLEXIGLASS PANELS
- ⑦ NEW MTL. DOOR, STOOP PER DETAILS
- ⑧ STUCCO FASCIA— MATCH EXIST'G. BLDG.
- ⑨ METAL DOORS
- ⑩ CHARCOAL WIRE GLASS PANEL
- ⑪ NEW METAL GATE AND FENCE—PER DETAILS
- ⑫ STONE WALL CAP
- ⑬ SCUPPER & DOWNSPOUT
- ⑭ CONCRETE FOUNDATION — SLAB AND FOOTINGS
- ⑮ STEEL COLS. AND ROOF STRUCTURE



N. ELEVATION— STORAGE

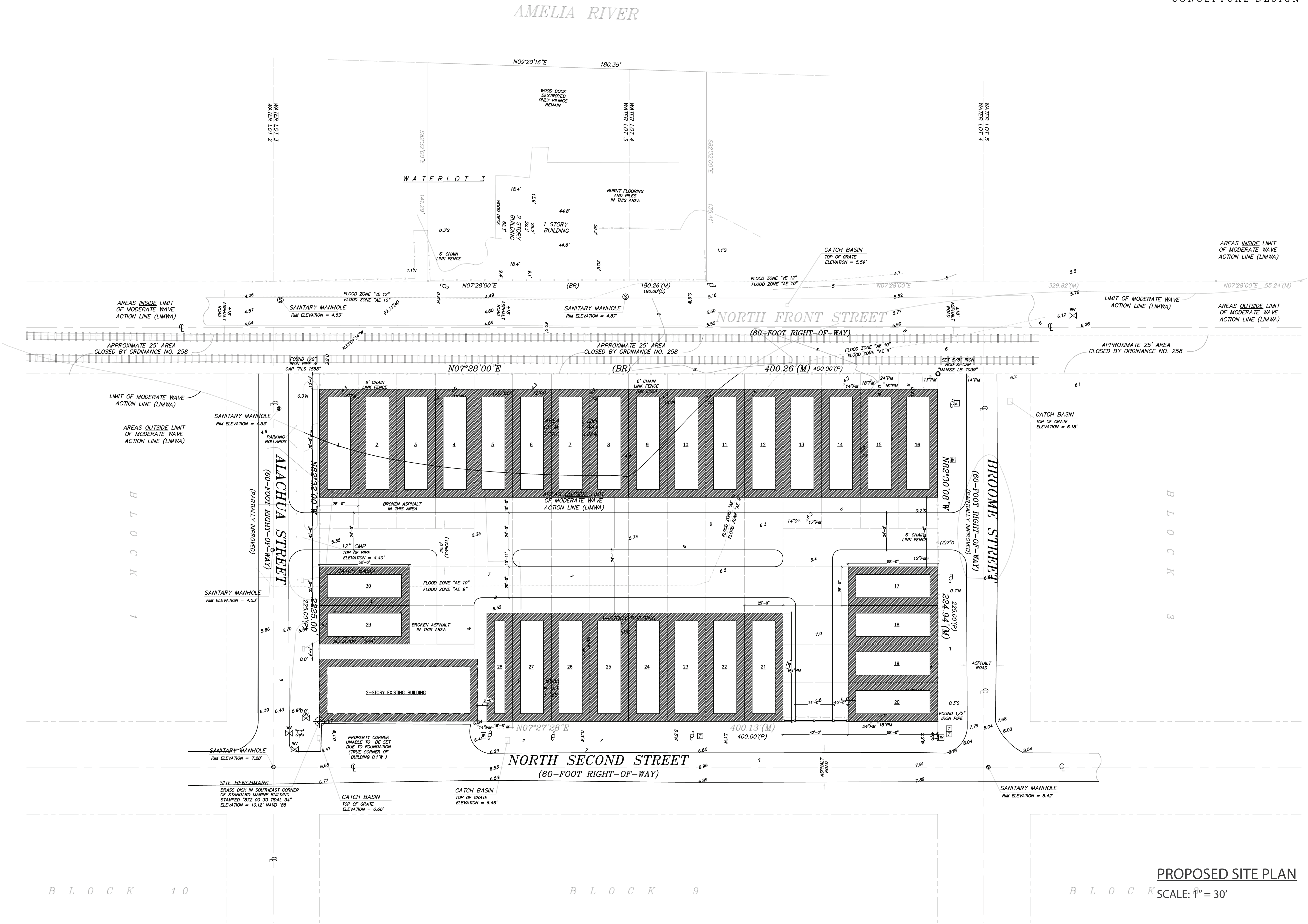
IR4 DEVELOPMENT CO. LLC
JOEL REITZER, ARCHITECT
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IR4
DEVELOPMENT
ARCHITECTURE

No.	Revisions	Date	By
1			
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7			
Date 1-17-2020			
Scale VARIES			
JR			
Job PEPPER'S..ADDN'S			
Sheet A-3.1			

DESIGN..PHASE..EXISTING..STRUCTURE..MODIFICATIONS

PEPPER'S..RESTAURANT..FERNANDINA..BEACH..FL.



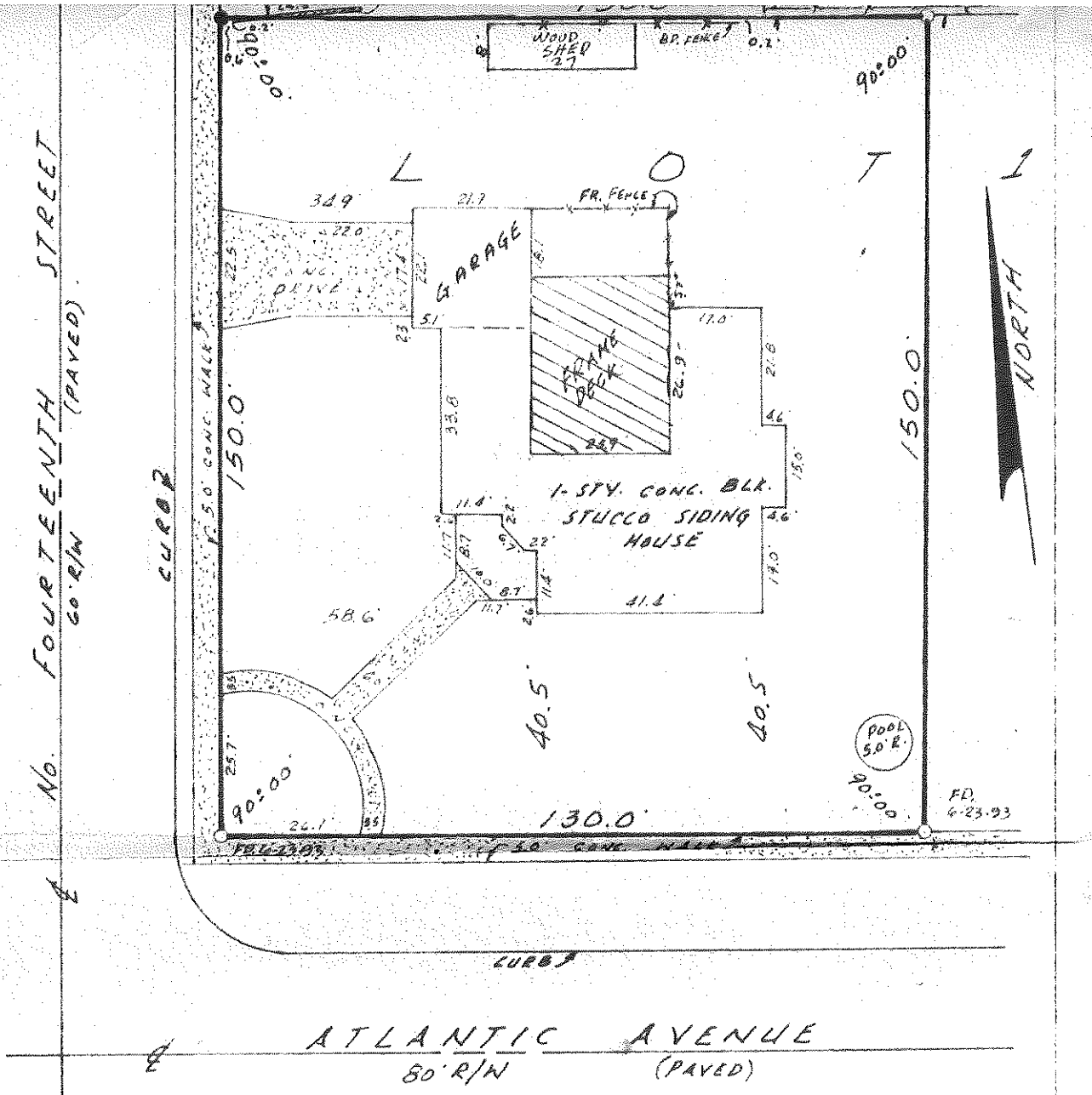
FERNANDINA BEACH TOWNHOMES

FERNANDINA BEACH, FLORIDA



AMENDMENT NOTE:
 SURVEY RECHECKED AND MAP AMENDED 12-22-76
 TO SHOW MINOR CHANGES ONLY, FOUND ALL CORNER MARKS.
 FOR: L. NOLAN COOK

Vernon H. Drake
 REG. LAND SURVEYOR No. 1558



MAP TO SHOW SURVEY OF
 THE WESTERLY 130.0 FEET OF
 THE SOUTHERLY 150.0 FEET OF
LOT 1 - BLOCK 259,
FERNANDINA BEACH, FLORIDA.

AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED
 AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND
 ENLARGED, REVISED AND RE-ISSUED BY THE FLORIDA TOWN
 IMPROVEMENT COMPANY IN 1857 AND 1901).

FLOOD NOTE:
 THIS LOT IS IN ZONE X AREAS DETERMINED
 TO BE OUTSIDE OF 500 YR. FLOOD PLAIN PER
 FIRM (FLOOD INS. RATE MAP) COMMUNITY
 PANEL No. 120172 0004B, MAP REVISED
 9-30-88.

-FOR-
 OLIVER G. FERGUSON

I HEREBY CERTIFY TO DAVID CORWIN
 BORGHARDT, CIBIA, S. ANTHONY, THE HARTAGE
 LION, INC. AND OR ALL ITS ASSIGNS AND ASSEN
 TITLE SERVICES, INC. THIS SURVEY WAS PER
 FORMED UNDER MY SUPERVISION 6-23-93
 AND DONE IN ACCORDANCE WITH THE MIN. TECH.
 STANDARDS FOR LAND SURVEYING UNDER
 CHAPTER 21 N.H.C., FLA. ADMIN. CODE.

Vernon H. Drake
 REG. No. 1558

LEGEND:

Date **4/7/72**

Prepared by

Vernon H. Drake

Engineering Plans

For

Simmon's Road Park

for

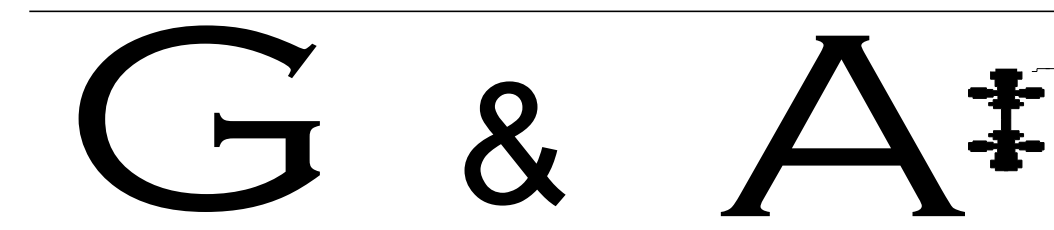
City of Fernandina Beach
Parks and Recreation Department

Fernandina Beach, FL

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:
August 21, 2019
Revision Date:
January 15, 2020

COFB SPR
No.: 2019-03

G&A Project
No.:19-10-08

Simmon's Road Park

FOR

City of Fernandina Beach
Parks and Recreation Department

RELEASED FOR CONSTRUCTION BY _____

GENERAL NOTES:

PIN: 00-00-30-044A-0022-0000

LOT AREA: 6.67 ACRES

ZONING: RECREATION

FLUM: RECREATION

MAX BUILDING HEIGHT: 25'

MAX IMPERVIOUS AREA: 25% LOT AREA

2.4 ACRES X 0.25 = 0.6 ACRES

0.38 ACRES IMPERVIOUS AREA SHOWN
(INCLUDES 1/4 MILE SIDEWALK)

SETBACKS: NO REQUIRED SETBACKS

BUFFERS: NO REQUIRED BUFFERS

PARKING REQUIREMENTS:
1 SPACE PER 1,000 SF ACTIVE USE AREA
8,910 SF ACTIVE USE / 1,000 = 9 SPACES

PLAYGROUND + BUILDING AREA = ACTIVE USE

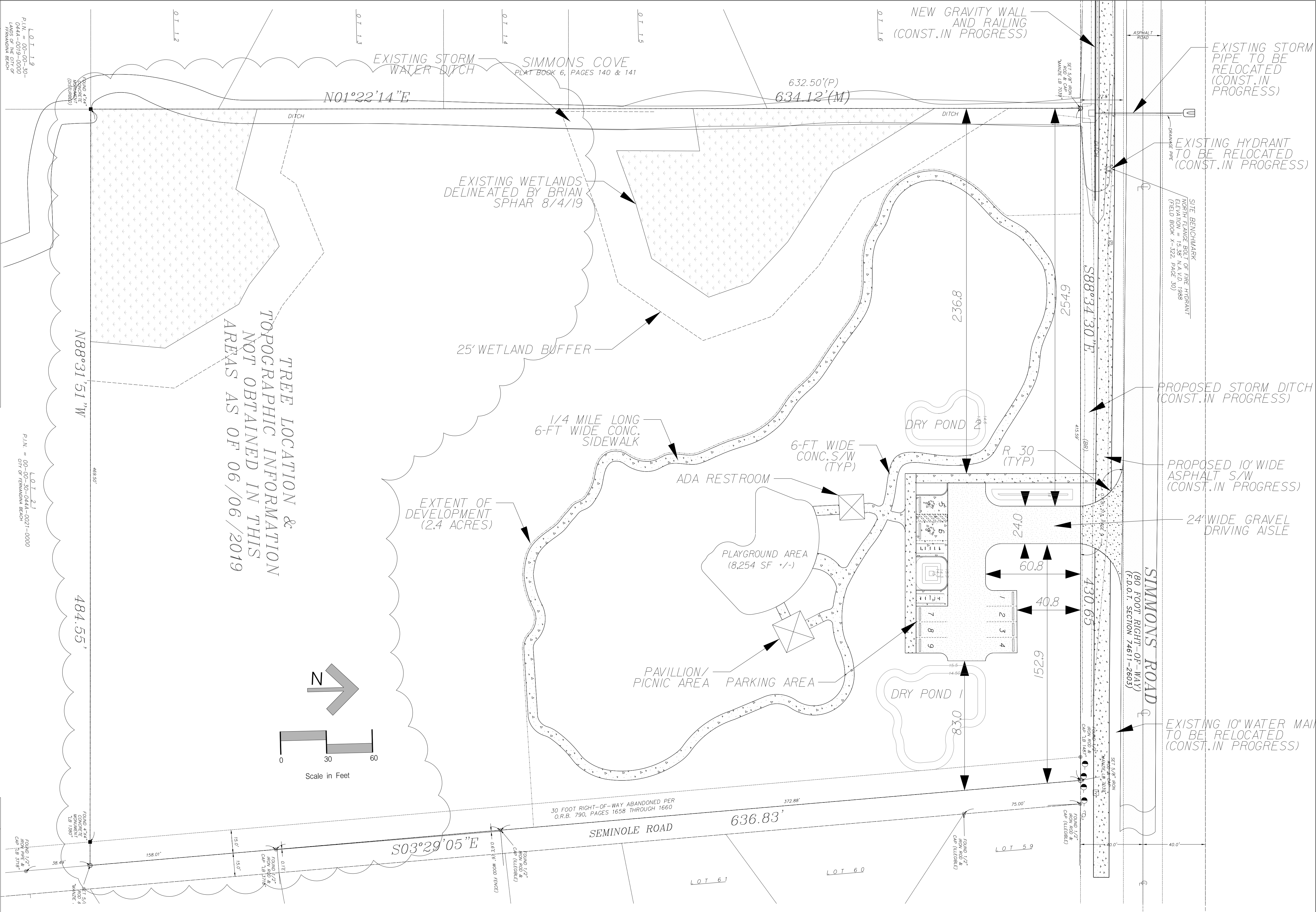
ALL LIGHTING TO BE BUILDING MOUNTED

LEGEND:

CONCRETE

GRAVEL

10			
9			
8			
7			
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4			
3			
2	LA	01/15/20	REVISED PER COFB TRC COMMENTS
1	LA	12/5/19	TRC RESUBMITTAL REVISED SITE PLAN
0	LA	8/21/19	TRC SUBMITTAL
No.	By	Date	REVISION



\$\$\$FileNames\$\$\$
\$\$\$Sheet\$\$\$
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Scale: 1" = 30'

Project Mgr: AG

Designed by: AG

Drawn by: LA

QAQC: AGLA

GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NO.9332

ASA R GILLETTE, PE
FL PE NO.56177

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"



CITY OF FERNANDINA
BEACH

SIMMONS ROAD PARK

OVERALL GEOMETRY
PLAN

Registered Professional

Sheet No.
GE-1

4 of 12

Issue Date
8/21/19

Project No.
19-10-08

GENERAL NOTES:

PIN: 00-00-30-044A-0022-0000

LOT AREA: 6.67 ACRES

ZONING: RECREATION

FLUM: RECREATION

MAX BUILDING HEIGHT: 25'

MAX IMPERVIOUS AREA: 25% LOT AREA

2.40 ACRES X 0.25 = 0.6 ACRES

0.38 ACRES IMPERVIOUS AREA SHOWN

- 0.13 ACRES GRAVEL

- 0.23 ACRES CONCRETE

- 0.02 ACRES BUILDINGS

SETBACKS: NO REQUIRED SETBACKS

BUFFERS: NO REQUIRED BUFFERS

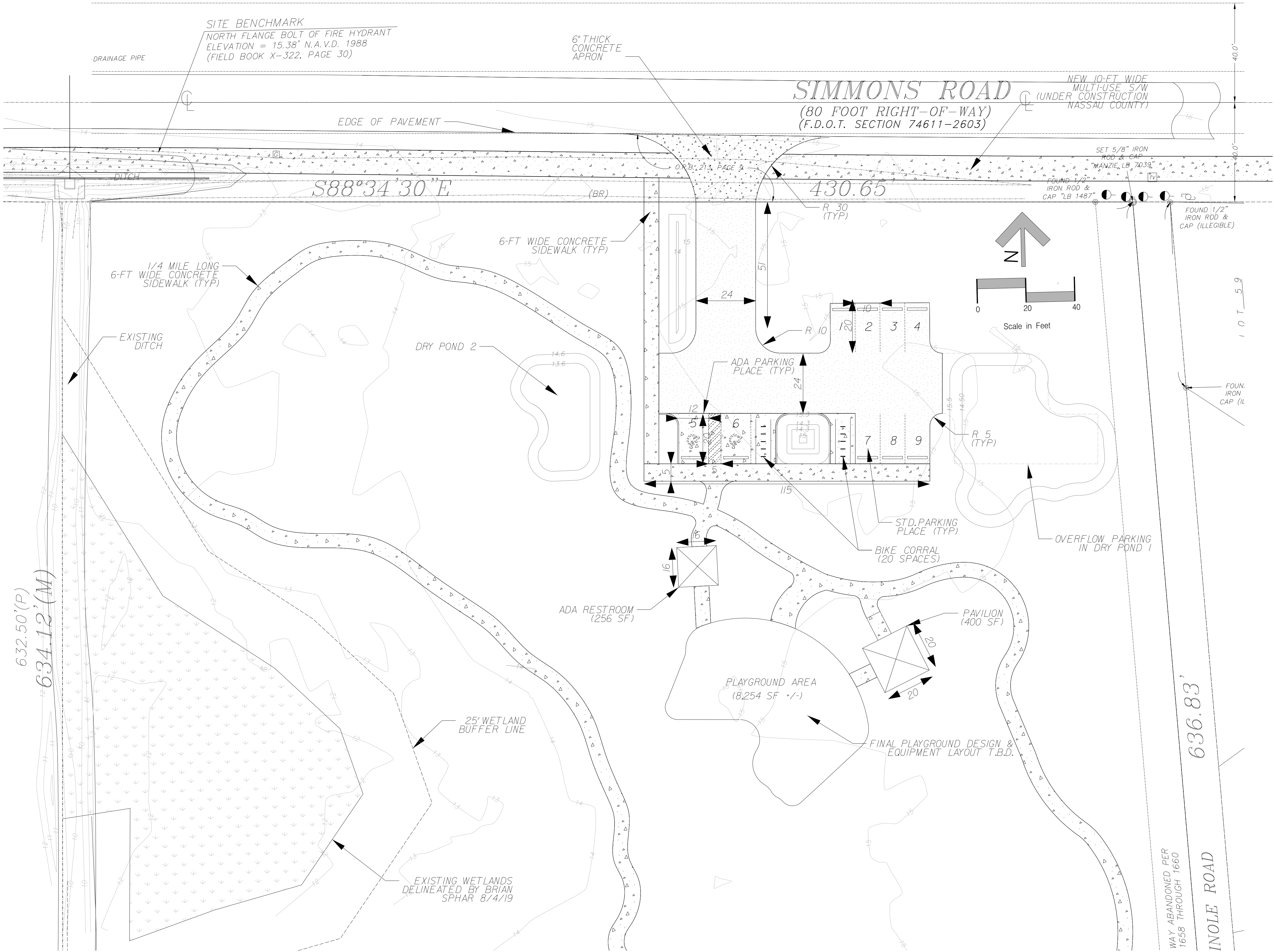
PARKING REQUIREMENTS:

