AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
DECEMBER 17, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

2. APPROVAL OF MEETING MINUTES

2.1 Approval of Minutes for the Regular Meeting on November 19, 2020.

3. OLD BUSINESS

3.1 **HDC 2020-0030 - WAYNE CHISM, CHISM DEVELOPMENT CO., AGENT FOR CHRISTINE STEWART, LOTS 3 + 4 BLOCK 11, NEW STREET**
Certificate of Approval (COA) to construct a 2-story primary residence. *(Quasi-Judicial)*

3.2 **HDC 2020-0034 - COTNER ASSOCIATES, INC., AGENT FOR ARTISAN HOMES, LLC., LOTS 2 + 3 + 4 BLOCK 8, N. 2ND STREET**
Certificate of Approval (COA) for Final review for two (2) 3-story single family dwellings on three (3) 25' lots of record. *(Quasi-Judicial)*

3.3 **HDC 2020-0036 - SETH JUDD, JUDD CONSTRUCTION LLC, AGENT FOR HEIDI CORMIER, 229 S. 8TH STREET**
Certificate of Approval (COA) to replace 19 windows. *(Quasi-Judicial)*

3.4 **HDC 2020-0037 - COTNER ASSOCIATES, INC., AGENT FOR TODD LORENTSON, 316 N. 3RD STREET**
Certificate of Approval (COA) to construct a new 2-story primary structure with a detached 1 1/2 car garage. *(Quasi-Judicial)*

3.5 **HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*

3.6 **HDC 2020-0046 - MARK L. + JENNIFER D. BAILEY, 809 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct 2-story single-family residence. *(Quasi-Judicial)*

3.7 **HDC 2020-0049 - MOSER DESIGN GROUP, AGENT FOR BILL KAVANAUGH, BLOCK 13 LOTS 7 + 9, LADIES STREET**
Certificate of Approval (COA) to construct a 2-story single family residence and detached garage.
Reconsideration (Quasi-Judicial)

4. NEW BUSINESS

4.1 **HDC 2020-00047 - BYRON BROCATO, 205 AMELIA STREET**

Certificate of Approval (COA) to replace existing windows with the same size and type. *(Quasi-Judicial)*

4.2 **HDC 2020-0048 - MARK ROSS, AGENT FOR MARION CLARK II, 205 N. 3RD STREET**
Certificate of Approval (COA) to construct a 1750SF 2-story residence, an accessory structure and a pool. *(Quasi-Judicial)*

4.3 **HDC 2020-0051 - NORTH FLORIDA WASTE PRO MANAGEMENT, AGENT FOR FRONT STREET PROPERTIES, LLC., 101 N. 2ND STREET**
Certificate of Approval (COA) for the demolition of a warehouse additions primary structure. *(Quasi-Judicial)*

5. STAFF CERTIFICATE OF APPROVAL

5.1 Staff Certificate of Approval for November 2020

6. BOARD BUSINESS

6.1 **Appointment of Chair and Vice-Chair**

7. STAFF REPORT

7.1 **90-Day Demolition Delay Waived:** 324 Elm Street

7.2 **90-Day Demolition Delay Imposed:** 506 Date Street

7.3 **Event:** *Fernandina's Old Town Spanish Plan: Revisiting Design Guidelines*
Friday, December 18, 2020 | 6PM
Amelia Island Museum of History | Baker Hall | 233 S. 3rd Street | (904) 261-7378

7.4 **Old Town Survey** - Share your thoughts about the Old Town Guidelines update, development in Old Town, and preserving the historic grid. www.fbfl.us/OT2021

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JANUARY 21, 2021

VIRTUAL LOG-IN FOR APPLICANTS AND CITIZENS ONLY

Please click the link below to join the webinar:
https://zoom.us/j/91955299102

Or iPhone one-tap :
US: +16465588656,,91955299102# or +13017158592,,91955299102#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 919 5529 9102
International numbers available: https://zoom.us/u/anAlVYFNm

This will be conducted as a virtual meeting with restricted physical access. Public comment may also be provided virtually through use of the Zoom Meeting link below, the phone number provided below, or in person at City Hall with strict restrictions to protect health and safety.

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

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

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

DRAFT

MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
NOVEMBER 19, 2020

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

James Pozzetta (Vice-Chair)
Michael Spino (Chair)
Benjamin Morrison
Tammi Kosack

MEMBERS ABSENT

Michael Harrison

OTHERS PRESENT

Tammi Bach, City Attorney (Virtual)
Kelly Gibson, Planning and Conservation Director
Sal Cumella, Historic Preservation Planner
Taylor Hartmann, Recording Secretary
Sylvie McCann, Recording Secretary

No Board members disclosed any ex parte communications.

City Attorney Bach explained the Quasi-Judicial hearing procedures and the approval and denial process regarding variances.

Ms. Hartmann administered the oath for all parties that wished to speak at tonight's meeting.

2. APPROVAL OF MEETING MINUTES

2.1 Approval of Minutes for the July 16, 2020 Regular Meeting.

2.2 Approval of Minutes for the October 12, 2020 Special Meeting.

2.3 Approval of Minutes for the October 15, 2020 Regular Meeting.

Member Kosack reiterated the correct spelling of her last name as Kosack, NOT Kosak.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to approve all three sets of Minutes as presented.

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

3. OLD BUSINESS

3.1 HDC 2020-0022 - CITY OF FERNANDINA BEACH, AGENT FOR C. TODD KEMP, 511 ASH STREET

Amendment to previously approved Certificate of Approval (COA) to waive 90-day demolition delay. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval to waive the 90 day demolition delay.

Chair Spino confirmed prior details of the original case.

Public Hearing was opened and then closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Morrison to approve HDC case number 2020-0022 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0022, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4. NEW BUSINESS

4.1 HDC 2020-0031 - W. HARDEE JR. & MELINDA A. KAVANAUGH, 715 SAN FERNANDO STREET

Certificate of Approval (COA) to construct additions and alter and repair various items according to scope of work, install new pool. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Member Pozzetta inquired about the type of windows selected.

Hardee Jr. & Melinda A. Kavanaugh, 715 San Fernando St., owners, introduced themselves and gave a brief description of the modifications they'd like to make.

Member Kosack inquired about the location of the pool and type of fence enclosure that would surround it. She also asked if any original windows still existed as well as where the HVAC compressors would be located.

Public Hearing was opened and then closed with no parties wishing to speak.

Members concurred that this is a sensitive and thoughtful addition to the existing property.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case number 2020-0031 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0031, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4.2 HDC 2020-0035 - JOSE MIRANDA, MIRANDA ARCHITECT AGENT FOR MIKE MYERS + CHRISTIE WALSH MYERS, 321 N. 4TH STREET

Certificate of Approval (COA) to construct a one-story single-family residence and associated garden shed. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval with the following conditions: that the driveway have concrete apron, that the driveway be enlarged to accommodate two vehicles; that the location of mechanical equipment be presented; and that the foundation be raised higher.

Member Pozzetta asked about the intended location of the planned 2-car driveway.

Jose Miranda, 309 ½ Centre Street, agent for the owner, indicated that the driveway would be pavers and have a concrete apron. He also stated that the foundation would be 24" off the ground.

Member Morrison inquired about the type of foundation supporting the porch.

Member Kosack expressed concerns about stormwater drainage with regards to the type of foundation being presented.

Public Hearing was opened and then closed with no parties wishing to speak.

Board Members agreed that the plans were of a great scale for the area and demonstrated a thoughtful design.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to approve HDC case number 2020-0035 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0035, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.3 HDC 2020-0040 - PATRICK ALTIER, SOLAR TREK, AGENT FOR SUSAN MORGAN, 314 S. 7TH STREET

Certificate of Approval (COA) to install roof mounted solar electric panel system. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Board Members inquired about the size of the system being installed.

Public Hearing was opened and then closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to approve HDC case number 2020-0040 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0040, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.4 HDC 2020-0043 - TERESA PRINCE, TOMASSETTI & PRINCE, PC, AGENT FOR CMR ISLAND PROPERTIES, LLC.,116 N. 2ND STREET

Certificate of Approval (COA) to construct four (4) 3-story townhomes. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended a continuation.

Member Pozzetta inquired about a type C buffer and its requirements.

Chair Spino commended staff for upholding the goal of integrating walkable sidewalks into the designs.

Mike McCloskey, agent for CMR provided an updated site plan and handed out copies to Board Members.

Mike McCloskey, 26 Belted Kingfisher Road, agent for the owner, spoke to the location of the driveways with regards to drainage flow and mentioned that the driveways would be constructed using pavers.

Member Pozzetta inquired as to which door would be considered the primary entrance and Member Morrison commented on the significance of relocating the garage.

Member Kosack noted the potential to add storm catch basins and Chair Spino indicated his concern for the lack of walkable sidewalks with this design.

Public Hearing was opened.

Bob Carpenter, 113 N. 3rd Street, inquired about the landscape buffers and methods of drainage.

Chip Sasser, 2011 Sunrise Drive, owner, spoke to the layout of the prospective townhomes and driveway locations. He also voiced concerns regarding the turning radius.

Public Hearing was closed.

Member Kosack questioned who would be responsible for the maintenance of common grounds and commented on the lack of representation of the CRA Guidelines.

Member Morrison stated that this did not represent the future of the CRA. He also indicated that he is sensitive to the time and effort that went into the designs.

Member Pozzetta suggested moving the townhomes back enough to allow for a fully accessible driveway and walkable sidewalks.

Chair Spino spoke about representing the community by not continuing cases to future HDC meetings if it is clear that cases do not and will not, with modifications, align with community standards.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Morrison to deny HDC case number 2020-0043 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0043, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.5 HDC 2020-0045 - COTNER ASSOCIATES, INC., AGENTS FOR DANA R. + HEATHER M. HERMANSON, 214 S. 3RD STREET

Certificate of Approval (COA) to construct a 560SF accessory structure, a small plunge pool and fencing. *(Quasi-Judicial)*

*** WITHDRAWN - PROPERTY NOT IN THE HISTORIC DISTRICT ***

4.6 HDC 2020-0046 - MARK L. + JENNIFER D. BAILEY, 809 SAN FERNANDO STREET
Conceptual Certificate of Approval (COA) to construct 2,596SF 2-story residence. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Member Morrison asked about developability of the corner parcel. Mr. Cumella stated that the lots cannot be divided.

Mark + Jennifer Bailey, 306 Camilo Avenue, owner, gave a brief history of their vision for the property and indicated their wish to preserve the existing mature trees.

Member Pozzetta suggested adding additional details to the garage. Mr. Bailey stated that they plan to add solar panels to the garage roof in the future.

Member Morrison suggested that the applicants relay Board comments to their architect.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta to conceptually approve HDC case number 2020-0046 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0046, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant conceptual approval at this time.

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

Chair Spino announced there would be a 5-minute intermission at 6:38.

Meeting resumed at 6:46.

4.7 HDCV 2020-0008 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR BILL KAVANAUGH, BLOCK 13 LOTS 7 + 9, LADIES STREET
Variance request from LDC section 7.01.08.(D) to construct one column and one pier faced with brick. *(Quasi-Judicial)*

Mr. Cumella presented the case and since all 6 criteria were not met, staff recommended denial of the variance.

Lauren Kelly, Moser Design Group, agent for the owner, spoke to the factors that went into the design and request for a variance, which included the condition of the lot. She also spoke of the unique condition of dirt roads in Old Town.

Public Hearing was opened.

Alex Seefried, 908 Ladies Street, discussed objects being constructed in rights-of-way.

Public Hearing closed.

Member Morrison inquired about screening for outdoor mechanical units.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to deny HDCV case number 2020-0008 as presented AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDCV case 2020-0008, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time.

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

4.8 HDC 2020-0049 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR BILL KAVANAUGH, BLOCK 13 LOTS 7 + 9, LADIES STREET
Certificate of Approval (COA) to construct a 2-story single family residence and detached garage. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval with conditions that the variance be granted to allow for the porch column in the visibility corridor.

Members discussed the history of this case and the property.

Public hearing was opened and closed with no comments.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta to approve HDC case number 2020-0049 with the condition that the HVAC equipment be screened from view AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0049, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time.

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

4.9 HDC 2020-0050 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR KERRIE CAMPBELL, BLOCK 7 LOT 8, SAN FERNANDO STREET
Certificate of Approval (COA) to construct a 1,000 SF 2-story accessory dwelling and 160 SF shed. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Member Pozzetta spoke to the roofed porches making the structures appear much larger than their stated square footage.

Member Morrison questioned the scale of the listed accessory structure. He also asked about the parameters for an accessory structure.

Member Kosack spoke about the structures not appearing to be cohesive.

Lauren Kelly, Moser Design Group, agent for the owner, discussed the intentional choices made and factors affecting the design.

Member Pozzetta discussed the possibility of separating the roof forms and Member Morrison questioned the elevation of the accessory structure.

Ms. Kelly, discussed lifting the structure and being limited by the maximum building height requirements.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison to continue HDC case number 2020-0050 to a date certain of January 21, 2021.

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

5. STAFF CERTIFICATE OF APPROVAL

5.1 Staff Certificate of Approval - October 2020

6. PUBLIC COMMENT

No member of the public wished to comment.

7. BOARD BUSINESS

7.1 Board Member Application - Andrew Schmidt

7.2 Board Member Application - George A. Moeller

7.3 Board Member Application - Michael O'Donnell (Physical Presence)

Gave a brief introduction of his professional background and spoke to reasons why he has applied.

7.4 Board Member Application - Robert M. Eidson Jr. (Virtual Presence)

Gave a brief introduction of his professional background and spoke to reasons why he has applied.

7.5 Board Member Application – Teresa Duncan (Virtual Presence)

Gave a brief introduction of her professional background and spoke to reasons why she has applied.

Member Morrison noted that 3 applicants live or own a business in the historic district.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack to forward the applicants to the City Commission for consideration.

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

8. STAFF REPORT

8.1 EVENT
Fernandina's Old Town Spanish Plan: Revisiting Design Guidelines
Friday, December 18, 2020 | 6pm
Amelia Island Museum of History | Baker Hall | 233 S. 3rd Street | (904) 261-7378

8.2 Old Town Analysis and Design Guidelines Project Update and Website

Mr. Cumella gave an overview of the website's uses and additions.

8.3 90-Day Demolition Delay Waived: 216 S. 4th Street

8.4 90-Day Demolition Delay Imposed: 103 N. 10th Street

Mr. Cumella stated that this location could also be a Code Enforcement case due to the lack of structural integrity.

Member Kosack questioned the interior integrity of the building. She also stressed the importance of preserving structures throughout the City.

Board Members would like to see a survey of both locations and an investigation on the possibility of having companies donate time to record greater details of the building.

The Board suggested further discussion of this item at the December 2020 meeting.

8.5 90-Day Demolition Delay Imposed: 107 N. 10th Street

Mr. Cumella stated that this location could also be a Code Enforcement case due to the lack of structural integrity.

Board Members would like to see a survey of both locations and an investigation on the possibility of having companies donate time to record greater details of the building.

The Board suggested further discussion of this item at the December 2020 meeting.

8.6 Nassau County Property Appraiser's Sanborn Maps Tool

8.7 National Trust for Historic Preservation Leadership Forum

8.8 Discussion to remove PGT windows from the approved window list.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to remove PGT windows from the HDC approved window list.

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

9. BOARD COMMENTS:

Members discussed the HDC appeal that was presented to the City Commission.

10. ADJOURNMENT 8:20

_____ _____

Taylor Hartmann, Recording Secretary Mike Spino, Chair

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-30
DECEMBER 17, 2020

Owner/Applicant:	Chism Development Company, agent for Christine Stewart
Property Address:	Block 11 Lots 3 & 4 New Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0030
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a 2-story primary residence

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct a two-story primary structure and a two-story accessory structure.

Conceptual approval was granted at the October 15, 2020 HDC meeting.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES
SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

ANALYSIS:

Staff finds that the proposed design is compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2020-30

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-30 **with or without** conditions;

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

That HDC case HDC 2020-30, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant **final** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-30 Application and Backup Materials**

EXHIBIT 2 **HDC 2020-30 Plans and Elevations**

EXHIBIT 3 **Photos**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6271

Date Submitted: 11/5/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☑ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

Choose all that apply.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

9/4/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Old Town

Site Address*

1021 Someruelus Street

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1580-0011-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Cheryl A. | D'Amico

Mailing Address*

85079 Christian Way Apt. 631

City* | **State*** | **Zip Code***

Yulee | FL | 32097

Telephone Number* | **E-mail Address***

261-224-8361 | cherdamico7@gmail.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name* | **Last Name***

Wayne | Chism

Company (if applicable)

Chism Development Company, Inc.

Street Address

97010 Elk Creek Court

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-491-0728

E-mail Address

chismdev@gmail.com

Project Description*

New Construction of 1853 sq ft Single Family home in the Historic District

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

Design Vision Statement*

N/A

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

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

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

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

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

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Horizontal Lap Siding	SW7005 (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma True	Stainable Fiberglass Include FL Product Approval # for Windows and Doors	SW6988 (Name/Number)

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
Gulf Coast Supply	Metal Stand and Seam	Charcoal Gray (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie	Hardie Product	White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Smooth Finish Stucco	SW7005 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
N/A		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Interlocking Pavers	Charcoal Gray (Name/Number)

FENCING

Manufacturer	Product Description	Color
N/A		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Interlocking Pavers	Charcoal Gray (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
N/A		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Survey.pdf	Exterior Color SW7005.PNG	Exterior Color SW6988.PNG	Property Appraiser GIS Report.png

Upload 5	Upload 6	Upload 7	Upload 8
10.29.20 Working Plans.pdf	Executed Owners Authorization.pdf	Choose File No file selecte	Choose File No file selecte

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Wayne

Applicant Last Name*

Chism

Today's Date*

11/5/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/WE Michael & Cheryl A. D'Amico
(print name of property owner(s))

hereby authorize: Chism Development Company, Inc.
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

CHERYL A. D'AMICO
(Print name of owner)

MICHAEL R. D'AMICO
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 05 day of November, 2020, by Cheryl A. D'Amico.

Ashton Olivia Taylor
Notary Public

Ashton Olivia Taylor
Printed Name

12/11/2023
My Commission Expires

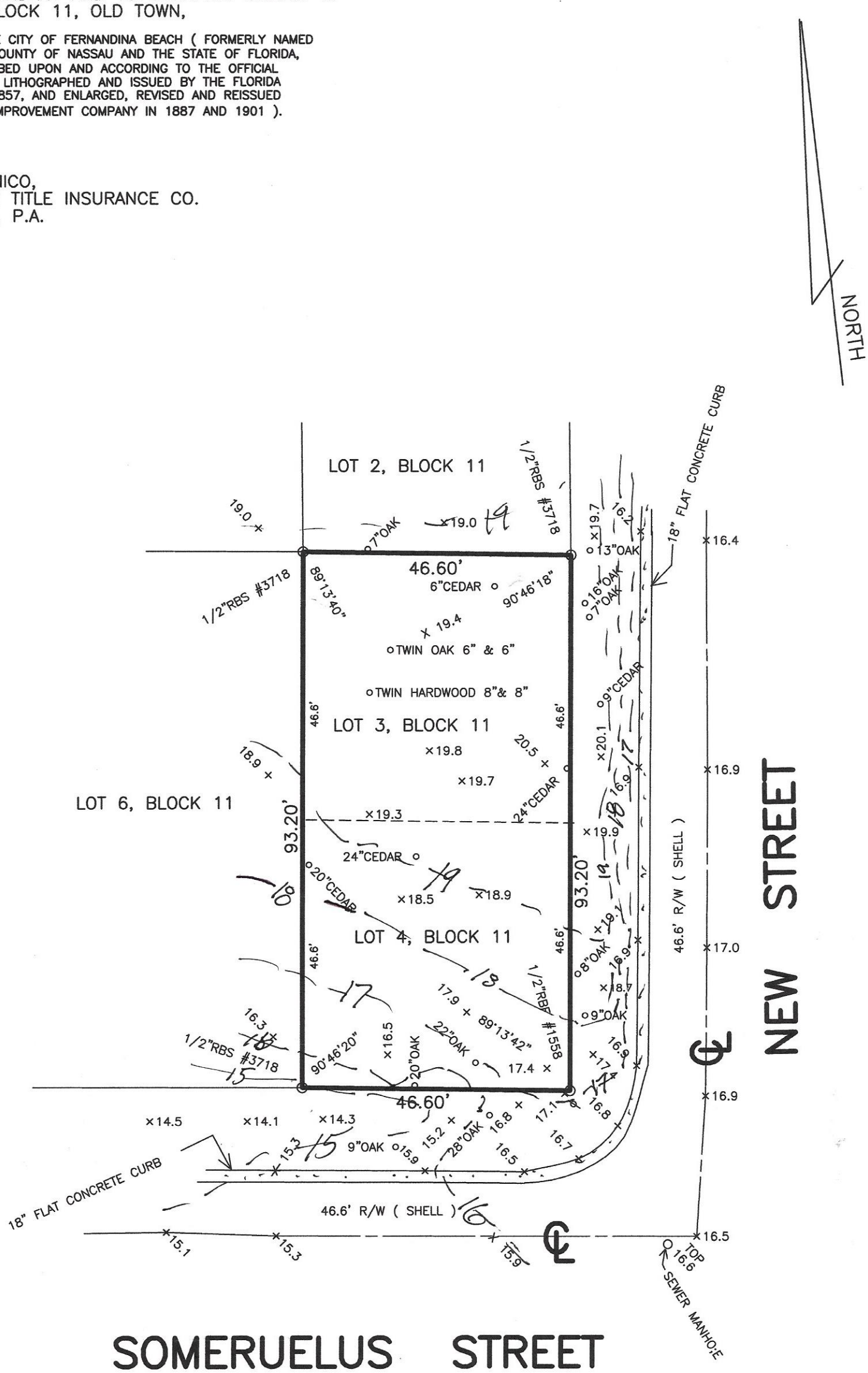
Personally Known X OR Produced Identification _____ ID Produced: _____

Notary Public State of Florida
Ashton Olivia Taylor
My Commission GG 939155
Expires 12/11/2023

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOTS 3 AND 4, BLOCK 11, OLD TOWN,

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

CERTIFIED TO:
CHERYL A. D'AMICO,
FIRST AMERICAN TITLE INSURANCE CO.
WOOD & SMITH, P.A.



COASTAL LAND SURVEYORS

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

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

LICENSED BUSINESS NO. 6412

8-10-20

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

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0229G DATED 8/2/17.

DATE OF SURVEY: AUGUST 10, 2020
SCALE 1"=20'
JOB NO. 2008-04 F.B. 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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

SW 6988

Bohemian Black

Interior / Exterior

Location Number: 252-C6

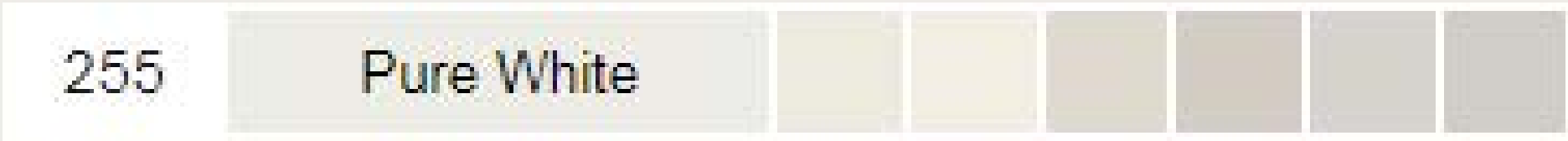


SW 7005

Pure White

Interior / Exterior

Location Number: 255-C1



D'Amico Residence

Old Town



NEW STREET ELEVATIONS

WORKING PLANS

October 29, 2020

BUILDING DATA

FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL
USE GROUP = R5
CONSTRUCTION TYPE = 5B
TOTAL BLDG. SF = 2,429 SF (INCLUDES TOP FLOOR OF GARAGE)
TOTAL STRUCTURAL VOLUME = 24,092 CF
BUILDING COVER (Not Impervious) = 2,265 SF

LIST OF DRAWINGS

DATE	PAGE #	TITLE
10-29-20	T-1	TITLE SHEET
10-29-20	S-1	SITE PLANS
10-29-20	A-1	MAIN HOUSE ELEVATIONS
10-29-20	A-2	FIRST & SECOND FLOOR PLANS
10-29-20	A-3	FOUNDATION & FIRST FLOOR STRUCTURAL PLAN
10-29-20	A-4	SECOND FLOOR & ROOF STRUCTURAL PLANS
10-29-20	A-5	MAIN HOUSE ELECTRICAL PLANS
10-29-20	A-6	GARAGE ELEVATIONS
10-29-20	A-7	GARAGE PLANS
2-21-19	DTL-1	DETAILS SHEET
2-21-19	DTL-2	DETAILS SHEET
5-17-18	TJI/HD FL.	ENGINEERED LUMBER & HOLD DOWN DETAILS
4-19-16	FRB	ADDITIONAL CONSTRUCTION DETAILS

D'AMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

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N.J. RA; Md. RA; Fla. RA; Ga. RA

David W. Shorten
N.Y. RA

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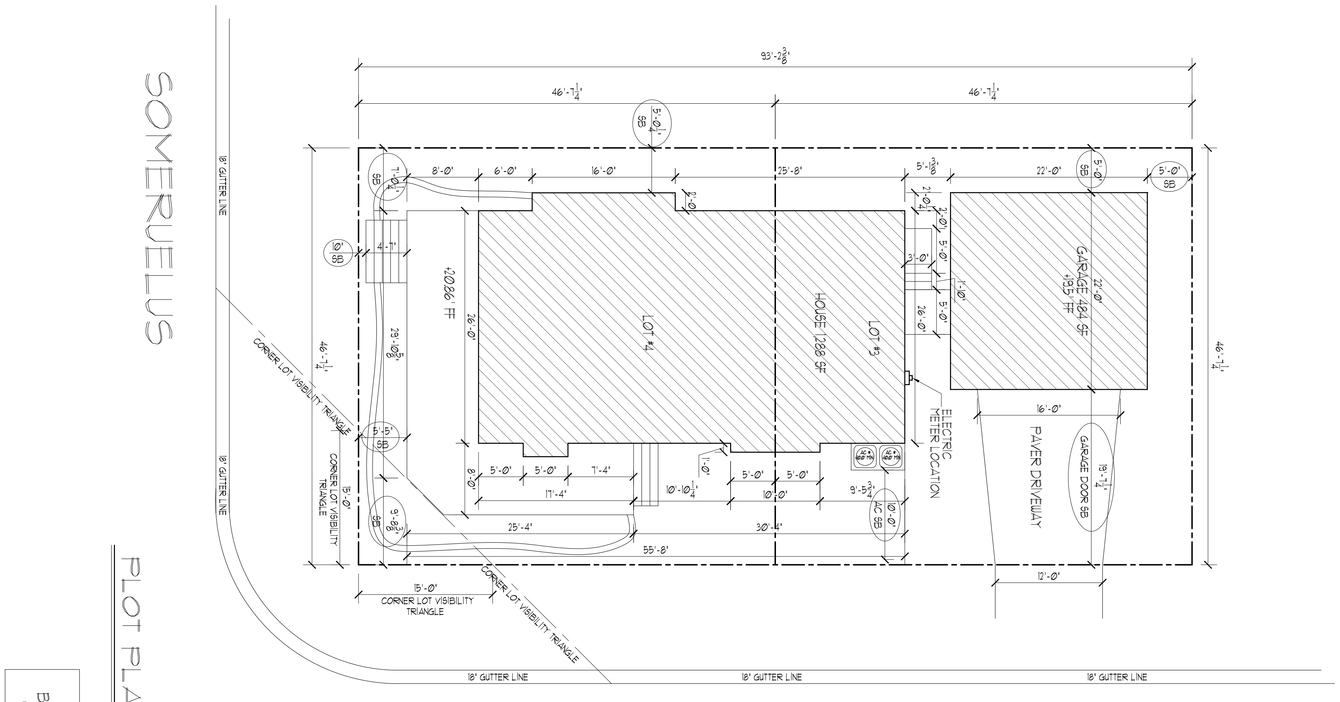
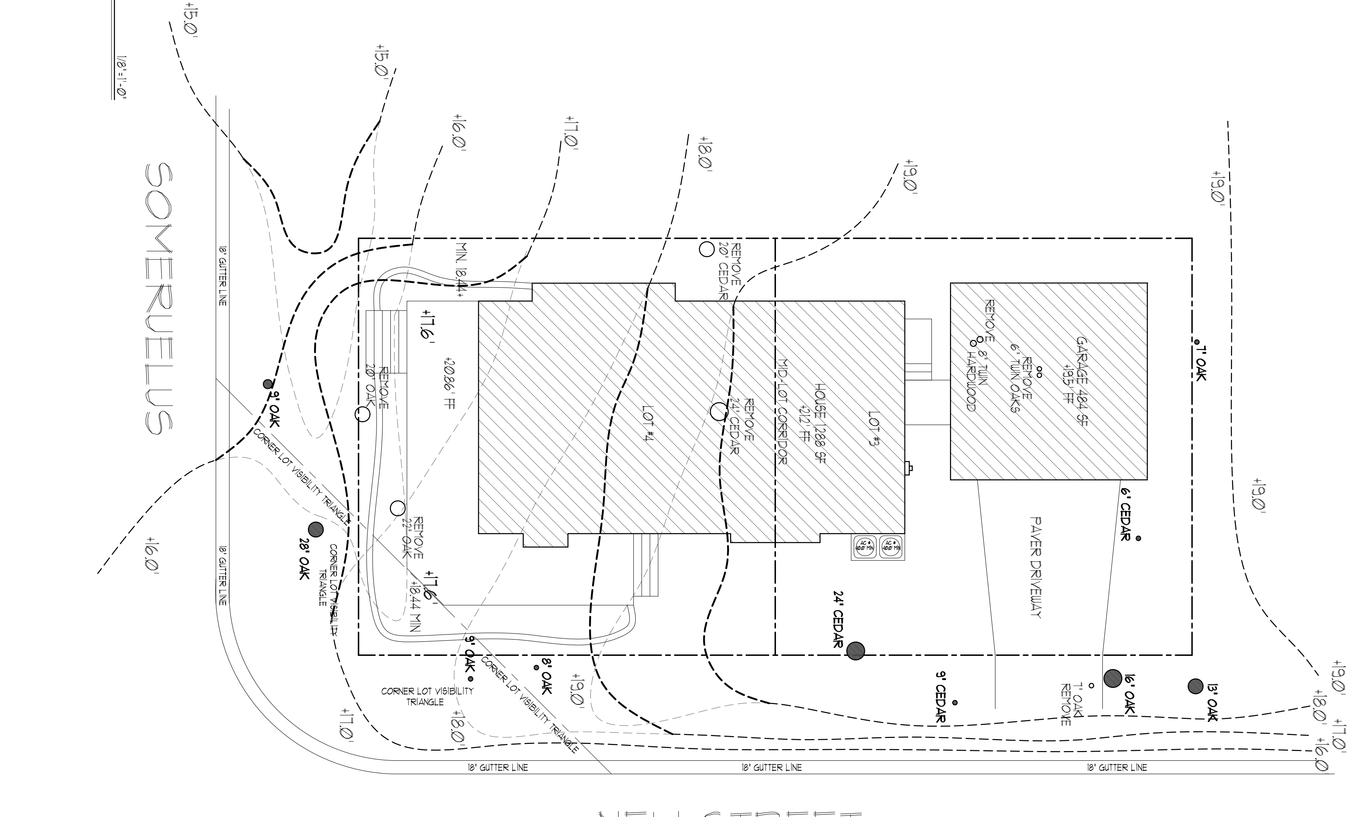


PLOT PLAN

LOT AREA: 4343 SF
BUILDING COVERAGE: 1772 SF 40.8%
(1954 SF @ 45% MAX ALLOWED)



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OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

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Sheet:	S-1
Dwg. No.	13420
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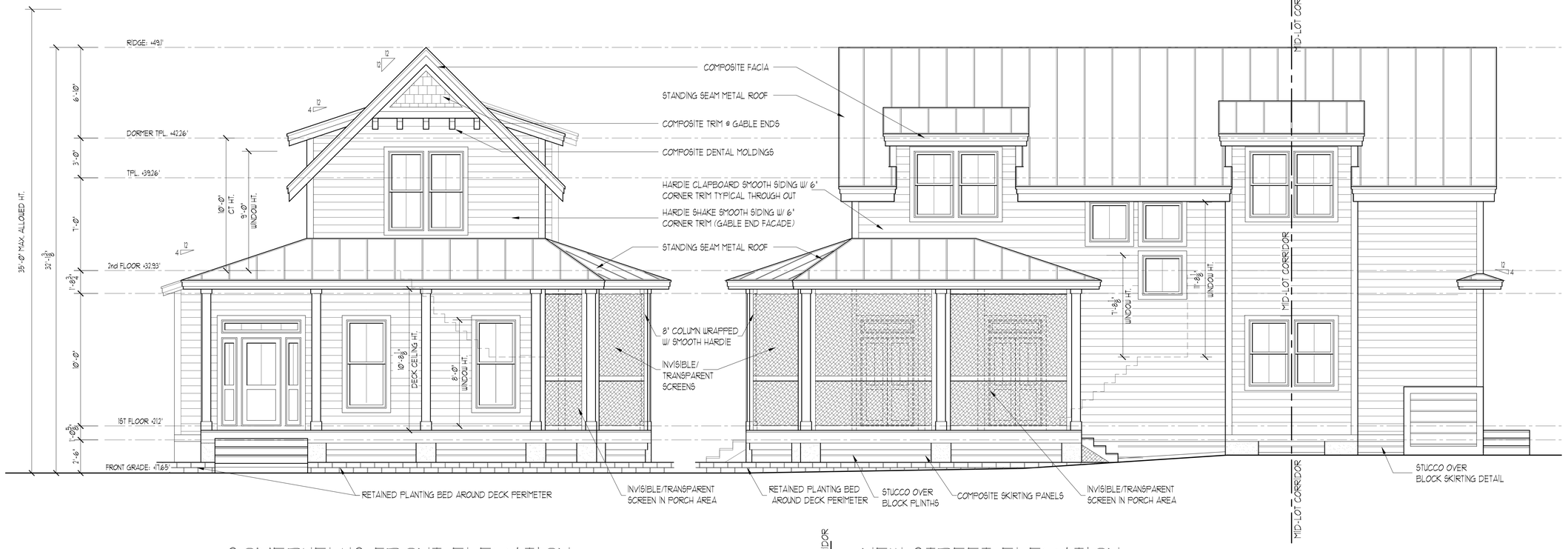

SOMERUELUS FRONT ELEVATION 1/4"=1'-0"

NEW STREET ELEVATION 1/4"=1'-0"



REAR ELEVATION 1/4"=1'-0"

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

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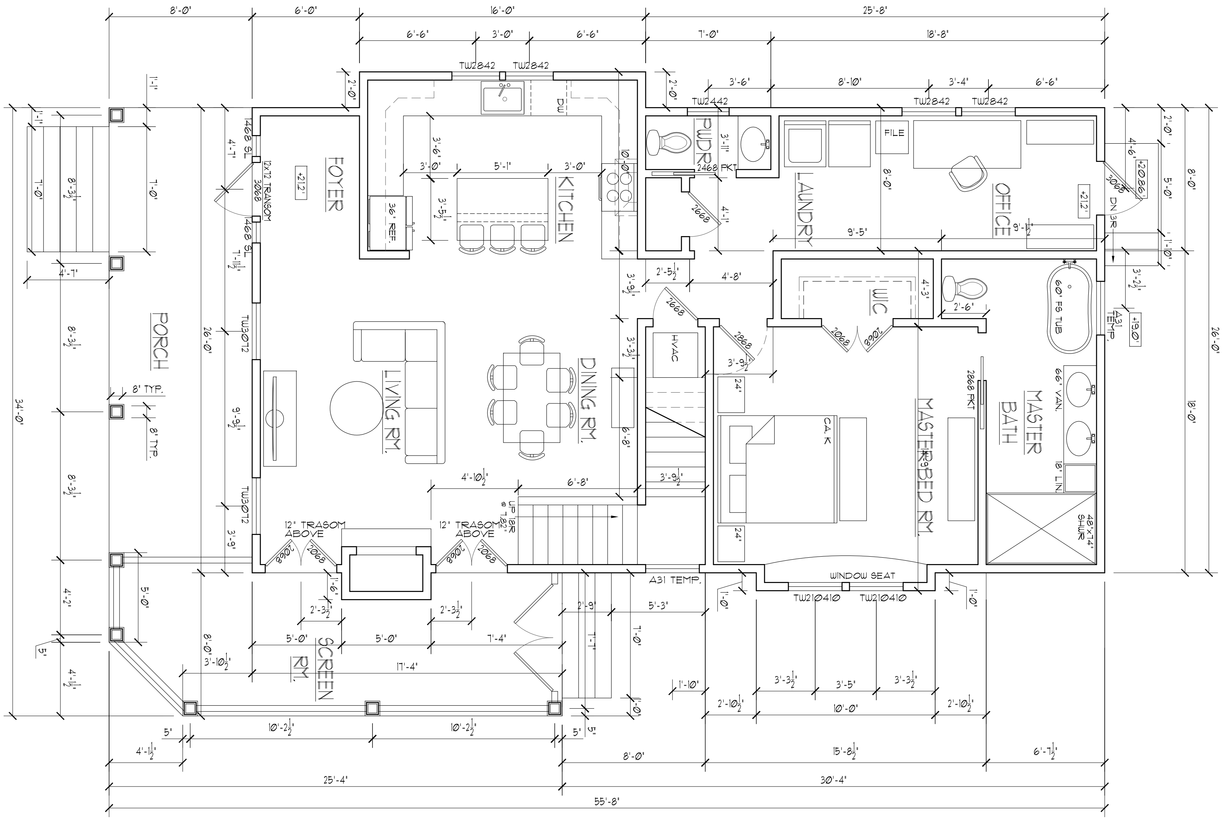
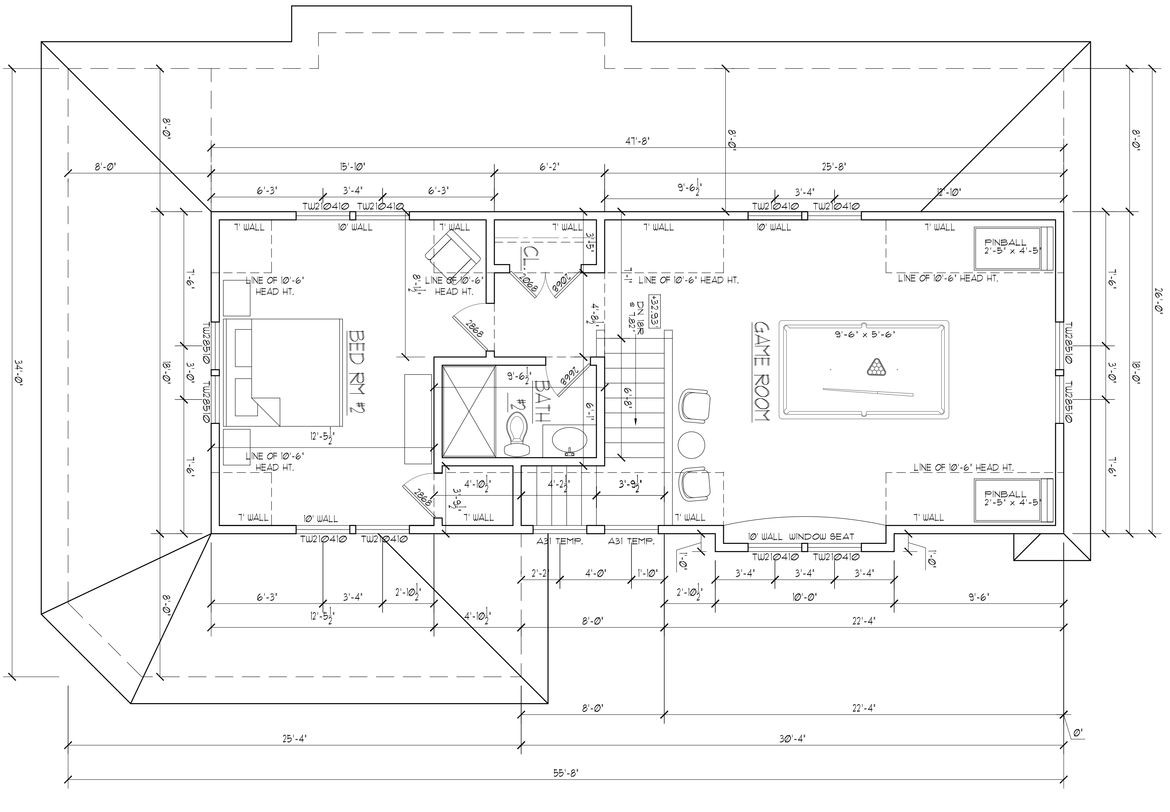


FIRST FLOOR PLAN

1165 SF

NOTE: ALL INTERIOR DOORS TO BE SOLID CORE 3 PANEL SHAKER STYLE
NOTE: ALL WINDOWS TO BE ANDERSEN 400 SERIES UNLESS OTHERWISE NOTED



SECOND FLOOR PLAN

688 SF

NOTE: ALL INTERIOR DOORS TO BE SOLID CORE 3 PANEL SHAKER STYLE
NOTE: ALL WINDOWS TO BE ANDERSEN 400 SERIES UNLESS OTHERWISE NOTED

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Scale: 1/4" = 1'-0"
Date: 10-29-20
Dwg. No. A-2
File No. 13420

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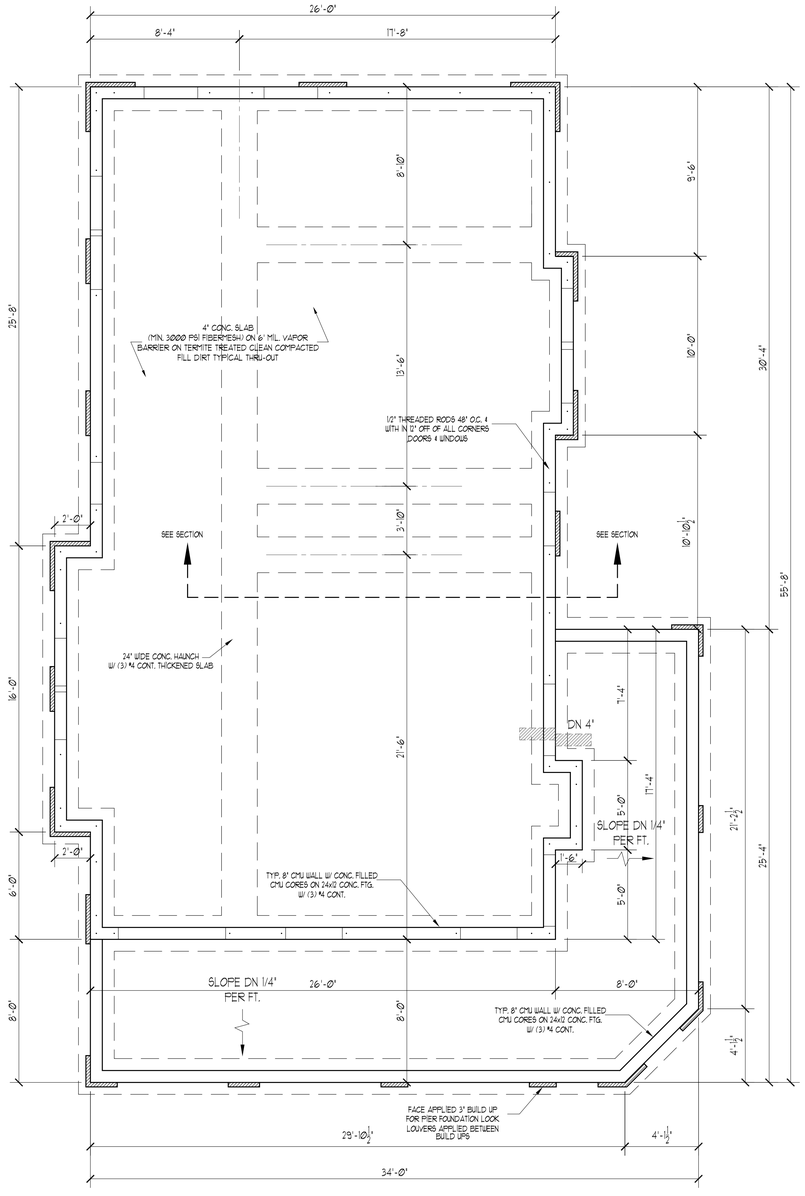
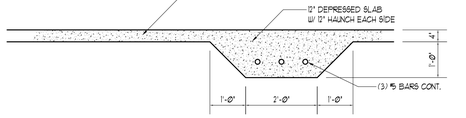
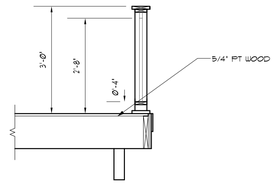
DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA



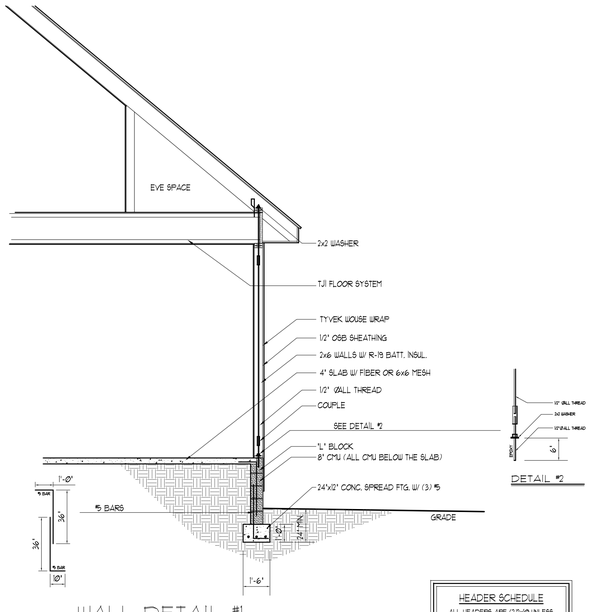
FOUNDATION PLAN





RAIL DETAILS

NTS



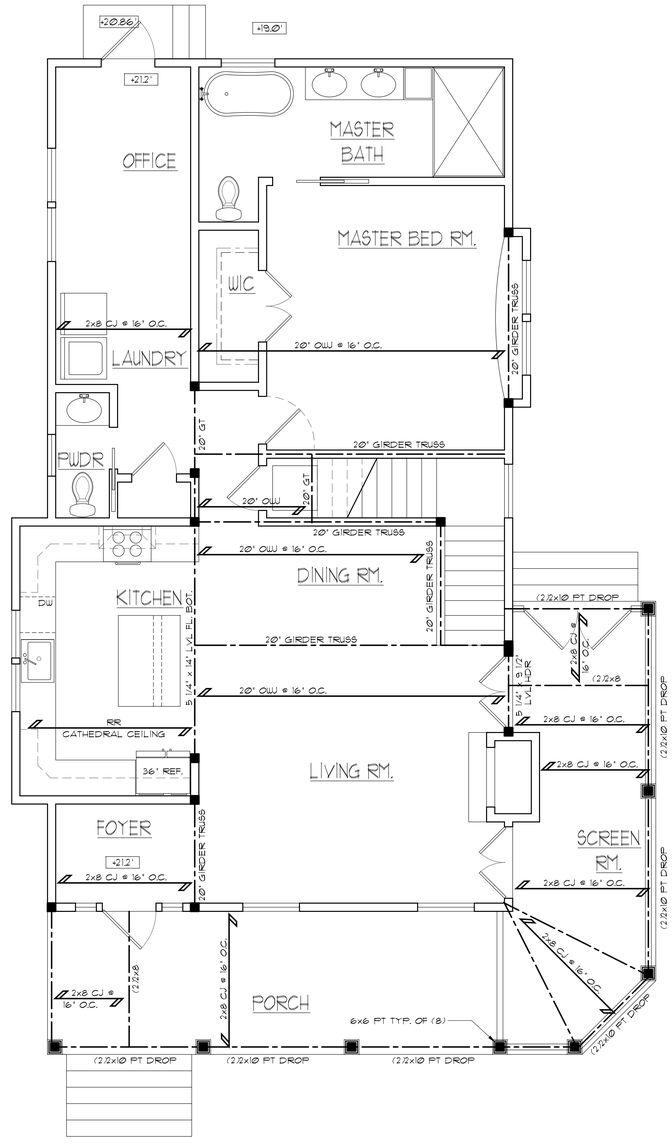
WALL DETAIL #1

EXTERIOR WALLS & SHEAR WALLS

HEADER SCHEDULE
ALL HEADERS ARE (2)2x10 UNLESS OTHERWISE NOTED

POST LEGEND

- □ POST FROM ABOVE
- ■ MIN (3) 2X WALL THICKNESS UNLESS OTHERWISE NOTED



FIRST FLOOR PLAN 1165 SF

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

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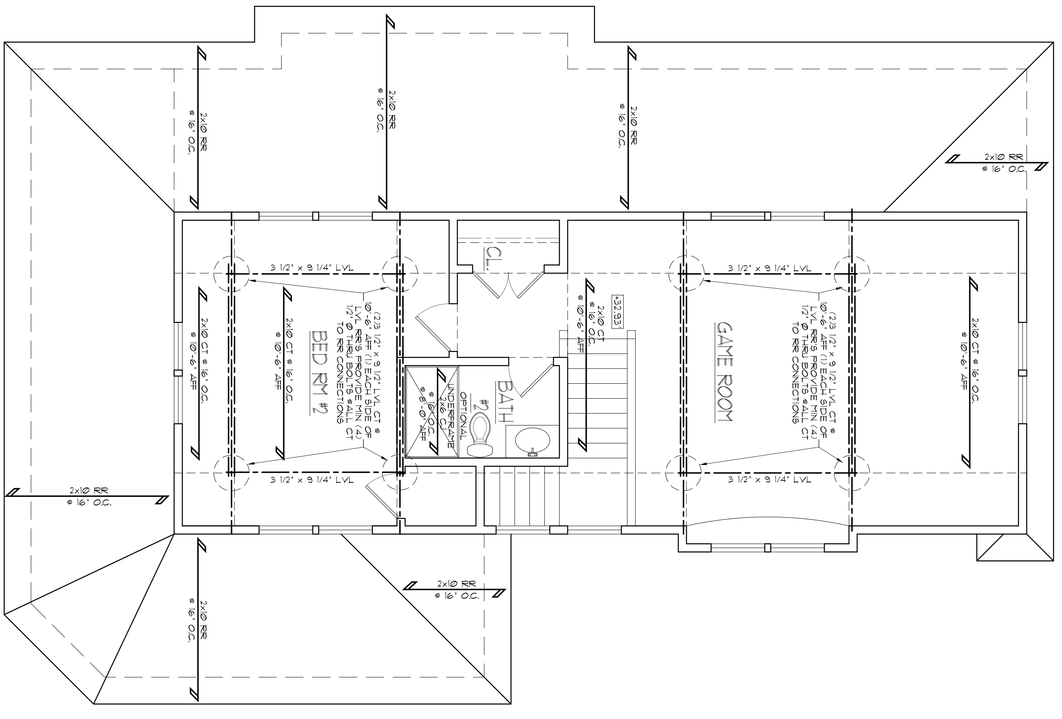
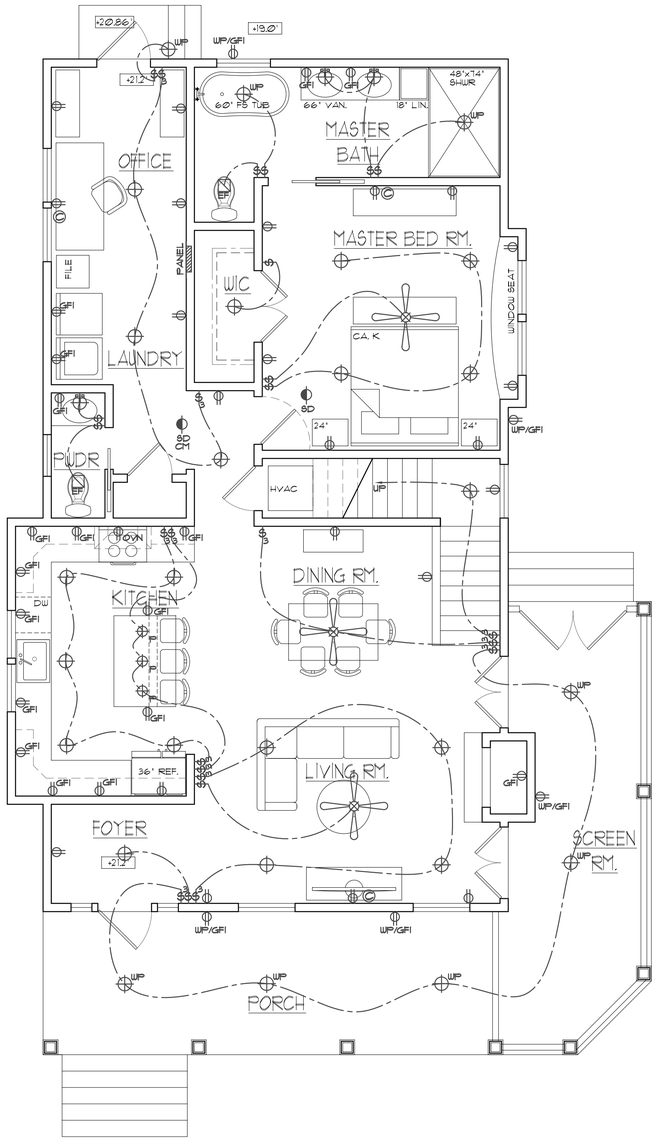
SECOND FLOOR PLAN

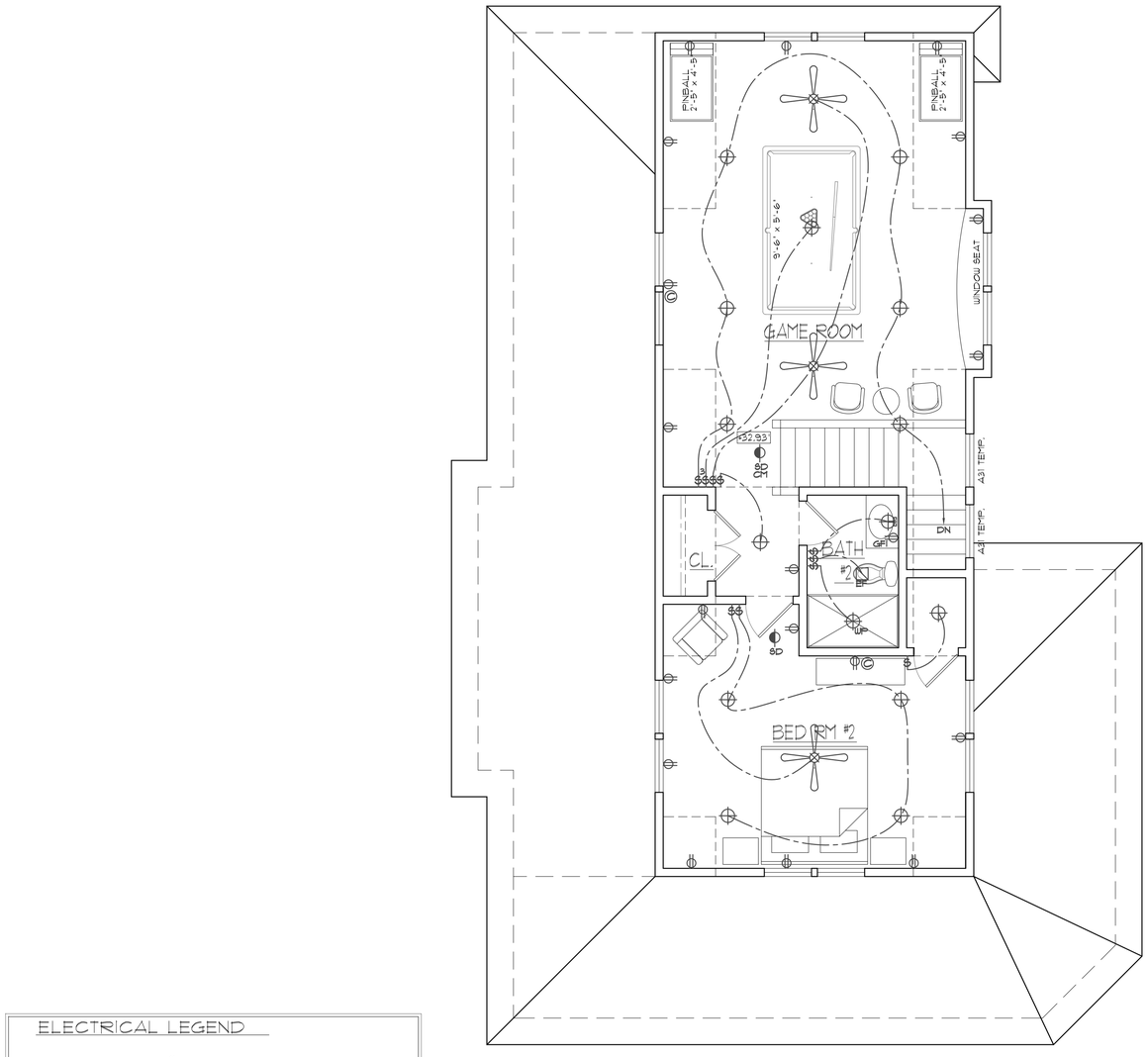
688 SF


2x10 RR @ 16" O.C.
3 1/2" x 9 1/4" LVL
2x10 CJ @ 16" O.C.
BED RM #2
CL.
BATH
GAME ROOM
2x6 @ 16" O.C. UNDERSLOPE
(2) 1 3/4" x 9 1/4" LVL CJ @ 16" AFF (1) EACH SIDE OF 1/2" Ø THRU BOLTS @ ALL CJ TO RR CONNECTIONS
(2) 1 3/4" x 9 1/4" LVL CJ @ 16" AFF (1) EACH SIDE OF 1/2" Ø THRU BOLTS @ ALL CJ TO RR CONNECTIONS
2x10 CJ @ 16" O.C. @ 0'-6" AFF
2x10 CJ @ 16" O.C.



FIRST FLOOR PLAN 1165 SF

NOTE:
- ALL CEILING FANS TO HAVE LIGHTS.
- SD's MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES, BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS



SECOND FLOOR PLAN 688 SF

NOTE:
- ALL CEILING FANS TO HAVE LIGHTS.
- SD's MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES, BATHROOM DOORS W/ TUB / SHOWER, & HVAC SUPPLY OUTLETS, TYP.
- CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS

ELECTRICAL LEGEND

- ELECTRIC FAN (EF)
- CABLE (C)
- SMOKE DETECTOR (SD)
- SMOKE DETECTOR / CARBON MONOXIDE (SD CM)
- ELECTRIC SWITCH
- ELECTRICAL PANEL PANEL
- OUTLET
- GFI OUTLET (GFI)
- WATERPROOF GFI OUTLET (WP/GFI)
- LIGHT
- PENDANT LIGHT (P)
- WATERPROOF LIGHT (WP)
- CHANDELIER (C)
- FAN WITH LIGHT
- FLOOR OUTLET

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

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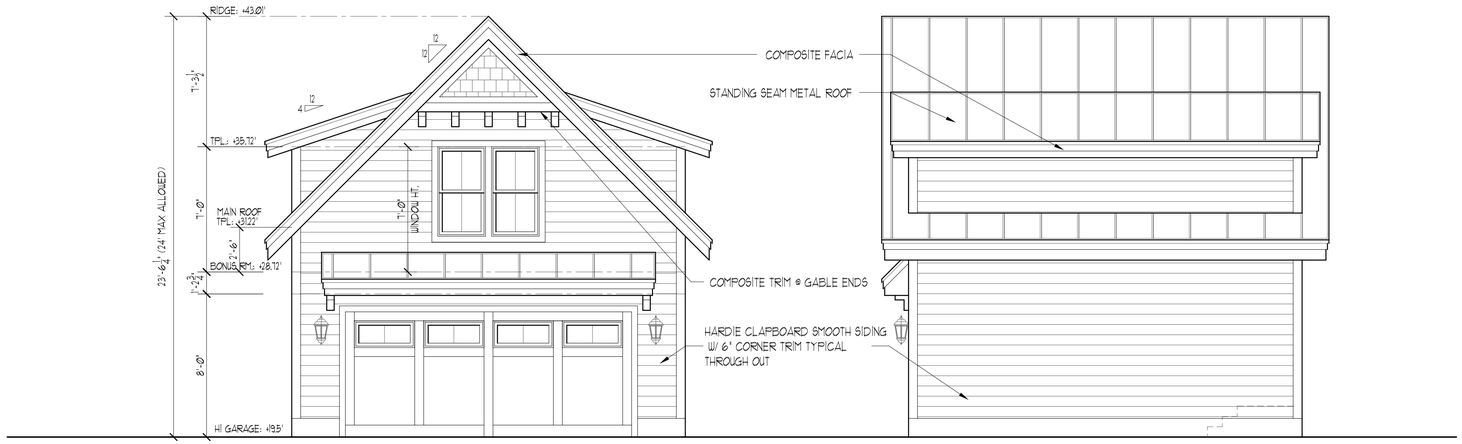
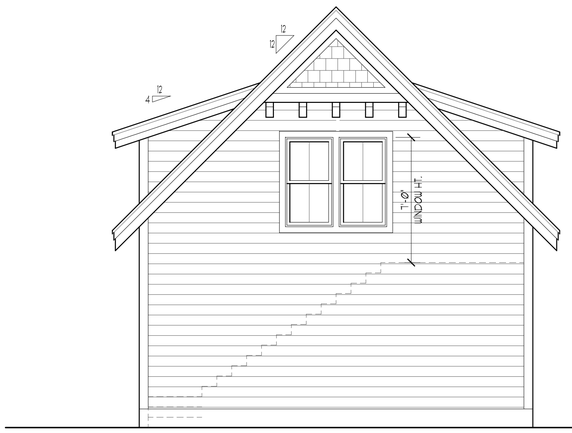


NEW STREET ELEVATION
GARAGE
1/4"=1'-0"

RIGHT SIDE ELEVATION
GARAGE
1/4"=1'-0"



REAR ELEVATION
GARAGE
1/4"=1'-0"



LEFT SIDE ELEVATION
GARAGE
1/4"=1'-0"

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
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ELECTRICAL LEGEND

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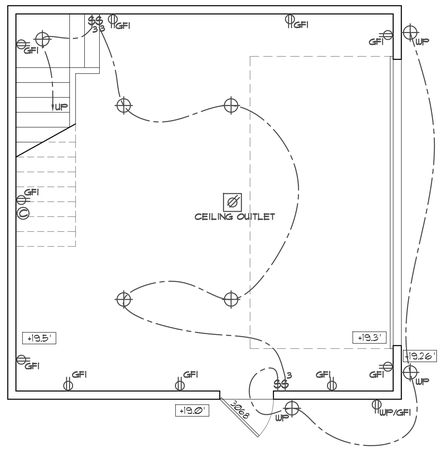
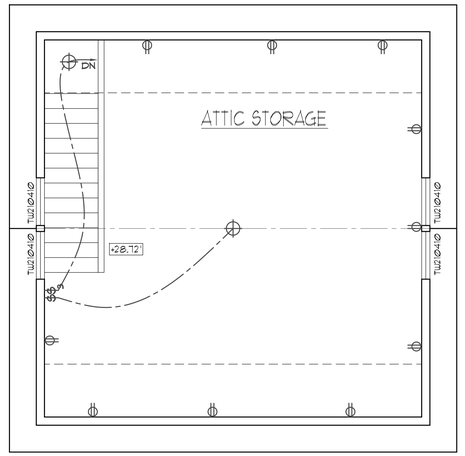
- CABLE
- SMOKE DETECTOR
- SMOKE DETECTOR & CARBON MONOXIDE
- ELECTRIC SWITCH
- ELECTRICAL PANEL PANEL
- OUTLET
- GFI OUTLET
- WATERPROOF GFI OUTLET
- LIGHT
- PENDANT LIGHT
- WATERPROOF LIGHT
- CHANDELIER
- FAN WITH LIGHT
- FLOOR OUTLET



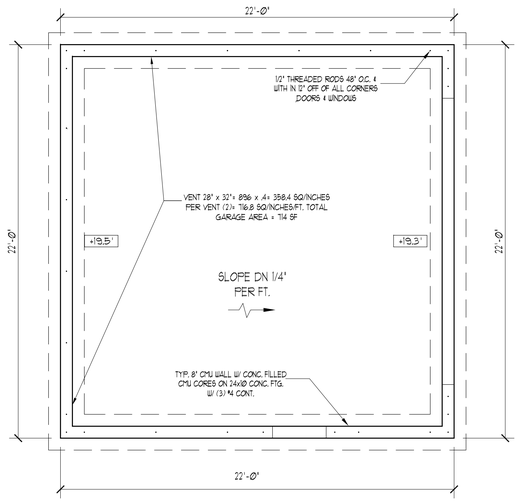
FIRST FLOOR PLAN 576 SF

NOTE: ALL INTERIOR DOORS TO BE SOLID CORE 3 PANEL SHAKER STYLE

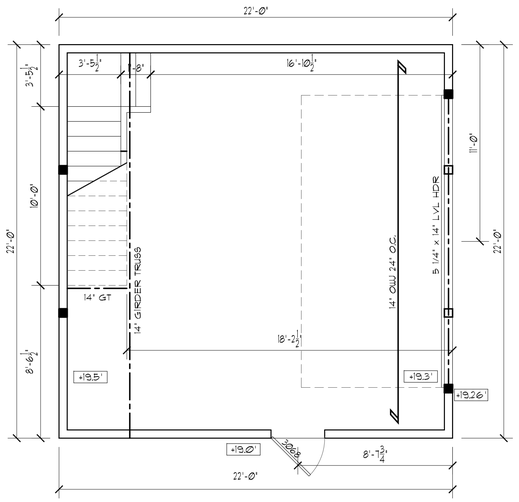


SECOND FLOOR PLAN 576 SF

NOTE: ALL INTERIOR DOORS TO BE SOLID CORE 3 PANEL SHAKER STYLE



FOUNDATION PLAN



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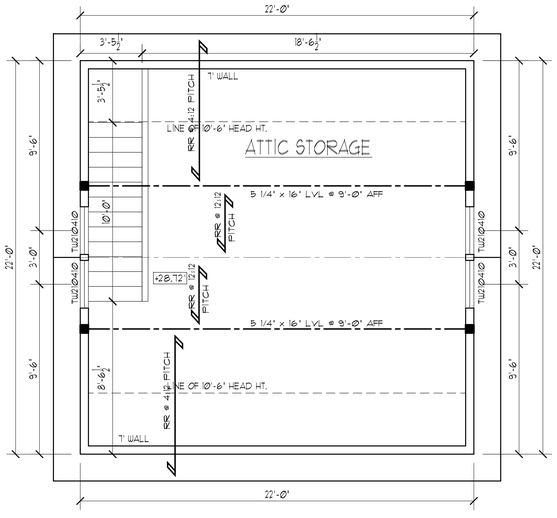
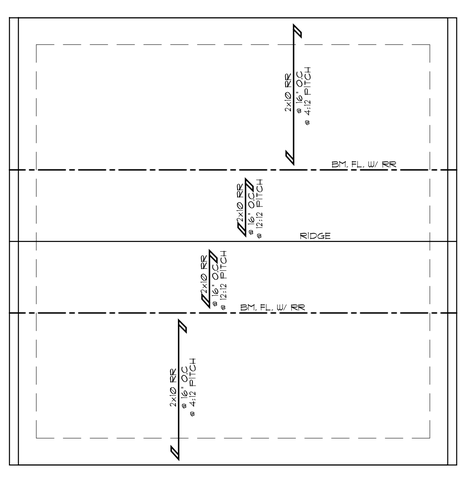
NOTE: ALL INTERIOR DOORS TO BE SOLID CORE 3 PANEL SHAKER STYLE



SECOND FLOOR PLAN 576 SF

NOTE: ALL INTERIOR DOORS TO BE SOLID CORE 3 PANEL SHAKER STYLE



ROOF PLAN

HEADER SCHEDULE
ALL HEADERS ARE (2) 2x10 UNLESS OTHERWISE NOTED

POST LEGEND
- ☐ POST FROM ABOVE
- ■ MIN (3) 2X WALL THICKNESS UNLESS OTHERWISE NOTED

DAMICO RESIDENCE
OLD TOWN
LOT: 344 BLOCK: 11
FERNANDINA BEACH, FLORIDA

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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-34
DECEMBER 17, 2020

Owner/Applicant:	Cotner Associates, Inc. Architects, agent for Artisan Homes, LLC, owner
Property Address:	200 Block of N 2nd Street
Parcel ID #	00-00-31-1800-0008-0020
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct two single family dwellings on three 25' lots of record.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct two 3-story single family homes. This structure is located within the Waterfront Community Redevelopment Area (CRA).

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
WATERFRONT COMMUNITY REDEVELOPEMENT AREA (CRA)

ANALYSIS:

The proposed structures are compliant with the CRA Guidelines.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2020-34

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-34 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:
That HDC case 2020-34, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area (CRA) to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-34 Application and Backup Materials**
EXHIBIT 2 **HDC 2020-34 Plans & Elevations**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6126

Date Submitted: 10/7/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☐ Certificate of Approval (COA): Board Review - Residential (Single-Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/ Multi-Family/ 2 or more Residential Units/ Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†’ Map Search

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

N 2nd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0008-0020

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Artisan

Last Name*

Homes LLC

Mailing Address*

9995 Gate Parkway N, Ste. 400

City*

Jacksonville

State*

FL

Zip Code*

32246

Telephone Number*

904-429-4800

E-mail Address*

tim@fcginc.net

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name*

Cotner

Last Name*

Associates, Inc. Architects

Company (if applicable)

Cotner Associates, Inc. Architects

Street Address

9 S 3rd St.

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

Construction of (2) single family homes on (3) 25' lots of record. Houses are 3 story consisting of approximately 2400 s.f. plus 2 car garage each. Properties are to utilize (1) common drive via easement. Current survey attached. Final color selections/chips are attached.

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

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

WINDOWS

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

ROOFING

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

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

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

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

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

OTHER

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

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

Upload 1	Upload 2	Upload 3	Upload 4
2020-10-07 North 2nd Street.pdf	2020-10-07 North 2nd Street.pdf	SURVEY - LOTS 234 BLOCK 8.pdf	Warranty deed001.pdf

Upload 5	Upload 6	Upload 7	Upload 8
Owners Authorization and Waiver001.pdf	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

John

Applicant Last Name*

Cotner

Today's Date*

10/7/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

ɿ A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,365.00

Prepared By/Record and Return To:

Jon C. Lasserre, Esquire
Rogers Towers, P.A. (Amelia)
960185 Gateway Blvd., Suite 203
Amelia Island, Florida 32034
(904) 261-5618

RT File No.: 00902/804019
Title File No.: PV20-41 / 20088115

Consideration: $195,000.00

WARRANTY DEED

THIS INDENTURE, is made this 11th day of September, 2020, between **Marilyn C. Leibman, a single woman**, ("Grantor"), whose address is P.O. Box 150, Sound Beach, NY 11789, and **Artisan Homes LLC, a Florida limited liability company**, ("Grantee"), whose address is 9995 Gate Parkway North, Suite 400, Jacksonville, FL 32246;

W I T N E S S E T H:

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell and convey to Grantee and Grantee's heirs, successors and assigns forever that certain land (the "Land") situated in Nassau County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof (Property Appraiser's Parcel Identification Number 00-00-31-1800-0008-0020), together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;

3. Matters which a current survey or careful inspection of the Property and any improvements thereon would reveal;

4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

Except as set forth in the Permitted Encumbrances, Grantor hereby covenants to warrant and defend the title to the Land against the lawful claims of all persons whomsoever if Grantee or any successor or assign of Grantee has not obtained a commitment of a title insurance company agreeing to issue an owner's policy or an owner's title insurance policy insuring title to the Property.

Grantor represents that Grantor does not now reside and has never resided on the Property and has never filed for homestead exemption with respect thereto.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Virginia Rogers
Print Name: Virginia Rogers

Jennifer T. Athavale
Print Name: Jennifer T. Athavale

Marilyn C. Leibman
Marilyn C. Leibman

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 11th day of September, 2020, by Marilyn C. Leibman. She *(check one)* ☑ is personally known to me, or ☐ has produced a valid driver's license as identification.

Jennifer T. Athavale
Print Name: Jennifer T. Athavale
Notary Public, State and County Aforesaid
My Commission Expires: September 30, 2022
Commission Number: GG 252230

JENNIFER T. ATHAVALE
Commission # GG 252230
Expires September 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

All of that piece, parcel or tract of land lying in the City of Fernandina Beach, County of Nassau, and the State of Florida, and being further described as follows:

Lot Two (2), Lot Three (3) and Lot Four (4), Block Eight (8), CITY OF FERNANDINA BEACH, n/k/a City of Fernandina Beach, according to the plat of said City (as lithographed and issued by the Florida Railroad Company in 1856 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901).

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/WE Artisan Homes, LLC
(print name of property owner(s))

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

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

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

(Signature of owner) (Signature of owner)

(Print name of owner) (Print name of owner)

STATE OF FLORIDA
COUNTY OF ~~NASSAU~~ DUVAL
SS

Subscribed and sworn to before me this 7th day of October, 2021.

Kimberly R Simmons — Kimberly R. Simmons — 02/25/2024
Notary Public Signature — Printed Name — My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

Notary Public State of Florida
Kimberly R Simmons
My Commission GG 962291
Expires 02/25/2024

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures for the City of Fernandina Beach.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or case law governing Quasi-Judicial, Legislative, or Administrative Hearings. CMT procedures must comply with Section 120.54(5)(b)(2), Fla. Stats.
- For quasi-judicial hearing: An opportunity for persons to speak on each agenda item or case will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence by affected parties, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. Affected parties will be permitted to cross-examine witnesses and parties. However, the public may request the Board Chair or moderator to ask questions of parties or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.
- For all quasi-judicial hearings except appeals, witness lists and exhibits to be presented by applicants and affected parties must be submitted to the City Attorney's Office three (3) business days in advance of the hearing. "Affected Parties" are defined as residents of the City.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of Fernandina Beach, its boards and commission, staff, and appointed and elected officials, for any and all claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all reasonable attorneys' fees and costs incurred by the City in defending the decision or order of the board or commission utilizing CMT procedures related to your hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that they have had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant's and/or Property Owner's own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

PROPERTY OWNER

SIGNATURE: [signature]
NAME: T - R
PROJECT NAME/ADDRESS: NORTH 2ND ST.

STATE OF FLORIDA
COUNTY OF ~~NASSAU~~ DUVAL

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.
Witness my hand and official seal, this 7th day of October, 2020.

