



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
JUNE 18, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The Regular Historic District Council Meeting will be held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting will be broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 May 27, 2020 Regular Virtual Meeting Minutes
- 3. OLD BUSINESS**
 - 3.1 **HDC 2020-02: JEAN & PENELOPE BONVOULOIR, 131 N 3RD STREET**
Certificate of Approval (COA) to construct a one-story single-family dwelling with 2-story accessory structure. (*Quasi-Judicial*)
 - 3.2 **HDC 2020-0007: MICHAEL & JENNIFER HARRISON, 800 SOMERUELUS STREET**
Amendment to previously approved Certificate of Approval (COA) 2019-0016 to extend deck 5'x7' on both upper and lower porch. (*Quasi-Judicial*)
- 4. NEW BUSINESS**
 - 4.1 **HDC 2020-0008: DALE COLE, COLE BUILDERS, AGENT FOR JEROME GAINES, LOT 11&12 WHITE STREET**
Certificate of Approval (COA) to construct a 2-story residence with detached garage. FINAL APPROVAL (*Quasi-Judicial*)
 - 4.2 **HDC 2020-0009: LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR MICHAEL W. & JESSICA L. VILLA, BLOCK 18, LOTS 3&4 LADIES STREET**
Certificate of Approval (COA) to construct a 2-story residence with detached garage. CONCEPTUAL APPROVAL (*Quasi-Judicial*)
 - 4.3 **HDC 2020-0014: LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR MICHAEL W. AND JESSICA L. VILLA, BLOCK 18, LOT 6 LADIES STREET**
Certificate of Approval (COA) to construct one single family home with courtyard pool. CONCEPTUAL APPROVAL (*Quasi-Judicial*)
 - 4.4 **HDC 2020-0010: LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR OLD TOWN PROPERTIES, LLC, BLOCK 13, LOTS 3, 4&6 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct a 2-story residence with detached garage and carport. FINAL APPROVAL (*Quasi-Judicial*)

5. BOARD BUSINESS

- 5.1 REQUEST FOR BOARD DIRECTION: Item added by William Kavanaugh to seek Board Direction prior to full design regarding L-shaped lot, Block 13, Lots 7&9 in Old Town. *The question involves interpretation about the size of the connecting element crossing lot lines.*

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY JULY 16, 2020.

This will be conducted as a virtual meeting with restricted physical access. Written comments emailed to the **Kelly Gibson** (kgibson@fbfl.city) must be sent no later than 3 PM on June 18, 2020, and will be read aloud during the meeting. These comments shall have a maximum time allowance of 3 minutes or 400 words. Public comment may also be provided virtually through use of the Zoom Meeting link below, the phone number provided below, or in person at City Hall with strict restrictions to protect health and safety.

Individuals wishing to provide live comments during the meeting must dial-in or connect via the Zoom Meeting link or phone number below no later than 4:50 PM on June 18, 2020, and will be called upon by their individual registered Zoom Meeting ID Account or by the last-4 digits of their respective phone number. When called upon, please provide your name and home address prior to issuance of public comment. Please limit comment to 3 minutes.

Please click the link below to join the webinar:

<https://zoom.us/j/96451652266?pwd=QnRRRDlYeW8vRkFJVXRLUFIGRVFVdz09>

Password: **JUNEHDC**

Or iPhone one-tap :

US: +16465588656,,96451652266#,1#,694986# or +13017158592,,96451652266#,1#,694986#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 964 5165 2266

Password: 694986

International numbers available: <https://zoom.us/u/ap1CCnvEN>

If you must attend in person at City Hall (204 Ash Street), please arrive at City Hall no later than 4:50 PM to be counted and to complete a speaker form. You will be admitted into City Hall when it is your turn to make your public comments and must exit City Hall after your comments are made.

It is recommended that you wear a face mask when entering City Hall for your protection and the protection of others.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any

action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
MAY 27, 2020
5:00 PM**

The Regular Historic District Council Meeting was held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting was broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

1. CALL TO ORDER 5:02 pm

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Michael Harrison	Benjamin Morrison
Angela Conway	Tammi Kosack (Alt 1)
Kates Robinson (Alt 2)	Michael Spino (Chair)

MEMBERS ABSENT:

James Pozzetta

OTHERS PRESENT:

Tammi Bach, City Attorney
Jacob Platt, Senior Planner
Kelly N. Gibson, Planning & Conservation Director
Sylvie McCann, Recording Secretary

2. APPROVAL OF MEETING MINUTES

2.1 March 27, 2019 Workshop

Upon review of the Minutes, Member Harrison's previously suggested changes which were added. The approval of the amended Minutes will be moved to the next meeting of June 18, 2020.

City Attorney Tammi Bach briefly explained the Quasi-Judicial procedures.

Chair Spino seated Member Kosack as a voting member. A motion was made by Member Harrison, seconded by Member Morrison, and approved unanimously by voice vote.

3. OLD BUSINESS

3.1 HDC 2017-03 AMENDMENT: ARTISAN HOMES, 117 S 3RD STREET, 111 S 3RD STREET
Amendment to previously approved Certificate of Approval (COA) for the redesign and relocation of exit corridor to accommodate elevator, change in window locations, and reversal of front facade. (*Quasi-Judicial*)

Ms. Bach administered the oath to those parties that were about to present testimony.

Mr. Platt presented the case for the addresses stated in Item 3.1. Staff Recommended approval.

3.2 HDC 2017-03 AMENDMENT: ARTISAN HOMES, 141 & 135 S 3rd Street

Amendment to previously approved Certificate of Approval (COA) to relocate side and rear windows; extend rooftop exit corridor six feet to accommodate elevator shaft, and add rear overhang. (*Quasi-Judicial*)

Mr. Platt presented the case for the addresses stated in Item 3.2. Staff Recommended approval.

3.3 HDC 2017-03 AMENDMENT: ARTISAN HOMES, 153 & 147 S 3rd Street,

Amendment to previously approved Certificate of Approval (COA) to relocate and change window sizes, change rear door to full view glass, extend roof top exit corridor six feet to accommodate elevator shaft, and change garage gable to Hardie lap siding. (*Quasi-Judicial*)

Mr. Platt presented the case for the addresses stated in Item 3.3. Staff Recommended approval.

Teresa Prince, Prince & Tomasetti, 406 Ash Street, legal counsel for Harbor View, Artisan Homes elaborated on the different amendments for the 6 properties in Items 3.1, 3.2 and 3.3.

Member Morrison requested that applicants from other cases should be relegated to the Zoom waiting room this to allow Board Members to better focus on current cases being presented.

Ms. Prince continued her explanations of the amendments for all three (3) Items. Scott Dennis, representative for Artisan Homes concurred with Ms. Prince's explanation.

Member Kosack asked about elevator shaft design and its impact on current height. She also inquired about any changes in the window installation.

Member Morrison asked about the material of the elevator shaft. Mr. Scott answered that it would be Hardie plank. Mr. Morrison also asked about the staircase and elevator being pushed in Items 3.2 and 3.3 and not pushed in 3.1.

Public Hearing was opened then closed with no public speakers.

Board Discussion was opened. Member Morrison acknowledged the willingness of the applicant in applying changes requested by the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve the amendment to HDC case number 2017-03 item 3.1 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2017-03 item 3.1, as presented, is substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

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

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison to approve the amendment to HDC case number 2017-03 item 3.2 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2017-03 item 3.2, as presented, is substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

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

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve the amendment to HDC case number 2017-03 item 3.3 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2017-03 item 3.3, as presented, is substantially compliant with the Land

Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

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

3.4 HDC 2019-10 AMENDMENT: STEVEN D. PAPKE, AIA, AGENT FOR BOAT HOUSE FERNANDINA, LLC, 30 S 2ND STREET

Amendment to previously approved Certificate of Approval (COA) for exterior modifications related to the adaptive reuse of the property. (*Quasi-Judicial*)

Kelly Gibson, Planning & Conservation Director presented the case. Staff recommended approval.

Tammi Bach administered the oath to Steven Papke, 2657 Long Boat Drive, Fernandina Beach and Spurgeon Richardson, 18 Harrison Creek Road, applicants. Mr. Papke presented the material included in the agenda packet and explained a few small additions to the drawings. Suggestions were added for steps to be composite wood to minimize concrete, the elimination of a ramp, a revised curb cut, addition of goosenecks, the screening of the mechanical equipment, and changes in the ADA accessible ramp.

Member Kosack asked about the fencing rendering. Mr. Papke confirmed that it will be a combination of fencing and green scaping to the south side. Member Kosack also asked about salvaged material being reused. Mr. Papke mentioned that some material was salvaged to be reused for the stage area.

Chair Spino asked about the location of the stage and the noise impact. Member Kosack also asked about interior and exterior televisions.

Mr. Richardson spoke about possibly installing an aluminum awning over the server window and also asked if this could be approved at a later date through staff approval.

Public Hearing was opened and then closed with no public speakers.

Board Discussion was opened. Member Harrison voiced his concern about the exterior television screens and would prefer them not being visible from the street. Member Kosack concurred. She also expressed concern about the fencing. Member Conway did agree that the exterior television screens would be intrusive.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Conway to approve the amendment to HDC case number 2019-10 with conditions that possible aluminum awning over the south server window be reviewed through staff approval and that the outside television screens be shielded as much as possible; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2019-10, as amended, is 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.

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

3.5 HDC 2019-29 AMENDMENT: ALEXANDER F. SEEFRIED III, 908 LADIES STREET

Amendment to previously approved Certificate of Approval (COA) for exterior modifications to the proposed single-family dwelling. (*Quasi-Judicial*)

Ms. Bach administered the oath to those parties that were about to present testimony.

Kelly Gibson presented the case and recommended approval.

Alex Seefried III, 908 Ladies Street, applicant, explained the amendment request regarding the

shifting of the windows, the cladding of the chimney from brick to stucco, the addition renderings of the lanterns on the side elevation and the reduction of the front porch.

Public Hearing was opened and then closed with no public speakers.

Board Discussions. Member Kosack asked Staff of the previous approved conditions regarding the siding. Mr. Seefried III commented that this was related to the garage.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison to approve the amendment to HDC case number 2019-29 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2019-29, as presented, is substantially compliant with the land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

3.6 **HDC 2020-01: JOHN HILLMAN, 1001 WHITE STREET**

Certificate of Approval (COA) to rehabilitate exterior of home to include additions, screened porch, and accessory dwelling unit. (*Quasi-Judicial*)

Ms. Bach administered the oath to those parties that were about to present testimony.

Kelly Gibson presented the case and recommended approval.

John Hillman, 1001 White Street, applicant, elaborated on his project.

Member Harrison asked about the height of the structure and if the measurements are from grade.

Member Kosack asked about an A/C pad being moved.

Public Hearing was opened and then closed with no public speakers.

Board Discussions was opened. Members discussed the height and size of the secondary structure versus the principal structure.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to approve HDC case number 2020-01 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-01, as presented, is substantially compliant with the land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

3.7 **HDC 2019-02 AMENDMENT: ROLAND BOARDMAN, 1122 SAN FERNANDO STREET**

Amendment to previously approved Certificate of Approval (COA) for after-the-fact alterations to the single-family home and accessory structure. (*Quasi-Judicial*)

Kelly Gibson presented the case and recommended approval. Ms. Gibson also introduced pictures of the amended items.

Roland Boardman, 1122 San Fernando Street, owner, explained the amendment request.

Member Kosack inquired about the foundation and the reason for the removal of the lattice.

Public Hearing was opened and then closed with no public speakers.

Board Discussions was opened. No board discussion.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison to approve the amendment to HDC case number 2019-02 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2019-02, as presented, is substantially compliant with the land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4. NEW BUSINESS

4.1 **HDC 2020-02: JEAN & PENELOPE BONVOULOIR, 131 N 3RD STREET**

Certificate of Approval (COA) to construct a one-story single-family dwelling with 2-story accessory structure. *(Quasi-Judicial)*

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Morrison to postpone this item to the next HDC Regular Meeting of June 18, 2020.

Vote was taken by voice vote and was approved unanimously, carried.

4.2 **HDCV 2020-02: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET**

Variance from Land Development Code Section 5.01.10 'Fences & Walls' to increase front yard fence height from 4ft to 6ft. *(Quasi-Judicial)*

Ms. Bach explained the rules for a Variance, with approval required 4 out of 5 votes to approved and for denial requiring a simple majority of 3 votes to deny,

Ms. Bach clarified ex parte communications being communications between Board Members and City Staff, applicants or their agents.

Member Harrison disclosed he emailed some questions to Ms. Gibson about the case.

Jacob Platt, Senior Planner, presented the case and based on the 6 criteria, recommended denial.

Member Harrison asked about the height of the railings, and the locations. Staff explained that N. 5th is technically the rear of the property.

Jose Miranda, Miranda Architect, 309 ½ Centre Street, agent for the applicant, expanded on the project.

Member Kosack asked for some elevation drawings showing the fence height. None being available a street view from the Property Appraisers website was provided. Members also asked about the access to the circle within the play area.

Public Hearing was opened.

Ms. Bach administered the oath to those parties that were about to present testimony.

Susan Dorner, 606 Cedar Street, principal at St. Michael Academy, explained and emphasized the

reason for the request being the security to primary schools.

Charlie Sciarini, 1255 Mission San Carlos Drive, member of St. Michael Church, ex law enforcement with the FBI commented on the need for security for the campus.

Louis Goldman, 23 S. 6th Street, asked about the hardship and opined that this is destructing the integrity of the guidelines. Mr. Miranda mentioned security hardship. (Virtual speaker)

Mr. Andrew Godek, 86029 Remsenburg Drive, Fernandina Beach, voiced his support and encouraged the increase for security for the students. (Virtual speaker)

Marla McDaniel, 12 S. 6th Street, voiced a concern about the height. (Virtual speaker)

Public Hearing was closed.

Board Discussions. Members voiced concerns and discussed the location and height of the fence further.

Chair Spino voiced his opinion that the current votes would not provide an approval and suggested the applicant consider a continuance to revisit his submission.

Jose Miranda, Miranda Architect, clarified the submitted request being for an increase in height for only one side of the fence and then asked for a continuance for his application to the next HDC Regular Meeting of July 16, 2020.

Chair Spino handed the gavel to Member Harrison in order to second the motion.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Spino to continue HDC case number 2020-02 to a date certain to the next HDC Regular Meeting of July 16, 2020.

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

Member Conway	Aye
Member Morrison	Aye
Member Kosack	Aye
Chair Harrison	Nay
Member Spino	Aye

Motion carried.

4.3 HDC 2020-03: MELISSA RUMSEY YOUNG, 321 S 6TH STREET

Certificate of Approval (COA) to remove second front door and replace with window to match existing in material, dimension, and design. (*Quasi-Judicial*)

Ms. Gibson presented the case and recommended approval.

Melissa Rumsey Young, 321 S. 6th Street, explained her request, noted that the front step would also be part of the project, and also presented some of the history of previous approvals.

Public Hearing was opened and then closed with no public speakers.

Board Discussions. There was no discussion.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Harrison to approve HDC case number 2020-03 with no conditions; AND that the HDC make the following

findings of fact and conclusions of law part of the record: That HDC case 2020-03, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

5. BOARD BUSINESS

Member Morrison brought up the need to update some of the Design Guidelines. Members discussed how to approach that topic and looked forward to that possibility.

Member Kosack asked about the procedures to amending the Historic District Guidelines. Member Morrison asked for Staff to provide information regarding that process and convey this at the next meeting.

Chair Spino encouraged members to drive by the restoration project at 314 N. 5th Street driven by Rob Psulkowski which is looking very good, he also noted that a property on N. 2nd next to Pablos restaurant is for sale, and that Chism Development has taken over the construction project at the Boat House on S. 2nd Street.

6. STAFF REPORT

**6.1 - Staffing Changes/ Updates
- Presentation of Planning Documents: 2019 Annual Report, Goals, Action Plan, Monthly Board Tracking Tool (Carry over from prior meetings)**

Ms. Gibson gave an update on the search for the next Preservation Planner since the departure of the Preservation Planner Salvatore Cumella. She also covered the new Board Tracker tool and Action Plan.

She also mentioned the hiring of a new Planner I and a Planning Technician.

Member Harrison asked for an update on the Scott Jones project for a garage apartment. Ms. Gibson noted that this applicant is working with his engineer firm and should be back for the July meeting with an update.

Member Harrison asked if the June 18th, 2020 meeting will be virtual. Ms. Bach mentioned that the City Commission will be physically present with their June Meetings but that the State of Florida's Executive Order gives permission to hold virtual meetings until July 7th, 2020.

7. PUBLIC COMMENT

8. ADJOURNMENT AT 8:35

Sylvie McCann, Recording Secretary

Michael Spino, Chair

INV # 6556



OFFICE USE ONLY

REC'D: 2/6/20 BY: [Signature]

APPLICATION COMPLETE: Y _____ N _____

PAYMENT: \$ _____ INVOICED [] PAID []

HDC CASE #: HDC 2020-0002

PRE-CONFERENCE: Y _____ N _____ DATE _____

BOARD MEETING DATE: 3/19/2020

SCANNED []

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 ☐ Amendment to COA# _____

☐ 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: 131 N. 3RD ST

District: ☒ Downtown Historic ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0009-0150

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

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>JEAN L & PENELOPE S BONVOULOIR</u>	
Company (if applicable)	
Street Address <u>806 AMELIA DR</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>904-556-4700</u>	
Email Address <u>JOHN @ CBOFAMELIA.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 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.) 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.	
	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).	

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

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

1 STORY SINGLE FAMILY HOUSE W/ ACCESSORY BUILDING - GARAGE W/ STORAGE AND DECK ABOVE

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	HARDIE BOARD	13183.2	SHERWIN WILLIAMS MODERNIST GRAY
Doors	THERMA TRU	FIBERGLAS DOOR	15227.5 20461.	SHERWIN WILLIAMS PINK PANUNCULUS
Windows	PGT	VINYL SINGLE HUNG	1435	WHITE
Roofing	IKO	CAMBRIDGE	30310	CHARCOAL GREY
Fascia/Trim	JAMES HARDIE	HARDIE TRIM	13265.1	SHERWIN WILLIAMS BELGIAN WHITE
Foundation	CONCRETE BLOCK			
Shutters	SITE BUILT	BOARD & BATTEN		SHERWIN WILLIAMS BELGIAN WHITE
Porch/Deck	PT 5/4x4	BOARDS		SHERWIN WILLIAMS MOUNTAIN ASH
Fencing	PT 1X6	BOARD ON BOARD		NATURAL
Driveways/Sidewalks		FRONT WALK - CONCRETE DRIVEWAY - CRUSHED STONE		
Signage		PER BUILDING DEPT		
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:

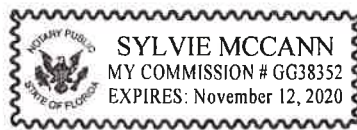
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question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

Feb 6, 2020

Date

Sean L Bonvoulois

Signature of Applicant



STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of February, 2020, by John Bonvoulois.

Sylvie McCann
Notary Public

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 19-891

Inst: 2020-45000528 Date: 01/07/2020 Time: 11:55AM
Page 1 of 2 B: 2330 P: 280, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County,
By: KB, Deputy Clerk
Doc Stamp-Deed: 854.00

General Warranty Deed

Made this January 3, 2020 A.D. By Thomas J. Sintes, an unmarried man, whose post office address is: 96003 Skipper Lane, Fernandina Beach, Florida 32034, hereinafter called the grantor, to Jean L. Bonvouloir and Penelope S. Bonvouloir, husband and wife, whose post office address is: 806 Amelia Drive, Fernandina Beach, Florida 32034, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

THE NORTH 1/2 OF LOTS 15, 16, 17, AND 18, OF BLOCK 9, CITY OF FERNANDINA BEACH, FLORDA, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY 1887 AND 1901).

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

Parcel ID Number: 00-00-31-1800-0009-0150

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.



CITY OF FERNANDINA BEACH

Department of Planning & Conservation

Samantha Rogie

Planning Technician

APPLICATION FOR CONTEXT SENSITIVE REVIEW DETERMINATION

Applicant/Owner:	John Bonvouloir, agent for Thomas Sintes
REQUESTED ACTION:	Context Sensitive Review Determination
LOCATION:	Block 9, North ½ of Lots 15 to 18 (50' x 100')
LAND USE + ZONING:	Medium Density Residential, R-2
EXISTING USES ON SITE:	Vacant

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

BACKGROUND INFORMATION:

The subject parcel was recently configured by way of the minor subdivision process (ADMIN2019-17). Parcel ID 00-00-31-1800-0009-0150 originally consisted of four underlying lots of record (Block 9, Lots 15 to 18) which were subdivided into two 50' x 100' lots of record and reoriented to front N 3rd Street.

The applicant has requested a context sensitive review determination for the North ½ of Lots 15 to 18, Block 9 in accordance with Section 4.02.03(F) of the Land Development Code.

The applicant has provided measurements as validated by a licensed land surveyor for the other properties on the block face (meeting the 50% requirement as per 4.02.03(F)(1)(a)). The setbacks for the properties on the block face are:

- 109 N 3rd Street – 6.9'
- 111 N 3rd Street – 11.3'
- 113 N 3rd Street – 25.9'
- 117 N 3rd Street – 11'
- 121 N 3rd Street – 13'

The resulting average front yard setback, based on this information, is $68.1/5 = \underline{13.62'}$

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan policies are applicable:

Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

Policy 1.06.07 – The City shall review its existing suburban design standards and establish urban design standards or overlays in select areas of the city, as appropriate, in order to better reflect the particular character of an identified neighborhood. Changes to the suburban design standards may include changes in setback requirements.

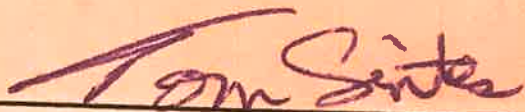
From: John Bonvouloir john@cbofamelia.com
Subject: Fence
Date: January 14, 2020 at 9:39 AM
To: sintest@bellsouth.net

Hi Tom,

As I mentioned to you, the Historic District Application requires that I get the consent of my neighbor if I am planning on erecting a fence between my property and theirs. If you would sign below indicating your consent, I would appreciate it.

Thanks a lot Tom

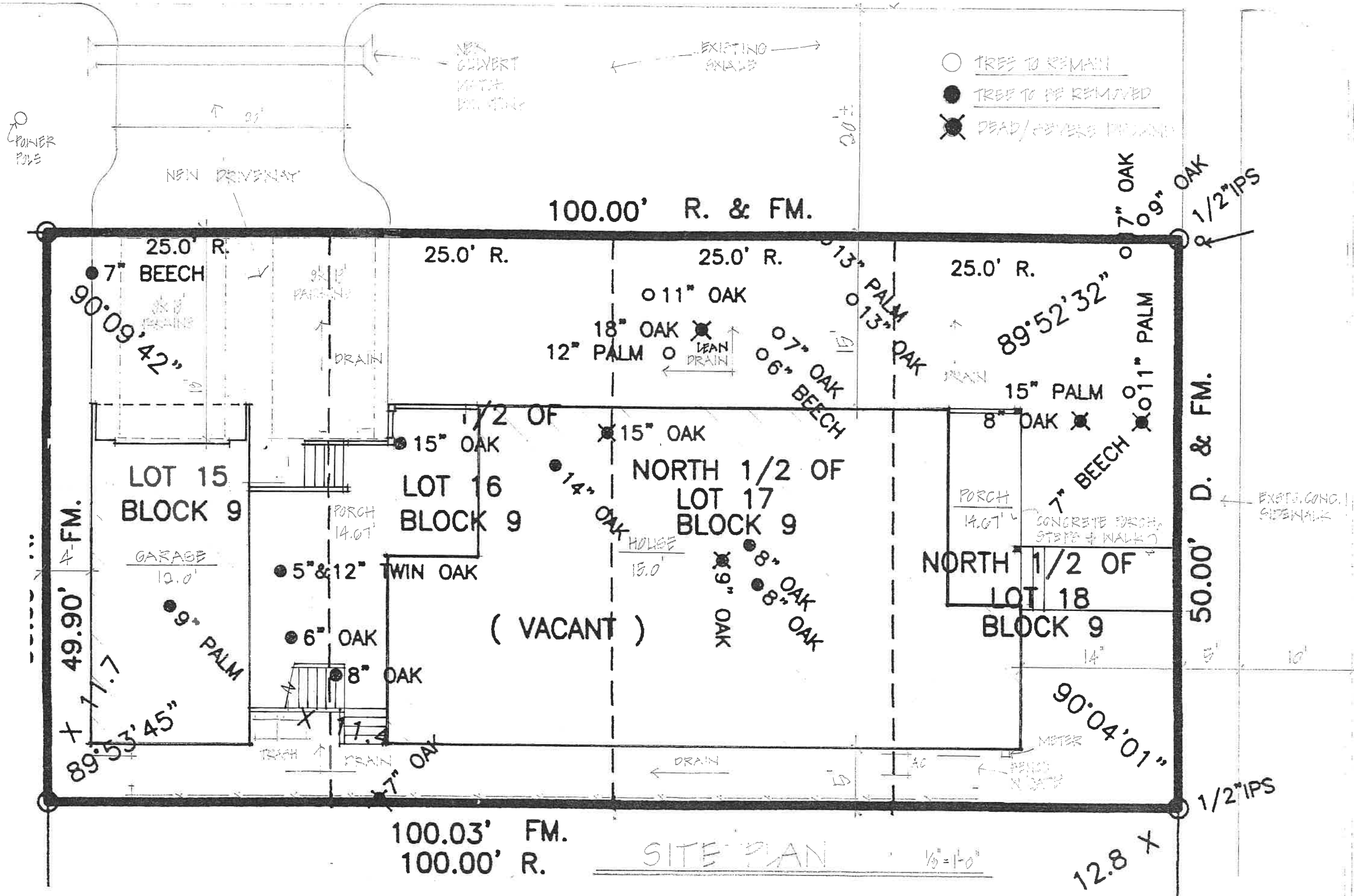
John Bonvouloir
Capital Builders of Amelia Inc.
(904) 556 - 4700



Tom Sintes

BROOMS STREET

EDGE OF ROAD

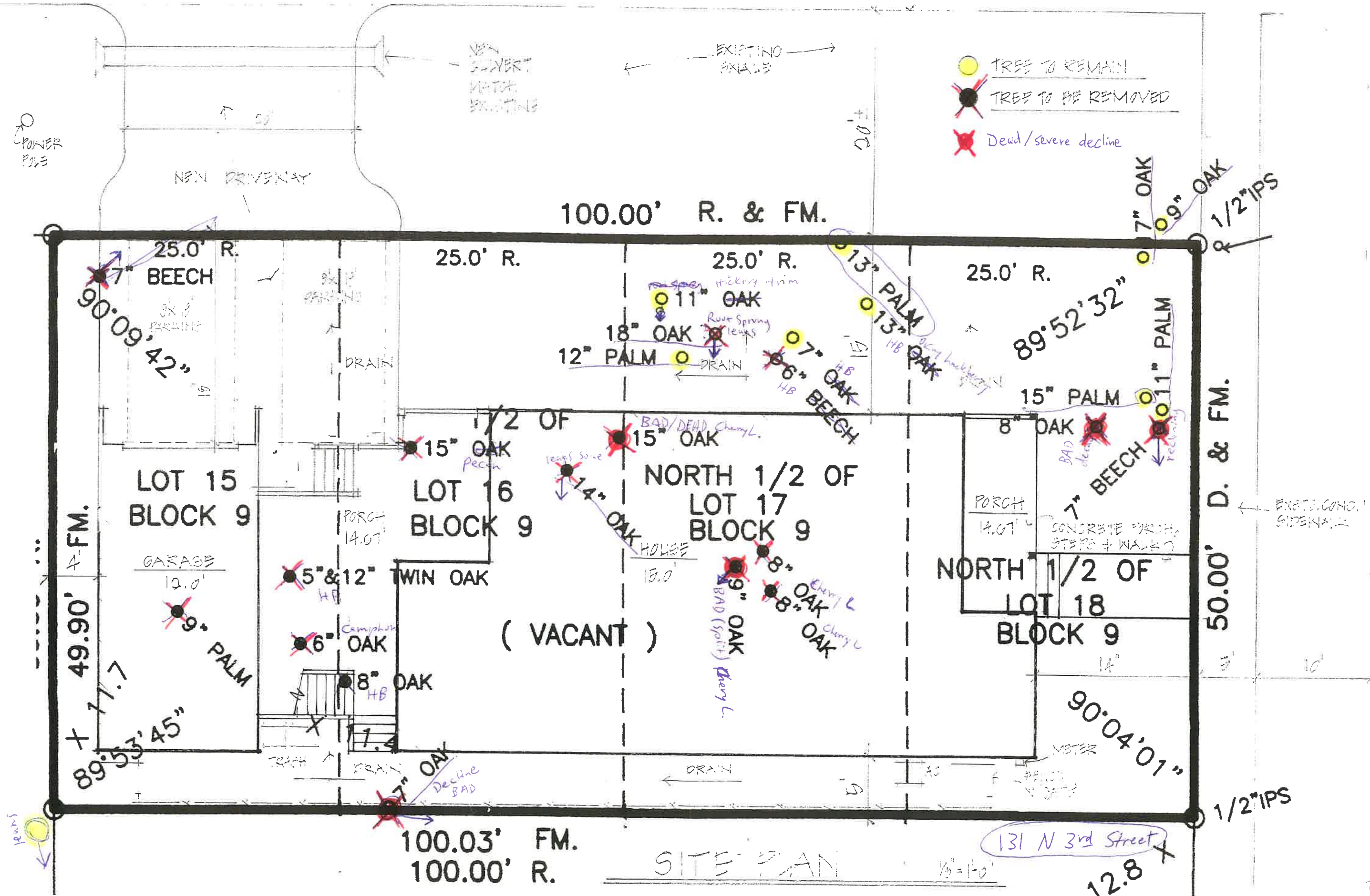


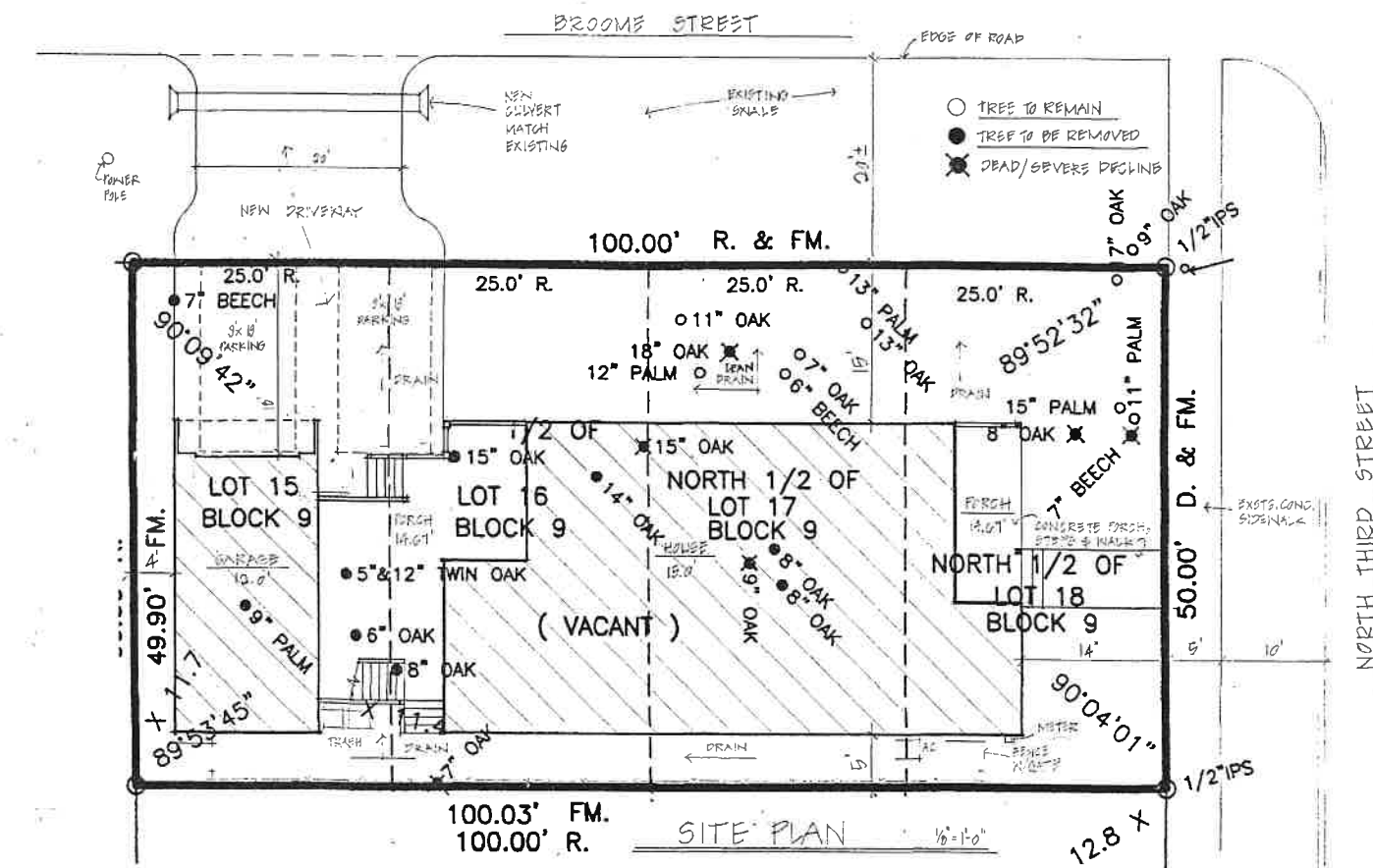
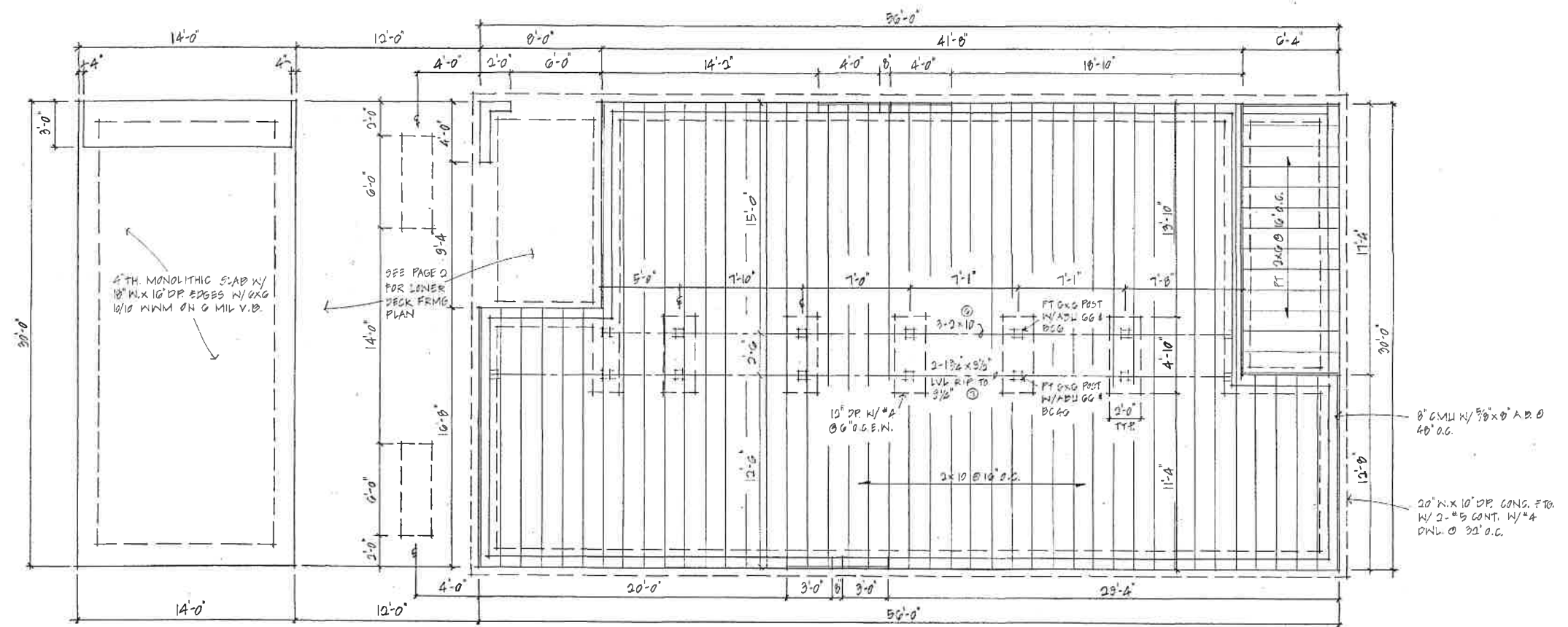
SITE PLAN

1/8" = 1'-0"

NORTH THIRD STREET

Page 4 of 4



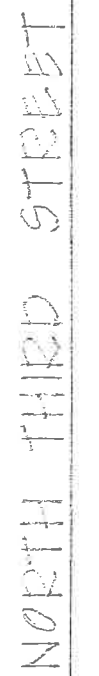


BONVOLLOR III RESIDENCE
131 N. 3RD STREET
FERNANDINA BEACH, FL 32034

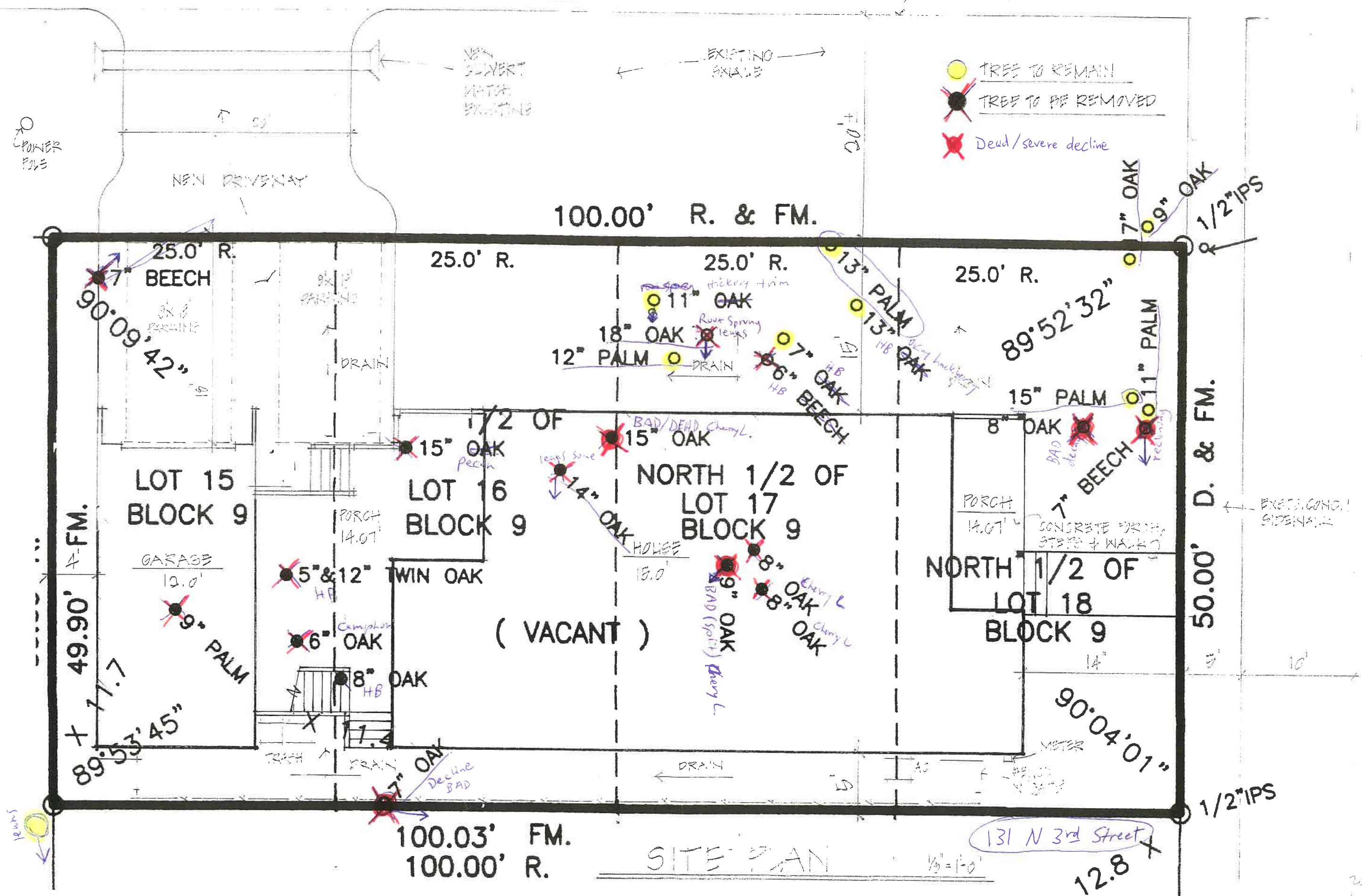
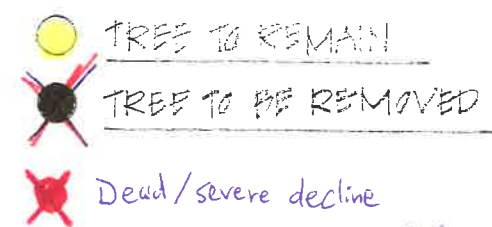
101 N. S. STREET
FERNANDINA BEACH, FL 32034

FERNANDA DAUF, FL 22034

— 125 —

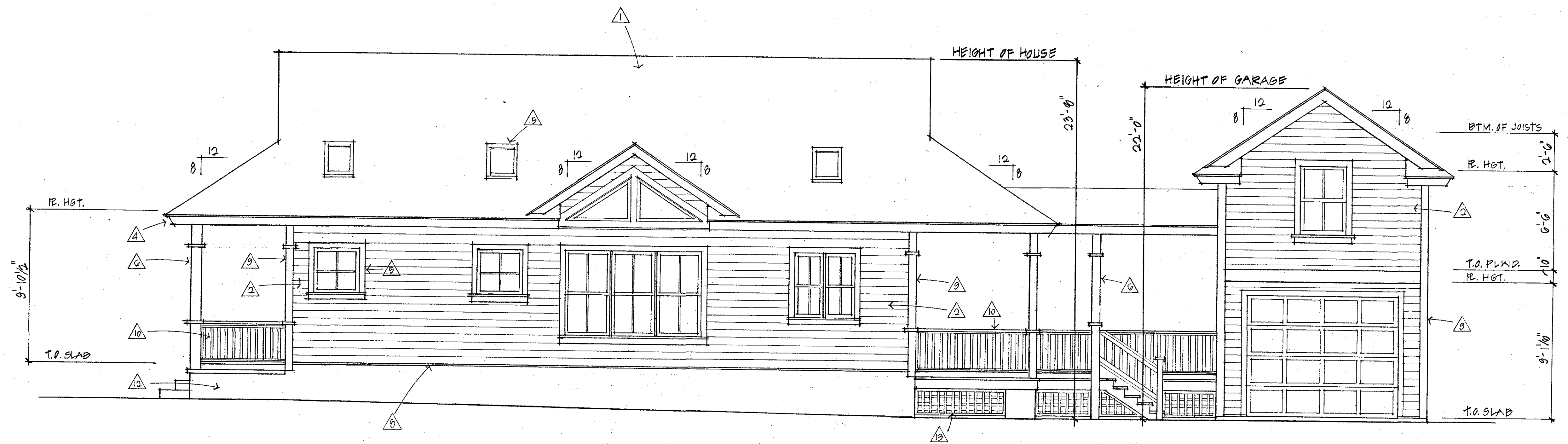


Page 4 of 4



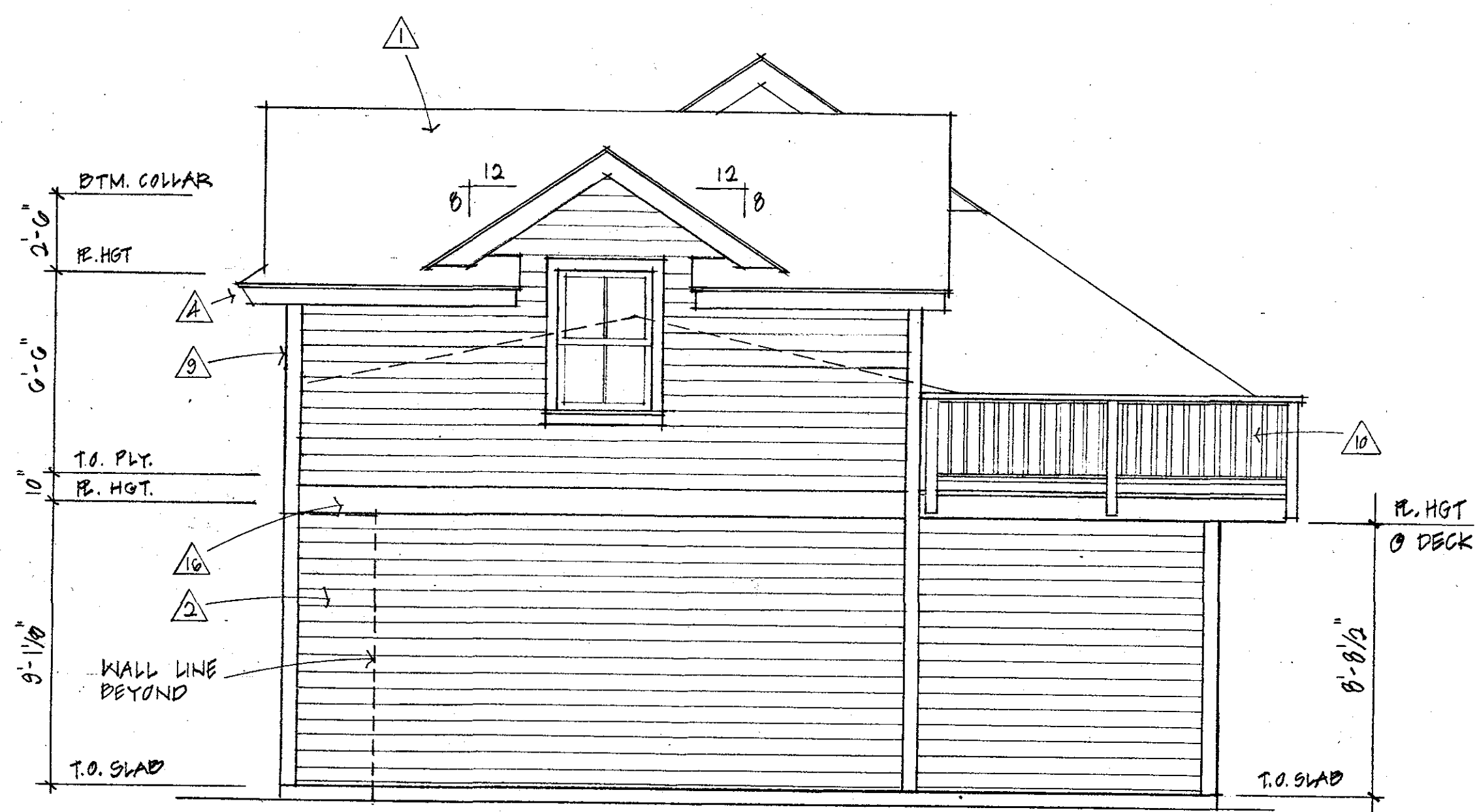
131 NORTH THIRD STREET

 20×10^8

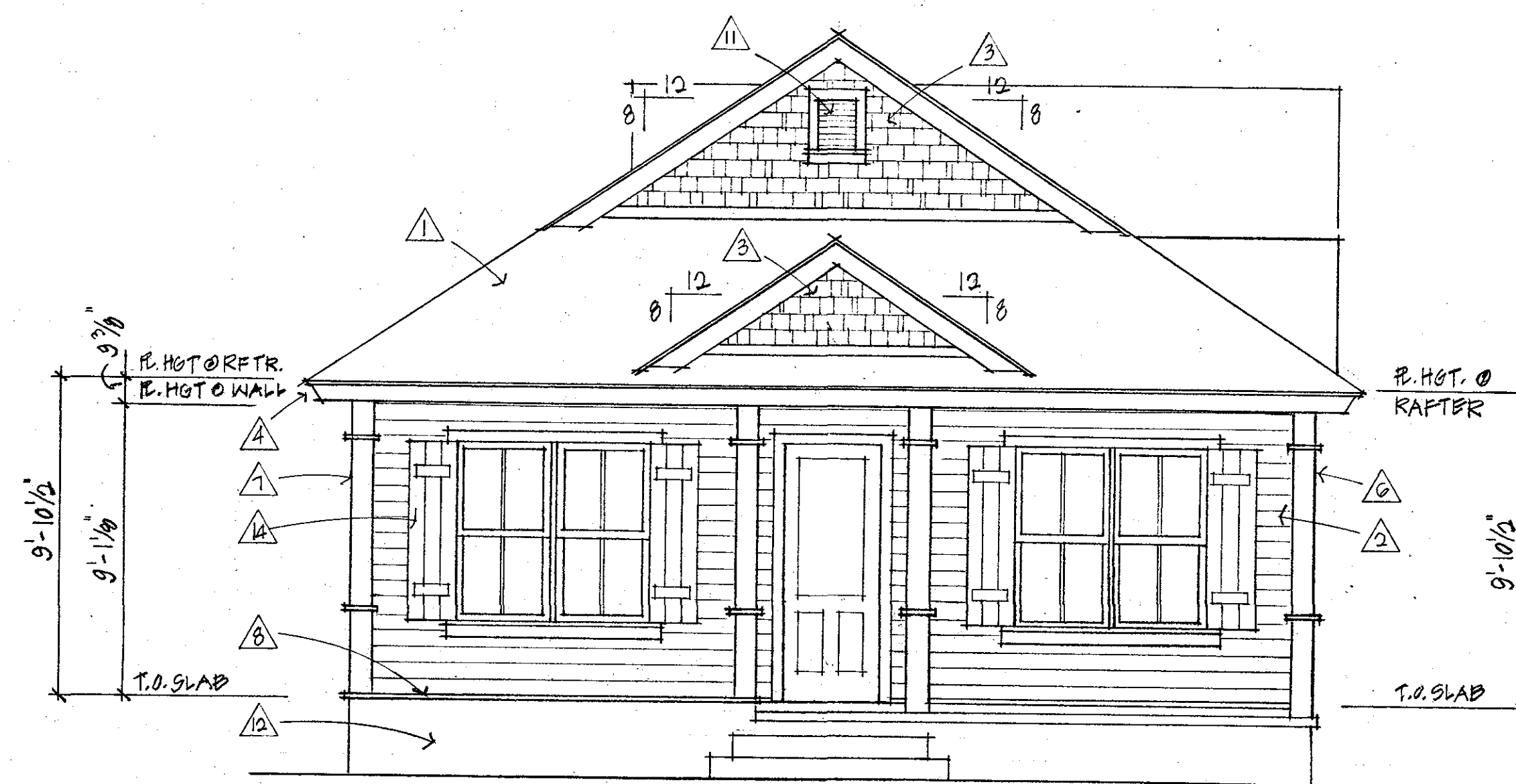


NORTH ELEVATION $\frac{1}{4}"=1'-0"$

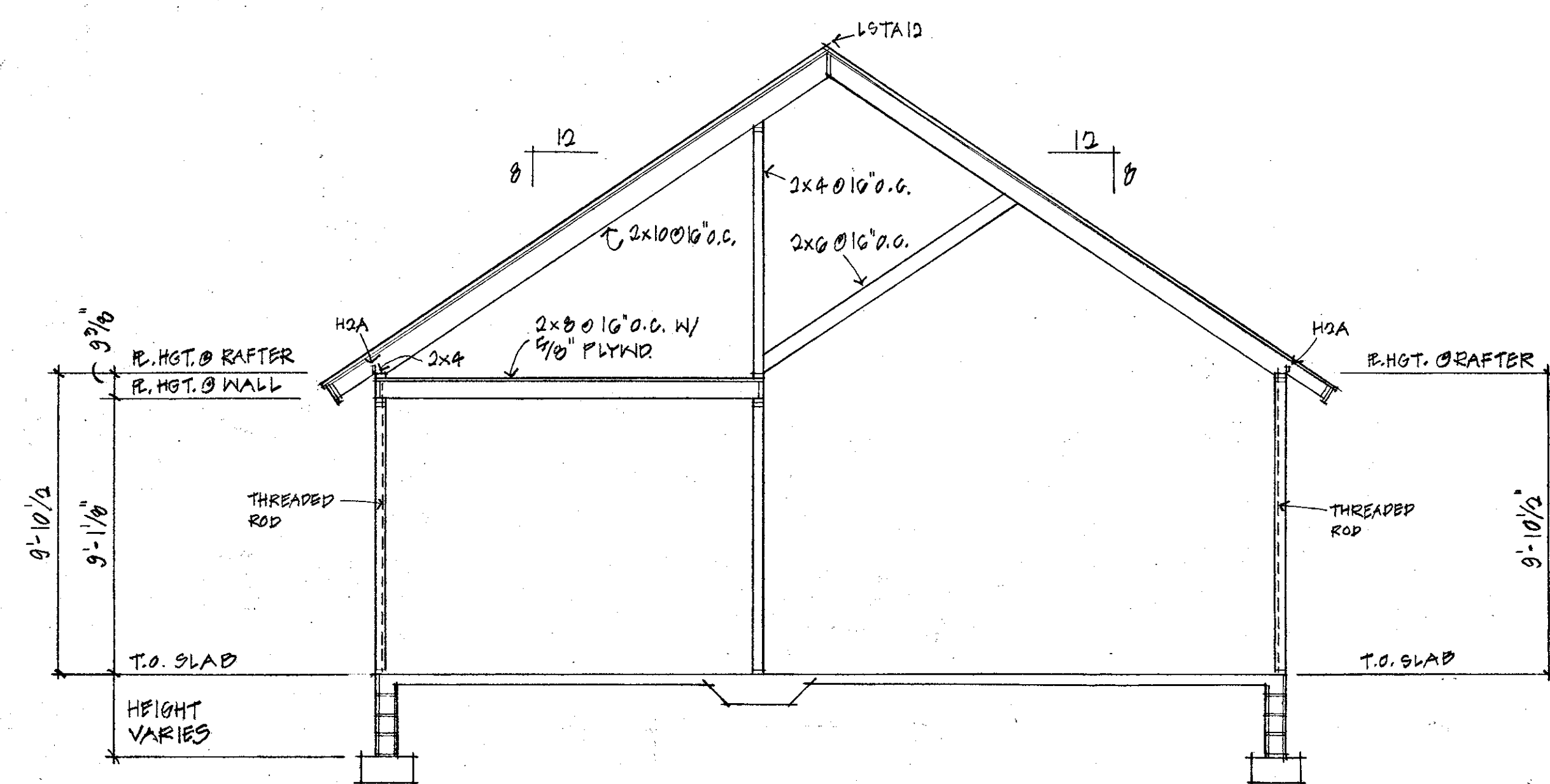
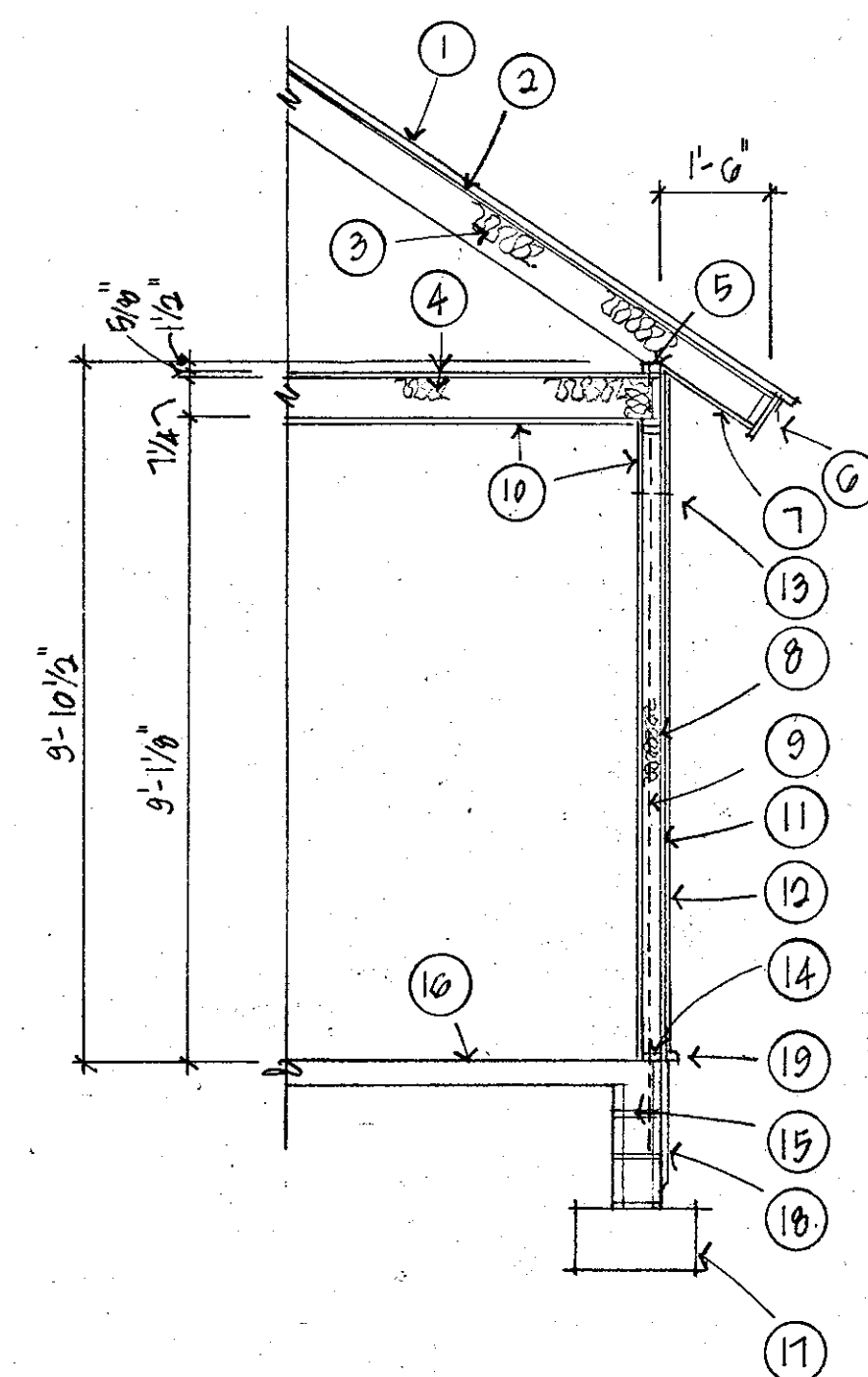
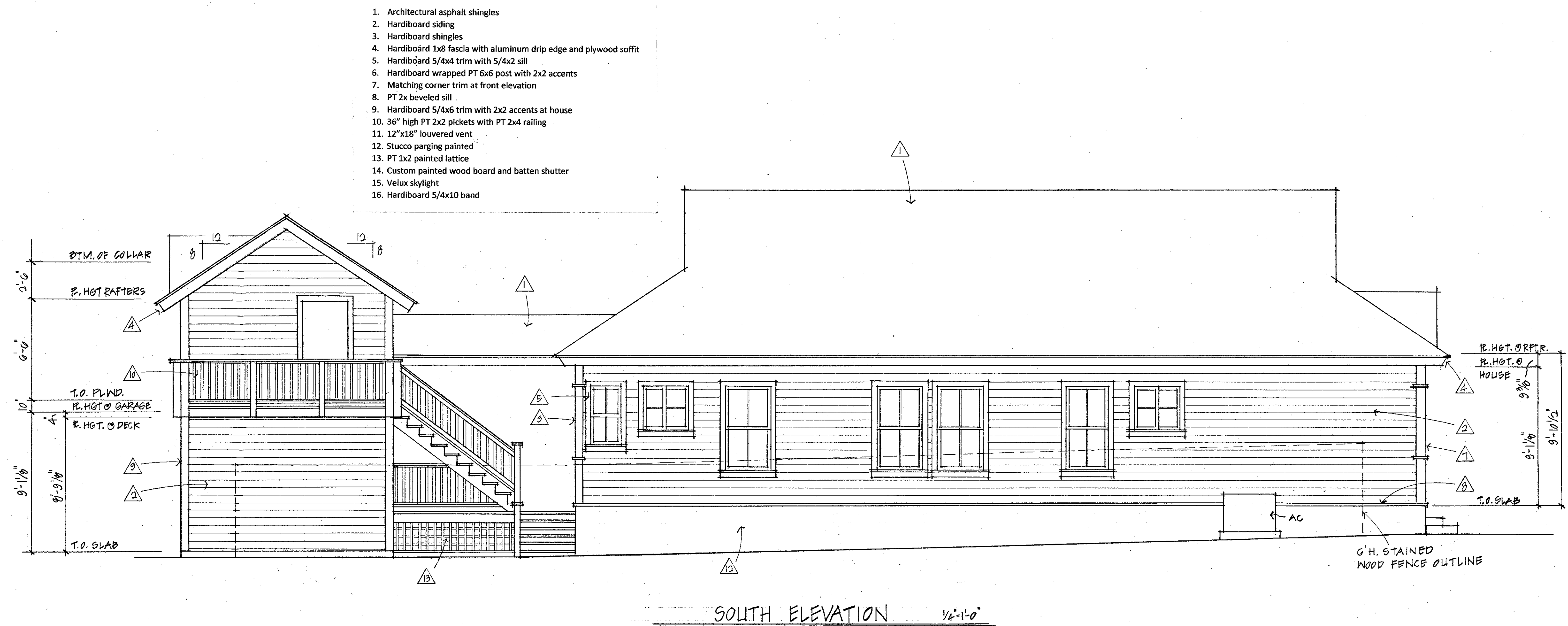
1. Architectural asphalt shingles
2. Hardboard siding
3. Hardboard shingles
4. Hardboard 1x8 fascia with aluminum drip edge and plywood soffit
5. Hardboard 5/4x4 trim with 5/4x2 sill
6. Hardboard wrapped PT 6x6 post with 2x2 accents
7. Matching corner trim at front elevation
8. PT 2x beveled sill
9. Hardboard 5/4x6 trim with 2x2 accents at house
10. 36" high PT 2x2 pickets with PT 2x4 railing
11. 12"x18" louvered vent
12. Stucco paring painted
13. PT 1x2 painted lattice
14. Custom painted wood board and batten shutter
15. Velux skylight
16. Hardboard 5/4x10 band

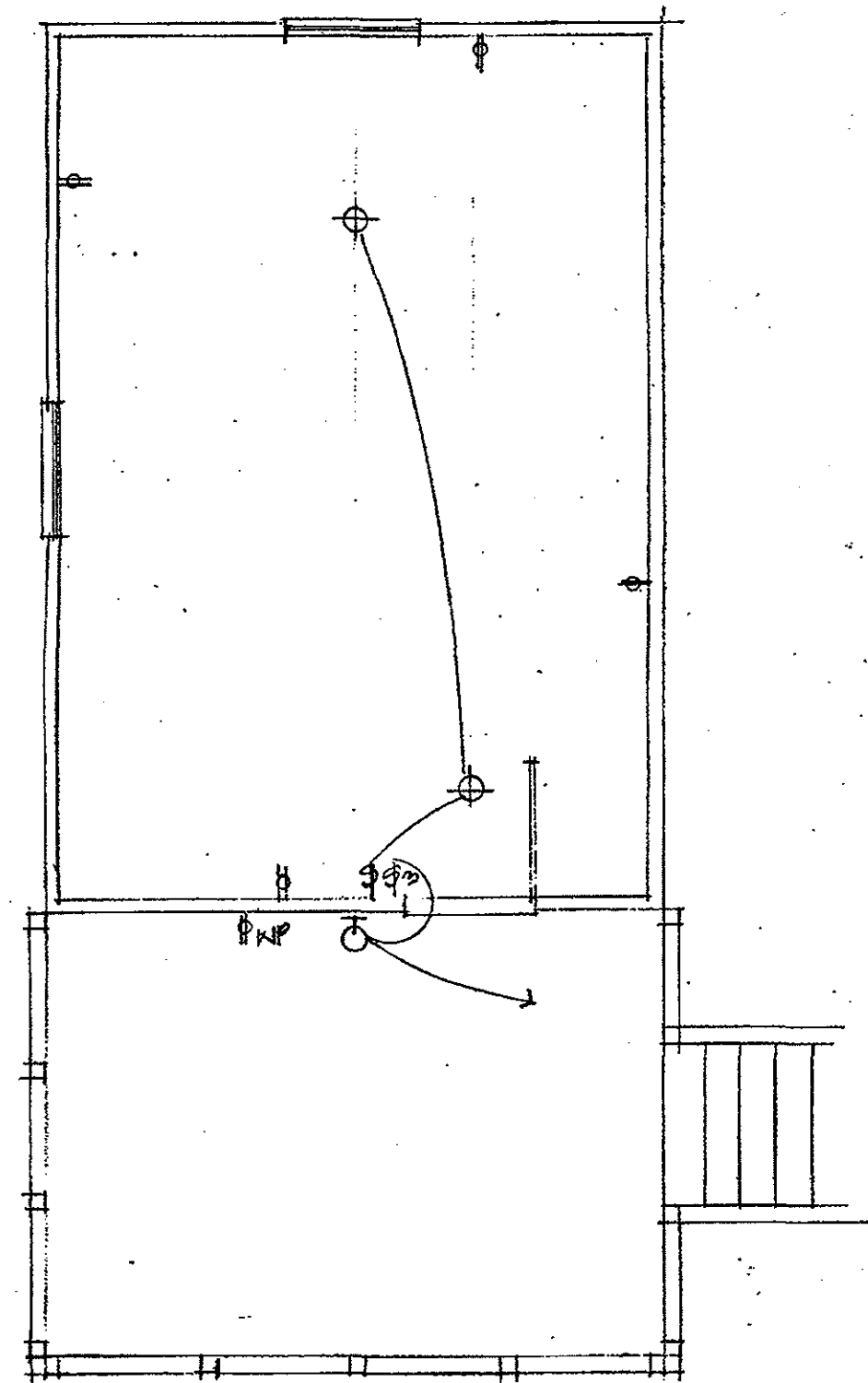


WEST ELEVATION

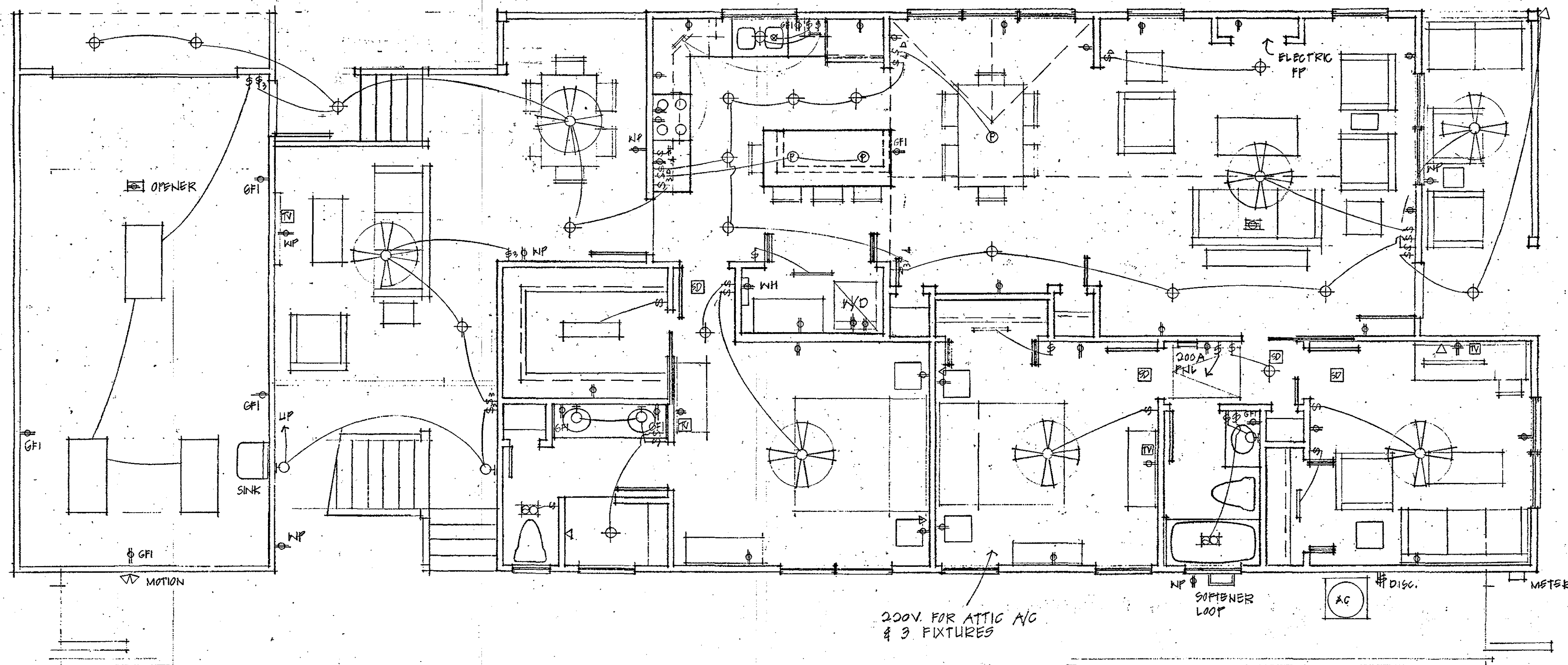


EAST ELEVATION $\frac{1}{4}"=1'-0"$

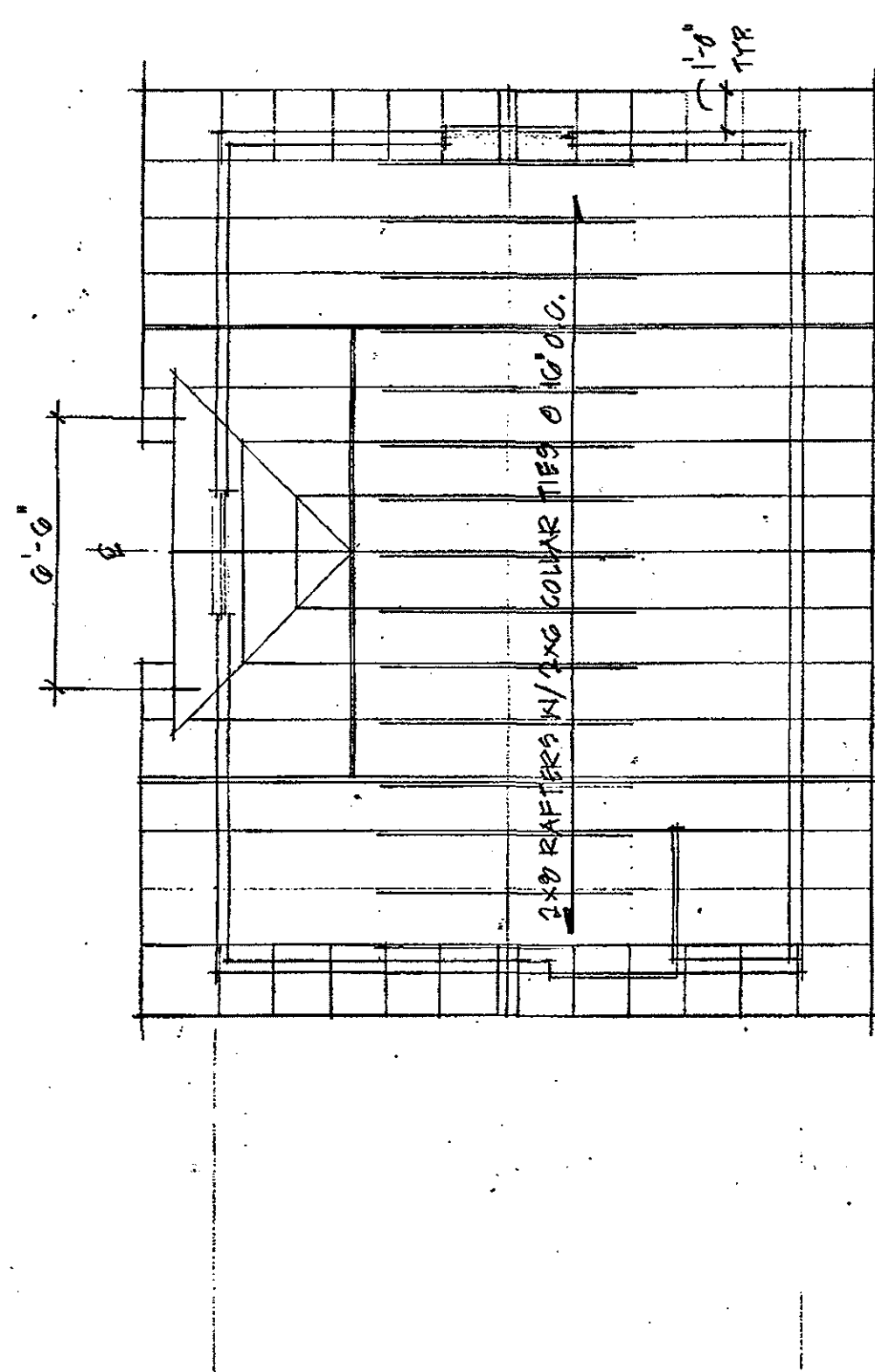




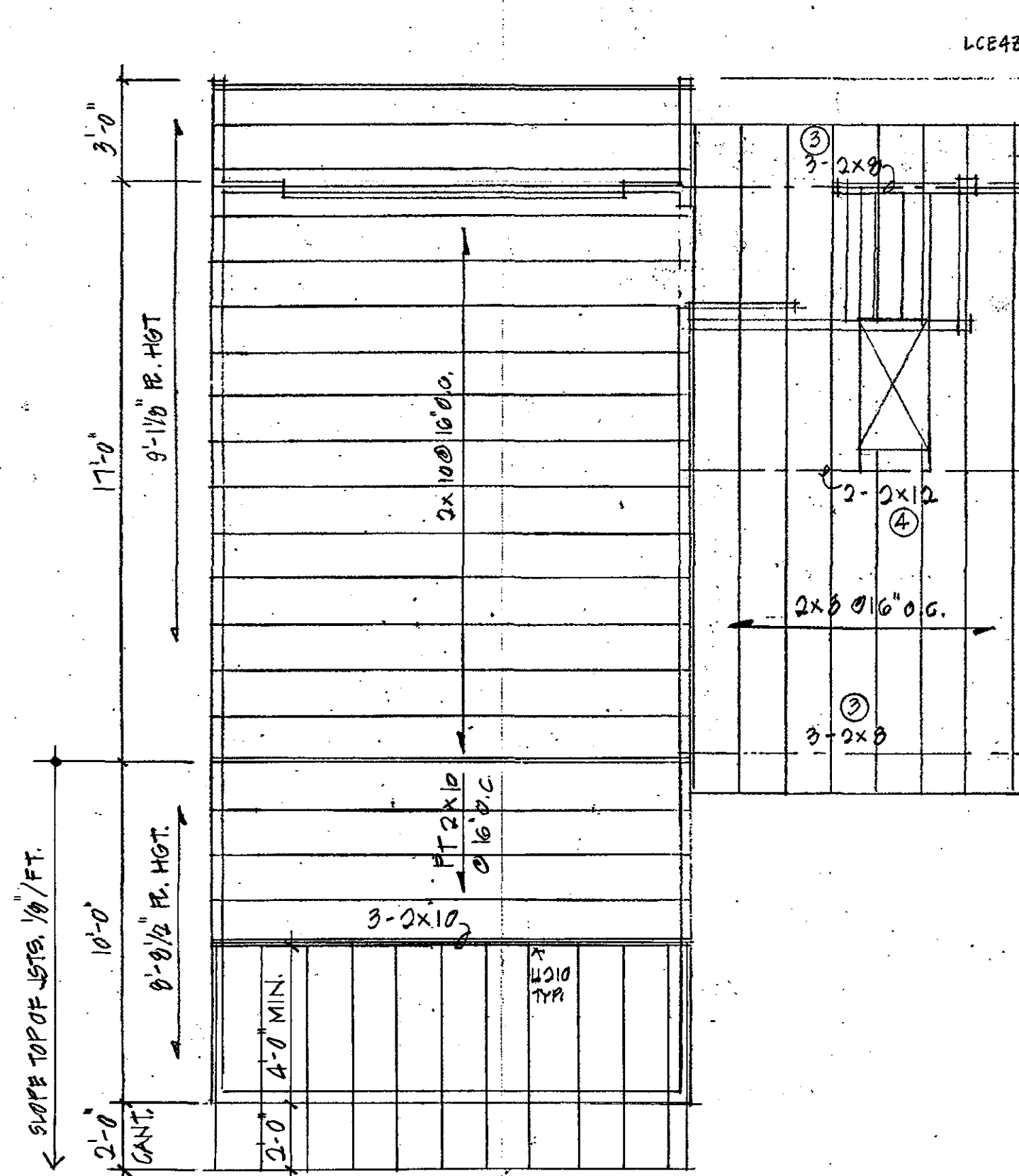
UPPER GARAGE ELEC. PLAN 1/4"=1'-0"