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PLAYGROUND AREA + BUILDING AREA = ACTIVE USE AREA

ALL LIGHTING TO BE BUILDING MOUNTED



LEGEND:

- CONCRETE
- GRAVEL

No.	By	Date	REVISION
10			
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8			
7			
6			
5			
4			
3			
2	LA	01/15/20	REVISED PER COFB TRC COMMENTS
1	LA	12/5/19	TRC RESUBMITTAL REVISED SITE PLAN
0	LA	8/21/19	TRC SUBMITTAL

Scale:	1" = 20'
Project Mgr:	AG
Designed by:	AG
Drawn by:	LA
QAQC:	AGLA

GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
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CITY OF FERNANDINA
BEACH

SIMMONS ROAD PARK

ENLARGED GEOMETRY
PLAN

Registered Professional

Sheet No.
GE-2

5 of 12

Issue Date
8/21/19

Project No.
19-10-08

GENERAL NOTES:

PIN: 00-00-30-044A-0022-0000

LOT AREA: 6.67 ACRES

MAX IMPERVIOUS AREA: 25% LOT AREA

2.40 ACRES X 0.25 = 0.6 ACRES

0.38 ACRES IMPERVIOUS AREA SHOWN

PIPE TABLE						
NAME	FROM	TO	SIZE (in)	LENGTH (FT)	MATERIAL	
P-1	S-1	S-2	12	59	HDPE	
P-2	S-2	S-3	12	83	HDPE	
P-10	S-10	S-11	15	58	RCP	

STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	2' x 2' YARD DRAIN	15.10	-	-	-	13.70
S-2	2' x 2' YARD DRAIN	15.00	-	-	13.50	13.50
S-3	M.E.S.	-	-	-	13.50	-
S-10	M.E.S.	-	-	-	14.40	-
S-11	M.E.S.	-	-	-	13.80	-

LEGEND:

CONCRETE

GRAVEL

10				
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No.	By	Date	REVISION	

Scale: 1" = 20'

Project Mgr: AG

Designed by: AG

Drawn by: LA

QA/QC: AGLA

GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NO.9332

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FL PE NO.56177

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CITY OF FERNANDINA BEACH

SIMMONS ROAD PARK

DRAINAGE PLAN

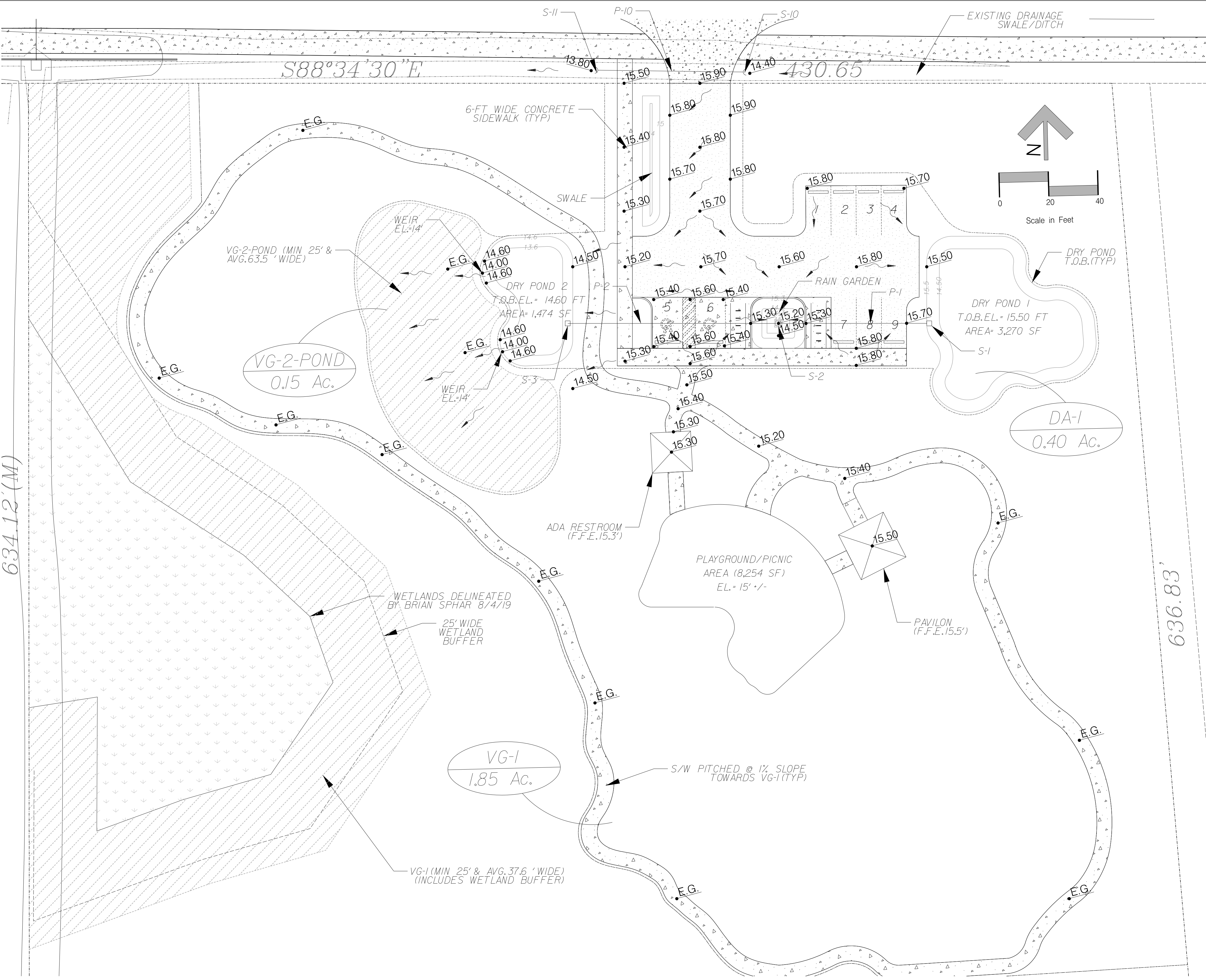
Sheet No.
DR-1

2 of 12

Issue Date
8/21/19

Project No.
19-10-08

Registered Professional



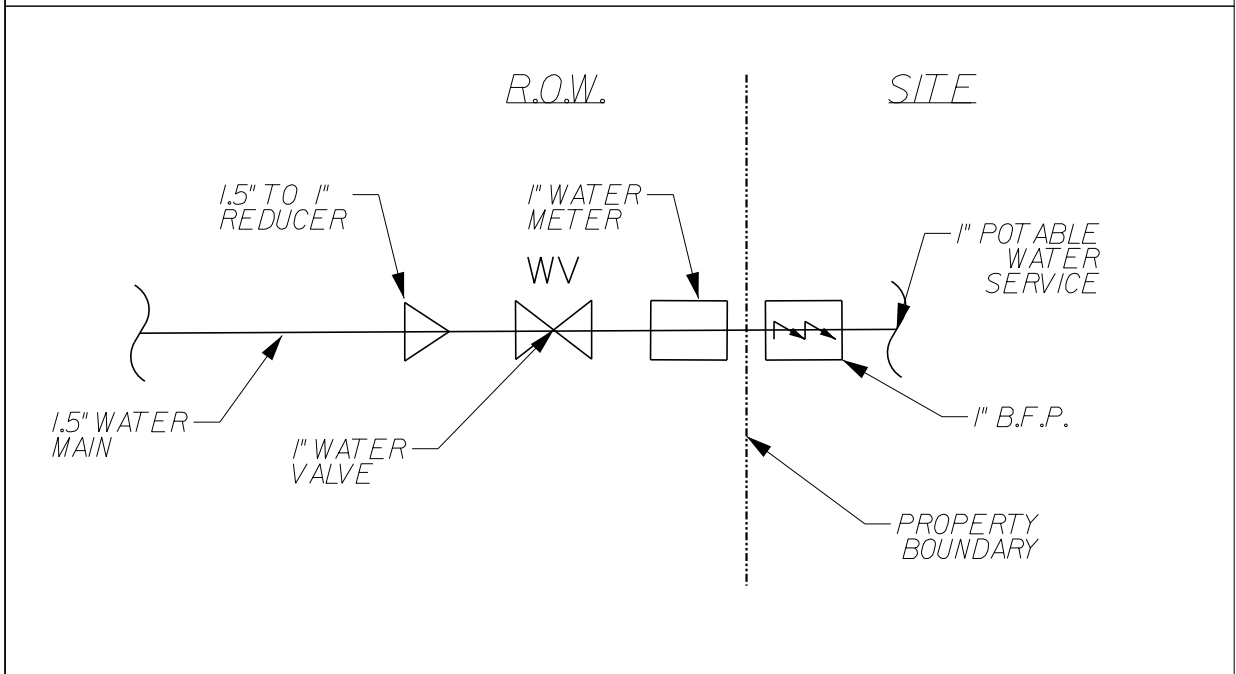
GENERAL NOTES:

PIN: 00-00-30-044A-0022-0000

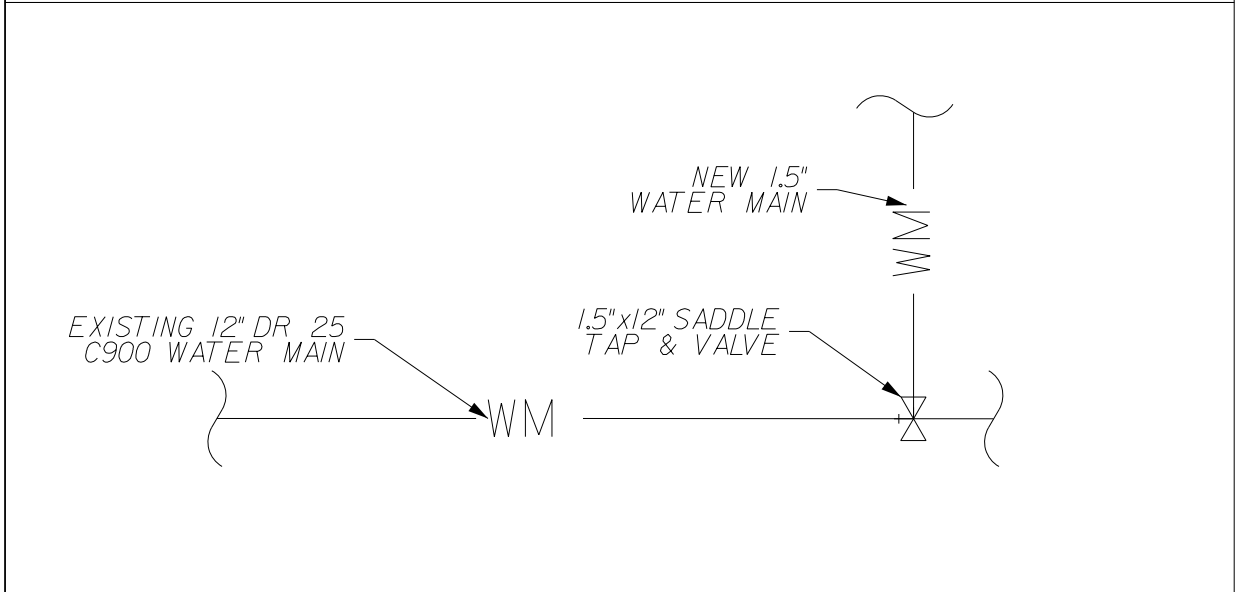
LOT AREA: 6.67 ACRES

ZONING: RECREATION

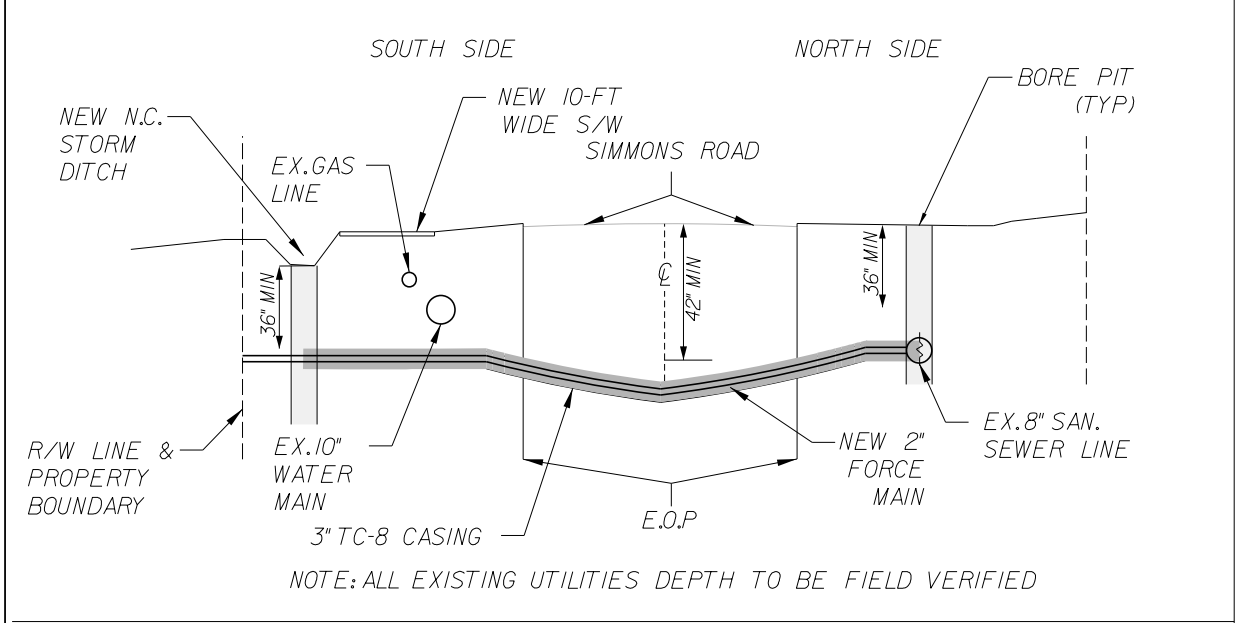
FLUM: RECREATION



WATER CONNECTION AT LOT



WATER CONNECTION AT MAIN



DIRECTIONAL DRILL DETAIL

NOTE: WATER USAGE CALCULATED TO BE 15,20 GAL / DAY

LEGEND:

CONCRETE

GRAVEL

NOTE: ALL UTILITY WORK IN SIMMONS ROAD ROW WILL REQUIRE PERMITTING WITH NASSAU COUNTY

NOTE: DUE TO ONGOING REDEVELOPMENT IN NASSAU COUNTY ROW, LOCATIONS AND DEPTHS OF UTILITIES DEPICTED MAY NOT BE ACCURATE. ALL UTILITIES WITHIN NASSAU COUNTY ROW TO BE FIELD VERIFIED

Diagram showing the site plan with various utility lines and structures. Key features include:

- NEW LIFT STATION
- NEW 4" SAN W/ C/O
- 16' X 16' ADA REST ROOM
- 3/4" POTABLE WATER SERVICE
- 1" POTABLE WATER SERVICE
- 1" TEE
- 1" to 3/4" REDUCER
- 45 DEGREE BEND (TYP)
- 6-FT WIDE CONCRETE SIDEWALK (TYP)
- 20' X 20' PAVILION
- 2" FORCE MAIN SCH. 80 WHITE PVC PIPE
- 2" F.M. C/O
- 1" POTABLE WATER SERVICE
- 15' TO 1" REDUCER
- 1" WATER VALVE
- 1" WATER METER
- 1" B.F.P.
- 1" POTABLE WATER SERVICE
- 1" B.F.P.
- PROPERTY BOUNDARY
- NEW 15' WATER MAIN
- EXISTING 12" DR 25 C900 WATER MAIN
- 15' X 12" SADDLE TAP & VALVE
- NEW 10-FT WIDE S/W SIMMONS ROAD
- NEW N.C. STORM DITCH
- EX. GAS LINE
- EX. 10" WATER MAIN
- 3" TC-8 CASING
- E.D.P.
- NEW 2" FORCE MAIN
- EX. 8" SAN. SEWER LINE
- BORE PIT (TYP)
- EXISTING 12" DR 25 C900 WATER MAIN
- EXISTING 8" GRAVITY SANITARY SEWER TO REMAIN
- EXISTING GAS LINE TO REMAIN
- 15' X 12" SADDLE TAP ON EXISTING 12" WATER MAIN
- DIRECTIONAL DRILL (SEE DETAIL THIS SHEET)
- BORE PIT (TYP)
- 2" ON 8" WET TAP ON EXISTING 8" SANITARY SEWER
- EXISTING 12" DR 25 C900 WATER MAIN
- EXISTING 8" GRAVITY SANITARY SEWER TO REMAIN
- EXISTING GAS LINE TO REMAIN
- 15' X 12" SADDLE TAP ON EXISTING 12" WATER MAIN
- DIRECTIONAL DRILL (SEE DETAIL THIS SHEET)
- BORE PIT (TYP)
- 2" ON 8" WET TAP ON EXISTING 8" SANITARY SEWER
- EXISTING 12" DR 25 C900 WATER MAIN
- EXISTING 8" GRAVITY SANITARY SEWER TO REMAIN
- EXISTING GAS LINE TO REMAIN

Diagram showing the site plan with various utility lines and structures. Key features include:

- 15' X 12" SADDLE TAP ON EXISTING 12" WATER MAIN
- DIRECTIONAL DRILL (SEE DETAIL THIS SHEET)
- BORE PIT (TYP)
- 2" ON 8" WET TAP ON EXISTING 8" SANITARY SEWER
- EXISTING 12" DR 25 C900 WATER MAIN
- EXISTING 8" GRAVITY SANITARY SEWER TO REMAIN
- EXISTING GAS LINE TO REMAIN
- 15' X 12" SADDLE TAP ON EXISTING 12" WATER MAIN
- DIRECTIONAL DRILL (SEE DETAIL THIS SHEET)
- BORE PIT (TYP)
- 2" ON 8" WET TAP ON EXISTING 8" SANITARY SEWER
- EXISTING 12" DR 25 C900 WATER MAIN
- EXISTING 8" GRAVITY SANITARY SEWER TO REMAIN
- EXISTING GAS LINE TO REMAIN

Scale in Feet

0 20 40

Scale: 1" = 10'

Project Mgr: AG

Designed by: AG

Drawn by: LA

QAQC: AGLA

GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NO. 9332

ASA R. GILLETTE, PE
FL PE NO. 56177

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

CITY OF FERNANDINA BEACH

SIMMONS ROAD PARK

UTILITY PLAN

Registered Professional

Sheet No. UT-1

6 of 12

Issue Date 8/21/19

Project No. 19-10-08

BARRIER TO BE PLACED AROUND TREE SHALL BE PLACED AROUND TREE PROTECTION ZONE AND BE CONSISTENT WITH SPECIFICATIONS DEFINED IN CHAPTER 4.05.14 OF THE FERNANDINA BEACH LAND DEVELOPMENT CODE.

TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AND 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE

2" x 2" x 4' WOODEN POSTS - 8' O.C.
WITH A 2" x 4" TOP RAILING AND 3" WIDE
TEMPORARY MESH WIRE, CHAIN-LINK, OR
SIMILAR BARRIER ATTACHED TO POSTS.

MIN. 5' HIGH

NOT TO SCALE

PRELIMINARY

NO PARKING OF HEAVY EQUIPMENT OR VEHICLES; STOCKPIILING OF MATERIALS; DEPOSITION OF SOIL, SEDIMENT, OR MULCH; GRADING OR GRUBBING; EXCAVATION OR TRENCHING; CONSTRUCTION MATERIALS , DUMPING, BURIAL OR BURNING OF DEBRIS WITHIN THE ENTIRE CONSTRUCTION SITE; DUMPING PETROCHEMICALS, CHEMICALS, WASTEWATER, OR OTHER CONSTRUCTION WASTE, ALL HAZARDOUS MATERIALS TO BE STORED AT A MAXIMUM DISTANCES FROM ANY TREE PROTECTION ZONE

REQUIRED TREE PROTECTION BARRICADES MUST BE INSPECTED BY THE CERTIFYING ARBORIST PRIOR TO ANY CONSTRUCT ACTIVITIES, AND REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR BUILDING/CLEARING PERMIT REVOCATION AS PROVIDED BY COUNTY ORDINANCE.

