



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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
- 5. DISCUSSION ITEMS**
 - 5.1 Change of Use Discussion: Brian Kyzer with Watanut Gourmet Nuts & Cookies to discuss opening a new location at 118 Centre Street. This property is zoned C-3, Central Business District.
 - 5.2 Pre-Application Discussion: Christopher Nardone with Passero Associates to discuss the relocation and construction of Fire Station No. 2 on Municipal Airport Property. This parcel is zoned I-1, Industrial.
 - 5.3 Pre-Application Discussion: Chris Nardone with Passero Associates to discuss proposed expansion of existing hangar units 6 & 7, to provide 3 additional hangar units per building. This parcel is zoned I-A, Industrial.
 - 5.4 Pre-Application Discussion: Wade Olszewski with CPH to discuss the redevelopment of the Sadler Square Shopping Center at 2100 Sadler Road. The proposal calls for a new grocery store with associated parking lot and truck access.
- 6. NEW BUSINESS**
- 7. OLD BUSINESS**
 - 7.1 SPR 2018-07 Mocama Brewery: Trey Dennard with Dreamscapes - Proposed Landscape Plan Revisions
 - 7.2 SPR 2019-11 Bistro 2020: Wayne Chism with Chism Development Company to discuss 2nd round of review comments.
- 8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 9. COMMITTEE BUSINESS**
- 10. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR AUGUST 27TH

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

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #5750

Date Submitted: 8/5/2020

Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

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



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

Site Address***City*****State*****Zip*****Parcel ID #(s)*****Lot****Block****Subdivision****Zoning District*****Future Land Use Designation*****Overlay District****Size of Property (acres)*****Present Property Use*****Wetlands*****Flood Zone*****Coastal Construction Control Line (CCCL)*****CONTACT INFORMATION**

Applicant or interested party who will be present at the meeting.

First Name***Last Name*****Company (if applicable)****Telephone Number*****E-mail Address *****PROJECT INFORMATION****Project Name****Project Type*****Project Description***
Describe your project in detail**Proposed Access Road*****Rd Maintenance Jurisdiction ***

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.

Applicant First Name*

Brian

Applicant Last Name*

Kyzer

Today's Date*

8/5/2020

Upload Supporting Documentation*

city application.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



DEPARTMENT OF PLANNING & CONSERVATION

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

OFFICE USE ONLY:

REC'D: _____ BY: _____

LBTR# _____

INVOICE# _____

Payment is not accepted at the time of
application.**LOCAL BUSINESS
TAX RECEIPT
APPLICATION**

REVISED 2-25-2020

USE THIS FORM TO: Apply for your City business license, which is known in Florida as your Local Business Tax Receipt (LBTR).

FEES: Will vary based on the type of business; found in City Code 74.80. Payment is due on an annual basis.

IMPORTANT NOTES: There are a number of pre-requisites for establishing a business. Check with us to guide you to the brochures available. A LBTR has to be obtained before starting any business. Allow up to two (2) weeks for processing your application. Inspections are required for commercial operations prior to issuing the LBTR, but are not required for home occupations. The City collects Social Security Numbers (SSN) only as necessary for use in performance of the City's duties and responsibilities. Federal and state laws require us to protect SSN from disclosure.

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

Choose type of Application: ☒ New ☐ Transfer ☐ Change of Address

If a transfer or change of address, please provide a copy of your current original LBTR and evidence of sale or proof of new lease or sale.

Business Name: Kyzer Group LLC DBA Watanut

Physical Business Address: 118 Centre st Fernandina Beach FL 32034

Preferred Mailing Address: 3017 Fox spring rd Augusta GA 30909

Business Phone: 706-533-9293

Emergency Phone: _____

Federal ID #: 81-4644620

OR Social Security #: _____

Driver's License #: 056167206

State: GA

****Provide a copy of current Photo I.D.****

Email: brian@watanut.com

Website: watanut.com

Owner's Name: Brian Kyzer

Owner Phone: 706-533-9293

Owner's Home Address: 3017 Fox Spring rd Augusta GA 30909

What is the nature of the business to be licensed?

Watanut is a retail gourmet nut and cookie gift company

City of Fernandina Beach Building Department – 204 Ash Street, Fernandina Beach, FL 32034

P: 904.310.3135 cddinfo@fbfl.org www.fbfl.us

Revised February 25, 2020

For Commercial/ Store Front Businesses:

of Employees: 3 # of Stations: 1

Change of Use? ☐ Yes ☐ No

of Seats (Food/ Beverage Service): _____

Square Footage: 1700 sq ft

Is this a new Location? ☒ Yes ☐ No

Target Opening Date: 10/1/2020

You will be required to provide each of the following, if applicable:

- | | |
|--|--|
| ☐ Fictitious Name and/or Corp. Registration | ☐ State License(s), if applicable |
| ☐ Affidavit for Local Business Tax | ☐ Affidavit for Home Local Business Tax |
| ☐ Workers' Compensation Insurance* | ☐ Florida Sales Tax ID Number |
| ☐ Certificate of Liability Insurance** | |

* By state law, workers' compensation insurance is required for any non-construction business employing four or more people and any construction business with at least one employee.

**By City Code, if state law requires liability insurance for your profession or occupation, then you must provide proof of that insurance with your LBTR application.

The undersigned states the above information is true and correct as (s)he is informed and believes.

8/04/20
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

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

Notary Public: Signature Printed Name My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

For office use only:

Fire: Approved by: _____ Date: _____	Building: Final Inspections? _____ TRC? _____
Planning: Approved by: _____ Date: _____	Code: Approved by: _____ Date: _____

City of Fernandina Beach Building Department – 204 Ash Street, Fernandina Beach, FL 32034

P: 904.310.3135 cddinfo@fbfl.org www.fbfl.us

Revised February 25, 2020

USA
Georgia
GOVERNOR Nathan Deal
030574

DRIVER'S LICENSE

DL NO. 056167206 DOB 03/06/1974
CLASS C EXP 03/06/2021
BRIAN VINCENT
KYZER

3017 FOX SPRING RD
AUGUSTA, GA 30909-3019
RICHMOND
Restrictions A End NONE
Iss 03/30/2016

Sex M Eyes BLU
Hgt 6'-00" Wgt 180 lb

DD# 266930708390048497

Commissioner Bert Brantley

B-1
B-12

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #5749

Date Submitted: 8/5/2020

Technical Review Committee (TRC) Pre-Application Meeting Request

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Applicant or interested party who will be present at the meeting.

First Name***Last Name*****Company (if applicable)****Telephone Number*****E-mail Address*****PROJECT INFORMATION****Project Name****Project Type*****Project Description***

New combination Firestation/ARFF at the Fernandina Beach Municipal Airport. Building to consist of 4 apparatus bays, offices, meeting room, day room and bunk areas. Exterior of building to generally consist of a combination of masonry and metal panel walls with metal roofing.

Describe your project in detail

Proposed Access Road***Rd Maintenance Jurisdiction ***

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.

Applicant First Name*

Christopher

Applicant Last Name*

Nardone

Today's Date*

8/5/2020

Upload Supporting Documentation*

Fire House Civil Plans 8-05-20.pdf

Upload 2

2020-01-14 - FHB
Firehouse Rendering.png

Upload 3

Choose File

No file selecte

Upload 4

Choose File

No file selecte

Upload 5

Choose File

No file selecte



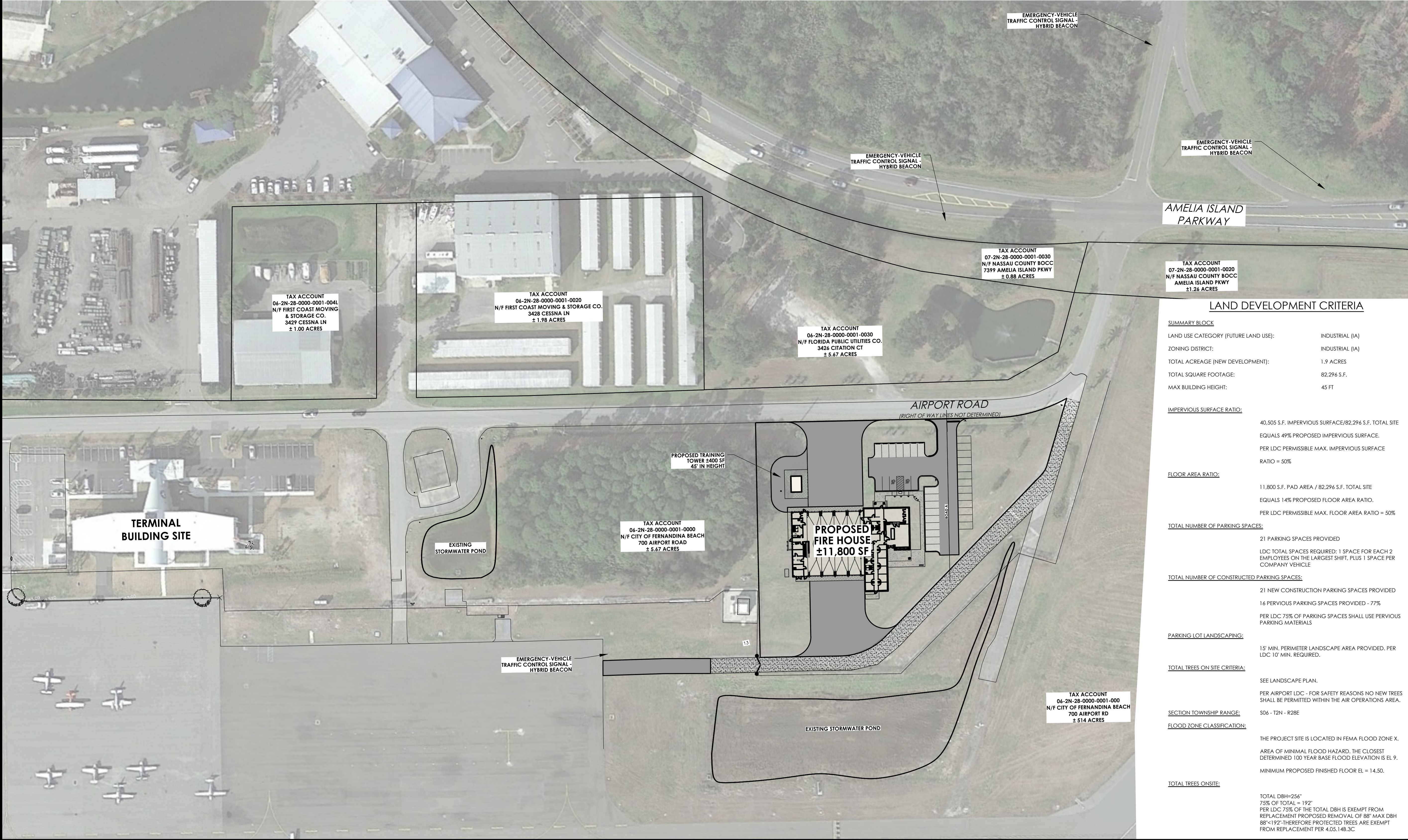
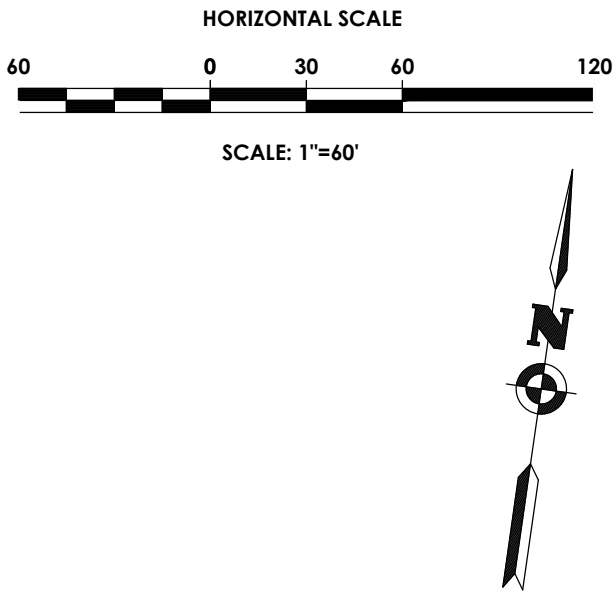
DEPARTMENT OF PLANNING & CONSERVATION

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

DRAWING INDEX

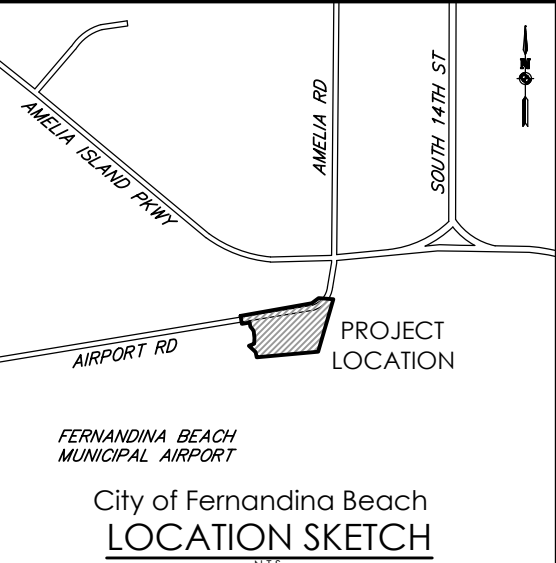
- C101 COVER
C102 EXISTING CONDITIONS AND DEMOLITION PLAN
C103 SITE PLAN
C104 UTILITY PLAN
C105 GRADING & EROSION CONTROL PLAN
C106 PROFILES
C107 LANDSCAPING PLAN
C201 NOTES
C202-205 DETAILS

SITE DEVELOPMENT PLANS FOR
AIRPORT ROAD FIRE HOUSE
CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
P.N. 99000047.0086



LAND DEVELOPMENT CRITERIA

SUMMARY BLOCK	
LAND USE CATEGORY (FUTURE LAND USE):	INDUSTRIAL (IA)
ZONING DISTRICT:	INDUSTRIAL (IA)
TOTAL ACREAGE (NEW DEVELOPMENT):	1.9 ACRES
TOTAL SQUARE FOOTAGE:	82,296 S.F.
MAX BUILDING HEIGHT:	45 FT
IMPERVIOUS SURFACE RATIO:	
40,505 S.F. IMPERVIOUS SURFACE/82,296 S.F. TOTAL SITE EQUALS 49% PROPOSED IMPERVIOUS SURFACE. PER LDC PERMISSIBLE MAX. IMPERVIOUS SURFACE RATIO = 50%	
FLOOR AREA RATIO:	
11,800 S.F. PAD AREA / 82,296 S.F. TOTAL SITE EQUALS 14% PROPOSED FLOOR AREA RATIO. PER LDC PERMISSIBLE MAX. FLOOR AREA RATIO = 50%	
TOTAL NUMBER OF PARKING SPACES:	
21 PARKING SPACES PROVIDED LDC TOTAL SPACES REQUIRED: 1 SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE	
TOTAL NUMBER OF CONSTRUCTED PARKING SPACES:	
21 NEW CONSTRUCTION PARKING SPACES PROVIDED 16 PERVIOUS PARKING SPACES PROVIDED - 77% PER LDC 75% OF PARKING SPACES SHALL USE PERVIOUS PARKING MATERIALS	
PARKING LOT LANDSCAPING:	
15' MIN. PERIMETER LANDSCAPE AREA PROVIDED. PER LDC 10' MIN. REQUIRED.	
TOTAL TREES ON SITE CRITERIA:	
SEE LANDSCAPE PLAN. PER AIRPORT LDC - FOR SAFETY REASONS NO NEW TREES SHALL BE PERMITTED WITHIN THE AIR OPERATIONS AREA.	
SECTION TOWNSHIP RANGE:	
S06 - T2N - R28E	
FLOOD ZONE CLASSIFICATION:	
THE PROJECT SITE IS LOCATED IN FEMA FLOOD ZONE X. AREA OF MINIMAL FLOOD HAZARD. THE CLOSEST DETERMINED 100 YEAR BASE FLOOD ELEVATION IS EL 9. MINIMUM PROPOSED FINISHED FLOOR EL = 14.50.	
TOTAL TREES ONSITE:	
TOTAL DBH=256' 75% OF TOTAL = 192' PER LDC 75% OF THE TOTAL DBH IS EXEMPT FROM REPLACEMENT PROPOSED REMOVAL OF 88' MAX DBH 88'-192' THEREFORE PROTECTED TREES ARE EXEMPT FROM REPLACEMENT PER 4.05.14B.3C	



Client:
CITY OF
FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL, 32034

904-310-3100

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, PE
Project Manager: Matthew Newcomb
Designed by: Cole Overhoff



Revisions			
No.	Date	By	Description
1			

COVER
AIRPORT ROAD
FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA

Project No.
99000047.0086

Drawing No. C 101 Sheet No. 1

Scale:
1" = 60'

Date
AUGUST 2020

TRC PRELIMINARY REVIEW

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
2. WITHIN LIMIT LINES, ALL AT GRADE UTILITIES SUCH AS TRANSFORMERS, GENERATORS, HVAC UNITS, THE UNITS CONCRETE PAD AND ANY FENCING THAT SURROUNDS THE UNIT, TO BE REMOVED.
3. PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
4. CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
7. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
8. ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
9. ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.

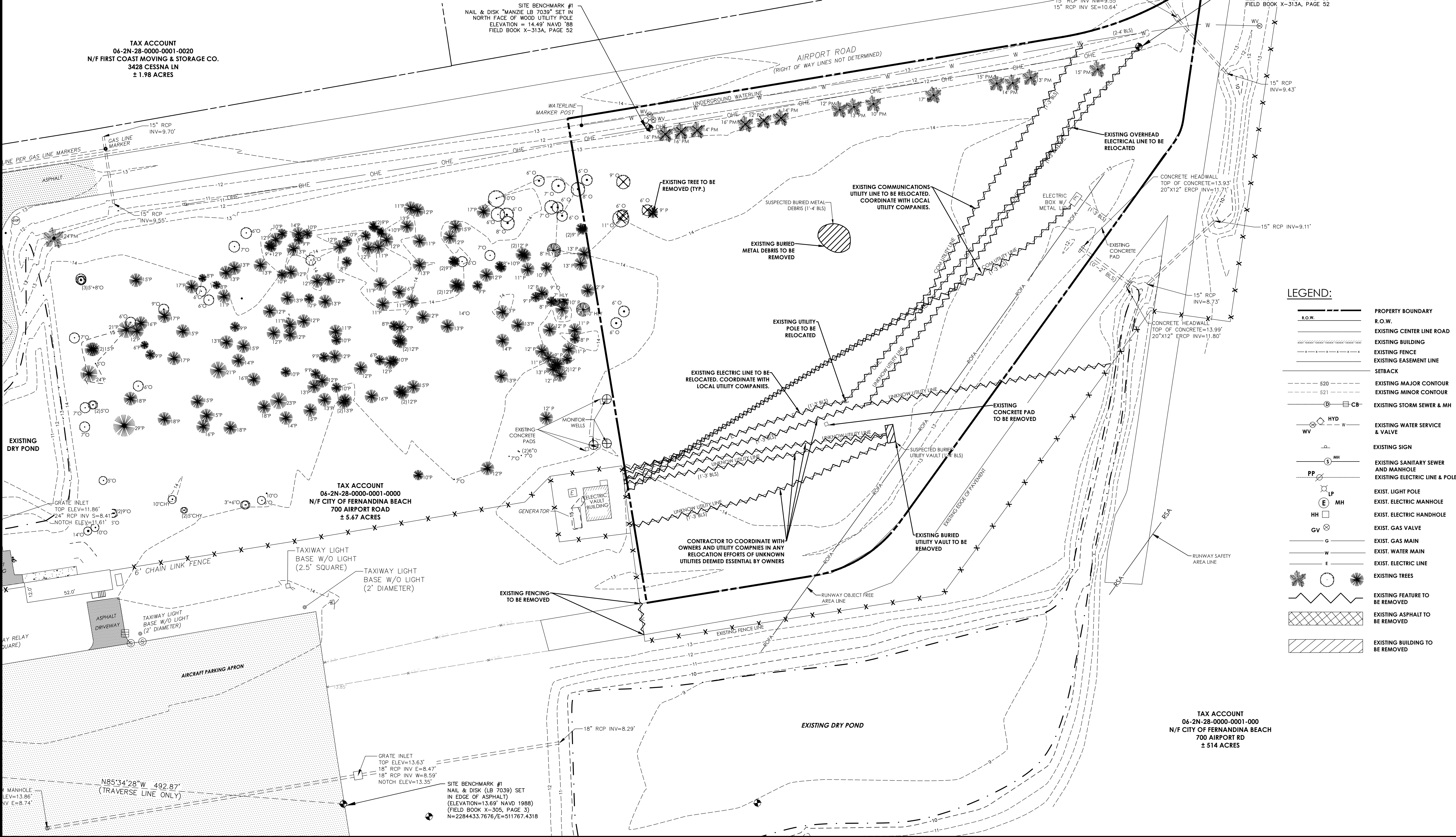
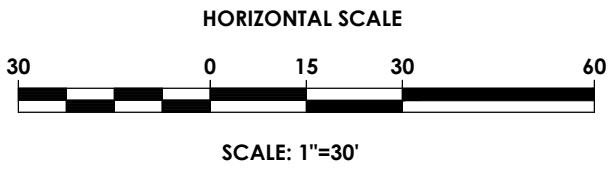
10. ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION. THIS INCLUDES BYPASS PUMPING, IF NECESSARY
11. EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
12. AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
13. CONTRACTOR RESPONSIBLE FOR OBTAIN ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN HIS BID.
14. IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTOR(S) SHALL IMMEDIATELY NOTIFY THE TOWN, MONROE COUNTY HEALTH DEPARTMENT AND NYSDEC BEFORE CONTINUING THE DEMOLITION PROCESS.
15. ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
16. THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
17. ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
18. ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE, SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING FDOT STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.

TAX ACCOUNT
06-2N-28-0000-0001-0030
N/F FLORIDA PUBLIC UTILITIES CO.
3426 CITATION CT
± 5.67 ACRES

TAX ACCOUNT
06-2N-28-0000-0001-0020
N/F FIRST COAST MOVING & STORAGE CO.
3428 CESSNA LN
± 1.98 ACRES

TAX ACCOUNT
06-2N-28-0000-0001-0000
N/F CITY OF FERNANDINA BEACH
700 AIRPORT ROAD
± 5.67 ACRES

TAX ACCOUNT
06-2N-28-0000-0001-000
N/F CITY OF FERNANDINA BEACH
700 AIRPORT RD
± 514 ACRES

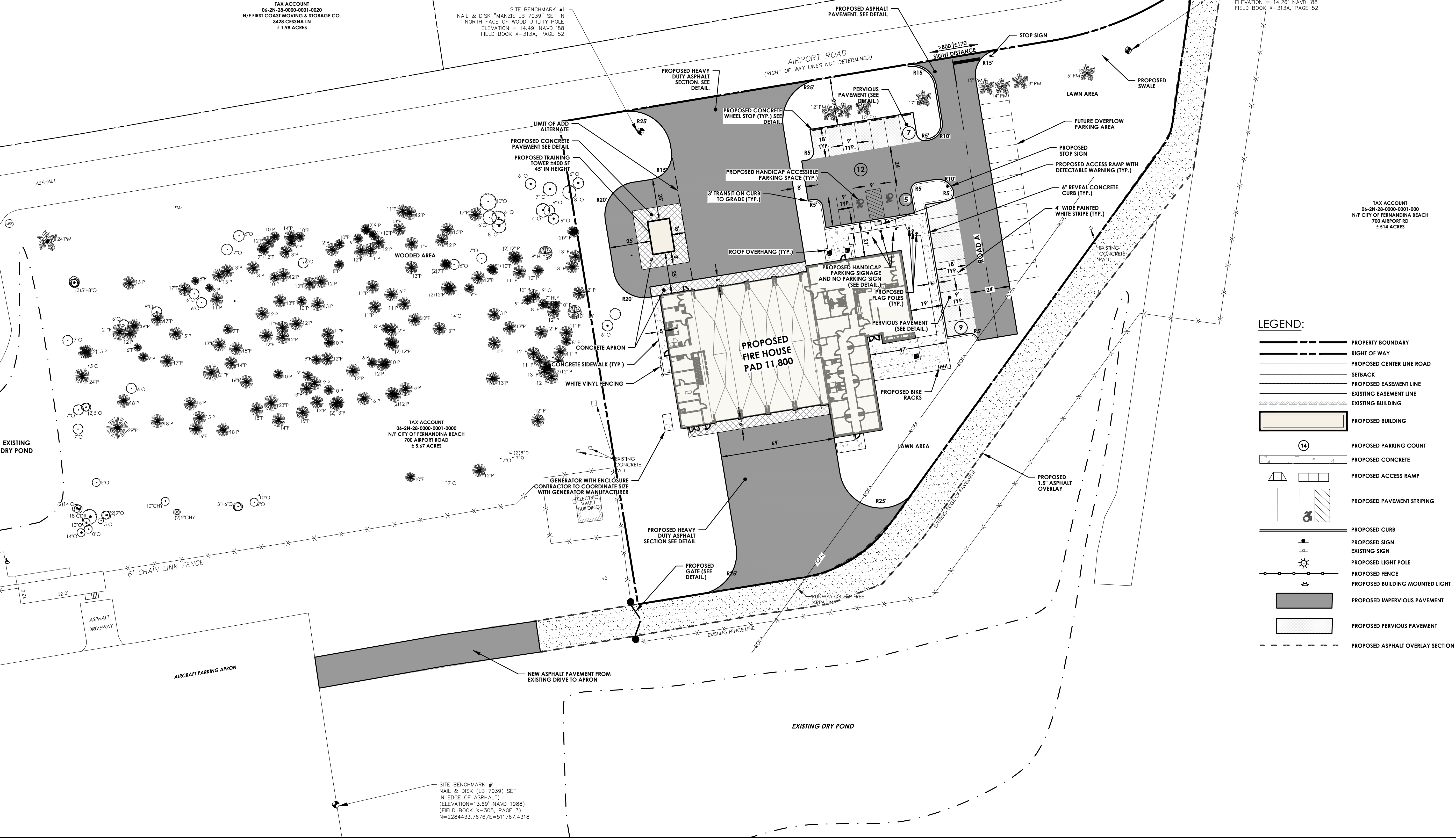
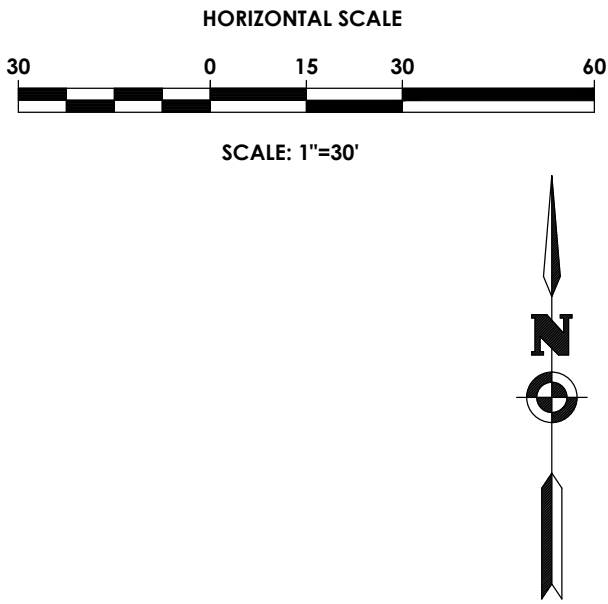


CONSTRUCTION NOTES:

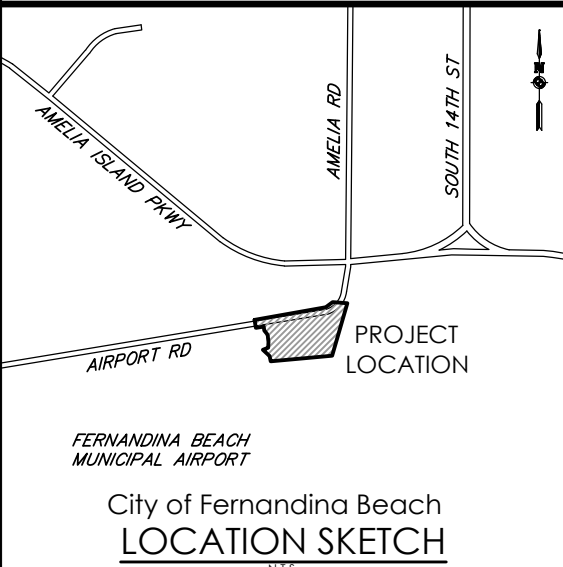
1. PRE-CONSTRUCTION MEETING - A PRE-CONSTRUCTION SHALL BE HELD ONSITE PRIOR TO THE START OF WORK. THIS MEETING SHALL INCLUDED REQUIRED MEMBERS FROM THE TOWN AND LOCAL AUTHORITIES, TOWN ENGINEER, DESIGN ENGINEER AND OWNER.
2. STAKEOUT - THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL PROVIDED ON THE "SITE PLAN". THE BUILDING FOOTPRINT(S) WERE PROVIDED BY OTHERS. DISCREPANCIES WITH BUILDING(S), CONTROL POINTS, AND/ OR THE DIMENSIONS SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR COORDINATION AND CLARIFICATION.
3. LAYOUT - DIMENSIONS SHOWN, WHERE APPLICABLE, SHALL BE FROM THE FACE OF CURB UNLESS SPECIFICALLY CALLED OUT OTHERWISE.
4. DEMOLITION - CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "WORK LIMIT LINE" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD VERIFIED WITH PROJECT ON-SITE REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNER AS DIRECTED BY CONTRACT DOCUMENTS. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN.
5. COORDINATION - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE UTILITIES (I.E. GAS, ELECTRIC, LIGHTING, COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.
6. STAGING - AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AREA FOR STORAGE OF EQUIPMENT, MATERIALS, EMPLOYEE PARKING AND OFFICE SPACE. IF THE AREA/METHOD IS NOT SPECIFICALLY DEFINED ON THE DOCUMENTS THEN IT SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.
7. CLOSE-OUT - THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO THE SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE:
 - REMOVAL OF ANY CONSTRUCTION DEBRIS.
 - CLEANING PAVEMENT AND WALKWAY SURFACES.
 - RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS.
 - PROVIDING BONDS, GUARANTEES, CERTIFICATIONS, ETC. AS REQUIRED BY CONTRACT DOCUMENTS.
 - PROVIDING A RECORD DRAWING.
 - COMPLETION OF FINAL PUNCH LIST ITEMS.

SURVEY NOTES:

- 1) This is not a boundary survey.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Project & coordinates shown hereon are based on The State Plane Coordinate System, East Zone, State of Florida, North American Datum of 1983 (NAD 83).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) Site Benchmark is as shown hereon.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is published benchmark "Fernport AZ MK". (Elevation=12.00' NAVD 1988)
- 9) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.



PA
PASSERO ASSOCIATES
engineering architecture



Client:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL, 32034

904-310-3100
PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, PE
Project Manager: Matthew Newcomb
Designed by: Cole Overhoff



Revisions			
No.	Date	By	Description
1			

SITE PLAN
AIRPORT ROAD
FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA
Project No.: **99000047.0086**
Drawing No.: **C 103** Sheet No.: **3**
Scale: **1" = 30'**
Date: **AUGUST 2020**

TRC PRELIMINARY REVIEW

GENERAL NOTES

1. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF THE FLORIDA STATE AND NASSAU COUNTY HEALTH DEPARTMENTS.
2. WATER SERVICE WILL BE INSTALLED IN ACCORDANCE WITH THE RULES, REGULATIONS AND STANDARDS OF THE NASSAU COUNTY WATER AUTHORITY.
3. THE BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FLORIDA STATE BUILDING CODE.
4. ANY COST RELATED TO THE RELOCATION OF ANY UTILITIES NECESSITATED BY THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THOSE REQUESTING THE RELOCATION OF THE UTILITY.
5. ALL PROPERTY CORNERS TO BE MARKED WITH IRON PINS.
6. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT FOR THE CITY OF FERNANDINA BEACH, LATEST EDITION.

TAX ACCOUNT
06-2N-28-0000-0001-0020
N/F FIRST COAST MOVING & STORAGE CO.
3428 CESSNA LN
± 1.98 ACRES

TAX ACCOUNT
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N/F FLORIDA PUBLIC UTILITIES CO.
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± 5.67 ACRES

TAX ACCOUNT
06-2N-28-0000-0001-0000
N/F CITY OF FERNANDINA BEACH
700 AIRPORT ROAD
± 6.67 ACRES

ADDITIONAL INFORMATION ON
EXISTING SANITARY NEEDED

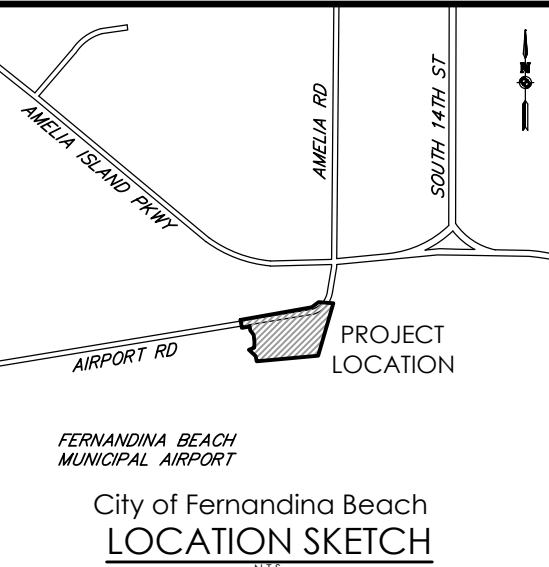
HORIZONTAL SCALE
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SCALE: 1"=30'



LEGEND:

- | | |
|--|---|
| | PROPERTY BOUNDARY |
| | R.O.W. |
| | EXISTING CENTER LINE ROAD |
| | EXISTING FENCE |
| | EXISTING EASEMENT LINE |
| | PROPOSED EASEMENT LINE |
| | PROPOSED BUILDING |
| | PROPOSED CONCRETE |
| | PROPOSED SIGN |
| | PROPOSED LIGHT |
| | PROPOSED STORM SEWER, INLET
MH, CB & END SECTION |
| | EXISTING STORM SEWER & MH |
| | PROPOSED WATER SERVICE
W/ HYDRANT & VALVE |
| | EXISTING WATER SERVICE
& VALVE |
| | PROPOSED SANITARY SEWER
AND MANHOLE |
| | EXISTING SANITARY SEWER AND
MANHOLE |
| | EXISTING ELECTRIC LINE & POLE |
| | EXIST. LIGHT POLE |
| | EXIST. ELECTRIC MANHOLE |
| | EXIST. ELECTRIC HANDHOLE |
| | EXIST. GAS VALVE |
| | EXIST. GAS MAIN |
| | EXIST. WATER MAIN |
| | EXIST. ELECTRIC LINE |
| | PROPOSED UNDERGROUND ELECTRIC |

PA
PASSERO ASSOCIATES
engineering architecture



Client:
**CITY OF
FERNANDINA BEACH**
204 ASH STREET
FERNANDINA BEACH, FL, 32034

904-310-3100

PASSERO ASSOCIATES

242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess Sudol, PE
Project Manager: Matthew Newcomb
Designed by: Cole Overhoff



Revisions

No.	Date	By	Description
1			

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UTILITY PLAN
AIRPORT ROAD
FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA

Project No.
99000047.0086

Drawing No.
C 104

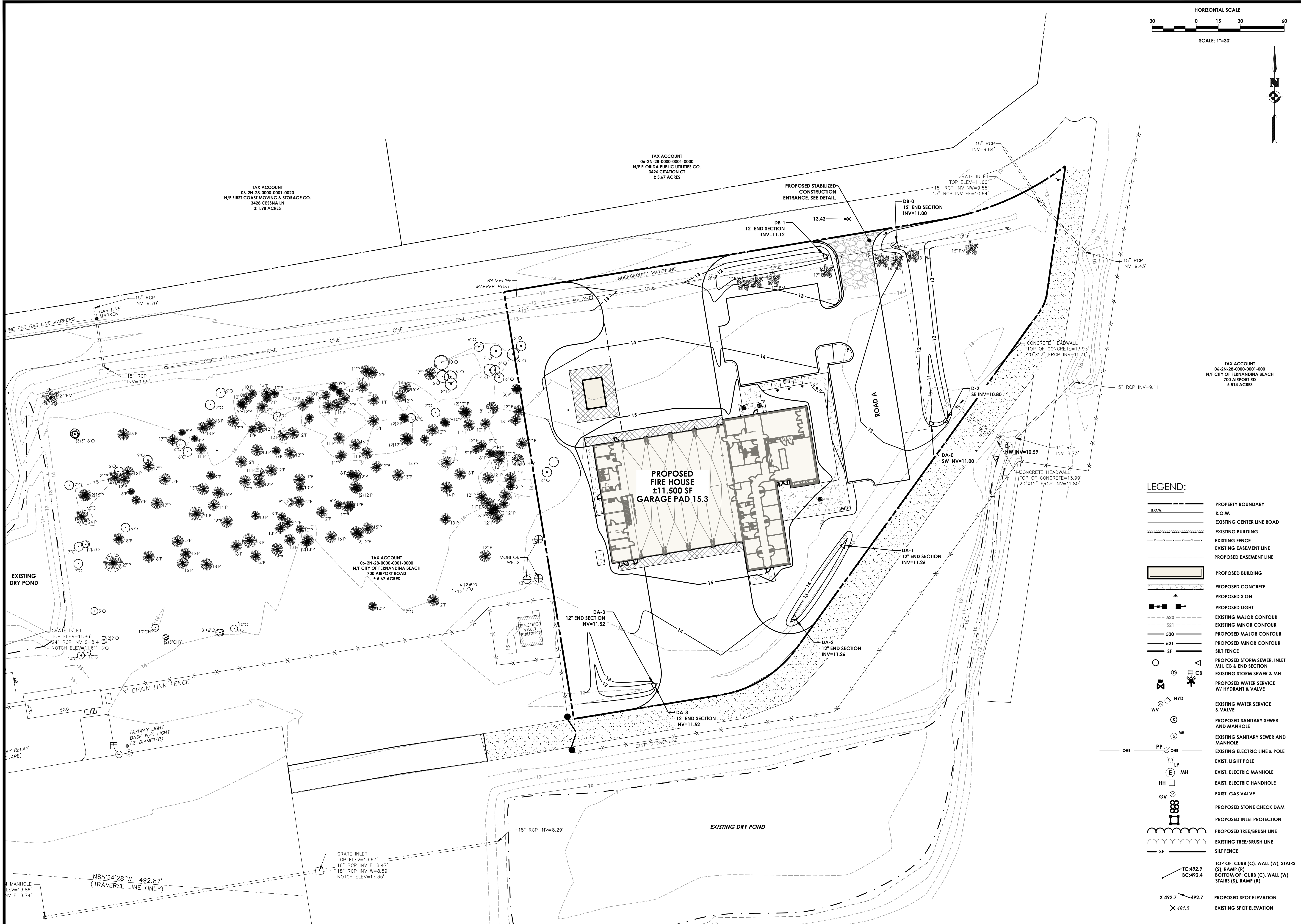
Sheet No.
4

Scale:
1" = 30'

Date
AUGUST 2020

TRC PRELIMINARY REVIEW

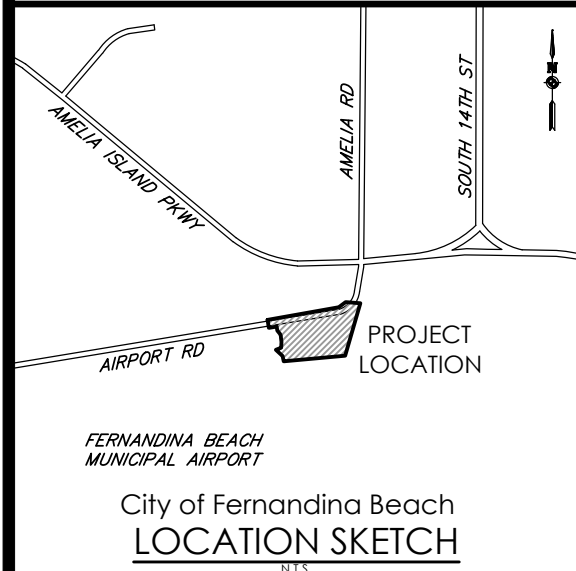
Y:\PROJECTS-NEW\1999\99000047-SE FIRE HOUSE DRAWINGS\ENGINEERING\GRADING PLAN.DWG 8/5/2020 9:32 AM Matt Newcomb



HORIZONTAL SCALE
30 0 15 30 60
SCALE: 1"=30'



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PASSERO ASSOCIATES
engineering architecture



Client:
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204 ASH STREET
FERNANDINA BEACH, FL 32034

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Rochester, New York 14614
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Revisions			
No.	Date	By	Description
1			

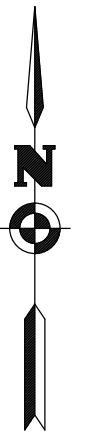
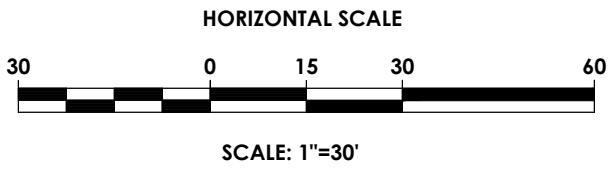
GRADING & EROSION CONTROL PLAN AIRPORT ROAD FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA
Project No.: **99000047.0086**
Drawing No.: **C 105** Sheet No.: **5**
Scale: **1" = 30'**
Date: **AUGUST 2020**

TRC PRELIMINARY REVIEW

LEGEND:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- PROPOSED CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE



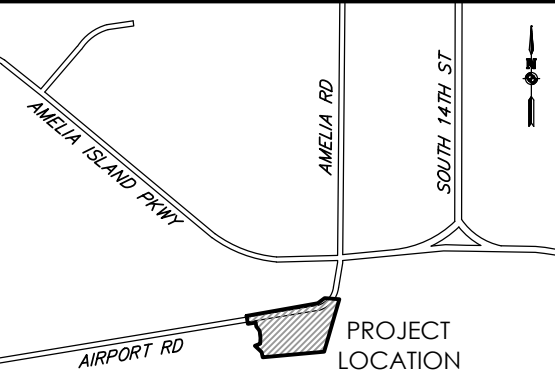
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N/F FIRST COAST MOVING & STORAGE CO.
3428 CESSNA LN
± 1.98 ACRES

TAX ACCOUNT
06-2N-28-0000-0001-0030
N/F FLORIDA PUBLIC UTILITIES CO.
3428 CITATION CT
± 5.67 ACRES

TAX ACCOUNT
06-2N-28-0000-0001-000
N/F CITY OF FERNANDINA BEACH
700 AIRPORT RD
± 514 ACRES

TAX ACCOUNT
06-2N-28-0000-0001-0000
N/F CITY OF FERNANDINA BEACH
700 AIRPORT ROAD
± 6.67 ACRES

PA
PASSERO ASSOCIATES
engineering architecture



City of Fernandina Beach
LOCATION SKETCH

Client:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL, 32034

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Project Manager

Matthew Newcomb

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Cole Overhoff



Revisions

No.	Date	By	Description
1			

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LANDSCAPING PLAN
AIRPORT ROAD
FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA

Project No:
99000047.0086

Drawing No.

C107

Sheet No.