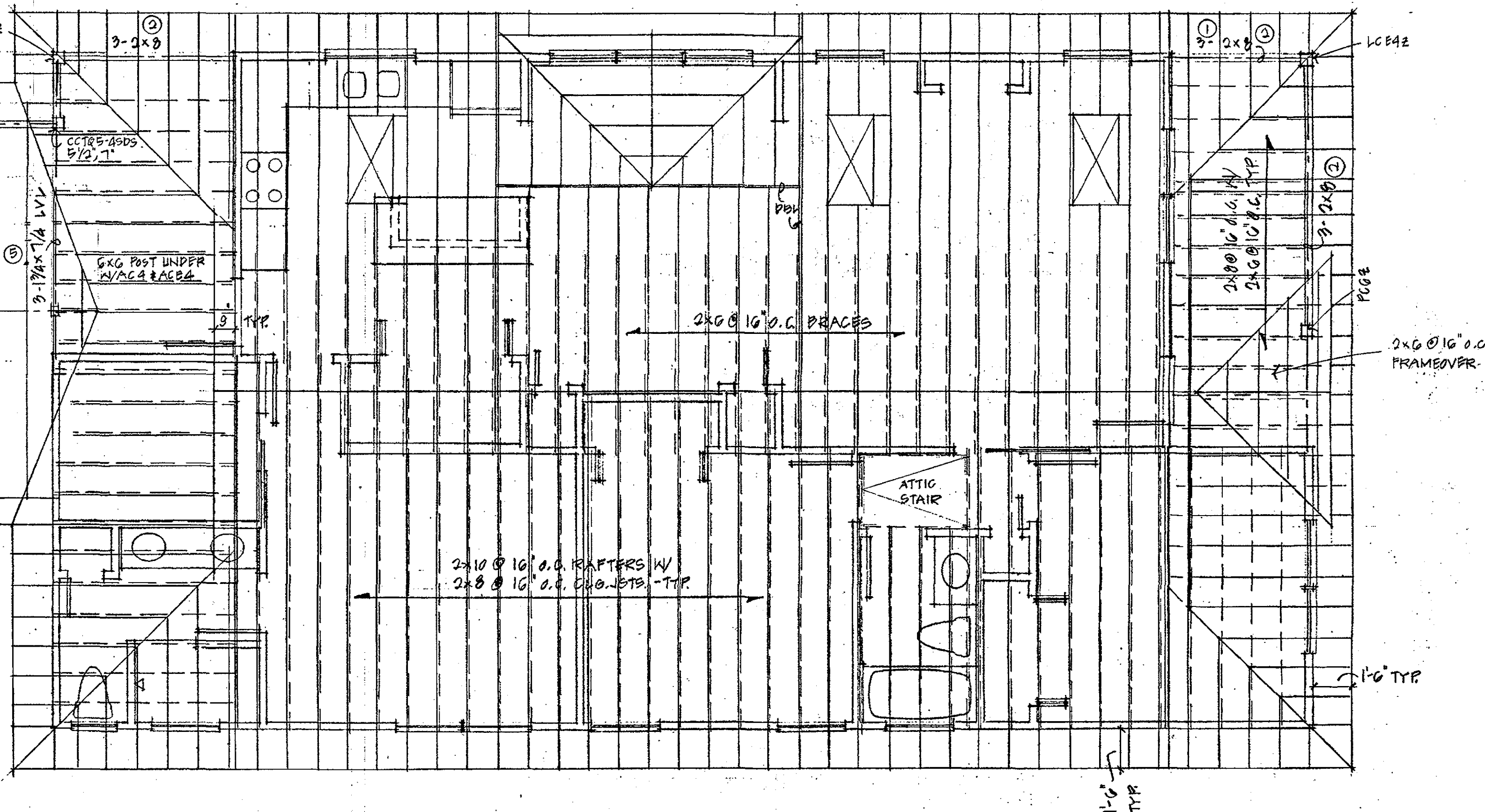
MAIN FLOOR ELECTRICAL PLAN 1/4"=1'-0"



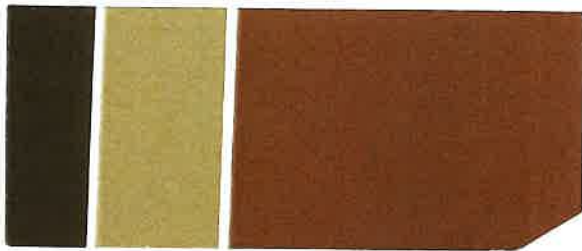
GARAGE ROOF FRAMING PLAN



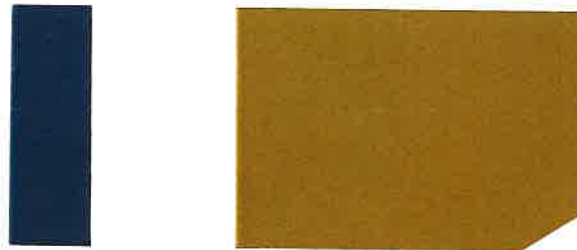
GARAGE UPPER FLOOR FRAMING PLAN



ROOF FRAMING PLAN 1/4"=1'-0"



Algorithm HGSW3491 / **Carrollton Khaki** HGSW3184 / **Burnt Auburn** HGSW3042



Spectral Indigo HGSW3341 / **Greek Villa** HGSW4030 / **Amber Caste** HGSW1211



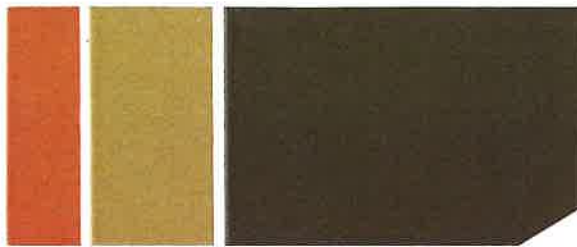
4 Cartographic HGSW1203 / **Creamy** HGSW4033 / **Navy Seawall** HGSW1471



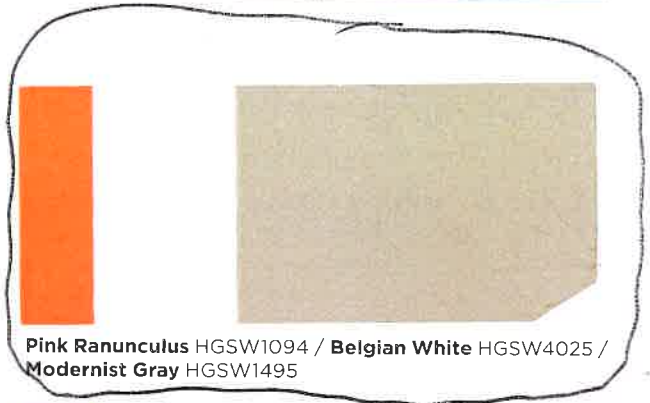
Bourbon Butterscotch HGSW2131 / **Muslin** HGSW4048 / **Avocado Fruit** HGSW2225



Highland Loch HGSW2352 / **Paper Kraft** HGSW2507 / **Bamboo Fiber** HGSW3093



Farm Stand Apple HGSW2063 / **Lennox Hill Tan** HGSW3174 / **Woodland Lichen** HGSW3282



Pink Ranunculus HGSW1094 / **Belgian White** HGSW4025 / **Modernist Gray** HGSW1495



Chesterfield Green HGSW2231 / **White Almanac** HGSW4036 / **Proper Gold** HGSW2163



Sea Otter HGSW2441 / **Extra White** HGSW4005 / **Worn Turquoise** HGSW2315



Venomous HGSW1232 / **Art of Bronze** HGSW3181 / **Cape Ivory** HGSW4040

[Back to Quote](#)

Date: 01/13/2020

LOWE'S HOME CENTERS, LLC #1647
 474283 EAST SR 200
 FERNANDINA BEACH, FL 32034-6927
 USA
 (904) 277-5000



Project #: 608019633 Description: ---8ft Huttig---
 Customer Name: JOHN BONVOULOIR
 Customer Phone: (904) 556-4700
 Customer Address: FERNANDINA
 FERNANDINA, FL 32034
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Therma-Tru - Huttig Central FL			
Size = 37 5/8-in W x 98-in	Division : Millwork Product : Doors Type : Entry/Exterior Product Material : Smooth Fiberglass Impact Rated : No Material Type : Smooth Star Configuration : Single Door Slab Width : 36-in Custom Height : No Slab Height : 95 1/4-in Product Style : 3/4 Lite Panel Design : 8-ft 3/4 Lite 1 Panel Glass Style : Saratoga Door Caming : Brushed Nickel Model : S891 Handing : Left Hand Inswing Sill : Mill Finish Composite Adjustable Inswing Sill Actual Width: 37 5/8-in Actual Height: 98-in Fits Opening Width: 38 3/8-in Fits Opening Height: 98 1/2-in Dimension Confirmation : Yes, the dimensions are correct Prefinish Options : No Prefinishing Same-Day Stain Kit : None Jamb Size : 4 9/16-in Jamb Type : Rot Resistant			
		\$1,488.92	1	\$1,488.92

Bore : Double Product Approval Number : 20461.x Hinge Type : Ball Bearing Hinge Finish : Brushed Nickel Sill Pan : Yes Compression Weather Strip : Bronze Brickmould : No Door U-Factor : .26 Door Solar Heat Gain Coefficient (SHGC) : .27 Door STC Rating : 29 Lead Time : 21 Days Item Number : 77951	
---	--

Project Total: \$1,488.92

Salesperson: JOSEPH SHOLAR (S1647JS3)

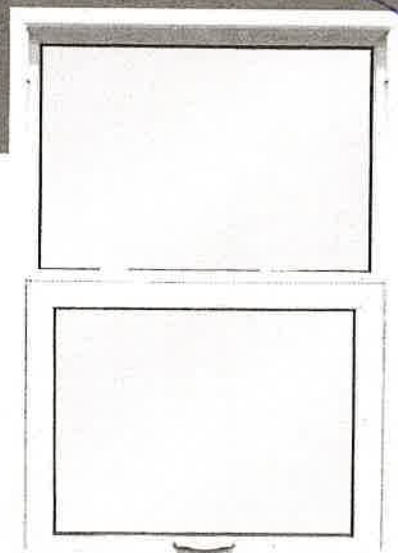
Accepted by: _____

Date: 01/13/2020

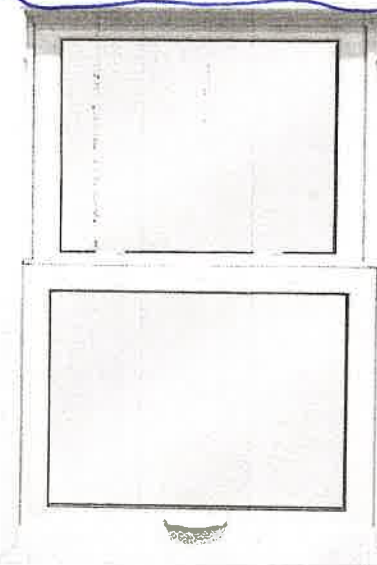
[Print Detailed Quote](#)

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

WINDOWS



Single Hung



Double Hung

Single Hung (SH5400) and Double Hung (DH5460)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

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

SecureConnect integrated corner keys

- For added sash strength

Tilt sash design

- For easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

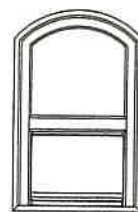
Stylish ComfortLift handles

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

Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Provview/Oriel Sash

Cottage & custom sash configurations available



CUSTOM WINDOWS + DOORS

Grid Styles

Flat Grid

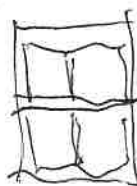
- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

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



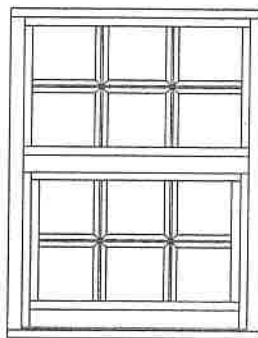
Standard Features

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

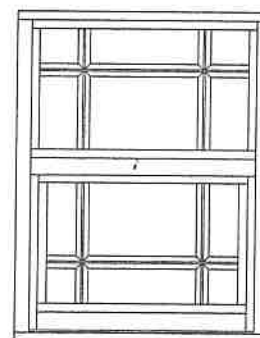
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

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

Exterior Frame Colors

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

* Available with limited interior colors

Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry



HARDI TRIM



Decorative
concrete bl...



Concrete
retaining wa...



Cinder Block



Concrete slab



Split face
concrete bl...



Related searches for concrete blocks

[concrete block sizes and shapes](#)

[concrete block retaining wall](#)



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MAINTENANCE
(912) 400-2021
www.greengrass.com



15 N. S. S. 212 5 5 N. ST
PREVIOUSLY BUILT HOUSE 212 5 5 N. ST



PREVIOUSLY BUILT HOUSE

30 403 CEDAR ST. (SANS GARAGE)

PREVIOUSLY BUILT HOUSE,
119 S. 5TH ST





LOT LOOKING WEST



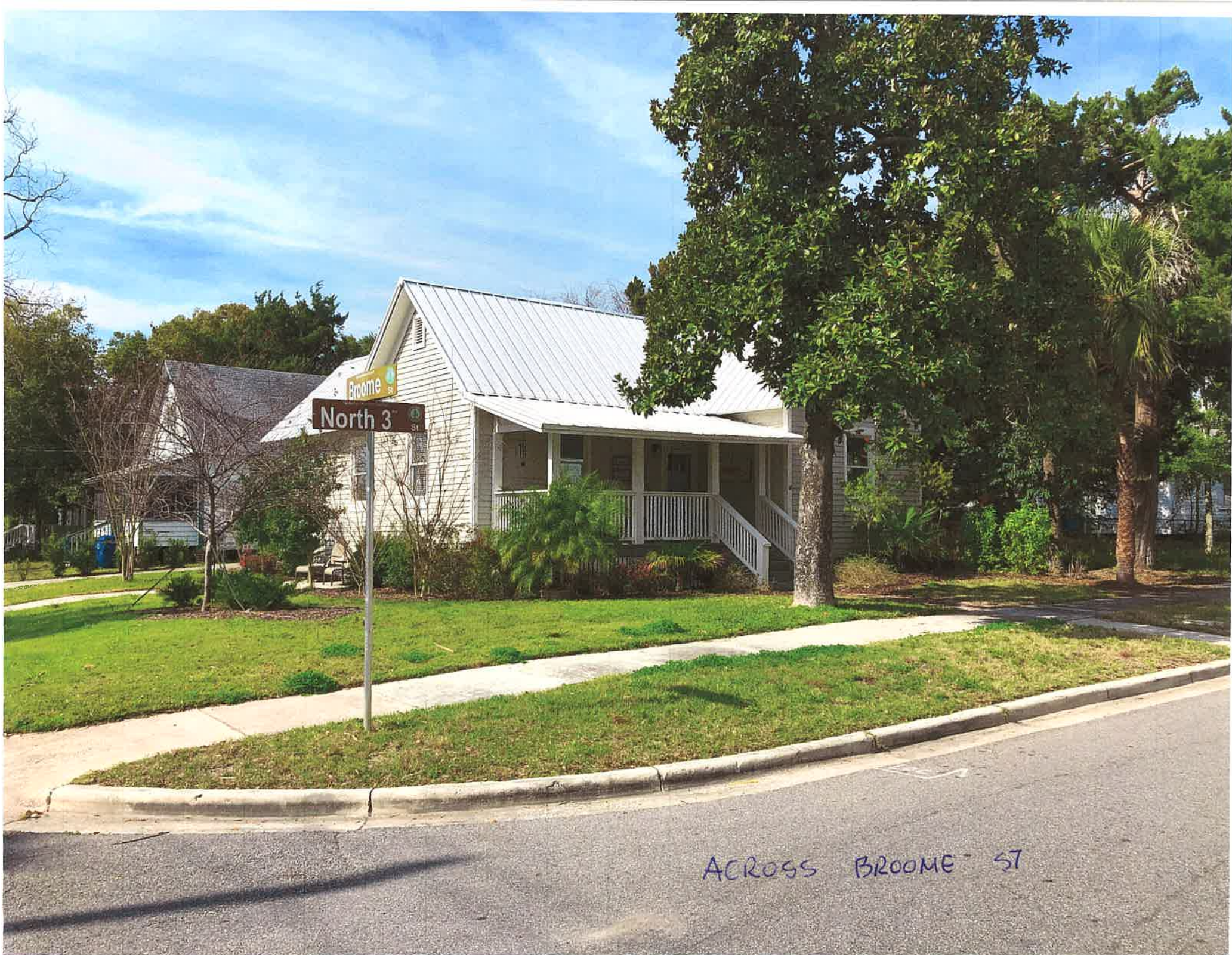
LOT LOOKING NW



LOT LOOKING SW



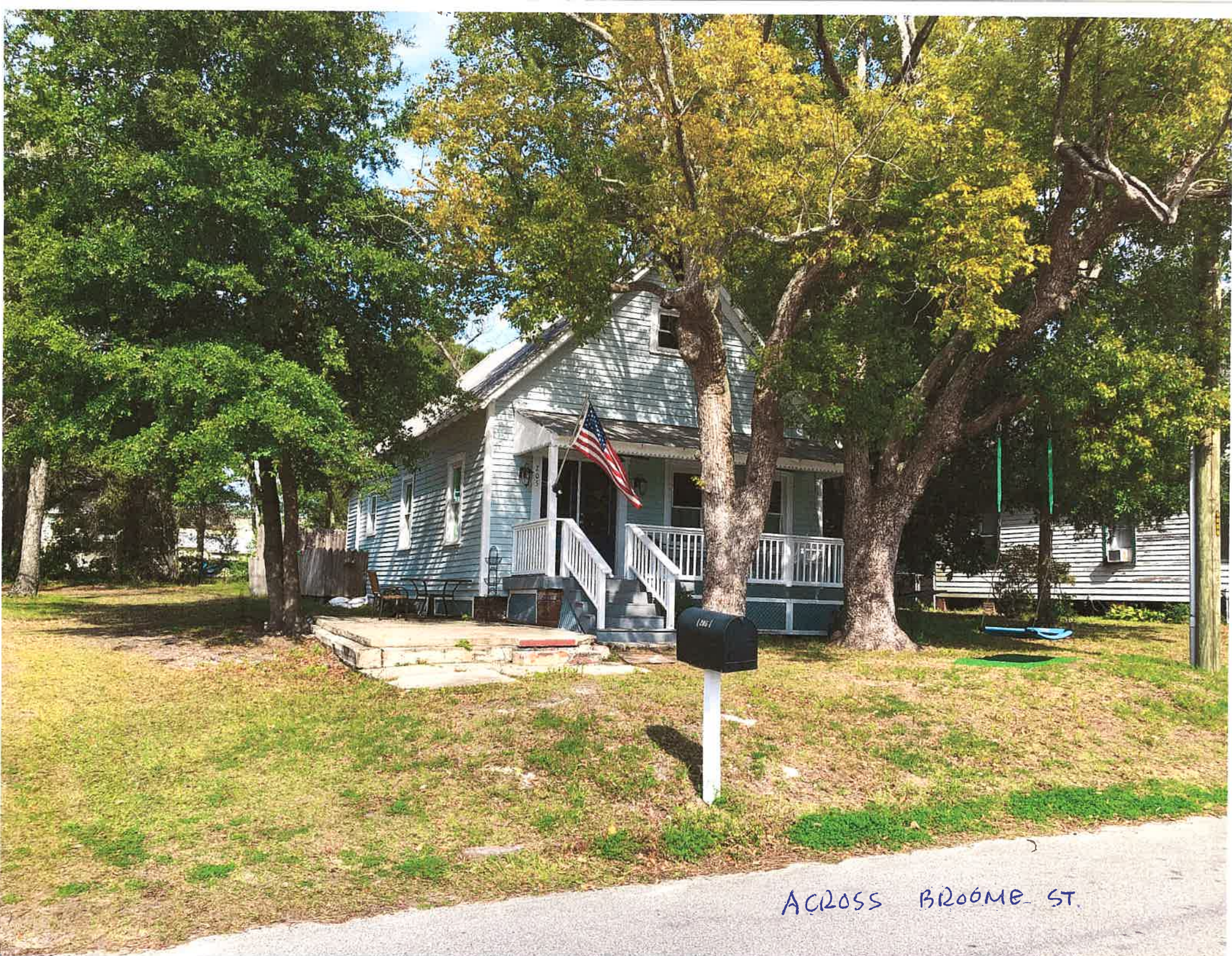
ACROSS N. 3RD ST



ACROSS BROOME ST



ACROSS BROOME ST



ACROSS BROOME ST.



HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2020-02

June 18, 2020

Owner/Applicant:	Jean L & Penelope S. Bonvouloir
Property Address:	131 N. 3 rd Street
Requested action:	Certificate of Approval (COA) to construct a one-story single-family dwelling with 2-story accessory structure.
Current zoning:	R-2
FLUM land use category:	Medium-Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing

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 a one-story single-family dwelling with 2-story accessory structure on a vacant 50' x 100' lot fronting N. 3rd Street.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT GUIDELINES

ANALYSIS:

The home is in keeping with the character of the neighborhood and the downtown district as a whole. It will utilize modern materials to replicate traditional materials commonly seen in the district.

During review staff noted the following issues:

1. HVAC is located closer than 5' to the southern property line and will need to be relocated to comply with LDC 4.02.03(A)7;
2. Board on Board wood fence at southern side yard does not state the height that it will be. It will need to be provided as a staff approval before a COA can be issued;
3. Fence states that it will be left natural, but the Downtown Historic District Guidelines state that it should be painted/stained/ or sealed. Applicant will have to submit their choice of finish as staff approval before a COA can be issued;
4. Driveway is to be crushed stone, but it should be noted that the driveway apron in the Right-of-way will need to be concrete to comply with LDC 7.01.01(F).

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2020-02 with the following conditions:

1. HVAC be relocated to comply with LDC 4.02.03(A)7; and
2. Fence height be provided and be stained/painted/ or sealed.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-02 **with or without** conditions;

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

That HDC case 2020-02, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-02 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #437

Date Submitted: 5/7/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|--|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☐ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☒ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, youâ€™ll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

Amendment to Previously Approved COA ▼

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final ▼

See Certificate of Approval Matrix for details

Previously approved case

2019-16

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website's Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

Extend deck 5' by 7' on both lower and upper porches. Completes a missing rectangle.Stays within building line. Requires one additional vertical column. Apart from this, no changes apparent from street. Materials to match those already approved.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

DOORS

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

ROOFING

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

SHUTTERS

Manufacturer	Product Description
	 Include FL Product Approval # for Windows and Doors

Color
(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload all product brochures, paint color samples, etc.

Upload 1 800 Som 2nd floor plan.pdf	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

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 Department of Planning & Conservation 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 (1) 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.

Applicant First Name*

Michael

Applicant Last Name*

Harrison

Today's Date*

5/7/2020

Upload Supplemental Documentation*

Har SC O8B CD Set 05.06.2020.pdf

Upload 2

800 Som Site Plan.pdf

Upload 3

800 Som Front Elevn.pdf

Upload 4

800 Som Estrada
Elevn.pdf

Upload 5

800 Som 1st floor
plan.pdf

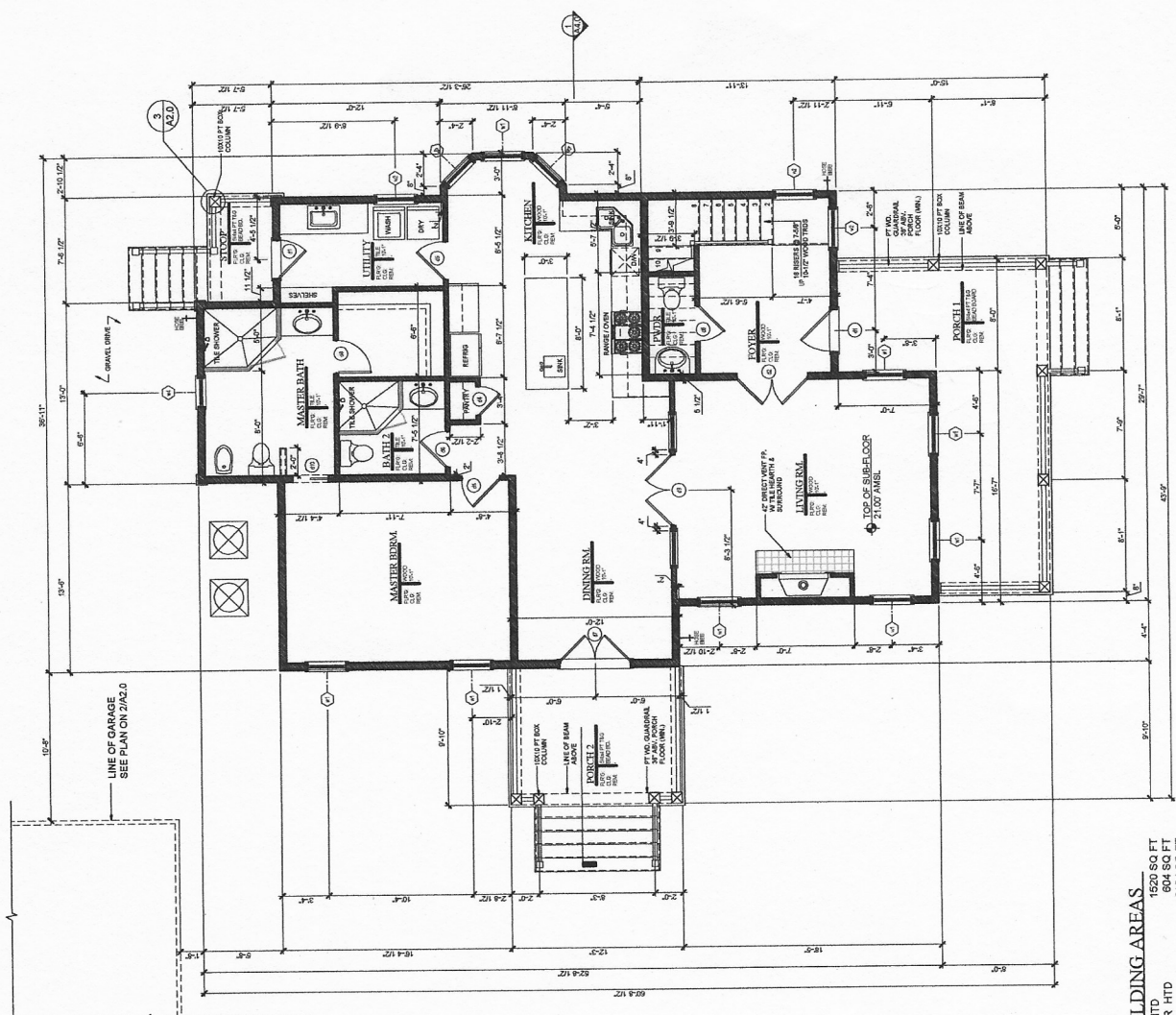


DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

26/02/23

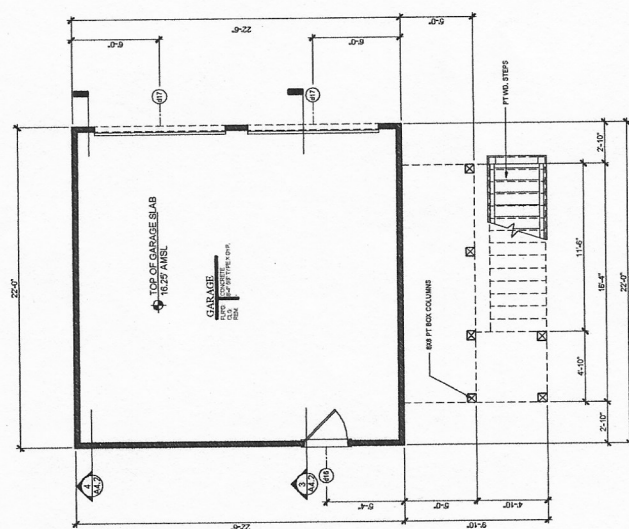
1
A2.0
FIRST FLOOR PLAN
1/4" = 1'-0"



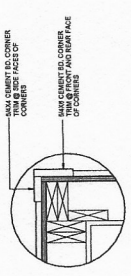
BUILDING AREAS	
FIRST FLOOR HTD	1520 SQ FT
SECOND FLOOR HTD	604 SQ FT
TOTAL HTD	2124 SQ FT
O.B. FIRST FLOOR NON-HTD	495 SQ FT
O.B. SECOND FLOOR HTD	495 SQ FT
TOTAL COMBINED SQ FT	990 SQ FT

1
A20

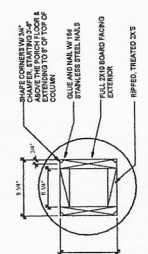
O.B. FIRST FLOOR PLAN



4 EXT. CORNER TRIM DETAIL
A2.0 $\frac{1}{4}" = 1'-0"$



3 PORCH COLUMN DETAIL
A2.0 1/4" = 1'-0"



FINISH NOTES

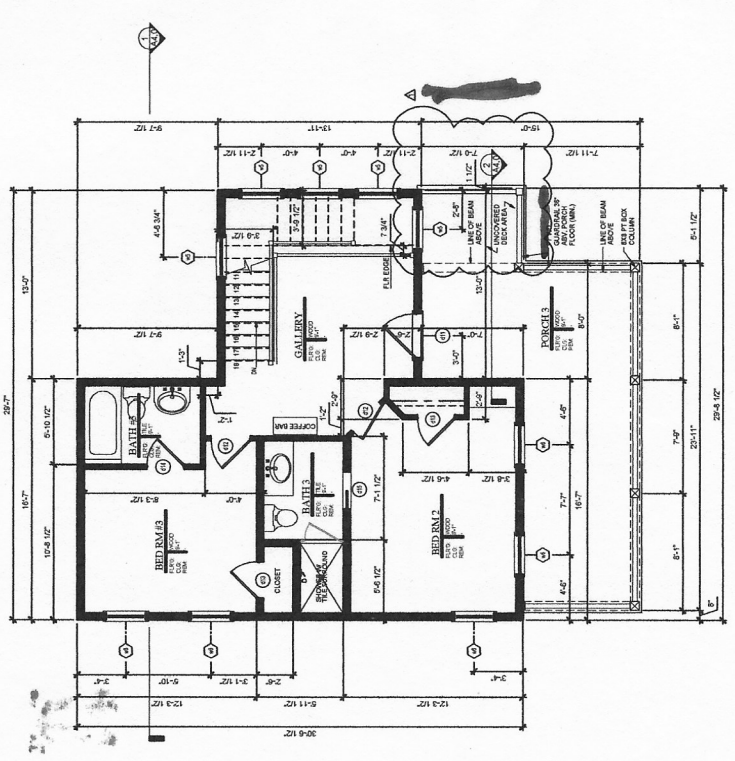
- [illegible]

BATH ACCESSORIES NOTES

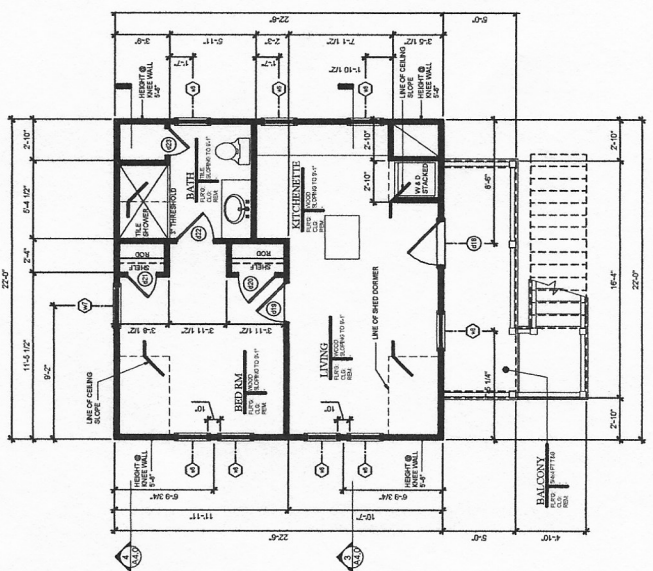
- Bath accessories are generally not shown anywhere on the plans. Builder to allow for blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 16" or 24" towel bars as possible in bathrooms.

After

1. SECOND FLOOR PLAN
A2.1 1/8" = 1'-0"



2. O.B. SECOND FLOOR PLAN
A2.1 1/8" = 1'-0"



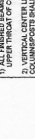
WINDOW SCHEDULE

Window	Quantity	Frame Width	Frame Height	Type	Manufacturer	Remarks
1. 11'0" x 11'0" Double Hung	2	11'0"	11'0"	Double Hung	Mason	
2. 8'0" x 8'0" Double Hung	2	8'0"	8'0"	Double Hung	Mason	
3. 6'0" x 6'0" Double Hung	2	6'0"	6'0"	Double Hung	Mason	
4. 4'0" x 4'0" Double Hung	2	4'0"	4'0"	Double Hung	Mason	
5. 2'0" x 2'0" Double Hung	2	2'0"	2'0"	Double Hung	Mason	
6. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	
7. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	
8. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	
9. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	
10. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	

Note: All windows to have:
 1. 1/2" x 1/2" x 1/2" triple paneled glass
 2. Low E glass
 3. 2" x 2" x 2" triple paneled glass
 4. 2" x 2" x 2" triple paneled glass
 5. 2" x 2" x 2" triple paneled glass
 6. 2" x 2" x 2" triple paneled glass
 7. 2" x 2" x 2" triple paneled glass
 8. 2" x 2" x 2" triple paneled glass
 9. 2" x 2" x 2" triple paneled glass
 10. 2" x 2" x 2" triple paneled glass

DOOR SCHEDULE

Door	Quantity	Frame Width	Frame Height	Type	Manufacturer	Remarks
1. 11'0" x 11'0" Double Hung	2	11'0"	11'0"	Double Hung	Mason	
2. 8'0" x 8'0" Double Hung	2	8'0"	8'0"	Double Hung	Mason	
3. 6'0" x 6'0" Double Hung	2	6'0"	6'0"	Double Hung	Mason	
4. 4'0" x 4'0" Double Hung	2	4'0"	4'0"	Double Hung	Mason	
5. 2'0" x 2'0" Double Hung	2	2'0"	2'0"	Double Hung	Mason	
6. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	
7. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	
8. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	
9. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	
10. 1'0" x 1'0" Double Hung	2	1'0"	1'0"	Double Hung	Mason	



EXTERIOR NOTES:

REVISIONS:	
DATE	BY

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JUNE 17, 2019

TERMS OF PURCHASE AND USE

1. All drawings are the property of Moser Design Group, Inc. and shall remain the property of Moser Design Group, Inc. until the drawings are paid for in full. If the drawings are not paid for in full, Moser Design Group, Inc. reserves the right to use the drawings for any purpose without compensation.

2. The drawings are prepared by Moser Design Group, Inc. and shall be used for the project and location specified on the drawings. Any other use of the drawings without the written consent of Moser Design Group, Inc. is prohibited.

3. A purchaser of building plans shall be an "owner" of the plans and shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

4. The drawings are prepared by Moser Design Group, Inc. and shall be used for the project and location specified on the drawings. Any other use of the drawings without the written consent of Moser Design Group, Inc. is prohibited.

5. Any use of the drawings for any other project or location without the written consent of Moser Design Group, Inc. is prohibited.

6. Building codes vary between the great differences in the building codes of different jurisdictions. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

7. The plans do not include any plumbing, heating or air conditioning. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

8. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

9. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

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13. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

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15. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

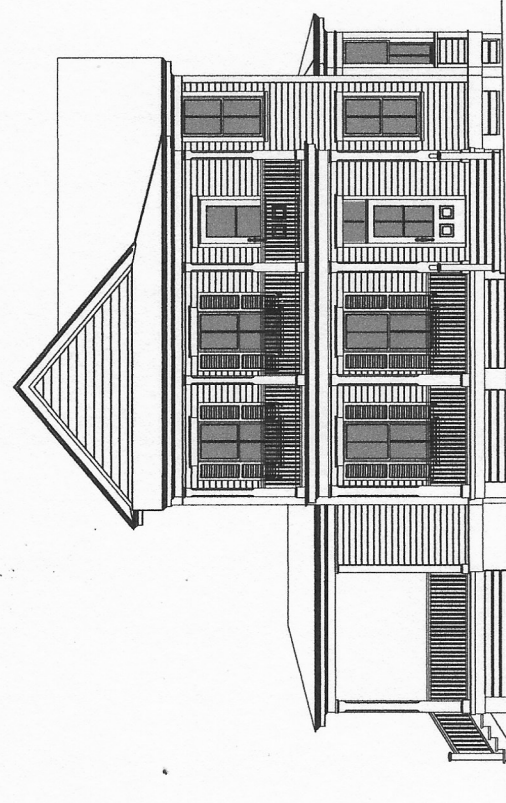
16. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

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19. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

20. It is the responsibility of the owner to obtain all necessary permits and for obtaining all necessary approvals from the appropriate authorities.



Before

HARRISON RESIDENCE

LOTS 9,11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FLORIDA

DRAWING INDEX

COVER SHEET / GENERAL INFORMATION	
GI.0	SITE PLAN
GI.1	FOUNDATION DIMENSION PLAN
A1.0	FIRST FLOOR PLAN
A2.0	SECOND FLOOR PLAN
A3.1	ELEVATIONS
A3.2	OUTBUILDING ELEVATIONS
A3.3	SECTIONS & WALL DETAILS
A4.0	PORCH & WALL DETAILS
A4.1	OUTBUILDING SECTIONS & DETAILS
E1.0	ELECTRICAL PLANS
E1.1	STRUCTURAL COVER PAGE
S1.0	FOUNDATION
S1.1	FRAMING
S2.0	BUILDING SECTIONS
S3.0	WALL DETAILS

SYMBOLS AND ABBREVIATIONS

ABV	ABOVE	ABOVE FINISHED FLOOR	INT	INTERIOR
ASF	ABOVE	ABOVE SUBFLOOR	IN	INCHES
AT	AT		JST	JOIST
BFE	BASE FLOOD ELEVATION		MAX	MAXIMUM
CONT	CONTINUOUS		NIC	NOT IN CONTRACT
CONST	CONSTRUCTION		OPNG	OPENING
CMU	CONCRETE MASONRY UNIT		PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER		PT	POINT
DEG	DEGREES		PNT	PRESSURE TREATED
EXT	EXTERIOR		R	RESER
FRE	FINISHED FLOOR ELEVATION		ROW	RIGHT OF WAY
FIN	FINISH		REQD	REQUIRED
FT	FEET		SFT	SQUARE FEET
FOS	FACE OF STUD		TOS	TOP OF BLOCK
FOB	FACE OF BLOCK		TRTD	TREATED
GYP	GYPSONUM		TRTD	TREATED
HVAC	HEATING, VENTILATION & AIR CONDITIONING		VERT	VERTICAL
HC	HANDICAP		GALV	GALVANIZED
HORZ	HORIZONTAL		SS	STAINLESS STEEL

1	CHARACTER NUMBER
2	BASE NUMBER
3	LOCAL NUMBER
4	LEFT NUMBER
5	RIGHT NUMBER
6	SPOT ELEVATION NUMBER
7	SPOT NUMBER
8	DIRECTION OF BEING LOOK
9	ROOF FISH
10	OVERHANG DIMENSION
11	OVERHANG DIMENSION
12	ACROSS DIMENSION
13	DOWN DIMENSION
14	WOODWORK
15	DOOR KEY
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NOTE

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.

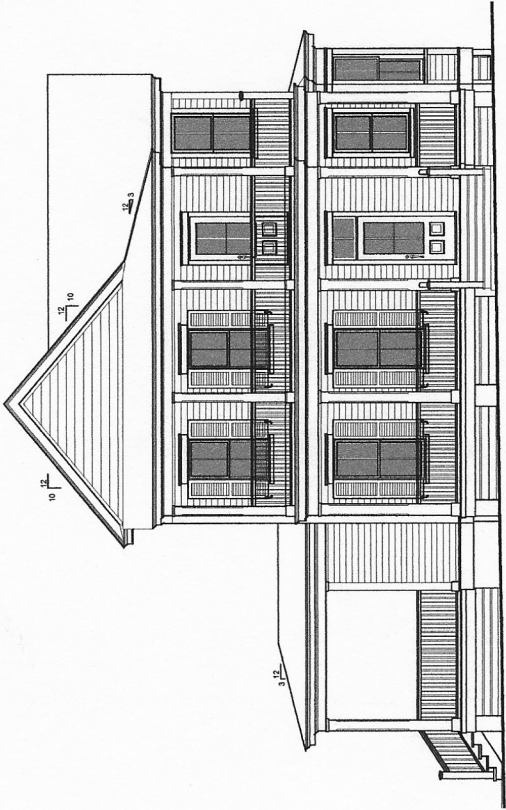
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.

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



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AFTER



SIDEWALK ELEVATION

03.20.2020

HARRISON RESIDENCE

LOTS 9, 11, & 12 SOMERUELOS

REVIEW SET NOT FOR CONSTRUCTION

SPOT ELEVATIONS SHOWN THUS X 0.0 REFER TO NORTH AMERICAN VERTICAL DATUM 1988.

COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

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

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

LICENSED BUSINESS NO. 6412

REVISED 6-7-18

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172, PANEL N02295

DATED 8-2-17

DATE OF SURVEY: MAY 31, 2018

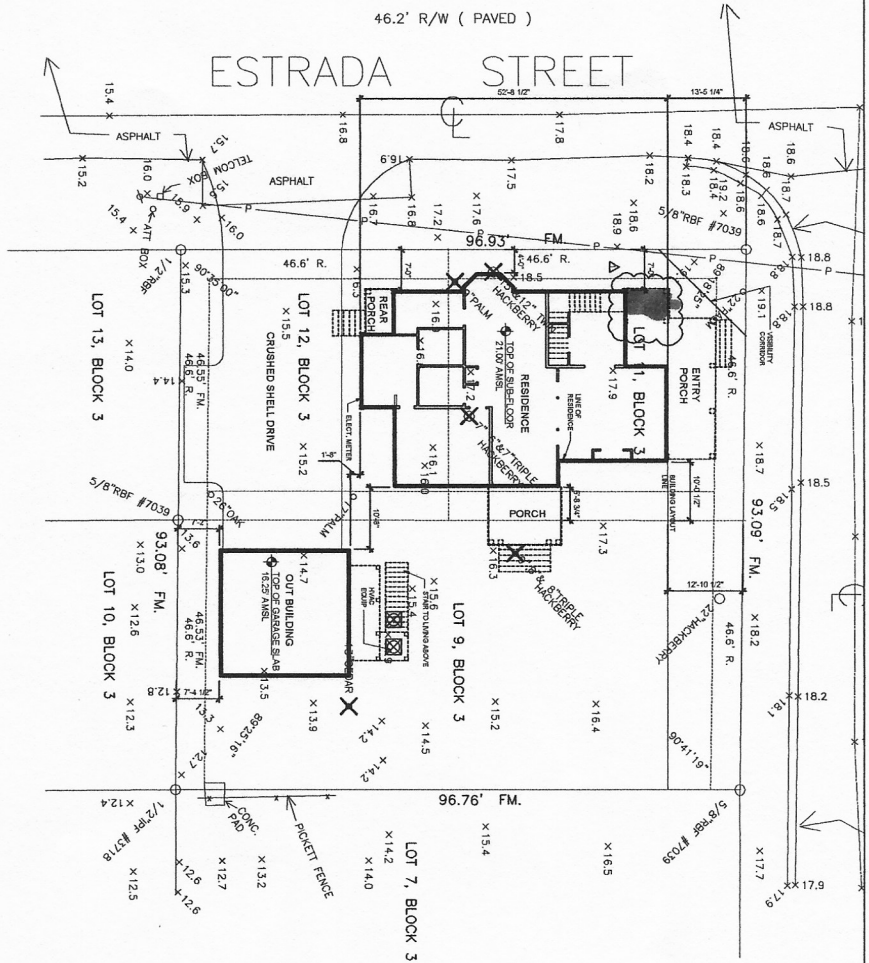
SHEET NO. 1 OF 2

JOB NO. 1806-03, F.B. 347

CONVEYANCE HAVE NO IDENTIFICATION LINO.

LEGEND:

IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
ELECTRIC CONDUIT - EC
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BR
CONCRETE MONUMENT FOUND - CMF
CONCRETE MONUMENT FOUND - CMF
SINKLESS STEEL PIPE FOUND - SSF
POINT OF TANGENCY OF APPROXIMATE CORNER - POC
CENTERLINE - C
OFFICIAL RECORDS BOOK - ORB



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

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

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

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

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

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

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

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

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

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

2. Larger scale drawings supersede smaller scale drawings.
3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
4. Use materials appropriate to the application for maximum life and optimum appearance.



LOTS 9,11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FLORIDA

G1.0	COVER SHEET / GENERAL INFORMATION
G1.1	SITE PLAN
A1.0	FOUNDATION DIMENSION PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	OUTBUILDING ELEVATIONS
A4.0	SECTIONS & WALL DETAILS
A4.1	PORCH & WALL DETAILS
A4.2	OUTBUILDING SECTIONS & DETAILS
E1.0	ELECTRICAL PLANS
E1.1	ELECTRICAL PLANS
S-0	STRUCTURAL COVER PAGE
S-1	FOUNDATION
S-2	FRAMING
S-3	BUILDING SECTIONS
S-4	WALL DETAILS

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

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RESIDENTIAL DESIGNERS

17 MARKET, NO.2 • BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630 FAX (843) 379-5631

October 17, 2018	Material notes on elevations	
November 07, 2018	Crawl space openings, OB plan & elev. revisions	
March 12, 2019	Outbuilding & Porch Rev.	
June 17, 2019	Outbuilding & lot coverage Rev.	
Sept. 30, 2019	First floor plan revision	
Nov. 08, 2019	Revised sett/w/ engineering plans	
Mar 23, 2020	Porch extension	

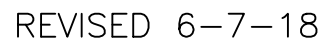
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HARRISON RESIDENCE
LOTS 9,11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction professionals to ascertain the suitability of these plans for that site and, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

G1.0

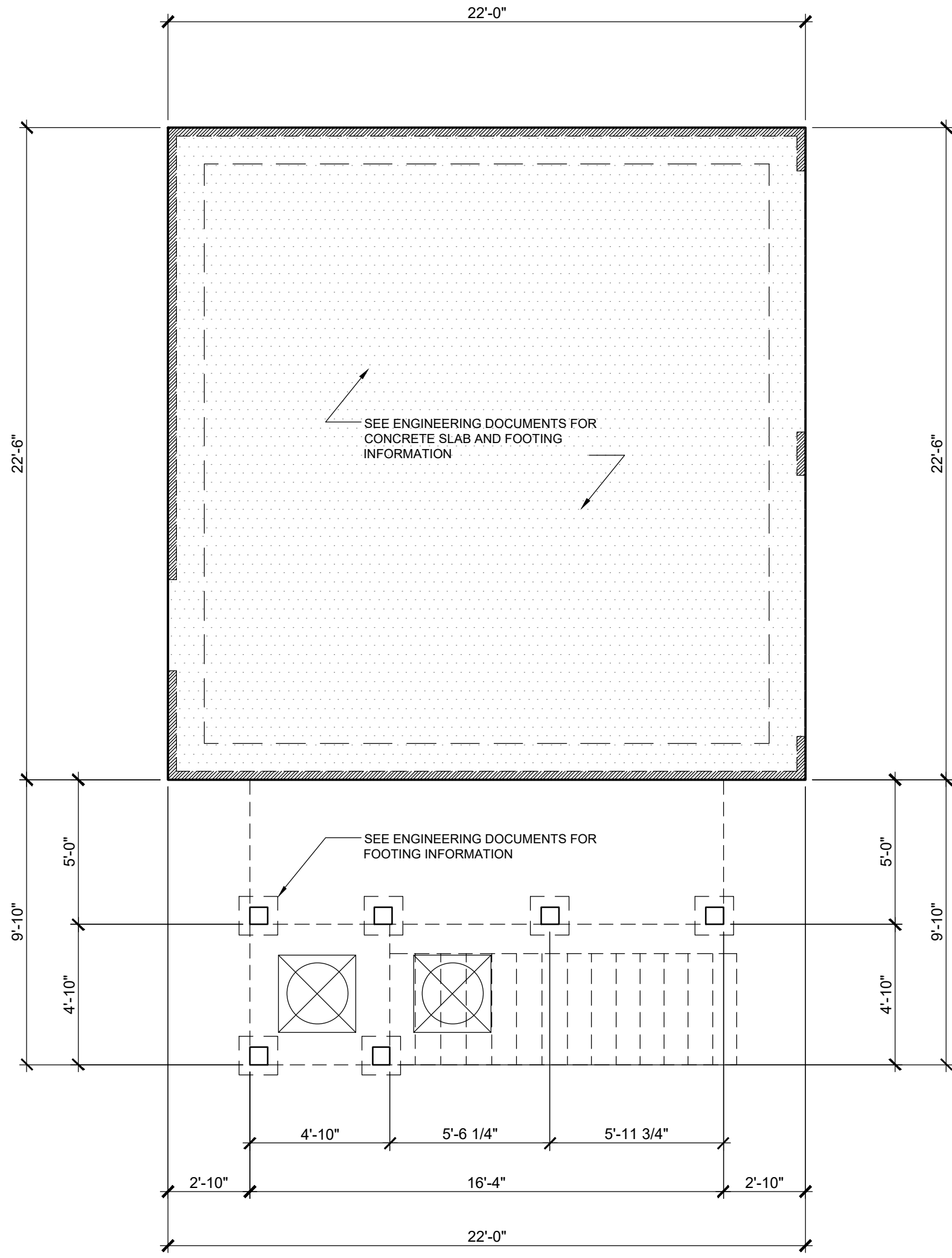


JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
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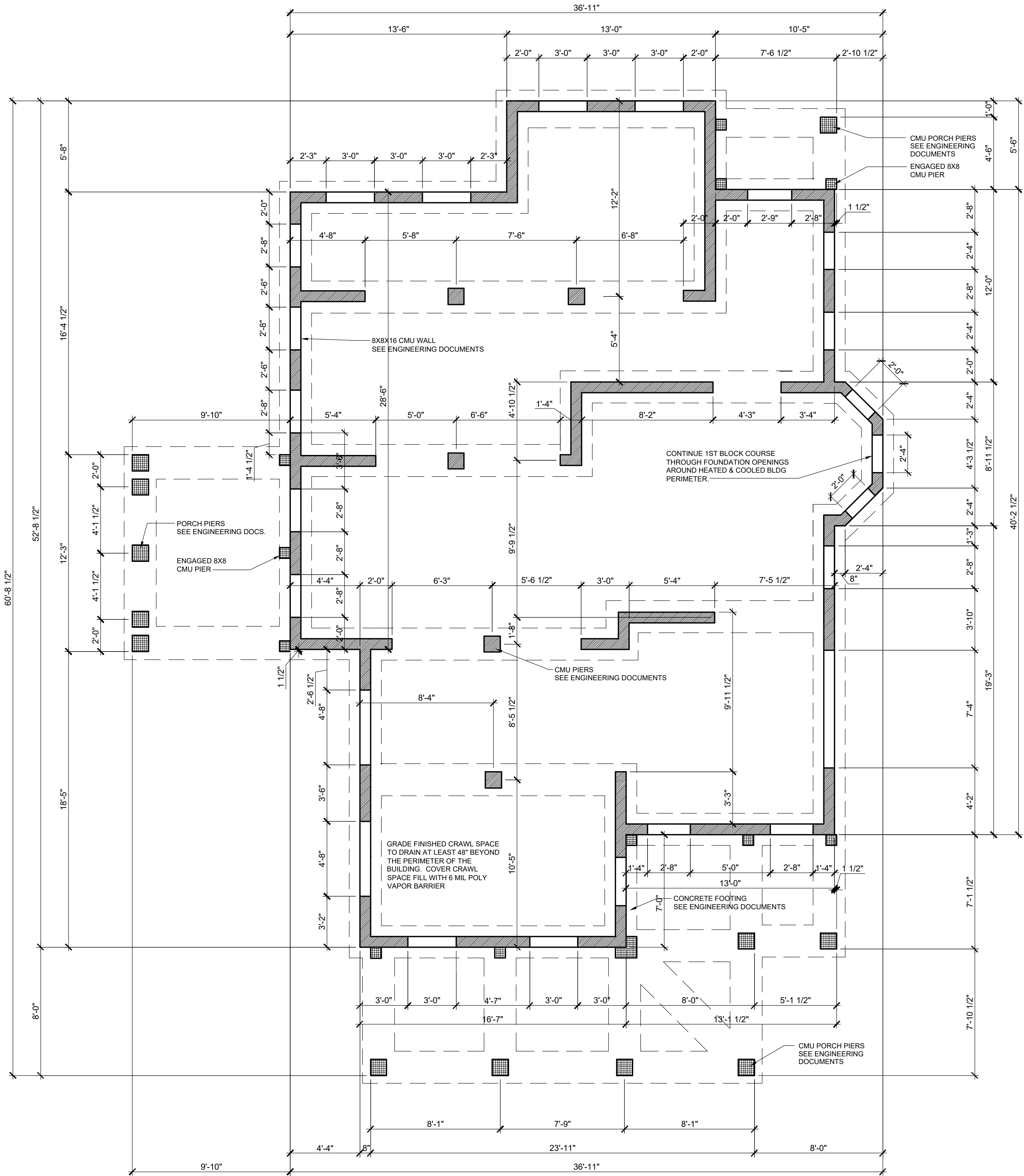
IRON PIPE FOUND - IPF POWER LINE -----
IRON PIPE SET - IPS PLAT - P.
RE/BAR FOUND - RBF FIELD MEASURED - FM.
NOT TO SCALE - NTS RECORD - R. DEED - D.
BUILDING RESTRICTION LINE - BRL POWER POLE - O
CONCRETE MONUMENT FOUND - CMF CONCRETE - CONC.
STAINLESS STEEL PIPE FOUND - SSPF FENCE - X-----
RIGHT-OF-WAY - R/W RIGHT-OF-WAY - R/W
POINT OF CURVE - PC POINT OF TANGENCY - PT POINT OF REVERSE CURVE - PRO
CENTERLINE - C OFFICIAL RECORDS BOOK - O.R.B.

G1.1

2 GARAGE FOUNDATION DIMENSION PLAN
A1.0 1/4" = 1'-0"



1 FOUNDATION DIMENSION PLAN
A1.0 1/4" = 1'-0"



- LEGEND
- INDICATES PRIMARY CMU PIER OR FOUNDATION WALL. SIZE AS NOTED ON PLAN ABOVE.
 - INDICATES CMU WALLS & PIERS. DROPPED 4" BELOW PRIMARY CMU

NOTE:
INSTALL 4" THICK CONCRETE LANDING AT THE BASE OF ALL EXTERIOR STEPS. SLOPE 1/4" PER FOOT TO DRAIN

SHEET :

PROJECT :

HARRISON RESIDENCE
LOTS 9, 11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

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REVISIONS :

DATE	DESCRIPTION	BY	CHKD
October 17, 2019	Manual notes on elevations		
November 7, 2019	Crack space openings, Op plan & elev revision		
March 12, 2019	Outbuilding & lo-serv revision		
June 17, 2019	Outbuilding & lo-serv revision		
August 16, 2019	First floor plan revision		
November 18, 2019	Revised sewer engineering plans		
March 23, 2020	Post extension		

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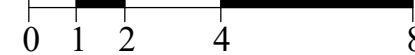
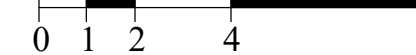
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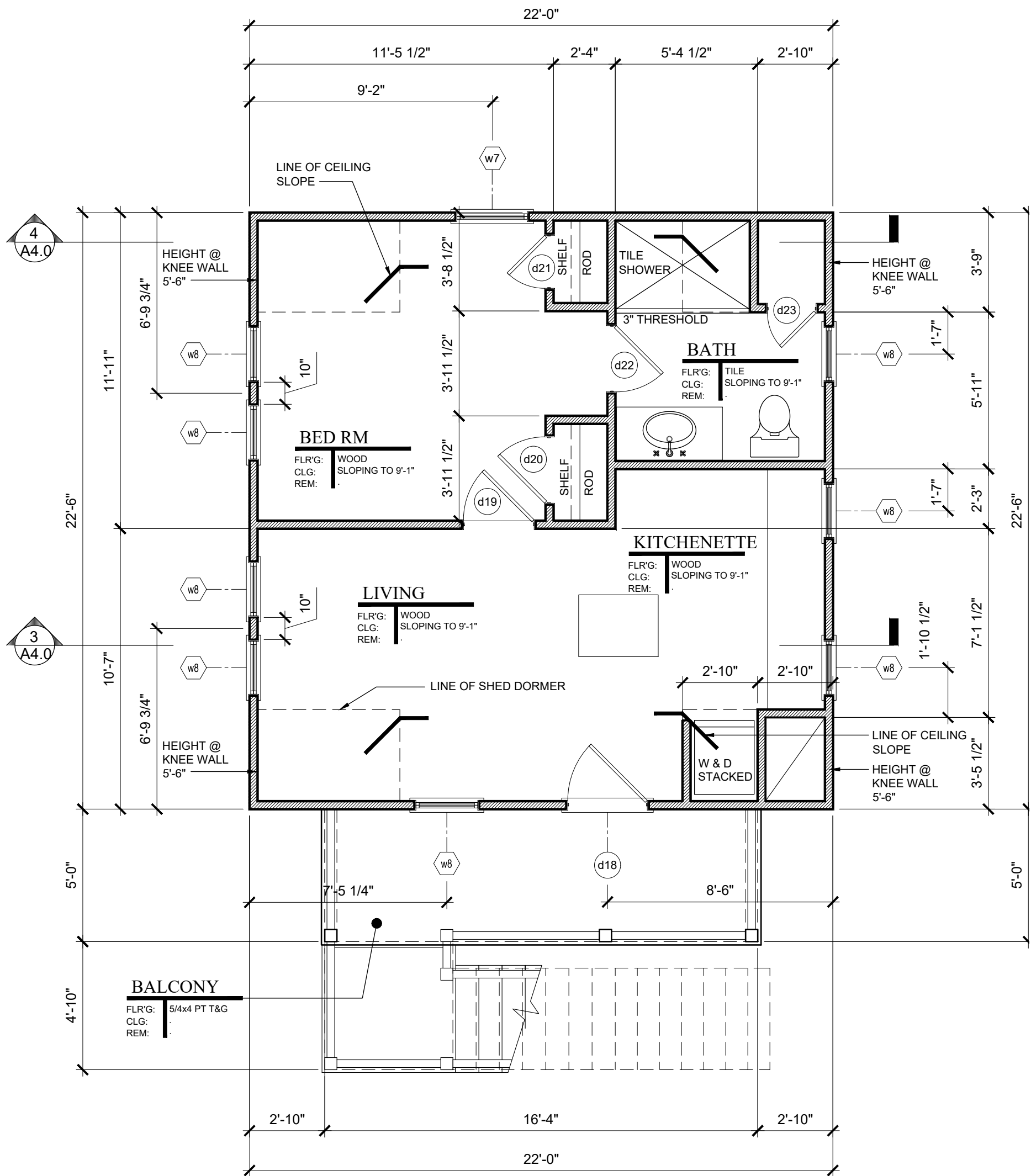
JUNE 17, 2019



Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.

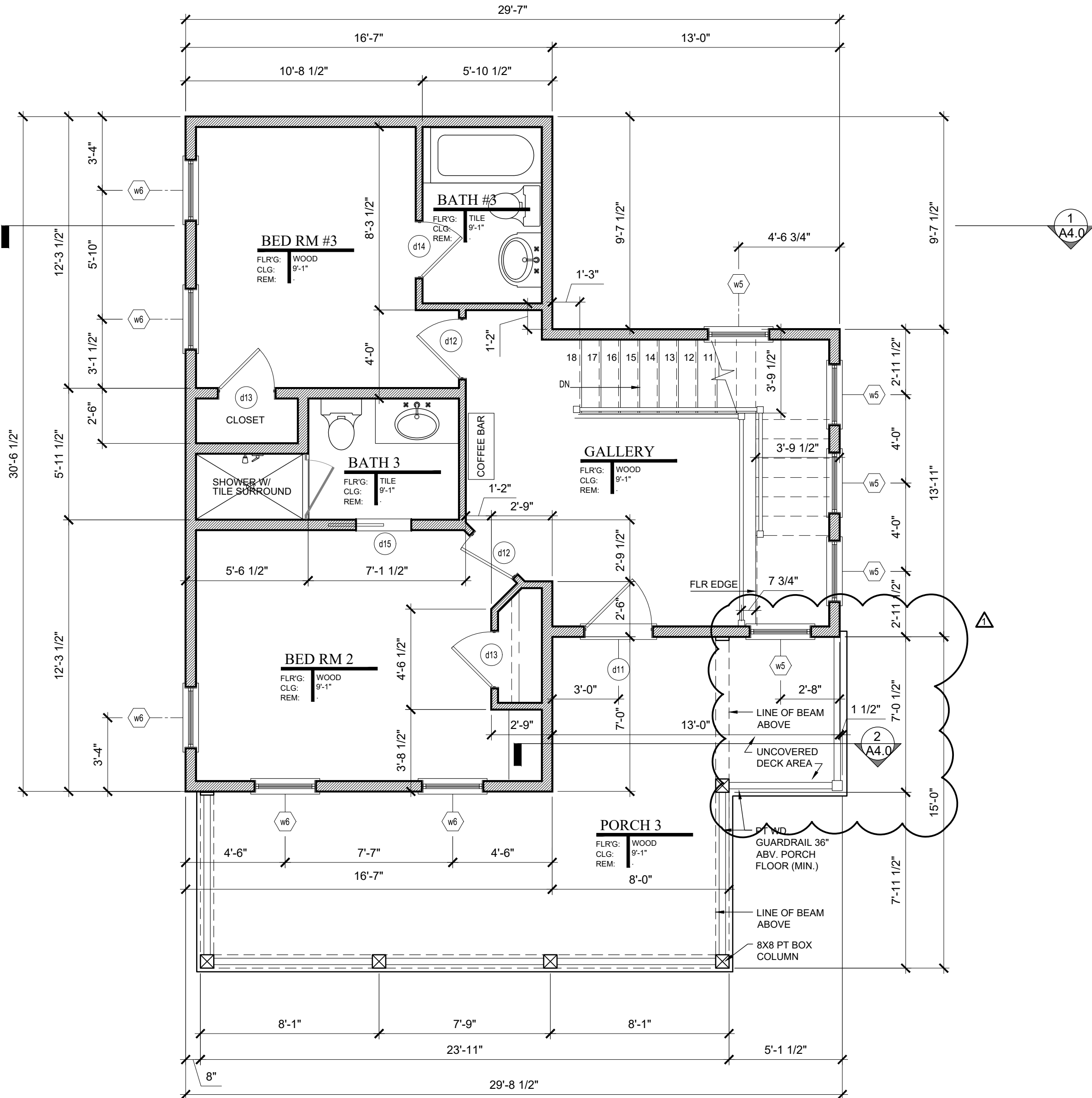

$$1/4'' = 1'-0''$$


WINDOW SCHEDULE								
Unit ID	Manufacturer Number	Quantity	Frame Width	Frame Height	Type	Header Height	Manufacturer	Remarks
FIRST FLOOR								
w1	ITDH3476 E	8	2'-9 1/2"	6'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
w2	ITDH3464	3	2'-9 1/2"	5'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
w3	ITDH3076	2	2'-5 1/2"	6'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
w4	ITDH2664	1	2'-1 1/2"	5'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
SECOND FLOOR								
w5	ITDH3468 E	5	2'-9 1/2"	5'-7 3/4"	Dbl Hung	8'-1"	Marvin Integrity	
w6	ITDH3468 E	5	2'-9 1/2"	5'-7 3/4"	Dbl Hung	7'-0"	Marvin Integrity	
OUTBUILDING SECOND FLOOR								
w7	ITDH3468 E	1	2'-9 1/2"	5'-7 3/4"	Dbl Hung	8'-0 3/4"	Marvin Integrity	
w8	ITDH2648	7	2'-1 1/2"	4'-7 3/4"	Dbl Hung	8'-0 3/4"	Marvin Integrity	
Note, All windows to have:						Note: 2 1/4" deep historical sill 2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar. Consult Manufacturer for Rough Opening sizes See elevations for shutter allocations		
ALL UNIT SIZES ARE BASED ON MARVIN INTEGRITY WOOD ULTREX SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS. ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.								