Notary Public State of Florida
Kimberly R Simmons
My Commission GG 962291
Expires 02/25/2024

Kimberly R Simmons
Notary Public, State of Florida

PROPERTY OWNER'S AGENT

SIGNATURE: [signature]
NAME: john m. cotner
PROJECT NAME/ADDRESS: NORTH 2ND ST.

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.
Witness my hand and official seal, this 7th day of October, 2020.

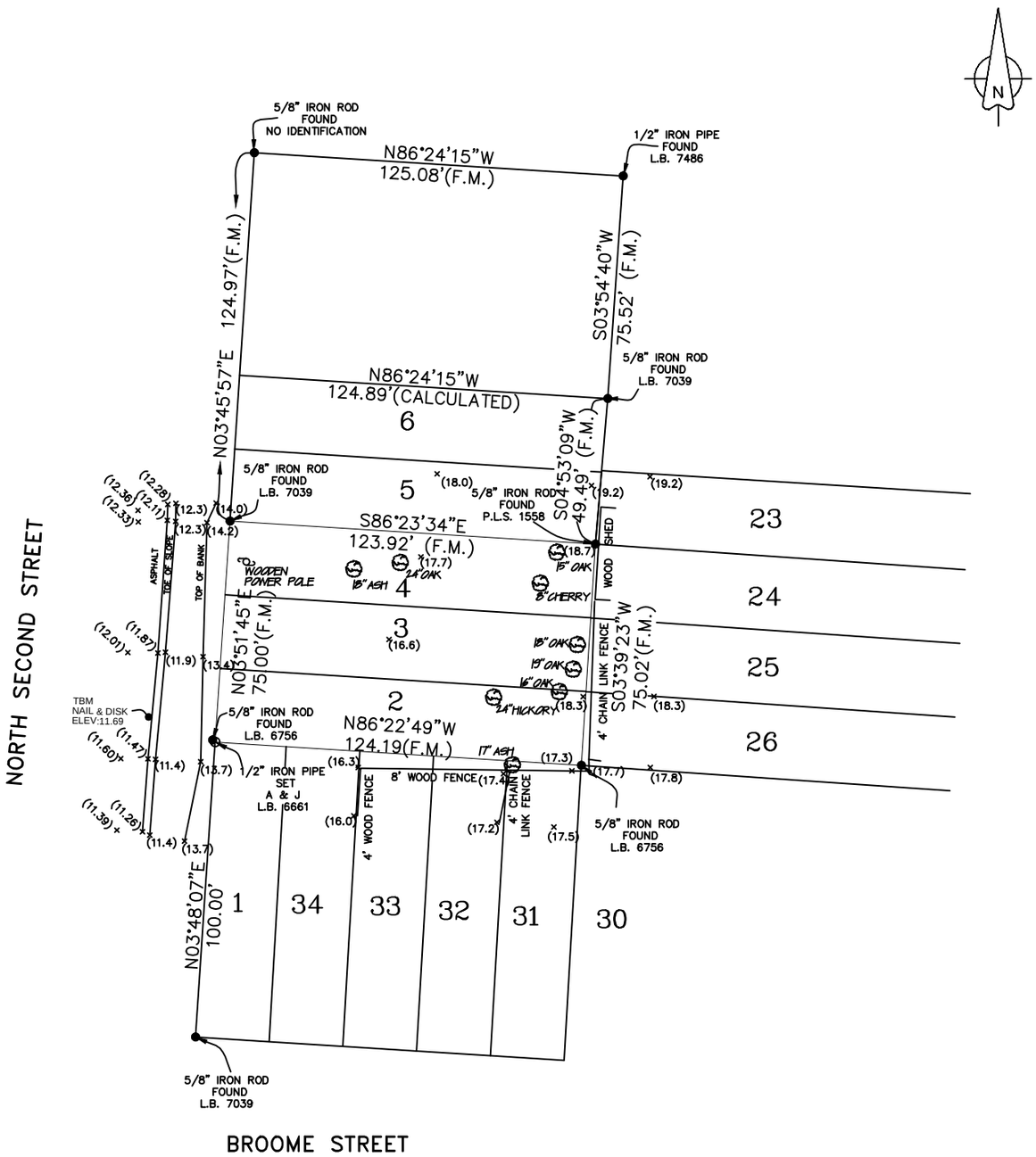
CAROL JOY RAUER
Notary Public - State of Florida
Commission # GG 199160
My Comm. Expires Jul 16, 2022
Bonded through National Notary Assn.

Carol Joy Rauer
Notary Public, State of Florida

MAP SHOWING BOUNDARY SURVEY OF

LEGAL DESCRIPTION AS CONTAINED WITHIN THAT TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 18, 2020 AT 5:00 PM, COMMITMENT NUMBER 200088115:

LOT TWO (2), LOT THREE (3) AND LOT FOUR (4) BLOCK EIGHT (8), CITY OF FERNANDINA BEACH, N/K/A CITY OF FERNANDINA BEACH, ACCORDING TO THE PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RIALROAD COMPANY IN 1856 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWER IMPROVEMENT COMPANY IN 1887 AND 1901).



NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:

1. BEARINGS ARE ASSUMED FROM THE EAST RIGHT OF WAY LINE OF NORTH SECOND STREET.
2. THIS IS A BOUNDARY SURVEY OF THE LANDS DESCRIBED HEREON.
3. ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD OF 1988).
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIES WITHIN ZONE: "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120172 0237G; MAP NUMBER 12089C0237G; MAP REVISED DATE: 08/02/2017.
5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
6. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	WM	WATER METER
P.O.B.	POINT OF BEGINNING	CLF	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	WPF	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W/	WITH
P.C.C.	POINT OF COMPOUND CURVE	OHL	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	RAD=	RADIUS EQUALS
R/W	RIGHT OF WAY	ARC=	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH.=	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	I.R.	IRON ROD
PG.	PAGE	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

LEGEND

- ⊡ DENOTES CONCRETE MONUMENT
- x—x DENOTES 6' VINYL FENCE
- ○ DENOTES 1/2" IRON PIPE SET (LB 6661)
- ● DENOTES 1/2" IRON PIPE FOUND LB 1381
- ◉ DENOTES SET NAIL & DISK (LB 6661)

DATE	JUNE 18, 2020
SCALE	1" = 40'
JOB NO.	50139
F. BOOK(S)	569
PAGE(S)	74
COMPUTER FILE NAME	LOT 2_3_4 BLOCK 8.DWG

A & J LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207

OFFICE: (904) 346-1733
FAX: (904) 346-1736

JONATHON B. BOWAN
STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 4600

Cotner Associates, Inc.
Architects

MEMORANDUM

To: Sal Cumella
From: John M. Cotner, AIA
Date: October 21, 2020
Re: Artisan Homes
North 2nd Street
Fernandina Beach Fl

This memo is concerning the HDC submittal for final review for Artisan Homes @ North 2nd Street. The owner's will be using Jeld-Wen single hung windows in lieu of PGT double hung as noted on the submitted plans. They will also be installing gutters & downspouts to drain to a sub-terrain drainage system. Please let us know if you have any questions.

Thank you,



9 South Third Street | Fernandina Beach, Florida | 32034-4206 | w.w.w.cotnerassociates.net
Phone 904-277-4593 | Fax 904-277-6734 | Email architect@cotnerassociates.com
FL AAC001651 | GA RA005137 | NC 14077 | PA RA010642B | SC 5211



SW 2821
Downing Stone
Interior/Exterior

FIELD - NORTH UNIT



SW 0054
Twilight Gray
Interior/Exterior

FIELD - SOUTH UNIT



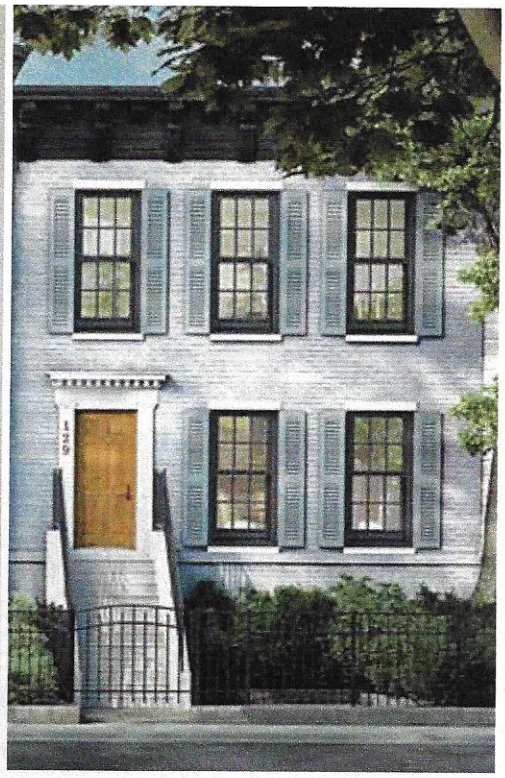
SW 6140
Moderate White
Interior/Exterior

TRIM - NORTH & SOUTH UNIT

ANDERSEN™
WINDOWS & DOORS

ENTRY DOORS





CREATE AN ENTRY DOOR WITH CHARACTER

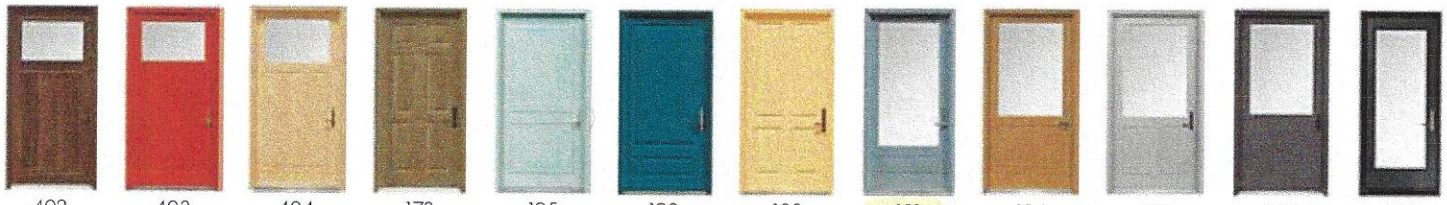
Andersen® Entry Doors are handcrafted, built with solid fine grain wood and available with a variety of style options so you can create a one of a kind entryway, suited to fit you, and your home, perfectly.



- Select from a variety of richly-grained woods or make a bold first impression with color
- Choose from 50 commercial-grade, aluminum clad exterior colors
- Offered in 10 of the finest grades of wood species for both the interior and exterior
- Customize your door with a variety of decorative glass options and grille patterns
- Available for both inswing and outswing operation
- Low-profile sill option available

ENTRY DOORS

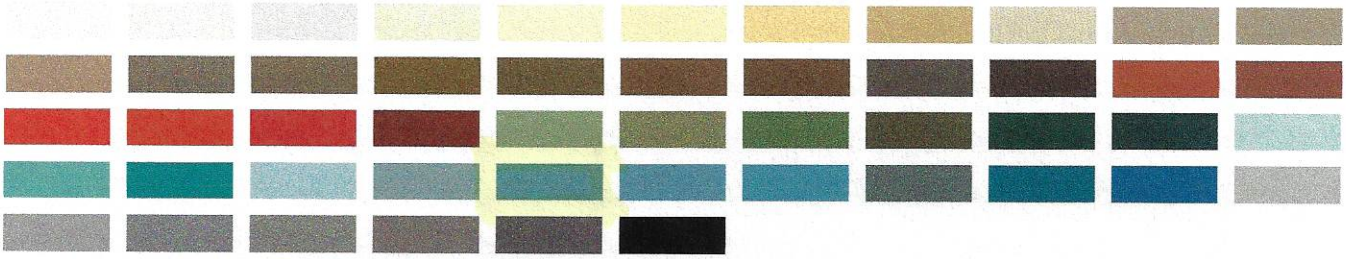
DOOR STYLES



402 403 404 178 195 193 180 181 194 179 334 102

PRODUCT OPTIONS

EXTERIOR COLORS



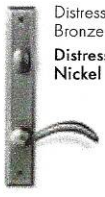
EXTERIOR & INTERIOR WOOD SPECIES



HARDWARE OPTIONS**

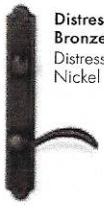
Choose from Andersen® hardware or have your door prepped for hardware manufactured by others.

YUMA®



Distressed Bronze
Distressed Nickel

ENCINO®



Distressed Bronze
Distressed Nickel

ANVERS®



Bright Brass
Oil Rubbed Bronze
Satin Nickel

NEWBURY®



Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel

COVINGTON™



Antique Brass
Bright Brass
Oil Rubbed Bronze

WHITMORE®



Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY



Black
Gold Dust
Stone
White

TRIBECA®

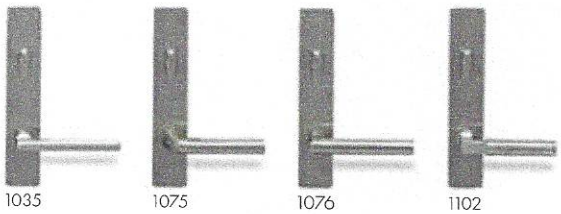


Stone
White

Bold name denotes finish shown.

FSB® HARDWARE

FSB hardware is available in satin stainless steel.



1035 1075 1076 1102

ANDERSEN™ WINDOWS & DOORS

For more information, visit **andersenwindows.com/entrydoors**

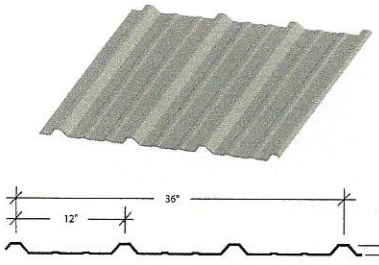
*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Hardware is sold separately.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
All trademarks where denoted are marks of their respective owners. ©2020 Andersen Corporation. All rights reserved. 04/20



PBR

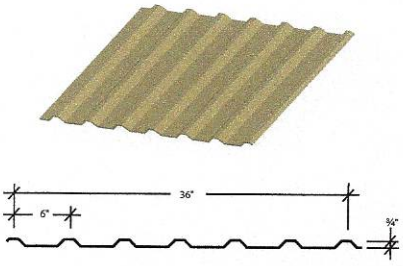
PBR panel is commonly used for a wide variety of applications, including residential and agricultural. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is ½:12.



Applications: Roof and Wall
Coverage Width: 36"
Rib Spacing: 12" on Center
Rib Height: 1¼"
Minimum Slope: ½:12
Panel Attachment: Exposed Fastening System
Gauges: 26 (standard); 22, 24 and 29 (optional)
Finishes: Smooth (standard); Embossed (optional)
Coatings: Galvalume Plus®, Signature® 200, Signature® 300

PBU

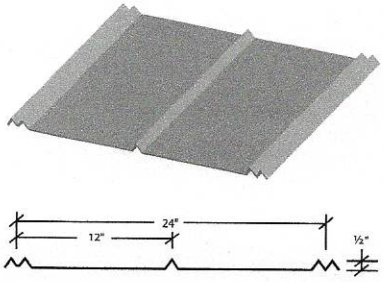
PBU can be installed directly over purlins or joists. PBU offers the versatility of being used in both vertical and horizontal applications to give designers a contemporary appearance for their building project. PBU is recommended for 1:12 or greater roof slopes.



Applications: Roof and Wall
Coverage Width: 36"
Rib Spacing: 6" on Center
Rib Height: ¾"
Minimum Slope: 1:12
Panel Attachment: Exposed Fastening System
Gauges: 26 (standard); 22, 24 and 29 (optional)
Finishes: Smooth (standard); Embossed (optional)
Coatings: Galvalume Plus®, Signature® 200, Signature® 300

5V Crimp®

5V Crimp® is a popular aesthetically-pleasing solution for residential applications. The 5V Crimp® panel is one of the oldest, and most trusted, in the industry. The low-rib, exposed fastener panel requires a solid roof deck with a waterproof membrane.



Applications: Roof
Coverage Width: 24"
Rib Spacing: 12" on Center
Rib Height: ½"
Minimum Slope: 3:12
Panel Attachment: Exposed Fastening System
Gauges: 32, 29 (standard); 26 (optional)
Finishes: Smooth (standard)
Coatings: Galvalume Plus®, Signature® 200, G-40 Galvanized

(https://www.tremron.com/pavers/4x8-brick-antiqued#)

(https://www.tremron.com/)

4X8 BRICK ANTIQUED



4X8 BRICK PAVERS ANTIQUED

For something with a more classic feel, we also offer 4x8 Antiqued Brick Pavers. Possessing the same versatility and durability of their modern-style counterparts, Antiqued Brick Pavers have a weathered look straight out of Old-World towns.

PRODUCT SPECS (HTTPS://WWW.TREMRON.COM/PAVERS/4X8-BRICK-ANTIQUED#TAB-2-1)

COLORS (HTTPS://WWW.TREMRON.COM/PAVERS/4X8-BRICK-ANTIQUED#TAB-2-2)

PATTERNS (HTTPS://WWW.TREMRON.COM/PAVERS/4X8-BRICK-ANTIQUED#TAB-2-3)

DATA SHEETS (HTTPS://WWW.TREMRON.COM/PAVERS/4X8-BRICK-ANTIQUED#TAB-2-4)

Carriage House COLLECTION



Charming carriage house design paired with the thermal performance of insulated steel.

The Genuine. The Original.

OVERHEAD DOOR®

Carriage House Collection

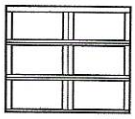
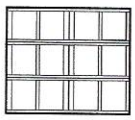
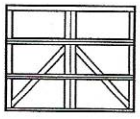
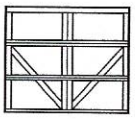
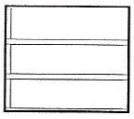
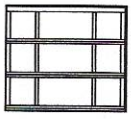
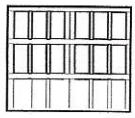
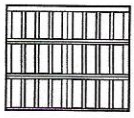
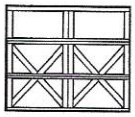
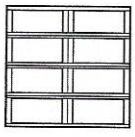
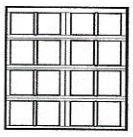
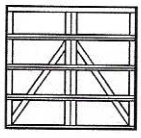
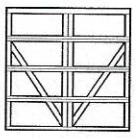
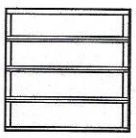
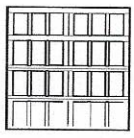
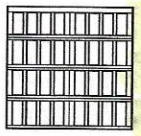
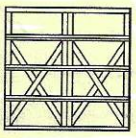
Door Designs

Select your door panel style and color

1 Choose a panel style:

Square top

Models:

	301	302	303	304	305	306	307	308	309
7' tall									
8' tall									

Arched top

Models:

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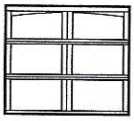
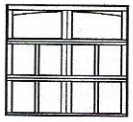
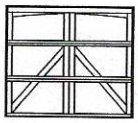
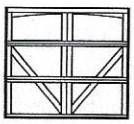
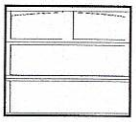
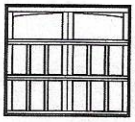
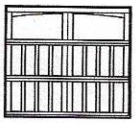
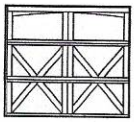
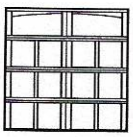
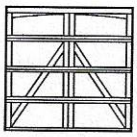
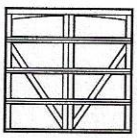
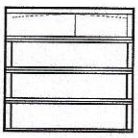
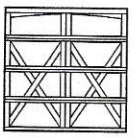
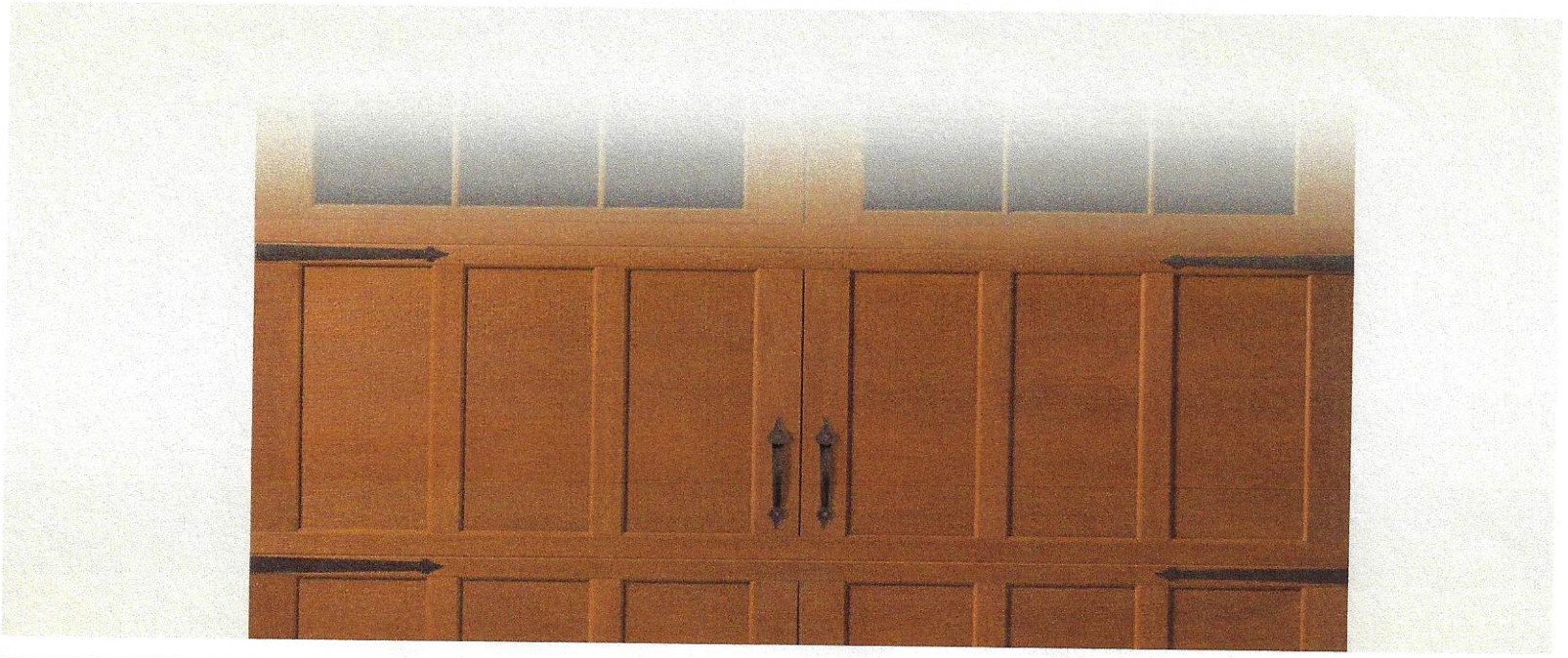
7' tall						No arched option available			
8' tall						No arched option available			



Carriage House Collection

Door Designs

Select your door panel finish

2 Choose a finish:

Actual colors may vary from brochure due to fluctuations in printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Painted finishes



White



Gray



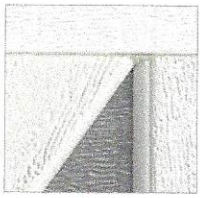
Clay



Green

White is standard. All other colors are an optional upgrade.

Two-toned painted finishes



Gray/White



Clay/White



Green/White

With two-tone option the trim boards are white (standard).

Stained finishes



Mahogany



Walnut



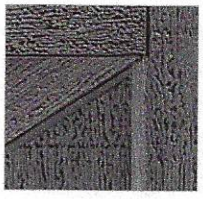
Oak



Red Oak



Honduran Mahogany



Gray



Clay



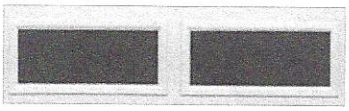
Green

Carriage House Collection

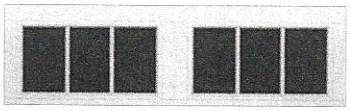
Decorative Accents

Customize your door with windows

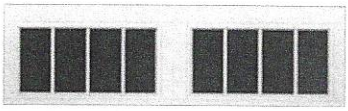
3 Choose a window style:



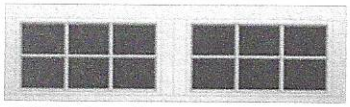
Single car Plain Window Square
Double car Plain Window Square



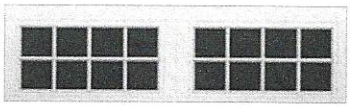
6 Window Square
12 Window Square



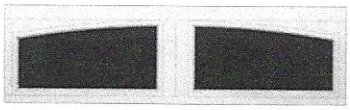
8 Window Square
16 Window Square



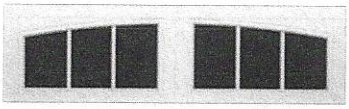
Single car 12 Window Square
Double car 24 Window Square



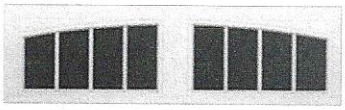
16 Window Square
32 Window Square



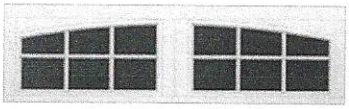
Single car Plain Window Arched
Double car Plain Window Arched



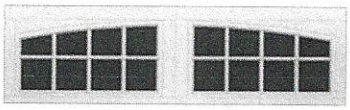
6 Window Arched
12 Window Arched



8 Window Arched
16 Window Arched



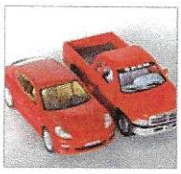
Single car 12 Window Arched
Double car 24 Window Arched



16 Window Arched
32 Window Arched

Option of single or double arch for double car doors. Models are also available in solid arched top panels (no windows).

Choose a glass type:



Clear



Obscure



Model 306 7' high Gray/White painted finish

Carriage House Collection

Decorative Accents

Customize your door with decorative hardware

4 Choose your hardware:



Spear hinge



Arrow hinge



Fleur-de-Lis hinge



Lift handle



Pull handles



Hammered knockers

For more hardware options contact your Overhead Door Company Distributor or see our website.



Model 309 8' high, Clay/White painted finish, 6 Window Square, custom glass, decorative hardware

5 Choose your opener:



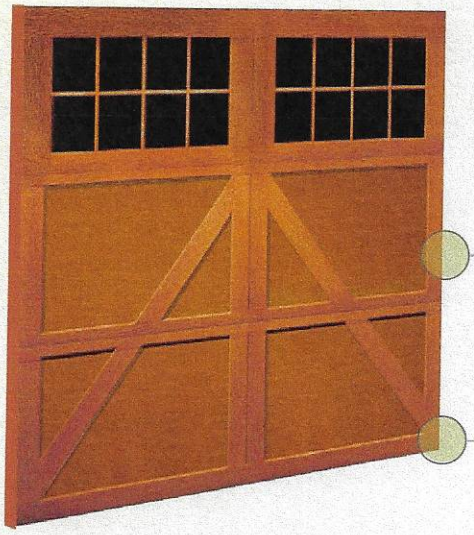
Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor™ will help you choose the opener that best suits your door and preferences.



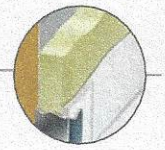
Carriage House Collection

garage doors are available in a wide array of stained and painted finishes. An embossed wood-grain texture captures the look of a classic carriage house door. Customize the appearance of these garage doors with windows and decorative hardware for even greater curb appeal.

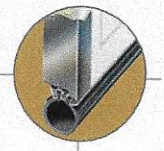
Built better from the inside out



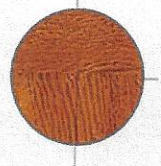
Model 303 7′ high, Red Oak stained finish, 16 Window Square



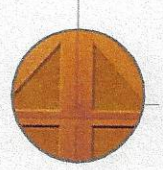
Polyurethane insulation
Provides thermal efficiency with an R-value* of 10.



Bulb seal
Protects against the elements.



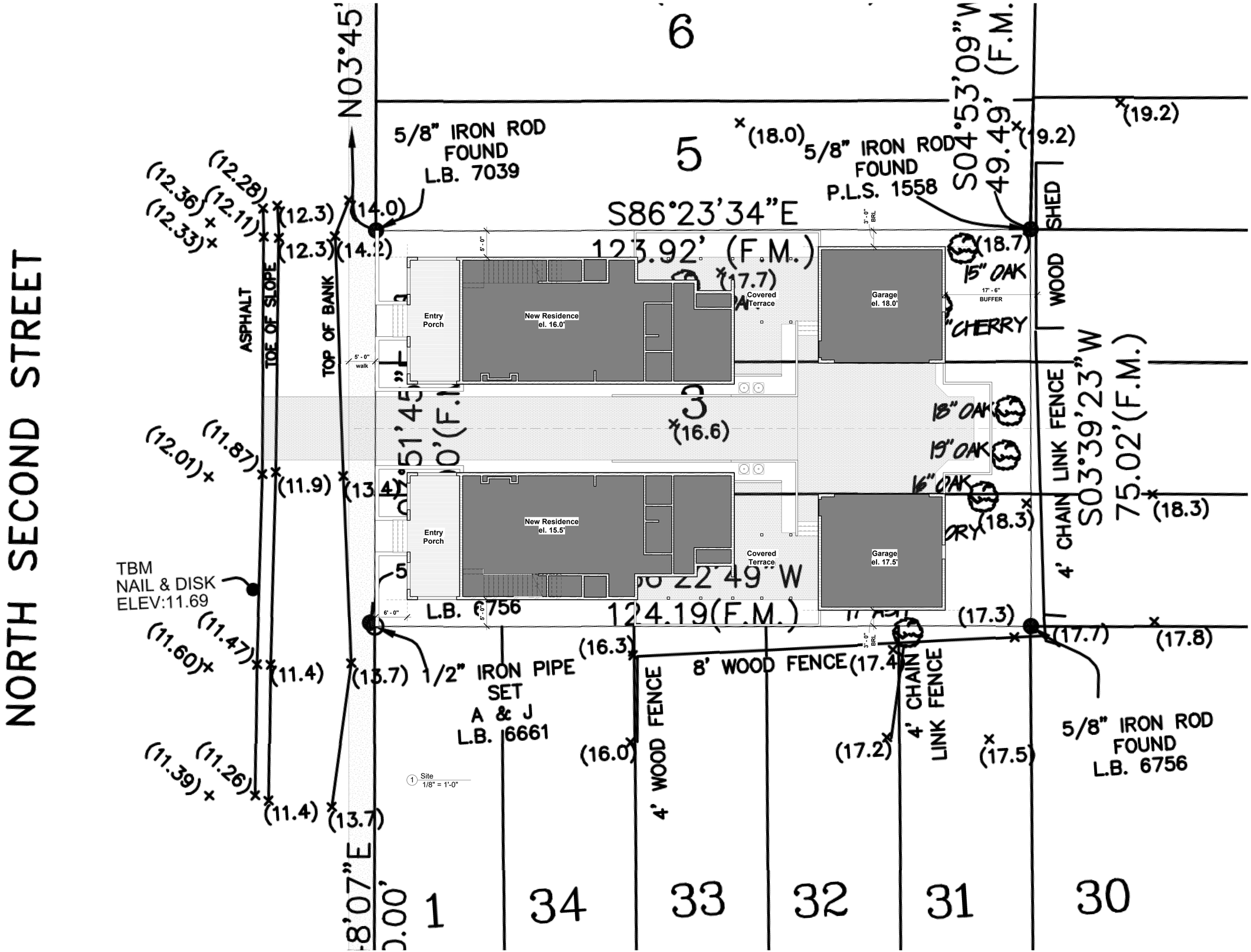
Embossed wood-grain texture
Adds beauty, sophistication and durability.



Durable finish
Hot-dipped galvanized steel with two coats of baked-on polyester paint.

*Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Wind load and custom options available upon request.



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Revisions

No.	Date

Progress Prints

Issued To/For	Date
REVIEW	09-10-20
HDC REVIEW	10-06-20

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NORTH 2ND STREET

FOR ARTISAN HOMES
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201661.00
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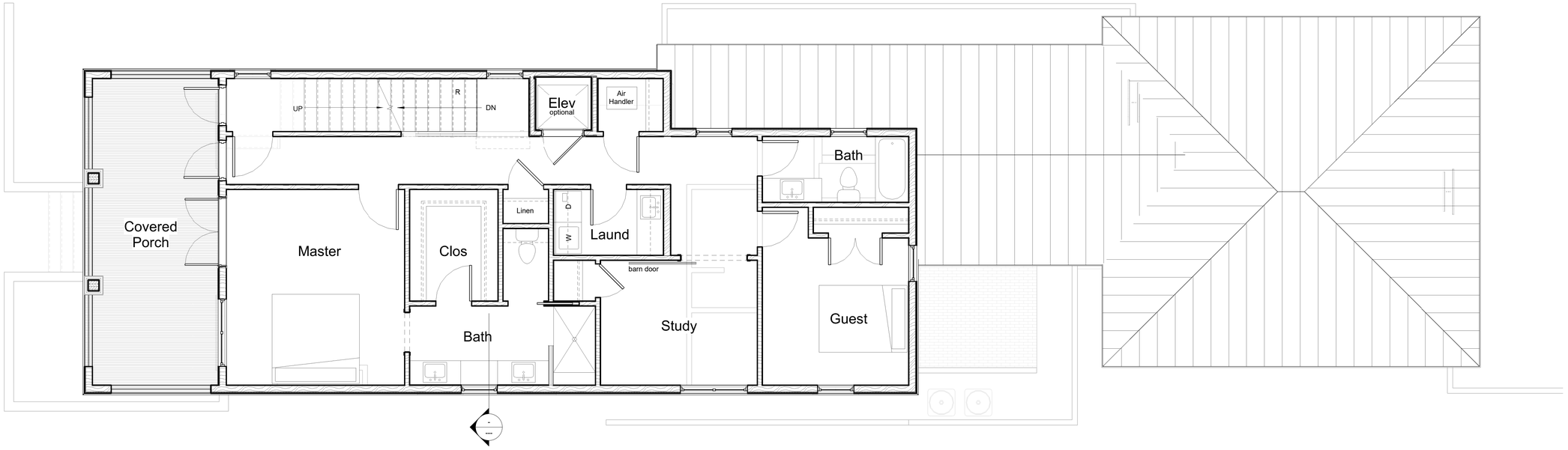
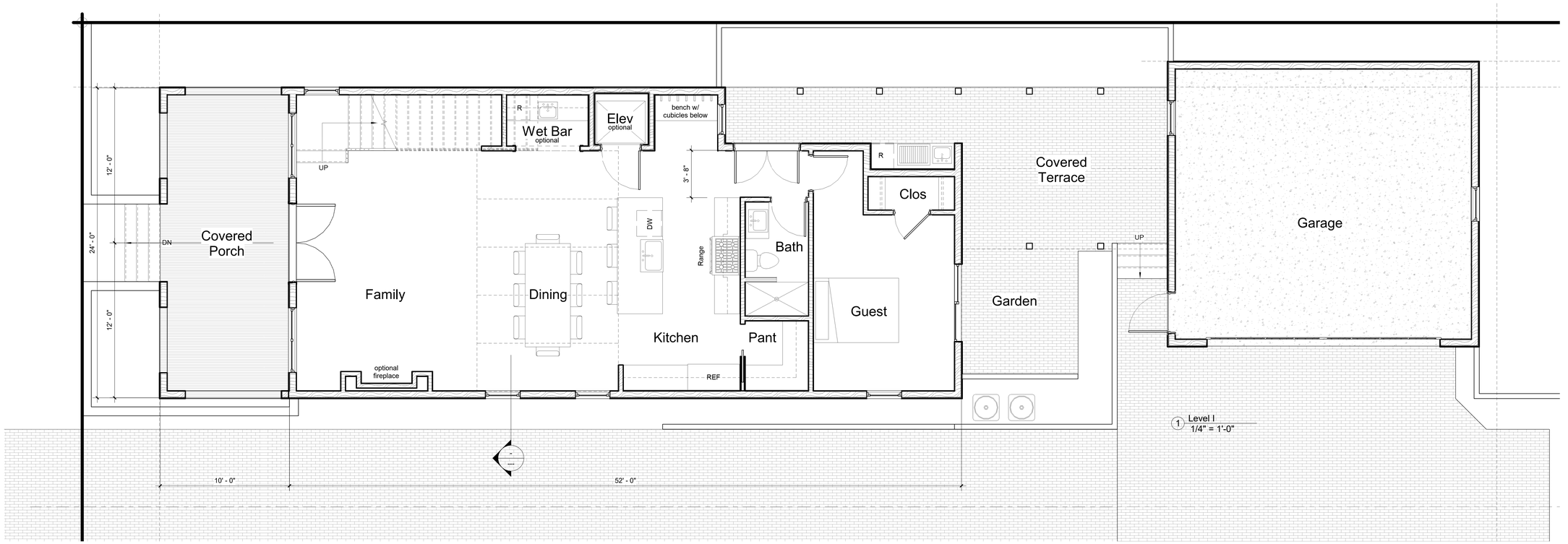


2 Level II
1/4" = 1'-0"



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

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4393 FAX (904)277-6734

Revisions

No.	Date

Progress Prints

Issued To/For	Date
REVIEW	09-10-20
HDC REVIEW	10-06-20

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

STATE OF FLORIDA
JOHN MARK COTNER
AR0012646
REGISTERED ARCHITECT

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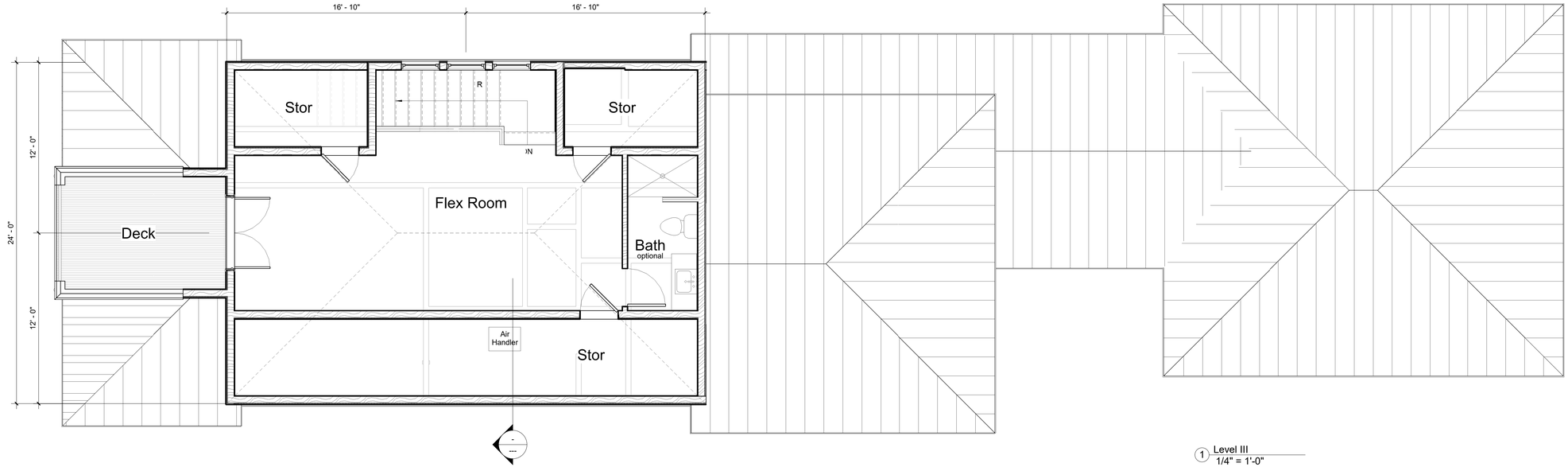
NORTH 2ND STREET
FOR ARTISAN HOMES
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201661.00
Released:

Sheet Number
A-101
Page of



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

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FOR ARTISAN HOMES
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NASSAU COUNTY, FLORIDA

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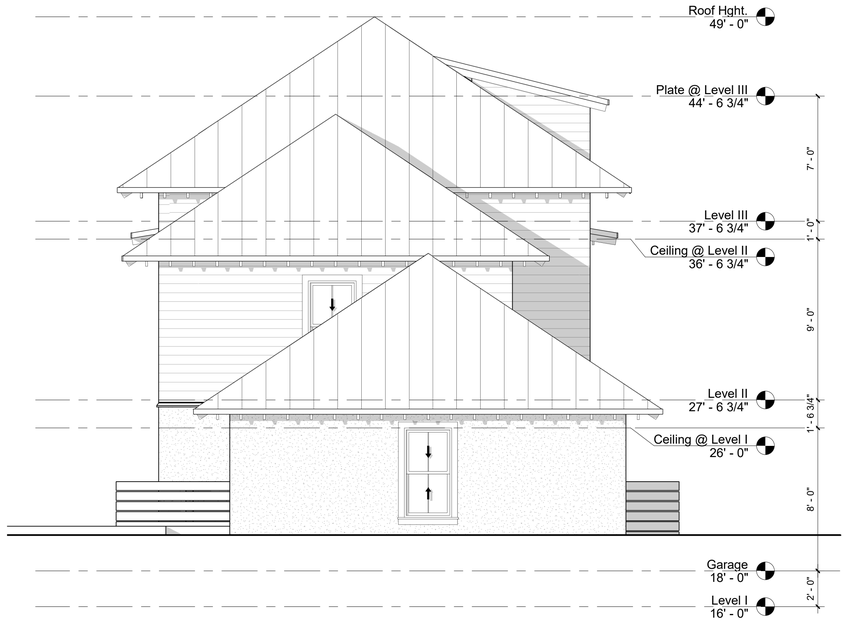
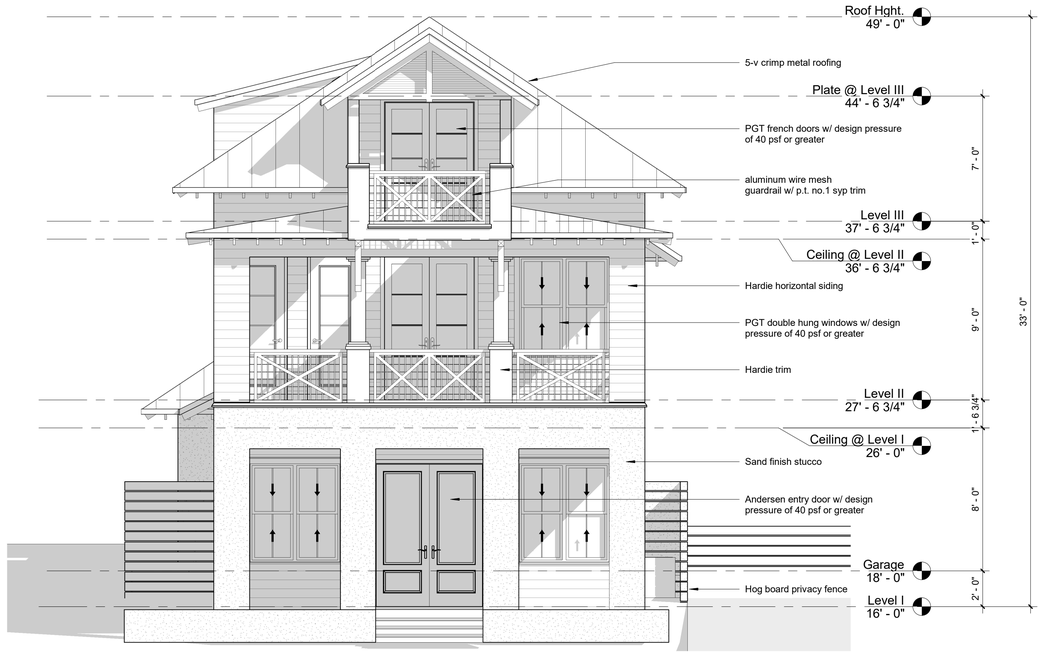
A-102
Page of



2 East Elevation
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"

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FOR ARTISAN HOMES
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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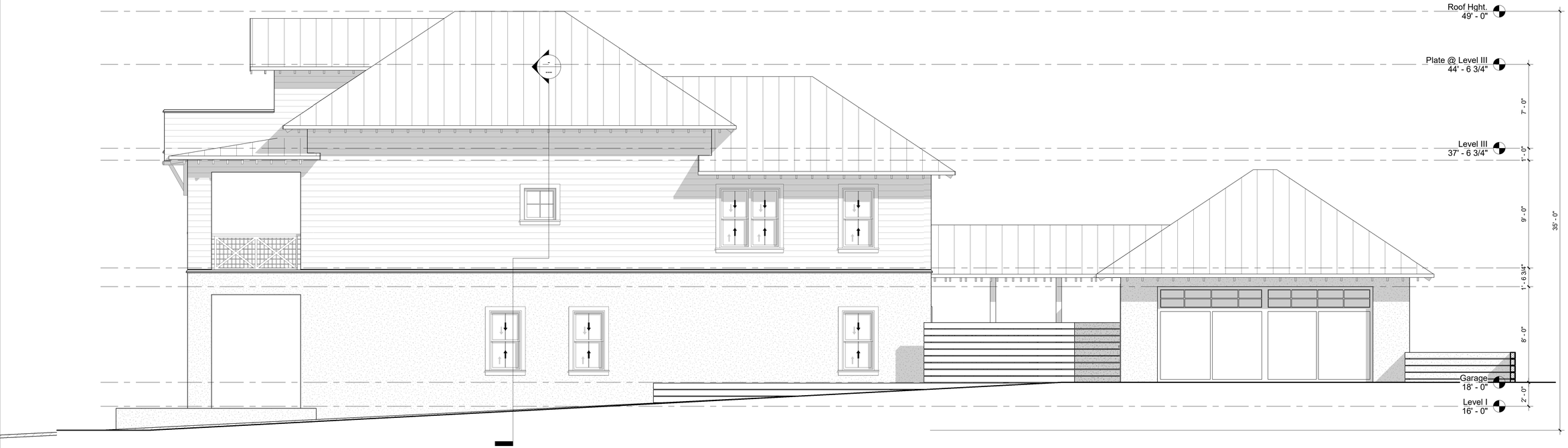
Sheet Number
A-201
Page of



1 North Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

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Architects
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NORTH 2ND STREET
FOR ARTISAN HOMES
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201661.00
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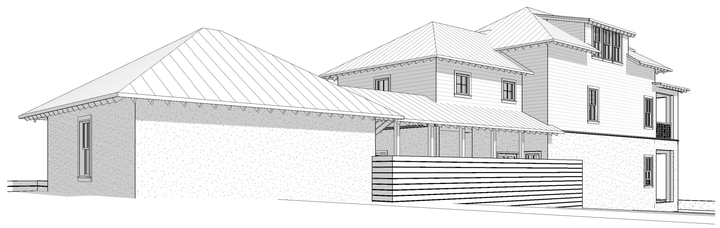









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Architects
9 South Third Street
Fernandina Beach, Florida 32034
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NORTH 2ND STREET

FOR ARTISAN HOMES
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 201661.00
Released:

Sheet Number
A-901
Page of

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-36
DECEMBER 17, 2020

Owner/Applicant:	Seth Judd Construction LLC, agent for Heidi Cormier, owner.
Property Address:	229 S. 8th Street
Parcel ID #	00-00-31-1800-0040-0052
Requested action:	Certificate of Approval (COA) to replace 17 windows
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Mixed Use
FL Master Site File #	8NA00507
Year Built:	1903 (FMSF)
Contributing Status:	Contributing

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Constructed as a private residence circa 1903, this two-story frame vernacular building is noteworthy for its paired windows and front facing gables. It is similar in design to the adjoining home at 225 S. 8th Street. The property is currently used commercially at the first floor and residentially at the second floor.

The applicant is seeking to replace 17 original wood windows with Insignia brand "Criterion Resin" windows.

APPLICABLE GUIDELINES:

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

ANALYSIS:

The Downtown Historic District Design Guidelines state that "*Windows are functional and aesthetic, helping to convey a building's particular style… Preserving windows and their components helps uphold the architectural integrity of the district as a whole*." – pg 92
The guidelines state that historic windows should be preserved. If damaged, historic windows should be repaired appropriately by a contractor experienced in the repair of historic materials. Replacement of a

historic window should only be undertaken if a window is beyond repair. A replacement window should match the original in design, construction, and materials to compliment the remaining historic windows. Wholesale replacement of a historic property's windows is not an appropriate rehabilitation treatment.

The applicant has provided a window survey completed by The Avondale Window Restoration Co. dated September 16, 2020. Of note in the report are three replacement aluminum sashes 2/2 in original sash boxes (2 on 8th St elevation, 1 on rear elevation.) Also noted on the report are six wooden double hung 2/2 windows that are located on an enclosed porch on the Cedar & 8th Street elevation. As is often seen with infill, the windows do not match the original in quality of material or installation techniques. The report states that the porch infill windows are creating an issue with moisture damage. Staff finds that the 6 porch infill windows are problematic, and replacement should be considered with windows of the same size, configuration, and material. Additionally, the three aluminum windows on the property should be replaced with more appropriate wood windows to match the originals. The remaining original windows should be properly repaired and restored as was traditionally done with wood windows.

The breadth of scope and materials proposed do not meet the Secretary of the Interior's Standards number 1, 2, 5, 6, & 9, and as such, staff must recommend denial.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not consistent with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines.

Staff recommends:

DENIAL of HDC 2020-36

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-36 **with or without** conditions;

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

That HDC case HDC 2020-36, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-36 Application and Backup Materials

EXHIBIT 2 Window Assessment by Avondale Window Restoration Co. dated Sept. 16, 2020

EXHIBIT 3 **FL Master Site File 8NA00507**

EXHIBIT 4 **Preservation Brief 9: The Repair of Historic Wooden Windows**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5844

Date Submitted: 8/21/2020

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

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

Fees

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

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Repair

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case #

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†’ Map Search

Historic District*

Downtown

Site Address*

229 S Eighth St

City*

Fernandina Beach

State*

fl

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0040-0052

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

HEIDI

Last Name*

CORMIER

Mailing Address*

229 8TH ST S

City*

FERNANDINA BEACH

State*

fl

Zip Code*

32034

Telephone Number*

9045834722

E-mail Address*

cormierhairstudio@gmail.com

OWNER'S AGENT

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

First Name*

Seth

Last Name*

Judd

Company (if applicable)

Apex Energy Group DBA Judd Construction

Street Address

5220 Shad Rd STE 405

City

Jacksonville

State

FL

Zip

32225

Telephone Number

4404139922

E-mail Address

sjudd@apexenergygroup.com

Project Description*

Replacing 19 Windows. LIKE FOR LIKE REPLACEMENT 17 Double Hung Window Insignia, TG2, White/White 1. Entry 21 Â¾ x 69 1/8 - DH 2. Entry â€“ 21 Â¾ x 69 1/8 - DH 3. Entry â€“ 30 7/8 x 69 1/8 - DH 4. Massage â€“ 34 Â½ x 40 7/8 - DH 5. Massage â€“ 35 5/8 x 68 6. Massage â€“ 35 5/8 x 68 7. Wash â€“ 30 7/8 x 70 8. Wash - 30 7/8 x 70 9. Front Bath â€“ 36 Â¼ x 45 Â½ - Tempered 10. Booth â€“ 21 Â¾ x 69 1/8 11. Booth - 21 Â¾ x 69 1/8 12. Booth â€“ 32 x 68 7/8 13. Booth â€“ 65 Â½ x 68 7/8 - 2DH 14. Booth â€“ 31 Â½ x 68 Â½ - DH 15. Booth â€“ 31 Â¾ x 68 Â½ - DH 16. Booth â€“ 36 1/8 x 68 7/8 17. Booth â€“ 31 Â¾ x 69 - DH

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
Associated Materials Inc	FL-11720.13	White
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

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

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

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

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

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

OTHER

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

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

Upload 1

Choose File No file selecte

Upload 2

Choose File No file selecte

Upload 3

Choose File No file selecte

Upload 4

Choose File No file selecte

Upload 5

Choose File No file selecte

Upload 6

Choose File No file selecte

Upload 7

Choose File No file selecte

Upload 8

Choose File No file selecte

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Seth

Applicant Last Name*

Judd

Today's Date*

8/21/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/WE Heidi Sherell Cormier
(print name of property owner(s))

hereby authorize: Seth Judd with Apex Energy Group
(print name of agent)

to represent me/us in processing an application for: Historic District Council COA
(type of application)

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

(Signature of owner) _____ **(Signature of owner)**

Heidi Sherell Cormier
(Print name of owner) _____ **(Print name of owner)**

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2020, by Heidi Cormier.

Shelly L Frazier
Notary Public

Shelly L. Frazier
Printed Name

10/30/2022
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: Florida Driver's License

SHELLY L. FRAZIER
MY COMMISSION # GG 272779
EXPIRES: October 30, 2022
Bonded Thru Notary Public Underwriters

From: Jarrod Johnson
To: Sylvie McCann
Cc: Seth Judd
Subject: Window Replacement Cormier
Date: Thursday, August 27, 2020 2:34:32 PM

Hello,

This is Jarrod with Apex Energy group. We received your reply that the application data was corrupted.

Here is the details of the proposed project.

Heidi Cormier
229 S. Eighth Street, Fernandina Beach FL 32034

17 Windows are to be replaced. The proposed window to install is labeled as Insignia, it was engineered to be a Historic Replica of a European Wood Window, without the problems/maintenance of wood. Insignia is engineered to the highest standard for windows. They meet and exceed all governmental and are visually appealing. They are also triple pane, providing even more protection from the outside elements. To find out more about Insignia, and to see real world applications, please follow the link below.

http://www.insigniawindow.com/

On the application it asked for submittal of proposed opening sizes. I've attached those below.

1. Entry 21 ¾ x 69 1/8
2. Entry – 21 ¾ x 69 1/8
3. Entry – 30 7/8 x 69 1/8
4. Massage – 34 ½ x 40 7/8
5. Massage – 35 5/8 x 68
6. Massage – 35 5/8 x 68
7. Wash – 30 7/8 x 70
8. Wash - 30 7/8 x 70
9. Front Bath – 36 ¼ x 45 ½
10. Booth – 21 ¾ x 69 1/8
11. Booth - 21 ¾ x 69 1/8

12. Booth – 32 x 68 7/8
13. Booth – 65 ½ x 68 7/8
14. Booth – 31 ½ x 68 ½
15. Booth – 31 ¾ x 68 ½ -
16. Booth – 36 1/8 x 68 7/8
17. Booth – 31 ¾ x 69 -

Please contact me for any further questions.

Thank you,



Jarrod Johnson / Senior Master Installer
jdjohnson@apexenergygroup.com
C: 904.487.9541
Apex Energy Solutions
T: 904.540.8973
5220 Shad Rd STE 405, Jacksonville, FL 32257
http://www.apexenergygroup.com

From: Jarrod Johnson
To: Sylvie McCann
Subject: Fwd: Heidi Cormier
Date: Monday, October 5, 2020 2:38:13 PM
Attachments: Cormier Heidi Sash Window Assessment Report[43665] - Copy.rtf
Property Owner Agent Form.msg

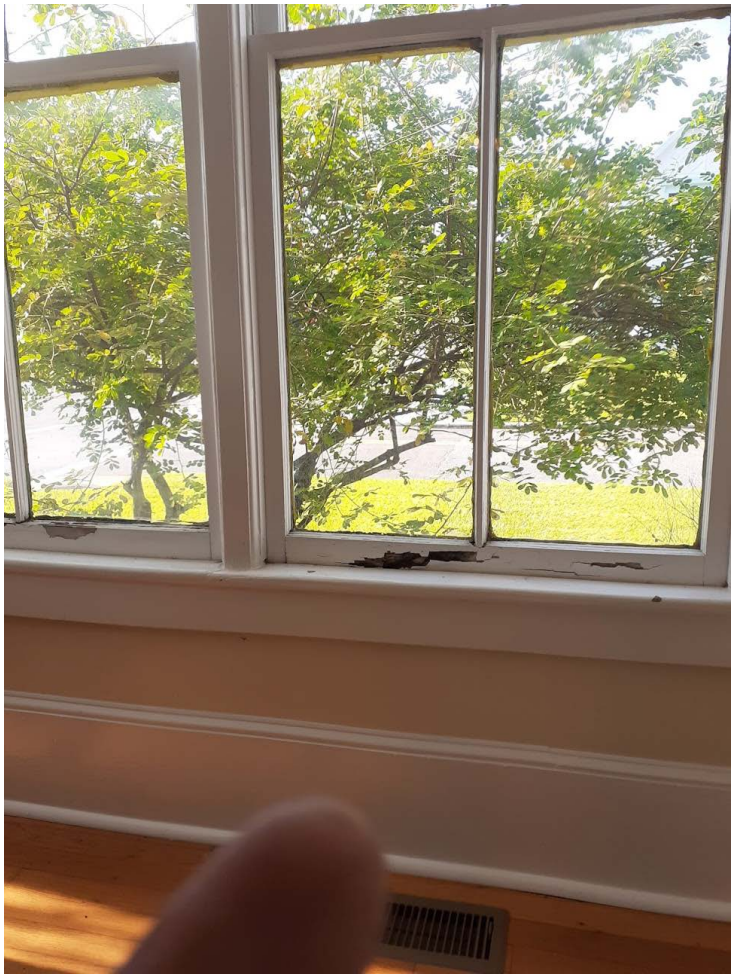
Hello,

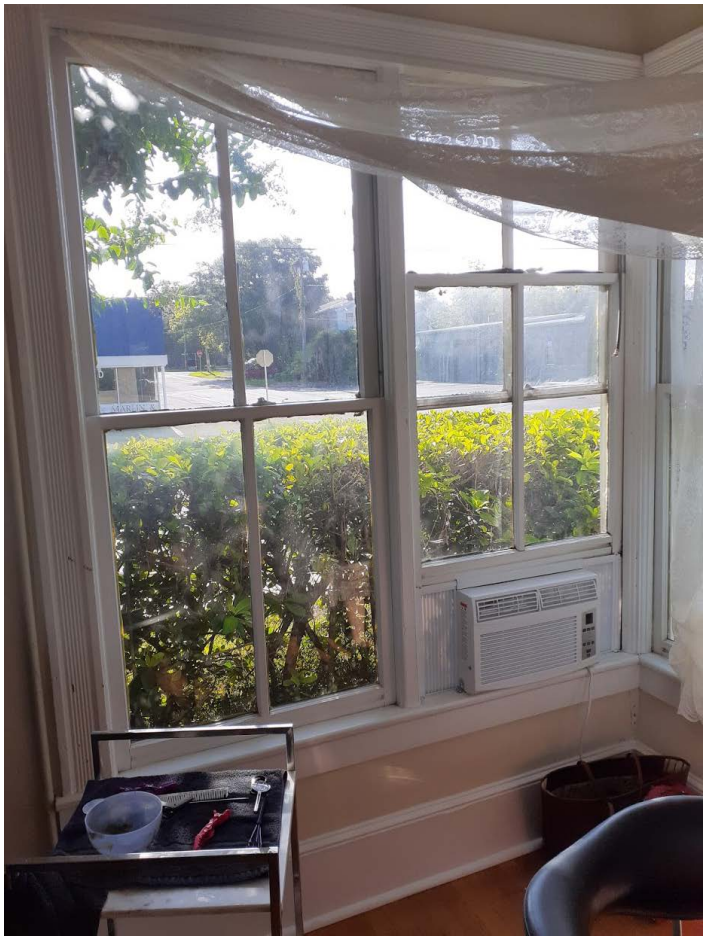
Here is a copy of all documents.

Jarrod Johnson / Senior Master Installer
jdjohnson@apexenergygroup.com
C: 904.487.9541
Apex Energy Solutions
T: 904.540.8973
5220 Shad Rd STE 405, Jacksonville, FL 32257
http://www.apexenergygroup.com

Begin forwarded message:

> **From:** Jarrod Johnson <jdjohnson@apexenergygroup.com>
> **Date:** October 2, 2020 at 3:38:33 PM EDT
> **To:** Seth Judd <sjudd@apexenergygroup.com>
> **Subject: Heidi Cormier**
>
> Hello,
>
> Here is the documents for Oct 12th meeting at 5:00 with HDC.
>
> **Jarrod Johnson** / Senior Master Installer
> jdjohnson@apexenergygroup.com
> C: 904.487.9541
> **Apex Energy Solutions**
> T: 904.540.8973
> 5220 Shad Rd STE 405, Jacksonville, FL 32257
> http://www.apexenergygroup.com






2 org.
CorMieR
HAIR STUDIO
904-277-2767
Cedar St porch


8th & Cedar
replaced on corner


8th St. Front
orig.


property line
original
replaced


8th St
prop. line
org.


porch closed in
4 of 6 replaced

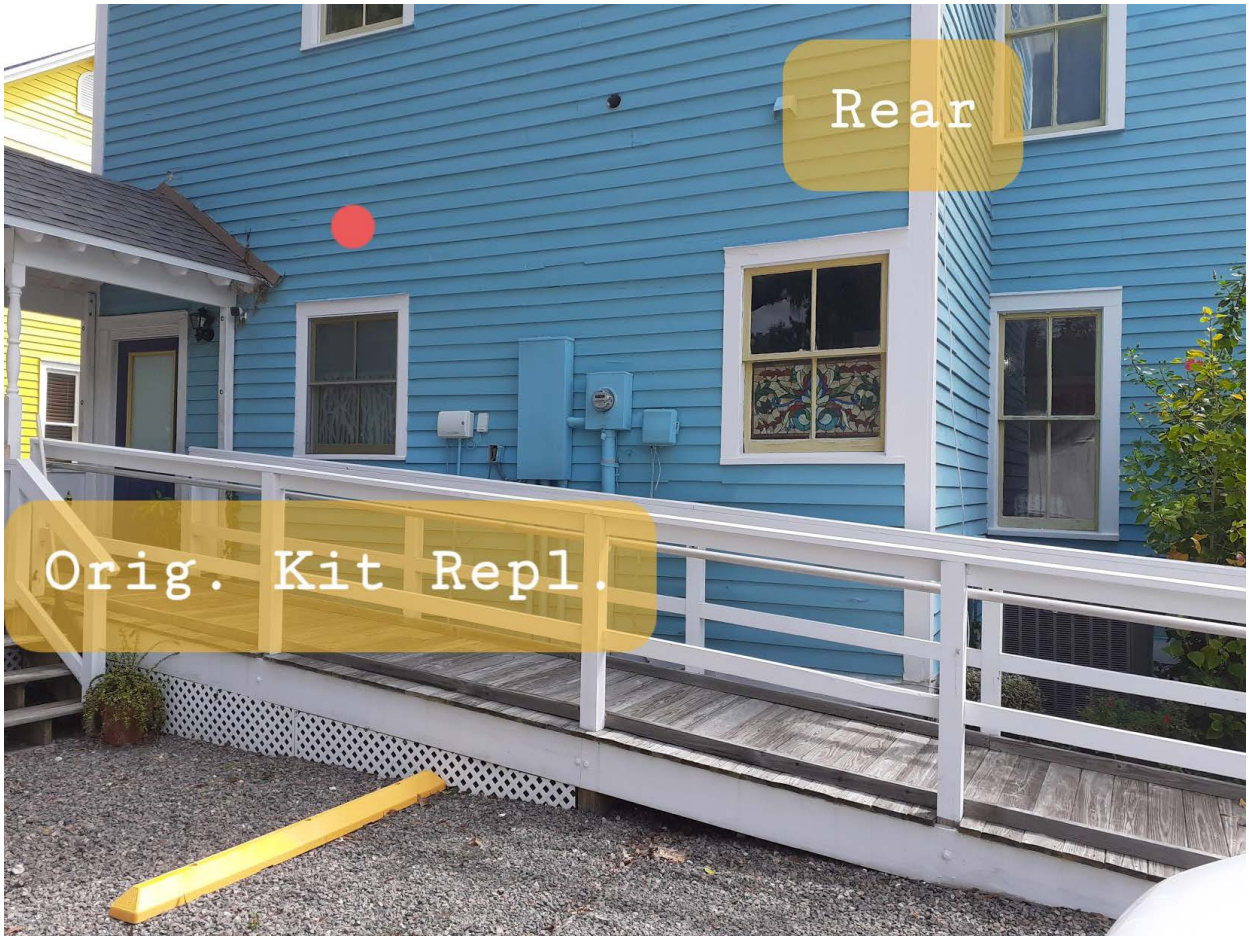

replaced sashes
rotted


corner porch
all rotted
South 2
Cedar


property line
sill rotted


Rear
Original


Rear
Original Bath


Rear
Orig. Kit Repl.



PROPERTY OWNER

SIGNATURE:
NAME: Heidi Sherell Cormier
PROJECT NAME/ADDRESS: 2295 8th St Fb, 32034

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, Heidi Sherell Cormier, who is personally known to me or who has produced a FL drivers license as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.
Witness my hand and official seal, this 31st day of August, 2020.

Notary Public State of Florida
Alejandro Perez-Cuenca
My Commission GG 931290
Expires 11/13/2023

Notary Public, State of Florida

PROPERTY OWNER'S AGENT

SIGNATURE:
NAME: Seth Johnson
PROJECT NAME/ADDRESS: Heidi Cormier

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, Jarrod Johnson, who is personally known to me or who has produced FL DL as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.
Witness my hand and official seal, this 15th day of September, 2020.

Jarrod Johnson
Notary Public
State of Florida
Comm# HH043362
Expires 9/16/2024

Notary Public, State of Florida

The Avondale Window Restoration Co.

5045 Timothy Lane. Jacksonville, Florida 32210 (904)-962-7607

RE: (00-00-31-1800-0040-0052) Date: September 16, 2020

Property Address: 229 South 8th Street Fernandina, Florida 32034

Client: Heidi Cormier Phone: (904)-583-7422 Email: cormierhairstudio@gmail.com

Sash Window Assessment

FRONT ELEVATION: 8th Street South

Two Original wooden, double hung sash in original sash box. 2 over 2 (vertical divided glass)

PROPERTY LINE: off 8th Street South

Three Original wooden, double hung sash in original sash box. 2 over 2 (vertical divided glass)

Two Aluminum replacement double hung sash in original sash box. 2 over 2 (vertical divided glass)

CEDAR ST. ELEVATION: Porch / Parlor

Two Original wooden, double hung sash in original sash box. 1 over 1glass

REAR ELEVATION: Parking Area

Two Original wooden, double hung sash in original sash box. 2 over 2 (vertical divided glass)

One Aluminum replacement double hung sash in original sash box. 2 over 2 (vertical divided glass)

CEDAR & 8TH STREET ELEVATION: Closed in Porch

Six Wooden replacement double hung sash. 2 over 2 (vertical divided glass)

These were installed with no traditional sash box. This has and is causing extensive water damage to the property. These sash are completely rotted, and falling apart.

The Avondale Window Restoration Co.

IN SUMMARY:

Ms. Cormier called me a few weeks ago to give her a price to restore the sash windows at her business at
229 8th Street South. She informed me that she was having a difficult time cooling the property, and some of the windows were actually falling apart. I met with Ms. Cormier at the business on September 3, 2020.
Ms. Cormier showed me from the interior where she was having the most difficulties. This room she took me to was on the front corner of the property, which use to be a porch, but is now a climate controlled room.

Using my moisture meter I took a few readings from the sash, the interior window sills, and wall under the windows. These reading all read over 28% to 40 % moisture, and we hadn't had rain in 4 days. I explained to Ms. Cormier this isn't good. There is a total of 6 double hung sash in this old porch area. 4 facing Cedar Street, and 2 facing 8th Street. They are not the original sashes and have completely rotted. This is allowing a lot of damage to the structure itself.

Unfortunately, this room was done poorly by a previous owner, and needs to have new windows that can seal and weather proof the structure properly.

As I looked at each sash window and sash box, I noticed a very common issue with type of Balloon Construction. The immense weight of this structure and being on the main street. These buildings start pushing down on the window sills, causing the water to sit on the sill too

long or they shed the water into the interior walls. (Imploded Sills) This is evident in all the photos I took. You can see the mildew on the sills and novelty siding.

All the sash windows are definitely showing their age. They have never had the glass removed and re glazed properly to re seal the glass to the wood. Now with modern HVAC systems being used causing the condensation to seep directly into the wood and rot them out.

As I explained to Ms. Cormier that Thursday, it would be so expensive to save and restore these original sash windows, and build new wooden sash to match, where needed. Her money could be used to have the original sash boxes and window sills repaired and sealed correctly to protect the structure for another 100 years and have new inserts installed.

There are replacement inserts that meet all the traditional set back guidelines and muntin pattern of the original sash, and for this particular property, That would be my recommendation.

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00507
Recorder # 276
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 229 South 8th St
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
229	South	8th	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2003
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Clapboard
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Cross gable
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) south slope

HISTORICAL STRUCTURE FORM

8NA00507

DESCRIPTION (continued)

Window Descriptions 1/1, 2/2

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) east

Porch Roof Types(s) flat

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1900;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00507

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/28/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00507-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Clapboard
Wood shingles

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Cross gable
Flat extension

> **Change status/year changed/date noted/nature:**

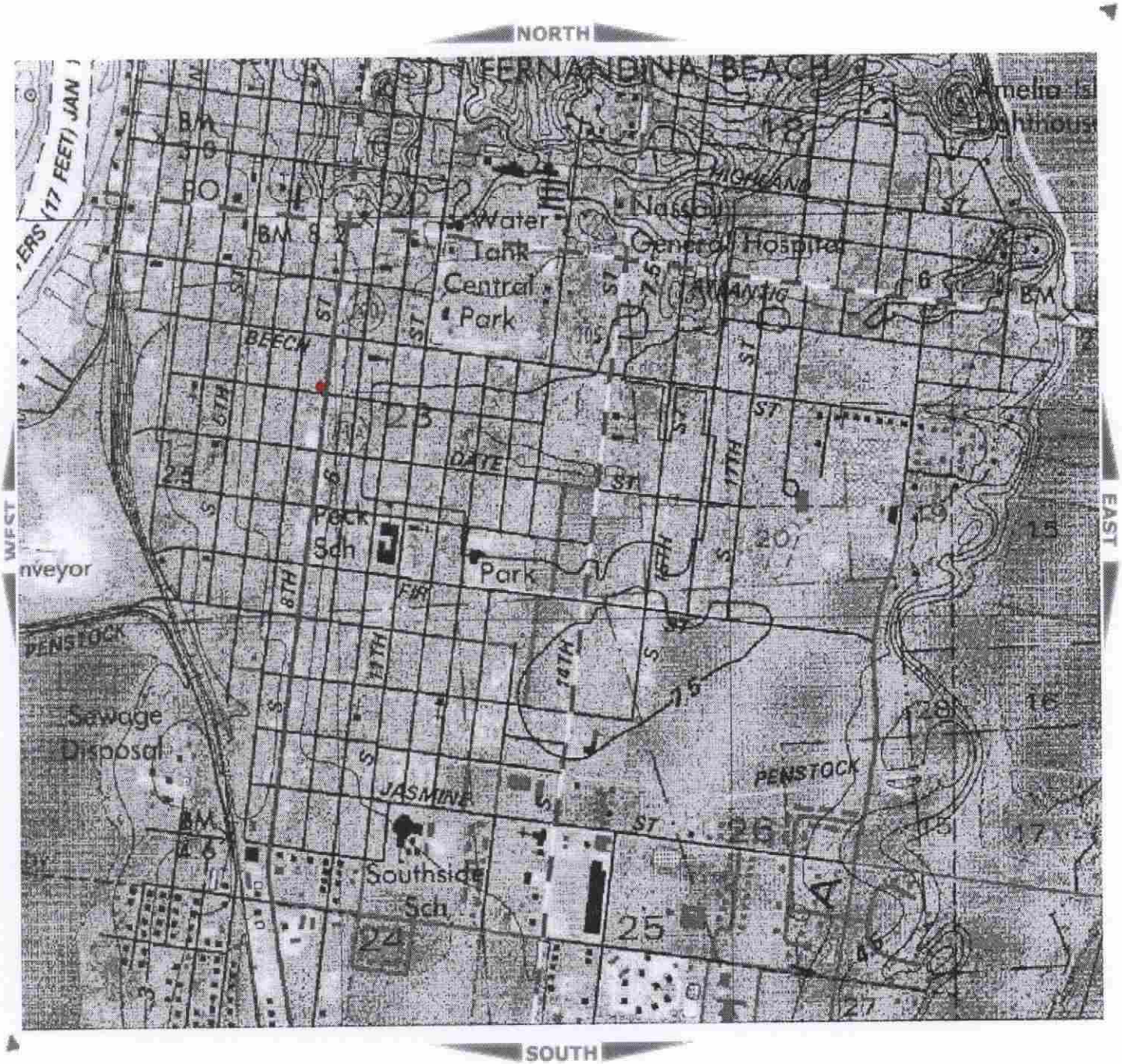
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

> **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**


NORTH
SOUTH
EAST
WEST
FERNANDINA BEACH
Amelia Is
Lighthouse
HIGHLAND
Water
Tank
Central
Park
Nassau
General Hospital
ATLANTIC
BEECH
ST
DATE
FIR
Park
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Park
nveyor
PENSTOCK
Sewage
Disposal
JASMINE
Southside
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PENSTOCK
BM
FIRE
STATION
105
20
25
24
26
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15
16
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19

NA507

276

276

NA507



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0052
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BEES ROBERT C & MICHELLE K
Mailing Address	229 SOUTH 8TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	229 SOUTH 8TH ST
2006 PROPOSED VALUES	
Land Value	75,000
Ag Land Value	0

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 507

SITE NAME: 229 S. 8th St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 229 S. 8th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 40 5
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME: McDowell, Dennis N. & Lillian
ADDRESS: 229 S. 8th St.
ADDRESS: Fernandina Beach, FL 32034
TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+ 1903
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x	ZONING	x	TRANSPORTATION
x	DEVELOPMENT		FILL
	DETERIORATION		DREDGE
	BORROWING		
	OTHER (See Remarks Below)		

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 221

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: L-shape

EXTERIOR FABRIC(S): metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E&S/1-story entrance, 1-bay, access E(S); modern
entrance porches with iron railings; original porch enclosed
ORIENTATION: E

FOUNDATION: piers: brick, concrete

ROOF TYPE: gable or hip

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: W: offset: rear slope

WINDOW TYPE: DHS, 2/2, wood; paired, ribbon #
DHS, 1/1, wood; paired
CHIMNEY: stucco

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: metal

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

229 S. 8th St. is located within a subdivision known as the City of Fernandina. The subvision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1903, it is a two-story frame vernacular residential building. It is noteworthy for its paired windows. Its size and design are similar to 225 S. 8th St. It has been significantly altered by use of aluminum siding, addition of modern porches.