7

Scale:

1" = 30'

Date

AUGUST 2020

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
DECIDUOUS TREES					
AR	4	ACER RUBRUM 'ARMSTRONG'	RED MAPLE VAR. 'ARMSTRONG'	14' x 5'; 5' CT.; 2.5" DBH.; FULL HD.	YES
UP	9	ULMUS PARVIFOLIA 'BOSQUE'	CHINESE ELM VAR. 'BOSQUE'	14' x 5'; 5' CT.; 2.5" DBH.; FULL HD.	YES
SP	8	SABAL PALMETTO	CABBAGE PALM	10, 12, 14' CT.; HURRICAN CUT; STAGGERED HDS.	YES
FOR	41	FORESTIERA SEGREGATA	FLORIDA PRIVET	3-GAL; 18" OA; FULL; HEAVY; A.S.	YES
GRASSES					
MUH	48	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3-GAL; 18" OA; FULL; HEAVY; A.S.	YES

Y:\PROJECTS-NEW\1999\99000047-SE FHB\99000047.0086 - FIRE HOUSE DRAWINGS (ENGINEERING) (DETAIL SHEET).DWG 8/5/2020 9:32 AM Matt Newcomb

DEMOLITION & SURVEY CONTROL NOTES:

- TEMPORARY EROSION CONTROL SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION. SEE GRADING, DRAINAGE & EROSION CONTROL PLANS FOR SITE SPECIFIC EROSION CONTROL REQUIREMENTS. SEE STORMWATER POLLUTION, PREVENTION PLAN DETAILS FOR ADDITIONAL GENERAL EROSION CONTROL REQUIREMENTS.
 - SEE GEOMETRY, MARKING & SIGNAGE PLAN FOR ADDITIONAL SURVEY CONTROL INFORMATION RELATED TO DEMOLITION OF EXISTING ITEMS, AND LOCATION OF PROPOSED ITEMS.
- GENERAL UTILITY NOTES:
- SEE MEP DRAWINGS FOR CONTINUATION AND CONNECTION OF UTILITIES.
 - ALL UTILITY WORK INCLUDING REMOVAL OR MODIFICATION OF AN EXISTING SYSTEM OR THE INSTALLATION OF NEW UTILITIES MUST BE COORDINATED WITH THE FOLLOWING UTILITY OWNERS:
 - FPU GAS - GEORGE SPEERIN - 384.785.4506
 - FPU ELECTRIC - SHANE MAGNUS - 904.430.4727
 - CITY OF FERNANDINA BEACH - WATER & SEWER - JOHN MANDRICK - 904.310.3421
 - TELEPHONE / CABLE / FIBER OPTIC - AT&T - KEITH HERREN - 904.727.1570
 - THE PROPOSED GAS LINE IS NOT IN CONTRACT AND SHOWN FOR REFERENCE AND COORDINATION ONLY, AND WILL BE INSTALLED BY FPU.
 - ROADWAY/PARKING LIGHTING INSTALLATION SHALL BE PERFORMED BY FPU. THE CONTRACTOR SHALL COORDINATE INSTALLATION WITH FPU.
 - CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA, INC. (800-432-4770). ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, THE CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, ELECTRIC, PHONE, ETC.). ALL UTILITY DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COSTS TO OWNER.

UTILITY SERVICE SEPARATION NOTES:

- WATER SERVICE PIPES (30 INCH MINIMUM COVER)
 - HORIZONTAL SEPARATION
 - 5 FEET MINIMUM FROM BUILDING SANITARY SEWER SERVICE, UNLESS THE WATER SERVICE PIPE HAS AT LEAST 12 INCHES OF VERTICAL CLEARANCE ABOVE THE SANITARY SEWER. 3 FEET MINIMUM SEPARATION FROM STORM SEWER.
 - VERTICAL SEPARATION AT CROSSINGS (WATER SERVICE SHALL CROSS ABOVE WHEN POSSIBLE)
 - CROSSING ABOVE SANITARY SEWER - 12 INCHES MINIMUM
 - CROSSING BELOW SANITARY SEWER - WATER SERVICE PIPE SHALL BE SLEEVED TO 5 FEET HORIZONTALLY FROM THE SANITARY SEWER PIPE CENTERLINE ON BOTH SIDES OF CROSSING
 - CROSSING ABOVE STORM SEWER - 6 INCHES MINIMUM
 - CROSSING BELOW STORM SEWER - 12 INCHES MINIMUM
- STORM SEWER SEPARATION FROM SANITARY SEWER PIPES
 - HORIZONTAL SEPARATION
 - 3 FEET FROM SANITARY SEWER SERVICE
 - VERTICAL SEPARATION (STORM SEWER SHALL CROSS ABOVE WHEN POSSIBLE)
 - 6 INCHES MINIMUM

STORM SEWER NOTES:

- STORM SEWER PIPE MATERIAL TYPE IS OPTIONAL, EITHER RCP OR PLASTIC PIPE MEETING THE REQUIREMENTS OF FDOT SECTION 948, EXCEPT THAT MES STRUCTURE MUST USE RCP PIPE.
- PIPE SIZES LISTED ARE MINIMUMS, & SIZES MAY BE INCREASED IF A COST SAVINGS TO THE OWNER WILL RESULT.
- PROVIDE A 1' SUMP BELOW LOWEST INVERT FOR STRUCTURE P1 (SEE DRAINAGE STRUCTURE DETAIL).

EROSION CONTROL NOTES:

- PROVIDE EROSION CONTROL INLET PROTECTION ON PROPOSED INLETS TO PREVENT ACCUMULATION OF SEDIMENT IN STORM SEWER SYSTEM AND DRAINAGE PONDS/SWALES. INLET PROTECTION SHALL REMAIN UNTIL TURF IS ESTABLISHED.
- ALL DISTURBED AREAS NOT SPECIFIED FOR SODDING OR LANDSCAPING SHALL BE SEEDED.
- SEE STORMWATER POLLUTION PREVENTION PLAN DETAILS FOR FURTHER EROSION CONTROL INFORMATION.

SEQUENCE OF MAJOR ACTIVITIES

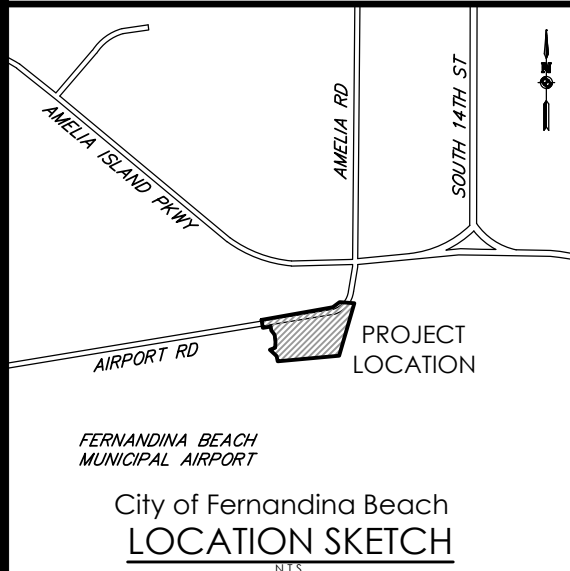
THE ORDER OF MAJOR ACTIVITIES WILL BE AS FOLLOWS:

- SET UP CONTRACTOR STAGING AREA & HAUL RD.
- SET UP MAINTENANCE & PROTECTION OF TRAFFIC MEASURES.
- INSTALL SILT FENCE AND OTHER EROSION CONTROL MEASURES AS SPECIFIED IN PLANS.
- DEMOLITION.
- STRIP & STOCKPILE TOPSOIL.
- EARTHWORK & BUILDING PAD.
- STABILIZE DISTURBED AREAS & STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- INSTALLATION OF UTILITIES AND STORM SEWERS.
- INSTALLATION OF NEW LIGHTING, ELECTRICAL WIRING & ASSOCIATED WORK.
- CONSTRUCT NEW PAVEMENT AND BUILDING FOUNDATION.
- CONTINUE WITH BUILDING CONSTRUCTION & BEGIN BUILDING ERECTION.
- WHEN PAVEMENT STRUCTURE IS COMPLETE, INSTALL FINAL PAVEMENT MARKINGS.
- REMOVE ALL HAUL ROADS AND MOT MEASURES.
- FINAL GRADING, SEEDING, MULCHING, SODDING AND LANDSCAPING OF ALL DISTURBED AREAS.
- COMPLETE BUILDING CONSTRUCTION.
- REMOVE ANY REMAINING TEMPORARY EROSION CONTROL MEASURES ONCE GROUND COVER IS ESTABLISHED.

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES:

- SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
 - EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.REFER TO STANDARD DETAIL D-913 FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO REFER TO D-901, D-911 AND D-912 FOR PROPER LOCATION, MATERIAL & USAGE.
- FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.REFER TO STANDARD DETAIL D-910 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
- BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
- LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO STANDARD DETAIL D-914.
- STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
- EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
- INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
- TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
- TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
- TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
- MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
- PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
- PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.



Client:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL, 32034

904-310-3100

PASSERO ASSOCIATES

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Rochester, New York 14614 Fax: (585) 325-1691
Principal-in-Charge Jess Sudol, PE
Project Manager Matthew Newcomb
Designed by Cole Overhoff



Revisions

No.	Date	By	Description
1			

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NOTES
AIRPORT ROAD
FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA

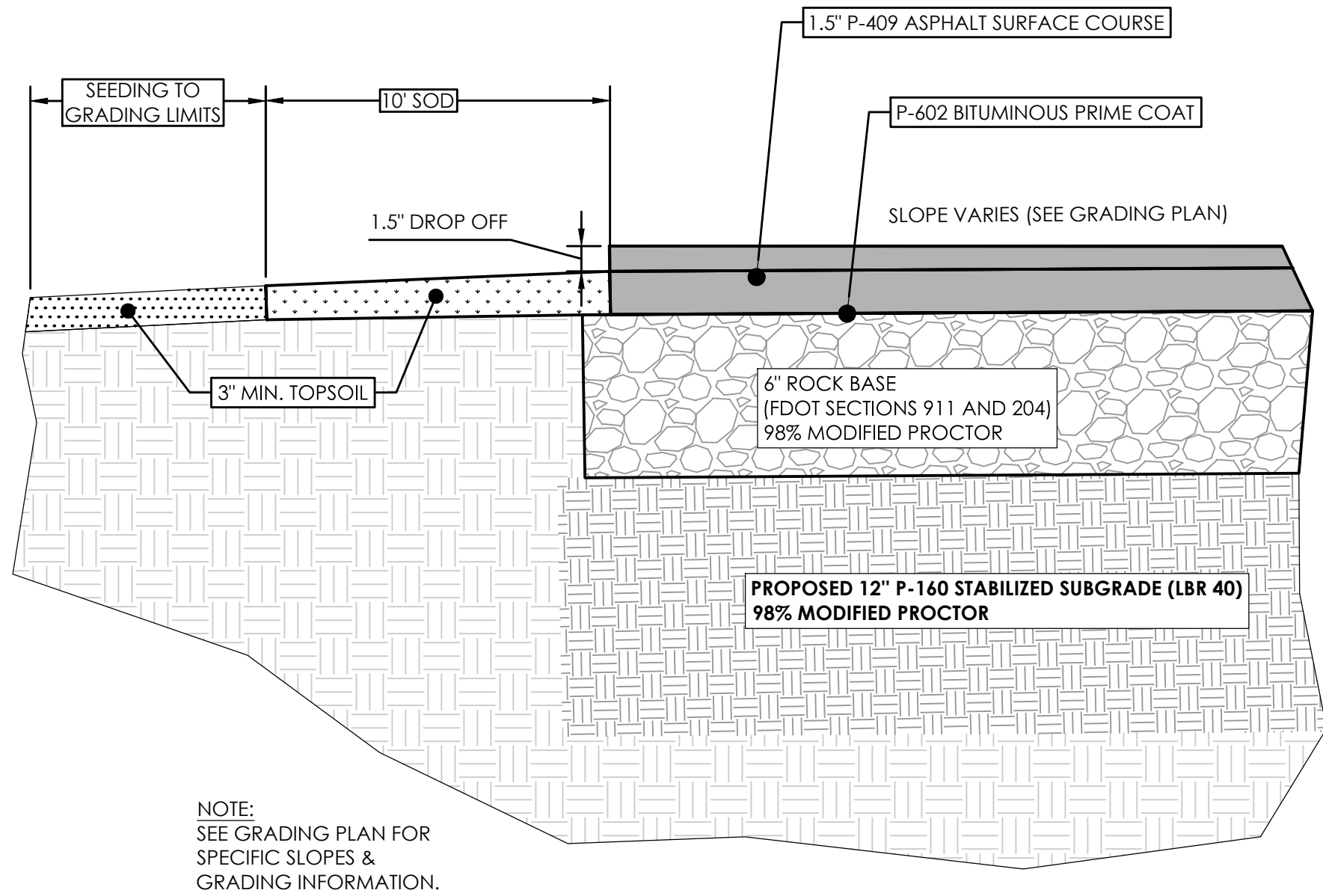
Project No.
99000047.0086

Drawing No. C 201	Sheet No. 10
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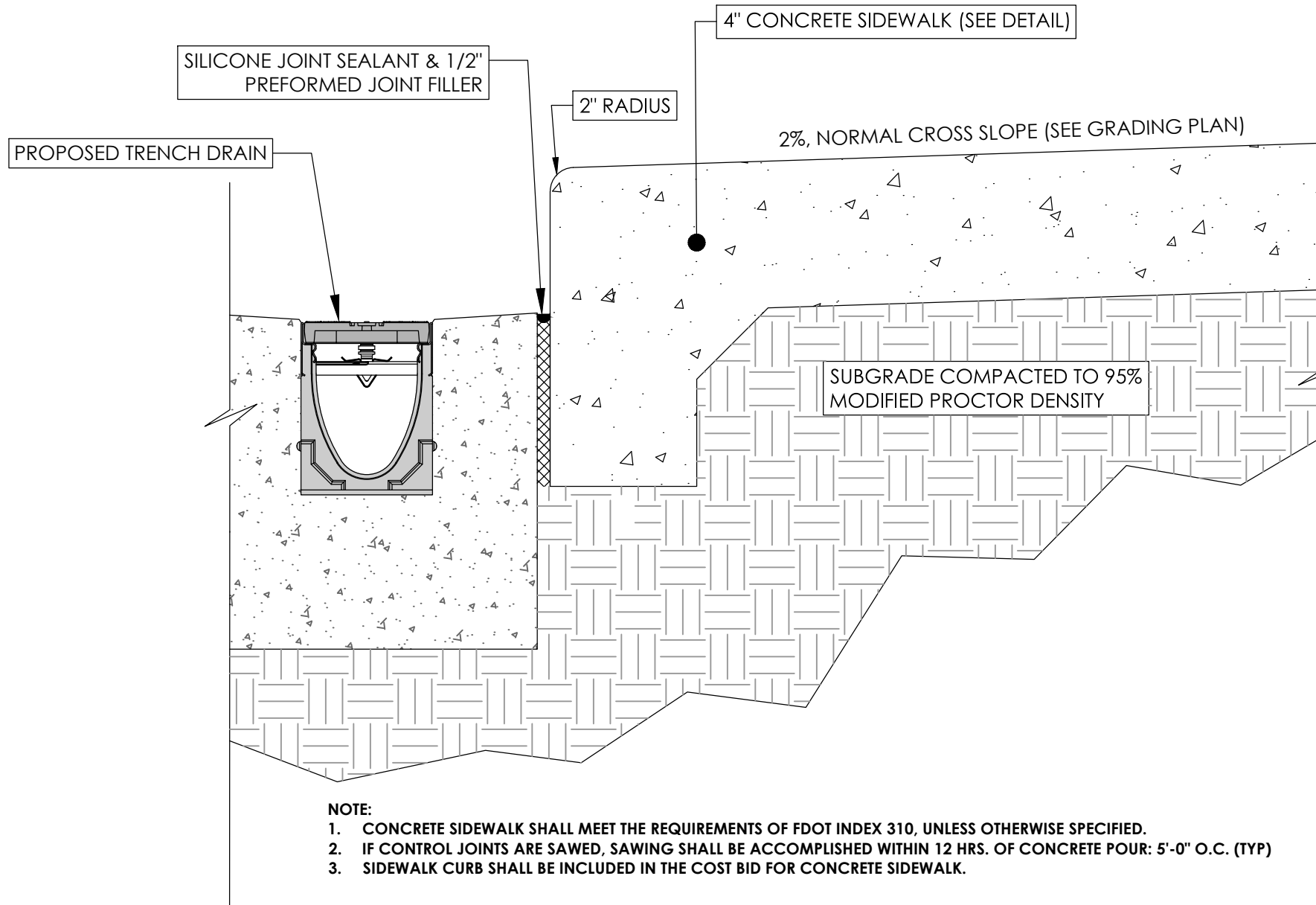
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N.T.S.

Date
AUGUST 2020

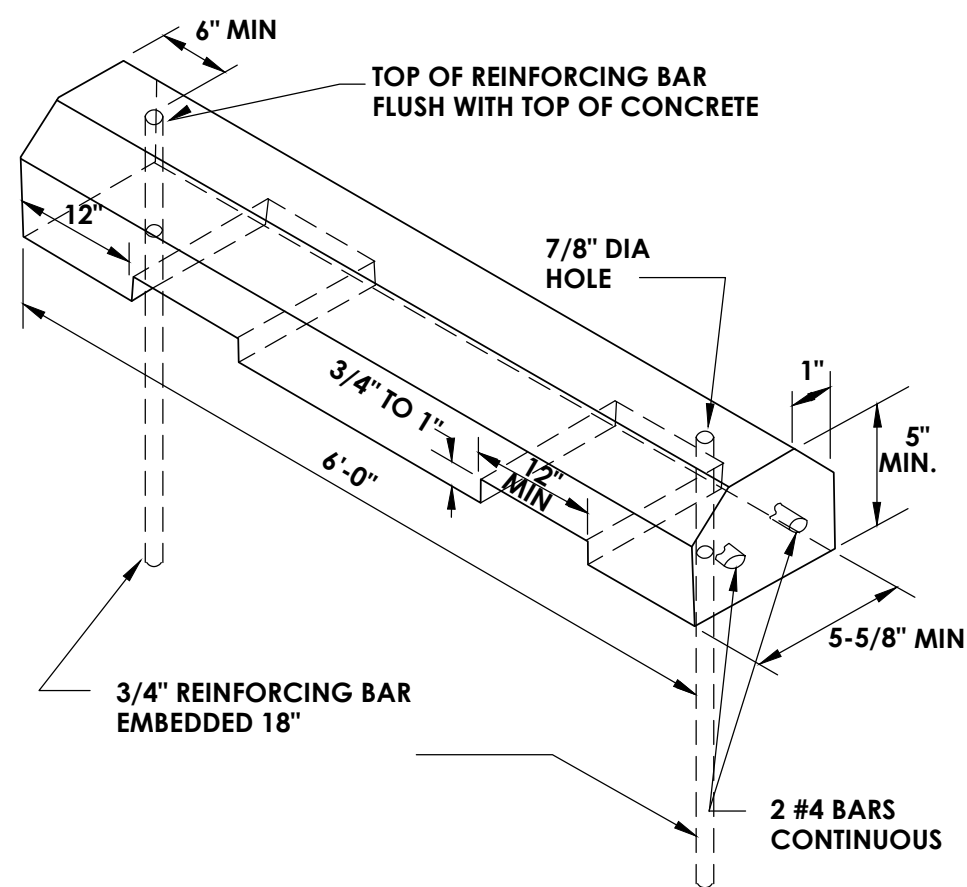
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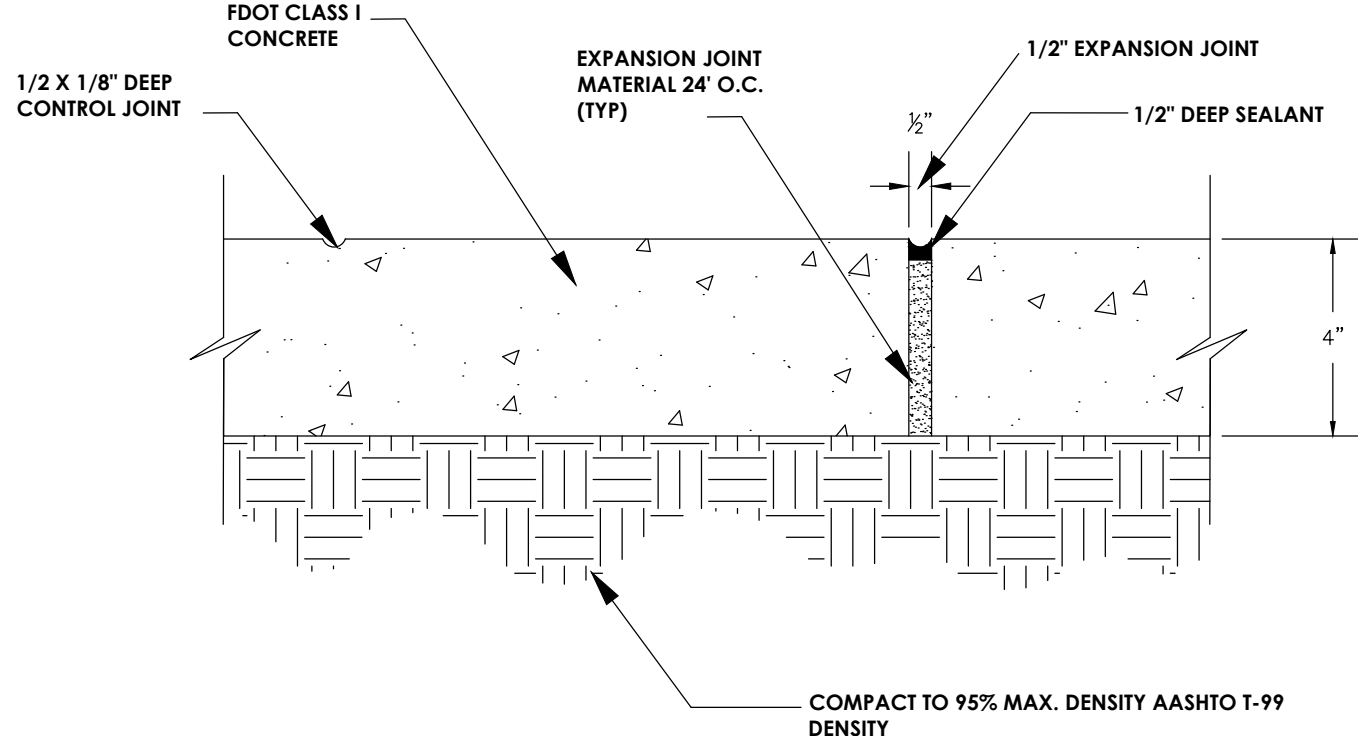
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N.T.S.



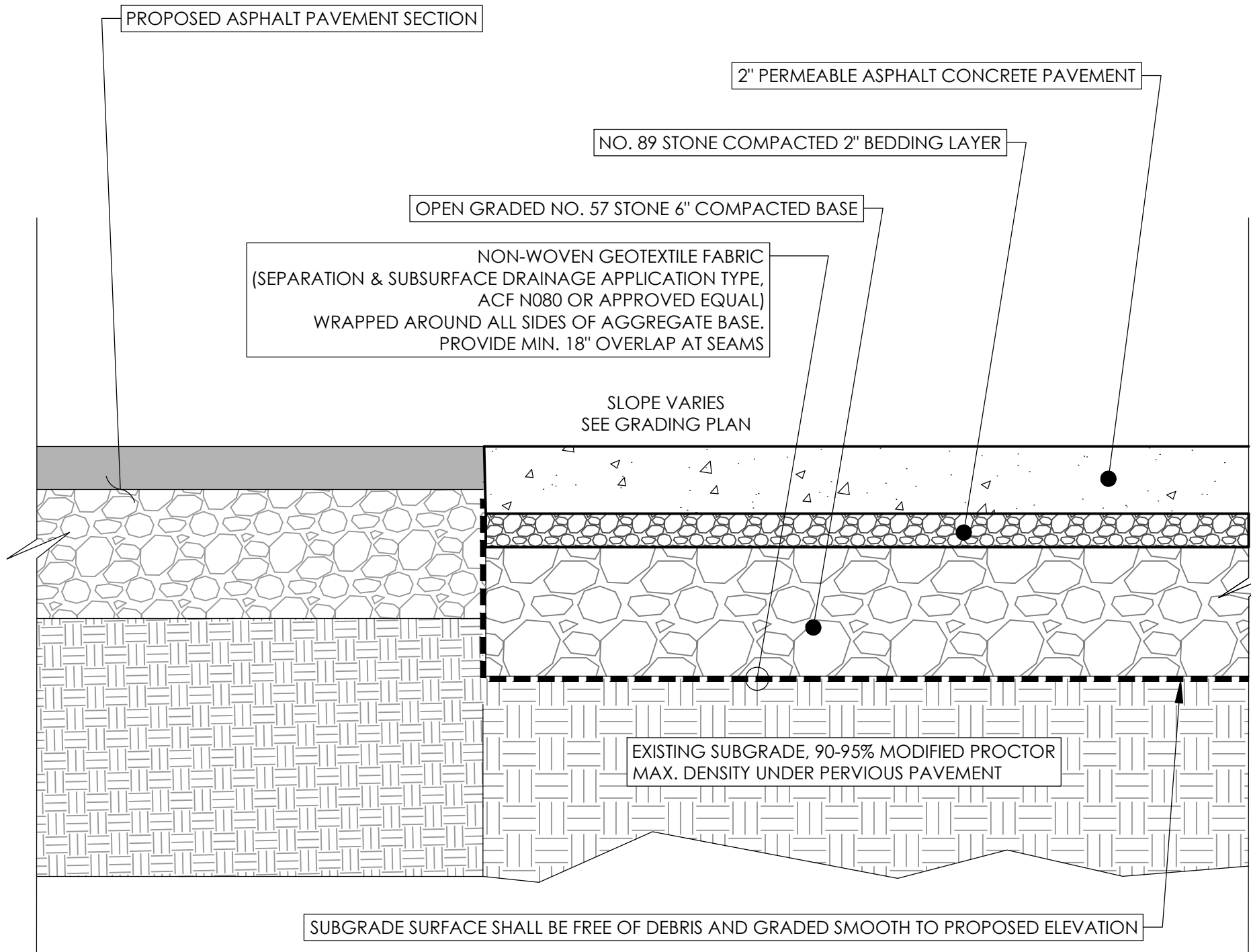
SIDEWALK CURB
N.T.S.



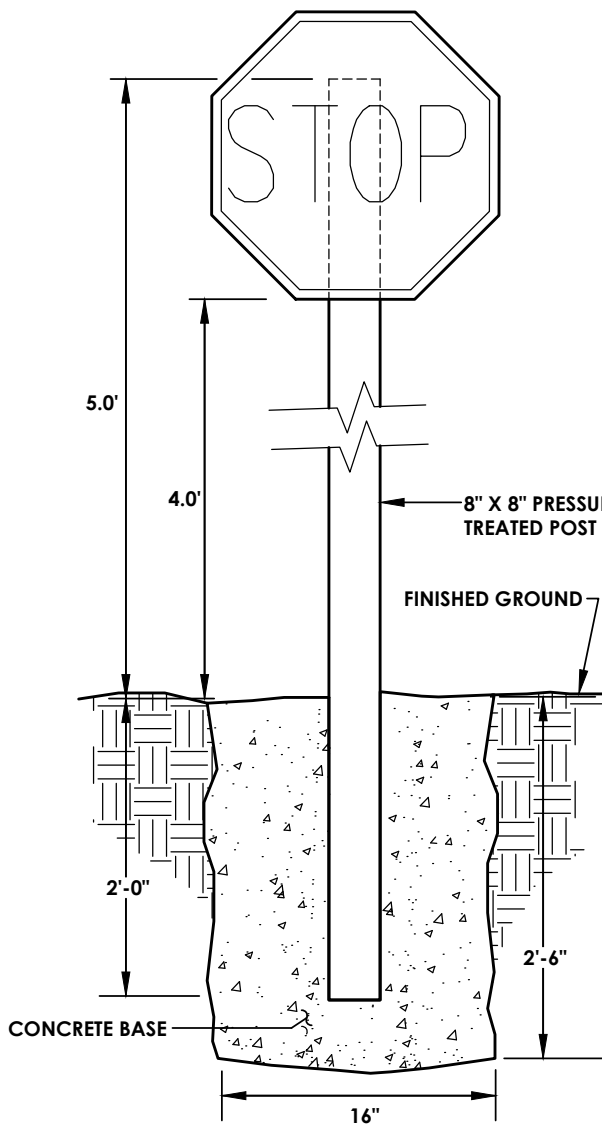
PARKING SPACE WHEEL STOP



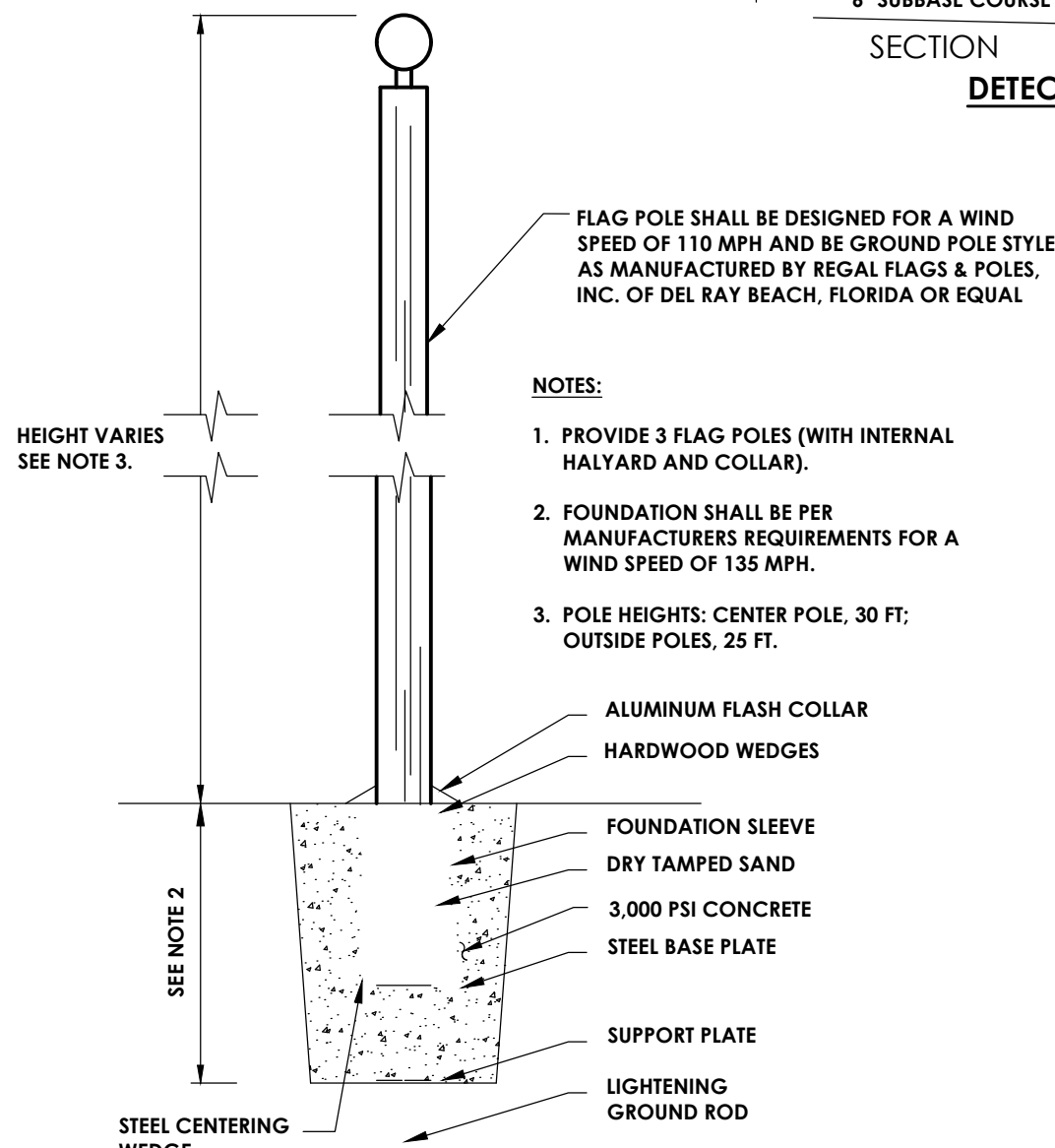
CONCRETE SIDEWALK
N.T.S.



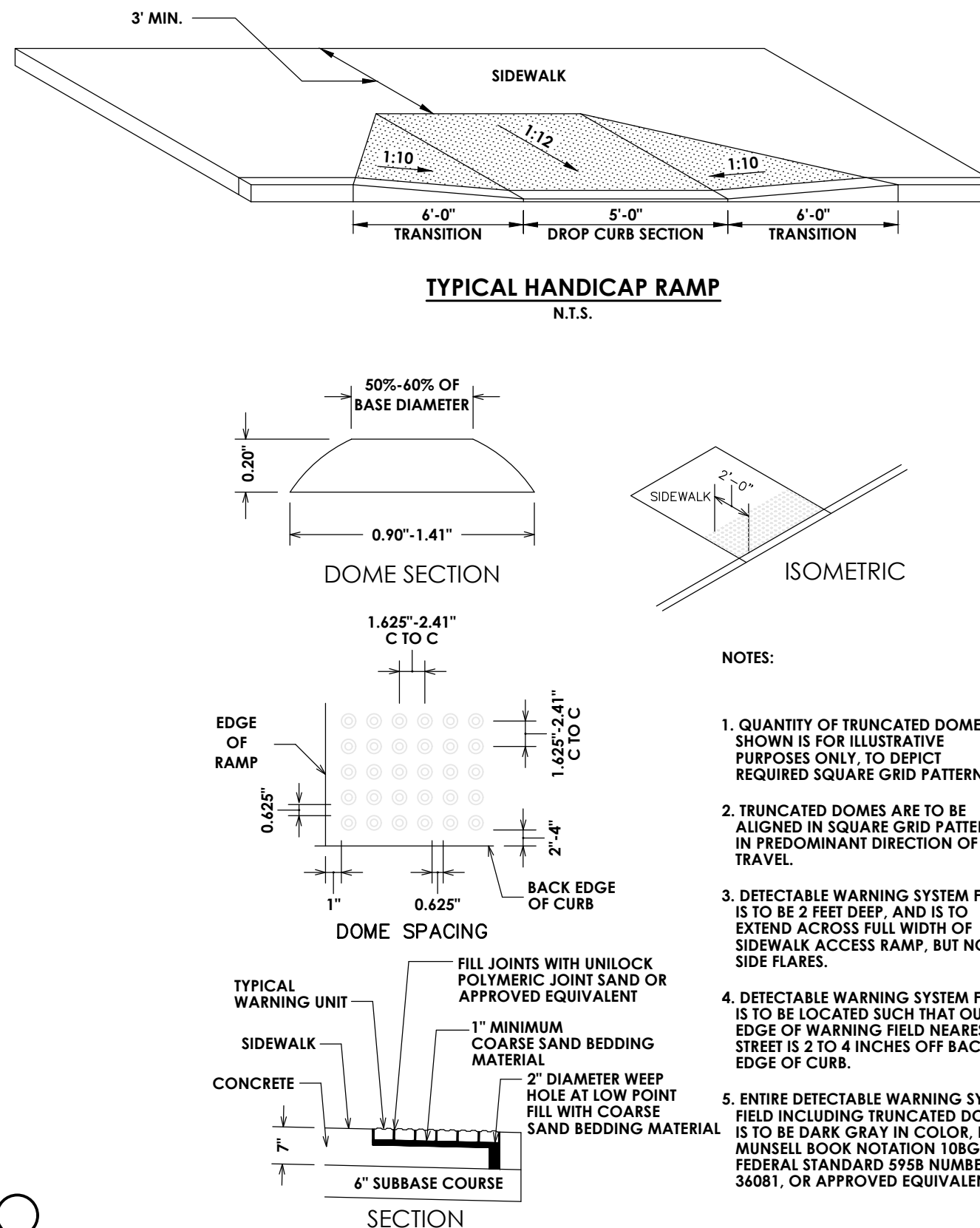
PROPOSED PERVIOUS PAVEMENT SECTION
N.T.S.



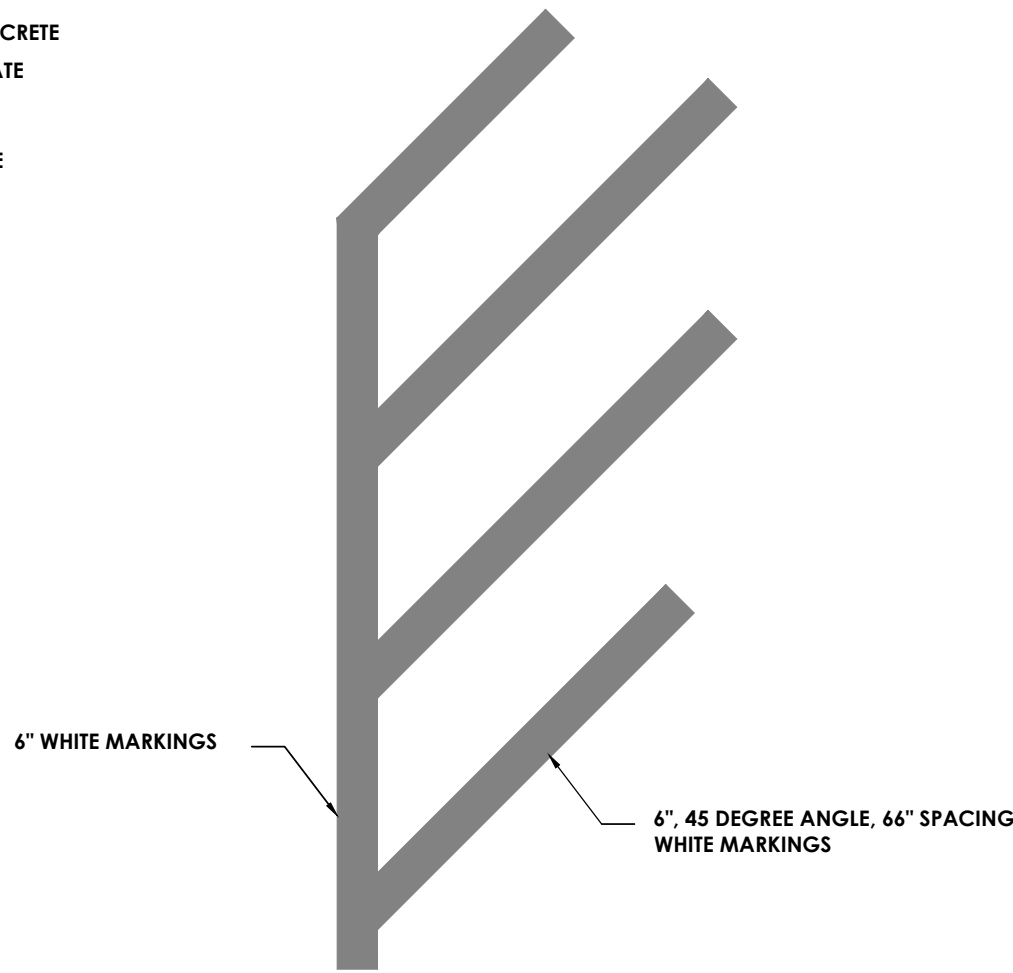
TIMBER SIGN POST
N.T.S.



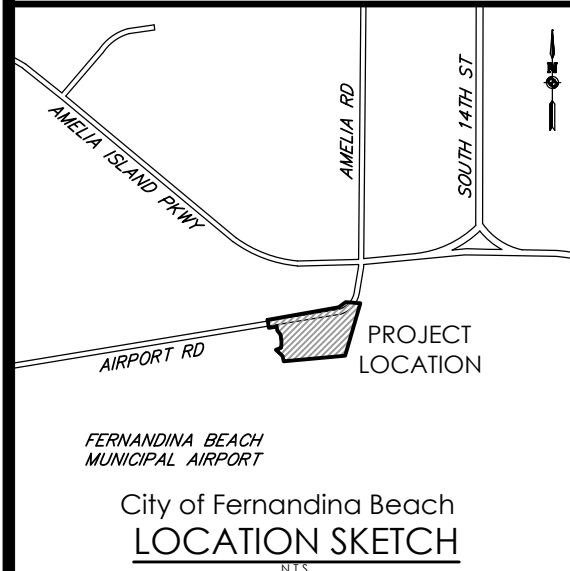
FLAG POLE DETAIL
N.T.S.



DETECTABLE WARNING SURFACE
N.T.S.



PAINTED PARKING LOT ISLAND MARKING
N.T.S.



Client:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL, 32034

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PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, PE
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Revisions			
No.	Date	By	Description
1			

DETAILS
AIRPORT ROAD
FIRE HOUSE

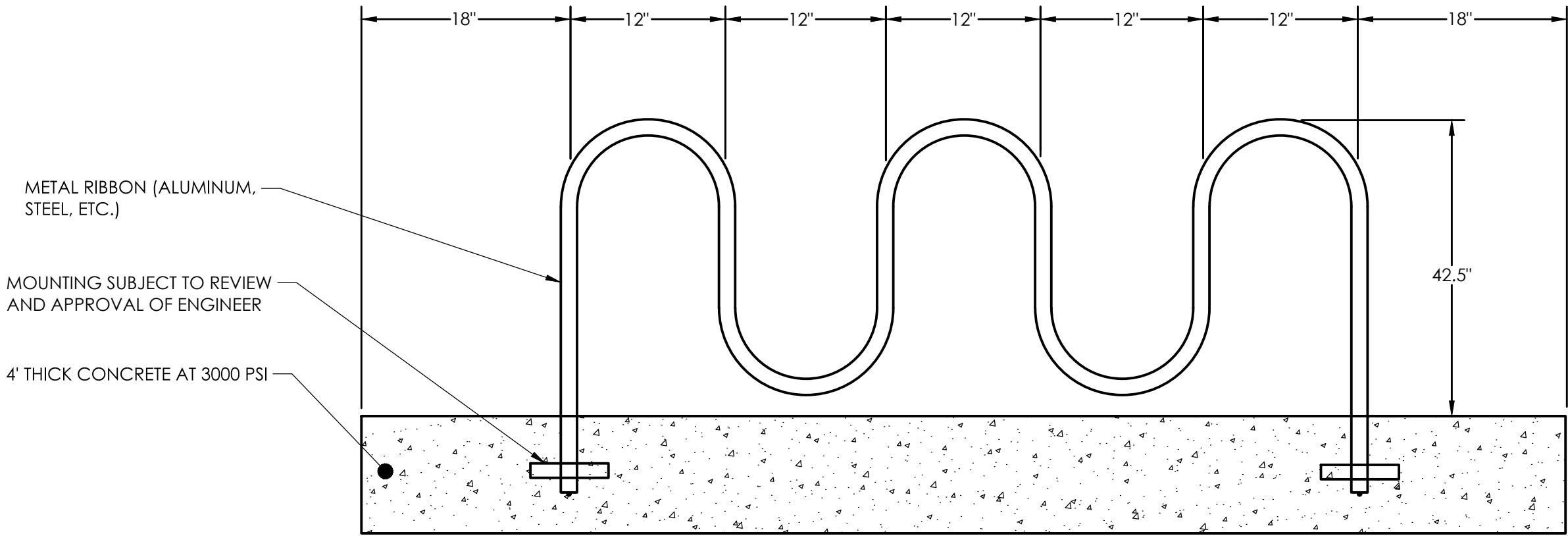
Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA

Project No.
99000047.0086

Drawing No. **C 202** Sheet No. **11**

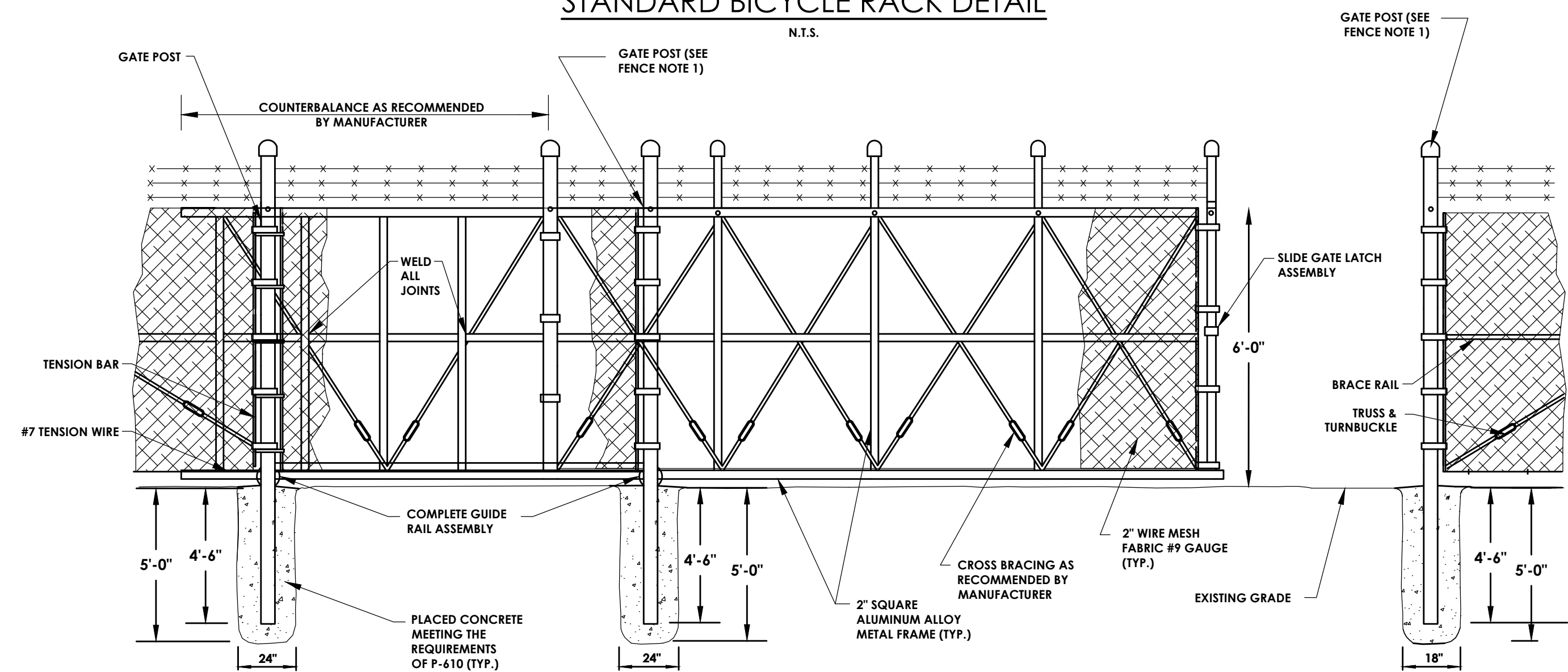
Scale: **N.T.S.**

Date **AUGUST 2020**



NOTE:
1. SEE PLAN VIEW FOR CORRECT LOCATION AND ORIENTATION OF BICYCLE RACK.
2. BIKE RACK SHALL BE APPROVED THROUGH THE SHOP DRAWING REVIEW PROCESS, PRIOR TO ORDERING MATERIALS.