2 O.B. SECOND FLOOR PLAN
A2.1 1/4" = 1'-0"

DOOR SCHEDULE													
DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
FIRST FLOOR													
d1	3'-0"	6'-8"	2	Mahogany	2 Raised	3/4 4 lite	1	Swing	17-1/2"	2 lite	8'-6"	Entry	1 1/2" mull Direct Set Transom
d2	5'-0"	6'-8"	1	Solid Core	1 Raised	3/4 4 lite	2	French	17-1/2"	4 lite	8'-6"	Passage	1 1/2" mull Direct Set Transom
d3	NOT USED												
d4	2'-0"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d5	2'-8"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	17-1/2"	1 lite	8'-6"	Passage	1 1/2" mull Direct Set Transom
d6	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	17-1/2"	1 lite	8'-6"	Passage	1 1/2" mull Direct Set Transom
d7	5'-0"	6'-8"	1	Mahogany	1 Raised	3/4 4 lite	2	French	17-1/2"	1 lite	8'-6"	Entry	1 1/2" mull Direct Set Transom
d8	2'-4"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d9	5'-0"	6'-8"	1	Solid Core	1 Raised	3/4 3 lite	2	French	17-1/2"	1 lite	8'-6"	Passage	(2) Matching side lite panels
d10	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Pocket	-	-	6'-10 1/2"	Passage	2X6 Wall
SECOND FLOOR													
d11	3'-0"	6'-8"	1	Mahogany	2 Raised	3/4 4 lite	1	Swing	-	-	6'-10 1/2"	Entry	
d12	2'-8"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d13	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d14	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d15	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Pocket	-	-	6'-10 1/2"	Passage	2X6 Wall
OUTBUILDING FIRST FLOOR													
d16	3'-0"	6'-8"	1	Mahogany	1 Flat	1/2 2 lite	1	Swing	-	-	6'-10 1/2"	Entry	
d17	9'-0"	7'-0"	2	Carriage style	-	-	-	Overhead	-	-	7'-1"	Garage Door	As shown w/ remote operator
OUTBUILDING SECOND FLOOR													
d18	3'-0"	7'-0"	1	Mahogany	1 Flat	1/2 2 lite	1	Swing	-	-	7'-2 1/2"	Entry	
d19	2'-8"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d20	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d21	2'-0"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d22	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d23	2'-0"	V.I.F.	1	Solid Core	4 Flat	-	1	Swing	-	-	V.I.F.	Closet	



1 SECOND FLOOR PLAN
A2.1 1/4" = 1'-0"

DATE :

JUNE 17, 2019

MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, NO.2 • BEAUFORT, SC 29906

info@moserdesigngroup.com

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

REVISIONS :

October 17, 2018	Manal notes on elevations				
November 4, 2018	Cravil space openings, OH plan & elev, revisions				
March 12, 2019	Outbuilding & Push Rev				
June 17, 2019	Outbuilding & lot coverage Rev				
Sept 18, 2019	First floor plan revision				
Nov 08, 2019	Revised seller engineering plans				
Mar 23, 2020	Porch extension				

PROJECT :

HARRISON RESIDENCE

LOTS 9.11 & 12 SOMERUELOS STREET

OLD TOWN, FERNANDINA BEACH, FL

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction authority to determine the applicable codes and regulations. If necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET :

A2.1

ROOF NOTES

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

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

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

GUTTERS & DOWNSPOUTS

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

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

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

FLASHING & DAMPROOFING NOTES

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

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

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

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

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

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

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

VENTILATION NOTES

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

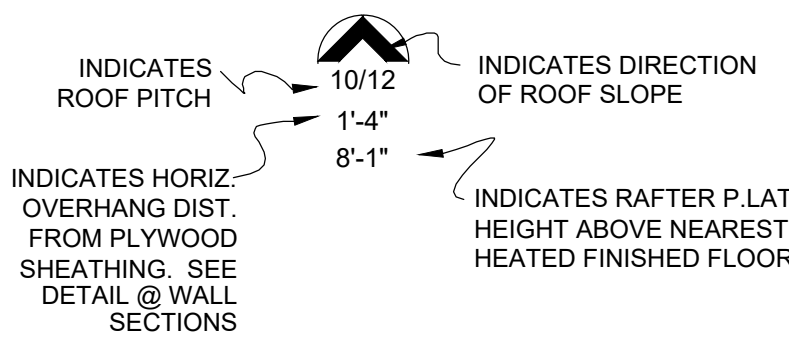
2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.

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

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

ADDITIONAL ROOF NOTES

- 1) TYPICAL ROOF PITCH: 2.5/12 & 10/12
- 2) TYPICAL OVERHANG: VARIES
- 3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR.
- 4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL.
- 5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS.
- 6) ALONG 2" DIA. ALUM. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS. VENTING IS NOT REQUIRED ATTIC IS SEALED AND INSULATED
- 7) INSTALL CERTAINTED "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW ROOFING ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12
- 8) INSTALL METAL OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.
- 9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.
- 10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS



SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

2 O.B ROOF PLAN

1/4" = 1'-0"



1 ROOF PLAN

1/4" = 1'-0"



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

R-VALUE MINIMUMS:
ROOF RAFTERS R-30
EXTERIOR WALLS R-19
FOUNDATION/ CRAWL SPACE R-19

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

DATE:

JUNE 17, 2019



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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, NO.2 • BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630 FAX (843) 379-5631

REVISIONS:

DATE	REVISION
October 17, 2018	Manual notes on elevations
November 27, 2018	Outbuilding & Pool Rev.
March 12, 2019	Outbuilding & Pool Rev.
June 17, 2019	Outbuilding & Pool Rev.
Sept 10, 2019	First floor plan revision
Nov 08, 2019	Revised sewer engineering plans
Mar 23, 2020	Pool extension

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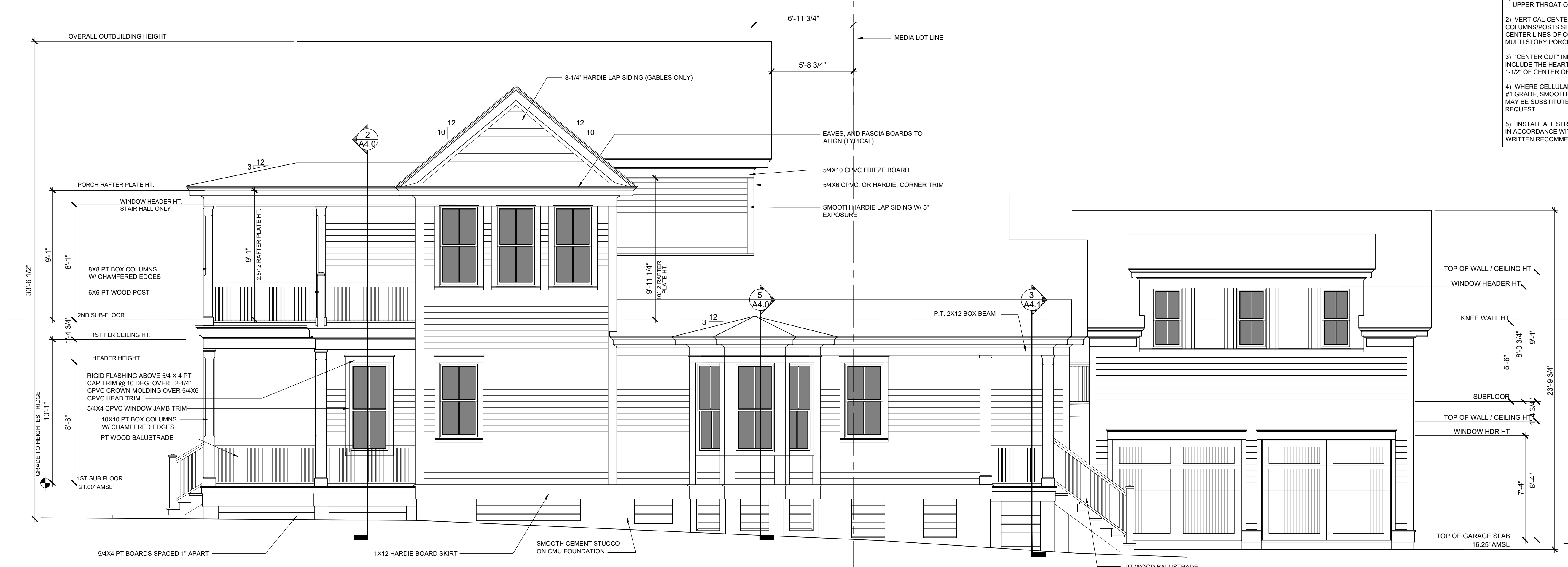
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PROJECT:

HARRISON RESIDENCE
LOTS 9.11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

SHEET:

A2.2



1
A3.0
RIGHT ELEVATION
1/4" = 1'-0"
0 1 2 4 8



2
A3.0
SIDEWALK ELEVATION
1/4" = 1'-0"
0 1 2 4 8

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

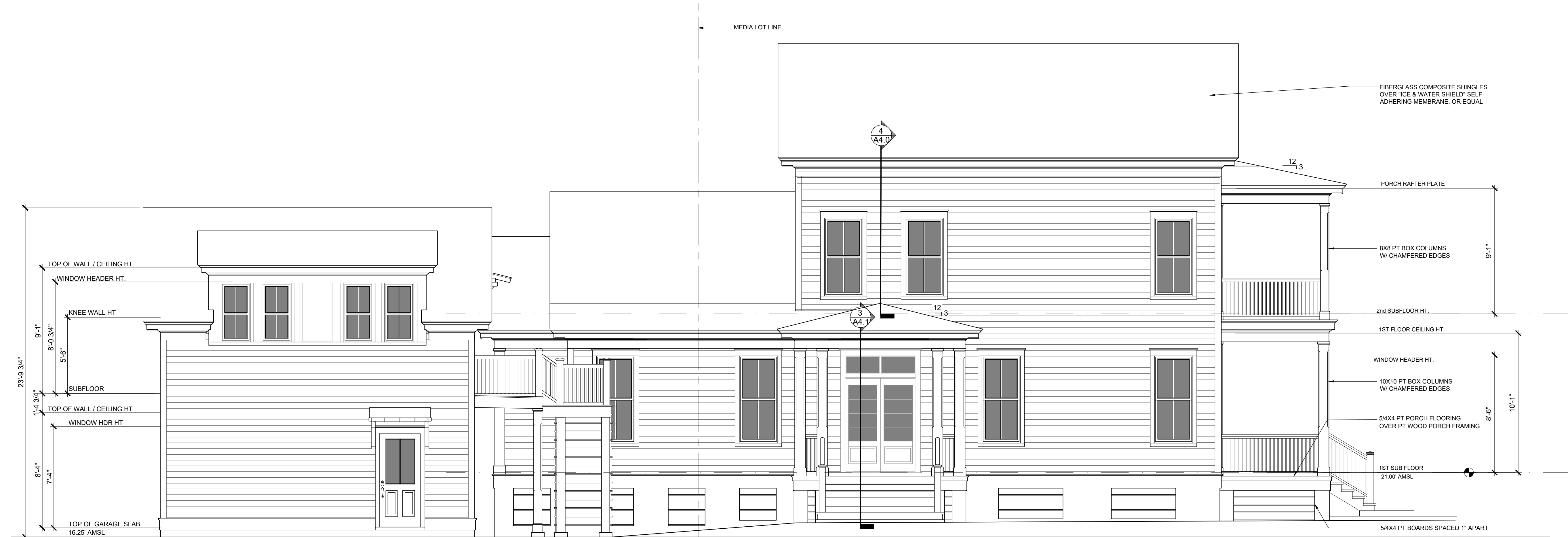
DATE:	JUNE 17, 2019	
	 MOSEY DESIGN GROUP Residential Design Urban Planning	
PROJECT:	HARRISON RESIDENCE LOTS 9.11 & 12 SOMERUELOS STREET OLD TOWN, FERNANDINA BEACH, FL	
	RESIDENTIAL DESIGNERS 17 MARKET, NO. 2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 379-5630 FAX (843) 379-5631	
SHEET:	A3.0	



1 REAR ELEVATION w/o O.B.
1/4" = 1'-0"



2 REAR ELEVATION w/ O.B.
3/16" = 1'-0"



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

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

DATE :

JUNE 17, 2019

MDG
MOSER DESIGN GROUP
Residential Design
Urban Planning

PROJECT :

HARRISON RESIDENCE
LOTS 9.11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

SHEET :

A3.1

REVISIONS :

October 17, 2018	Manual notes on elevations			
November 4, 2018	Outbuilding & Push Rev			
March 12, 2019	Outbuilding & Push Rev			
June 17, 2019	Outbuilding & lot coverage Rev			
Sept 10, 2019	First floor plan revision			
Nov 18, 2019	Revised seller engineering plans			
Mar 23, 2020	Porch extension			

RESIDENTIAL DESIGNERS

17 MARKET, NO.2 • BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630 FAX (843) 379-5631

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DATE: _____

JUNE 17, 2019



MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, NO.2 BEAUFORT, SU 29308
info@mosedesigngroup.com

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

REVISIONS:

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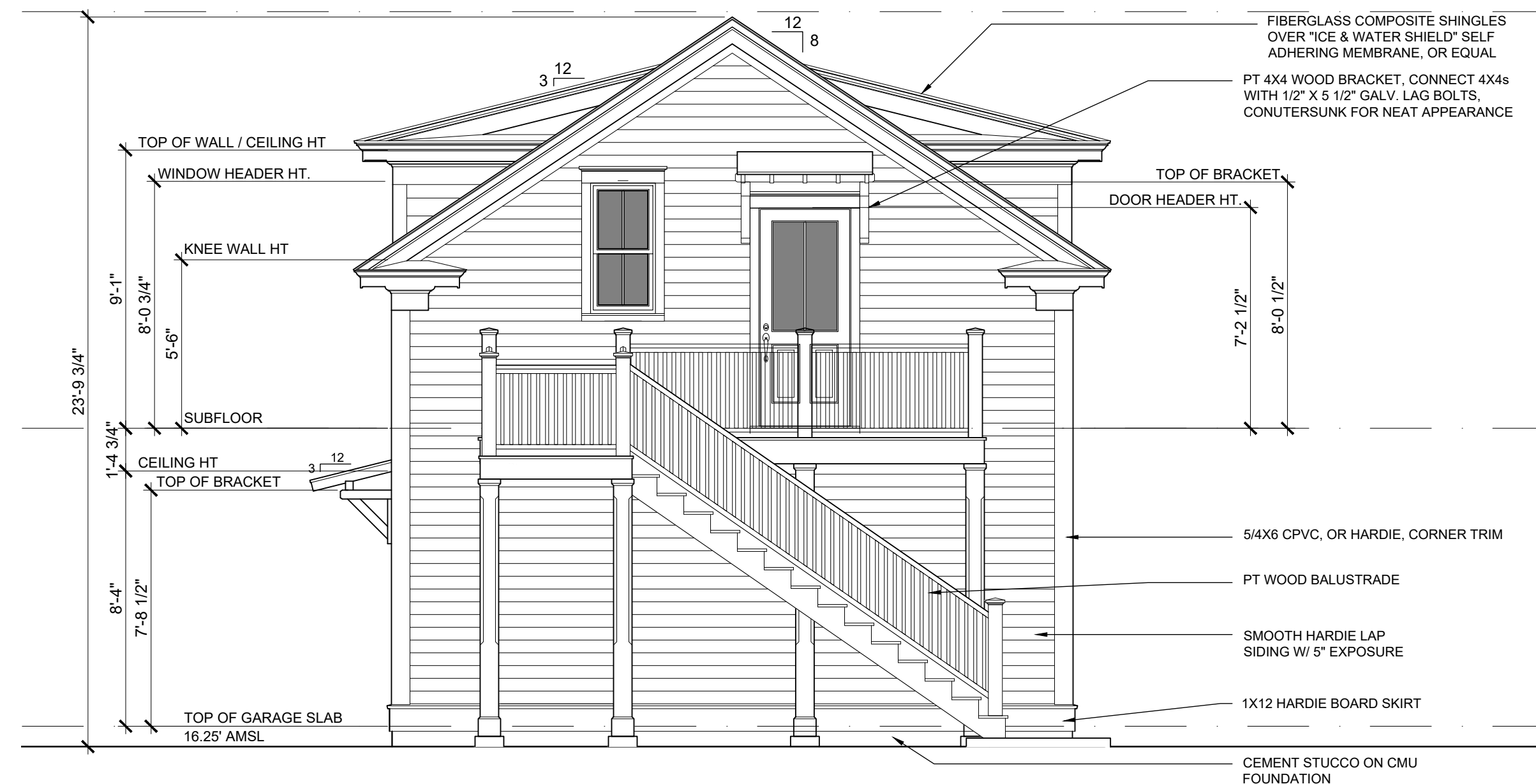
PROJECT:

**LOTS 9, 11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL**

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SHEET: _____

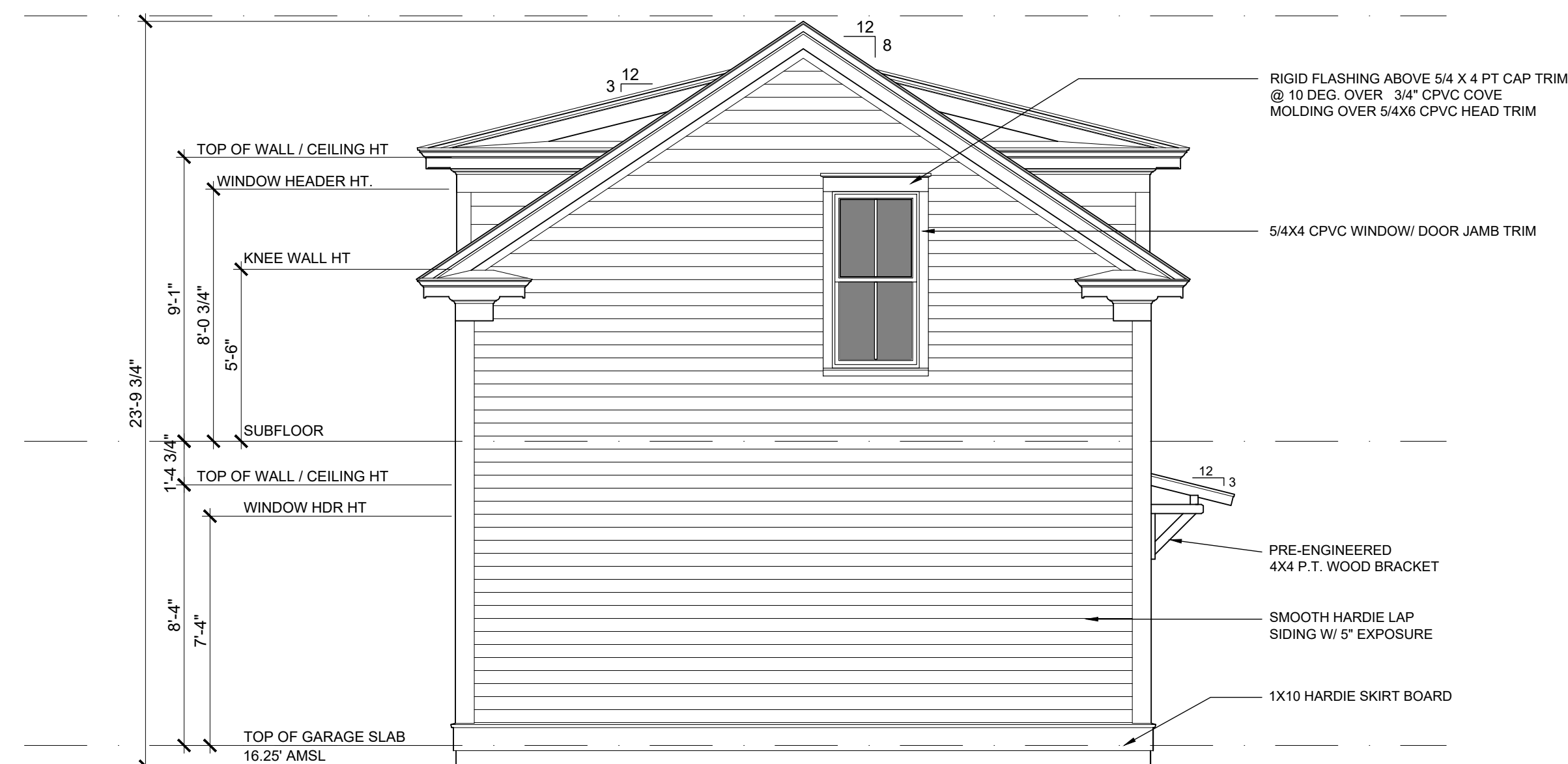
A3.2



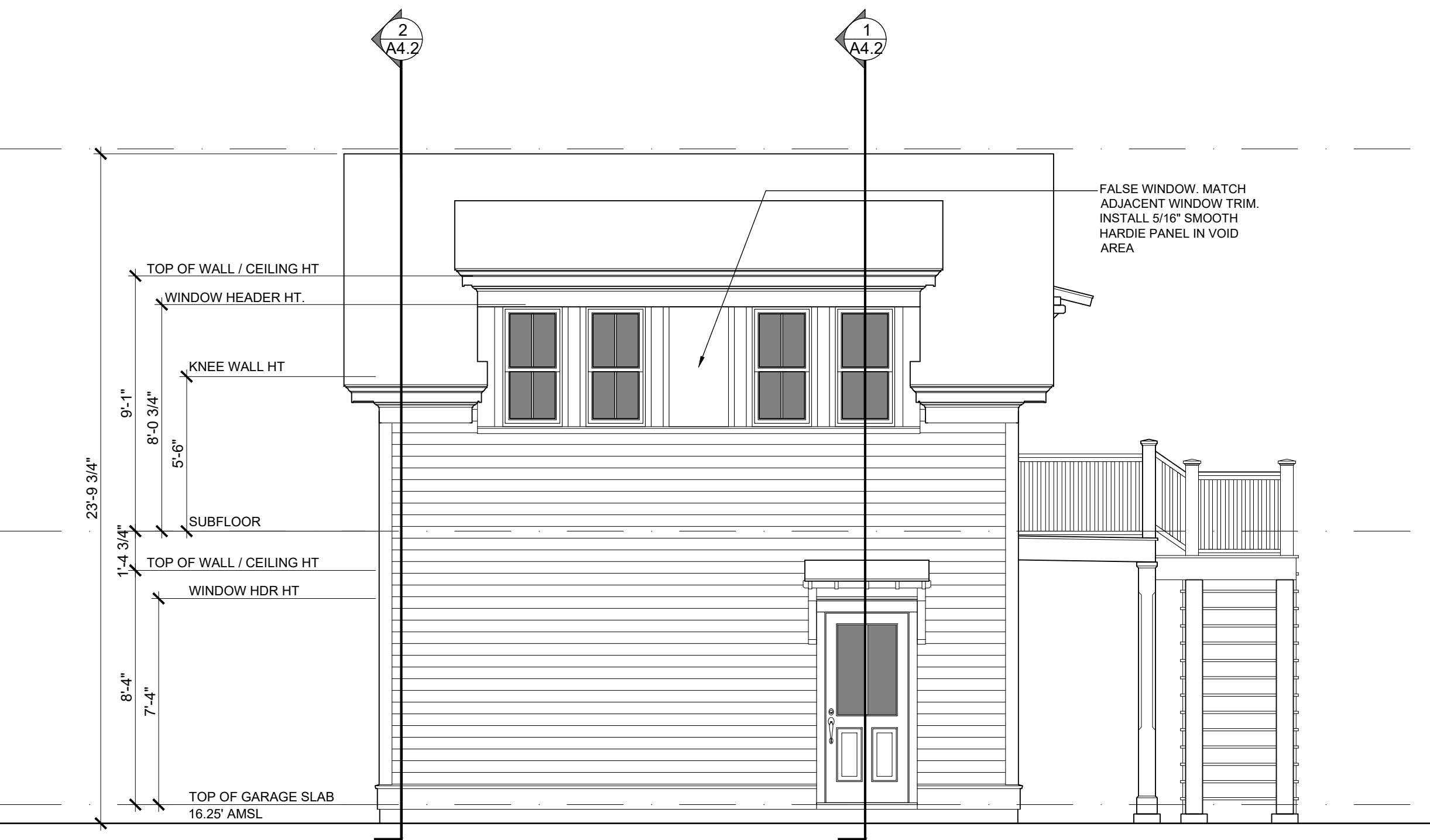
1 STREET ELEVATION
A3.2 1/4" = 1'-0"



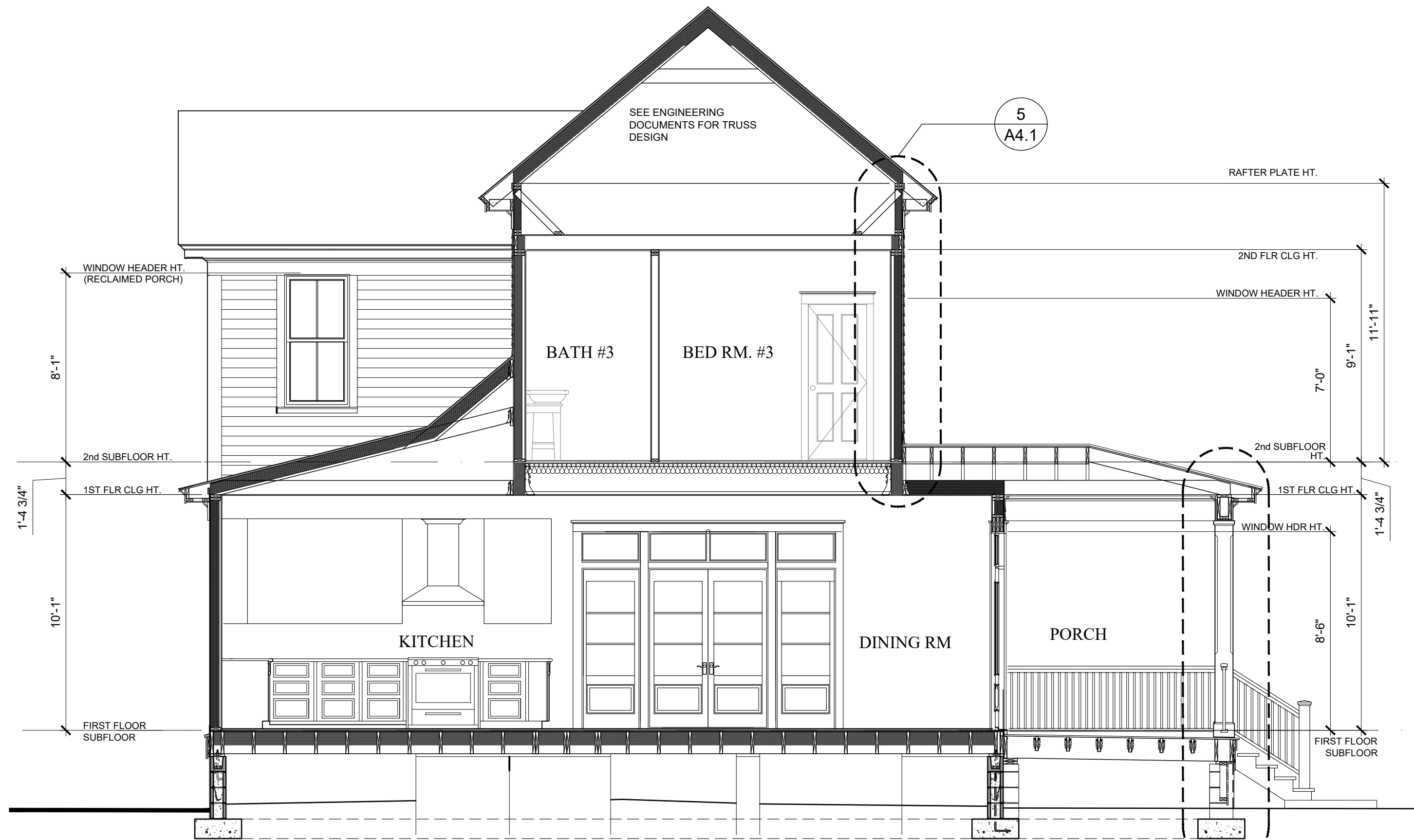
2 RIGHT SIDE ELEVATION
A3.2 1/4" = 1'-0"



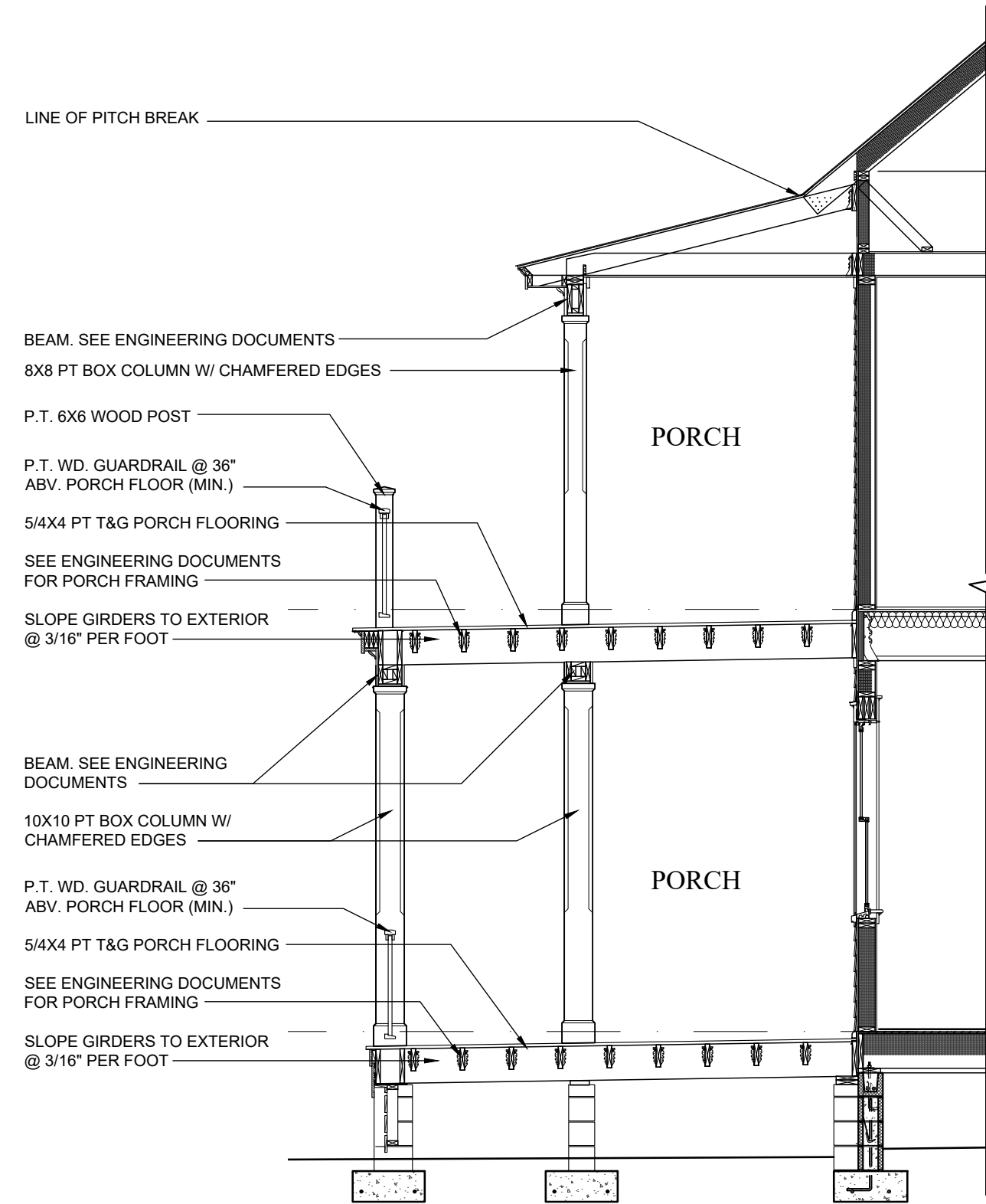
3 REAR ELEVATION
A3.2 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
A3.2 1/4" = 1'-0"

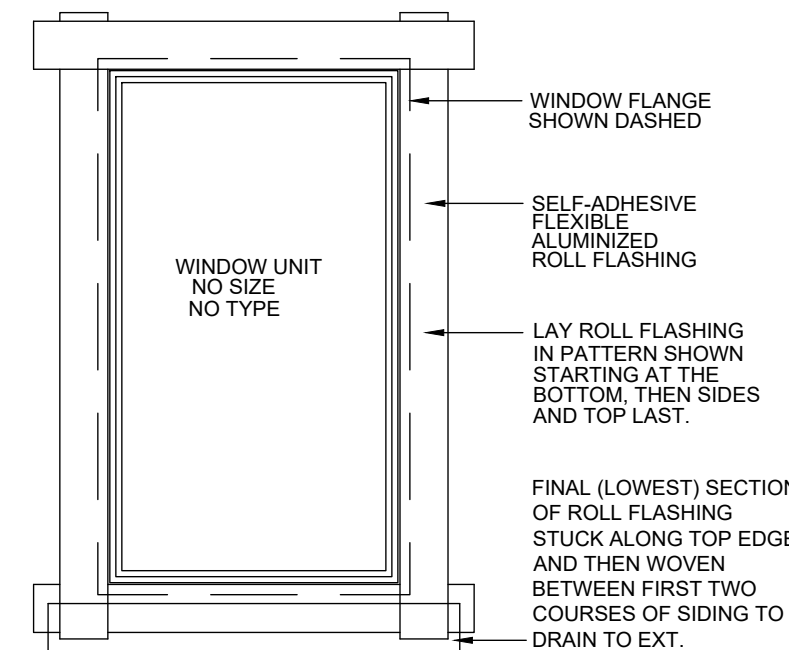


1 BUILDING SECTION (lateral)
1" = 1'-0"

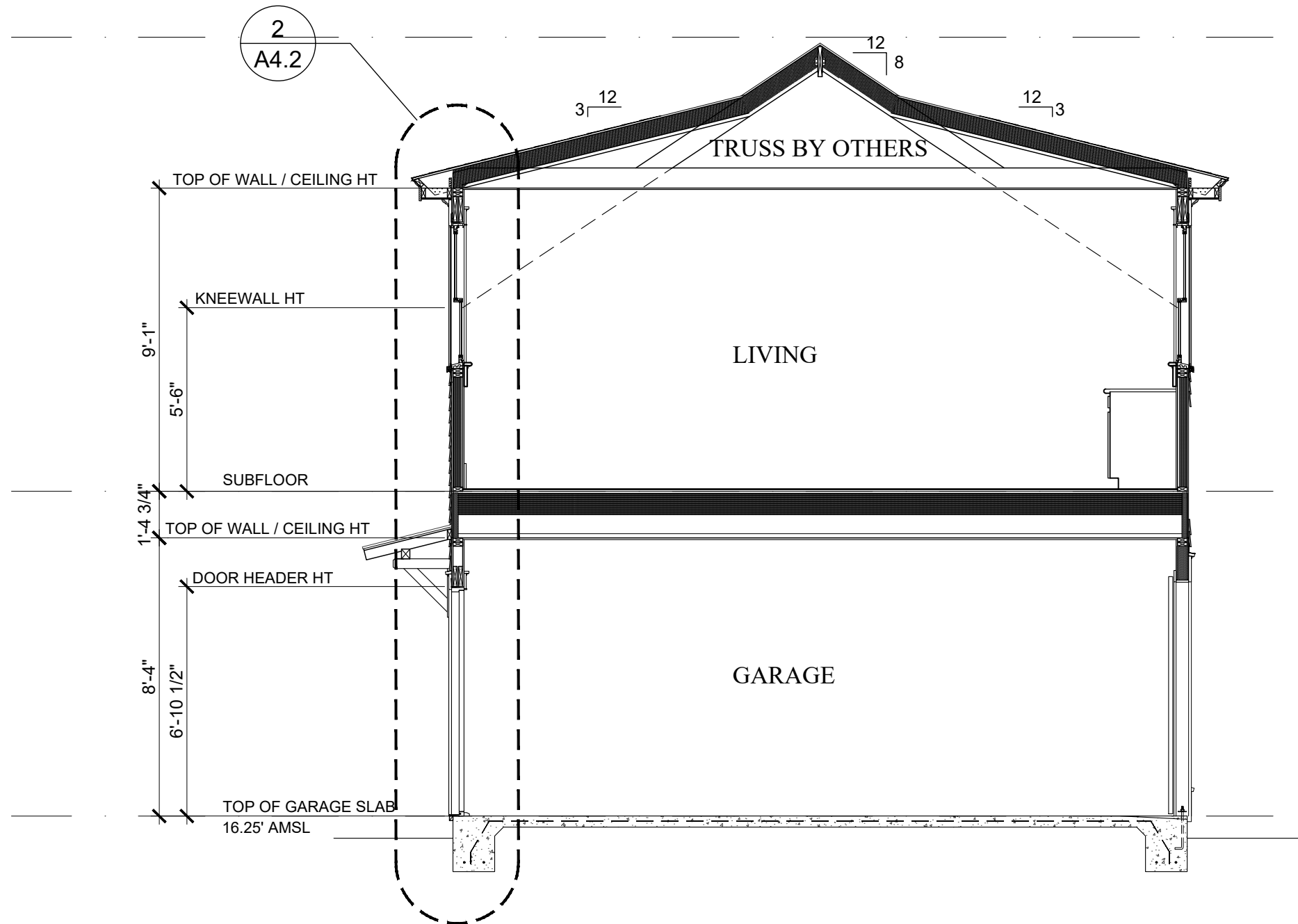


2 BUILDING SECTION (porch extension)
1" = 1'-0"

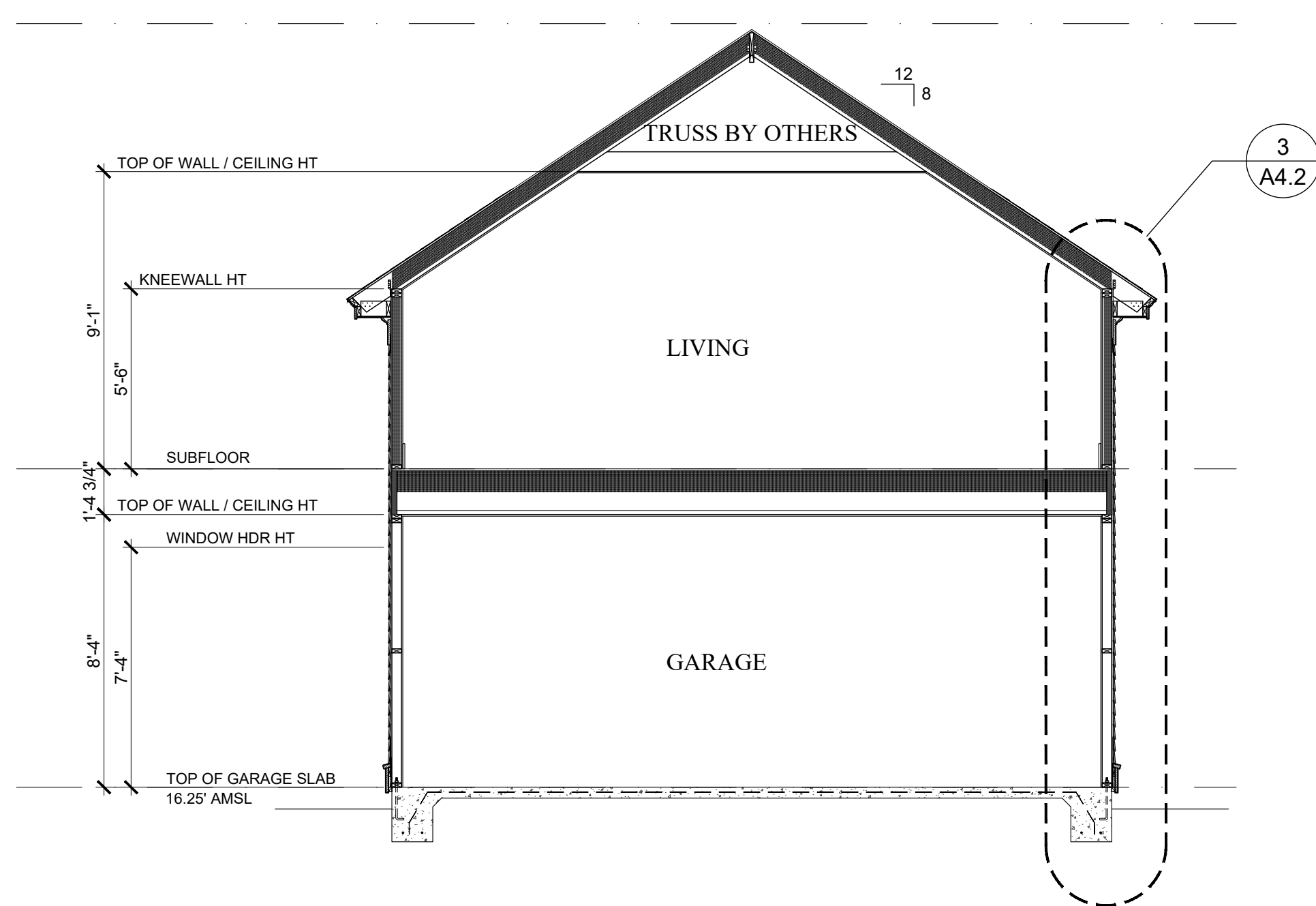
DOOR & WINDOW NOTES
TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS ADJACENT TO SIDEWALKS, PORCHES, PATIOS, OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA. ADJACENT TO PLUMBING FIXTURES, AS WELL AS ANY OTHER AREAS AS MAY BE REQUIRED BY LOCAL CODES.
INSTALL WEATHERSTRIPPING & WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY WEATHERSTRIPPED. ALL DOORS & WINDOWS SHALL BE SEALED TOP, SIDES & BOTTOM AND SHALL OPERATE SNUGLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION.
WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES & FRAME SIZES.



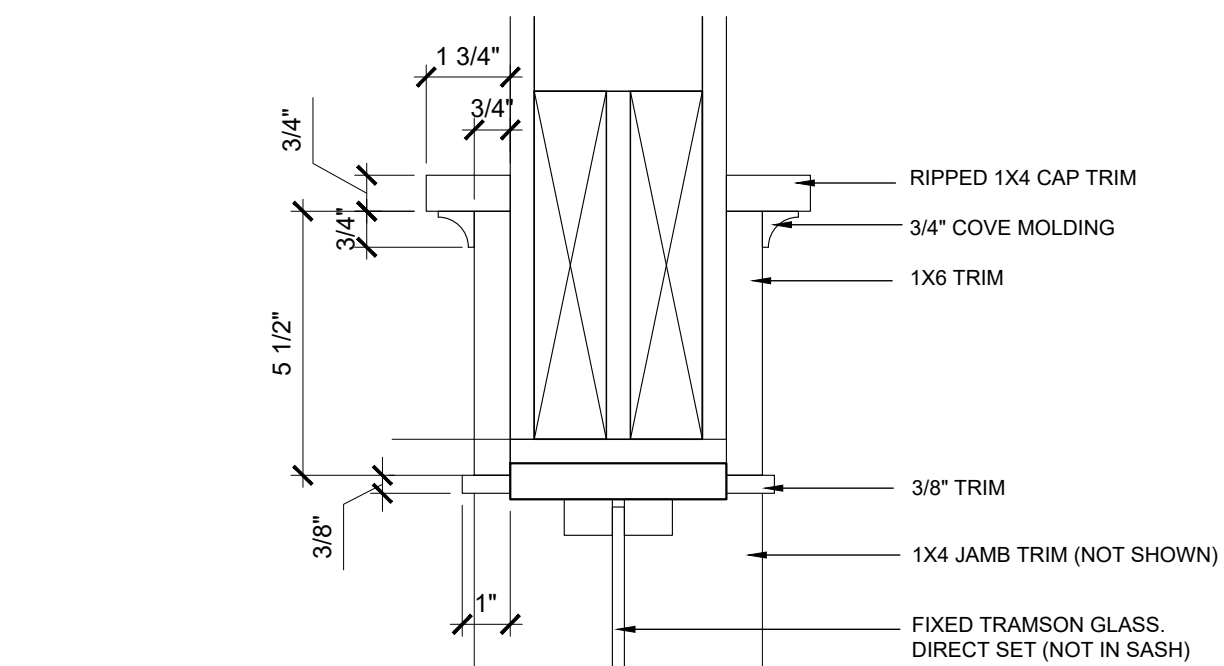
F TYP. WINDOW & DOOR FLASHING
1" = 1'-0"



3 O.B. LATERAL SECTION
1/4" = 1'-0"



4 O.B. LATERAL SECTION
1/4" = 1'-0"



5 INTERIOR DOOR DETAILS(first flr doors)
1" = 1'-0"

DATE :
JUNE 17, 2019

MOSEY DESIGN GROUP, INC.
Residential Design
Urban Planning

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RESIDENTIAL DESIGNERS

17 MARKET, NO.2 • BEAUFORT, SC 29906
info@mosedesigngroup.com
PHONE (843) 379-5630 FAX (843) 379-5631

REVISIONS:

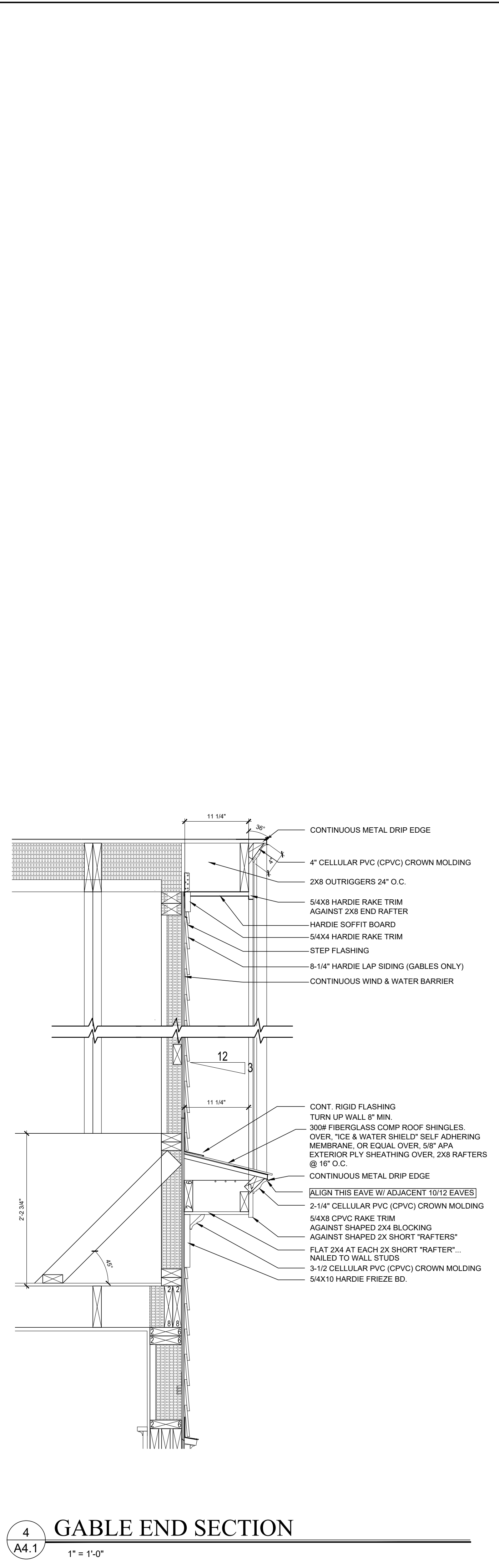
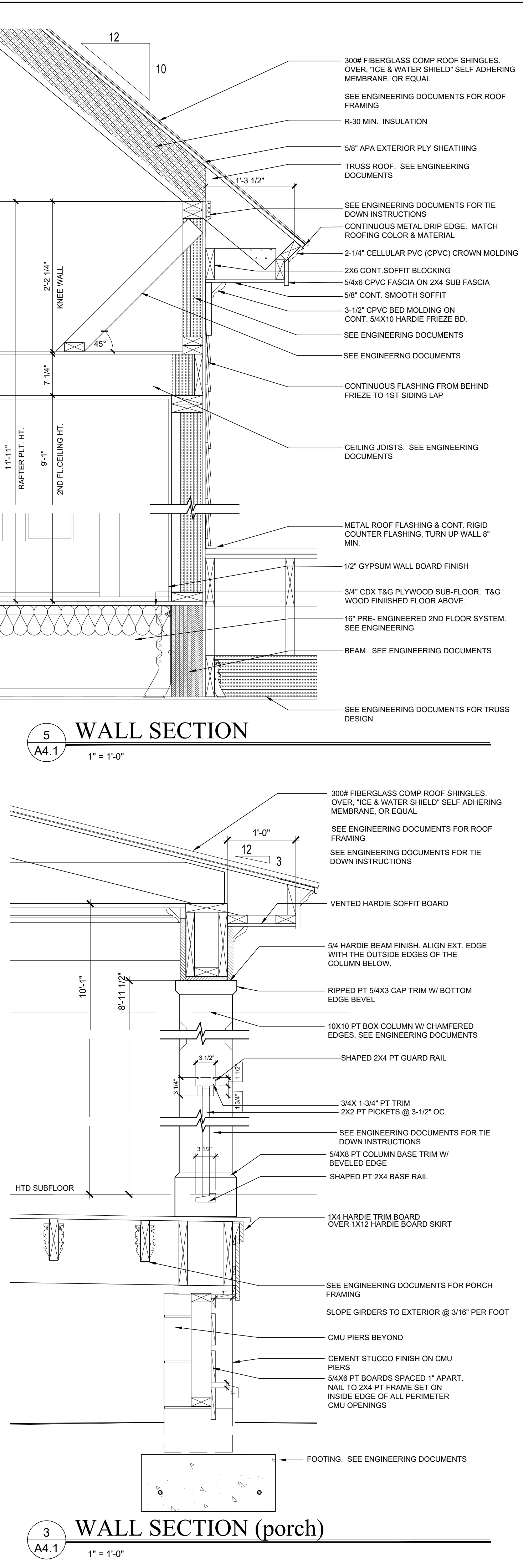
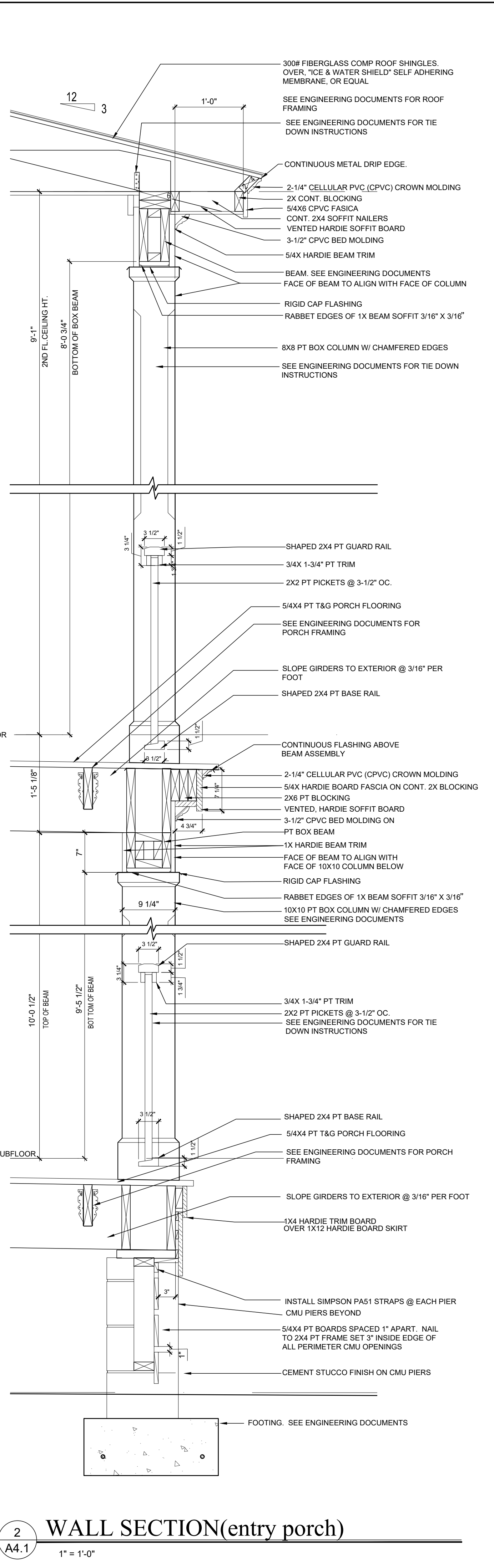
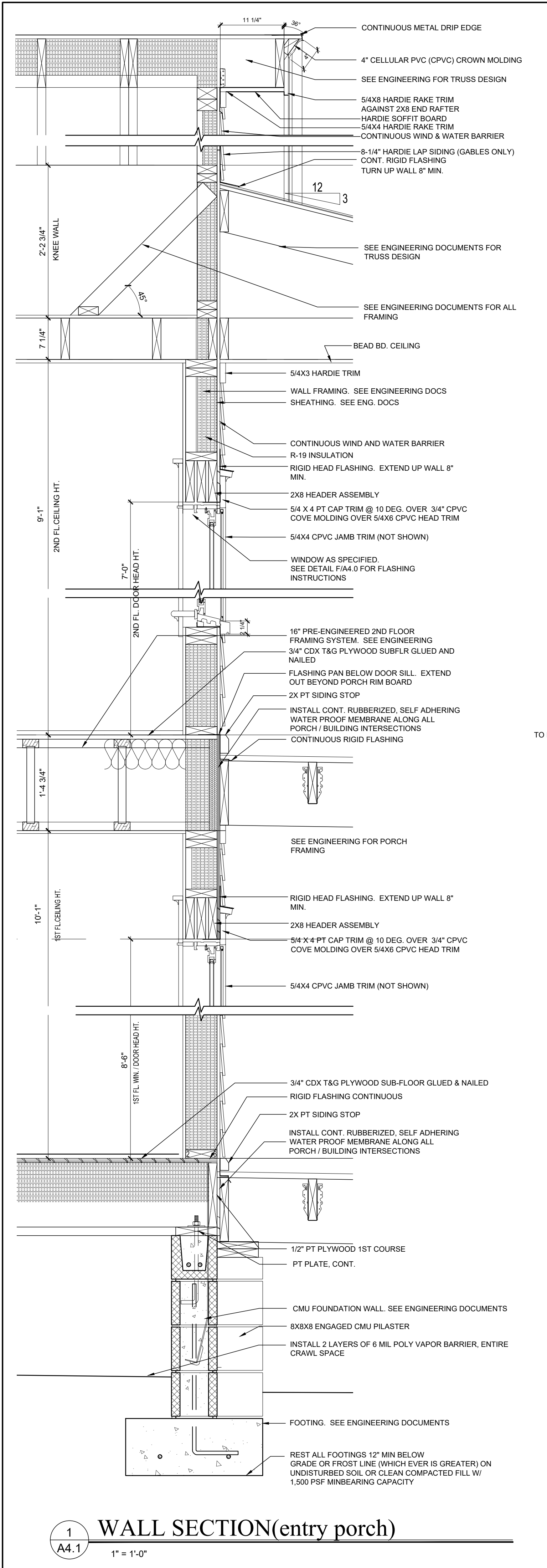
NO.	DATE	DESCRIPTION
1	October 17, 2018	Manual notes on elevations
2	November 4, 2018	Revised notes on elevations
3	March 12, 2019	Outstanding & Push Rev.
4	June 17, 2019	Outstanding & lot coverage Rev.
5	September 18, 2019	First floor plan revision
6	November 18, 2019	Revised notes on elevations
7	March 23, 2020	Push extension

PROJECT:

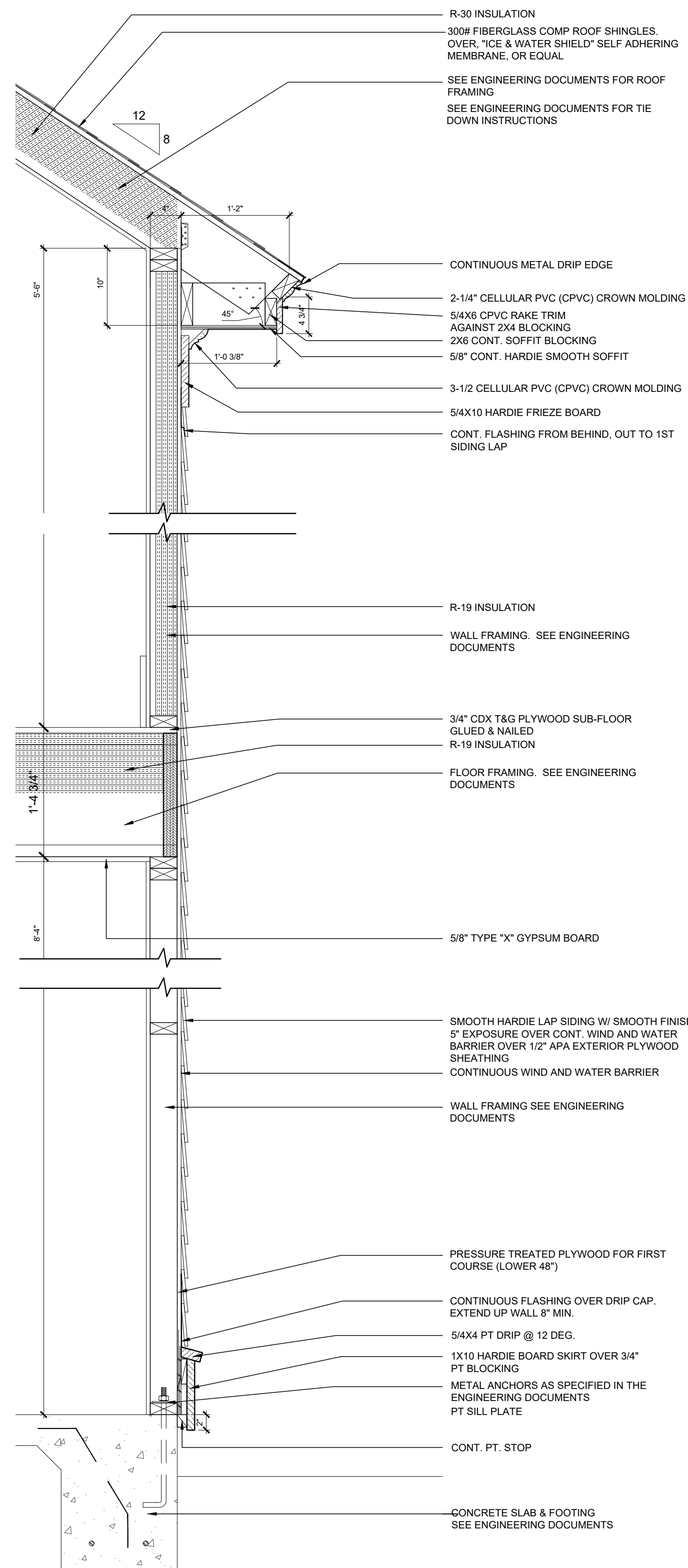
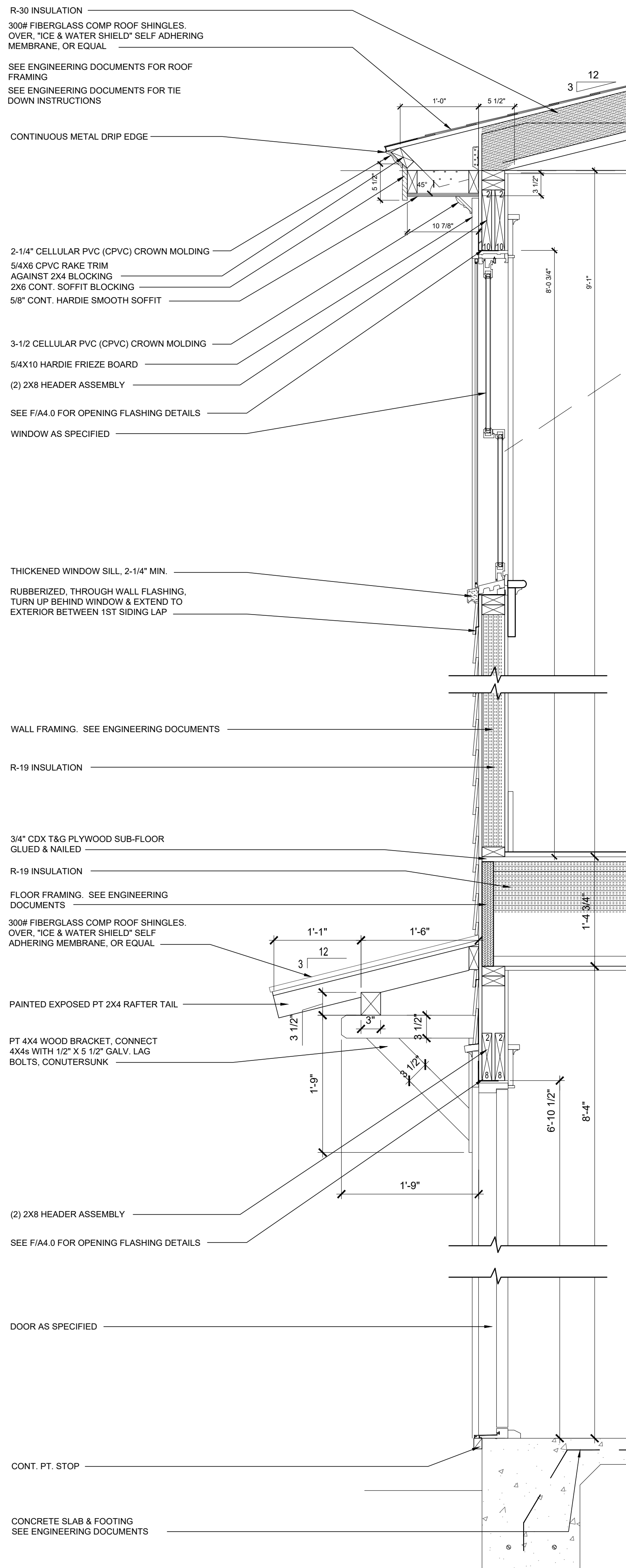
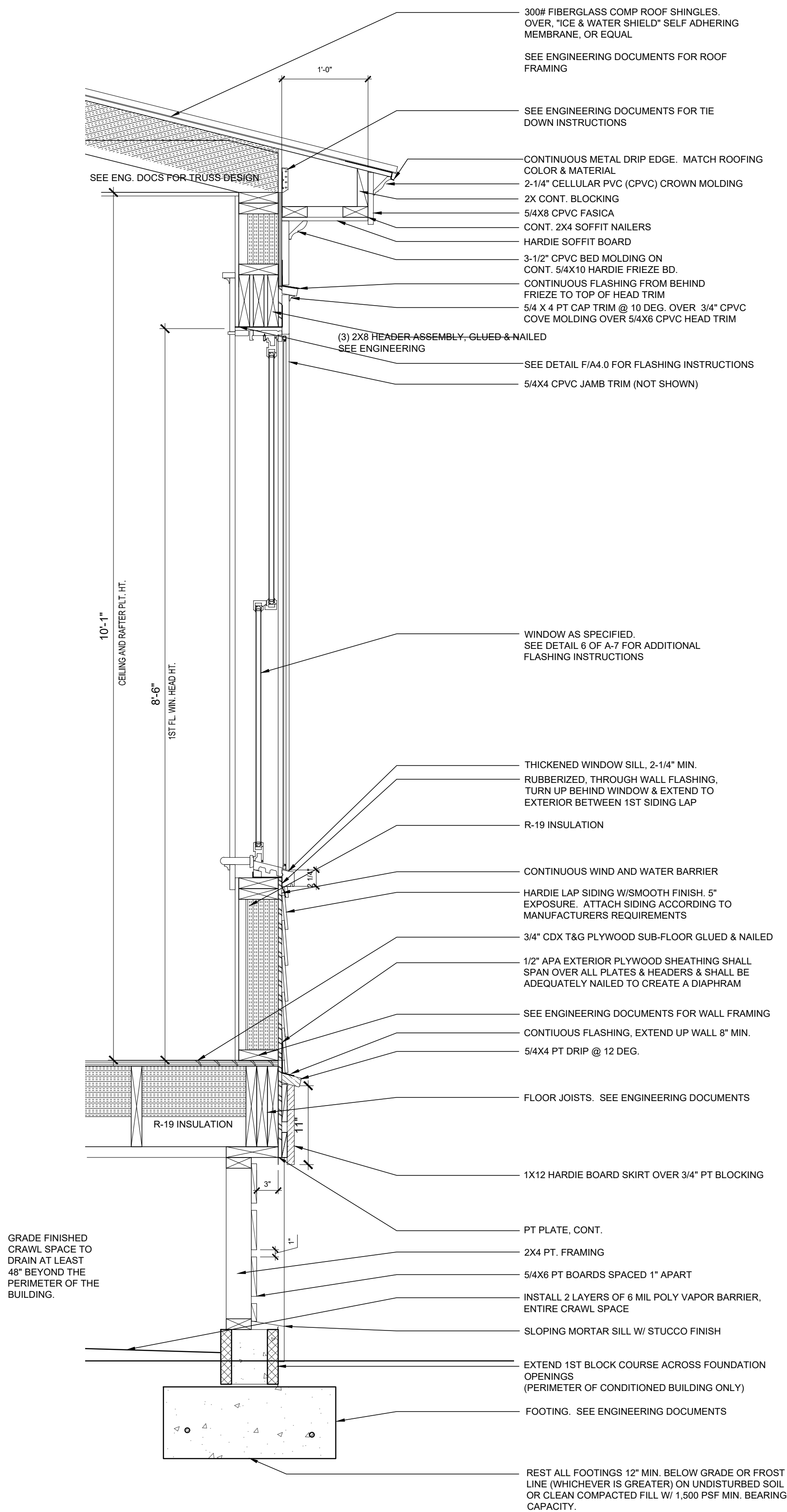
HARRISON RESIDENCE
LOTS 9.11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

SHEET:

A4.0



DATE:	JUNE 17, 2019	
	 MOSEY DESIGN GROUP, INC. Residential Design Urban Planning	
PROJECT:	HARRISON RESIDENCE LOTS 9, 11 & 12 SOMERUELOS STREET OLD TOWN, FERNANDINA BEACH, FL	
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SHEET:	A4.1	



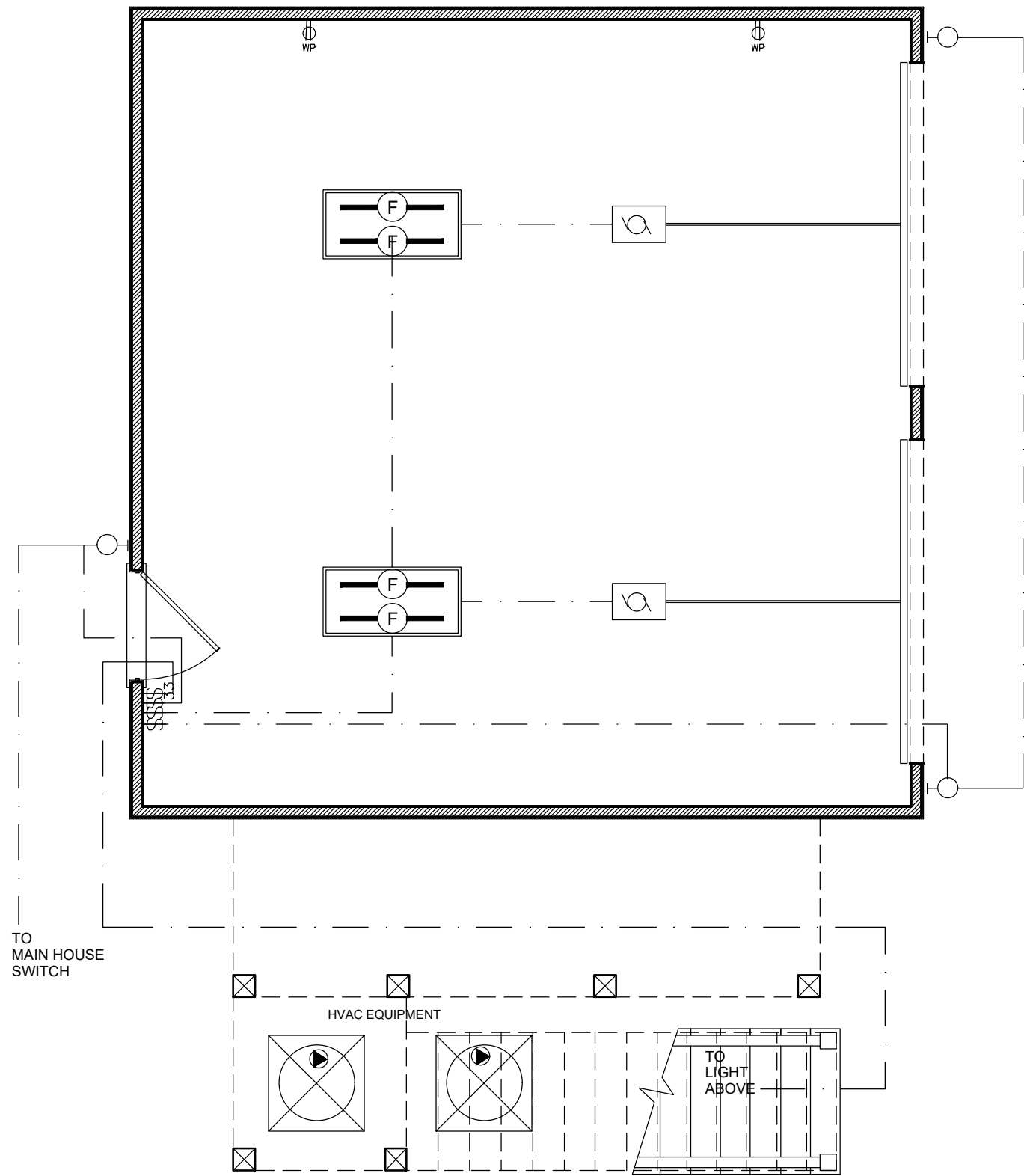
October 13, 2018	Manuel notes on elevations
November 07, 2018	Outbuilding & Pool Rev.
March 12, 2019	Outbuilding & Pool Rev.
June 17, 2019	Outbuilding & Pool Rev.
September 16, 2019	Final floor plan revision
November 08, 2019	Revised sewer engineering plans
March 23, 2020	Pool extension

PLUMBING NOTES

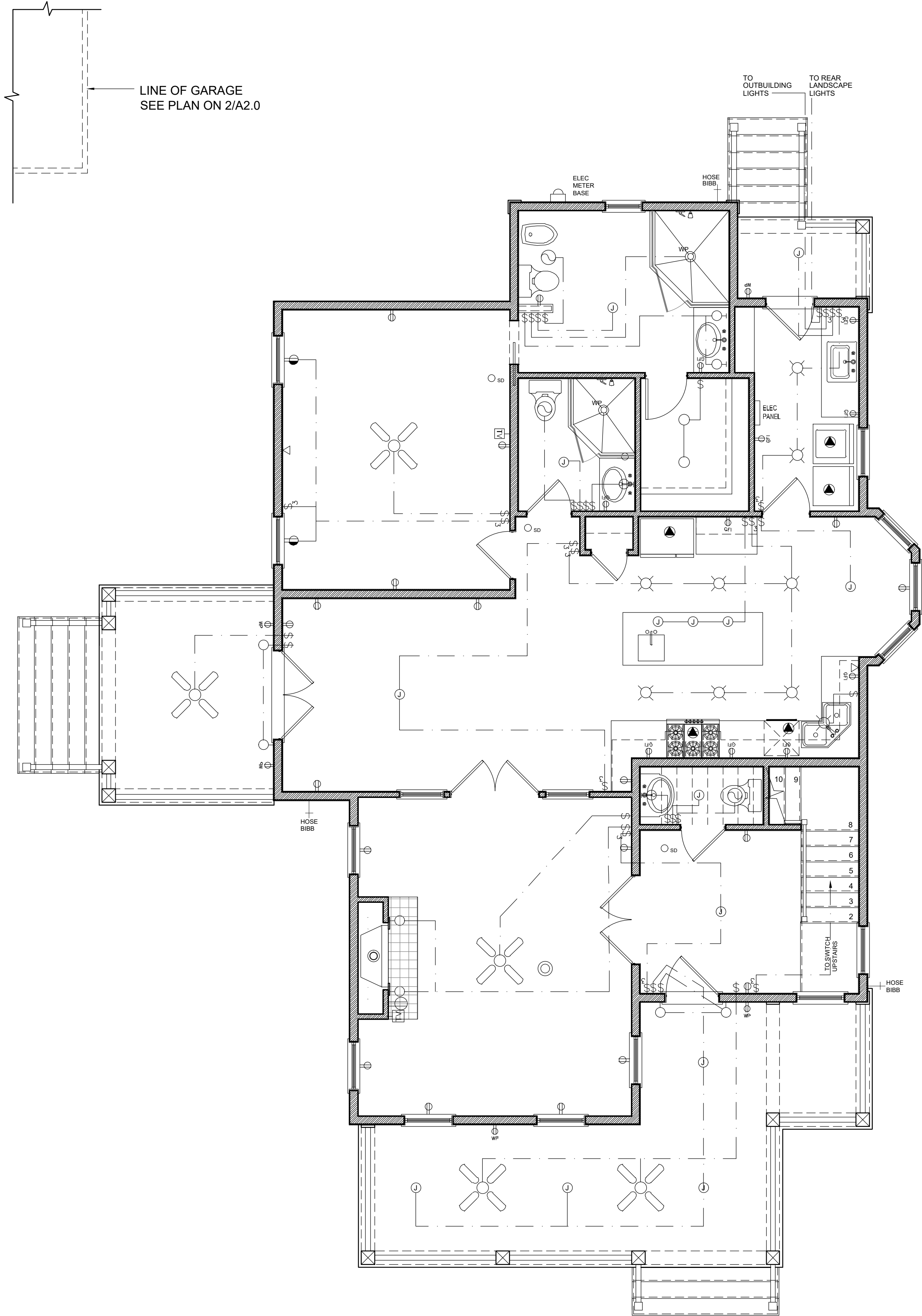
1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.
2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.
3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.
4. Cleanouts shall extend to surfaces or shall be provided with access doors or simialr devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.
5. Lead solder is not allowed on this project.
6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.
7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.
8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

Design and specification of mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.