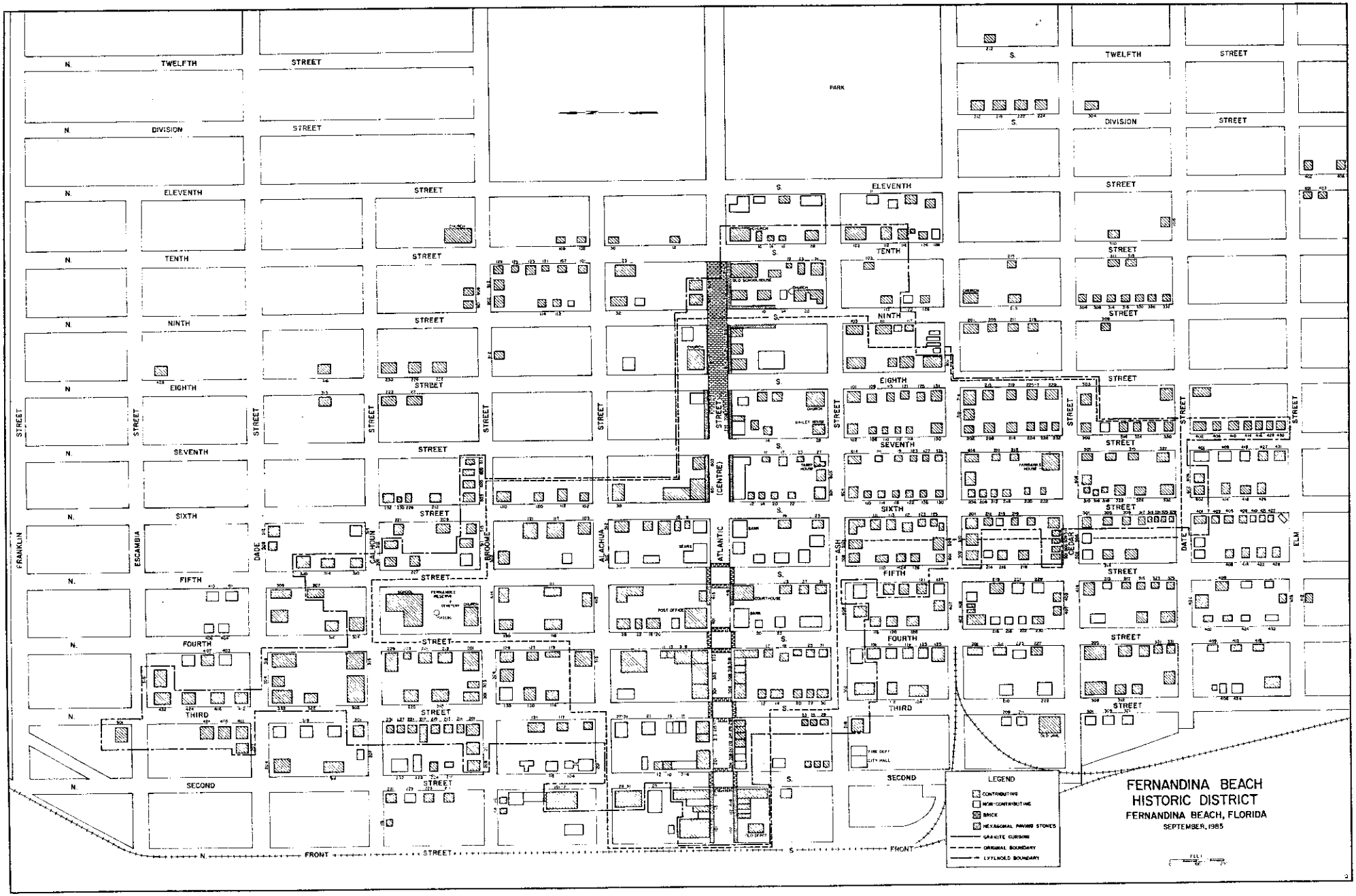
N. TWELFTH STREET
N. DIVISION STREET
N. ELEVENTH STREET
N. TENTH STREET
N. NINTH STREET
N. EIGHTH STREET
N. SEVENTH STREET
N. SIXTH STREET
N. FIFTH STREET
N. FOURTH STREET
N. THIRD STREET
N. SECOND STREET
N. FRONT STREET
S. TWELFTH STREET
S. DIVISION STREET
S. ELEVENTH STREET
S. TENTH STREET
S. NINTH STREET
S. EIGHTH STREET
S. SEVENTH STREET
S. SIXTH STREET
S. FIFTH STREET
S. FOURTH STREET
S. THIRD STREET
S. SECOND STREET
S. FRONT STREET
PARK
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC STREET
CENTRE STREET
ASH STREET
DATE STREET
ELM STREET
POST OFFICE
COURT-HOUSE
BANK
SEARS
OLD SCHOOL HOUSE
OLD JAIL
FIRE DEPT CITY HALL
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985

Figure 24

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA00507
Field Date 2-15-2018
Form Date 2-15-2018
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) CorMieR Hair Studio — Multiple Listing (DHR only)
Survey Project Name Fernandina Beach Historic Resource Survey Update — Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	229	S	8th	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name FERNANDINA BEACH — USGS Date — Plat or Other Map
City / Town (within 3 miles) Fernandina Beach — In City Limits? ☒ yes ☐ no ☐ unknown **County** Nassau
Township 3N **Range** 28E **Section** 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 00-00-31-1800-0040-0052 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — **From (year):** 1900 **To (year):** 2010
Current Use Barber/Salon/Beauty shop — **From (year):** 2010 **To (year):** 2018
Other Use — From (year): To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: **Original address**
Alterations: ☒ yes ☐ no ☐ unknown Date: **Nature** side porch (c2010)
Additions: ☒ yes ☐ no ☐ unknown Date: **Nature** rear (W elev)
Architect (last name first): **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown **Describe** Downtown Historic District

DESCRIPTION

Style Federal (Adamesque) — **Exterior Plan** Irregular — **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. Wood shingles 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) 2/2 DHS; 1/1 DHS

Distinguishing Architectural Features (exterior or interior ornaments) Front facing gable end with wood shingles; facade flat hood entry porch with spindlework frieze and brackets; sunroom at lower level and balcony above

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Garage

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.	
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no Date	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 NA00507

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Balloon wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) Transom over door

Porch Descriptions (types, locations, roof types, etc.) E elev flat entry hood with spindlework frieze and brackets; turned posts; jig saw cut railing; 2nd entrance on S elev, now serves as commercial entrance; new entrance features similar door; brackets, posts, exposed raft. tails in eaves

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource Frame vernacular with paired windows; similar in design to 225-227 S 8th; integrity loss b/c entrance moved to S side, materials in keeping with rest of house; alum. siding removed since 1980s and restored to weatherboard

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☐property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☒HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens **Affiliation** Brockington and Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


N
Brockington
CULTURAL RESOURCES CONSULTING
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.
461
462
463
465
505
506
507
1167
1173
467
1175
508
111
471
472
474
1174
Cedar St
5 7 th St
5 8 th St
5 9 th St
1166
1163
528
1165
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527
529
530
531
1164
532
533
Date St
476
477
479
480


229
FOR SALE


CorMieR
HAIR STUDIO
904-277-2767
MICROBLADING
CORMIER HAIR STUDIO



U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

Preservation Briefs: 9

The Repair of Historic Wooden Windows

John H. Myers

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1). Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The *Secretary of the Interior's Standards for Rehabilitation*, and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This **Brief** is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.



Figure 1. *Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a change. Photo: John T. Lowe*

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element (see figure 2).

After all of the factors have been evaluated, *windows should be considered significant to a building if they:* 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to pro-

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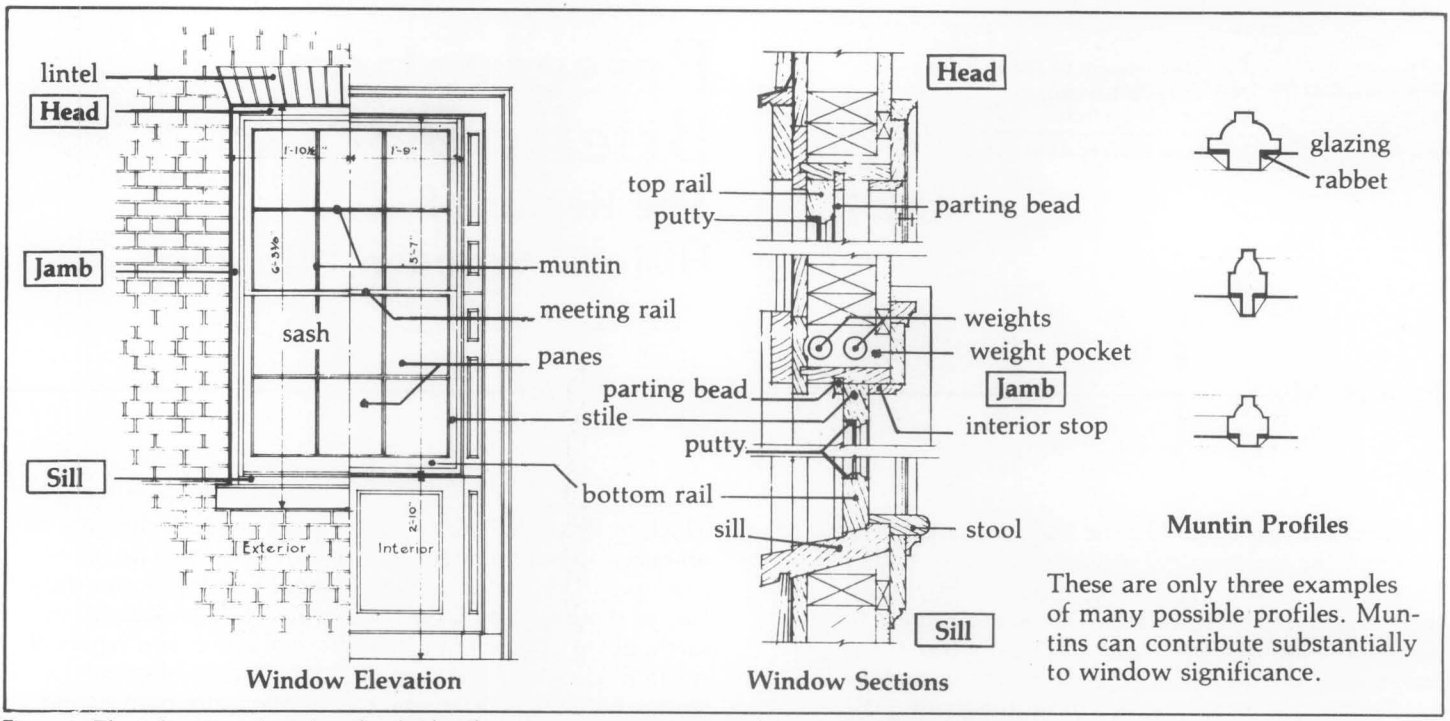

Figure 2. *These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.*

ceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition of the window (excellent, fair, poor, and so forth).

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water run-off, particularly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins (see figure 3). The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the end-grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small sec-

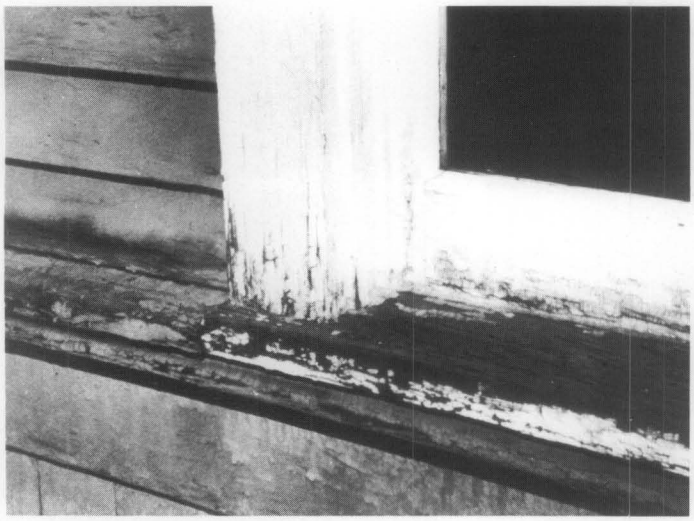

Figure 3. *Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints where water can collect and saturate the wood. The problem areas are clearly indicated by paint failure due to moisture. Photo: Baird M. Smith, AIA*

tion of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement. These categories will be discussed in the following sections and will be referred to respectively as Repair Class I, Repair Class II, and Repair Class III. Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window (see figures 4a-f), but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed. Several techniques such as scraping, chemical stripping, and the use of a hot air gun are discussed in "Preservation Briefs: 10 Paint Removal from Historic Woodwork" (see Additional Reading section at end).

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments (see figure 4b). With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used (see figure 4c), the glass should be removed or protected from the sudden temperature change which can cause breakage. An



Figure 4a. *The following series of photographs of the repair of a historic double-hung window use a unit which is structurally sound but has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: John H. Myers*



Figure 4b. *After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. To avoid visible scarring of the wood, the sash can be raised and the stop pried loose initially from the outer side. Photo: John H. Myers*



Figure 4c. *Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun while an asbestos sheet protects the glass from sudden temperature change. Photo: John H. Myers*

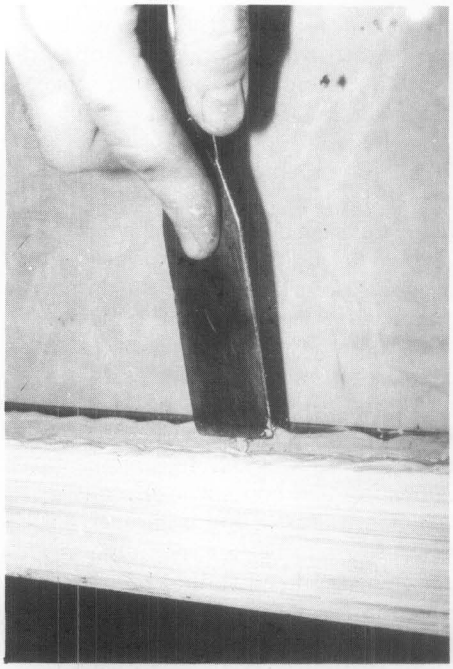

Figure 4d. *Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points are inserted to hold the pane (shown), and a final seal of putty is beveled around the edge of the glass. Photo: John H. Myers*



Figure 4e. *A common repair is the replacement of broken sash cords with new cords (shown) or with chains. The weight pocket is often accessible through a removable plate in the jamb, or by removing the interior trim. Photo: John H. Myers*



Figure 4f. *Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Both the historic material and the detailing and craftsmanship of this original window have been preserved. Photo: John H. Myers*

overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane (see figure 4d). The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weathertight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains (see figure 4e). The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition (see figure 4f). The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: 1) dry the wood, 2) treat decayed areas with a fungicide, 3) waterproof with two or three applications of boiled linseed oil (applications every 24 hours), 4) fill cracks and holes with putty, and 5) after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted (see figure 5). Epoxy patching compounds can be used to build up

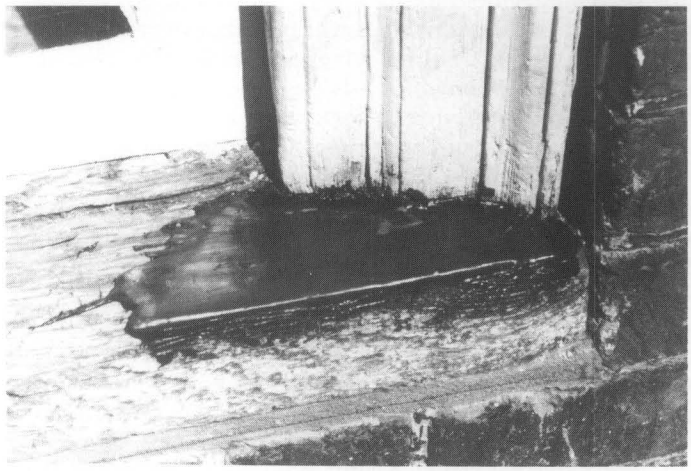

Figure 5. *This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers*

missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Technical Preservation Services has published *Epoxies for Wood Repairs in Historic Buildings* (see Additional Reading section at end), which discusses the theory and techniques of epoxy repairs. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin* of the Association for Preservation Technology, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, *if* the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: 1) conduct regular maintenance of sound frames to achieve the longest life possible, 2) make necessary repairs in place wherever possible, using stabilization and splicing techniques, and 3) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in

the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this **Brief** is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should *not* begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to *ASHRAE 1977 Fundamentals*, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

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1981

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-37
DECEMBER 17, 2020

Owner/Applicant:	Cotner Associates, Inc. Architects, agent for Todd Lorentson, owner
Property Address:	316 N. 3rd Street
Parcel ID #	00-00-31-1800-0017-0060
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a one 2-story primary structure with a detached 1 1/2 car garage.

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct a single-family residence of approximately 2200s.f. + 1 1/2 car detached garage. Structure is proposed to be wood frame with Hardie siding and trim, Andersen 100 Series windows /Andersen 400 Series doors with roof, a combination of 5v galvalume and asphalt fiberglass. Drive is to be ribbon style.

The case was heard October 12, 2020 and CONTINUED to allow applicant the opportunity to seek solutions that would not require the removal of a mature laurel oak on the property.

APPLICABLE GUIDELINES:

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

ANALYSIS:

Staff finds that the home design is compatible with the Downtown Historic District in terms of materials, scale, proportions, roof forms, and orientation. The proposed front setback is 12 feet, which is not compliant with the required front yard setback of 25 feet, per LDC Table 4.02.03(E), but the applicant has received a context sensitive setback determination as outlined in LDC 4.02.03(F). The context sensitive setback determination grants the property a 12-foot front-yard setback.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2020-37

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-37 **with or without** conditions;

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

That HDC case HDC 2020-37, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-37 Application and Backup Materials**

EXHIBIT 2 **Plans and Elevations**

EXHIBIT 3 **Photos of Neighboring Properties**

EXHIBIT 4 **ADMIN 2020-0024 Context Sensitive Review Approval**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6231

Date Submitted: 10/28/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☐ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?

mm/dd/yyyy

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Downtown

Site Address*

316 N 3rd Street

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1800-0017-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Todd | Lorentson

Mailing Address*

1116A Natures Walk Drive

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Telephone Number* | **E-mail Address***

904-583-8660 | tlorentson@fanatics.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name* | **Last Name***

Cotner | Associates, Inc. Architects

Company (if applicable)

Cotner Associates, Inc. Architects

Street Address

9 S 3rd St.

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

Construction of a new single family residence of approximately 2200s.f. + 1 1/2 car detached garage. Structure is proposed to be wood frame with Hardie siding and trim over a masonry pier foundation, Andersen windows and doors with roof, a combination of 5v galvalume and asphalt fiberglass and a 315s.f. one-story accessory structure with frame construction over a concrete slab foundation.

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

Design Vision Statement*

This two-story single family home is inspired by the cottage and bungalow architecture commonly found in the Fernandina Historic District. It is sympathetic to the historic fabric of the community while utilizing modern materials and construction methods. We believe it will be a positive addition to the streetscape and neighborhood along North Third Street.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
James Hardie	Board & Batten	SW7841 Colonnade gray
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
Andersen	400 Series	White
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	100 Series	White
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF Semco	Timberline HD2 shingles, 5v metal roofing	Weathered wood, Old Town grey
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
James Hardie	Smooth trim	SW7008 Alabaster
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
n/a	Sand finish stucco	SW7641 Colonnade gray
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
n/a		
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
n/a	P.T. wood	Natural
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
n/a		
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
n/a	Concrete	Natural
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
n/a		
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
n/a		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
17921-UPDATE.pdf	Lorenston Final HDC Drawings.pdf	Oak Tree.jpg	Product Cut Sheets.pdf

Upload 5	Upload 6	Upload 7	Upload 8
Owners Authorization001.pdf	Warranty deed - Lorentson001.pdf	Waiver001.pdf	Choose File No file selecte

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

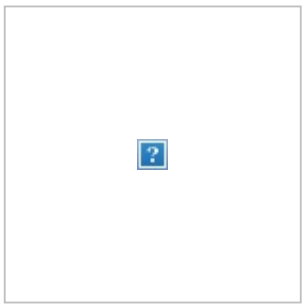
Cotner

Applicant Last Name*

Associates, Inc. Architects

Today's Date*

10/28/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE TODD LORENTSON
(print name of property owner(s))

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

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

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

(Signature of owner) _____ **(Signature of owner)**

Todd Lorentson
(Print name of owner) _____ **(Print name of owner)**

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 2020, by TODD LORENTSON.

Carol J. Rauer — Notary Public
CAROL J. RAUER — Printed Name
7/16/22 — My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

CAROL JOY RAUER
Notary Public - State of Florida
Commission # GG 199160
My Comm. Expires Jul 16, 2022
Bonded through National Notary Assn.

MAP OF BOUNDARY & CONTEXT SENSITIVE SETBACK SURVEY

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

LOTS SIX (6) AND SEVEN (7), BLOCK SEVENTEEN (17).

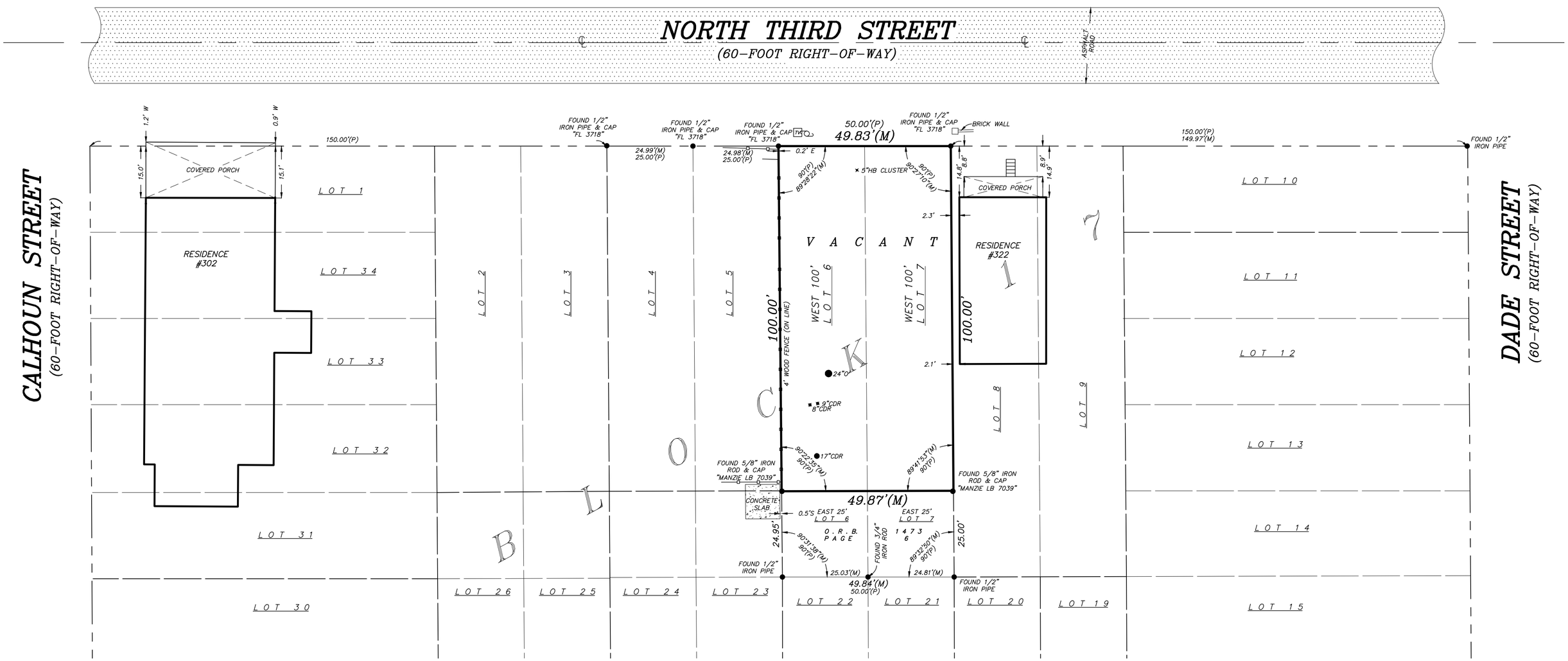
LESS AND EXCEPT THAT PART CONVEYED IN OFFICIAL RECORDS BOOK 1473, PAGE 6 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO: TODD LORENTSON

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Internal lot angles shown hereon are based on recovered monumentation.
5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 5

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

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

LEGEND
TV = CABLE TELEVISION PEDESTAL
= COVERED AREA
-o-o- = WOOD OR VINYL FENCE
= WOOD POWER POLE
(P) = PLAT
(M) = MEASURED
℄ = CENTERLINE

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

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

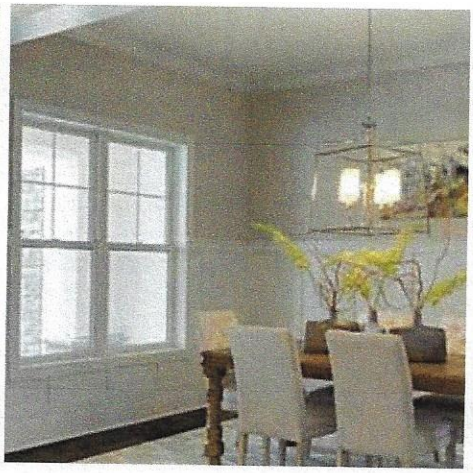
MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 17921 DATE: 08/12/2020 CADD: LM
F.B. NO: X-331 PAGE NO: 52 FIELD CREW: SS FILE NO: B-1469

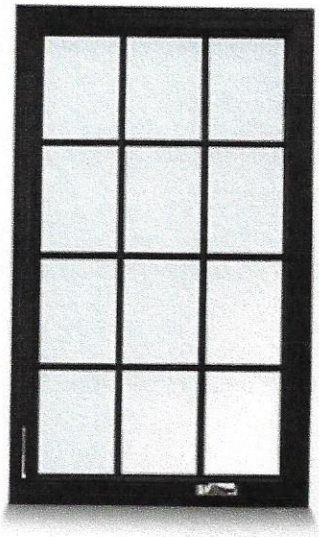
ANDERSEN™
WINDOWS & DOORS

100 SERIES Windows


A BETTER CHOICE

Whether you're replacing, remodeling or building new, Andersen® 100 Series products offer many advantages over vinyl at a good value. They're made of our innovative Fibrex® composite material that's 2X stronger than vinyl, environmentally smart, energy efficient and offers superior strength and performance making them a better choice for your home.



- Fibrex material construction provides long-lasting performance
- Weatherstrip is designed to be an energy-efficient barrier against wind, water and dust
- Virtually seamless corners offer a cleaner, more contemporary look
- Premium matte finish never needs painting and won't fade, flake, blister or peel*
- 100 Series products have a 12X thicker finish than that of painted vinyl windows** resulting in superior scratch resistance

PRODUCT TYPES

- Casement windows
- Awning windows
- Single-hung windows
- Gliding windows
- Picture windows
- Transom windows
- Specialty Windows

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.
**When 100 Series products were tested against five leading competitors' painted vinyl window products.

PRODUCT OPTIONS

GLASS OPTIONS

- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E Sun glass
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Tempered glass, sound reducing glass and patterned glass is available. Contact your Andersen supplier for availability.

ASK ABOUT ENERGY STAR

FRAME OPTIONS

1 3/8" flange setback, 1" flange setback with stucco key or replacement configurations with or without an accessory kerf available.

EXTERIOR COLORS

White | Sandtone | Terratone | Dark Bronze | Black

INTERIOR COLORS

White | Sandtone* | Dark Bronze* | Black*

*Products with Sandtone, dark bronze, and black interiors have matching exteriors.

HARDWARE OPTIONS**

SINGLE-HUNG & GLIDING

Standard



Lock | Optional Lift/Pull

Lock automatically engages when window is closed. Hardware color matches the window's interior. Shown in white.

Optional Slim Line Metal Hardware



Lock

Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

CASEMENT & AWNING

Standard Folding



Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Bold name denotes finish shown.

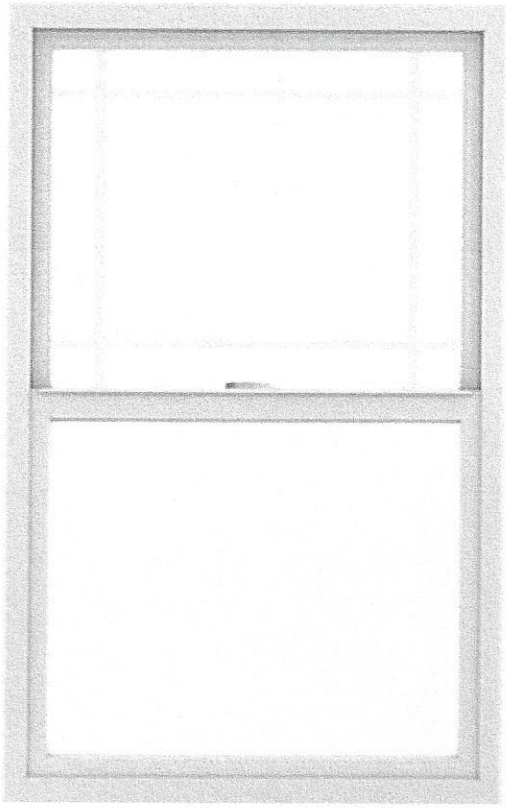
ACCESSORIES

- **Wireless Open/Closed Sensor**
  Indicates if windows are open or closed† for peace of mind and feature a sleek, compact design for a clean appearance.
- **Grilles**
  Variety of grille options available including Finelight™ grilles between the glass for convenient cleaning and full divided light grilles for an authentic look.
- **Insect Screens**
  Optional TruScene® insect screens for windows provide 50% more clarity than our conventional insect screens, letting in more air and sunlight.

ANDERSEN™ WINDOWS & DOORS

For more information, visit **andersenwindows.com/100series**

**Hardware is sold separately, except standard hardware.
†When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.
"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2020 Andersen Corporation. All rights reserved. 02/20



Interior Exterior

100 SERIES

SINGLE-HUNG WINDOW

4.1 (14)

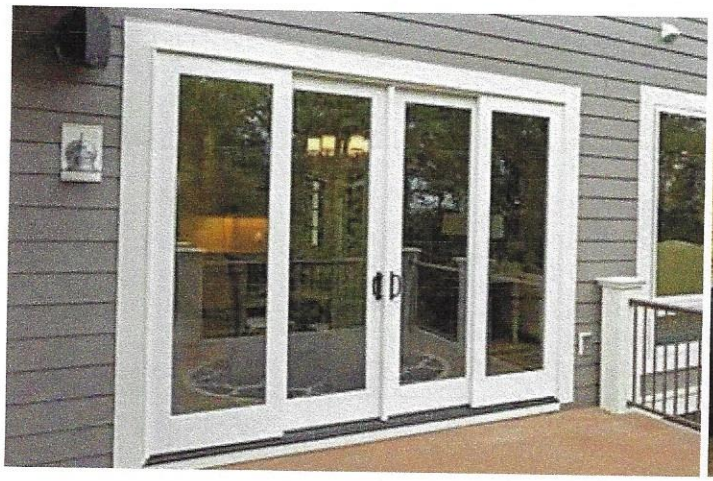
100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Made with our sustainable composite Fibrex® material, it's our budget-friendly single-hung window.

- Made with our sustainable composite Fibrex® material which is twice as strong as vinyl
- Clean corners for a refined look
- Standard sizes up to to 4' wide and 7'6" high. Custom sizes available.

Feedback

ANDERSEN™
WINDOWS & DOORS

400 SERIES Patio Doors





BUILT TO PERFORM BEAUTIFULLY

400 Series patio doors designed to bring nature's beauty inside while enhancing the style and personality of your home. With traditional design and modern performance, they're our best-selling patio doors offering time-tested classic wood craftsmanship.



- Virtually maintenance-free
- Perma-Shield® exteriors are low maintenance and never need painting
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstrip is designed to help seal out drafts, wind and water
- Frenchwood® gliding patio doors feature adjustable ball-bearing rollers provide smooth, long-lasting* gliding operation
- Frenchwood hinged patio doors feature adjustable hinges for long-lasting* performance
- Add style with grilles, exterior trim, art glass or patterned glass

PRODUCT TYPES

- Frenchwood gliding patio doors
- Frenchwood hinged inswing patio doors
- Frenchwood patio door sidelights & transoms

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

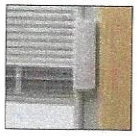
PRODUCT OPTIONS

GLASS OPTIONS

All patio doors feature tempered glass.

- Low-E4® glass
- Low-E4 glass with HeatLock® Technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock Technology

Additional glass options, including blinds between-the-glass, are available. Contact your Andersen supplier for availability.



ASK ABOUT ENERGY STAR

EXTERIOR OPTIONS



INTERIOR OPTIONS



*Maple and oak wood species are available on 400 Series Frenchwood® patio doors only.
Naturally occurring variations in grain, color and texture if wood make each door one of a kind.
All wood interiors are unfinished unless prefinished white is specified.

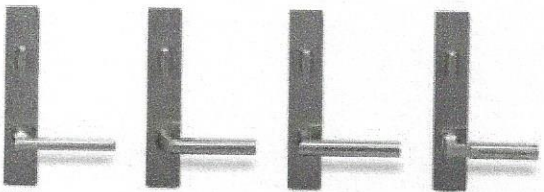
HARDWARE OPTIONS†



Bold name denotes finish shown.

FSB® HARDWARE

FSB hardware available in Satin Stainless Steel.



HARDWARE FINISHES



†Hardware is sold separately, except standard hardware.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.
"Andersen" and all other marks where denoted are trademarks of Andersen Corporation.
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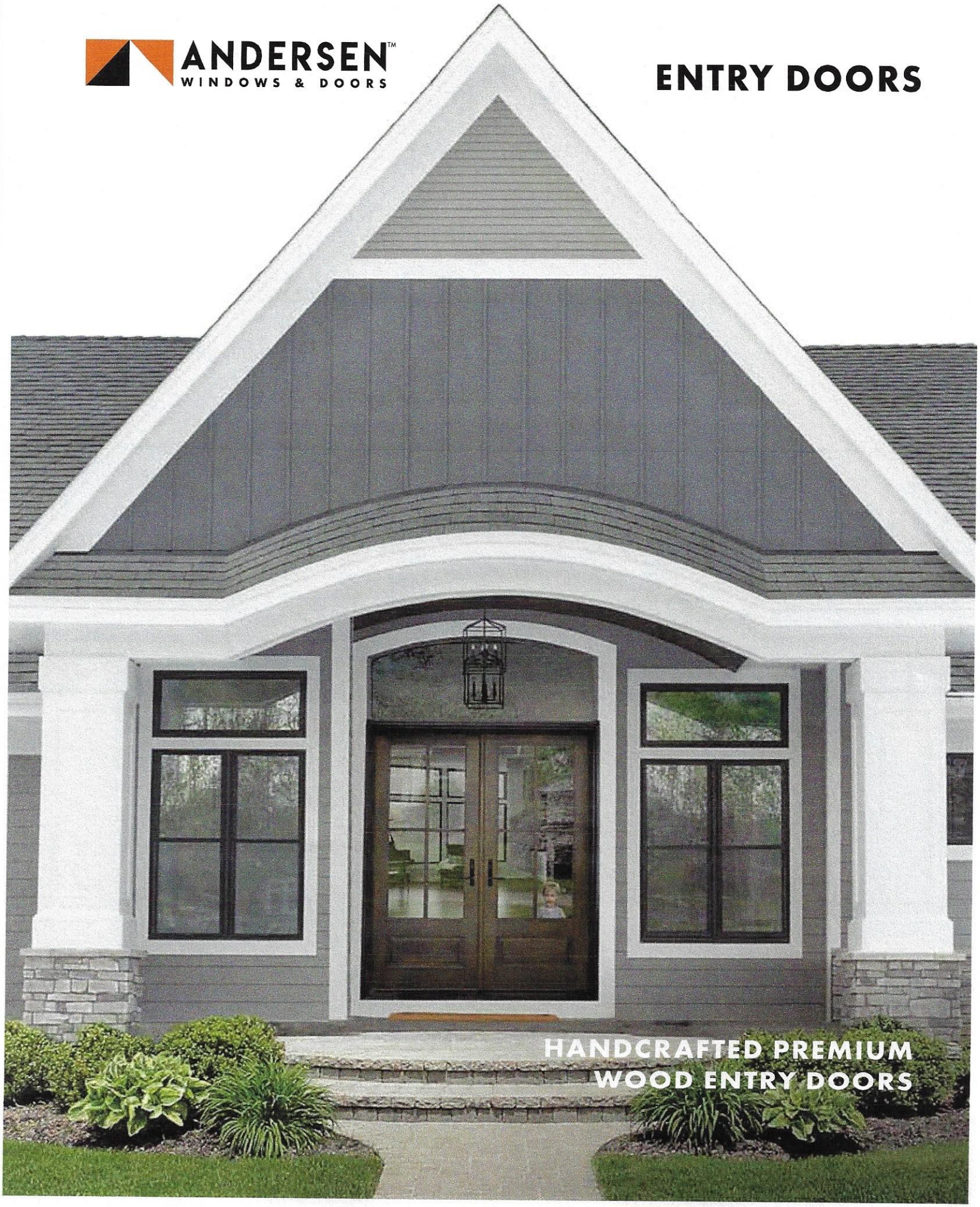
ANDERSEN™ WINDOWS & DOORS

For more information, visit **andersenwindows.com/400series**

ANDERSEN™
WINDOWS & DOORS

ENTRY DOORS



HANDCRAFTED PREMIUM WOOD ENTRY DOORS

EXPAND YOUR VIEW

ENTRY DOOR STYLES

All styles available with wood or clad exteriors and as single or double doors.

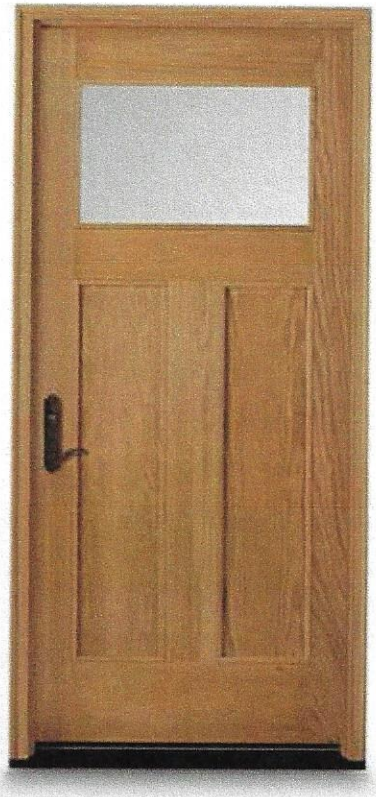
Arts & Crafts
Glass Panel


402


403


404

Arts & Crafts (403)
Shown in oak



Straightline
Full Panel

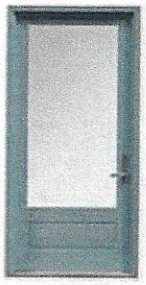

178


195


193


180

Straightline
Glass Panel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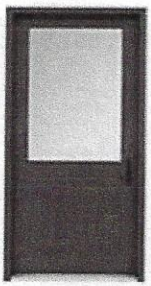
194


179


334


102

SIDELIGHTS & TRANSOMS

To provide seamless alignment with Straightline or Arts & Crafts style entry doors, sidelights and transoms are available.

For more information, visit **andersenwindows.com/entrydoors**



OPTIONAL EXTERIOR COLORS

Make a bold first impression with 50 commercial-grade, aluminum-clad exterior colors to give your door an enduring finish that never needs painting. Plus, enjoy look of rich wood on the interior.

Colony White	White	Abalone	Balsa White	Canvas	Maple Syrup	Harvest Gold	Prairie Grass	Flagstone
Sandtone	Pebble Tan	Carmel	Terratone	Hot Chocolate	Bourbon	Acorn	Coffee Bean	Cocoa Bean
Sierra Bronze	Dark Bronze	Clay Canyon	Red Rock	Cardinal	Bing Cherry	Fire Engine Red	Cinnamon Toast	Olive
Sage	Billiard Green	Moss	Forest Green	Mallard Green	Spearmint	Aquamarine	Patina	Sky Blue
Country Blue	Blue Denim	Watercolor Blue	Carribean Blue	Slate	Moody Blue	Stormy Blue	Dove Gray	Harbor Mist
Yorktown Pewter	Smokey Gray	Mystic Gray	Dark Ash	Black				

Printing limitations prevent exact duplication of colors.
Please see your Andersen supplier for actual color samples.

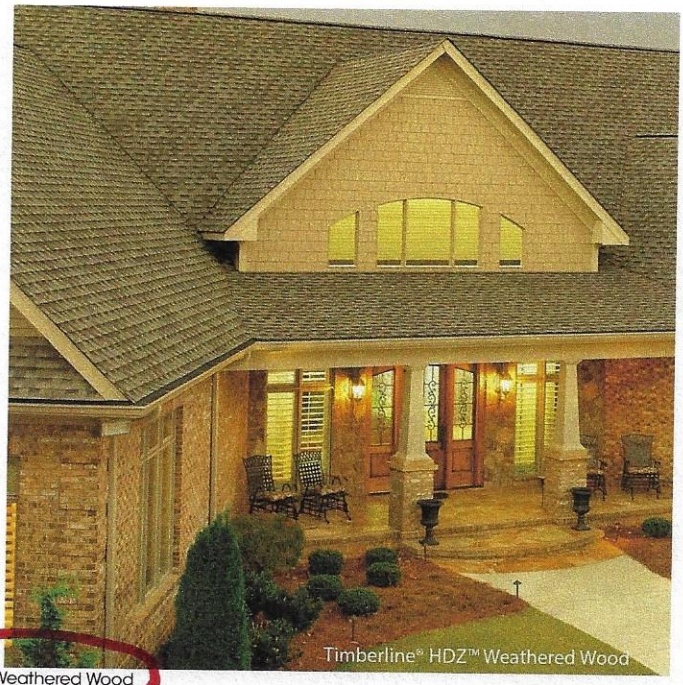


Timberline® HDZ™ Shingles

Same great look as TimberlineHD™ Shingles! Check with your contractor to see if Timberline® HDZ™ Shingles are available now in your area.







Color/Finish: Weathered Wood



SEE ALL COLORS › ()

Showing products available near **32034** CHANGE › ()

★★★★½ Read Reviews

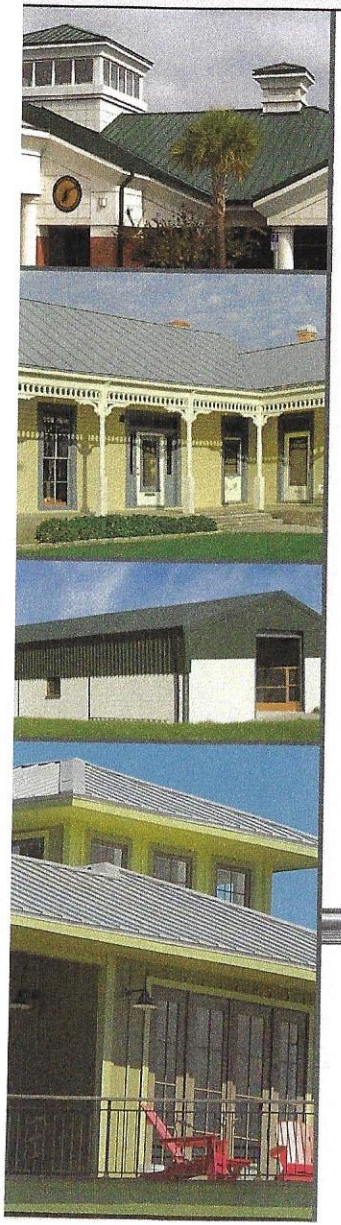
ABOUT (HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ)

SPECS (HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ/SPECIFICATIONS)

PROI

More homeowners in North America rely on Timberline® Shingles than any other brand. They offer just the right combination of beauty, performance, and reliability — and are the best value in roofing today.

Metal Roofing Beauty That Lasts!

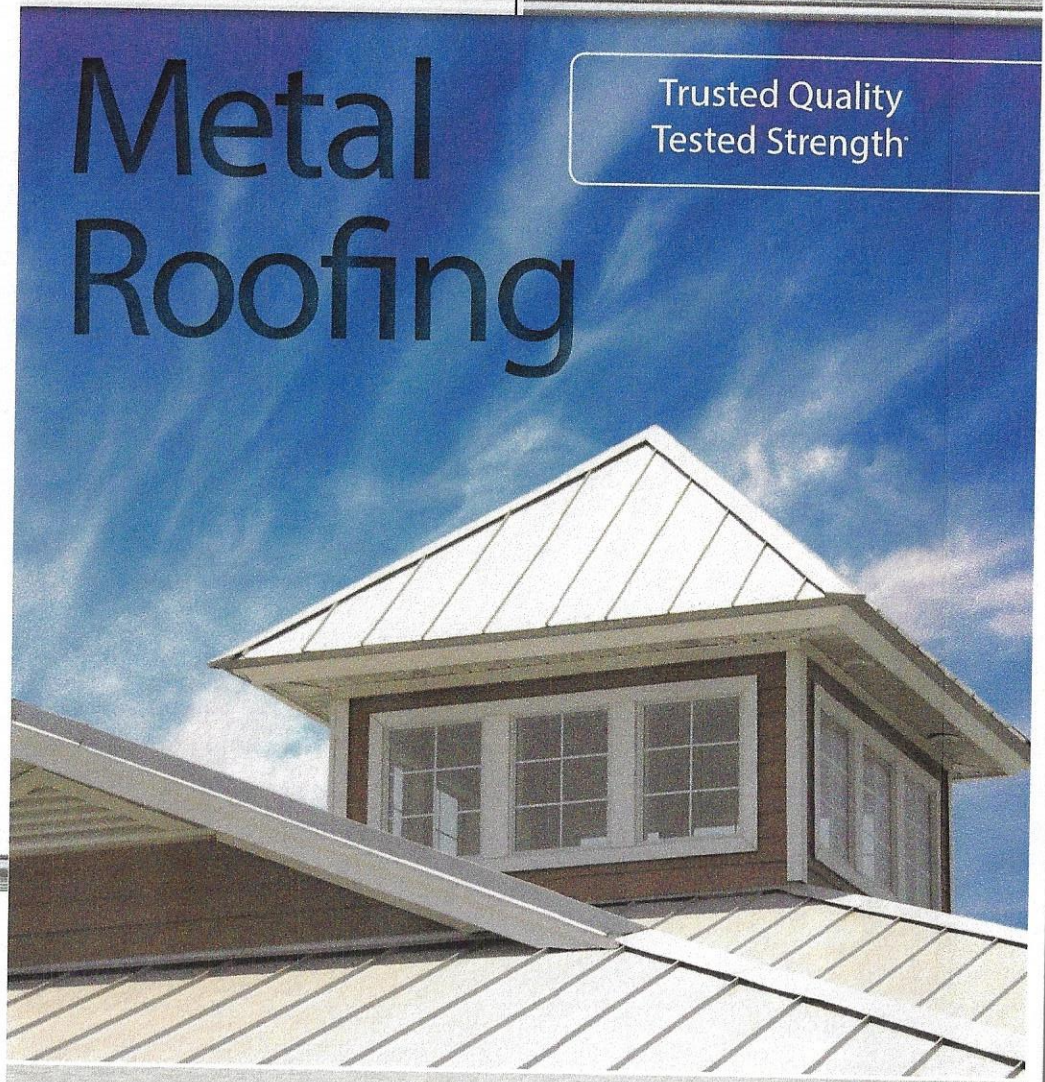


Authorized Dealer

SEMCO
SOUTHEASTERN METALS

Metal Roofing

Trusted Quality
Tested Strength



A GIBRALTAR INDUSTRIES COMPANY

Metal Roofing Beauty That Lasts!

Trusted Quality. Tested Strength.

Residential • Commercial • Agricultural • Industrial

SEMCO SOUTHEASTERN METALS

A complete line of roof and wall panel systems

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





SM-RIB

Design Features

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

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

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



SM-RIB





PBR & R PANELS

Design Features

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

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: TDI • UL • FL CODE



PBR-PANEL RECOMMENDED FOR ROOFING



R-PANEL RECOMMENDED FOR SIDING ONLY



See individual product descriptions for applicable certifications.



SEM-LOK

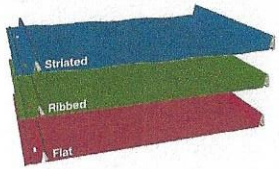
Design Features

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

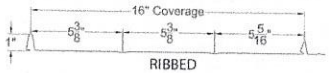
Material

- Galvalume
- SemCoat Plus

Approvals: MIAMI-DADE • UL • FL CODE



SEM-LOK



RIBBED



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

Design Features

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

Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

Approvals: UL • FL CODE

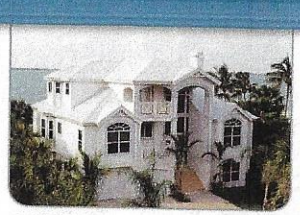


2-1/2"CORRUGATED



1-1/4" CORRUGATED





5-V CRIMP

Design Features

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

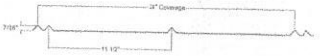
Material

- Galvanized Steel or Galvalume
- SemCoat SP or SemCoat Plus

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



5-V CRIMP



www.semetals.com

Technical Support 800.SE Specs 800.737.7327

ENERGY STAR PARTNER

SEMCO SOUTHEASTERN METALS

Metal Roofing Color Guide

11801 INDUSTRY DRIVE • JACKSONVILLE, FLORIDA 32218

CRRC COOL ROOF RATING COUNCIL® MEMBER

SemCoat SP - 40 Year Warranty

- Barn Red* (SR).35 (TE).83 (SRI)36
- Hawaiian Blue* (SR).32 (TE).83 (SRI)32
- Bone White* (SR).55 (TE).83 (SRI)63
- Light Stone* (SR).55 (TE).83 (SRI)63
- Burnished Slate (SR).25 (TE).83 (SRI)22
- Charcoal Gray* (SR).25 (TE).83 (SRI)22
- Mocha Tan* (SR).32 (TE).83 (SRI)32
- Cocoa Brown* (SR).25 (TE).83 (SRI)22
- Old Town Gray* (SR).35 (TE).83 (SRI)36
- Forest Green* (SR).25 (TE).83 (SRI)22
- Reflective White* (SR).55 (TE).83 (SRI)63

SemCoat Plus - 45 Year Warranty

- Brick Red* (SR).25 (TE).86 (SRI)24
- Regal Blue (SR).25 (TE).85 (SRI)23
- Chamois Tan* (SR).43 (TE).86 (SRI)48
- Regal White* (SR).64 (TE).83 (SRI)76
- Copper Penny* (SR).43 (TE).82 (SRI)46
- Silver Dollar* (SR).54 (TE).81 (SRI)61
- Hartford Green* (SR).12 (TE).83 (SRI)5
- Slate Bronze* (SR).9 (TE).84 (SRI)2
- Onyx Gray* (SR).37 (TE).88 (SRI)41
- Slate Gray* (SR).17 (TE).87 (SRI)4

PPG Cool Color Technology



* Meets or exceeds Energy Star® requirements

Solar Reflectance (SR), Thermal Emtance (TE), Solar Reflectance Index (SRI)

Cool Color

NOTE: Colors shown are for reference only. Limited by printing process and viewing conditions the colors are only a close approximation. Actual metal color samples are available upon request.


283
283-C1
SW 7632
Modern Gray
283-C2
SW 7641
Colonnade Gray
Main Color
283-C3
SW 1015
Skyline Steel
283-C4
SW 7643
Pussywillow
255
255-C1
SW 7005
Pure White
255-C2
SW 7008
Alabaster
Trim Color
255-C3
SW 7566
Westhighland White
255-C4
SW 7570
Egret White

Carriage House COLLECTION



Charming carriage house design paired with the thermal performance of insulated steel.

The Genuine. The Original.

OVERHEAD DOOR®

Carriage House Collection

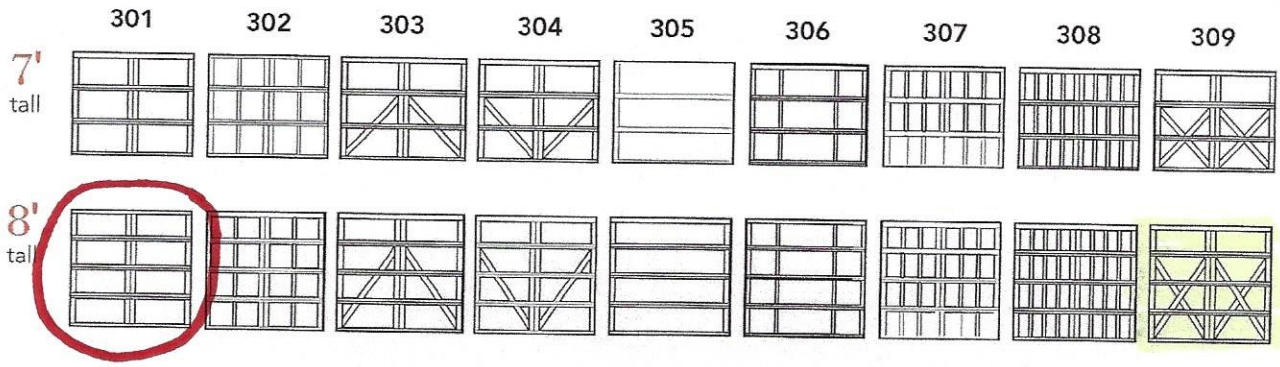
Door Designs

Select your door panel style and color

1 Choose a panel style:

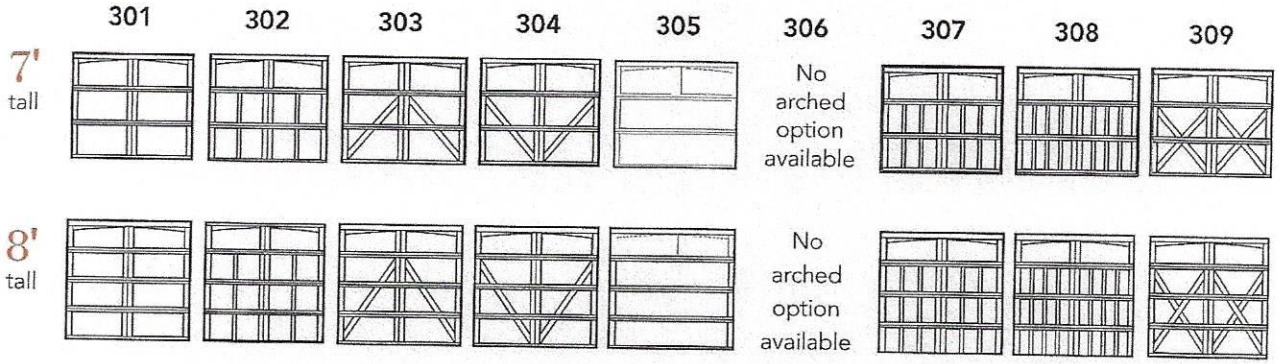
Square top

Models:



Arched top

Models:





Carriage House Collection

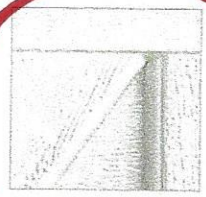
Door Designs

Select your door panel finish

2 Choose a finish:

Actual colors may vary from brochure due to fluctuations in printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Painted finishes



White



Gray



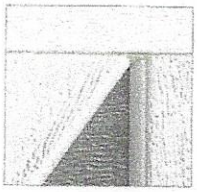
Clay



Green

White is standard. All other colors are an optional upgrade.

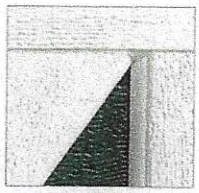
Two-toned painted finishes



Gray/White



Clay/White



Green/White

With two-tone option the trim boards are white (standard).

Stained finishes



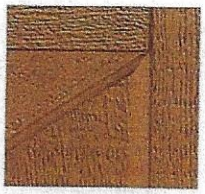
Mahogany



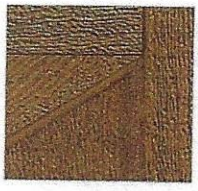
Walnut



Oak



Red Oak



Honduran Mahogany



Gray



Clay



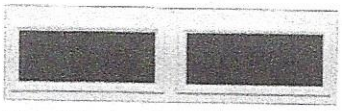
Green

Carriage House Collection

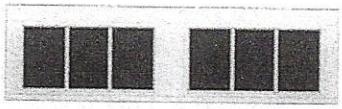
Decorative Accents

Customize your door with windows

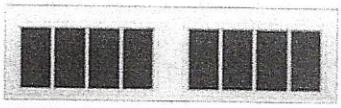
3 Choose a window style:



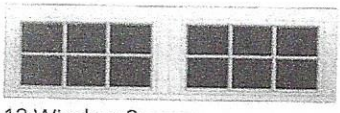
Single car Plain Window Square
Double car Plain Window Square



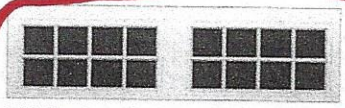
6 Window Square
12 Window Square



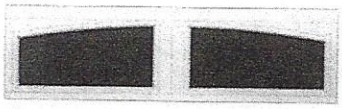
8 Window Square
16 Window Square



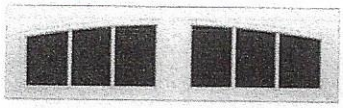
Single car 12 Window Square
Double car 24 Window Square



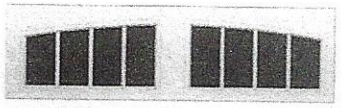
16 Window Square
32 Window Square



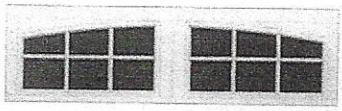
Single car Plain Window Arched
Double car Plain Window Arched



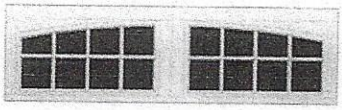
6 Window Arched
12 Window Arched



8 Window Arched
16 Window Arched



Single car 12 Window Arched
Double car 24 Window Arched



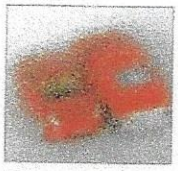
16 Window Arched
32 Window Arched

Option of single or double arch for double car doors. Models are also available in solid arched top panels (no windows).

Choose a glass type:



Clear

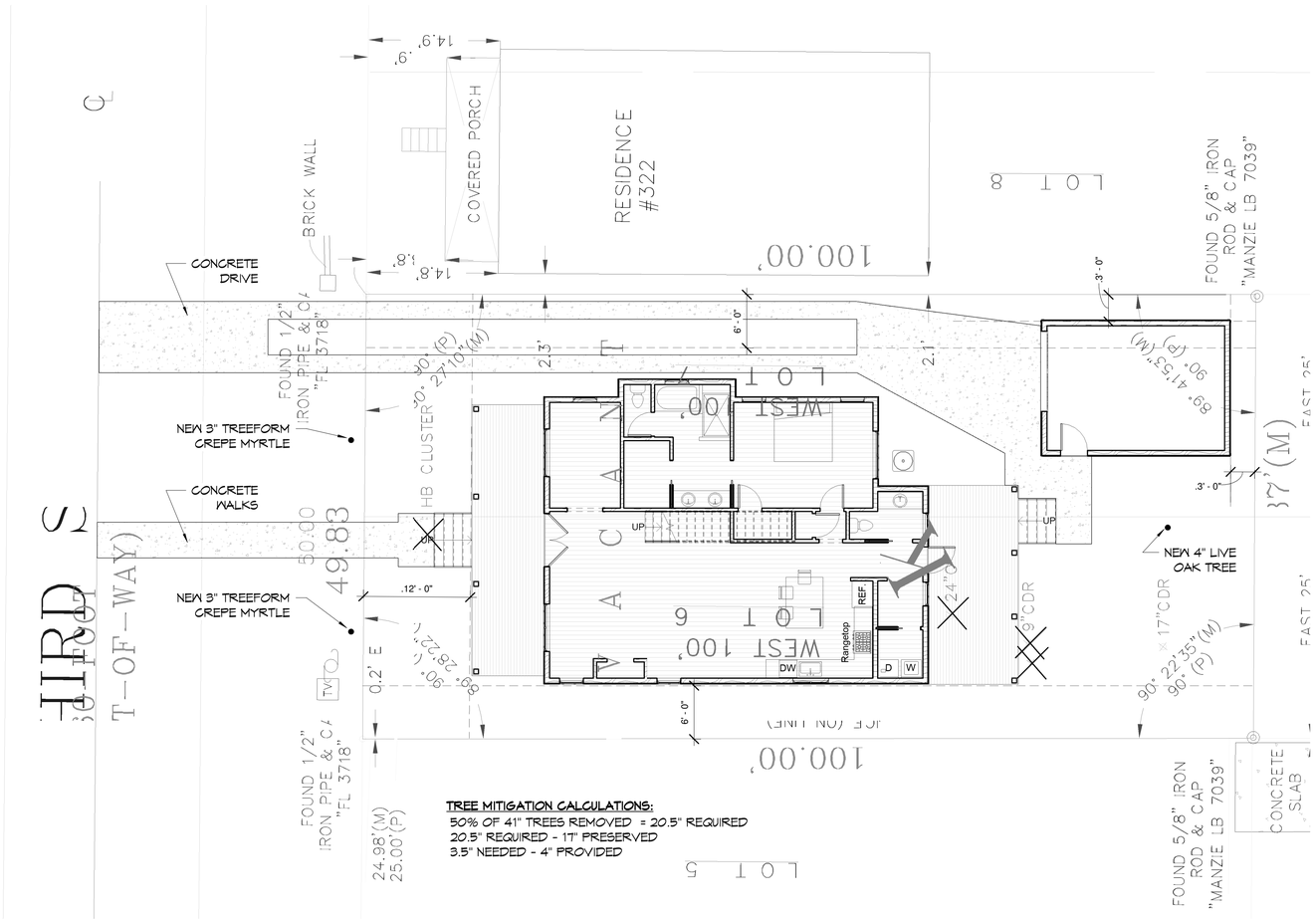


Obscure



Model 306 7' high Gray/White painted finish





1 Site Plan
1/8" = 1'-0"

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH 904/277-4393 FAX 904/277-6734

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC Final	10-28-20

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LORENSTON
316 N. 3RD STREET
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

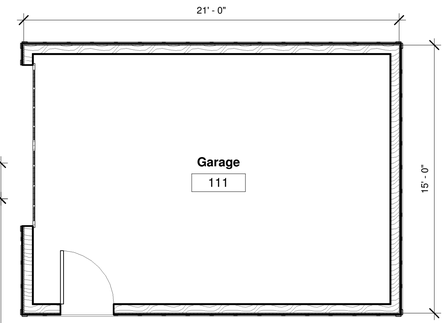
Project:
Released:

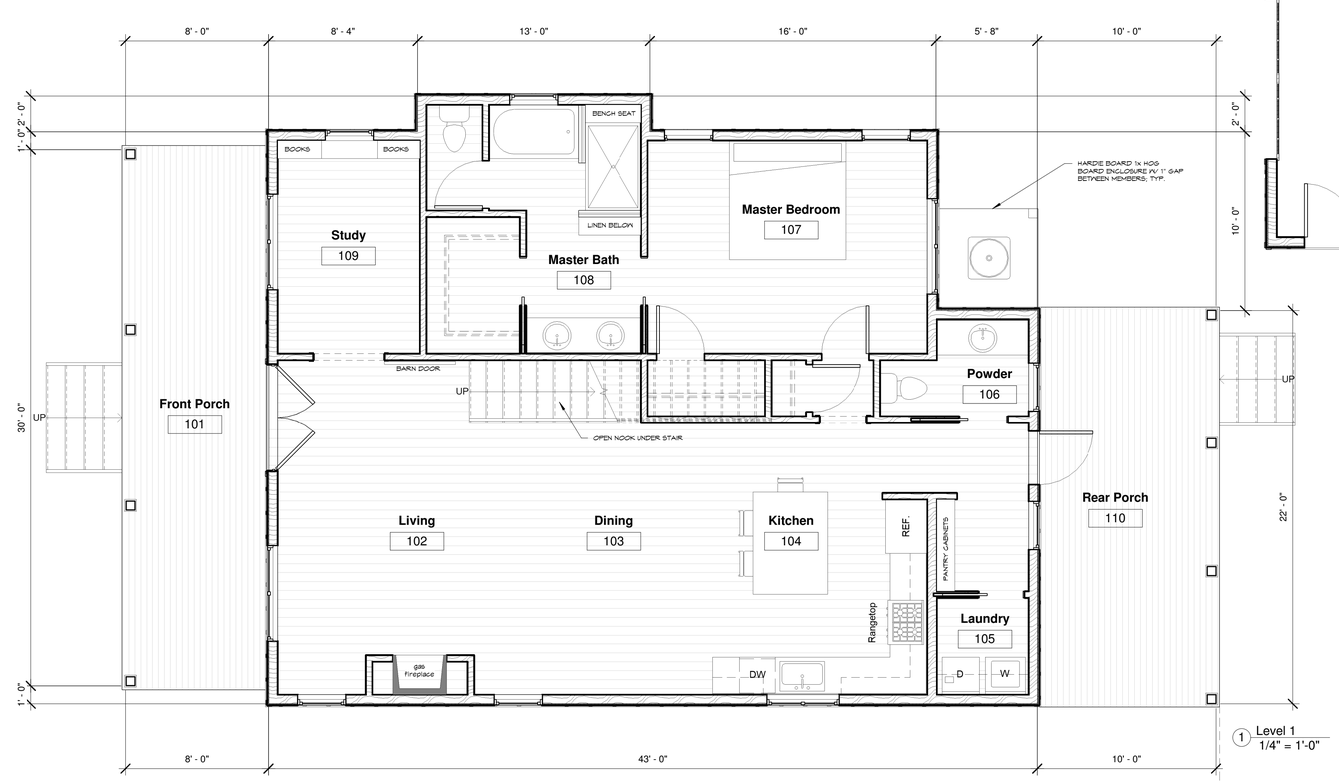
Site Plan & Code Info

Sheet Number
C-101
Page of



2 Level 2
1/4" = 1'-0"





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

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4393 FAX (904)277-6734

Revisions

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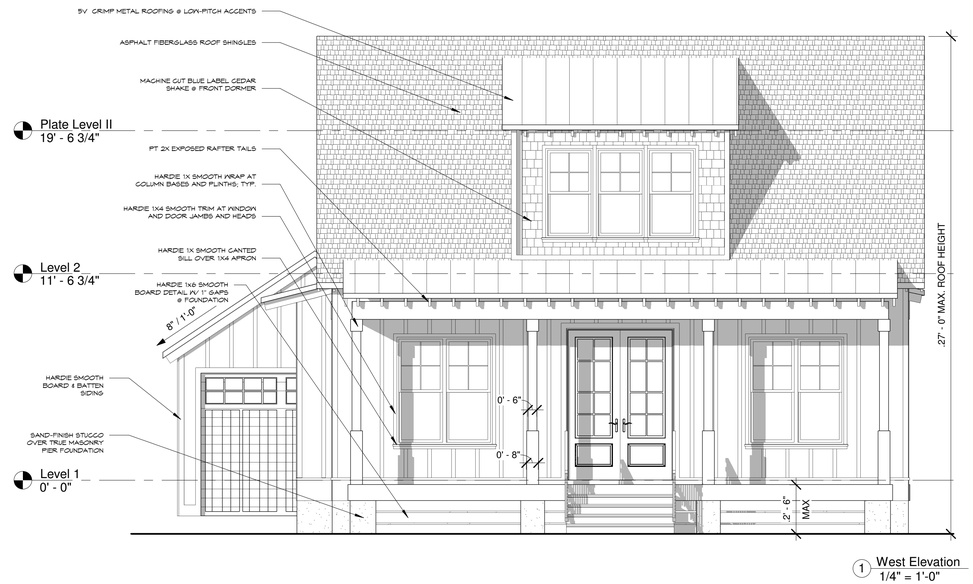
LORENSTON
316 N. 3RD STREET
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

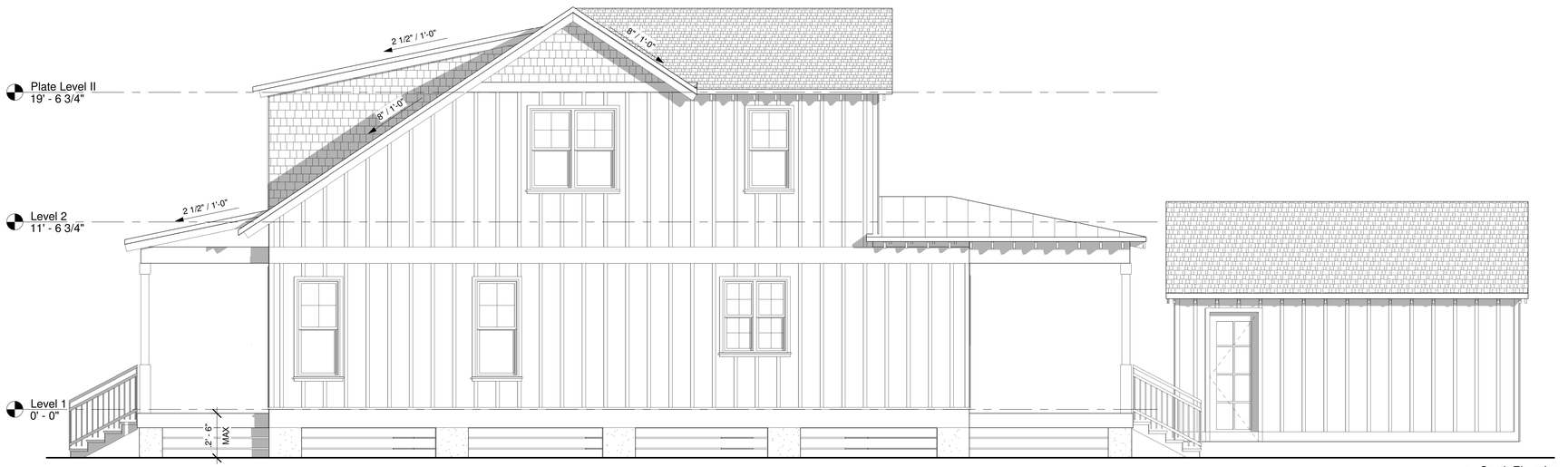
Project:
Released:

Floor Plans

Sheet Number
A-101
Page of



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4393 FAX (904)277-6734

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC Final	10-28-20

Not Published
All Rights Reserved

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

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

STATE OF FLORIDA
JOHN MARK COTNER
AR0012646
REGISTERED ARCHITECT

This item has been electronically signed and sealed by John Mark Cotner, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

LORENSTON
316 N. 3RD STREET
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:

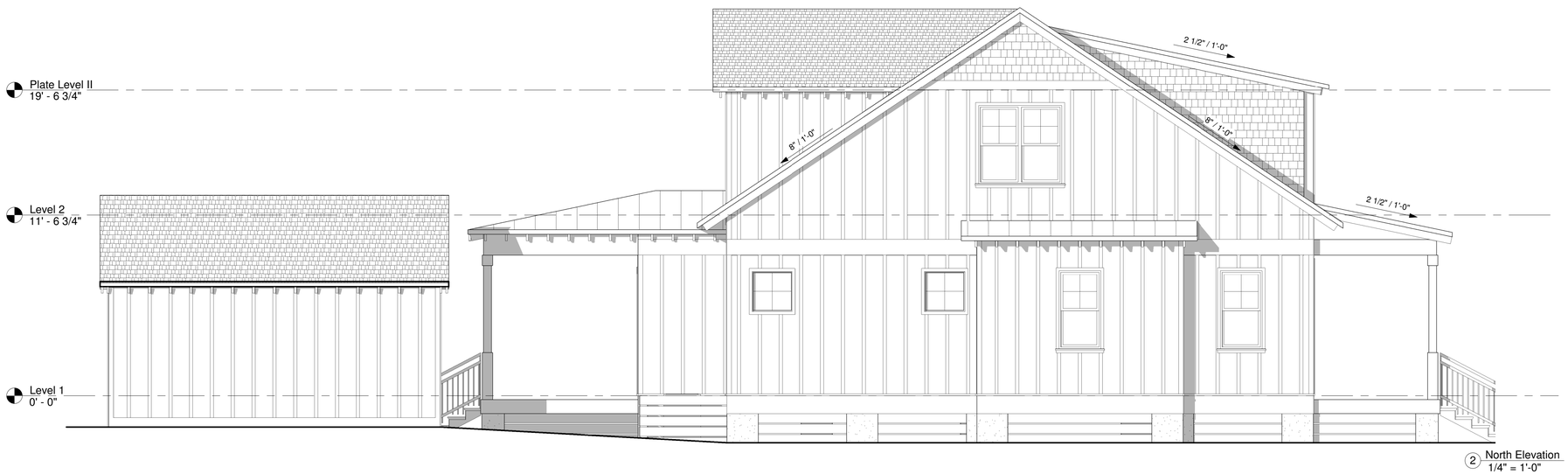
Released:

Elevations

Sheet Number
A-201
Page of



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4393 FAX (904)277-6734

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LORENSTON
316 N. 3RD STREET
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:
Released:

Elevations

Sheet Number
A-202
Page of





CITY OF FERNANDINA BEACH **Daphne Forehand**
Department of Planning & Conservation City Planner

10/13/20

Todd Lorentson
1116A Natures Walk Drive
Fernandina Beach FL
32034

RE: 316 N. 3rd Street Context Sensitive Review

Mr. Lorentson,

Your application for a context sensitive review determination (File# ADMIN 2020-0024) has been approved as of October 13th, 2020.

A copy of the staff report has been enclosed with this letter.

If you have any further questions, please contact the City of Fernandina Beach Department of Planning & Conservation at 904-310-3480.

Sincerely,

Daphne Forehand
City Planner

Attachment

CC: File

CITY OF FERNANDINA BEACH **Daphne Forehand**
Department of Planning & Conservation City Planner

APPLICATION FOR CONTEXT SENSITIVE REVIEW DETERMINATION

OWNER/APPLICANT:	Cotner Associates, Agent for Todd Lorentson
REQUESTED ACTION:	Context Sensitive Review Determination
LOCATION:	00-00-31-1800-0017-0060 316 N. 3rd Street
LAND USE + ZONING:	Medium Density Residential, R-2
EXISTING USES ON SITE:	Vacant

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

BACKGROUND INFORMATION:

The applicant has requested a context sensitive review determination for 316 N. 3rd Street in accordance with Section 4.02.03(F) of the Land Development Code.

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

- 302 N. 3rd Street – 15.0'
- 322 N. 3rd Street – 8.8

The resulting average front yard setback, based on this information, is 23.8/2= 11.9' = 12'

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan policies are applicable:

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

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

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

The applicant has demonstrated that the proposed front yard setback is consistent with the requirements as outlined in LDC 4.02.03(F).

Section 4.02.03(F) states:

4.02.03(F) Context Sensitive Setback Determination

1. Authority and Limitation

The City Manager is authorized to alter setback standards in Table 4.02.03(E) of this LDC based on context sensitive review of setbacks in the vicinity of the subject property. Accessory structure setbacks are not eligible for context sensitive setback determinations. The authority to alter setback standards is limited to the following:

a. If at least half of the lots on the same block face are occupied by principal structures and at least 50% of those principal structures do not comply with minimum front yard setbacks, property owners may elect to apply for a context sensitive front yard setback determination.

i. The front setback of other principal structures on the block face must be measured from the property line to the closest vertical element of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.

ii. On properties seeking a context sensitive setback determination, principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face, using measurements obtained in 4.02.03(F)(1)(a)(i).

iii. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.

iv. in using a context sensitive setback determination, front-loaded garages must be setback at least twenty-five (25) feet in all cases.