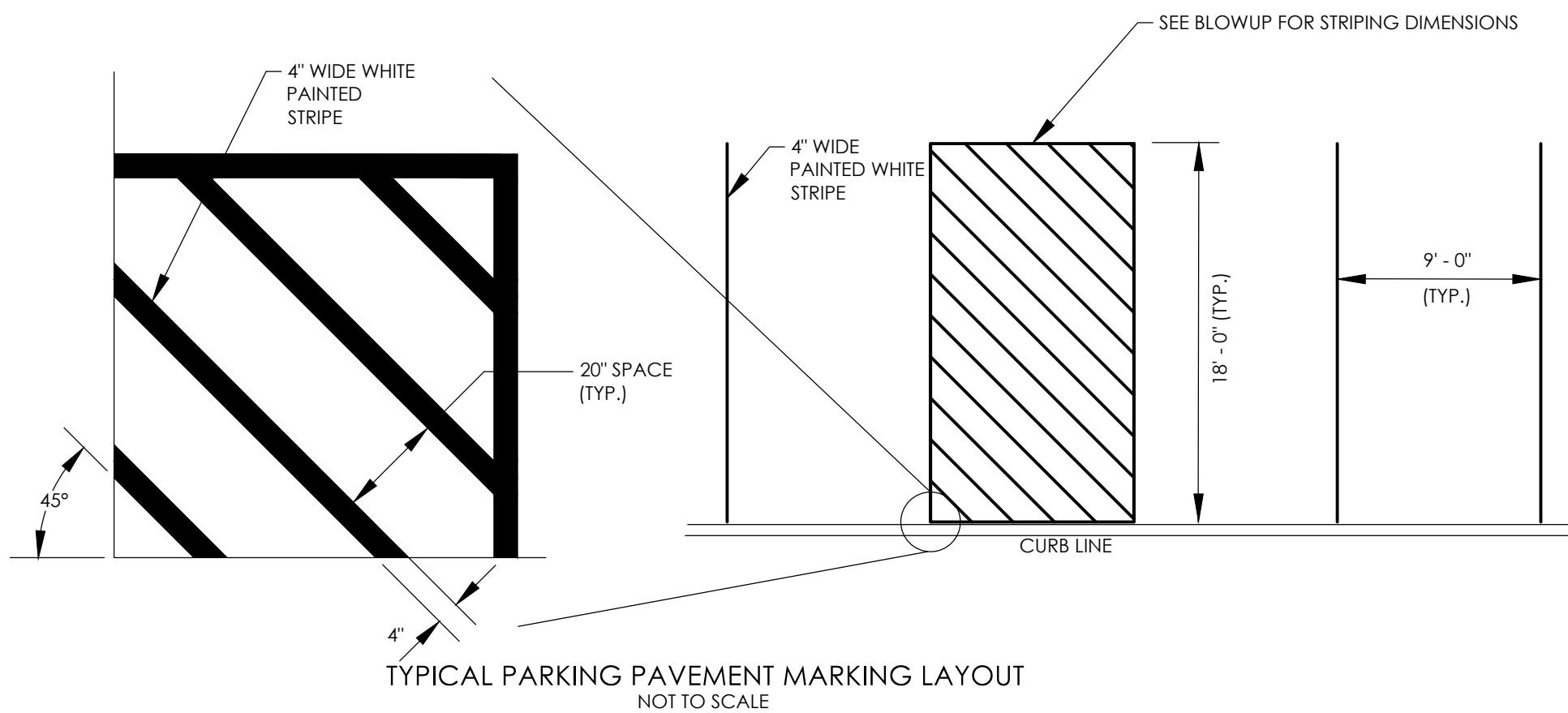
STANDARD BICYCLE RACK DETAIL N.T.S.



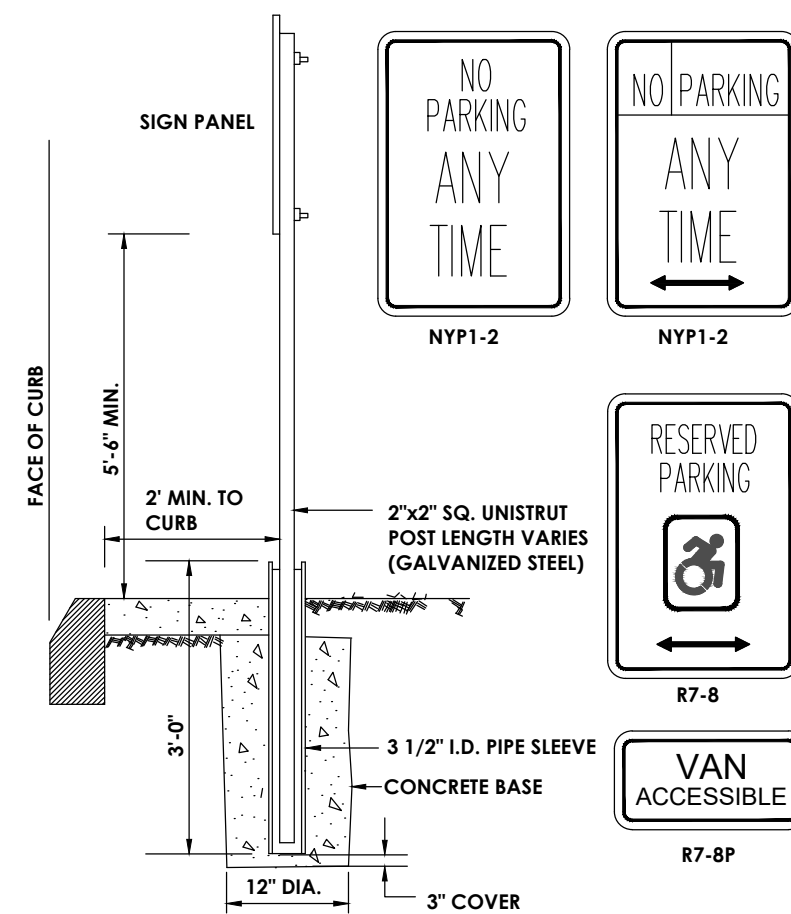
FENCE NOTES:

- CANTILEVER GATE POST DIMENSIONS:
- GATE WIDTHS = 0' TO 13'; 4" O.D. X 0.224" WALL
- GATE WIDTHS = 14' TO 18'; 6.625" O.D. X 0.280" WALL
- GATE WIDTHS = 19' TO 25'; 8.625" O.D. X 0.322" WALL
- THE TOP OF ALL CONCRETE FOUNDATIONS SHALL BE CROWNED TO DRAIN WATER AWAY FROM THE FENCE POST OR BOLLARD.

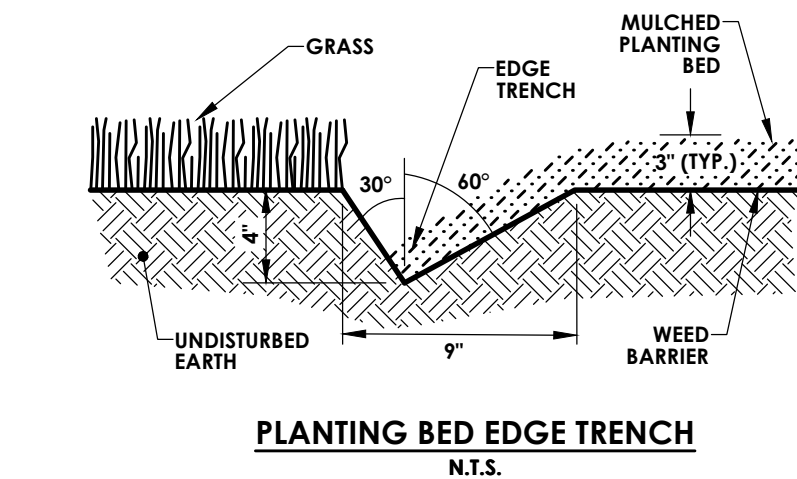
(BASE BID B) ITEMS F-162-6.2, F-162-6.3 CANTILEVER GATE N.T.S.



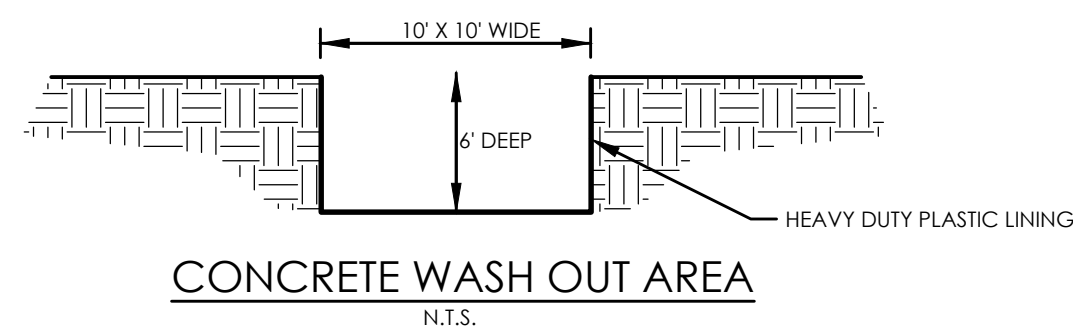
TYPICAL PARKING PAVEMENT MARKING LAYOUT
NOT TO SCALE



TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION (SIGN IN LANDSCAPE AREA OR SIDEWALK) N.T.S.

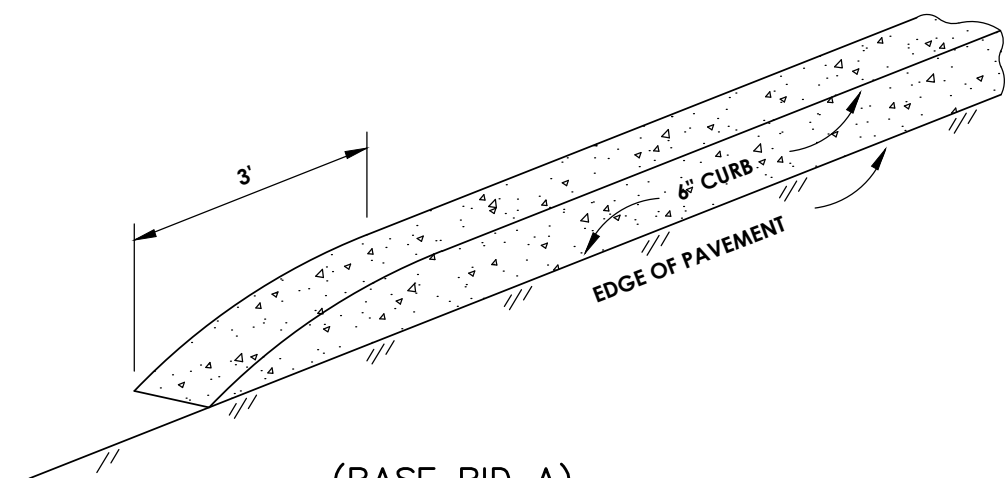


PLANTING BED EDGE TRENCH N.T.S.

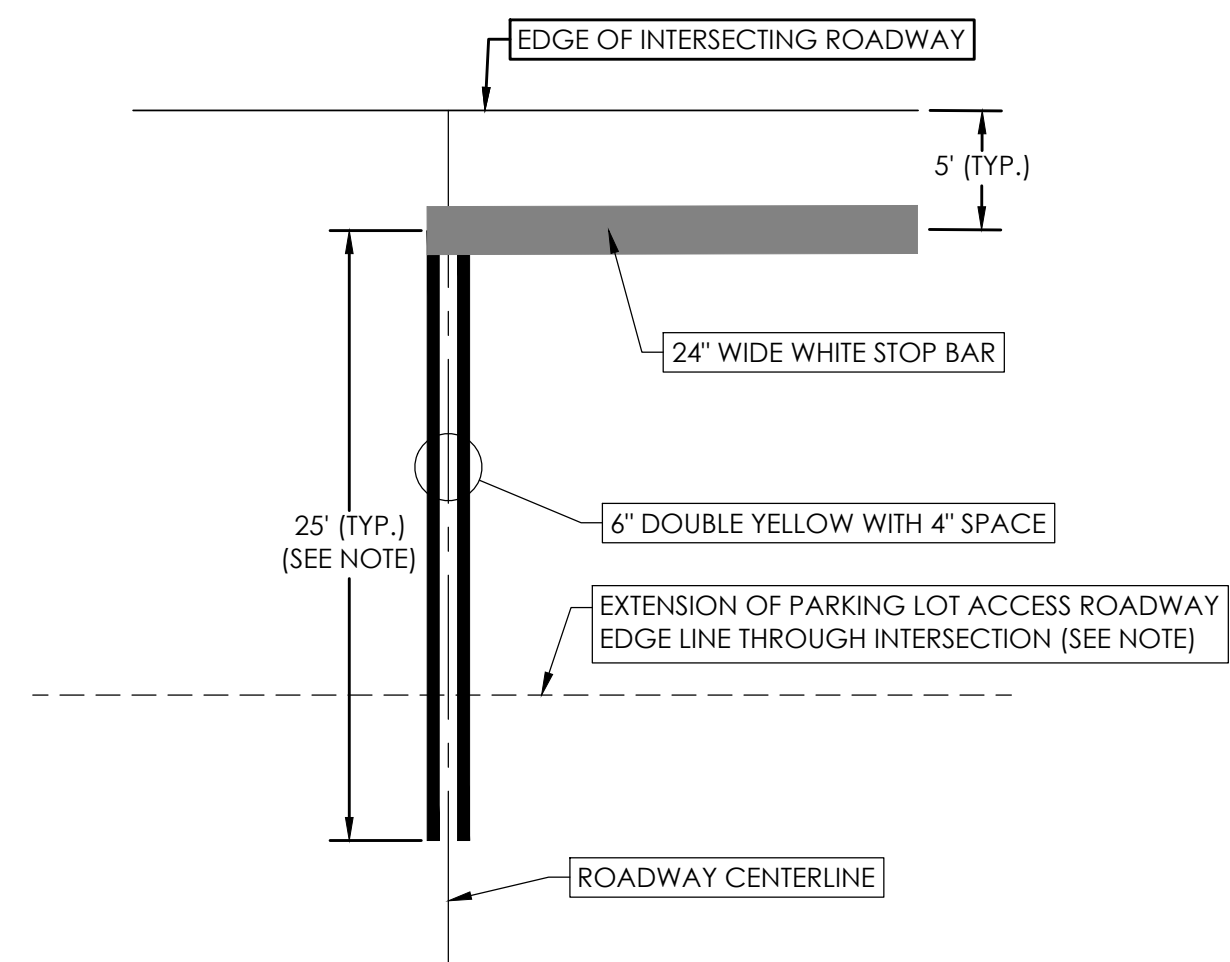


CONCRETE WASH OUT AREA N.T.S.

- CURB NOTES:**
- TYPE "D" CONCRETE CURB SHALL MEET THE REQUIREMENTS OF FDOT STANDARD DETAIL SHEET 300.
 - CONCRETE CURB, JOINTS, AND TRANSITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 520 AND PAID UNDER ITEM 520-2.
 - SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99
 - ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

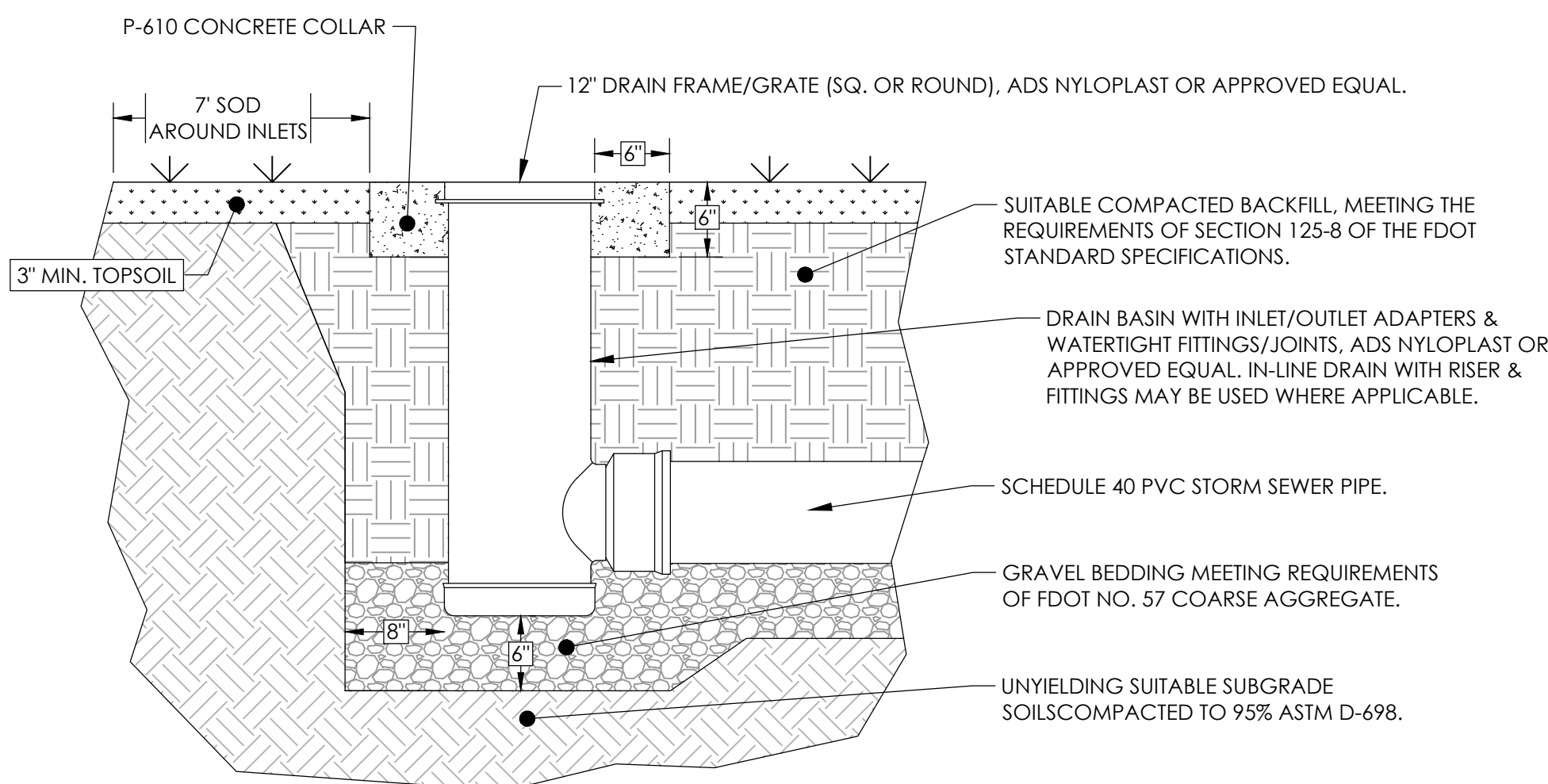


(BASE BID A) ITEM 520-2 TYPICAL CURB ENDING N.T.S.

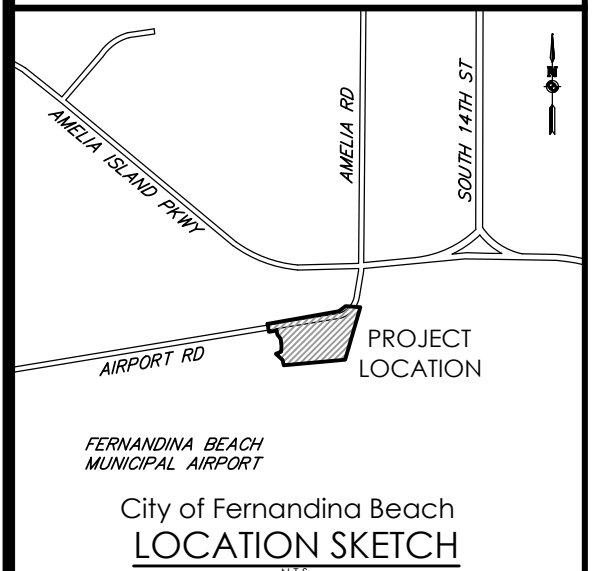


NOTE:
WHERE EDGE OF INTERSECTING PARKING LOT ACCESS ROAD IS CLOSER THAN 25', REDUCE 25' DIMENSION & TERMINATE AT ROADWAY EDGE (SEE GEOMETRY, MARKING & SIGNAGE PLAN).

PARKING LOT ACCESS ROAD INTERSECTION MARKING DETAIL N.T.S.



TYPICAL YARD DRAIN DETAIL N.T.S.



Client:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL, 32034

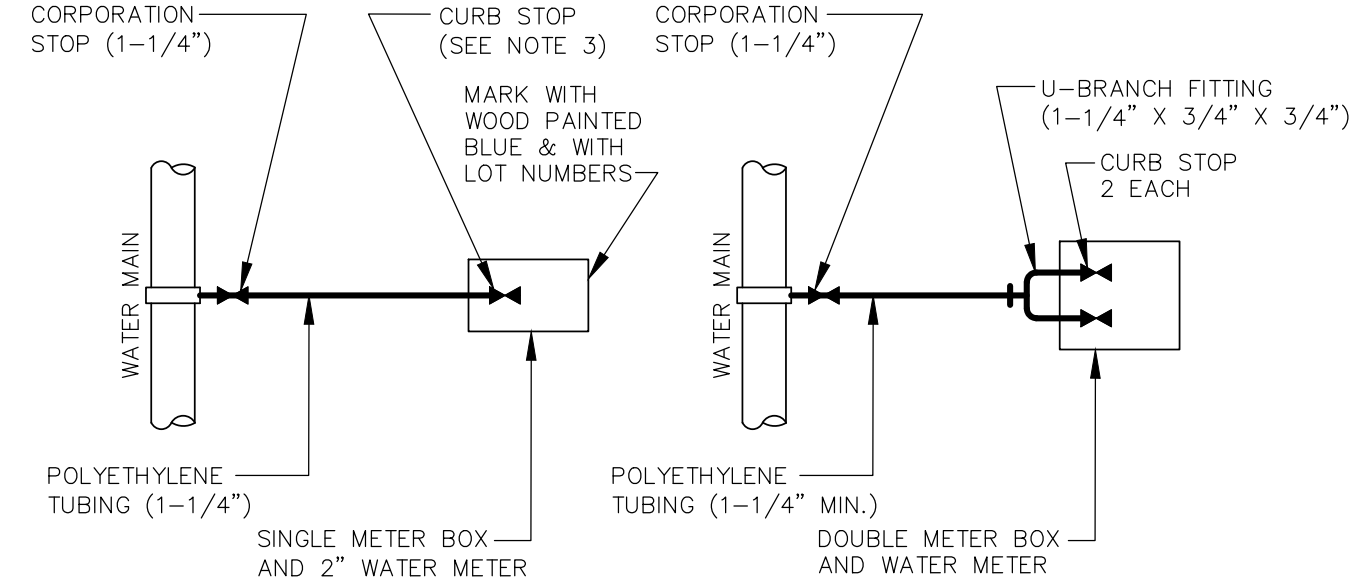
904-310-3100
PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, PE
Project Manager: Matthew Newcomb
Designed by: Cole Overhoff



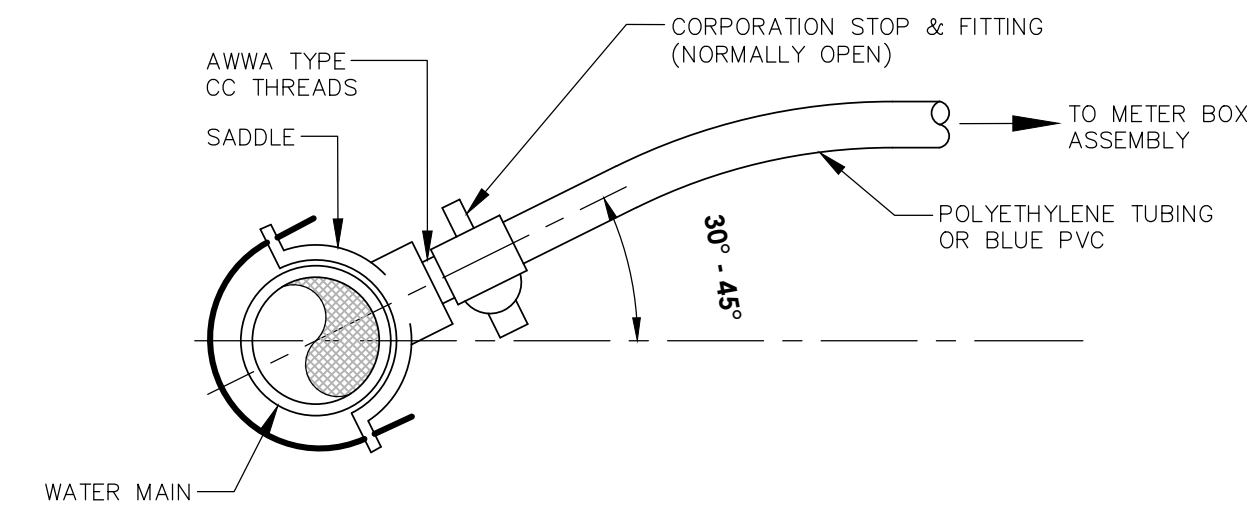
Revisions			
No.	Date	By	Description
1			

DETAILS AIRPORT ROAD FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA
Project No.: **99000047.0086**
Drawing No.: **C 203** Sheet No.: **12**
Scale: **N.T.S.**
Date: **AUGUST 2020**

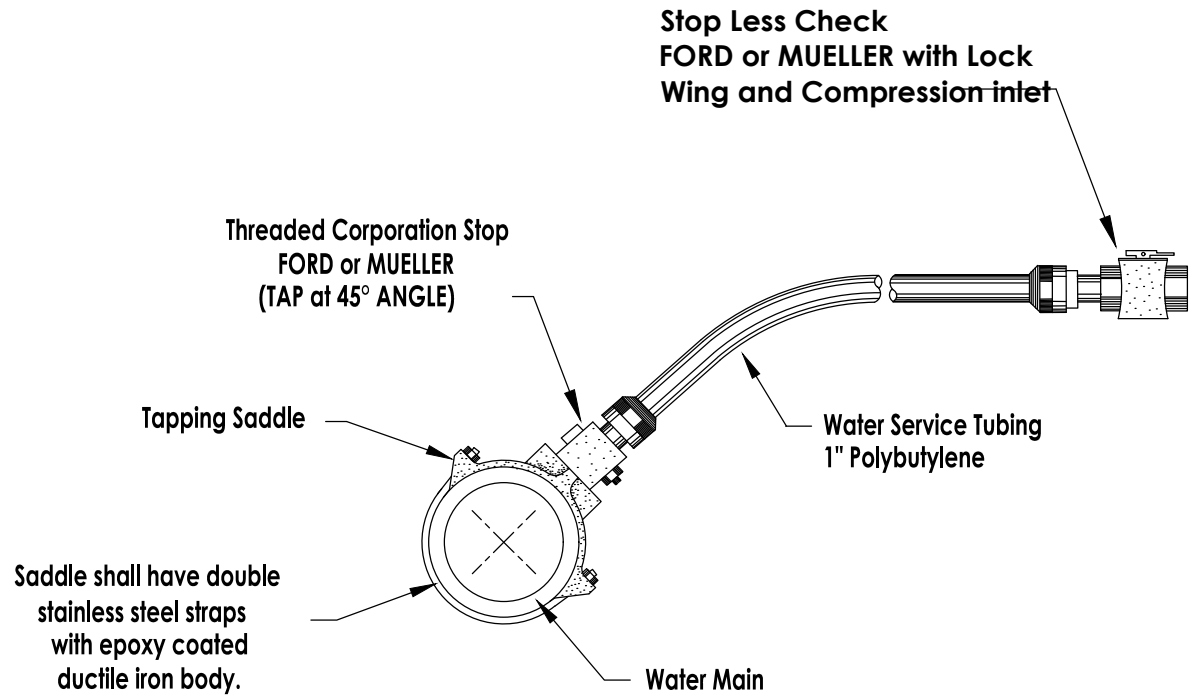


SINGLE SERVICE DOUBLE SERVICE

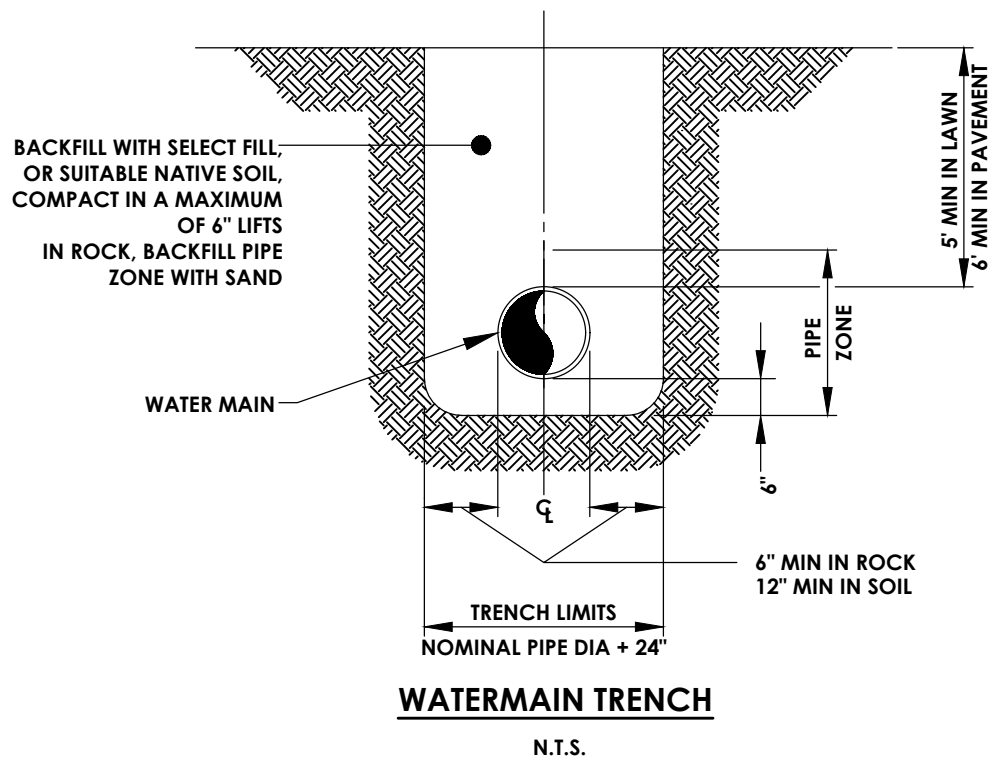


- NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
 2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" X 2" X 18" STAKE WITH THE TOP PAINTED BLUE AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED (SEE NOTE 5).
 4. INDENT CURB WITH "W" AT EACH WATER SERVICE LOCATION.
 5. ALL EQUIPMENT AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH CITY OF LAKE CITY UTILITY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH CITY AND ASSOCIATED FEES.

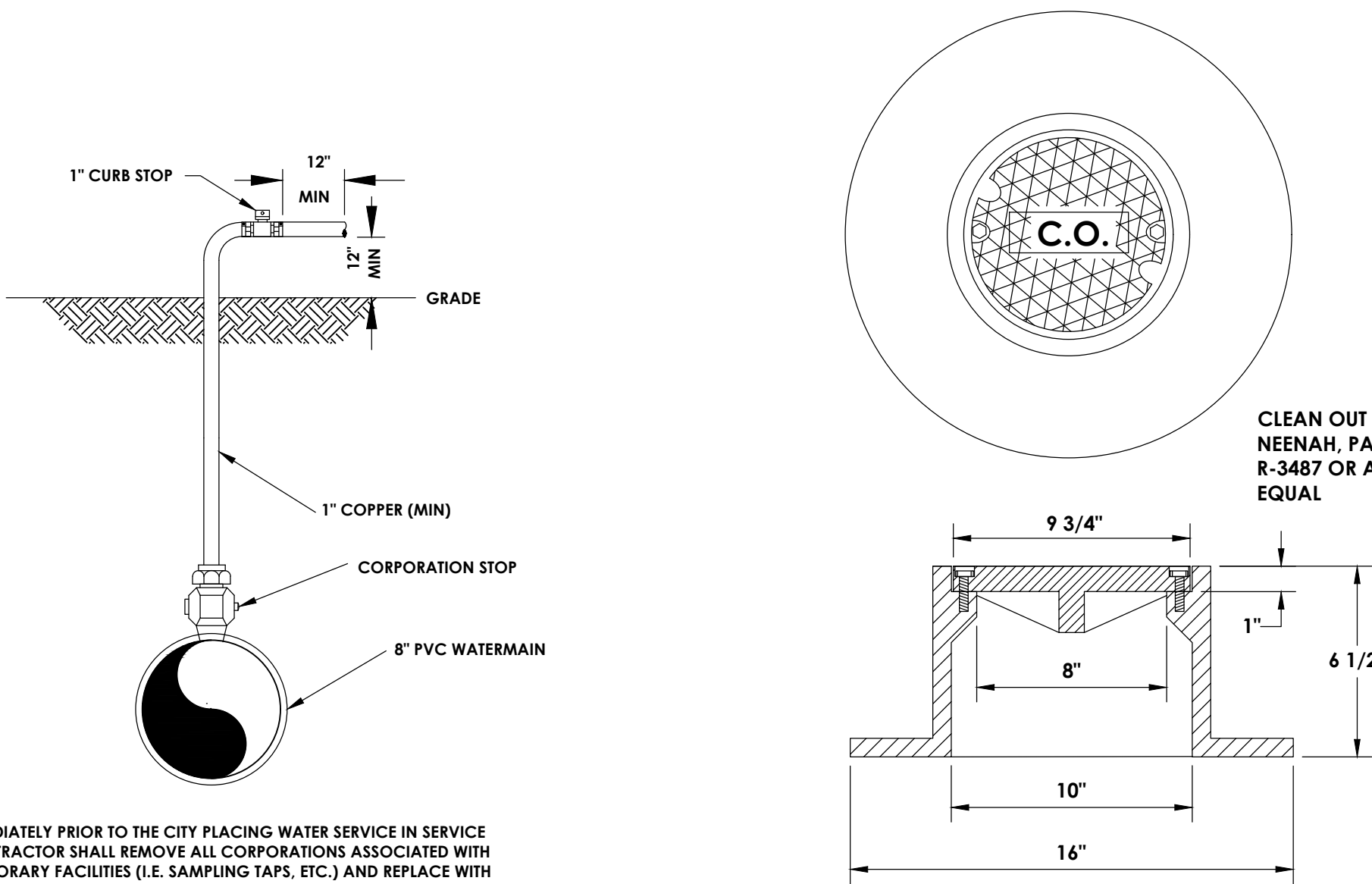
(BASE BID A)
ITEMS 428-2, 428-4, 428-9
1-1/4" WATER SERVICE
CONNECTION DETAIL
N.T.S.



SERVICE TAP
N.T.S.



WATERMAIN TRENCH
N.T.S.

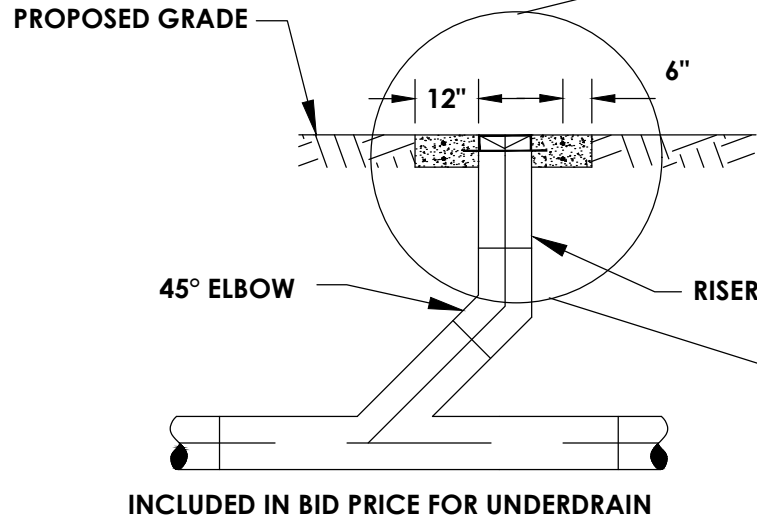


(BASE BID A)
ITEM 428-13
DISINFECTION/BLOW-OFF/SAMPLING TAP
N.T.S.

CLEANOUT COVER DETAIL
N.T.S.

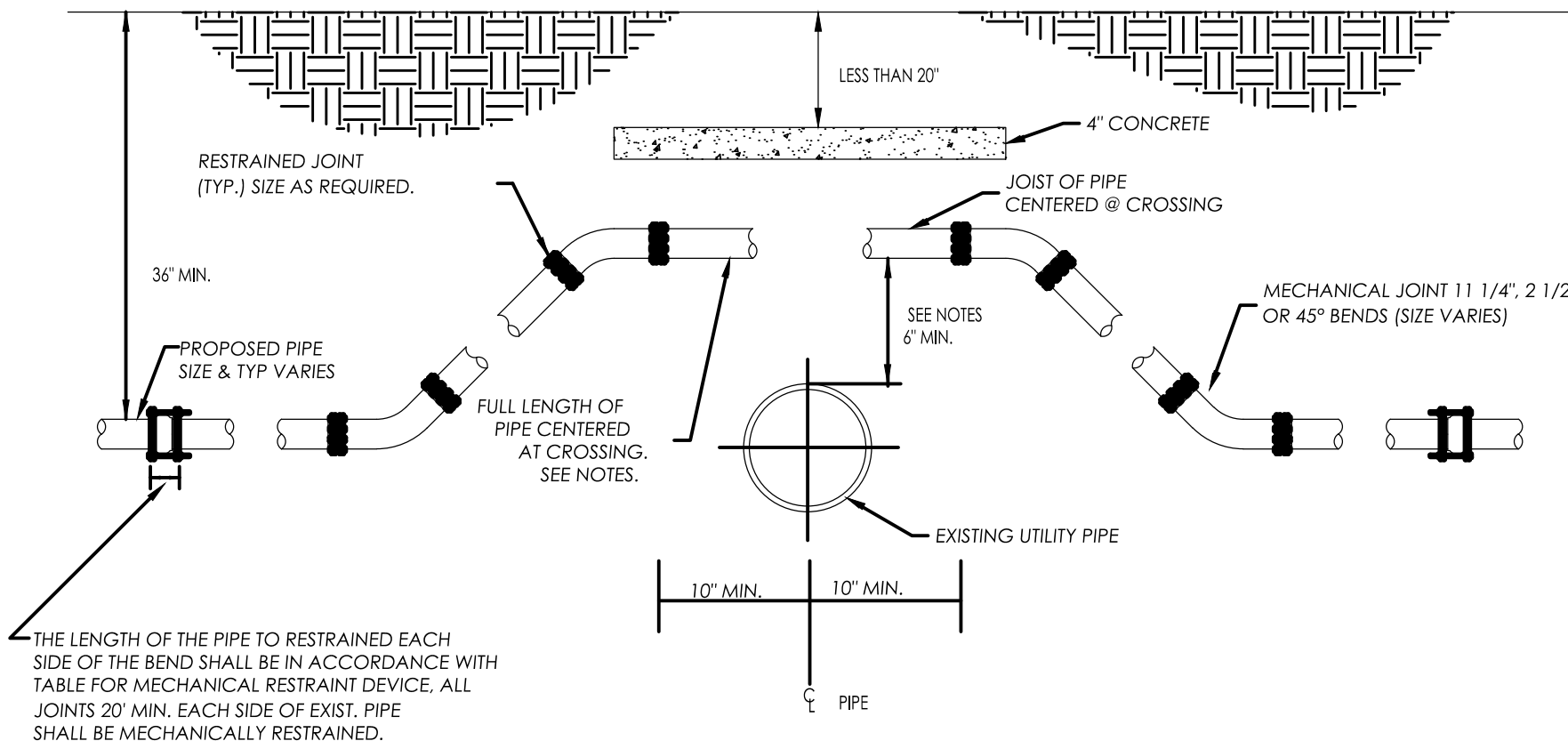
CONCRETE SHALL MEET THE REQUIREMENTS OF ITEM P-610

CLEAN OUT COVER BY NEENAH, PATTERN NO. R-3487 OR APPROVED EQUAL

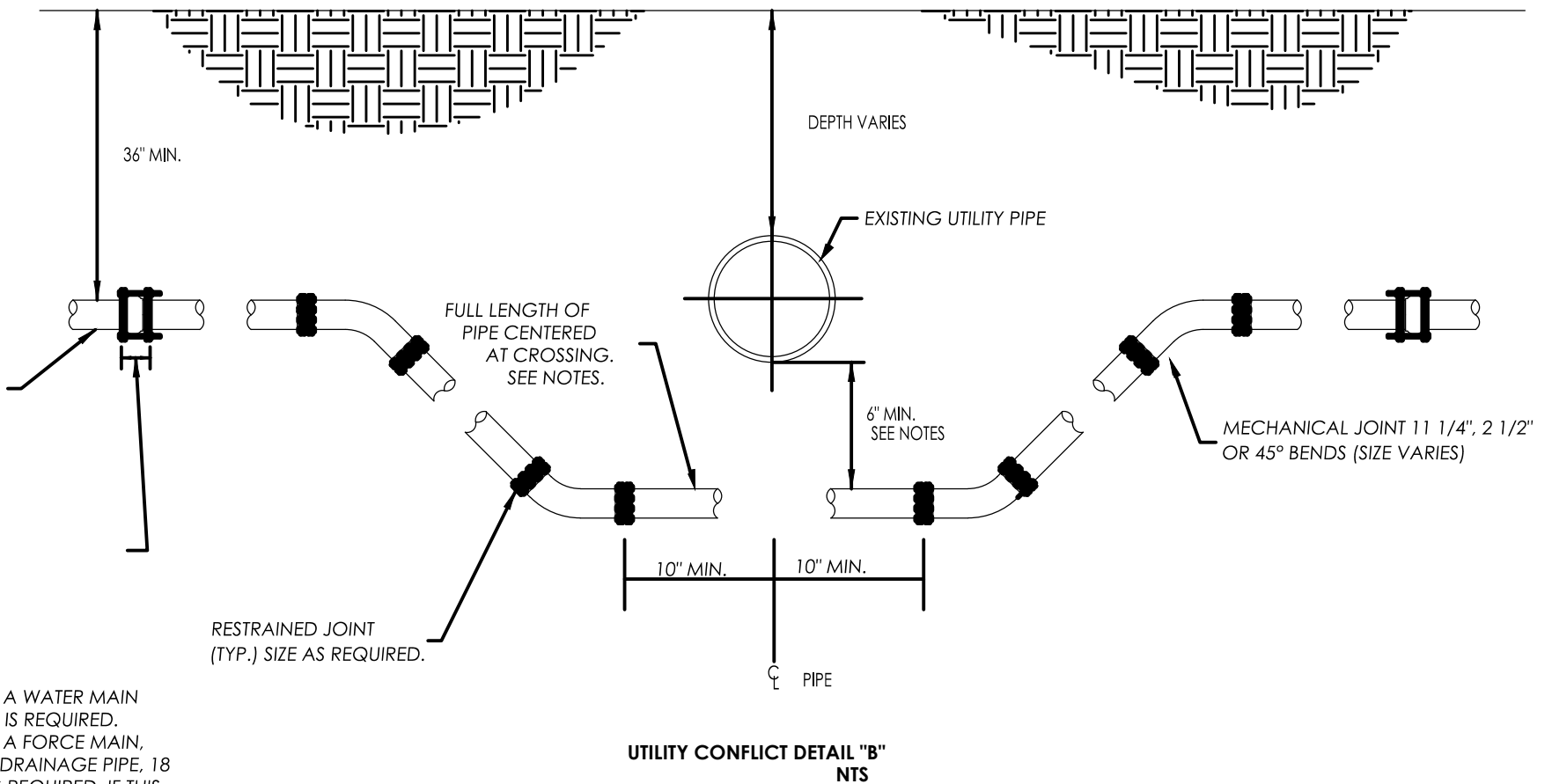


UNDERDRAIN MAINTENANCE NOTE:
1. THE OWNER SHALL FLUSH THE UNDERDRAIN SYSTEM WITHIN 2 YEARS OF CONSTRUCTION COMPLETION AND SHALL CONTINUE A REGULAR MAINTENANCE SCHEDULE OF FLUSHING THE SYSTEM EVERY 2 YEARS. SUBSEQUENT MAINTENANCE INTERVALS MAY BE ADJUSTED BASED ON OBSERVATIONS OF THE RATE OF ACCUMULATION OF DEBRIS IN THE UNDERDRAIN SYSTEM.