UNTIL PLAYGROUND DESIGN IS FINALIZED

			Stem	
	<u>Code</u>	<u>Species</u>	<u>Count</u>	<u>Dbh (in)</u>
	O	Oak	528	3,855
	P	Pine	90	1,276
	BAY	Red Bay	2	13
	MPL	Red Maple	9	80
	MAG	Magnolia	3	20
	HLY	Holly	1	9
	HB	Hackberry	1	8
			634	5,131

 TREE TO BE REMOVED
 TREE PROTECTION BARRIER
 CRITICAL ROOT ZONE

10		
9		
8		
7		
6		
5		
4		
3		
2	LA	01/15/20
1		
0	LA	02/5/19
	O	8/21/19
No.	By	Date

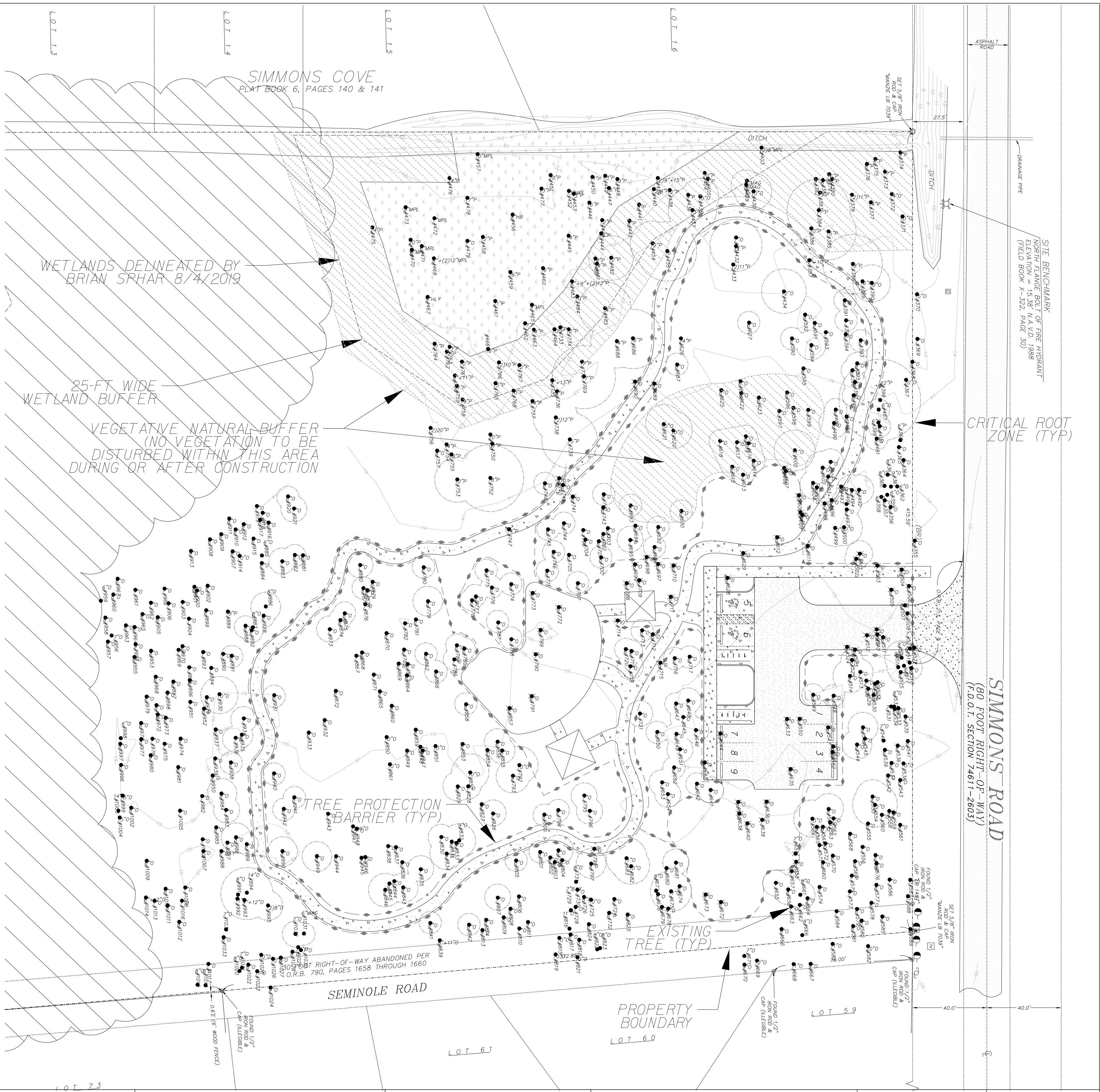
QA/QC: AGL

TREE ID	SPECIES	DBH	REMOVED (Y OR N)	DBH REMOVED
387 A	P	7	Y	7
387 B	P	10	Y	10
493	O	6	Y	6
496	O	6	Y	6
498	O	9	Y	9
503	O	7	Y	7
504	O	8	Y	8
505	O	6	Y	6
506	O	6	Y	6
507	O	6	Y	6
508	O	7	Y	7
509	O	7	Y	7
510	O	8	Y	8
511	O	6	Y	6
512	O	7	Y	7
519	O	6	Y	6
520	O	9	Y	9
521	O	7	Y	7
522	O	6	Y	6
523	O	6	Y	6
524	O	6	Y	6
547	O	6	Y	6
550	O	6	Y	6
551	O	6	Y	6
552	O	6	Y	6
606	O	9	Y	9
607	O	6	Y	6
608	O	6	Y	6
609	O	8	Y	8
610	O	6	Y	6
611	O	6	Y	6
612	O	6	Y	6
628	O	6	Y	6
629	O	6	Y	6
630	O	6	Y	6
633	O	6	Y	6
635	O	6	Y	6
636	O	6	Y	6
637	O	6	Y	6
638	O	6	Y	6
639	O	7	Y	7
640	O	6	Y	6
643	O	6	Y	6
644	O	6	Y	6
672	O	6	Y	6
673	O	6	Y	6
687	O	6	Y	6
690	O	9	Y	9
697	O	6	Y	6
698	O	6	Y	6
699	O	6	Y	6
708	O	6	Y	6
709	O	6	Y	6
711	O	6	Y	6
714	O	7	Y	7
740	O	6	Y	6
741	O	8	Y	8
747	P	14	Y	14
749	O	6	Y	6
772	O	6	Y	6
773	O	6	Y	6
789	O	6	Y	6
790	O	7	Y	7
791	O	6	Y	6
798	O	7	Y	7
857	O	6	Y	6
857	O	7	Y	7
658	O	8	Y	8
659	O	7	Y	7
710	O	6	Y	6
501	O	7	Y	7
502	O	6	Y	6

Removed	480	
Preserved (credits)		4,651
Required DBH Replacement (25% Removed)	120	
Difference (Replacement - Preserved)	-4,531	
New planted trees (2.5" per Tree)	30	
Total on Site w/ New Plantings	4,681	

ASA R GILLETTE, PE
FL PE NO.56177

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"



TREE PROTECTION PLAN

Registered Professional

GENERAL NOTES:

PIN: 00-00-30-044A-0022-0000

ZONING: RECREATION

DEVELOPMENT SIZE: 1.82 ACRES

MINIMUM LANDSCAPED AREA: 20% DEVELOPMENT AREA
 $0.20 \times 1.82 \text{ ACRES} = 0.36 \text{ ACRES} = 15,856 \text{ SF}$

MINIMUM SHADE TREE REQUIREMENTS: 1 ST / 1,500 SF
 $15,856 \text{ SF} \times (1 \text{ ST} / 1,500 \text{ SF}) = 11 \text{ ST}$

ALL SHADE TREE PLANTING REQUIREMENTS SATISFIED
THROUGH TREE PRESERVATION:
3,274" PRESERVED DBH
2.5" / NEW TREE PLANTING
 $3,274 / 2.5 = 1310 \text{ TREE CREDITS}$

INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS:
10% VEHICULAR USE AREA
 $0.10 \times 6,708 \text{ SF} = 671 \text{ SF} (1,447 \text{ SF SHOWN})$
1 SHADE TREE / 400 SF REQUIRED AREA = $671 \text{ SF} \times (1 \text{ ST} / 400 \text{ SF}) = 2 \text{ SHADE TREES REQUIRED (7 SHADE TREES SHOWN)}$

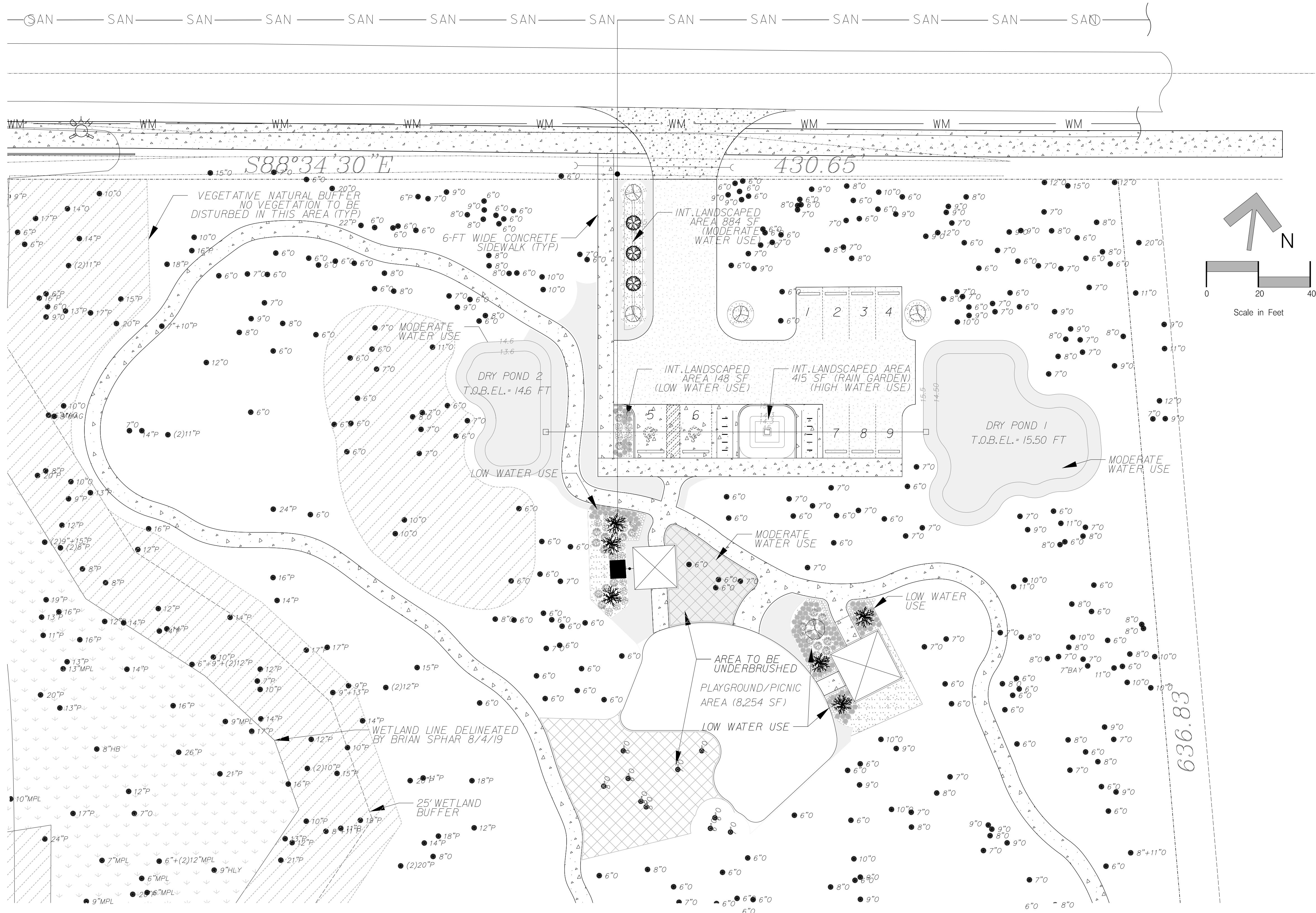
NOTE: ALL GRASS AREAS ARE MODERATE WATER USE ZONES

INTERVAL PLANTING PLANT/MATERIAL SCHEDULE				
QUANTITY	KEY	SPECIES	SIZE/REMARKS	
100	TD	TRIPSACUM DACTYLOIDES	1 GA.	
		POA FASCICULATA GRASS	24"x24" SPACING	
100	RL	RUDOECKIA LACINATA	LP50	
		CUTLEAF CONEFLOWER	12"x12" SPACING	
3B	EY	ERYNGIUM YUCCAOLIMUM	LP50	
		RATTLESNAKE MASTER	12"x12" SPACING	
7	VO	VIBURNUM OBOVATUM	MIN 18" HT.,15" WD.	
		WALTER'S VIBURNUM		
26	CA	CALIFORNIA AMERICAN	MIN 18" HT.,15" WD.	
		AMERICAN BURNINGBERRY		
3	AR	ACER RUBRUM	MIN 18" HT.,15" WD.	
		RED MAPLE 'SUMMER RED'		
4	CC	CERCIS CANADENSIS	8' MIN HT.	
		EASTERN REDBUD	6' COMBINED CAL.	
5	QV	QUERCUS VIRGINIANA	8' MIN HT.,2.5" CAL.	
		LIVE OAK		
7.8B1 SF	PN	PERICLIMEN NOTATUM 'PENSACOLA'	SEEDED 1/2" DEEP	
		BAHIA GRASS 'PENSACOLA'	RATES 50 LBS/AERE	
2,354 SF	MULCH	LONGLEAF PINE STRAW	2-3" DEEP	
			APPROX. 56 BALE	

CONCRETE

GRAVEL

Scale: 1" = 20'	
Project Mgr: AG	GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034
Designed by: AG	CERTIFICATE OF AUTHORIZATION NO.9332
Drawn by: LA	ASA R GILLETTE, PE FL PE NO.56177
QA/QC: AGLA	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"





G&A
Gillette & Associates, Inc.

CITY OF FERNANDINA
BEACH

SIMMONS ROAD PARK

MISCELLANEOUS DETAILS

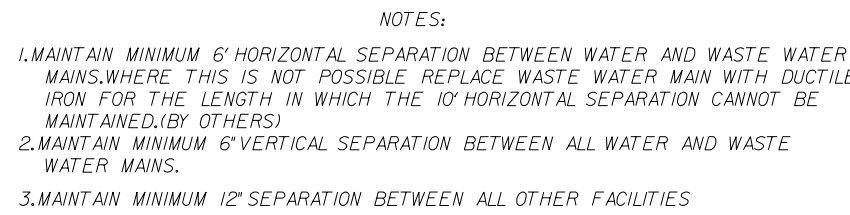
Registered Professional

Sheet No.
DT-1

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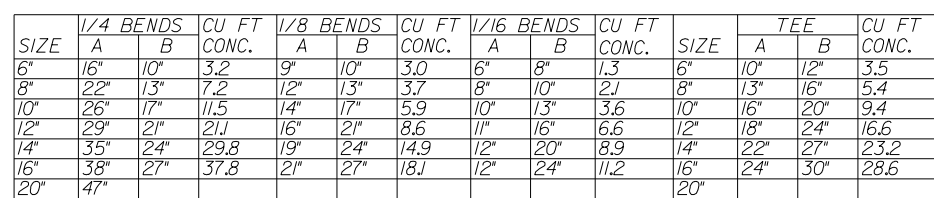
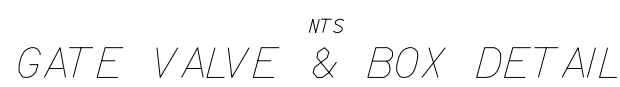
Issue Date
8/21/19

Project No.
19-10-08



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



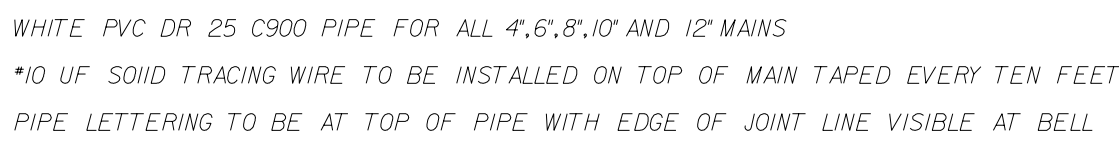
NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL.
(A-1 THROUGH A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL
REQUIRE LARGER THRUST BLOCKS.

N.T.S.

THRUST BLOCKS FOR BENDS & TEE'S

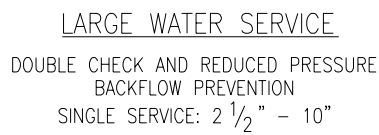
MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

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)



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.



10			
9			
8			
7			
6			
5			
4			
3			
2	LA	01/15/20	REVISED PER COFB TRC COMMENTS
1	LA	12-5-19	TRC RESUBMITTAL REVISED SITE PLAN
0	LA	8/21/19	TRC SUBMITTAL
	No	By	Date
			REVISION

Scale: NONE

Project Mgr: AG

Designed by: AG

Drawn by: LA

QA/QC: AG/LA

GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NO.9332

ASA R GILLETTE, PE
FL PE NO.56177

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CITY OF FERNANDINA
BEACH

SIMMONS ROAD PARK

WATER DETAILS

Sheet No.

DT-2

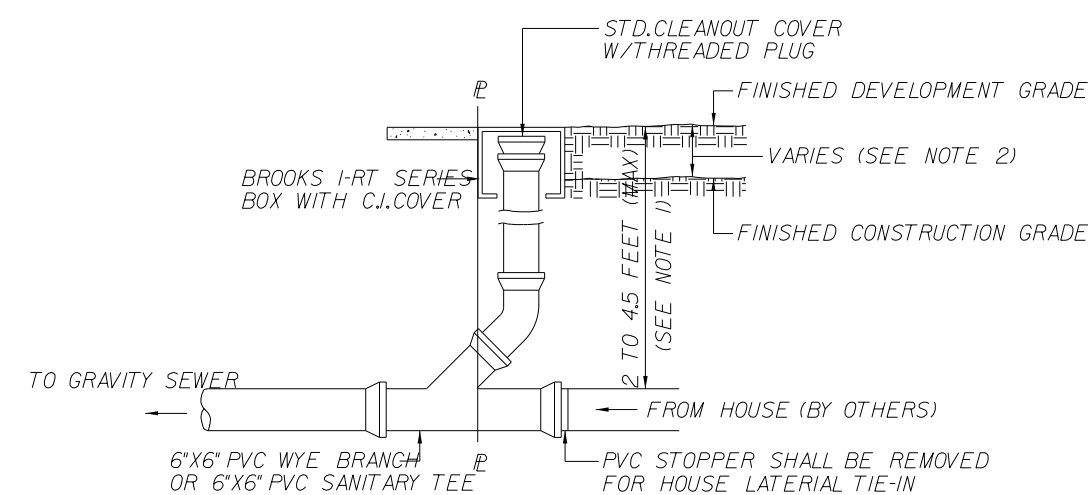
11 of 12

Issue Date

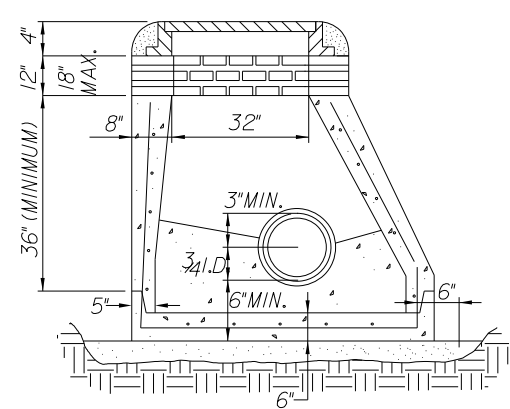
8/21/19

Project No.

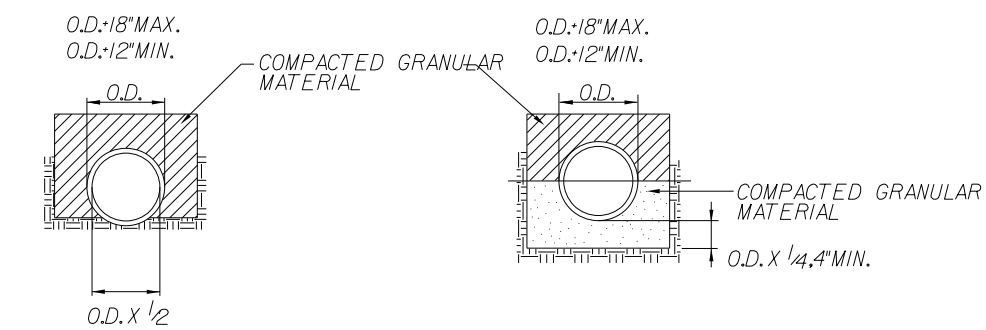
Registered Professional



- 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

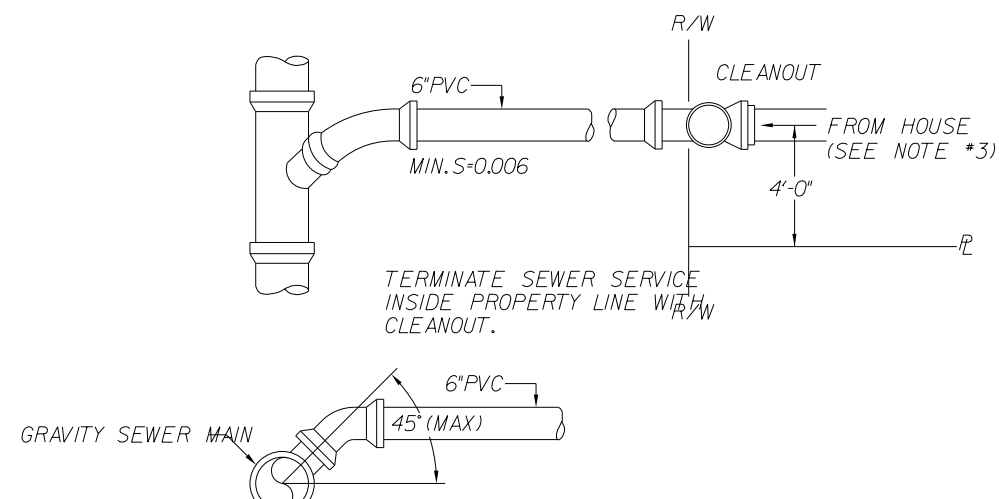


<u>TYPE I</u>	<u>TYPE II</u>
SHAPED BOTTOM W/TAMPED	COMPACTED GRANULAR BEDDING

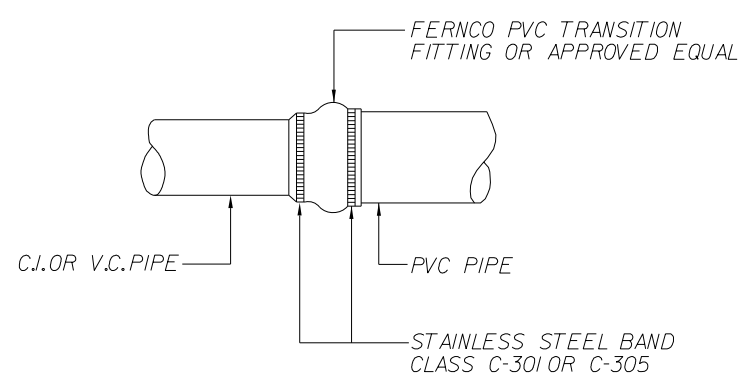
CLASS "B"

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 10" X 10" 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 AND STRAIN, INC. OF CHICAGO, ILLINOIS.
4. AN INVERT PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 16 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED 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/A21.50 AND ANSI/AWWA C105/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/A21.51 D14.8.
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.