2. Procedure

a. An application and applicable fees for a context sensitive setback determination shall meet the requirements set forth in Section 11.01.03, and City policies, as amended from time to time.

b. Measurements accompanying an application must be validated by a licensed land surveyor.

c. The City Manager shall evaluate the application for a context sensitive setback determination for compliance with the requirements set forth in Section 4.02.03(F)(1) above.

d. Upon approval, the City Manager shall provide a notice of intent to approve, to be posted on the subject property for a period of ten (10) days. Any appeals of this intent to approve shall follow the process provided in Section 11.07.00.

e. Following the notice period, the City Manager issue a written order stating the approved setbacks for the subject property. A copy of such order shall be submitted with any building permit application for the property.

CONCLUSION:

The requested context sensitive review is compliant with the City's Land Development Code and Comprehensive Plan. There will not be an impact to the privacy or light, air, or open space of adjacent properties. This change is consistent with the intent of the Comprehensive Plan to modify design standards to better reflect the character of the neighborhood.

Further, the application meets the criteria for a context sensitive review determination as outlined in Section 4.02.03(F). The new front yard setback will be **12'**.

RECOMMENDATION:

Staff recommends approval of the **12'** front yard setback and will post the property accordingly.

Daphne Forehand
City Planner

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-38
DECEMBER 17, 2020

Owner/Applicant:	Richard Higginbotham, agent for Hall Investments Inc., owner.
Property Address:	231 N. Front Street
Parcel ID #	00-00-31-1760-0006-0000
Current zoning:	I-W
FLUM land use category:	Industrial Waterfront
Existing uses on the site:	Office
FL Master Site File #	8NA01185
Year Built:	1926 (NCPA) 1926 (FMSF)
Contributing Status:	N/A
Requested action:	Certificate of Approval to demolish primary structure

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish a primary structure located within the Waterfront Community Redevelopment Area (CRA).

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
WATERFRONT COMMUNITY REDEVELOPEMENT AREA (CRA)

ANALYSIS:

The Nassau County property appraiser lists the year of construction of this industrial vernacular structure as 1926. There is a structure that appears on the 1926 Sanborn Fire Insurance Maps of about the same size, but is located slightly northeast of the current building's location. It is unclear if this is the same building that has been relocated. The structure definitively appears on the 1949 Sanborn Maps.

Originally used as an oil storage warehouse for Gulf Refining Company, this structure represents a typical industrial building found on the working waterfront in this period.

Staff is currently working with the owner to determine if the structure can be relocated to a new location on the waterfront to serve a civic purpose and maintain one of the last few period structures on our working waterfront. In accordance with Comprehensive Plan Objective 11.08 – *Non-Designated Resources*, which states that the City shall encourage protection and revitalization of non-designated historic structures…," staff is requesting that this application be continued until the December 17, 2020 meeting to allow time for investigation into relocation of this structure.

December Update: Staff continues to work with architects and landscape architects in completing as-built drawings, a feasibility study, and a Historic Structure Assessment. Staff requests continuation of this application to the February 18, 2021 HDC meeting.

STAFF RECOMMENDATION:

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

Staff recommends:

HDC 2020-38 be continued to the February 18, 2021 Regular HDC Meeting

MOTION TO CONSIDER:

I move to **continue** HDC case number 2020-38 **to a date certain: February 18, 2021**

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-38 Application**
EXHIBIT 2 **Wood Environmental Asbestos Report (August 31, 2020)**
EXHIBIT 3 **Photos**
EXHIBIT 4 **1926 and 1949 Sanborn Fire Insurance Maps**
EXHIBIT 5 **FL Master Site File 8NA01185**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5826

Date Submitted: 8/18/2020

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

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

Fees

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

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case #

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†’ Map Search

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

231 North Front St.

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

Lot 6 &PT of lot 5&7 In or 1133/285 FNDA BCH Water Lots Sub UNR

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Hall

Last Name*

Investments Inc.

Mailing Address*

59 Ponte Vedra Blvd, Ponta Vedra Beach

City*

Ponte Vedra, Beach

State*

Florida

Zip Code*

32082

Telephone Number*

904-285-6688

E-mail Address*

ye.hall626@yahoo.com

OWNER'S AGENT

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

First Name*

Richard

Last Name*

Higginbotham

Company (if applicable)

HALL INVESTMENTS INC.

Street Address

15457 COUNTY ROAD 108

City

Hilliard Fl.

State

Florida

Zip

32046

Telephone Number

9042379739

E-mail Address

richard@hallinvest.net

Project Description*

We would like to remove the old office and warehouse, located at 231 North Front St. in Fernandina Beach. It has not been used in years, it was once the office office for Florida Petroleum Corp. and later rented to Walthall Oil. It has always been used as a petroleum company office, and has not Historical value. The tanks will remain, they are leased, and being operated by Port Consolidated as a commercial fueling Dock.

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

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

WINDOWS

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

ROOFING

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

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

Manufacturer | **Product Description** | **Color**

Include FL Product Approval # for Windows and Doors | (Name/Number)

PORCH/DECK

Manufacturer | **Product Description** | **Color**

Include FL Product Approval # for Windows and Doors | (Name/Number)

FENCING

Manufacturer | **Product Description** | **Color**

Include FL Product Approval # for Windows and Doors | (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer | **Product Description** | **Color**

Include FL Product Approval # for Windows and Doors | (Name/Number)

SIGNAGE

Manufacturer | **Product Description** | **Color**

Include FL Product Approval # for Windows and Doors | (Name/Number)

OTHER

Manufacturer | **Product Description** | **Color**

Include FL Product Approval # for Windows and Doors | (Name/Number)

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

Upload 1 Choose File No file selecte

Upload 2 Choose File No file selecte

Upload 3 Choose File No file selecte

Upload 4 Choose File No file selecte

Upload 5 Choose File No file selecte

Upload 6 Choose File No file selecte

Upload 7 Choose File No file selecte

Upload 8 Choose File No file selecte

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Richard

Applicant Last Name*

Higginbotham

Today's Date*

8/18/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures for the City of Fernandina Beach.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or case law governing Quasi-Judicial, Legislative, or Administrative Hearings. CMT procedures must comply with Section 120.54(5)(b)(2), Fla. Stats.
- For quasi-judicial hearing: An opportunity for persons to speak on each agenda item or case will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence by affected parties, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. Affected parties will be permitted to cross-examine witnesses and parties. However, the public may request the Board Chair or moderator to ask questions of parties or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.
- For all quasi-judicial hearings except appeals, witness lists and exhibits to be presented by applicants and affected parties must be submitted to the City Attorney's Office three (3) business days in advance of the hearing. "Affected Parties" are defined as residents of the City.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of Fernandina Beach, its boards and commission, staff, and appointed and elected officials, for any and all claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all reasonable attorneys' fees and costs incurred by the City in defending the decision or order of the board or commission utilizing CMT procedures related to your hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that they have had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant's and/or Property Owner's own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

PROPERTY OWNER

SIGNATURE: _____
NAME: Richard D. Higginbotham
PROJECT NAME/ADDRESS: 231 N. Front St.

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [__] online notarization, Richard Higginbotham, who is personally known to me or who has produced FL Drivers License as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.
Witness my hand and official seal, this 8th day of September, 2020.

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES: November 12, 2020

_____
Notary Public, State of Florida
SYLVIE McCANN EXP 11/12/2020

PROPERTY OWNER'S AGENT

SIGNATURE: _____
NAME: _____
PROJECT NAME/ADDRESS: _____

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [__] physical presence or [__] online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.
Witness my hand and official seal, this _____ day of _____, 2020.

_____
Notary Public, State of Florida

August 31, 2020

Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258
Phone: 904.396.5173 ● Fax: 904.396.5703
www.woodplc.com

Mr. Richard Higganbothan
Hall Investments
59 Ponte Vedra Boulevard
Pont Vedra Beach, Florida 32082
richard@hallinvest.net

Subject: **Report of Pre-Demolition Survey for Asbestos-Containing Materials**
Office/Storage Building Structure
231 North Front Street
Fernandina Beach, Florida
Wood Project Number 6783-20-5009

Dear Mr. Higganbothan:

Wood Environment and Infrastructure Solutions, Inc. (Wood) has completed the asbestos survey within/on the office building structure located at 231 North Front Street in Fernandina Beach, Florida. The survey included visual observations, material sampling, and laboratory analysis of suspect asbestos-containing materials. Our services were authorized by your acceptance of our work order. This sampling was performed on August 5, 2020, by Mr. James Marsh of Wood, a U.S. Environmental Protection Agency (EPA) accredited Asbestos Building Inspector, under the direction of our Florida Licensed Asbestos Consultant. This report presents the project background, material sampling procedures, and analytical results. Test results, professional licenses, and accreditations of the testing personnel are attached

Background Information

The purpose of the survey was to safely test accessible suspect asbestos-containing building materials within/on the existing structure for the presence of asbestos. This survey was performed in general compliance with the Environmental Protection Agency (EPA) NESHAP asbestos survey requirements. We understand that no previous survey of this type had been performed at the site. The samples were obtained by Mr. Marsh based on distribution and accessibility.

A description of the office/warehouse structure is as follows:

Exterior

Stucco
Metal Roof/Roll Roofing

Interior Building Materials

Floors: Carpet on Wood/12" Vinyl Flooring/Vinyl Sheet Flooring under Carpet
Walls: Wall Paneling/Drywall
Ceilings: 1' x 1' Fitted Ceiling Tiles (Three Types)/ 2' x 2' Ceiling Panels

'Wood' is a trading name for John Wood Group PLC and its subsidiaries

Sampling and Analysis Procedures

We obtained 22 samples of suspect asbestos-containing materials as follows:

1' x 1' Ceiling Tiles: Smooth	2 Samples
1' x 1' Ceiling Tiles: Rough	2 Samples
1' x 1' Ceiling Tiles: Dimpled	2 Samples
Ceramic Wall Tile Grout	1 Sample
12" Vinyl Floor Squares	2 Samples
Drywall/Joint Compound	2 Samples
2' x 2' Ceiling Panels	2 Samples
Attic Cream HVAC duct Seam Sealant	2 Samples
Tan Vinyl Sheet Flooring	1 Sample
Brown Vinyl Sheet Flooring	1 Sample
Stucco Walls	2 Samples
Exterior Window Frame Sealant	1 Sample
Roll Roofing	2 Samples

The samples were analyzed by CEI labs using Polarized Light Microscopy (PLM) coupled with Dispersion Staining as outlined in the Environmental Protection Agency's (EPA's) "Method for the Determination of Asbestos in Bulk Building Material (EPA-600/R-93/116)."

Summary of PLM Results

Two (2) of the 22 samples were found to be Asbestos-Containing Materials (ACM) as defined by the EPA:

Sample No.	Sample Type	Location	Asbestos Type	Asbestos Percentage
16	Vinyl Sheet Flooring: Tan	Office	Friable	25% in Vinyl 2% in Tan Mastic
17	Vinyl Sheet Flooring: Brown	Office	Friable	25% in Vinyl 2% in Tan Mastic

Approximate extent of ACM:

Vinyl Sheet Flooring (Tan/Brown)	3 Offices and Entry Closet	600 Square Feet

Conclusions

Based on the sample analysis results, it appears that asbestos is present in the vinyl sheet flooring located under carpeting in three offices and in the entry closet.

Recommendations

We recommend that the vinyl sheet flooring be removed prior to demolition of the structure by a State of Florida Licensed Asbestos Abatement Contractor..

Qualifications of the Report

The findings included herein are based on information obtained during a site visit and from previous experience. If additional information becomes available, which might impact our conclusions, Wood requests the opportunity to review the information, reassess the potential concerns, and modify opinions, if warranted.

This report is intended for the exclusive use of Hall Investments under the terms and conditions of our agreement. Use of this report or reliance upon information contained in this report by any other party implies an agreement by that party to the same terms and conditions under which our services were provided. Furthermore, any use of this report by a party for purposes beyond those intended by Wood will be at their sole risk. These findings are relevant to the dates of our services and should not be relied upon to represent conditions at substantially earlier or later dates.

Wood appreciates this opportunity to serve as consultants to you. If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.

James E. Marsh
Environmental Geologist
AHERA Inspector/Management Planner

John Stump, P.G., LAC
Qualifying Agent
Asbestos Consultant: Florida
License No. AX0000042

Appendix A: Bulk Sample Analysis Results
Appendix B: Surveyor/Laboratory Certifications
Appendix C: Photographic Documentation

APPENDIX A

BULK SAMPLE ANALYSIS RESULTS
(PLM)

August 19, 2020

Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

CLIENT PROJECT: 231 N. Front Street, 6783-20-5009
CEI LAB CODE: B204204

Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on August 12, 2020. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,

Tianbao Bai, Ph.D., CIH
Laboratory Director

NVLAP TESTING
NVLAP LAB CODE 101768-0

AMENDED

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Wood Environment & Infrastructure Solutions

CLIENT PROJECT: 231 N. Front Street, 6783-20-5009

LAB CODE: B204204

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 08/19/20

TOTAL SAMPLES ANALYZED: 22

SAMPLES >1% ASBESTOS: 4

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AMENDED

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 231 N. Front Street, 6783-20-5009 **LAB CODE:** B204204

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
231-1		B74052	White,Beige	1x1 Ct	None Detected
231-2		B74053	White,Beige	1x1 Ct	None Detected
231-3		B74054	White,Brown	1x1 Ct	None Detected
231-4		B74055	White,Brown	1x1 Ct	None Detected
231-5		B74056	White,Brown	1x1 Ct	None Detected
231-6		B74057	White,Brown	1x1 Ct	None Detected
231-7		B74058	White	Grout	None Detected
231-8		B74059	Green,Gray	12" Floor Square	None Detected
231-9		B74060	Green,Gray	12" Floor Square	None Detected
231-10		B74061	Off-white,Tan	Drywall/Joint Compound	None Detected
231-11		B74062	Off-white,Tan	Drywall/Joint Compound	None Detected
231-12		B74063	White,Beige	2x2 Ceiling Panel	None Detected
231-13		B74064	White,Beige	2x2 Ceiling Panel	None Detected
231-14		B74065	Cream,Silver	Hvac Sealant	None Detected
231-15		B74066	Cream,Silver	Hvac Sealant	None Detected
231-16	Layer 1	B74067A	Yellow	Carpet Mastic	None Detected
	Layer 2	B74067A	Patterned	Vfc	Chrysotile 25%
		B74067B	Tan	Mastic	Chrysotile 2%
231-17	Layer 1	B74068A	Yellow	Carpet Mastic	None Detected
	Layer 2	B74068A	Patterned	Vfc	Chrysotile 25%
		B74068B	Tan	Mastic	Chrysotile 2%
231-18	Layer 1	B74069	White	Stucco Skim Coat	None Detected
	Layer 2	B74069	Beige	Stucco Base Coat	None Detected
231-19	Layer 1	B74070	White	Stucco Skim Coat	None Detected
	Layer 2	B74070	Beige	Stucco Base Coat	None Detected
231-20		B74071	Off-white,Clear	Window Frame Seal	None Detected
231-21		B74072	Black,Gray	Roll Roofing	None Detected
231-22		B74073	Black,Gray	Roll Roofing	None Detected

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AMENDED

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
231-1 B74052	1x1 Ct	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-2 B74053	1x1 Ct	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-3 B74054	1x1 Ct	Heterogeneous White,Brown Fibrous Loosely Bound	95%	Cellulose	5%	Paint	None Detected
231-4 B74055	1x1 Ct	Heterogeneous White,Brown Fibrous Loosely Bound	95%	Cellulose	5%	Paint	None Detected
231-5 B74056	1x1 Ct	Heterogeneous White,Brown Fibrous Loosely Bound	95%	Cellulose	5%	Paint	None Detected
231-6 B74057	1x1 Ct	Heterogeneous White,Brown Fibrous Loosely Bound	95%	Cellulose	5%	Paint	None Detected
231-7 B74058	Grout	Homogeneous White Non-fibrous Bound			80% 20%	Binder Silicates	None Detected

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ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
231-8 B74059	12" Floor Square	Homogeneous Green,Gray Non-fibrous Tightly Bound			100%	Vinyl	None Detected
231-9 B74060	12" Floor Square	Homogeneous Green,Gray Non-fibrous Tightly Bound			100%	Vinyl	None Detected
231-10 B74061	Drywall/Joint Compound	Heterogeneous Off-white,Tan Fibrous Bound	15% 5%	Cellulose Fiberglass	75% 5% <1%	Gypsum Calc Carb Paint	None Detected
231-11 B74062	Drywall/Joint Compound	Heterogeneous Off-white,Tan Fibrous Bound	15% 5%	Cellulose Fiberglass	75% 5% <1%	Gypsum Calc Carb Paint	None Detected
231-12 B74063	2x2 Ceiling Panel	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-13 B74064	2x2 Ceiling Panel	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-14 B74065	Hvac Sealant	Heterogeneous Cream,Silver Fibrous Bound	25% 10%	Fiberglass Cellulose	55% 10%	Mastic Metal Foil	None Detected

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AMENDED

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
231-15 B74066	Hvac Sealant	Heterogeneous Cream,Silver Fibrous Bound	25% 10%	Fiberglass Cellulose	55% 10%	Mastic Metal Foil	None Detected
231-16 Layer 1 B74067A	Carpet Mastic	Homogeneous Yellow Non-fibrous Bound	<1% <1%	Synthetic Fiber Cellulose	100%	Mastic	None Detected
Layer 2 B74067A	Vfc	Heterogeneous Patterned Fibrous Tightly Bound	25%	Cellulose	50%	Vinyl	**25% Chrysotile**
B74067B	Mastic	Homogeneous Tan Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
Lab Notes: Analyst opinion: Contamination from adjacent VFC.							
231-17 Layer 1 B74068A	Carpet Mastic	Homogeneous Yellow Non-fibrous Bound	<1% <1%	Synthetic Fiber Cellulose	100%	Mastic	None Detected
Layer 2 B74068A	Vfc	Heterogeneous Patterned Fibrous Tightly Bound	25%	Cellulose	50%	Vinyl	**25% Chrysotile**
B74068B	Mastic	Homogeneous Tan Fibrous Bound	3%	Cellulose	95%	Mastic	**2% Chrysotile**
Lab Notes: Analyst opinion: Contamination from adjacent VFC.							

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AMENDED

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous			Non-Fibrous		ASBESTOS %
231-18	Stucco Skim Coat	Homogeneous				65%	Silicates	None Detected
Layer 1		White				35%	Binder	
B74069		Non-fibrous						
		Bound						
Layer 2	Stucco Base Coat	Homogeneous				70%	Silicates	None Detected
B74069		Beige				30%	Binder	
		Non-fibrous						
		Bound						
231-19	Stucco Skim Coat	Heterogeneous				65%	Silicates	None Detected
Layer 1		White				35%	Binder	
B74070		Non-fibrous				<1%	Paint	
		Bound						
Layer 2	Stucco Base Coat	Homogeneous				70%	Silicates	None Detected
B74070		Beige				30%	Binder	
		Non-fibrous						
		Bound						
231-20	Window Frame Seal	Heterogeneous				100%	Caulk	None Detected
B74071		Off-white,Clear				<1%	Paint	
		Non-fibrous						
		Bound						
231-21	Roll Roofing	Heterogeneous	35%	Synthetic Fiber		40%	Tar	None Detected
B74072		Black,Gray	15%	Cellulose		10%	Gravel	
		Fibrous						
		Bound						
231-22	Roll Roofing	Heterogeneous	35%	Synthetic Fiber		40%	Tar	None Detected
B74073		Black,Gray	15%	Cellulose		10%	Gravel	
		Fibrous						
		Bound						

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LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

ANALYST: Miguel Angel Maysonet

APPROVED BY: Tianbao Bai, Ph.D., CIH
Laboratory Director

AMENDED due to Client Typographical Error - Incorrect Project Name

NVLAP® TESTING
NVLAP LAB CODE 101768-0

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CHAIN OF CUSTODY

730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:	
CEI Lab Code:	B204204
CEI Lab I.D. Range:	B74052-B74073

22

COMPANY INFORMATION		PROJECT INFORMATION	
CEI CLIENT #:		Job Contact:	James Marsh
Company:	Wood Environment & I.S.	Email / Tel:	904-610-5379
Address:	6256 Greenland Rd Jax, FL 32258	Project Name:	231 N. Front St
		Project ID#:	6788-20-5008
Email:	james.marsh@woodplc.com	PO #:	Same #
Tel:	904-356-5177 Fax:	STATE SAMPLES COLLECTED IN:	

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK X 2	EPA 600	☐	☐	☐	☐	☐	☑
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600		☐	☐	☐	☐	☐
PLM BULK	CARB 435		☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD		☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05 (2010)	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09 (2014)	☐	☐	☐	☐	☐	☐
TEM SOIL	ASTM D7521-16			☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD			☐	☐	☐	☐
TEM QUALITTATIVE	IN-HOUSE METHOD		☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

REMARKS / SPECIAL INSTRUCTIONS:	☑ Accept Samples ☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
	8/11/20 6pm	G	8/12 10:10

Samples will be disposed of 30 days after analysis

			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐

B2042204

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SAMPLING FORM

COMPANY/CONTACT INFORMATION			
Company:	Wood	Job Contact:	Jim Marsh
Project Name:	231 N. Front Street		
Project ID #:	67-83-20-5008	Tel:	904-610-5379 Cell

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	TEST	
231-1	1x1 CT's - Smooth		PLM ☑	TEM ☐
2	↓		PLM ☐	TEM ☐
3	1x1 CT's Rough		PLM ☐	TEM ☐
4	↓		PLM ☐	TEM ☐
5	↑ Mouth Dimples		PLM ☐	TEM ☐
6	↓		PLM ☐	TEM ☐
7	↑ Shower Cem Tile Grout		PLM ☐	TEM ☐
8	12" Floor Spore		PLM ☐	TEM ☐
9	↓		PLM ☐	TEM ☐
10	Drywall 1st Cycle - Office		PLM ☐	TEM ☐
11	" " Elevated office		PLM ☐	TEM ☐
12	2'x2' Ceil Panel		PLM ☐	TEM ☐
13	↓		PLM ☐	TEM ☐
14	Attic Cream HVAC Sealant		PLM ☐	TEM ☐
15	↓		PLM ☐	TEM ☐
16	~~Tan~~ VFC under Canopy		PLM ☐	TEM ☐
17	Brown VFC " "		PLM ☐	TEM ☐
18	Stucco wall in Warehouse		PLM ☐	TEM ☐
19	" " Exterior Front		PLM ☐	TEM ☐
20	Exterior Wind. Fra Seal		PLM ☐	TEM ☐
21	Roof Roofing Edge		PLM ☐	TEM ☐
22	↓		PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐

Carly Johnson

From: Johnson, Carly <Carly.Johnson@eurofinset.com>
Sent: Wednesday, August 19, 2020 2:28 PM
To: Carly Johnson
Subject: FW: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

EXTERNAL EMAIL*

-----Original Message-----
From: Marsh, James E [mailto:james.marsh@woodplc.com]
Sent: Wednesday, August 19, 2020 1:56 PM
To: Johnson, Carly <Carly.Johnson@eurofinset.com>; Weaver, Kathy M <kathy.weaver@woodplc.com>
Subject: RE: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

EXTERNAL EMAIL*

Carly,

Could you please revise the project number? It was adjusted after I sent the samples. Please resend results with revised number when ready.

New 6783-20-5009

Many Thx

Jim

-----Original Message-----
From: Johnson, Carly <Carly.Johnson@eurofinset.com>
Sent: Wednesday, August 19, 2020 12:49 PM
To: Marsh, James E <james.marsh@woodplc.com>; Marsh, James E <james.marsh@woodplc.com>; Weaver, Kathy M <kathy.weaver@woodplc.com>
Subject: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Attached is the laboratory report for your recently submitted samples. Please print out a copy for your records.

Thank you for choosing Eurofins CEI.

Eurofins CEI
730 SE Maynard Rd

APPENDIX B

SURVEYORS CERTIFICATIONS

UF | TREEO Center
UNIVERSITY of FLORIDA

Center for Training, Research and Education for Environmental Occupations

certifies

James Edward Marsh

Wood E&I Solutions, Inc., 6256 Greenland Rd. Jacksonville, FL 32258

Having passed a 25-question exam with a score of 70% or higher has successfully met training requirements for

Asbestos Refresher: Inspector Online

FDBPR Asbestos Licensing Unit: Provider #0000995; Course #FL49-0006389 (½ Day; 3.40 Contact Hours)

(Reaccreditation for Inspector under TSCA Title II/AHERA)

Conducted

04/22/2020

Certificate #: 210135-1140
Exam Date: **04/22/2020**
EPA accreditation expires: **04/22/2021**
Principal Instructor: Brian Duchene, PE, LAC
CEUs: 0.4
FBPR LAC: #0000995; Course ## 0006389
FBPE CEHs: #0004021; Course #0009083/Educational Institutions: 4 CEHs

Carol Hinton

Carol Hinton, Associate Director

University of Florida TREEO Center • 3900 SW 63 Boulevard • Gainesville, FL 32608-3800 • 352-392-9570 • www.treeo.ufl.edu

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

STUMP, JOHN M

26919 LAKE LENA LANE
MOUNT DORA FL 32757

LICENSE NUMBER: AX0000042

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

APPENDIX C

PHOTOGRAPHIC DOCUMENTATION



PHOTO 1: Front View: Warehouse side of Structure

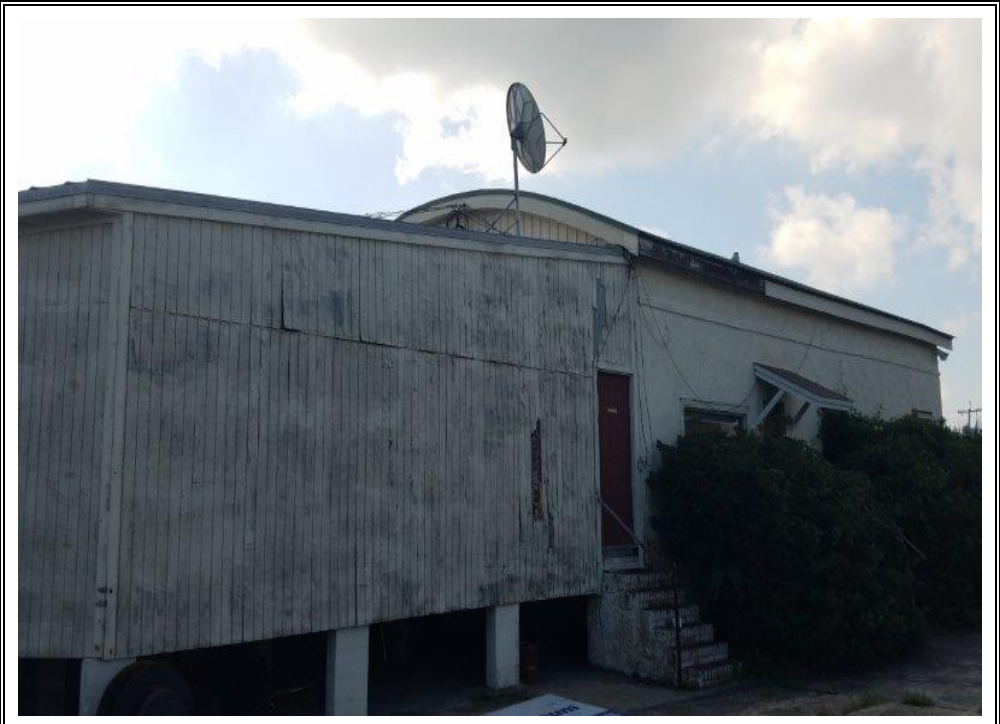


PHOTO 2: Side View: Entry to Office Area.



PHOTO 3: Structure Side.



PHOTO 4: Structure Crawlspace.



PHOTO 5: Samples 1 & 2: 1′ x1′ Ceiling Tiles" Smooth.



PHOTO 6: Samples 3 & 4: 1′x 1′ Ceiling Tiles: Rough.



PHOTO 7: Samples 4 & 5: 1′ x 1′ Ceiling Tiles" Dimpled.

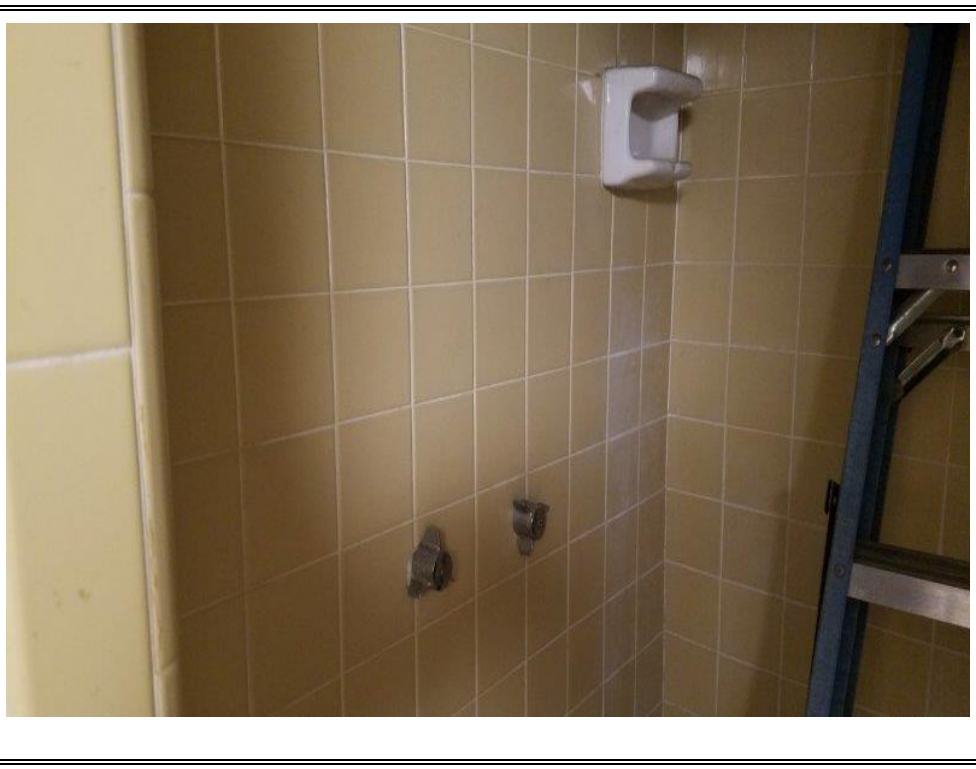


PHOTO 8: Sample 7: Shower Ceramic Wall Tile Grout.



PHOTO 9: Samples 8 & 9" 12" Floor Squares.

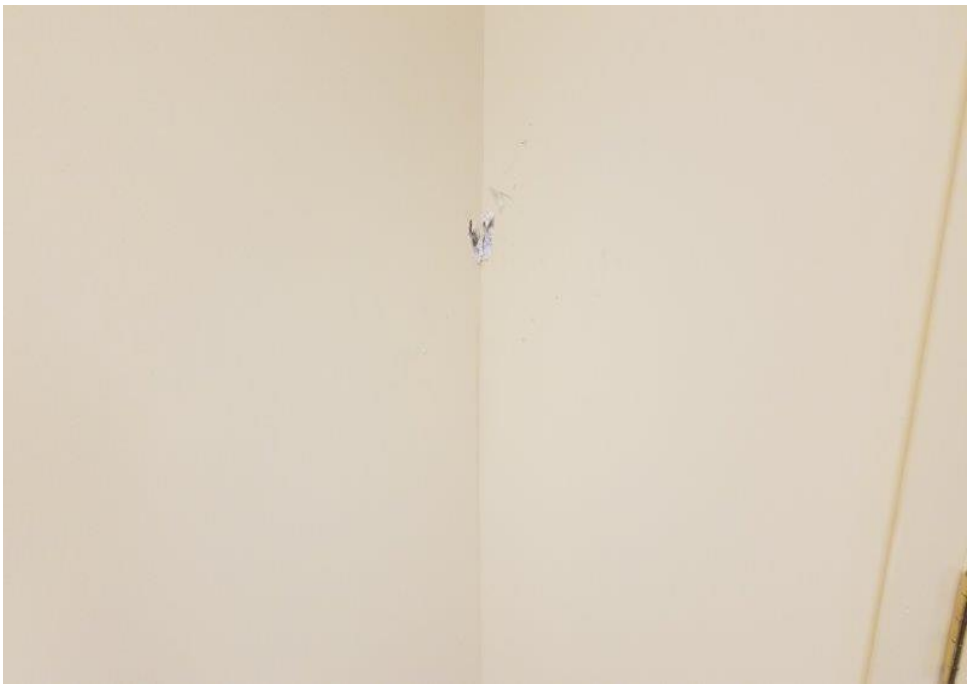


PHOTO 10: Samples 10: Drywall/Joint Compound.



PHOTO 11: Sample 11: Drywall/Joint Compound.



PHOTO 12: Samples 112 & 13: 2' x 2' Ceiling Panels.



PHOTO 13: Office Area Attic View.



PHOTO 14: Samples 14 & 15: Attic HVAC Duct Cream Seam Sealant.



PHOTO 15: Sample 16: Tan Vinyl Sheet Flooring under Carpet.



PHOTO 16: Sample 17: Brown Vinyl Sheet Flooring under Carpet.



PHOTO 17: Warehouse View.



PHOTO 18: Sample 18: Wall Stucco in Warehouse.



PHOTO 19: Sample 19: Exterior Wall Stucco at Office Entry.



PHOTO 20: Sample 120: Exterior Window Frame Sealant.



PHOTO 21: Metal Roof Section



PHOTO 22: Samples 21 & 22: Roll Roofing.


PORT CONSOLIDATED, INC.
No
Trespassing


RESTRICTED
AREA




RESTRICTED
AREA








NO
SMOKING
OFFICE
IN
BACK




















Women




FRAGILE
BANKERS BOX
copy paper
8½ x 11
33250
SMALL
LOWE'S
IMPROVING
NETGEAR


SMALL
PEQUEÑA
THE HOME DEPOT
More saving.
More doing.
21000
2-Ply Premium
White Multifold Towels
BANKERS BOX
FRAGILE
33250





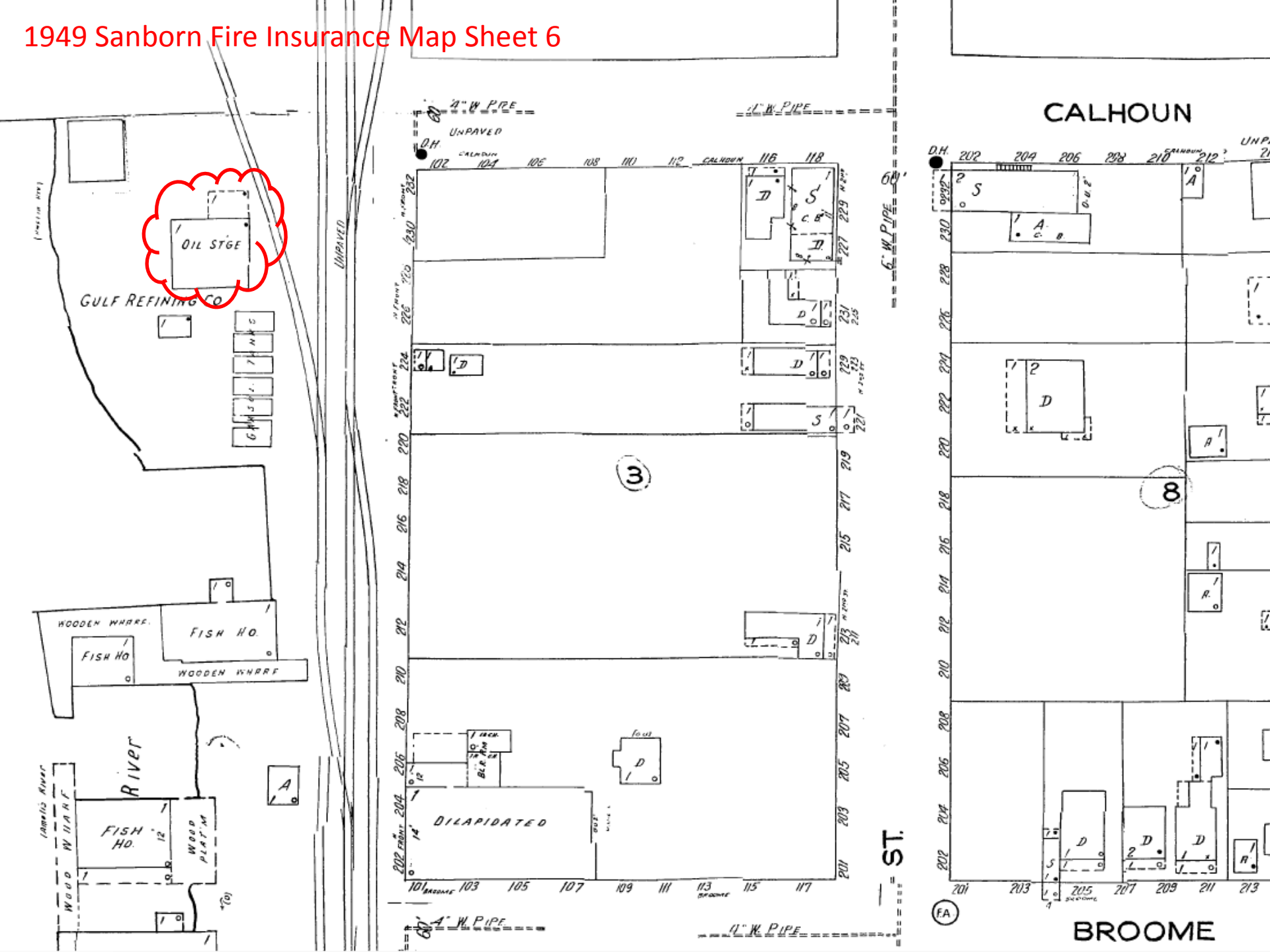




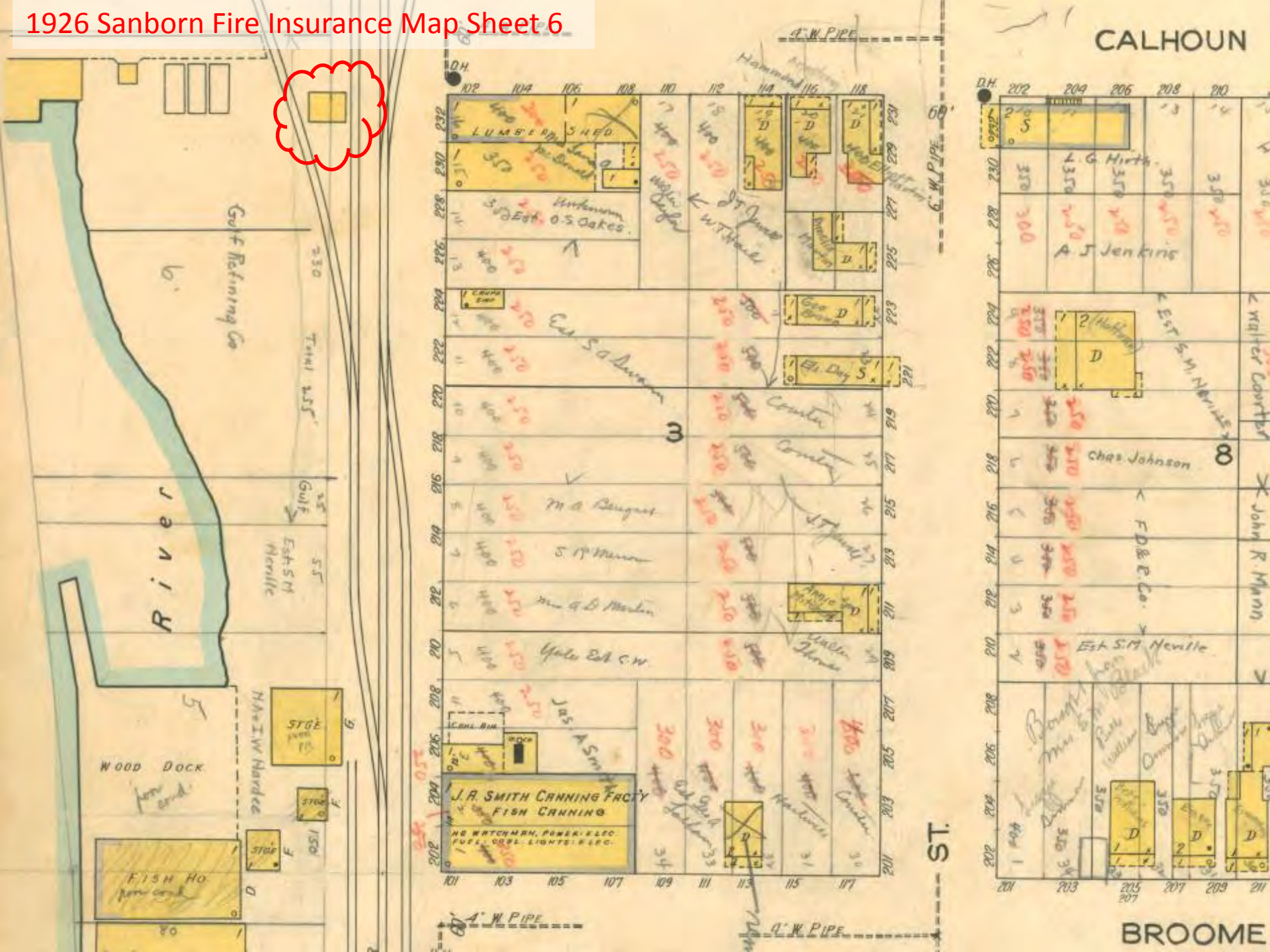




1949 Sanborn Fire Insurance Map Sheet 6



1926 Sanborn Fire Insurance Map Sheet 6



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01185
Recorder # 306
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? ~~NO~~ YES

GENERAL INFORMATION

Site Name (address if none) Florida Petroleum
Multiple Listing (DHR only)
Other Names >> Gulf Refining Company
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
231	North	front	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2003
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;17;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Industrial Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Light wood frame
Other Structural System(s)
Foundation Type(s) >> Slab
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Cone
Other Roof Type(s)
Roof Material(s) >> Sheet metal:corrugated
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Shed extension
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01185

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

Porches: #open ____ #closed ____ #incised ____ Location(s)

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTly this category Residential:

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features) storage building, oil tanks

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1926

Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use Year Use Started Year Use Ended >> Industrial;1926;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8NA01185

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF (including Field Notes, Plans, other Important Documents)

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/17/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
	(2) LARGE SCALE STREET OR PLAT MAP
	(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA01185-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;17;UNSP

> **Structural system(s):**
Light wood frame

> **Foundation types:**
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **Roof types:**
Cone

> **Roof materials:**
Sheet metal:corrugated

> **Roof secondary structures (dormers etc):**
Shed extension

> **Change status/year changed/date noted/nature:**

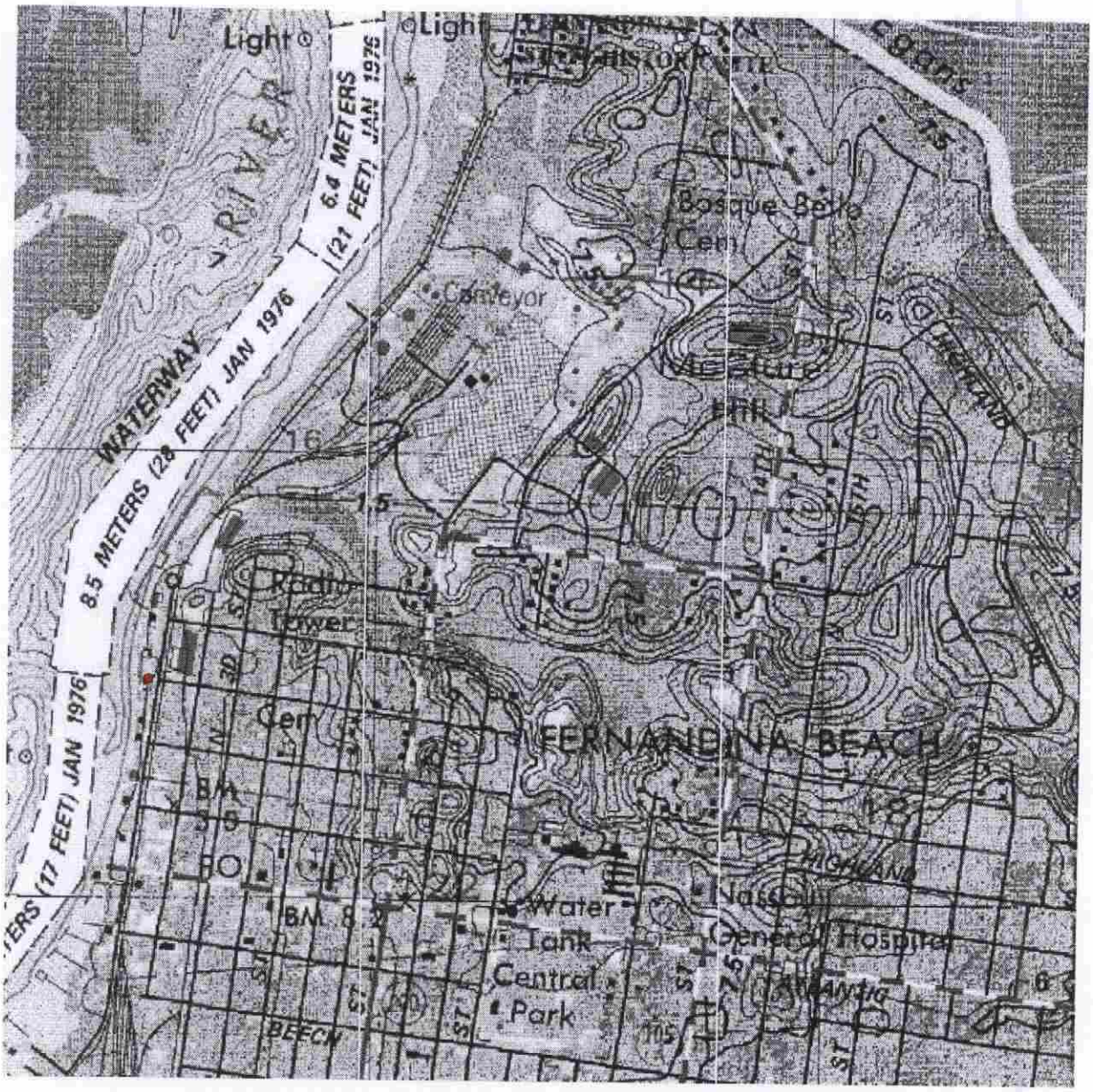
> **Original, intermediate, present uses/year started/year ended:**
Industrial;1926;

> **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**
Gulf Refining Company


Light
Light
RIVER
WATERWAY
8.5 METERS (28 FEET) JAN 1976
6.4 METERS (21 FEET) JAN 1976
(17 FEET) JAN 1976
Bosque Bello Cem
Conveyor
Radio Tower
Cem
FERNANDINA BEACH
BM
BM 8
Water Tank
Central Park
Nassau General Hospital
Annex
BEECH
ST
HIGHLAND

NA1185

306

306

NA1185

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1760-0006-0000
GIS CALCULATED ACREAGE	1.25
Property Use	WHOLESALE
Land Use	INDUSTRIAL
OWNERSHIP INFORMATION	
Name	NASSAU DISTRIBUTION COMPANY
Mailing Address	POO BOX 1405 FERNANDINA BEACH, FL 320351405
Situs/Physical Address	231 NORTH FRONT ST
2006 PROPOSED VALUES	
Land Value	559,980
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA01185
Field Date 2-2-2018
Form Date 2-2-2018
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Florida Petrolem — Multiple Listing (DHR only)
Survey Project Name Fernandina Beach Historic Resource Survey Update — Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	231	N	Front	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name FERNANDINA BEACH — USGS Date — Plat or Other Map
City / Town (within 3 miles) Fernandina Beach — In City Limits? ☒ yes ☐ no ☐ unknown **County** Nassau
Township 3N **Range** 28E **Section** 21 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 00-00-31-1760-0006-0000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1926 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial — **From (year):** — **To (year):**
Current Use Commercial — **From (year):** — **To (year):**
Other Use — From (year): — To (year):
Moves: ☐ yes ☐ no ☒ unknown Date: — **Original address**
Alterations: ☒ yes ☐ no ☐ unknown Date: — **Nature** Facade heavily altered
Additions: ☒ yes ☐ no ☐ unknown Date: — **Nature** Multiple shed & flat
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown **Describe** Community redevelopment area

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Irregular — **Number of Stories** 1
Exterior Fabric(s) 1. Metal 2. Wood/Plywood 3. Stucco
Roof Type(s) 1. Vaulted 2. Shed 3.
Roof Material(s) 1. Sheet metal:3V crimp 2. Composition shingles 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) 2/2 dhs, horizontal; enclosed ports

Distinguishing Architectural Features (exterior or interior ornaments) Rounded roof; multiple shed additions

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Cold storage building; dock system; fuel tanks and foundation

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.	
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no Date	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 NA01185

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. Piers
Foundation Material(s): 1. Other 2. Concrete Block
Main Entrance (stylistic details) Double wood plank doors

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☐property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☒HABS/HAER record search

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been heavily altered w additions and material changes and so has not retained its historic integrity.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. Inc.
Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)

Required Attachments

1. **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
2. **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
3. **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


1185
Calhoun St
1188
246
259
258
1184
1230
N Front St
N 2nd St
1187
610
611
256
Broome St
255
253
1186
N
Brockington
CULTURAL RESOURCES CONSULTING
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.


DANGER
Florida
Petroleum


NO
SMOKING

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-46
DECEMBER 17, 2020

Owner/Applicant:	Mark L. and Jennifer D. Bailey, owners
Property Address:	809 San Fernando Street
Parcel ID #:	00-00-31-1580-0006-0030
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct 2,596SF 2-story residence. (Quasi-Judicial)

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

809 San Fernando Street



October 15, 2020
911 Address Labels

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2020

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct 2,596SF 2-story residence. Although this is a vacant lot, a brick well and square shaped brick structure exist on the lot. The origin or use of these structures is unknown. They were not evaluated when archeological research was being conducted in Old Town due to it being on private property. The owner recognizes the cultural significance of these artifacts and has worked to build around them to preserve them on the site.

The applicant received Conceptual Approval on November 19, 2020.

The applicant has requested a continuation to the **January 21, 2021** meeting to allow time to finalize revisions for final review. As this case has been publicly noticed, the HDC will need to vote to continue to date certain.

STAFF RECOMMENDATION:

Staff Recommends:

CONTINUATION of HDC 2020-46 to January 21, 2021

MOTION TO CONSIDER:

I move to **continue** HDC case number 2020-46 **to a date certain: January 21, 2021**;

LIST OF EXHIBITS:

NONE

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-49
DECEMBER 17, 2020

Owner/Applicant:	Moser Design Group, agent for Bill Kavanaugh, owner
Property Address:	Block 13 Lots 7 & 9 Ladies Street
Requested action:	Certificate of Approval (COA) to construct a 2-story single family residence and detached garage. (RECONSIDERATION)
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This property on Block 13 in Old Town Fernandina Beach consists of a full interior peonia and one media peonia on the southeast corner of Ladies Street and Commandant Street. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7).
This connection was discussed with Director Gibson, and the HDC in the Spring of 2020 and the applicant was directed to treat the side yard corridor as a visibility corridor.

Approval was granted on November 19, 2020 for a design that had a 4-bay double gallery front porch rather than the 5-bay the applicant had desired. This was due to a porch column being within the corner visibility triangle, and the associated variance application (HDCV 2020-0008) being denied. After the meeting it came to staff's attention that the column itself is a permissible encroachment into the visibility triangle per Land Development Code section 7.01.08(E) which states *"…tree trunks, palms, and supporting columns or posts shall be permitted within the clear area, provided that their location does not itself create a traffic hazard and the area is free of limbs and foliage."* The proposed porch post falls into this list of exceptions, as it would not create a traffic hazard in itself and would not change over time like a tree or shrub. As such, the variance has been deemed void and staff would like to ask for the board to reconsider the original design of the home in which the front porch spans the 5-bays rather than the design approved.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*	☐	☐	☒
2	*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*	☐	☐	☒
3	*Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*	☐	☐	☒
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☐	☐	☒
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☐	☐	☒
6	*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*	☐	☐	☒
7	*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
9	*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*	☒	☐	☐
10	*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*	☒	☐	☐

ANALYSIS:

Approval was granted on November 19, 2020 for a design that had a 4-bay double gallery front porch rather than the 5-bay the applicant had desired. This was due to a porch column being within the corner visibility triangle, and the associated variance application (HDCV 2020-0008) being denied. After the meeting it came to staff's attention that the column itself is a permissible encroachment into the visibility triangle per Land Development Code section 7.01.08(E) which states *"…tree trunks, palms, and supporting columns or posts shall be permitted within the clear area, provided that their location does not itself create a traffic hazard and the area is free of limbs and foliage."* The proposed porch post falls into this list of exceptions, as it would itself not create a traffic hazard and would not change over time as would a tree or shrub. As such, the variance has been deemed void and staff would like to ask for the board to reconsider the original design of the home in which the front porch spans the 5-bays rather than the design approved.

Staff finds that the proposed design is compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

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

Staff recommends: APPROVAL of HDC 2020-49

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-49 **with or without** conditions;

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

That HDC case HDC 2020-49, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-49 Application and Backup Materials**

EXHIBIT 2 **HDC 2020-49 Plans & Elevations (as approved)**

EXHIBIT 3 **HDC 2020-49 Plans & Elevations (as requested)**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6145

Date Submitted: 10/9/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☑ Certificate of Approval (COA): Board Review - Residential (Single-Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/ Multi-Family/ 2 or more Residential Units/ Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?

10/2/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Old Town

Site Address*

Block 13, Lots 7 & 9

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1580-0013-0090, 00-00-31-1580-0013-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Bill | Kavanaugh

Mailing Address*

Old Town Properties

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Telephone Number* | **E-mail Address***

904-753-3158 | captwhk@comcast.net

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name* | **Last Name***

Lauren | Kelly

Company (if applicable)

Moser Design Group

Street Address

17 Market #1

City

Beaufort

State

SC

Zip

29906

Telephone Number

843-379-5630

E-mail Address

lauren@moserdesigngroup.com

Project Description*

This property on Block 13 in Old Town Fernandina Beach consists of a full interior peonia and one media peonia on the southeast corner of Ladies Street and Commandant Street. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7). This connection was discussed with Kelly N. Gibson, AICP, and based on her interpretation of LDC Section 8.01.01.02 (B), LDC Section 8.01.01.02 (K)(2), and LDC Section 8.01.01.02 (K)(5), we are pursuing a design that treats the side yard corridor as a visibility corridor. The buildings are designed to be compatible with the north Florida climate and take cues from the local vernacular. The main house is 1,488 total heated square feet, and the garage is 484 heated square feet over 484 unheated square feet.

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Artisan lap siding	Dover White SW6385
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DOORS

Manufacturer	Product Description	Color
Andersen	FL13082-R4	Mahogany, Brewster Gray Benjamin Moore HC162
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	400 Series FL1091-R17	White
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

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

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie or PT	Hardie Smooth or Wood	Dover White SW6385
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

Manufacturer	Product Description	Color
Cherokee	Brikck Shellmans Bluff thin brick	Ivory mortar
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FENCING

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

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Temron	4x8 Brick Pavers	Sand Dune
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

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

OTHER

Manufacturer	Product Description	Color
Porch	Azek T&G	Morado
	Include FL Product Approval # for Windows and Doors	(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Reed-Cover Sheet.pdf	Reed HCD review set.pdf	Owner Authorization.pdf	deed.pdf

Upload 5	Upload 6	Upload 7	Upload 8
Reed Survey.pdf	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*	Applicant Last Name*
Lauren	Kelly

Today's Date*

10/9/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

INSTR # 201737418, Book 2165, Page 1818 Doc Type D, Pages 3, Recorded 12/21/2017 at 04:40 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $27.00

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:
HARRY M. WILSON, IV, ESQUIRE
GARTNER, BROCK AND SIMON, LLP
1300 RIVERPLACE BLVD., SUITE 525
JACKSONVILLE, FLORIDA 32207

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ___ day of December, 2017, by and between **ANNE B. KAVANAUGH, a married woman,** whose address is 112 N. 6th Street, Fernandina Beach, Florida 32034 ("Grantor"), and **OLD TOWN PROPERTIES, LLC,** a Florida limited liability company, whose address 112 N. 6th Street, Fernandina Beach, Florida 32034 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, paid in hand to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, the following described real property, situate, lying and being in the County of **Nassau**, State of Florida, to-wit:

See **Exhibit "A"** attached hereto and incorporated by this reference (the "Property").

SUBJECT TO taxes and assessments for the year 2017 and subsequent years, and zoning and land use laws and regulations.

TOGETHER with all improvements located thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, Grantor hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none others.

The Property is not the homestead of the Grantor and neither the Grantor, nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible resides on or adjacent to the Property.

{Signature on the following page}

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: JACKIE L. Maderski

GRANTOR:

ANNE B. KAVANAUGH

Print Name: WILLIAM MONEY

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 21ST day of December, 2017, by Anne B. Kavanaugh who is personally known to me or who has produced _____ as identification.

JACKIE L. MADERSKI
Notary Public - State of Florida
Commission # FF 953676
My Comm. Expires Apr 20, 2020
Bonded through National Notary Assn.

Notary Public, State Florida
Print Name: Jackie L. Maderski
My Commission Expires: April 20, 2020

NOTE TO RECORDING CLERK: This deed conveys unencumbered property for nominal consideration from an individual to a Florida limited liability company wholly owned by said individual, and is exempt from Florida documentary stamp taxes pursuant to Crescent Miami Center v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005) and Section 201.02, Florida Statutes.

Exhibit "A"
(the "Property")

The land referred to herein below is situated in the County of NASSAU, State of Florida, and described as follows:

All those certain lots, pieces or parcels of land situate, lying and being in the city of Fernandina Beach (formerly named Fernandina), County of Nassau and State of Florida, and further known and described on the official plat of said city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 1, of "Old Town."

Lots 7, 9, 11, Block 5, of "Old Town."

Lots 9, 11, 12, Block 6, of "Old Town."

Lots 6, 8, 9, 10, 13, 14, Block 7, of "Old Town."

Lots 3, 4, 6, 7, 8, 9, Block 13, of "Old Town."

Lots 8, 10, 13, 14, Block 14, of "Old Town" and all of that portion of Lots 4 and 6 lying Westerly of North Fourteenth Street Extension (a 100.0 foot right of way), of "Old Town."

Lots 1, 2, 3, 4, 6, 7 and East One-Half (1/2) of Amelia Street, 8 and East One-Half (1/2) of Amelia Street, Block 18, of "Old Town."

The North One-Half (1/2) of Lot 5 and the South One-Half (1/2) of Lot 5, Block 18, of "Old Town."

Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, Block 19, of "Old Town."

Lot 8, Block 31, of "Old Town."

Lots 1, 2 and West One-Half (1/2) of Amelia Street, 3, 4 and West One-Half (1/2) of Amelia Street, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block 37, of "Old Town."

Excepting any part in road right of ways.

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/WE OLD TOWN Properties, LLC
(print name of property owner(s))

hereby authorize: ~~W. H. KAVANAUGH~~ Lauren Kelly of Design Mosa
(print name of agent)

to represent me/us in processing an application for: HDL CERTIFICATE of Approval
(type of application)

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

W. H. Kavanaugh
(Signature of owner)

(Signature of owner)

W. H. KAVANAUGH
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 15th day of May, 2020, by W. H. Kavanaugh.

Blair Jude
Notary Public

Blair Jude
Printed Name

Feb. 22, 2022
My Commission Expires

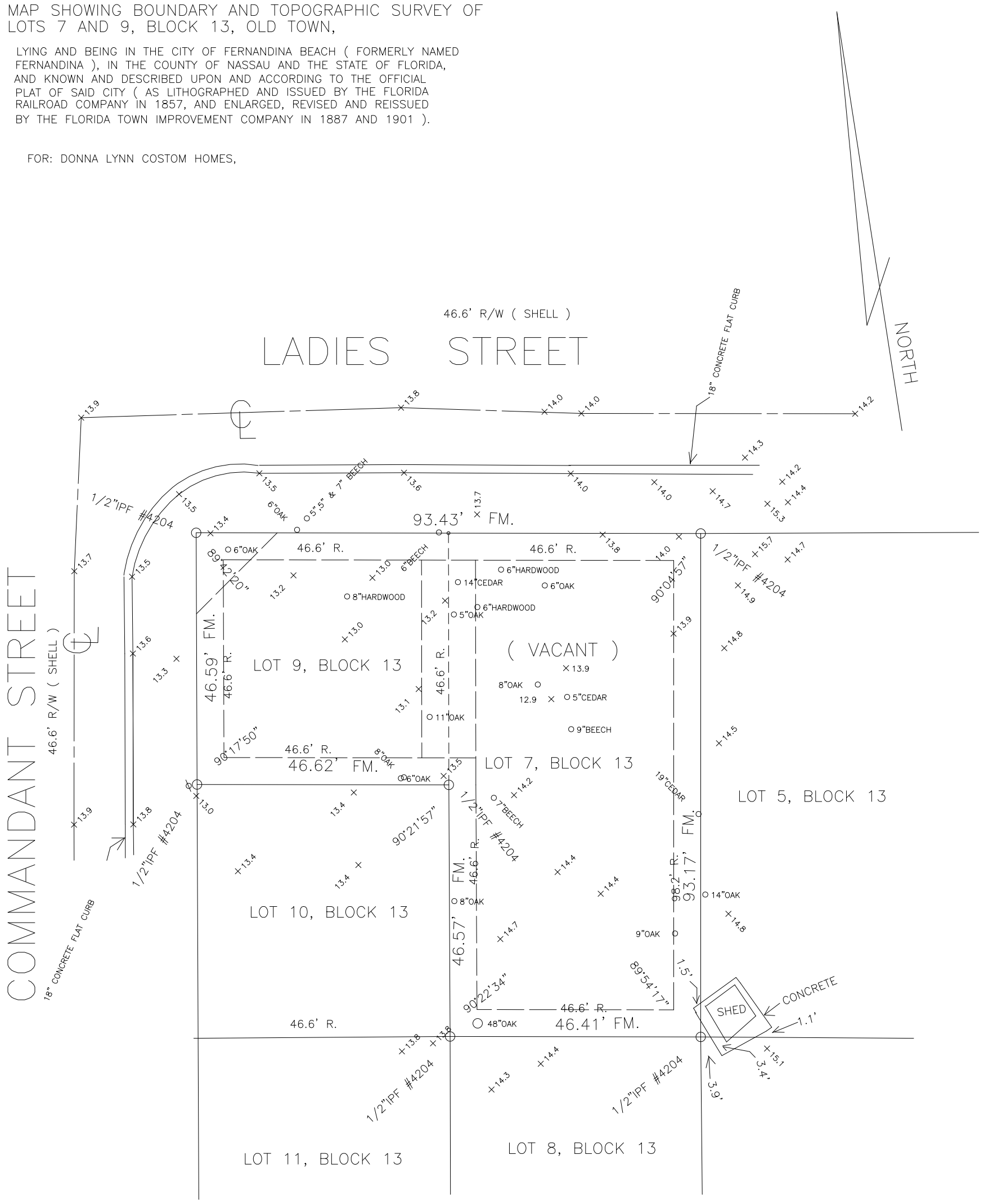
Personally Known _____ OR Produced Identification ✓ ID Produced: DL K152928513730 Fla

BLAIR JUDE
MY COMMISSION # GG 188886
EXPIRES: February 22, 2022
Bonded Thru Notary Public Underwriters

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 7 AND 9, BLOCK 13, OLD TOWN,

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

FOR: DONNA LYNN COSTOM HOMES,



20 0 20 40 60

GRAPHIC SCALE – FEET

REVISED TO SHOW TREES & TOPOGRAPHY 8–29–20

COASTAL LAND SURVEYORS

& MAPPERS, INC.

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904–261–8950 FAX 904–277–6650

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

LICENSED BUSINESS NO. 6412

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

BEARINGS BASED ON N/A

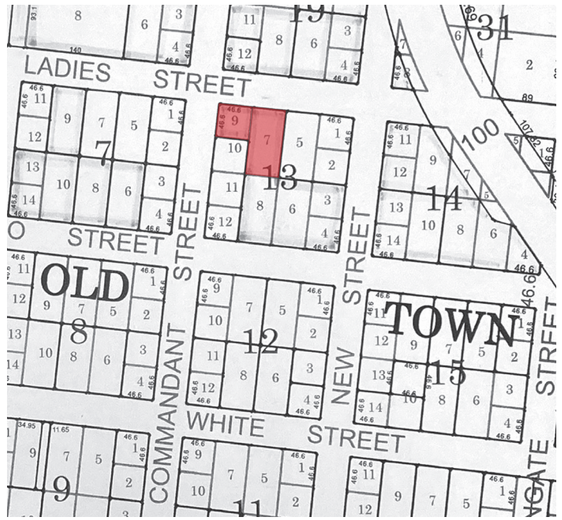
PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0229G DATED 8/2/17.

DATE OF SURVEY: JULY 8, 2020
SCALE 1"=20'
JOB NO. 2007–06 F.B. 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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



LOCATION MAP, N.T.S.



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

INSPIRATION

This property on Block 13 in Old Town Fernandina Beach consists of a full interior peonia and one media peonia on the southeast corner of Ladies Street and Commandant Street. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7). This connection was discussed with Kelly N. Gibson, AICP, and based on her interpretation of LDC Section 8.01.01.02 (B), LDC Section 8.01.01.02 (K)(2), and LDC Section 8.01.01.02 (K)(5), we are pursuing a design that treats the side yard corridor as a visibility corridor. The buildings are designed to be compatible with the north Florida climate and take cues from the local vernacular.

LOT DISPOSITION

The main house sits at the front corner of Lot 9, with a four bay two-story porch facing Ladies Street. This main form attaches to a smaller secondary form across the side lot corridor, which is treated as a visibility corridor, with a lower, 10' wide connection to emphasize the visibility corridor. The secondary form houses the master suite and is positioned in the front of Lot 7 to hold the street and reinforce the historic order and building pattern of the original city plat. A screened rear porch provides private access to the private yard. A detached two-story outbuilding is located on the interior, south end of Lot 7 and consists of a garage with a room above.

SIZE, MASS & SCALE

The larger two-story form and porch of the main house is intentional, to hold the corner, while the secondary form is slightly smaller but still maintains an appropriate presence on the street. The gracious floor-to-ceiling heights and simple roof forms help these structures to be compatible with the established building forms in the surrounding blocks.

MATERIALS AND BUILDING ELEMENTS

The main house sits on brick piers with lap siding above. The secondary form maintains the same vented brick pier foundation with board and batten above. These two forms are connected by a lighter form, made up of glazing and paneling that emphasizes the visibility corridor. The detached outbuilding has an exterior of board and batten siding as well. The main house has stairs addressing Ladies Street as well as Commandant Street. The two-story porch is the primary entry feature and delineates between the public and private realm. All of these elements allow both structures to maintain the legibility of the old grid and provide opportunities for social interaction at the street level, while allowing for private enjoyment of the interior of the lots in a diversity of outdoor spaces.

Reed Residence

October 8, 2020

Old Town Fernandina Beach - Block 13, Lots 7 & 9

MDG
MOSER DESIGN GROUP
Residential Design
Urban Planning

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.

2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.

3. A purchase of bluekline prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold,. copied, or used to construct any other residence.

4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.

5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.

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

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

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

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

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

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

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

14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

15. DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

16. LIMITATION OF LIABILITY. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extend permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

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

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

GENERAL NOTES:

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

2. Larger scale drawings supersede smaller scale drawings.

3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.

4. Use materials appropriate to the application for maximum life and optimum appearance.



REED RESIDENCE

BLOCK 13, LOTS 7 & 9 LADIES STREET
OLD TOWN, FERNANDINA BEACH, FLORIDA

DRAWING INDEX

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

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

SYMBOLS AND ABBREVIATIONS

1 / A2.0 — DRAWING NUMBER / SHEET NUMBER
1 / A2.0 — DETAIL NUMBER / SHEET NUMBER
1 / A2.0 — INTERIOR ELEVATION NUMBER / SHEET NUMBER
DIRECTION OF RISING SLOPE
9/12 — ROOF PITCH
1'-0" — OVERHANG DIMENSION
9'-1" — RAFTER BEARING HEIGHT ABOVE SUBFLOOR
w1 — WINDOW KEY
d1 — DOOR KEY
LIVING — ROOM NAME
FLR'G: WOOD — FINISH FLOORING
CLG: 10'-1" — CEILING HEIGHT
REM: — CEILING FINISH OR OR SPECIAL NOTE
16" LO — TREE TO BE REMOVED

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

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

REVIEW SET NOT FOR CONSTRUCTION

DATE: OCT. 6, 2020

MDG
MOSER DESIGN GROUP
Residential Design
Urban Planning

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

REVISIONS:

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

All constuction plans purchased from Moser Design Group, Inc. are provided as-is, and Moser Design Group, Inc. disclaims all other warranties, express or implied, including merchantability or fitness of purpose. Moser Design Group, Inc. is not liable for incidental, special, consequential, or indirect damages of any kind, including, but not limited to, loss of anticipated profits, business opportunity, or other economic loss arising out of the use of services or any construction plans received from Moser Design Group,Inc. even if Moser Design Group, Inc. has been advised of the possibility of such damage. It is the purchaser's responsibility to ensure the accuracy, compliance with the applicable statute or regulation, and fitness of purpose of any plans or construction information received from Moser Design Group, Inc. prior to and during the use thereof. In the event any liability is imposed on Moser Design Group, Inc. Moser Design Group, Inc.'s liability to the purchaser or any third party shall not exceed the purchase price paid to Moser Design Group, Inc. for the product.

PROJECT:
REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

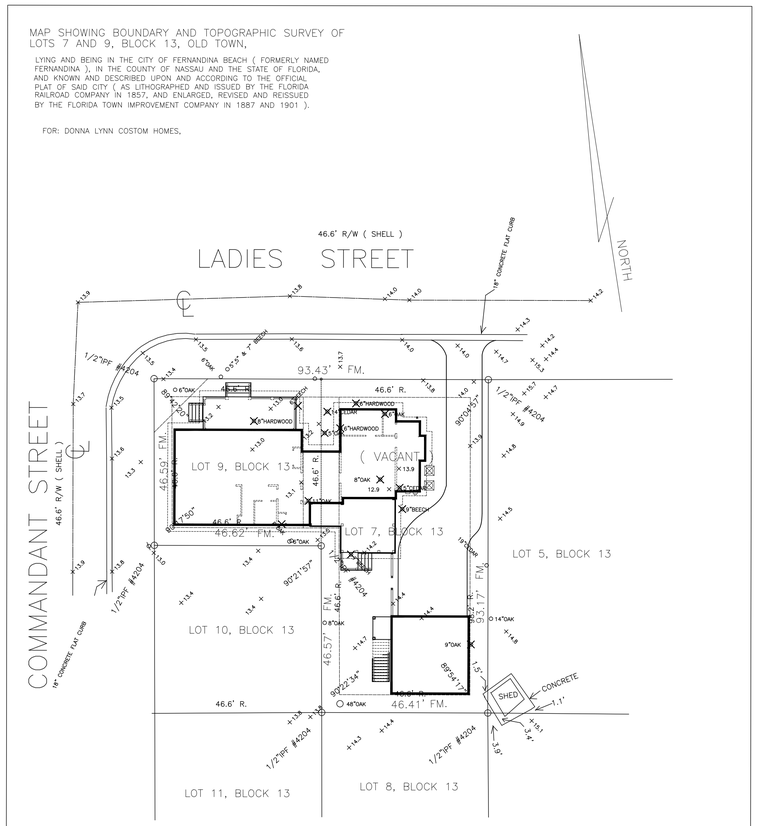
Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction professionals to ascertain the suitability of these plans for that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

SHEET:
HDC REVIEW SET
NOT FOR CONSTRUCTION
G1.0

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOTS 7 AND 9, BLOCK 13, OLD TOWN,

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

FOR: DONNA LYNN COSTOM HOMES,



REVISED TO SHOW TREES & TOPOGRAPHY 8-29-20

COASTAL LAND SURVEYORS

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

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

LICENSED BUSINESS NO. 6412

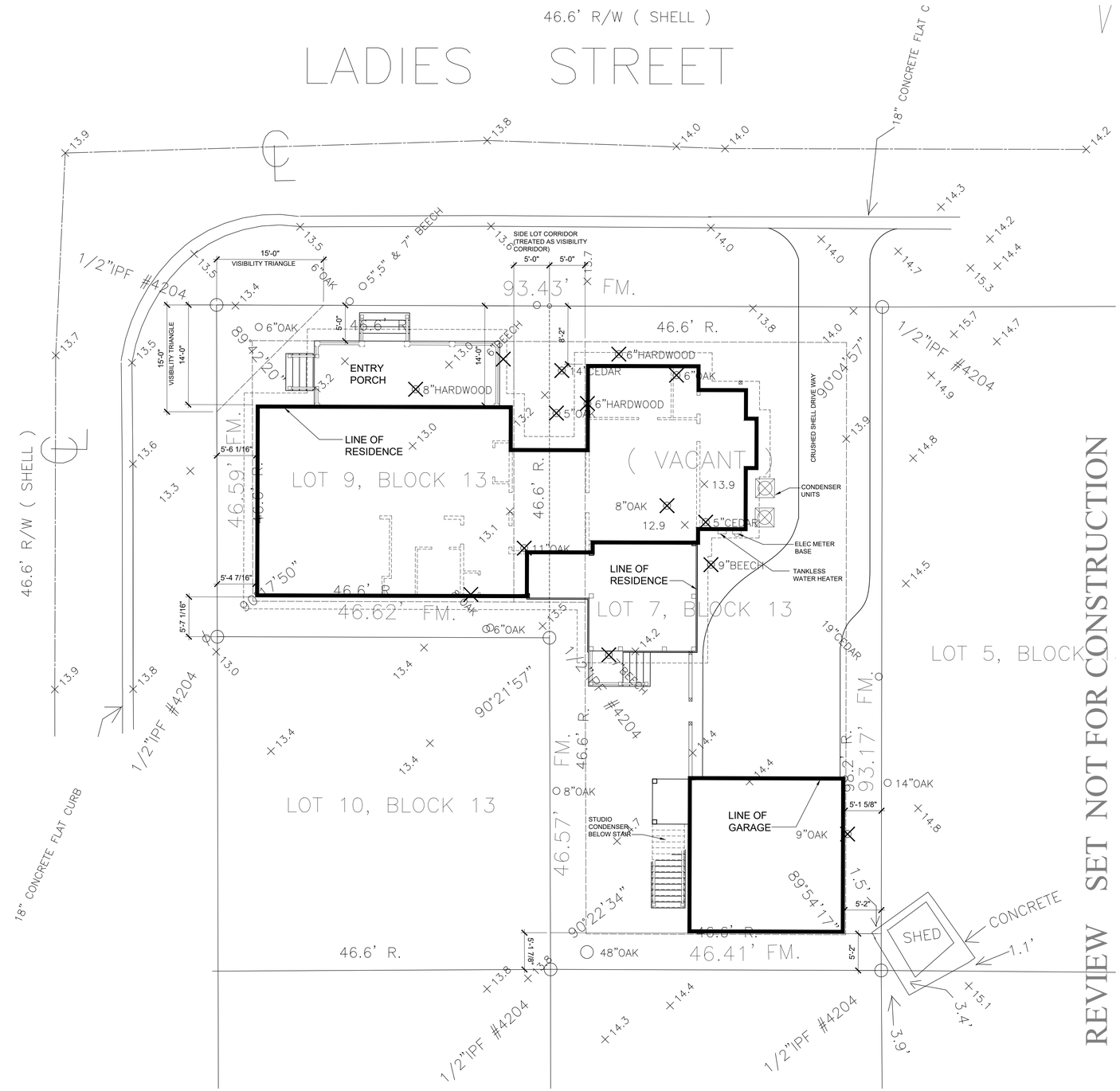
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A
PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0229G
DATED 8/2/17
DATE OF SURVEY: JULY 8, 2020
SCALE 1"=20'
JOB NO. 2007-06 F.B. 359
CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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

1 G1.1 SITE SURVEY
1" = 20'



2 G1.1 SITE PLAN
1/8" = 1'-0"

REVIEW SET NOT FOR CONSTRUCTION

DATE: OCT. 6, 2020

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PHONE (843) 379-5630

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PROJECT:

REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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

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G1.1

GENERAL NOTES
1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.