UNDERDRAIN CLEANOUT DETAIL
N.T.S.



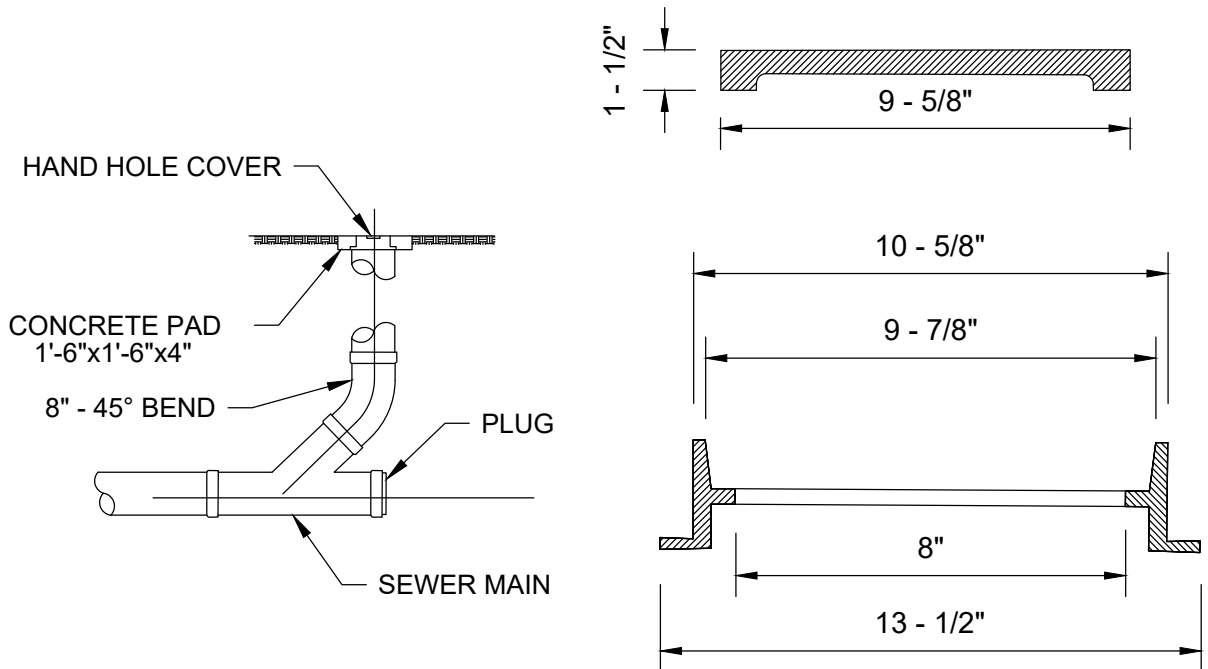
UTILITY CONFLICT DETAIL "A"
N.T.S.



UTILITY CONFLICT DETAIL "B"
N.T.S.

- THE LENGTH OF THE PIPE TO RESTRAINED EACH SIDE OF THE BEND SHALL BE IN ACCORDANCE WITH TABLE FOR MECHANICAL RESTRAINT DEVICE. ALL JOINTS 20' MIN. EACH SIDE OF EXIST. PIPE SHALL BE MECHANICALLY RESTRAINED.
- NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
 2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL 20FT. PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS.
 3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

ADJUSTMENT OVER OR UNDER UTILITIES, MECHANICAL RESTRAINTS, DETAIL
N.T.S.

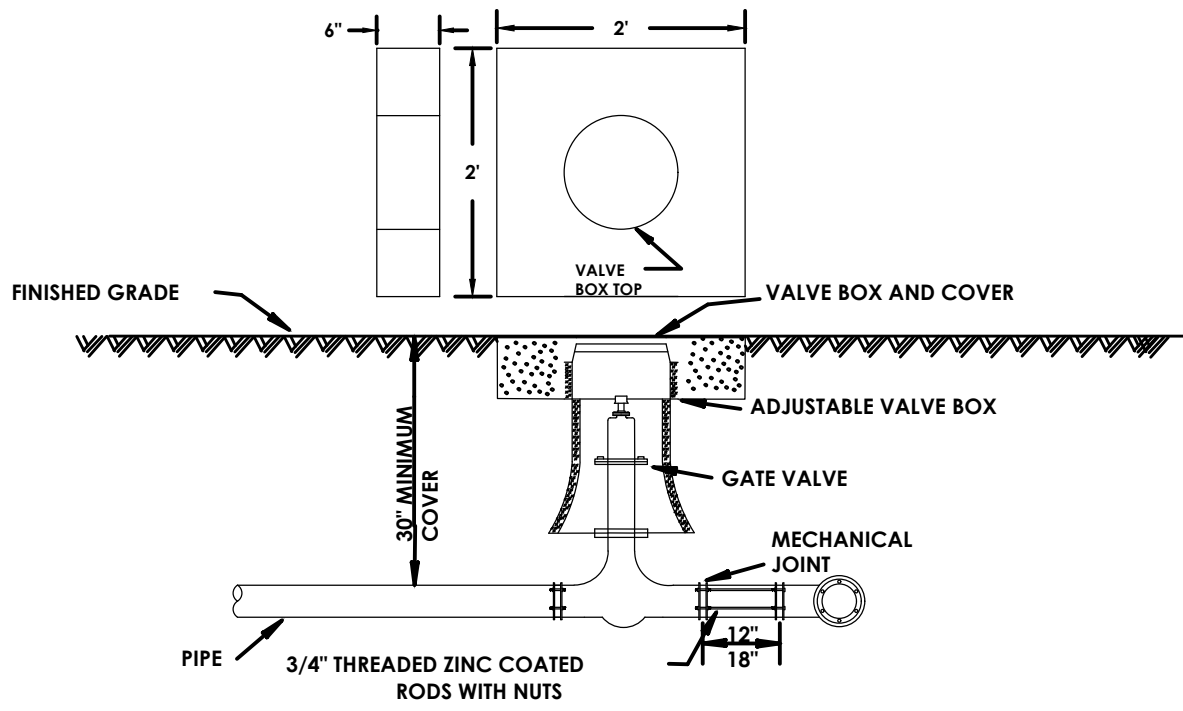


CLEAN - OUT DETAIL

HAND HOLE COVER

NOTE: HAND HOLE COVER TO BE U.S. FOUNDRY 7621 OR EQUAL

CLEAN - OUT
N.T.S.

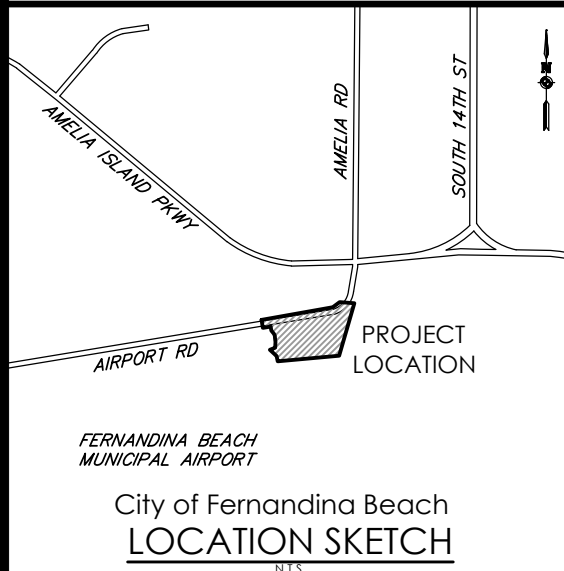


GATE VALVE & BOX DETAIL
N.T.S.

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

PA

PASSERO ASSOCIATES
engineering architecture



Client:
CITY OF
FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL, 32034

904-310-3100

PASSERO ASSOCIATES
242 West Main Street Suite 100 (585) 325-1000
Rochester, New York 14614 Fax: (585) 325-1691
Principal-in-Charge Jess Sudol, PE
Project Manager Matthew Newcomb
Designed by Cole Overhoff



Revisions

No.	Date	By	Description
1			

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DETAILS
AIRPORT ROAD
FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA

Project No.
99000047.0086

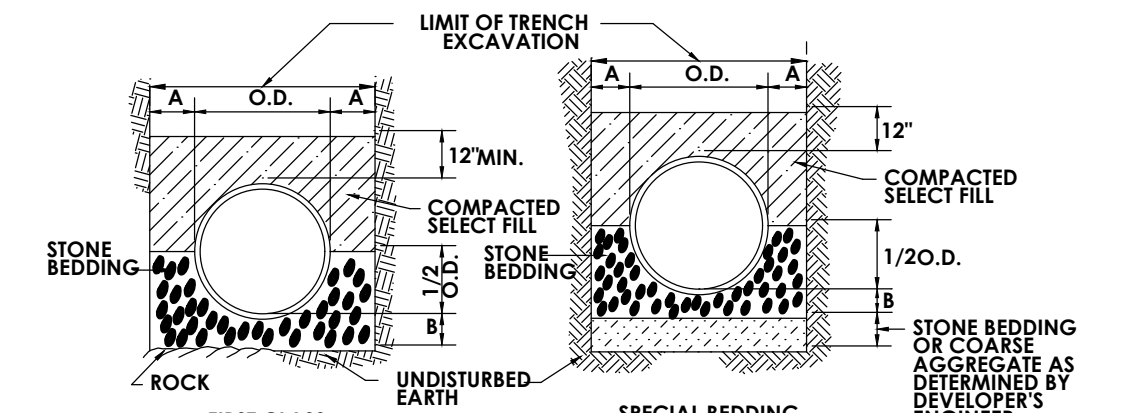
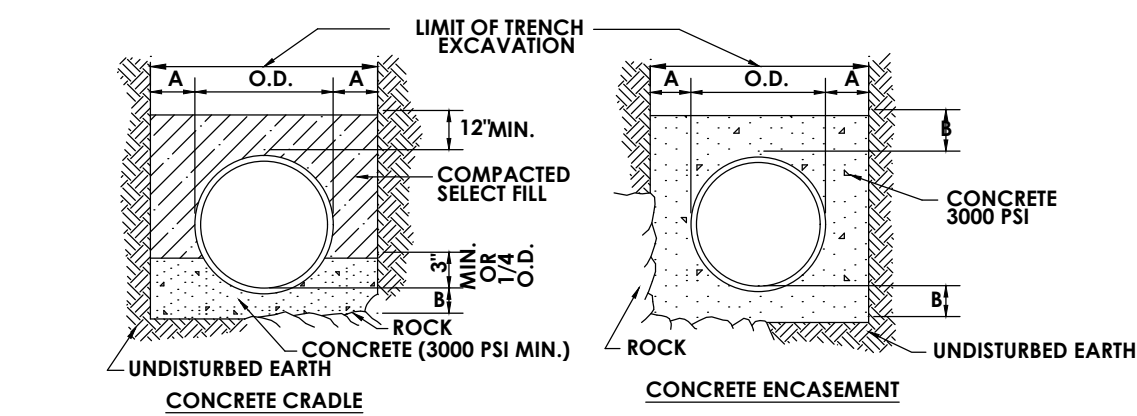
Drawing No.
C 204

Sheet No.
13

Scale:
N.T.S.

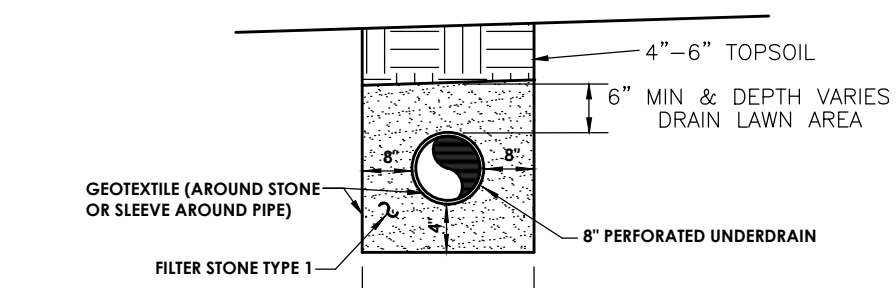
Date
AUGUST 2020

TRC PRELIMINARY REVIEW

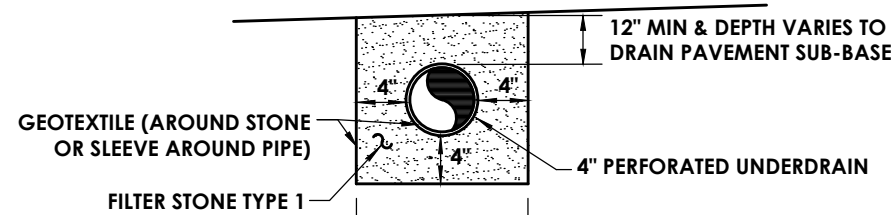


PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1.0'	6"
21" TO 36"	1.5'	9"
OVER 36"	1.5'	12"

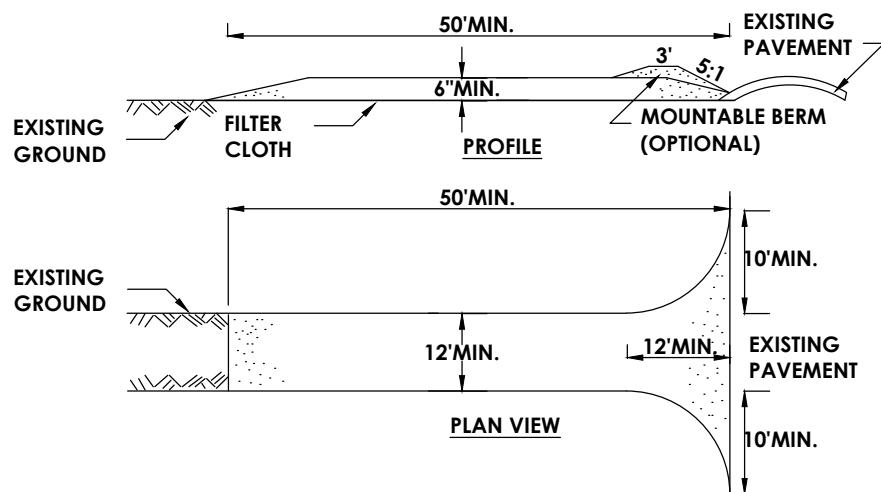
STORM SEWER/SANITARY SEWER BEDDING DETAILS
N.T.S.



LAWN AREA UNDERDRAIN DETAIL
N.T.S.



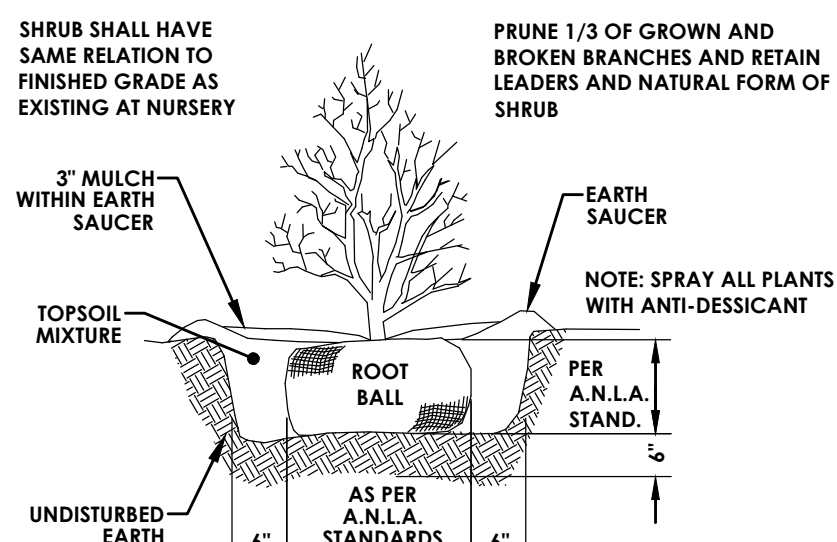
PAVEMENT AREA UNDERDRAIN DETAIL
N.T.S.



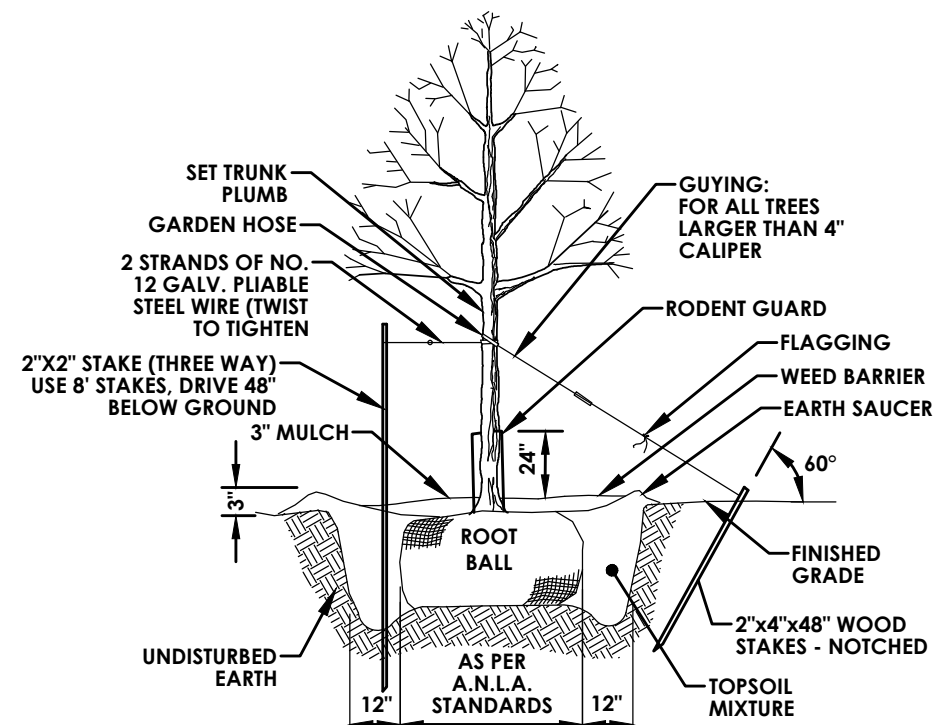
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

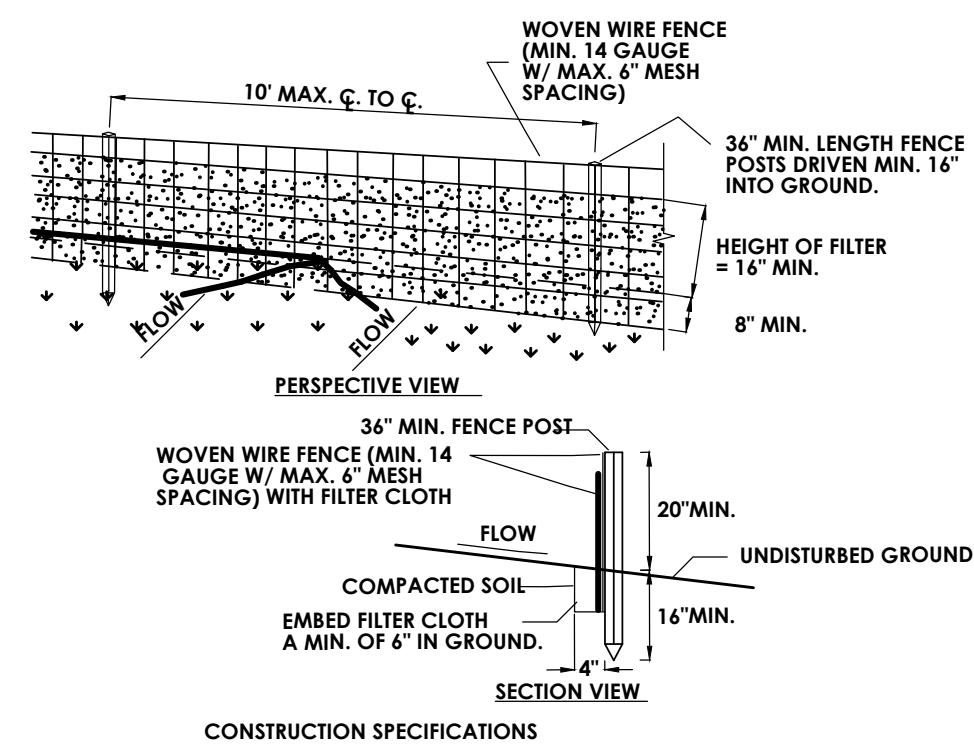
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



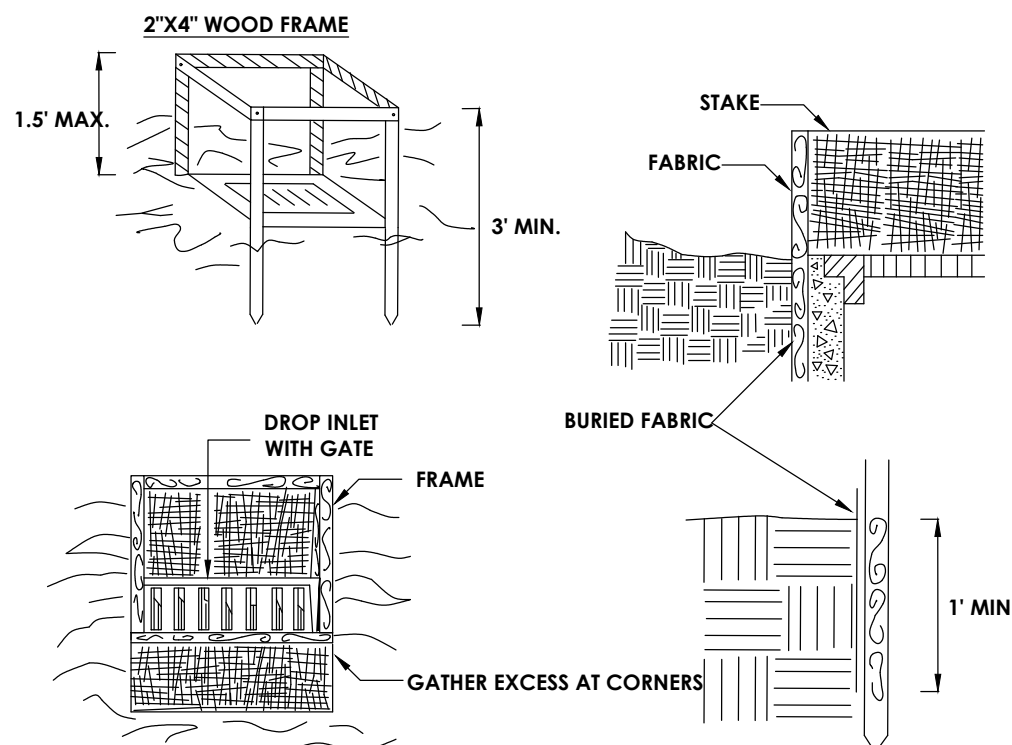
TREE PLANTING DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFT 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
N.T.S.

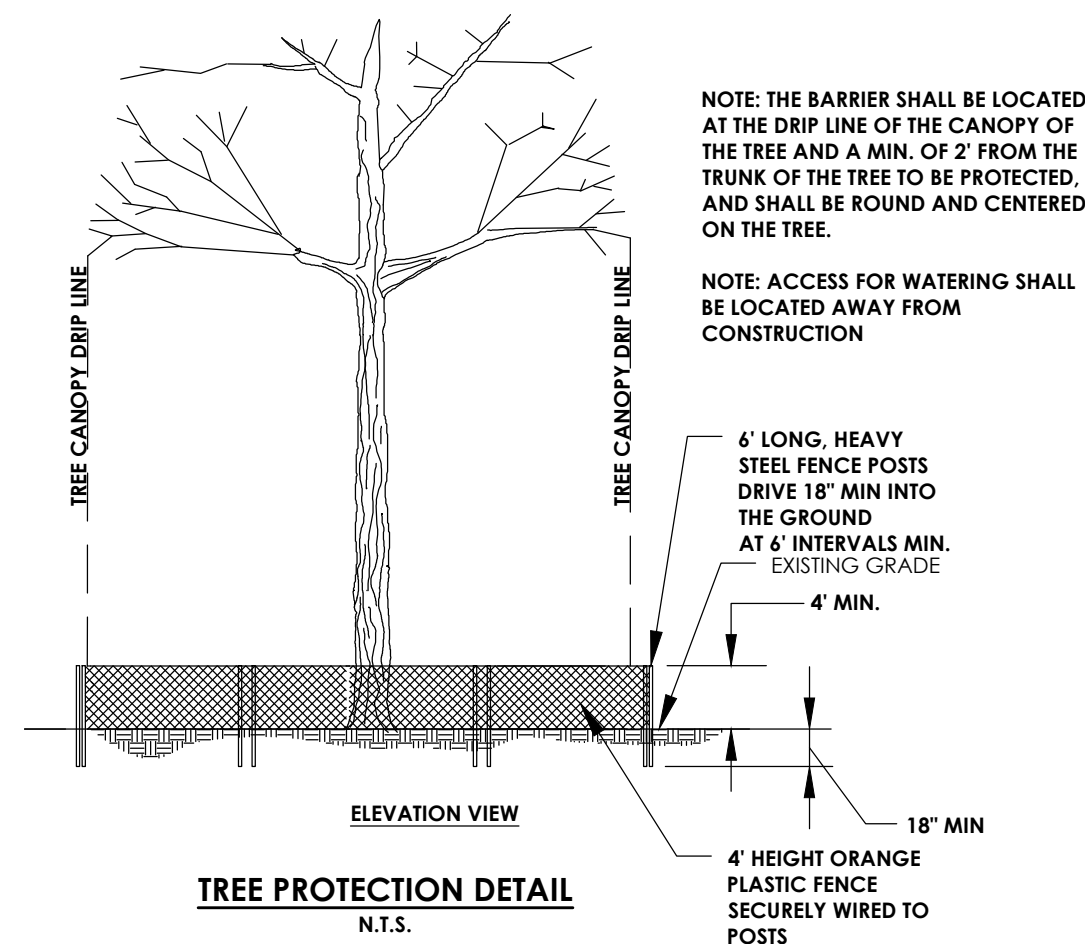


CONSTRUCTION SPECIFICATIONS

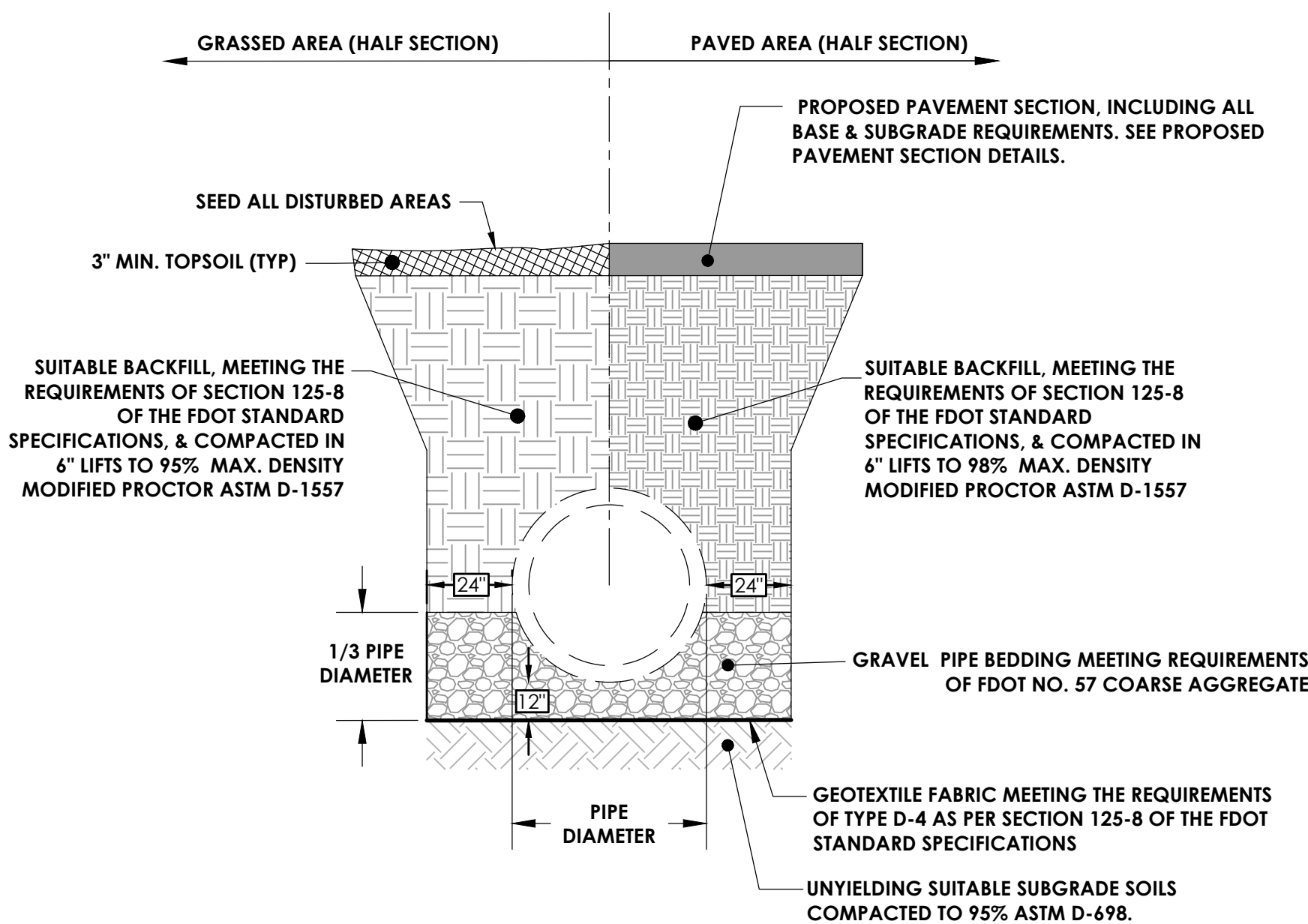
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2' x 4' WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

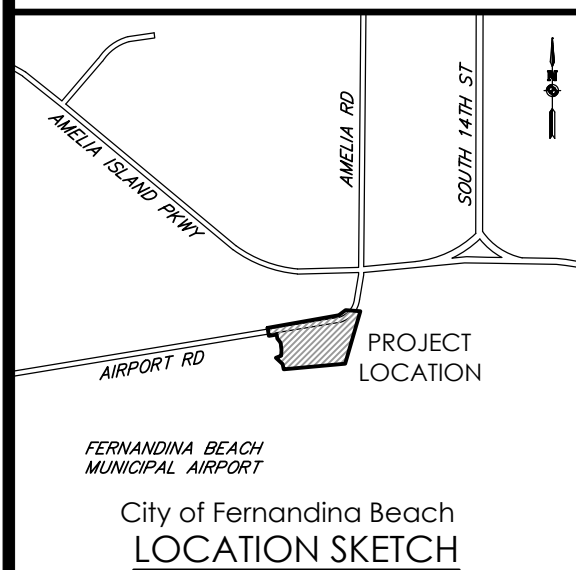
FILTER FABRIC DROP INLET PROTECTION
N.T.S.



TREE PROTECTION DETAIL
N.T.S.



TYPICAL DRAINAGE PIPE INSTALLATION
N.T.S.



Client:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL, 32034

904-310-3100

PASSERO ASSOCIATES

242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess Sudol, PE
Project Manager: Matthew Newcomb
Designed by: Cole Overhoff



Revisions

No.	Date	By	Description
1			

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DETAILS
AIRPORT ROAD
FIRE HOUSE

Town/City: FERNANDINA BEACH
County: NASSAU State: FLORIDA

Project No:
99000047.0086

Drawing No.
C 205

Sheet No.
14

Scale:
N.T.S.

Date
AUGUST 2020



Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #5753

Date Submitted: 8/5/2020

Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02 A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

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



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

Site Address***City*****State*****Zip*****Parcel ID #(s)*****Lot****Block****Subdivision****Zoning District*****Future Land Use Designation*****Overlay District****Size of Property (acres)*****Present Property Use*****Wetlands*****Flood Zone*****Coastal Construction Control Line (CCCL)*****CONTACT INFORMATION**

Applicant or interested party who will be present at the meeting.

First Name***Last Name*****Company (if applicable)****Telephone Number*****E-mail Address*****PROJECT INFORMATION****Project Name****Project Type*****Project Description***

Proposed expansion to existing hangar units 6 & 7 providing 3 additional hangar units per building. Project also includes a uni-sex toilet room and storage room.

Describe your project in detail

Proposed Access Road***Rd Maintenance Jurisdiction ***

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.

Applicant First Name*

Christopher

Applicant Last Name*

Nardone

Today's Date*

8/5/2020

Upload Supporting Documentation*

Pre-TRC Package (hangars 6 and 7).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



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |

www.fbfl.us/planning

CONTRACT DRAWINGS FOR:

Fernandina Beach Municipal Airport (FHB)

700 AIRPORT ROAD
FERNANDINA BEACH, FLORIDA 32034

- HANGARS #6 & #7 ADDITION

August 13, 2019

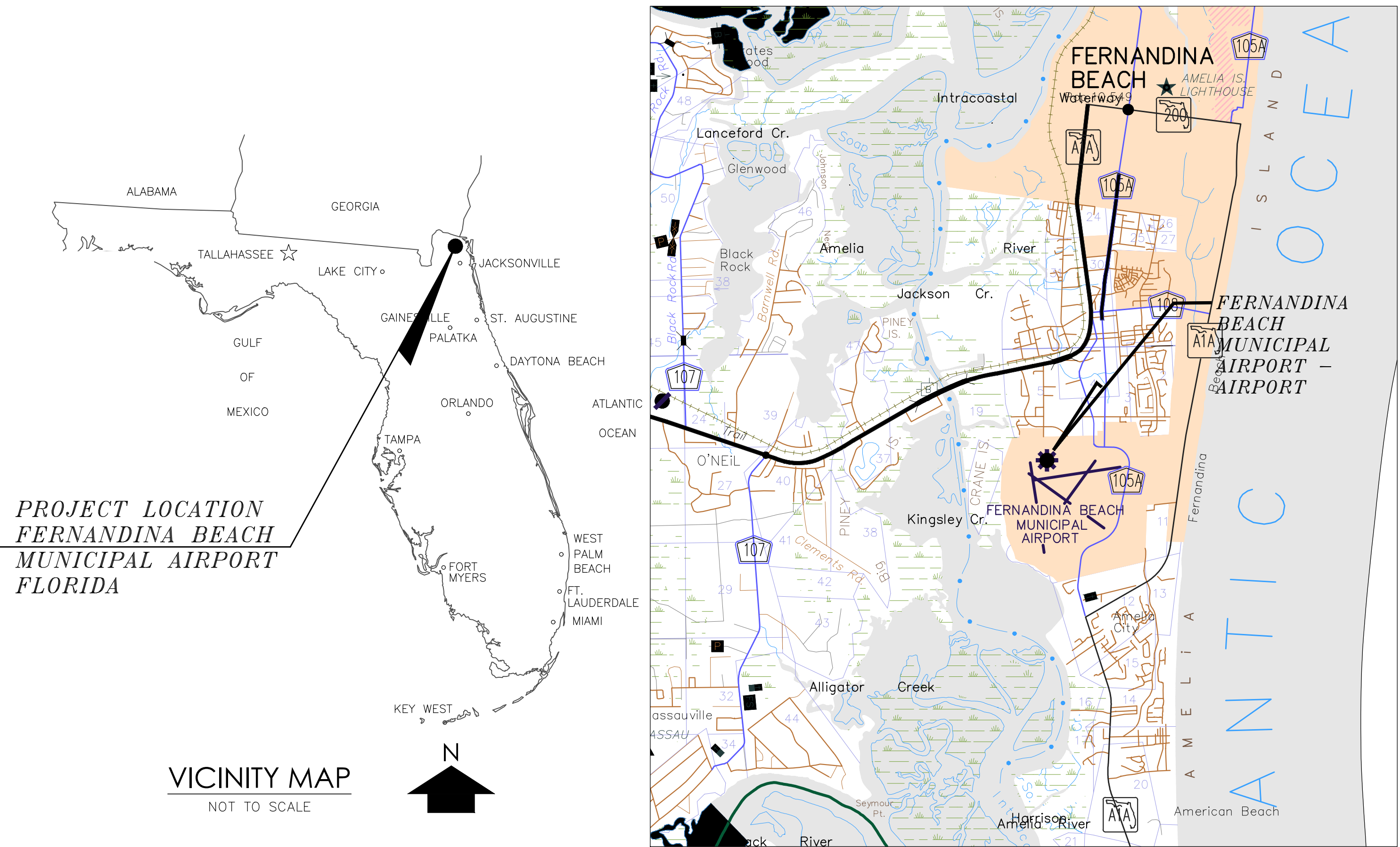
FLORIDA DEPARTMENT OF TRANSPORTATION
F.I.N. PROJECT NUMBER 434909-1-94-20

PASSERO ASSOCIATES
PROJECT NUMBER 99000074.0091

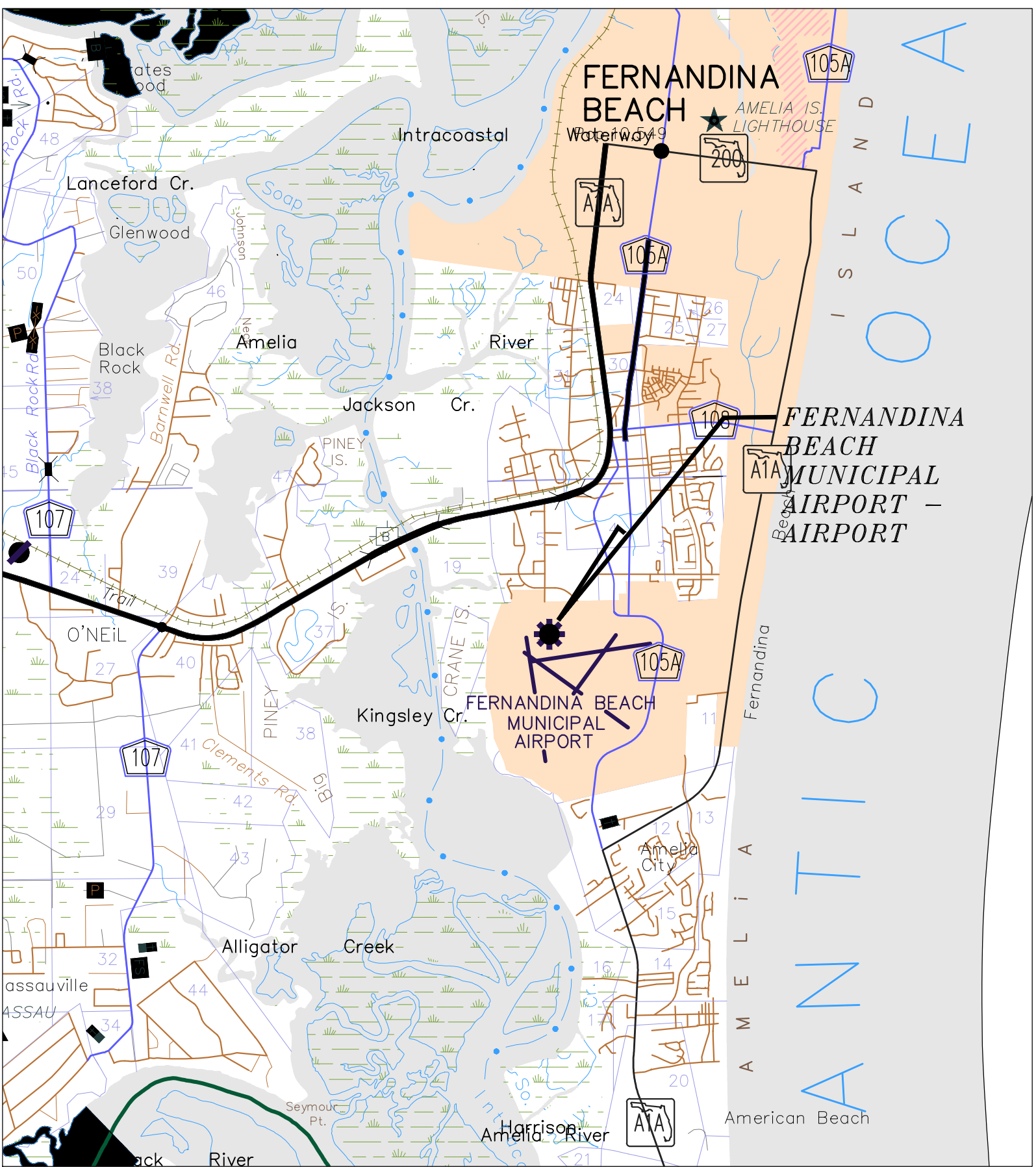
INDEX OF TRC DRAWINGS:		
C-000	-	COVER SHEET
C-100	-	PROPOSED SITE PLAN
C-101	-	SITE DETAILS
C-102	-	SITE DETAILS
C-103	-	DRAINAGE & EROSION CONTROL PLAN
C-104	-	UTILITY SITE PLAN
C-105	-	WATER SPECIFICATIONS
C-106	-	PARKING AREA MARKINGS SITE PLAN
A-200	-	BUILDING ELEVATIONS HANGAR #6
A-201	-	BUILDING ELEVATIONS HANGAR #7