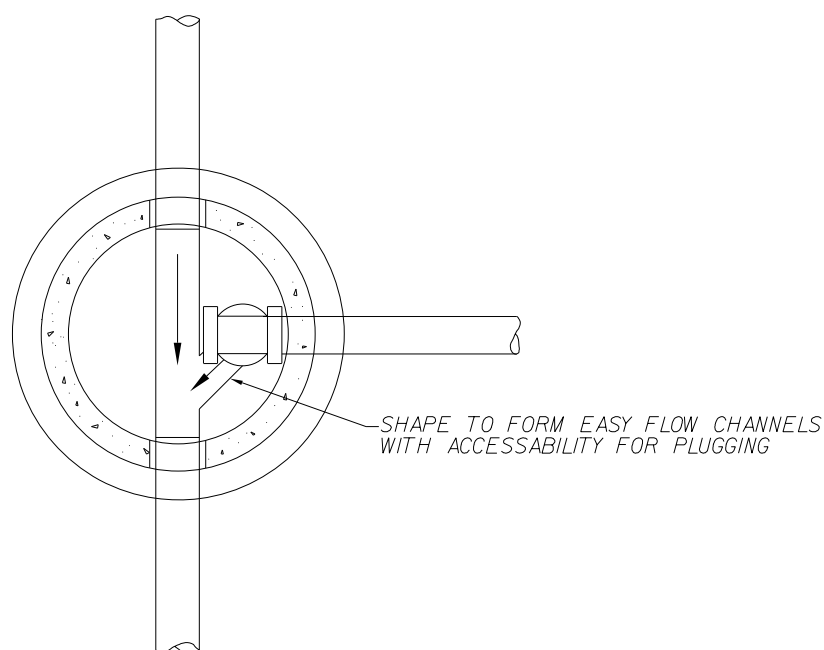
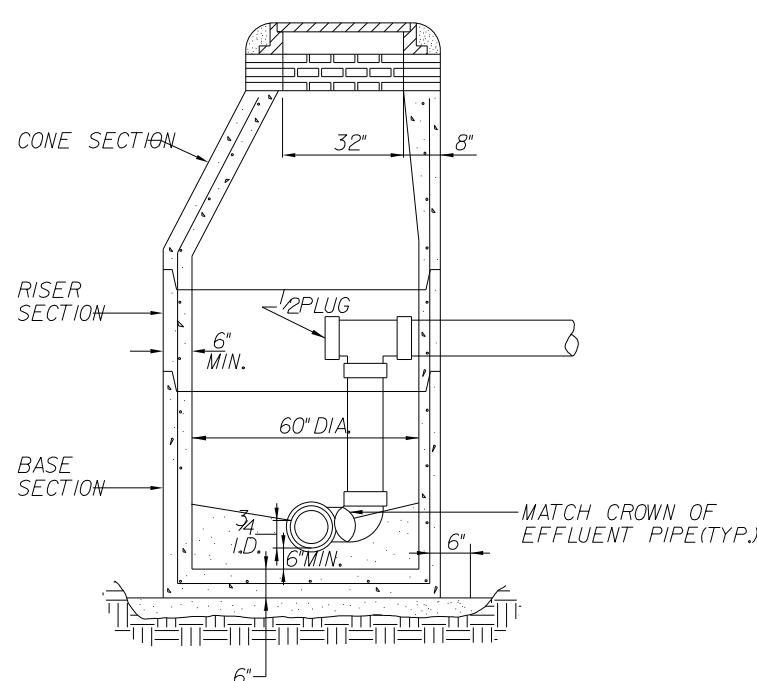
CLEANOUT



- 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.

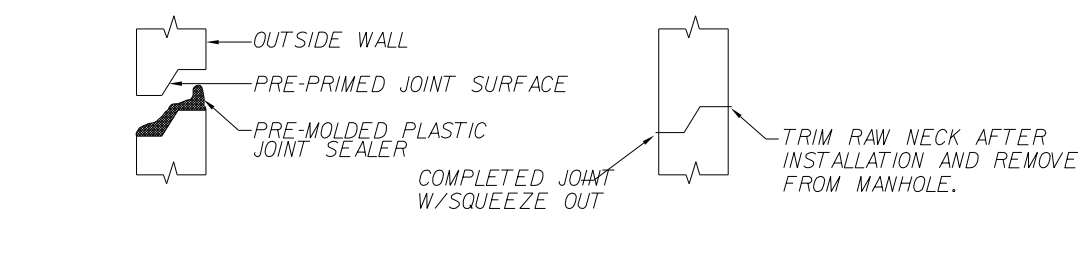


C.I.T.O PVC COUPLING ADAPTER

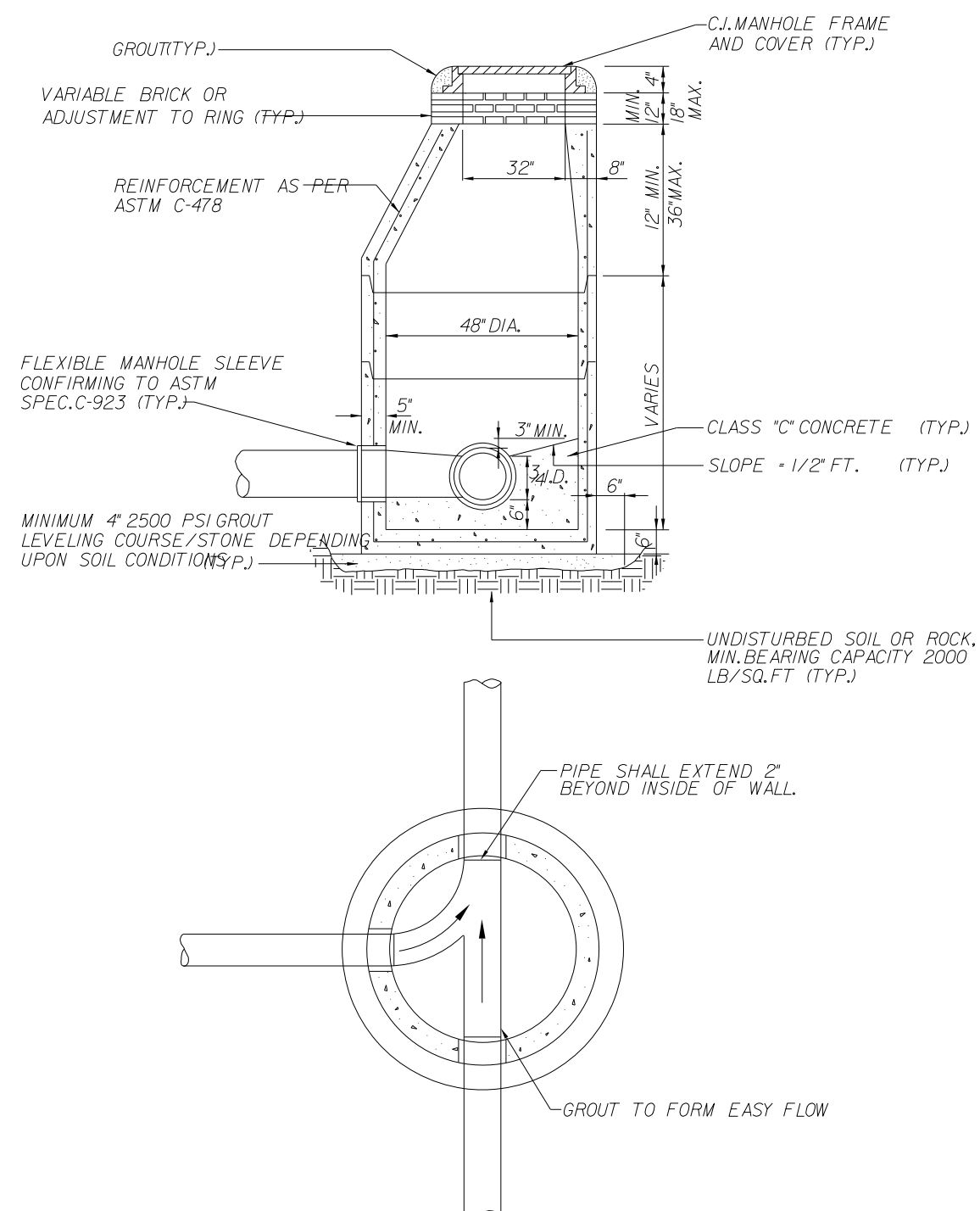


INSIDE PVC DROP CONNECTION TO MANHOLE

TYPE "B" MANHOLE

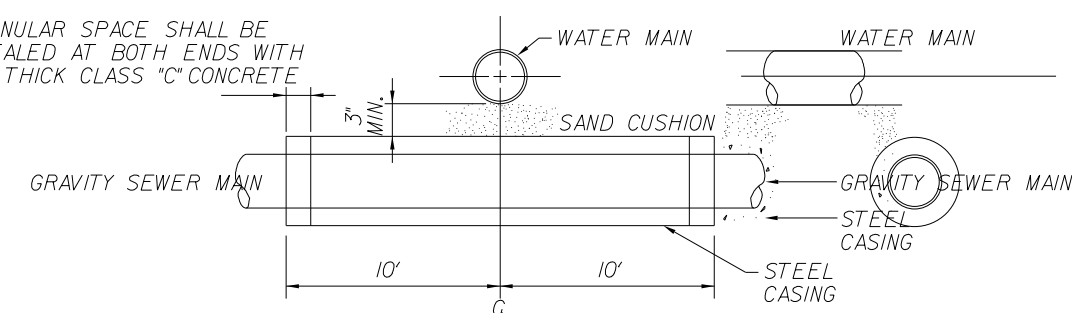


MANHOLE JOINT



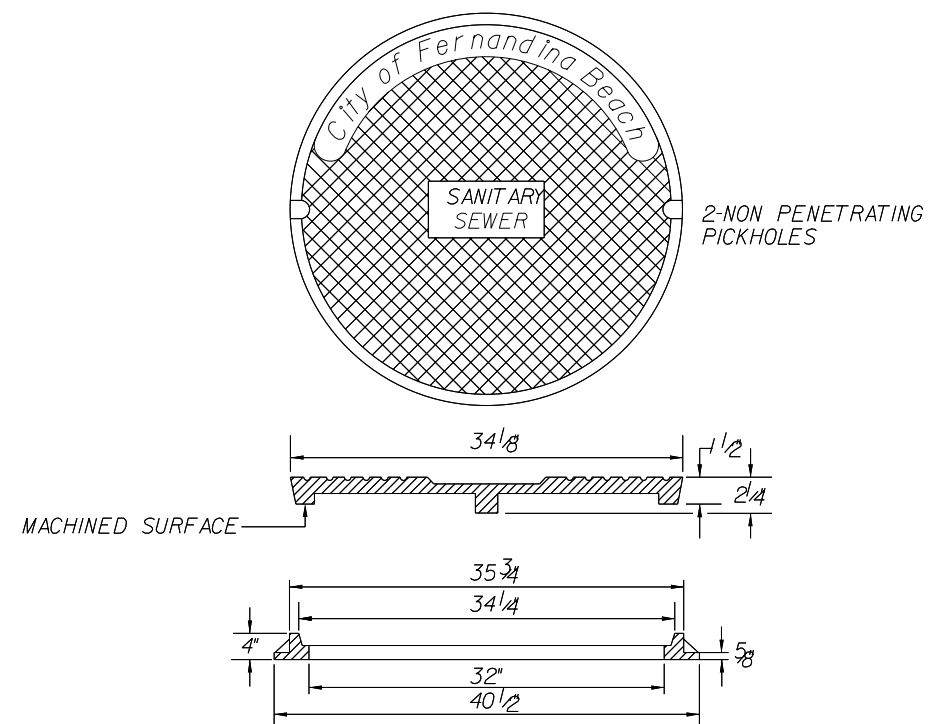
STANDARD PRECAST SANITARY MANHOLE

TYPE "A" 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

MANHOLE COVER

10				Scale:	
9				Project Mgr:	AG
8				Designed by:	AG
7				Drawn by:	LA
6				QA/QC:	AGLA
5					
4					
3					
2	LA	01/15/20	REVISED PER COFB TRC COMMENTS		
1	LA	12-5-19	TRC RESUBMITTAL REVISED SITE PLAN		
	LA	8/21/19	TRC SUBMITTAL		
	No.	By	Date		
			REVISION		



CITY OF FERNANDINA
BEACH

SIMMONS ROAD PARK

SEWER DETAILS

Registered Professional

Sheet No.
DT-3

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Issue Date
8/21/19

Project No.
19-10-08

CONTRACT DRAWINGS FOR:

GILTZ & ASSOCIATES, INC. BOX HANGAR PROJECT

AIRPORT ROAD
FERNANDINA BEACH MUNICIPAL AIRPORT
CITY OF FERNANDINA BEACH, FLORIDA

- **THREE UNIT BOX HANGAR BUILDING**

December, 2019

⚠️ RESUBMITTAL SET / REVISIONS - JANUARY 15, 2020

PASSERO ASSOCIATES
PROJECT NUMBER 20182651.0003

City of Fernandina Beach
Fernandina Beach Municipal Airport
700 Airport Road
Fernandina Beach, Florida 32034

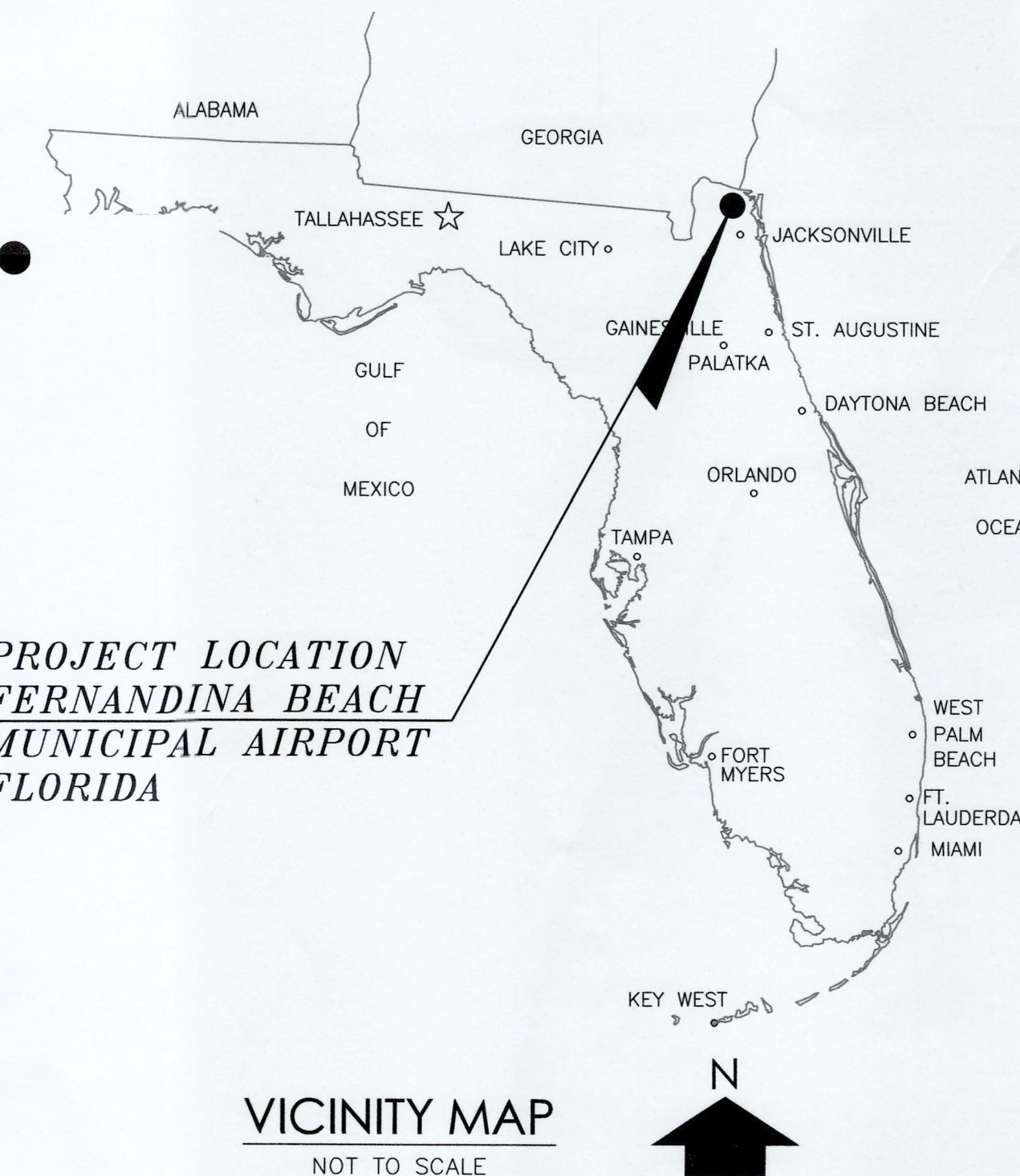
INDEX OF TRC DRAWINGS:

COV	-	COVER SHEET
C-100	-	SITE DETAILS
⚠️ C-100A	-	SITE DETAILS
C-101	-	PROPOSED SITE PLAN
C-102	-	DRAINAGE & EROSION CONTROL PLAN
C-103	-	UTILITY SITE PLAN
⚠️ C-104	-	WATER SPECIFICATIONS
A-200	-	BUILDING ELEVATIONS