2. Builder or local licensed structural engineer to verify and/or specify all strapping connections meet or exceed all applicable building codes.

CONCRETE
1. All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.

2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" + 1".

3. Admixtures shall not be permitted without written approval of the Engineer.

4. Formwork shall be clean and free of defects.

5. Minimum concrete cover shall be as follows; Poured on ground = 3". Formed in contact with ground = 2

MASONRY WALLS
1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129.

2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).

REINFORCING STEEL
1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.

2. Welded wire fabric shall conform to ASTM A-185.

FOUNDATION NOTES
1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify all structural elements to be in compliance with local building codes.
2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

STRUCTURAL WOOD
1. Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure-treated members.

2. Roof framing to be engineered roof trusses, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.

3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.

4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.

5. Metal exposed to the weather, including nails, flashing and drip edges, shall be galvanized, unless otherwise noted.

FRAMING NOTES
1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grade or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln-dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.

2. All joists installed crown up unless noted otherwise.

3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.

4. Provide solid blocking between joists above frame walls and beams.

5. Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.

6. Where frame walls are parallel to and rest on joists - provide 2 additional joists beneath wall.

7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" oc.

8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.

9. Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specifed "Simpson" hurricane anchor

10. Wall Types
   a. Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @16" o.c. unless noted
   b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.
   c. Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c.
   d. Notch maximum 25% of Stud depth
   e. Bored hole maximum 40% Stud depth

11. All exterior stud walls to have 5/8" APA Exterior ply sheathing.

12. Typical header to be (3) 2x8's over doors & windows

13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.

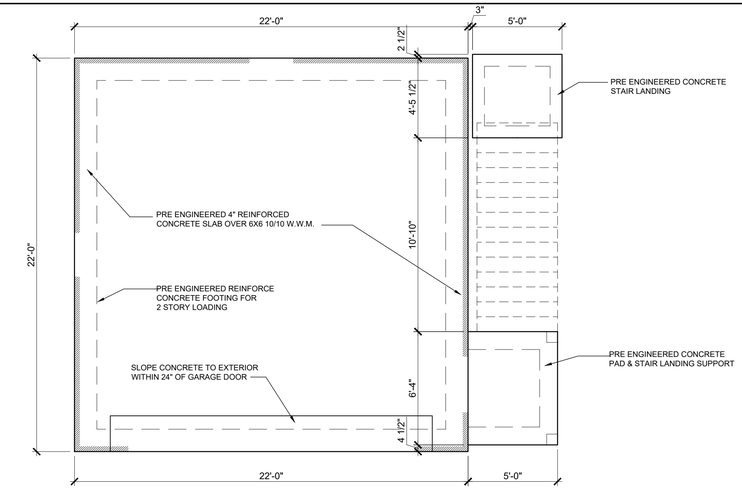
14. Coordinate truss design with rough frame opening for pull down attic stair.

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

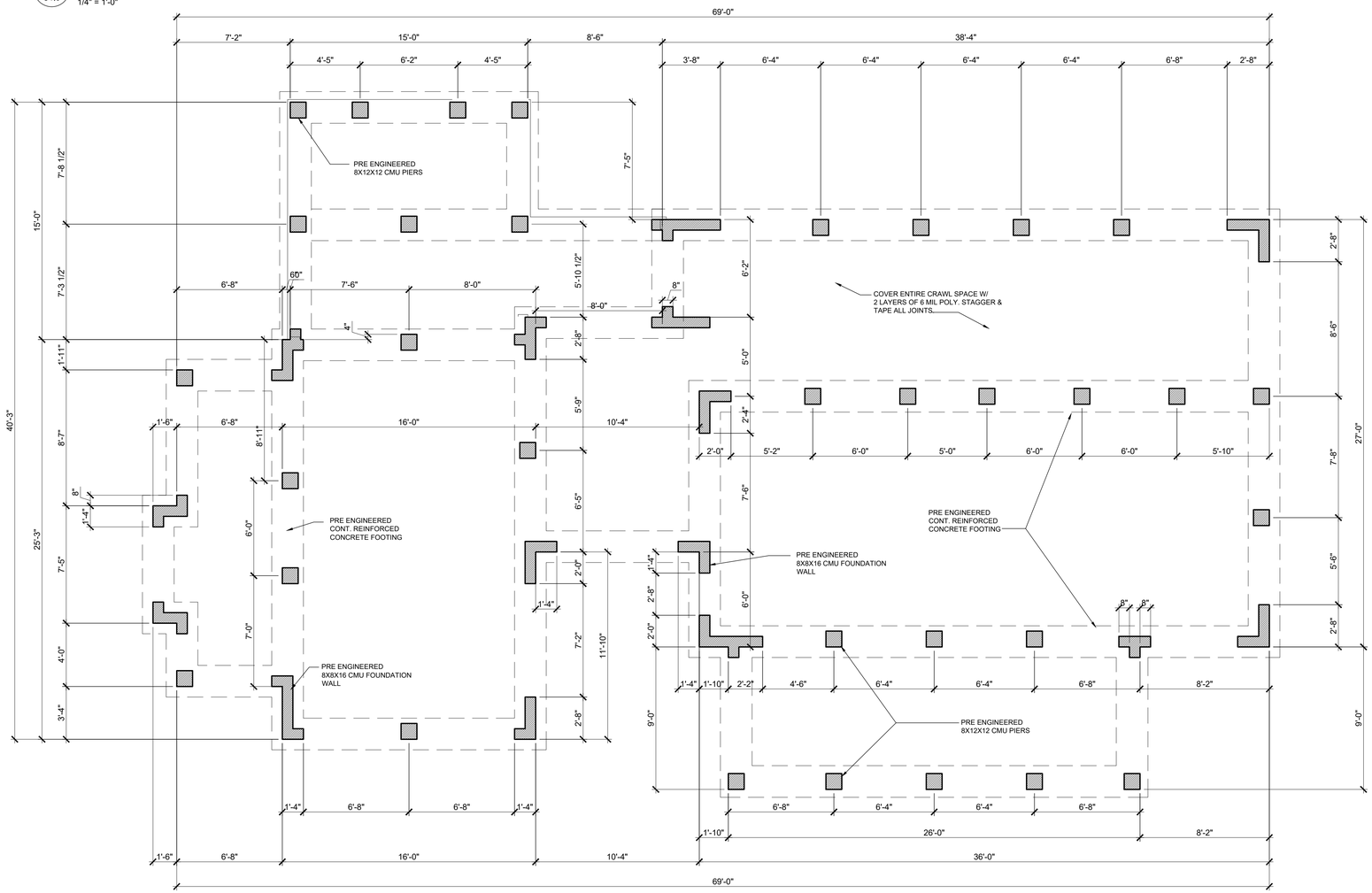
CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

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



1 S1.0 SCHEMATIC GARAGE SLAB

1/4" = 1'-0"



2 S1.0 SCHEMATIC FOUNDATION PLAN

1/4" = 1'-0"

0 1 2 4 8

CONSTRUCTION NOTE:

This plan is for basic concepts.
Refer to Engineer's documents for foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between this documents and the Engineer's documents, the Engineer's documents shall govern.

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PROJECT:

REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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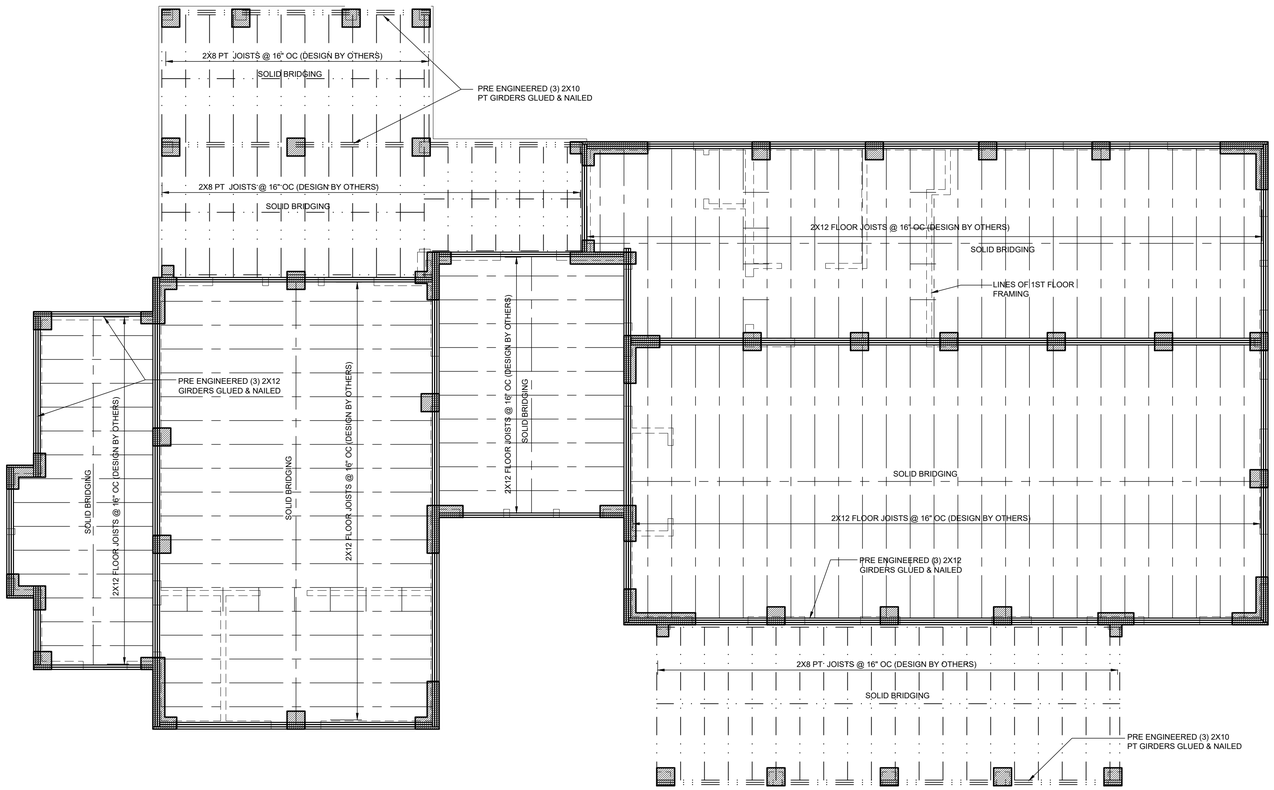
S1.0



1 S1.1 SCHEMATIC 1ST FLOOR FRAMING

1/4" = 1'-0"

0 1 2 4 8

THE JOISTS, BEAMS & CONNECTIONS INDICATED MUST BE PRE-ENGINEERED BY TRUSS MANUF-ACTUER, OR ENGINEER, TO CARRY THE LIVE AND DEAD LOADS IMPOSED AND REQUIRED PRIOR TO PURCHASE OR INSTALLATION OF JOISTS

50 lbs. P.S.F. ..... FIRST FLOOR LIVE LOAD
50 lbs. P.S.F. ..... SECOND FLOOR LIVE LOAD
30 lbs. P.S.F. ..... ATTIC FLOOR LIVE LOAD

All headers, beams, joist systems, and connections are to be engineered by a licensed professional engineer to carry the loads imposed.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

Open web joist system to engineered by others, and install according to Manufacturers specifcations.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

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PROJECT:

REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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

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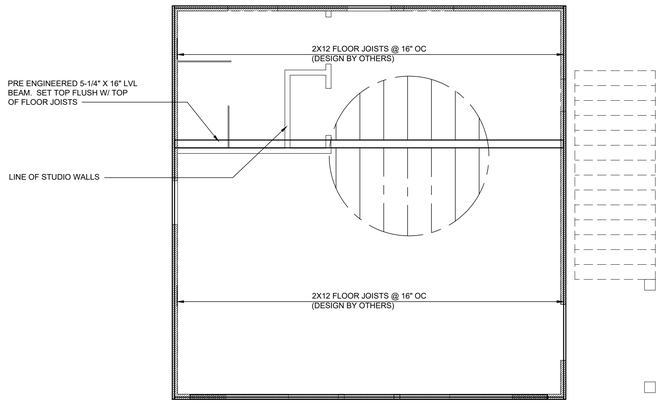
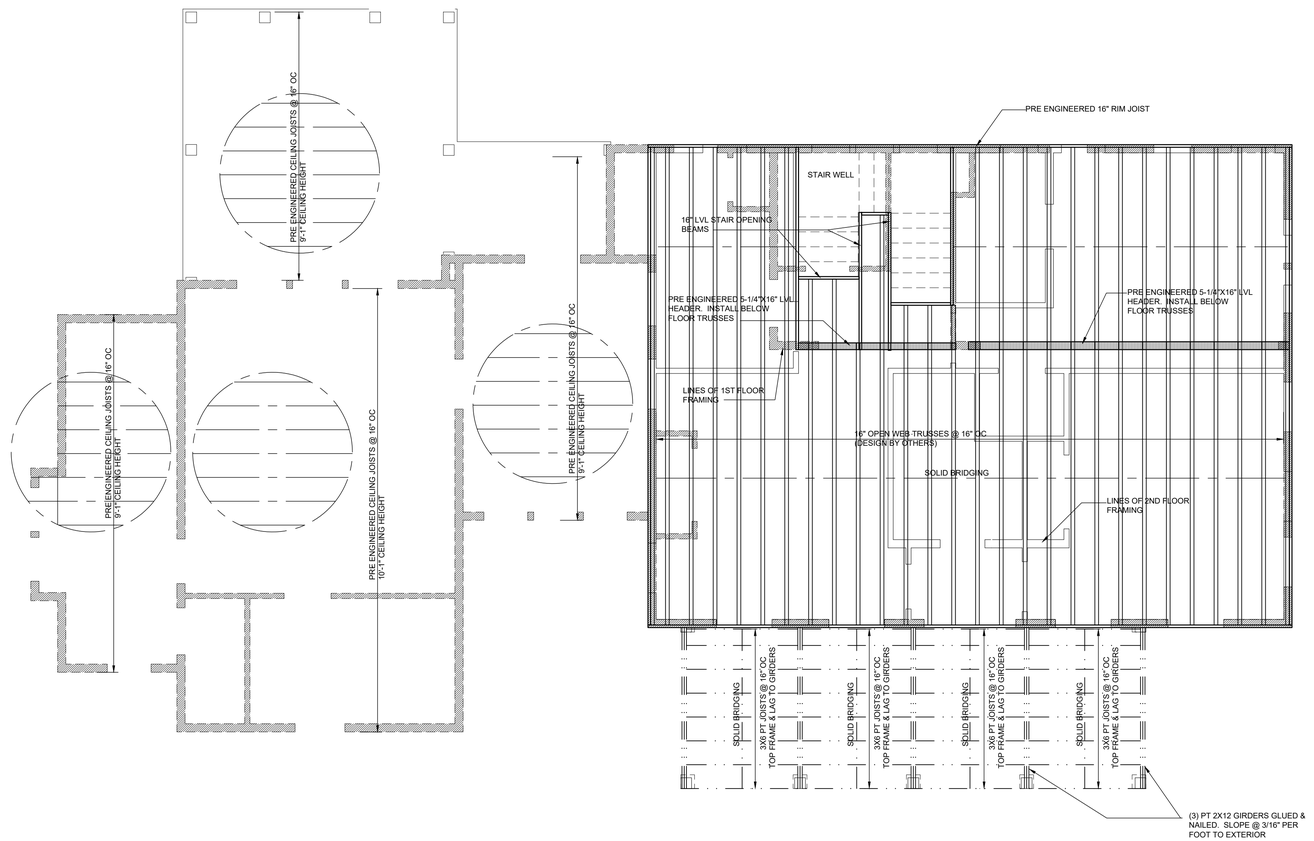
S1.1



1 / S1.2 SCHEMATIC STUDIO FLOOR FRAMING

1/4" = 1'-0"



2 / S1.2 SCHEMATIC 1ST FLOOR FRAMING

1/4" = 1'-0"

0 1 2 4 8

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NASSAU COUNTY, FLORIDA

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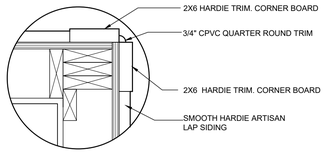
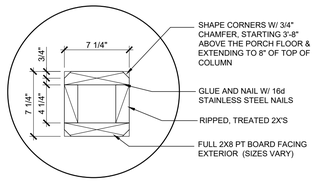
S1.2



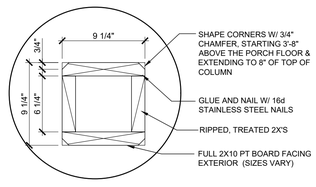
1 A2.0 CORNER DETAIL

NTS



2 A2.0 8X8 BOX COLUMN DETAIL

NTS



3 A2.0 10X10 BOX COLUMN DETAIL

NTS

FINISH NOTES

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

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.

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

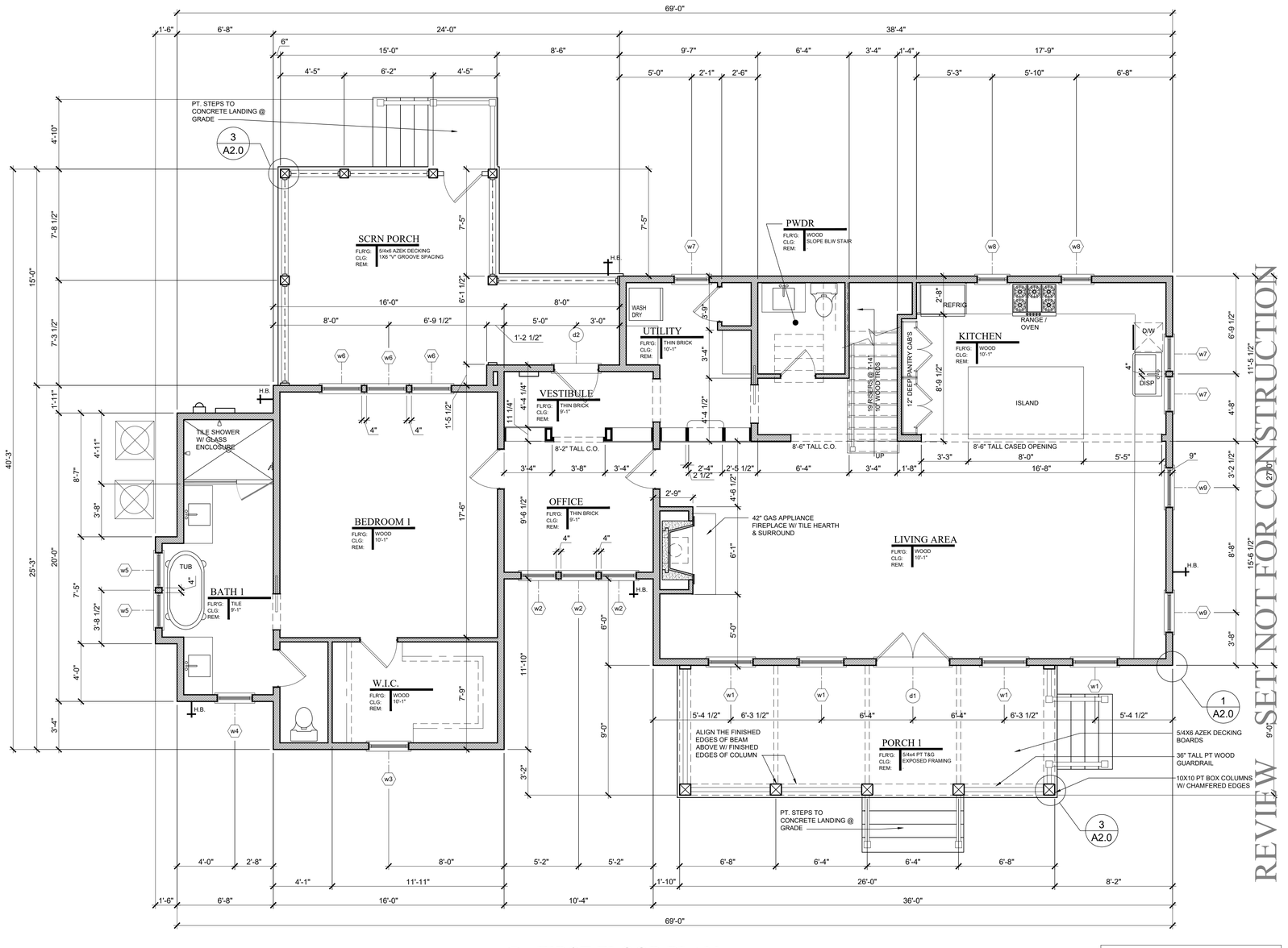
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

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

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

BATH ACCESSORIES NOTES

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



1 A2.0 FIRST FLOOR PLAN

1/4" = 1'-0"

0 1 2 4 8

BUILDING AREAS

FIRST FLOOR HTD	1688 SQ FT
SECOND FLOOR HTD	800 SQ FT
TOTAL HTD	1488 SQ FT
GARAGE TOTAL	484 SQ FT

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REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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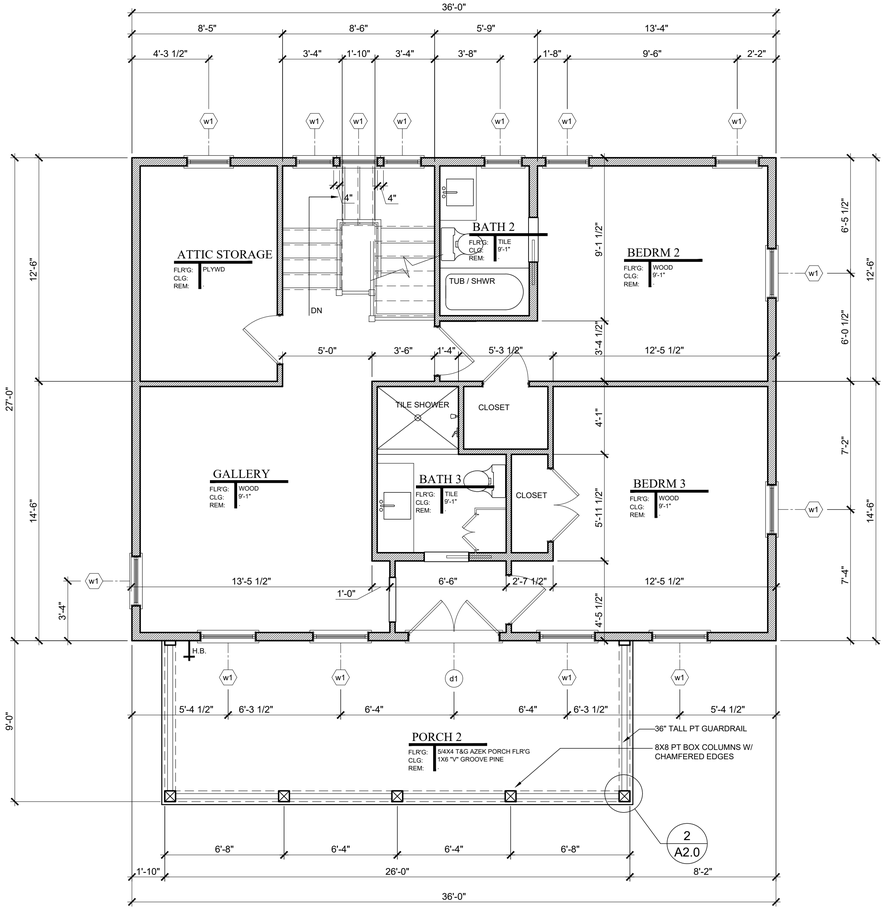
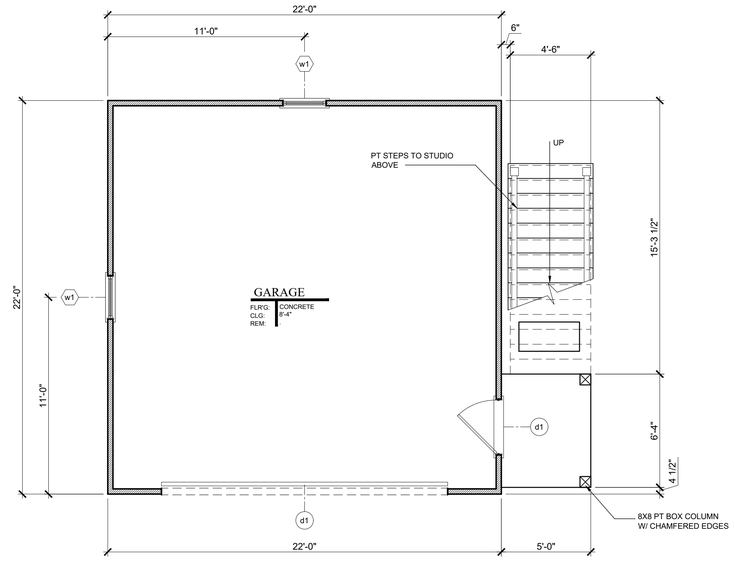
A2.0



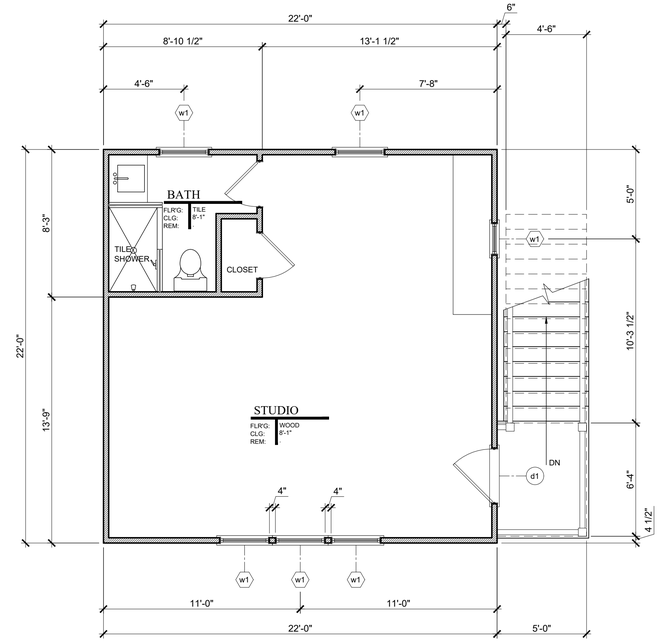
1 A2.1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 A2.1 GARAGE PLAN

1/4" = 1'-0"



3 A2.1 STUDIO PLAN

1/4" = 1'-0"

484 SQUARE FEET

0 1 2 4 8

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A2.1

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

R- VALUE MINIMUMS:

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

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

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

ADDITIONAL ROOF NOTES

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



SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

ROOF NOTES

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

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

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

GUTTERS AND DOWNSPOUTS

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

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

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

FLASHING AND DAMPROOFING

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

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

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

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

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

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

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

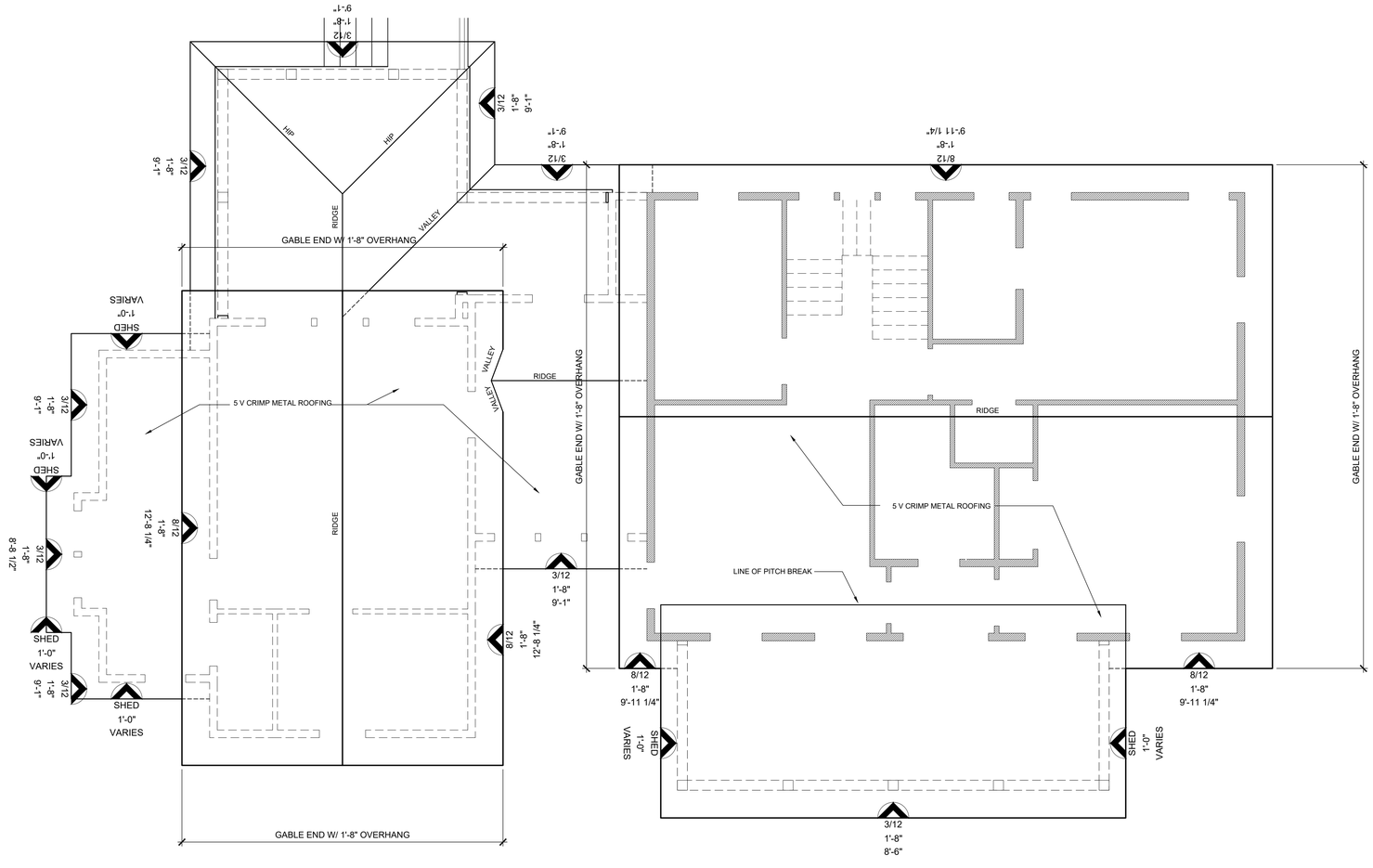
VENTILATION NOTES

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

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

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

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



1 A1.2 ROOF PLAN

1/4" = 1'-0"

0 1 2 4 8

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DATE: OCT. 6, 2020

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PROJECT:

REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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

SHEET:

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A2.2

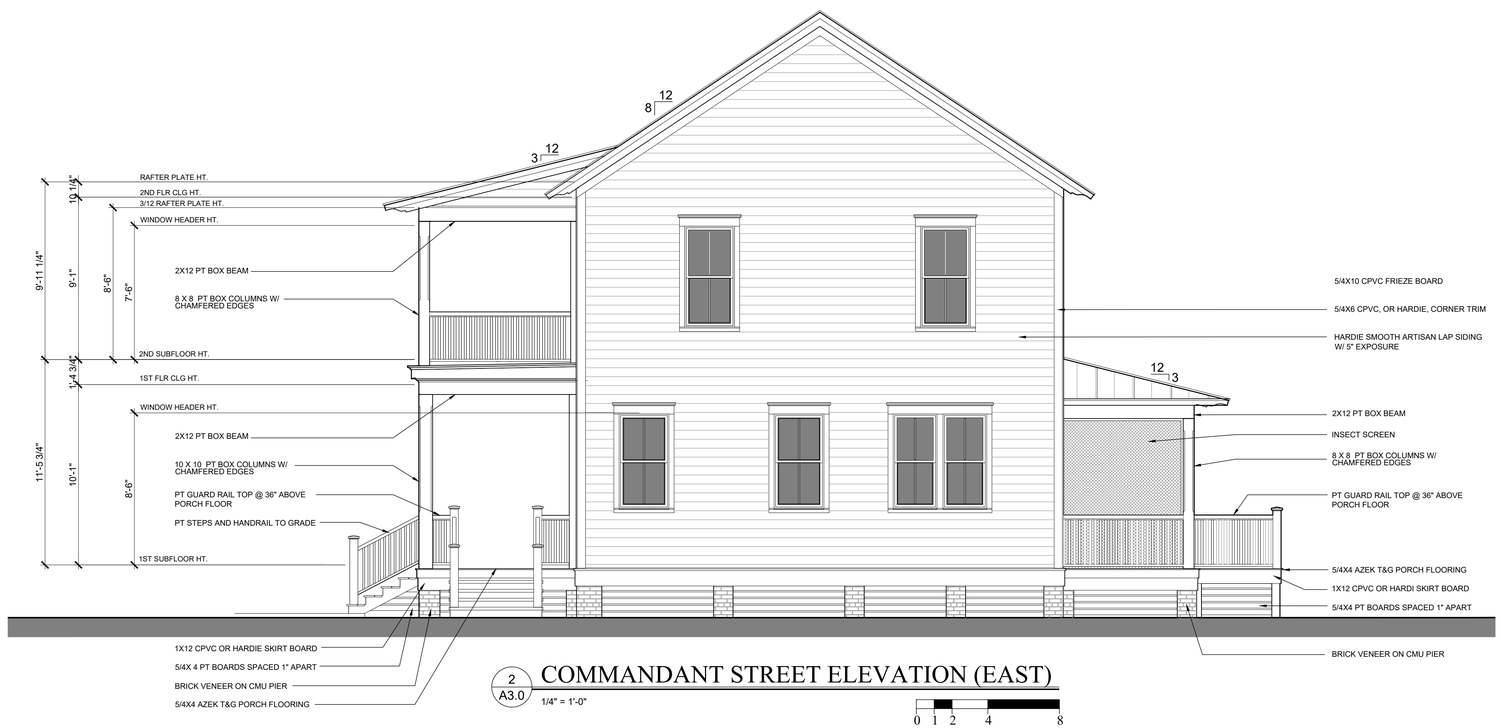
EXTERIOR NOTES:

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



1 A3.0 LADIES STREET ELEVATION (SOUTH)

1/4" = 1'-0"



2 A3.0 COMMANDANT STREET ELEVATION (EAST)

1/4" = 1'-0"

0 1 2 4 8

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REED RESIDENCE
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OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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A3.0

EXTERIOR NOTES:

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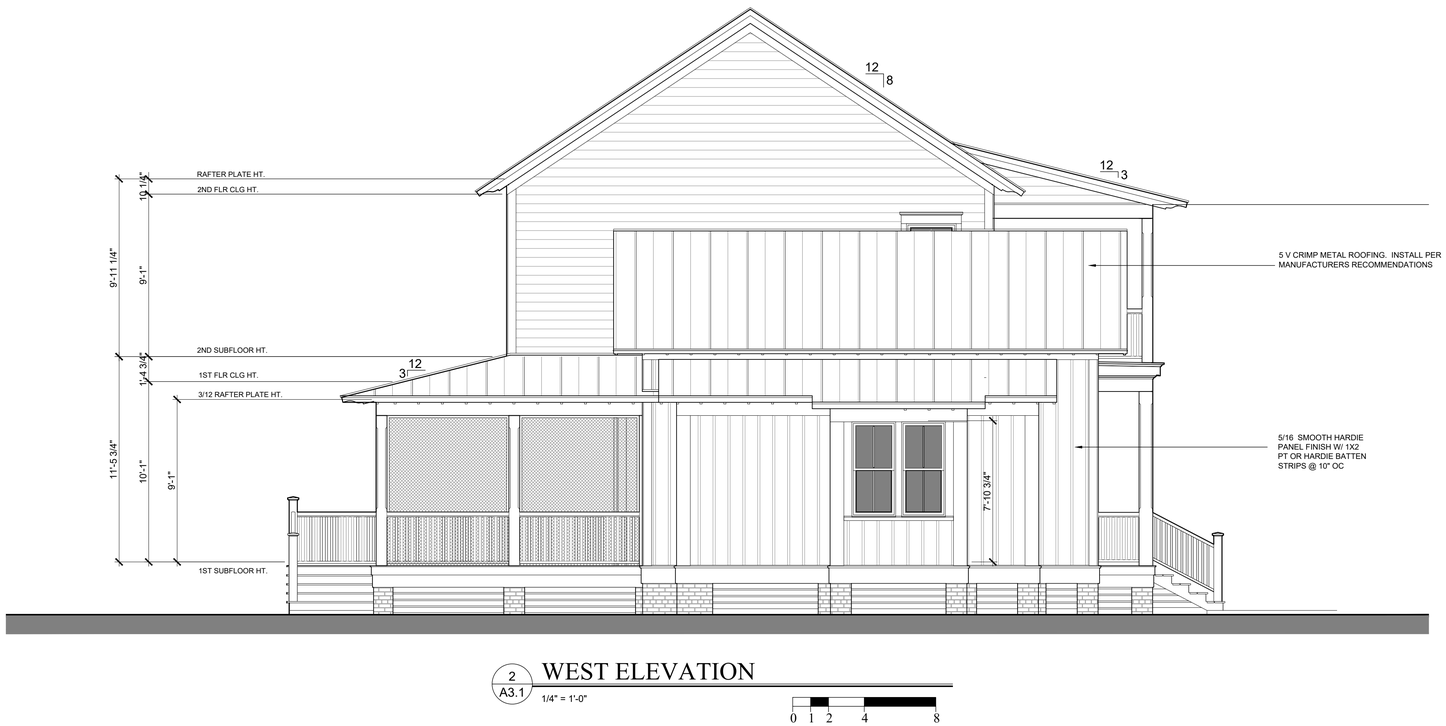
4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



1 A3.1 NORTH ELEVATION

1/4" = 1'-0"



2 A3.1 WEST ELEVATION

1/4" = 1'-0"

0 1 2 4 8

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PROJECT:

REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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SHEET:

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A3.1

EXTERIOR NOTES:

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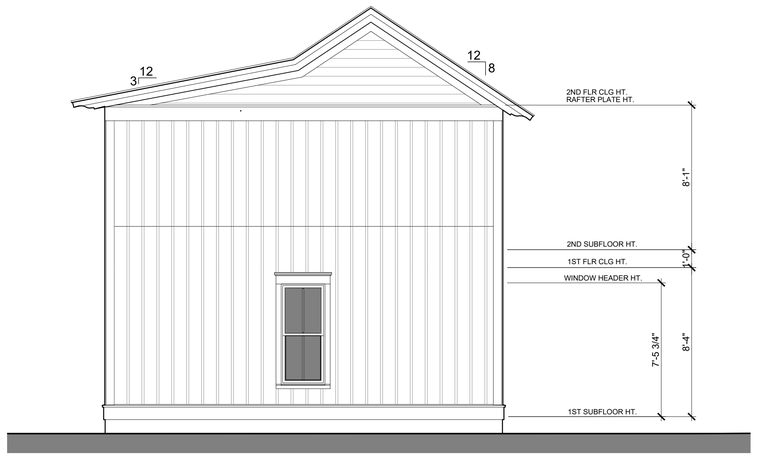
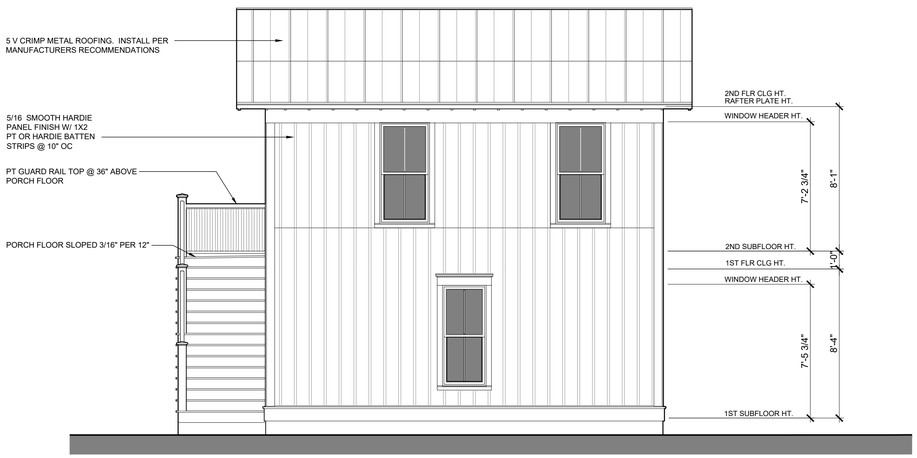
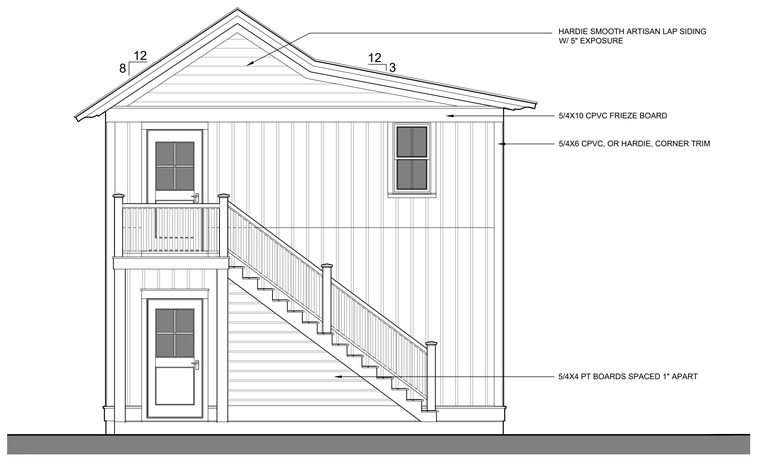
1 A3.2 SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

0 1 2 4 8

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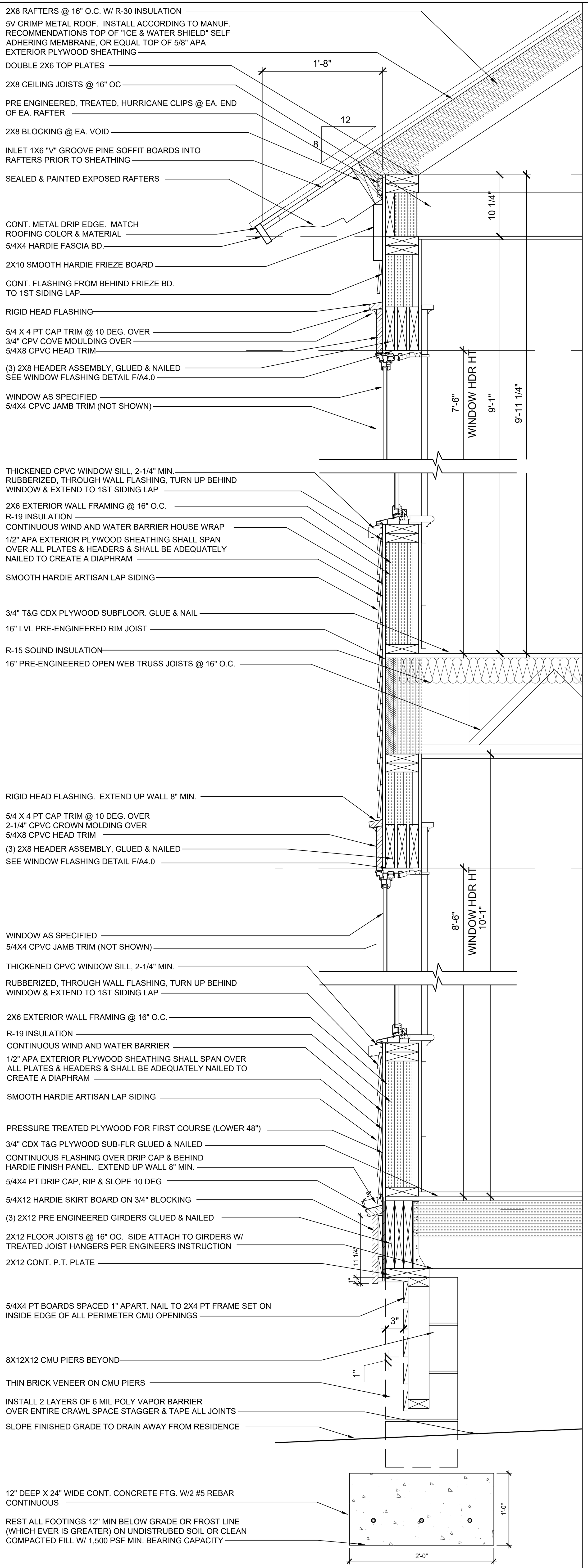
A3.2



1 / A4.0 TYPICAL 2 STORY WALL DETAIL

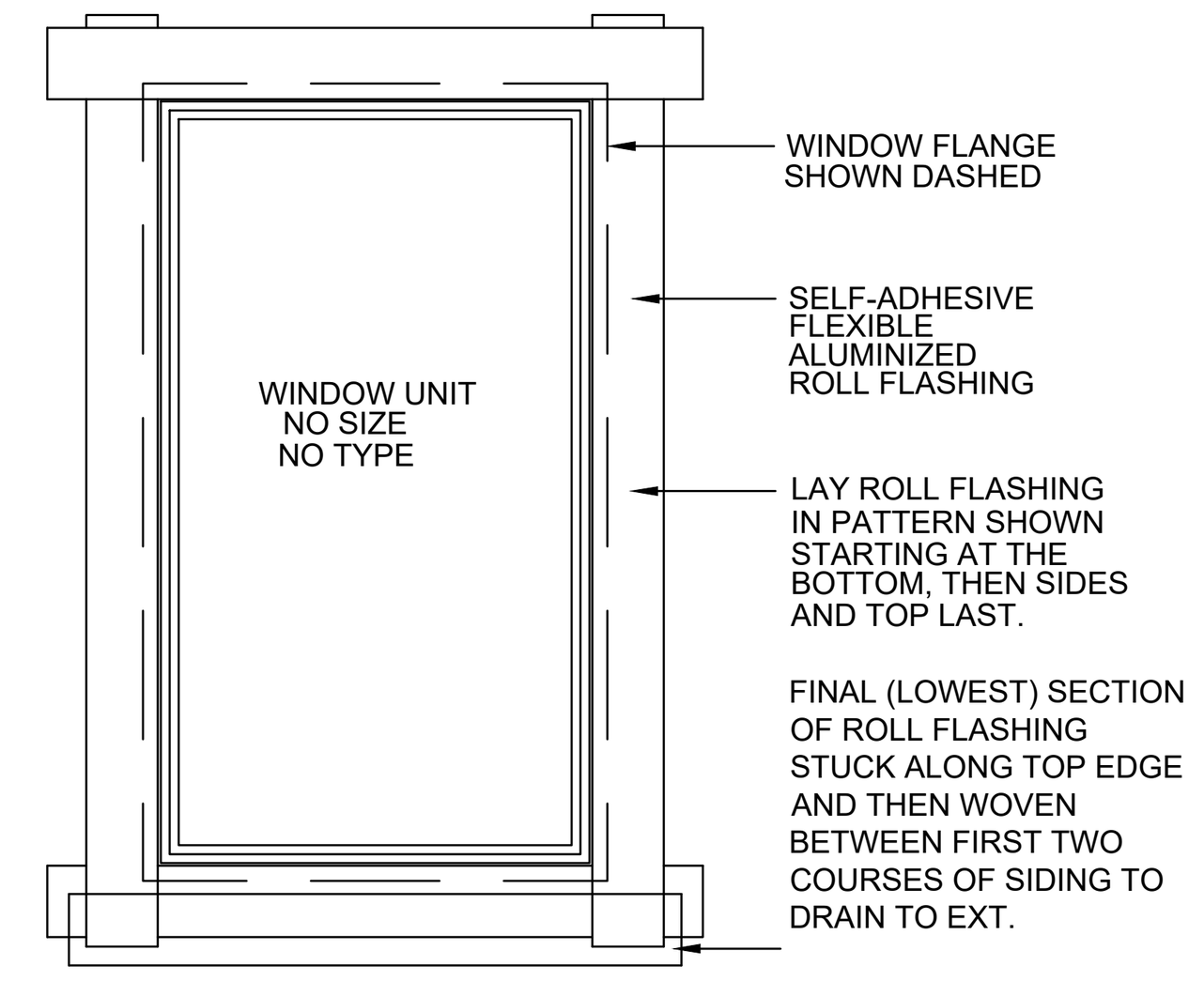
1" = 1'-0"

WINDOW NOTES

TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS ADJACENT TO SIDEWALKS, PORCHES, PATIOS, OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA, ADJACENT TO PLUMBING FIXTURES, AS WELL AS ANY OTHER AREAS AS MAY BE REQUIRED BY LOCAL CODES.

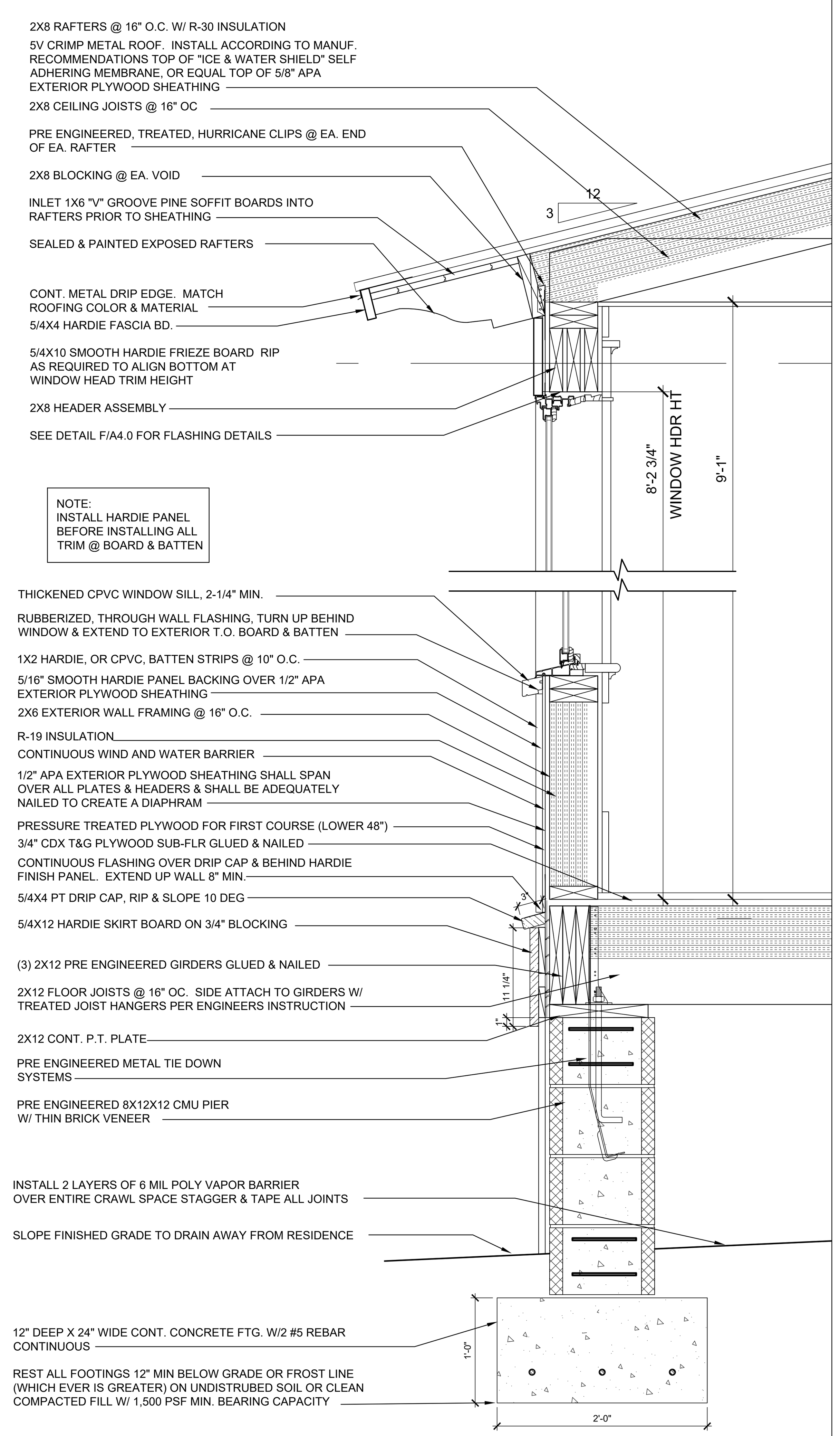
WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES & FRAME SIZES.

INSTALL WEATHERSTRIPPING & WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY WEATHERSTRIPPED. ALL DOORS & WINDOWS SHALL BE SEALED TOP, SIDES & BOTTOM AND SHALL OPERATE SNUGLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION



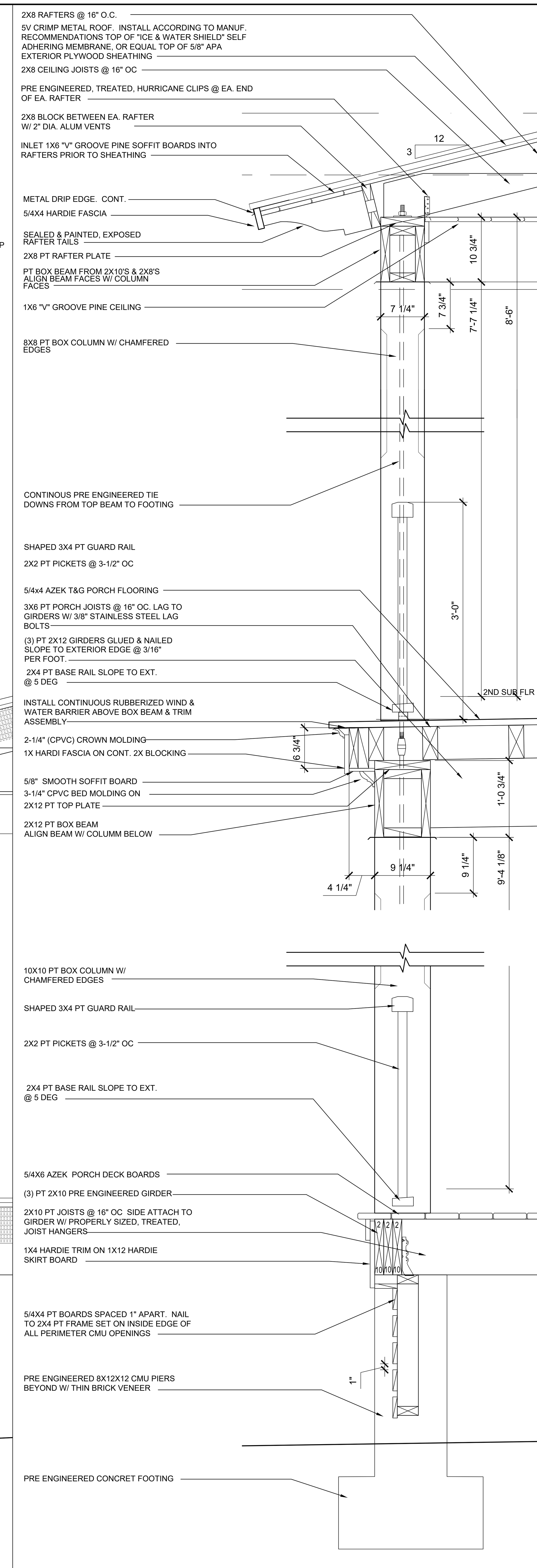
F / A4.0 TYPICAL WINDOW & DOOR FLASHING

NO SCALE



2 / A4.0 TYPICAL 1 STORY WALL DETAIL

1" = 1'-0"



3 / A4.0 ENTRY PORCH DETAIL

1" = 1'-0"

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

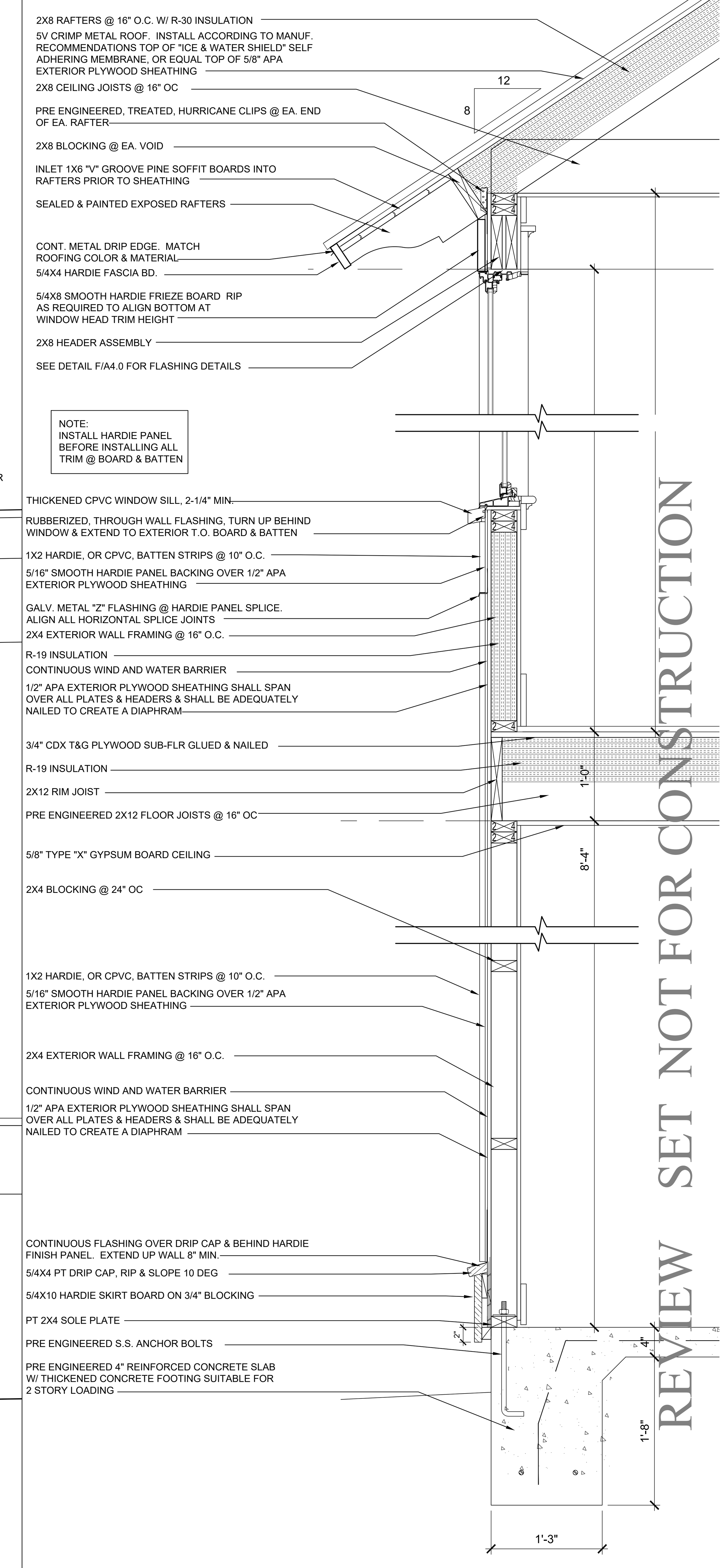
R- VALUE MINIMUMS:	
ROOF RAFTERS	R-30
EXTERIOR WALLS	R-19
FOUNDATION/ CRAWL SPACE	R-19

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

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

CONSTRUCTION NOTE:

Refer to Engineer's documents for new foundation and framing design along with details and notes for materials and methods of construction. Where discrepancies occur between the original construction documents and the Engineer's documents, the Engineer's documents shall govern.



4 / A4.0 GARAGE WALL DETAIL

1" = 1'-0"

0 1 2

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PROJECT:
REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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NOT FOR CONSTRUCTION

SHEET: A4.0

PLUMBING NOTES

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

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

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

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

5. Lead solder is not allowed on this project.

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

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

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

MECHANICAL NOTES

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

ADDITIONAL ELECTRICAL HOOK UP:

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

ELECTRICAL LEGEND

	SURFACE MOUNT LIGHT FIXTURE
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2'X4' FLOURESCENT LIGHT UNIT
J	JUNCTION BOX FOR HANGING FIXTURE
	VENT/ LIGHT COMBINATION
	SINGLE POLE SWITH
3	3-WAY SWITCH
4	4-WAY SWITCH
G	GLOW SWITCH
B	DOOR BELL
C	DOOR BELL CHIMES
	110v DUPLEX RECPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
GFI	GFI DUPLEX RECPTACLE
WP	WATER PROOF RECEPTACLE
220	220v HOOK-UP
	APPLIANCE HOOK-UP
TV	CABLE TV HOOK-UP
	TELEPHONE JACK
T	THERMOSTAT
SD	SMOKE DETECTOR
WH	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
	ELECRICAL MAIN PANEL
	ELECTRIC METER BASE

ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.

2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.

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

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

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

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

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

8. Provide blocking for all fixtures.

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

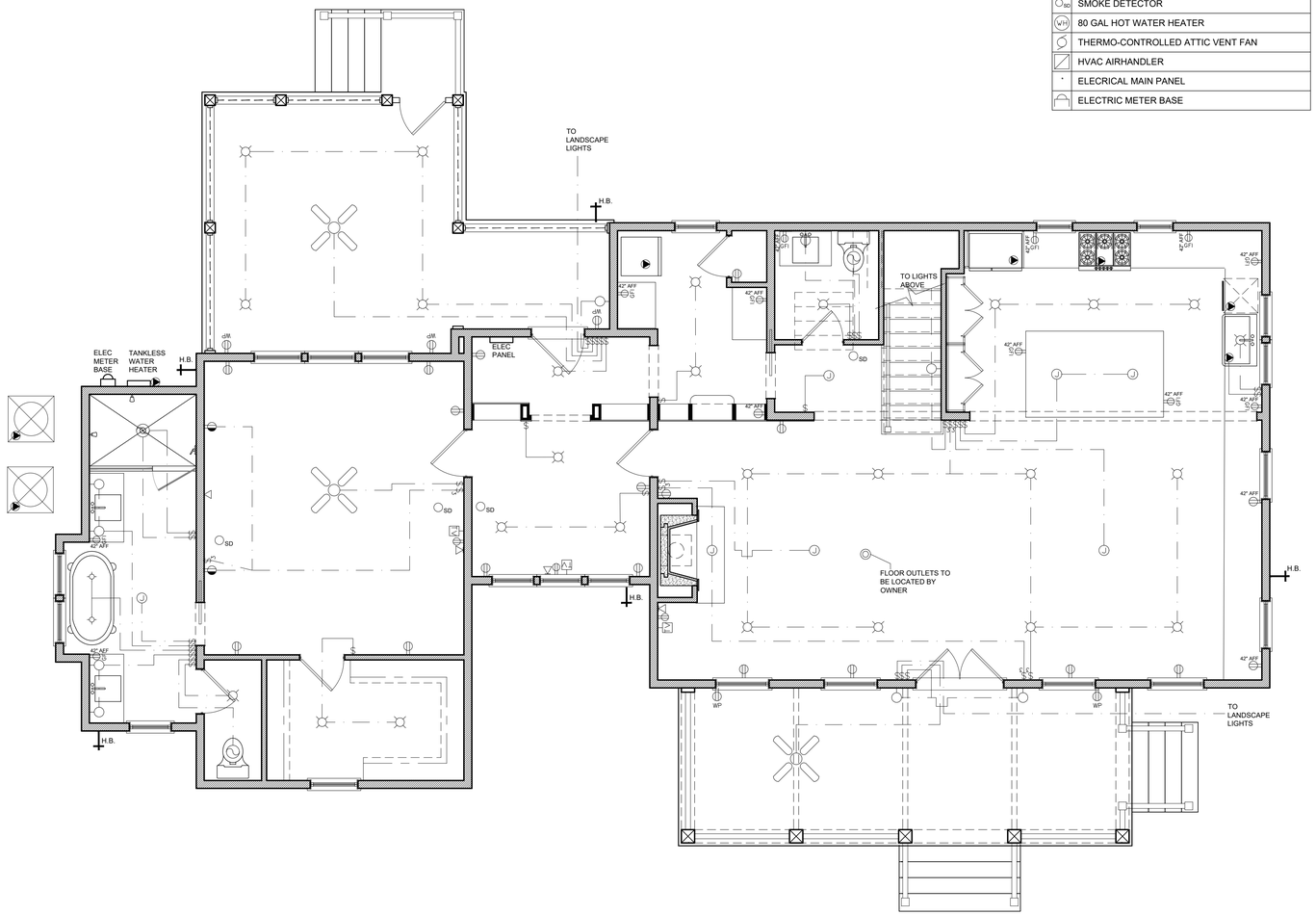
10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.

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

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

AUXILIARY SYSTEMS NOTES

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



1 E1.0 FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

0 1 2 4 8

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DATE: OCT. 6, 2020

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PROJECT:

REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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E1.0

PLUMBING NOTES

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

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

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

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

5. Lead solder is not allowed on this project.

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

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

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

MECHANICAL NOTES

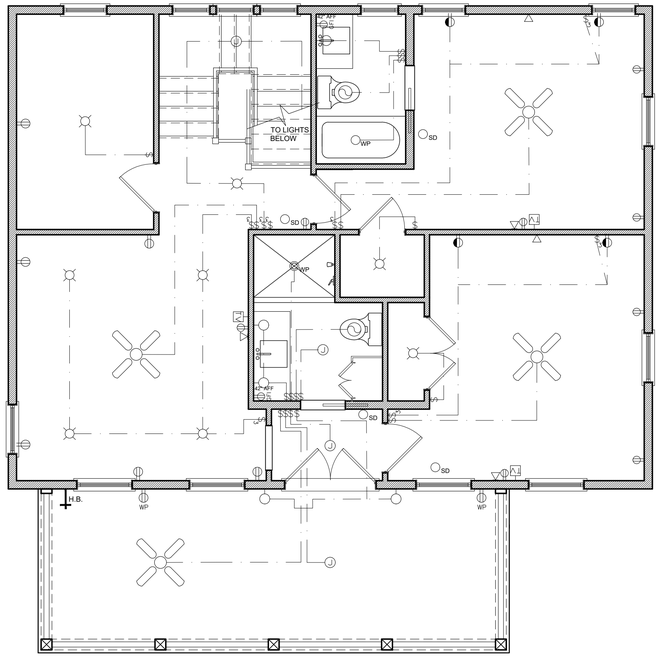
Design and specification or mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.

ADDITIONAL ELECTRICAL HOOK UP:

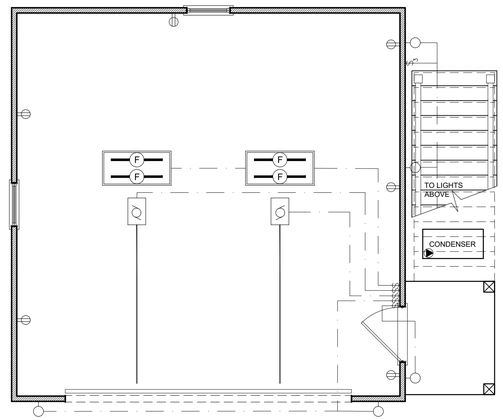
- WH — WATER HEATER HOOKUP IN ATTIC
- ATTIC VENT FAN HOOKUP IN ATTIC
- AIR HANDLER HOOKUP IN ATTIC
- J — JUNCTION BOX
  ELECTRICIAN TO PROVIDE LIGHT FIXTURE OR CEILING FAN FOR EACH JUNCTION BOX SHOWN ON PLAN PER OWNERS SELECTION..

ELECTRICAL LEGEND

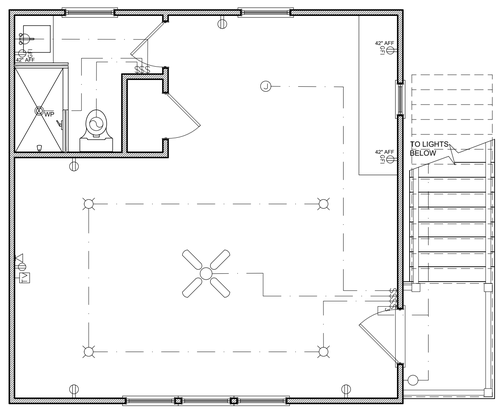
	SURFACE MOUNT LIGHT FIXTURE
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2'X4' FLOURESCENT LIGHT UNIT
J	JUNCTION BOX FOR HANGING FIXTURE
	VENT/ LIGHT COMBINATION
S	SINGLE POLE SWITH
S3	3-WAY SWITCH
S4	4-WAY SWITCH
SG	GLOW SWITCH
B	DOOR BELL
C	DOOR BELL CHIMES
	110v DUPLEX RECPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
GFI	GFI DUPLEX RECPTACLE
WP	WATER PROOF RECEPTACLE
220V	220v HOOK-UP
	APPLIANCE HOOK-UP
TV	CABLE TV HOOK-UP
	TELEPHONE JACK
T	THERMOSTAT
SD	SMOKE DETECTOR
WH	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
	ELECRICAL MAIN PANEL
	ELECTRIC METER BASE



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



2 E1.1 GARAGE ELECTRICAL PLAN
1/4" = 1'-0"
484 SQUARE FEET



3 E1.1 STUDIO ELECTRICAL PLAN
1/4" = 1'-0"
484 SQUARE FEET
0 1 2 4 8

ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.

2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.

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

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

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

AUXILIARY SYSTEMS NOTES

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PROJECT:
REED RESIDENCE
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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E1.1







Local Precedent of Similar Condition



Location Map, N.T.S.

Ladies Street Elevation, 1/8" = 1'-0"

Submission Information

The drawings submitted for the 5 Bay Porch version of this house, for which the variance is requested, are the same as those for the 4 Bay Porch which doesn't require a variance, with the following exceptions: Sheets G1.1 (Site Plan), A2.0 and A2.1 (Floor Plans) and A3.0 (Elevations). These have been modified to reflect the additional porch bay. The rest of the drawings, such as the foundation plan, framing plan and roof plan, will be updated if/when the variance is granted.

Inspiration

This property on Block 13 in Old Town Fernandina Beach consists of a full interior peonia and one media peonia on the southeast corner of Ladies Street and Commandant Street. The main form of the house is located on the media peonia (Lot 9), with a low connection across to a secondary form on the interior peonia (Lot 7). This connection was discussed with Kelly N. Gibson, AICP, and based on her interpretation of LDC Section 8.01.01.02 (B), LDC Section 8.01.01.02 (K)(2), and LDC Section 8.01.01.02 (K)(5), we are pursuing a design that treats the side yard corridor as a visibility corridor. The buildings are designed to be compatible with the north Florida climate and take cues from the local vernacular.

Lot Disposition

The main house holds the corner with a symmetrical five bay two-story porch facing Ladies Street. This main form attaches to a smaller secondary form across the side lot corridor, which is treated as a visibility corridor, with a lower, 10' wide connection to emphasize the visibility corridor. The secondary form houses the master suite and is positioned in the front of Lot 7 to hold the street and reinforce the historic order and building pattern of the original city plat. A screened rear porch provides private access to the private yard. A detached two-story outbuilding is located on the interior, south end of Lot 7 and consists of a garage with a room above.

Size, Mass & Scale

The larger two-story form and porch of the main house is intentional, to hold the corner, while the secondary form is slightly smaller but still maintains an appropriate presence on the street. The gracious floor-to-ceiling heights and simple roof forms help these structures to be compatible with the established building forms in the surrounding blocks.

Materials and Building Elements

The main house sits on brick piers with lap siding above. The secondary form maintains the same vented brick pier foundation with board and batten above. These two forms are connected by a lighter form, made up of glazing and paneling that emphasizes the visibility corridor. The detached outbuilding has an exterior of board and batten siding as well. The main house has stairs addressing Ladies Street as well as Commandant Street. The two-story porch is the primary entry feature and delineates between the public and private realm. All of these elements allow both structures to maintain the legibility of the old grid and provide opportunities for social interaction at the street level, while allowing for private enjoyment of the interior of the lots in a diversity of outdoor spaces.