2 O.B. FIRST FLOOR ELECTRICAL
E1.0 1/4" = 1'-0"



1 FIRST FLOOR ELECTRICAL PLAN
E1.0 1/4" = 1'-0"

ELECTRICAL LEGEND

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

ADDITIONAL ELECTRICAL HOOK UP:

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

ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.
2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.
3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.
4. Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.
5. Provide panel boards of proper voltage and ampacity for all electrical circuits.
6. Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.
7. Run all cable concealed in walls, ceiling or floors unless noted otherwise.
8. Provide blocking for all fixtures.
9. Isulate and seal solidly behind receptacles in exterior walls.
10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.
11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

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

DATE :

JUNE 17, 2019



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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, NO.2 • BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630 FAX (843) 379-5631

REVISIONS :

October 17, 2018	Manual notes on elevations			
November 27, 2018	Crawl space openings, OB plan & elev revisions			
March 12, 2019	Outbuilding & Pool Rev.			
June 17, 2019	Outbuilding & lot coverage Rev.			
Sept 10, 2019	First floor plan revision			
Nov 08, 2019	Revised sewer engineering plans			
Mar 23, 2020	Pool extension			

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PROJECT :

HARRISON RESIDENCE
LOTS 9, 11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

SHEET :

E1.0

1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.

2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.

3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.

4. Cleanouts shall extend to surfaces or shall be provided with access doors or similar devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.

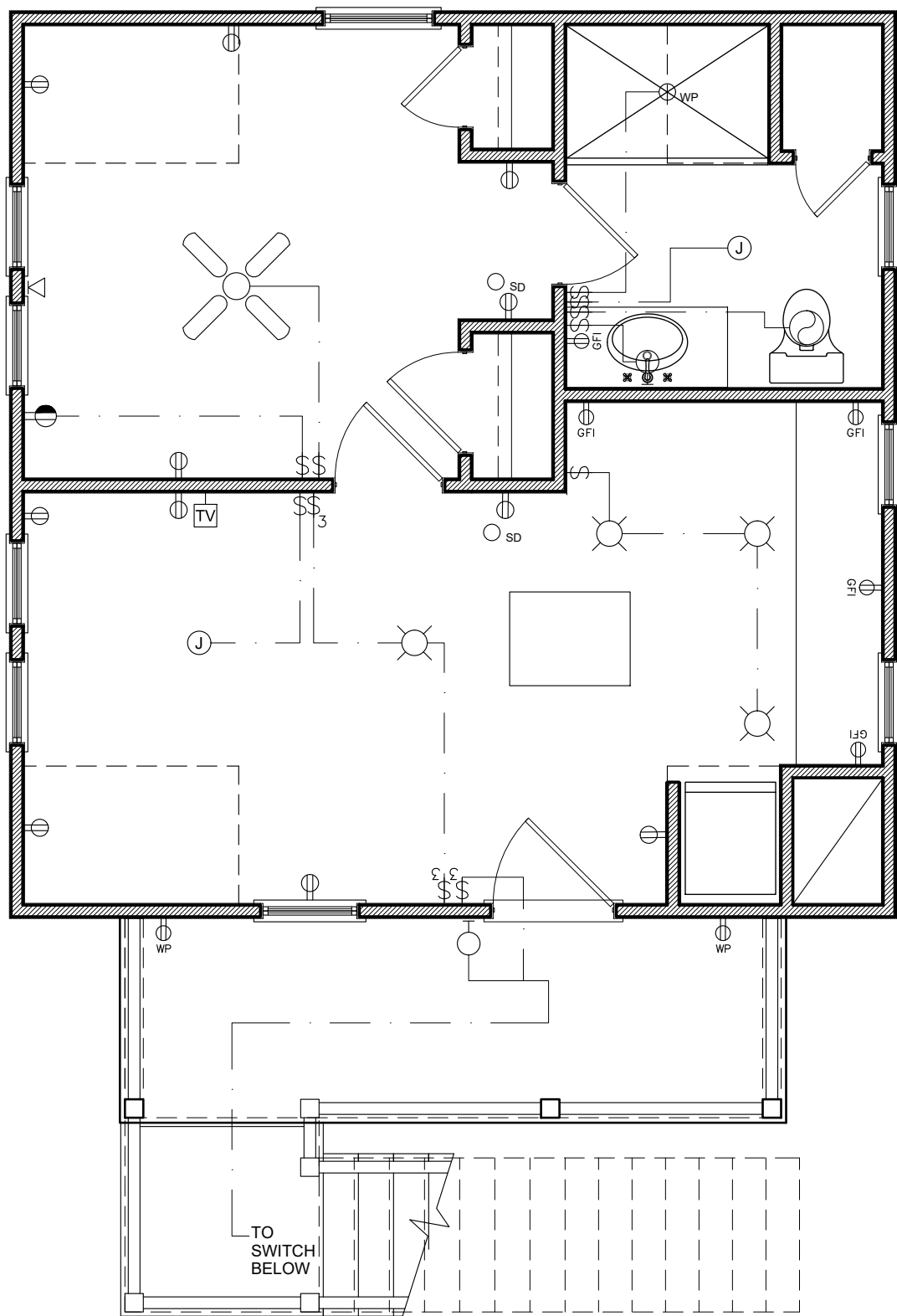
5. Lead solder is not allowed on this project.

6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.

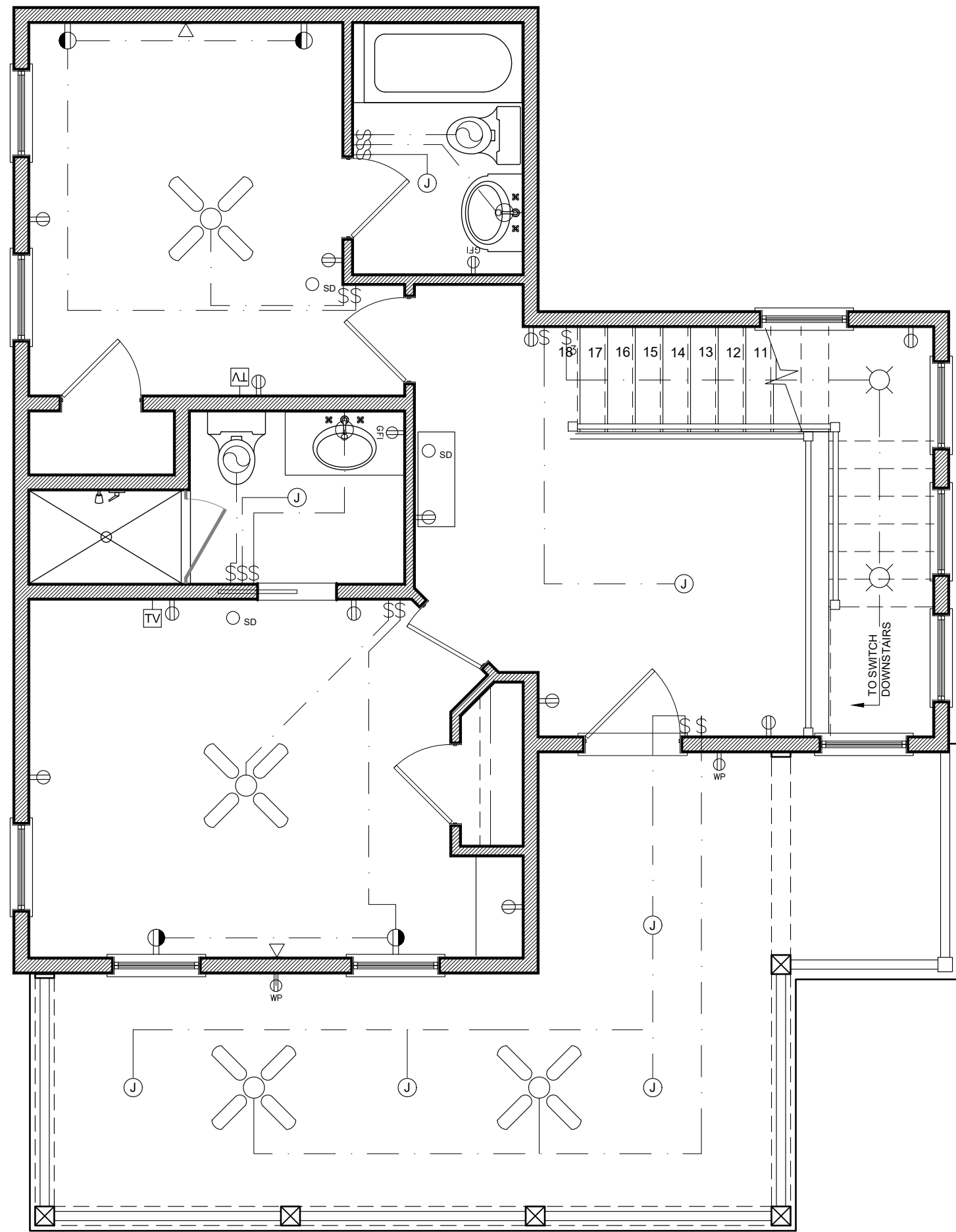
7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.

8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

Design and specification of mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.



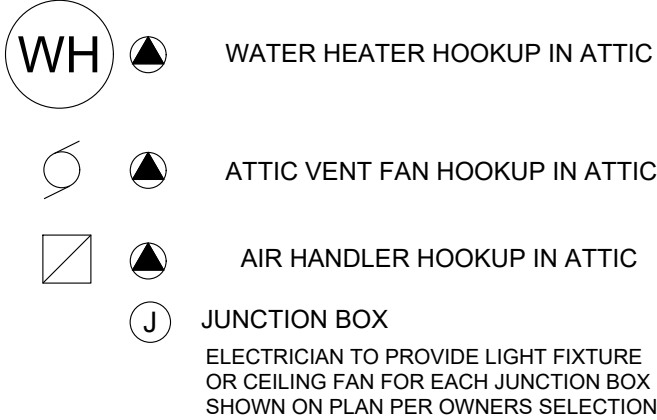
O.B. SECOND FLOOR ELECTRICAL



1 SECOND FLOOR ELECTRICAL

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

ADDITIONAL ELECTRICAL HOOK UP:



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

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

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

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

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

8. Provide blocking for all fixtures.

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

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

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

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

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

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REVISIONS:

October 17, 2018	Material notes on elevations			
November 07, 2018	Crawl space openings, OB plan & elev. revisions			
March 12, 2019	Outbuilding & Porch Rev.			
June 17, 2019	Outbuilding & lot coverage Rev.			
Sept. 30, 2019	First floor plan revision			
Nov. 08, 2019	Revised set w/ engineering plans			
Mar. 23, 2020	Porch extension			

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PROJECT:

HARRISON RESIDENCE
LOTS 9, 11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction professionals to ascertain the suitability of these plans for that site and, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET: 1

E1.1



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-08
JUNE 17, 2020

REQUEST SUMMARY:

Owner/Applicant:	Jerome Gaines (Agent: Dale Cole)				
Property Address:	Block - Lot 11 & 12 Old Town (White Street) (PIN: 00-00-31-1580-0009-0110)				
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure and 1-story detached accessory structure on a parcel containing two media peonias. <u>FINAL APPROVAL REQUESTED</u>				
Current zoning:	OT-1				
FLUM land use category:	High Density Residential				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:		EXISTING USE	ZONING	YEAR	NOTES
	North	Single-Family Residential	OT-1	c.2014	901 White St.
	South	Single-Family Residential	OT-1	c.1938	208 Amelia St.
	East	Vacant	OT-1	c.	908 White St.
	West	Single-Family Residential	OT-1	c.1910	215 Amelia St.

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



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* ☒

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Smooth Hardie Lap Siding	SW7004 Snowbound
Doors	Thermatru/ 4 Light Craftsman	Mahogany
Windows	MI Windows – Single Hung Vinyl- External Grids 2 over 2	White
Roofing	Metal -Gulf Coast Supply- LOC Standing Seam	Mocha Tan
Fascia/Trim	Hardie plank - Smooth	SW7002 Downy
Foundation	Cherokee Brick with Pier Detail	Buckingham
Shutters	Mid West Panel Shutter to Match Front Door	Mahogany
Porch/Deck	Pine Pressure Treated	<i>Natural</i>
Fencing	N/A	N/A
Driveways/ Sidewalks	Cherokee Buckingham Brick	Buckingham
Signage	N/A	N/A
Lattice	N/A	N/A

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District.
- **Visibility Triangle** – All proposed construction occurs beyond the required visibility triangle.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **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.*” The site plan provides location of AC equipment as consistent with dimensional standards.
- **Visibility Corridors** – The proposed siting of the home meets the required 5’ minimum visibility corridor setbacks on all sides.
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed from Amelia Street. The driveway material is indicated to be bricked to match foundation.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front White Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.

- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 29’11”, which is under the maximum allowable. Height of the accessory structure is 17’5”, which is under the allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features smooth Hardie lap siding, metal roof, and wood elements for the porch railings.
- **Foundation** – The project will be constructed on an elevated foundation. Piers detailing will be in brick.
- **Windows** – Windows are to be 2 over 2, MI Windows – Single Hung Vinyl with external grids and Hardie trim. These windows are on the list of approved windows.
- **Doors** – Front door is manufactured by Thermatru/ 4 Light Craftsman.
- **Accessory structure** – An approximately 544 sq.ft garage building will be constructed at rear of lot. It will match the principle structure in materials.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

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

Staff recommends: FINAL APPROVAL of HDC 2020-08

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-08 **with or without** conditions

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

That HDC case 2020-08, 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 **FINAL** approval at this time.

Kelly N. Gibson, AICP
Director

LIST OF EXHIBITS:

**EXHIBIT 1 HDC 2020-08 Application and
Backup Materials**

Respectfully Submitted,



 Kelly N. Gibson, 7, 2020

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #447

Date Submitted: 5/12/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, youâ€™ll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|---|--|
| ☒ A complete/ signed application; | ☒ Photographs; |
| ☒ Proof of Ownership (copy of deed or tax statement); | ☒ Any additional backup materials, as necessary; |
| ☒ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☒ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☒ Scaled elevations & plans; | ☒ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website + Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

Build new single family residence and detached garage.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

HARDIE

Product Description

SMOOTH HARDIE PLANK SIDING FL#13192.2

Include FL Product Approval # for Windows and Doors

Color

SW7004 SNOWBOUND

(Name/Number)

DOORS

Manufacturer

THERMATRU

Product Description

4 LIGHT CRAFTSMAN FL# 15225.1

Include FL Product Approval # for Windows and Doors

Color

MAHOGANY

(Name/Number)

WINDOWS

Manufacturer

MI WINDOWS

Product Description

SINGLE HUNG VINYL WINDOWS WITH EXTERNAL GRIDS FL#18644.1

Include FL Product Approval # for Windows and Doors

Color

WHITE

(Name/Number)

ROOFING

Manufacturer

GULF COAST SUPPLY

Product Description

GULF LOC STANDING SEAM ROOF FL#11651.16

Include FL Product Approval # for Windows and Doors

Color

MOCHA TAN

(Name/Number)

FASCIA/TRIM

Manufacturer

HARDIE

Product Description

SMOOTH HARDIE FASCIA FL#13192.2

Include FL Product Approval # for Windows and Doors

Color

SW 7002 DOWNY

(Name/Number)

FOUNDATION

Manufacturer

CHEROKEE BRICK

Product Description

BRICK WITH PIER DETAIL

Include FL Product Approval # for Windows and Doors

Color

BUCKINGHAM

(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
MID WEST	PANEL SHUTTER TO MATCH FRONT DOOR Include FL Product Approval # for Windows and Doors	MAHOGANY (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
PINE	PINE PRESSURE TREATED DECKING Include FL Product Approval # for Windows and Doors	NATURAL (Name/Number)

FENCING

Manufacturer	Product Description	Color
NA	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
CHEROKEE	BUCKINGHAM BRICK PATTERN Include FL Product Approval # for Windows and Doors	BUCKINGHAM (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
NA	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
NA	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload all product brochures, paint color samples, etc.

Upload 1	Upload 2	Upload 3	Upload 4
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

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 Department of Planning & Conservation 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 (1) 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.

Applicant First Name*

Dale

Applicant Last Name*

Cole

Today's Date*

5/12/2020

Upload Supplemental Documentation*

Cole Gaines v2.pdf

Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

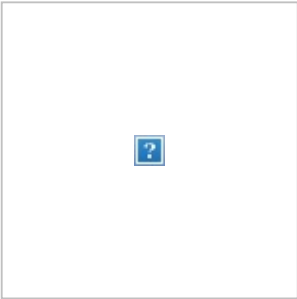
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Upload 5

Choose File

No file selected



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

MAP SHOWING BOUNDARY SURVEY OF
LOTS 11 AND 12, BLOCK 9, OLD TOWN,

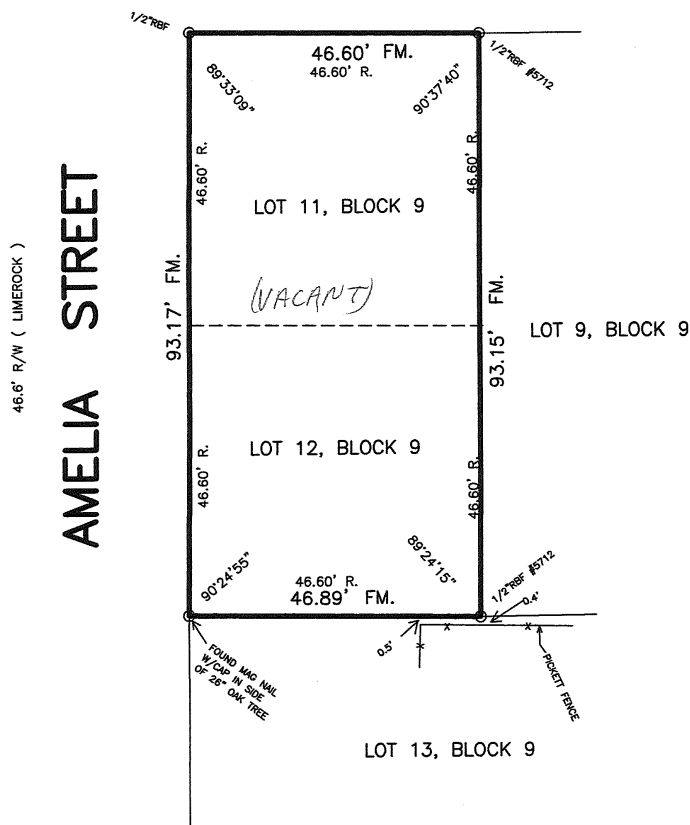
LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED
FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA,
AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL
PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED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

CERTIFIED TO:
MJJ OF BRENTWOOD, INC.
FIRST AMERICAN TITLE INSURANCE CO.
WOOD & SMITH, P.A.

NORTH

46.6' R/W (LIMEROCK)

WHITE STREET



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL 904-261-8950 FAX 904-277-6650

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

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0229G
DATED 8/2/17

DATE OF SURVEY: MAY 28, 2019
SCALE 1"=20'
JOB NO. 1905-20 F.B. 352

CORNER MARKERS HAVE NO IDENTIFICATION U.N.D.

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

CODE SUMMARY:

Florida Building Code (2017)
Florida Residential Code (2017)
Florida Plumbing Code (2017)
Florida Mechanical Code (2017)
National Electrical Code (2014) NFPA 70

SQUARE FOOTAGE INFORMATION:

CONDITIONED SPACE	2,018 SF
UNCONDITIONED SPACE	286 SF
UNENCLOSED SPACE	524 SF

STRUCTURE HEIGHT & # OF STORIES

MAX. HEIGHT OF STRUCTURE	33'-8"
NUMBER OF STORIES	2

TYPE OF CONSTRUCTION:

RESIDENTIAL
TYPE-V
UNPROTECTED
UNSPRINKLERED

MATERIAL INFORMATION:

ROOFING MATERIAL SHALL MEET THE REQUIREMENTS OF CHAPTER 15 OF THE FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE CHAPTER 9

WIND ZONE INFORMATION:

(UNLESS SPECIFIED BY THE ENGINEER OF RECORD)

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF, SECTION 1600 OF THE 2017 EDITION OF THE FLORIDA BUILDING CODE

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION

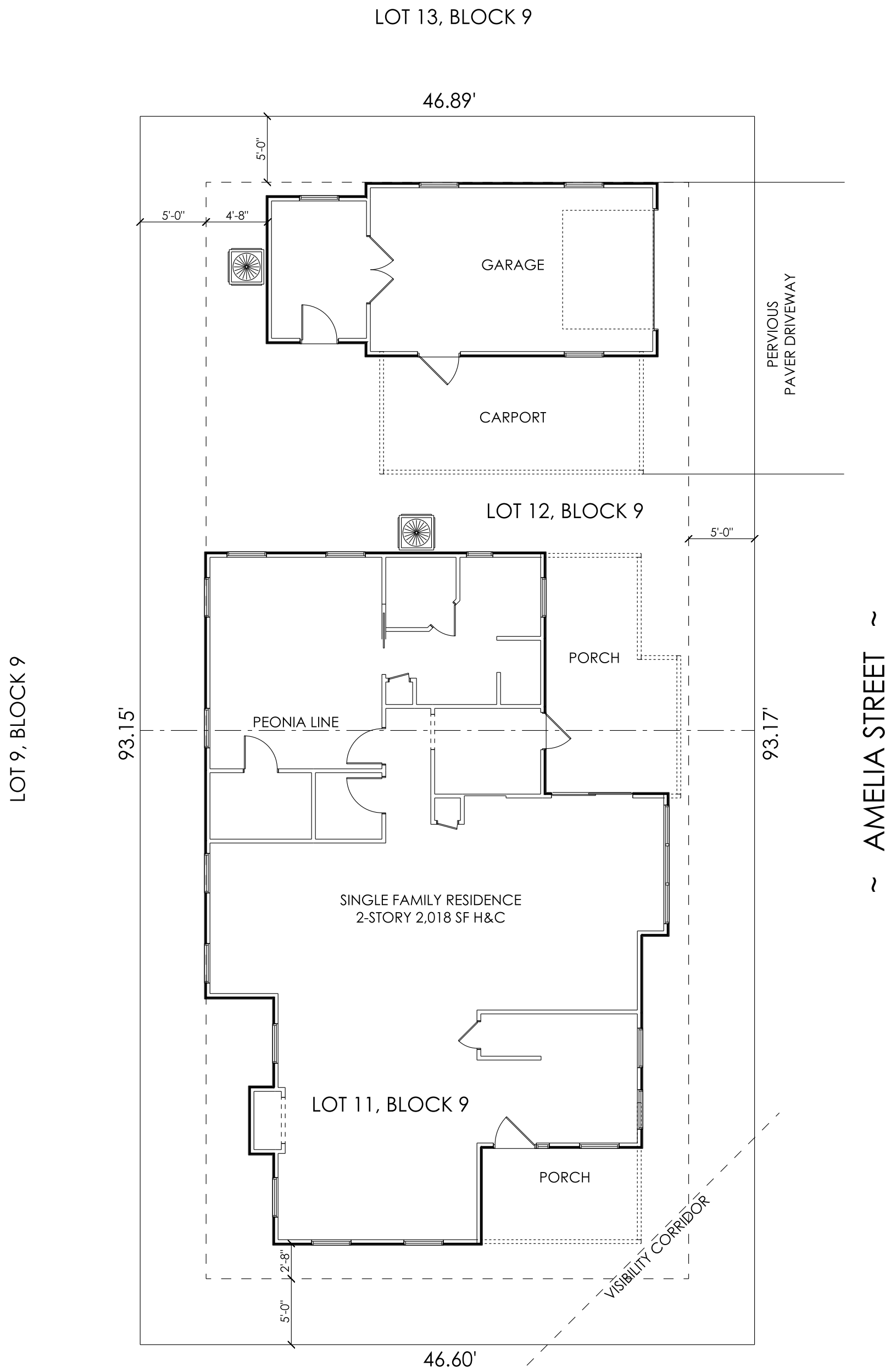
BASIC WIND SPEED (M.P.H. - 3 SECOND GUST)	130
WIND IMPORTANCE FACTOR	1
WIND EXPOSURE CATEGORY	C
BUILDING CATEGORY	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- .18

COMPONENT & CLADDING (P.S.F.)				
S.F.	END ZONE (5)		INTERIOR ZONE (4)	
S.F.	Pos. +	Neg. -	Pos. +	Neg. -
2-20	21.8	29.1	21.8	23.6
20-50	20.8	27.2	20.8	22.6
50-100	19.5	24.6	19.5	21.3
>100	18.5	22.8	18.5	20.4

NASSAU COUNTY RESIDENTIAL COVER SHEET

DRAWN BY, DDS STUDIOS LLC FOR
LOTS 11 & 12 OLD TOWN FERNANDINA

WHITE STREET & AMELIA STREET
Fernandina Beach, FL 32034



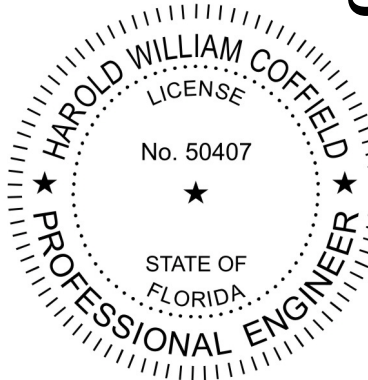
~ WHITE STREET ~



PLAN INDEX

PAGE #	TITLE
1	COVER PAGE
2	ELEVATIONS
3	ELEVATIONS II
4	FOUNDATION PLAN
5	FLOOR PLAN
6	STRUCTURAL 1
7	STRUCTURAL 1
8	STRUCTURAL 2
9	STRUCTURAL 3

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COVER PAGE

SHEET NUMBER
1 of 9

HAROLD W. COFFIELD PE, CGC
CONSULTING ENGINEER
ENGINEERING/CONSTRUCTION/GOVERNMENT

2743-1 ANNISTON RD.
JACKSONVILLE, FL 32246
904-571-7106 CELL, hwcpersonal@gmail.com

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EXTERIOR ELEVATIONS

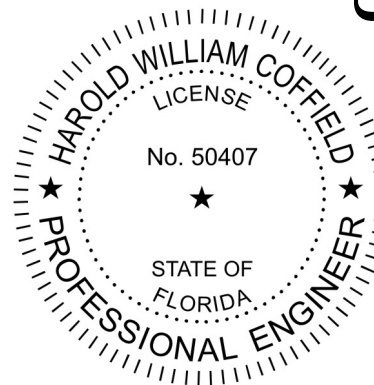
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904-571-7106 CELL, hwcpersonal@gmail.com

GARAGE ELEVATIONS

ROOF PLAN

SHEET NUMBER
3 of 9

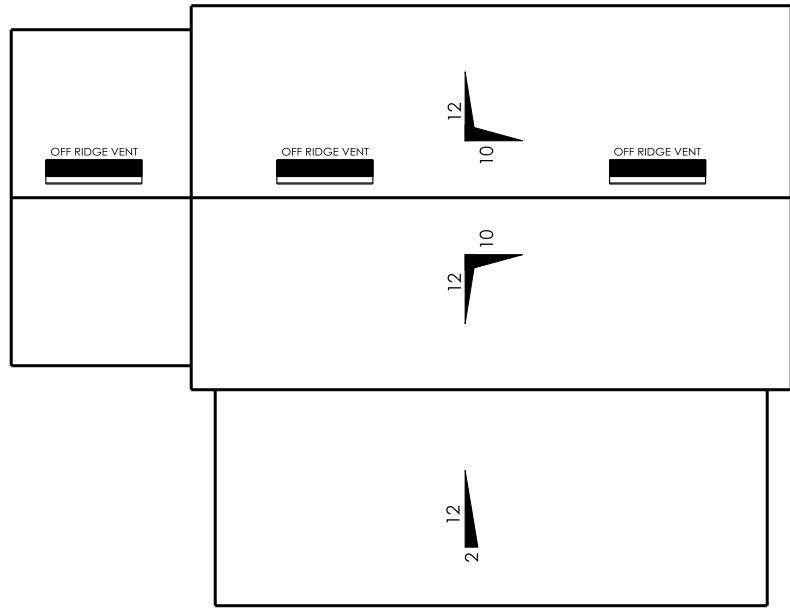
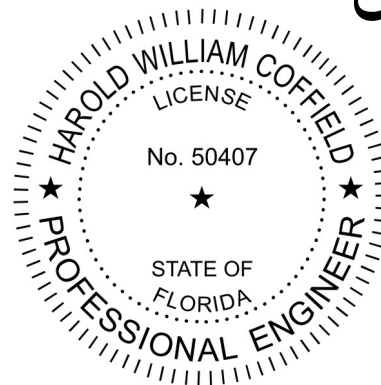
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ROOF PLAN NOTES

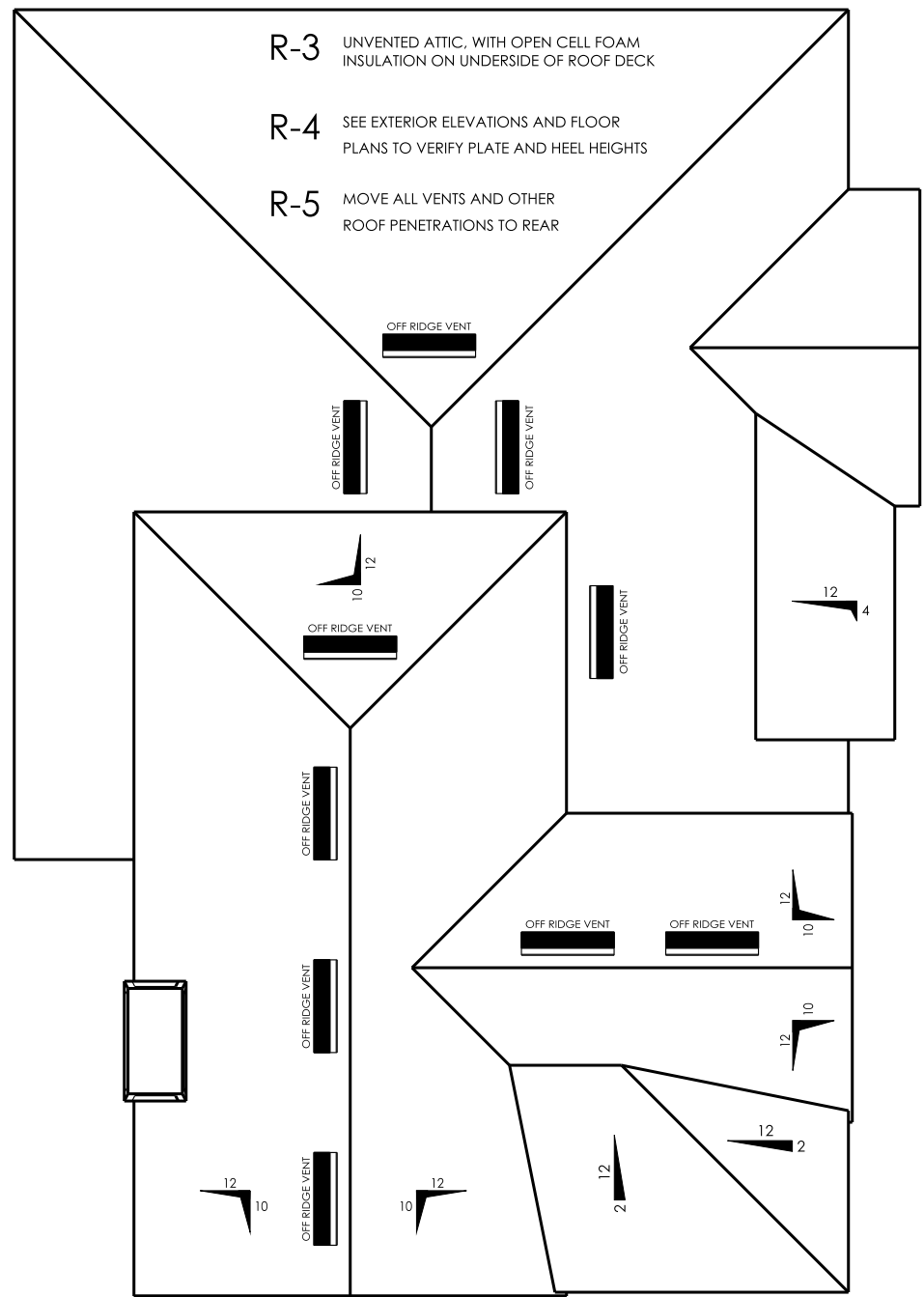
R-1 ALL ROOF PITCH 6/12, UNLESS OTHERWISE NOTED

R-2 ALL OVERHANG 18"

R-3 UNVENTED ATTIC, WITH OPEN CELL FOAM INSULATION ON UNDERSIDE OF ROOF DECK

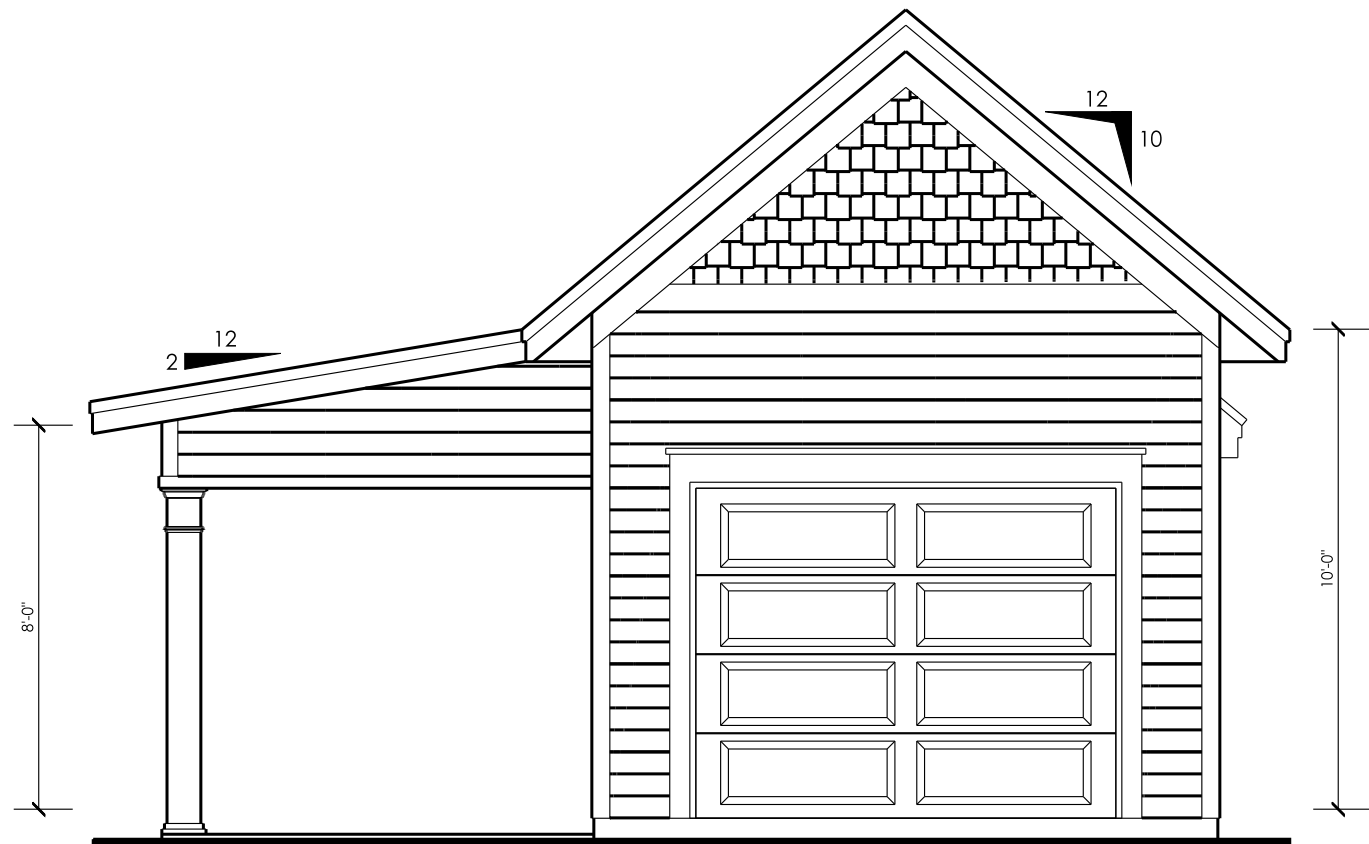
R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS

R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR



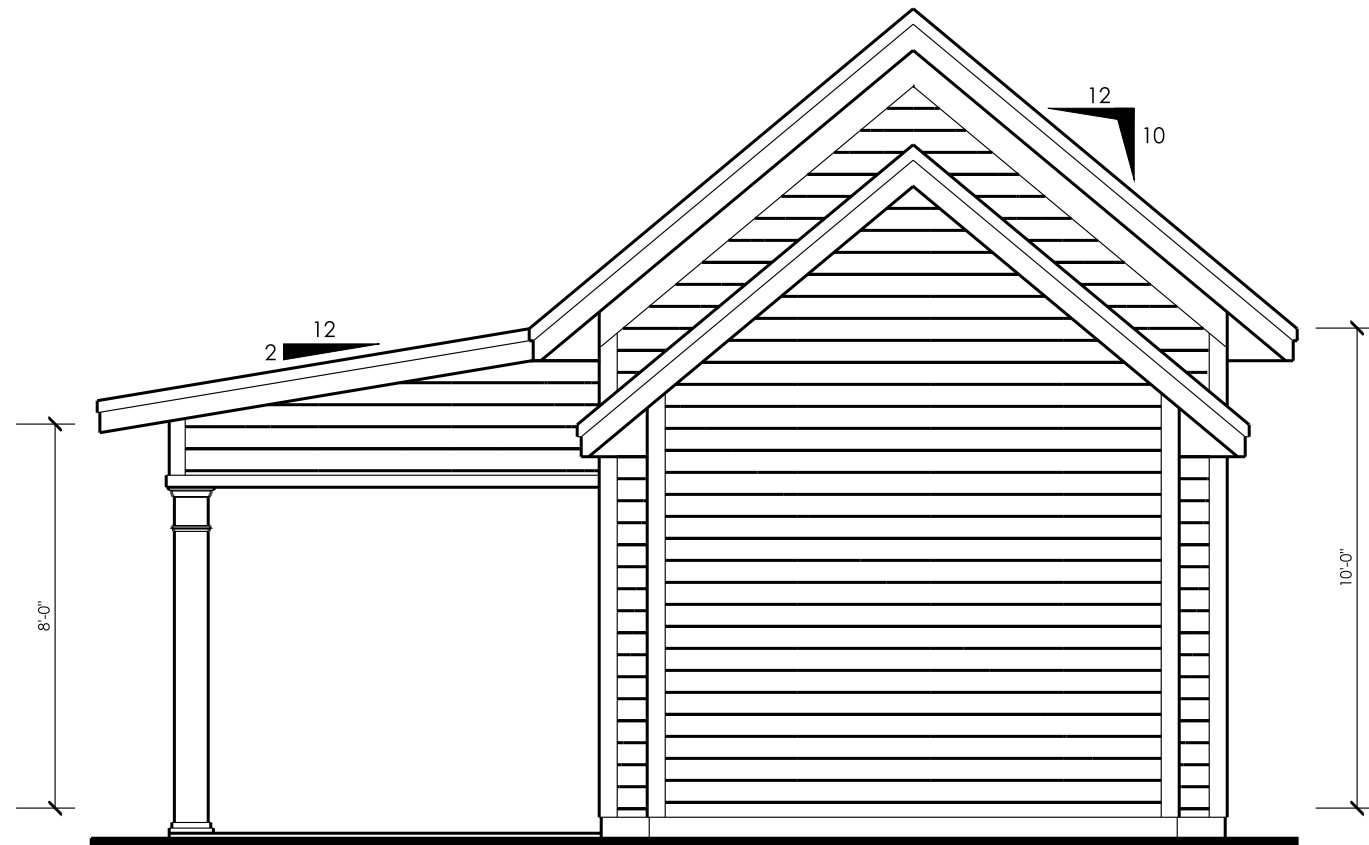
ROOF PLAN

SCALE: 1/8" = 1'
0 2 4 8



FRONT ELEVATION

SCALE: 1/4" = 1'
0 2 4



REAR ELEVATION

SCALE: 1/4" = 1'
0 2 4



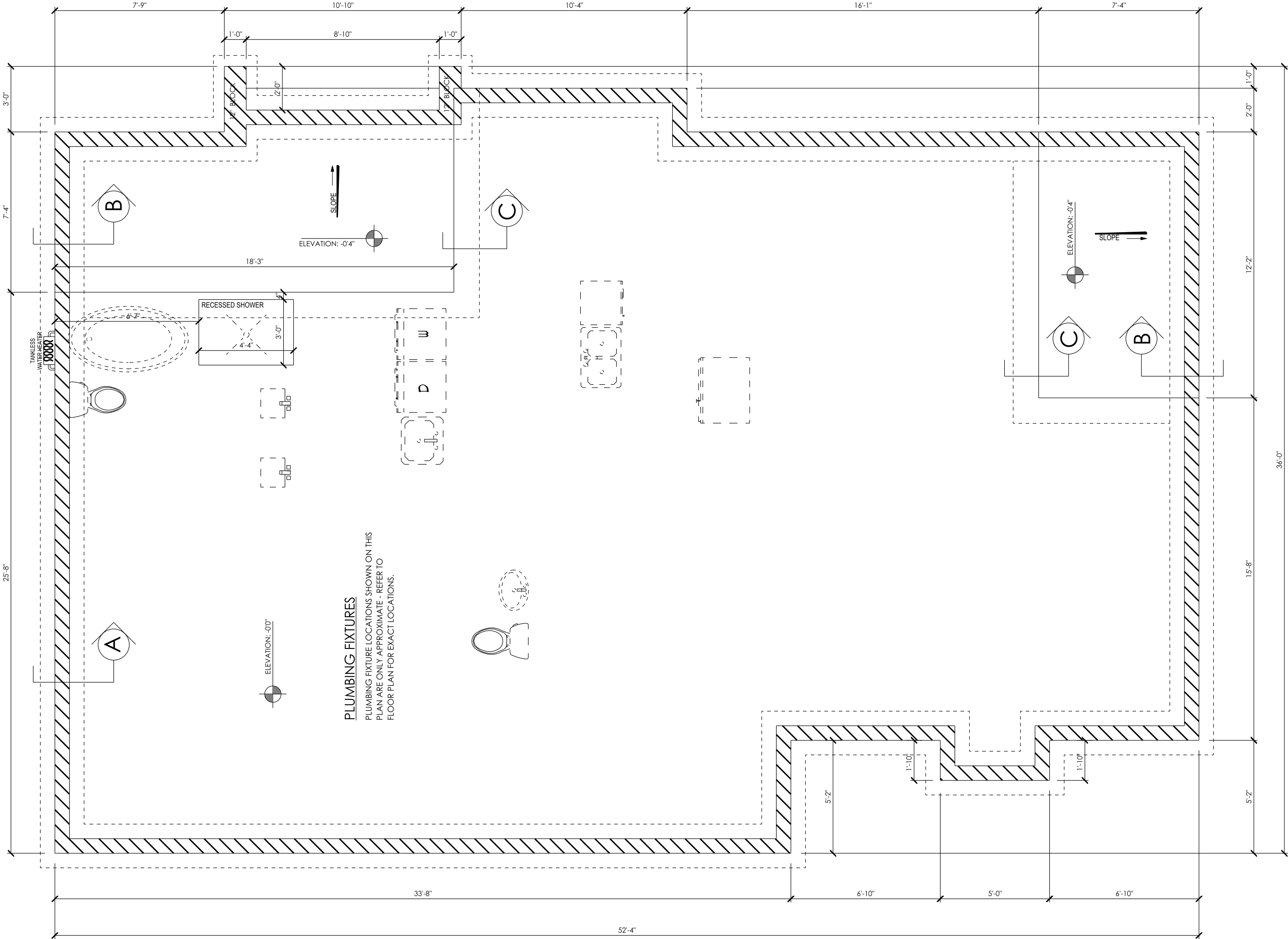
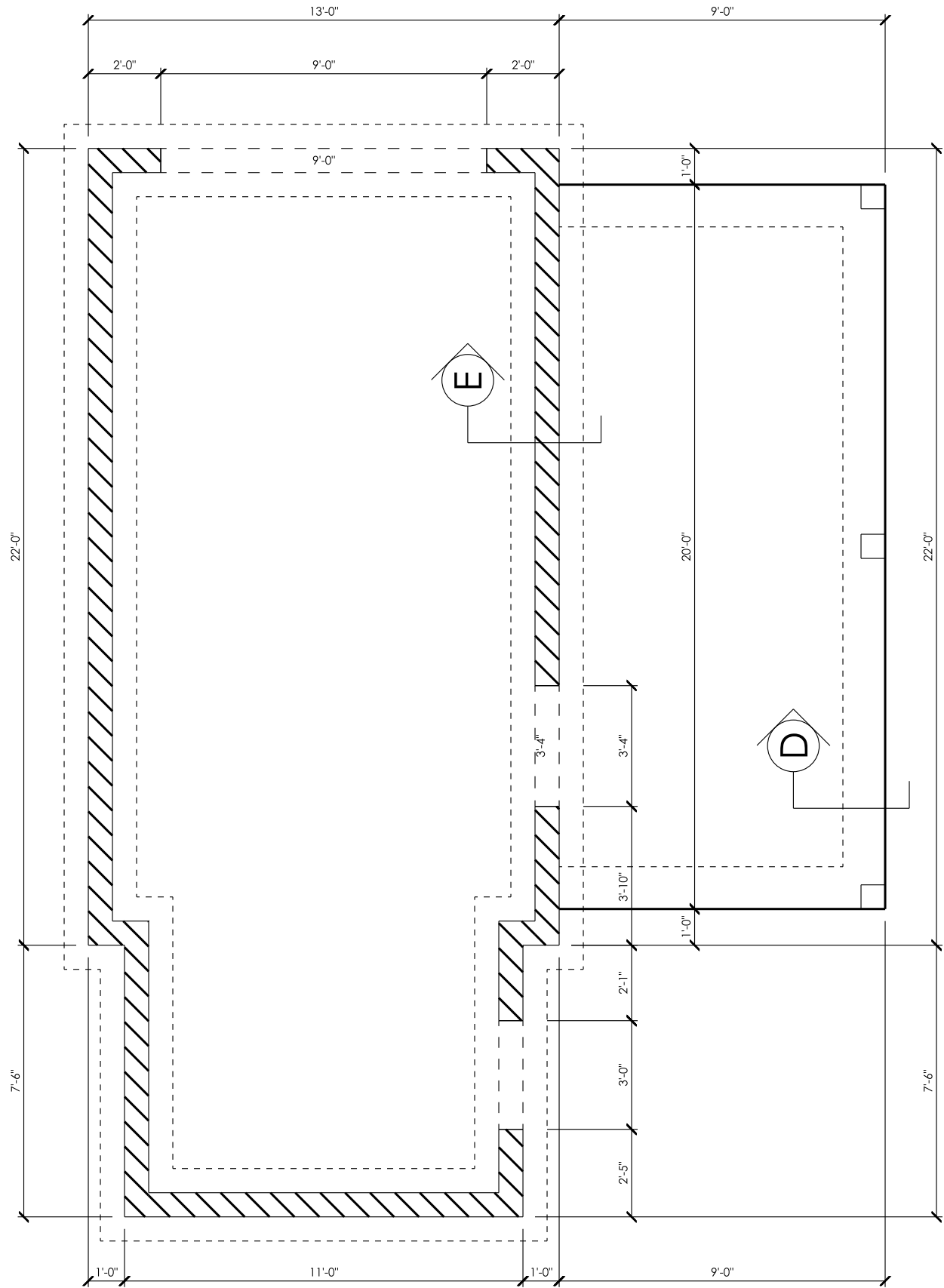
RIGHT ELEVATION

SCALE: 1/4" = 1'
0 2 4



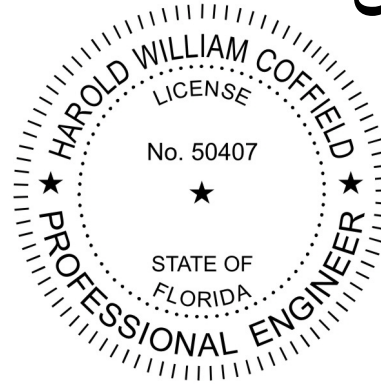
LEFT ELEVATION

SCALE: 1/4" = 1'
0 2 4



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

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SHEET NUMBER
4 of 9

FOUNDATION PLAN

HAROLD W. COFFIELD, P.E., CGC
CONSULTING ENGINEER
ENGINEERING/CONSTRUCTION/GOVERNMENT

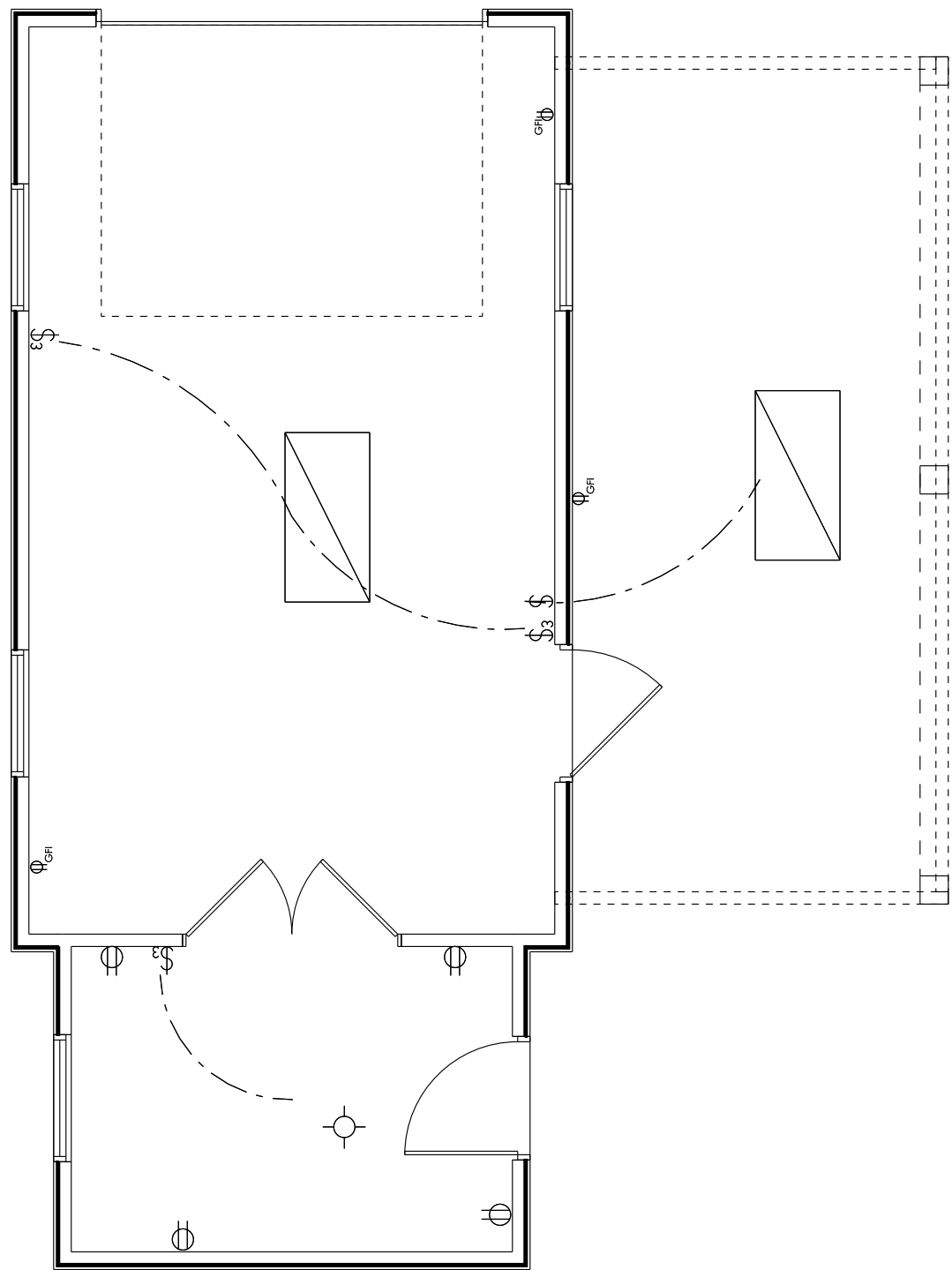
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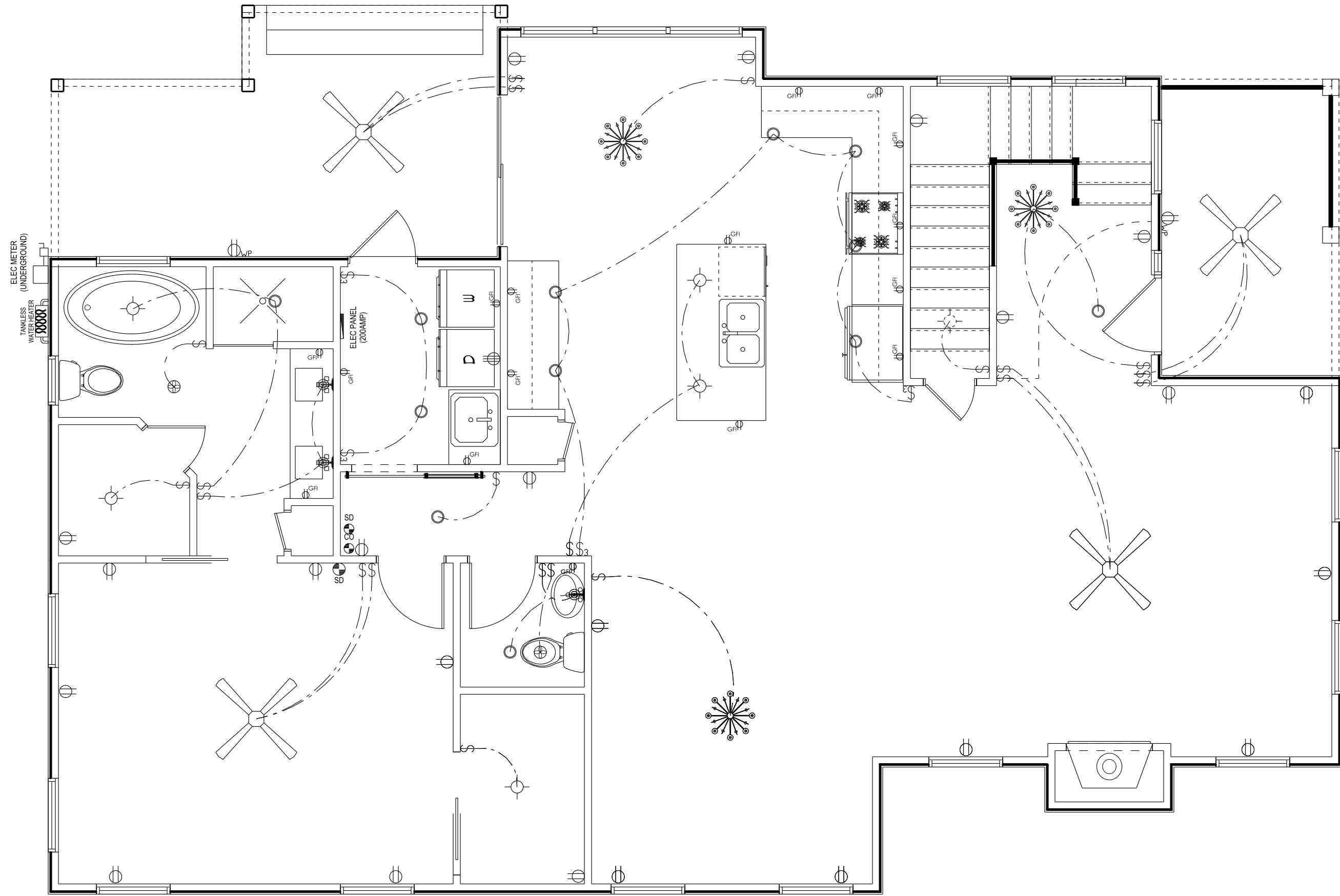
ELECTRICAL PLAN NOTES

INSTALLATION SHALL BE PER 2014 N.E.C. ELECTRICAL CODE.
ELECTRICAL SERVICE PANEL SHALL BE GROUNDED TO FOUNDATION STEEL WITH #4 BARE COPPER WIRE.
WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT TO THE SERVICE PANEL.
CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP.
BE INTERLOCKED TOGETHER. INSTALL INSIDE AND OUTSIDE.
A REFRIGERATOR SHALL BE INSTALLED IN THE KITCHEN. A REFRIGERATOR SHALL HAVE COMMON WITH THE REFRIGERATOR.
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES SHALL BE INSTALLED IN THE RELEVANT SECTIONS OF NEAREST EDITION.
ALL BEDROOM RECEPTACLES SHALL BE AFCI.
PER 2014 N.E.C. 210.12(A)(1).

NOTE:

THIS ELECTRICAL PLAN IS A SCHEMATIC WITH SUGGESTED SWITCH, RECEPTACLE AND LIGHT FIXTURE LOCATIONS. DUE TO VARYING LOCAL AND STATE CODES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL LOCAL AND STATE CODES, REGULATIONS AND STATUTES.