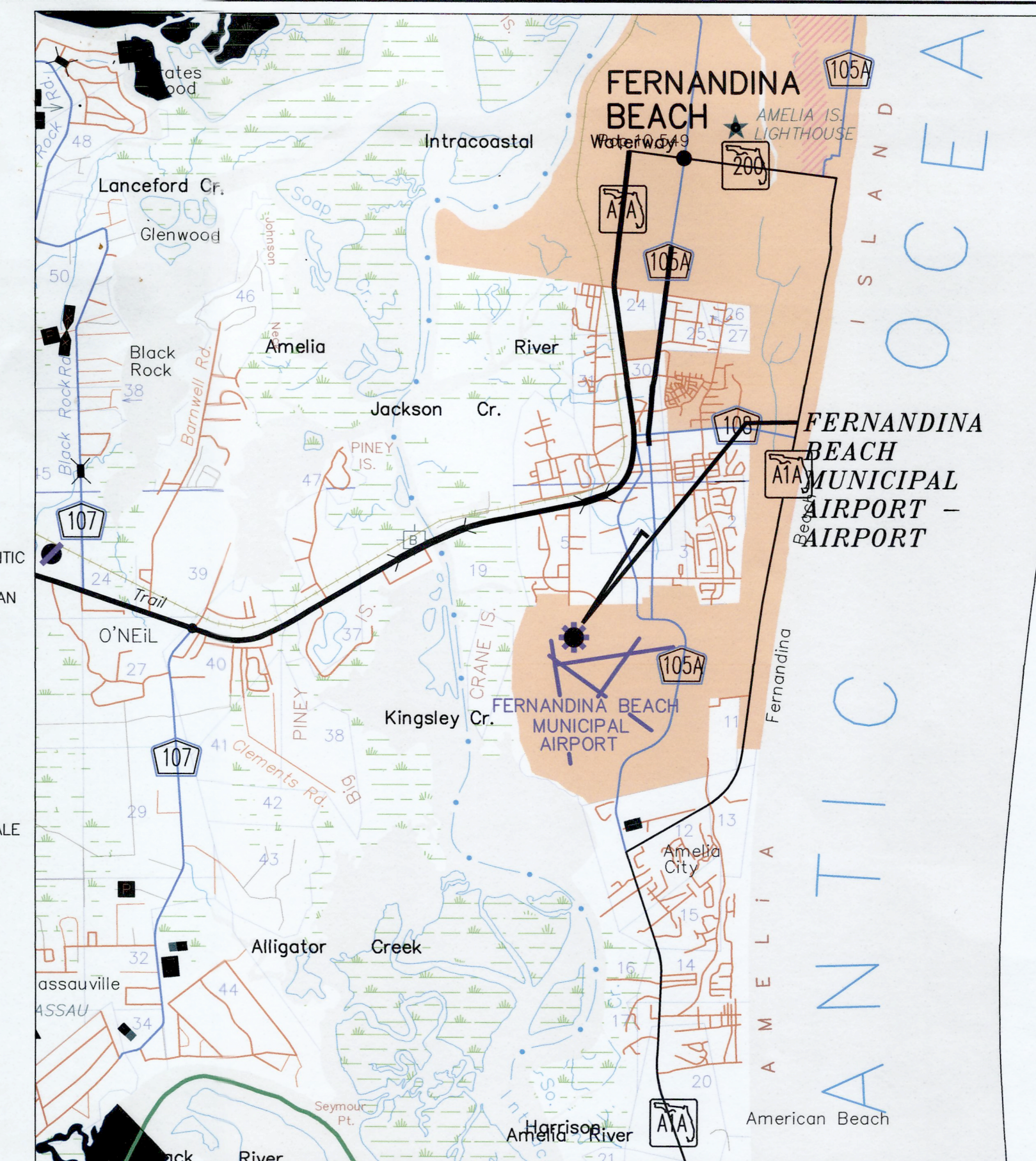
TRC REVIEW SET APPROVAL

APPROVED BY: _____ DATE: _____

PROJECT LOCATION
FERNANDINA BEACH
MUNICIPAL AIRPORT
FLORIDA

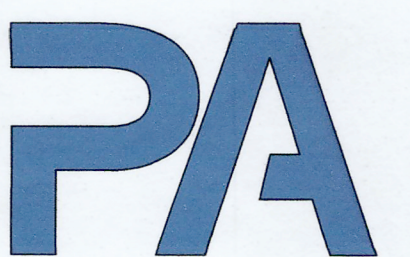


VICINITY MAP
NOT TO SCALE



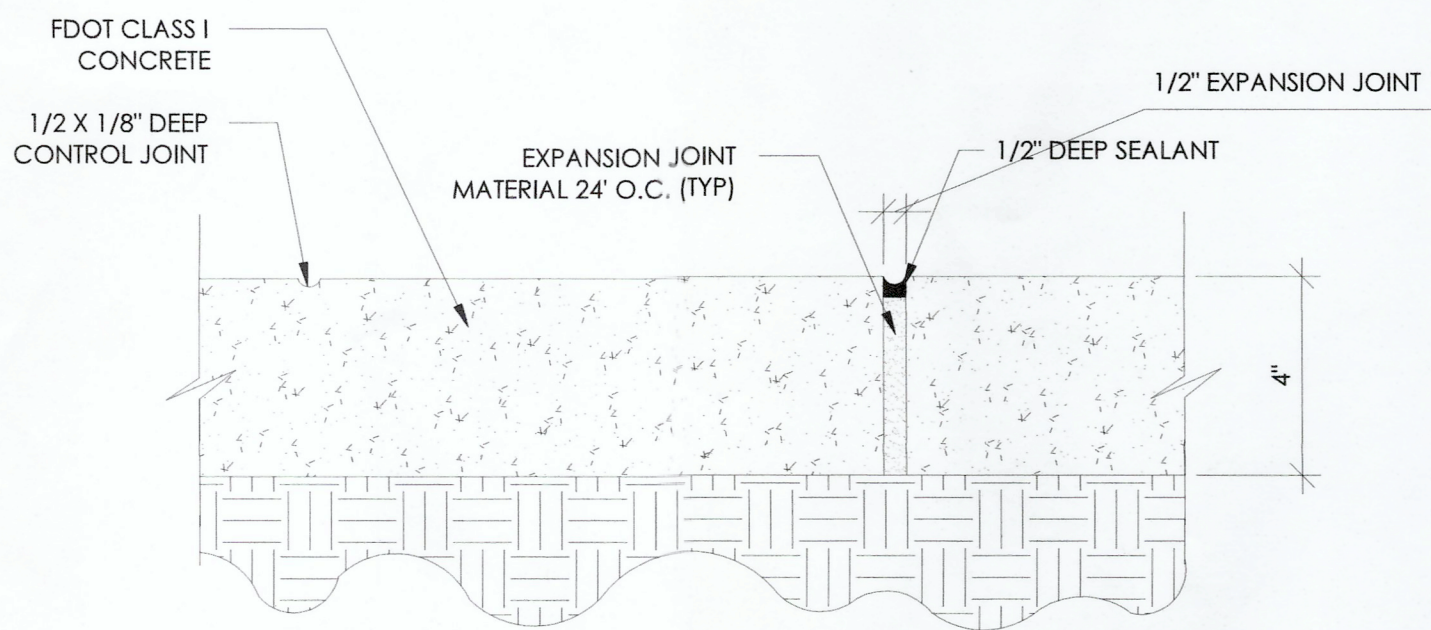
LOCATION MAP
NOT TO SCALE

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization # 3428
Engineering • Architecture
www.passero.com



GILTZ & ASSOCIATES, INC.
4835 MUNSON STREET, NW
CANTON, OH 44718
(330) 494-6688

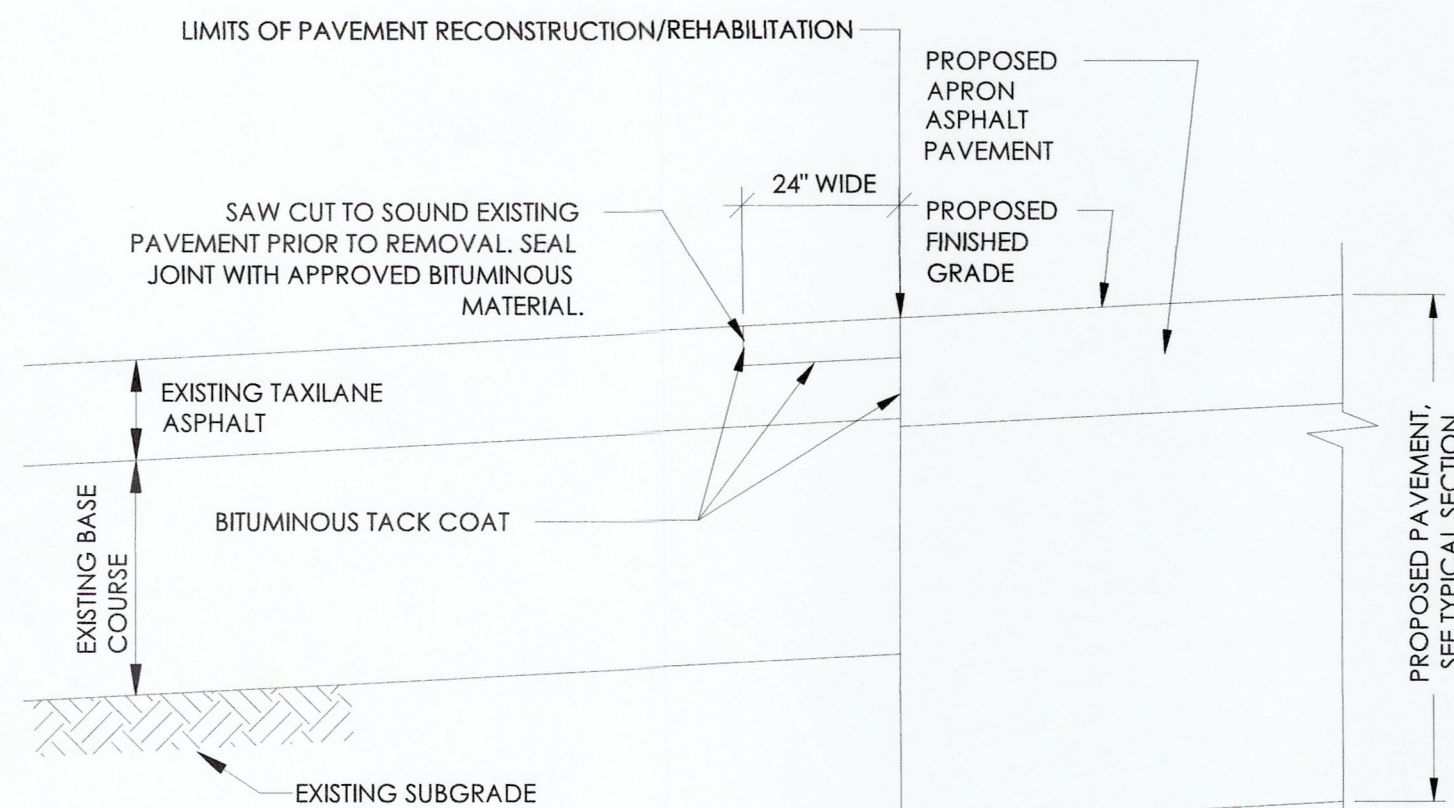
TRC REVIEW SET



- NOTE:
1. CONCRETE SIDEWALK SHALL MEET THE REQUIREMENTS OF FDOT INDEX 310, UNLESS OTHERWISE SPECIFIED.
 2. SAWING OF THE PROPOSED CONTROL JOINTS SHALL BE ACCOMPLISHED WITHIN 12 HRS. OF CONCRETE POUR: 5'-0\"/>

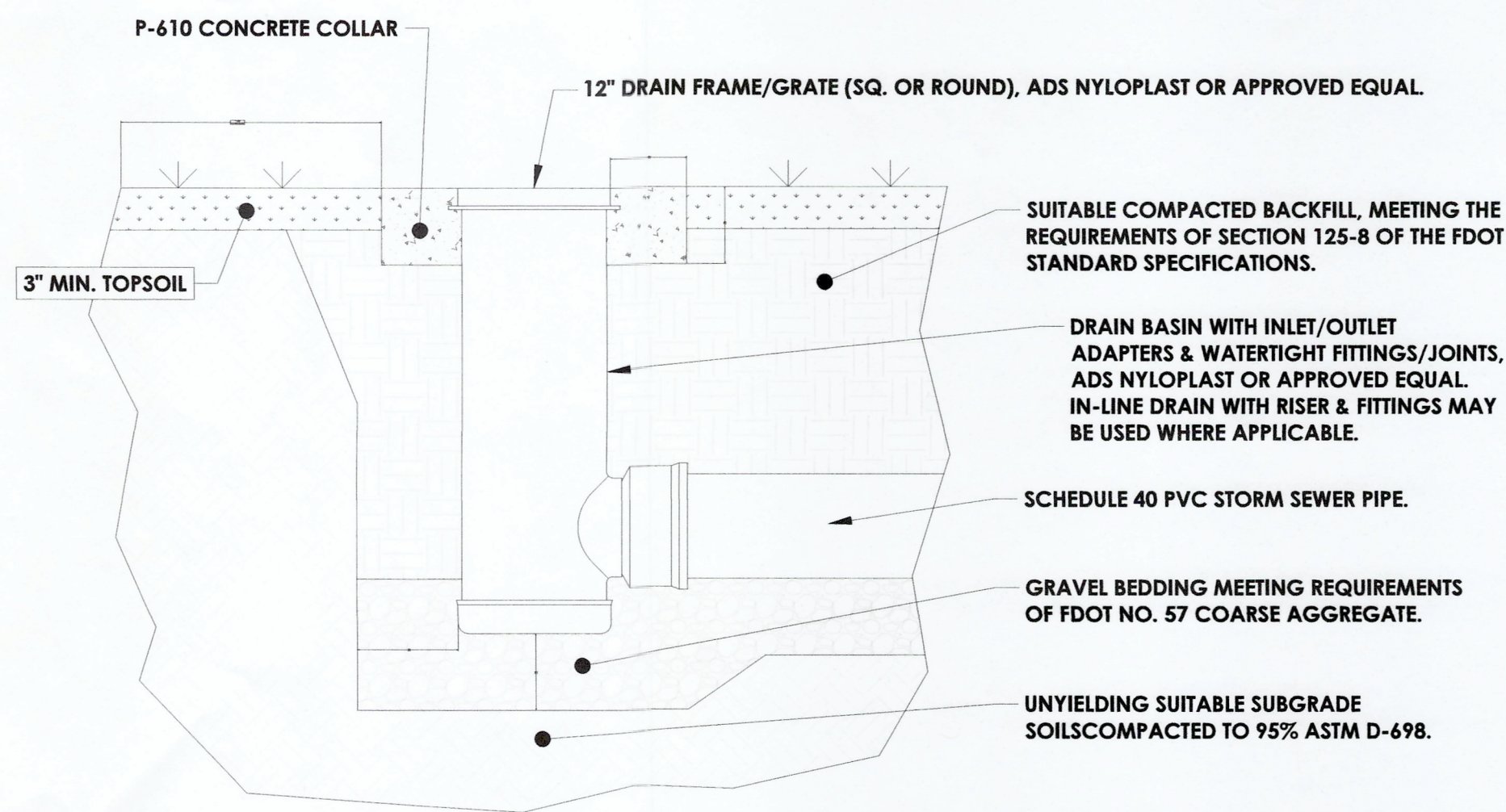
CONCRETE SIDEWALK

N.T.S.



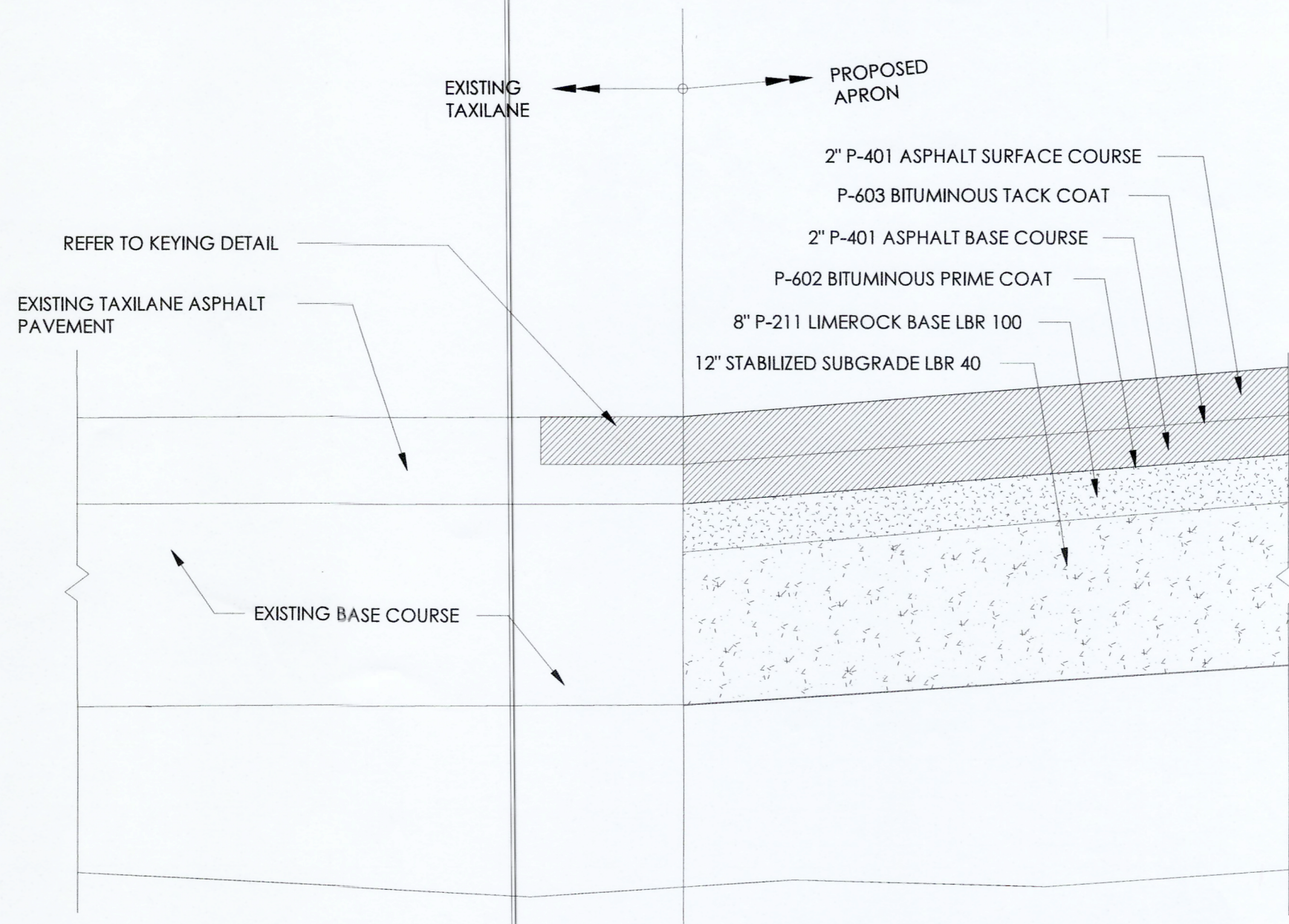
KEYING DETAIL AT LIMITS OF APRON PAVEMENT

N.T.S.



TYPICAL YARD DRAIN DETAIL

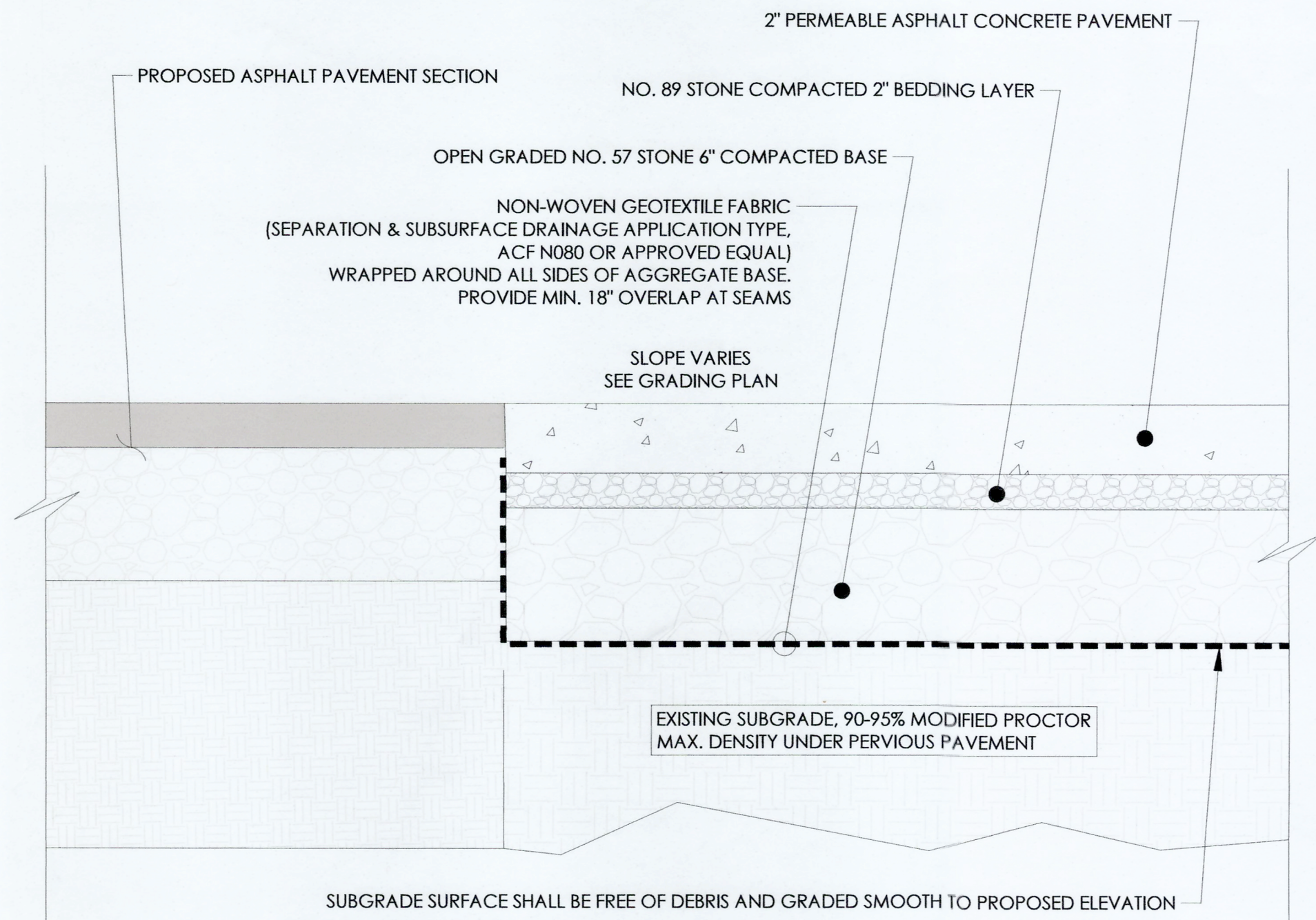
N.T.S.



- NOTES:
1. THE AREA UNDER THE NEW PAVEMENT SHALL BE COMPRISED OF 8\"/>
 2. THE EXCAVATION FOR THE NEW PAVEMENT AREA IS AS DISCUSSED IN GEOTECHNICAL REPORT.

PROPOSED PAVEMENT SECTION AT EXISTING APRON

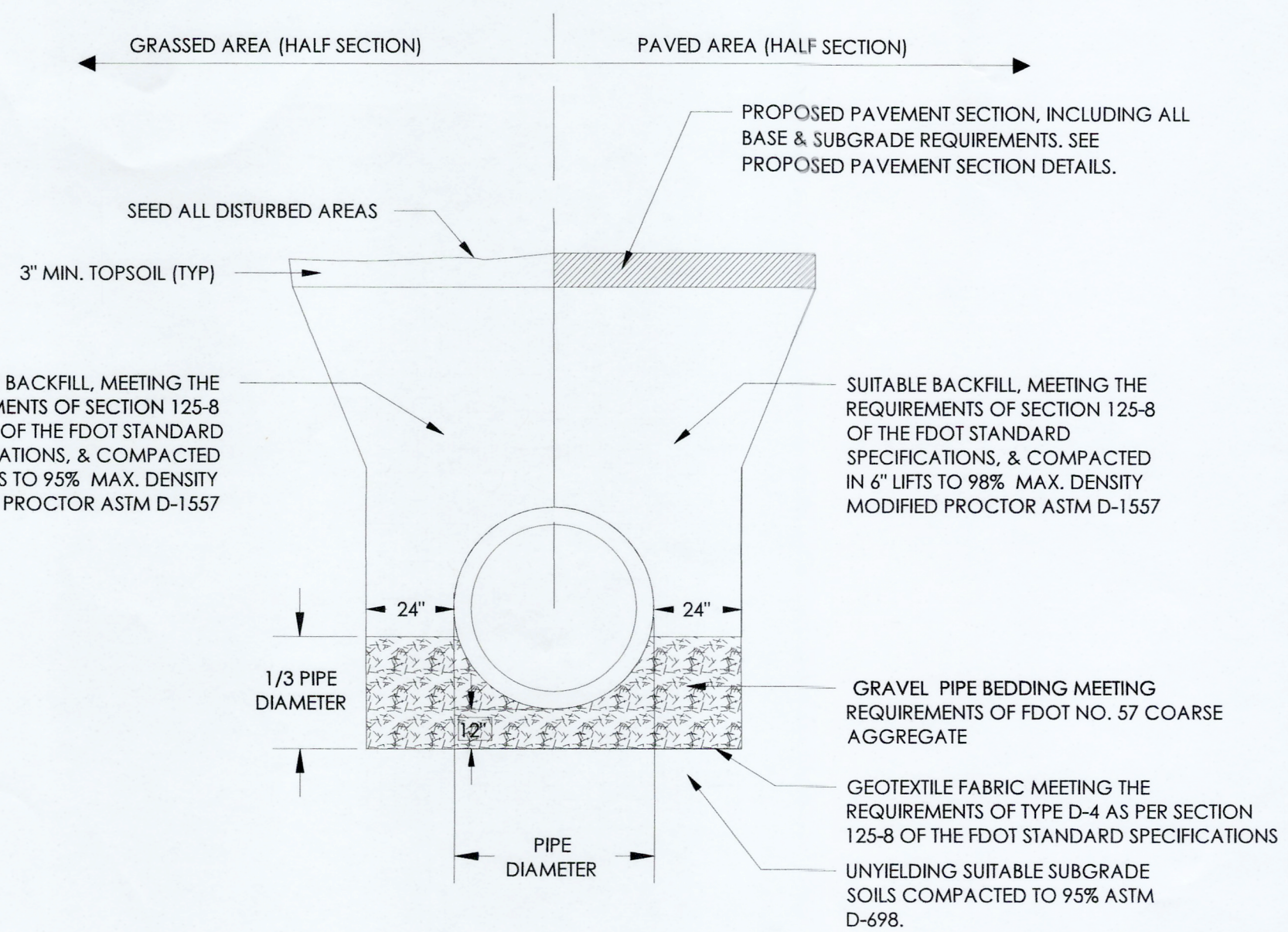
N.T.S.