Reed Residence (5 Bay Porch)

October 8, 2020

Old Town Fernandina Beach - Block 13, Lots 7 & 9

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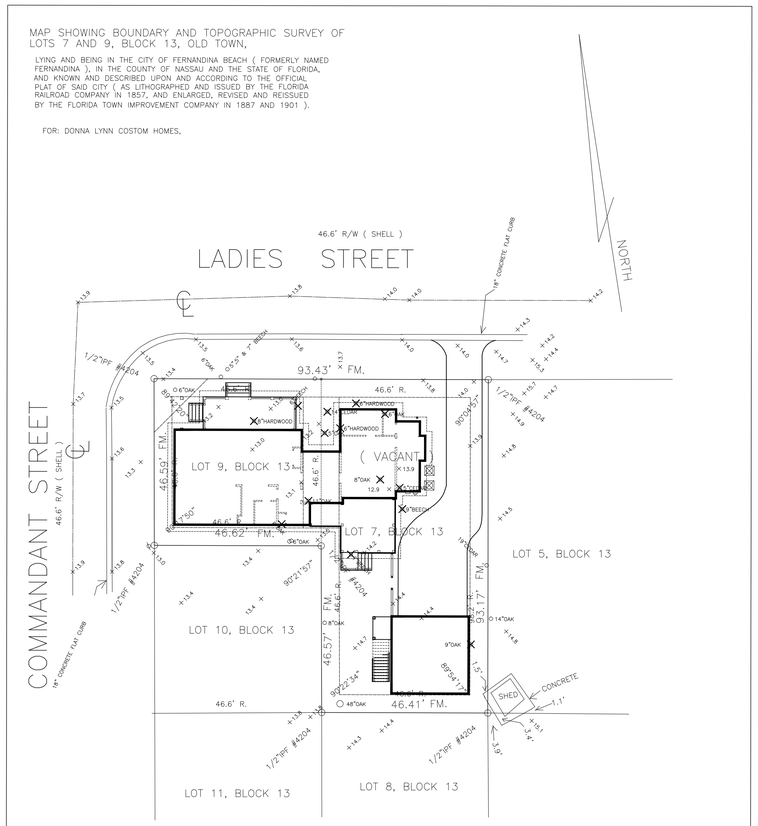
MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOTS 7 AND 9, BLOCK 13, OLD TOWN,

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

FOR: DONNA LYNN COSTOM HOMES,



REVISED TO SHOW TREES & TOPOGRAPHY 8-29-20

COASTAL LAND SURVEYORS

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

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

LICENSED BUSINESS NO. 6412

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

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0229G
DATED 8/2/17

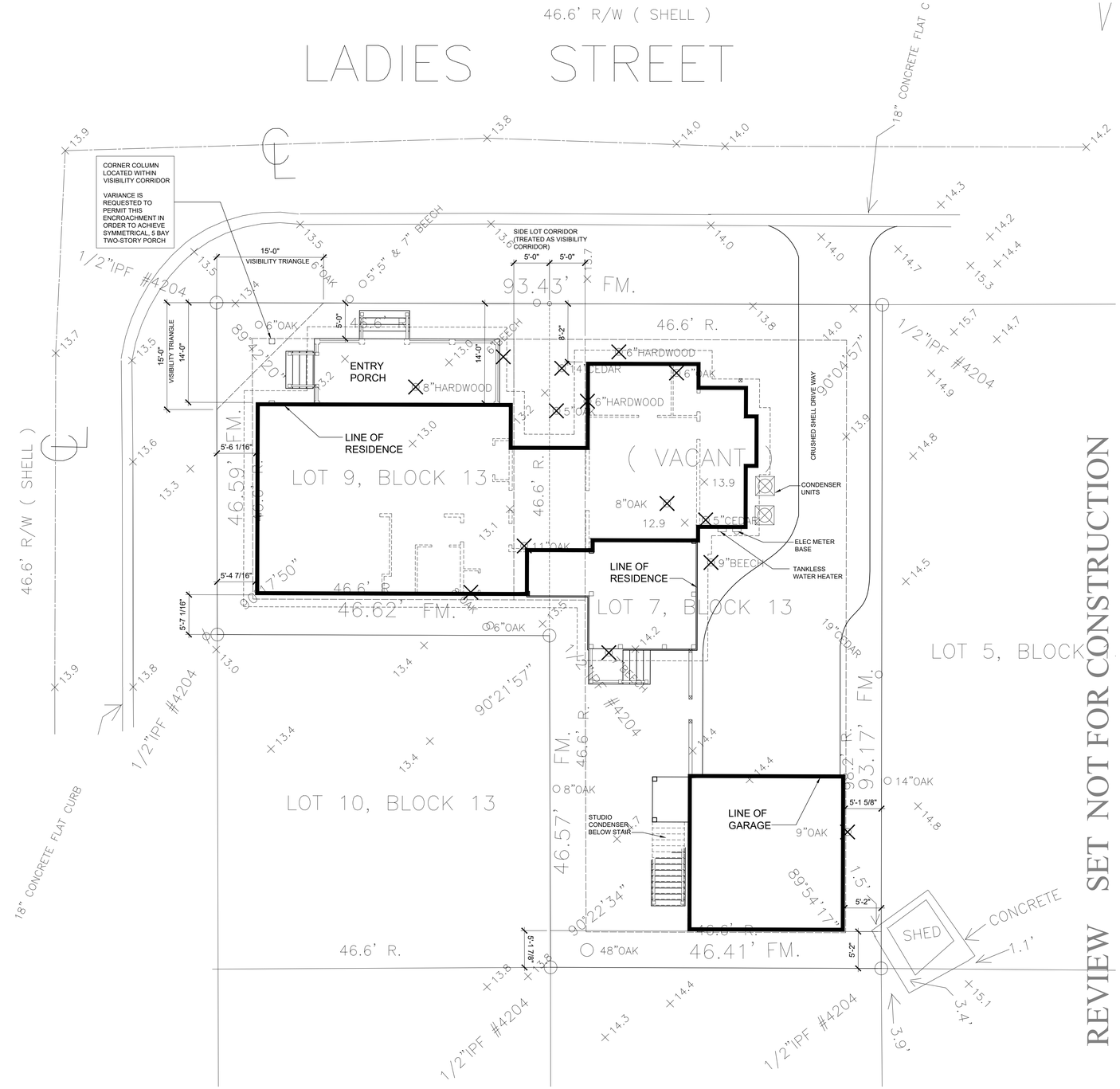
DATE OF SURVEY: JULY 8, 2020
SCALE 1"=20'
JOB NO. 2007-06 F.B. 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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

1 G1.1 SITE SURVEY
1" = 20'



2 G1.1 SITE PLAN
1/8" = 1'-0"

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PROJECT:

REED RESIDENCE (5 BAY PORCH)
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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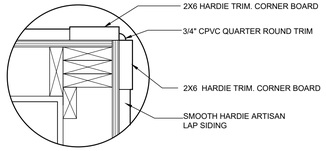
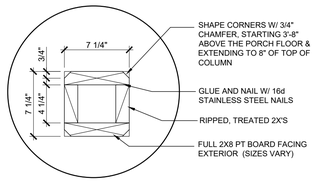
G1.1



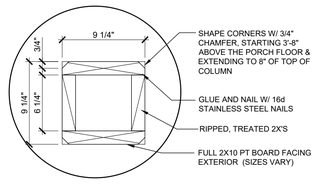
1 A2.0 CORNER DETAIL

NTS



2 A2.0 8X8 BOX COLUMN DETAIL

NTS



3 A2.0 10X10 BOX COLUMN DETAIL

NTS

FINISH NOTES

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

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.

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

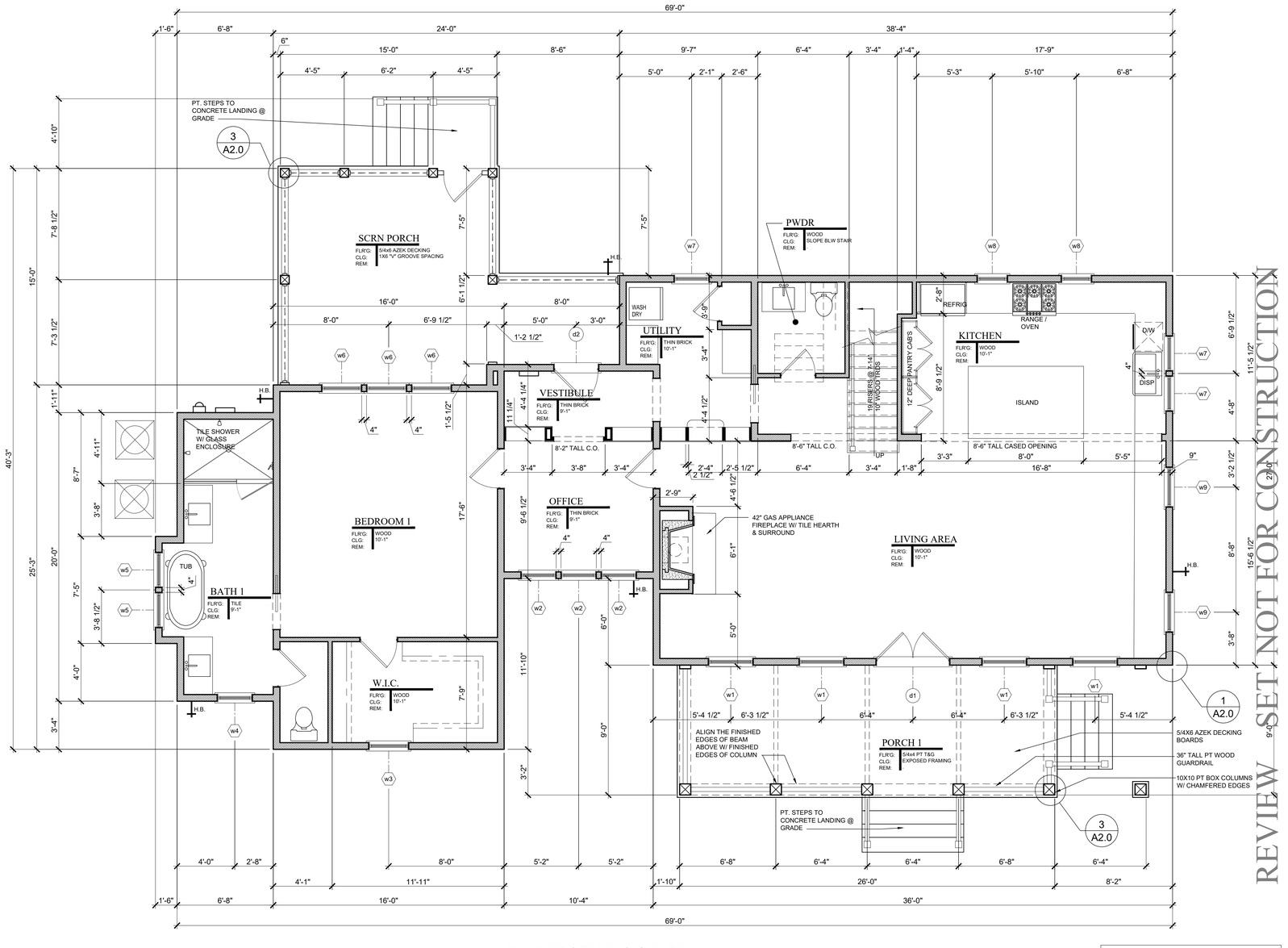
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

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

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

BATH ACCESSORIES NOTES

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



1 A2.0 FIRST FLOOR PLAN

1/4" = 1'-0"

0 1 2 4 8

BUILDING AREAS	
FIRST FLOOR HTD	1688 SQ FT
SECOND FLOOR HTD	800 SQ FT
TOTAL HTD	1488 SQ FT
GARAGE TOTAL	484 SQ FT

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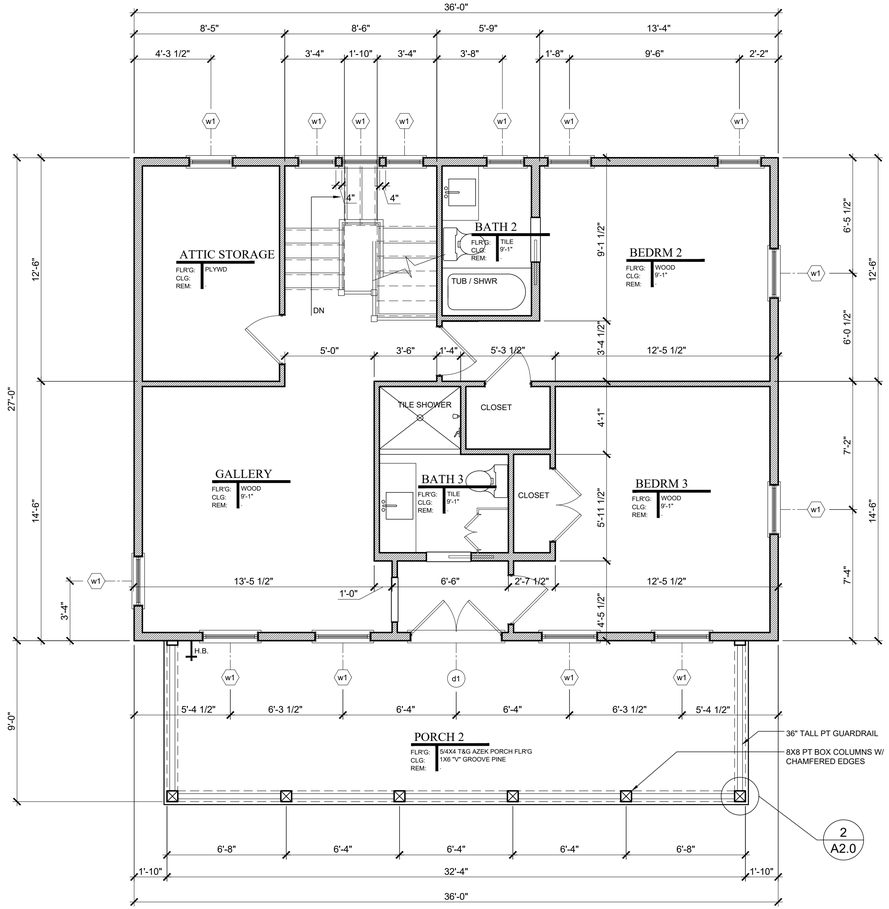
A2.0



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PROJECT:

REED RESIDENCE (5 BAY PORCH)
BLK 13, LOTS 7&9 LADIES STREET
OLD TOWN FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with their professional builder to provide the validity of these plans for their building site. Moser Design Group, Inc. will, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET:

HDC REVIEW SET
NOT FOR CONSTRUCTION

A2.1

EXTERIOR NOTES:

1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.

2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.

3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.

4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.

5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



1 / A3.0 LADIES STREET ELEVATION (SOUTH)

1/4" = 1'-0"

REVIEW SET NOT FOR CONSTRUCTION

DATE: OCT. 8, 2020

MDG
MOSER DESIGN GROUP
Residential Design
Urban Planning

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

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REVISIONS:

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SHEET:

HDC REVIEW SET
NOT FOR CONSTRUCTION

A3.0

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-47
DECEMBER 17, 2020

Owner/Applicant:	Byron Brocato, owner
Property Address:	205 Amelia Street
Parcel ID #:	00-00-31-1580-0004-0030
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	N/A
Year Built:	1950
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to replace existing windows with the same size and type. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to replace 13 original wood windows with Marvin Elevate series wood windows.

APPLICABLE GUIDELINES:

SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings: Complies	Does not Comply	N/A
1	*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*	☐	☐	☒
2	*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*	☐	☒	☐
3	*Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*	☐	☐	☒
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☐	☐	☒
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☐	☒	☐
6	*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*	☐	☒	☐
7	*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
9	*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*	☐	☒	☐
10	*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*	☒	☐	☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

ANALYSIS:

Staff finds that wholesale replacement of original window is not in keeping with the Secretary of the Interior's standards. Maintaining/ repairing original fabric is important to maintain the character of all structures. Wood windows tend to be the most frequently lost elements on older structures due to lack of maintenance. Wood windows are designed to last for generations and be dismantled, repaired, and reinstalled.[1]
The city of Fernandina Beach's Comprehensive Plan Policy 11.03.11. recognizes the importance of structures constructed in the last fifty years, and encourages efforts to protect significant examples of these structures as illustrative of the community's recent heritage.

[1] *Preservation Brief 9: The Repair of Historic Wooden Windows*. John H. Myers. 1981. Preservation Brief 9: The Repair of Historic Wooden Windows (nps.gov)

Although the main portion of the home was constructed in 1950, a later addition was added to the north. A detached accessory structure was also constructed later. As is commonly the case, the later additions do not appear to be of the same quality of materials and craftsmanship as the primary structure.
Staff recommends retaining and repairing the seven original 6/6 wood double-hung windows on the original section of primary structure (3 south elevation, 2 east elevation, 1 west elevation, 1 north elevation). All others on later addition and garage to be replaced.

STAFF RECOMMENDATION:

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

Staff Recommends:

APPROVAL of HDC 2020-47 with the conditions:

1. Seven original 6/6 wood double-hung windows on the original section of primary structure (3 south elevation, 2 east elevation, 1 west elevation, 1 north elevation) be retained and repaired; and
2. All others on later addition and accessory structure to be replaced.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-47 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:
That HDC case 2020-47, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines. to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-47 Application**
EXHIBIT 2 **HDC 2020-47 Window Survey & Quote from Coastal Sash & Door**
EXHIBIT 3 **HDC 2020-47 Photos**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5975

Date Submitted: 9/16/2020

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

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

Fees

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

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Repair

Choose all that applies.

APPROVAL TYPE*

Staff Approval

See Certificate of Approval Matrix for details

Previously Approved Case #

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†’ Map Search

Historic District*

Old Town

Site Address*

205 Amelia St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0004-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Byron

Last Name*

Brocato

Mailing Address*

238 Lavina Ave

City*

Pittsburgh

State*

PA

Zip Code*

15216

Telephone Number*

412-670-1962

E-mail Address*

bbrocato@hotmail.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Replace existing windows with new windows of the same size and type. There will be no new locations and only existing window locations will be used. I have included my quote for the new windows and the window survey. I attached as many pictures as the upload section would allow. If more pictures are needed I can provide.

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
Marvin	FL6525	Ebony
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

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

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

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

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

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

OTHER

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

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

Upload 1	Upload 2	Upload 3	Upload 4
HDC Window Survey and Approved Window List.pdf	QVA2N8X0715200149.doc	20200911_081005.jpg	20200911_081025.jpg

Upload 5	Upload 6	Upload 7	Upload 8
20200910_174629.jpg	20200910_174637.jpg	20200910.jpg	20200910.jpg

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Byron

Applicant Last Name*

Brocato

Today's Date*

9/16/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

Historic District Council Windows List



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

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

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS *Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).*			
Wood: Hurd Jeld-Wen Marvin Pella (Reserve)	**Aluminum-Clad Wood:** Hurd Marvin Pella (Architect, Designer, Reserve) Weather Shield	**Vinyl-Clad Wood:** Anderson (400 Series, Architectural, 200 Series)	**Cellular PVC/Ultrex:** Marvin (Integrity) Windsor
APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY *Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).*			
Aluminum-Clad Wood: Pella (ProLine)		**All Vinyl/Plastic/Fiberglass:** Jeld-Wen Pella (Impervia, 350 Series, Encompass) PGT	

Window Survey Submission Requirements

Purpose

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation…. Evaluating the significance of these windows and planning for their repair or replacement can be a complete process involving both objective and subjective considerations. The Secretary of the Interior's Standards for Rehabilitation and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind.

Overview

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs.

Clear, colored, detailed photographs, including at least one of each:

- Full-frame shot of the entire building
- Full-frame shot of individual windows from the exterior
- Full-frame shot of individual windows from the interior
- Close-up views of intersection of sills and frames
- Close-up views of sash, focusing on bottom rail and muntins (if existing)
- Close-up view of sills and bottom rails from the interior

Survey
The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would be a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four-level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows."

Class One (I), "Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, re-glazing, weather-stripping, caulking, and repainting.

Class Two (II), "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and re-gluing the existing material.

Class Three (III), "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric.

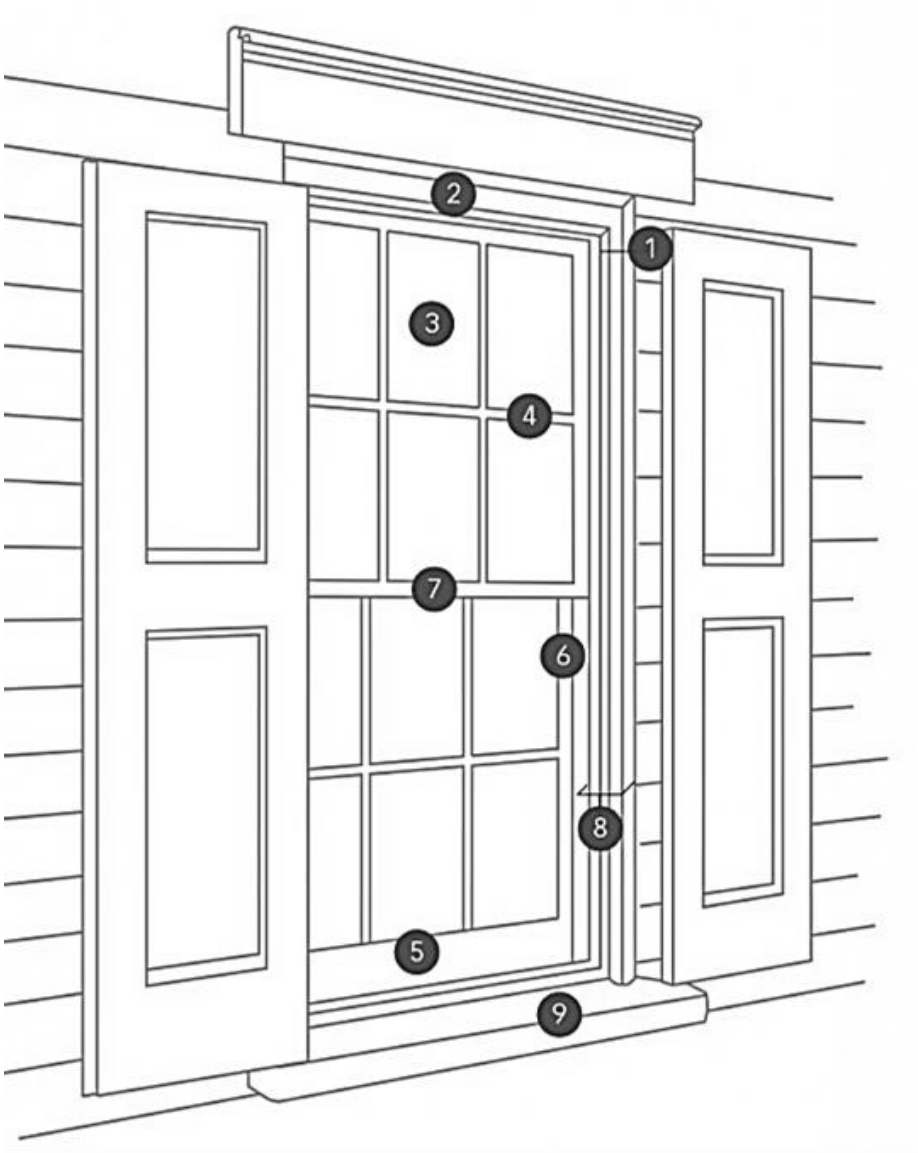
In **Class Four (IV)**, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is **Class I, II, III, or IV**.

After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building. Therefore, window sections will be required for all projects involving total window replacement. This can be done either by submitting section drawings of both the existing and proposed window(s) or by submitting by a list of measurements comparing the individual elements of the existing window(s) to the proposed one(s) (A/K/A a window schedule).

ANATOMY OF A WOOD WINDOW



1. **Brick Mold** – The molding, usually wooden, that covers the gap between the window frame and the opening into which the window is set.
2. **Casing** – The molding surrounding the window jamb, usually seen on the exterior on frame buildings.
3. **Lights/Glazing/Panes** – The glass or pieces of glass that makes up the transparent portion of a window.
4. **Muntin** – The narrow horizontal and vertical pieces that hold together the panes of glass in multi-pane windows.
5. **Sash** – The wooden frame located inside the jamb that holds the glass; also known as the operable component of the window.
6. **Stiles** – The vertical members of the sash.
7. **Meeting Rails** – The bottom horizontal member of the upper sash and the top member of the lower sash.
8. **Jamb** – The sides and top of a window.
9. **Still** – The bottom side of the window usually made out of heavier material that slopes away from the building to help shed water.

Additional Window Resources

- NPS Technical Preservation Brief 9: The Repair of Historic Wooden Windows
- Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement – National Trust for Historic Preservation
- Window Preservation Alliance
- 5 Worst Mistakes of Historic Homeowners (Part 1 Windows) – The Craftsman Blog

Window Survey

Date: **Sheet** _____of_____ **Project Name:**

Window #	Existing Type	Configuration (# of lights in each sash)	Existing Conditions				Proposed Window Type	Configuration	Remarks
			Repair Class			Sash Condition (Original, Replacement, Unknown)			
			Sash	Frame	Sill				
Example									
1	*WD DH*	*2/2*	*I*	*III*	*I*	*Original*	*N/A*	*N/A*	*Lower 4" of frame deteriorated and to be replaced in kind*
1	WD DH	6/6	III	IV	III	Unknown			Ropes and weights are missing, two lights are broken there is no screen and window glazing is deteriorating, left side of frame is cracked in half
2	WD DH	6/6	III	IV	III	Unknown			Ropes and weights are missing, one light is broken sill and window glazing are deteriorating, left side of frame is cracked in half
3	WD DH	6/6	III	III	III	Unknown			Ropes and weights are missing, one light is broken sill and window glazing are deteriorating.
4	WD DH	6/6	III	III	III	Original			Ropes and weights are missing, one light is broken, sill and window glazing are deteriorating. lower and upper sash need repair
5	WD DH	6/6	IV	IV	IV	Original			Ropes and weights are missing, Lower sash is missing, there is no screen and two upper sash lights are broken
6	WD DH	6/6	III	III	III	Original			Ropes and weights are missing, two lights are broken sill and glazing are deteriorating.sash needs repair and the screen is missing
7	WD DH	6/6	III	IV	IV	Original			Ropes and weights are missing, one light is broken sill and glazing are deteriorating, sash needs repair and screen is missing
8	WD DH	6/6	III	IV	IV	Original			Ropes and weights are missing, one light is broken sill and window glazing are deteriorating. Frame is rotting and needs replaced
9	WD DH	6/6	IV	IV	IV	Original			Ropes and weights are missing, Lower sash is missing,one light is broken, sill and window glazing are deteriorating. there is no screen
10	fixed window and plywood	N/A	IV	IV	IV	Unknown			a mix of plywood and glass panels. none of them are standard windows.
11	WD DH	1/1	IV	IV	IV	Original			Frame sill and lower sash are rotting and need replacement.
12	WD DH	1/1	IV	IV	IV	Original			Frame sill and lower sash are rotting and need replacement.
13	Picture window	1	IV	IV	IV	Original			window is severly cracked, frame is rotting and poorly constructed causing multiple water leaks. glass in not impact resistant and presents a significant danger.

Borcato Residence
New Project 1

Quote #: QVA2N8X

A Proposal for Window and Door Products prepared for:
Job Site:
32034

Shipping Address:
COASTAL SASH & DOOR INC-JACKSONVILLE
345 STATE ROAD 207
SAINT AUGUSTINE, FL 32084-0369

SAM FREDERICK
COASTAL SASH & DOOR INC-JACKSONVILLE
345 STATE ROAD 207
SAINT AUGUSTINE, FL 32084-0369
Phone: (904) 261-0488

Email:
samfrederick@coastalsashanddoor.com

This report was generated on 7/15/2020 1:49:01 PM using the Marvin Order Management System, version 0003.03.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5	TOTAL UNIT QTY: 14	EXT NET PRICE: USD 14,097.41

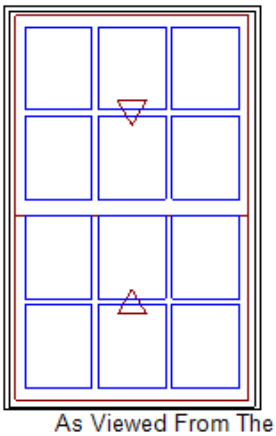
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Next to Back Door	Elevate	Double Hung RO 37" X 57 1/2" Entered as FS 36" X 57"	1,208.75	1	1,208.75
2	Facing Garage	Elevate	Direct Glaze Rectangle RO 52" X 30" Entered as FS 51" X 29 1/2"	627.40	1	627.40
3	All Sides	Elevate	Double Hung RO 37" X 65 1/2" Entered as FS 36" X 65"	1,092.49	8	8,739.92
4	Garage	Elevate	Double Hung RO 26 1/2" X 61" Entered as FS 25 1/2" X 60 1/2"	866.75	2	1,733.50
5	Garage	Elevate	Direct Glaze Rectangle RO 55" X 56 1/2" Entered as FS 54" X 56"	893.92	2	1,787.84

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: Next to Back Door	Net Price: Ext. Net Price:	 USD	1,208.75 1,208.75

MARVIN



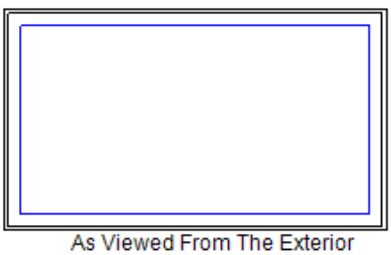
As Viewed From The Exterior

Entered As: FS
FS 36" X 57"
RO 37" X 57 1/2"
Egress Information
Width: 32 7/8" Height: 23 19/32"
Net Clear Opening: 5.39 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
Elevate Double Hung
Frame Size 36" X 57"
Rough Opening 37" X 57 1/2"
Glass Add For All Sash
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
Matte Black Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 1	Mark Unit: Facing Garage	Net Price: Ext. Net Price:	 USD	627.40 627.40

MARVIN



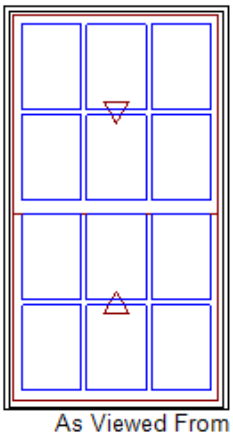
As Viewed From The Exterior

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
Elevate Direct Glaze Rectangle
Frame Size 51" X 29 1/2"
Rough Opening 52" X 30"
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Additional Mull Info: Stand Alone
4 9/16" Jambs
Nailing Fin CA/AWN Frame
***Note: Unit Availability and Price is Subject to Change

Entered As: FS
FS 51" X 29 1/2"
RO 52" X 30"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.26
Solar Heat Gain Coefficient: 0.23
Visible Light Transmittance: 0.54
Condensation Resistance: 60
CPD Number: MAR-N-303-03168-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #876
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 1829X1829 mm (72X72 in)
CW-PG50 DP +50/-50
FL10172

Line #3 Qty: 8	Mark Unit: All Sides	Net Price: Ext. Net Price:	 USD	1,092.49 8,739.92

MARVIN



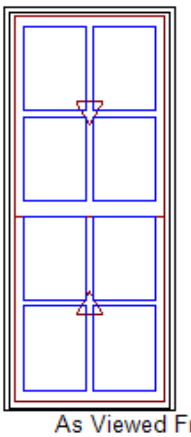
As Viewed From The Exterior

Entered As: FS
FS 36" X 65"
RO 37" X 65 1/2"
Egress Information
Width: 32 7/8" Height: 27 19/32"
Net Clear Opening: 6.30 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
Elevate Double Hung
Frame Size 36" X 65"
Rough Opening 37" X 65 1/2"
Glass Add For All Sash
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
Matte Black Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #4 Qty: 2	Mark Unit: Garage	Net Price: Ext. Net Price:	 USD	866.75 1,733.50

MARVIN



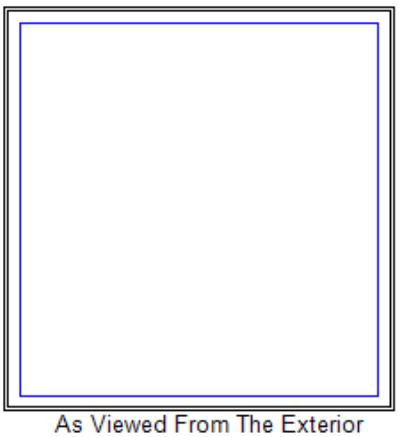
As Viewed From The Exterior

Entered As: FS
FS 25 1/2" X 60 1/2"
RO 26 1/2" X 61"
Egress Information
Width: 22 3/8" Height: 25 11/32"
Net Clear Opening: 3.94 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.43
Condensation Resistance: 57
CPD Number: MAR-N-272-00946-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
Elevate Double Hung
Frame Size 25 1/2" X 60 1/2"
Standard CN Width 26
Rough Opening 26 1/2" X 61"
Glass Add For All Sash
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
Matte Black Sash Lock
Exterior Aluminum Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Garage	Net Price:		893.92
Qty: 2		Ext. Net Price:	USD	1,787.84

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 54" X 56"
RO 55" X 56 1/2"

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
Elevate Direct Glaze Rectangle
Frame Size 54" X 56"
Rough Opening 55" X 56 1/2"
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Additional Mull Info: Stand Alone
4 9/16" Jambs
Nailing Fin CA/AWN Frame
***Note: Unit Availability and Price is Subject to Change

Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.23
Visible Light Transmittance: 0.54
Condensation Resistance: 58
CPD Number: MAR-N-303-03176-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #876
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 1829X1829 mm (72X72 in)
CW-PG50 DP +50/-50
FL10172

Project Subtotal Net Price: USD	14,097.41
7.000% Sales Tax: USD	986.82
Project Total Net Price: USD	15,084.23

TERMS AND CONDITIONS

Please carefully review this proposal. Selections including, but not limited to product type, size, amount, configuration, individual unit and mullion design pressure rating, egress compliance, tempering, hardware, materials and handing have been made based on information provided by customer. Customer assumes responsibility to ensure all selections are appropriate for project. Changes made to this proposal may result in additional pricing.

Proposal pricing is valid for 30 days from date of quote. After this period, prices may vary.

To place this order, please sign, date and return proposal with a check for Project Total Price made payable to Coastal Sash & Door.

Once order is placed, it cannot be cancelled or changed.

If you have any questions, please feel free to contact your Coastal Sash & Door Sales Representative.

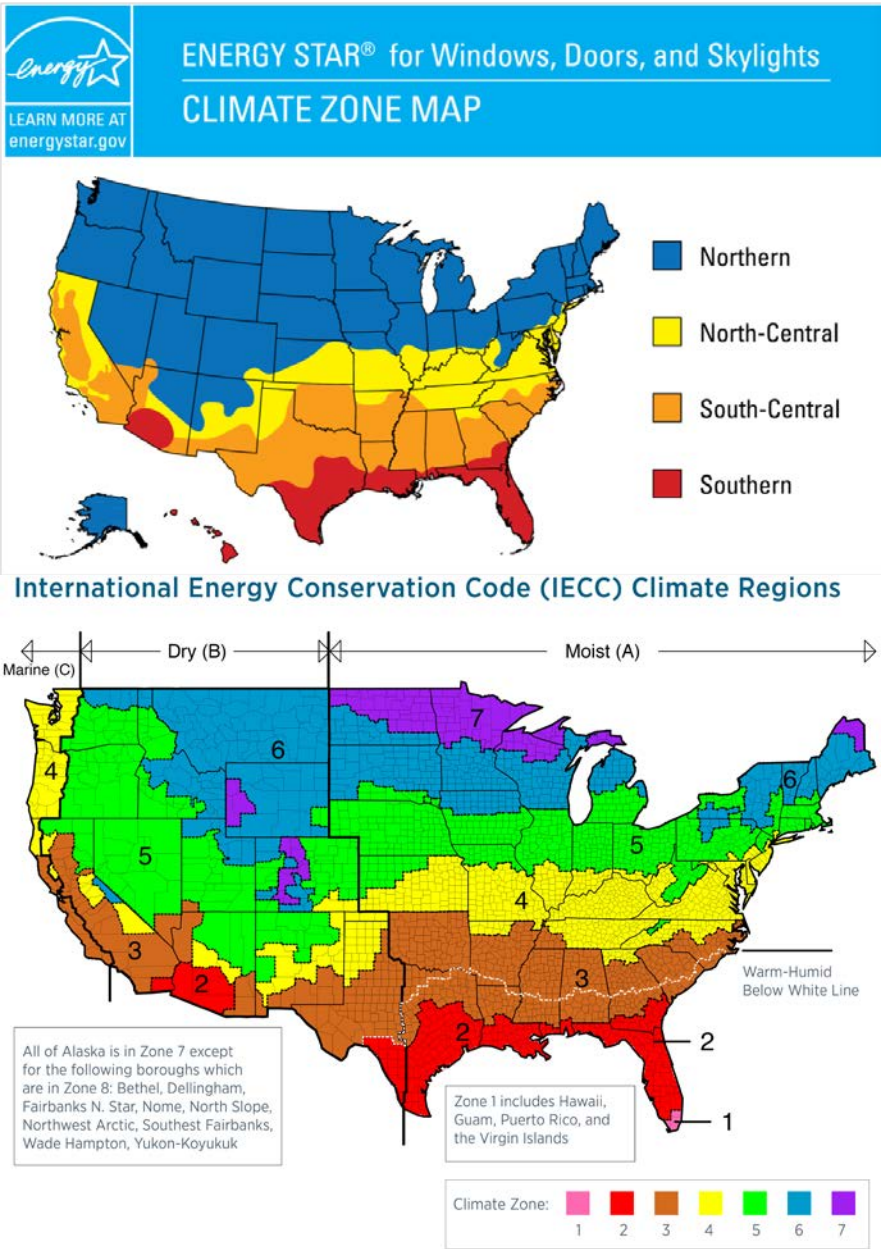
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	**14,097.41**
7.000% Sales Tax: USD	**986.82**
Project Total Net Price: USD	**15,084.23**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

BUYER:

Signature: _____

Title: _____

Date: _____

Seller: _____

Buyer: _____










FACED FOR
DAMAG



























zenith

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-48
DECEMBER 17, 2020

Owner/Applicant:	Mark Ross, agent for Marion Clark II, owner
Property Address:	205 N. 3rd Street
Parcel ID #	00-00-31-1800-0008-0271
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a 1750SF 2-story residence, an accessory structure and a pool.

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

205 N. 3rd Street



December 11, 2020
911 Address Labels

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2020

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct a 2-story single-family structure of approximately 1,750 sq ft with an accessory structure, pool, and fencing. The property received a context sensitive review (ADMIN 2020-0023) which allows for a new front setback of 13.93'.

APPLICABLE GUIDELINES:

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

ANALYSIS:

Staff finds that the home design is compatible with the Downtown Historic District in terms of materials, scale, proportions, roof forms, and orientation.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2020-48

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-48 **with or without** conditions;

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

That HDC case HDC 2020-48, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-48 Application & Backup Materials**

EXHIBIT 2 **Plans and Elevations**

EXHIBIT 3 **ADMIN 2020-0023 Context Sensitive Review Approval**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6131

Date Submitted: 10/8/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☐ Certificate of Approval (COA): Board Review - Residential (Single-Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/ Multi-Family/ 2 or more Residential Units/ Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†’ Map Search

Historic District*

Downtown

Site Address*

205 N 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0008-0271

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Marion

Last Name*

Clark II

Mailing Address*

168 Corbin Ave

City*

Macon

State*

GA

Zip Code*

31204

Telephone Number*

478-743-2852

E-mail Address*

hankandmarion@bellsouth.net

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name*

Mark

Last Name*

Ross

Company (if applicable)

Street Address

201 N 3rd Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042376603

E-mail Address

mrossjax@yahoo.com

Project Description*

Our plans call for construction of single family residence. Improvements will consist of a two-story structure, approximately 1750 sq. ft., 2-car parking pad, small storage building and spool. The materials will include, Hardie Board & Batton, standing seam galvanized roof, Trex porch decking and Tremron pavers. Windows will be PGT White single-hung 2 over 1 with exterior muttons. Fencing at the rear and north side will consist of 6' horizontal wood planks stained natural. The front will be fenced with a 4' black aluminum fence. A complete list of materials with photos are included in package.

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
James Hardie	Combination of Board Batten and Lap Board Siding Include FL Product Approval # for Windows and Doors	Pre-Primed to be painted Classical White SW2829 (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma-Tru	In-Swing Double Doors 4-Pane Upper FL 5891 Include FL Product Approval # for Windows and Doors	Driftwood (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
PGT	WynGuard White Vinyl 2/1 Double Hung Windows. FL-29698 Include FL Product Approval # for Windows and Doors	SH-5500 White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Gulf Coast Supply	Galvanized Standing Seam Metal Roof w/ Kynar Finish Include FL Product Approval # for Windows and Doors	Galvanized Natural (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
James Hardie	Cementious Boards Primed and painted Classical White Include FL Product Approval # for Windows and Doors	SW2829 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Monolithic Slab 30" off grade. Front elevation and steps faced with brick and remaining foundation faced with 4" Hardie Boards with background painted black to give appearance of crawl space.	SW2829
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SHUTTERS

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

PORCH/DECK

Manufacturer	Product Description	Color
Trex	Enhance 5" Boards	Rocky Harbor
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	Wood horizontal fencing on sides and rear. 3 ' black aluminum fencing in front.	Natural wood (sealed) and black aluminum.
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremron	Permeable Pavers for 2-car parking pad	Sierra
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

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

OTHER

Manufacturer	Product Description	Color
Nyack	Hanging Lantern at Front/Back Doors 24"	Black
	Include FL Product Approval # for Windows and Doors	(Name/Number)

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

Upload 1	Upload 2
Owners Authorization - Signed.pdf	Elevations and Floor Plan Package.pdf

Upload 3

Tree Calculation Chart and Marked Up Survey with Street View Photos.pdf

Upload 4

Set Back Approval.pdf

Upload 5

Surveys Package.pdf

Upload 6

Materials List - First Half.pdf

Upload 7

Materials List - Second Half.pdf

Upload 8

Landscape Materials.pdf

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Mark

Applicant Last Name*

Ross

Today's Date*

10/8/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE MARION F CLARK II & MARION B. CLARK
(print name of property owner(s))

hereby authorize: MARK ROSS OR KEITH WALDRIP
(print name of agent)

to represent me/us in processing an application for: DEVELOPMENT OF RESIDENTIAL LOT
(type of application)

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

Marion Francis Clark II
(Signature of owner)

Marion B. Clark
(Signature of owner)

MARION F. CLARK II
(Print name of owner)

MARION B. CLARK
(Print name of owner)

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~NASSAU~~ Bibb SS

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 27th day of August, 2020, by Constance M. Adams.

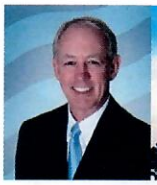
Constance M. Adams
Notary Public

Constance M. Adams
Printed Name

03/19/2023
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

CONSTANCE M ADAMS NOTARY PUBLIC MY COMMISSION EXPIRES 03/19/2023 BIBB COUNTY, GEORGIA



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

Change of Address

FAQ

APP

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0008-0271

Owner Name	CLARK MARION FRANCIS II &
Mailing Address	CLARK MARION B (H&W)
	168 CORBIN AVE
	MACON, GA 31204
Location Address	205 N 3RD ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Millage	20.3245
Homestead	No
Property Usage	VACANT 000000
Deed Acres	0
Short Legal	BLOCK 8 LOT N1/2 OF 27 28 29 E7 FT OF N 1/2 OF 30 CITY OF FDNA BEACH

2020 Preliminary Values

Land Value	$91,000
(+) Improved Value	$0
(=) Market Value	**$91,000**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$3,412
(=) Assessed Value	**$87,588**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$91,000
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$87,588**

Note - *10% Cap does not apply to School Taxable Value

Property Search

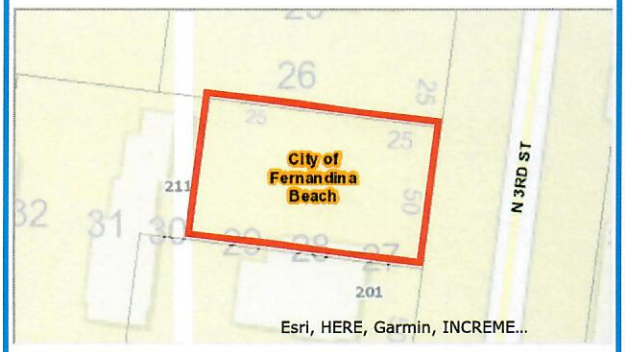
Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

PARCEL MAP



2019 AERIAL MAP

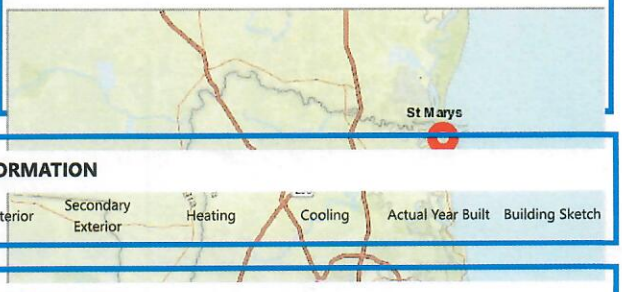


PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

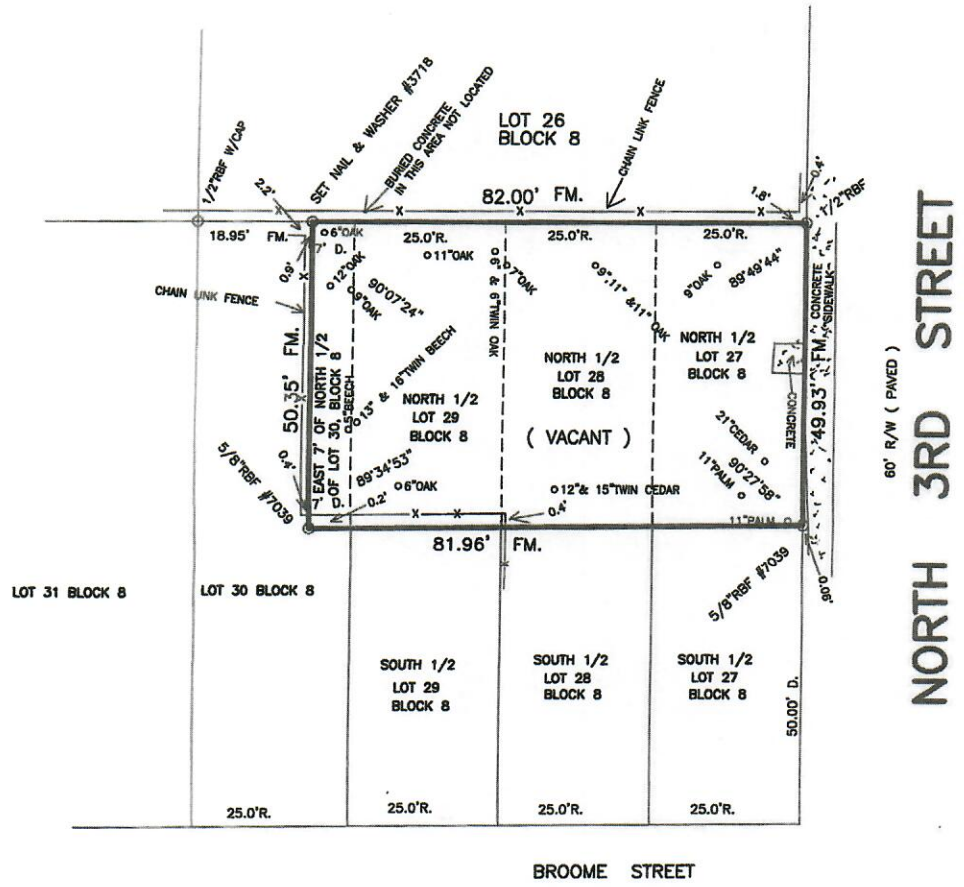
SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-06-15	2369 / 252	$100	SW	U	N	CLARK MARION FRANCIS II	CLARK MARION FRANCIS II & MARION B (H&W)
1988-02-03	536 / 151	$100	QC	U	Y	CLARK ASA REX JR	CLARK MARION F II
1986-02-01	481 / 279	$100	QC	U	Y		

MAP SHOWING BOUNDARY SURVEY OF
THE NORTHERLY 1/2 OF LOTS 27, 28 AND 29, BLOCK 8
TOGETHER WITH THE EAST 7.00 FEET OF THE NORTHERLY
1/2 OF LOT 30, BLOCK 8,

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

FOR: MARK ROSS,



COASTAL LAND SURVEYORS

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

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

LICENSED BUSINESS NO. 6412

8-24-20

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

BEARINGS BASED ON N/A

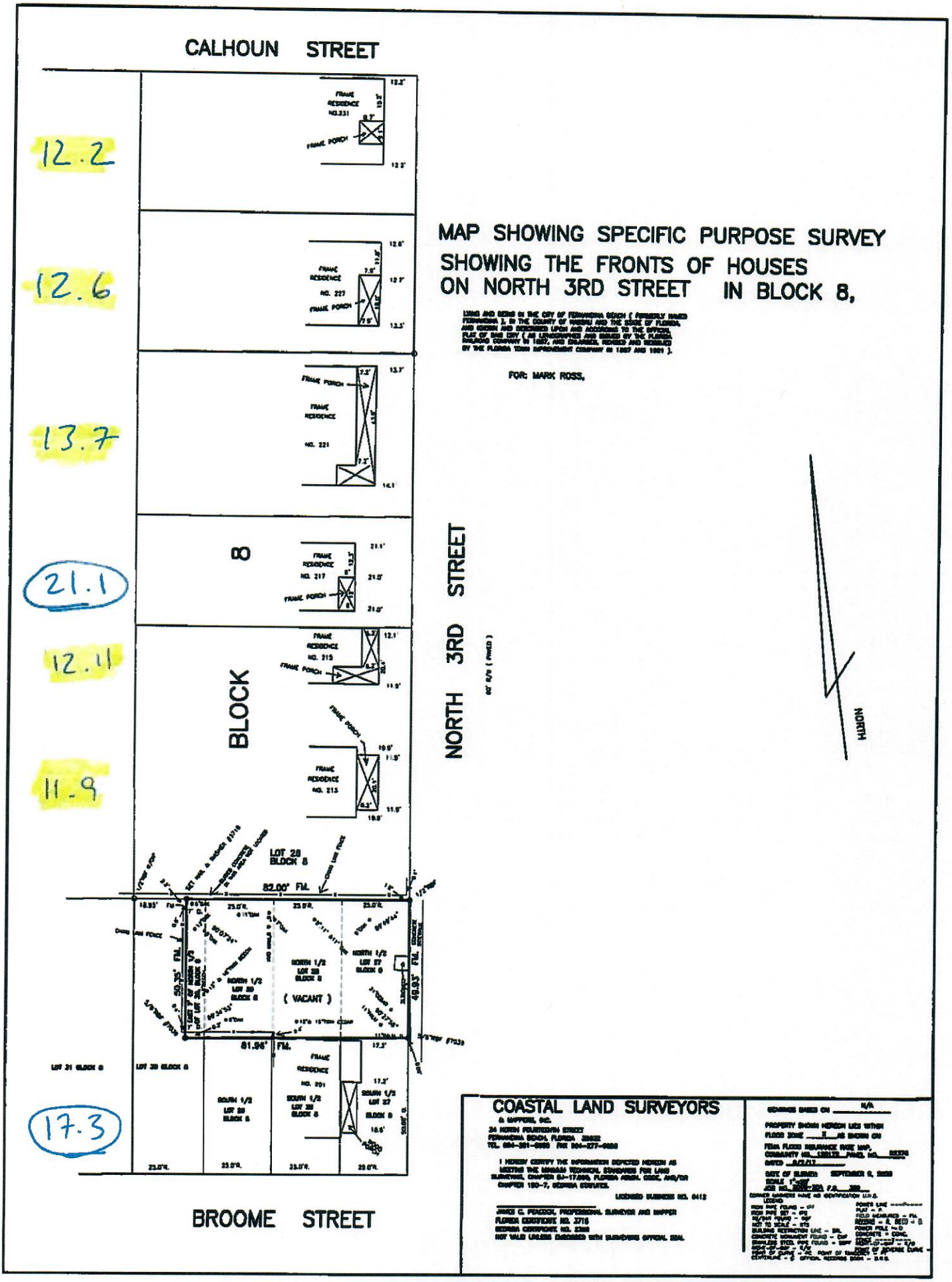
PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/2/17.

DATE OF SURVEY: AUGUST 24, 2020
SCALE 1"=20'
JOB NO. 2008-20 F.B. 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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



MAP SHOWING SPECIFIC PURPOSE SURVEY SHOWING THE FRONTS OF HOUSES ON NORTH 3RD STREET IN BLOCK 8,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY KNOWN FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND SHOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS UNDERSTOOD AND SURVEYED BY THE FLORIDA RAILWAYS COMPANY IN 1857, AND ENLARGED, REVISED AND RESURVEYED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1857 AND 1881).

FOR: MARK ROSS,

COASTAL LAND SURVEYORS
& MAPPERS, INC.
36 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32034
TEL. 904-261-3868 FAX 904-277-0868

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 61-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3716
GEORGIA CERTIFICATE NO. 2369
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

SURVEY DATED ON N/A
PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0027D
DATED 8/2/17
DATE OF SURVEY: SEPTEMBER 9, 2020
SCALE 1"=20'
JOB NO. 2020-183 F.B. 389
CONNED SURVEYS NAME AND IDENTIFICATION U.I.D.

LEGEND:
IRON PIPE FOUND = IPF
IRON PIPE SET = IPS
R/W MONUMENT = MON
NOT TO SCALE = NTS
BUILDING RESTRICTION LINE = BRL
CONCRETE MONUMENT FOUND = CMF
STAINLESS STEEL PIPE FOUND = SSPF
POINT-OF-BEGINNING = P.O.B.
POINT OF CURVE = PC
CENTERLINE = ℄
POWER LINE
PLAT = P
FIELD MEASURED = FM
RECORDED = R, DEED = D
POWER POLE = PP
CONCRETE = CONC.
CURVE DATA: Δ = DELTA ANGLE, R = RADIUS, L = ARC LENGTH, CB = CHORD BEARING, CH = CHORD DISTANCE
POINT OF REVERSE CURVE = PRC
POINT OF TANGENCY = PT
OFFICIAL RECORDS BOOK = O.R.B.

TREMRON

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GREEN COLLECTION

ECO-FRIENDLY PERMEABLE PAVERS

TREMRON.COM



PERMEABLE PAVERS

MANAGE STORMWATER RUNOFF

Tremron's Green Collection offer aesthetic beauty, and engineered quality, while positively contributing to the surrounding environment. These specially designed pavers will reduce or eliminate storm water run-off and decrease flooding, while returning rainwater into the natural water table. In addition, Permeable Pavers also provide a sturdy paved surface for vehicular and foot traffic in parking areas, low volume roadways, driveways, patios, and walkways.

Environmental Benefits of Permeable Pavers

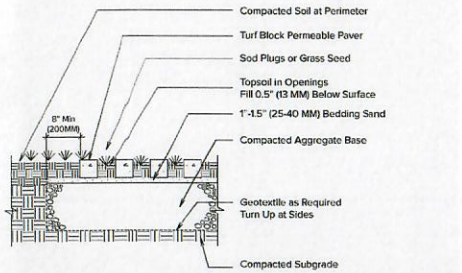
- **Surface Water Management**
  Storm water drains back into native soil, recharging groundwater supplies and reducing storm water run-off.
- **Reduce Landscape Irrigation Demand**
  Recharges groundwater supplies
- **Minimize Local Heat Island Effects**
  Permeable pavers are available in colors that have high SRI values which in turn help reduce Heat Island Effect



AQUA PAVERS

The benefits of Permeable Pavers are well documented, and their use by designers is encouraged. The United States Green Building Council (USGBC) recognizes Permeable Pavers as a Best Management Practice (BMP) to control quality and quantity of Stormwater Runoff. The USGBC Leadership in Energy and Environmental Design(LEED®) Green Building Rating System provides a variety of credits for projects that incorporate Permeable Paver Systems.

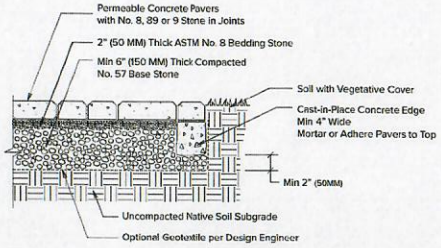
TURF BLOCK INSTALLATION



- BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE AND SUBGRADE
- 6" MINIMUM BASE THICKNESS FOR RESIDENTIAL DRIVEWAYS
- 8" MINIMUM BASE THICKNESS FOR FIRELANES & PARKING LOTS

PERMEABLE PAVERS

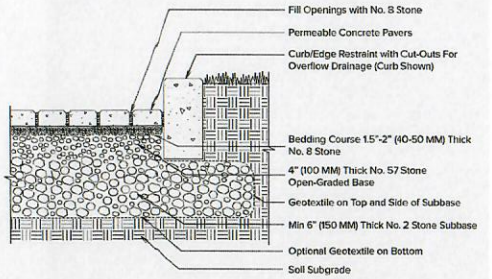
RESIDENTIAL & PEDESTRIAN INSTALLATION



- DESIGN, MATERIAL & CONSTRUCTION GUIDELINES TO FOLLOW ICPI SPECIFICATIONS
- PAVER SURFACES SLOP MAX 1%; SOIL SUBGRADE SLOPE MAX 0.5%
- THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS
- CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.

PERMEABLE PAVERS

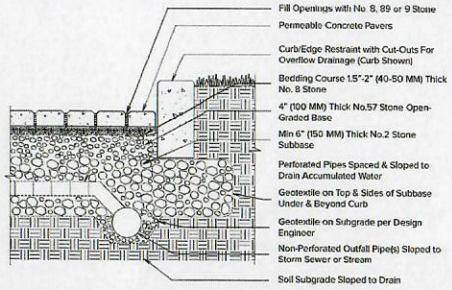
WITH FULL EXFILTRATION TO SOIL SUBGRADE



- NO. 2 STONE SUBBASE THICKNESS VARIES BY DESIGN (CONSULT ICPI SPECIFICATIONS)

PERMEABLE PAVERS

WITH PARTIAL EXFILTRATION TO SOIL SUBGRADE



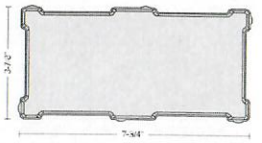
- NO. 2 STONE SUBBASE THICKNESS VARIES BY DESIGN (CONSULT ICPI SPECIFICATIONS)
- NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE

4X8 PERMEABLE



4X8 PERMEABLE

Dimensions:	4"x8"
Thickness	3-1/8" (80mm)
SF per Cube:	96
Cube Weight:	3300 lbs
Permeability:	9.6%

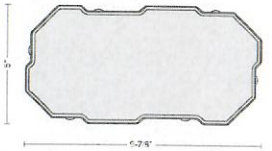


AQUA PAVER



AQUA PAVER

Dimensions:	9-7/8"x5"
Thickness	3-1/8" (80mm)
SF per Cube:	92
Cube Weight:	2925 lbs
Permeability:	8.8%

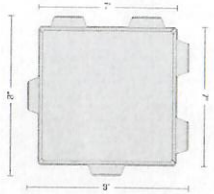


SF RIMA



SF RIMA

Dimensions:	8"x8"
Thickness	3-1/8" (80mm)
SF per Cube:	99
Cube Weight:	2900 lbs
Permeability:	7.5% - 10%



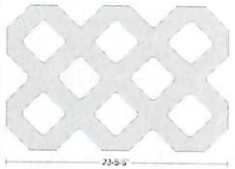
TURF BLOCK



TURF BLOCK

Dimensions:	23-5/8"x15-3/4"
Thickness	3-1/8" (80mm)
SF per Cube:	94
Cube Weight:	2200 lbs
Permeability:	40%

* Turf block only available in Natural Grey



STANDARD COLORS



CHARCOAL



GRANITE





NATURAL GREY

SPECIAL ORDER COLORS



AUTUMN BLEND



CAPPUCCINO



HERITAGE



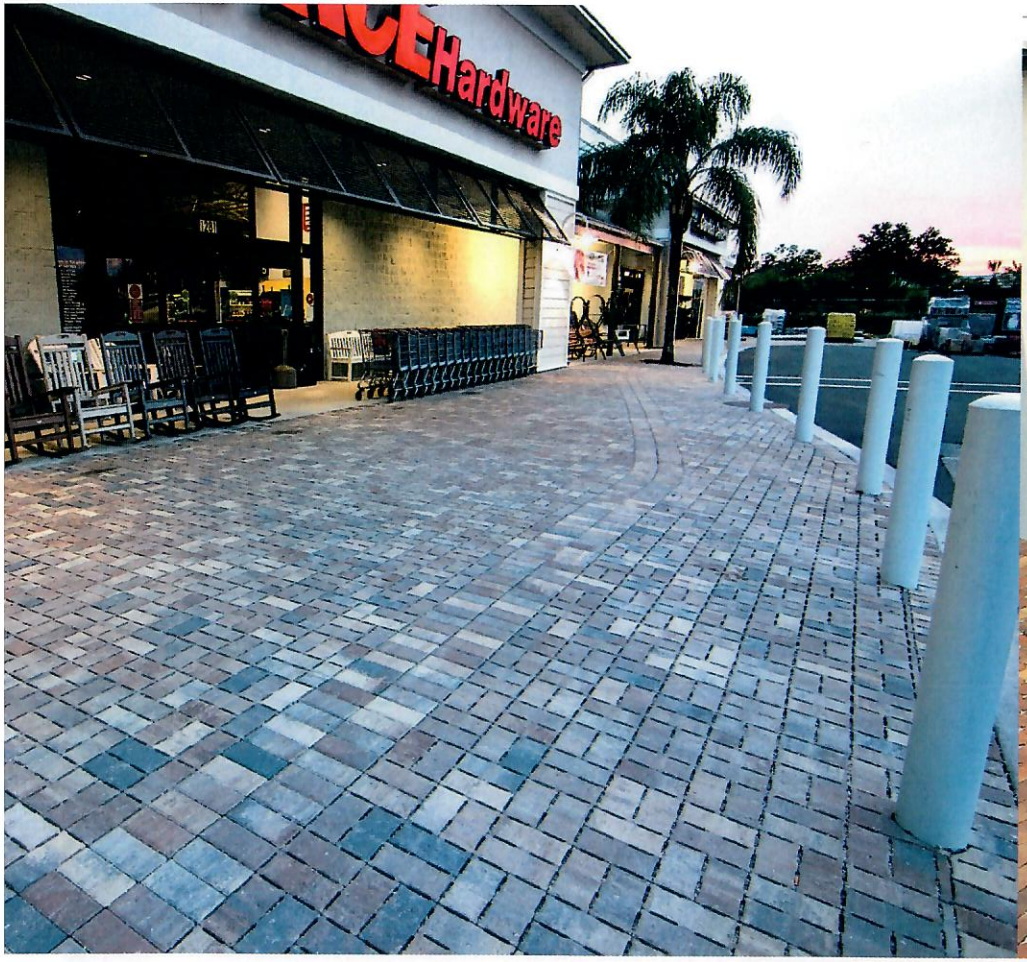
OLD CHICAGO



SAND DUNE



SIERRA





4x8 PERMEABLE

4x8 Permeable Pavers have the appearance of a traditional pavers, but with oversized joints to allow for water to infiltrate through the sub base releasing into the ground below. This reduces run-off and helps filter the rain water as it is reintroduced back into the ground water supply. Produced in a 3-⅛" thickness, it can be used in both residential and heavy vehicular applications, and is compliant with the Americans with Disabilities Act.



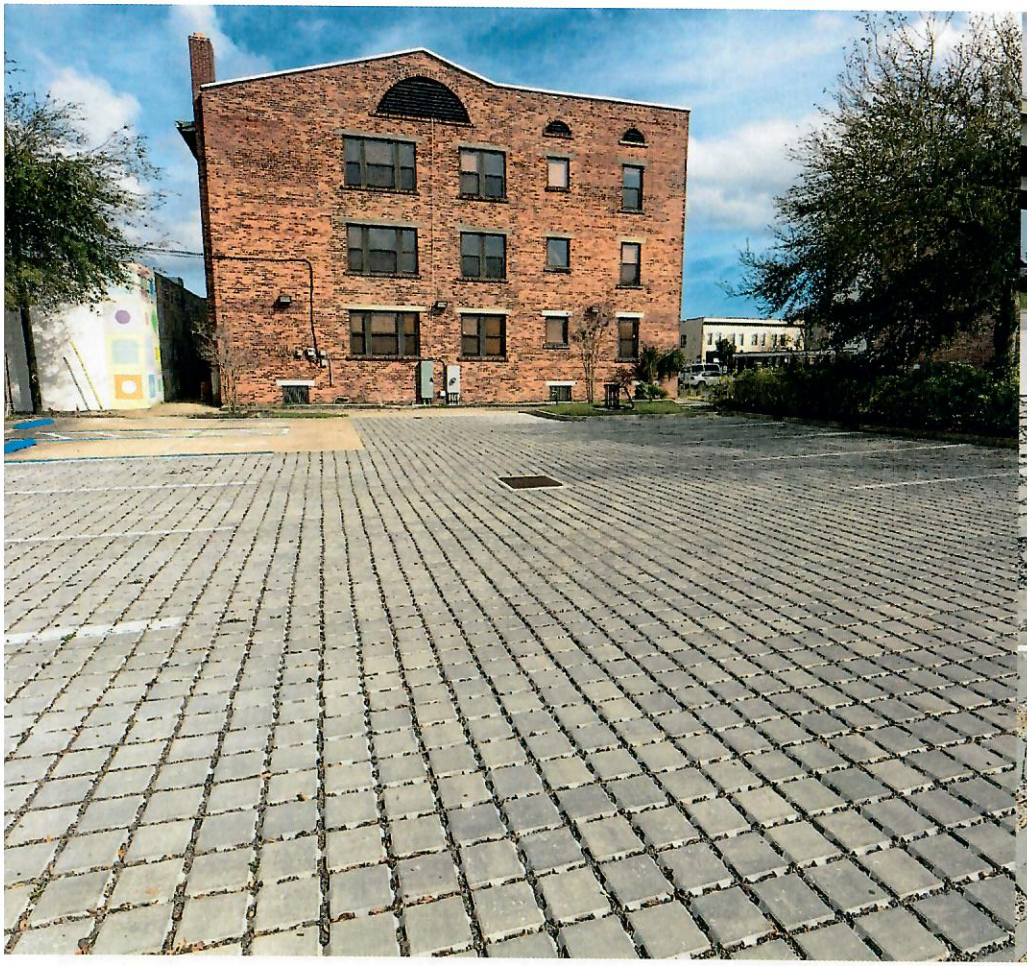
Product Code	Dimensions	Thickness	SF per Cube	Cube Weight	Surface Permeability
EC03143	4"x8"	3-1/8" (80mm)	96	3300 lbs	9.6%

AQUA PAVER

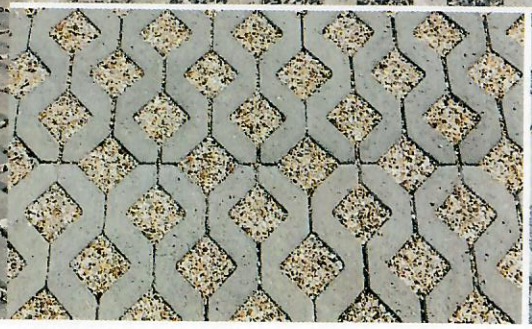
With their beautiful unique shape, versatile design and superior permeability, Aqua Pavers are the ideal solution for eco-friendly hardscape design with optimum aesthetic appeal. Additionally, Aqua Pavers help protect the environment from dangerous pollutants in storm water run-off by allowing for the readmission of water into the ground naturally recharging the aquifer.



Product Code	Dimensions	Thickness	SF per Cube	Cube Weight	Surface Permeability
EC03145	9-7/8"x5"	3-1/8" (80mm)	92	2925 lbs	8.8%









SF RIMA

SF Rima permeable pavers will reduce or eliminate storm water run-off, which decreases flooding and relieves sewer systems. With a 3-1/8" thick profile, SF Rima provides a sturdy surface for vehicular traffic, making it perfect for both residential and commercial uses. With the unique spacer design, SF Rima can be installed nub to block, or nub to nub for increased water drainage and turf growth.

Product Code	Dimensions	Thickness	SF per Cube	Cube Weight	Surface Permeability
EC04020	8"x8"	3-1/8" (80mm)	99	2900 lbs	7.5% - 10%

SF RIMA INSTALLATION OPTIONS



NUB TO BLOCK
7.5% PERMEABILITY

NUB TO NUB
10% PERMEABILITY

TURF BLOCK

Providing a permanent solution to soil erosion problems, Turf Block can be used in a wide variety of applications, from fire routes and parking areas to residential applications such as driveways and patios. Manufactured 3-⅛" thick, Turf Block provides a sturdy pavement for vehicular traffic that is perfect for both residential and commercial uses.

Product Code	Dimensions	Thickness	SF per Cube	Cube Weight	Surface Permeability
EC04040	23-5/8"x15-3/4"	3-1/8" (80mm)	94	2200 lbs	40%



* Turf Block only available in Natural Grey



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JACKSONVILLE, FL 32254
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MIAMI
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MEDLEY, FL 33178
(305) 825-9000

ARCADIA
3144 HIGHWAY 17 NE
ARCADIA, FL 34266
(863) 491-0990

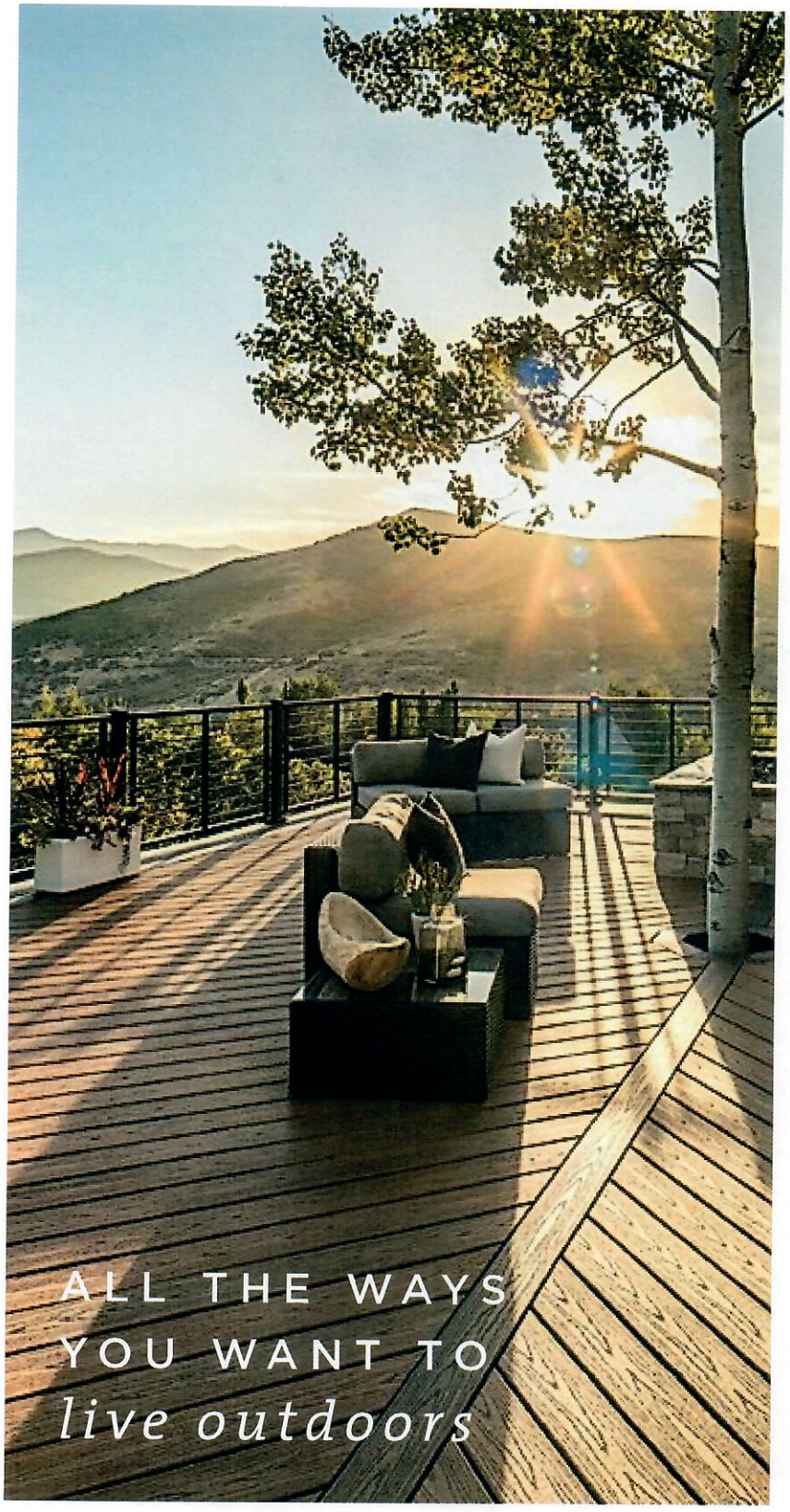
LAKELAND
1030 AIRPORT RD
LAKELAND, FL 33811
(863) 603-0995

POMPANO
1251 NE 48TH ST
POMPANO BEACH, FL 33064
(954) 418-0000

ATLANTA
1436 MUNICIPAL PKWY
DOUGLASVILLE, GA 30134
(404) 968-8280

TREMRON.COM

Trex







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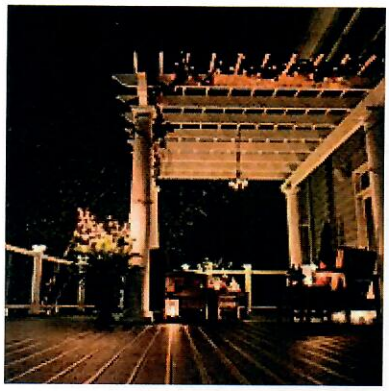
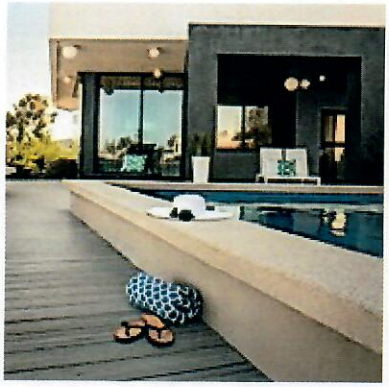
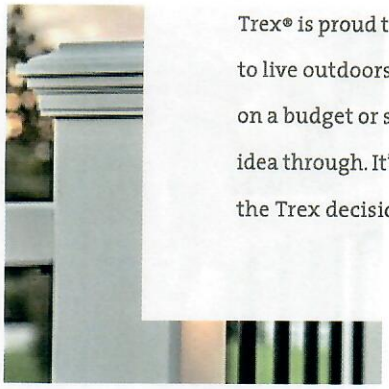
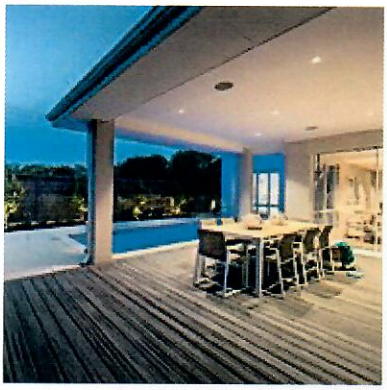
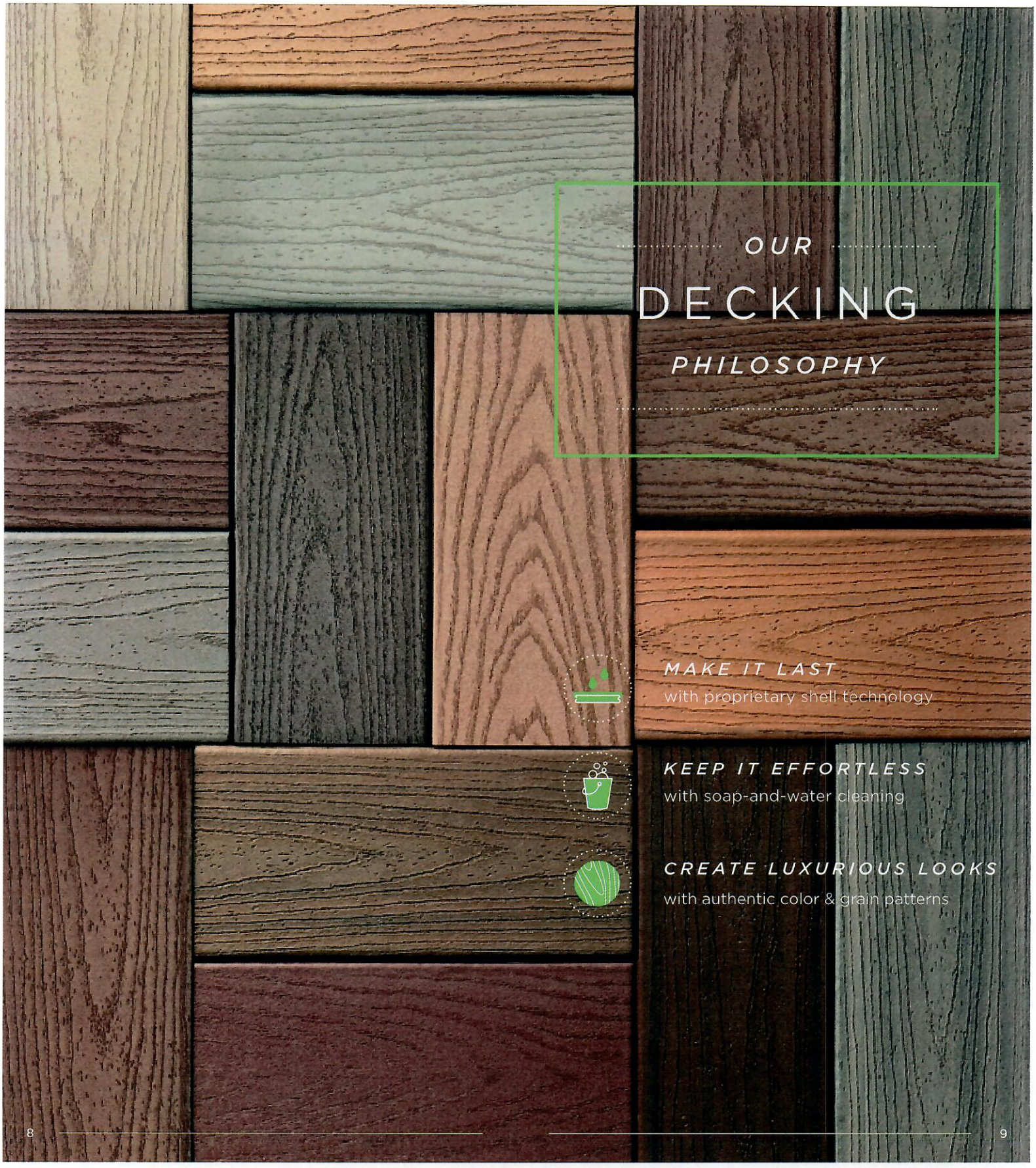
Trex® is proud to offer more ways than ever to live outdoors—whether you're building on a budget or seeing your biggest, boldest idea through. It's never been easier to make the Trex decision that's right for you.