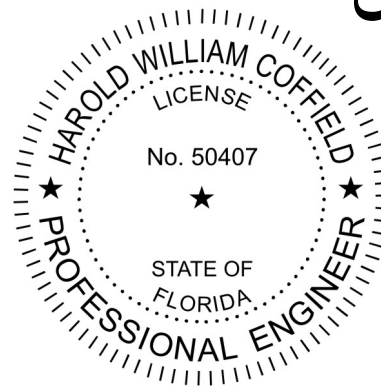
ELECTRICAL SERVICE PROVIDED BY



ELECTRICAL PLAN



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SHEET NUMBER
6 of 9

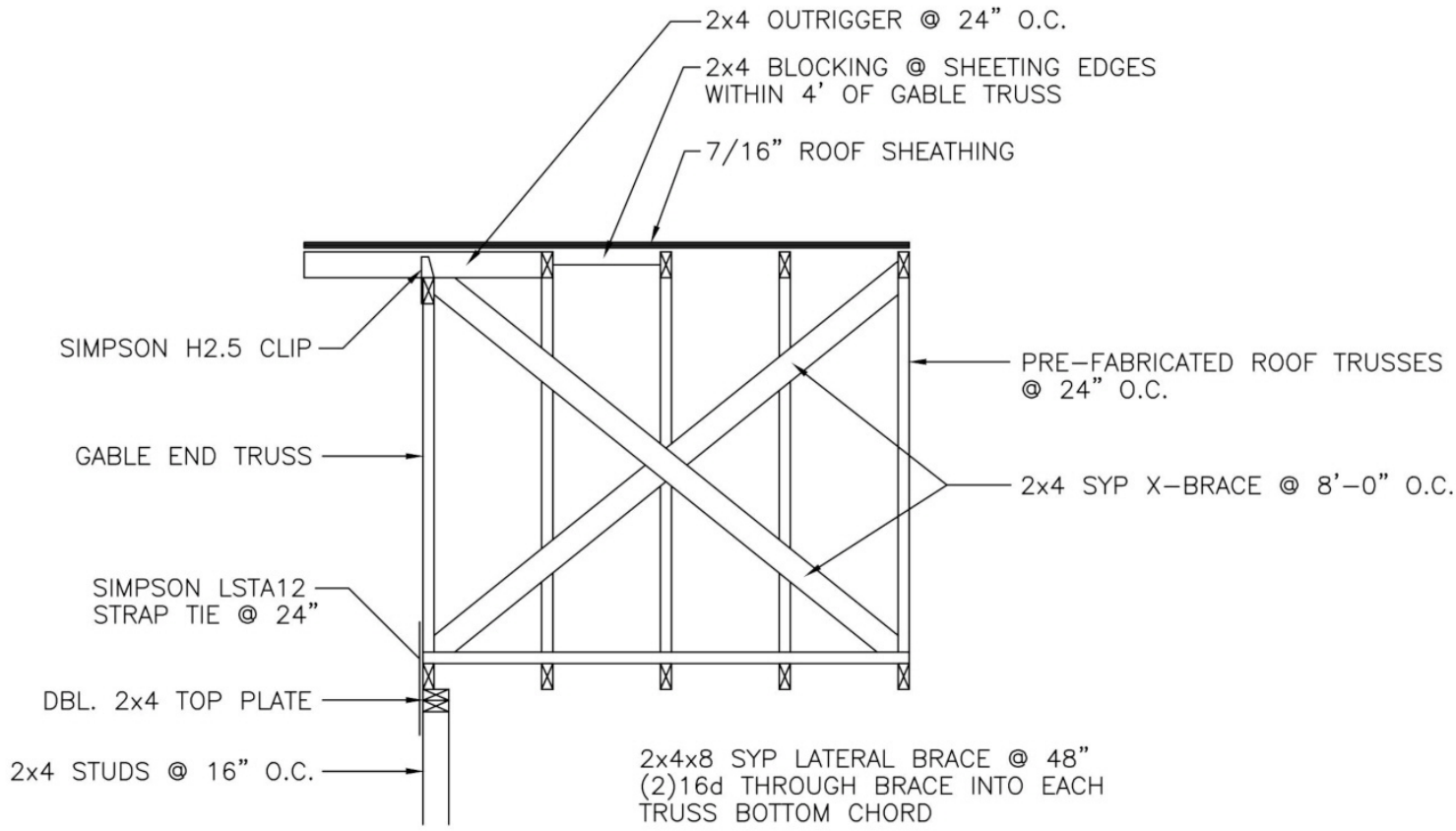
ELECTRICAL PLAN

HAROLD W. COFFIELD, P.E., CGC
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ENGINEERING/CONSTRUCTION/GOVERNMENT
2743-1 ANNISTON RD.
JACKSONVILLE, FL 32246
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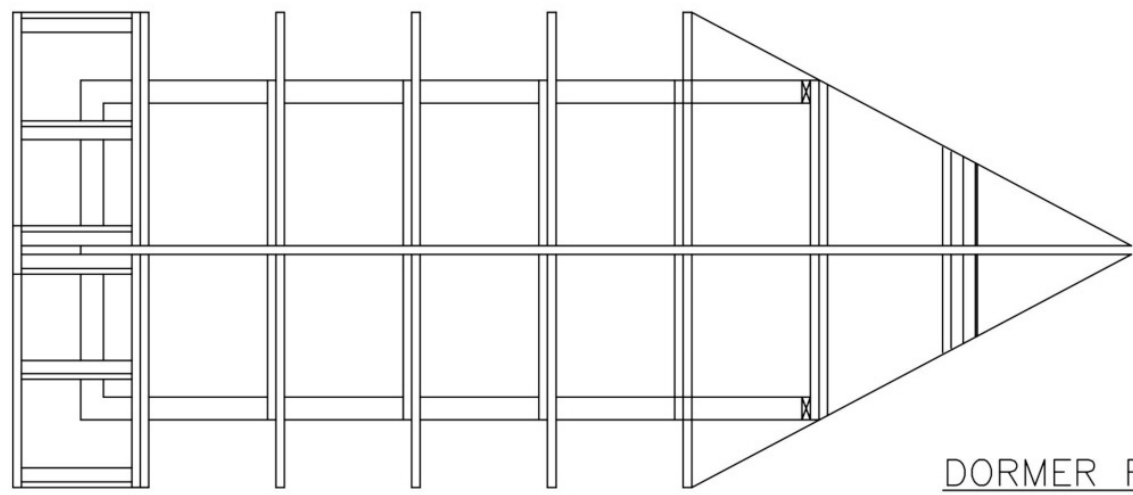
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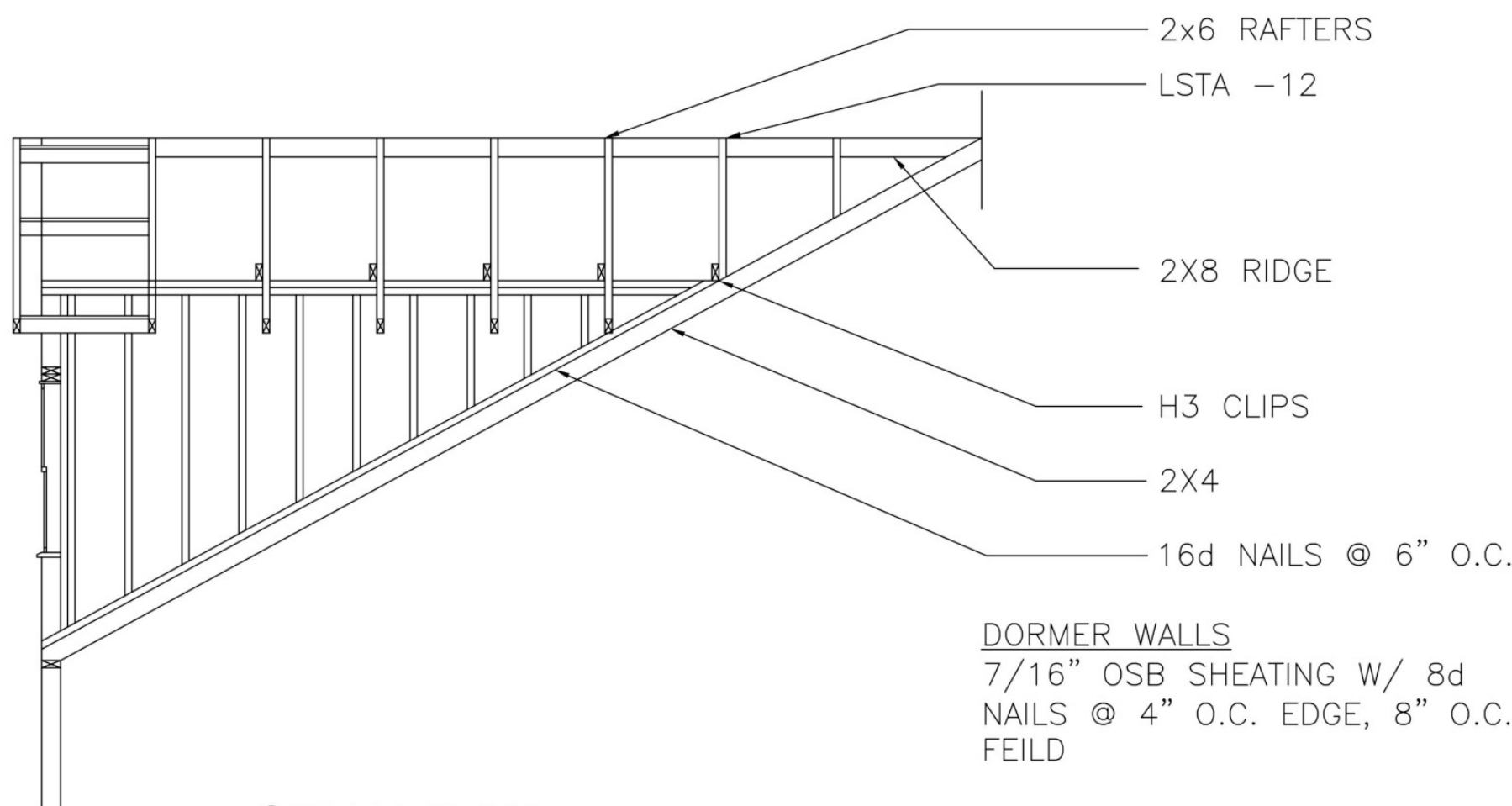
GABLE END BRACING DETAIL



FRAMING PLAN

15LB FELT OVER 7/16" OSB

TRUSSES / RAFTERS (SEE ROOF FRAMING PLAN FOR SIZE & SPACING) TO RIDGE BOARD (FULL DEPTH OF RAFTER CUT)



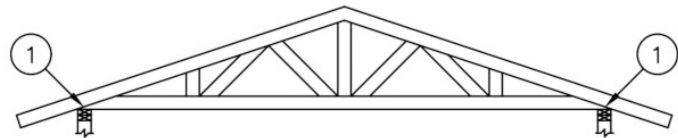
SIDE VIEW

TRUSS ANCHORING

1 TRUSS ANCHOR SCHEDULE / JOIST

LOAD	ANCHOR
0-350	(1) SIMPSON H2.5
350-700	(2) SIMPSON H2.5 OR (1) SIMPSON H10 (8/8-8d)
700-1200	(1) SIMPSON H15 (4/4/12-10d)
1200-1500	(1) SIMPSON H16 (2/10-10d)

OR EQUIVALENT SIMPSON MTS TWIST STRAPS



2 GIRDER TRUSS STRAPPING - VERTICALS

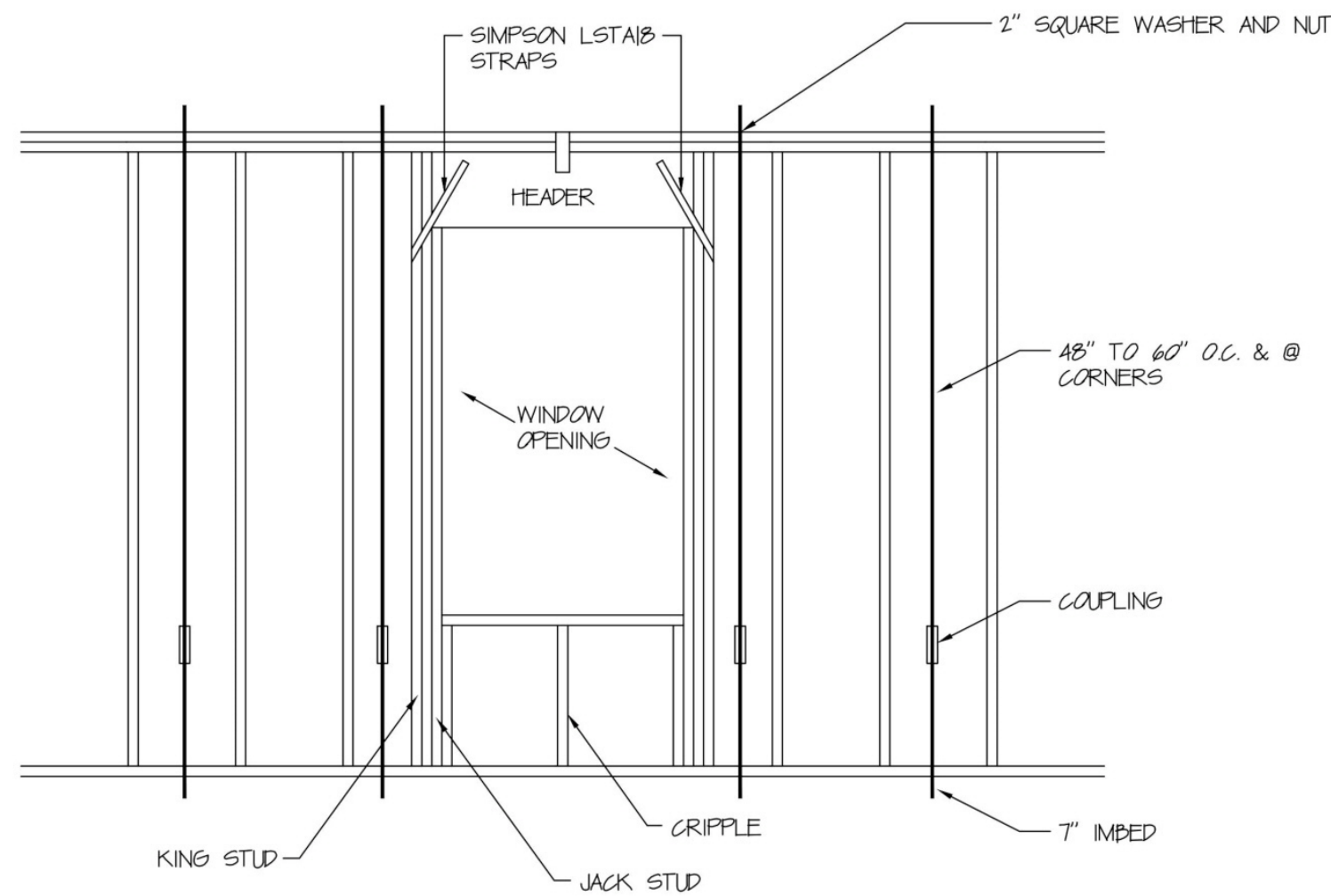
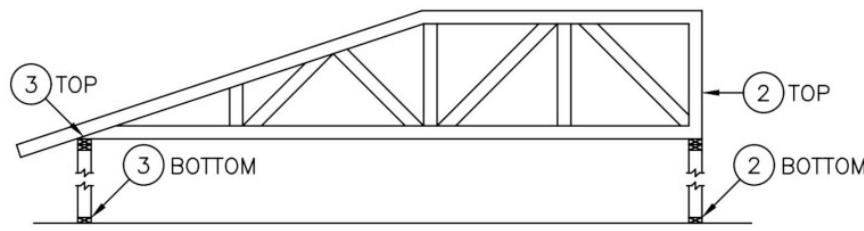
SIMPSON MST SERIES (TOP)
MST-27 TO 2100
MST-37 TO 2800
MST-44 TO 3300
MST-48 TO 4400
MST-60 TO 5800

SIMPSON HTT-22 (BOTTOM)
FOR LOAD LESS THAN 1200# USE SIMPSON LSTA24

3 GIRDER TRUSS END ANCHORING - PITCHED

HGT SERIES 1, 2, OR 3 PLY (TOP)
SIMPSON HTT-22 (BOTTOM)

NOTE: FOR LOADS LESS THAN 1600# USE #1 TOP, NO HTT-22 BOTTOM.



HEADER REQUIREMENTS ~ 2x6 WALL

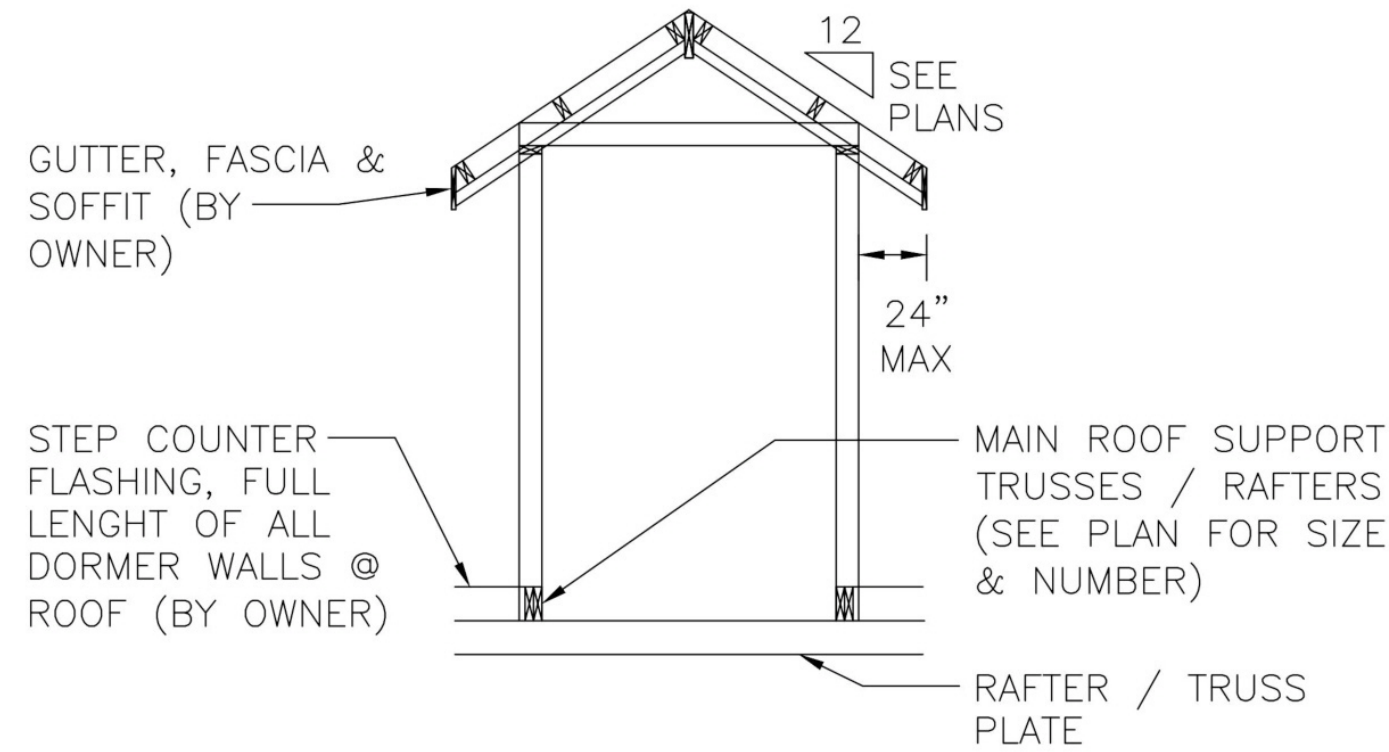
HEADER SIZE & NUMBER OF JACKS & STUDS REQUIRED AT OPENINGS

OPENING WIDTH	HEADER SIZE	# OF JACKS EA. END	# OF STUDS EA. END
1'-0" TO 4'-0"	3 - 2x8	1	2
4'-1" TO 9'-0"	3 - 2x10	2	3
9'-1" TO 16'-0"	3 - 2x12	3	3

HEADER REQUIREMENTS

NOTE:

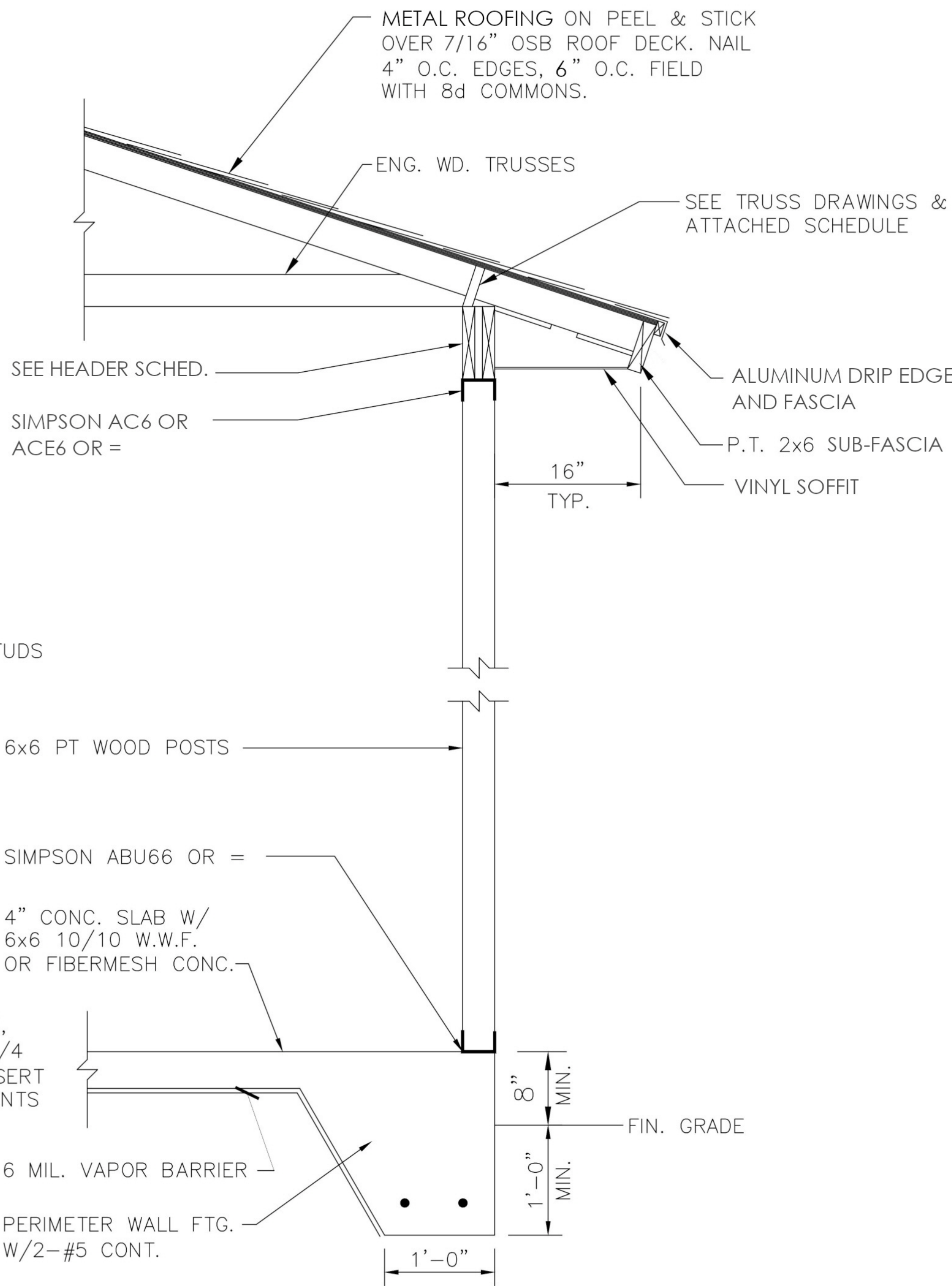
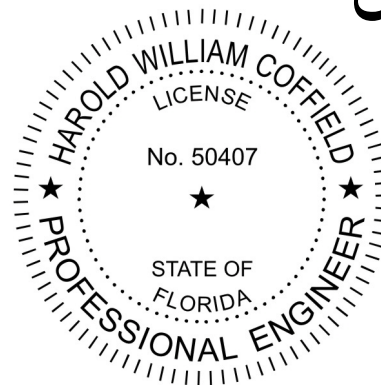
WHEN TIE ROD SYSTEM IS USED SP4 OR SPH4 TIES NOT REQUIRED.



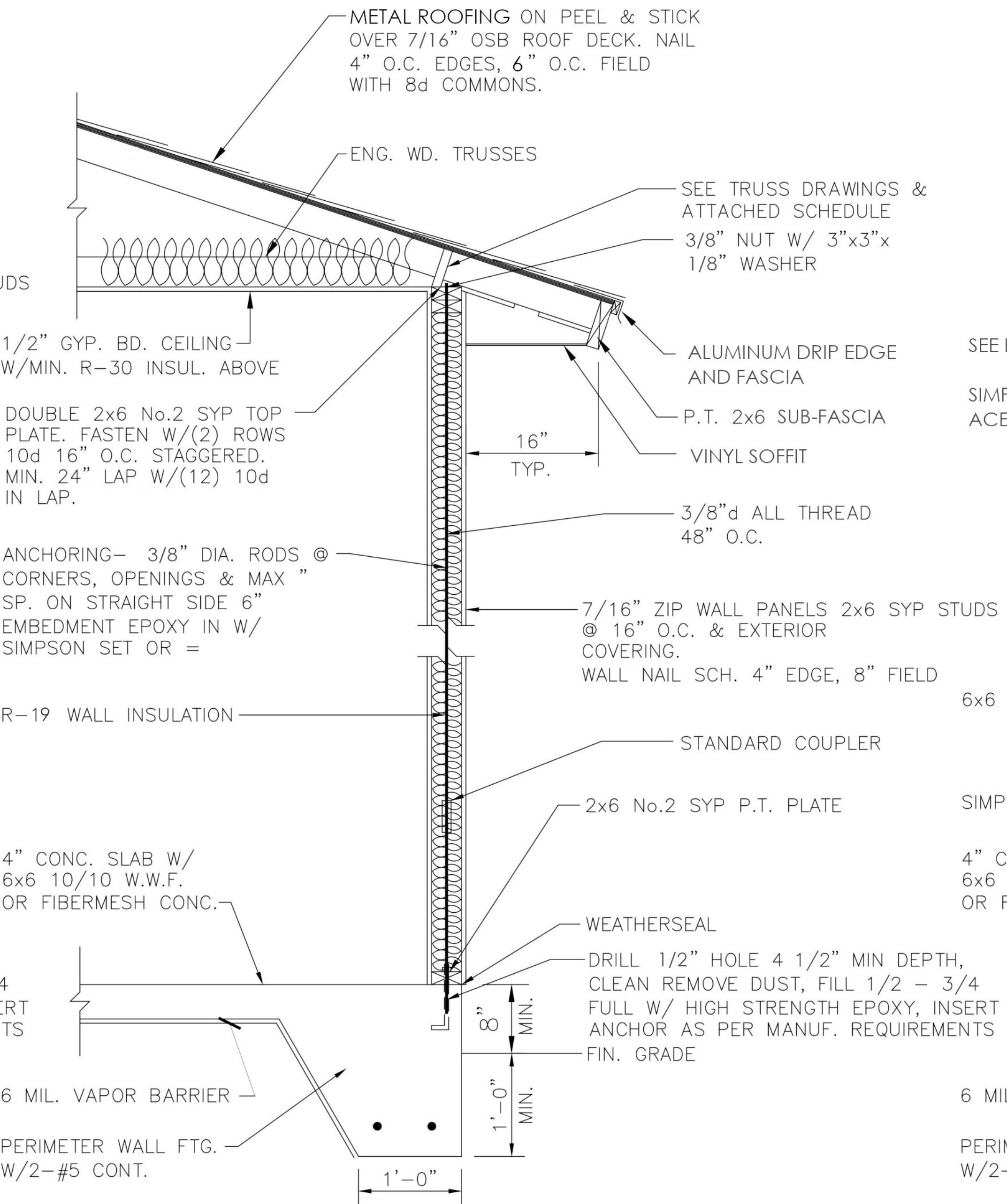
FRONT VIEW

GENERAL NOTES:

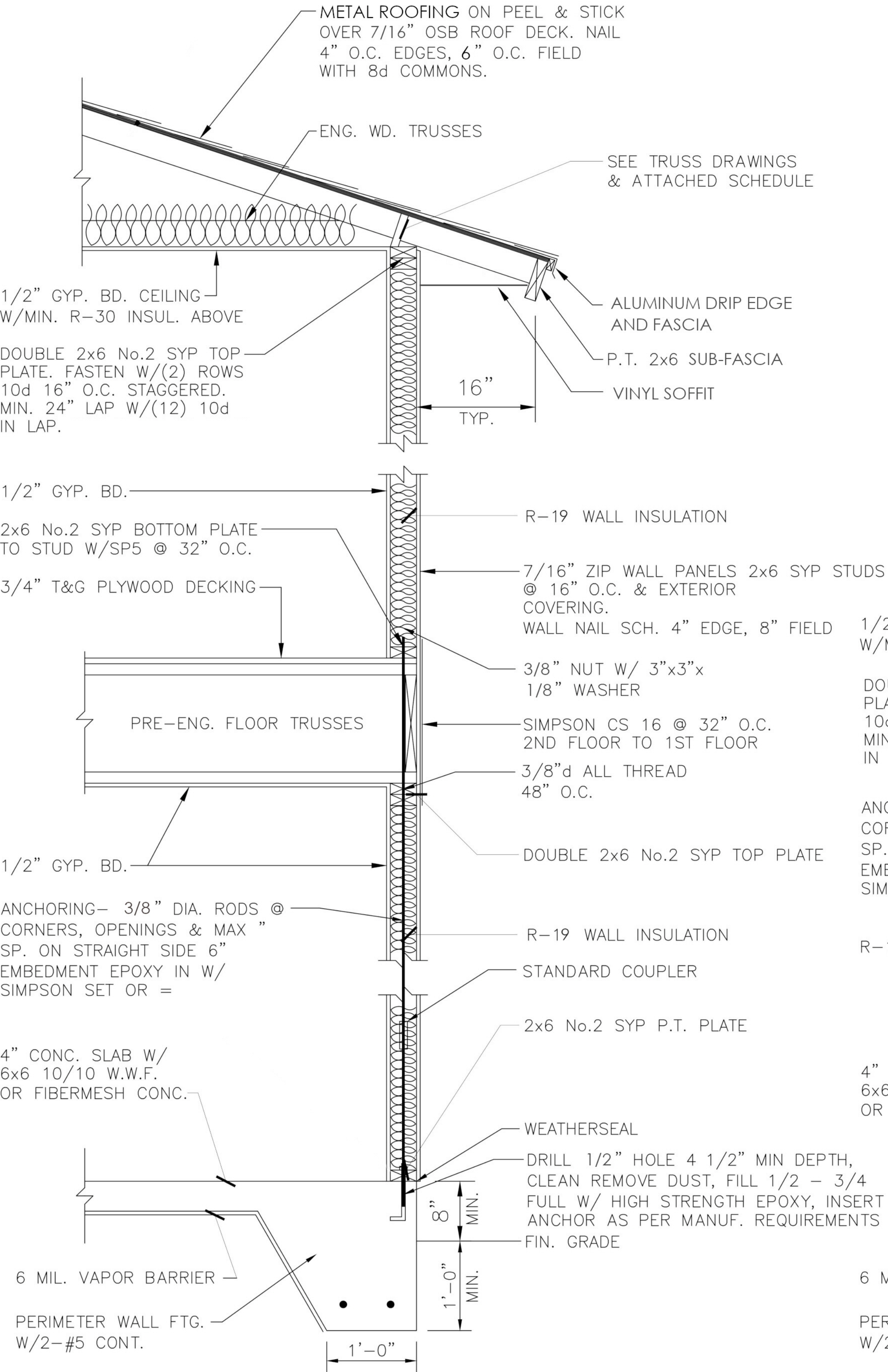
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3 SECTION THRU PORCHES
A-7 SCALE: NOT TO SCALE

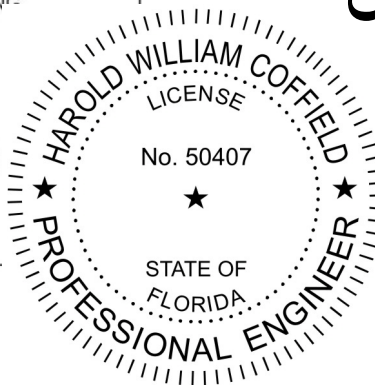


2 SECTION THRU EXTERIOR WALL
A-5 SCALE: 1/2" = 1'-0"



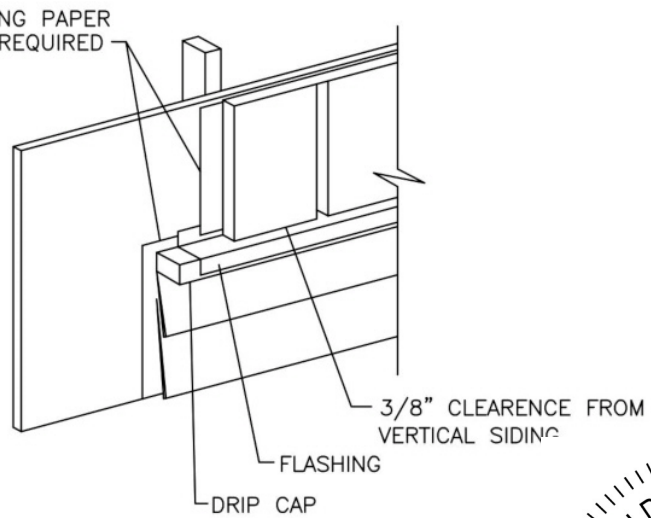
2 SECTION THRU EXTERIOR WALL
A-5 SCALE: 1/2" = 1'-0"

ALL WORK SHALL COMPLY WITH THE NATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. ALL STRUCTURAL DIMENSIONS, BUILDING METHODS, SITE CONDITIONS, STRUCTURAL COMPONENT SPECIFICATIONS, SIZING, PLACEMENT, REINFORCEMENT, ETC. PROVIDED HEREIN ARE FOR BIDDING AND REVIEW PURPOSES ONLY AND ARE TO BE VERIFIED ONSITE BY QUALIFIED LICENSED LOCAL ENGINEER BASED ON SITE CONDITIONS. OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL STRUCTURAL DIMENSIONS, BUILDING METHODS, SITE CONDITIONS, STRUCTURAL COMPONENT SPECIFICATIONS, SIZING, PLACEMENT, REINFORCEMENT, ETC. ARE DESIGNED AND SPECIFIED BY A QUALIFIED LICENSED LOCAL ENGINEER BASED ON SITE CONDITIONS.

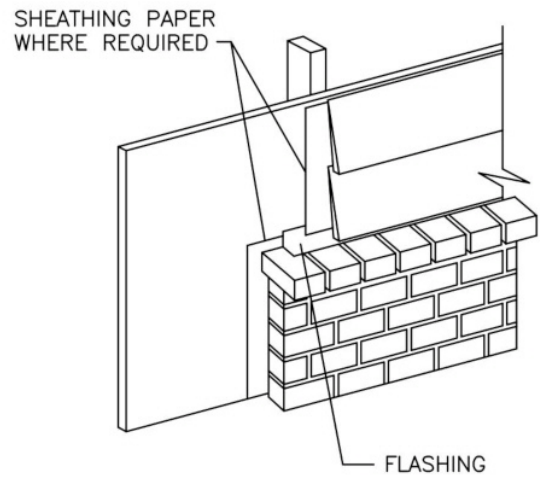


THIS ITEM HAS BEEN ELECTRONICALLY SEALED BY HAROLD COFFIELD, P.E., ON A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

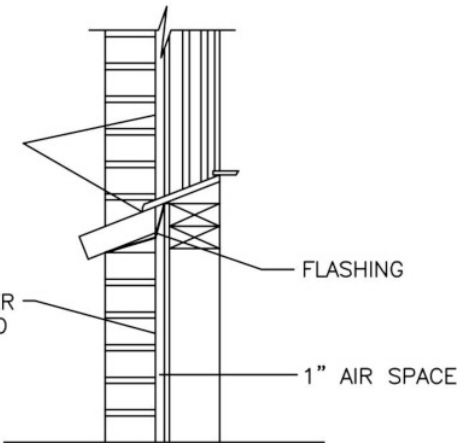
FLASHING WHERE CHANGES IN WOOD FINISHES



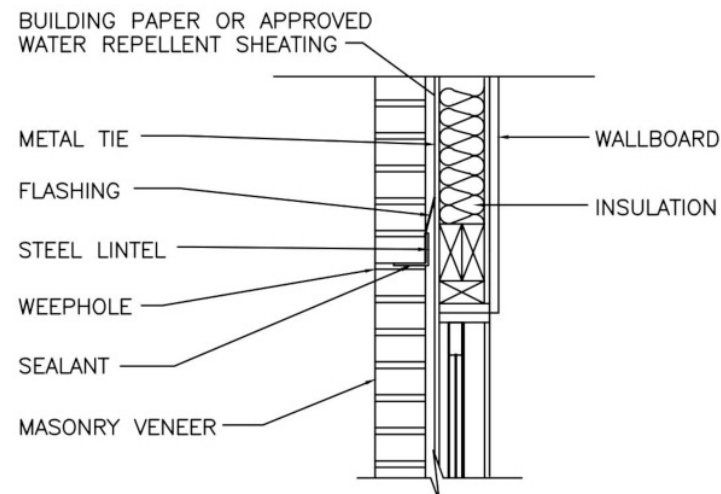
FLASHING WHERE CHANGES IN BRICK OCCUR



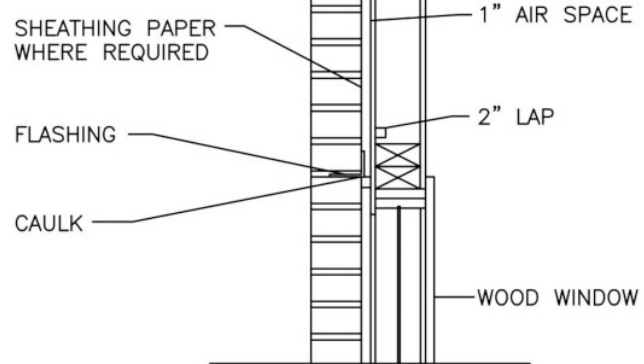
FLASHING UNDER WINDOW IN EXTERIOR WALL



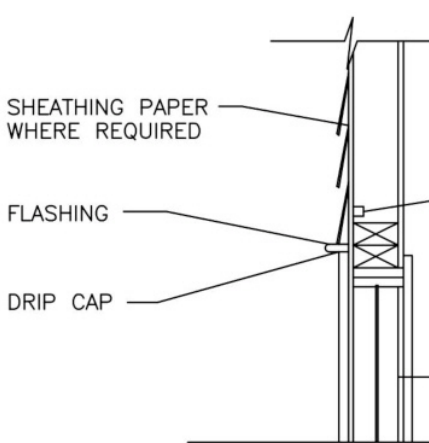
FLASHING ABOVE WINDOW IN EXTERIOR WALL



FLASHING OVER OPENINGS IN EXTERIOR WALLS

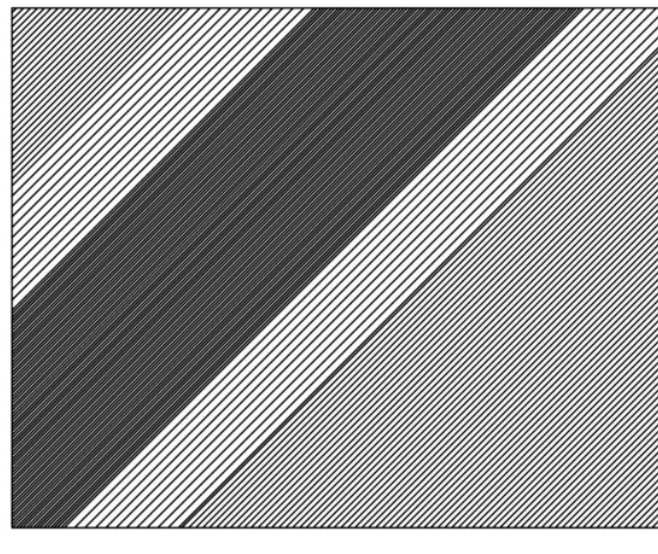


FLASHING OVER OPENINGS IN EXTERIOR WALLS



STONE Typical Installations: WOOD FRAME:

- In sequence:
(1) sheathing
(2) weather-resistant barrier,
(3) galvanized metal lath
(4) mortar,
(5) cultured stone® manufactured stone veneer,
(6) mortar joint.



SECTION 1403 VENEERED WALLS

\$1403.1.3 Veneered walls shall provide weather protection for the building at the walls.

\$1403.1.4 Flashing shall be provided as necessary to prevent the entrance of water at openings in or projection through veneered walls. Flashing shall be provided at intersections of veneered walls of different materials unless such materials provide a self flashing joint at the entrance of water. Caulking shall be provided where such flashing is determined by the building official to be impractical.

\$1403.1.4 Flashing and weepholes as outlined in §2111.1.3 shall be located in the first course of masonry above finished ground level above the foundation wall or slab and other points of support, including structural floors, shelf angles and lintels when anchored veneers are designed in accordance with §1403.2.4, §1403.2.5 and §1403.2.6.

\$1403.1.5 Anchored masonry veneer shall conform to the requirements of §1403.1 and §1403.2 or shall conform to the requirements of Chapter 6 of ACI 530/ASCE 5/TMS 402.

\$1403.1.6 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 inches (152 mm).

EXCEPTIONS:
1. Plant or decorative cementitious finish less than 5/8 inch (17.1 mm) thick adhered directly to the masonry foundation side wall. 2. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only. 3. A-4-inch (102 mm) inspection space above patio and garage slabs and entry areas. 4. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only. 5. Masonry veneers.

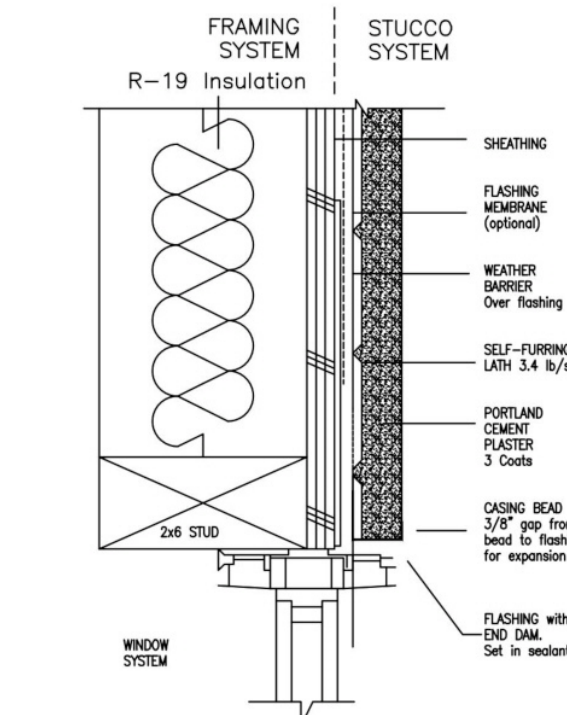
\$1403.2 Anchored masonry veneer

\$1403.2.1 Anchored veneer is veneer secured with approved mechanical fasteners to an approved backing. All masonry units, mortar and metal accessories used in anchored veneer walls shall meet the physical requirements of chapter 21. Anchored veneer units shall be not less than 1-5/8 inches) in actual thickness for hollow masonry units and not less than 2-5/8 inches (67mm) in actual thickness for hollow masonry units. EXCEPTION: Anchored masonry veneers in accordance with Chapter 14 are not required to meet the tolerances in Section 3.3(1) of ACI 530.1/ASC 8/TMS 602.

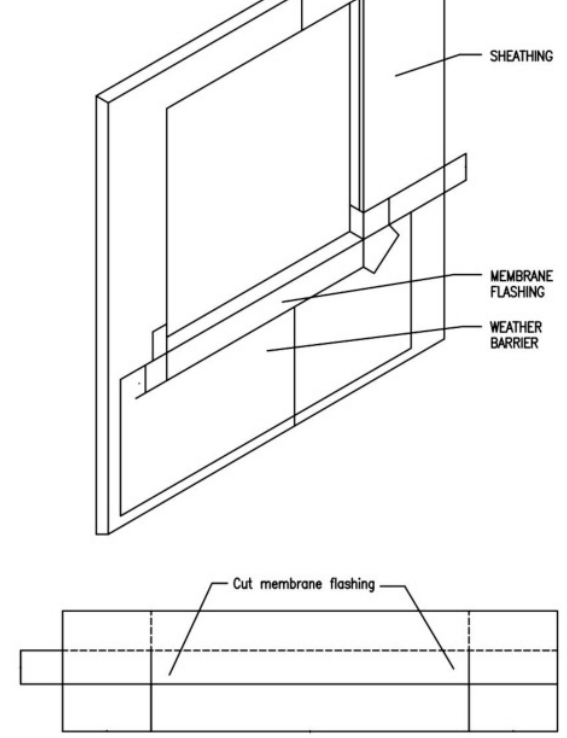
\$1403.2.2 Height of anchored veneer and supports

\$1403.2.2.1 Anchored veneer shall be vertically supported on footings, foundation walls or other approved noncombustible structural elements. Wood foundations meeting the requirements of §1804.8 are permitted to vertically support anchored veneer.

\$143.2.4 Masonry veneer anchored to wood framing shall be attached with corrosion-resistant corrugated sheet metal and metal shall be not less than 0.029 inch (0.74 mm) by 7/8 inch (22.2 mm) wide or corrosion-resistant ties of 7 wire and shall not be less than W 1.7 wire (3.76 mm) with ends of the wire bent to a 90-degree (1.6-rad) angle to form a hook not less than 2 inches (51 mm) long. The metal ties shall be embedded in the mortar joint a minimum of one-half the veneer thickness. Each metal tie shall support not more than 3 sq. ft (0.28 m²) of wall area with a maximum spacing of 18 inches (457 mm) vertically and 32 inches (813 mm) horizontally. When anchored veneer is applied over wood frame, the studs shall be spaced a maximum of 24 inches (610 mm) on center horizontally and be faced with sheathing materials as specified in Table 2308.2.2B on both sides. A 1-inch (25.4-mm) minimum air space shall be maintained between



Example of window membrane flashing



NOTE: FLASHING MEMBRANE TO BE INSTALLED BEHIND FASCIA THAT ADJUTS WALL, WRB TO BE INSTALLED IN "SHINGLE-FASHION" WITH FLASHING MEMBRANE.

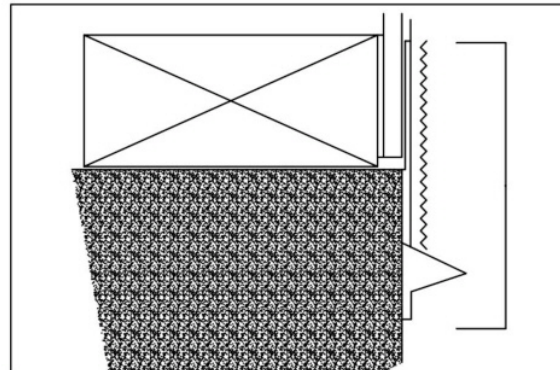
FLASHING MEMBRANE
SEALANT (OPTIONAL)
WATER TIGHT DIVERTER SEAMS (TYPICAL)
KICKER FLASH

NOTE: FLASHING IN DETAIL F4 MAKES FUTURE RE-ROOFING EASIER

F10-Roof/kicker Flashing Axonometric

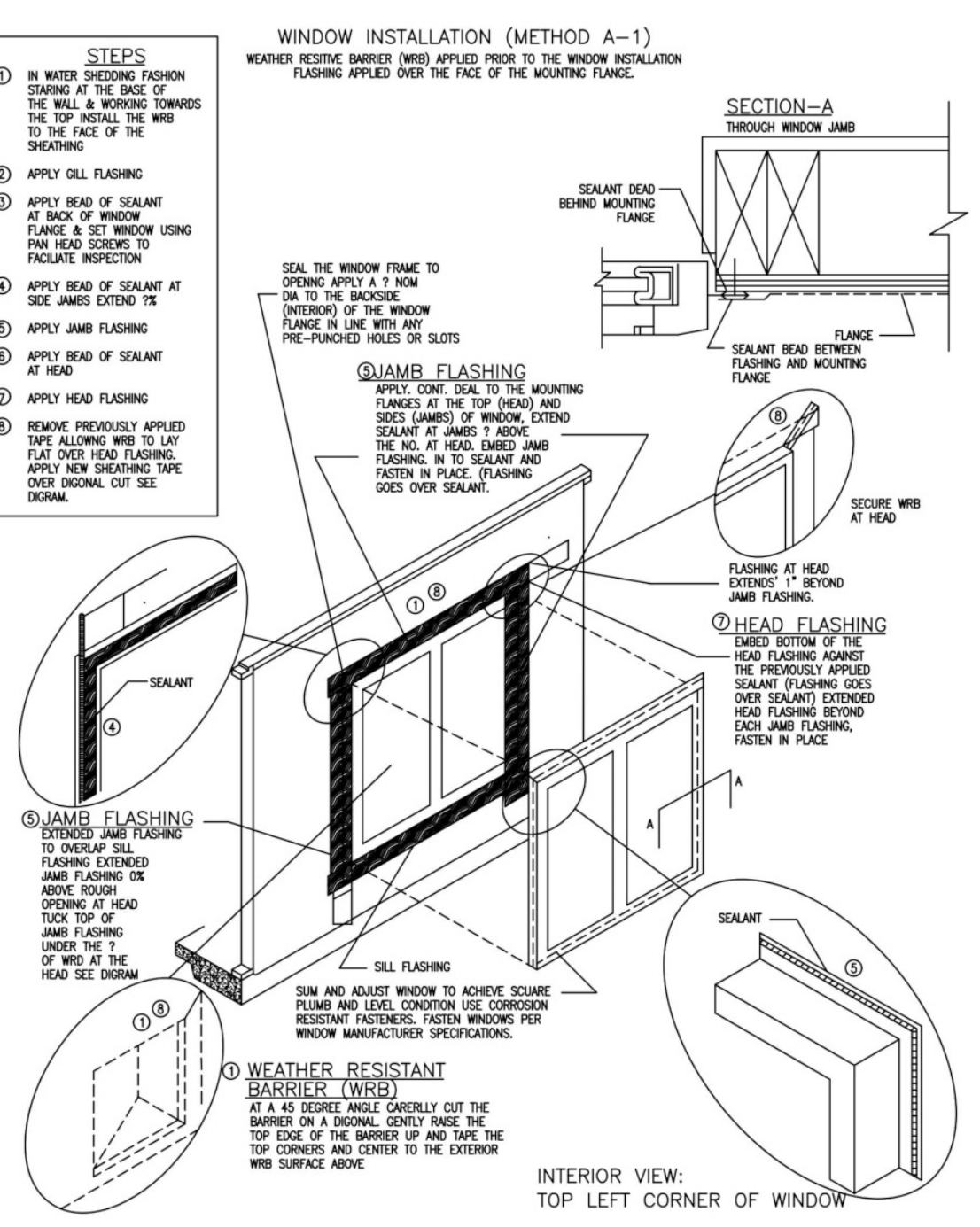
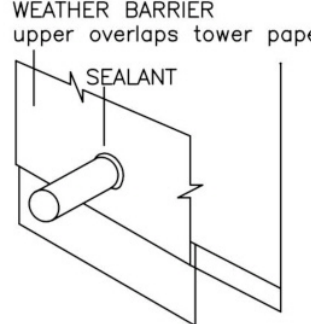
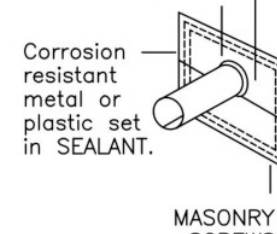
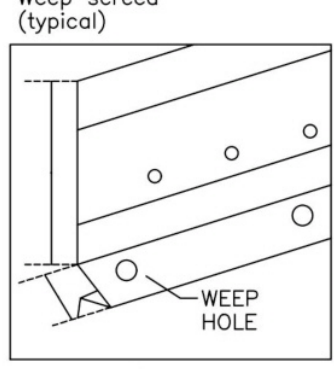
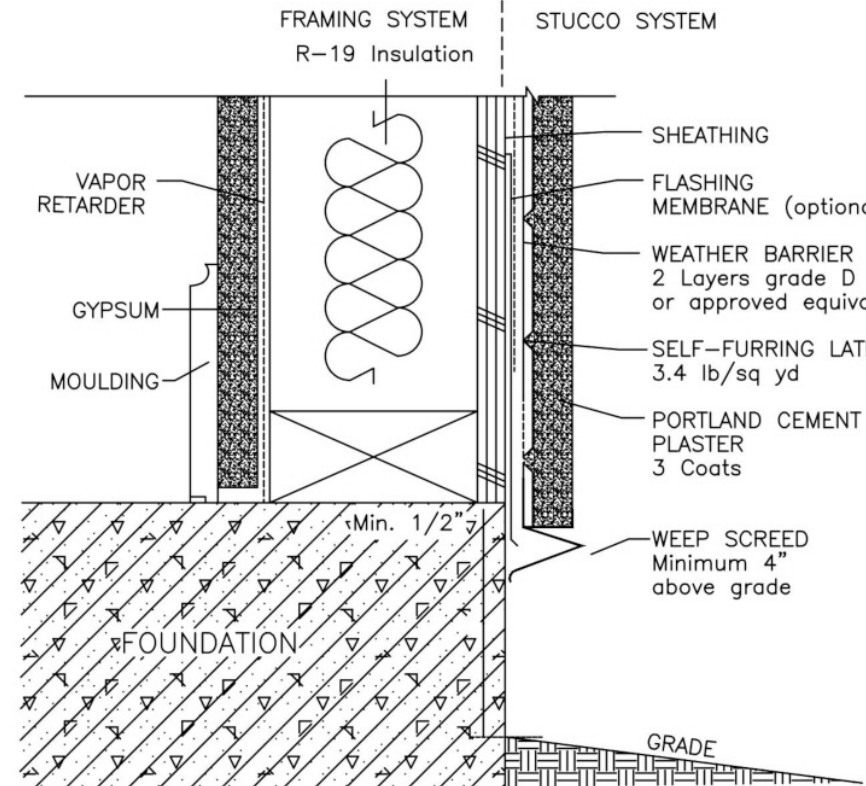
Stucco Termination

The termination of the stucco at the base of a wood structure shall be per ASTM C925 A2.2.2. A drip screed installed per ASTM Standard 1063-03. See below:

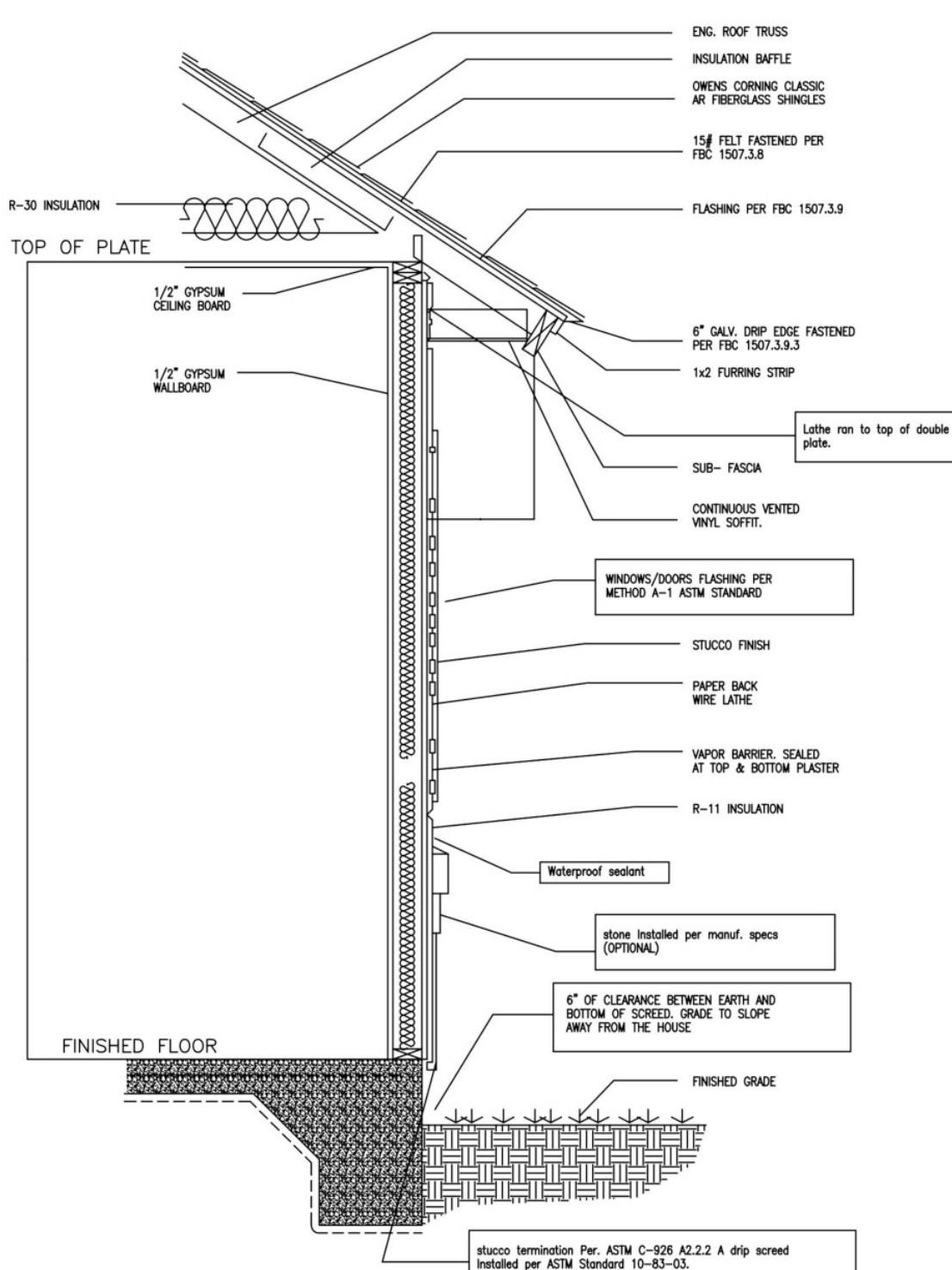


please note the position of the OSB. It is raised off the concrete and aligned with the face of the foundation. Care must be taken to construct foundation walls straight and true. In area where the bottom of the OSB is exposed it shall be exterior grade or otherwise protected as approved by the Building Official. BOAF Informal Interpretation Number 2656, attached, may be used by the Building Official for guidance as to the intent of the Florida Building Code.

Accent strips should be installed over the brown coat or the substrate. If installed over the substrate it must have lath and corner beads.



STUCCO WALL SECTION



MONOLITHIC FOUNDATION

Standard PRACTICE FOR Installation of Exterior Windows, Doors Method A: Weather-Resistant Barrier (WRB) Applied after the Window Installation-Flashing Applied Over the Face of the Mounting Flange:

Step 1: Apply the horizontal sill flashing material first, level with the top edge of the rough opening. Cut the sill flashing long enough to extend an equal distance beyond the 9 in.(230mm) jamb flashing, which will be applied later. Fasten the top edge of the sill flashing to the framing . Place fasteners along the edge of the rough opening where they will be covered by the mounting flange of the window later.

* — — Do not fasten the bottom edge or the last 9 in. (230 mm) of each end, as the weather resistant barrier will be applied under the flashing in a water shedding fashion later. It is recommended that the corners and bottom edge be temporarily taped at 24 in. (610 mm) on center, to prevent wind damage.

Step 2: Apply a continuous bead of sealant to the back side (interior surface) of the mounting flange of the window. Sealant selection and bead design shall be in accordance with 5.18 of the Standard. Immediately seal the window into the opening, and apply shims as required to ensure the unit is plumb, level, and square. Fasten the window perimeter securely into position as described in the installation procedures.

* — Apply the sealant in line with the pre-punched holes or slots on the mounting flange when provided.

Step 3: Next, apply a continuous bead of sealant to the exposed mounting flange (exterior surface) at the side jambs of the installed window.

* — The application of sealant to the exterior face of the flange is not necessary if using self-adhesive type flashing over the mounting flange. A continuous bead of sealant shall be applied to the back side of the mounting flange prior to placing the window.

(1) Continue the sealant bead at the jambs vertically 8-1/2 in. (220 mm) above the rough opening at the head of the window (to the face of the header), to allow for application of the top portion of the jamb flashing into sealant in the next step.

* — Apply the sealant in line with the pre-punched holes or slots on the mounting flange when provided and over the heads of the fasteners.

(2) For windows with mechanically joined mounting flanges, apply sealant to the full length of the joints or seam where the flanges meet.

Step 4: Install the jamb flashings next, by pressing the flashing into the sealant beads previously applied to the exterior face of the mounting flanges. Attach the flashing into position to the rough opening framing using staples or other appropriate fasteners. Extend the bottom edge of the jamb flashing 8 1/2 in. (220 mm) beyond the rough opening sill, and extend the top edge 8-1/2 in. (220 mm) beyond the rough opening head.

* — Do not attach the bottom of the jamb flashing until after the weather resistant barrier is applied later.

Step 5: Next, apply a continuous bead of sealant to the exposed mounting flange (exterior surface) at the head of the installed window.

* — The application of sealant to the flange is not necessary if using self-adhesive type flashing over the mounting flange.

* — Apply the sealant in line with the pre-punched holes or slots on the mounting flange when provided and over the heads of the fasteners.

Step 6: Install the head flashing by pressing the flashing into the sealant bead previously applied across the mounting flange. When applying the head flashing, press the bottom edge of the flashing into the sealant until the sealant appears. This will ensure that no voids remain between the flashing and the mounting flange. Extend the ends of the head flashing 10 in. (250 mm) beyond the rough opening, over the top of the jamb flashing. Fasten the head flashing into place along the top edge using staples or other appropriate fasteners. (Warning- The building shall be constructed in such a manner to secure or support the flashing to prevent destruction or displacement prior to installation of the weather resistant barrier. The flashing shall never be left unsupported and vulnerable to wind damage.)

* — Where recommended as part of the exterior wall finish system, install the WRB as outlined. The application of the WRB may be by trades other than the window installer. The contractor shall coordinate this work as required.

Step 7: In water shedding fashion, starting at the base of the wall and working towards the top, install the weather resistant barrier to the face of the building framing or sheathing. Under the sill of the windows, tuck the weather resistant barrier under the sill flashing and loose ends of the jamb flashing. Next, continue to apply the weather resistant barrier in water shedding fashion over the jamb flashing and over the head of the windows. Attach the WRB into position using staples or other appropriate fasteners. -Whenever applying the weather resistant barrier, flashing or other materials do not penetrate the mounting flange with the fasteners.

10:24



© 2020 Google



801 White St

10:24



801 White St



SW 7000
Ibis White

①
SW 7001
Marshmallow

①
SW 7002
Downy

SW 7003
Toque White

SW 7004
Snowbound

METAL ROOFING



HIDDEN SCREWS

GULFLOK™

An integrated screw flange makes this clipless, snap-lock system perfect for residential and light commercial applications.



GULFSNAP™

A great option for mid to high-end homes and commercial projects, this panel offers 1-1/2" high seam.



SW 7000
Ibis White

①
SW 7001
Marshmallow

①
SW 7002
Downy

SW 7003
Toque White

SW 7004
Snowbound

Record and Return to:
Andrea F. Lennon, P.A.,
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-155

Corporate Warranty Deed

This Indenture, made, March 9, 2020 A.D.

Between

MJJ of Brentwood Inc., a Tennessee Corporation whose post office address is: **817 Fesslers Parkway, Nashville, Tennessee 37210**, a corporation existing under the laws of the State of Tennessee, Grantor

and

Jerome P. Gaines and Denice K. Gaines, husband and wife whose post office address is: **1110 Conservancy Drive, West, Tallahassee, FL 32312** Grantee,

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

All of that certain piece or parcel of land situate, lying and being in the City of Fernandina Beach (formerly named Fernandina) in the County of Nassau and State of Florida and known and described upon and according to the Official Plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company 1887 and 1901) as:

Lots 11 and 12, Block 9, "OLD TOWN"

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

Parcel Identification Number: 00-00-31-1580-0009-0110

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

Record and Return to:
Andrea F. Lennon, P.A.,
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-155

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

MJJ of Brentwood, Inc., a Tennessee Corporation

By: B R J, President
By: Brian Jenkins
Its: President

Signed and Sealed in Our Presence:

Witness
Print Name: Cynthia K Jarrell

Witness
Print Name: Angela L. Passmore

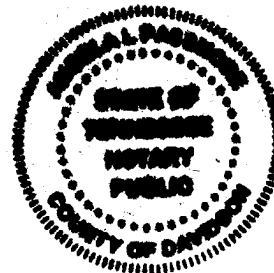
State of Tennessee
County of Davidson

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 4 day of March, 2020, by Brian Jenkins, the President of MJJ of Brentwood Inc., a Tennessee Corporation. He/She is personally known to me or has produced a Driver's License as identification.

Angela L. Passmore
Notary Public
Notary Printed Name: Angela L. Passmore
My Commission Expires November 8, 2022

Prepared by:
Andrea F. Lennon, P.A.,
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-155





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Jerome Gaines / Denice Gaines
(print name of property owner(s))

hereby authorize: Dale Cole
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Jerome Gaines
(Print name of owner)

Denice Gaines
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

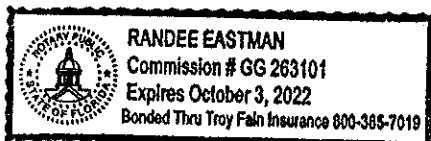
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 11 day
of May, 2020, by Jerome Gaines / Denice Gaines

[Signature]
Notary Public

RANDEE EASTMAN
Printed Name

October 3, 2022
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

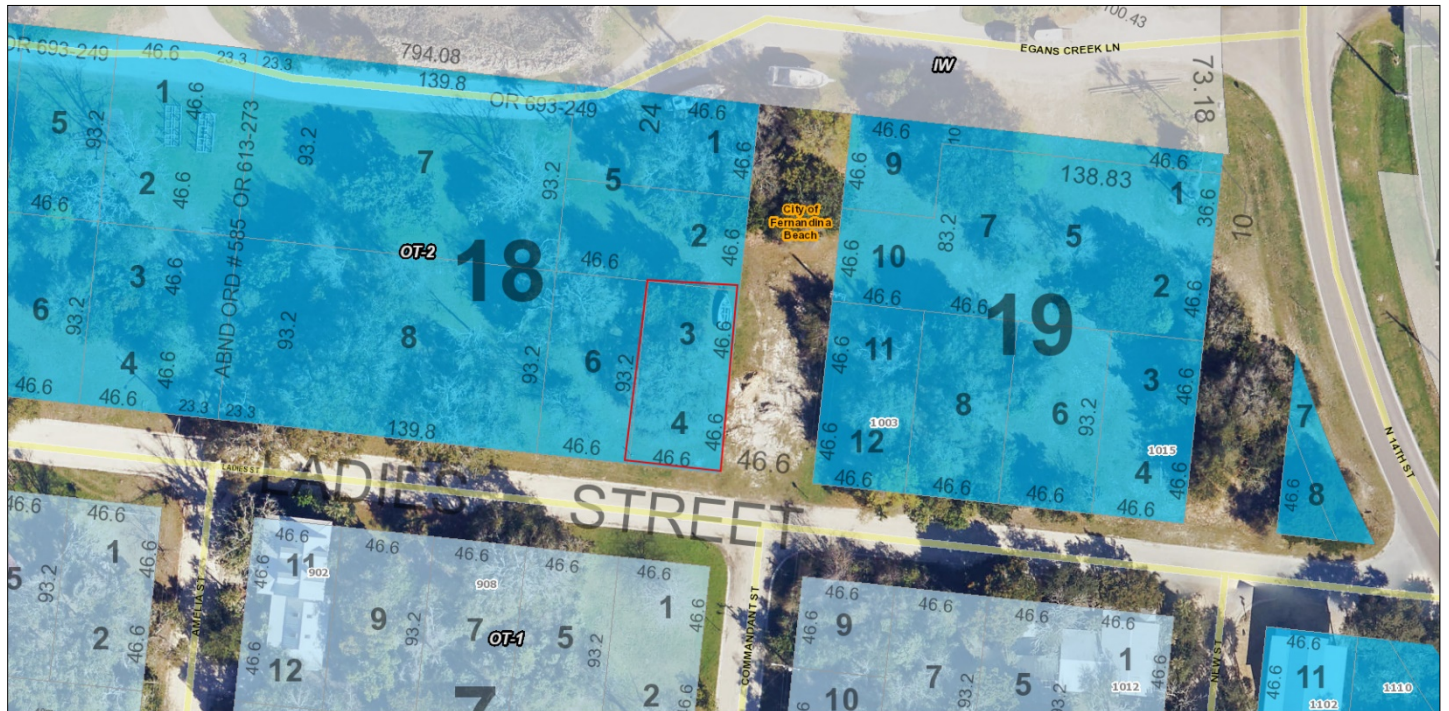




HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2020-09** **JUNE 17, 2020**

REQUEST SUMMARY:

Owner/Applicant:	Villa Residence (Main House and Accessory Structure)				
Property Address:	Block -18 Lots 3 & 4 Old Town (Ladies Street) (PIN: 00-00-31-1580-0018-0030)				
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure and 1-story detached accessory structure on a parcel containing two media peonias. <u>CONCEPTUAL APPROVAL REQUESTED</u>				
Current zoning:	OT-2				
FLUM land use category:	High Density Residential				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:		EXISTING USE	ZONING	YEAR	NOTES
	North	Vacant	OT-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		1003 Ladies Street
	West	Vacant	OT-2		



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

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* ☒

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Smooth Hardie Lap Siding	TBD
Doors	TBD	TBD
Windows	TBD	TBD
Roofing	TBD	TBD
Fascia/Trim	TBD	TBD
Foundation	Stucco Pier	TBD
Shutters	TBD	TBD
Porch/Deck	TBD	TBD
Fencing	TBD	TBD
Driveways/ Sidewalks	TBD	TBD
Signage	N/A	N/A
Lattice	N/A	N/A

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District.
- **Visibility Triangle** – All proposed construction occurs beyond the required visibility triangle.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **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.*” The site plan demonstrates consistency with setbacks and provides screening from public right-of-way.
- **Visibility Corridors** – The proposed siting of the home meets the required 5’ minimum visibility corridor setbacks on all sides.
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed from Commandant Street. The driveway material has not been determined at this time.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.

- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 34' 1 ¾", which is under the maximum allowable. Height of the accessory structure is 21', which is under the allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features smooth hardiplank siding, metal roof, and wood elements for the porch railings.
- **Foundation** – The project will be constructed on an elevated foundation.
- **Windows** – Windows are to be 2 over 2, with manufacturer to be determined.
- **Doors** – Front door is to be determined.
- **Accessory structure** – An approximately 466.52 sq.ft garage building will be constructed at rear of lot. It will match the principle structure in materials.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that "significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken." If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

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

Staff recommends: CONCEPTUAL APPROVAL of HDC 2020-09

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-09 **with or without** conditions

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

That HDC case 2020-09, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-09 Application and Backup Materials

Respectfully Submitted,



 7, 2020

Kelly N. Gibson, AICP
Director

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5234

Date Submitted: 6/8/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, youâ€™ll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website + Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

This building is part of a larger project, consisting of two primary buildings and one garage located on Block 18, Lots 3, 4 & 6. This application is for the primary house and separate garage located on Lots 3 & 4 on the corner of Ladies and Commandant Streets. This house has 1,287 heated square feet on the first floor and 1,021 heated square feet on the second floor for a total of 2,308 heated square feet. The Garage is 489 unheated square feet. The overall height of this structure is 34'-2". The garage is separated from the main structure, but attached via an open breezeway. The overall height of the garage is 21'. This structure is designed in to blend seamlessly with north Florida vernacular, with a solid masonry base with lap siding above. It is a sideyard typology with porches facing the west into the adjacent courtyard. It is situated to take advantage of the views and breezes on the lot. The hipped roof with a deep overhang and narrow exposed rafter tails is indicative of the region. Several trees will be removed as part of this project. The are marked on the site plan and have been evaluated by the city arborist who determined that they are in declining health.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Smooth lap siding Include FL Product Approval # for Windows and Doors	 (Name/Number)

DOORS

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

ROOFING

Manufacturer	Product Description	Color
TBD	5v crimp metal Include FL Product Approval # for Windows and Doors	 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

FOUNDATION

Manufacturer	Product Description
Stucco	Smooth Include FL Product Approval # for Windows and Doors

Color	
(Name/Number)	

SHUTTERS

Manufacturer	Product Description	Color
TBD		
Include FL Product Approval # for Windows and Doors		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
TBD		
Include FL Product Approval # for Windows and Doors		(Name/Number)

FENCING

Manufacturer	Product Description	Color
TBD		
Include FL Product Approval # for Windows and Doors		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
TBD		
Include FL Product Approval # for Windows and Doors		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
Include FL Product Approval # for Windows and Doors		(Name/Number)

OTHER

Manufacturer	Product Description	Color
Include FL Product Approval # for Windows and Doors		(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 Villa deed.pdf	Upload 2 OWNERS AUTHORIZATION.pdf	Upload 3 Villa Old Town-Main House-HDC Conceptual Submission.pdf	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	

Upload 8

Choose File No file selected

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 Department of Planning & Conservation 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 (1) 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.

Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

6/8/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning



LOCATION MAP, N.T.S.



LADIES STREET ELEVATION, 1/8" = 1'-0"

INSPIRATION

This property on Block 18 in Old Town Fernandina Beach consists of a full interior peonia and two media peonias on the northwest corner of Ladies Street and Commandant Street. The main house is located on the media peonias (Lots 3 & 4), and a second primary structure, serving as a guest house, is situated on the front of the interior peonia (Lot 6). The buildings are designed to be compatible with the north Florida climate, and take cues from the local vernacular and Spanish design influence that is prevalent in the area.

LOT DISPOSITION

The main house is a side yard typology with connecting elements, a side entry porch and the internal screened porch, facing south and west into an interior courtyard. It is positioned to respect all visibility corridors, and specifically addresses the mid-lot corridor on Commandant Street. The guest house is positioned in the front of the lot to hold the street and reinforce the historic order and building pattern of the original city plat.

SIZE, MASS & SCALE

The larger two-story form of the main house is intentional, to hold the corner, while the guest house is

slightly smaller but still maintains an appropriate presence on the street. The 10' floor-to-ceiling heights, wide eaves and simple roof forms help these structures to be compatible with the established building form in the surrounding blocks.

MATERIALS AND BUILDING ELEMENTS

The main house sits on a solid stucco base which comprises the foundation and first floor, with lap siding above. The guest house is a lighter form, entirely clad in siding except for the vented stucco base. A number of connecting elements are used. The main house has a side porch, which is the primary entry feature and delineates between the public and private realm. It also has an internal screened porch which allows private access and view to the side courtyard. Commandant Street is punctuated by bay windows, and an enclosed connector that defines the mid-lot visibility corridor. The guest house has a front stoop that engages with the street, and a rear porch that provides that private access to the private yard. All of these elements allow both structures to maintain the legibility of the old grid and provide opportunities for social interaction at the street level, while allowing for private enjoyment of the interior of the lots in a diversity of outdoor spaces.