- NOTE:
1. INSTALLATION OF PERVIOUS PAVEMENT ABUTTING PROPOSED SIDEWALK IS SIMILAR TO INSTALLATION ABUTTING PROPOSED ASPHALT PAVEMENT AS SHOWN IN THIS DETAIL.
 2. MATERIALS SHALL BE APPROVED THROUGH THE SHOP DRAWING REVIEW PROCESS.
 3. INSTALLATION OF GEOTEXTILE SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.

PROPOSED PERVIOUS PAVEMENT SECTION

N.T.S.

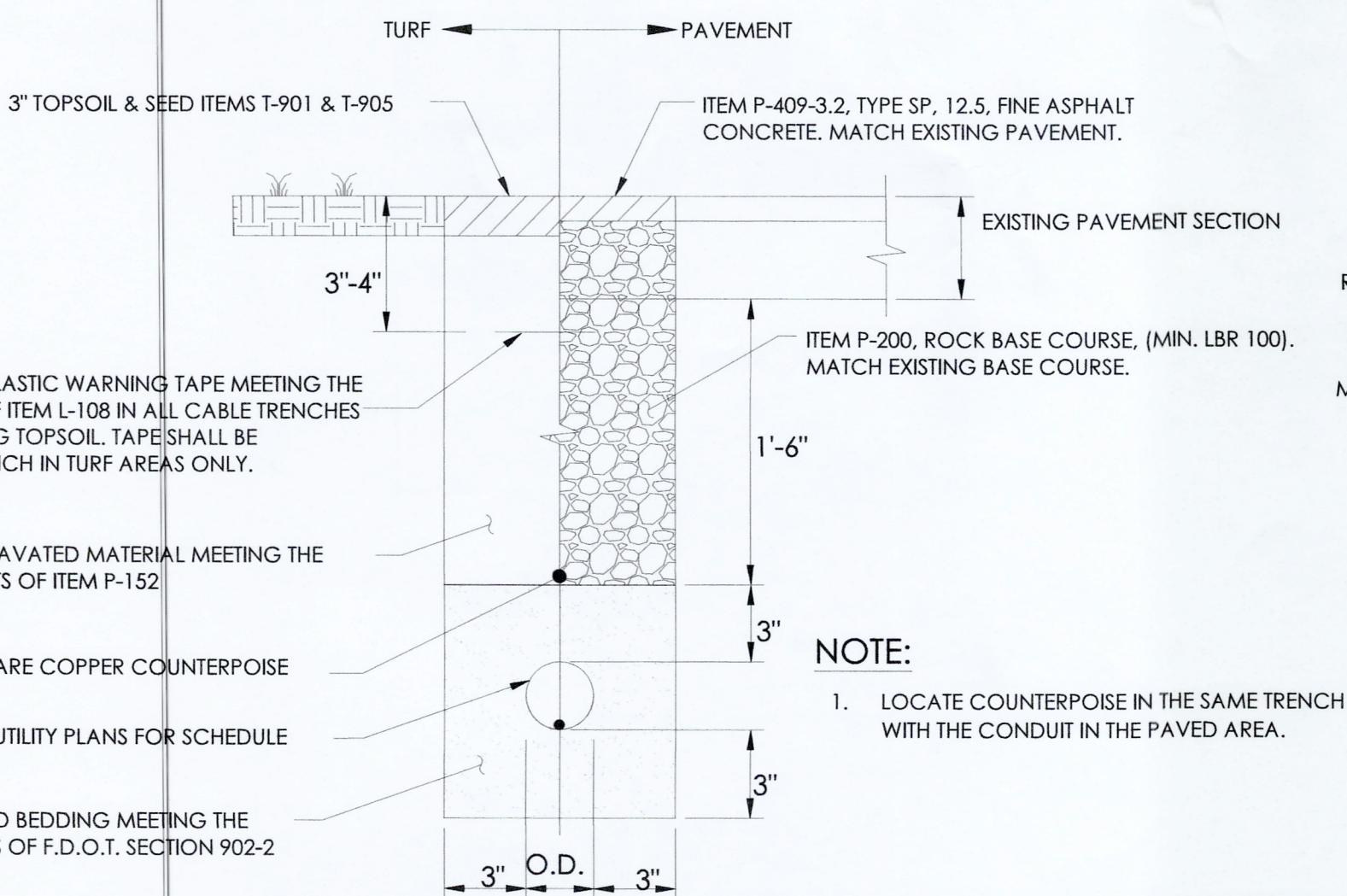


TYPICAL DRAINAGE PIPE INSTALLATION

N.T.S.

GENERAL NOTES FOR DRAINAGE STRUCTURE & PIPE INSTALLATION:

1. IF UNSUITABLE OR UNYIELDING MATERIAL IS ENCOUNTERED AT PROPOSED DEPTH OF BOTTOM OF PIPE OR STRUCTURE, THEN THE MATERIAL SHALL BE UNDERCUT IN ACCORDANCE WITH PIP EXCAVATION REQUIREMENTS ITEM D-701.
2. DEWATER EXCAVATED TRENCH AS REQUIRED TO ALLOW FOR PROPER COMPACTION OF SOIL MATERIALS AND PROPER PLACEMENT OF PIPES AND STRUCTURES.
3. PIPE BED SHALL BE SHAPED TO FIT THE PIPE AND SHALL HAVE RECESSES SHAPED TO RECEIVE THE BELL AND SPIGOT PIPE, IF APPLICABLE.



TYPICAL CONDUIT INSTALLATION DETAIL

N.T.S.

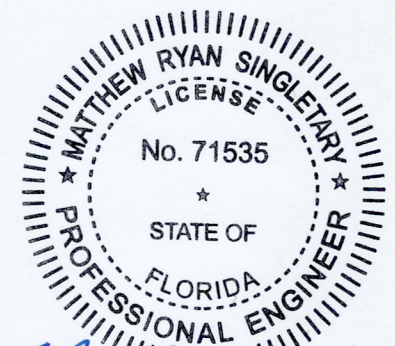
SITE DETAILS

1

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TRC REVIEW

Stamp:



Client:
Giltz & Associates
4835 Munson St. NW
Canton, OH 44718

Owner:

City of Fernandina Beach



204 Ash Street
Fernandina Beach, FL 32034

Passero Associates

4730 Casa Cole Way, Suite 208
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Principal-In-Charge
Project Manager
Project Architect

Andrew Holsako, C.M.
Matt Singletary, P.E.
Chris Nordone, R.A.

No.	Date	By	Description

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SITE DETAILS

THREE UNIT BOX HANGAR BUILDING

Fernandina Beach Municipal
Airport

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.:

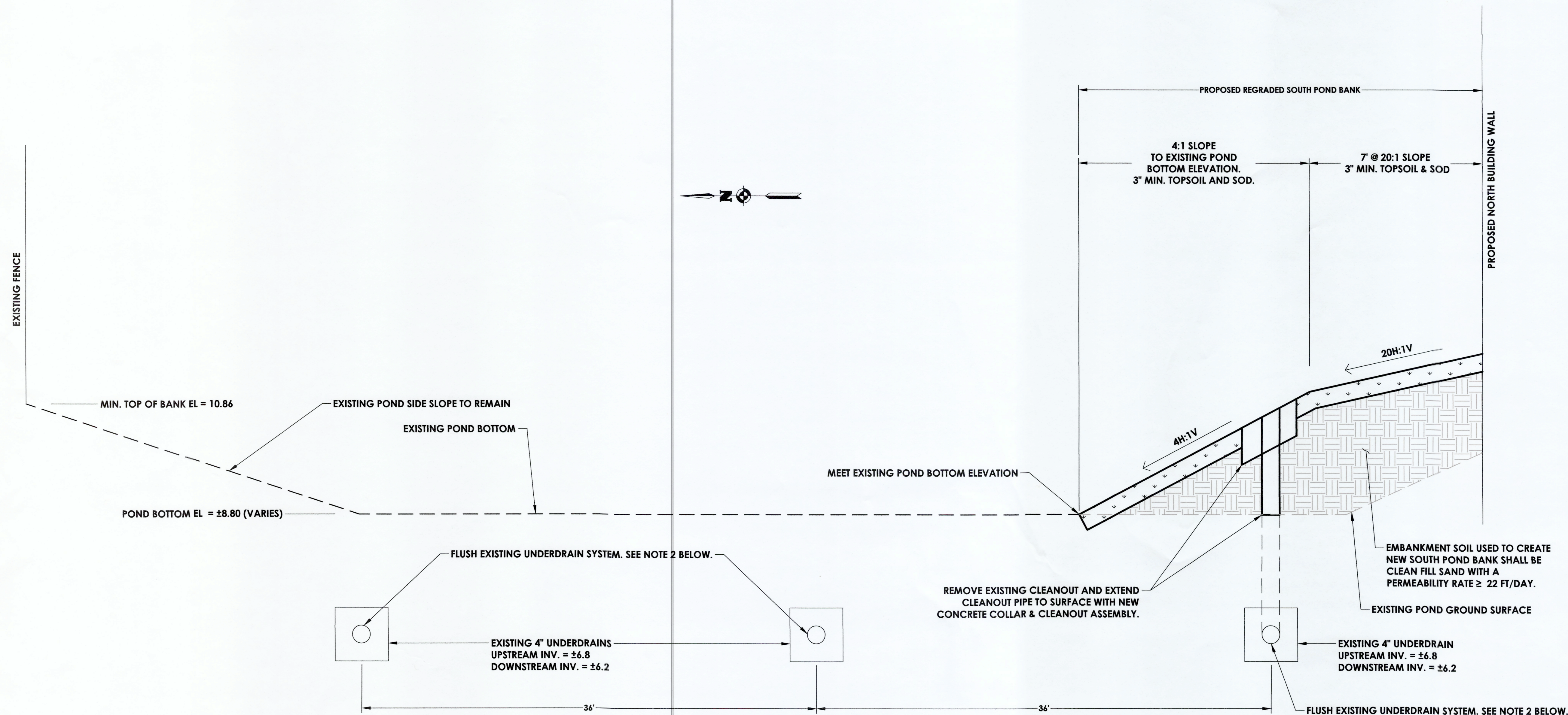
20182651.0003

Drawing No.:

C-100

Date:

January, 2020



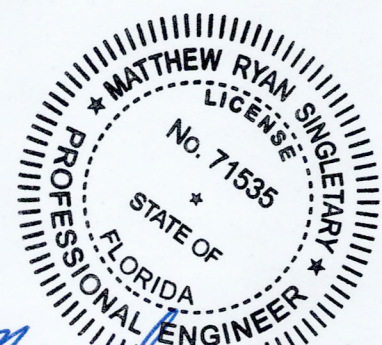
- POND MODIFICATION AND UNDERDRAIN SYSTEM NOTES:**
1. THE EXISTING CLEANOUT WITHIN THE SOUTH POND BANK SHALL BE EXTENDED TO THE SURFACE AND RESET WITH A NEW CONCRETE COLLAR.
 2. THE EXISTING UNDERDRAIN SYSTEM SHALL BE CLEANED OUT BY THE CONTRACTOR USING A VACUUM PUMP OR WATER JET SPRAY TO CLEAR THE UNDERDRAIN PIPES OF ANY ACCUMULATED DIRT/DEBRIS.
 3. SOIL USED TO CREATE NEW SOUTH POND BANK SHALL BE CLEAN FILL SAND WITH A PERMEABILITY RATE $\geq$ 22 FEET/DAY.

TYPICAL POND CROSS SECTION VIEW DETAIL (LOOKING EAST)
N.T.S.

1 SITE DETAILS

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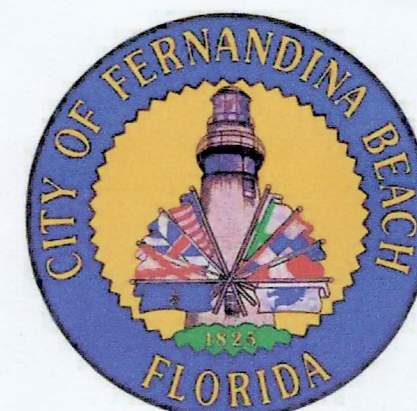


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Project Architect: Chris Nardone, R.A.

No.	Date	By	Description
1	1/02/2020		TRC REVIEW

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SITE DETAILS

**THREE UNIT BOX
HANGAR BUILDING**

Fernandina Beach Municipal
Airport
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.:

20182651.0003

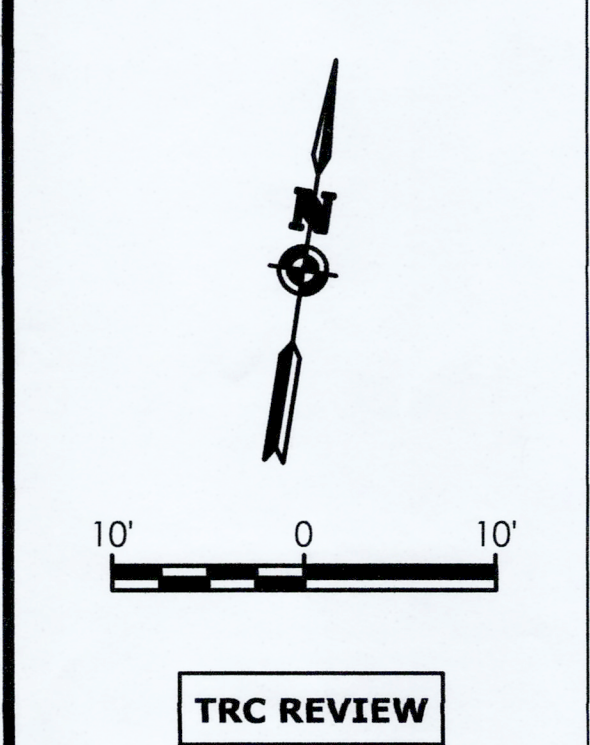
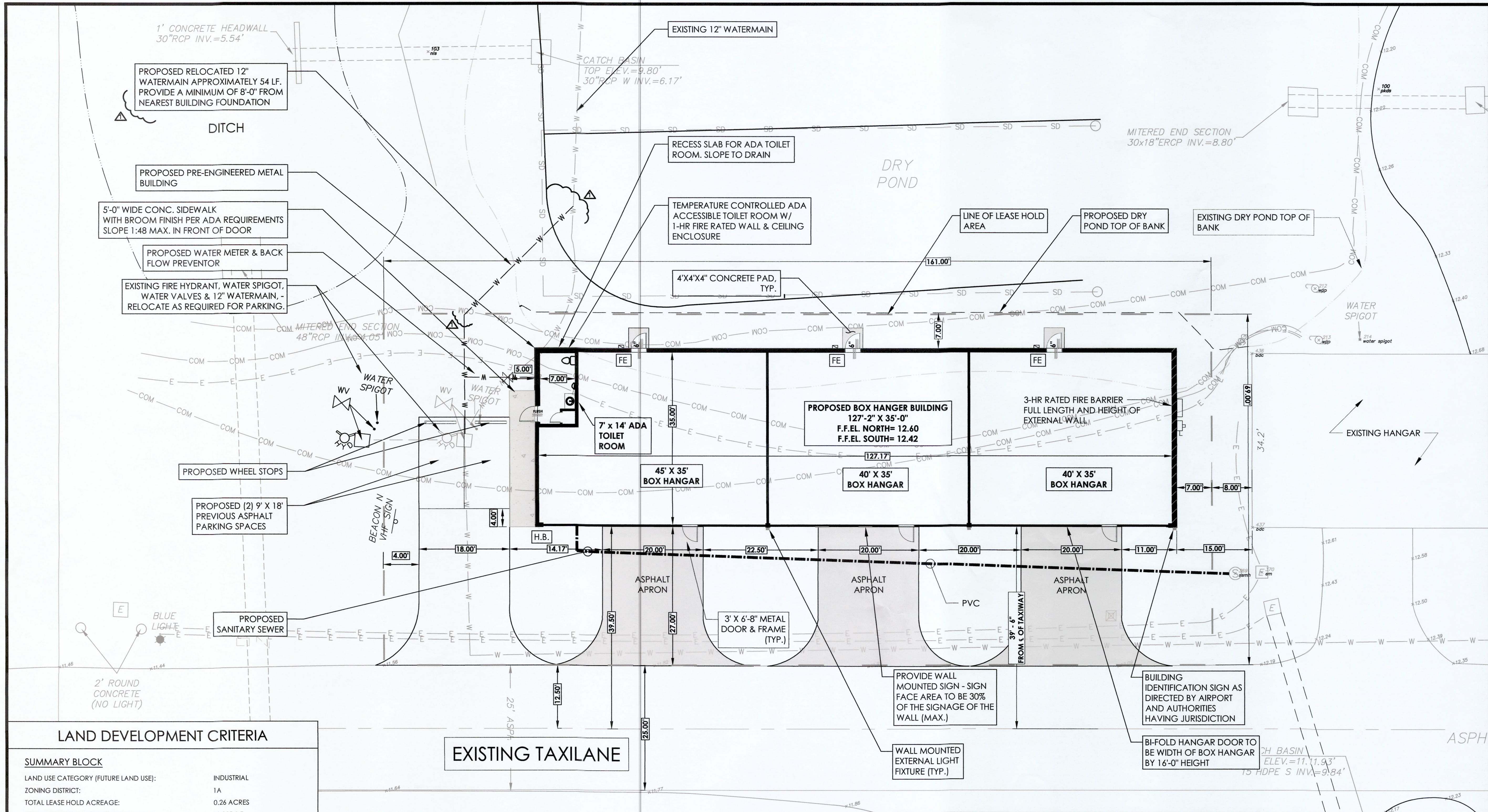
Drawing No.:

C-100A

Date:

January 2020

NEW SHEET



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d/06/2020

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4835 Munson St. NW
Canton, OH 44718

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City of Fernandina Beach



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Fernandina Beach, FL 32034

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Project Architect: Chris Nordone, R.A.