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MAKE IT LAST
with proprietary shell technology

KEEP IT EFFORTLESS
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CREATE LUXURIOUS LOOKS
with authentic color & grain patterns

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$ 25



BETTER

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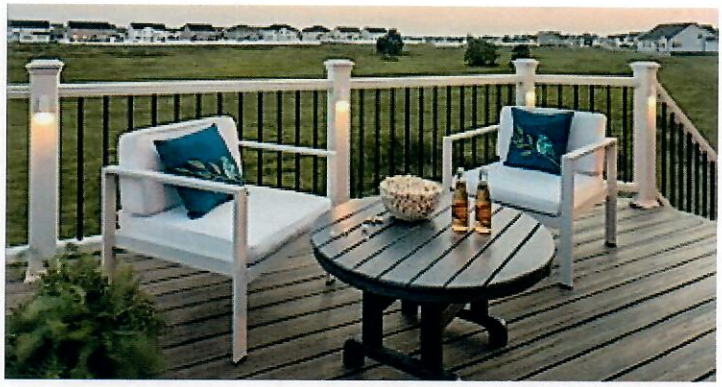
The beauty of wood with the ease of composite.

$$ 25



BETTER

Trex Select® EARTH TONES

The perfect pairing of price and minimal maintenance.

$$ 25



BEST

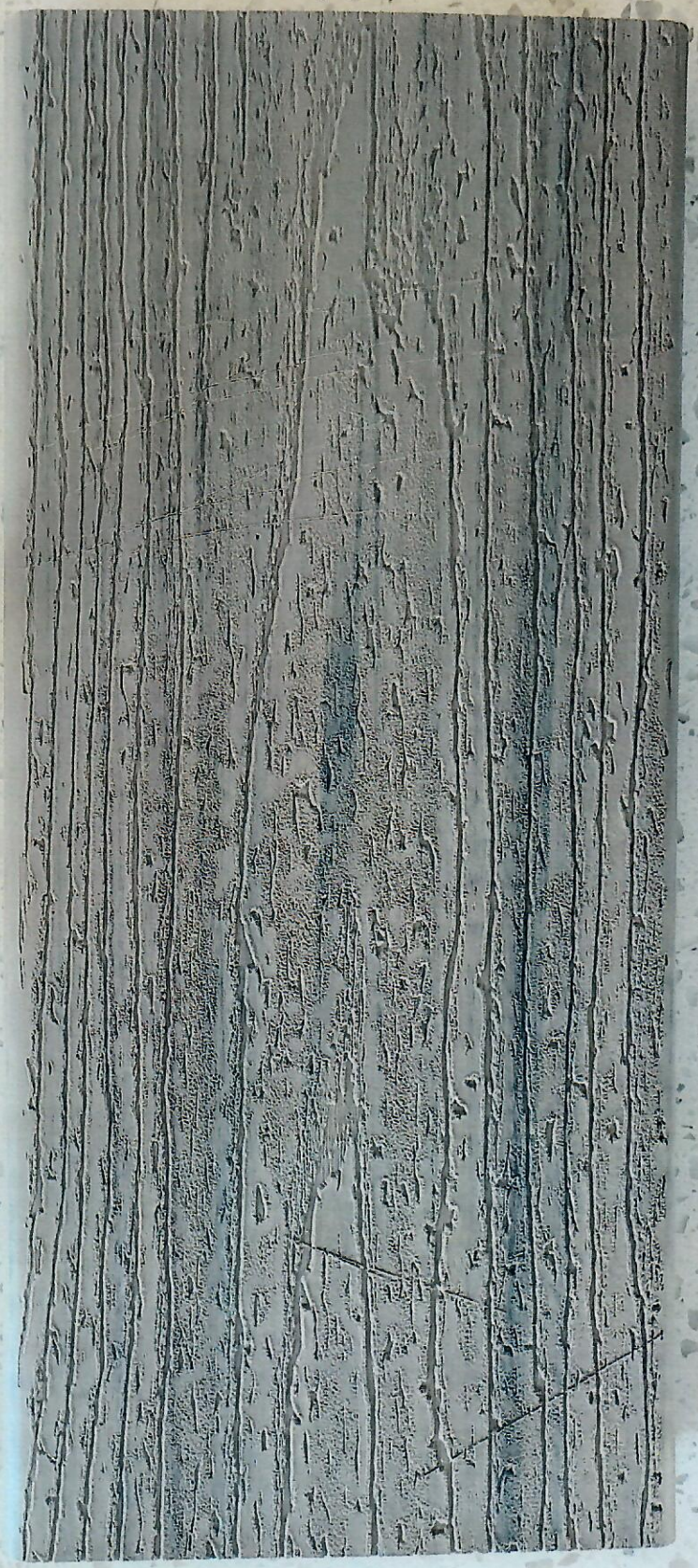
Trex Transcend® EARTH TONES & TROPICALS

Elevated aesthetics paired with the highest level of performance.

$$$ 25




Trex Enhance® | ROCKY HARBOR





Mark Ross

904.237.6603

image001.jpg
108.7kB

FW: Trex Rocky Harbor

From: mrossjax@yahoo.com (mrossjax@yahoo.com)

To: keith.waldrip@yahoo.com

Date: Thursday, September 24, 2020, 09:31 AM EDT

See below

Mark Ross

904.237.6603

From: mrossjax@yahoo.com <mrossjax@yahoo.com>
Sent: Thursday, September 24, 2020 9:30 AM
To: dross@riskspan.com
Subject: Trex Rocky Harbor

HARDIE PRODUCTS

1. **Craft confidently.** This is an extension of you. Your personality. Your tastes. Reflect your lifestyle with siding materials and designs that reveal what you cherish.

2. **Look beyond the surface of the siding to see if the material is designed to withstand the rigors of the climate where you live.** While other sidings take a one-size-fits-all approach, only James Hardie® siding and trim are specifically engineered to stand up to the climate where they are used. The unique formulation of our fiber cement siding makes it a better all-around performer than wood-based or vinyl siding, delivering superior resistance to weather, fire and damage from pests.

3. **Take the long view.** Weighing costs? High-performance fiber cement siding can help you spend less time and money maintaining your home. So you can enjoy more, and work less, over the many years to come.

4. **Browse the ColorPlus® Technology finish collections to find colors that complement your home's setting and your personality.** No other siding brand matches our combination of styles, textures and color finishes to capture the design you desire.

5. **Pick out the finishing details.** Make it truly yours. The trim, soffit and fascia will complete your home's exterior, giving your home instant curb appeal. When you select a James Hardie Complete Exterior™, the accent pieces work together to complement the siding in both style and performance. All backed by exceptional warranties from a single manufacturer.

IT'S TIME TO ELEVATE YOUR HOME



"As we started looking at the house, we thought well maybe we should re-side it. Now I think it reflects more what's on the inside of our house. It looks like a different house—It looks like a new house."

Lisa and Mike H. used James Hardie® products to re-side their home.



HardiePlank® Lap Siding Stone Gray
HardiePanel® Vertical Siding Stone Gray
HardieTrim® Batten Boards Stone Gray
HardieTrim® Boards Cobble Stone



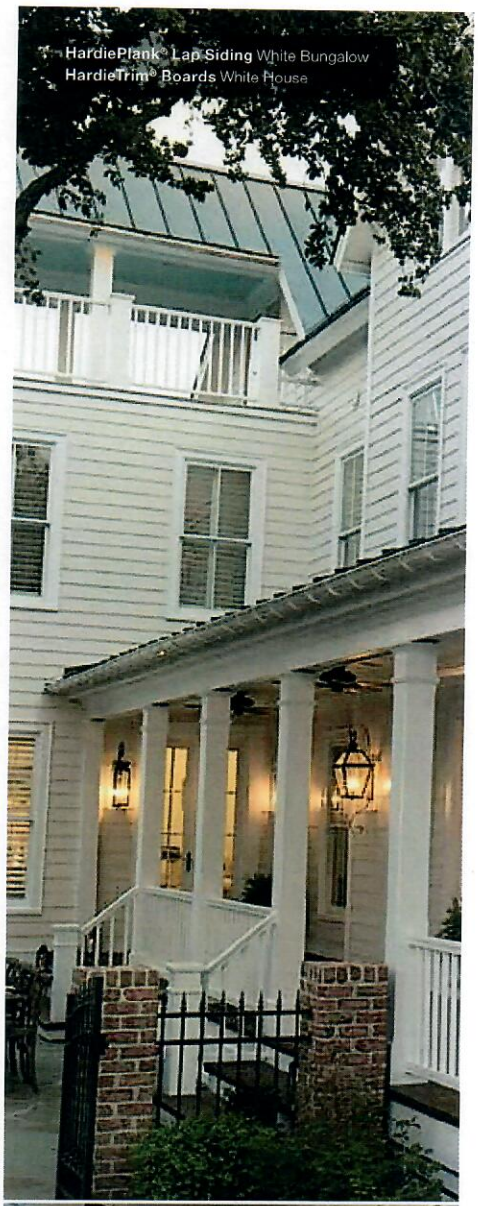
Siding that stands up. For a house that stands out.

It's easy to get swept away by the James Hardie collection of profiles and products. The closer you look, the more you'll understand why over 8 million homeowners have chosen North America's most popular brand of siding.



Captivating and timeless with a modern touch.

Wrap your home in clean, classic lines with the low maintenance HardiePlank® lap siding that fits the way you live now. Available in a variety of widths to capture different home styles, you can select the smooth lap siding for a more contemporary style, or enjoy the genuine warmth of wood grain texture. Select a beaded lap board to add detailed horizontal definition for a signature look.



HardiePlank® Lap Siding White Bungalow
HardieTrim® Boards White House



HardiePlank® Lap Siding Arctic White





HardiePlank® Lap Siding Timber Bark

HARDIEPLANK® LAP SIDING REFLECTS THE COMFORTS OF HOME. WARM AND WELCOMING.



"James Hardie® siding was really able to provide the aesthetic I was going for. Now our home looks back to its original, 'Gone with the Wind' farmhouse look and feel."

Holly W. used James Hardie® products to re-side her 1800s-era farmhouse.

Learn more about our array of products at jameshardie.com/products

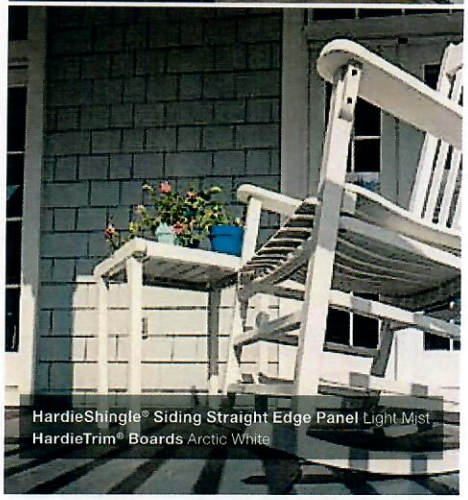


Charming and elegant with historic vibes.

Replicate the handcrafted look of cedar that's suggestive of a rustic cottage or grand Cape Cod-style home. Shingle siding adds instant charm to any home – whether it's located a stone's throw from the sea or many leagues away.



HardieShingle® Siding Summer White

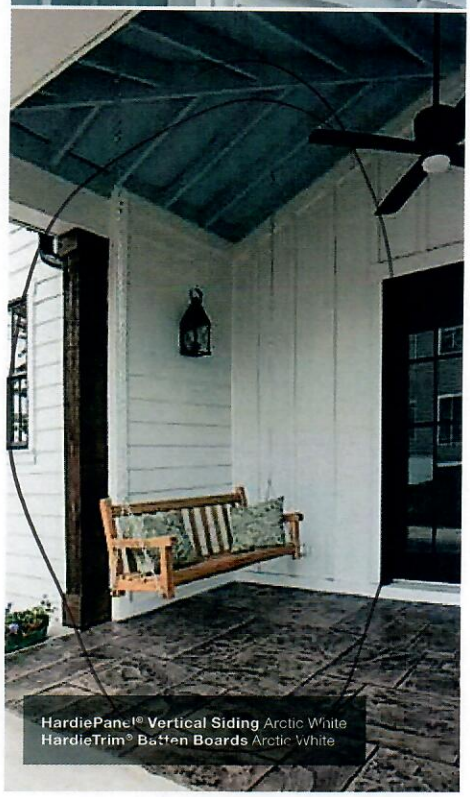


HardieShingle® Siding Straight Edge Panel Light Mist
HardieTrim® Boards Arctic White

Where rustic meets refined.

Traveling from the coast to the countryside, HardiePanel® vertical siding transforms homes into modern farmhouses that would feel right at home on the prairie or in the rolling hills. Add HardieTrim® boards for traditional board and batten accents or keep the design clean and contemporary with the panel's smooth texture.





HardiePanel® Vertical Siding Arctic White
HardieTrim® Batten Boards Arctic White

Learn more about our array of products at jameshardie.com/products



NEW

PGT WinGuard® VINYL

PGT EnergyVue™

VINYL PRODUCT LINES

"We engineer windows and doors we'd like to have in our own homes. Beautiful. And Durable."

– Ken Vanderbent, PGT's Lead Design Engineer

PGT is proud to present some of the industry's most comprehensive lines of vinyl windows and doors that offer large sizes and high design pressures. These innovative products are built to withstand some of the highest pressures a storm can dish out—and do so beautifully. With refined profiles. With expansive views. And with outstanding energy efficiency that lowers heating and cooling bills. After all, it's also beautiful to save money.

These product lines fit every need, so there's no reason to compromise. You can have the same great look and same robust construction throughout your home, in every frame small to large. It's just the latest breakthrough from the PGT design team, which is one of the largest and best teams in the industry. A team committed to the same high standards that span our manufacturing floor, that ride in our delivery trucks, and that continue onsite and off with unsurpassed service and support.


EnergyVue Casements



EnergyVue Horizontal Rollers

ENERGY & DESIGN

PGT® ENERGYVUE™ VINYL: LARGER SIZES. SMALLER ENERGY BILLS

EnergyVue, a vinyl product line with a clean profile and modern frames surrounding insulating glass. Beautiful, but strong, EnergyVue is engineered to provide large sizes that achieve high design pressures and meet the most stringent energy-saving requirements. It allows you to go big and enjoy expansive views, along with small heating and cooling bills. For style, size, strength and energy efficiency — without compromise — the smart choice is EnergyVue.

PGT EnergyVue vinyl windows and doors feature:

- Energy-efficient insulating glass and multi-chambered frames that meet ENERGY STAR® standards in multiple climate zones to help save on energy costs.
- A refined profile combined with robust construction for larger sizes and higher design pressures.
- One of the industry's largest selections of frame colors and a variety of hardware finishes, glass tints, grid styles and patterns to complement any home.


WinGuard Awnings

PERFORMANCE

PGT® WINGUARD® VINYL: THE NATION'S #1 IMPACT-RESISTANT WINDOWS AND DOORS JUST GOT EVEN BETTER

Designed to be even stronger and even more beautiful. Our New WinGuard Vinyl product line features its most attractive profile ever, with larger sizes capable of handling the highest of design pressures. The new and improved WinGuard still meets the toughest hurricane codes in the country. It still protects against flying debris, intruders, outside noise and UV rays. It's still everything you love about the nation's #1 brand of impact-resistant windows and doors — plus a whole lot more.

PGT WinGuard Vinyl windows and doors feature:

- Laminated insulating glass to provide an all-in-one solution for continuous, effortless protection from hurricanes, outside noise, UV rays and intruders.
- A design that includes integrated SecureConnect corner keys, aluminum interlocks and a multi-point lock that delivers impact performance with large sizes and high design pressures.
- One of the industry's largest selections of frame colors and a variety of hardware finishes, glass tints, grid styles and patterns to customize any homeowner's PGT WinGuard Vinyl windows and doors.

~~1 OVER 1 NO GRIDS~~

2 OVER 1 W/ EXTERIOR MUNTONS

MAXIMUM SIZES

EnergyVue™

SH: 52-1/8 x 91-3/4

DH: 52-1/8 x 84

HR: (XO) 75 x 72

HR: (XOX) 120 x 63 or 140 x 63

CA: 40 x 84

AW: 60 x 42 or 30 x 84

PWs: 120 x 60 or 96 x 63 or 144 x 50 or 84-13/16 x 84-13/16

WinGuard®

SH: 54 x 91-3/4

DH: 54 x 86-5/16

HR: (XO) 75 x 76

HR: (XOX) 120 x 63 or 140 x 63

CA: 36 x 84 or 40 x 84

AW: 60 x 42 or 47 x 64-5/16 or 36 x 84

PWs: 96 x 63 or 84 x 72 or 144 x 42 or 77-3/4 x 77-3/4

PERFORMANCE TESTING

EnergyVue™

Design pressures from +/-50 to +65/-70

WinGuard®

Design pressures from +/-50 to +70/-110

FRAME OPTIONS

5/8" Front flange

1-1/4" Integral nail fin

Equal leg

J-Channel

GLASS TYPE

EnergyVue™

Nominal 3/4" insulating glass

WinGuard®

Nominal 7/8" laminated insulating glass

GLASS OPTIONS

EnergyShield Low-E

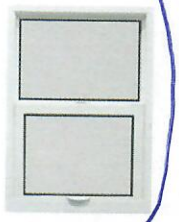
EnergyShield Max Low-E

Popular glass tints

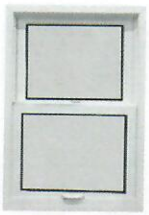
Privacy glass

Tempered glass

Argon gas



Single Hung



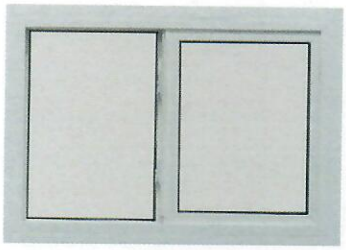
Double Hung



Awning



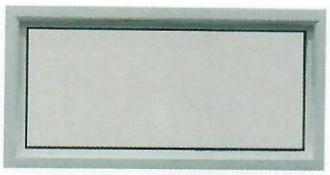
Casement



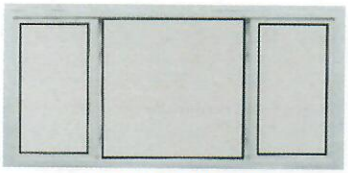
Horizontal Roller



Casement Picture Window



Picture Window



Horizontal Roller XOX



Architectural Half Circle

FRAME COLORS†

		Interior Frame Colors					
		White	Beige	Bronze	Natural Oak	Dark Oak	Natural Cherry
Exterior Frame Colors	White	•	•	•	•	•	•
	Beige	•	•	•	•	•	•
	Bronze	•	•	•	•	•	•
	Pebble Khaki	•	n/a	n/a	•	•	•
	Anodize	•	n/a	n/a	•	•	•
	Hunter Green	•	n/a	n/a	•	•	•
	Brick Red	•	n/a	n/a	•	•	•

†Extended lead times may apply.

GRID OPTIONS

13/16" Flat grids between the glass

9/16" Flat grids between the glass

1" Contour grids between the glass

7/8" Simulated divided lites

HARDWARE OPTIONS

Ventilation latches

Window opening control device

Egress locks

SnapLock

Sweep lock

ComfortLift handles

Integrated lift rail

Hardware colors

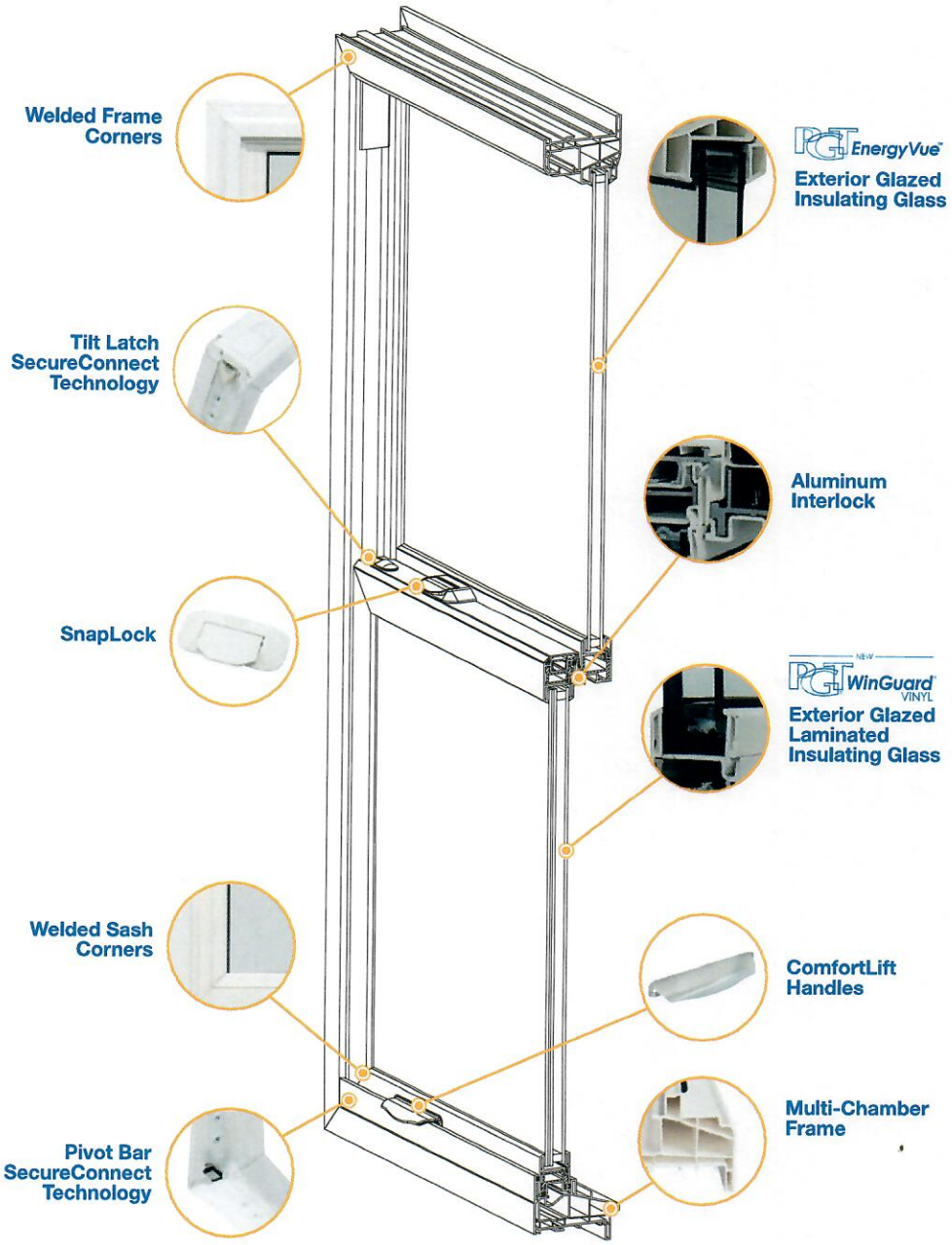
White, Beige, Bronze, Brushed Nickel, Antique Brass, Oil-Rubbed Bronze

MIAMI-DADE COUNTY APPROVED

AAMA Proud Member

WE SELL ENERGY STAR

PGT'S WINGUARD® AND ENERGYVUE™ VINYL PRODUCTS FEATURE INNOVATIONS NOT FOUND IN OTHER WINDOWS AND DOORS:



SecureConnect Technology

PGT's SecureConnect technology is a proprietary-designed corner key integrated into the sash of each window. This design system ensures the integrity and performance of every window no matter how large or small.

SnapLock

Just shut the window and PGT's SnapLock automatically locks into place with its 3-point locking mechanism.

ComfortLift Handles

PGT's ComfortLift handle provides fingertip operation when opening or closing the windows.

TrueHold Hinge

PGT's TrueHold hinge ensures that your Casement window, no matter how large, will maintain its smooth, effortless operation for years to come.

CUSTOM WINDOWS+DOORS

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2/16 ME0100053

THERMA-TRU®
DOORS | Where Home Begins™



2020 Full-Line Catalog

Building Professionals' Entry & Patio Door Directory



Therma-Tru. Where home begins.

Choosing a Therma-Tru® door means designing an inspired entrance with the confidence that it will perform for years to come.

Whether it's Classic or Contemporary – or somewhere in between – Therma-Tru offers a wide selection to complement the architecture of a home and a homeowner's sense of style.

But it's more than beauty that makes Therma-Tru the brand builders and remodelers prefer most.* With a complete door system engineered with craftsman precision and backed by more than 50 years of industry experience, you can be confident that it will perform as exceptionally as it looks.

That's where the beauty of choosing Therma-Tru begins.

*Brand Use Studies, 2019 *Builder* and 2019 *Remodeling* magazines.
Top: Smooth-Star, Clear Glass with SDLs, Door – S82105, Finish – Onyx
Right Page: Classic-Craft American Style Collection Door – CCA4935

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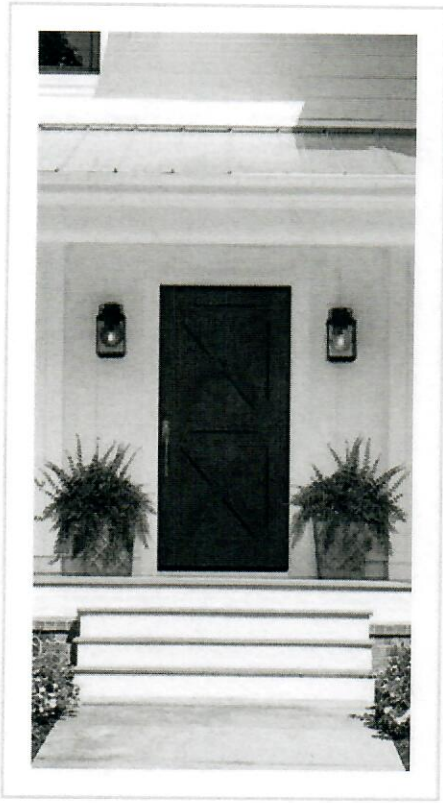


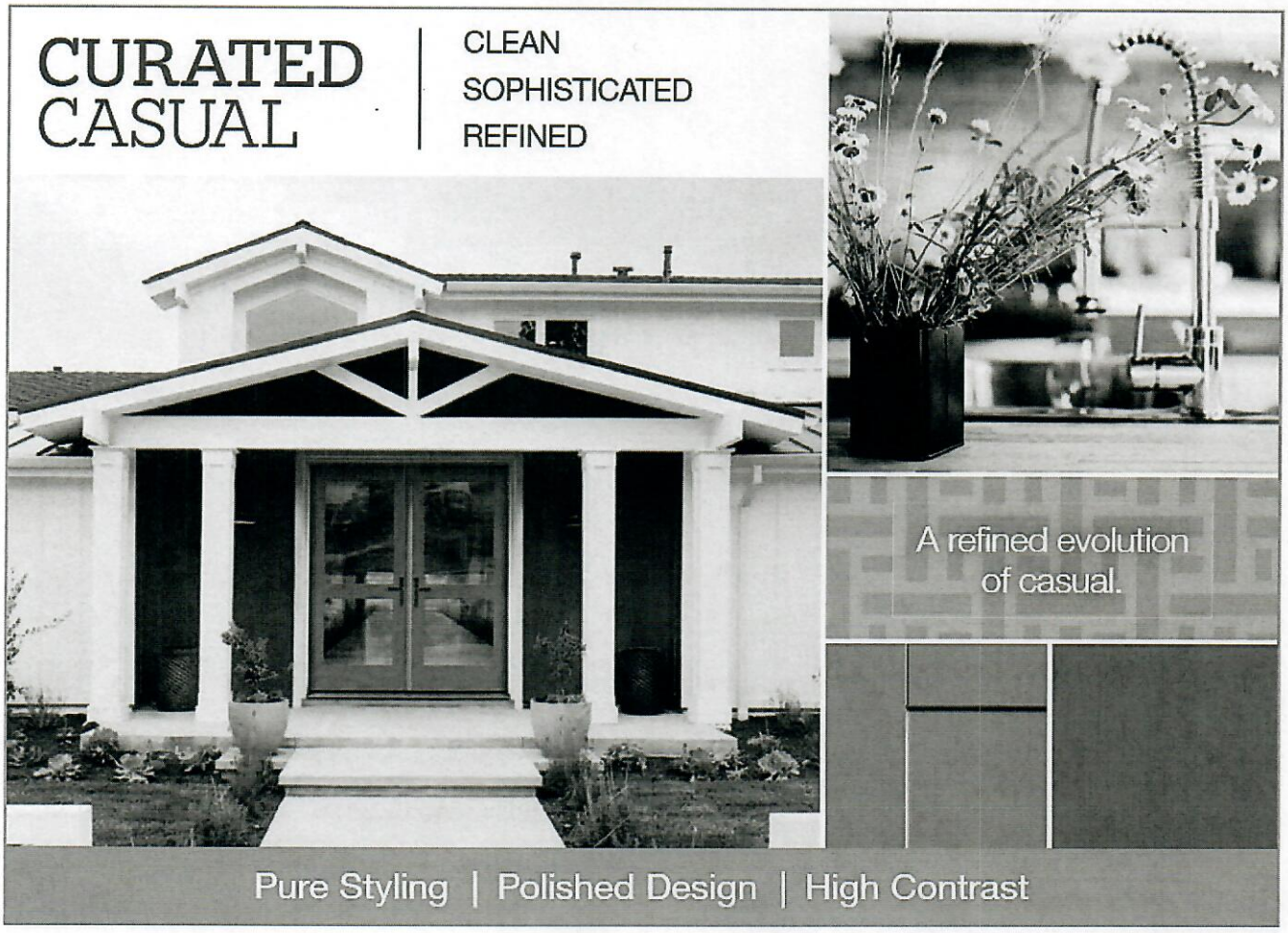
Uncompromising quality, inside and out.

2020 Trends

The entry becomes a personal statement about the home in 2020. Design trends will blend together with a focus on relaxation as homeowners look to create a place of comfort and style. In addition, modern details will cross over into traditional and casual spaces with simplistic elements that add updated appeal.

Explore the 2020 Trends and the Therma-Tru® products that bring them to life at thermatru.com/trends.





Lively HERITAGE

FRESH
DRAMATIC
CLASSIC





A bold take on traditional.



Style Mixing | Streamlined Design | Bold Shapes

modern MIX

MINIMAL
UNEXPECTED
ECLECTIC





A blend of contemporary design with unexpected eclectic touches.



Inviting Aesthetics | Natural Materials | Warm Accents



DRIFT WOOD

GULF COAST SUPPLY



GALVANIZED STANDING SEAM
METAL ROOF

Fence to match neighbor to the left.





Include a fence post only - image shows two

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THE NATION'S LARGEST LIGHTING RETAILER

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VIEW IN YOUR ROOM

Nyack 24" High Black Outdoor Hanging Light

3 Reviews | 5 Questions, 6 Answers

$399.90

FREE SHIPPING & **FREE RETURNS*** | Low Price Guarantee
IN STOCK – Ships in 3 to 5 Days

1 ADD TO CART ♡ SAVE

Add Installation by Handy | How It Works

MORE OPTIONS

PRODUCT DETAILS

This black outdoor hanging light comes in a sleek and stylish contemporary design.

Additional Info:

This three-light outdoor hanging light is made from solid brass and features a graceful black finish. Clear glass is utilized to maximize decorative detail throughout. Designed for versatility, it can be conveniently installed in a covered garage, or outside your home entryway.

- 24" high x 10 1/2" wide. Round canopy is 5" wide. Weighs 17 lbs.
- Takes three maximum 60 watt candelabra base bulbs (not included).
- Nyack three-light outdoor hanging light.
- Black finish over solid brass frame. Clear glass.

RE: Tree Mitigation for 205 N. 3rd Street

From: Dave Holley (dholley@fbfl.org)

To: keith.waldrip@yahoo.com

Cc: mrossjax@yahoo.com; jplatt@fbfl.org

Date: Wednesday, September 9, 2020, 04:52 PM EDT

Here's what I thought on the trees. My apologies for the delay! Total tree fees will be $725. No planting required, but it's certainly appreciated if you do. Trees can't be removed until the building permit is approved.

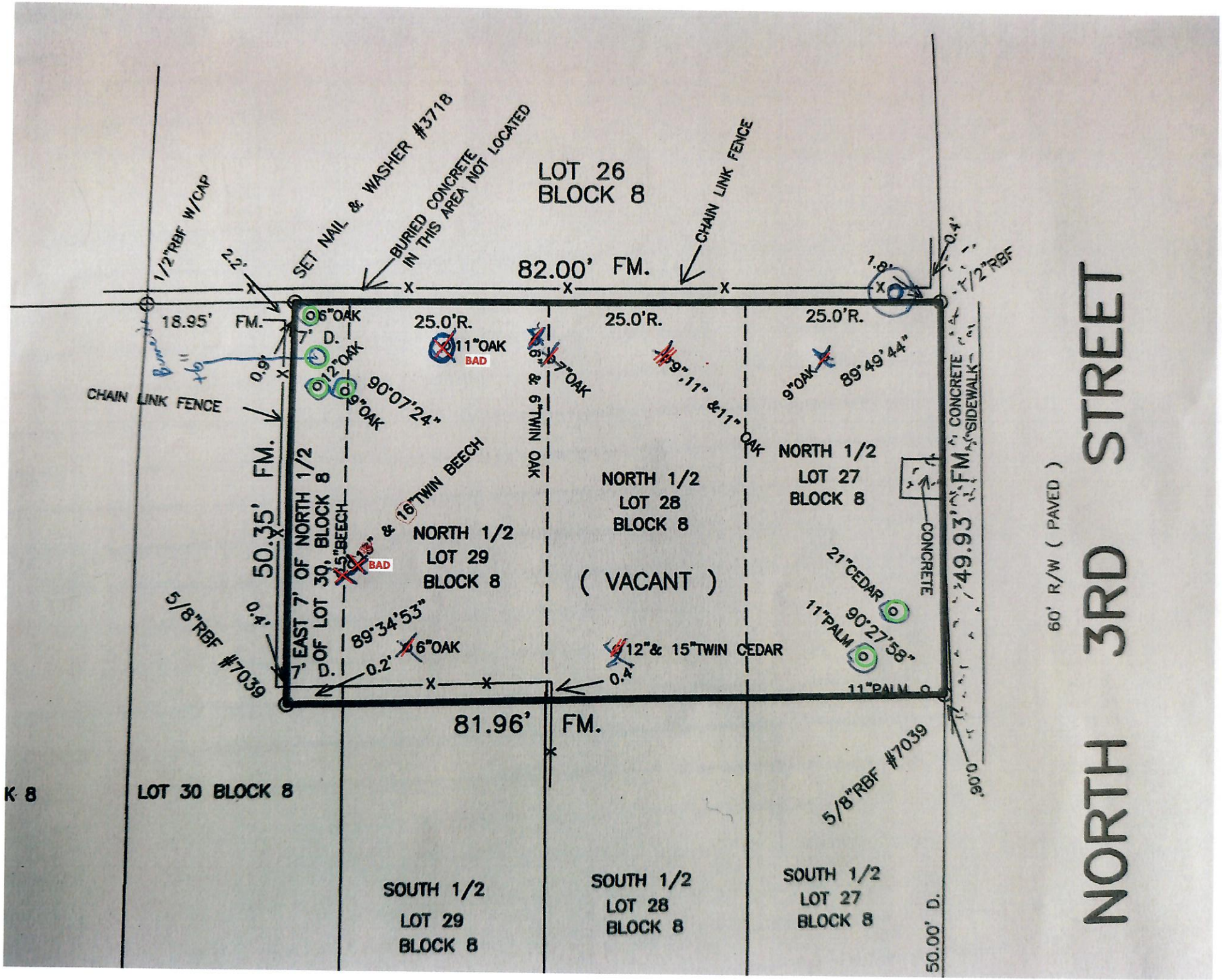
		205 N 3rd (Waldrip)			9/9/2020		
Tree Species		TREES RETAINED			REMOVED		
		TOTAL			BAD	Good	
	1	6	in back	bad	11	9	
	2	6	in back	bad	5	9	
	3	12	in back	twin hackberry bad	16	41	tripple oak
	4	9	in back			7	
	5	21	Cedar up front			12	twin oak
	6	11	palm			13	
	7					6	
	8					27	twin cedar
Total TREES		6			3	8	
Total inches		65			32	124	
Individual Tree Removal Fee		$725.00					

Dave Holley, ISA Certified Arborist
Urban Forester
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
Main: (904) 310-3480 | Direct: (904) 574-1215 | dholley@fbfl.org
www.fbfl.us

If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Keith Waldrip <keith.waldrip@yahoo.com>
Sent: Friday, September 4, 2020 7:53 AM
To: Dave Holley <dholley@fbfl.org>; Jacob Platt <jplatt@fbfl.org>
Cc: Mark Ross <mrossjax@yahoo.com>
Subject: Tree Mitigation for 205 N. 3rd Street


LOT 26
BLOCK 8
82.00' FM.
1/2"RBF W/CAP
SET NAIL & WASHER #3718
BURIED CONCRETE IN THIS AREA NOT LOCATED
CHAIN LINK FENCE
1/2"RBF
18.95' FM.
CHAIN LINK FENCE
50.35' FM.
EAST 7' OF NORTH 1/2 OF LOT 30, BLOCK 8
7' D.
25.0'R.
25.0'R.
25.0'R.
6"OAK
11"OAK BAD
12"OAK
9"OAK
90°07'24"
8" & 6"TWIN OAK
7"OAK
9",11" &11" OAK
9"OAK
89°49'44"
16"TWIN BEECH
15"BEECH
BAD
NORTH 1/2
LOT 29
BLOCK 8
NORTH 1/2
LOT 28
BLOCK 8
NORTH 1/2
LOT 27
BLOCK 8
(VACANT)
CONCRETE
49.93' FM.
CONCRETE (SIDEWALK)
21"CEDAR
11"PALM
90°27'58"
11"PALM
89°34'53"
6"OAK
12"& 15"TWIN CEDAR
5/8"RBF #7039
81.96' FM.
5/8"RBF #7039
LOT 30 BLOCK 8
SOUTH 1/2
LOT 29
BLOCK 8
SOUTH 1/2
LOT 28
BLOCK 8
SOUTH 1/2
LOT 27
BLOCK 8
50.00' D.
90'0
60' R/W (PAVED)
NORTH 3RD STREET




Broome St



CHRISTMAS PALM



SYLVESTER PALM



SABAL PALM



WINDMILL PALM

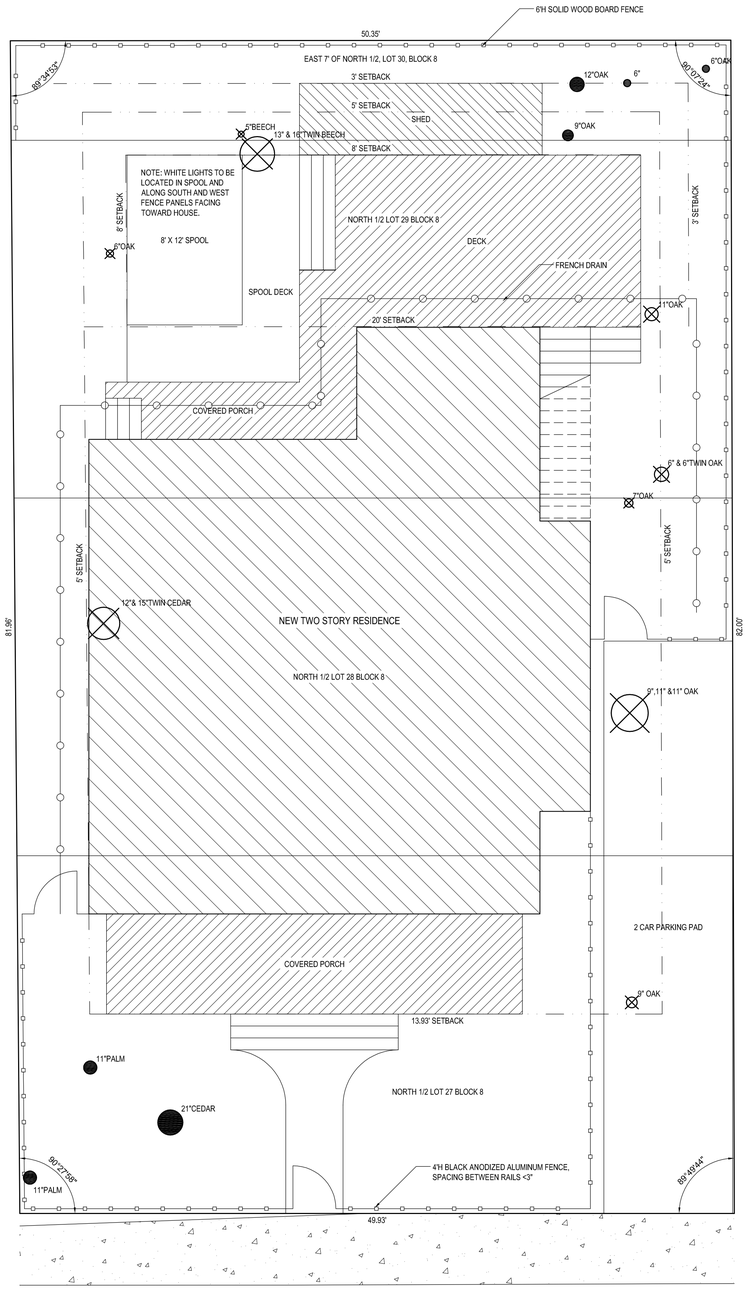


QUEEN PALM



CREPE MURTLE





NORTH 3rd STREET
60' RIGHT-OF-WAY

SITE PLAN

1" = 5'-0"

NORTH

RAWLS ARCHITECTURE LLC
306 SOUTH 17TH STREET
FERNANDINA BEACH, FLORIDA 32034
904.753.3441
RAWLSARCHITECTURE@GMAIL.COM

SITE COVERAGE:

PROPERTY AREA:	4,111 S.F.
HOUSE:	1,217 S.F.
COVERED PORCHES:	273 S.F.
SHED:	85 S.F.
SPOOL:	96 S.F.
SPOOL DECK:	96 S.F.
PARKING PAD:	360 S.F.
FRONT WALK:	52 S.F.
TOTAL BUILDING COVERAGE:	2,179 S.F.
SITE COVERAGE:	53%

DRAINAGE AREA:

(A) LOT AREA:	4,111 S.F.
(B) OFFSITE DRAINAGE AREA:	N/A
(C) TOTAL DRAINAGE AREA:	4,111 S.F.

IMPERVIOUS COVERAGE:

(D) PROPOSED HOME FOOTPRINT:	1,217 S.F.
(E) PROPOSED SEMI-PERVIOUS AREA:	282 S.F.
(F) PROPOSED IMPERVIOUS AREA:	962 S.F.
(G) OFFSITE IMPERVIOUS AREA:	N/A
(H) TOTAL IMPERVIOUS COVERAGE:	2,405 S.F.

TREATMENT VOLUME REQUIREMENTS:

RAINFALL OVER TOTAL DRAINAGE AREA (1/2"):	171 C.F.
RAINFALL OVER IMPERVIOUS AREA (1"):	200 C.F.

MICHELLE RAWLS AR96253

FLORIDA SEAL

REVISIONS DATE

DATE:
11/12/2020

DRAWING FILE:
ROSS 1.1 SITE

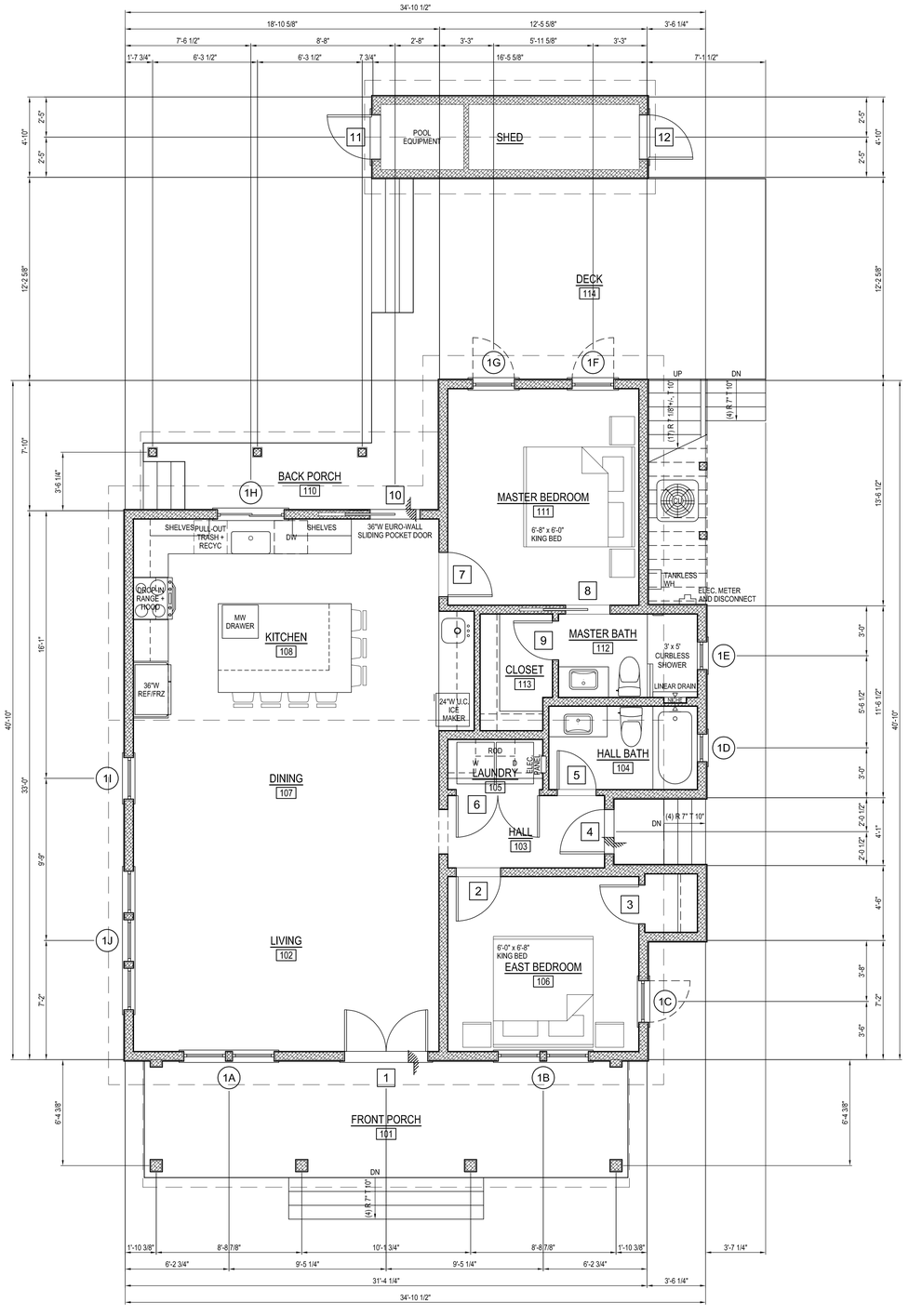
NEW RESIDENCE

MARK ROSS

205 NORTH 3rd STREET
FERNANDINA BEACH, FLORIDA

PROPOSED SITE PLAN
PROPOSED EAST ELEVATION

1.1



FIRST FLOOR PLAN

1/4" = 1'-0"

RAWLS ARCHITECTURE LLC
306 SOUTH 17TH STREET
FERNANDINA BEACH, FLORIDA 32034
904.753.3441
RAWLSARCHITECTURE@GMAIL.COM

AREA SUMMARY:

FIRST FLOOR	
ENCLOSED CONDITIONED:	1,182 S.F.
ENCLOSED UNCONDITIONED (SHED):	80 S.F.
UNENCLOSED COVERED (PORCHES):	273 S.F.
UNENCLOSED UNCOVERED (DECK):	282 S.F.
ATTIC	
ENCLOSED CONDITIONED:	940 S.F.
UNENCLOSED UNCOVERED (TERRACE):	119 S.F.

MICHELLE RAWLS AR96253

FLORIDA SEAL

REVISIONS DATE

DATE:
11/12/2020

DRAWING FILE:
ROSS 2.1 FP

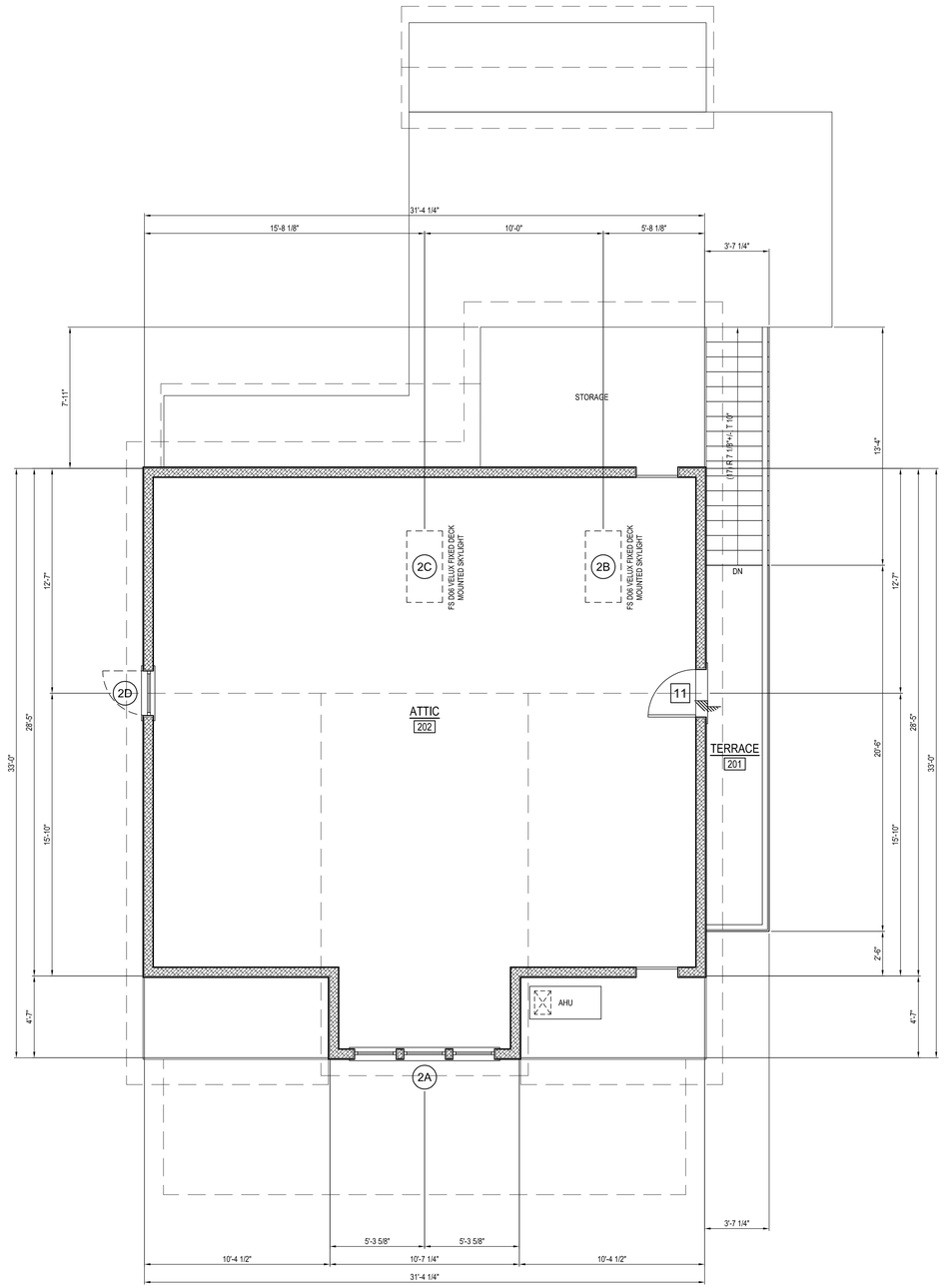
NEW RESIDENCE

MARK ROSS

205 NORTH 3rd STREET
FERNANDINA BEACH, FLORIDA

FIRST FLOOR PLAN

2.1



ATTIC FLOOR PLAN

1/4" = 1'-0"

RAWLS ARCHITECTURE LLC
306 SOUTH 17TH STREET
FERNANDINA BEACH, FLORIDA 32034
904.753.3441
RAWLSARCHITECTURE@GMAIL.COM

AREA SUMMARY:

FIRST FLOOR	
ENCLOSED CONDITIONED:	1,182 S.F.
ENCLOSED UNCONDITIONED (SHED):	80 S.F.
UNENCLOSED COVERED (PORCHES):	273 S.F.
UNENCLOSED UNCOVERED (DECK):	282 S.F.
ATTIC	
ENCLOSED CONDITIONED:	940 S.F.
UNENCLOSED UNCOVERED (TERRACE):	119 S.F.

MICHELLE RAWLS AR96253

FLORIDA SEAL

REVISIONS DATE

DATE:
11/12/2020

DRAWING FILE:
ROSS 2.2 FP

NEW RESIDENCE

MARK ROSS

205 NORTH 3rd STREET
FERNANDINA BEACH, FLORIDA

ATTIC FLOOR PLAN

2.2

RAWLS ARCHITECTURE LLC
306 SOUTH 17TH STREET
FERNANDINA BEACH, FLORIDA 32034
904.753.3441
RAWLSARCHITECTURE@GMAIL.COM



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



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

MICHELLE RAWLS AR96253

FLORIDA SEAL

REVISIONS DATE

DATE:
11/12/2020

DRAWING FILE:
ROSS 4.1 ELEV

NEW RESIDENCE

MARK ROSS

205 NORTH 3rd STREET
FERNANDINA BEACH, FLORIDA

PROPOSED EAST ELEVATION
PROPOSED SOUTH ELEVATION

4.1

RAWLS ARCHITECTURE LLC
306 SOUTH 17TH STREET
FERNANDINA BEACH, FLORIDA 32034
904.753.3441
RAWLSARCHITECTURE@GMAIL.COM



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

MICHELLE RAWLS AR96253

FLORIDA SEAL

REVISIONS DATE

DATE:
11/12/2020

DRAWING FILE:
ROSS 4.1 ELEV

NEW RESIDENCE

MARK ROSS

205 NORTH 3rd STREET
FERNANDINA BEACH, FLORIDA

PROPOSED NORTH ELEVATION

4.2

CITY OF FERNANDINA BEACH
Department of Planning & Conservation

Daphne Forehand
City Planner

10/01/20

Marion (Hank) Clark II
168 Corbin Ave
Macon, GA 31204

RE: 205 N. 3rd Street Context Sensitive Review

Mr. Clark,

Your application for a context sensitive review determination (File# ADMIN 2020-0023) has been approved as of October 1st, 2020.

A copy of the staff report has been enclosed with this letter.

If you have any further questions, please contact the City of Fernandina Beach Department of Planning & Conservation at 904-310-3480.

Sincerely,

Daphne Forehand
City Planner

Attachment

CC: File

CITY OF FERNANDINA BEACH
Department of Planning & Conservation

Daphne Forehand
City Planner

APPLICATION FOR CONTEXT SENSITIVE REVIEW DETERMINATION

OWNER/APPLICANT:	Mark Ross, Agent for Marion (Hank) Clark II
REQUESTED ACTION:	Context Sensitive Review Determination
LOCATION:	00-00-31-1800-0008-0271 205 N. 3rd Street
LAND USE + ZONING:	Medium Density Residential, R-2
EXISTING USES ON SITE:	Vacant

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

BACKGROUND INFORMATION:

The applicant has requested a context sensitive review determination for 205 N. 3rd Street in accordance with Section 4.02.03(F) of the Land Development Code.

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

- 231 N. 3rd Street – 12.2'
- 227 N. 3rd Street – 12.6'
- 221 N. 3rd Street – 13.7'
- 217 N. 3rd Street – 21.1'
- 215 N. 3rd Street – 12.1
- 213 N 3rd Street – 11.9'

The resulting average front yard setback, based on this information, is 86.6/6= 13.93'

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan policies are applicable:

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

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

CITY OF FERNANDINA BEACH
Department of Planning & Conservation

Daphne Forehand
City Planner

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

The applicant has demonstrated that the proposed front yard setback is consistent with the requirements as outlined in LDC 4.02.03(F).

Section 4.02.03(F) states:

4.02.03(F) Context Sensitive Setback Determination

1. Authority and Limitation

The City Manager is authorized to alter setback standards in Table 4.02.03(E) of this LDC based on context sensitive review of setbacks in the vicinity of the subject property. Accessory structure setbacks are not eligible for context sensitive setback determinations. The authority to alter setback standards is limited to the following:

a. If at least half of the lots on the same block face are occupied by principal structures and at least 50% of those principal structures do not comply with minimum front yard setbacks, property owners may elect to apply for a context sensitive front yard setback determination.

i. The front setback of other principal structures on the block face must be measured from the property line to the closest vertical element of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.

ii. On properties seeking a context sensitive setback determination, principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face, using measurements obtained in 4.02.03(F)(1)(a)(i).

iii. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.

iv. in using a context sensitive setback determination, front-loaded garages must be setback at least twenty-five (25) feet in all cases.

2. Procedure

a. An application and applicable fees for a context sensitive setback determination shall meet the requirements set forth in Section 11.01.03, and City policies, as amended from time to time.

b. Measurements accompanying an application must be validated by a licensed land surveyor.

c. The City Manager shall evaluate the application for a context sensitive setback determination for compliance with the requirements set forth in Section 4.02.03(F)(1) above.

d. Upon approval, the City Manager shall provide a notice of intent to approve, to be posted on the subject property for a period of ten (10) days. Any appeals of this intent to approve shall follow the process provided in Section 11.07.00.

e. Following the notice period, the City Manager issue a written order stating the approved setbacks for the subject property. A copy of such order shall be submitted with any building permit application for the property.

CITY OF FERNANDINA BEACH
Department of Planning & Conservation

Daphne Forehand
City Planner

CONCLUSION:

The requested context sensitive review is compliant with the City's Land Development Code and Comprehensive Plan. There will not be an impact to the privacy or light, air, or open space of adjacent properties. This change is consistent with the intent of the Comprehensive Plan to modify design standards to better reflect the character of the neighborhood.

Further, the application meets the criteria for a context sensitive review determination as outlined in Section 4.02.03(F). The new front yard setback will be **13.93'**.

RECOMMENDATION:

Staff recommends approval of the **13.93'** front yard setback and will post the property accordingly.

Daphne Forehand
City Planner

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-51
DECEMBER 17, 2020

Owner/Applicant:	N. FL Waste Pro Management, agent for Front Street Properties, LLC, owner
Property Address:	101 N. 2nd Street (C.H. Huot Building)
Parcel ID #	00-00-31-1800-0002-0010
Current zoning:	C-3 Central Business District
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Commercial Structure
FL Master Site File #	8NA00244
Year Built:	1882
Contributing Status:	*Eligible for inclusion into the Downtown Historic District as a contributing structure.
Requested action:	Certificate of Approval (COA) for the demolition of a warehouse additions primary structure.

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




CRADG
Design Areas
East of Front Street
North Waterfront
Public Waterfront Park
South Waterfront
CRA Public ROW Resources
DADE ST
CALHOUN ST
BROOME ST
ALACHUA ST
CENTRE ST
N 2ND ST
N 3RD ST
N 4TH ST
N 5TH ST
N 6TH ST
N FRONT ST







SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to demolish two later warehouse additions to the north of the primary structure.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

Section 8.03.03.01

C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:

1. Whether the structure or site would meet national, state, or local criteria for designation;
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
7. Whether retention of the structure or site promotes the general welfare of the City by

providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;

8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
9. Whether the applicant will be denied a reasonable return on his or her investment;
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.

D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition: 1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner. 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY DEVELOPMENT AREA

ANALYSIS:

Staff finds that the removal of the additions meets the criteria for demolition and the removal of the deteriorated warehouses will enhance the site, allowing for the rehabilitation of the primary historic structure. The removal will not negatively impact the site or surrounding neighborhood. The property currently has an active code enforcement case (CODE-2020-0139) pertaining to the condition of the warehouse structures.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2020-51

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-51 **with or without** conditions;

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

That HDC case 2020-51, as presented, **is or is not** substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **FL Master Site File 8NA00244**

EXHIBIT 3 **Code Enforcement Case # CODE-2020-0139**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6237

Date Submitted: 10/29/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☐ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

Choose all that apply.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

No

What was the date of your pre-application meeting?

mm/dd/yyyy

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

101 N 2nd St

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1800-0002-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

FRONT STREET PROPERTY | LLC

Mailing Address*

2970 NEW PACES FERRY RD

City* | **State*** | **Zip Code***

ATLANTA | GA | 30339

Telephone Number* | **E-mail Address***

904-881-5848 | TONYZAJNI@GMAIL.COM

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name* | **Last Name***

NORTH FL | MGT

Company (if applicable)

NORTH FLORIDA WASTE PRO MANAGEMENT

Street Address

3633 Lenox Avenue

City

Jacksonville

State

FL

Zip

32254

Telephone Number

9048815848

E-mail Address

TONYZAJNI@GMAIL.COM

Project Description*

PROJECT BACKGROUND AND DESCRIPTION STATEMENT DEMOLISH METAL BUILDING AND REMOVE THE SLAB. TASK LIST Each task has been assigned a number for reference throughout the rest of this document and during the commission of the project. Task No. Task Equipment & Services Needed Equipment Delivery Date Reporting Head 1 SECURE AREA Excavator Roll-off Containers 10/30/2020 Tony Zajni 2 Demolish Building Excavator TONY Zajni 3 Remove Slab Excavator Tony Zajni KEY CONTRACTORS AND SUBCONTRACTORS Task No. Name of Key Contractor Role / Title Responsibilities ALL NORTH FLORIDA WASTE MGT DEMOLISHING DEMOLISHING BUILDING PROBLEM STATEMENT THE BUILDING IS COLLAPSING, TO PREVENT DAMAGE TO PROPERTY AND OTHERS.

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

Design Vision Statement*

NO PLANS ESTABLISHED AS OF NOW, JUST WANT TO CLEAR THE AREA AND PREVENT DANGER TO THE SURROUNDING COMMUNITY.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

I BELIEVE NOT

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

NO

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

NO

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

NO

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

NO

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

NO

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

NO

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

YES

9. Will the applicant be denied a reasonable return on his or her investment

NO

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

NO

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

NOT AT THIS TIME

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Choose File No file selecte	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Upload 5

Choose File No file selecte

Upload 6

Choose File No file selecte

Upload 7

Choose File No file selecte

Upload 8

Choose File No file selecte

Certification*

☑ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☑ I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the Cityâ€™s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

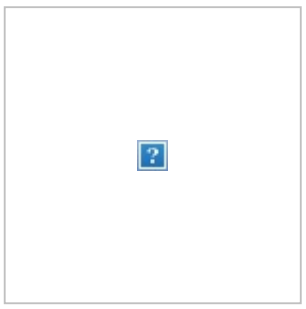
TONY

Applicant Last Name*

ZAJNI

Today's Date*

10/29/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Front Street Property LLC, Richard Goodsell, Managing Partner
(print name of property owner(s))

hereby authorize: North Florida Waste Management
(print name of agent)

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

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

Richard Goodsell
(Signature of owner)

Richard Goodsell
(Signature of owner)

Front Street Properties LLC, Richard Goodsell
(Print name of owner)

Managing Partner
(Print name of owner)

STATE OF Georgia

COUNTY Cobb

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 10 day of DECEMBER, 20 20, by Richard Goodsell.

Stefanee Brush
Notary Public

STEFANIE BRUSH
Printed Name

July 16, 2022
My Commission Expires

Personally Known V. OR Produced Identification _____ ID Produced: _____

STEFANEE BRUSH
MY COMMISSION EXPIRES
JULY
16
2022
COBB COUNTY, GEORGIA
NOTARY PUBLIC

From: **Richard (Dick) Goodsell** dickgoodsell5@gmail.com
Subject:
Date: November 3, 2020 at 10:42 AM
To:



Sal,

Please find the following items enclosed.

1) Authorization for agent representation

2) Proof of ownership…proposed 2020 tax bill

3) Aerial photo of property taken by Ed Boner's drone on December 13, 2018.

4) Check in the amount of $1,500 payable to The City of Fernandina Beach

A survey of the property by Mike Manzie will be forwarded to you. If any further documentation is needed please let me know. Bruce Porter's associate, Tim Walker, is also helping if needed.

Bruce tells me that North Florida Waste Management did the demolition of the Vuturo building for The City and he thought they did a clean job.

* A NOTARIZED VERSION of this DOCUMENT will be FORWARDED to you when we locate a NOTARY

Thank you for your help—

Dick

From: **Edward Boner** edboner@icloud.com
Subject: Today Drone Pictures
Date: December 13, 2018 at 1:30 PM
To: Dick Goodsell dickgoodsell5@gmail.com

Thought you might like to see the recent changes and current demolition of the building at Alachua and Front.



Ed Boner
Lic. Real Estate Broker
The Realty Source, Inc.
11 ½ North 4th Street
Fernandina Beach, FL 32034

904-261-5130

Notice of Proposed Property Taxes

NASSAU COUNTY TAXING AUTHORITY
96135 NASSAU PLACE, SUITE 4
YULEE, FL 32097

2020 REAL ESTATE PROPERTY

00-00-31-1800-0002-0010
FRONT STREET PROPERTY LLC 12
2970 NEW PACES FERRY RD
ATLANTA GA 30339-3762

(2 of 2)

DO NOT PAY THIS IS NOT A BILL

The taxing authorities which levy property taxes against yo property will soon hold public hearings to adopt budgets and tax rat for the next year. The purpose of these public hearings is to receiv opinions from the general public and to answer questions on th proposed tax changes and budget prior to taking final action. Eac taxing authority may amend or alter its proposals at the hearing.

LEGAL DESCRIPTION
SEC 21 TWN 3N RNG 28
BLOCK 2 LOTS 1 THRU 34
PT OR 1916/391
CITY OF FDNA BEACH

SITUS ADDRESS
101 N 2ND ST
FERNANDINA BEACH

Taxing Authority 002	COLUMN 1* Tax Rate 2019	COLUMN 1* Your Property Taxes 2019	COLUMN 2* Tax Rate If No Budget Change is Adopted 2020	COLUMN 2* Your Property Taxes If No Budget Change is Adopted 2020	COLUMN 3* Tax Rate PROPOSED 2020	COLUMN 3* Your Property Taxes IF PROPOSED Budget is Adopted 2020	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
NASSAU COUNTY	7.4278	$ 12,421.54	7.0208	$ 11,739.51	7.4278	$ 12,420.05	9/14/20 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	3.8880	$ 6,501.92	3.6716	$ 6,139.30	3.7160	$ 6,213.54	9/10/20 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	$ 3,759.34	2.1229	$ 3,549.71	2.2480	$ 3,758.89	9/10/20 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
FERNANDINA BEACH	6.3553	$ 10,627.99	5.2977	$ 8,858.31	5.4683	$ 9,143.57	9/08/20 5:05PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
AMELIA ISL BEACH MSTU	.1021	$ 170.74	.0960	$ 160.52	.0960	$ 160.52	9/14/20 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2414	$ 403.69	.2287	$ 382.41	.2287	$ 382.41	9/08/20 5:05PM VIA ELECTRONIC MED SEE INSTRUCTIONS AT WWW.SJRWMD.CO
FL INLAND NAVIGATION DIST	.0320	$ 53.51	.0306	$ 51.17	.0320	$ 53.51	9/10/20 5:30PM FIND OFFICE LOCATED 1314 MARCINSKI RD,JUPITER,FL 33477
AMELIA ISLAND MOSQ CONTRL	.1412	$ 236.13	.1331	$ 222.56	.1412	$ 236.10	9/16/20 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034
FDNA BCH VOTER APPR DEBT	.1683	$ 281.45	.1553	$ 259.68	.1553	$ 259.68	9/08/20 5:05PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
Total Property Taxes	20.6041	$ 34,456.31	18.7567	$ 31,363.17	19.5133	$ 32,628.27	

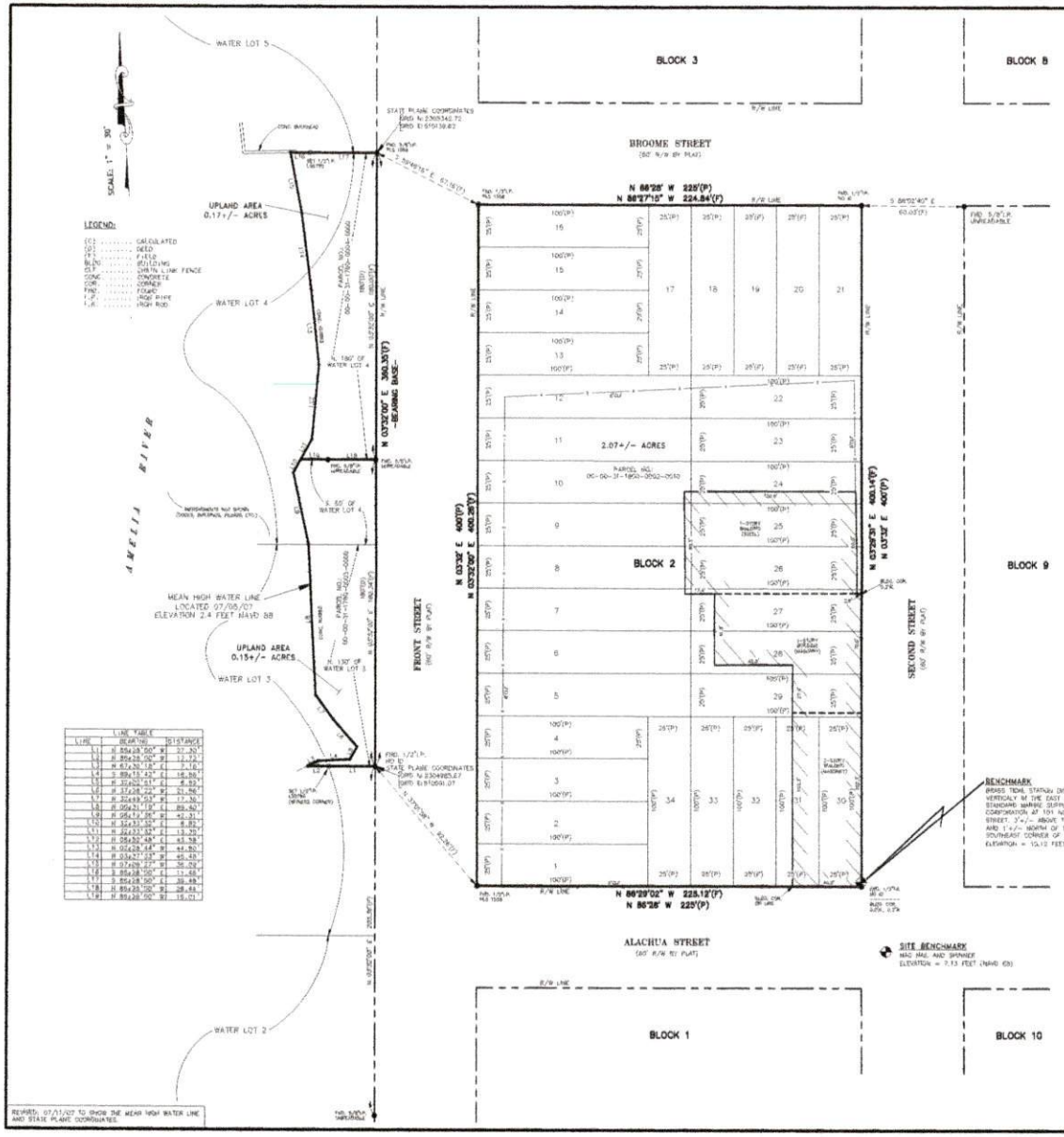
Taxing Districts	Market Value 2019	Market Value 2020	Assessed Value 2019	Assessed Value 2020	Exemptions 2019	Exemptions 2020	Taxable Value 2019	Taxable Value 2020
County	1,672,304	1,672,104	1,672,304	1,672,104	0	0	1,672,304	1,672,10
School	1,672,304	1,672,104	1,672,304	1,672,104	0	0	1,672,304	1,672,10
Municipality	1,672,304	1,672,104	1,672,304	1,672,104	0	0	1,672,304	1,672,10
Other	1,672,304	1,672,104	1,672,304	1,672,104	0	0	1,672,304	1,672,10

Assessment Reductions	Applicable to:	Value
None		

Exemptions	Applicable to:	Value
None		

* See reverse side for explanations.
* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at 96135 NASSAU PL #4 YULEE, FL 32097 904-491-7300.
* If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed ON OR BEFORE **9/14/2020**.
* Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage,

DR-
R.8



A MAP SHOWING A BOUNDARY SURVEY OF A PORTION OF THE CITY OF FERNANDINA BEACH, FLORIDA

(FORMERLY NAMED FERNANDINA)

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)

PARCEL NO. 00-00-31-1760-0005-0020

DESCRIPTION BY OFFICIAL RECORDS BOOK 613, PAGE 1203 AS RECORDED IN NASSAU COUNTY, FLORIDA:

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

THE NORTH ONE HUNDRED EIGHTY (180.0) FEET OF WATER LOT FOUR (4), OF THE CITY OF FERNANDINA BEACH.