TRC REVIEW SET APPROVAL

APPROVED BY: _____ DATE: _____



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

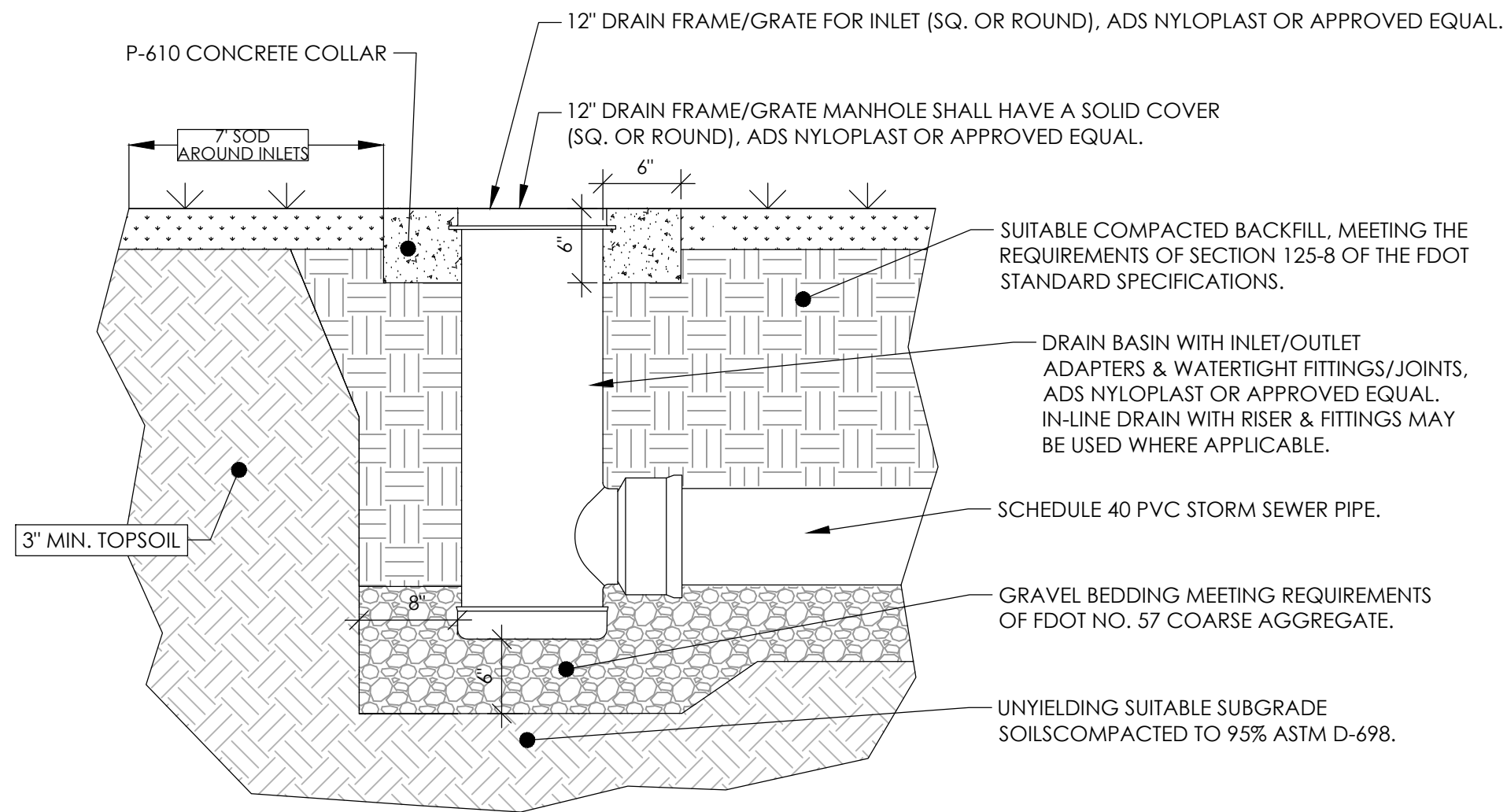


City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

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

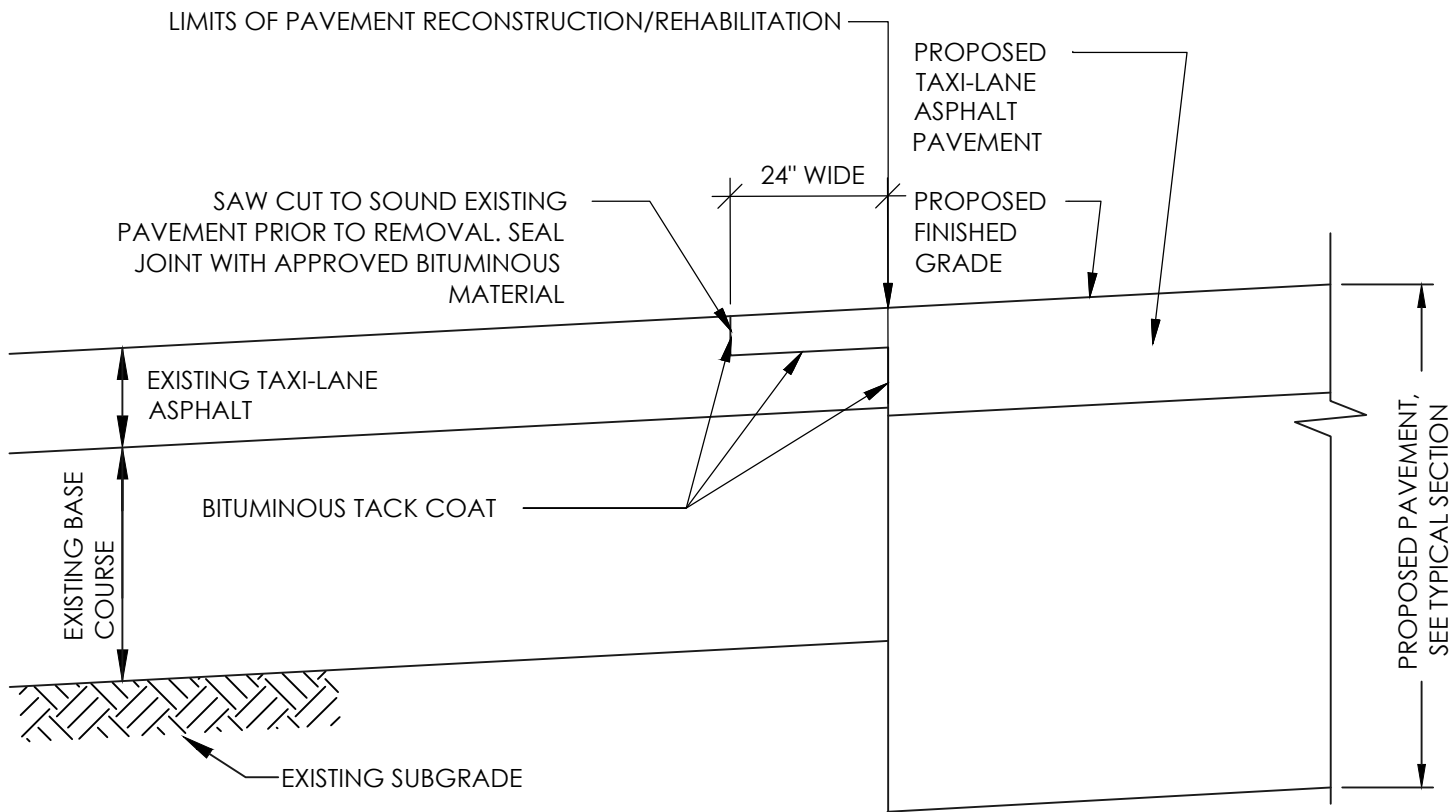


TRC PRE-REVIEW SET



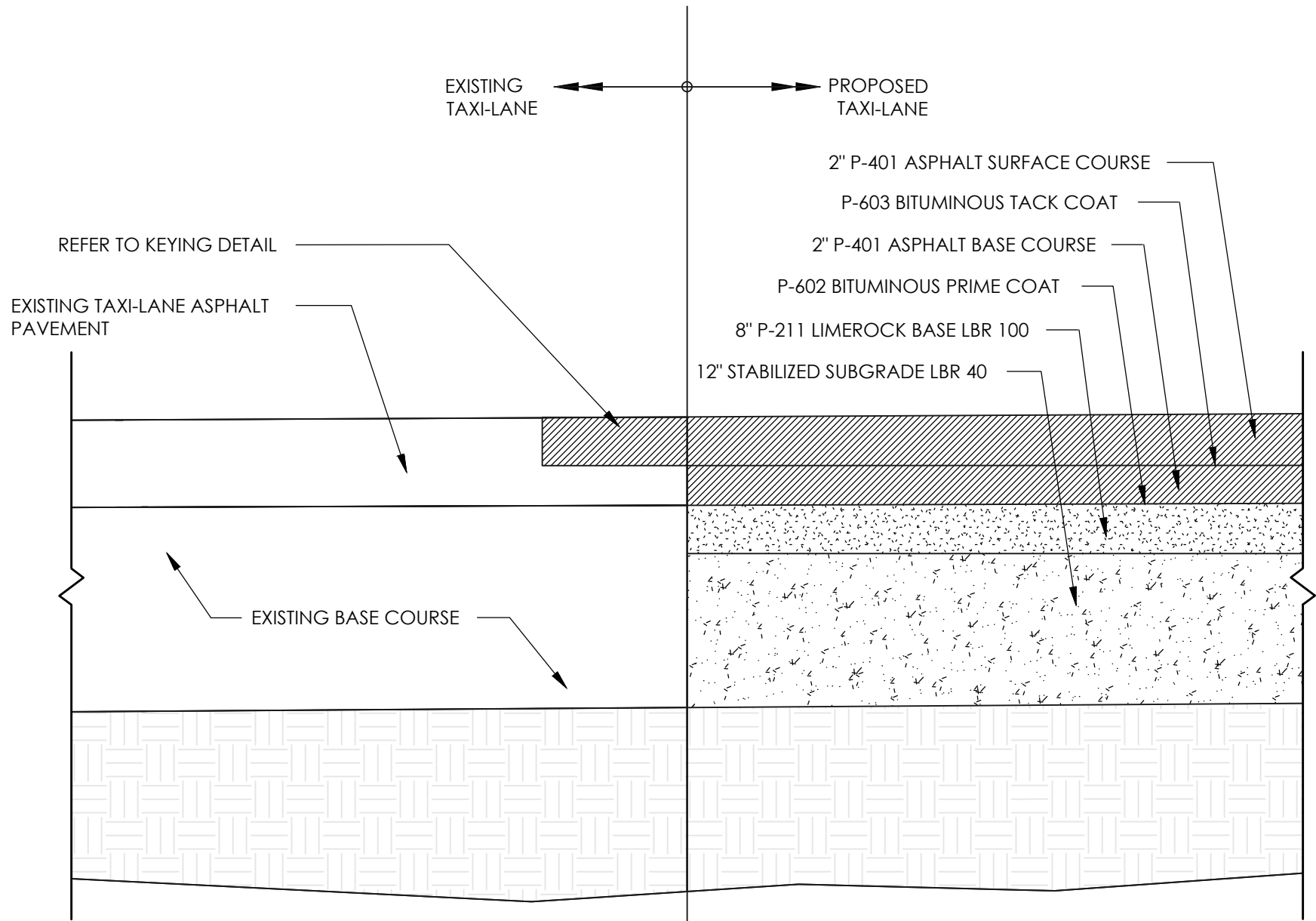
TYPICAL YARD DRAIN DETAIL

N.T.S.



KEYING DETAIL AT LIMITS OF TAXI-WAY PAVEMENT

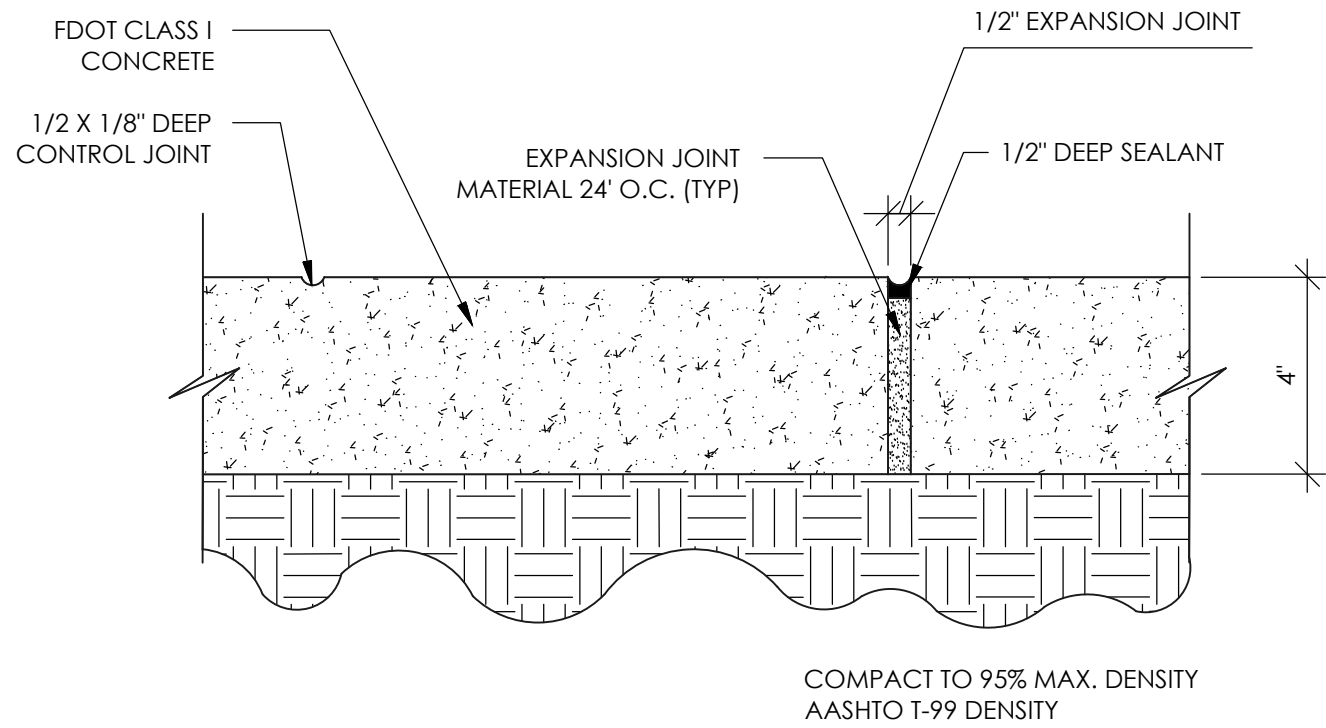
N.T.S.



- NOTES:
1. THE AREA UNDER THE NEW PAVEMENT SHALL BE COMPRISED OF 8" LIMEROCK BASE (LBR 100) & 12" STABILIZED SUBGRADE (LBR 40)
 2. THE EXCAVATION FOR THE NEW PAVEMENT AREA IS AS DISCUSSED IN GEOTECHNICAL REPORT.

PROPOSED PAVEMENT SECTION AT EXISTING TAXI-WAY

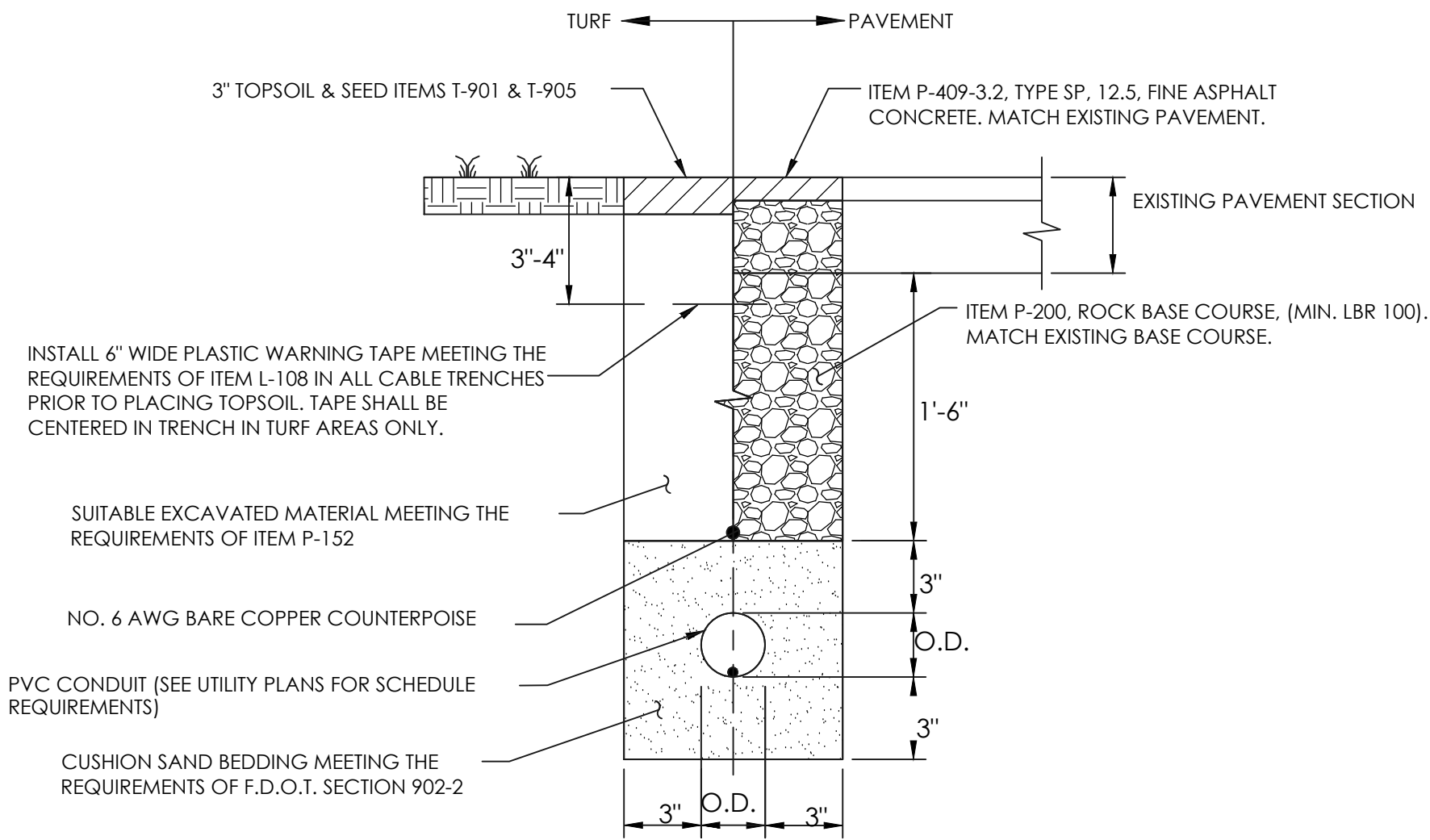
N.T.S.



- NOTES:
1. CONCRETE SIDEWALK SHALL MEET THE REQUIREMENTS OF FDOT INDEX 310, UNLESS OTHERWISE SPECIFIED.
 2. SAWING OF THE PROPOSED CONTROL JOINTS SHALL BE ACCOMPLISHED WITHIN 12 HRS. OF CONCRETE POUR: 5'-0" O.C. (TYP)

CONCRETE SIDEWALK

N.T.S.



TYPICAL CONDUIT INSTALLATION DETAIL

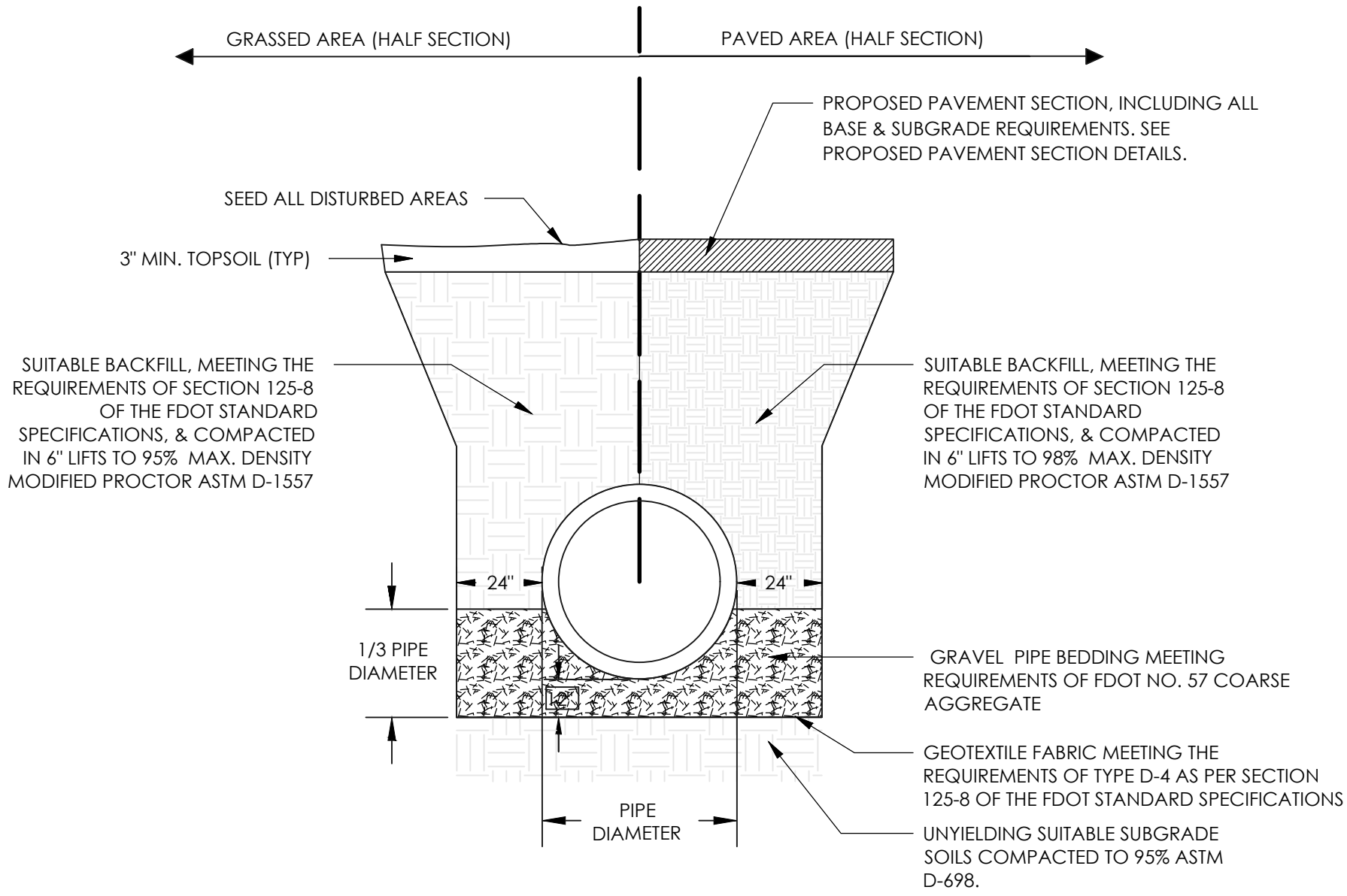
N.T.S.

- NOTES:
1. LOCATE COUNTERPOISE IN THE SAME TRENCH WITH THE CONDUIT IN THE PAVED AREA.

SITE DETAILS

N.T.S.

- 1
- IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.



TYPICAL DRAINAGE PIPE INSTALLATION

N.T.S.

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

TRC PRE-REVIEW SET

Stamp:



City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates

4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 9426
Program Manager: Brodley J. Wentz, P.E.
Project Architect: Christopher Nordone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

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SITE DETAILS

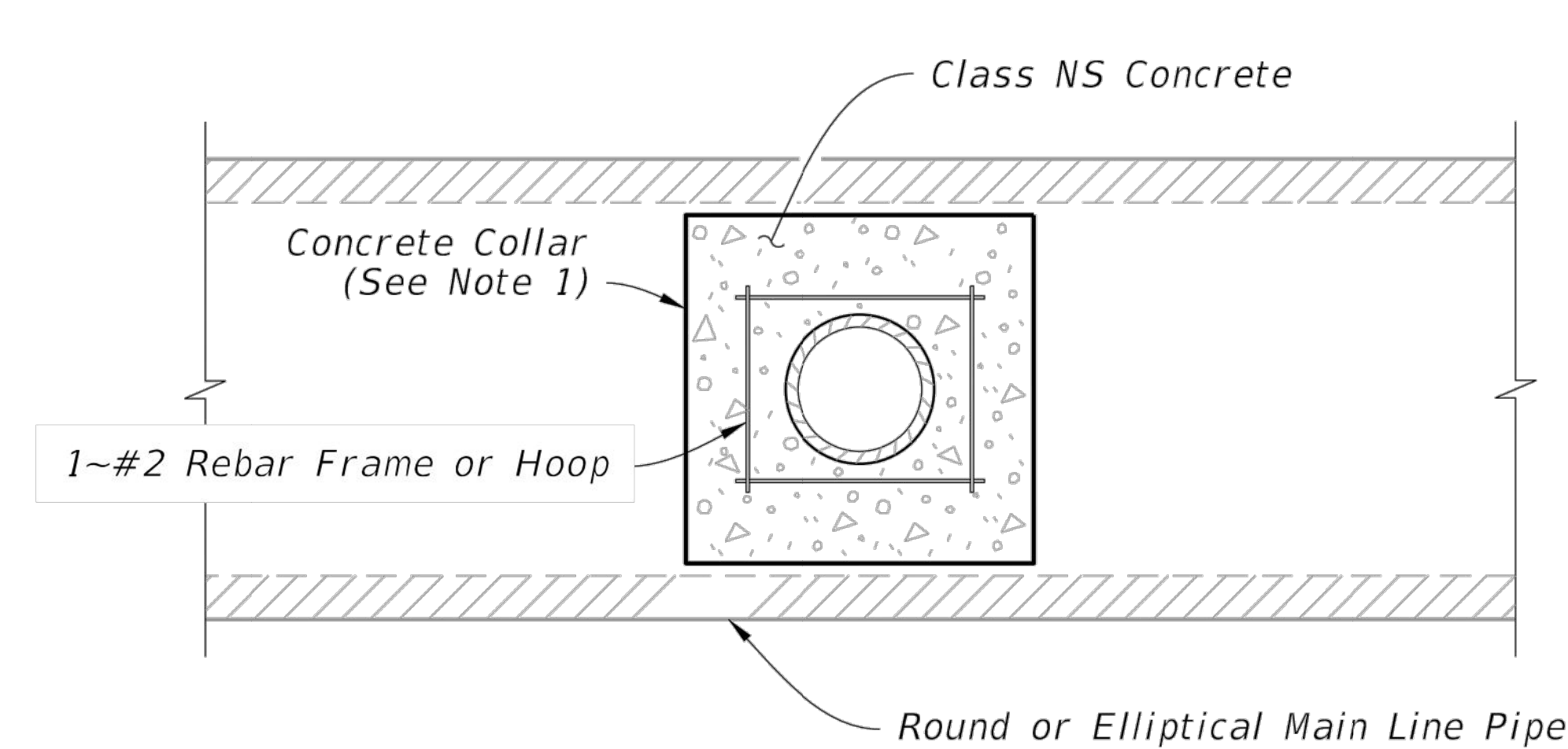
HANGARS #6 & #7
ADDITION

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

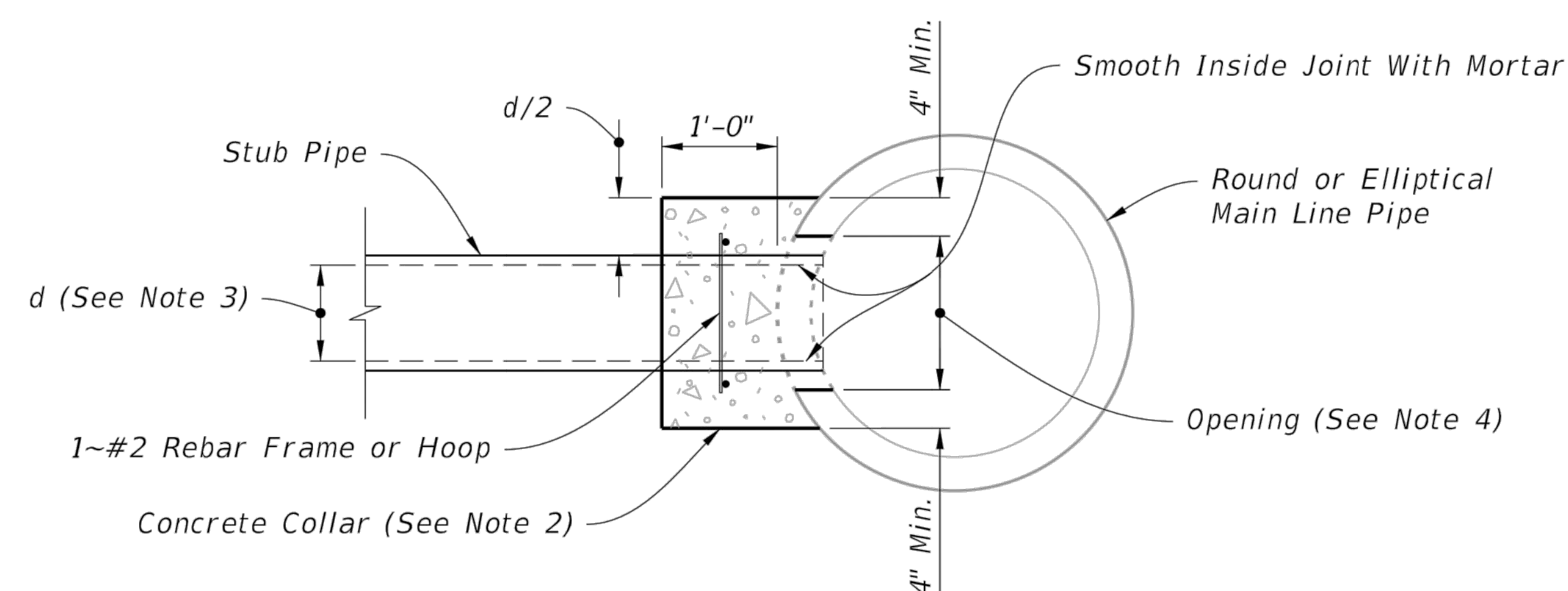
Project No.:
99000047.0091

Drawing No.:
C-101

Date:
August 13, 2020



STUB END ELEVATION



SIDE ELEVATION

JOINING MAINLINE PIPE TO STUB PIPE

NOTES:

1. The collar may be formed by any method approved by the Engineer.
2. Install 1/2"x16" dowels in adhesive bond material.
3. Stub Pipes maximum diameter: 1/2 of a round main line pipe diameter, or 1/2 the height of elliptical main line pipes.
4. Opening by Pipe Manufacturer.
5. Install riser reinforcement using #5 Bars @ 18" centers vertically and 6" centers horizontally. Bend pipe steel to riser.
6. Reinforced concrete top required when inlet: manhole or junction box riser is less than 4 feet in diameter; or when 3'-6", alt. b inlet, manhole or junction box riser is used; or when rectangular inlet is used.
7. See Index 425-001 for optional construction joints.

TRC PRE-REVIEW
SET

Stamp:

Owner:



City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

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St. Augustine, FL 32095 Fax: (904) 757-6107
Program Manager Certificate of Authorization 3426
Project Architect Christopher J. Wentz, P.E.
Project Manager Christopher Nardone, A.I.A.
Justin Vollenweider, A.I.A.

No.	Date	By	Description

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SITE DETAILS

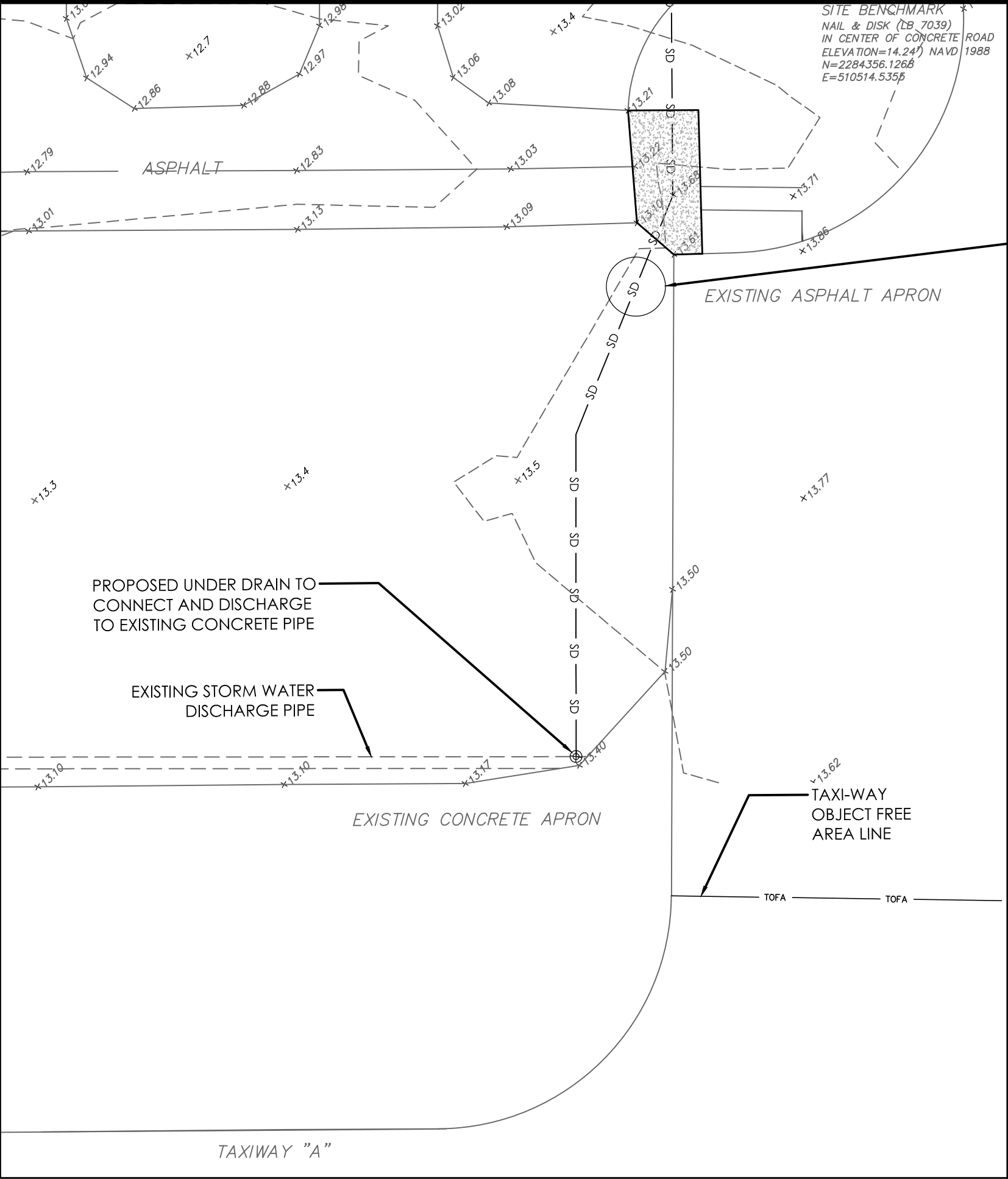
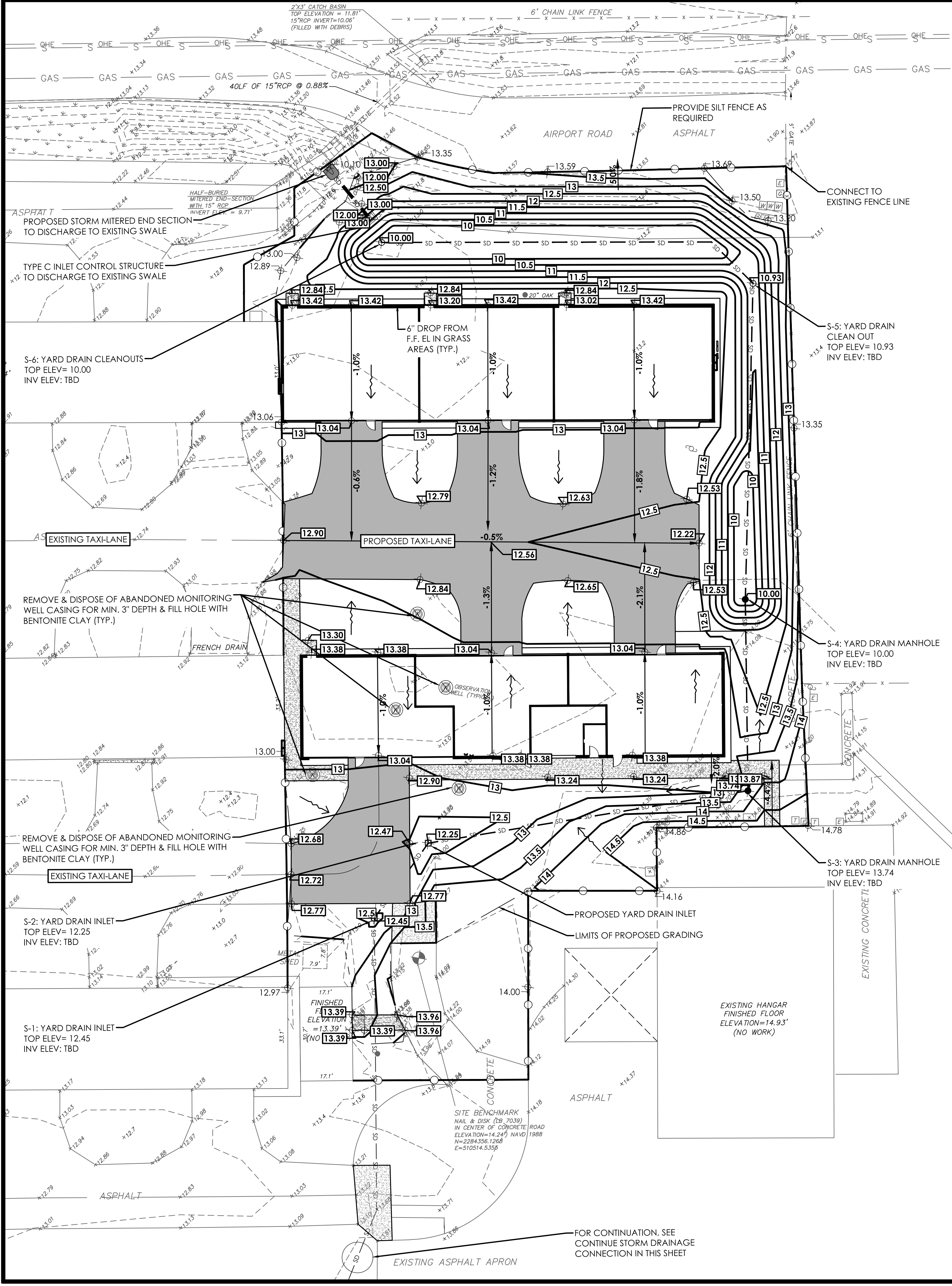
HANGARS #6 & #7
ADDITION

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

Project No.:
99000047.0091

Drawing No.:
C-102

Date:
August 13, 2020



2 CONTINUE STORM DRAINAGE CONNECTION

NOTE:
PROPOSED STORM PIPE CONNECTOR MEETS EXISTING GRADE AT PROPOSED GRADING LIMITS

DRAINAGE STRUCTURE SCHEDULE						
STRUCTURE NO.	STRUCTURE TYPE/DESCRIPTION	TOP EL.	INVERT ELEVATION			
			N	S	E	W
S1	12" YARD DRAIN INLET	12.45	6.84	6.84	-	-
S2	12" YARD DRAIN INLET	12.25	-	6.88	6.88	-
S3	12" YARD DRAIN MANHOLE	13.74	7.02	-	-	7.02
S4	12" YARD DRAIN MANHOLE	10.00	7.10	7.10	-	-
S5	STORM CLEANOUT	10.93	-	7.20	-	7.20
S6	STORM CLEANOUT	10.00	-	-	7.33	-
S7	FDOT MES, 12" HDPE, INDEX 430-021 MODIFIED, 4:1 SLOPE	NA	-	-	10.10	-
S8	FDOT TYPE C INLET, MODIFIED, POND CONTROL STR.	12.00	-	-	-	10.16

GRADING, DRAINAGE & EROSION CONTROL LEGEND:

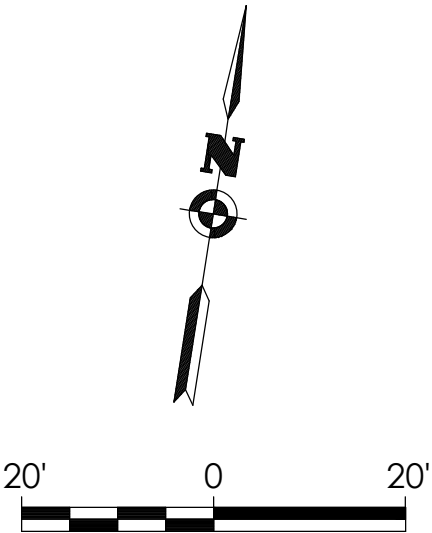
- PROPOSED CONTOUR: 8.5
- EXISTING CONTOUR: 8.5
- PROPOSED SPOT ELEVATION: 12.50
- PROPOSED FLOW DIRECTION ARROW: →
- PROPOSED SLOPE: -1.00%
- LIMITS OF PROPOSED GRADING: ---
- PROPOSED SILT FENCE: ○
- PROPOSED STORM PIPE: SD
- PROPOSED STORM YARD DRAIN MANHOLE: ●
- PROPOSED STORM YARD DRAIN INLET: □
- PROPOSED STORM YARD CUTOUT: ⊗
- PROPOSED STORM PIPE CONNECTOR: ○
- PROPOSED STORM MITERED END SECTION: U
- EXISTING STORM PIPE: ---

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	LENGTH (FT.)	SIZE (DIA., INCH)	TYPE	UP STREAM INV.	DOWN STREAM INV.	SLOPE %
S8 TO S7	21	12	HDPE	10.16	10.10	0.26
S6 TO S5	127	4	HDPE U.D.	7.33	7.20	0.10
S5 TO S4	103	4	HDPE U.D.	7.20	7.10	0.10
S4 TO S3	63	12	HDPE	7.10	7.02	0.13
S3 TO S2	106	12	HDPE	7.02	6.88	0.13
S2 TO S1	31	12	HDPE	6.88	6.84	0.13
S1 TO OUTFALL	197	12	HDPE	6.84	6.57	0.13

1 DRAINAGE AND EROSION CONTROL PLAN

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



TRC PRE-REVIEW SET

Stamp:

Owner:



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204 Ash Street
Fernandina Beach, FL 32034

Passero Associates

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Program Manager: Christopher Nordone, A.I.A.
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DRAINAGE & EROSION CONTROL PLAN
HANGARS #6 & #7
ADDITION

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

Project No.:
99000047.0091

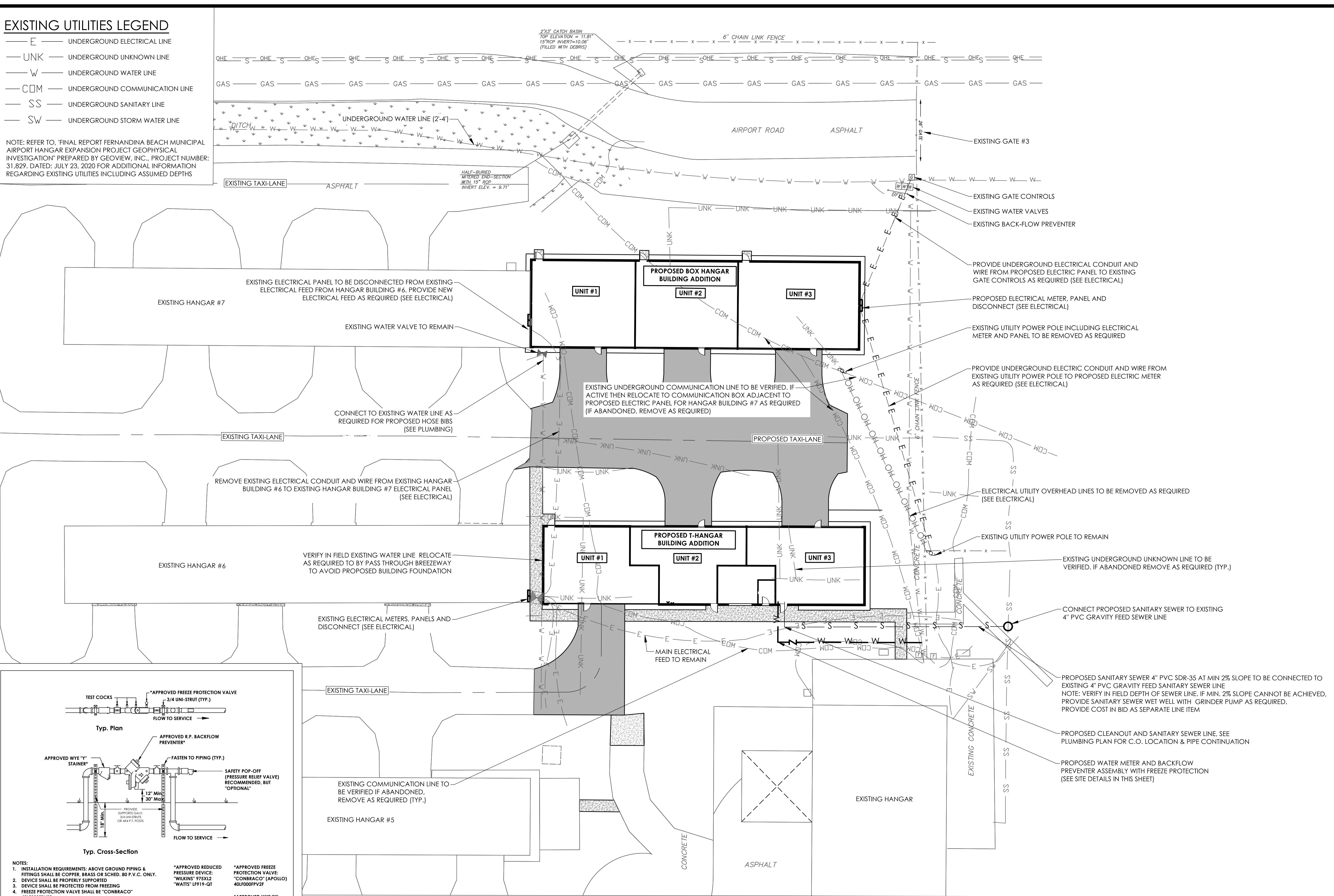
Drawing No.:
C-103

Date:
August 13, 2020

EXISTING UTILITIES LEGEND

— E — UNDERGROUND ELECTRICAL LINE
— UNK — UNDERGROUND UNKNOWN LINE
— W — UNDERGROUND WATER LINE
— CDM — UNDERGROUND COMMUNICATION LINE
— SS — UNDERGROUND SANITARY LINE
— SW — UNDERGROUND STORM WATER LINE