No.	Date	By	Description
1	01/02/20	BB	GEOPHYSICAL DATA

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PROPOSED SITE PLAN

THREE UNIT BOX HANGAR BUILDING

Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.:
20182651.0003

Drawing No.:
C-101

Date:
January, 2020

LAND DEVELOPMENT CRITERIA	
SUMMARY BLOCK	
LAND USE CATEGORY (FUTURE LAND USE):	INDUSTRIAL
ZONING DISTRICT:	1A
TOTAL LEASE HOLD ACREAGE:	0.26 ACRES
TOTAL LEASE HOLD SQUARE FOOTAGE:	11,109 S.F.
IMPERVIOUS SURFACE RATIO:	
7,213 S.F. IMPERVIOUS SURFACE / 11,109 S.F. TOTAL SITE EQUALS: 64.9% PROPOSED IMPERVIOUS SURFACE - PER LDC PERMISSIBLE MAX. IMPERVIOUS SURFACE RATIO = 75% PER LDC AIRPORT MIN. TOTAL GROSS LANDSCAPE AREA = 20%	
FLOOR AREA RATIO:	
4451 S.F. FLOOR AREA / 11,109 S.F. TOTAL SITE EQUALS 40.0% PROPOSED FLOOR AREA RATIO - PER LDC PERMISSIBLE MAX. FLOOR AREA RATIO = 50%	
TOTAL NUMBER OF PARKING SPACES:	
2 PARKING SPACES PROVIDED - PER LDC 0.5 PARKING SPACES PER 1 BOX HANGAR UNIT	
TOTAL NUMBER OF PERVIOUS PARKING SPACES:	
2 PARKING SPACES PROVIDED - PER LDC 75% OF PARKING SPACES SHALL USE PERVIOUS PARKING MATERIALS 2 PERVIOUS PARKING SPACES PROVIDED - 100%	
TOTAL TREES ON SITE CRITERIA:	
PER AIRPORT LDC - FOR SAFETY REASONS NO NEW TREES SHALL BE PERMITTED WITHIN THE AIR OPERATIONS AREA.	
PLAT BOOK SECTION TOWNSHIP RANGE: 06 - 2N - 28 - 0000 - 0001 - 0000	

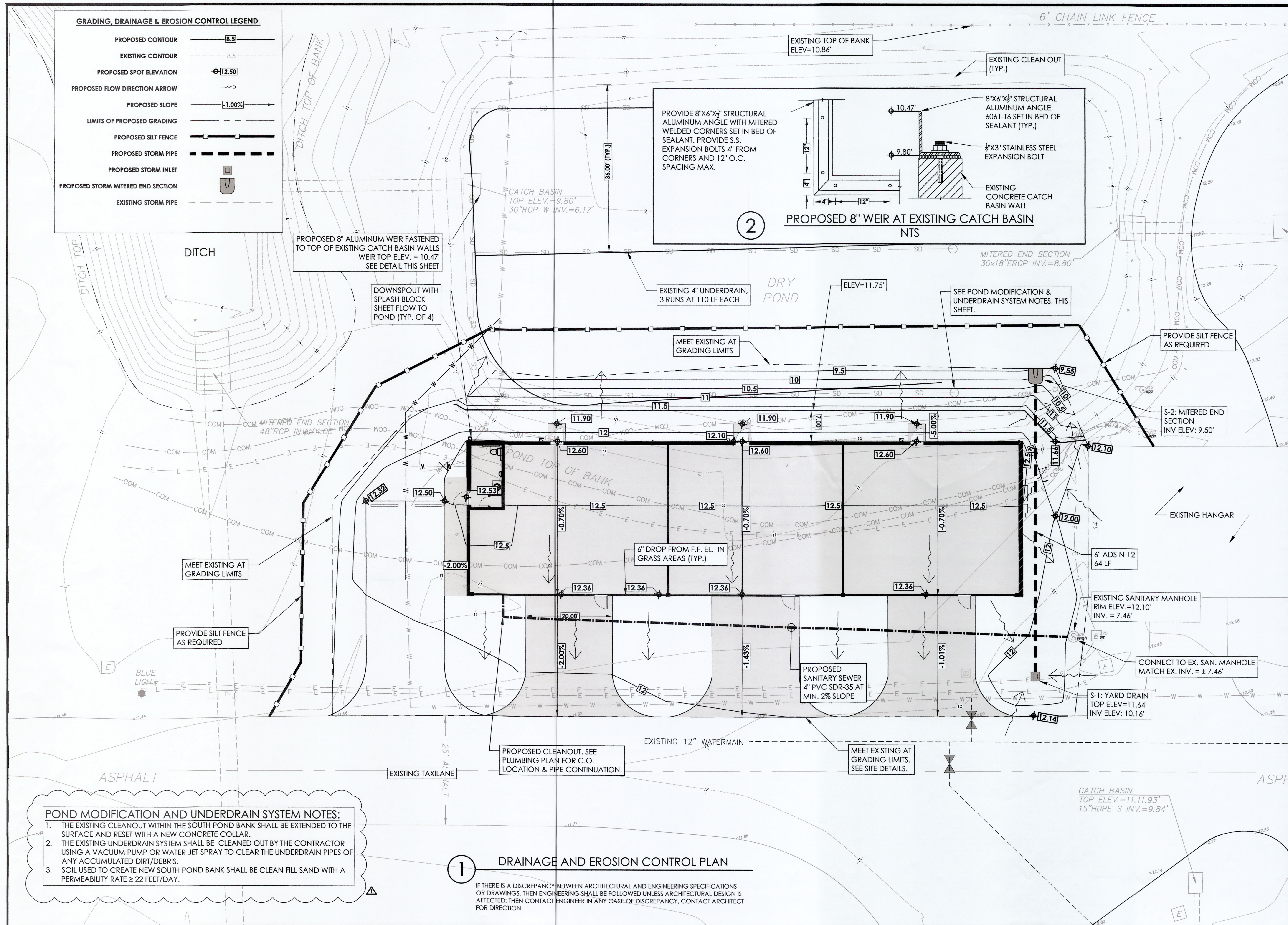
1 PROPOSED SITE PLAN

IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.

CODE RESEARCH	
FBC 2017 & NFPA 409 2016	
OCCUPANCY CLASSIFICATION:	GROUP S-1 MODERATE - HAZARD STORAGE
SPECIAL OCCUPANCY REQUIREMENTS:	AIRCRAFT HANGAR (STORAGE ONLY)
TYPE OF CONSTRUCTION:	TYPE II B & TYPE II (000) UNPROTECTED / UN-SPRINKLERED
ALLOWABLE BLDG HGT & AREA PER FBC:	55' HGT 2 STORY 17,500 S.F.
AIRCRAFT HANGAR GROUP PER NFPA:	GROUP III
ALLOWABLE DOOR/BLDG HGT & AREA PER NFPA:	28' ACCESS DR HGT 1 STORY 12,000 S.F.
ALLOWABLE BLDG HGT PER FAA PART 77 FROM RUNWAY 13-31:	97' HGT
ALLOWABLE BLDG HGT PER AIRPORT DEVELOPMENT CODE:	45' HGT
REQUIRED SEPARATION OF OCCUPANCIES PER FBC:	1 HOUR
MAXIMUM FIRE AREA ALLOWABLE PER FBC & NFPA:	12,000 S.F.
FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS PER FBC:	x ≥ 30' = 3 FIRE RATING
MINIMUM BLDG SEPARATION REQUIRED BETW. BLDGS PER NFPA:	50'
SEPARATION OF INCIDENTAL ACCESSORY OCCUPANCIES PER FBC:	1 HR FIRE RESISTANT RATING
ROOF COVERINGS SHALL BE LISTED AS PER NFPA:	CLASS C OR BETTER
EXPOSED INTERIOR INSULATION PER FBC:	THERMAL/ACOUSTICAL INSUL CLASS A ONLY
OIL SEPARATOR REQUIRED PER FBC:	SINGLE LEASE SPACE EXCEEDING 2000 S.F.
PROVIDED	
TOTAL EACH HANGAR UNIT SQUARE FOOTAGE:	+/- 1,455 S.F.
TOTAL HANGAR BUILDING SQUARE FOOTAGE:	4,451 S.F.
TOTAL HANGAR BUILDING HEIGHT:	+/- 20'-3" HGT 1 STORY
MAXIMUM SINGLE LEASE SPACE UNIT:	1,455 S.F.
NEAREST BUILDING & PROPERTY LINE:	x > 15'
WIND LOADS DESIGN CRITERIA	
ULTIMATE DESIGN WIND SPEEDS, ASCE 7, VALT FOR RISK CATEGORY II BUILDINGS	
BASIC WIND SPEED:	130 MPH
EXPOSURE CATEGORY:	"C"
WIND IMPORTANCE FACTOR:	1.0
BUILDING CATEGORY:	ENCLOSED
WIND BORNE DEBRIS REGION REQUIREMENTS ARE APPLICABLE	
REFER TO STRUCTURAL DRAWINGS	

GRADING, DRAINAGE & EROSION CONTROL LEGEND:

PROPOSED CONTOUR	8.5
EXISTING CONTOUR	8.5
PROPOSED SPOT ELEVATION	12.50
PROPOSED FLOW DIRECTION ARROW	
PROPOSED SLOPE	-1.00%
LIMITS OF PROPOSED GRADING	
PROPOSED SILT FENCE	
PROPOSED STORM PIPE	
PROPOSED STORM INLET	
PROPOSED STORM MITERED END SECTION	
EXISTING STORM PIPE	



POND MODIFICATION AND UNDERDRAIN SYSTEM NOTES:

1. THE EXISTING CLEANOUT WITHIN THE SOUTH POND BANK SHALL BE EXTENDED TO THE SURFACE AND RESET WITH A NEW CONCRETE COLLAR.
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1 DRAINAGE AND EROSION CONTROL PLAN

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PASSERO ASSOCIATES
engineering architecture

10' 0 10'

TRC REVIEW

Stamp:

Client:
Giltz & Associates
4835 Munson St. NW
Canton, OH 44718

Owner:
City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4720 Cass Cole Way, Suite 208
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Principal-In-Charge
Project Manager
Project Architect

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Matt Singletary, P.E.
Chris Nordone, R.A.

No.	Date	By	Description
1	01/02/20	MS	TRC REVIEW

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DRAINAGE & EROSION CONTROL PLAN

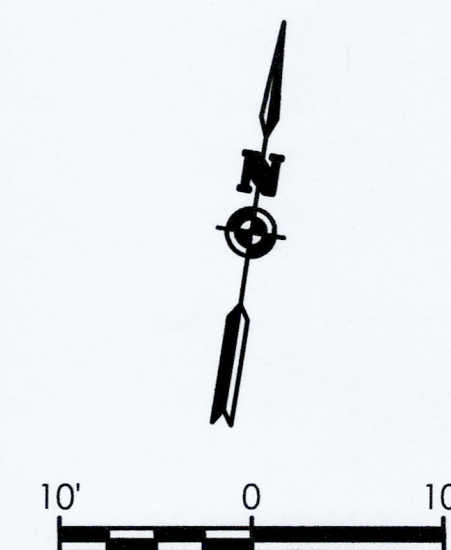
THREE UNIT BOX HANGAR BUILDING

Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.:
20182651.0003

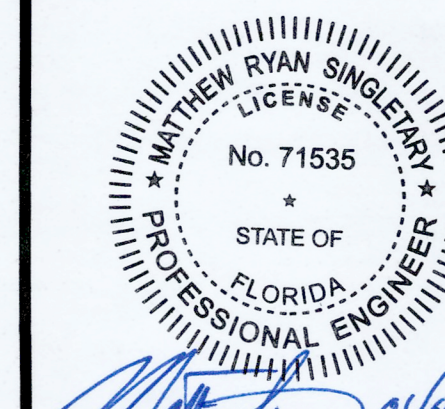
Drawing No.:
C-102

Date:
January, 2020



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1	01/02/20	BB	GEOPHYSICAL DATA

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UTILITY SITE PLAN

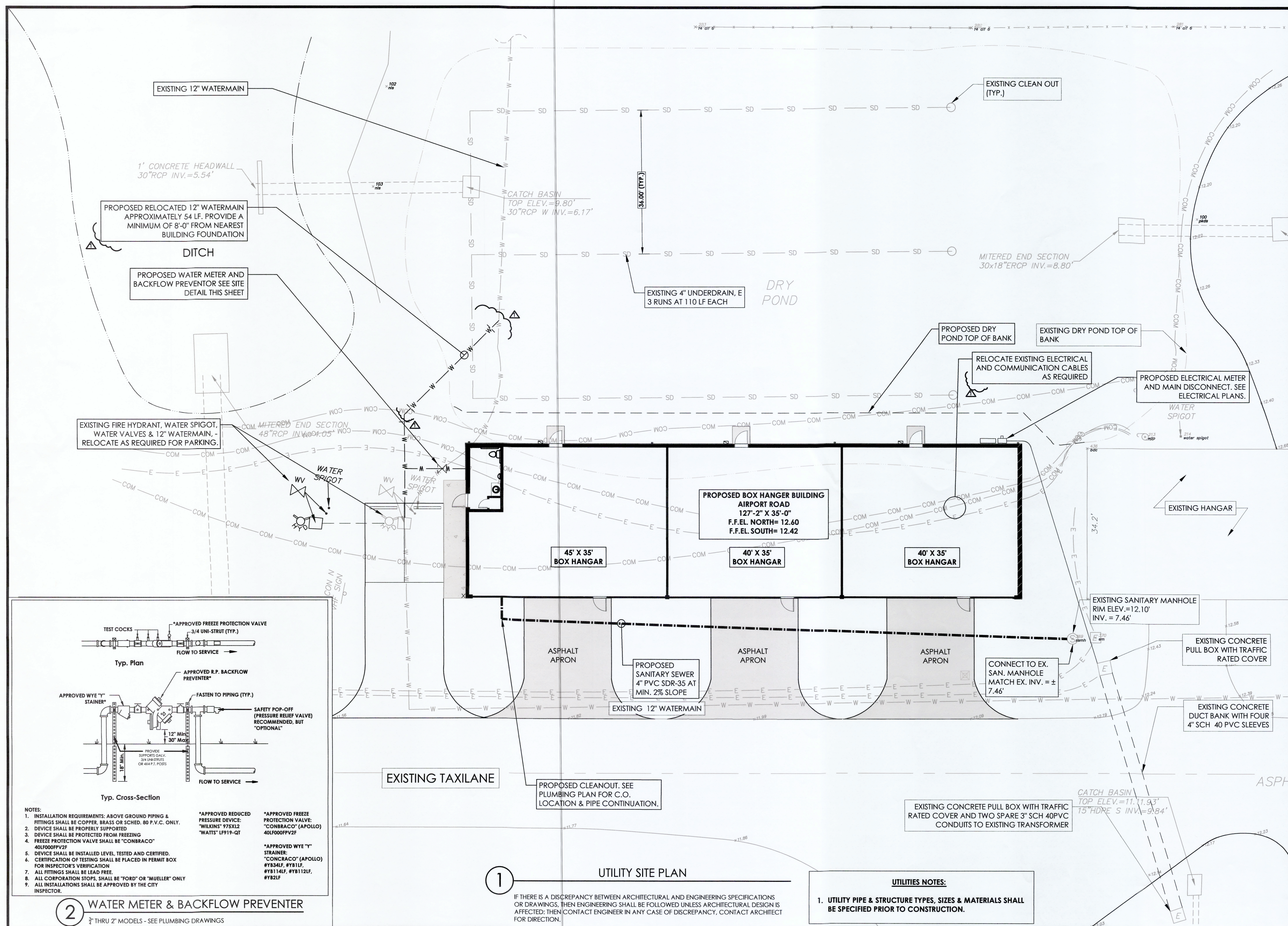
THREE UNIT BOX HANGAR BUILDING

Fernandina Beach Municipal
Airport
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.:
20182651.0003

Drawing No.:
C-103

Date:
January, 2020



2 WATER METER & BACKFLOW PREVENTER

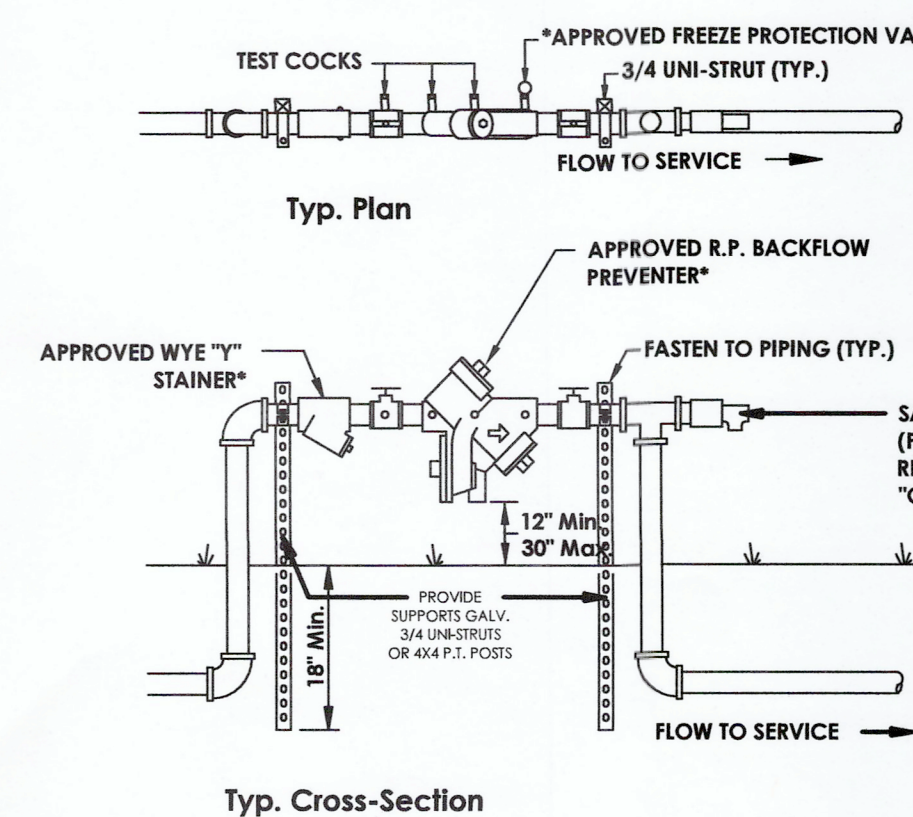
3/4" THRU 2" MODELS - SEE PLUMBING DRAWINGS

NOTES:

1. INSTALLATION REQUIREMENTS: ABOVE GROUND PIPING & FITTINGS SHALL BE COPPER, BRASS OR SCHED. 80 P.V.C. ONLY.
2. DEVICE SHALL BE PROPERLY SUPPORTED
3. DEVICE SHALL BE PROTECTED FROM FREEZING
4. FREEZE PROTECTION VALVE SHALL BE "CONBRACO" 40LF000FV2F
5. DEVICE SHALL BE INSTALLED LEVEL, TESTED AND CERTIFIED.
6. CERTIFICATION OF TESTING SHALL BE PLACED IN PERMIT BOX FOR INSPECTOR'S VERIFICATION
7. ALL FITTINGS SHALL BE LEAD FREE
8. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY
9. ALL INSTALLATIONS SHALL BE APPROVED BY THE CITY INSPECTOR.

*APPROVED REDUCED PRESSURE DEVICE: "WILKINS" 975XL2 "WATTS" LF919-QT

*APPROVED FREEZE PROTECTION VALVE: "CONBRACO" (APOLLO) 40LF000FV2F
*APPROVED WYE "Y" STRAINER: "CONBRACO" (APOLLO) #Y834LF, #Y811LF, #Y8114LF, #Y8112LF, #Y821LF