Villa House & Guest House

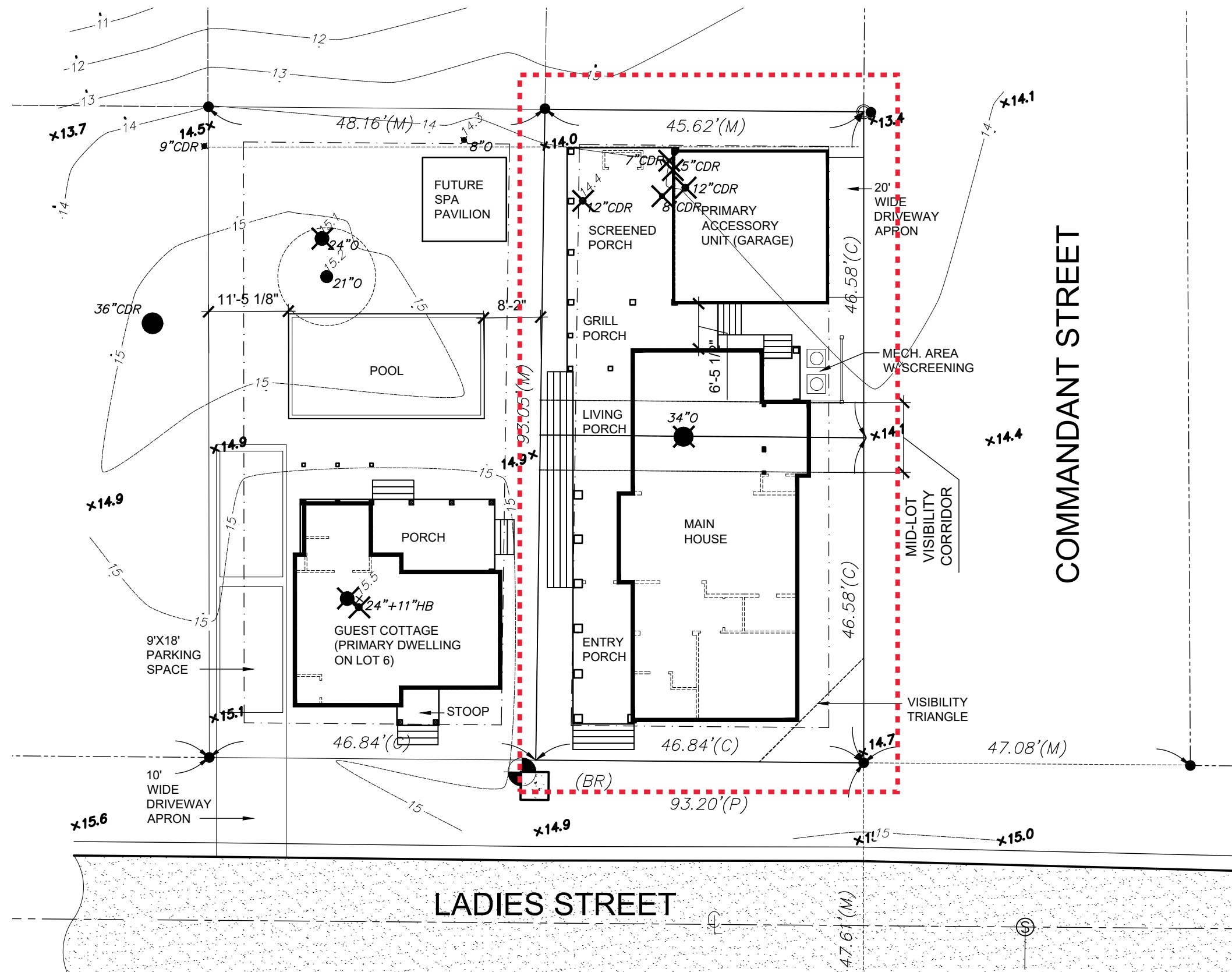
Old Town Fernandina Beach - Block 18, Lots 3, 4 & 6

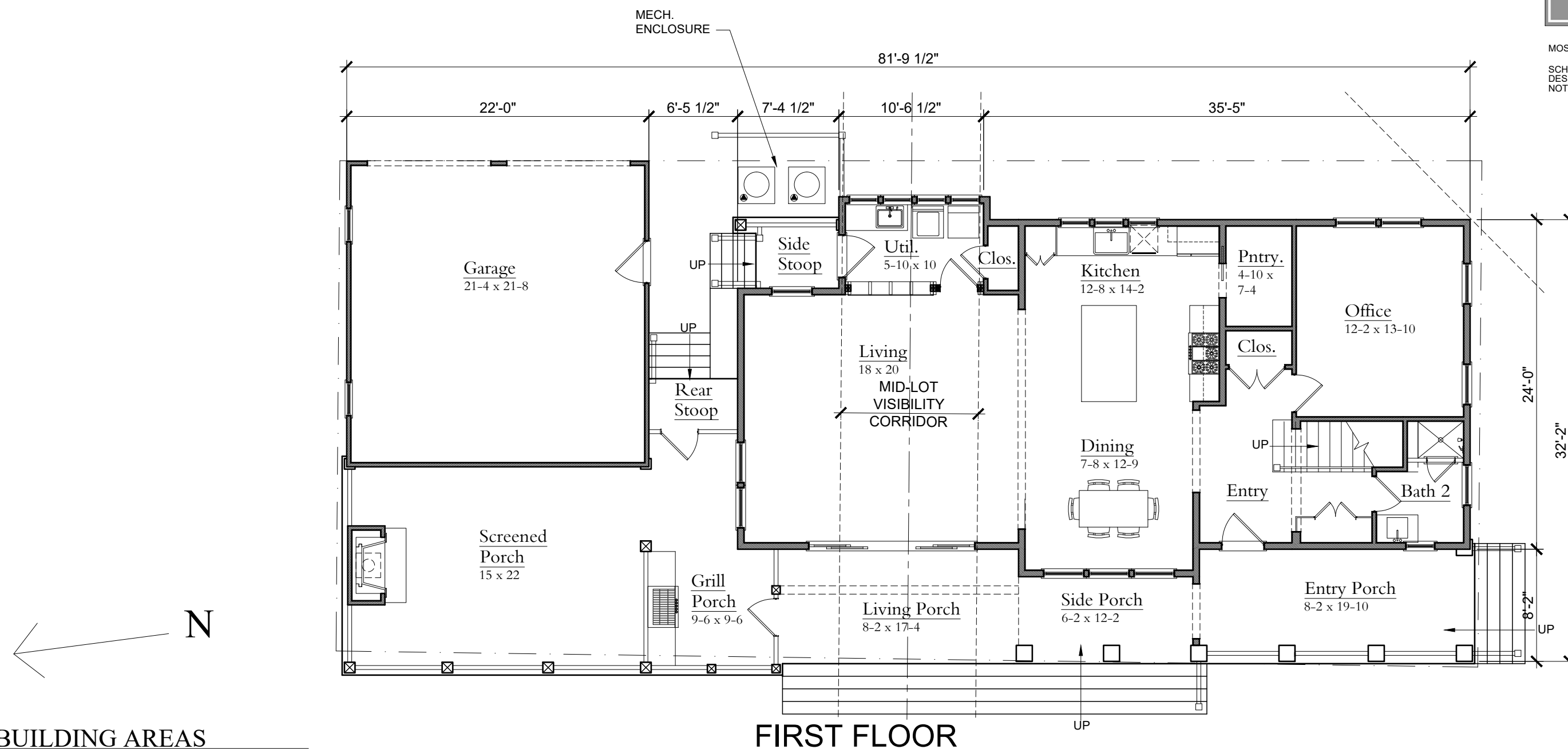
June 8, 2020



LOT COVERAGE

Lots 3 & 4	1,938 SQ FT (44.9%)
Lot 6	696 SQ FT (15.3%)





BUILDING AREAS

1st Floor heated	1,287 SQ FT
2nd Floor heated	1,021 SQ FT
Total conditioned area	2,308 SQ FT
Garage	489 Unheated SQ FT

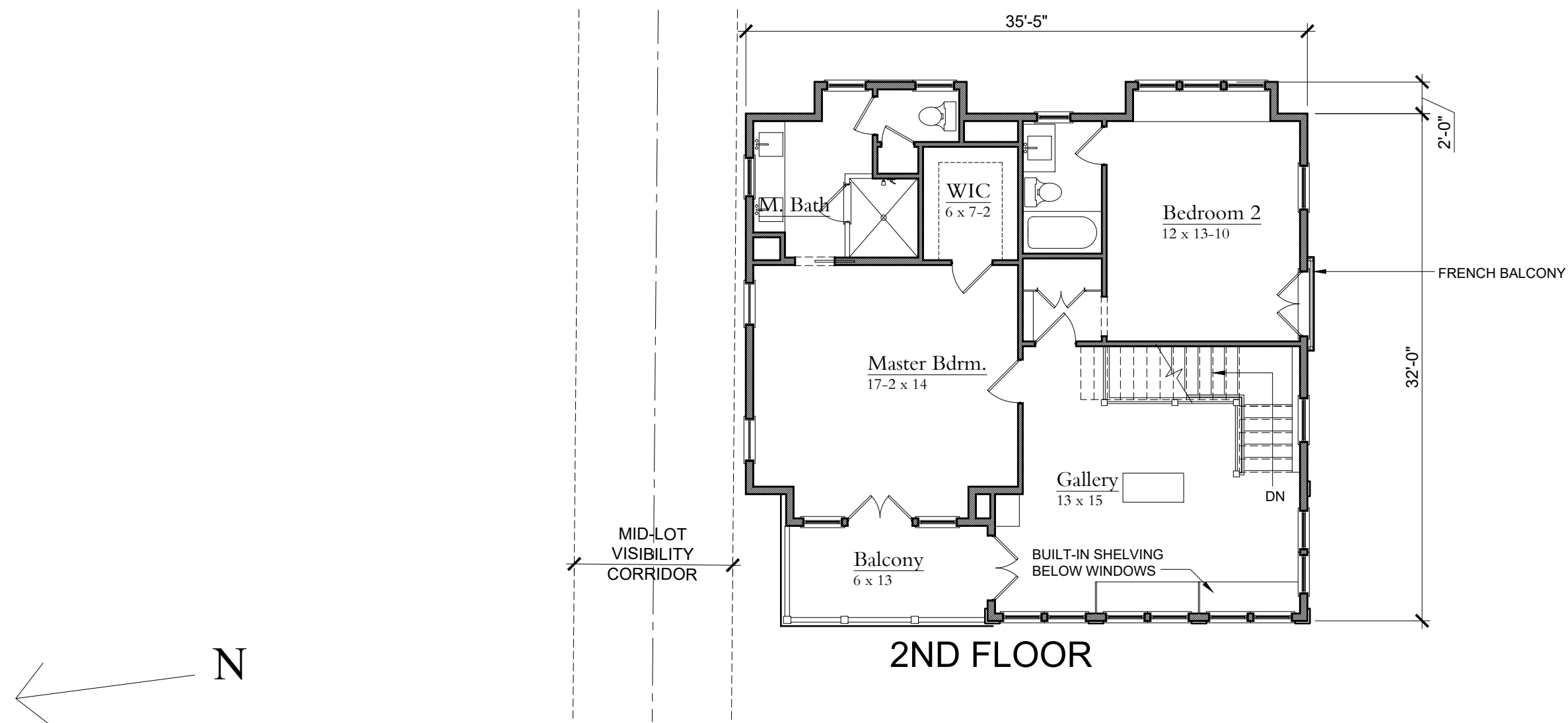
MDG



MOSER DESIGN GROUP
Residential Design
Urban Planning

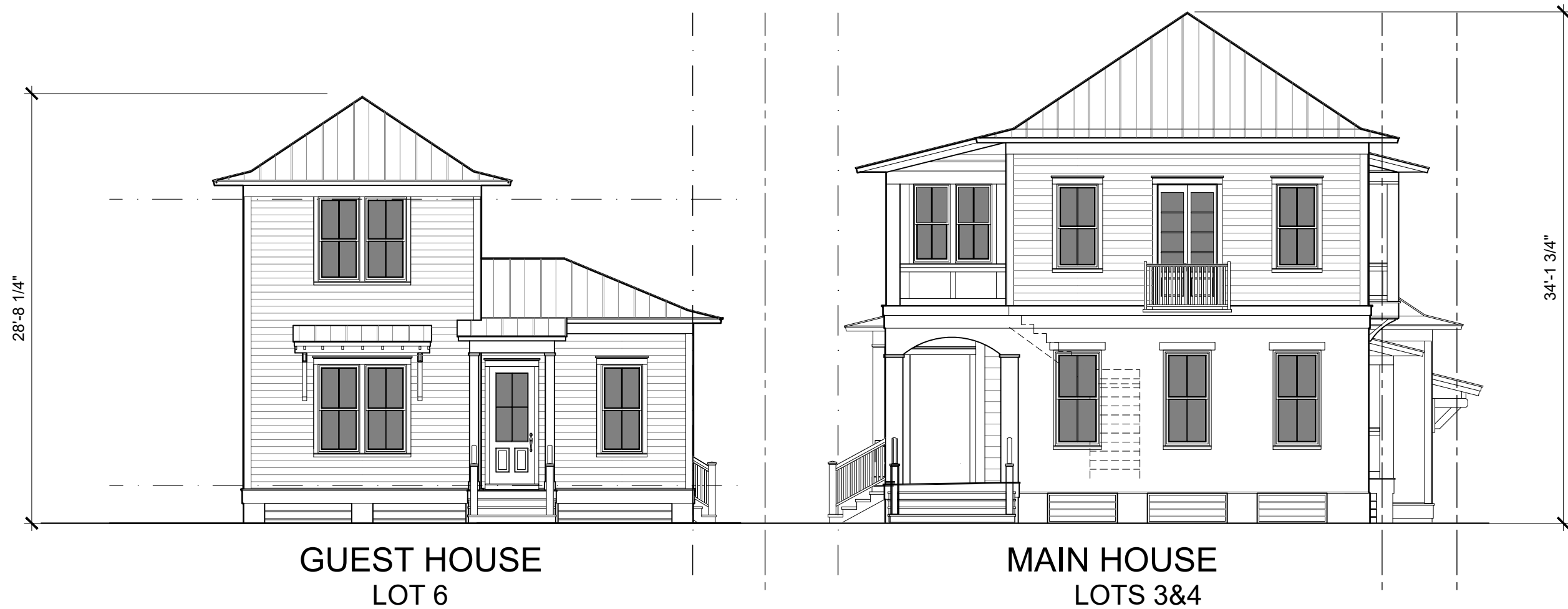
COPYRIGHT:
MOSER DESIGN GROUP, INC. 2020

SCHEMATIC DRAWINGS ARE FOR
DESIGN PURPOSES ONLY.
NOT FOR CONSTRUCTION.



BUILDING AREAS

1st Floor heated	1,287 SQ FT
2nd Floor heated	1,021 SQ FT
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OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE MICHAEL AND JESSICA VILLA
(print name of property owner(s))

hereby authorize: Lauren Kelly of Moser Design Group
(print name of agent)

to represent me/us in processing an application for: Historic District Council C.O.A.
(type of application)

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

[Signature]
(Signature of owner)

MICHAEL VILLA
(Print name of owner)

[Signature]
(Signature of owner)

JESSICA VILLA
(Print name of owner)

STATE OF FLORIDA
COUNTY OF Duval ss }
~~NASSAU~~

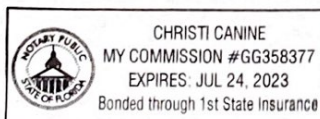
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day
of May, 20 20, by Michael and Jessica Villa.

[Signature]
Notary Public

Christi Canine
Printed Name

7/24/23
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FL DC



PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 19-201795
Sales Price: \$300,000.00

Parcel No.: 00-00-31-1580-0018-0060

This **WARRANTY DEED**, made the **4th day of May, 2020**, by **Old Town Properties, LLC, a Florida Limited Liability Company** (whether one or more, the "Grantor"), to **Michael W. Villa and Jessica L. Villa, husband and wife**, whose post office address is 14746 Plumosa Drive, Jacksonville, FL 32250 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

All those certain lots, pieces or parcels 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 3, 4, & 6 Block 18, of "Old Town."

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

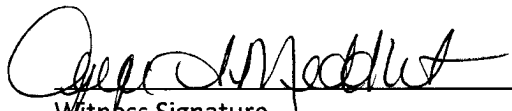
SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

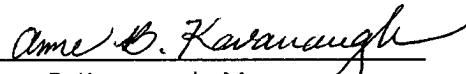
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

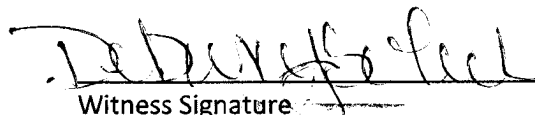
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

Old Town Properties, LLC
a Florida Limited Liability Company

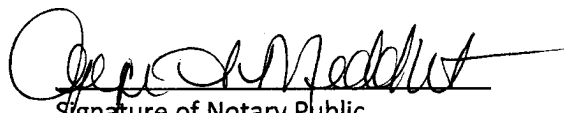
By: 
Anne B. Kavanaugh, Manager

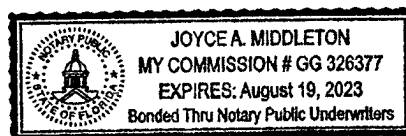

Witness Signature
Printed Name: Debora J. Solich

Address:
112 North 6th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of May, 2020 by Anne B. Kavanaugh Manager of Old Town Properties, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____



HISTORIC DISTRICT COUNCIL STAFF REPORT

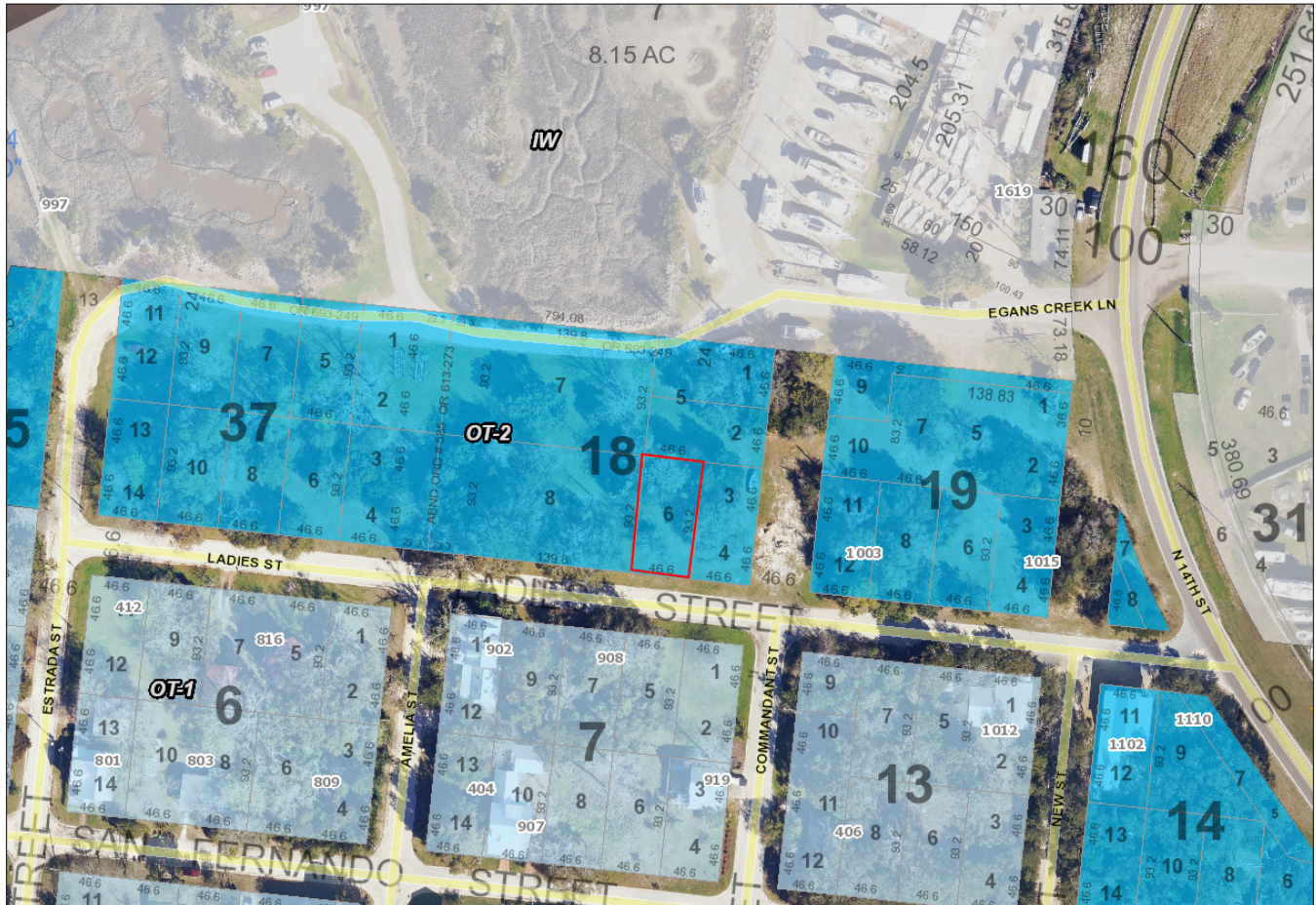
HDC 2020-14

JUNE 17, 2020

REQUEST SUMMARY:

Owner/Applicant:	Villa Residence (Guest House and Pool)				
Property Address:	Block -18, Lot 6 Old Town (Ladies Street) (PIN: 00-00-31-1580-0018-0060)				
Requested action:	Certificate of Approval (COA) to construct a 1-story primary structure and pool on a parcel containing one full peonia. <u>CONCEPTUAL APPROVAL REQUESTED</u>				
Current zoning:	OT-2				
FLUM land use category:	High Density Residential				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:		EXISTING USE	ZONING	YEAR	NOTES
	North	Vacant	OT-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		
	West	Vacant	OT-2		

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



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* ☒

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Smooth Hardie Lap Siding	TBD
Doors	TBD	TBD
Windows	TBD	TBD
Roofing	TBD	TBD
Fascia/Trim	TBD	TBD
Foundation	Stucco Pier	TBD
Shutters	TBD	TBD
Porch/Deck	TBD	TBD
Fencing	TBD	TBD
Driveways/ Sidewalks	TBD	TBD
Signage	N/A	N/A
Lattice	N/A	N/A

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District.
- **Visibility Triangle** – Not applicable.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **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.*” The site plan should be amended for FINAL approval to demonstrate compliance of AC unit location and pool equipment.
- **Visibility Corridors** – N/A
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed from Ladies Street. The driveway material has not been determined at this time.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 28’ 8 ¼”, which is under the maximum allowable.

- **Materials** – The project features materials that replicate traditional materials. The home features smooth hardilap siding, metal roof, and wood elements for the porch railings.
- **Foundation** – The project will be constructed on an elevated foundation.
- **Windows** – Windows are to be 2 over 2, with manufacturer to be determined.
- **Doors** – Front door is to be determined.
- **Accessory structure** – N/A

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

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

Staff recommends: CONCEPTUAL APPROVAL of HDC 2020-14

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2020-14 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 2020-14, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-14 Application and Backup Materials

Respectfully Submitted,

Director



Kelly N. Gibson, AICP

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5235

Date Submitted: 6/8/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

IMPORTANT NOTES

Conceptual Approvals

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- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
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| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

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- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website + Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

This building is part of a larger project, consisting of two primary buildings and one garage located on Block 18, Lots 3, 4 & 6. This application is for the guest house located on Lot 6 on Ladies Street. Lot 6 contains a cottage with a pool courtyard behind. This cottage has 658 heated square feet on the first floor and 264 heated square feet on the second floor for a total of 922 heated square feet. The overall height is 28'-8". This cottage is smaller in mass and scale than the main house on the adjacent lots; however it also takes its cues from the north Florida vernacular, with lap siding and a stucco base. The simple hipped roof with a deep overhang and narrow exposed rafter tails is indicative of the region. On this cottage, a stoop and bracketed awning addresses Ladies Street and provides the transition from the public to private realm.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Smooth lap siding Include FL Product Approval # for Windows and Doors	 (Name/Number)

DOORS

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

ROOFING

Manufacturer	Product Description	Color
TBD	5v crimp metal Include FL Product Approval # for Windows and Doors	 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Stucco	Smooth Include FL Product Approval # for Windows and Doors	 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

FENCING

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
TBD	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

OTHER

Manufacturer	Product Description	Color
	 Include FL Product Approval # for Windows and Doors	 (Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 Villa deed.pdf	Upload 2 OWNERS AUTHORIZATION.pdf	Upload 3 20811.pdf	Upload 4 Villa Old Town-Guest House-HDC Conceptual Submission.pdf
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

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 Department of Planning & Conservation 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 (1) 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.

Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

6/8/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning



LOCATION MAP, N.T.S.



LADIES STREET ELEVATION, 1/8" = 1'-0"

INSPIRATION

This property on Block 18 in Old Town Fernandina Beach consists of a full interior peonia and two media peonias on the northwest corner of Ladies Street and Commandant Street. The main house is located on the media peonias (Lots 3 & 4), and a second primary structure, serving as a guest house, is situated on the front of the interior peonia (Lot 6). The buildings are designed to be compatible with the north Florida climate, and take cues from the local vernacular and Spanish design influence that is prevalent in the area.

LOT DISPOSITION

The main house is a side yard typology with connecting elements, a side entry porch and the internal screened porch, facing south and west into an interior courtyard. It is positioned to respect all visibility corridors, and specifically addresses the mid-lot corridor on Commandant Street. The guest house is positioned in the front of the lot to hold the street and reinforce the historic order and building pattern of the original city plat.

SIZE, MASS & SCALE

The larger two-story form of the main house is intentional, to hold the corner, while the guest house is

slightly smaller but still maintains an appropriate presence on the street. The 10' floor-to-ceiling heights, wide eaves and simple roof forms help these structures to be compatible with the established building form in the surrounding blocks.

MATERIALS AND BUILDING ELEMENTS

The main house sits on a solid stucco base which comprises the foundation and first floor, with lap siding above. The guest house is a lighter form, entirely clad in siding except for the vented stucco base. A number of connecting elements are used. The main house has a side porch, which is the primary entry feature and delineates between the public and private realm. It also has an internal screened porch which allows private access and view to the side courtyard. Commandant Street is punctuated by bay windows, and an enclosed connector that defines the mid-lot visibility corridor. The guest house has a front stoop that engages with the street, and a rear porch that provides that private access to the private yard. All of these elements allow both structures to maintain the legibility of the old grid and provide opportunities for social interaction at the street level, while allowing for private enjoyment of the interior of the lots in a diversity of outdoor spaces.

Villa House & Guest House

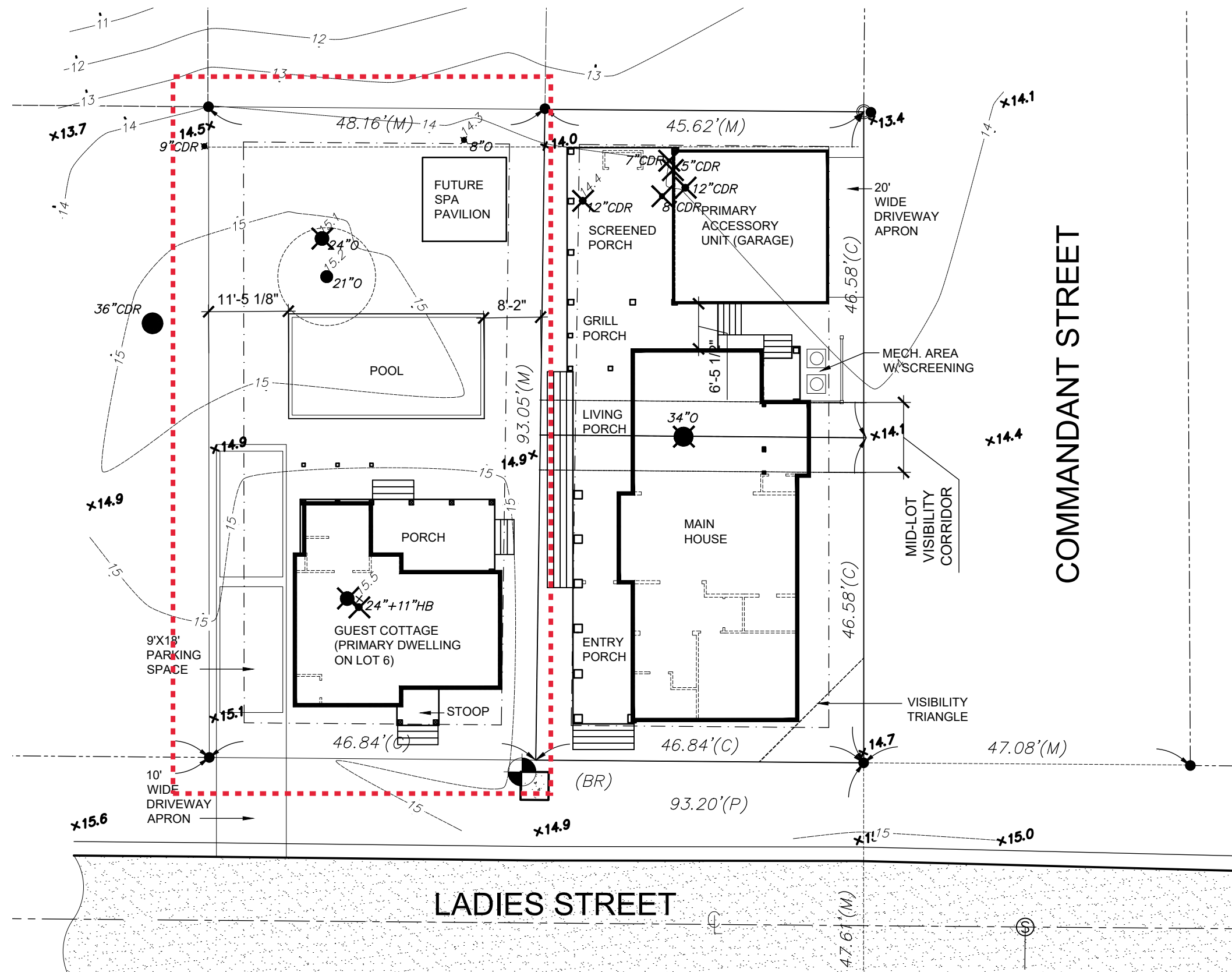
Old Town Fernandina Beach - Block 18, Lots 3, 4 & 6

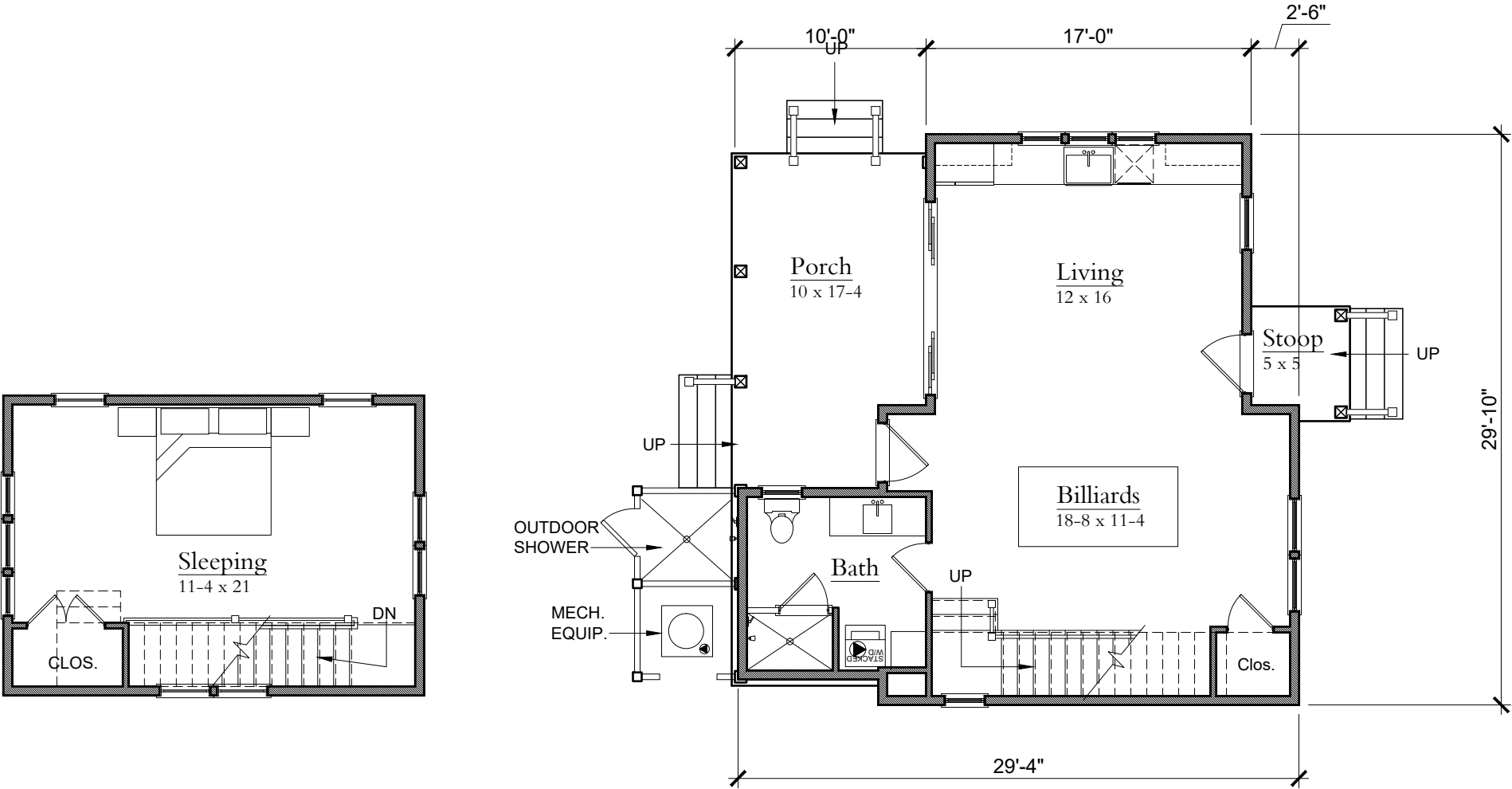
June 8, 2020



LOT COVERAGE

Lots 3 & 4	1,938 SQ FT (44.9%)
Lot 6	696 SQ FT (15.3%)





SECOND FLOOR

FIRST FLOOR

BUILDING AREAS

First Floor heated	658 SQ FT
Second Floor heated	264 SQ FT
Total Pool House heated	922 SQ FT

MDG

MOSER DESIGN GROUP
Residential Design
Urban Planning

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MOSER DESIGN GROUP, INC. 2020

SCHEMATIC DRAWINGS ARE FOR
DESIGN PURPOSES ONLY.
NOT FOR CONSTRUCTION.



LADIES STREET ELEVATION



POOL ELEVATION

MDG



MOSER DESIGN GROUP
Residential Design
Urban Planning

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SCHEMATIC DRAWINGS ARE FOR
DESIGN PURPOSES ONLY.
NOT FOR CONSTRUCTION.



LEFT SIDE ELEVATION

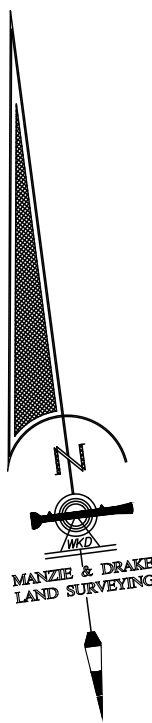


RIGHT SIDE ELEVATION

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THOSE LOTS, PIECES 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 3, 4 AND 6, BLOCK 18, OLD TOWN

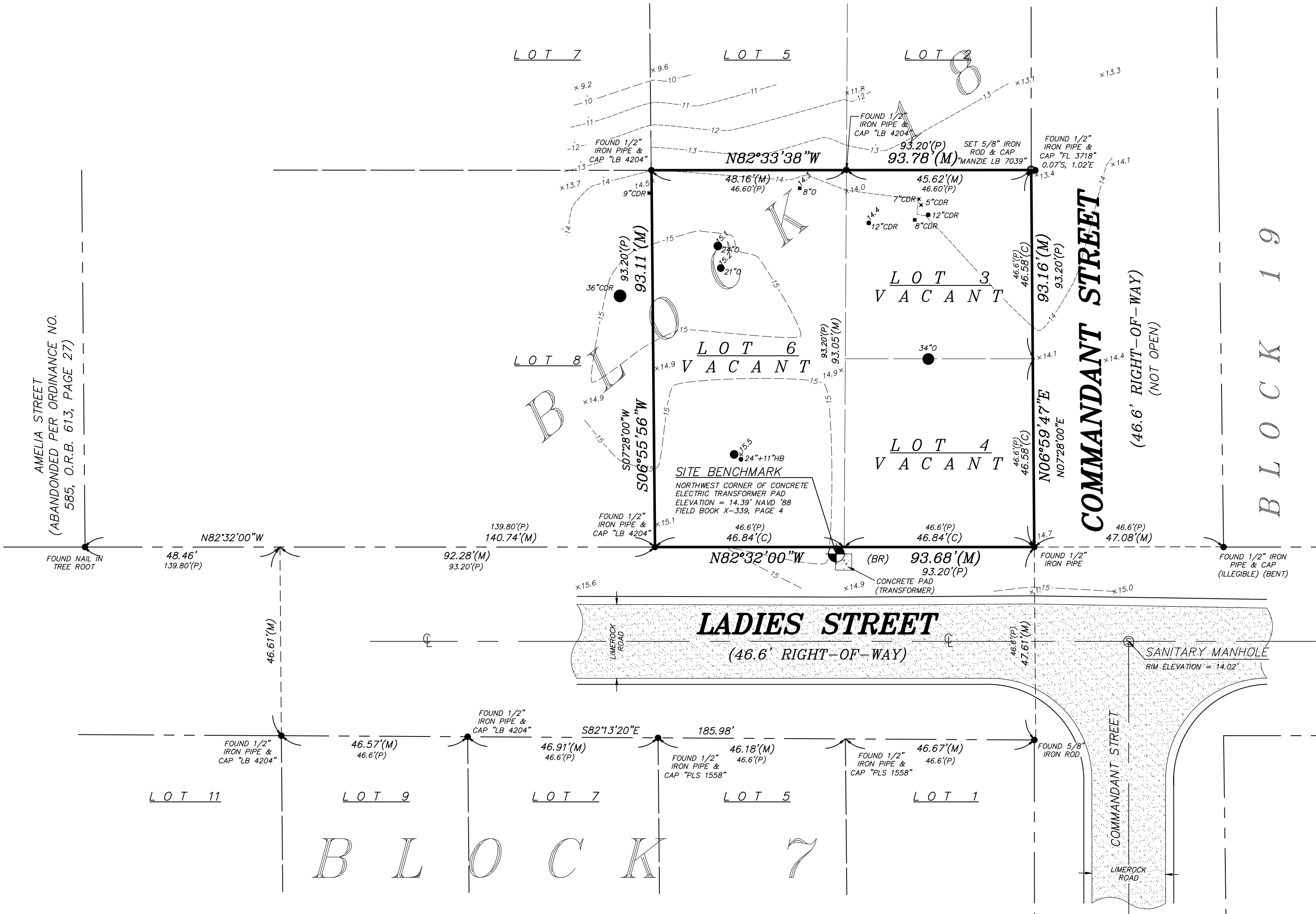


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CERTIFIED TO:
MIKE VILLA



LEGEND

CL = CENTERLINE
E.T. = CONCRETE FLATWORK
O.R.B. = OFFICIAL RECORDS BOOK

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.
- Bearings shown hereon are based on an assumed bearing of N82°32'00"E for thenortherly right-of-way line of Ladise Street. The bearing reference line is indicated as thus (BR).
- 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 0229 G", 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 north rim of sanitary manhole located at the centerline intersection of Commandant Street And Ladies Street. (Elevation = 14.02' NAVD '88)

TREE LEGEND

CDR = CEDAR TREE
HB = HACKBERRY TREE
O = OAK TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 13

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.

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."

COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

SCALE: 1"=20' JOB NO: 20811 DATE: 12/20/2019 CADD: BH

F.B. NO: X-339 PAGE NO: 4 FIELD CREW: SS FILE NO: B-1400



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE MICHAEL AND JESSICA VILLA
(print name of property owner(s))

hereby authorize: Lauren Kelly of Moser Design Group
(print name of agent)

to represent me/us in processing an application for: Historic District Council C.O.A.
(type of application)

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

[Signature]
(Signature of owner)

MICHAEL VILLA
(Print name of owner)

[Signature]
(Signature of owner)

JESSICA VILLA
(Print name of owner)

STATE OF FLORIDA
COUNTY OF Duval ss }
~~NASSAU~~

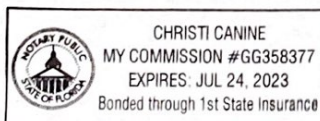
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day
of May, 20 20, by Michael and Jessica Villa.

[Signature]
Notary Public

Christi Canine
Printed Name

7/24/23
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FL DC



PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 19-201795
Sales Price: \$300,000.00

Parcel No.: 00-00-31-1580-0018-0060

This **WARRANTY DEED**, made the **4th day of May, 2020**, by **Old Town Properties, LLC, a Florida Limited Liability Company** (whether one or more, the "Grantor"), to **Michael W. Villa and Jessica L. Villa, husband and wife**, whose post office address is 14746 Plumosa Drive, Jacksonville, FL 32250 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

All those certain lots, pieces or parcels 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 3, 4, & 6 Block 18, of "Old Town."

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

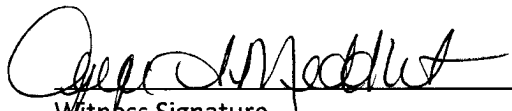
SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

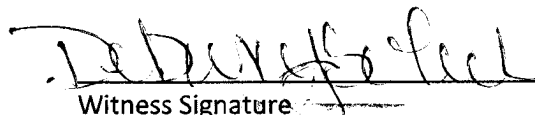
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

Old Town Properties, LLC
a Florida Limited Liability Company

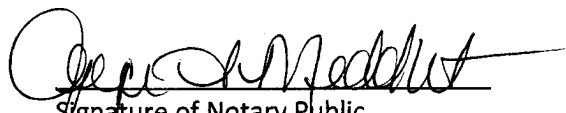
By: Anne B. Kavanaugh
Anne B. Kavanaugh, Manager

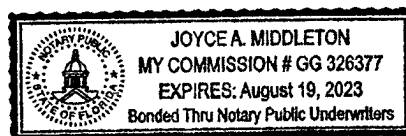

Witness Signature
Printed Name: Debora J. Solich

Address:
112 North 6th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of May, 2020 by Anne B. Kavanaugh Manager of Old Town Properties, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____



HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2020-10** **JUNE 17, 2020**

REQUEST SUMMARY:

Owner/Applicant:	Chapman Residence (Primary Structure and Accessory Structure)				
Property Address:	Block -13 Lots 3, 4 and 6 Old Town (San Fernando Street and New Street) (PIN: 00-00-31-1580-0013-0030 + 00-00-31-1580-0013-0060)				
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure and 1-story detached accessory structure on a parcel containing two media peonias and a full peonia. FINAL APPROVAL REQUESTED				
Current zoning:	OT-1				
FLUM land use category:	High Density Residential				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:		EXISTING USE	ZONING	YEAR	NOTES
	North	Single Family Home	OT-1	1946	1012 Ladies Street
	South	Single Family Home	OT-1	2003	1016 San Fernando
	East	Vacant	OT-2		
	West	Vacant	OT-2		

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



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* ☒

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Smooth Hardie Lap Siding with 4" exposure	SW6204 Sea Salt
Doors	Marvin Elevate, FL 4809-R20	Mahogany, White
Windows	Marvin Elevate, FL5545-R8	White
Roofing	5v Metal	Galvalume
Fascia/Trim	Hardie Smooth	SW7007, Ceiling Bright White
Foundation	Stucco Pier	Gray
Shutters	N/A	N/A
Porch/Deck	Azek, Tongue and Groove	TBD
Fencing	TBD	TBD
Driveways/ Sidewalks	Crushed Shell	Shell
Signage	N/A	N/A
Other	Underpinning PT Wood	SW7007, Ceiling Bright White

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District.
- **Visibility Triangle** – All proposed construction occurs beyond the required visibility triangle.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **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.” The site plan demonstrates consistency with setbacks. The applicant will need to provide screening or landscaping details at the time of permit issuance.
- **Visibility Corridors** – The proposed siting of the home meets the required 5’ minimum visibility corridor setbacks on all sides.
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed from San Fernando Street. The driveway material is requested to be crushed shell.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 30’ -1 ½”, which is under the maximum allowable. Height of the accessory structure is 23’ -6 ¾”, which is under the allowable.

- **Materials** – The project features materials that replicate traditional materials. The home features smooth hardilap siding, metal roof, and wood elements for the porch railings.
- **Foundation** – The project will be constructed on an elevated foundation.
- **Windows** – Windows are to be 4 over 1 on the primary structure and 2 over 2 on the accessory structure, with manufacturer to be determined.
- **Doors** – Front door is to be determined.
- **Accessory structure** – An approximately 496 sq. ft. 2-story garage building will be constructed at rear of lot. It will match the principle structure in materials.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

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

Staff recommends: FINAL APPROVAL of HDC 2020-10

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-10 **with or without** conditions

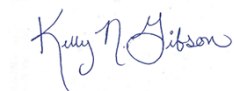
AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2020-10, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-10 Application and Backup Materials

Respectfully Submitted,



**Kelly N. Gibson, AICP
Director**

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #455

Date Submitted: 5/18/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, youâ€™ll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☐ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's website](#) + [Map Search](#)

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

This project is located on Block 13, Lots 3, 4 & 6 in Old Town. The main house is located on Lots 3 & 4 and a garage with attached carport with guest room above is located on the rear of Lot 6. The main house is 1,708 heated square feet on the first floor, and 508 heated square feet on the second floor for a total of 2,233 heated square feet. The overall height of the main house is 30'-2". The garage/carport is located on Lot 6 and contains 496 unheated square feet on the ground floor and 496 heated square feet above. The overall height of the garage/carport is 23'-9". Both are designed with in a relaxed Florida vernacular, with lap siding, exposed rafter tails and shed dormers. The main house has a front porch engaging San Fernando Street, and a partially screened side porch that faces New Street. The garage is set back from the street with a yard and crushed shell parking court in front of it.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer

Hardie

Product Description

Smooth Lap Siding w/ 4" exposure

Include FL Product Approval # for Windows and Doors

Color

Sea Salt, SW6204

(Name/Number)

DOORS

Manufacturer

Marvin

Product Description

Elevate, FL4809-R20

Include FL Product Approval # for Windows and Doors

Color

Mahogany, White

(Name/Number)

WINDOWS

Manufacturer

Marvin

Product Description

Elevate, FL5545-R8

Include FL Product Approval # for Windows and Doors

Color

White

(Name/Number)

ROOFING

Manufacturer

TBD

Product Description

5v Metal

Include FL Product Approval # for Windows and Doors

Color

Galvalume

(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Smooth

Include FL Product Approval # for Windows and Doors

Color

Ceiling Bright White, SW 7007

(Name/Number)

FOUNDATION

Manufacturer

Stucco

Product Description

Stucco

Include FL Product Approval # for Windows and Doors

Color
Gray
(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
Azek	Tongue & Groove	TBD
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Crushed Shell	
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Underpinning - PT Wood	Ceiling Bright White, SW 7007
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload all product brochures, paint color samples, etc.

Upload 1	Upload 2	Upload 3	Upload 4
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	
Choose File No file selected	Choose File No file selected	Choose File No file selected	

Upload 8

Choose File No file selected

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 Department of Planning & Conservation 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 (1) 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.

Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

5/18/2020

Upload Supplemental Documentation*

Chapman SC-17D and Outbuilding-HDC Final Review.pdf

Upload 2

Owner Auth..pdf

Upload 3

deed.pdf

Upload 4

Choose File

No file selected

Upload 5

Choose File

No file selected



DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.
2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.
3. A purchase of blueline prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.
4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.
5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.
6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.
7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.
8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.
9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.
10. It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.
11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.
12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.
14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time, therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.
15. DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.
16. LIMITATION OF LIABILITY. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.
17. This agreement shall be construed in accordance with South Carolina law.
18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties, in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.
2. Larger scale drawings supersede smaller scale drawings.
3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
4. Use materials appropriate to the application for maximum life and optimum appearance.



CHAPMAN RESIDENCE

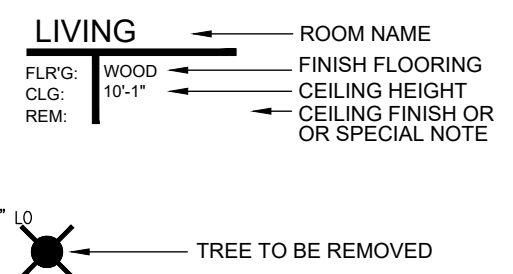
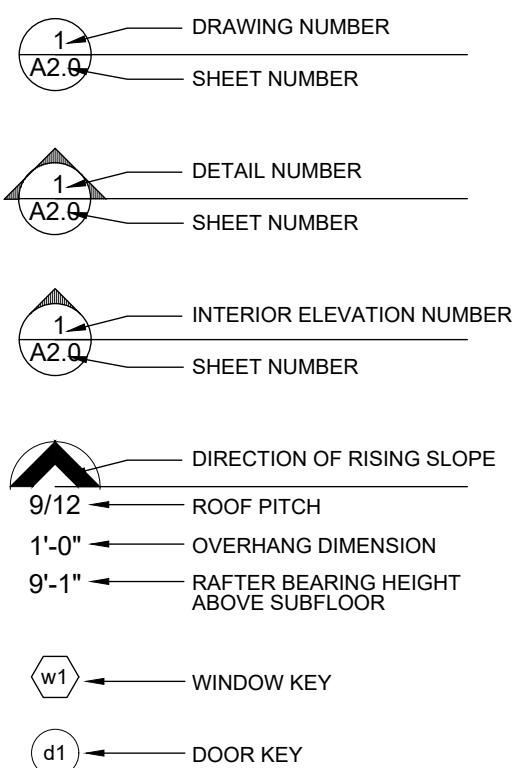
BLOCK 13, LOTS 3, 4, & 6, OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
G1.1	SITE PLAN
S1.0	FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	WALL SECTIONS
A5.1	WALL SECTIONS
E1.0	ELECTRICAL PLANS

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS



ABV	ABOVE	INT	INTERIOR
AFF	ABOVE FINISHED FLOOR	IN	INCHES
ASF	ABOVE SUBFLOOR	JST	JOIST
ADJ	ADJ	MIN	MINIMUM
@	AT	MAX	MAXIMUM
BFE	BASE FLOOD ELEVATION	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	OPN'G	OPENING
CNTR	CENTER	OC	ON CENTER
CONST	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	PT	PRESSURE TREATED
DIA	DIAMETER	PNT	PAINT
DBL	COUBLE	R	RISER
DEG	DEGREES	ROW	RIGHT OF WAY
EXT	EXTERIOR	REQ'D	REQUIRED
FFE	FINISHED FLOOR ELEVATION	REM	REMOVE
FIN	FINISH	SQFT	SQUARE FEET
FL	FLOOR	TOB	TOP OF BLOCK
FT	FEET	TOS	TOP OF STUD
FOS	FACE OF STUD	TRD	TREAD
FOB	FACE OF BLOCK	TRT'D	TREATED
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	GALV	GALVANIZED
HVAC	HEATING, VENTILATION & AIR CONDITIONING	SS	STAINLESS STEEL
HT	HEIGHT		
H/C	HANDICAP		
HDR	HEADER		
HORZ	HORIZONTAL		

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

These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.

All construction plans purchased from Moser Design Group, Inc. are provided as-is, and Moser Design Group, Inc. disclaims all other warranties, express or implied, including but not limited to, loss of anticipated profits or loss of business opportunity. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.

PROJECT:

CHAPMAN RESIDENCE
BLOCK 13, LOTS 3 & 4
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

SHEET:

G1.0

DATE:

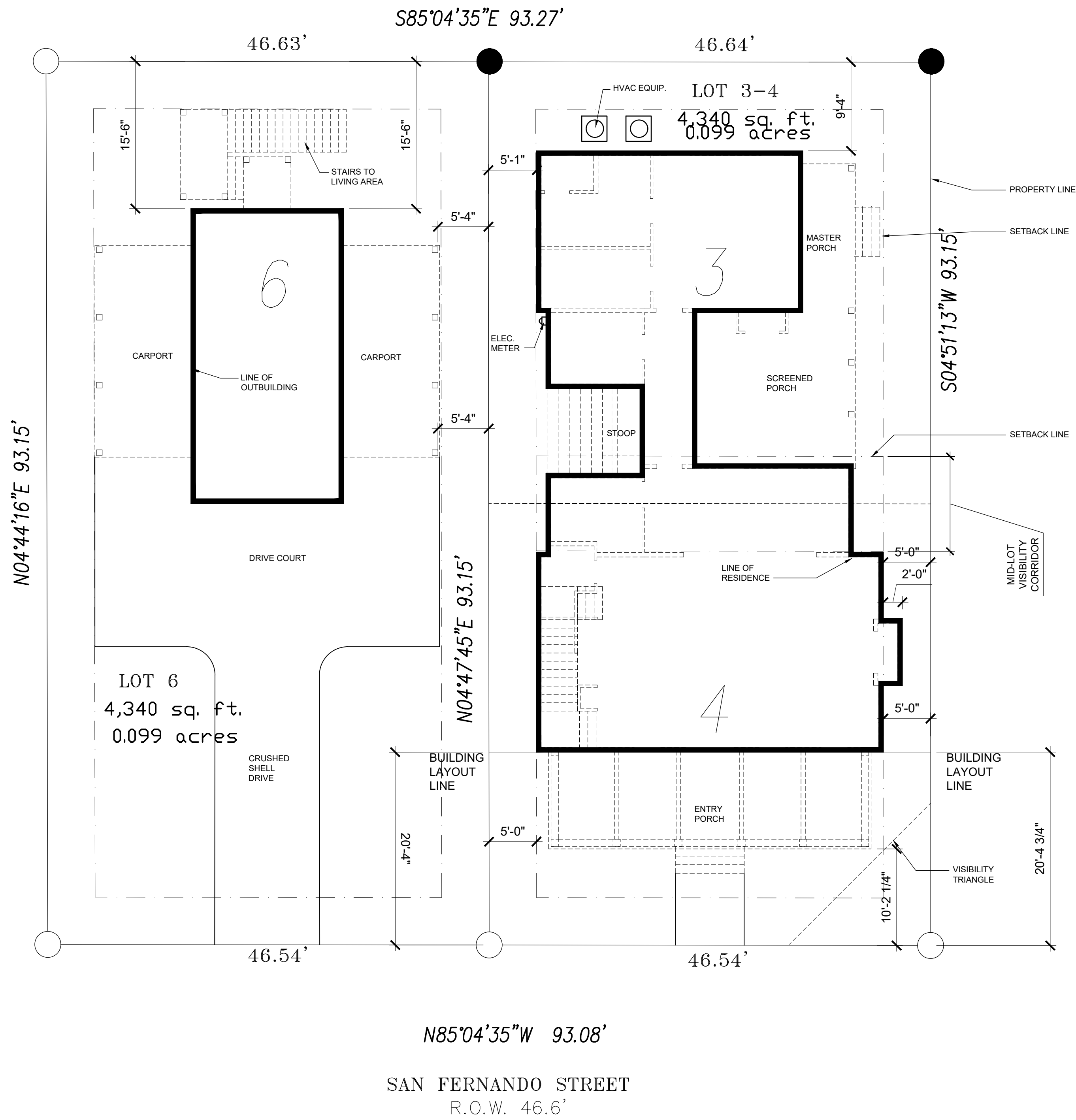
MAY 14, 2020
MDG
MOSER DESIGN GROUP
Residential Design
Urban Planning

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MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
17 MARKET, NO.2 • BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630

REVISIONS:

REVIEW SET NOT FOR CONSTRUCTION



AREA DATA:		
Lot - 3 & 4	Lot Sq. Ft.	4,340 sq. ft.
	Enclosed Residence	1,708 sq. ft.
	Lot Coverage %	39%
Lot - 6	Lot Sq. Ft.	4,340 sq. ft.
	Enclosed Residence	496 sq. ft.
	Lot Coverage %	11%

SHEET:

PROJECT:

CHAPMAN RESIDENCE
BLOCK 13, LOTS 3 & 4
OLD TOWN, HERNANDIA BEACH
NASSAU COUNTY, FLORIDA

These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.

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REVISIONS:

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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS
7 MARKET, NO.2 * BEAUFORT, SC 29906

fo@mosedesigngroup.com
PHONE (843) 379-5630

DATE:

MAY 14, 2020

MDG

MOSER DESIGN GROUP
Residential Design
Urban Planning

- GENERAL NOTES
1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.
 2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.
- CONCRETE
1. All concrete shall be in accordance with A.C.I. 301, unless otherwise noted.
 2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" ± 1".
 3. Admixtures shall not be permitted without written approval of the Engineer.
 4. Formwork shall be clean and free of defects.
 5. Minimum concrete cover shall be as follows: Poured on ground = 3". Formed in contact with ground = 2"

- MASONRY WALLS
1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.
 2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).
- REINFORCING STEEL
1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.
 2. Welded wire fabric shall conform to ASTM A-185.
- FOUNDATION NOTES
1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.
 2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

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

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

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

NOTE:

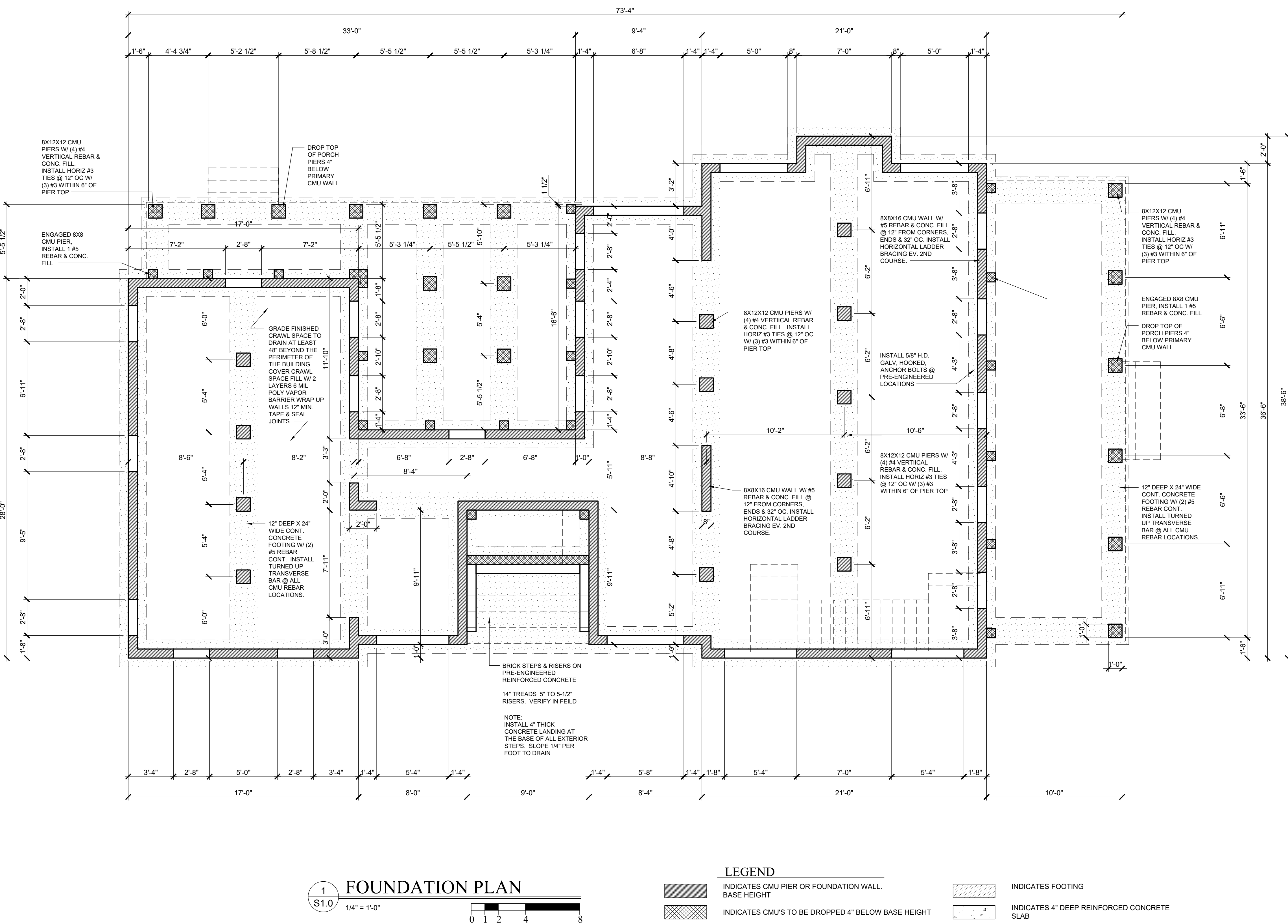
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

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

NOTE:

DO NOT CONSTRUCT FOUNDATION AS SHOWN. SOIL CONDITIONS AND FLOOD ELEVATIONS VARY SIGNIFICANTLY AND FOUNDATION WORK MUST BE SUITABLE TO THE SITE SPECIFIC REQUIREMENTS. THE ACTUAL FOUNDATION REQUIREMENTS SHOULD BE DESIGNED BY OTHERS, AND, IF REQUIRED BY THE BUILDING OFFICIAL, A SCIENTIFIC SOIL INVESTIGATION MAY BE REQUIRED IN ORDER TO DETERMINE THE MOST SUITABLE FOUNDATION SYSTEM.



DATE :	MAY 14, 2020
MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO. 2 • BEAUFORT, NC 28506 info@moserdesigngroup.com PHONE (843) 379-5630	
PROJECT :	CHAPMAN RESIDENCE BLOCK 13, LOTS 3 & 4 OLDTOWN, HERNANDINA BEACH, FLORIDA 32117
SHEET :	1 OF 1

- GENERAL NOTES
1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.
 2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.
- CONCRETE
1. All concrete shall be in accordance with A.C.I. 301, unless otherwise noted.
 2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" ± 1".
 3. Admixtures shall not be permitted without written approval of the Engineer.
 4. Formwork shall be clean and free of defects.
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- FOUNDATION NOTES
1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.
 2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

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

- FRAMING NOTES
1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.
 2. All joists installed crown up unless noted otherwise.
 3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.
 4. Provide solid blocking between joists above frame walls and beams.
 5. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.
 6. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.
 7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" o.c.
 8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.
7. Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specified "Simpson" hurricane anchor
 8. Wall Types
 - a. Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @ 16" o.c. unless noted.
 - b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.
 - c. Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c.
 - d. Notch maximum 25% of Stud depth
 - e. Bored hole maximum 40% Stud depth
 11. All exterior stud walls to have 5/8" APA Exterior ply sheathing.
 12. Typical header to be (3) 2x8's over doors & windows
 13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.
 14. Coordinate truss design with rough frame opening for pull down attic stair.

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

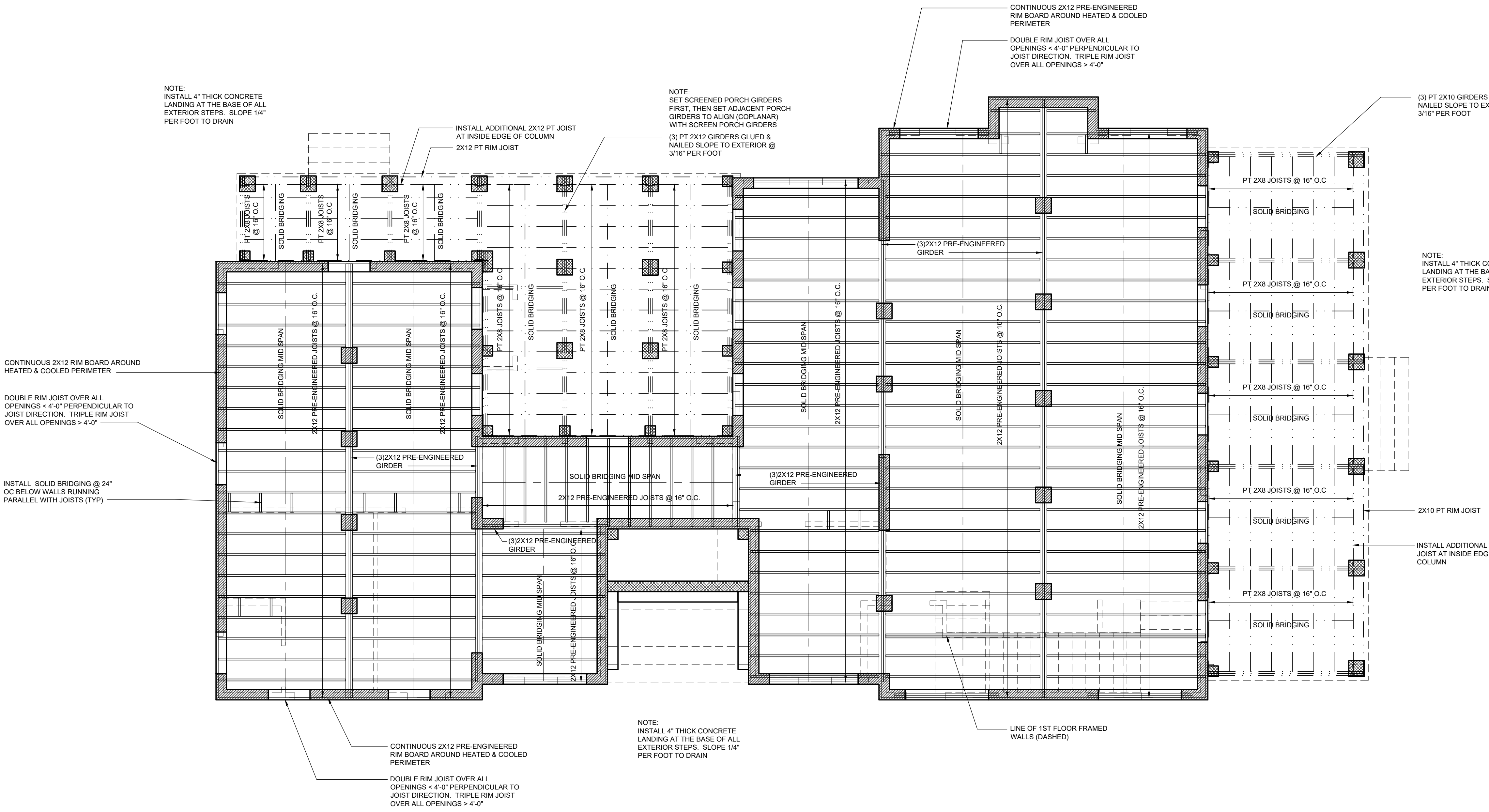
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

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

NOTE:

DO NOT CONSTRUCT FOUNDATION AS SHOWN. SOIL CONDITIONS AND FLOOD ELEVATIONS VARY SIGNIFICANTLY AND FOUNDATION WORK MUST BE SUITABLE TO THE SITE SPECIFIC REQUIREMENTS. THE ACTUAL FOUNDATION REQUIREMENTS SHOULD BE DESIGNED BY OTHERS, AND, IF REQUIRED BY THE BUILDING OFFICIAL, A SCIENTIFIC SOIL INVESTIGATION MAY BE REQUIRED IN ORDER TO DETERMINE THE MOST SUITABLE FOUNDATION SYSTEM.

- NOTE:
- ALL STRUCTURAL COMPONENTS INCLUDING THE FOLLOWING TO BE ENGINEERED BY A LICENSED STRUCTURAL ENGINEER LOCAL TO THE SITE:
1. BEAM SIZING
 2. RAFTER SIZING & SPACING
 3. POST SIZING & SPACING
 4. FOOTING SIZING
 5. JOIST SIZING & SPACING
 6. HARDWARE
 7. HEADER SIZING
 8. INSTALLATION INSTRUCTIONS



1
S1.1
FIRST FLOOR FRAMING
1/4" = 1'-0"



SHEET:	PROJECT:	DATE:	MAY 14, 2020
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CHAPMAN RESIDENCE BLOCK 13, LOTS 3 & 4 OLD TOWN, HERNANDINA BEACH NASSAU COUNTY, FLORIDA 32117			

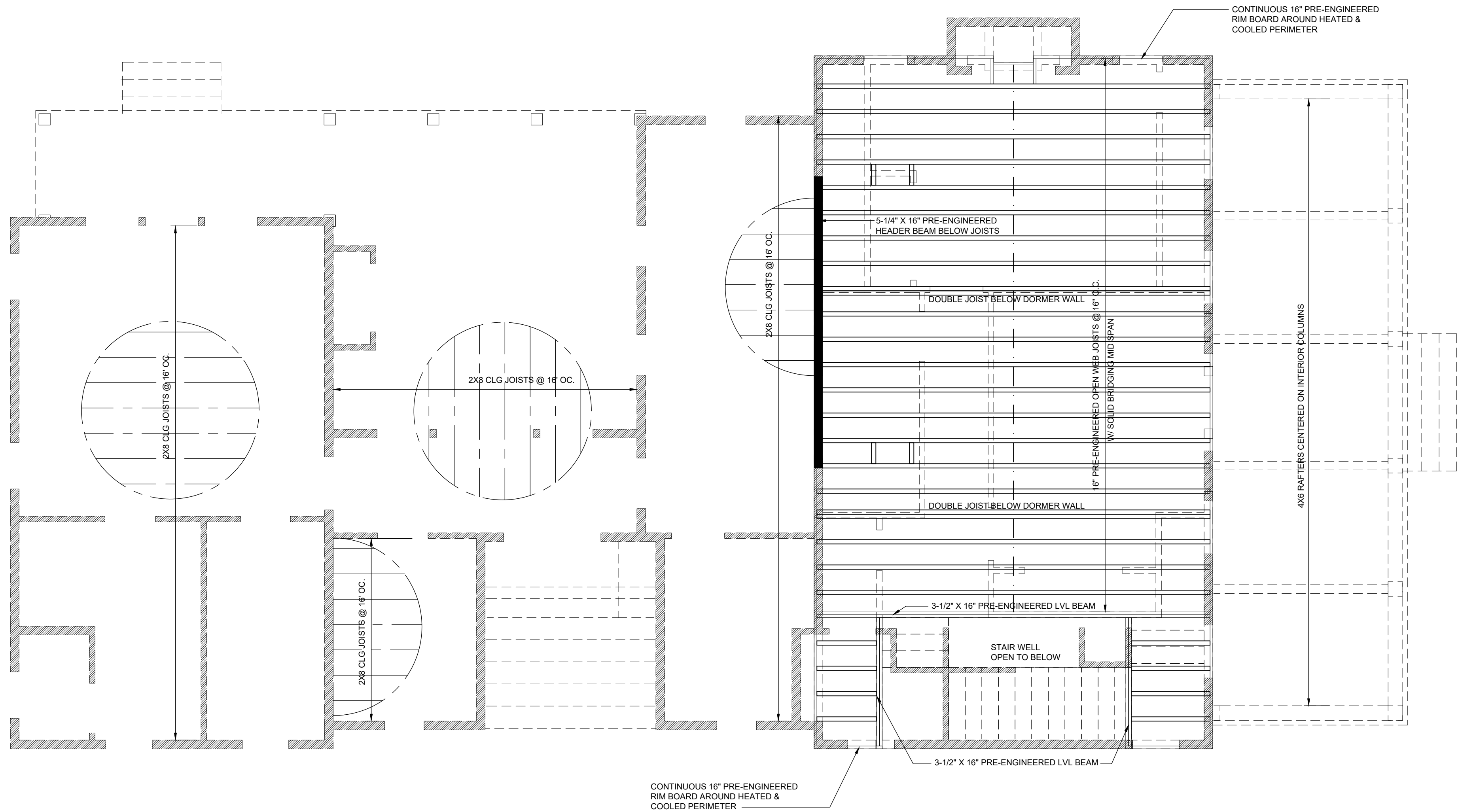
- GENERAL NOTES
1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.
2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.
- CONCRETE
1. All concrete shall be in accordance with A.C.I. 301, unless otherwise noted.
2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" ± 1".
3. Admixtures shall not be permitted without written approval of the Engineer.
4. Formwork shall be clean and free of defects.
5. Minimum concrete cover shall be as follows; Poured on ground = 3". Formed in contact with ground = 2"

- MASONRY WALLS
1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.
2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).
- REINFORCING STEEL
1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.
2. Welded wire fabric shall conform to ASTM A-185.
- FOUNDATION NOTES
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- NOTE:
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- CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS
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- NOTE:
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6. HARDWARE
7. HEADER SIZING
8. INSTALLATION INSTRUCTIONS



1
S1.2

SECOND FLOOR FRAMING

1/4" = 1'-0"

0 1 2 4 8

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FINISH NOTES

1. Wallboard shall be mold, mildew & moisture resistant, screw-attached 1/2" moisture resistant gypsum board conforming to ASTM C36-64.