NOTE: REFER TO, "FINAL REPORT FERNANDINA BEACH MUNICIPAL AIRPORT HANGAR EXPANSION PROJECT GEOPHYSICAL INVESTIGATION" PREPARED BY GEOVIEW, INC., PROJECT NUMBER: 31.829, DATED: JULY 23, 2020 FOR ADDITIONAL INFORMATION REGARDING EXISTING UTILITIES INCLUDING ASSUMED DEPTHS



- NOTES:
1. INSTALLATION REQUIREMENTS: ABOVE GROUND PIPING & FITTINGS SHALL BE COPPER, BRASS OR SCHED. 80 P.V.C. ONLY.
 2. DEVICE SHALL BE PROPERLY SUPPORTED
 3. DEVICE SHALL BE PROTECTED FROM FREEZING
 4. FREEZE PROTECTION VALVE SHALL BE "CONBRACO" 40LF000FPV2F
 5. DEVICE SHALL BE INSTALLED LEVEL, TESTED AND CERTIFIED.
 6. CERTIFICATION OF TESTING SHALL BE PLACED IN PERMIT BOX FOR INSPECTOR'S VERIFICATION
 7. ALL FITTINGS SHALL BE LEAD FREE.
 8. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY ALL INSTALLATIONS SHALL BE APPROVED BY THE CITY

*APPROVED REDUCED PRESSURE DEVICE:
"WILKINS" 975X12
"WATTS" LF919-QT

*APPROVED FREEZE PROTECTION VALVE:
"CONBRACO" (APOLLO)
40LF000FPV2F

*APPROVED WYE "Y" STRAINER:
"CONBRACO" (APOLLO)
#YB34LF, #YB11LF,
#YB114LF, #YB112LF,
#YB2LF

2

WATER METER & BACKFLOW PREVENTER

¾" THRU 2" MODELS - SEE PLUMBING DRAWINGS

1

UTILITY PLAN

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

PA

PASSERO ASSOCIATES
engineering architecture



20' 0 20'

TRC PRE-REVIEW
SET

Stamp:

Owner:



City of Fernandina Beach
204 Ash Street
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Passero Associates

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Program Manager: Bradley J. Wentz, P.E.
Project Architect: Christopher Wardine, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

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UTILITY SITE PLAN

HANGARS #6 & #7 ADDITION

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

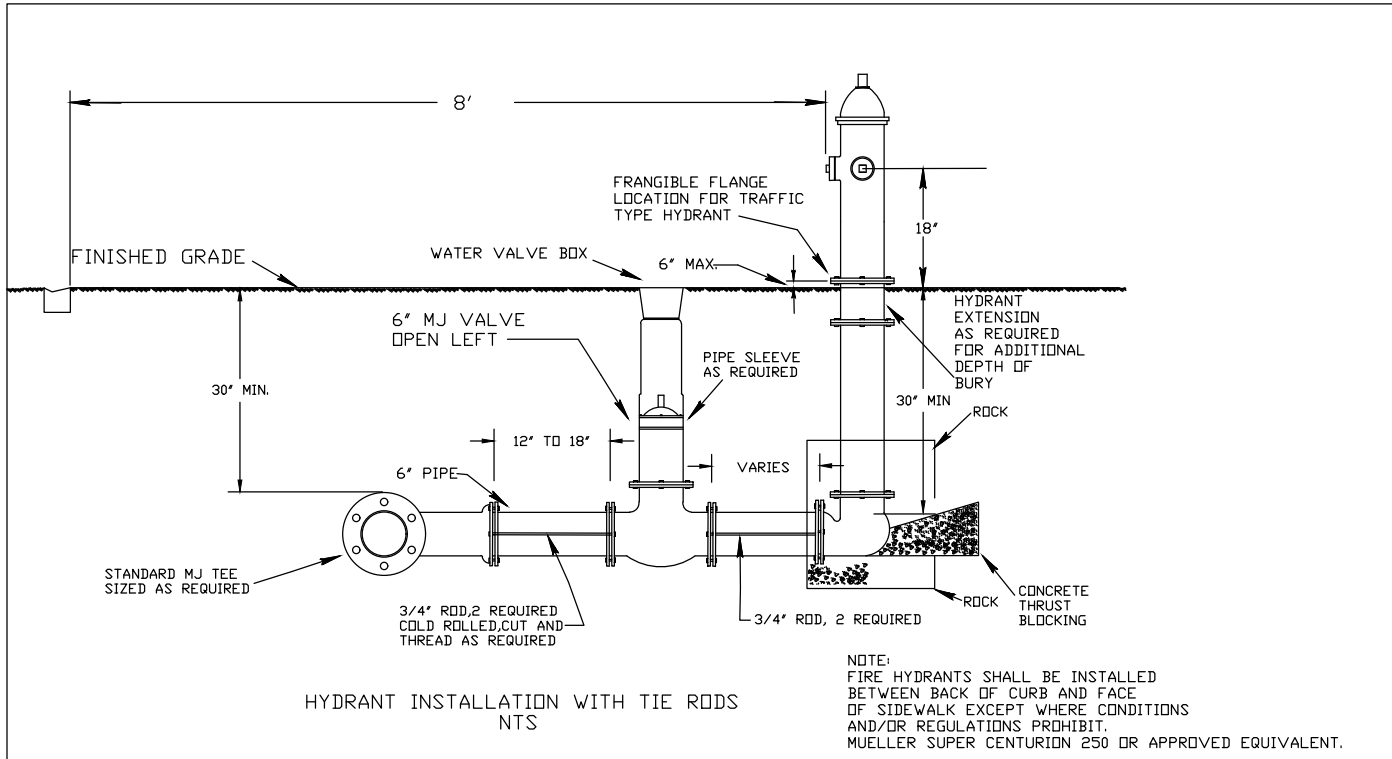
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Drawing No.:

C-101

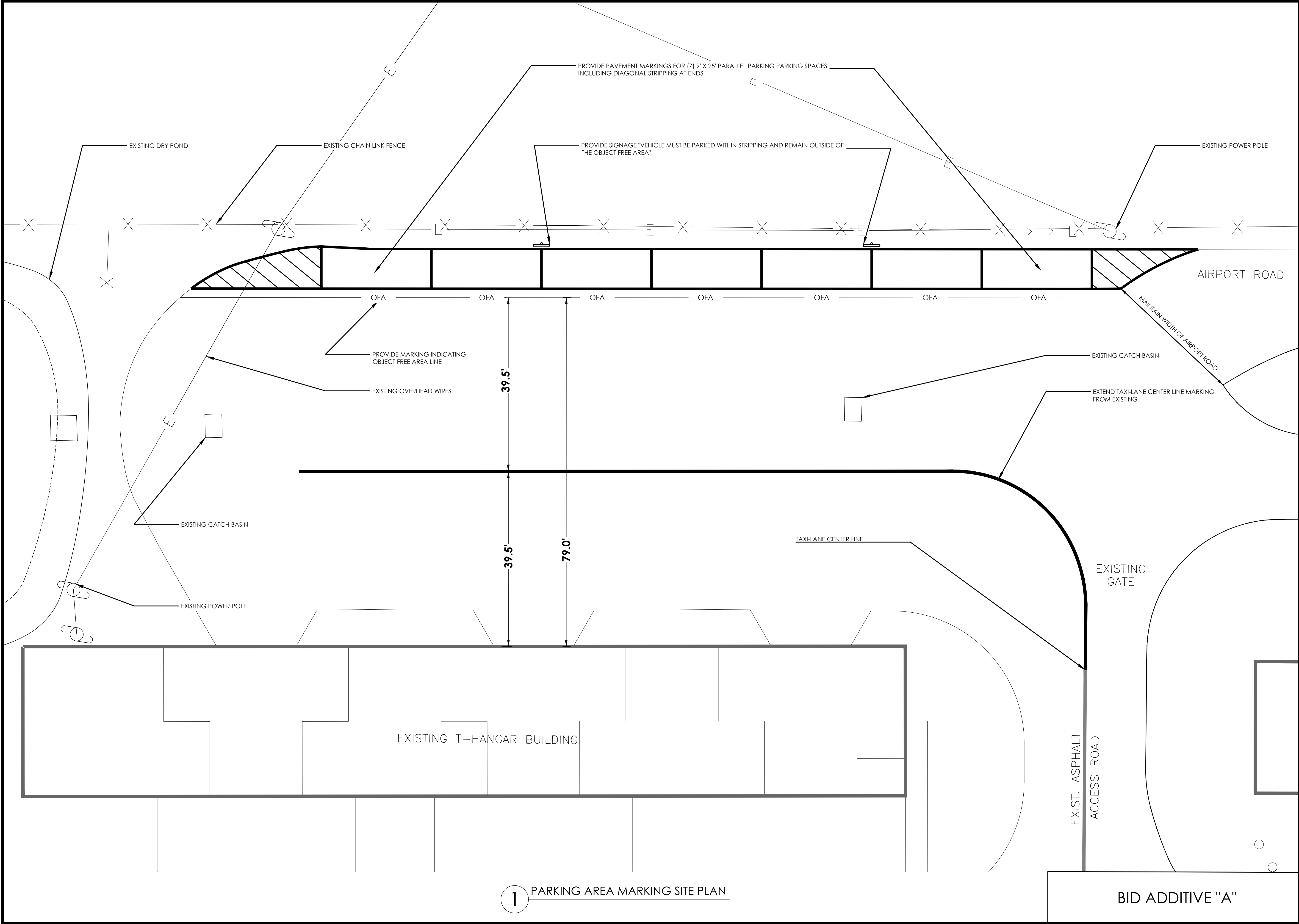
Date:

August 13, 2020



THRUST BLOCKS FOR BENDS & TEE'S N.T.S.

1/4" BENDS			1/2" BENDS			3/4" BENDS			1" BENDS			1 1/2" BENDS			2" BENDS			3" BENDS			4" BENDS			6" BENDS			8" BENDS			10" BENDS			12" BENDS			14" BENDS			16" BENDS			18" BENDS			20" BENDS			24" BENDS			30" BENDS			36" BENDS			42" BENDS			48" BENDS			54" BENDS			60" BENDS			72" BENDS			84" BENDS			96" BENDS			108" BENDS			120" BENDS			144" BENDS			168" BENDS			192" BENDS			216" BENDS			240" BENDS			270" BENDS			300" BENDS			324" BENDS			360" BENDS			396" BENDS			432" BENDS			468" BENDS			504" BENDS			540" BENDS			576" BENDS			612" BENDS			648" BENDS			684" BENDS			720" BENDS			756" BENDS			792" BENDS			828" BENDS			864" BENDS			900" BENDS			936" BENDS			972" BENDS			1008" BENDS			1044" BENDS			1080" BENDS			1116" BENDS			1152" BENDS			1188" BENDS			1224" BENDS			1260" BENDS			1296" BENDS			1332" BENDS			1368" BENDS			1404" BENDS			1440" BENDS			1476" BENDS			1512" BENDS			1548" BENDS			1584" BENDS			1620" BENDS			1656" BENDS			1692" BENDS			1728" BENDS			1764" BENDS			1800" BENDS			1836" BENDS			1872" BENDS			1908" BENDS			1944" BENDS			1980" BENDS			2016" BENDS			2052" BENDS			2088" BENDS			2124" BENDS			2160" BENDS			2196" BENDS			2232" BENDS			2268" BENDS			2304" BENDS			2340" BENDS			2376" BENDS			2412" BENDS			2448" BENDS			2484" BENDS			2520" BENDS			2556" BENDS			2592" BENDS			2628" BENDS			2664" BENDS			2700" BENDS			2736" BENDS			2772" BENDS			2808" BENDS			2844" BENDS			2880" BENDS			2916" BENDS			2952" BENDS			2988" BENDS			3024" BENDS			3060" BENDS			3096" BENDS			3132" BENDS			3168" BENDS			3204" BENDS			3240" BENDS			3276" BENDS			3312" BENDS			3348" BENDS			3384" BENDS			3420" BENDS			3456" BENDS			3492" BENDS			3528" BENDS			3564" BENDS			3600" BENDS			3636" BENDS			3672" BENDS			3708" BENDS			3744" BENDS			3780" BENDS			3816" BENDS			3852" BENDS			3888" BENDS			3924" BENDS			3960" BENDS			3996" BENDS			4032" BENDS			4068" BENDS			4104" BENDS			4140" BENDS			4176" BENDS			4212" BENDS			4248" BENDS			4284" BENDS			4320" BENDS			4356" BENDS			4392" BENDS			4428" BENDS			4464" BENDS			4500" BENDS			4536" BENDS			4572" BENDS			4608" BENDS			4644" BENDS			4680" BENDS			4716" BENDS			4752" BENDS			4788" BENDS			4824" BENDS			4860" BENDS			4896" BENDS			4932" BENDS			4968" BENDS			5004" BENDS			5040" BENDS			5076" BENDS			5112" BENDS			5148" BENDS			5184" BENDS			5220" BENDS			5256" BENDS			5292" BENDS			5328" BENDS			5364" BENDS			5400" BENDS			5436" BENDS			5472" BENDS			5508" BENDS			5544" BENDS			5580" BENDS			5616" BENDS			5652" BENDS			5688" BENDS			5724" BENDS			5760" BENDS			5796" BENDS			5832" BENDS			5868" BENDS			5904" BENDS			5940" BENDS			5976" BENDS			6012" BENDS			6048" BENDS			6084" BENDS			6120" BENDS			6156" BENDS			6192" BENDS			6228" BENDS			6264" BENDS			6300" BENDS			6336" BENDS			6372" BENDS			6408" BENDS			6444" BENDS			6480" BENDS			6516" BENDS			6552" BENDS			6588" BENDS			6624" BENDS			6660" BENDS			6696" BENDS			6732" BENDS			6768" BENDS			6804" BENDS			6840" BENDS			6876" BENDS			6912" BENDS			6948" BENDS			6984" BENDS			7020" BENDS			7056" BENDS			7092" BENDS			7128" BENDS			7164" BENDS			7200" BENDS			7236" BENDS			7272" BENDS			7308" BENDS			7344" BENDS			7380" BENDS			7416" BENDS			7452" BENDS			7488" BENDS			7524" BENDS			7560" BENDS			7596" BENDS			7632" BENDS			7668" BENDS			7704" BENDS			7740" BENDS			7776" BENDS			7812" BENDS			7848" BENDS			7884" BENDS			7920" BENDS			7956" BENDS			7992" BENDS			8028" BENDS			8064" BENDS			8100" BENDS			8136" BENDS			8172" BENDS			8208" BENDS			8244" BENDS			8280" BENDS			8316" BENDS			8352" BENDS			8388" BENDS			8424" BENDS			8460" BENDS			8496" BENDS			8532" BENDS			8568" BENDS			8604" BENDS			8640" BENDS			8676" BENDS			8712" BENDS			8748" BENDS			8784" BENDS			8820" BENDS			8856" BENDS			8892" BENDS			8928" BENDS			8964" BENDS			9000" BENDS			9036" BENDS			9072" BENDS			9108" BENDS			9144" BENDS			9180" BENDS			9216" BENDS			9252" BENDS			9288" BENDS			9324" BENDS			9360" BENDS			9396" BENDS			9432" BENDS			9468" BENDS			9504" BENDS			9540" BENDS			9576" BENDS			9612" BENDS			9648" BENDS			9684" BENDS			9720" BENDS			9756" BENDS			9792" BENDS			9828" BENDS			9864" BENDS			9900" BENDS			9936" BENDS			9972" BENDS			10008" BENDS			10044" BENDS			10080" BENDS			10116" BENDS			10152" BENDS			10188" BENDS			10224" BENDS			10260" BENDS			10296" BENDS			10332" BENDS			10368" BENDS			10404" BENDS			10440" BENDS			10476" BENDS			10512" BENDS			10548" BENDS			10584" BENDS			10620" BENDS			10656" BENDS			10692" BENDS			10728" BENDS			10764" BENDS			10800" BENDS			10836" BENDS			10872" BENDS			10908" BENDS			10944" BENDS			10980" BENDS			11016" BENDS			11052" BENDS			11088" BENDS			11124" BENDS			11160" BENDS			11196" BENDS			11232" BENDS			11268" BENDS			11304" BENDS			11340" BENDS			11376" BENDS			11412" BENDS			11448" BENDS			11484" BENDS			11520" BENDS			11556" BENDS			11592" BENDS			11628" BENDS			11664" BENDS			11700" BENDS			11736" BENDS			11772" BENDS			11808" BENDS			11844" BENDS			11880" BENDS			11916" BENDS			11952" BENDS			11988" BENDS			12024" BENDS			12060" BENDS			12096" BENDS			12132" BENDS			12168" BENDS			12204" BENDS			12240" BENDS			12276" BENDS			12312" BENDS			12348" BENDS			12384" BENDS			12420" BENDS			12456" BENDS			12492" BENDS			12528" BENDS			12564" BENDS			12600" BENDS			12636" BENDS			12672" BENDS			12708" BENDS			12744" BENDS			12780" BENDS			12816" BENDS			12852" BENDS			12888" BENDS			12924" BENDS			12960" BENDS			12996" BENDS			13032" BENDS			13068" BENDS			13104" BENDS			13140" BENDS			13176" BENDS			13212" BENDS			13248" BENDS			13284" BENDS			13320" BENDS			13356" BENDS			13392" BENDS			13428" BENDS			13464" BENDS			13500" BENDS			13536" BENDS			13572" BENDS			13608" BENDS			13644" BENDS			13680" BENDS			13716" BENDS			13752" BENDS			13788" BENDS			13824" BENDS			13860" BENDS			13896" BENDS			13932" BENDS			13968" BENDS			14004" BENDS			14040" BENDS			14076" BENDS			14112" BENDS			14148" BENDS			14184" BENDS			14220" BENDS			14256" BENDS			14292" BENDS			14328" BENDS			14364" BENDS			14400" BENDS			14436" BENDS			14472" BENDS			14508" BENDS			14544" BENDS			14580" BENDS			14616" BENDS			14652" BENDS			14688" BENDS			14724" BENDS			14760" BENDS			14796" BENDS			14832" BENDS			14868" BENDS			14904" BENDS			14940" BENDS			14976" BENDS			15012" BENDS			15048" BENDS			15084" BENDS			15120" BENDS			15156" BENDS			15192" BENDS			15228" BENDS			15264" BENDS			15300" BENDS			15336" BENDS			15372" BENDS			15408" BENDS			15444" BENDS			15480" BENDS			15516" BENDS			15552" BENDS			15588" BENDS			15624" BENDS			15660" BENDS			15696" BENDS			15732" BENDS			15768" BENDS			15804" BENDS			15840" BENDS			15876" BENDS			15912" BENDS			15948" BENDS			15984" BENDS			16020" BENDS			16056" BENDS			16092" BENDS			16128" BENDS			16164" BENDS			16200" BENDS			16236" BENDS			16272" BENDS			16308" BENDS			16344" BENDS			16380" BENDS			16416" BENDS			16452" BENDS			16488" BENDS			16524" BENDS			16560" BENDS			16596" BENDS			16632" BENDS			16668" BENDS			16704" BENDS			16740" BENDS			16776" BENDS			16812" BENDS			16848" BENDS			16884" BENDS			16920" BENDS			16956" BENDS			16992" BENDS			17028" BENDS			17064" BENDS			17100" BENDS			17136" BENDS			17172" BENDS			17208" BENDS			17244" BENDS			17280" BENDS			17316" BENDS			17352" BENDS			17388" BENDS			17424" BENDS			17460" BENDS			17496" BENDS			17532" BENDS			17568" BENDS			17604" BENDS			17640" BENDS			17676" BENDS			17712" BENDS			17748" BENDS			17784" BENDS			17820" BENDS			17856" BENDS			17892" BENDS			17928" BENDS			17964" BENDS			18000" BENDS			18036" BENDS			18072" BENDS			18108" BENDS			18144" BENDS			18180" BENDS			18216" BENDS			18252" BENDS			18288" BENDS			18324" BENDS			18360" BENDS			18396" BENDS			18432" BENDS			18468" BENDS			18504" BENDS			18540" BENDS			18576" BENDS			18612" BENDS			18648" BENDS			18684" BENDS			18720" BENDS			18756" BENDS			18792" BENDS			18828" BENDS			18864" BENDS			18900" BENDS			18936" BENDS			18972" BENDS			19008" BENDS			19044" BENDS			19080" BENDS			19116" BENDS			19152" BENDS			19188" BENDS			19224" BENDS			19260" BENDS			19296" BENDS			19332" BENDS			19368" BENDS			19404" BENDS			19440" BENDS			19476" BENDS			19512" BENDS			19548" BENDS			19584" BENDS			19620" BENDS			19656" BENDS			19692" BENDS			19728" BENDS			19764" BENDS			19800" BENDS			19836" BENDS			19872" BENDS			19908" BENDS			19944" BENDS			19980" BENDS			20016" BENDS			20052" BENDS			20088" BENDS			20124" BENDS			20160" BENDS			20196" BENDS			20232" BENDS			20268" BENDS			20304" BENDS			20340" BENDS			20376" BENDS			20412" BENDS			20448" BENDS			20484" BENDS			20520" BENDS			20556" BENDS			20592" BENDS			20628" BENDS			20664" BENDS			20700" BENDS			20736" BENDS			20772" BENDS			20808" BENDS			20844" BENDS			20880" BENDS			20916" BENDS			20952" BENDS			20988" BENDS			21024" BENDS			21060" BENDS			21096" BENDS			21132" BENDS			21168" BENDS			21204" BENDS			21240" BENDS			21276" BENDS			21312" BENDS			21348" BENDS			21384" BENDS			21420" BENDS			21456" BENDS			21492" BENDS			21528" BENDS			21564" BENDS			21600" BENDS			21636" BENDS			21672" BENDS			21708" BENDS			21744" BENDS			21780" BENDS			21816" BENDS			21852" BENDS			21888" BENDS			21924" BENDS			21960" BENDS			21996" BENDS			22032" BENDS			22068" BENDS			22104" BENDS			22140" BENDS			22176" BENDS			22212" BENDS			22248" BENDS			22284" BENDS			22320" BENDS			22356" BENDS			22392" BENDS			22428" BENDS			22464" BENDS			22500" BENDS			22536" BENDS			22572" BENDS			22608" BENDS			22644" BENDS			22680" BENDS			22716" BENDS			22752" BENDS			22788" BENDS			22824" BENDS			22860" BENDS			22896" BENDS			22932" BENDS			22968" BENDS			23004" BENDS			23040" BENDS			23076" BENDS			23112" BENDS			23148" BENDS			23184" BENDS			23220" BENDS			23256" BENDS			23292" BENDS			23328" BENDS			23364" BENDS			23400" BENDS			23436" BENDS			23472" BENDS			23508" BENDS			23544" BENDS			23580" BENDS			23616" BENDS			23652" BENDS			23688" BENDS			23724" BENDS			23760" BENDS			23796" BENDS			23832" BENDS			23868" BENDS			23904" BENDS			23940" BENDS			23976" BENDS			24012" BENDS			24048" BENDS			24084" BENDS			24120" BENDS			24156" BENDS			24192" BENDS			24228" BENDS			24264" BENDS			24300" BENDS			24336" BENDS			24372" BENDS			24408" BENDS			24444" BENDS			24480" BENDS			24516" BENDS			24552" BENDS			24588" BENDS			24624" BENDS			24660" BENDS			24696" BENDS			24732" BENDS			24768" BENDS			24804" BENDS			24840" BENDS			24876" BENDS			24912" BENDS			24948" BENDS			24984" BENDS			25020" BENDS			25056" BENDS			25092" BENDS			25128" BENDS			25164" BENDS			25200" BENDS			25236" BENDS			25272" BENDS			25308" BENDS			25344" BENDS			25380" BENDS			25416" BENDS			25452" BENDS			25488" BENDS			25524" BENDS			25560" BENDS			25596" BENDS			25632" BENDS			25668" BENDS			2		
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1 PARKING AREA MARKING SITE PLAN

BID ADDITIVE "A"

PASSERO ASSOCIATES
engineering architecture

10' 0 10'

TRC PRE-REVIEW SET

Stamp:

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager: Bradley J. Wentle, P.E.
Project Architect: Christopher Nardone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED. ©

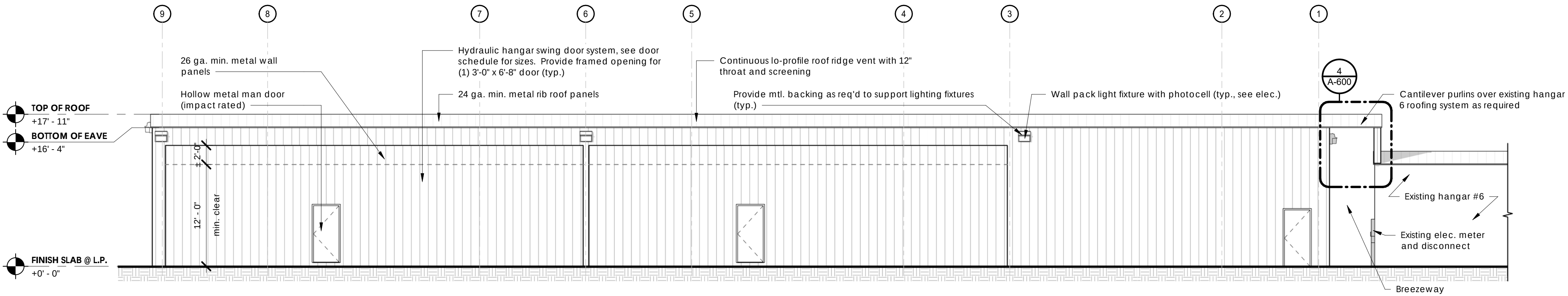
PARKING AREA MARKINGS SITE PLAN
HANGARS #6 & #7 ADDITION

700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina Beach State: Florida
County: Nassau
Project No.: 99000047.0091

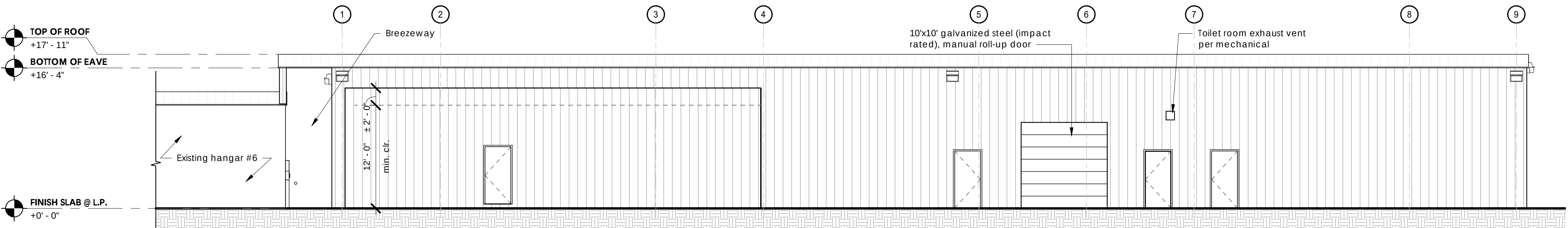
Drawing No.: C-106
Date: August 13, 2020

General Exterior Elevation Notes:

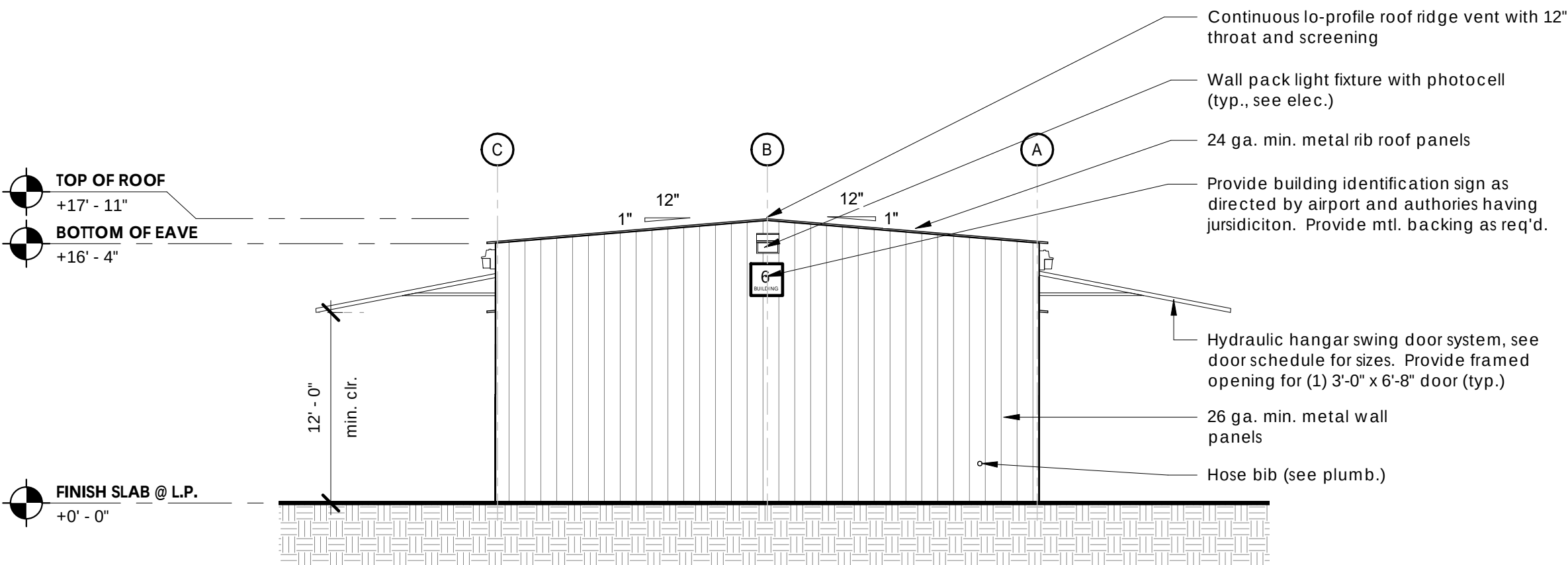
1. Elevations expressed in decimal feet refer to north american vertical datum (NAVD), elevations expressed in feet and inches refer to building relative elevations where 0'-0"=13.04'. Refer to civil drawings.
2. Maximum building height, 86'-0" per FAA part 77.
3. Notes are typical for all elevations unless otherwise noted.



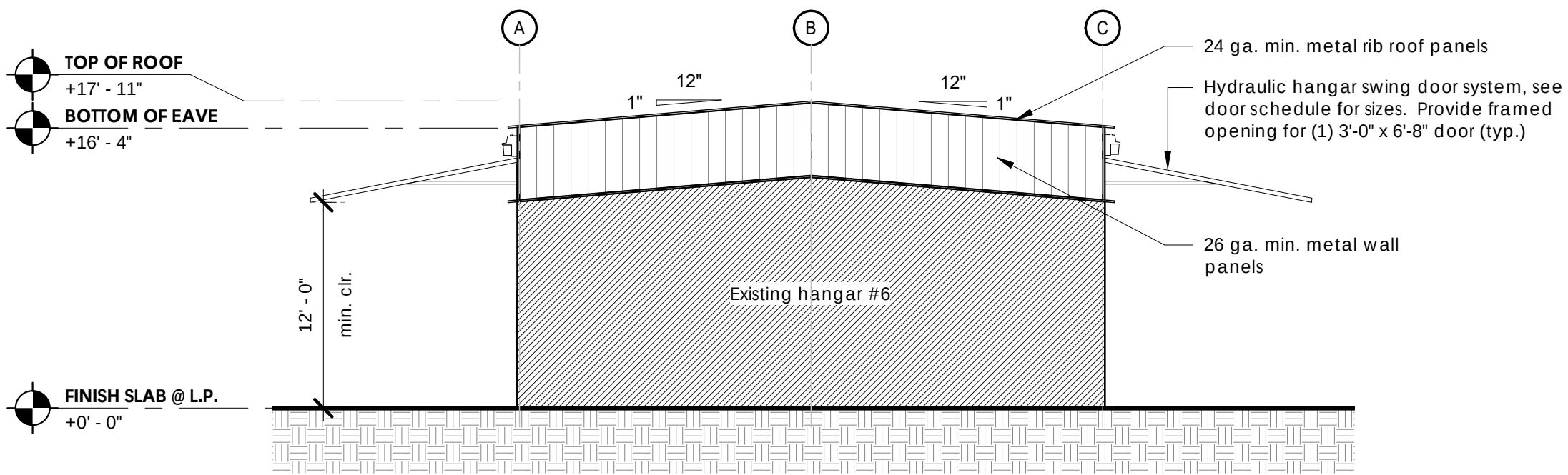
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 East Elevation



4 West Elevation

TRC PRE-REVIEW SET



City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates

4730 Casa Cola Way, Suite 200
St. Augustine, FL 32084
(904) 757-6106
Project Manager: Justin Vollenweider, AIA
Project Architect: Chris Nardone, AIA
Designer: Justin Vollenweider, AIA

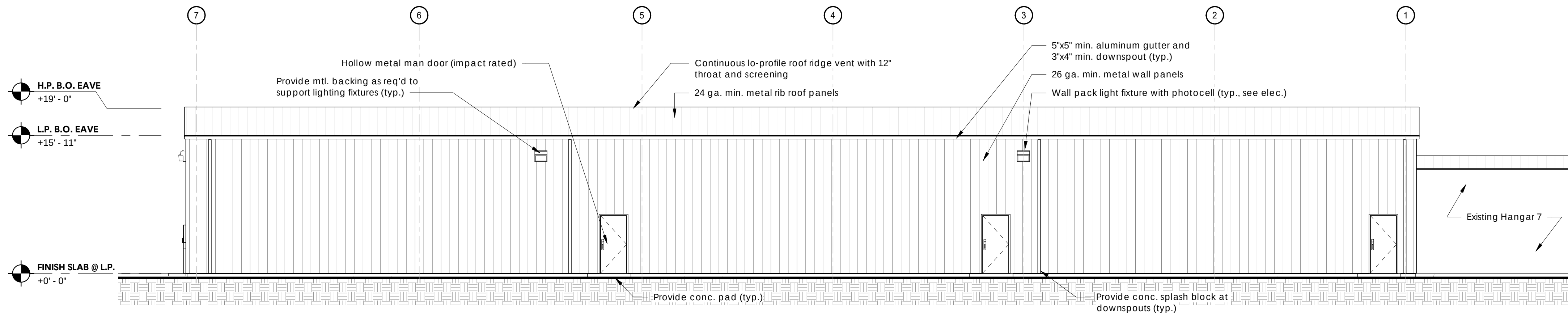
No.	Date	By	Description

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EXTERIOR ELEVATIONS
HANGAR #6
Fernandina Beach Municipal Airport (FHB)
HANGARS 6 & 7 EXPANSION
Town/City: Fernandina Beach
County: Nassau State: Florida
Project No.: 99000047.0091

Drawing No.: A-200

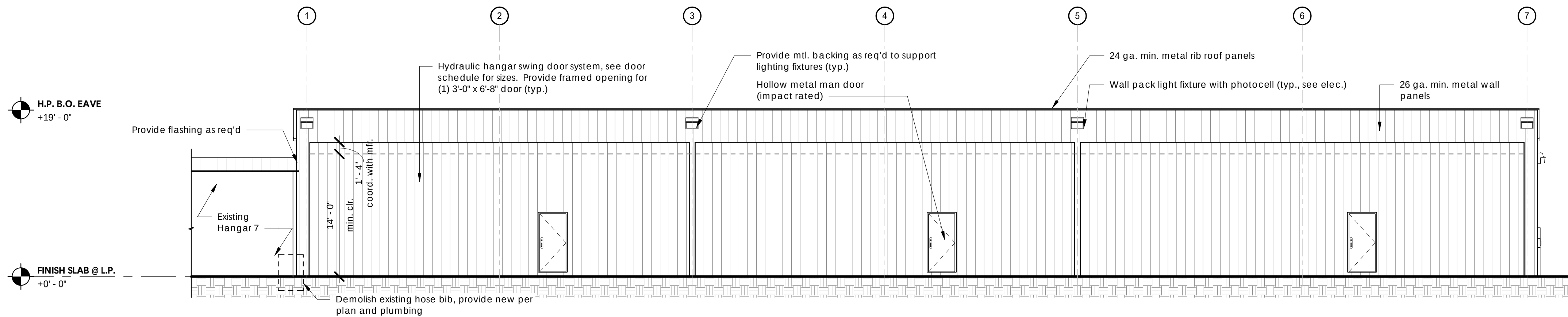
Date: August 13, 2020



1 NORTH ELEVATION

0' 2' 4' 8' 16'

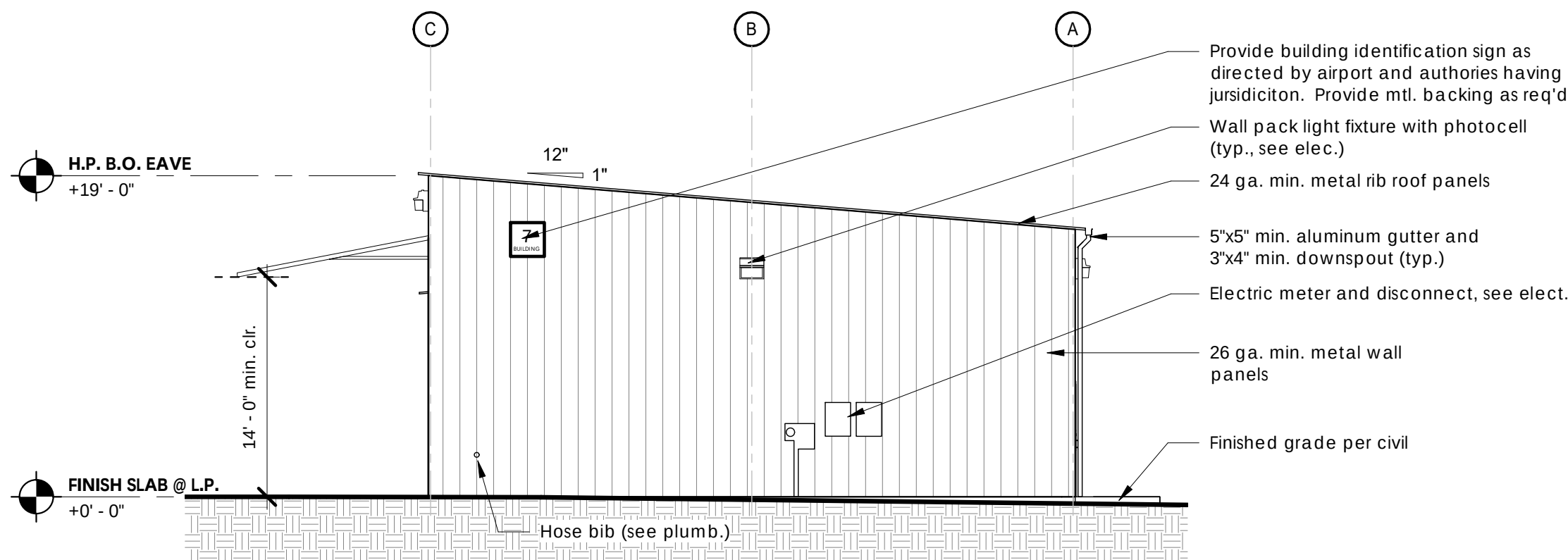
1/8" = 1'-0"



2 SOUTH ELEVATION

0' 2' 4' 8' 16'

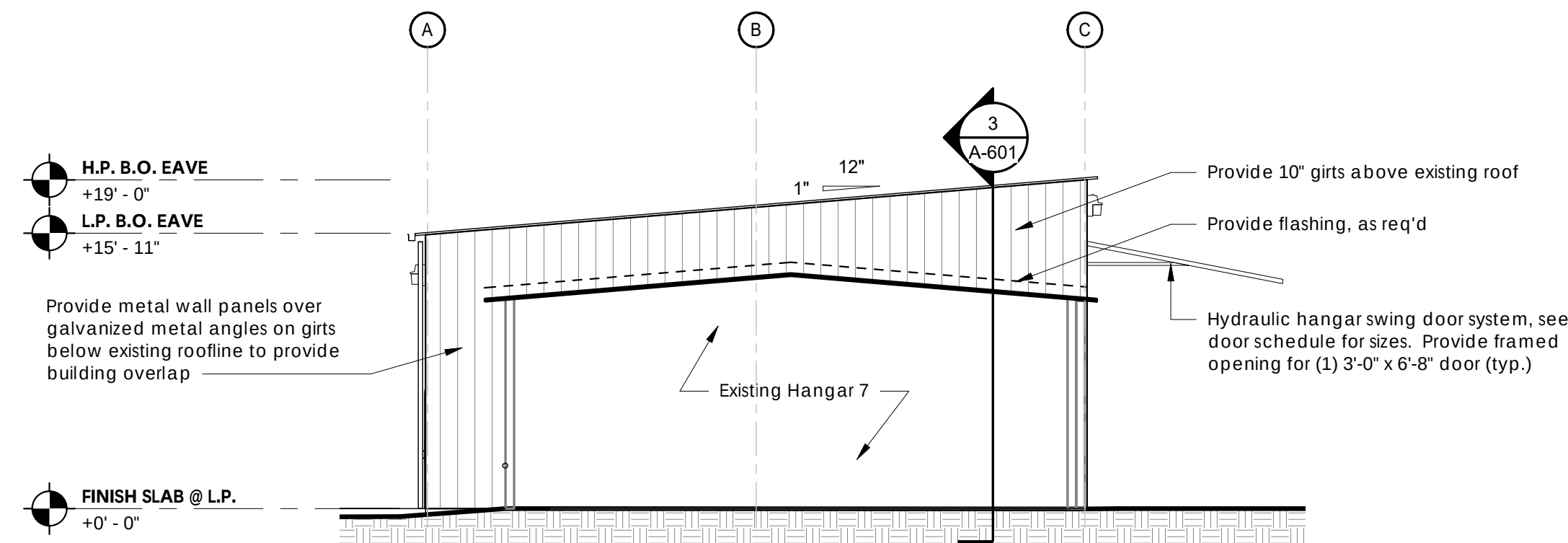
1/8" = 1'-0"



3 East Elevation

0' 2' 4' 8' 16'

1/8" = 1'-0"



4 West Elevation

0' 2' 4' 8' 16'

1/8" = 1'-0"

General Exterior Elevation Notes:

1. Elevations expressed in decimal feet refer to north american vertical datum (NAVD), elevations expressed in feet and inches refer to building relative elevations where 0'-0" = 13.04'. Refer to civil drawings.
2. Maximum building height, 86'-0" per FAA part 77.
3. Notes are typical for all elevations unless otherwise noted.