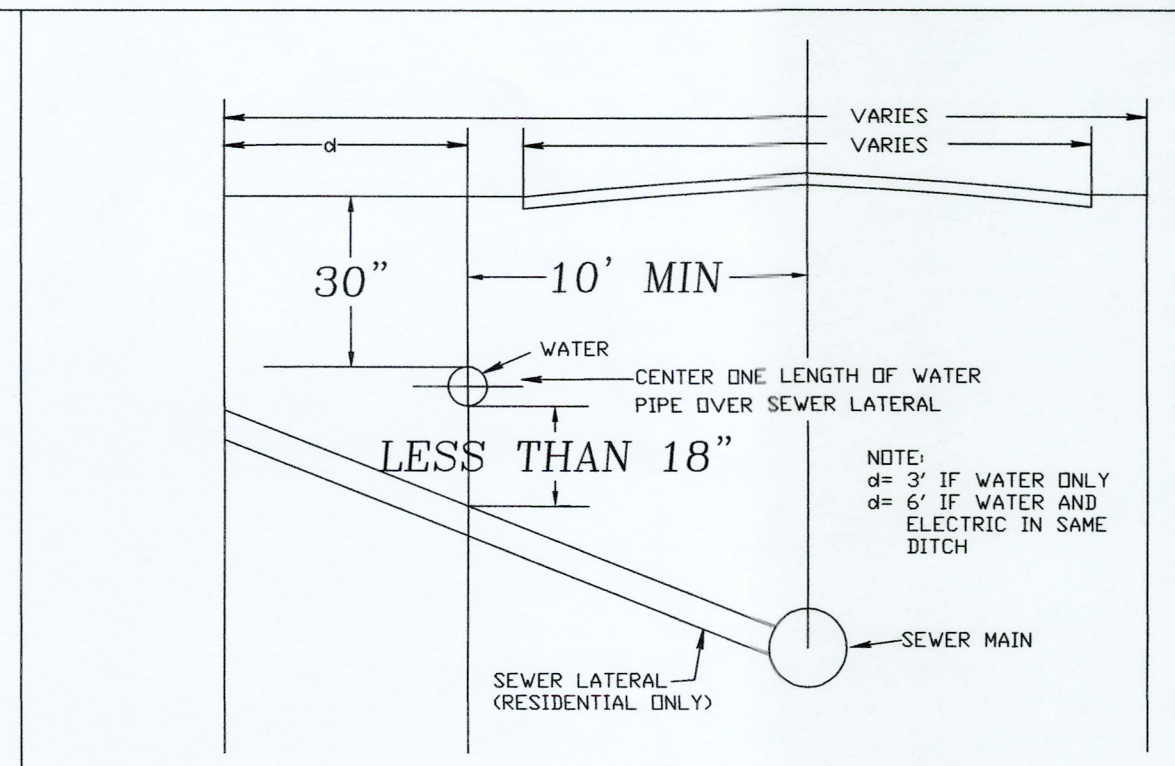


Typ. Cross-Section

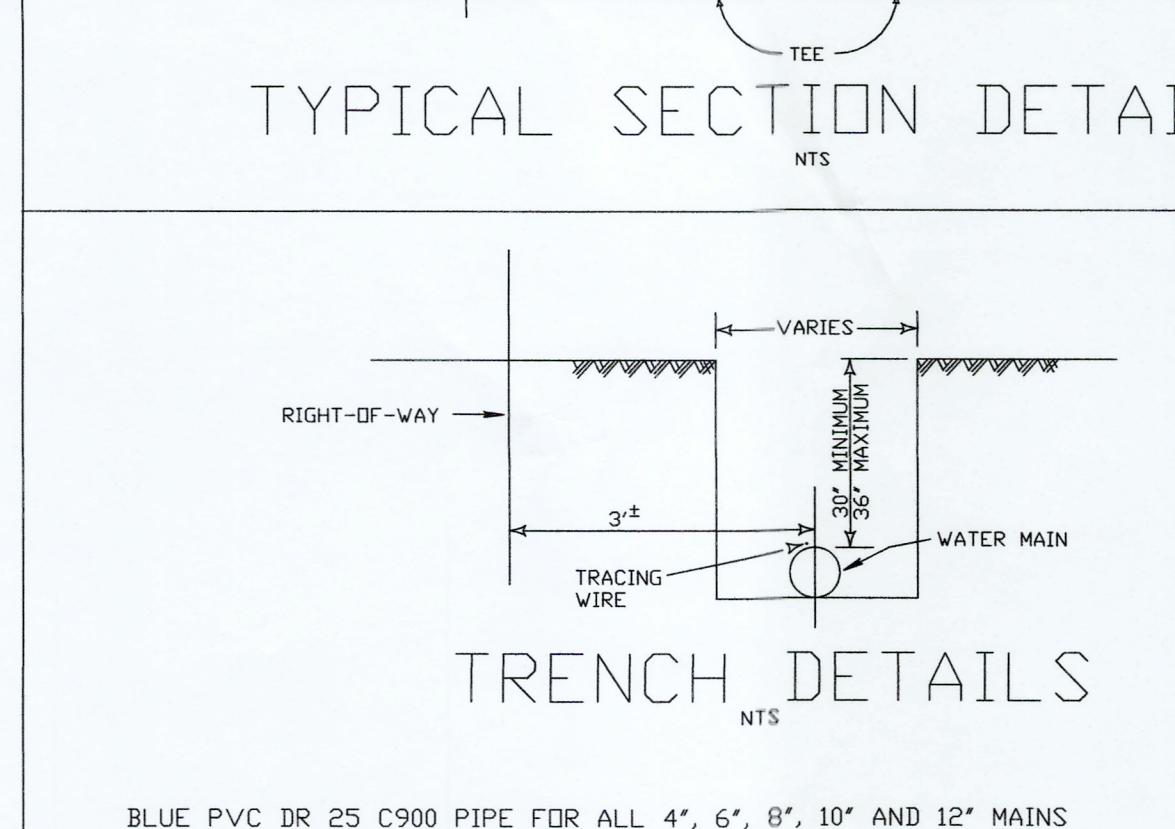
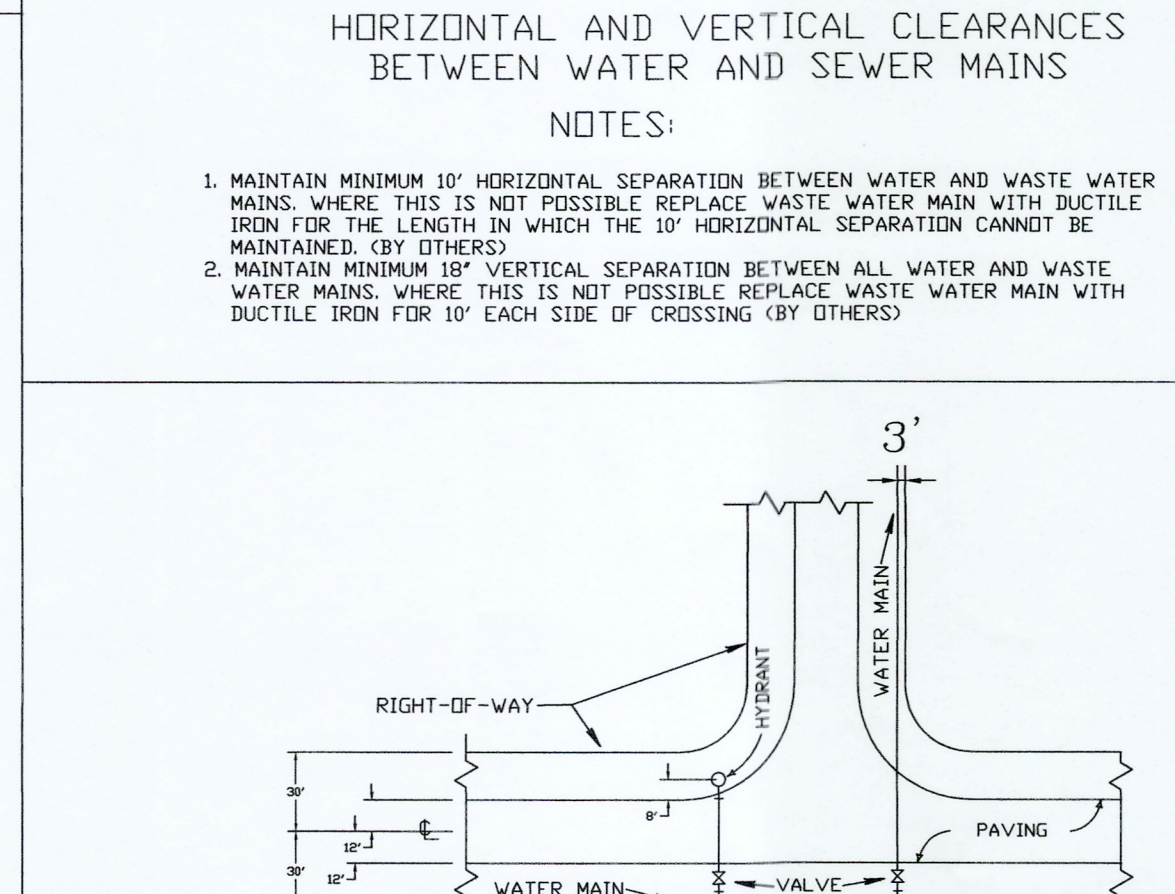
Typ. Plan

UTILITY SITE PLAN

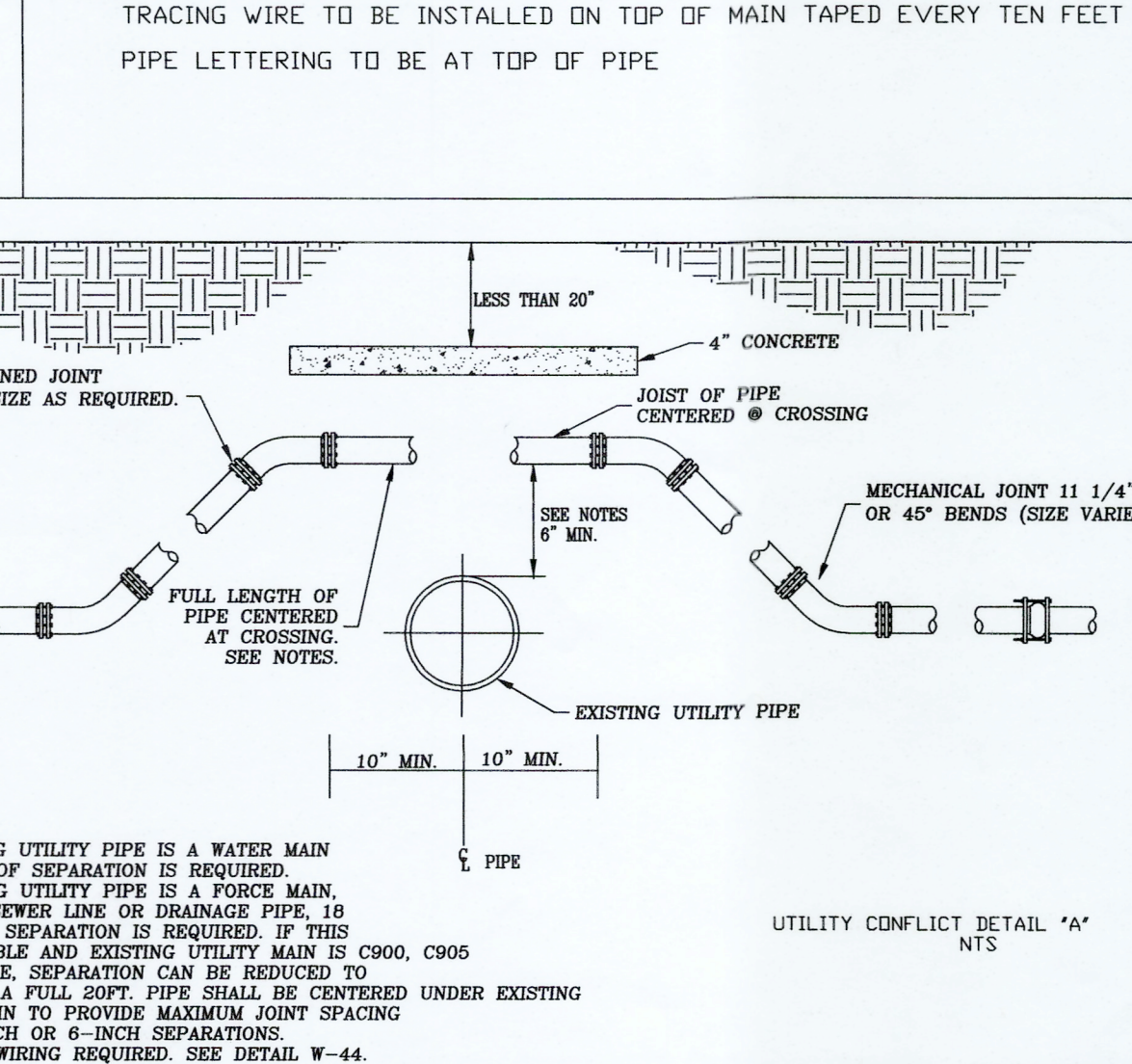
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BELL RESTRAINT REQUIREMENTS



<u>LARGE WATER SERVICE</u>	<u>FIRE LINE SERVICES</u>
DOUBLE CHECK AND REDUCED PRESSURE BACKFLOW PREVENTOR	DOUBLE CHECK AND REDUCED PRESSURE WITH WINTER PROTECTION AND FLOW DETECTOR ASSEMBLY
SINGLE SERVICE: 2 1/2" - 10"	
<u>BACKFLOW PREVENTER</u>	
	N.T.S.



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.

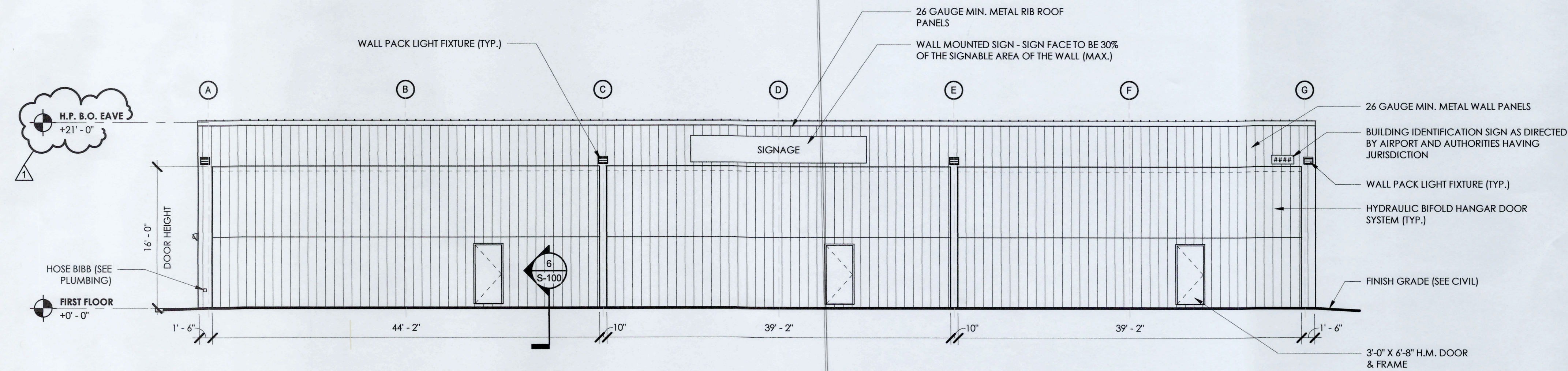
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C..

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE AWWA C900-DR25 PIPE NSF CERTIFIED. ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE. BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE WITH #10 COPPER OF TRACE WIRE. JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE.

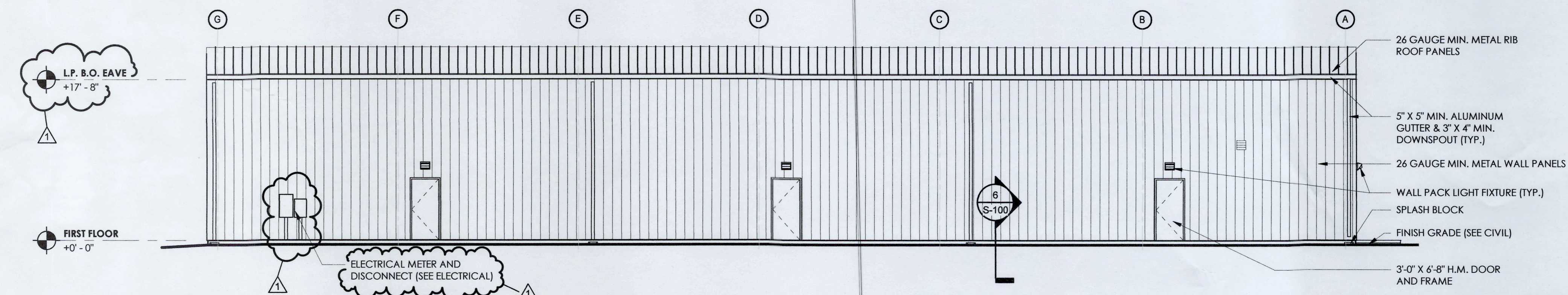
WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.

NOTES:

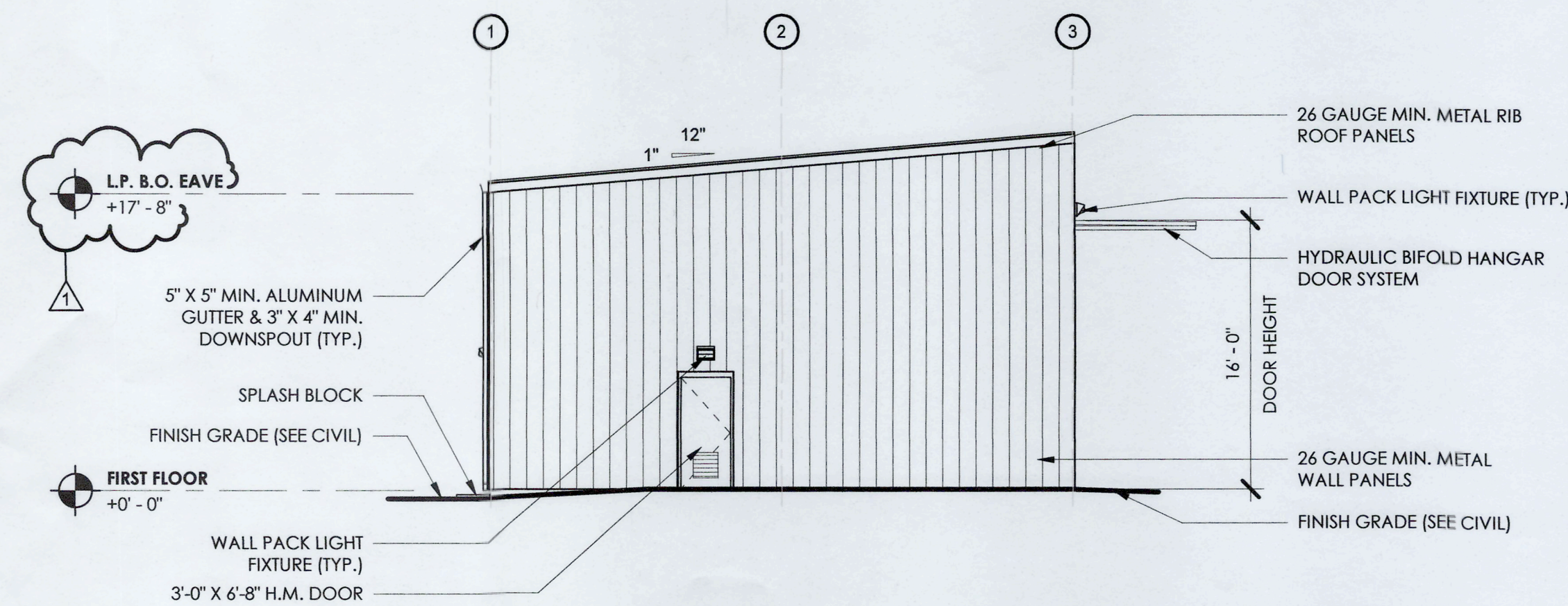
ELEVATIONS EXPRESSED IN DECIMAL FEET REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD). ELEVATIONS EXPRESSED IN FEET AND INCHES REFER TO BUILDING RELATIVE ELEVATIONS WHERE 0'-0" = ±12.42' AND ENGINEERING SPECIFICATIONS. SEE ENGINEERING DRAWINGS.



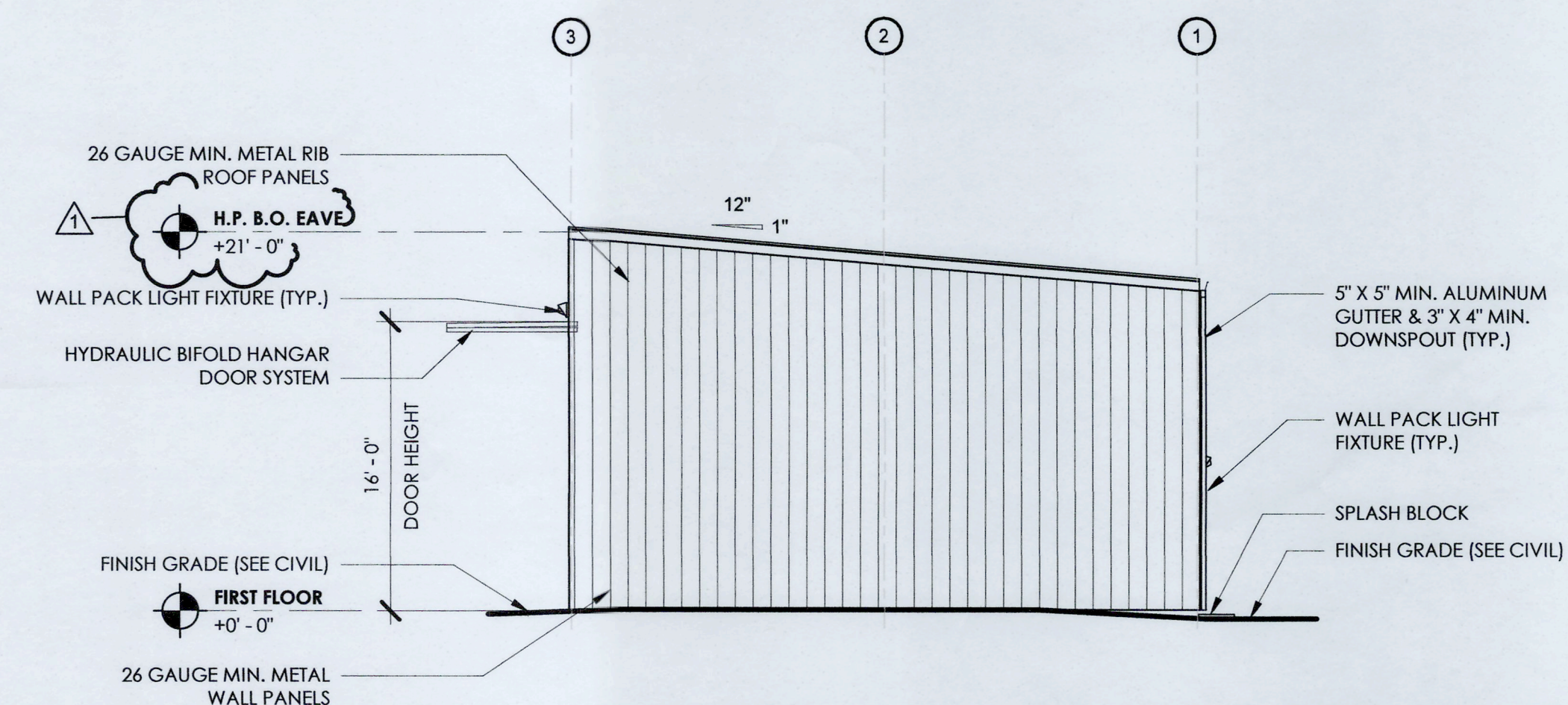
3 SOUTH ELEVATION
0' 2' 4' 8' 16'
1/8" = 1'-0"



4 NORTH ELEVATION
0' 2' 4' 8' 16'
1/8" = 1'-0"

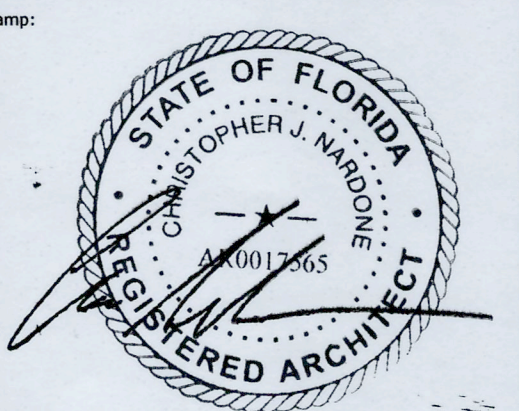


1 EAST ELEVATION
0' 2' 4' 8' 16'
1/8" = 1'-0"



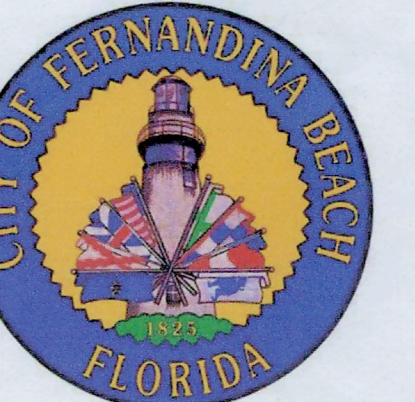
2 WEST ELEVATION
0' 2' 4' 8' 16'
1/8" = 1'-0"

TRC REVIEW



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Canton, OH 44718

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Fax: (585) 325-1691
Principal-In-Charge: Andrew Holesko, C.M.
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Project Architect: Chris Nordone, R.A.

No.	Date	By	Description
1	01/02/20	TS	PEMB COORD.

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EXTERIOR ELEVATIONS

BOX HANGARS (GILTZ)

Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.:
20182651.0002

Drawing No.:
A-200

Date:
JANUARY 2019