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 1/2" moisture resistant gypsum board conforming to ASTM C36-64.

2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.

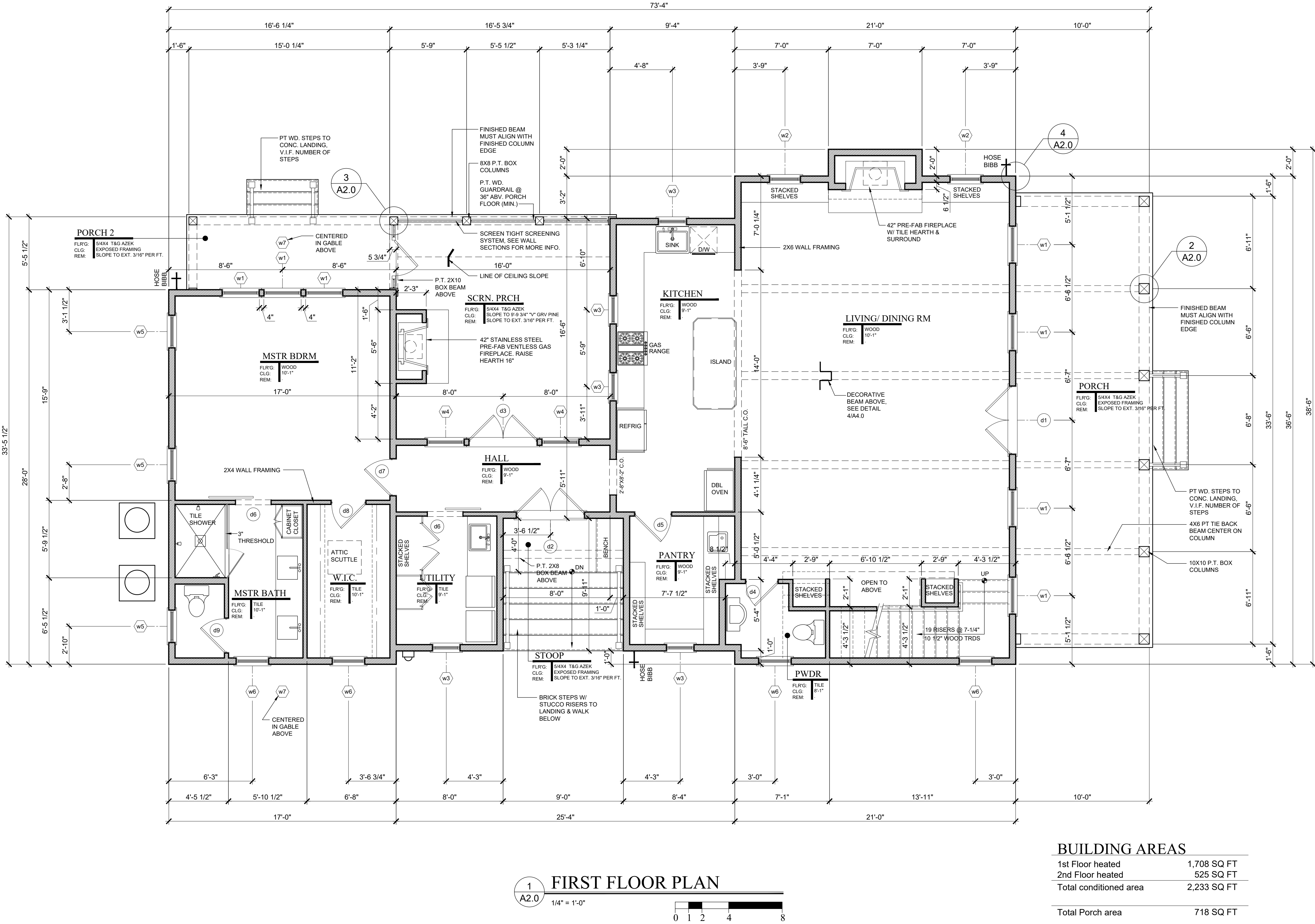
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall be finished with appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall be installed so that finish surface is smooth, even and regular.

5. Sealant shall be applied at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.



DATE :

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PROJECT :

CHAPMAN RESIDENCE
BLOCK 13, LOTS 3 & 4
OLD TOWN, HERNANDIA BEACH
NASSAU COUNTY, FLORIDA 32063
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A2.0

MAY 14, 2020
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MOSER DESIGN GROUP
Residential Design
Urban Planning

Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.

Note: All windows to have: 2 1/4" deep historical sill 2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar.	Note: Consult Manufacturer for Rough Opening sizes See elevations for shutter allocations
ALL WINDOWS, IF NOT IMPACT GLASS OR SHUTTERED IN ACCORDANCE TO CODE, CONTRACTOR TO PROVIDE ADEQUATELY SIZED PLYWOOD TO COVER EACH OPENING.	
ALL UNITS ARE MARVIN ELEVATE (OR EQUAL). CONSULT WINDOW MFG. FOR ROUGH OPENINGS	
ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.	

DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
FIRST FLOOR													
d1	5'-0"	6'-8"	1	Marvin	2 Raised	2/3 4 lite	2	French	1'-5 1/2"	2 lite	8'-6"	Entry	1-1/2" mull Direct Set Transom
d2	5'-0"	6'-8"	1	Marvin	2 Raised	2/3 4 lite	2	French	1'-2 1/4"	2 lite	8'-2 3/4"	Entry	1-1/2" mull Direct Set Transom
d3	5'-0"	6'-8"	1	Marvin	2 Raised	Full lite	2	French	1'-2 1/4"	2 lite	8'-2 3/4"	Entry	1-1/2" mull Direct Set Transom
d4	2'-4"	6'-8"	1	Solid Core	2 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d5	2'-8"	6'-8"	1	Solid Core	2 Flat	-	1	Swing	1'-2 1/4"	2 lite	8'-2 3/4"	Passage	1-1/2" mull Direct Set Transom
d6	2'-8"	8'-3"	2	Solid Core	2 Flat	-	1	Sliding	-	-	8'-2"	Passage	32" cased opening, barn door hardware
d7	2'-8"	6'-8"	1	Solid Core	2 Flat	-	1	Swing	1'-2 1/4"	2 lite	8'-2 3/4"	Passage	1-1/2" mull Direct Set Transom
d8	2'-8"	6'-8"	1	Solid Core	2 Flat	-	1	Swing	1'-5 1/2"	False Panel	8'-6"	Closet	1-1/2" mull Direct Set Transom
d9	2'-6"	6'-8"	1	Solid Core	2 Flat	-	1	Swing	1'-5 1/2"	2 lite	8'-6"	Passage	1-1/2" mull Direct Set Transom
SECOND FLOOR													
d10	2'-8"	6'-8"	2	Solid Core	2 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d11	5'-0"	6'-8"	2	Solid Core	2 Flat	-	2	French	-	-	6'-10 1/2"	Closet	
d12	2'-6"	6'-8"	1	Solid Core	2 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d13	2'-0"	V.I.F.	2	Solid Core	2 Flat	-	1	Swing	-	-	V.I.F.	Attic access	Insulated



CHAPMAN RESIDENCE
BLOCK 13, LOTS 3 & 4
OLD TOWN, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

ROOF NOTES

1. Metal roof to be installed as per manufacturer's Specifications. Installation subcontractor shall be responsible for all roofing work. Paint all roof mounting accessories to match roof color selected by owner or builder.
2. Roof vent terminals shall be 12" away from and 2" above any air intake, door or window, 18" away from any vertical wall extending above roof vent, and not below any roof eave, or as required by local codes.

GUTTERS & DOWNSPOUTS

1. Gutters and downspouts are not shown for clarity. Owner or builder may elect to use rain diverters over doors and walkways in lieu of gutters. If gutters and downspouts are used, locate to allow drainage to flow away from the house and adjacent structures and property line.
2. Gutters and downspouts, if used, shall be factory pre-primed .032 aluminum ready for finish painting. The back leg of all gutters shall extend 1" minimum above front rim. Gutters shall be hung with matching metal hangers which are attached under metal roofing. Penetrations of back of gutter or of eave flashing shall not be permitted. Downspouts shall be attached to wall with matching metal slips, which are attached to wall behind downspouts. Hold downspouts tight against walls.
3. Do not locate downspouts on front face of house. The designer suggests the use of traditional half round gutters and round downspouts should the owner or builder elect to install gutters and downspouts.

FLASHING & DAMPROOFING NOTES

1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.
2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood roof system.

3. Window and door head flashing shall be 2 ounce copper-fabric flashing, equal to AFCCO either 16 ounce copper or .019 factory pre-primed aluminum break metal, or rubberized roll flashing at owner or builder's option.
4. Eave and rake flashing shall either be 16 ounce copper or .019 factory pre-primed aluminum break material at owner or builder's option. All roof edge flashing shall extend 6" minimum behind roofing felt or other roofing material. Verify that flashing runs not only under roofing material, but also under sub-roofing material such as roofing felt. Eave flashing at gutters shall extend to cover back leg of gutter, but shall terminate above rim of gutter.
5. Valley flashing shall be either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option 12" wide minimum centered in valleys. Lap joints 12" minimum.
6. Crawspace vapor barrier shall be 6 mil polyethylene. Overlap joints a minimum of 6" and tape with duct tape. Tape vapor barrier to all foundation walls and piers.
7. Provide flashing as per details or as per SMACNA where roof pitch changes or where roofing intersects with vertical surfaces.

VENTILATION NOTES

1. All attics, crawlspaces and other concealed areas shall be ventilated as per local building codes.
2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.
3. Crawspace ventilation shall be as indicated in the Wall Sections with insect screen installed on the inside.
4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

NOTE:

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CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

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

ROOF VENTING NOTE:

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

NOTE: CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS

INSULATION NOTE:

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

ROOF RAFTERS R-30 EXTERIOR WALLS R-19 FOUNDATION / CRAWL SPACE R-19

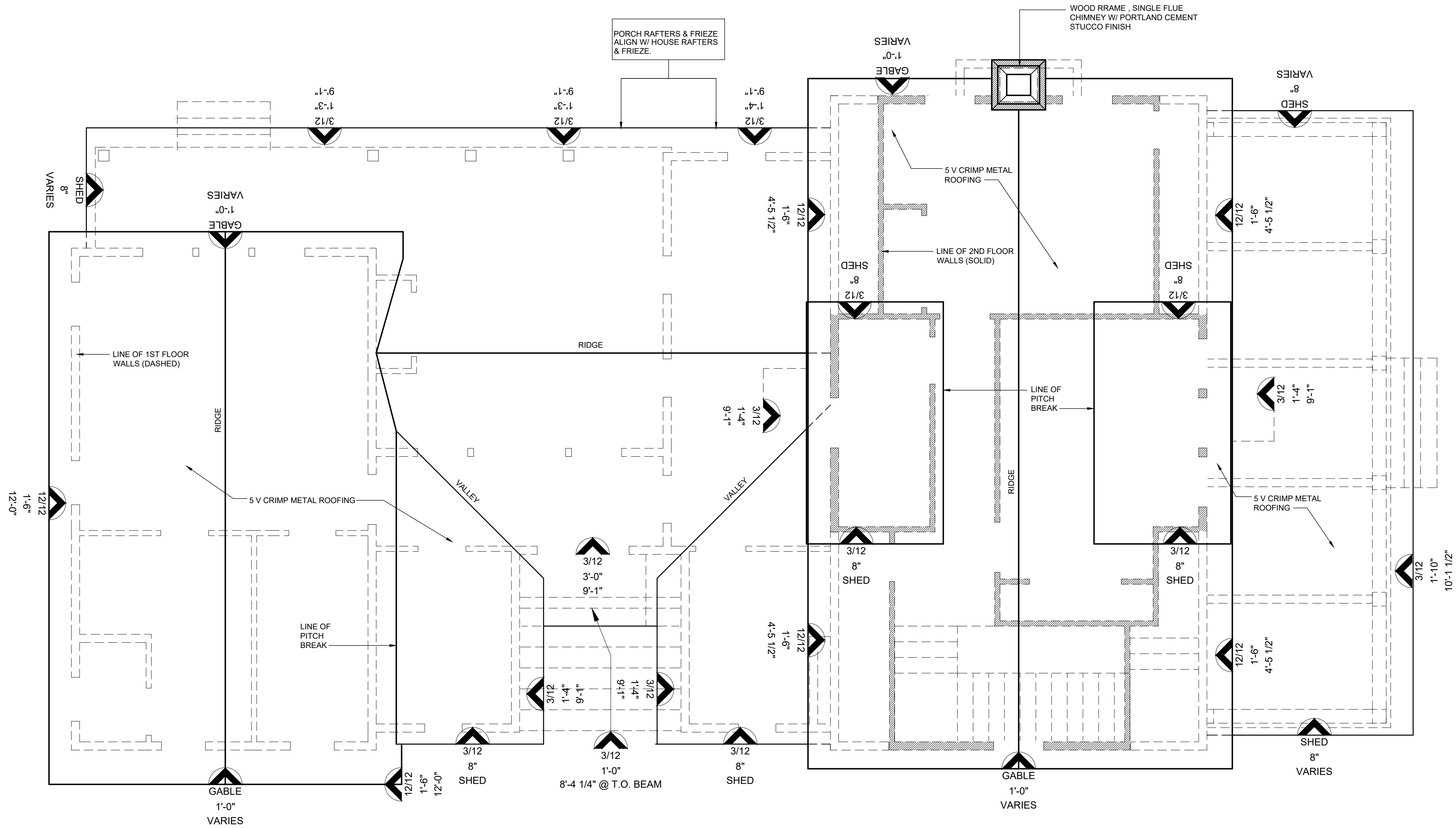
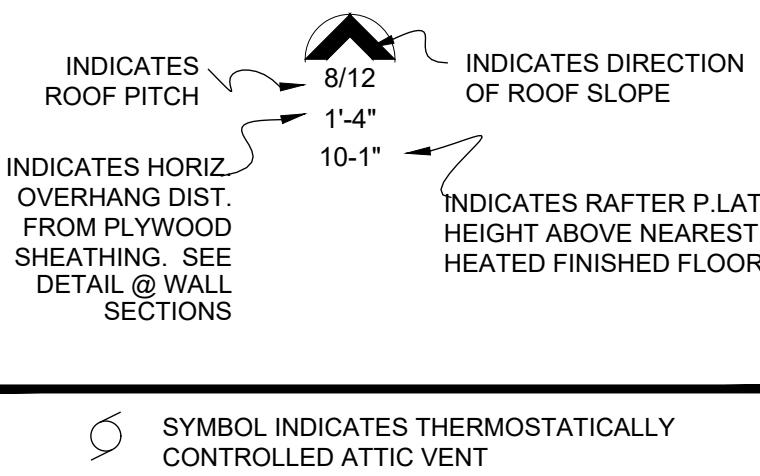
INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.

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

ADDITIONAL ROOF NOTES

- 1) TYPICAL ROOF PITCH: 3/12 & 8/12
- 2) TYPICAL OVERHANG: VARIES
- 3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR
- 4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL.
- 5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS.
- 6) ALONG 2" DIA. ALUM. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS. VENTING IS NOT REQUIRED ATTIC IS SEALED AND INSULATED
- 7) INSTALL CERTAINTED "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW ROOFING ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12
- 8) INSTALL METAL OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.

- 9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.
- 10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS



1 ROOF PLAN
A2.2 1/4" = 1'-0"

MAY 14, 2020



DATE :

MOSEY DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
17 MARKET NO. 2 • BEAUFORT, NC 28506
info@moserdesigngroup.com
PHONE (843) 379-5630

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PROJECT :

CHAPMAN RESIDENCE
BLOCK 13, LOTS 3 & 4
OLD TOWN, HERNANDTA BEACH
FLORIDA 33439
NASSAU COUNTY, FLORIDA
Builder code can vary for various geographical locations and these plans are not to be used for any other project without the purchaser's written consent. It is the purchaser's responsibility to consult with the proper construction codes governing the purchaser's building site. Where a conflict exists between the plans and the applicable codes, the applicable codes shall govern. If necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisers.

SHEET :

GREEN
G1.0



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

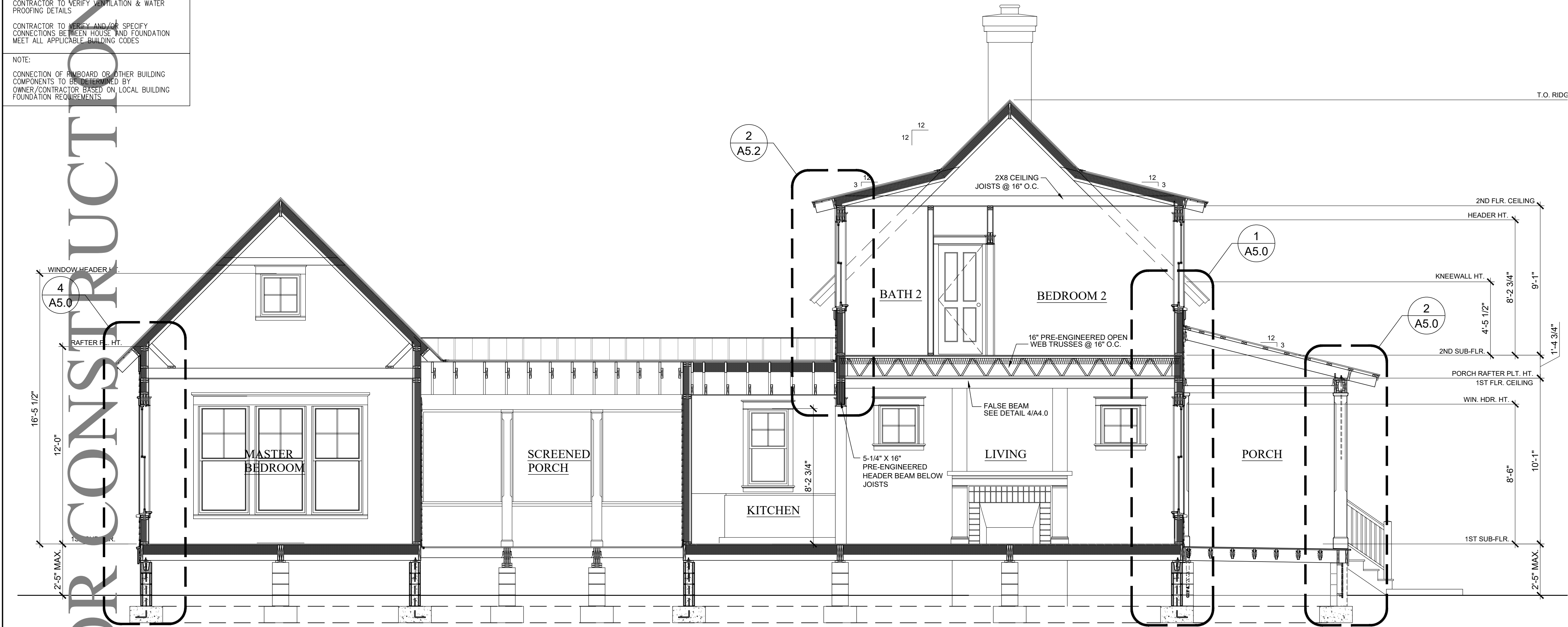
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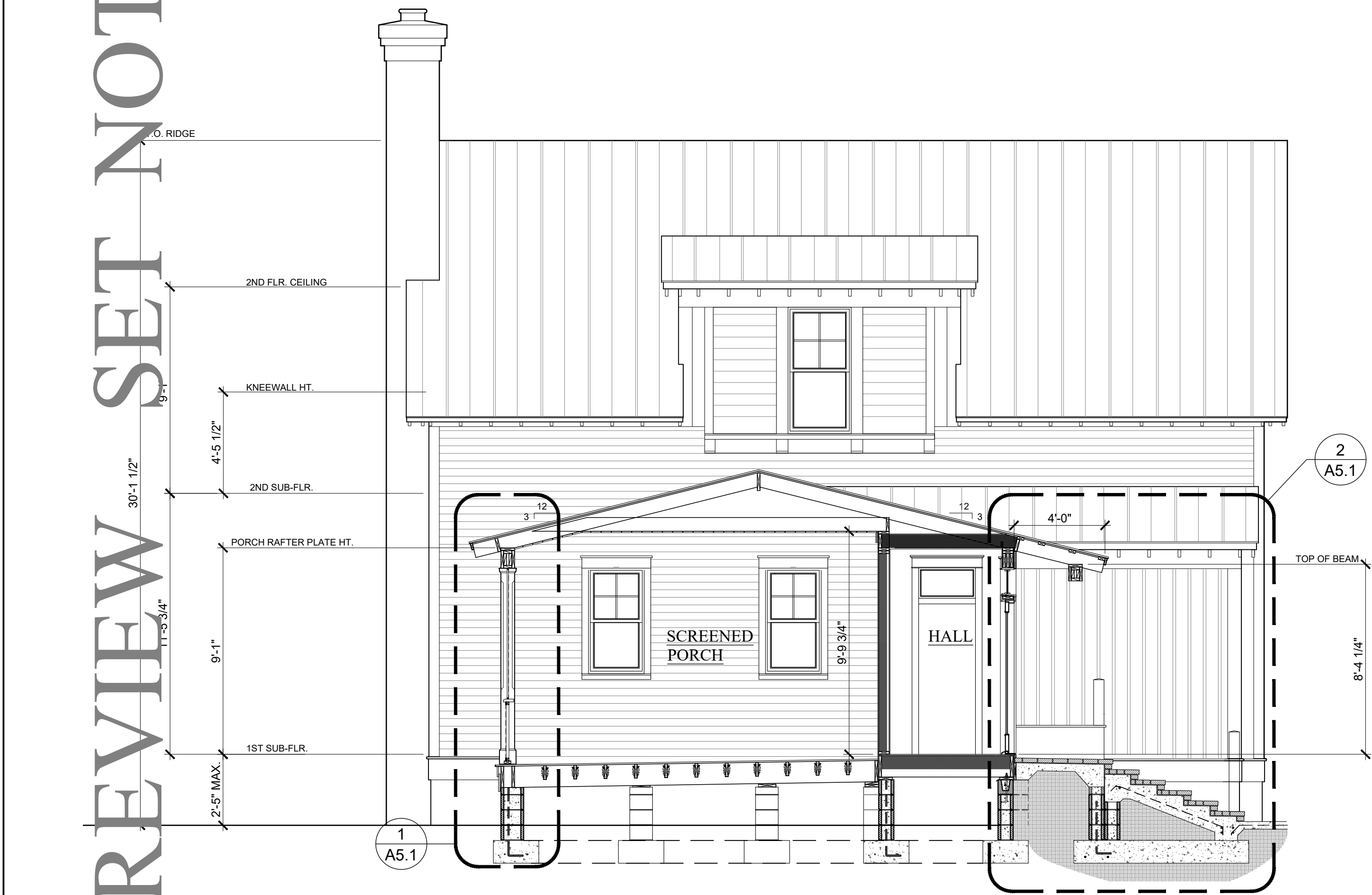
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NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS.
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES.

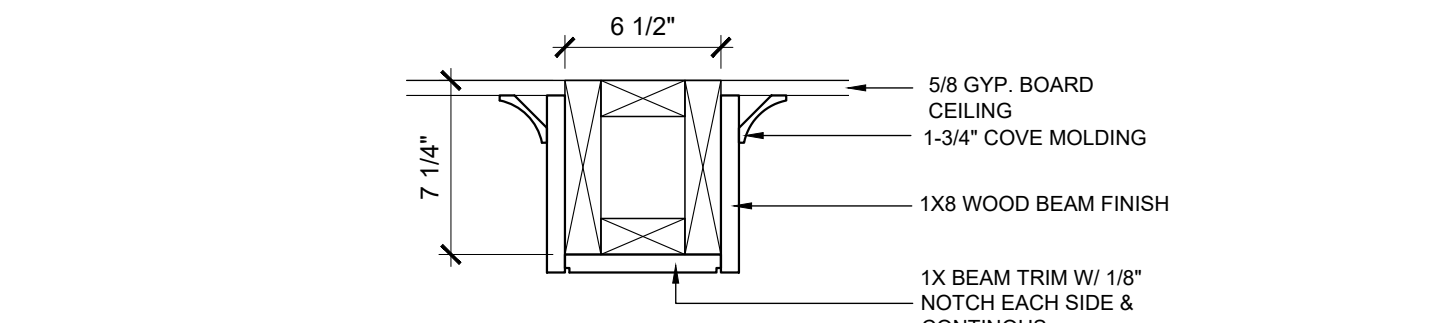
NOTE:
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS.



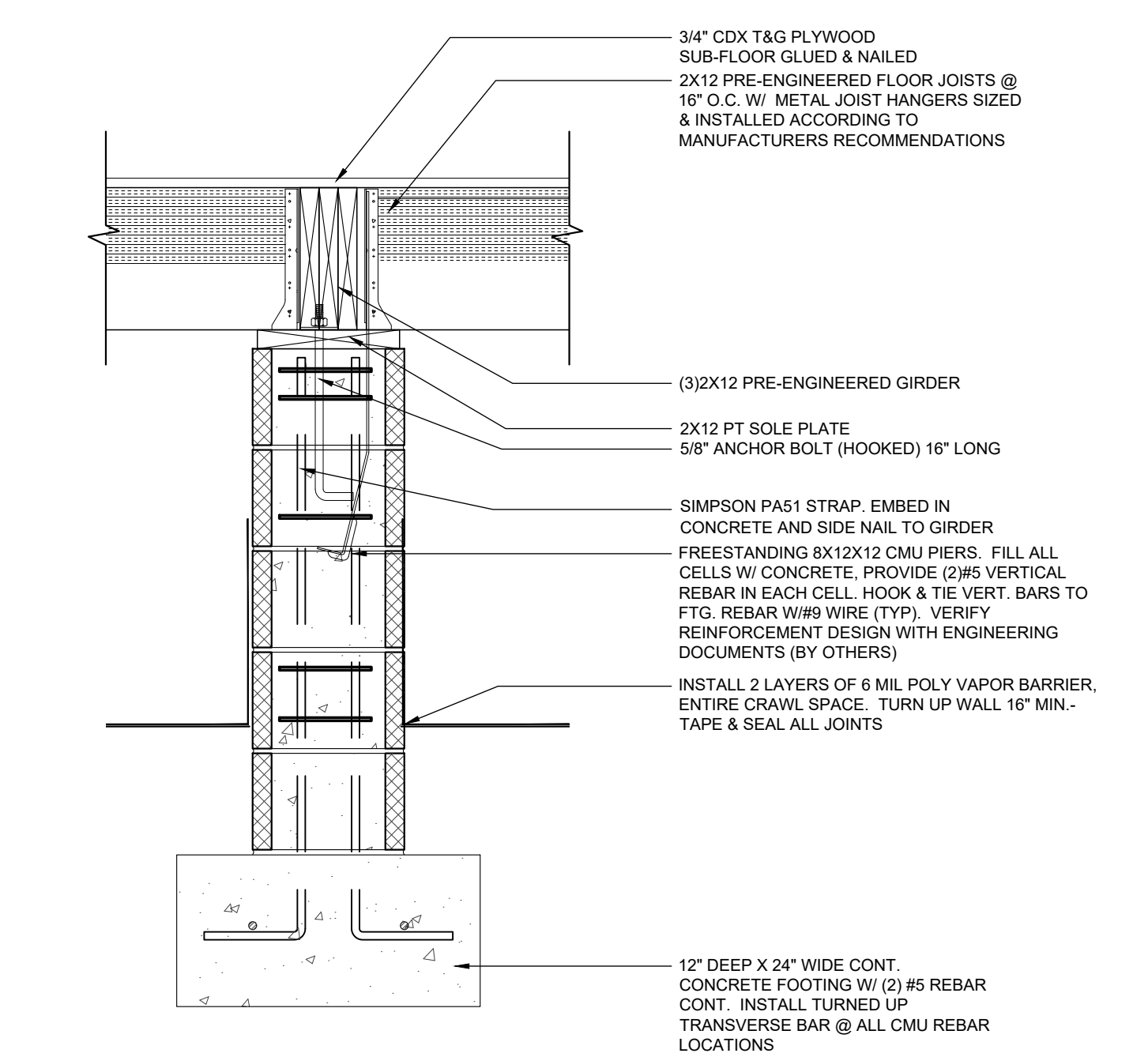
1 BUILDING SECTION (longitudinal)
1/2"=1'-0"



2 BUILDING SECTION (screened porch/ hall/ stoop)
1/2"=1'-0"



4 SECTION DETAIL (living rm beam)
1"=1'-0"



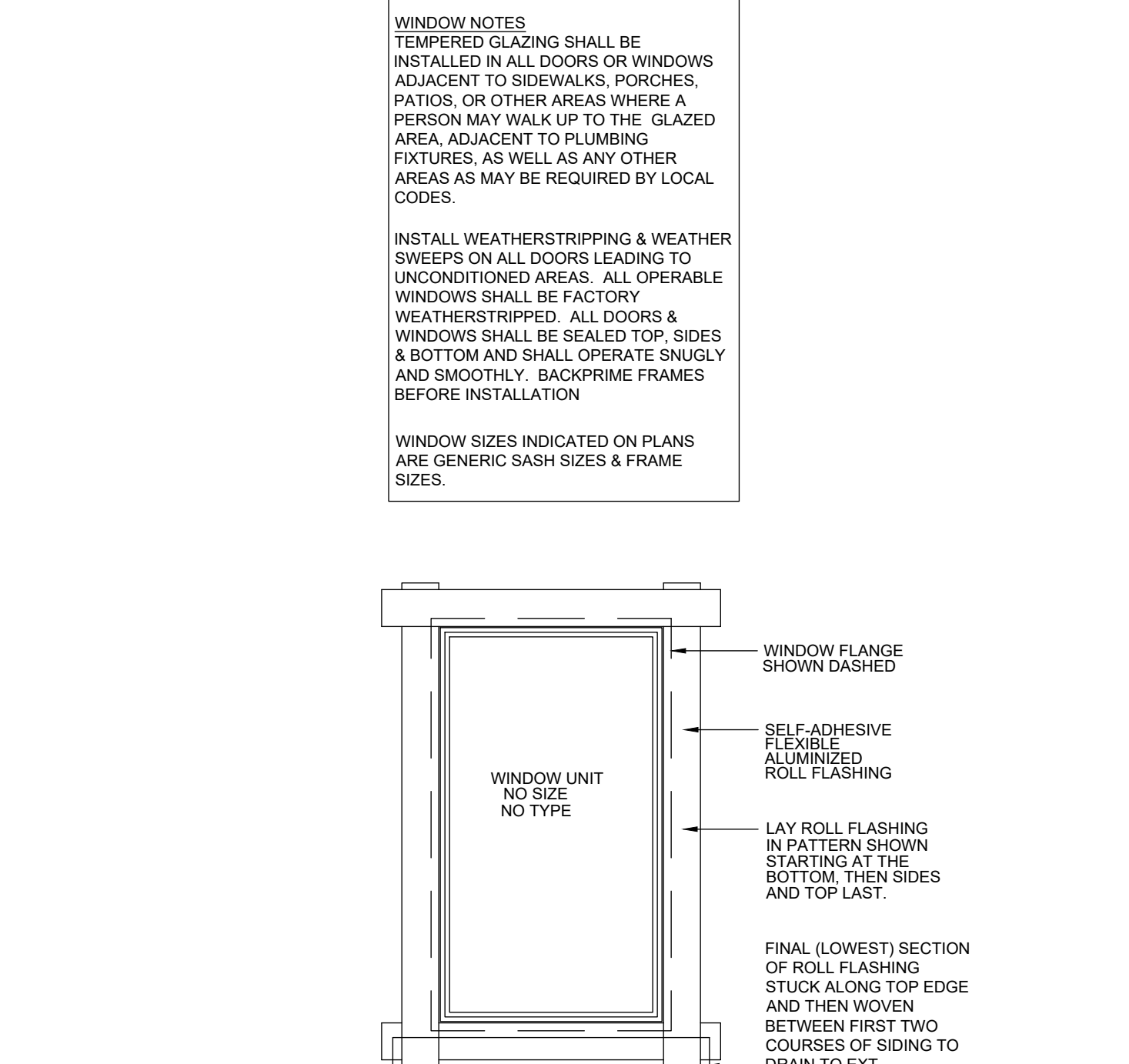
3 SECTION DETAIL (cmu pier)
1"=1'-0"

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS.
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES.

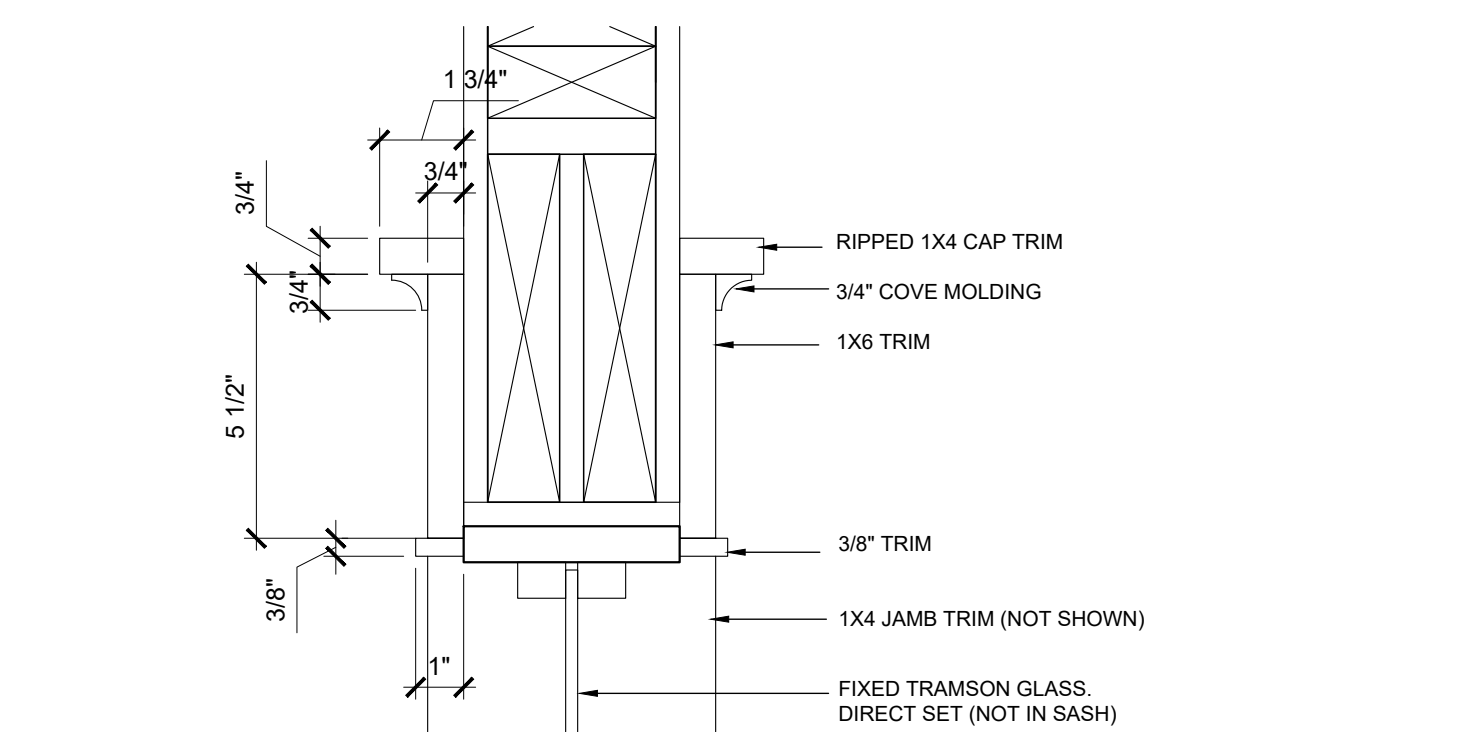
ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC.
IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

INSULATION NOTE:
INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286.
ROOF RAFTERS R-30
EXTERIOR WALLS R-19
FOUNDATION / CRAWL SPACE R-19
INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.
INSULATION SHALL COMPLY WITH R316.6, AND R806.5

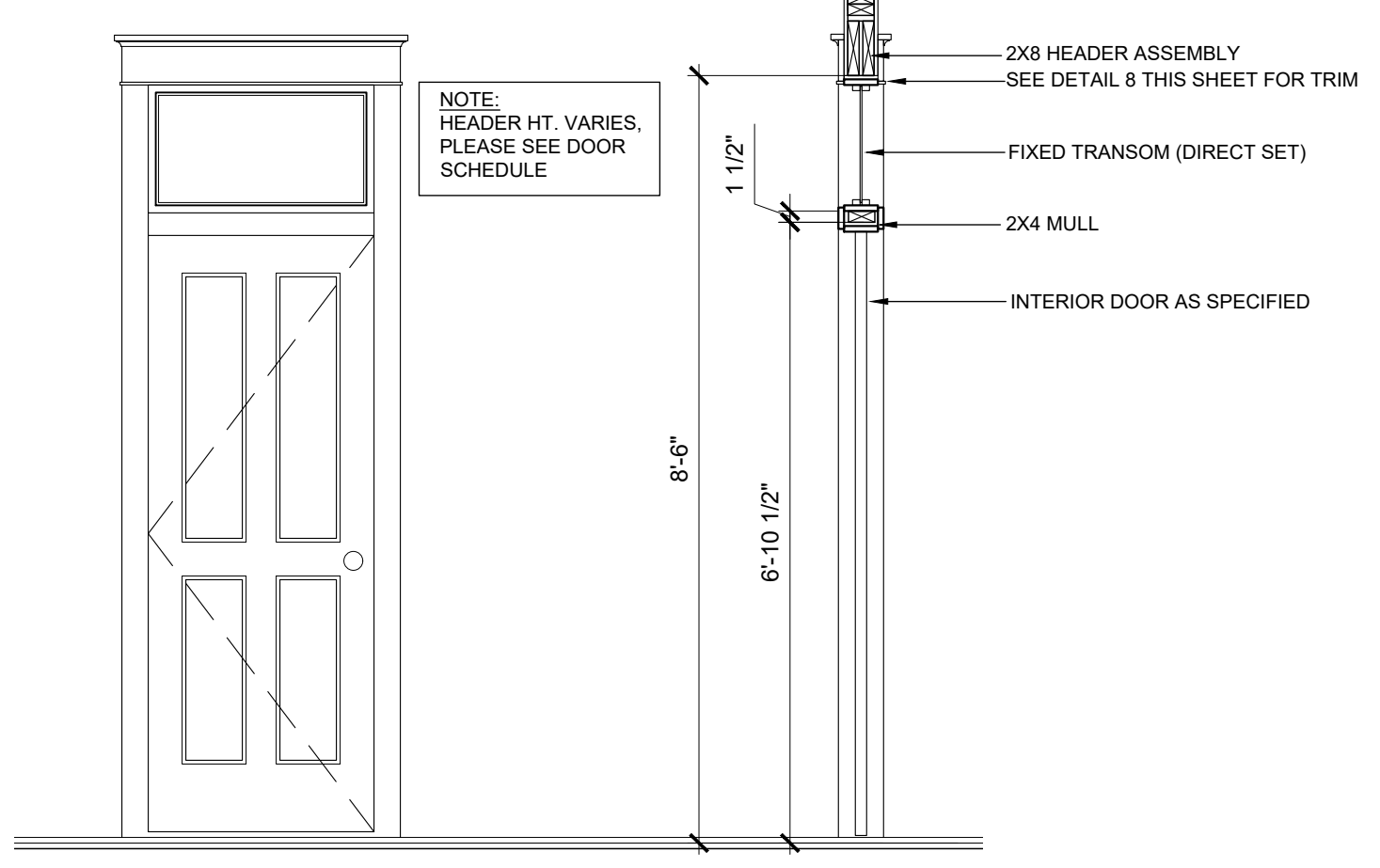
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F TYP. WINDOW/ DOOR FLASHING & NOTES
NO SCALE



5 HEAD TRIM DETAIL
3"=1'-0"



5 SECTION DETAIL (interior doors)
1/2"=1'-0"

DATE :
MAY 14, 2020

MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
7 MARKET, NO.2 • BEAUFORT, SC 29906
info@moserdesigngroup.com
PHONE (843) 379-5630

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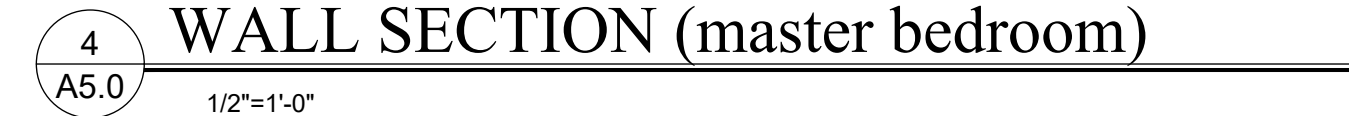
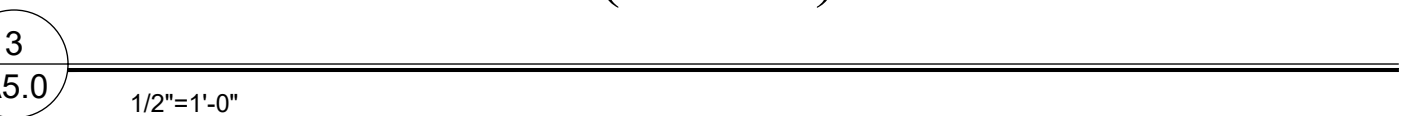
MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
7 MARKET, NO.2 • BEAUFORT, SC 29906
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PHONE (843) 379-5630

PROJECT :

CHAPMAN RESIDENCE
BLOCK 13, LOTS 3 & 4
OLD TOWN, HERNANDTA BEACH
NASSAU COUNTY, FLORIDA 32124

SHEET :

A4.0



A5.0

5 V CRIMP METAL ROOF. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OVER ICE & WATER SHIELD. SELF-ADHERING MEMBRANE, OR EQUAL.

5/8" APA EXTERIOR PLYWOOD SHEATHING
1X6 T&G "V" GROOVE PINE BOARD CEILING
2X8 PT RAFTERS @ 16" O.C.

PRE-ENGINEERED GALV. METAL HURRICANE CLIPS @ EA. END OF EA. RAFTER

1X6 T&G "V" GROOVE PINE BOARDS. LET INTO RAFTERS 3/4" PRIOR TO SHEATHING @ ALL EXPOSED EAVES

1'-3"

10 3/4"

9'-1" PORCH RAFTER PLATE HT.

CONT. METAL DRIP EDGE. MATCH ROOF COLOR & MATERIAL.
5/4X4 HARDIE FASCIA
EXPOSED RAFTER TAILS, SEAL & PAINT
2X8 PT BLOCKING W/ (1) 2" ALUM. ROUND VENT PER VOID
PT BOX BEAM FROM 2X10'S W/ 2X BLOCKING
CAPITAL FLASH ALL AROUND TOP OF COLUMNS
RIPPED PT 5/4X4 CAP TRIM W/ BOTTOM BEVELED EDGE

SCREEN TIGHT MINITRACK SYSTEM

PRE-ENGINEERED TIE-DOWN SYSTEM BY OTHERS
8X8 PT BOX COLUMN W/ CHAMFERED EDGES

SCREEN TIGHT MINITRACK SYSTEM ABOVE GUARD RAIL
SHAPE 2X6 PT GUARD RAIL

1 1/2"

5 1/2"

SCREEN TIGHT MESH GUARD SYSTEM BELOW GUARD RAIL ON 2X2 PT FRAME
INSECT SCREENING

PT 5/4X8 BASE TRIM W/ TOP BEVELED EDGE
SCREEN TIGHT MESH GUARD SYSTEM
2X4 PT CONT. W/ DRILLED 3/8" DRAIN HOLES @ 12" OC.
5/4X4 AZEK T&G PORCH FLOORING BOARDS

1X4 PT TRIM OVER 1X12 PT OR FIBER CEMENT SKIRT BOARD OVER 1X PT BLOCKING

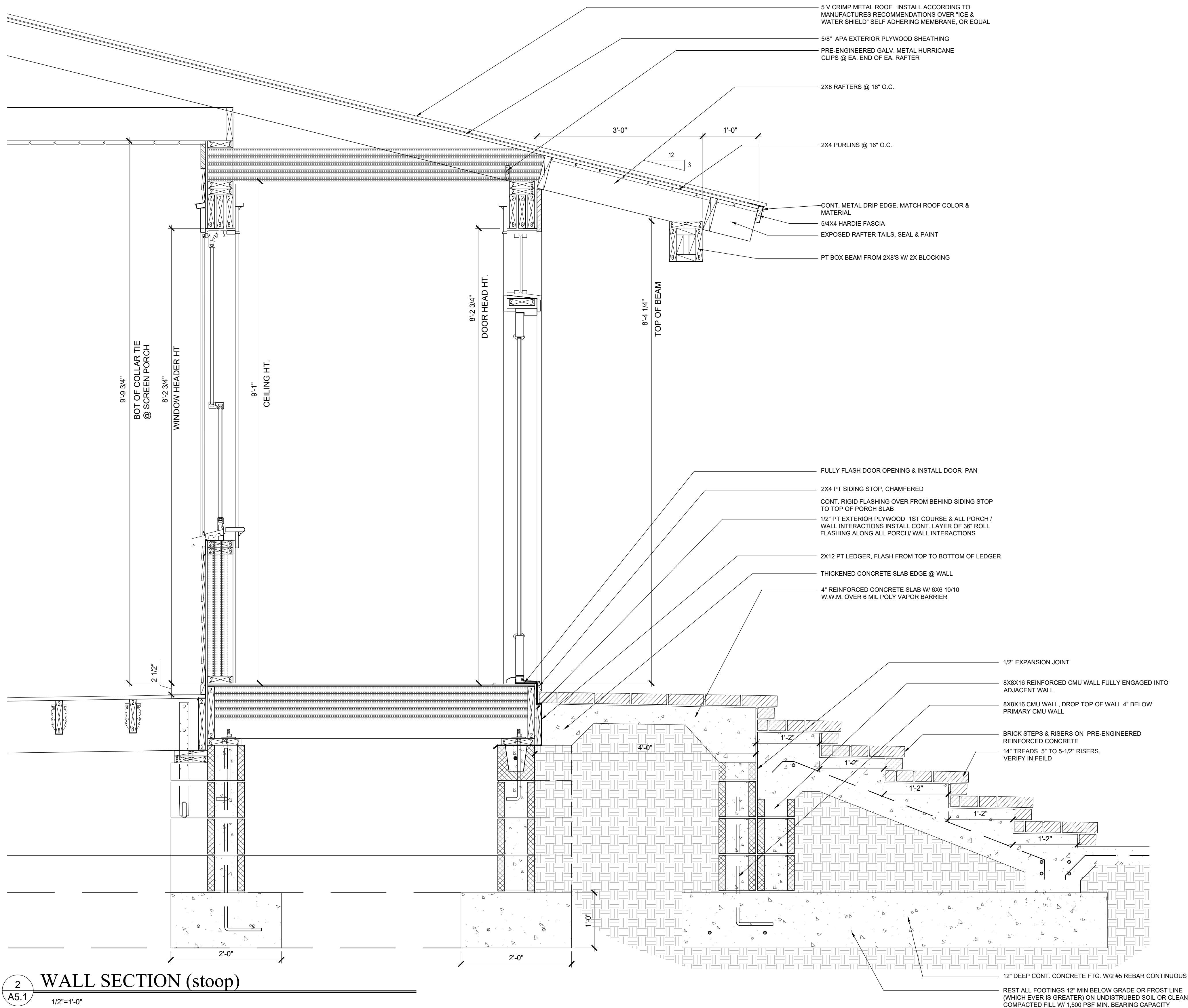
2X12 PT RIM JOIST
2X12 PT JOIST @ INSIDE EDGE OF PIERS
2X8 PT FLOOR JOISTS SIDE ATTACHED TO GIRDER W/ TREATED METAL HANGERS SIZED & INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
(3) PT 2X12 GIRDERS STUD & NAILED
CEMENT STUCCO FINISH ON CMU PIERS
SLOPE FINISHED GRADE TO DRAIN AWAY FROM RESIDENCE

FREESTANDING 8X12X12 CMU PIERS. FILL ALL CELLS W/ CONCRETE. PROVIDE (2) #5 VERTICAL REBAR IN EACH CELL. HOOK & TIE VERT. BARS TO FTG. REBAR W/ #9 WIRE (TYP).

12" DEEP X 24" WIDE CONT. CONCRETE FTG. W/ #5 REBAR CONTINUOUS

REST ALL FOOTINGS 12" MIN. BELOW GRADE OR FROST LINE (WHICH EVER IS GREATER) ON UNDISTURBED SOIL OR CLEAN COMPACTED FILL W/ 1500 PSF MIN. BEARING CAPACITY

1
A5.1



2
A5.1

[illegible]

1 WALL SECTION (master bdrm porch)



SHEET:	PROJECT:		DATE:
A5.2	CHAPMAN RESIDENCE BLOCK 13, LOTS 3 & 4 OLD-TOWN, HERNANDINA BEACH NASSAU COUNTY, FLORIDA		MAY 14, 2020
	Builder (you) can vary for geographical locations and these plans may not apply to the site of the purchase's building site. However, you are responsible to ascertain the suitability of these plans for final sale and, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.		
	These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.	All construction plans purchased from Moser Design Group, Inc. are provided "as-is," and Moser Design Group, Inc. disclaims all other warranties, express or implied, including but not limited to, merchantability, fitness for a particular purpose, and liability for incidental, special, consequential, or indirect damages of any kind, including, but not limited to, loss of profits, loss of opportunity for other business, and loss of income. Moser Design Group, Inc. is not responsible for the purchase of the plans, the possession of such documents, or the use of such documents. Moser Design Group, Inc. is not responsible for the purchase of the plans, the possession of such documents, or the use of such documents. Moser Design Group, Inc. is not responsible for the purchase of the plans, the possession of such documents, or the use of such documents.	2020, MOSER DESIGN GROUP, INC. © ALL RIGHTS RESERVED
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ELECTRICAL LEGEND	
	SURFACE MOUNT LIGHT FIXTURE
	INCANDESCENT PIN LIGHT
	SURFACE MOUNTED LIGHT
	MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	FLUORESCENT LIGHT UNIT
	JUNCTION BOX FOR HANGING FIXTURE
	VENTI LIGHT COMBINATION
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	GLOW SWITCH
	DOOR BELL
	DOOR BELL CHIMES
	DUPLEX RECEPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
	GFI DUPLEX RECEPTACLE
	WATER-PROOF RECEPTACLE
	220v HOOK-UP
	APPLIANCE HOOK-UP
	CABLE TV HOOK-UP
	TELEPHONE JACK
	THERMOSTAT
	SMOKE DETECTOR
	CENTRAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIR HANDLER
	ELECTRICAL MAIN PANEL
	ELECTRIC METER BASE

ADDITIONAL ELECTRICAL HOOK UP:

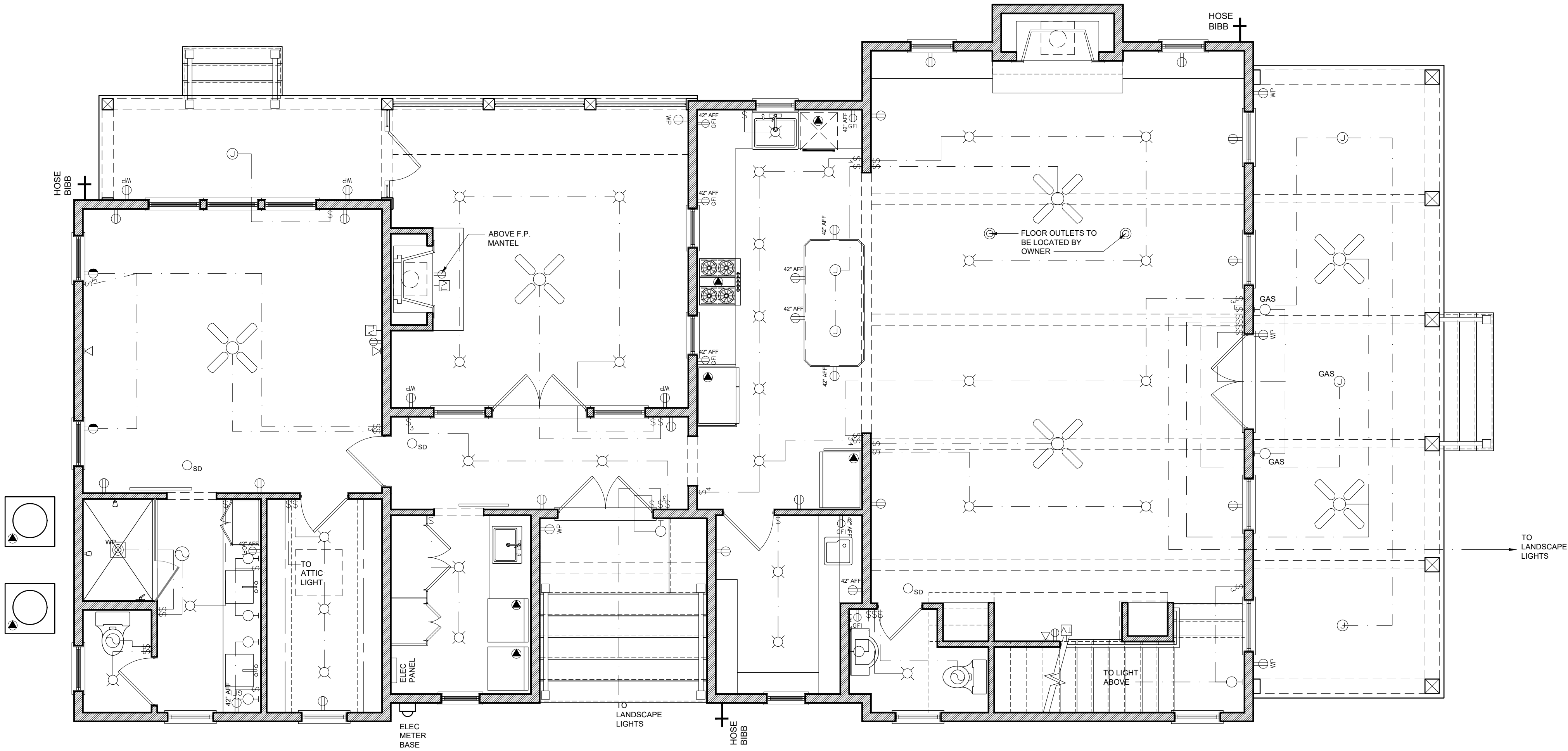
	WATER HEATER HOOKUP IN ATTIC
	ATTIC VENT FAN HOOKUP IN ATTIC
	AIR HANDLER HOOKUP IN ATTIC
	JUNCTION BOX ELECTRICIAN TO PROVIDE LIGHT FIXTURE OR CEILING FAN FOR EACH JUNCTION BOX SHOWN ON PLAN PER OWNERS SELECTION.

ELECTRICAL NOTES

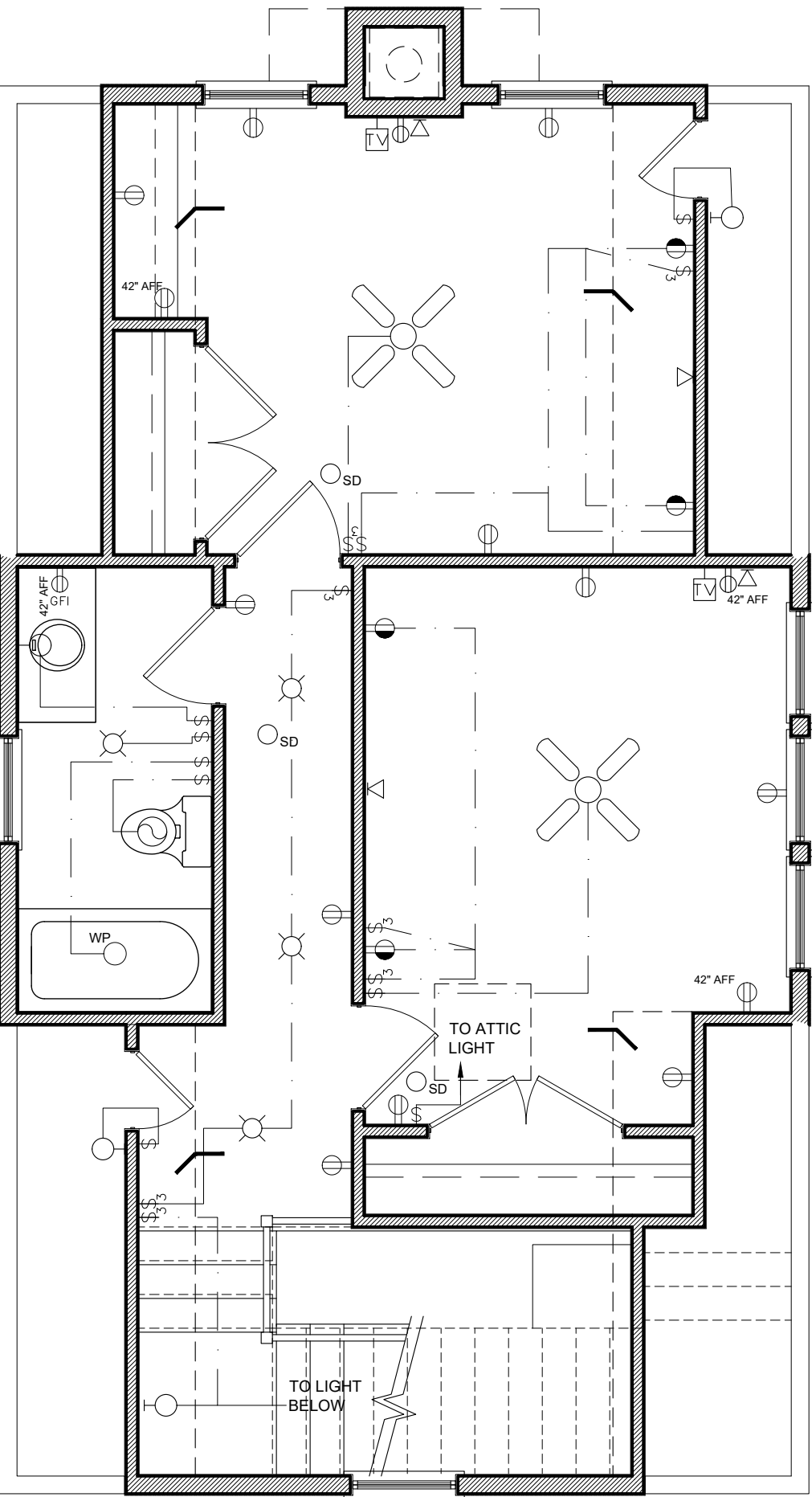
- Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.
- Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.
- Install hardwired smoke detectors with battery backup. Interconnect detectors so that if one detector should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedroom as a minimum.
- Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit is in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.
- Provide panel board for proper voltage and ampacity for all electrical circuit.
- Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.
- Run all cable concealed in walls, ceiling or floors unless noted otherwise.
- Provide blocking for all fixtures.
- Insulate and seal all gaps behind receptacles in exterior walls.
- Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.
- Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
- Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

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



2 SECOND FLOOR ELECTRICAL
1/4" = 1'-0"



PLUMBING NOTES

- System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.
- Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.
- Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.
- Cleanouts shall extend to surfaces or shall be provided with access doors or similar devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.
- Lead solder is not allowed on this project.
- Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.
- Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.
- Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

Design and specification or mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.

DATE :	MAY 14, 2020
	 RESIDENTIAL DESIGNERS 17 MARKET, NO.2 • BEAUFORT, NC 28506 info@moserdesigngroup.com PHONE (843) 379-5630
PROJECT :	CHAPMAN RESIDENCE BLOCK 13, LOTS 3 & 4 OLD TOWN, HERNANDINA BEACH NASSAU COUNTY, FLORIDA 32178
	These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.
SHEET :	E1.0
	1/4" = 1'-0"

FINISH NOTES

1. Wallboard shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.

2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.

3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.

5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.

WINDOW SCHEDULE

Unit ID	Manufacturer Number	Quantity	Frame Width	Frame Height	Type	Header Height	Manufacturer	Remarks
FIRST FLOOR								
w1	ELDH3064	1	2'-5 1/2"	5'-3 3/4"	Dbt Hung	6'-10 1/2"	Marvin Elevate	Impact Glass
SECOND FLOOR								
w2	ELDH3468 E	5	2'-9 1/2"	5'-7 3/4"	Dbt Hung	7'-7 3/4"	Marvin Elevate	Impact Glass
w3	ELCA2947 E	3	2'-4"	3'-11 1/8"	Casement	7'-7 3/4"	Marvin Elevate	Impact Glass

Note, All windows to have:

2 1/4" deep historical sill
2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar.

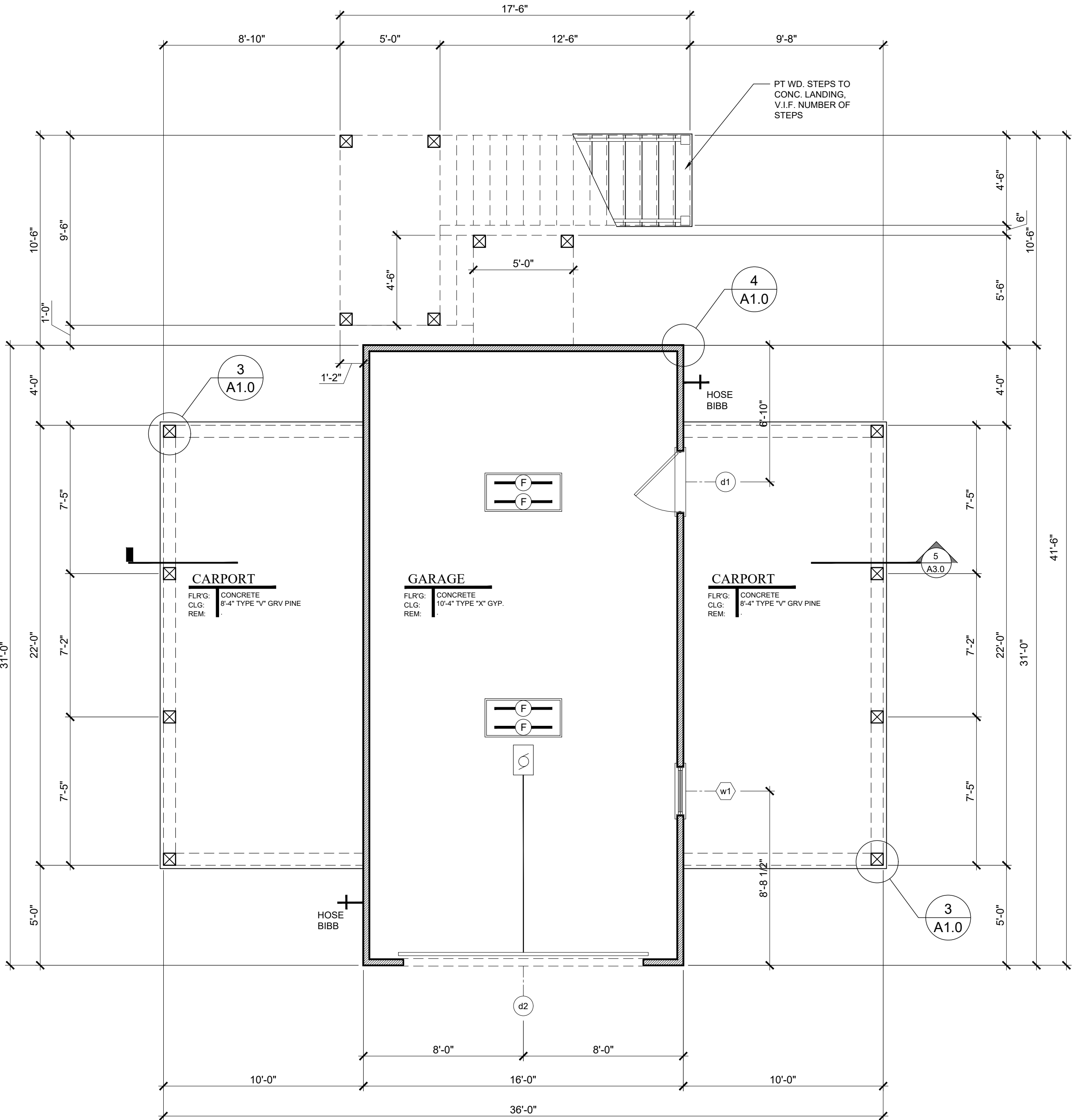
ALL UNIT SIZES ARE BASED ON MARVIN INTEGRITY WOOD ULTREX SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS.
ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED
ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.