Stamp:

Client:



City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Passero Associates

4730 Casa Cola Way, Suite 200
St. Augustine, FL 32084 (904) 757-6106

Project Manager: Justin Vollenweider, AIA
Project Architect: Chris Nardone, AIA
Designer: Justin Vollenweider, AIA

No.	Date	By	Description

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Exterior Elevations

HANGAR #7

Fernandina Beach
Municipal Airport
(FHB)

HANGARS 6 & 7 EXPANSION

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

Project No.:
99000047.0091

Drawing No.:
A-201

Date:
August 13, 2020

TRC PRE-REVIEW SET

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #5738

Date Submitted: 8/4/2020

Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02 A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

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



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

Site Address***City*****State*****Zip*****Parcel ID #(s)*****Lot****Block****Subdivision****Zoning District*****Future Land Use Designation*****Overlay District****Size of Property (acres)*****Present Property Use*****Wetlands*****Flood Zone*****Coastal Construction Control Line (CCCL)*****CONTACT INFORMATION**

Applicant or interested party who will be present at the meeting.

First Name***Last Name*****Company (if applicable)****Telephone Number*****E-mail Address*****PROJECT INFORMATION****Project Name****Project Type*****Project Description***

Describe your project in detail

Proposed Access Road***Rd Maintenance Jurisdiction ***

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.

Applicant First Name*

Wade

Applicant Last Name*

Olszewski

Today's Date*

8/4/2020

Upload Supporting Documentation*

Sadler Square Concept 1.pdf

Upload 2

Choose File

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Upload 3

Choose File

No file selected

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

SADLER ROAD

PYLON SIGN

PROPOSED GROCERY STORE



cph
www.cphcorp.com
**A Full Service
A & E Firm**
5200 Belford Road, Suite 220
Jacksonville, FL 32256
Ph: 904.332.0999
Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298

[illegible]

Designed: P. Ranucci	
Drawn: D. Schneider	
Checked: W. Olszewski	
Job No.: T3209	
Date: 7/20	© 2020

CONCEPTUAL SITE PLAN
SADLER SQUARE



SLEIMAN ENTERPRISES

2100 SADLER ROAD
CITY OF FERNANDINA / FLORIDA

THIS SHEET NOT VALID FOR
CONSTRUCTION WITHOUT
COMPLETE SET OF PLANS.

Sheet No.
CON-1

THESE LAYOUTS ARE FOR GENERAL REFERENCE
AND DO NOT INCLUDE FULL CODE RESEARCH OR
A FORMAL SITE CHECK. STORMWATER
REQUIREMENTS HAVE NOT BEEN VERIFIED,
THEREFORE A STORMWATER POND, OR
UNDERGROUND RETENTION MAY BE REQUIRED.

PARKING CALCULATION

EXISTING RETAIL (87,767SF) (1 SPACES PER 300 SF OF FLOOR AREA) REQUIRED: 293 SPACES PROVIDED: 388 SPACES

PROPOSED RETAIL (98,249SF)
(1 SPACES PER 300 SF OF FLOOR AREA)

REQUIRED: 328 SPACES
PROVIDED: 404 SPACES



QTY	COMMON NAME	BOTANICAL NAME	SIZE
<u>TREES</u>			
1	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.
8	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CAL.
16	CAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA	2 1/2 - 3" CAL. ST.
<u>GROUND COVER</u>			
300	PERENNIAL PEANUT	ARACHIS GLABRA	1 GAL.
TOTAL CANOPY TREES REQUIRED			9
TOTAL CANOPY TREES PROVIDED			9
TOTAL UNDERSTORY TREES REQUIRED			16
TOTAL UNDERSTORY TREES PROVIDED			16

(SOUTH PARCEL)
 REVISED LANDSCAPE PLAN
 MOLAMA BREWING COMPANY
 FERNANDINA BEACH, FLORIDA
 JULY 20. 2020
 SCALE: 1" = 20'
 TREY DELLARD
 DREAMSCAPES
 904.763.0330

QTY	COMMON NAME	BOTANICAL NAME	SIZE
<u>TREES</u>			
9	TRIDENT MAPLE	ACER BUERGERANUM	2 1/2 - 3" CAL
6	FLA. SUGAR MAPLE	ACER FLORIDANUM	2 1/2 - 3" CAL
7	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	2 1/2 - 3" CAL
9	CAPE MYRTLE 'NATCHEZ'	LAURUSTOMA INDICA	2 1/2 - 3" CAL ST.
5	EASTERN REDBUD	CERCIS CANADENSIS	2 - 2 1/2" CAL
2	REDBUD 'FORESTPAUST'	CERCIS CANADENSIS	2" CAL
10	CABBAGE PALM	SABAL PALMETTO	10 - 16' CT
7	QUEEN PALM	ARECASTRUM ROMANZOFFIANNA	14' CT
2	SYLVESTER PALM	PHOENIX SYLVESTRIS	6' CT
1	CHINESE FAN PALM	LIVISTONIA CHINENSIS	4' CT

<u>SHRUBS</u>			
2	LIGUSTRUM	LIGUSTRUM JAPONICA	6' x 6'
3	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	30 GAL
2	WHITEBIRD OF PARADISE	STRELITZIA SP.	8' HT
6	SILVER PALMETTO	SERENOA REPENS	7 GAL.
60	CLUSIA	CLUSIA LANCEOLATA	7 GAL.
45	FORMOSA AZALEA	RHODODENDRON INDICA	7 GAL.
25	HYDRANGEA	HYDRANGEA MACROPHYLLA	7 GAL.

<u>GRASSES & ORNAMENTALS</u>			
100	CORDGRASS	SPARTINA BAKERI	3 GAL.
50	APOSTLE IRIS	NEOMARICA GRACILIS	3 GAL.
30	AFRICAN IRIS	DIETES IRIODES	3 GAL.

<u>PERENNIALS & GROUNDCOVERS</u>			
100	CREeping ROSEMARY	ROSMARINUS PROSTRATUS	1 GAL.
300	PERENNIAL PEANUT	ARACHIS GLABRA	1 GAL.
250	AGIANTHUS	AGIANTHUS AFRICANUS	1 GAL.
150	LANTANA 'CHAPEL HILL'	LANTANA 'CHAPEL HILL'	1 GAL.

TOTAL CANOPY TREES REQUIRED	24
TOTAL CANOPY TREES PROVIDED	25 1/3
TOTAL UNDERSTORY TREES REQUIRED	14
TOTAL UNDERSTORY TREES PROVIDED	16



(NORTH PARCEL)

REVISED LANDSCAPE PLAN

MOCAMA BREWING COMPANY

FERNANDINA BEACH, FLORIDA

JULY 20, 2020

SCALE: 1" = 20'

TREY DENWARD

DREAMSCAPES

904.753.0330

QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
9	TRIDENT MAPLE	ACER BUERGERANUM	2 1/2 - 3" CAL
6	FLA. SUGAR MAPLE	ACER FLORIDANUM	2 1/2 - 3" CAL
7	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	2 1/2 - 3" CAL
9	CAPE MYRTLE 'NATCHEZ'	LAURUSTOMA INDICA	2 1/2 - 3" CAL ST.
5	EASTERN REDBUD	CERCIS CANADENSIS	2 - 2 1/2" CAL
2	REDBUD 'FORESTPAUST'	CERCIS CANADENSIS	2" CAL
10	CABBAGE PALM	SABAL PALMETTO	10 - 16' CT
7	QUEEN PALM	ARECASTRUM ROMANZOFFIANNA	14' CT
2	SYLVESTER PALM	PHENIX SYLVESTRIS	6' CT
1	CHINESE FAN PALM	LIVISTONIA CHINENSIS	4' CT

All trees will be at least 2.5 inches in DBH

22	Shade Trees		
16	Understory		
20	Palms / 3 =		
6.6	Shade Trees		
4	Natural Sapling Shade Trees		
SHRUBS			
2	LIGUSTRUM	LIGUSTRUM JAPONICA	6' x 6'
3	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	30 GAL
2	WHITEBIRD OF PARADISE	STRELITZIA SP.	8' HT
6	SILVER PALMETTO	SERENOA REPENS	7 GAL.
60	CLUSIA	CLUSIA LANCEOLATA	7 GAL.
45	FORMOSA AZALEA	RHODODENDRON INDICA	7 GAL.
25	HYDRANGEA	HYDRANGEA MACROPHYLLA	7 GAL.

GRASSES & ORNAMENTALS			
100	CORDGRASS	SPARTINA BAKERI	3 GAL.
50	APOSTLE IRIS	NEOMARICA GRACILIS	3 GAL.
30	AFRICAN IRIS	DIETES IRIIDIODES	3 GAL.

PERENNIALS & GROUNDCOVERS			
100	CREeping ROSEMARY	ROSMARINUS PROSTRATUS	1 GAL.
300	PERENNIAL PEANUT	ARACHIS GLABRA	1 GAL.
250	AGIAPANTHUS	AGIAPANTHUS AFKANUS	1 GAL.
150	LANTANA 'CHAPEL HILL'	LANTANA 'CHAPEL HILL	1 GAL.

2008-08-02 Original Plans provided - NORTH END

CANOPY CALCULATIONS			
PROJECT AREA:	1.15 AC		
	ACRES	SF	%
MIN. REQUIRED LANDSCAPED AREA (10%):	0.12	5,009	10.00%
MIN. TREE PLANTING (1/1,500 SF OF SITE)		33 TREES	

PARKING LOT PERIMETER LANDSCAPING	
PERIMETER LANDSCAPE AREA*	300 LF
PERIMETER LANDSCAPING TREES REQ'D (1 PER 20LF):	15
PERIMETER SHADE TREES REQ'D (75% OF REQ'D)	11 (4 will be landscape trees)
TOTAL PERIMETER TREES PROVIDED:	15

*15' landscape buffer 'B' not included in perimeter landscape area

INTERIOR PARKING LOT LANDSCAPING	
GROSS VEHICULAR USE AREA	11800 SF
10% OF GROSS VEHICULAR USE AREA	1180 SF
INTERIOR SHADE TREES REQ'D (1 PER 400SF):	3
TOTAL PARKING SHADE TREES PROVIDED:	3

STREET TREES CALCULATIONS	
SITE - LOT FRONTAGE	700 LF
STREET TREES REQUIRED (1 PER 50'):	14
STREET TREES PROPOSED:	14

BUFFER LANDSCAPING	
LF OF 15' LANDSCAPE BUFFER 'B'	250 LF
UNDERSTORY TREES REQ'D (1 PER 25LF):	10
TOTAL UNDERSTORY TREES PROVIDED:	10

TOTALS	
TOTAL UNDERSTORY TREES REQUIRED:	14
TOTAL UNDERSTORY TREES PROVIDED:	14
TOTAL SHADE TREES REQUIRED:	28
TOTAL SHADE TREES PROVIDED:	28
TOTAL TREES REQUIRED:	42
TOTAL TREES PROVIDED:	42

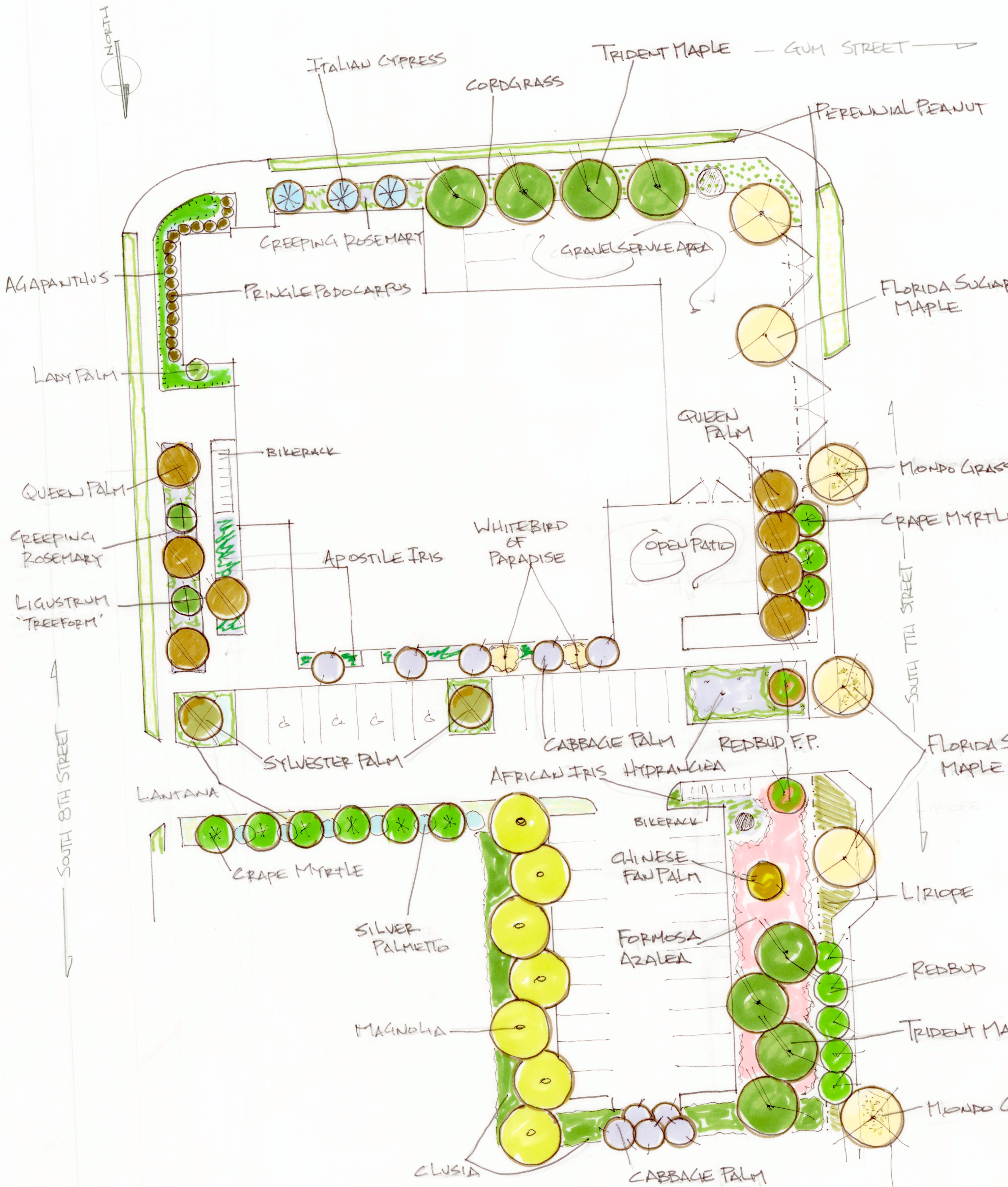
(NORTH PARCEL)

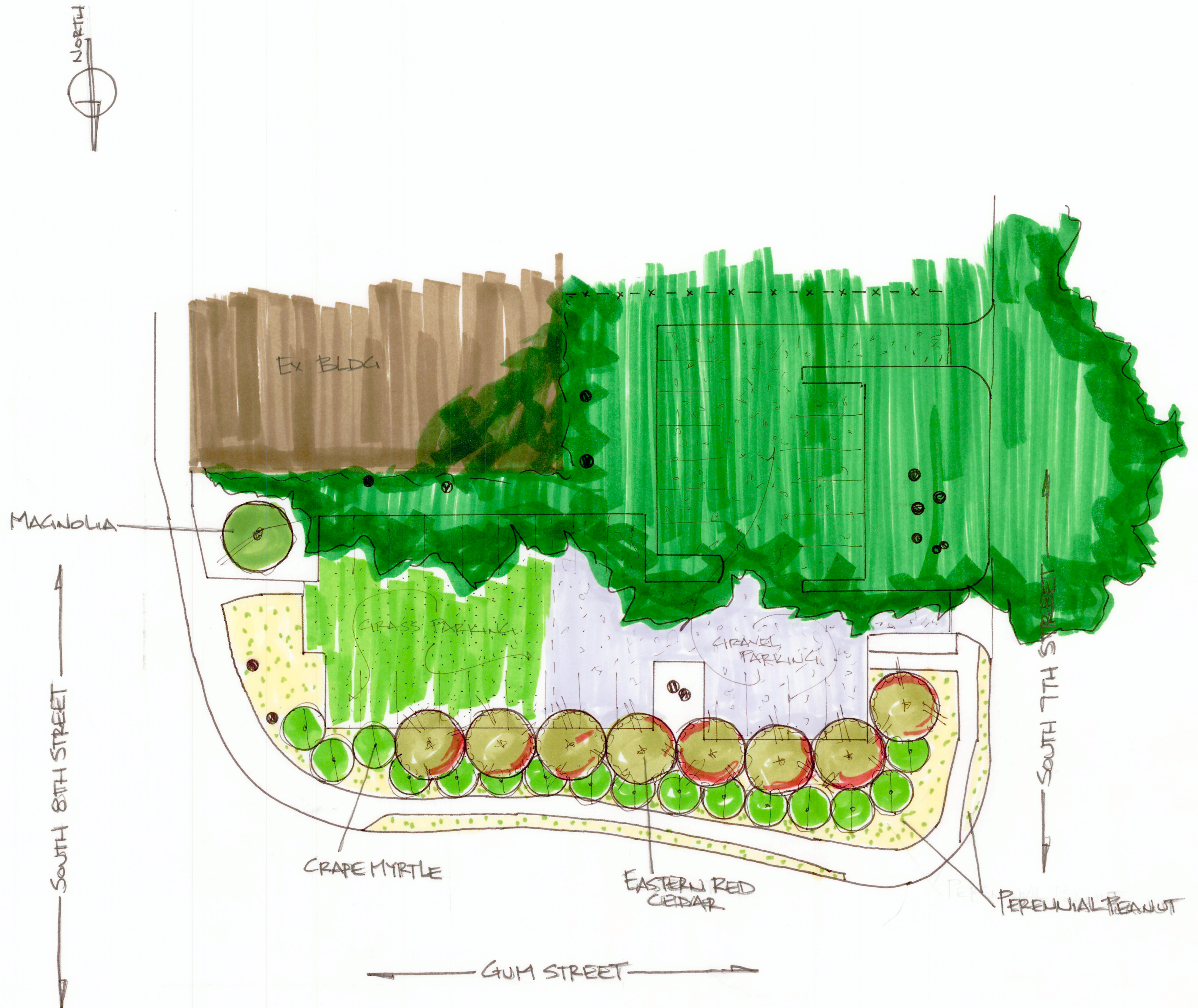
REVISED LANDSCAPE PLAN

MOCAMA BREWING COMPANY
FERNANDINA BEACH, FLORIDA

JULY 20, 2020
SCALE: 1" = 20'

TREY DENWARD
DREAMSCAPES
904.753.0330





Original Plans provided
CANOPY CALCULATIONS SOUTH END

PROJECT AREA:	0.48 AC
	ACRES SF %
MIN. REQUIRED LANDSCAPED AREA (10%):	0.05 2,091 10.00%
MIN. TREE PLANTING (1/1,500 SF OF SITE)	14 TREES
PARKING LOT PERIMETER LANDSCAPING	
PERIMETER LANDSCAPE AREA*	420 LF
PERIMETER LANDSCAPING TREES REQ'D (1 PER 20LF):	21
PERIMETER SHADE TREES REQ'D (75% OF REQ'D)	16
TOTAL PERIMETER TREES PROVIDED:	21 5 will be landscape trees
INTERIOR PARKING LOT LANDSCAPING	
GROSS VEHICULAR USE AREA	11850 SF
10% OF GROSS VEHICULAR USE AREA	1185 SF
INTERIOR SHADE TREES REQ'D (1 PER 400SF):	3
TOTAL PARKING SHADE TREES PROVIDED:	3
STREET TREES CALCULATIONS	
SITE - LOT FRONTAGE	408 LF
STREET TREES REQUIRED (1 PER 50'):	8
OR UNDERSTORY STREET TREES REQUIRED (1 PER 25'):	16
STREET TREES PROPOSED:	11
BUFFER LANDSCAPING	
LF OF 15' LANDSCAPE BUFFER 'B'	110 LF
UNDERSTORY TREES REQ'D (1 PER 25LF):	5
TOTAL UNDERSTORY TREES PROVIDED:	5
TOTALS	
TOTAL UNDERSTORY TREES REQUIRED:	16
TOTAL UNDERSTORY TREES PROVIDED:	16
TOTAL SHADE TREES REQUIRED:	24
TOTAL SHADE TREES PROVIDED:	24
TOTAL TREES REQUIRED:	40
TOTAL TREES PROVIDED:	40

QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
+ 15	Suitable shade tree saplings on site		
1	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.
8	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CAL.
16	CAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA	2 1/2-3" CAL. ST.
GROUND COVER			
300	PERENNIAL PEANUT	ARACHIS GLABRA	1 GAL.
TOTAL CANOPY TREES REQUIRED			9
TOTAL CANOPY TREES PROVIDED			9
TOTAL UNDERSTORY TREES REQUIRED			16
TOTAL UNDERSTORY TREES PROVIDED			16

(SOUTH PARCEL)
REVISED LANDSCAPE PLAN

MOCAMA BREWING COMPANY
FERDINANDIA BEACH, FLORIDA

JULY 20. 2020

SCALE: 1" = 20'

TREY DELLARD
DREAMSCAPES
904.763.0330

BISTRO 2020
14 NORTH SECOND STREET



Design Development

January 15, 2020

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
1-15-20	T-1	TITLE SHEET
1-15-20	S-1	SITE PLAN
1-15-20	S-2	FLOOD & LANDSCAPING PLAN
1-15-20	A-1	NORTH SECOND STREET ELEVATIONS
1-15-20	A-2	FRONT & REAR ELEVATIONS
1-15-20	A-3	RIGHT SIDE ELEVATION
1-15-20	A-4	LEFT SIDE ELEVATION
1-15-20	A-5	FIRST FLOOR PLAN
1-15-20	A-6	SECOND FLOOR PLAN
1-15-20	A-7	ROOF DRAINAGE PLAN

GRASS! AMERICAN
BISTRO 2020
14 NORTH 2ND STREET
LOT: 5 BLOCK: 10
FERNANDINA BEACH, FL.

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George W. Thomas N.J., PE, RA; Pa. PE, RA; Fla. PE	Andrew C. Bechtold N.J. RA; Md. RA; Fla. RA; Ga. RA	David W. Shorten N.Y. RA
---	--	-----------------------------

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Registered Architect


A. C. Bechtold
AR 95123

593 SHORE ROAD
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GEORGE WRAY THOMAS

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Revisions:

Date:
1-15-20

File No:

Scale:
VARIES

15018

Drawn:
DJR, WAC

Dwg. No.

Checked:
GWT

$$\begin{array}{c} \text{---} \\ | \\ \text{---} \end{array} = \begin{array}{c} | \\ \text{---} \end{array}$$



CENTRAL BUSINESS DISTRICT
FLOOD ZONE = "X0"
USE GROUPS = GROUND FLOOR 'A-2' FIRE SUPPRESSION REQUIRED
2ND FLOOR USE 'B' FIRE SUPPRESSION NOT REQUIRED

ZONING DISTRICT = C-3
TOTAL ACREAGE: 1
TOTAL SF OF NON RESIDENTIAL USE: 5,132 SF
TOTAL DENSITY AND NUMBER OF UNITS, PROPOSED AND PERMISSIBLE, FOR RESIDENTIAL USE: 0

IMPERVIOUS SURFACE RATIO CALCULATION:
PROPOSED: 3,929.6 SF, 92.5%
PERMITTED: WHERE THE APPLICANT IS FOR NEW DEVELOPMENT OF A VACANT LOT, THE MAXIMUM
IMPERVIOUS SURFACE ON THE LOT MAY BE 100% WHERE STORM WATER FACILITIES ARE AVAILABLE
AND HAVE SUFFICIENT CAPACITY TO ACCEPT THE RUN OFF FROM THE LOT.

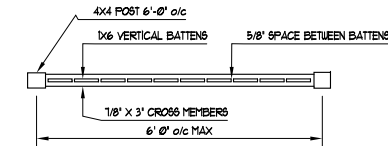
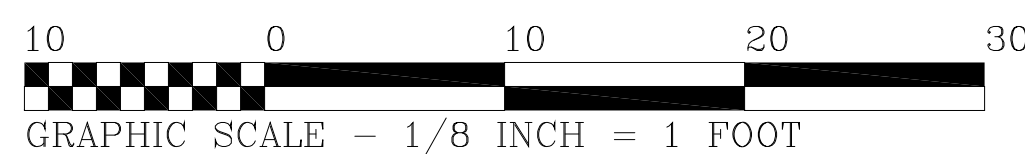
FLOOR AREA RATIO CALCULATION:
PROPOSED: 6.341 SF, 143.2%
PERMITTED: 8,500 SF, 200%

TOTAL NUMBER OF SPACES PROVIDED: 3 SPACES AT THE FRONT OF THE PROPERTY
2 EXISTING STREET TREES TO REMAIN, NO PROPOSED TREES TO BE PLANTED

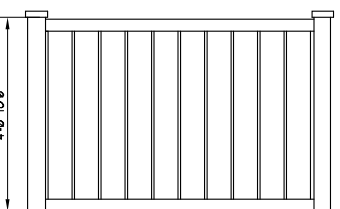
NOTE: WHERE THE APPLICANT IS FOR NEW DEVELOPMENT OF A VACANT LOT, THE MAXIMUM IMPERVIOUS SURFACE ON THE LOT MAY BE 100% WHERE STORM WATER FACILITIES ARE AVAILABLE AND HAVE SUFFICIENT CAPACITY TO ACCEPT THE RUN OFF FROM THE LOT.

NOTE: TRASH CORAL TO BE SCREENED AND USED FOR ALL COMMERCIAL SPACES ON THE PROPERTY

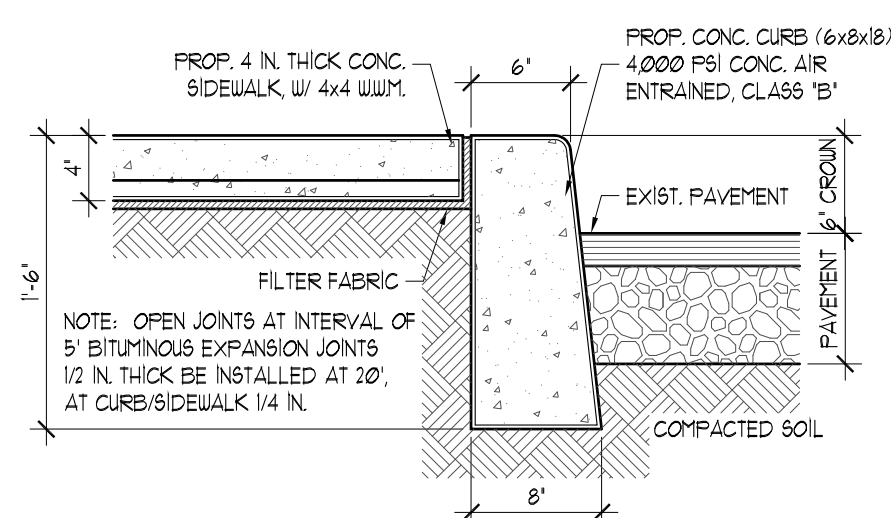
NOTE: TRASH CORAL TO BE SCREENED AND USED FOR ALL COMMERCIAL SPACES ON THE PROPERTY



PLAN (FENCE DETAIL)

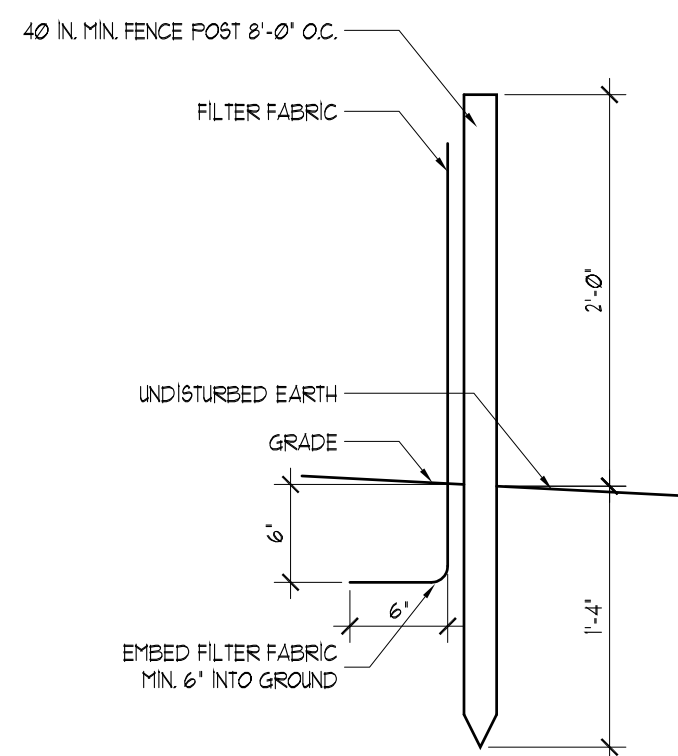


ELEVATION (FENCE DETAIL)
1/4" = 1'-0"



SECTION: CURB & SIDEWALK

NOTE: MAX. CROSS SLOPE 2%



SILT FENCE DETAIL

NOTES:

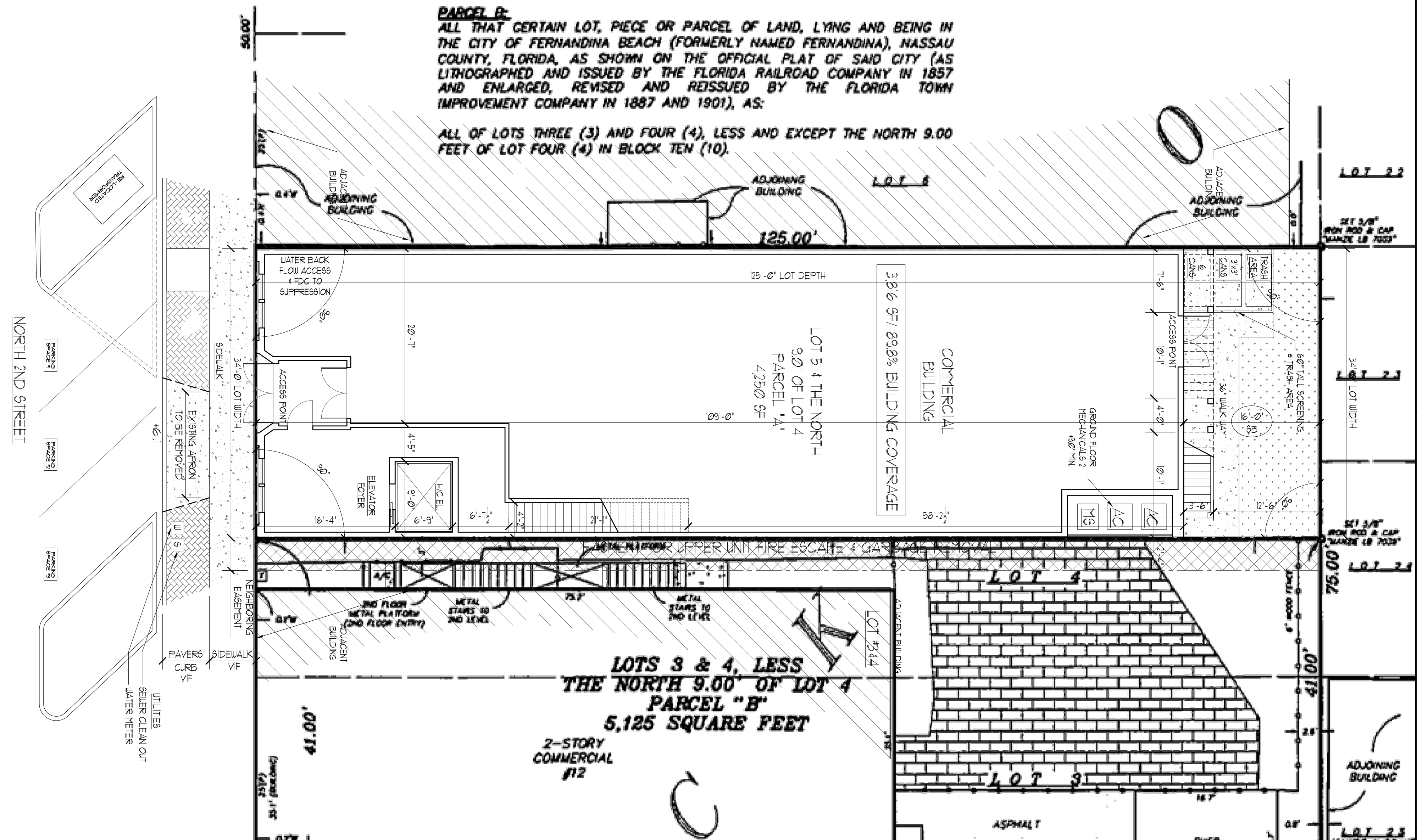
1. FILTER FABRIC SHALL BE FASTENED SECURELY TO P06TS WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES DEVELOP IN SILT FENCE.

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

ALL OF LOT FIVE (5) AND THE NORTH 9.00 FEET OF LOT FOUR (4) IN
BLOCK TEN (10).

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

ALL OF LOTS THREE (3) AND FOUR (4), LESS AND EXCEPT THE NORTH 9.00 FEET OF LOT FOUR (4) IN BLOCK TEN (10).



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BISTRO 2020
14 NORTH 2ND STREET
LOT: 5 BLOCK: 10
FERNANDINA BEACH, FL.

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File No:

15018

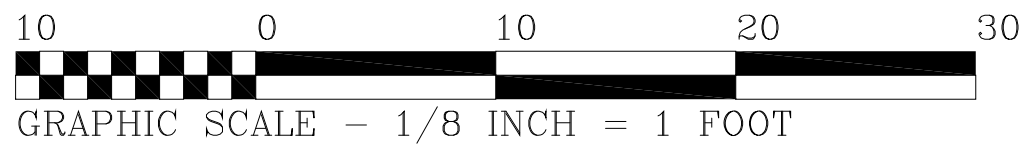
Dwg. No.

 $S=1$



FLOOD PLAN

NOTE: ALL AREAS TO BE DRY FLOOD PROOFED. NO FLOOD VENTS TO BE USED. NO WET FLOOD PROOFING NEEDED



GENERAL NOTES:

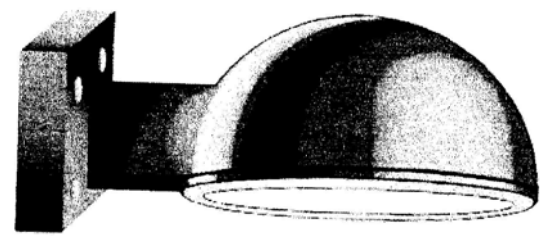
1. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE CURRENTLY ADOPTED FLORIDA BUILDING CODE, OSHA AND ALL STATE AND LOCAL LAWS AND THEIR SUPPLEMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ANY UTILITIES IN THE VICINITY OF THE CONSTRUCTION AND SHALL COMPLETE THE CONSTRUCTION IN A MANNER WHICH WILL PREVENT DAMAGE TO THEM. SHOULD ANY DAMAGE TO SUCH UTILITIES OCCUR, THE CONTRACTOR SHALL REPAIR THE DAMAGE AT ITS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER.
3. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING WORK PRIOR TO THE START OF FABRICATION AND CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO ENSURE THE BUILDING'S STRUCTURE IS CAPABLE TO WITHSTAND THE IMPOSED LOADS APPLIED TO THE STRUCTURE AS NOTED ON THESE PLANS.
5. THESE PLANS ARE INTENDED FOR THE PURPOSES OF IDENTIFYING COMPLIANCE WITH FEMA, ASCE 24-14, AND NFIP FLOOD PROOFING REQUIREMENTS IN ACCORDANCE WITH 44 CFR 603 AND FEMA TB-3-93. ENSURING THE PERFORMANCE OF THE SPECIFIED WET AND DRY FLOODPROOFING PROVISIONS AS NOTED ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE INSTALLATION SUBCONTRACTORS. THERE ARE NO FLOODWAYS, MARSHES, DUNES OR REGULATED WATERWAYS. THE TIDAL FLOOD HAZARD AREA ELEVATION ON THE SITE IS 9.0 FEET NAVD88 AND THE ASSOCIATED FLOOD ZONE IS AE PER THE EXISTING EFFECTIVE FEMA MAP.

PERFORMANCE

FLOOD BARRIERS ARE DESIGNED TO CONTROL SHORT TERM HYDROSTATIC, HYDRODYNAMIC AND DEBRIS IMPACT LOADS UP TO THE DESIGNED WATER HEIGHT NOTED ON THESE DRAWINGS ALONG WITH ALL LOAD REQUIREMENTS AS NOTED IN FEMA TECHNICAL BULLETIN 3-93. ALL LOADS ARE TRANSFERRED TO THE BUILDING STRUCTURE. ALWAYS ALLOW FOR CONTROL OF ANY LEAKAGE OR CONDENSATION THAT WILL OCCUR DURING FLOODING CONDITIONS. IN APPLICATIONS WHERE THE FLOOD PANEL GASKETS CONTACT THE EXISTING BUILDING STRUCTURE, FLOORS, ETC. ALL SURFACES MUST BE SMOOTH, FLAT, LEVEL, AND WITHOUT BLEMISH FOR BEST PERFORMANCE.

DESIGN CRITERIA

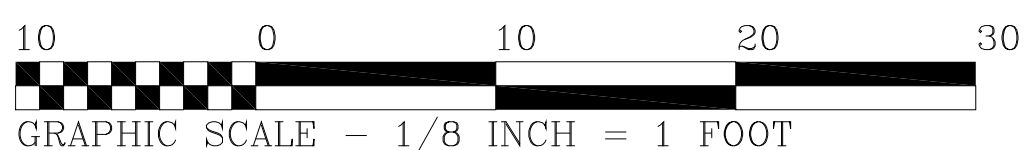
- 1) HYDROSTATIC LOADS TO ELEVATION AS INDICATED ON DRAWINGS BASED ON HYDROSTATIC WATER LOAD (64 PCF).
- 2) HYDRODYNAMIC LOADS ON VERTICAL SURFACES OF MOVING FLOODWATERS AT SPEED PER SECOND
- 3) DEBRIS IMPACT LOAD OF A 1000 LB OBJECT FOR A 1 SECOND DURATION