Note:

Consult Manufacturer for Rough Opening sizes
See elevations for shutter allocations

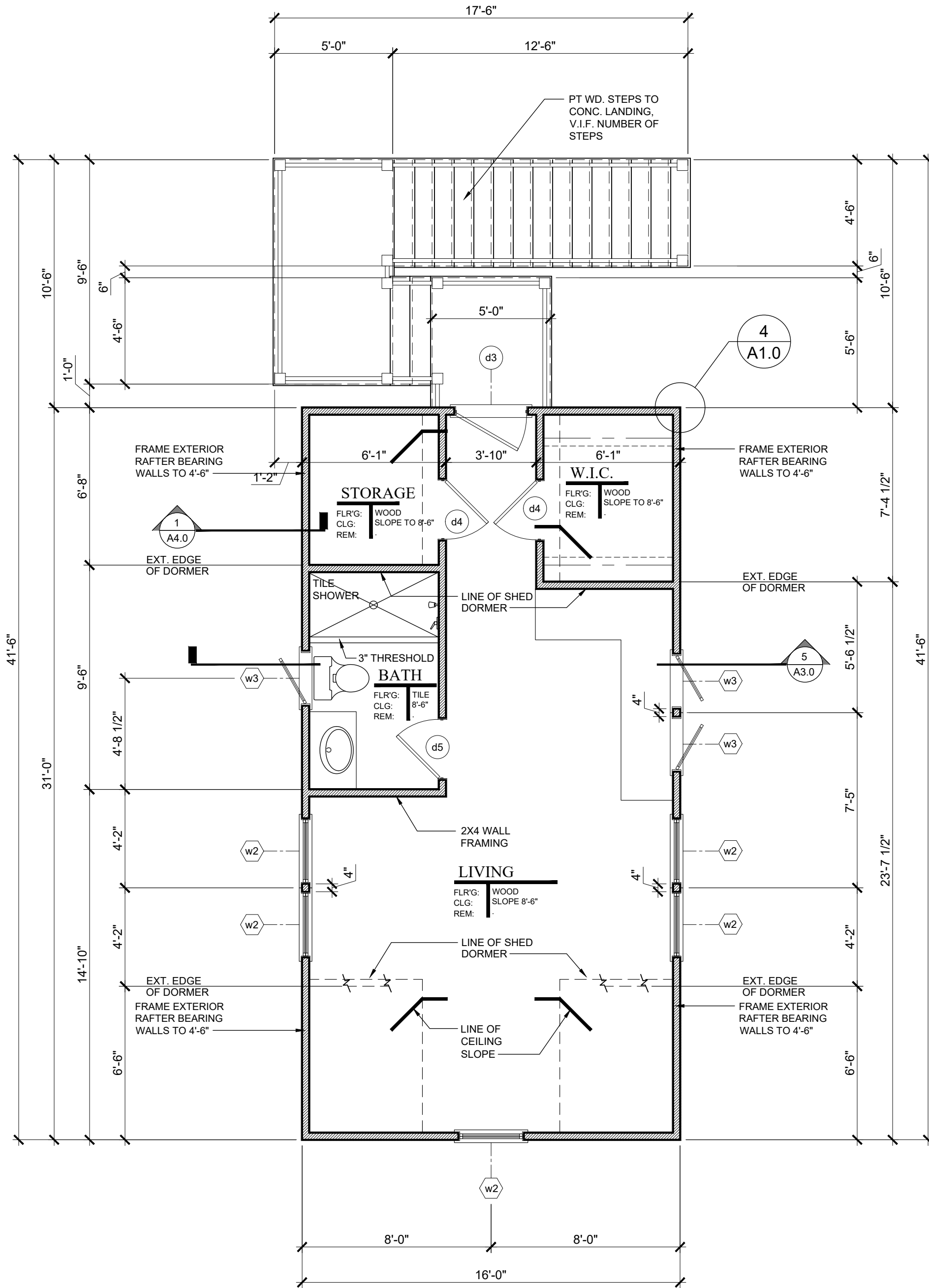
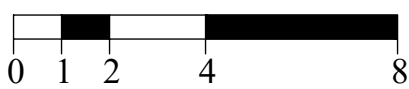
DOOR SCHEDULE

DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
FIRST FLOOR													
d1	3'-0"	6'-8"	1	Mahogany	1 Flat	1/2 2 lite	1	Swing			6'-10 1/2"	Entry	
d2	12'-0"	9'-0"	1	Carriage style				Overhead			12'-1"	Garage Door	As shown w/ remote operator
SECOND FLOOR													
d3	3'-0"	6'-8"	1	Mahogany	1 Flat	1/2 2 lite	1	Swing			6'-10 1/2"	Entry	
d4	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d5	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	



FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"



BUILDING AREAS

1st Floor non-heated
2nd Floor heated

496 SQ FT
496 SQ FT

DATE :

MAY 14, 2020



PROJECT :

CHAPMAN OUTBUILDING
BLOCK 13, LOT 6
OLD TOWN, FLORIDA BEACH
NASSAU COUNTY, FLORIDA 32180

REVISIONS :

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SHEET :

A1.0

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

ADDITIONAL ELECTRICAL HOOK UP:

WATER HEATER HOOKUP IN ATTIC

ATTIC VENT FAN HOOKUP IN ATTIC

AIR HANDLER HOOKUP IN ATTIC

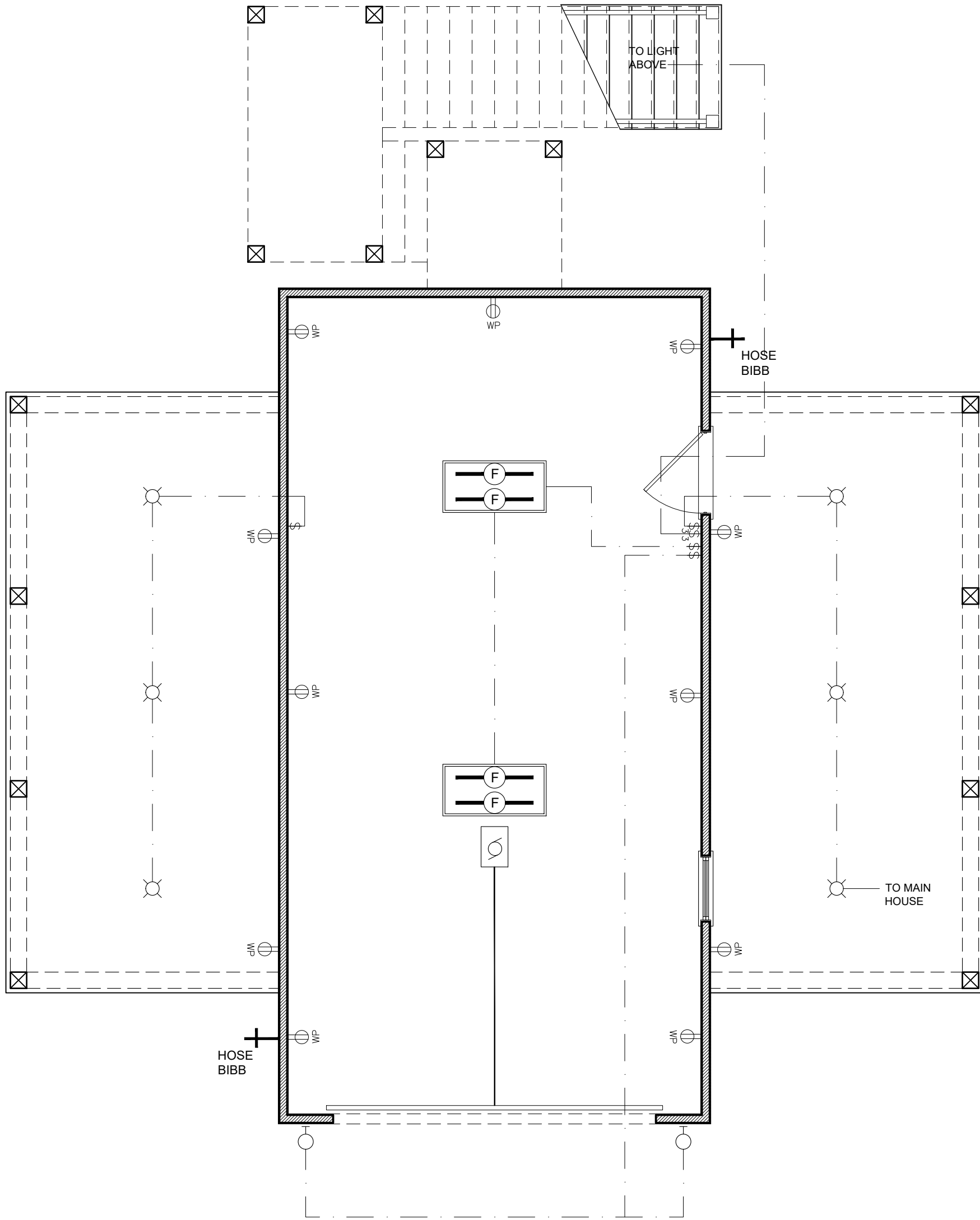
JUNCTION BOX
ELECTRICIAN TO PROVIDE LIGHT FIXTURE
OR CEILING FAN FOR EACH JUNCTION BOX
SHOWN ON PLAN PER OWNERS SELECTION.

ELECTRICAL NOTES

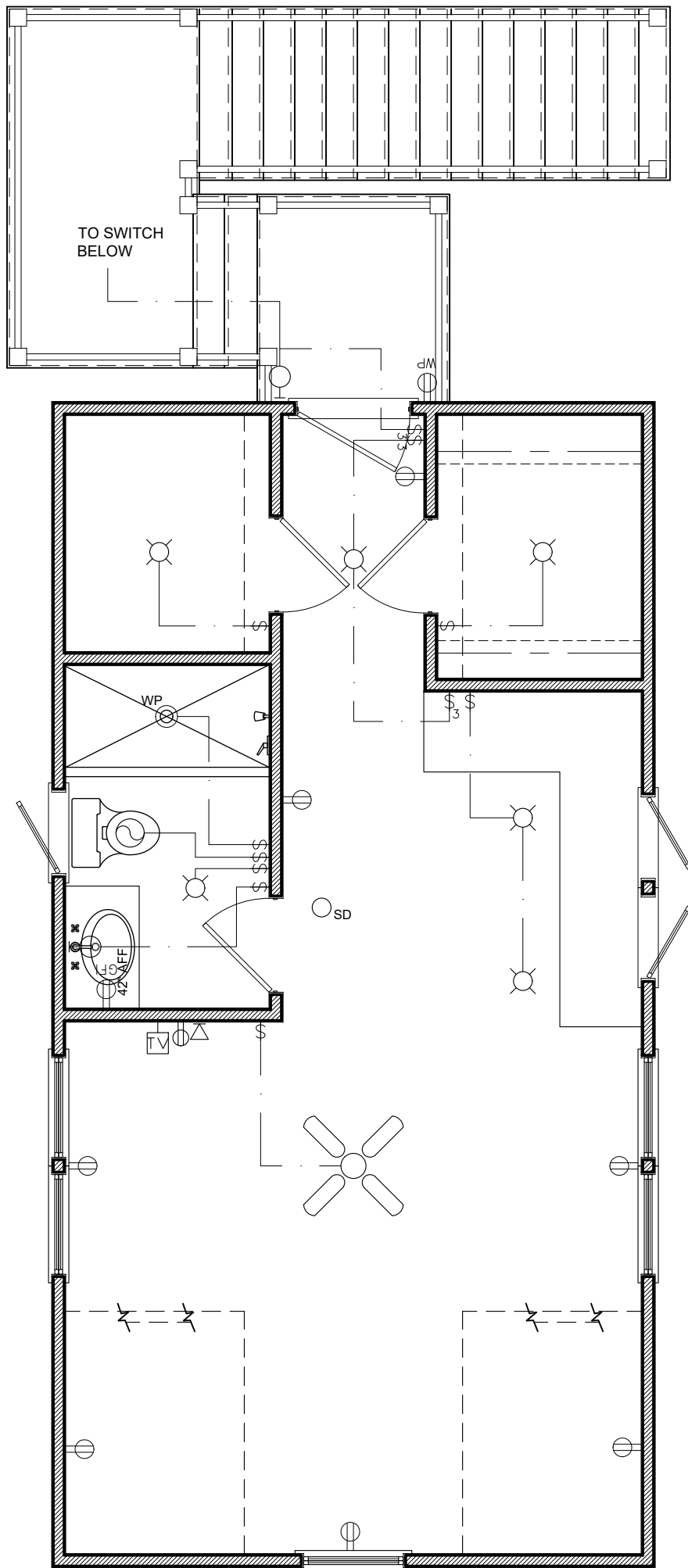
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- Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.
- Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound and should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.
- Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.
- Provide panel boards of proper voltage and ampacity for all electrical circuits.
- Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.
- Run all cable concealed in walls, ceiling or floors unless noted otherwise.
- Provide blocking for all fixtures.
- Insulate and seal solidly behind receptacles in exterior walls.
- Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.
- Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
- Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

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



1 FIRST FLOOR ELECTRICAL
1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL
1/4" = 1'-0"



PLUMBING NOTES

- System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.
- Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.
- Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.
- Cleanouts shall extend to surfaces or shall be provided with access doors or similar devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.
- Lead solder is not allowed on this project.
- Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.
- Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.
- Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

Design and specification or mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.

DATE :

MAY 14, 2020

MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

7 MARKET, NO.2 • BEAUFORT, NC 28506

info@moserdesigngroup.com

PHONE (843) 379-5630

REVISIONS :

PROJECT :

CHAPMAN OUTBUILDING

BLOCK 13, LOT 6

OLD TOWN, FERNANDINA BEACH

NASSAU COUNTY, FLORIDA

SHEET :

A1.1

GENERAL NOTES

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

CONCRETE

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

MASONRY WALLS

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

REINFORCING STEEL

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

FOUNDATION NOTES

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

STRUCTURAL WOOD

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

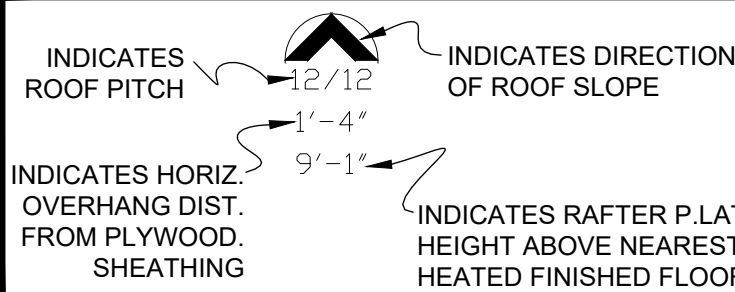
FRAMING NOTES

1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2X4'S, #2 SPT or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.
2. All joists installed crown up unless noted otherwise.
3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.
4. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.
5. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.
6. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" O.C.
7. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.
8. Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specified "SIMPSON" hurricane anchor
9. Wall types
- a. Typical interior partition walls shall be 2X4 studs (3 1/2" thick) @ 16" O.C. unless noted
- b. Typical exterior walls shall be 2X6 studs (5 1/2" thick) @ 16" O.C.
- c. Plumbing wall to be 2x6 studs (5 1/2" THICK) @ 16" O.C.
- d. Notch maximum 25% of stud depth
- e. Bored hole maximum 40% stud depth
10. All exterior stud walls to have 5/8" apa exterior ply sheathing.
11. Typical header to be (3) 2X8'S over doors & windows.
12. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.
13. Coordinate truss design with rough frame opening for pull down attic stair.
- 14.

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

ROOFING NOTES:

- 1) TYPICAL ROOF PITCH: 3/12, 12/12
- 2) TYPICAL OVERHANG: 1'-4"
- 3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR.
- 4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL.
- 5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS.
- 6) ALONG WITH CONT. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS.
- 7) INSTALL CERTAINTED "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW SHINGLES ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12
- 8) INSTALL METAL, OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.(OPTIONAL)
- 9) DO NOT WEAVE SHINGLES ON NON 45° VALLEYS. (OPTIONAL)
- 10) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.



SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

ROOF NOTES

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

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

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

GUTTERS AND DOWNSPOUTS

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

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

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

FLASHING AND DAMPROOFING NOTES

1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.
2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood floor system.

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

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

ROOF VENTING NOTE:

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

NOTE: CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS

INSULATION NOTE:

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

ROOF RAFTERS R-30 EXTERIOR WALLS R-19 FOUNDATION / CRAWL SPACE R-19

INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS. INSULATION SHALL COMPLY WITH R316.6, AND R806.5

CONSTRUCTION NOTE:

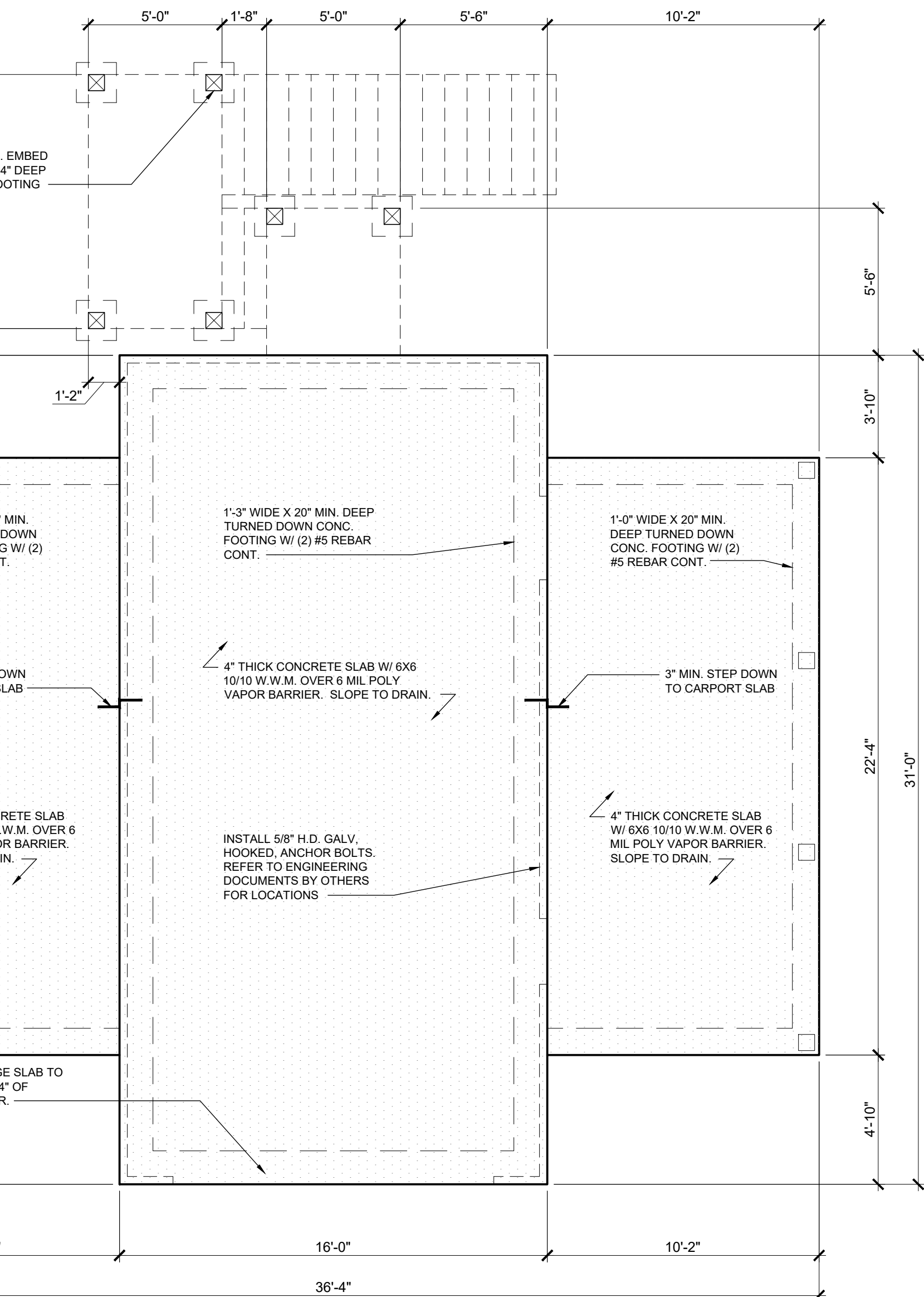
This plan is for basic concepts. Refer to Engineer's documents for foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between this documents and the Engineer's documents, the Engineer's documents shall govern.

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

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

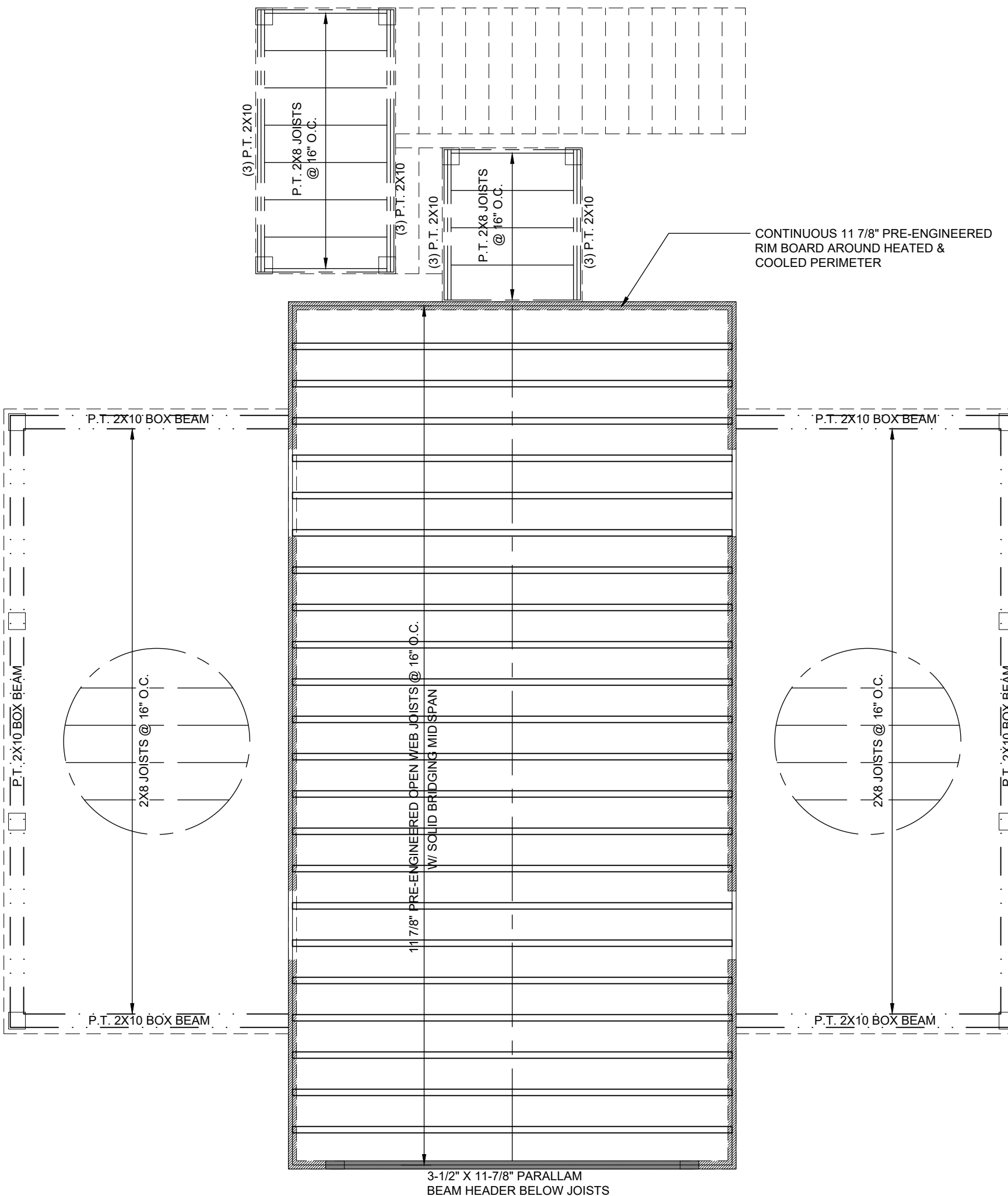
All headers, beams, joist systems, and connections are to be engineered by a licensed professional engineer to carry the loads imposed.

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



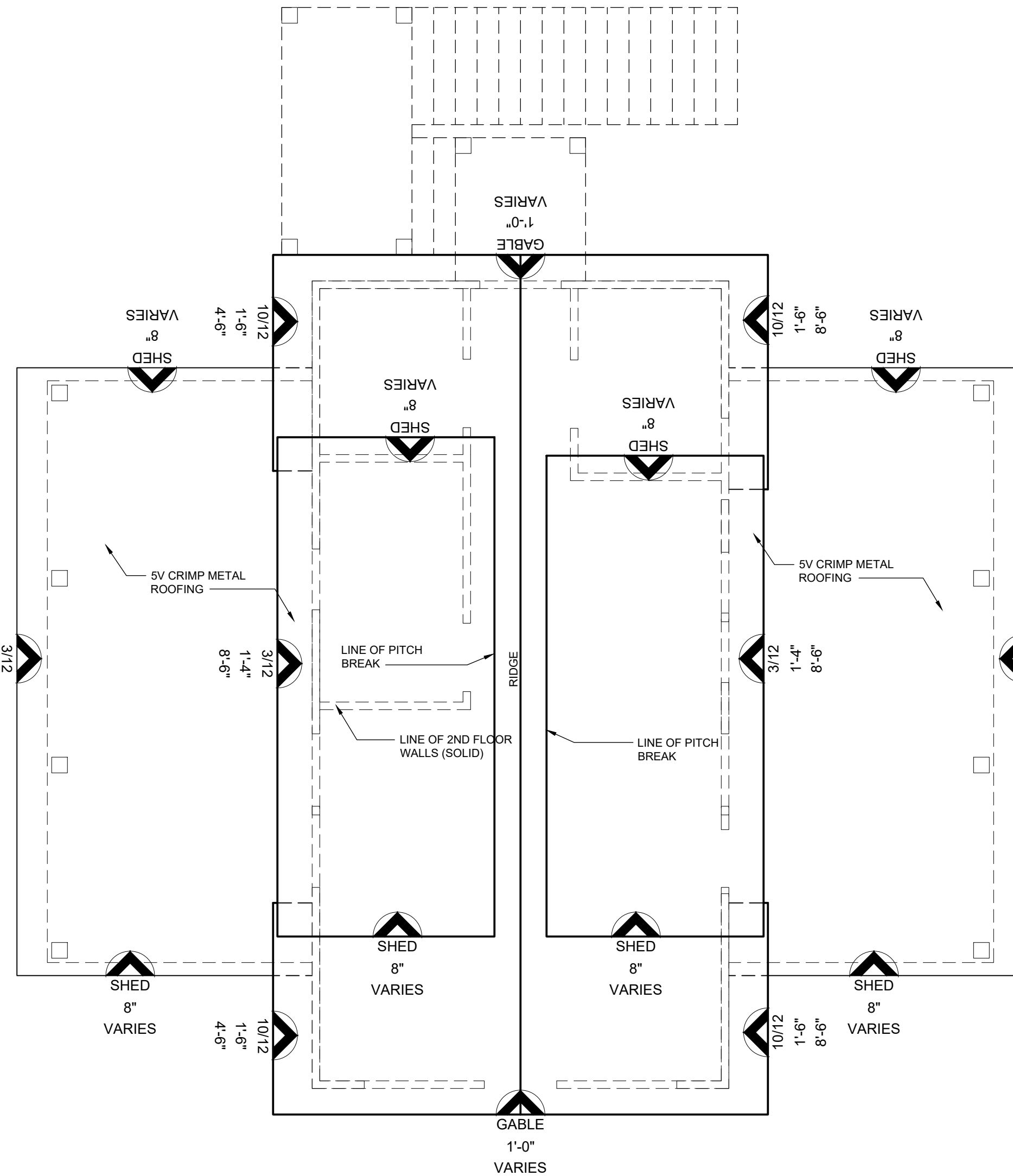
1 FOUNDATION PLAN

1/4" = 1'-0"



1 SECOND FLOOR FRAMING

1/4" = 1'-0"



1 ROOF PLAN

1/4" = 1'-0"



DATE :

PROJECT :

REVISIONS :

PROJECT :

SHEET :

MAY 14, 2020

MOSEY DESIGN GROUP
Residential Design
Urban Planning

MOSEY DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, NO. 2 • BEAUFORT, NC 28506

info@moserdesigngroup.com
PHONE (404) 379-5600

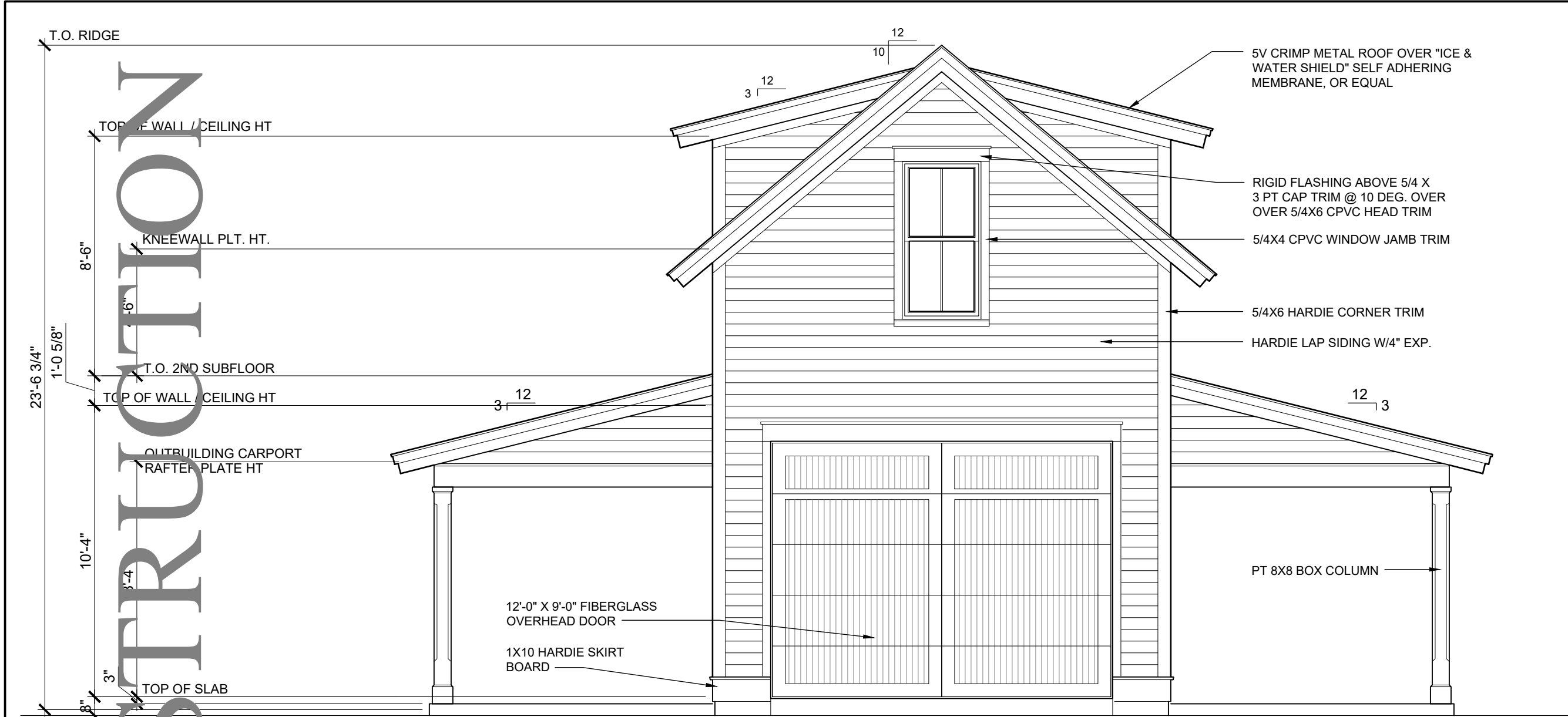
CHAPMAN OUTBUILDING

BLOCK 13, LOT 6

OLD TOWN, FLORIDA BEACH

NASSAU COUNTY, FLORIDA

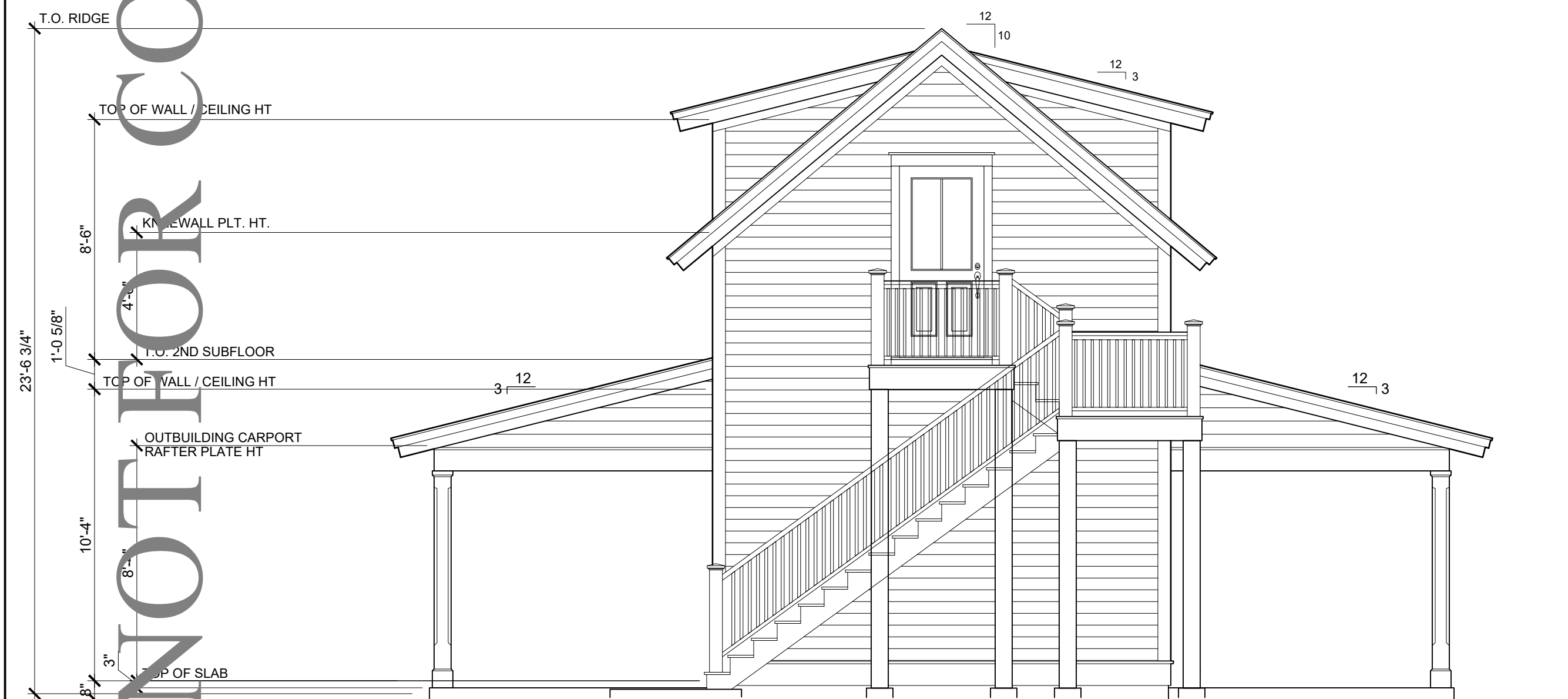
A2.0



1 FRONT ELEVATION
A3.0 1/4" = 1'-0"



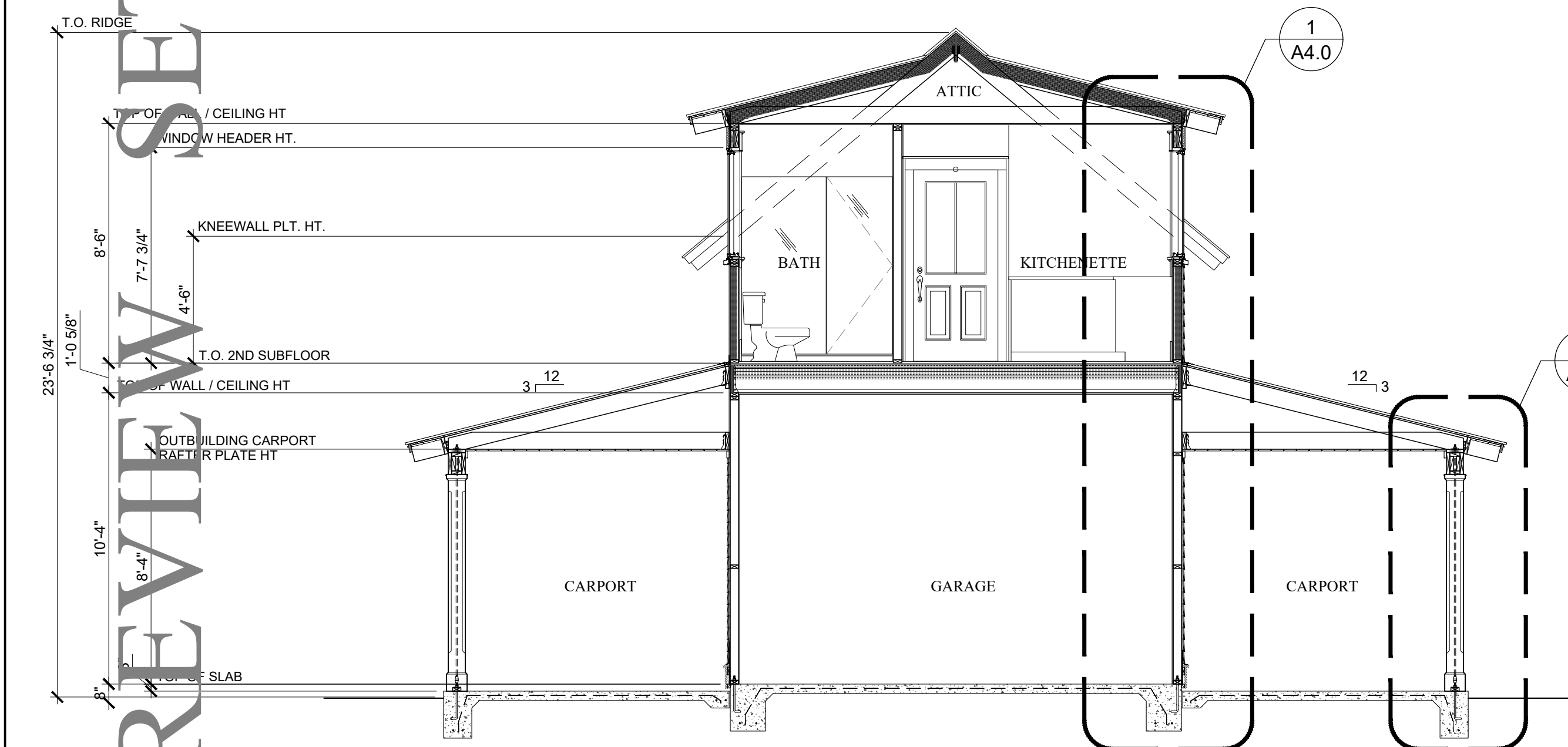
2 RIGHT ELEVATION
A3.0 1/4" = 1'-0"



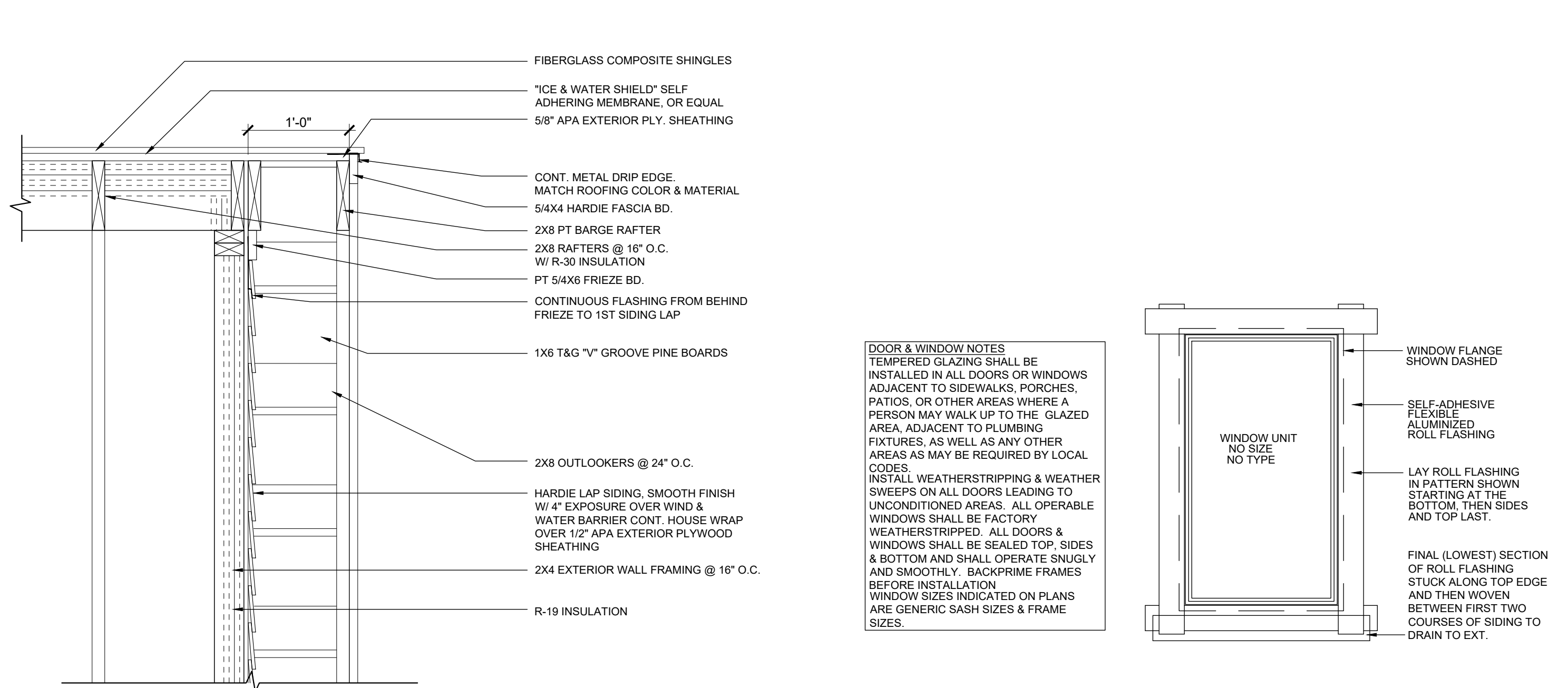
3 REAR ELEVATION
A3.0 1/4" = 1'-0"



4 LEFT ELEVATION
A3.0 1/4" = 1'-0"



5 BUILDING SECTION
A3.0 1/4" = 1'-0"



6 SECTION DETAIL (gable end)
A3.0 1\"/>

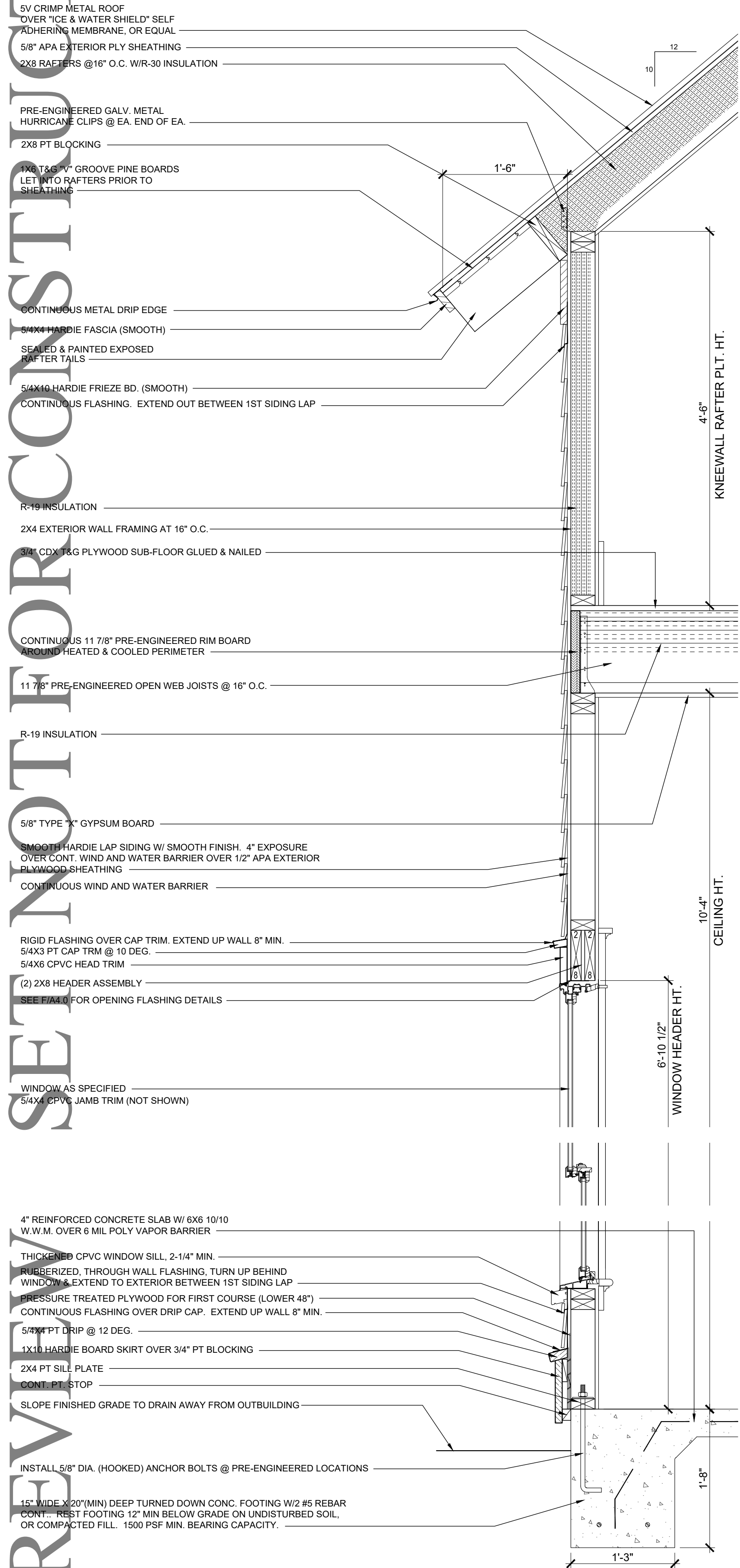
F TYP. WINDOW & DOOR FLASHING
A3.0 NO SCALE

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

DATE : MAY 14, 2020	
MOSER DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO 2 • BEAUFORT, SC 29906 info@moserdesigngroup.com PHONE (843) 379-5630	
REVISIONS :	
PROJECT : CHAPMAN OUTBUILDING BLOCK 13, LOT 6 OLD TOWN, FERNANDINA BEACH FLORIDA 32044 NASSAU COUNTY, FLORIDA 32044	
SHEET : A3.0	

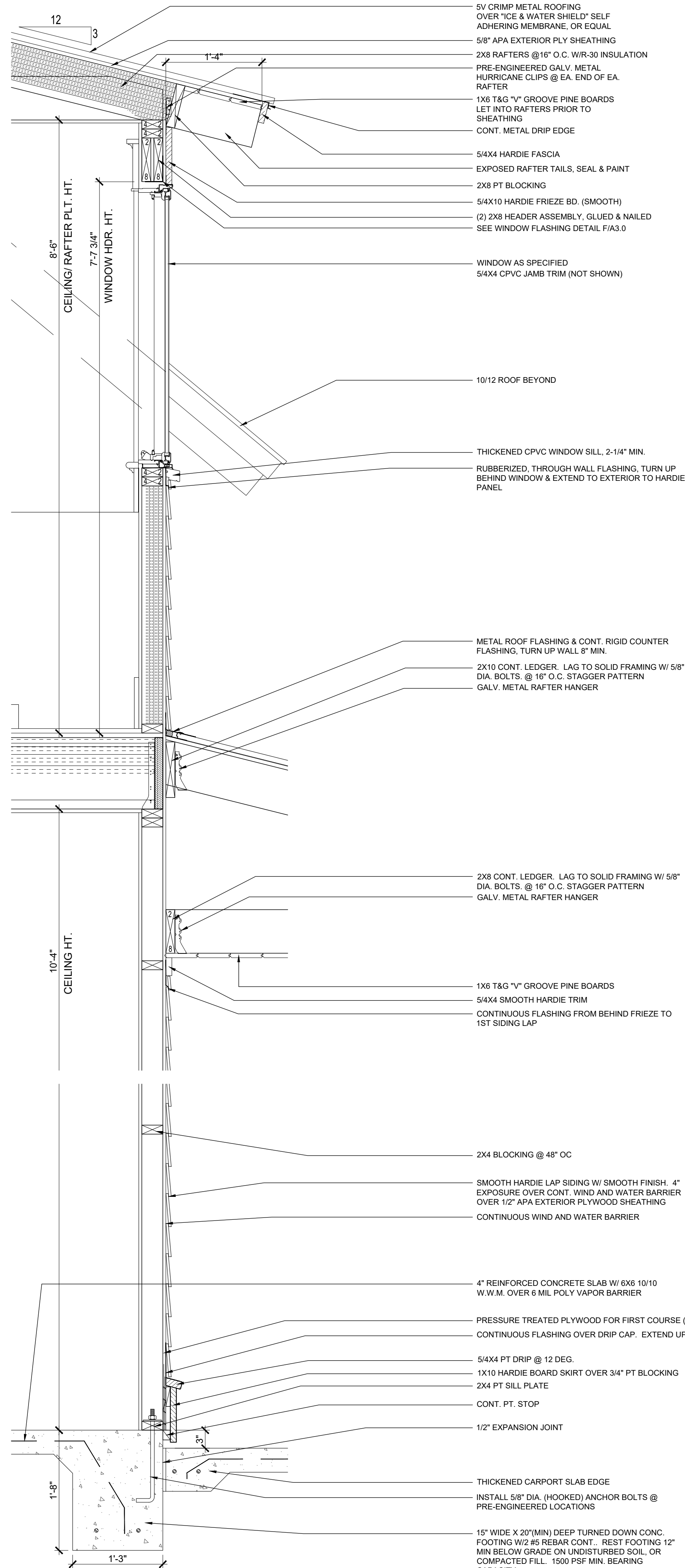
WALL SECTION (typical)

1"=1'-0"



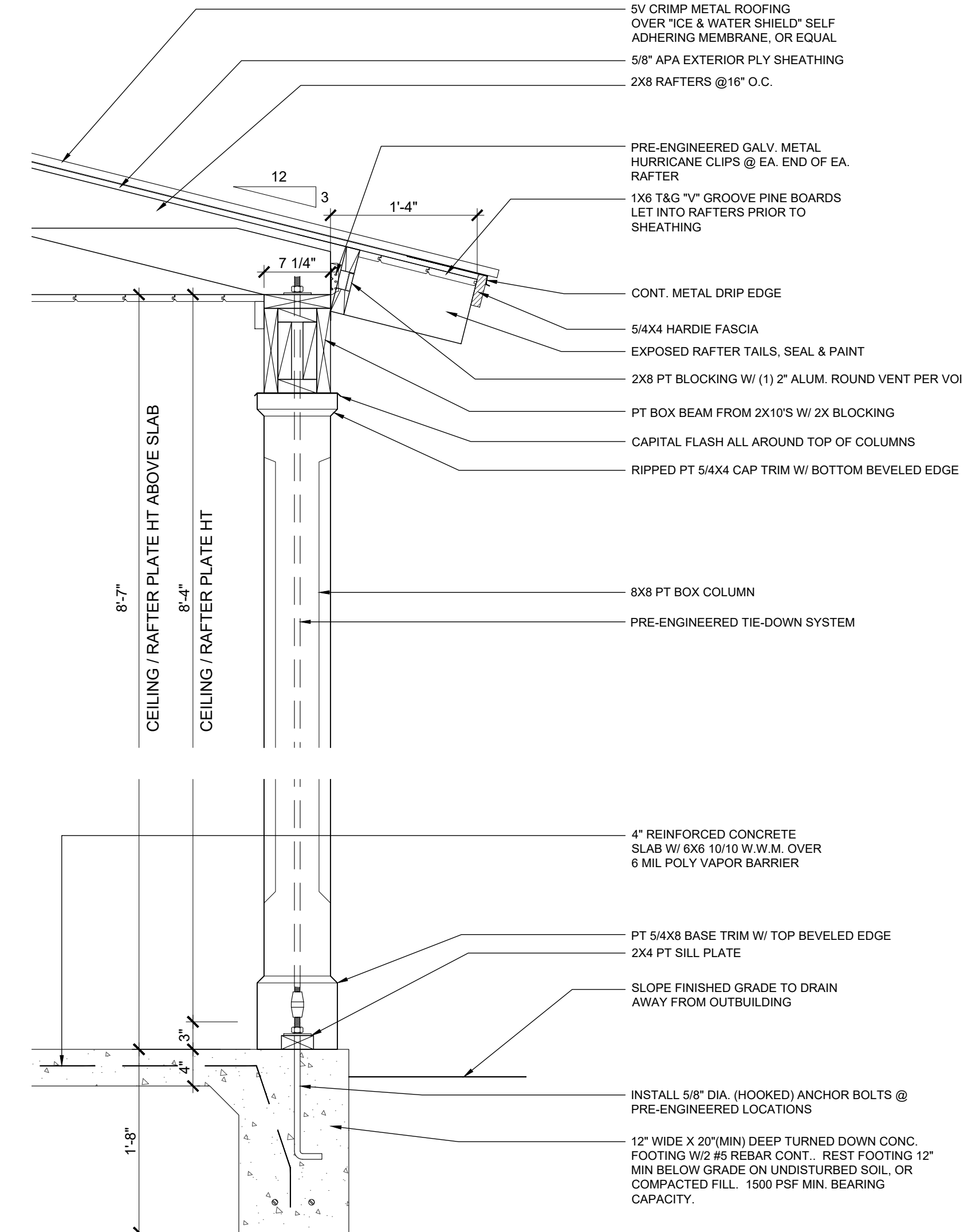
WALL SECTION (bump out/ carport)

1"=1'-0"



WALL SECTION (carport)

1"=1'-0"



NOTE: CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES	ROOF VENTING NOTE: THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC. IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED. NOTE: CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS	INSULATION NOTE: INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25, SMOKE DEVELOP INDEX = 350; MEET NFPA 286. ROOF RAFTERS R-30 EXTERIOR WALLS R-19 FOUNDATION / CRAWL SPACE R-19 INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS. INSULATION SHALL COMPLY WITH R316.6, AND R806.5
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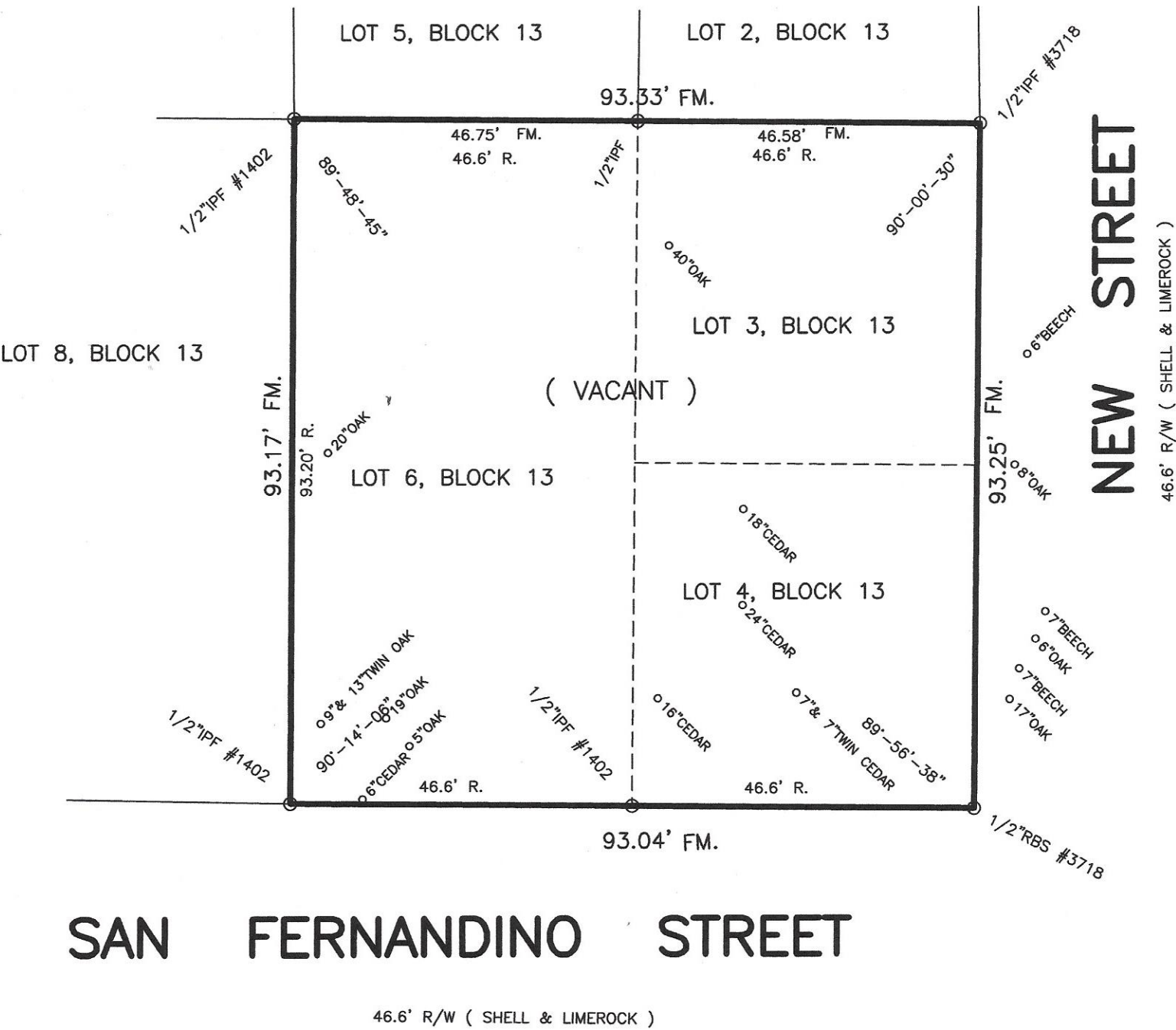
DATE :	MAY 14, 2020
MOSER DESIGN GROUP, INC.	
RESIDENTIAL DESIGNERS	
17 MARKET, NO. 2 • BEAUFORT, NC 28506	
info@moserdesigngroup.com	
PHONE (843) 379-5630	
REVISIONS :	
PROJECT :	
CHAPMAN OUTBUILDING BLOCK 13, LOT 6 OLD TOWN, FLORIDA BEACH NASSAU COUNTY, FLORIDA 32061	
SHEET :	
A4.0	

MAP SHOWING BOUNDARY SURVEY OF
LOTS 3, 4 AND 6, BLOCK 13, OLD TOWN,

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

CERTIFIED TO:
CHAPMAN REVOCABLE TRUST DTT, 4/19/2018,

NORTH



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

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

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

LICENSED BUSINESS NO. 6412
3-13-20

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0229G
DATED 8/2/17

DATE OF SURVEY: FEBRUARY 18, 2020
SCALE 1"=20'
JOB NO. 2002-18 F.B. 355

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:
HARRY M. WILSON, IV, ESQUIRE
GARTNER, BROCK AND SIMON, LLP
1300 RIVERPLACE BLVD., SUITE 525
JACKSONVILLE, FLORIDA 32207

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of December, 2017, by and between **ANNE B. KAVANAUGH, a married woman**, whose address is 112 N. 6th Street, Fernandina Beach, Florida 32034 ("Grantor"), and **OLD TOWN PROPERTIES, LLC**, a Florida limited liability company, whose address 112 N. 6th Street, Fernandina Beach, Florida 32034 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid in hand to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, the following described real property, situate, lying and being in the County of **Nassau**, State of Florida, to-wit:

See **Exhibit "A"** attached hereto and incorporated by this reference (the "Property").

SUBJECT TO taxes and assessments for the year 2017 and subsequent years, and zoning and land use laws and regulations.

TOGETHER with all improvements located thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none others.

The Property is not the homestead of the Grantor and neither the Grantor, nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible resides on or adjacent to the Property.

{Signature on the following page}

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

Signed, sealed and delivered
in the presence of:

GRANTOR:

Jackie L. Maderski
Print Name: JACKIE L. Maderski

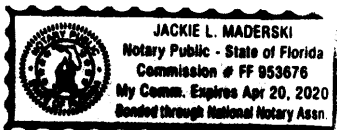
Anne B. Kavanaugh
ANNE B. KAVANAUGH

William Money
Print Name: WILLIAM MONEY

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 21st day of December, 2017, by Anne B. Kavanaugh who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida



Jackie L. Maderski
Notary Public, State Florida
Print Name: Jackie L. Maderski
My Commission Expires: April 20, 2020

NOTE TO RECORDING CLERK: This deed conveys unencumbered property for nominal consideration from an individual to a Florida limited liability company wholly owned by said individual, and is exempt from Florida documentary stamp taxes pursuant to Crescent Miami Center v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005) and Section 201.02, Florida Statutes.

Exhibit "A"
(the "Property")

The land referred to herein below is situated in the County of NASSAU, State of Florida, and described as follows:

All those certain lots, pieces or parcels 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 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 1, of "Old Town."

Lots 7, 9, 11, Block 5, of "Old Town."

Lots 9, 11, 12, Block 6, of "Old Town."

Lots 6, 8, 9, 10, 13, 14, Block 7, of "Old Town."

Lots 3, 4, 6, 7, 8, 9, Block 13, of "Old Town."

Lots 8, 10, 13, 14, Block 14, of "Old Town" and all of that portion of Lots 4 and 6 lying Westerly of North Fourteenth Street Extension (a 100.0 foot right of way), of "Old Town."

Lots 1, 2, 3, 4, 6, 7 and East One-Half (1/2) of Amelia Street, 8 and East One-Half (1/2) of Amelia Street, Block 18, of "Old Town."

The North One-Half (1/2) of Lot 5 and the South One-Half (1/2) of Lot 5, Block 18, of "Old Town."

Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, Block 19, of "Old Town."

Lot 8, Block 31, of "Old Town."

Lots 1, 2 and West One-Half (1/2) of Amelia Street, 3, 4 and West One-Half (1/2) of Amelia Street, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 37, of "Old Town."

Excepting any part in road right of ways.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE OLD TOWN Properties, LLC
(print name of property owner(s))

hereby authorize: W. H. KAVANAUGH
(print name of agent)

to represent me/us in processing an application for: HDL CERTIFICATE of Approval
(type of application)

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

W. H. Kavanagh
(Signature of owner)

(Signature of owner)

W. H. KAVANAUGH
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

SS }

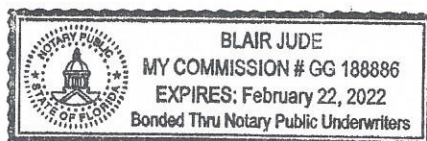
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day
of May, 2020, by W. H. Kavanagh.

Blair Jude
Notary Public

Blair Jude
Printed Name

Feb. 22, 2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: DL K152928513730
Fu





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE OLD TOWN Properties, LLC
(print name of property owner(s))

hereby authorize: W. H. KAVANAUGH Lauren Kelly of Design
(print name of agent)

to represent me/us in processing an application for: H/DL CERTIFICATE of Approval
(type of application)

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

W. H. KAVANAUGH
(Signature of owner)

(Signature of owner)

W. H. KAVANAUGH
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
SS

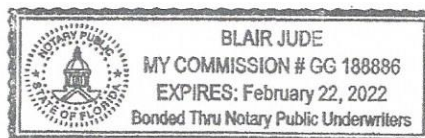
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day
of May, 2020, by W. H. KAVANAUGH.

Blair Jude
Notary Public

Blair Jude
Printed Name

Feb. 22, 2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: DL K152928513730
FL



From: [WILLIAM KAVANAUGH](#)
To: [Kelly N. Gibson](#)
Subject: Fwd: Re: L shaped lot, Blk 13, Lots 7 & 9
Date: Thursday, June 4, 2020 9:21:40 AM
Attachments: [Kav B13L7 9-SC-30-HDC Concept.pdf](#)

Kelly,

Here is the correct email.

Bill

----- Original Message -----

From: Lauren Kelly <lauren@moserdesigngroup.com>
To: WILLIAM KAVANAUGH <captwhk@comcast.net>
Cc: Eric Moser <eric@moserdesigngroup.com>
Date: June 3, 2020 at 4:13 PM
Subject: Re: L shaped lot, Blk 13, Lots 7 & 9

Hi Bill,

Here's a concept plan and elevation for those lots. Let us know what you think. One question we had, that you could pose to the Council, is whether or not the width of that side yard corridor connector building could expand 4'-5' to the west. We'd love to move the house towards Commandant Street if possible.

Lauren Kelly, AIA, NCARB

Moser Design Group, Inc.
17 Market, #2
Beaufort, SC 29906 USA

843-379-5630
www.moserdesigngroup.com



On May 27, 2020, at 3:09 PM, WILLIAM KAVANAUGH <captwhk@comcast.net> wrote:

Eric,

This markup is based on SC-30, hopefully the Alternative Elevation.

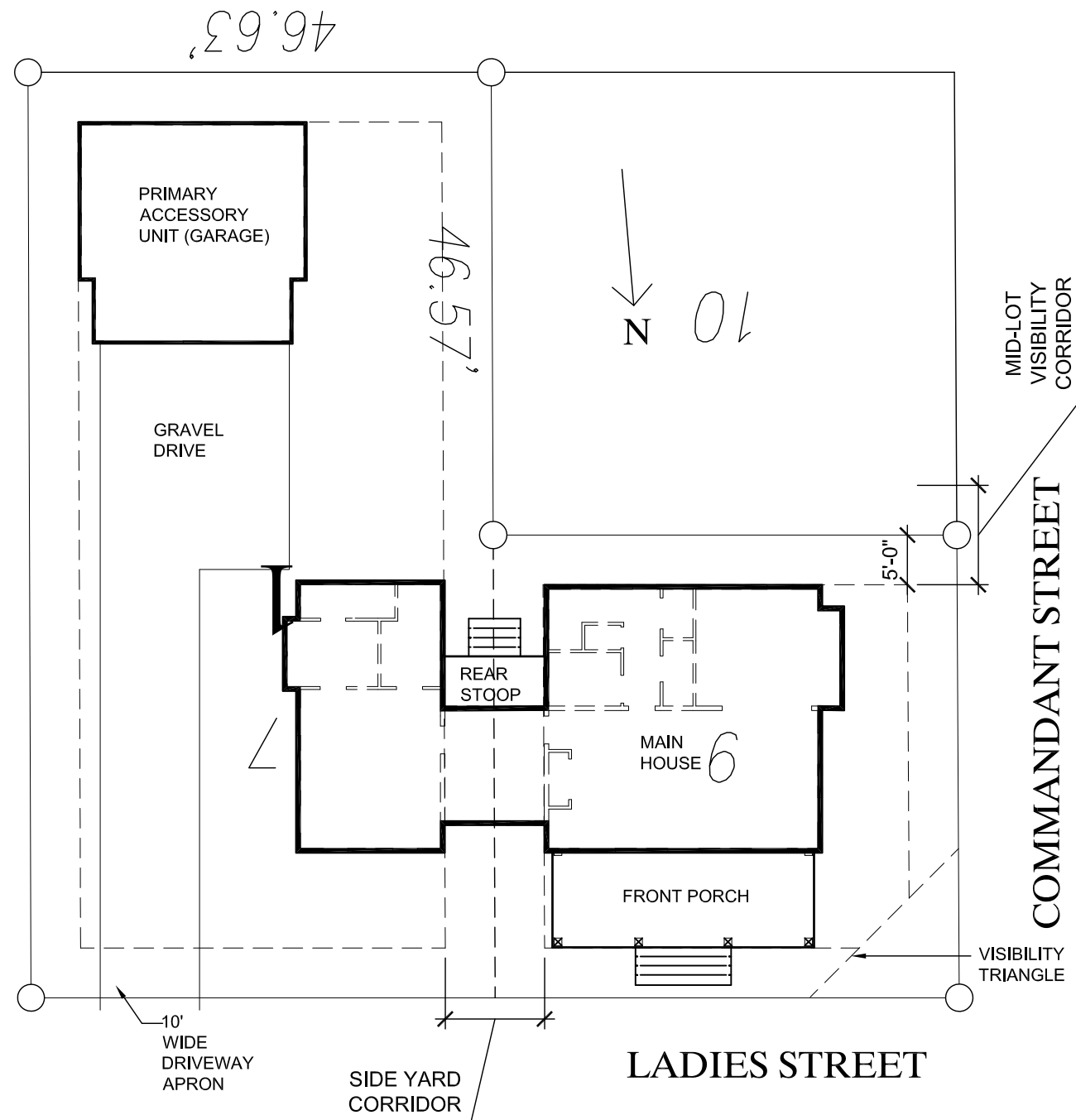
If I can present a site plan, showing the lots and house with the connecting element, a lot of questions will be answered when presented to the HDC. This a concept, although my client, a very successful builder, will be building this floor plan if we are successful with the HDC board.

The kitchen can be accessed off Commandant.

Your thoughts,

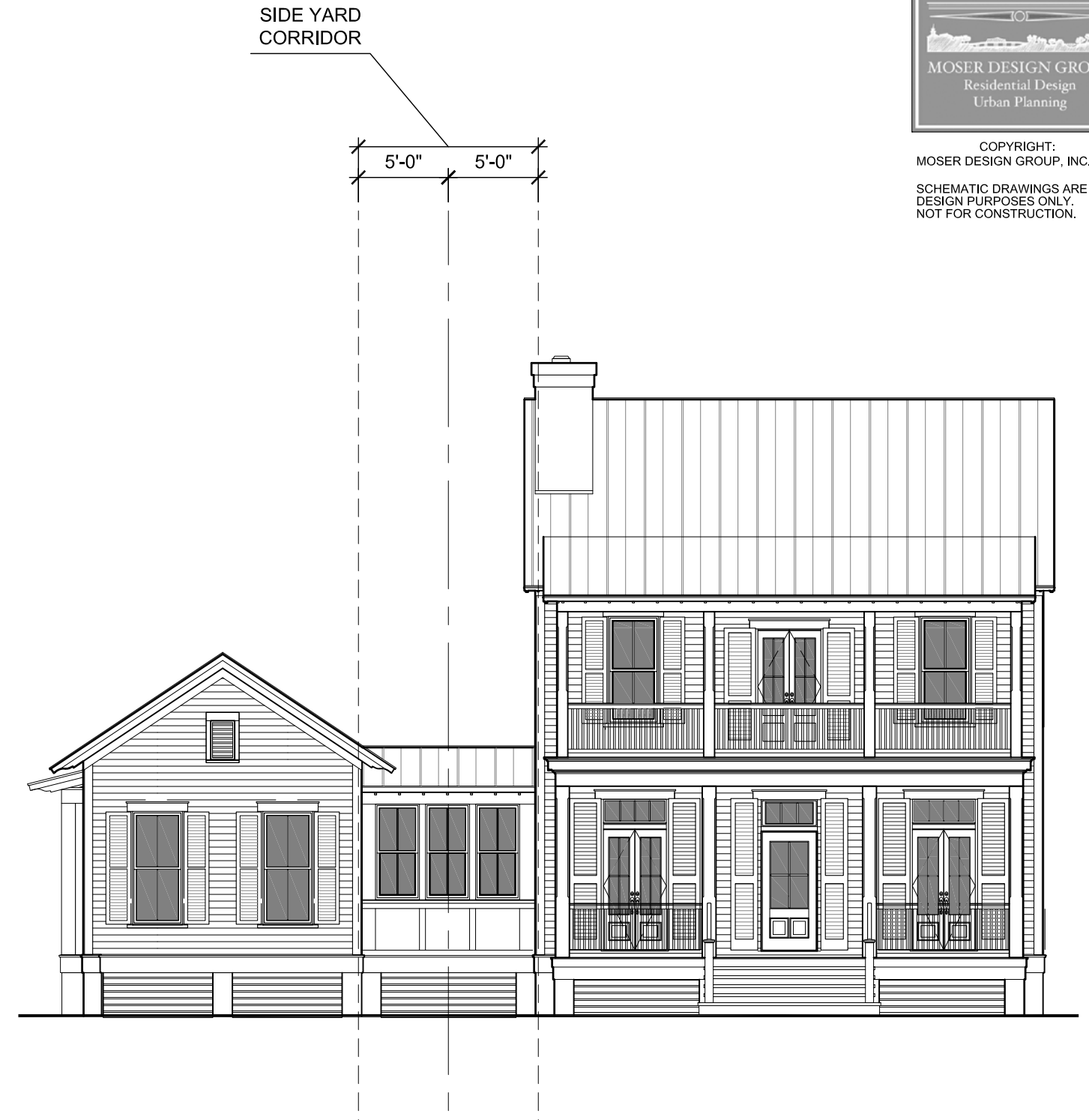
Bill

<Blk 13 L Shape Lots.pdf>



SITE PLAN

1/16" = 1'-0"



LADIES STREET ELEVATION

1/8" = 1'-0"