FIXTURE "B"
DECORATIVE WALL MOUNT
E2-3 / BAUDUS SERIES
BY HUBBELL

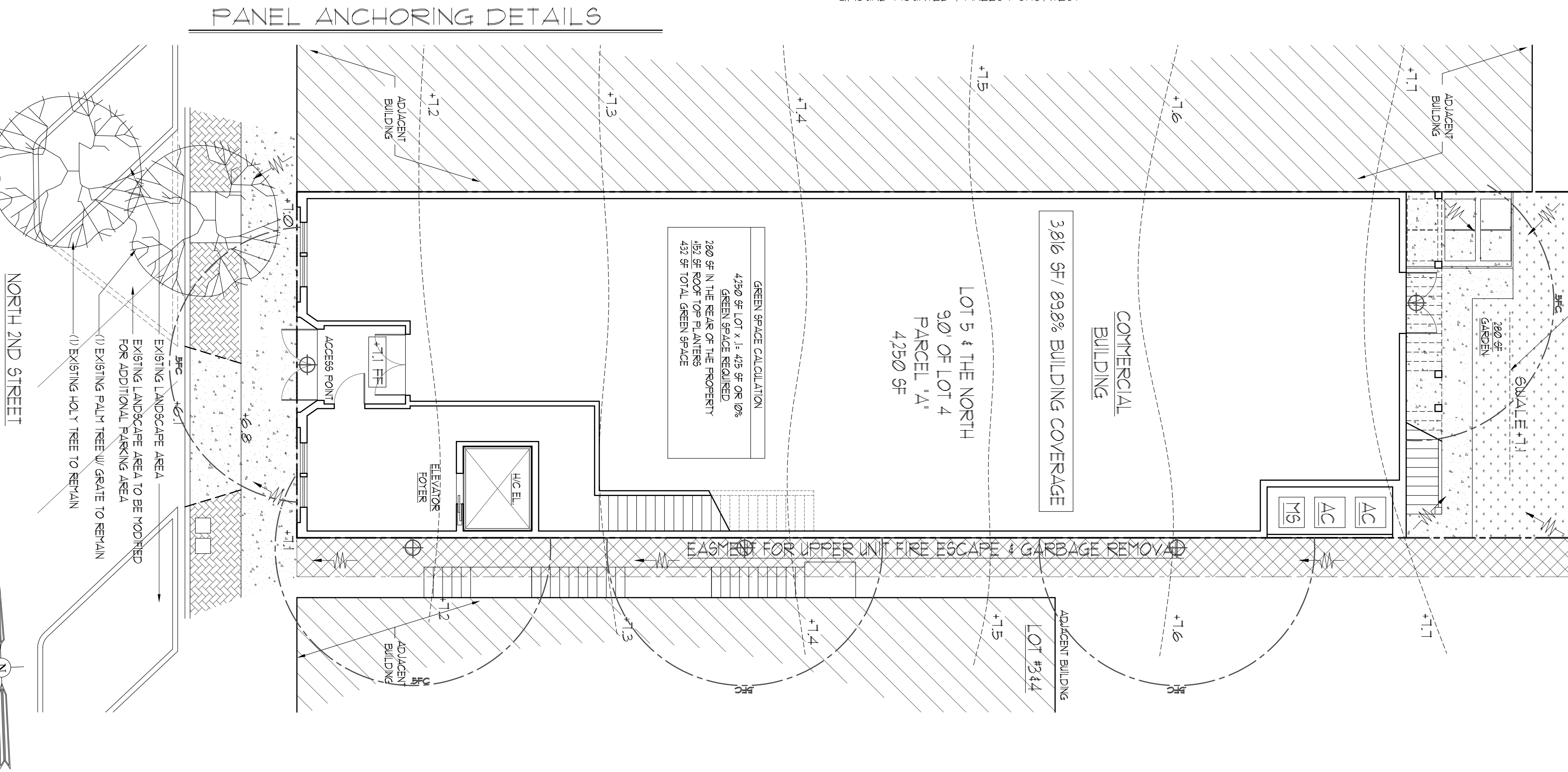
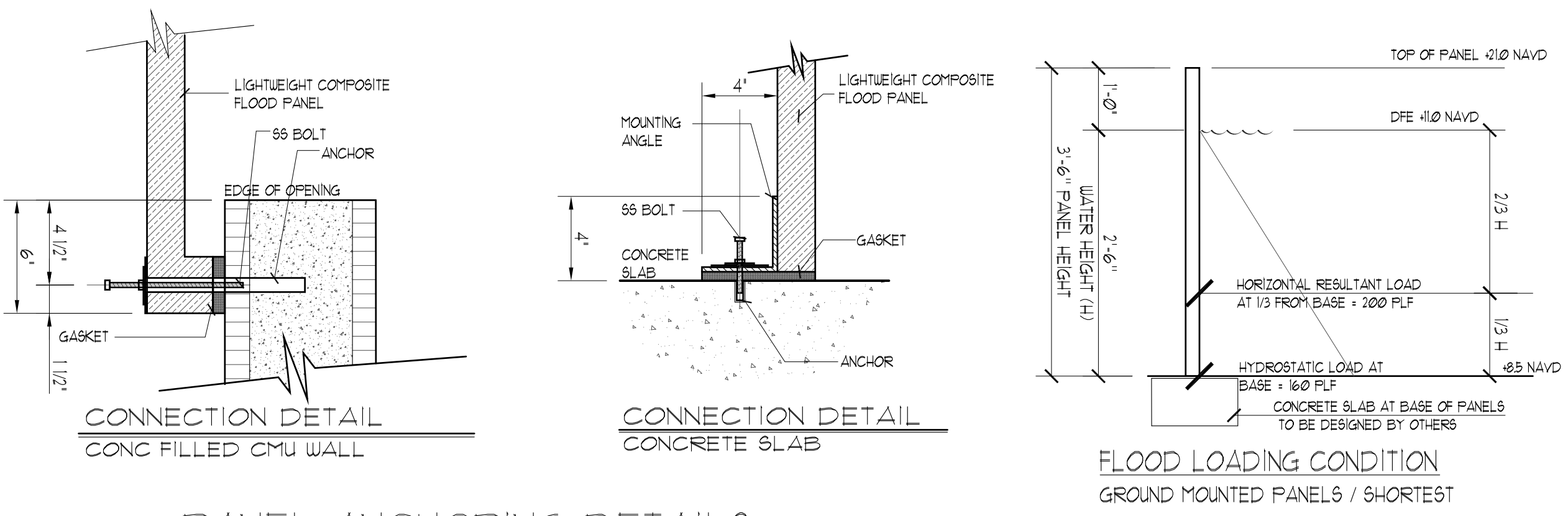
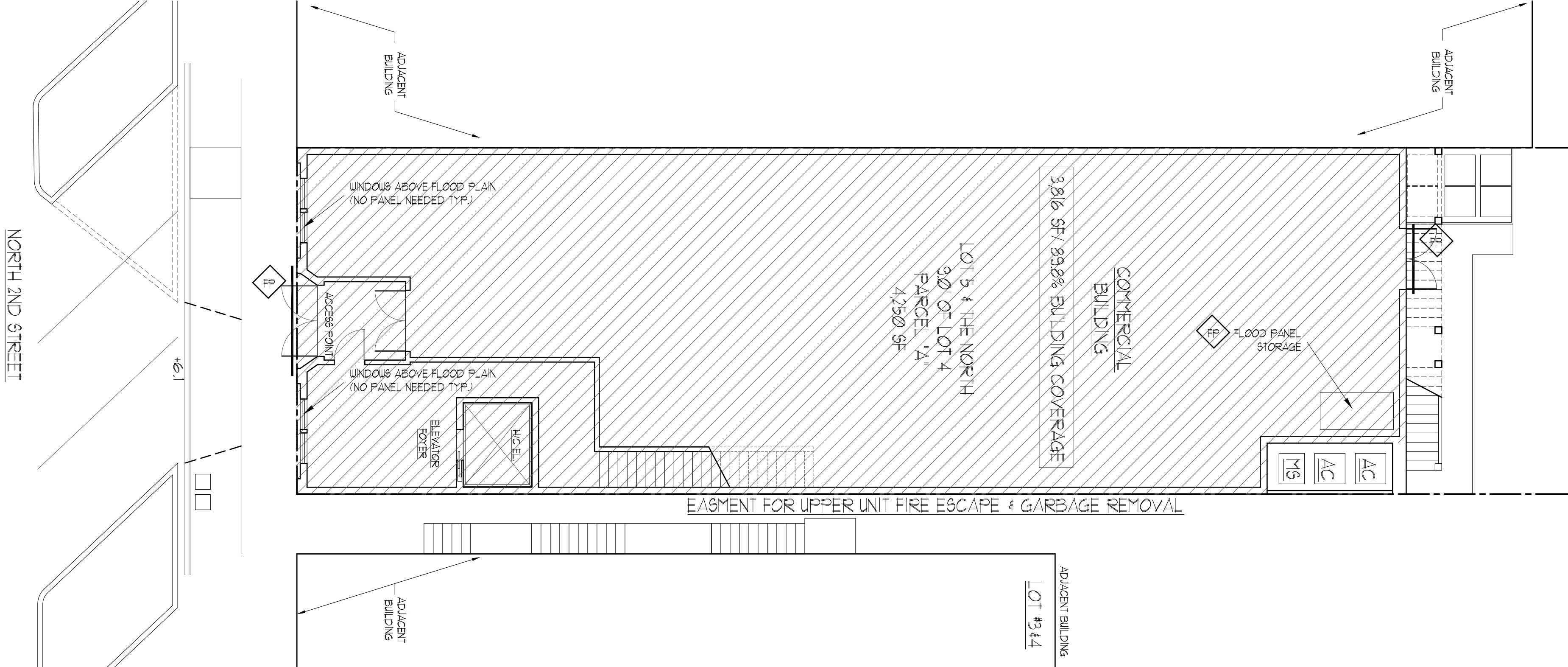
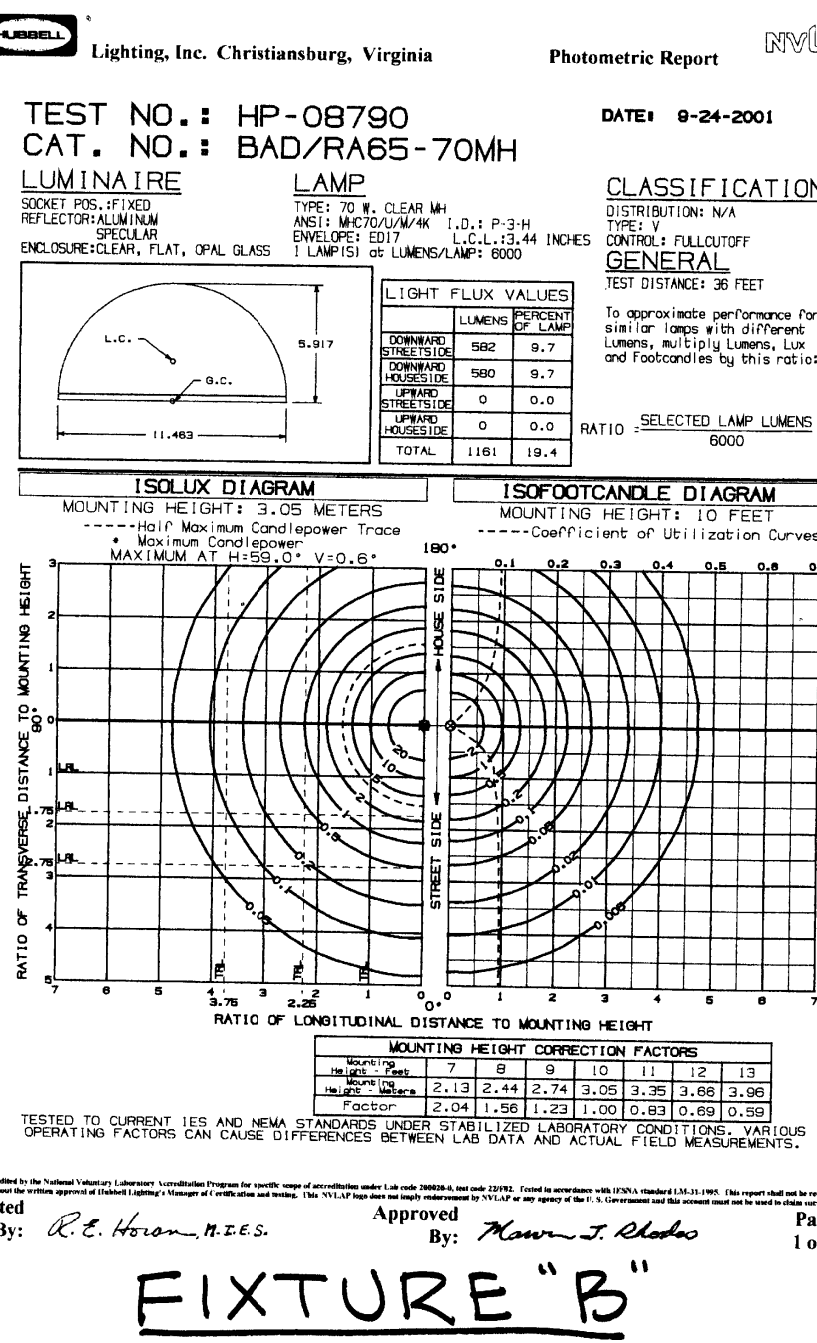
LANDSCAPING PLAN

NOTE: NO STREAMS, BODIES OF WATER, NATURAL FEATURES ARE WITHIN THE BOUNDARY OF THE LOT
NOTE: 472 SF PROPOSED GREEN SPACE (428 SF REQUIRED)
NOTE: NO EXISTING TREES OR PERMANENT STRUCTURES PRESENT ON THE LOT



FLOOD PROOF LEGEND	
	FLOOD PANELS UP TO ELEV. 10'-0" NAVD.
	FLOOD VENTS 8" x 16" SMART VENTS MODEL 540-520
	DRY FLOODPROOFED AREAS WITH HYDROSTATIC FLOOR SLABS
	WET FLOODPROOFED AREAS

FEMA FLOOD PLAN INFO	
FLOOD ZONE	AE
FIRM MAP/PANEL NUMBER	10089C0037G
MAP REVISED	AUGUST 02, 2017
BASE FLOOD ELEVATION (BFE)	100-YR FLOODPLAIN 45'-0" ELEV NAVD



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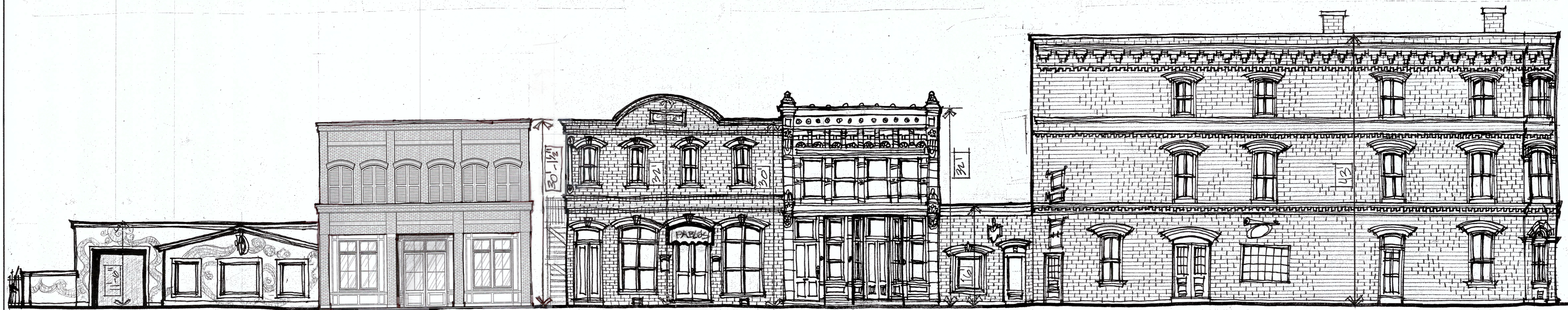
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S-2

Checked:
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NORTH SECOND STREET ELEVATIONS

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12 NORTH SECOND STREET

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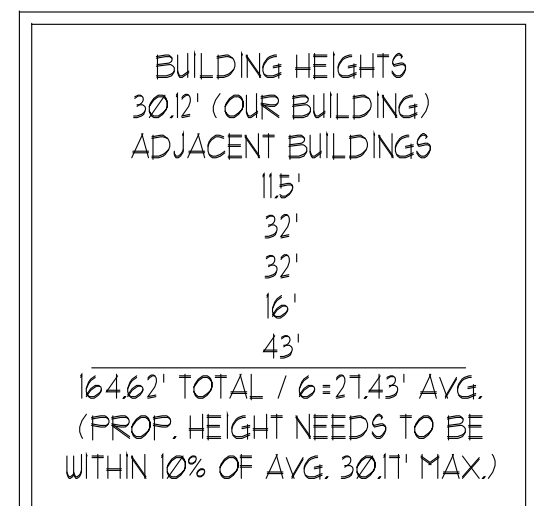
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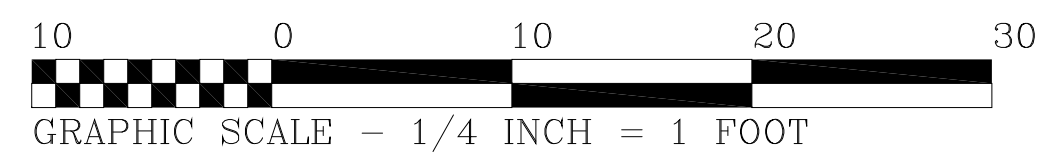
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Dwg. No.: A-1



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Checked: GWT	$A=2$



- SMOOTH STUCCO W/ CUT JOINTS

AC UNITS W/ MINI SPLIT
SCREENED BY BRICK

BRICK VENEER AT THE
REAR & EASEMENT
SIDES

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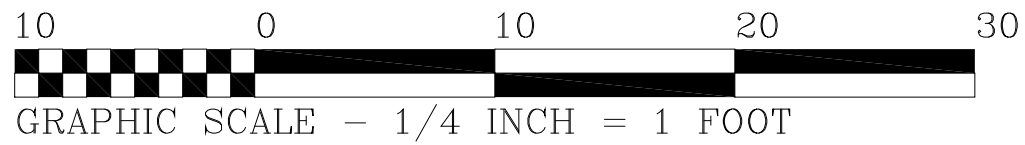
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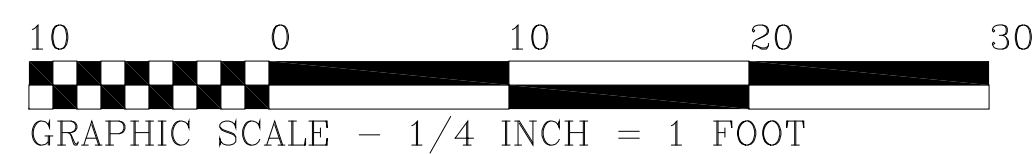
ECHTOLD
rchitect

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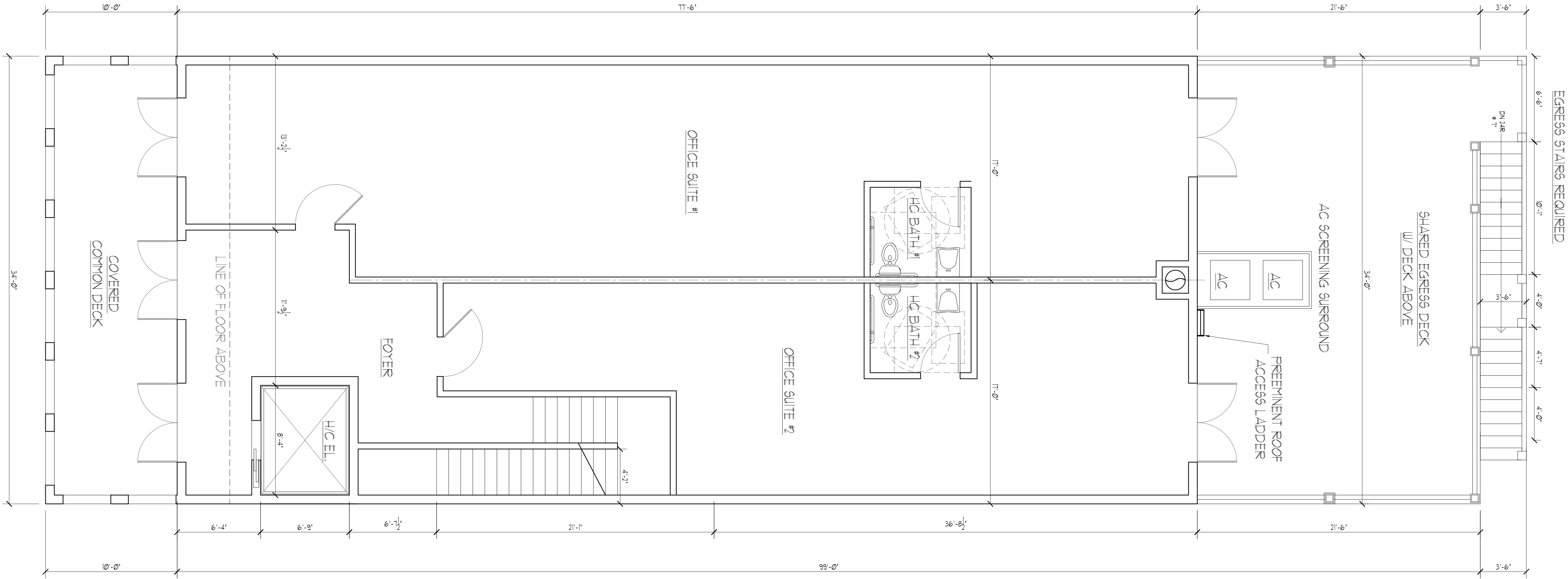
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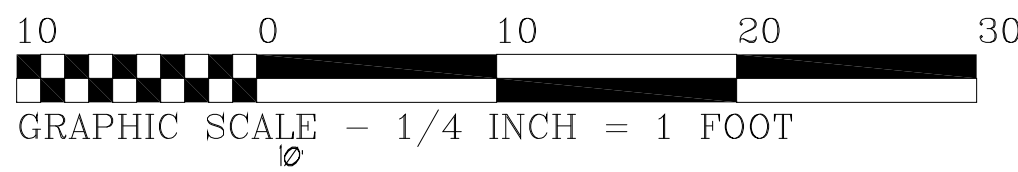


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SECOND FLOOR PLAN

1/4" = 1'-0"
2,635 SF



EGRESS STAIRS REQUIRED

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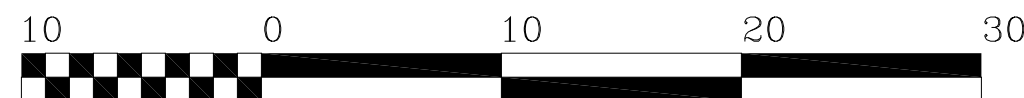
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ROOF PLAN/
DRAINAGE PLAN

152 SF PLANTER @ PERIMETER ON ROOF

$$|/4' = |' - \emptyset'$$


GRAPHIC SCALE - 1/4" = 1' FOOT

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File No.

15018

Dwg. No.

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General Notes and Specifications

All Construction shall conform to the current: 2014 Florida Building Code, ASCE 2405 Flood Resistant Design Construction

Drawings and Design are the property of the engineer and shall not be reproduced without expressed written consent of the engineer.

Contractor shall check all dimensions and verify all existing conditions before proceeding with the work. The contractor is responsible to report to the engineer any omissions and inconsistencies within these documents. The engineer shall be notified, immediately, of any changes to the plans as specified. Any deviations from these plans as specified is strictly prohibited and must be coordinated through the engineer. DO NOT SCALE DRAWINGS.

Shop Drawing Submittal

The contractor is required to submit to the engineer for approval all shop drawings related to the design. Fabrication and installation of any material and equipment prior to the approval of shop drawings not permitted.

Flashing
Flashing provided 26 ga. Economy stainless steel (s s) flashing over all windows and doors in exterior walls. Provide 26 ga. ss pan flashing at thresholds and sills of all exterior doors. Provide 26 ga. ss flashing at ridges, valleys, and drip edges of roof. Provide termite shield on top of all foundation walls. Provide wall flashing, base, cap, thru-wall and counter flashing, etc. as required to prevent entrance of moisture and water. Provide caulking at head, jamb and sills. Caulk all vertical and horizontal joints at trim, openings and penetrations, joints, etc.

Stair and Railings
Railings shall be constructed so that a 4" diameter ball cannot pass through.

Guard rails shall be capable of resisting a concentrated load of 200 lbs/ft along the top railing and a uniform load of 100 lbs/ft. Intermediate rails shall be capable of a horizontal concentrated load of 200 lbs/ft.

Stairs
(a) All risers shall be 6 3/4" max.
(b) All treads shall be 11" min.
(c) Min. width of stairs shall be 44".
(d) Landing depth shall be min. 44".
(e) Min. head room clearance 6'-8".
(f) Guard rails shall be 42" high min.
(g) Handrails shall be min. 1 1/4" diameter to 2" diameter max. and shall be mounted at 34" to 38" above tread nosing.

(h) All exterior stair lumber shall be pressure treated.
(i) All risers shall be closed.

Materials Below Base Flood Elevation
Exterior wall finishes shall be stucco. Interior fire rated walls shall be Dur-O-Rock or Hardiplank. Interior non-rated fire walls shall be plaster, wonder board, Dur-O-Rock or Hardiplank up to 12" above BFE. Framing below BFE shall be PT. Insulation below BFE shall be rigid polystyrene type insulation.

Anchors
(a) Sheathing to lap floor box horizontally and shall extend equidistant on wall above as to wall below.
(b) On barrier islands, use specified hurricane clips and anchors to hold down floor joists and roof rafters at all levels. Simpson G105 (ZMAX) or equal for interior areas and stainless steel for ALL exterior applications. NO EXCEPTIONS.
(c) All anchors that are in contact with any pressure treated wood shall be stainless steel. - NO EXCEPTIONS.
(d) All nails used in galvanized hardware must be galvanized and all all nails used in stainless steel hardware must be stainless steel. - NO EXCEPTIONS.

(e) All specified hangers, clips, ties, hold downs, etc. are "Simpson Strong-Tie" brand. Before substituting another brand, confirm load capacities based on reliable published testing data or calculations. All substitutions from the specified hangers, clips, ties, hold downs, etc. must be submitted the Architect for evaluation and written approval prior to installation.

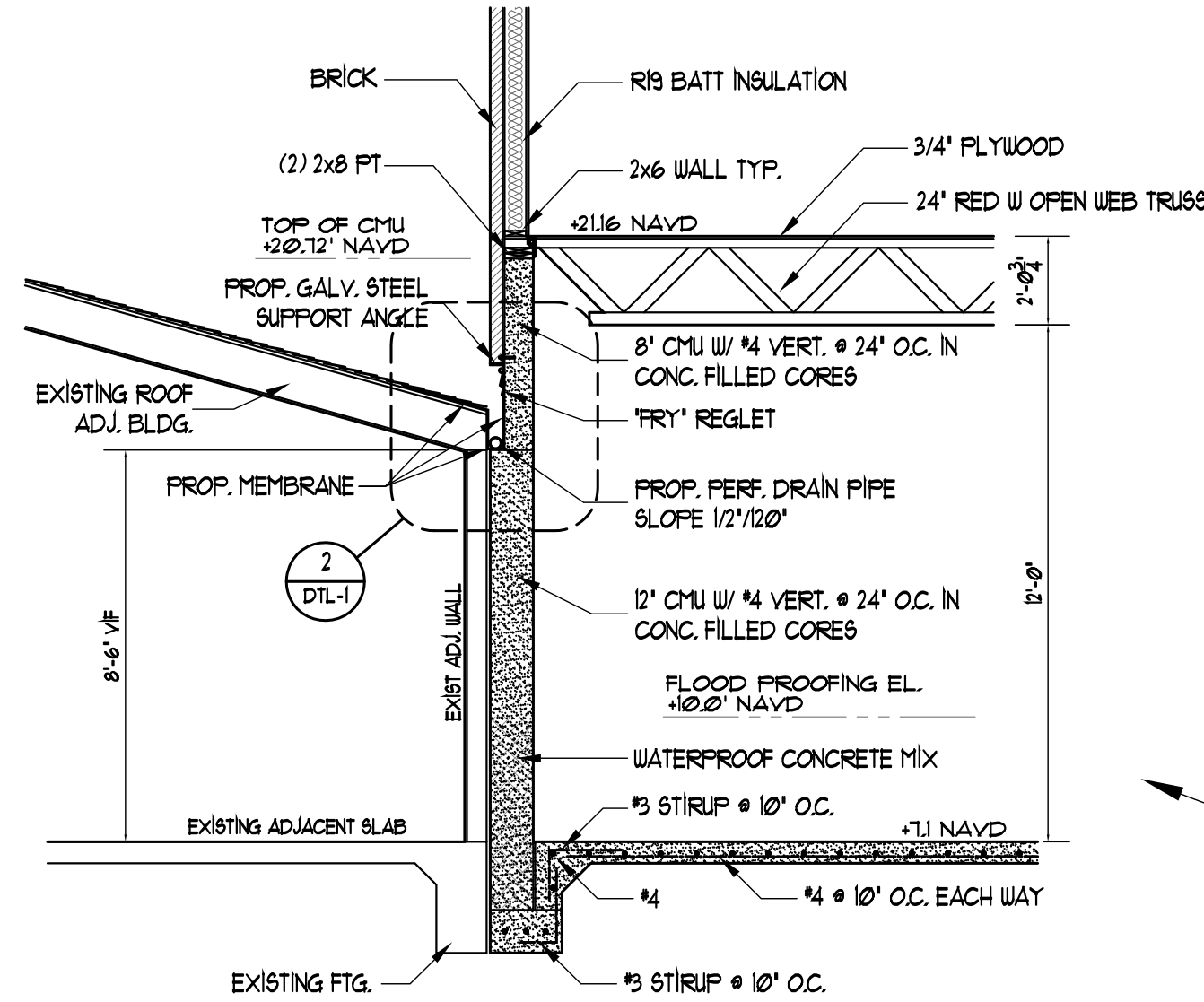
DESIGN LIVING LOADS
Live Loads 100 psf
Dead Loads 10 psf wood
100 psf concrete
Wind Load 140 MPH Ultimate Load
110 MPH Design Load

The contractor shall perform work in a safe and non-hazardous manner. Shoring and structural supports shall be securely in place prior to any demolition of walls.

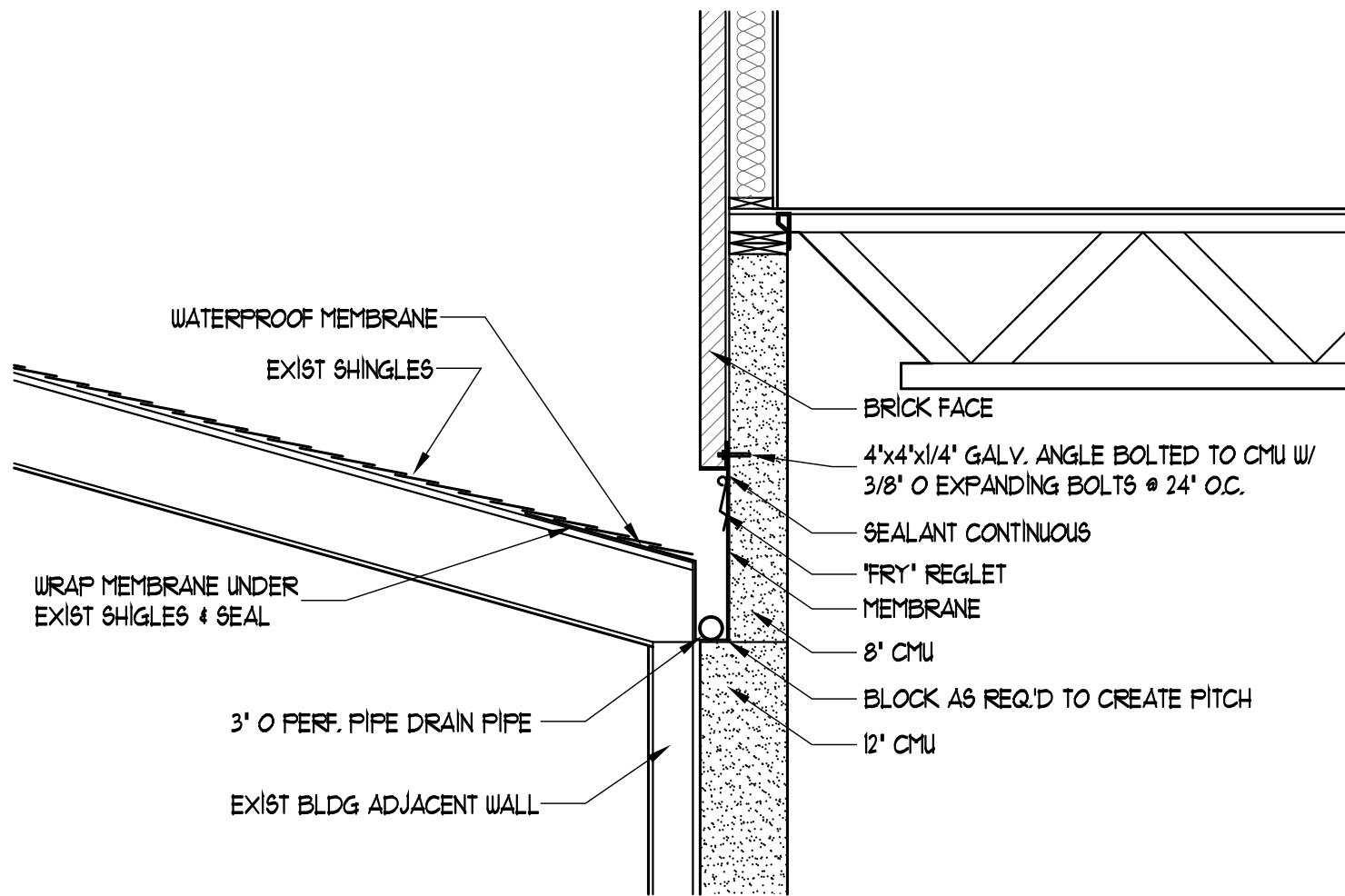
Contractor is responsible to keep site and structure free from miscellaneous debris and equipment and shall maintain the same to a clean, non-hazardous, workable environment.

Wood Framing
Wood spans of structural wood members are based on a minimum fiber stress of 675 + lb and a minimum elastic modulus of 1300000 (E) such as Hem-Fir No. 2 or better. No utility grade or non stress grade lumber may be used structurally.

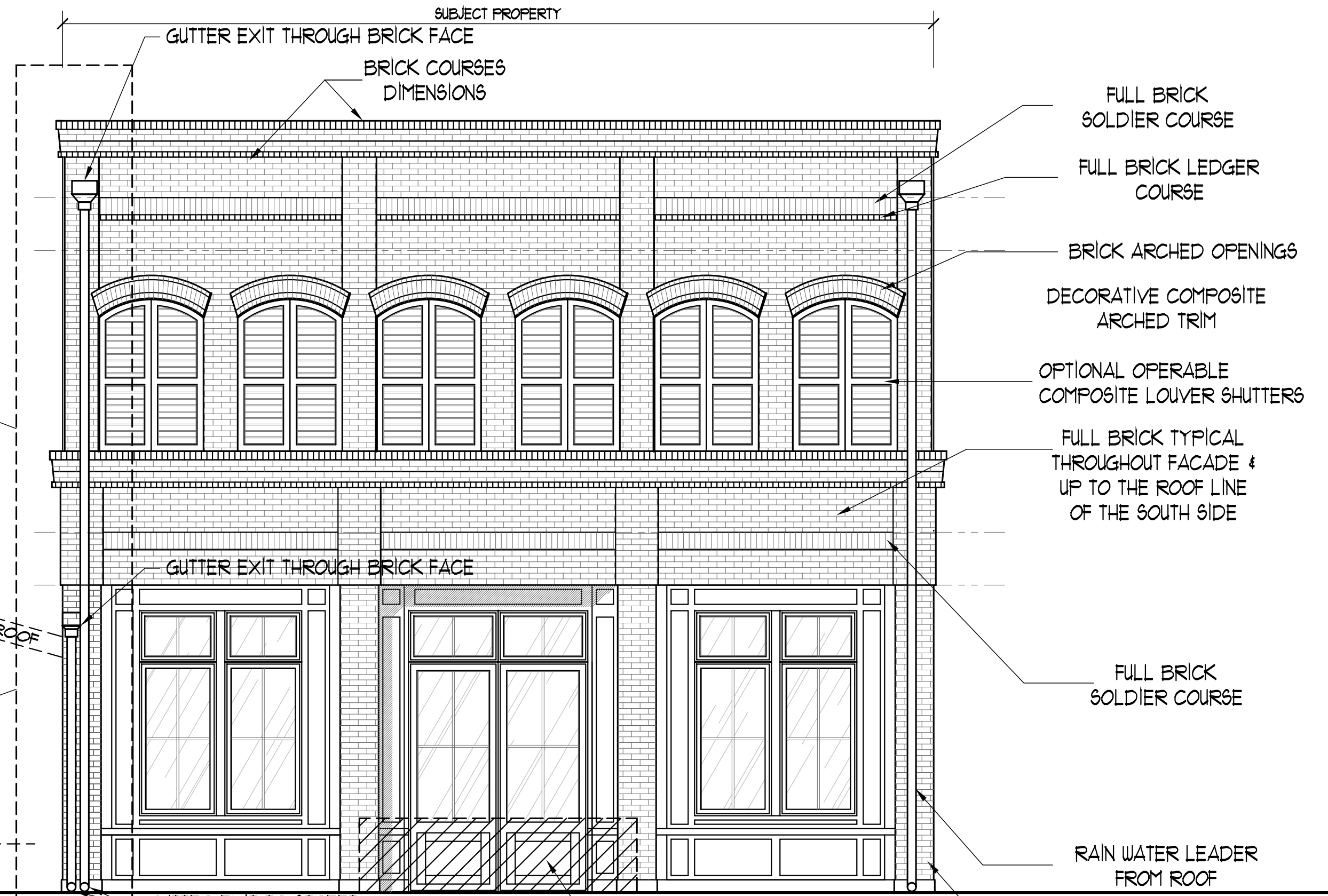
(a) Bridging Joists shall have one row of bridging (1x3", metal or solid) for every 8'0" of span. Ceiling joists may have strong backs in lieu of bridging.
(b) All lumber and all plates along with wall studs and framing lumber in contact with CMU, concrete and which is below BFE, shall be pressure treated in accordance with AIA/PA 14.
(c) Fire stopping shall be as, but not limited to, kitchen cabinets, walls, masonry roofs, soffits and any concealed space.
(d) All field cut ends, notches, and drill holes in all PT lumber shall be field treated with a wood preservative in accordance with AIA/PA 14.
(e) All posts which support beams loads shall be continuous through all floor framing. Solid wood packing of equal material and size of supported posts shall be installed within the floor framing cavity at all post locations, including windows and doors.
(f) All PT lumber may have factory applied coating or may have field applied coating by No-Burn



1 DETAILED WALL SECTION



2 GUTTER DETAIL



2nd STREET ELEVATION

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LOT: 5 BLOCK: 10
FERNANDINA BEACH, FL.

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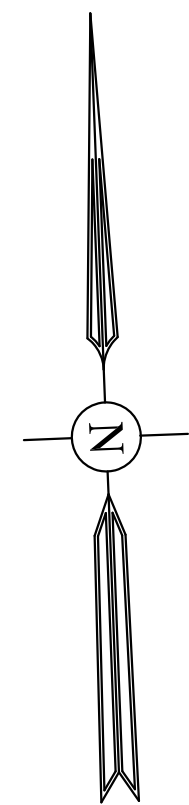
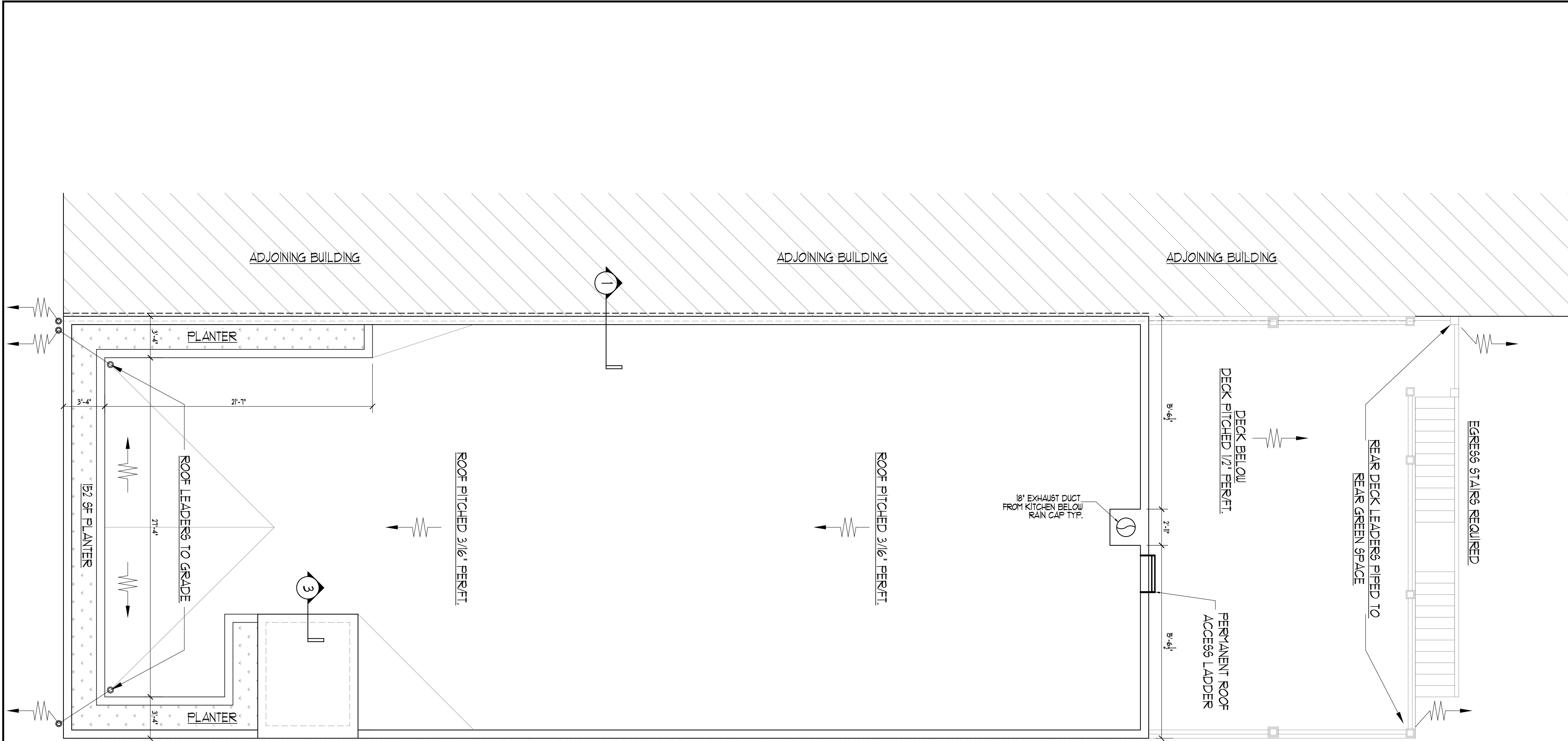
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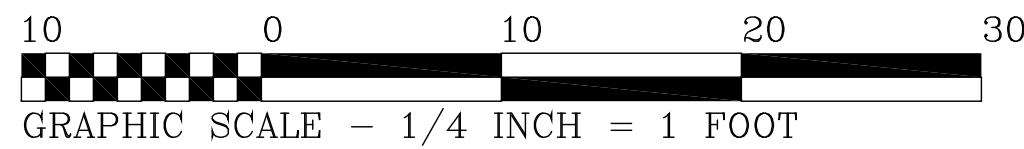
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ROOF PLAN/
DRAINAGE PLAN

152 SF PLANTER @ PERIMETER ON ROOF

1/4" = 1'-0"



GRASSI AMERICAN BISTRO 2020 14 NORTH 2ND STREET LOT: 5 BLOCK: 10 FERNANDINA BEACH, FL.	
THESE DESIGNS ARE COPYRIGHT PROTECTED	
Revisions:	
Date: 3-20-20	File No:
Scale: 1/4" = 1'-0"	15018
Drawn: DJR, WAG	Dwg. No.
Checked: GWT	A-9
GEORGE WRAY THOMAS Professional Engineer	GEORGE WRAY THOMAS Registered Architect
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David Shorten, NY

June 29, 2020

Jake Platt, CFM, Senior Planner
204 Ash St
Fernandina Beach, FL 32034a

Re: Bistro 2020
14 N. 2nd Street
Fernandina Beach, FL 32034
Our File #15018

Planning

- Sheet S-2 has the Green Space Calculation and provides a breakdown of the square footage of the required green space.
 - The Rear Elevation shown on sheet A-2, shows the proposed 36" permanent roof access ladder.
 - The trees are existing and are proposed to remain. The shrubs and groundcovers were for the remaining landscape area and roof top planters will be selected by using the Florida-friendly Plant Data Base as per 4.05.03(C).
- B. Minimum Tree Planting Nonresidential:
 - The 3 shade trees are existing and proposed to remain consisting of 2 palm trees and 1 holly.
- The 2nd Street Elevation on sheet A-2 shows where the proposed flood barrier will be erected. This will not affect the façade of the building.
- Sheet S-2 states that the proposed curb and sidewalk are to match the existing conditions.
- The Summary Block on sheet S-1 states that the total square footage of non-residential use is 5,732 SF. The proposed building coverage is 3,816 SF. The proposed FAR is 5,132 SF where 8,500 is permitted.
- Sheet S-1 calls for a 60" tall screening around the trash area.

Stormwater

- The Drainage Plan is provided on sheet A-9; depicting a 3/16" per foot pitch to direct water flow. Also, the plans proposed rain gutters perforated pipe located in the wall with the drain through the brick face into a leader to the street, on the North and South sides of the property.

Fire

- Within the Summary Block on sheet S-1, the ground floor is required to have fire suppression and the 2nd floor with Use "B" is not required to have fire suppression. The structural plans for both the ground and second floor to have 1HR fire rated exterior walls.

Building

- A north arrow is provided on all sheets other than the elevations and detail sheets.
- The Flood Plan is noted on sheet S-2 including details and the flood loading condition.
- The kitchen exhaust with a rain cap is shown on sheet A-3 and A-9. The location of the kitchen fresh air supply and hood intake is shown on sheet A-13.

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- As shown on sheet A-11, Suite 1 is accessed either through its own entrance through the 2nd floor reception area or the rear shared egress deck.
- Sheet A-9 shows the roof plan with the west facing deck on the 2nd floor has a roof above it with the roof leaders' locations depicted. The east facing deck on the 2nd floor is open.
- The location of the electrical meter and service disconnect is shown on sheet A-10.

Utilities Wastewater & Water

- Plumbing plan to be provided by Plumber.

If you have any questions regarding this, please feel free to contact our office.

Very truly yours,

Andrew C. Bechtold, R.A.

/s/

G.W. Thomas, P.E.

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Planning

- Where the existing driveway connection is being removed, sidewalk must be stamped with hexagonal and stained brick patterns to match existing.
- Three shade trees are required for minimum planting. Where will these trees be located?
- Irrigation and landscape plan not provided. Rooftop planters are not practical and insufficient to meet minimum requirement.
- The summary block has discrepancies on FAR and “non-residential use.” The proposal does not have a residential component.

Stormwater

- The plan referenced in the response to comments does not provide any information for on-site retention to meet LDC .003.03 and 7.03.02F.
- The plan also does not address off-site runoff entering the property from the small courtyard of the adjacent property to the north. Per section 7.03.02G(1)c, the drainage plan shall identify existing points of entry of water from adjacent property, and Per section 7.03.02H(1) *All off-site drainage entering the property prior to the commencement of construction shall be maintained through the construction period.*
- Clarify if project will fall under SJRWMD or FDEP Environmental Resource Permit thresholds or provide the necessary permit.
- Sheet S-1 notes that impervious coverage may be 100% “where stormwater facilities are available and have sufficient capacity to accept runoff from the lot”. No calculations have been provided regarding runoff or sufficient capacity of the stormwater facilities. This needs to be clarified. This does not satisfy the requirements of LDC 3.05.03F.

Fire

- Address, 14 N 2nd St, was created and assigned 12/30/2019; let me know how the owner would like the businesses addressed; Examples: Unit/Suite 100, 200, 201; or Unit/Suite 1, 2A, 2B; etc.;
- Correct, a 1 hour separation between Assembly and Business is required; “Occupancy separations shall be vertical, horizontal, or both or, when necessary, of such other form as required to provide complete separation between occupancy divisions in the building.”
- Not sure of the intended occupant load for the ground floor A-2 occupancy classification that is referenced, but will only one means of egress meet the project’s need?
- Fire suppression riser and fire alarm panel access room; Systems shall be accessible for operation, inspection, tests, and maintenance. The components need not be open or exposed. Doors, removable panels, or valve pits can satisfy this need. Such equipment should not be obstructed by such permanent features as walls, ducts, columns, or direct burial.



Streets

-

Building

- Pg. S- 1, sprinkled first floor nothing second. Just a design note there will need to be proper fire rated ceiling/ floor, chase systems in the main designs as well as the noted walls.
- Pg. S- 2, Please list the Florida codes used. Note “currently adopted Florida building coda” does not help.
- The flood zone is AE-9 your flood dry proofing needs to be two feet above per the Floodplain Ordinance. The design shows 11 NAVD once Pg. S- 2 and 10 NGVD all other pages. Note these factors should be in NAVD format. Elevator sump and pump discharge? What is protecting the windows from flood? The HVAC systems need to be raised to the designed flood elevation. Does the screening wall account for this?
- Pg. A- 2, elevation missing gutter leader.
- Pg. A- 3, the HVAC systems need to be raised to the designed flood elevation. Does the screening wall account for this?
- Pg. A- 5, since your providing fixture information where are the service sinks possible drinking fountain?
- Pg. A- 7, roof pitch shows 3/16 of an inch with no secondary drainage method. Please correct.
- Pg. EX- 1, please correct your code information in the general notes and specifications. The Wall Section and Gutter Details do they account for proper fire separation needs? How do you maintain this gutter system?

07/23/2020 no further comments. DPK

Utilities – Wastewater

- Need Civil Engineering Plan show installation of 6 inch gravity sewer lateral with location of clean out and grease interceptor.
- Need number of seats for restaurant?

Utilities – Water

- Need Civil Engineering Site Plan showing new water meter locations and street scape?
- Are multiple water meters being requested or single owner for building?
- Is a fire water line being requested?

Trees

-