PARCEL NO. 00-00-31-1760-0003-0000

DESCRIPTION BY OFFICIAL RECORDS BOOK 468, PAGE 537 AS RECORDED IN NASSAU COUNTY, FLORIDA:

THE LANDS LOCATED IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AND BOUNDED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

THE NORTH ONE HUNDRED THIRTY (130) FEET OF WATER LOT THREE (3) AND THE SOUTH FIFTY (50) FEET OF WATER LOT FOUR (4).

PARCEL NO. 00-00-31-1800-0002-0010

SURVEYORS DESCRIPTION:

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

LOTS NO. 1 THROUGH 24, INCLUSIVE, IN BLOCK 2, CITY OF FERNANDINA BEACH, FLORIDA.

GENERAL NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF FRONT STREET AS SHOWN ON THAT CERTAIN PLAT TITLED "MAP OF FERNANDINA, AMELIA ISLAND, FLORIDA, 1857" BEING PART OF THE OFFICIAL PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEARING BEING N 3°32' E. (BEARINGS SHOWN HEREON ARE NOT IN STATE PLANE)

2.) THE MEAN HIGH WATER LINE SHOWN HEREON IS BASED ON ELEVATION 2.4 FEET (NAVD 88) AS PER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. CONTACT PERSON: ALAN GLOER, PHONE: 850-245-2808. NO ATTEMPT WAS MADE TO DETERMINE OWNERSHIP OF THE SUBMERGED LANDS.

3.) ELEVATION SHOWN HEREON ARE REFERENCED TO NAVD 88 DATUM AND ARE BASED ON CONTROL MONUMENT 872 0250 NGS# 34 (PID BC0916). ELEVATION = 10.12 FEET (NAVD 88).

4.) AS PER THE CLIENTS REQUEST IMPROVEMENTS (ABOVEGROUND AND/OR UNDERGROUND), OTHER THAN SHOWN, WERE NOT LOCATED.

5.) JURISDICTIONAL WETLANDS/EV PRESENT, WERE NOT LOCATED.

6.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER MATTERS, PUBLIC AND/OR PRIVATE, AFFECTING THIS PROPERTY.

7.) THE DESCRIPTION TITLED "SURVEYORS DESCRIPTION" WAS MADE AT THE REQUEST OF THE CLIENT.

8.) COORDINATES SHOWN HEREON ARE BASED ON A GPS SURVEY USING (2) TOPCON HYPER LITE+ RECEIVERS AND ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM, FLORIDA EAST (1903'S, NAD 83(CORS96)) ADJUSTMENT. OPUS-RS WAS USED FOR THE ADJUSTMENT USING NGS BASE STATIONS:

PID	DESIGNATION	LATITUDE	LONGITUDE
DG0707	JOVL JACKSONVILLE CORS ARP	N302950.915	W0814105.330
DG3752	ZJX1 JACKSONVILLE 1 CORS ARP	N304155.870	W0810429.446
DG0172	PLTK PLATACA CORS ARP	N293948.149	W0814115.951
DG4035	GNVL GAINESVILLE CORS ARP	N294131.557	W0821636.736
DF5772	BMHS BRADFORD BEACH CORS ARP	N291753.469	W0810538.013
AH9078	SAVI SAVANNAH 1 CORS ARP	N320618.937	W0814146.791

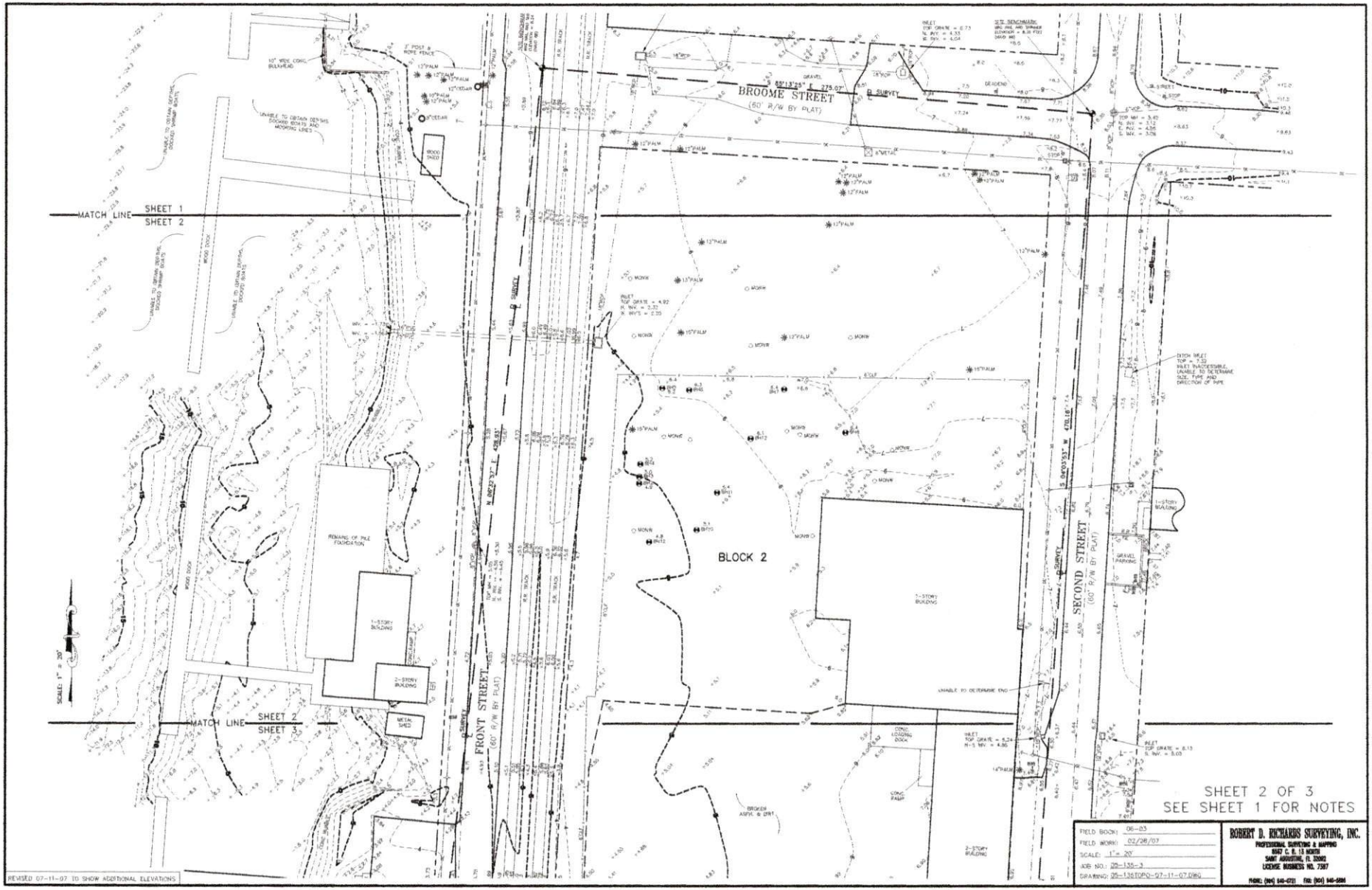
THE ACCURACY OF THE FIELD MEASUREMENTS SHOWN HEREON DOES NOT EXCEED THE RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET.

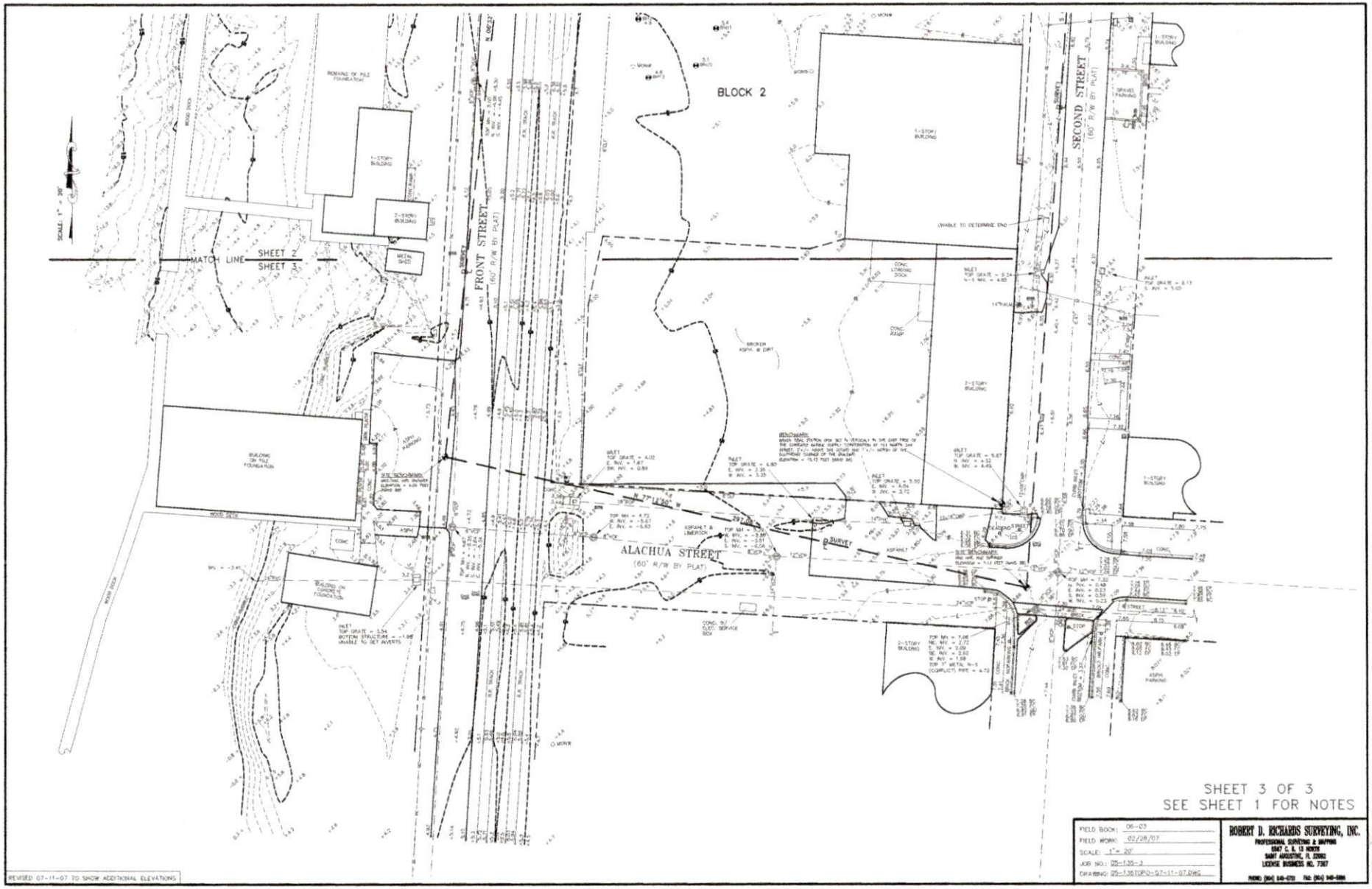
ROBERT D. RICHARDS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERT. #5780

"NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

FIELD BOOK:	06-03
FIELD WORK:	12-29-06
SCALE:	1" = 30'
JOB NO.:	06-135.1
DRAWING:	06-135BNDY-07-11-07.DWG

ROBERT D. RICHARDS SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
8567 C. R. 13 NORTH
SAINT AUGUSTINE, FL 32092
LICENSE BUSINESS NO. 7397
PHONE: (904) 940-0721 FAX: (904) 940-0881


MATCH LINE SHEET 1 / SHEET 2
MATCH LINE SHEET 2 / SHEET 3
BROOME STREET
(50' R/W BY PLAT)
FRONT STREET
(60' R/W BY PLAT)
SECOND STREET
(60' R/W BY PLAT)
BLOCK 2
SCALE: 1" = 20'
SHEET 2 OF 3
SEE SHEET 1 FOR NOTES
REVISED 07-11-07 TO SHOW ADDITIONAL ELEVATIONS
FIELD BOOK: 06-03
FIELD WORK: 02/28/07
SCALE: 1" = 20'
JOB NO.: 25-135-3
DRAWING: 25-135TOPO-07-11-07.DWG
ROBERT D. RICHARDS SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
5567 C. R. 13 NORTH
SAINT AUGUSTINE, FL 32092
LICENSE BUSINESS NO. 7387



SHEET 3 OF 3
SEE SHEET 1 FOR NOTES

FIELD BOOK:	06-03
FIELD WORK:	02/28/07
SCALE:	1" = 20'
JOB NO.:	05-135-3
DRAWING:	05-135TOPO-07-11-07.DWG

ROBERT D. RICHARDS SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
6847 C. R. 13 NORTH
SAINT AUGUSTINE, FL 32092
LICENSE BUSINESS NO. 7387
PHONE (904) 940-0721 FAX (904) 940-0886

REVISED 07-11-07 TO SHOW ADDITIONAL ELEVATIONS

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 244

SITE NAME: C. H. Huot Bldg. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 101-07 N. 2nd St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 2 30,31
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: corporate RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE commercial
EXCELLENT	x	ALTERED	PRESENT USE commercial
x GOOD		UNALTERED	DATES +1882
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 19th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 5

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: textured

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: E

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 2/2, wood #
DHS, 6/6, wood # DHS, 1/1, wood
CHIMNEY:

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

101-107 N. 2nd St. is located within a subdivision known as the City of Fernandina. The subvision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed in 1882, C. H. 'Huot's 1882 building' is a two-story masonry vernacular commercial building. It is noteworthy for its rounded parapets, continuous molding on second-story windows and for its fleur-de-lis motif on the window keystones. It has been significantly altered by stuccoing. It was originally the second building which C. H. Huot, of France, erected for his sawmill and merchandise enterprises.

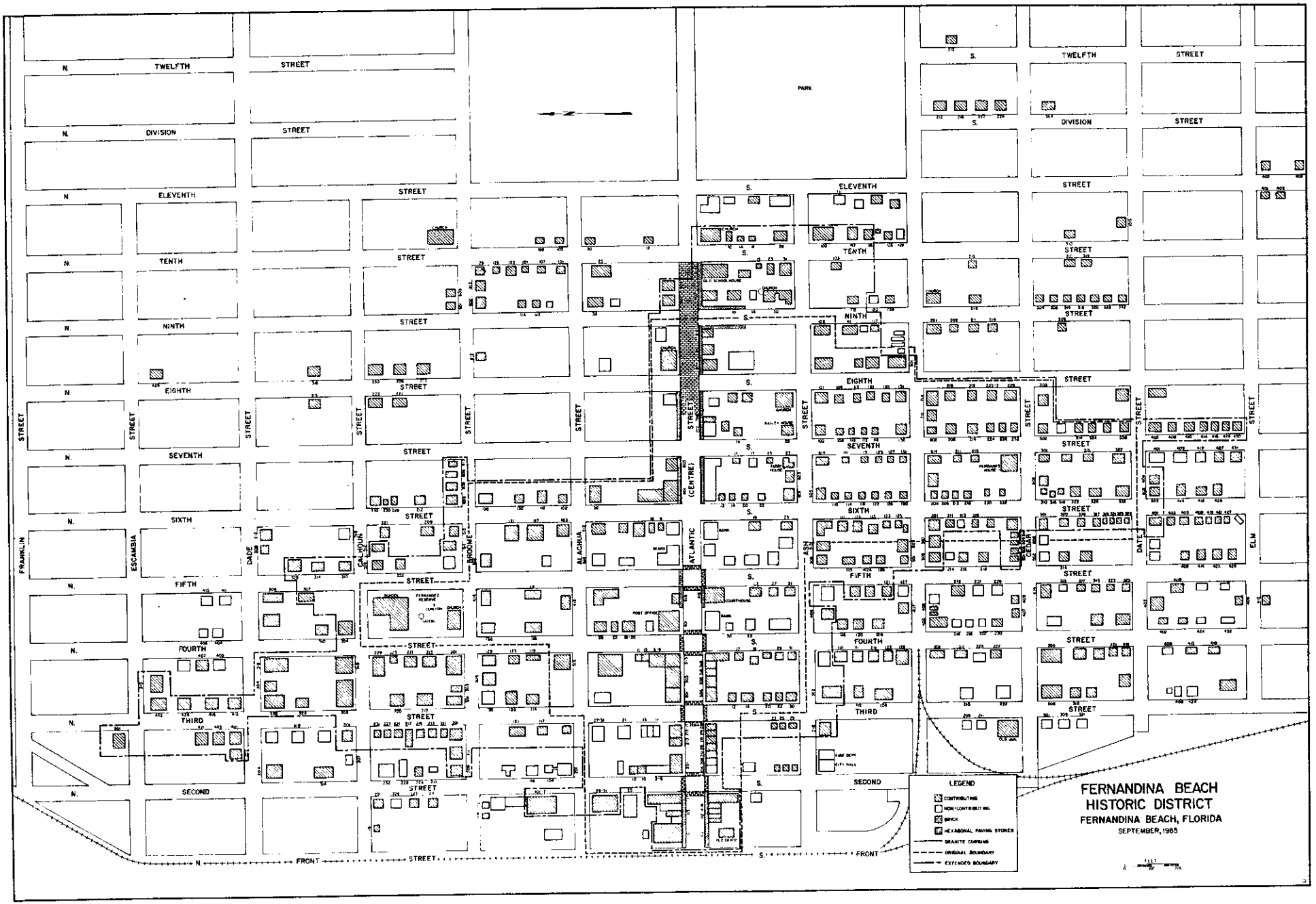
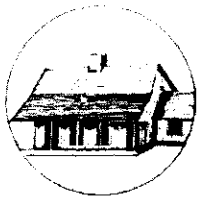

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
PARK
TWELFTH
DIVISION
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
FRONT
STREET
FRANKLIN
ESCAMBIA
DADE
CALHOUN
BROOME
ATLANTIC
ASH
CEDAR
DATE
ELM

Figure 24



Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #: NA00244
Field Date: 2-1-2018
Form Date: 2-1-2018
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) C.H. Huot's Building — Multiple Listing (DHR only) _____
Survey Project Name Fernandina Beach Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	101-107	N	2nd	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name FERNANDINA BEACH — USGS Date _____ — Plat or Other Map _____
City / Town (within 3 miles) Fernandina Beach — In City Limits? ☒ yes ☐ no ☐ unknown — **County** Nassau
Township 3N — **Range** 28E — **Section** 21 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 00-00-31-1800-0002-0010 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1882 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial — **From (year):** 1882 — **To (year):** _____
Current Use Abandoned/Vacant — **From (year):** _____ — **To (year):** _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — **Original address** _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — **Nature** Enclosed windows; stucco; doors
Additions: ☐ yes ☒ no ☐ unknown — Date: _____ — **Nature** _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Original/C. H. Huot, merchant

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — **Describe** Downtown historic district

DESCRIPTION

Style Masonry Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 1/1, 2/2, 6/6 Dhs, wood; segmental arches; some boarded up

Distinguishing Architectural Features (exterior or interior ornaments) Parapet w sign: C.H. Huot's Building 1882; drip molding above windows; fleur-de-lis motifs on keystones

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info — Date _____ — Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no — Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 NA00244

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Brick 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) Double replacement doors w fixed lights; segmental arch transom

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☐property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☒HABS/HAER record search

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Community planning & development 3. _____ 5. _____
2. Commerce 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

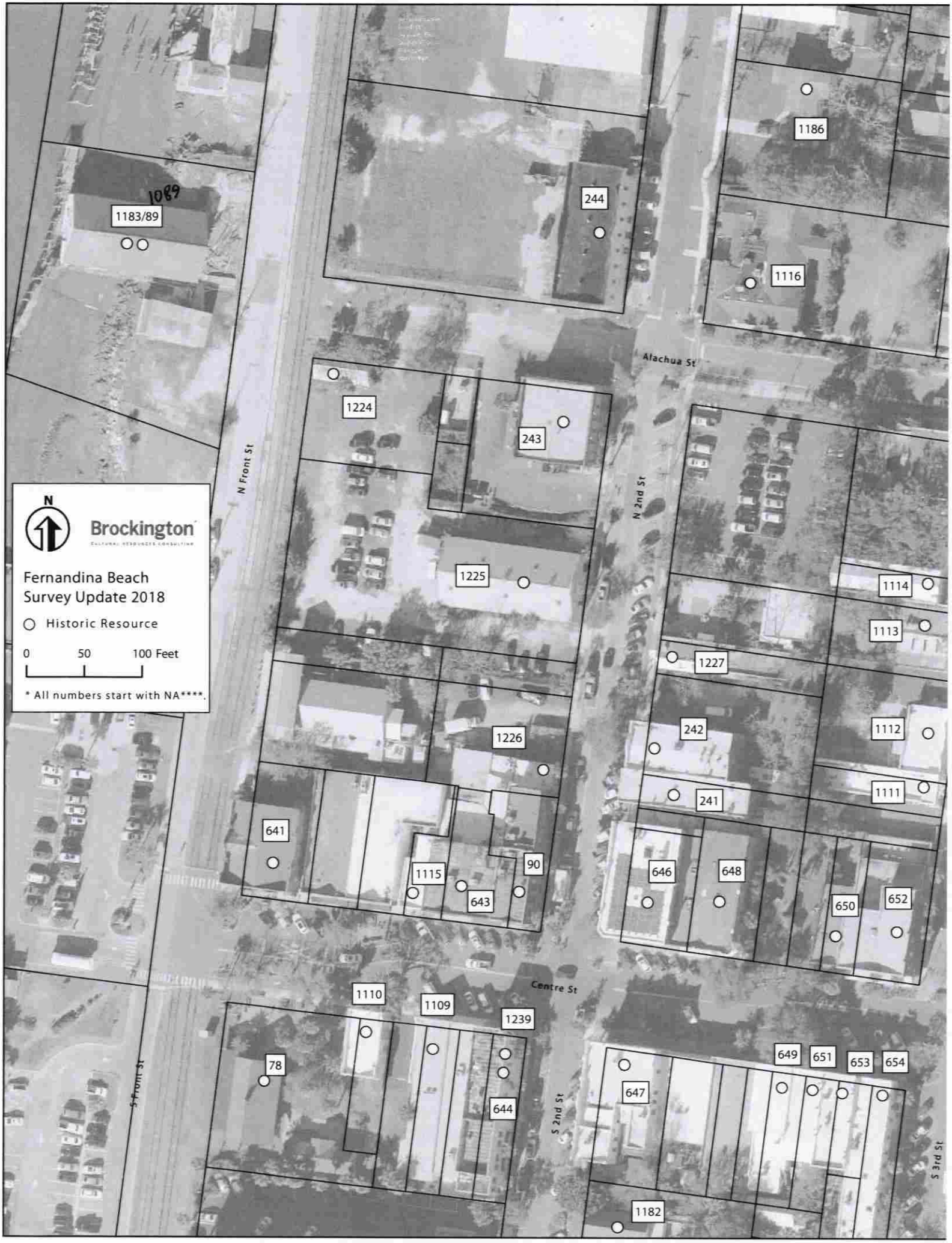
RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. Inc.
Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0 50 100 Feet
* All numbers start with NA****.
1089
1183/89
244
1186
1116
Alachua St
1224
243
N Front St
N 2nd St
1225
1114
1113
1227
242
1112
1226
241
1111
641
90
1115
643
646
648
650
652
Centre St
1110
1109
1239
78
649
651
653
654
647
644
S Front St
S 2nd St
S 3rd St
1182


DEAD
END
N. 2 ST.
ALACHUA ST.


O.H. HUOT'S BUILDING 1882
MOTORCYCLE PARKING ONLY
Centre St.
PUBLIC PARKING

CODE CASE DETAILED REPORT CODE-2020-0139
FOR CITY OF FERNANDINA BEACH

Case Type: Code Enforcement
Status: In Progress - MDF
Assigned To: Michelle Forstrom
Project:
District: Default
Description: Metal addition to structure is in disrepair with gigantic holes in the side & the roof
Opened Date: 04/21/2020
Closed Date: NOT CLOSED

Parcel: 00-00-31-1800-0002-0010 Main
Address: 101 N 2Nd St Main
Fernandina Beach, FL 32034
Zone: C-3 (Central Business District)

Owner

Front Street Properties, Llc
Richard Goodsell
2970 New Paces Ferry Rd
Atlanta, GA 30339

Activity Type	Activity Number	Activity Name	User	Created On
Letter	Ltr-001791-2020		Harriet Davis	06/22/2020
Phone	Phone-001544-2020		Michelle Forstrom	04/21/2020

Violation Code: 42-117
Code Description: Exterior Structure (Maintenance)
Corrective Action: Repair or demolish addition
Violation Status: In Violation
Citation Issue Date: 04/21/2020
Compliance Date: 05/22/2020
Resolved Date:

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-013010-2020	Code Enforcement	In Violation	04/21/2020 4:00 pm

Inspector: Michelle Forstrom
Checklist Comments:


TRESPASSING
THIS AREA IS A
DESIGNATED
CONSTRUCTION SITE
ANYONE WHO
TRESPASSES ON THIS
PROPERTY COMMITS
A FELONY

CERTIFICATE OF APPROVAL (COA) HDC2020-0006
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Board Review	**Project:**		**App Date:**	04/09/2020
Work Class:	Residential	**District:**	Default	**Exp Date:**	05/11/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	07/16/2020
Valuation:	$0.00	**Assigned To:**	Jacob Platt	**Approval Expire Date:**	07/16/2021

Description: Certificate of Approval (COA) to expand detached garage and construct 2nd story addition. Amended 11/4/2020 to utilize C.H.I. Overhead Doors carriage-style garage door (model 5331) and Tremron Olde Towne permeable pavers (heritage)

Parcel:	**Address:** 602 Date St Fernandina Beach, FL 32034 Main	**Zone:**

Applicant	Agent	Owner
James Pozzetta, Architect	James Pozzetta, Architect	Paul S Griffin
103 S 18th ST S	103 S 18th ST S	602 Date
Fernandina Beach , FL 32034	Fernandina Beach , FL 32034	Fernandina Beach, FL 32034
Business: 9042063447	Business: 9042063447	Home: 40440306208
Mobile: 9042063447	Mobile: 9042063447	Mobile: 4044030628

Note	Created By	Date and Time Created
1. received Staff Amendement 11/2 by J Pozzetta for garage door and pavers	Sylvie McCann	11/03/2020

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000637-2020		Sylvie McCann	04/09/2020
HDC Application Checklist	APP-000980-2020		Taylor Hartmann	11/03/2020
HDC Decision	DEC-000789-2020		Sylvie McCann	07/23/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007355	COA - Residential	$200.00	$200.00
	Total for Invoice INV-00007355	$200.00	$200.00
	Grand Total for Plan	**$200.00**	**$200.00**

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0119
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/17/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/17/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/30/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/30/2021

Description: Certificate of Approval (COA) to construct 2 ADA restrooms with upper deck and stairs on the rear north side of the building

Parcel: 00-00-31-1800-0010-0190 Main	**Address:** 25 N 3Rd St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant	Owner
Poynter Family Holdings LLLP	Poynter Family Holdings LLC
3967 First AVE	27 N 3rd ST
Fernandina Beach, FL	Fernandina Beach, FL 32034
Mobile: 9044156533	

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001035-2020		Salvatore Cumella	11/30/2020
HDC Application Checklist	APP-000995-2020		Taylor Hartmann	11/17/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010768	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010768	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0109
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/02/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/02/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/03/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/03/2021

Description: Certificate of Approval (COA) for a sandwich board sign, wood/chalkboard, 40"x20"

Parcel: 00-00-31-1800-0268-0300 Main	**Address:** 118 Centre St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant
Watanut
3017 Fox Spring RD
Augusta, GA 30909
Business: 7065339293

Owner
DDK & Hearties LLC
118 Centre ST
Fernandina Beach, FL 32034

Note	Created By	Date and Time Created
1. Photo or mock-up required for review. Email sent to applicant 3:46PM 11/2/2020	Salvatore Cumella	11/03/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000981-2020		Salvatore Cumella	11/03/2020
HDC Application Checklist	APP-000978-2020		Taylor Hartmann	11/02/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010440	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010440	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0110
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/03/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/03/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/03/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/03/2021

Description: Certificate of Approval (COA) to replace 12 windows w/Anderson double hung windows

Parcel: 00-00-31-1800-0144-0010 Main	**Address:** 516 S 10Th St Main Fernandina Beach, FL 32034	**Zone:** PI-1(Public Institutional)

Applicant
City of Fernandina Beach
Business: 9043103314

Owner
City of Fernandina Beach
204 ASH ST
fernandina beach, FL 32034

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000982-2020		Salvatore Cumella	11/03/2020
HDC Application Checklist	APP-000979-2020		Taylor Hartmann	11/03/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010462	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010462	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0111
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/05/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/07/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/17/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/17/2021

Description: Certificate of Approval (COA) for a sandwich board sign (The Alley)

Parcel: 00-00-31-1800-0013-0300 Main	**Address:** 316 Centre St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Owner
316 CENTRE STREET LLC
960194 Gateway Blvd 101
Fernandina Beach, FL 32034

Applicant
Brent Knott
2436 Lynndale Road
Fernandina Beach, FL 32034
Home: 310
Business: 904-310-6032
Mobile: 3864389012

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000997-2020		Salvatore Cumella	11/17/2020
HDC Application Checklist	APP-000987-2020		Taylor Hartmann	11/05/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010573	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010573	**$25.00**	**$25.00**
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0112
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/05/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/07/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/24/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/24/2021

Description: Certificate of Approval (COA) to install a 54"x30" wooden projecting sign (Century 21)

Parcel: 00-00-31-1800-0029-0011 Main	**Address:** 500 Centre St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Owner	Applicant	Applicant
Suarez Bluff LLC	Kenna Perry	Matthew Meskimen
500 Centre ST	PO Box 16717	Mobile: 9045300808
Fernandina Beach, FL 32034	Fernandina Beach, FL 32035	
	Mobile: 904-234-7620	

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001025-2020		Salvatore Cumella	11/24/2020
HDC Application Checklist	APP-000988-2020		Taylor Hartmann	11/05/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010575	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010575	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0113
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/06/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/07/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/24/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/24/2021

Description: Certificate of Approval (COA) for a 42"x32"wooden MDO projecting sign (4th Street Deli). Amended 12/04/2020 (see notes).

Parcel: 00-00-31-1800-0014-0270 Main	**Address:** 3 N 4Th St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant Matthew Meskimen Mobile: 9045300808	Owner Swan Building 41 Ocean Club DR Fernandina Beach, FL 32034 Mobile: 9047533574	Applicant Kenna Perry PO Box 16717 Fernandina Beach, FL 32035 Mobile: 904-234-7620

Note	**Created By**	**Date and Time Created**
1. Amended 12/4/2020 to change proposed location. New bracket will now go in location of currently existing sign. New mock up uploaded.	Salvatore Cumella	12/04/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001026-2020		Salvatore Cumella	11/24/2020
HDC Application Checklist	APP-000989-2020		Taylor Hartmann	11/06/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010609	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010609	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0113
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/06/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/07/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/24/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/24/2021

Description: Certificate of Approval (COA) for a 42"x32"wooden MDO projecting sign (4th Street Deli)

Parcel: 00-00-31-1800-0014-0270 Main	**Address:** 3 N 4Th St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant Matthew Meskimen Mobile: 9045300808	Owner Swan Building 41 Ocean Club DR Fernandina Beach, FL 32034 Mobile: 9047533574	Applicant Kenna Perry PO Box 16717 Fernandina Beach, FL 32035 Mobile: 904-234-7620

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001026-2020		Salvatore Cumella	11/24/2020
HDC Application Checklist	APP-000989-2020		Taylor Hartmann	11/06/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010609	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010609	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0115
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/13/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/14/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/24/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/24/2021

Description: Certificate of Approval (COA) to repaint exterior west side of house to match existing exterior.
Body of the House- HGS2086 "Peach Maison"
Trim- HGSW2127 "Cashmere Glow"

Parcel: 00-00-31-1800-0040-0080 Main	**Address:** 710 Beech St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Owner	Applicant
Robert C & Rosanna Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Home: 9045560064	Robert C & Rosanna Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Home: 9045560064

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001027-2020		Salvatore Cumella	11/24/2020
HDC Application Checklist	APP-000991-2020		Taylor Hartmann	11/13/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010702	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010702	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0117
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/16/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/16/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/30/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/30/2021

Description: Certificate of Approval (COA) to install a 6FT privacy fence and 4ft wood/wire fence and create a 20ft wide shell driveway

Parcel: 00-00-31-1580-0003-0080 Main	**Address:** 831 Garden St Main Fernandina Beach, FL 32034	**Zone:** OT-1(Old Town 1)

Owner	Applicant
Terrance & Eric Miklas	Chris Hastings
831 Garden ST	235 Meissen CT
Fernandina Beach, FL 32034	Alpharetta, GA 30022
Home: 904-343-9314	Mobile: 4044281565

Note	Created By	Date and Time Created
1. On hold pending corrections: 1. Driveway exceeds permissible residential width of 20' per LDC 7.01.01(E)a. 2. Maximum number of access points = 1 per LDC 7.01.01(A). email sent to applicant 11/24/2020	Salvatore Cumella	11/24/2020
2. Revised site plan submitted 11/28/2020.	Salvatore Cumella	11/30/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001034-2020		Salvatore Cumella	11/30/2020
HDC Application Checklist	APP-000993-2020		Taylor Hartmann	11/16/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010728	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010728	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0118
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/17/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/17/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/24/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/24/2021

Description: Certificate of Approval (COA) to repair existing rear and second story decks, posts supporting second story, and shed roof. In-kind, in current footprint.

Parcel: 00-00-31-1800-0127-0032 Main	**Address:** 322 S 6Th St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Owner	Applicant
Andrea Lee	David Sturges
322 S South 6th St.	PO Box 15505
Fernandina Beach,, FL 32034	Fernandina Beach, FL 32034
Mobile: 9146612636	Business: 9042616227

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001031-2020		Salvatore Cumella	11/24/2020
HDC Application Checklist	APP-000994-2020		Taylor Hartmann	11/17/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010760	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010760	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0120
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/17/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/17/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/24/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/24/2021

Description: Certificate of Approval (COA) to re-roof in kind with onyx colored shingles

Parcel: 00-00-31-1800-0010-0190 Main	**Address:** 25 N 3Rd St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant
James W Shelton
63 N Halsema RD
Jacksonville, FL 32220
Mobile: 9044310564

Owner
Poynter Family Holdings LLC
27 N 3rd ST
Fernandina Beach, FL 32034

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001032-2020		Salvatore Cumella	11/24/2020
HDC Application Checklist	APP-000996-2020		Taylor Hartmann	11/17/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010769	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010769	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0121
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/23/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/23/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/30/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	11/30/2021

Description: Certificate of Approval (COA) to pour a concrete driveway along the south side of the property and to repaint whole house and fence.
Body - SW 1666 "Venetian Yellow"
Trim, Windows, Fence - SW 6420 "Queen Anne's Lace"
Doors - SW 9059 "Silken Peacock"

Parcel: 00-00-31-1800-0024-0081 Main	**Address:** 27 S 5Th St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant
Dorothea Stillwell
27 S 5th ST S
Fernandina Beach, FL 32034
Home: 9045563805

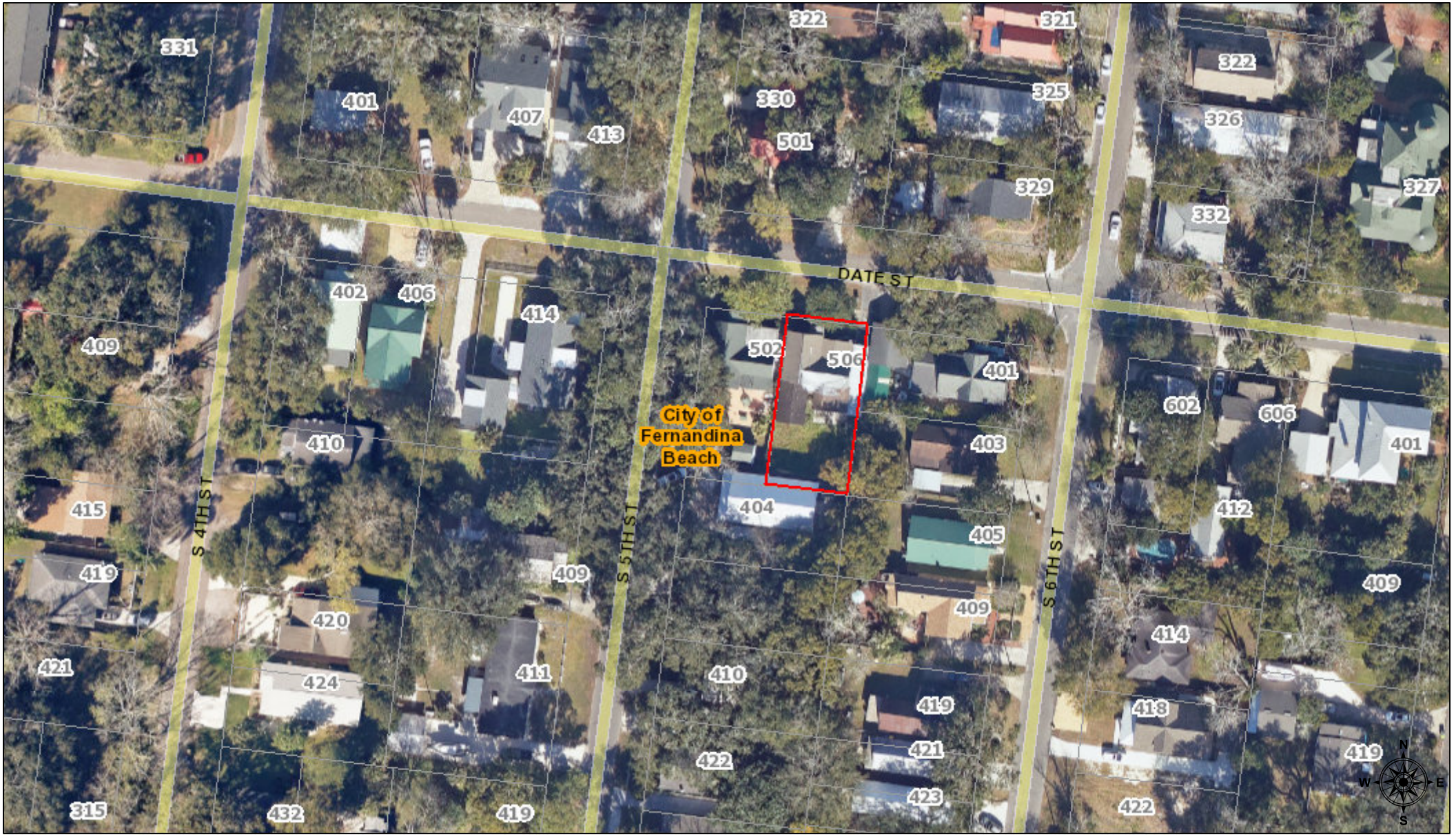
Owner
STILLWELL DOROTHEA F L/E
27 S 5th ST
Fernandina Beach, FL 32034

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001036-2020		Salvatore Cumella	11/30/2020
HDC Application Checklist	APP-001022-2020		Taylor Hartmann	11/23/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010870	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010870	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

506 Date Street Circa Pre-1926



December 1, 2020

911 Address Labels

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2020

CITY OF FERNANDINA BEACH

Department of Planning & Conservation

Today's Date: 12/01/2020
Address: 506 Date Street
Parcel ID #: 00-00-31-1800-0137-0160
Owner of Record:
Arlene Mirschel
Mailing Address:
506 Date Street
Fernandina Beach, Florida 32034

90-Day Demolition Delay

Date Demolition Delay Applied:
11/16/2020
Date of Expiration of Demolition Delay:
02/24/2021

Please note that the above referenced property is subject to a 90-day demolition delay, per Land Development Code section 8.03.03.01(F) for the following reasons:

Is the Structure:

1. 50 years of age or older? ☑ Yes ☐ No
2. A "landmark" structure in that it is:
   - a recognized vernacular building pattern, or ☑ Yes ☐ No
   - an architectural "high style", or ☐ Yes ☑ No
   - has historic events or persons associated with it ☐ Yes ☑ No

Action Required:

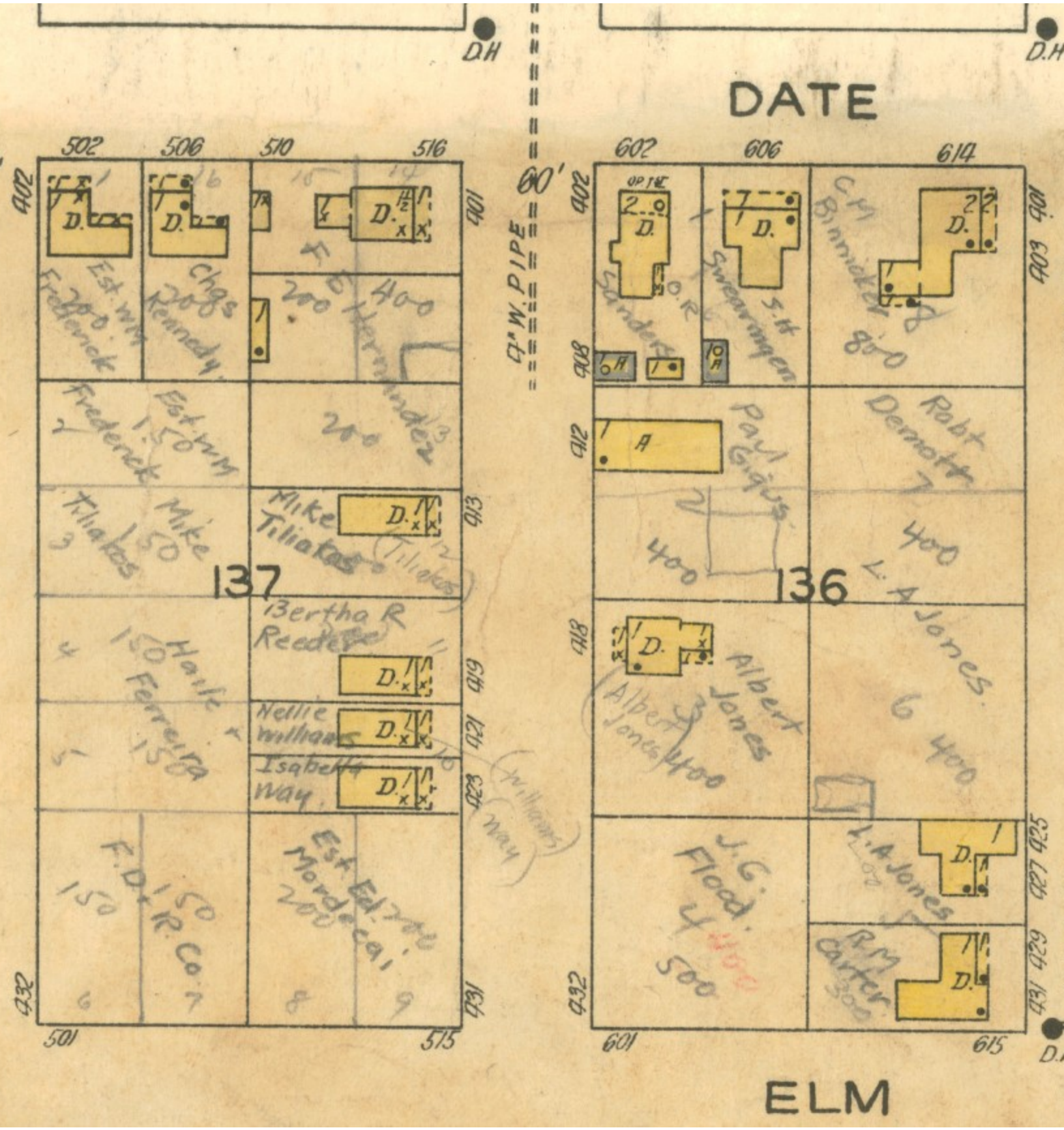
☑ In order to evaluate the demolition request and lift the demo delay before the 90 days expires; please submit a minimum of 8 exterior photos (1 of each elevation, 1 from each corner) and any pertinent interior photos. These photos will be retained as documentation of the structure for archival purposes.

☑ The Historic District Council and its authorized designees request access to the premises and to the subject structure during the 90-day period at reasonable times by appointment with the owner or proprietor for the purpose of photographing, measuring and documenting information concerning the structure or site.

☑ City shall post the subject property with a sign notifying the public of the owner's intent to demolish the structure in order to allow interested parties to come forward and move the structure upon consent of the owner.

At the next regularly scheduled meeting, the Historic District Council may waive the demolition delay if the applicant can demonstrate economic hardship, as outlined in Section 8.03.06 of the Land Development Code, with consideration given to the economic impact of the delay on the applicant and the reasonableness of the applicant carrying out the decision of the board.

If you have any questions, please contact us at the number below.
Thank you.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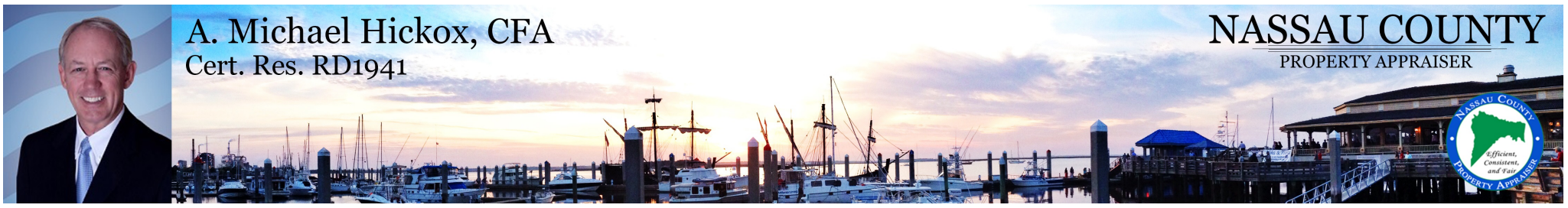
Chas Kennedy
Est. Wm Frederick
Mike Tiliakos
Bertha R Reeder
Nellie Williams
Isabella Way
Hallie Ferreira
F. D. & R. Co.
Est. Ed. Mordecai
O. R. Sanderlin
S. H. Swearingen
C. M. Binnaker
Paul Cigus
Albert Jones
J. G. Flood
L. A. Jones
R. M. Carter
Robt Demott
Williams
Way



Change of Address

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0137-0160

Owner Name	MIRSCHEL ARLENE
Mailing Address	506 DATE STREET
	FERNANDINA BEACH, FL 32034
Location Address	506 DATE ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Millage	20.3245
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 137 LOT 16 IN OR 2149/1512 CITY OF FDNA BEACH

2020 Final Values

Land Value	$82,500
(+) Improved Value	$83,667
(=) Market Value	**$166,167**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$59,082
(=) Assessed Value	**$107,085**
(-) Homestead	$25,000
(-) Additional Exemptions	$0
(=) School Taxable Value	$107,085
(-) Non-School HX & Other Exempt Value	$25,000
(=) County Taxable Value	**$57,085**

Note - *10% Cap does not apply to School Taxable Value

Property Search
Map This Parcel
GIS Report
Property Record Card
Print Friendly Page

PARCEL MAP



2019 AERIAL MAP

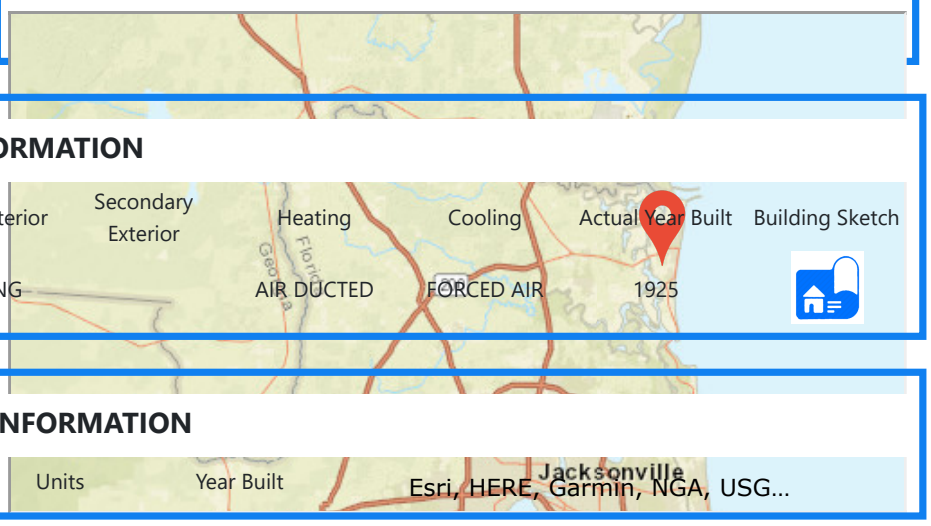


PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SINGLE FAM	2249	1750	3	1	AL SIDING		AIR DUCTED	FORCED AIR	1925	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2017-10-03	2149 / 1512	$160,000	WD	Q	Y	FOSTER WENDELL	MIRSCHEL ARLENE
2013-01-22	1836 / 707	$100	QC	U	Y	FOSTER MAMIE R	FOSTER WENDELL
1996-12-27	780 / 1420	$100	WD	U	Y	WIGGINS JACQUELINE KENNEDY	FOSTER MAMIE R
1996-11-20	777 / 861	$100	WD	U	Y	KENNEDY CORINNE M	FOSTER MAMIE R
1996-11-20	777 / 859	$100	WD	U	Y	FOSTER LEON C SR	FOSTER MAMIE R
1996-11-20	777 / 857	$100	WD	U	Y	STEVENSON DAVID R	FOSTER MAMIE R
1996-11-20	777 / 855	$100	WD	U	Y	KENNEDY SPENCER	FOSTER MAMIE R
1996-11-20	777 / 853	$100	WD	U	Y	KENNEDY VINCENT	FOSTER MAMIE R
1996-11-20	777 / 851	$100	WD	U	Y	KENNEDY JAY	FOSTER MAMIE R
1996-11-20	777 / 849	$100	WD	U	Y	KENNEDY MARY	FOSTER MAMIE R
1996-11-20	777 / 847	$100	WD	U	Y	DIXON CYNTHIA KENNEDY	FOSTER MAMIE R
1996-11-20	777 / 845	$100	WD	U	Y	FOSTER WENDALL A	FOSTER MAMIE R
1996-11-20	777 / 843	$100	WD	U	Y	CARTER BARBARA FOSTER	FOSTER MAMIE R
1996-11-20	777 / 841	$100	WD	U	Y	FOSTER LEON C JR	FOSTER MAMIE R
1996-11-20	777 / 839	$100	WD	U	Y	WILLIAMS EDNA KENNEDY	FOSTER MAMIE R

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00681
Recorder # 509
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 506 Date St
Other Names
Multiple Listing (DHR only)
>>
Survey or Project Name
National Register Category Building(s)
Survey#

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
506		Date	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Ownership
Block
Lot
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date
>> FERNANDINA BEACH;2003
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;23;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s)
>> Wood frame
Other Structural System(s)
Foundation Type(s)
>> Piers
Other Foundation Types
Foundation Material(s)
>> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s)
>> Aluminum
Other Exterior Fabric(s)
Roof Type(s)
>> Gable
Other Roof Type(s)
Roof Material(s)
>> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc)
>> Flat extension
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) western slope

HISTORICAL STRUCTURE FORM

8NA00681

DESCRIPTION (continued)

Window Descriptions: metal sash, metal awning

Main Entrance Description (stylistic details):

Porches: #open: 1 #closed: #incised: Location(s): north

Porch Roof Types(s): gable

Exterior Ornament:

Interior Plan: Other Interior Plan:

Condition: Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features):

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional):

HISTORY

Construction year: 1925

Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use: Year Use Started: Year Use Ended: >> Private residence;1925;

Other Structure Uses:

Ownership History (especially original owner, dates, profession, etc.):

RESEARCH METHODS

Research Methods: >> FL Master Site File-Cultural Resources

Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Name of Local Register if Eligible:

Area(s) of historical significance: >> Community planning & development

Other Historical Associations:

Explanation of Evaluation (required): The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00681

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF (including Field Notes, Plans, other Important Documents)

Document type:

Maintaining Organization:

File or Accession #:

Descriptive Information:

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type: SS

Electronic Form Used: S110

SHPO's Evaluation of Resource

Date

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer:

Computer Entry Date: 6/13/2007

Form Comments:

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
(2) LARGE SCALE STREET OR PLAT MAP
(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00681-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Piers

> **Foundation materials:**
Concrete Block

> **Exterior fabrics:**
Aluminum

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Flat extension
Gable extension

> **Change status/year changed/date noted/nature:**

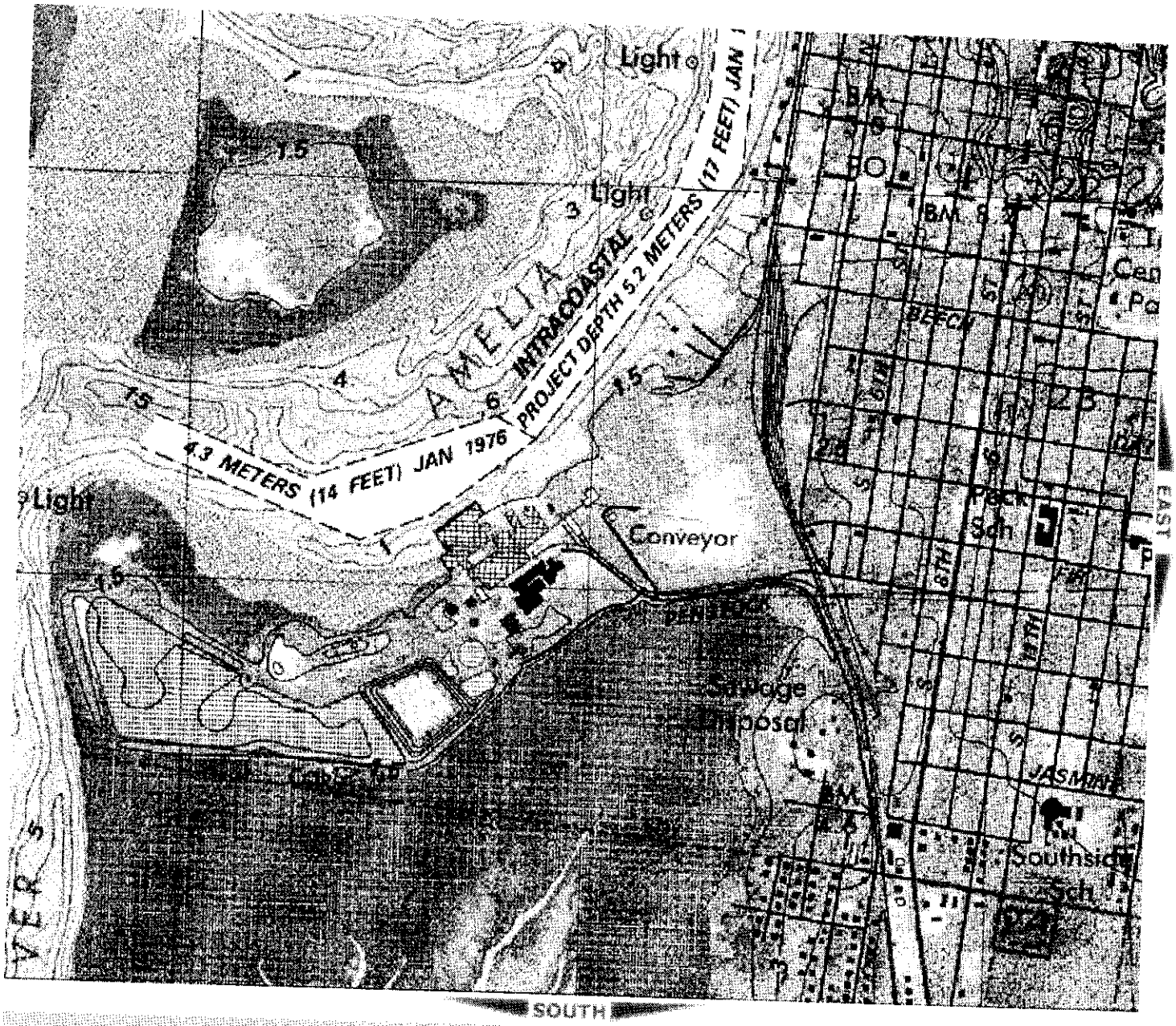
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;

> **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**


Light
Light
Light
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4.3 METERS (14 FEET) JAN 1976
Conveyor
Sewage
Disposal
Park
Sch
Southside
Sch
BEECH
ASH
SOUTH

509

NA681

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 681

SITE NAME: 506 Date St.
ADDRESS OF SITE: 506 Date St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach (Subdivision Name) 137 (Block No.) 16 (Lot No.)
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: private
RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One
EXCELLENT
x GOOD
FAIR
DETERIORATED

INTEGRITY OF SITE: Check one or more
x ALTERED
UNALTERED
x ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1926
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building
DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more
ZONING
DEVELOPMENT
DETERIORATION
BORROWING
OTHER (See Remarks Below)
TRANSPORTATION
FILL
DREDGE

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 334

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: bungalow

PLAN TYPE: L-shape

EXTERIOR FABRIC(S): metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story entrance, 1-bay, access N; gable roof;
not original
ORIENTATION: N

FOUNDATION: continuous: concrete block

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: W: center: lateral slope

WINDOW TYPE: jalousie, 4, metal

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

506 Date St. is located within a subdivision known as the City of Fernandina. The subvision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed pre-1926, it is a one-story frame Bungalow residential building. It is noteworthy for its craftsman influence.

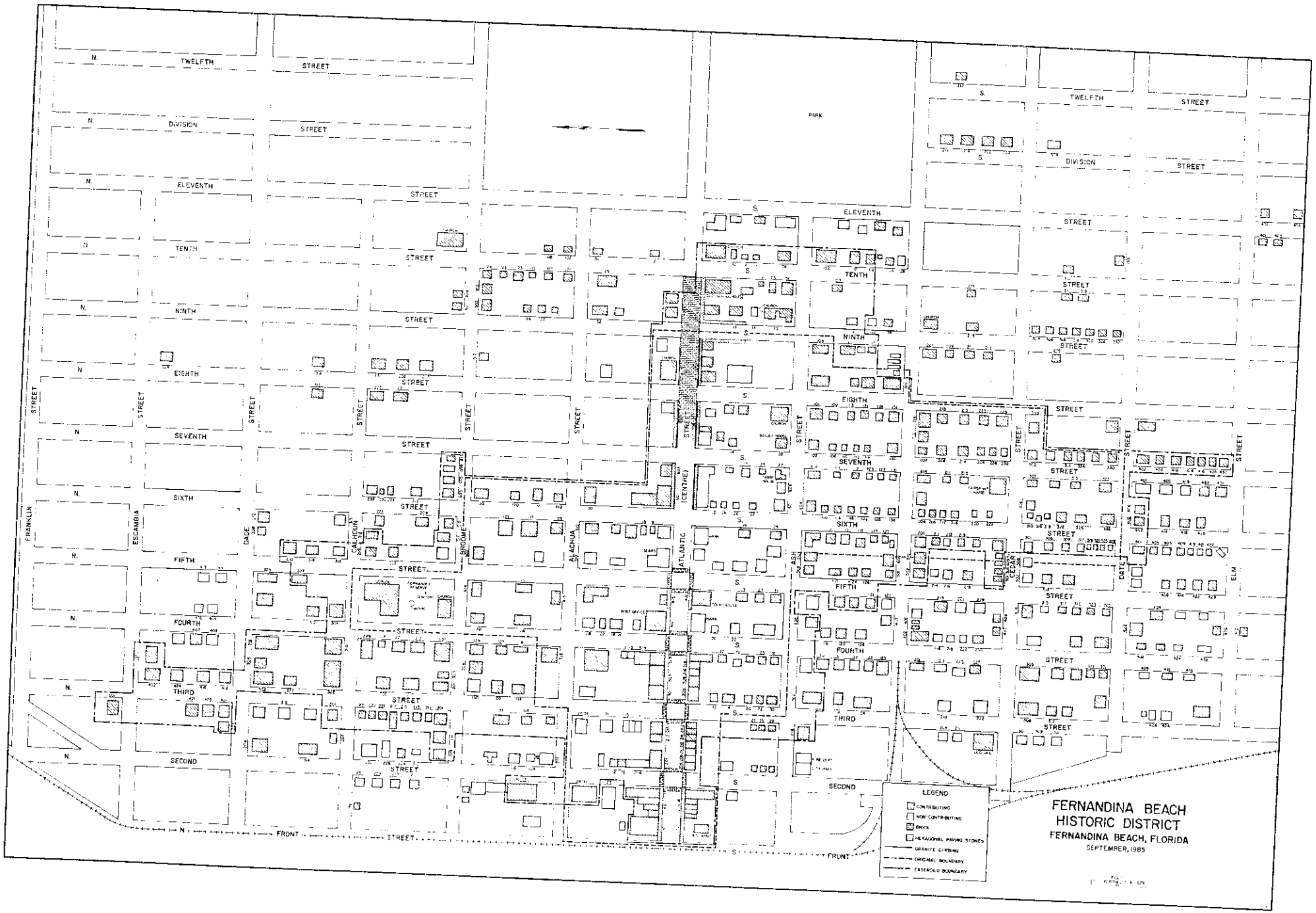
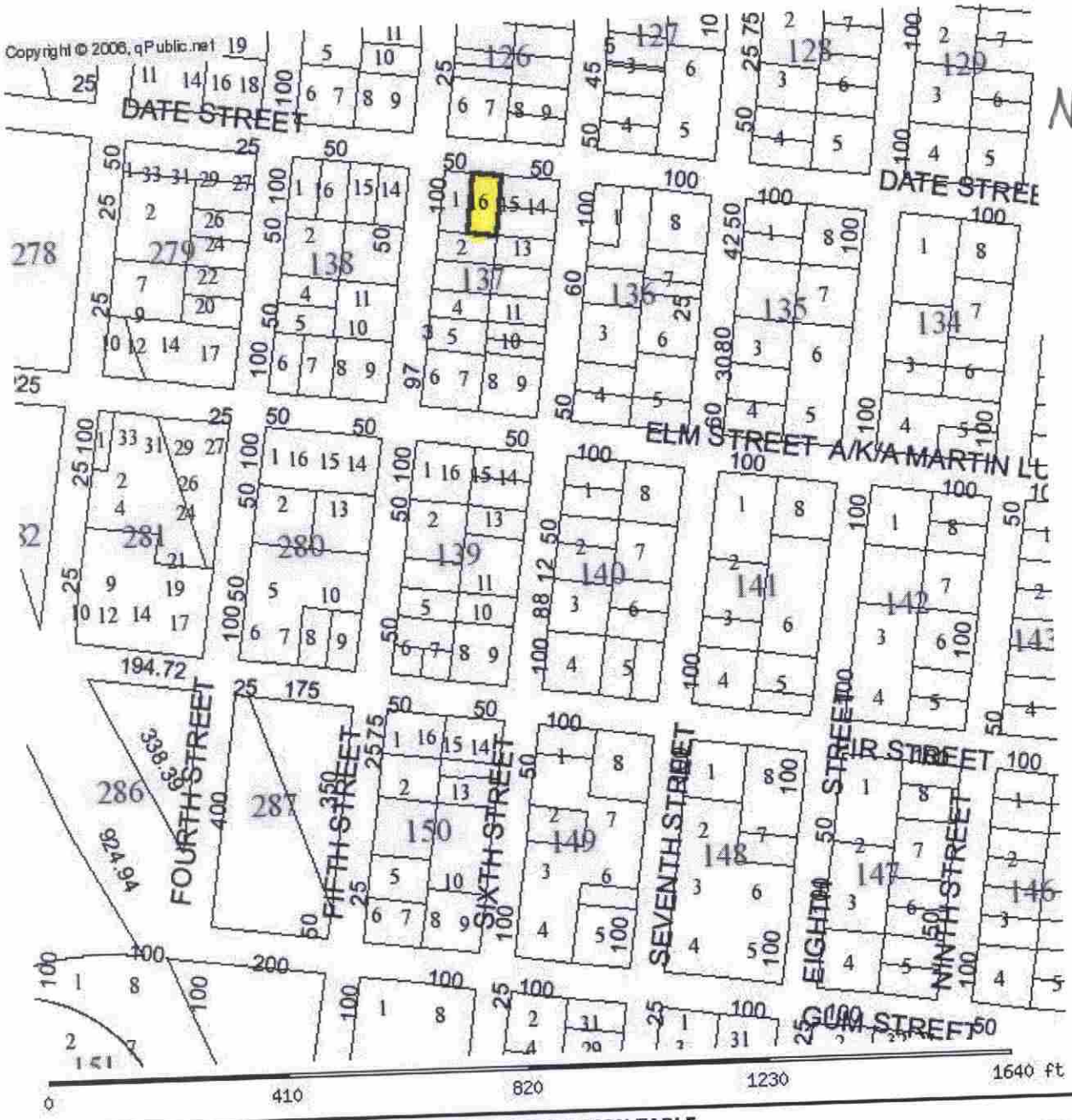

TWELFTH STREET
DIVISION STREET
ELEVENTH STREET
TENTH STREET
NINTH STREET
EIGHTH STREET
SEVENTH STREET
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FRONT STREET
PARK
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC STREET
CENTRE STREET
ASH STREET
CEDAR STREET
DATE STREET
ELM STREET
POST OFFICE
LEGEND
CONTRIBUTING
NON CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985

Figure 24

Nassau County Parcel Maps

509

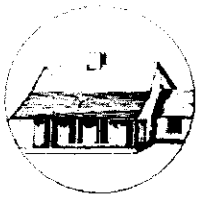
NA681



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0137-0160
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	FOSTER MAMIE R
Mailing Address	506 DATE STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	506 DATE ST
2006 PROPOSED VALUES	
Land Value	75,000
Ag Land Value	0

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA00681
Field Date 3-15-2018
Form Date 3-15-2018
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 506 Date St. Multiple Listing (DHR only)
Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 506		Date	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name FERNANDINA BEACH USGS Date Plat or Other Map
City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown **County** Nassau
Township 3N **Range** 28E **Section** 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 00-00-31-1800-0137-0160 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1925 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) **From (year):** **To (year):**
Current Use Private Residence (House/Cottage/Cabin) **From (year):** **To (year):**
Other Use From (year): To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: **Original address**
Alterations: ☒ yes ☐ no ☐ unknown Date: **Nature** Siding; windows
Additions: ☒ yes ☐ no ☐ unknown Date: **Nature** S & E gable extensions
Architect (last name first): **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown **Describe**

DESCRIPTION

Style Frame Vernacular **Exterior Plan** Irregular **Number of Stories** 1
Exterior Fabric(s) 1. Vinyl 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) metal awning
Distinguishing Architectural Features (exterior or interior ornaments) Transom
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init. KEEPER – Determined eligible: ☐ yes ☐ no Date NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 **NA00681**

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) Wood panel door w fixed light, transom

Porch Descriptions (types, locations, roof types, etc.) Entry/N, open, entrance bay, gable, decorative metal supports & railing

Condition (overall resource condition): ☐excellent ☐good ☐fair ☒deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☐property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☒HABS/HAER record search

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building is outside the Fernandina Beach Historic District boundary, and is heavily altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. Inc.
Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


N
Brockington
CULTURAL RESOURCES CONSULTING
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.
1332
406
407
409
411
Date St
680
681
413
349
S 4th St
S 5th St
S 6th St
1333
351
1336
1335
1334
352
Elm St




506



50

N
(6

RICE

ARCHITECT

December 8, 2020

City of Fernandina Beach
HDC Director Salvador Cumella
Community Development Department
204 Ash Street
Fernandina Beach, FL 32034

RE: 506 Date Street – Structural Review Exhibit

Good Morning Sal,

Please find the following EXHIBITS 1-6 (emailed separately) showing evidence of the lack of soundness of the structure on the referenced property for your use.

It is my opinion that this structure is inherently not sound, from the foundation system, (damaged beams, deteriorating piers and insufficient clearance at grade), to the framing system, (non continuous framing, improperly spaced framing, incongruous floor sill plates, and improper load transfer at fenestrations).

The challenge for this structure to be rehabilitated and or reused is the chronic and fundamental lack of workman-like practices for the framing of the walls. It is apparent that sill plates are not continuous, fenestrations are lacking proper king studs and headers. It is also clear that the current foundation is unacceptable and would have to be rebuilt.

Thank you for your help with this matter and please let me know if you need anything further.

Randolph L. Rice
Rice Architect, LLC

RICE

ARCHITECT

Rice Architect LLC AR0017749 ‹ 961687 Gateway Boulevard, Suite 201H, Fernandina Beach, FL 32034 › (904) 491-0072


B + C
A
D + E
A. Fire damage
B. Undersized Rafters
C. Rafters spaced over 2’ on center
D. Wall Studs spaced over 16” on center
E. Wall cavity 4”



F. Damaged floor beam

G. Crawl space dimension less than 18”

H. Substandard foundation

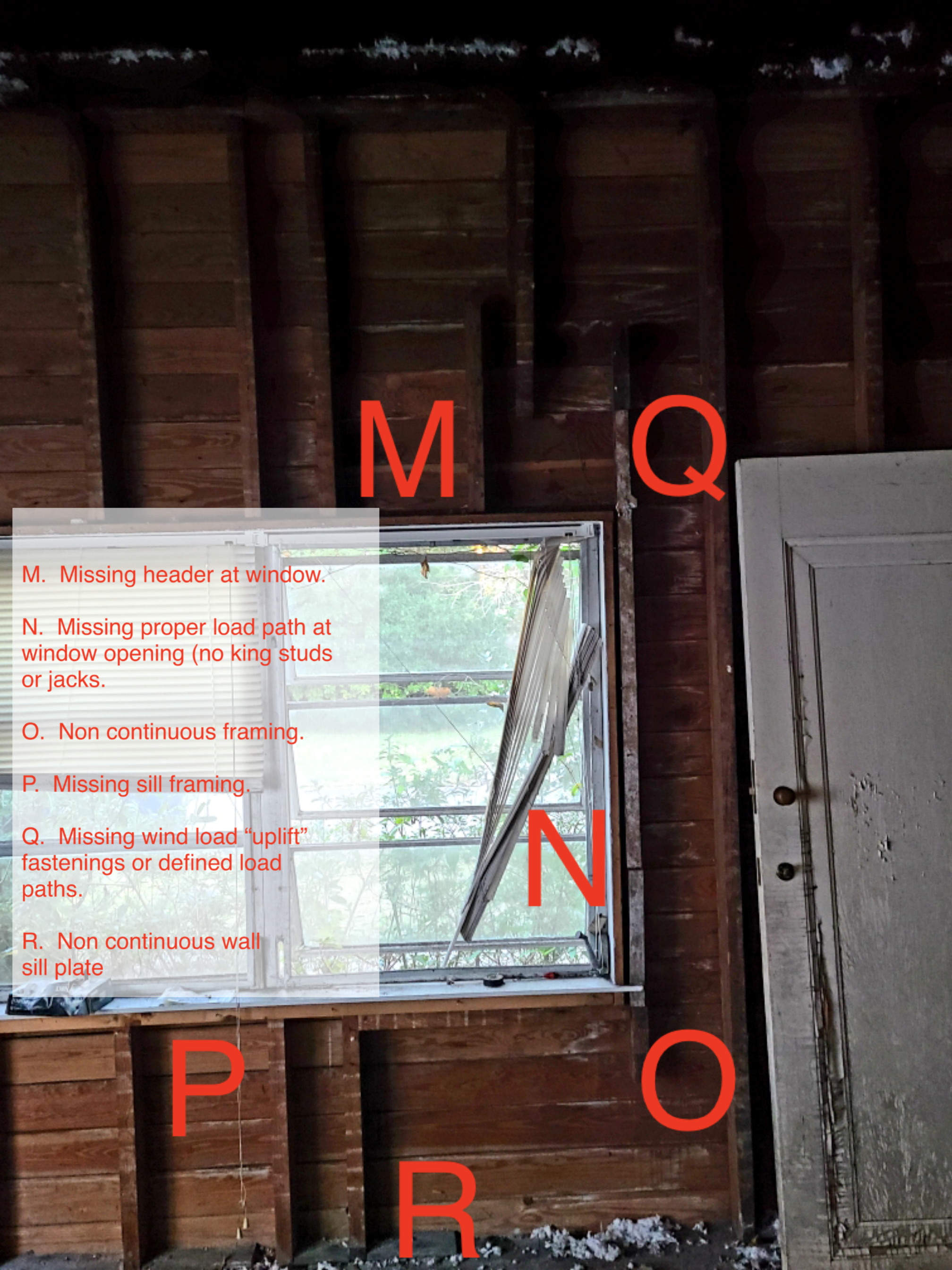


I. TERMITE DAMAGE

J. CUT STUDS

K. NON-CONTINUOUS FRAMING MEMBERS

L. NO VAPOR BARRIER AS PART OF WALL SYSTEM



M. Missing header at window.

N. Missing proper load path at window opening (no king studs or jacks.

O. Non continuous framing.

P. Missing sill framing.

Q. Missing wind load “uplift” fastenings or defined load paths.

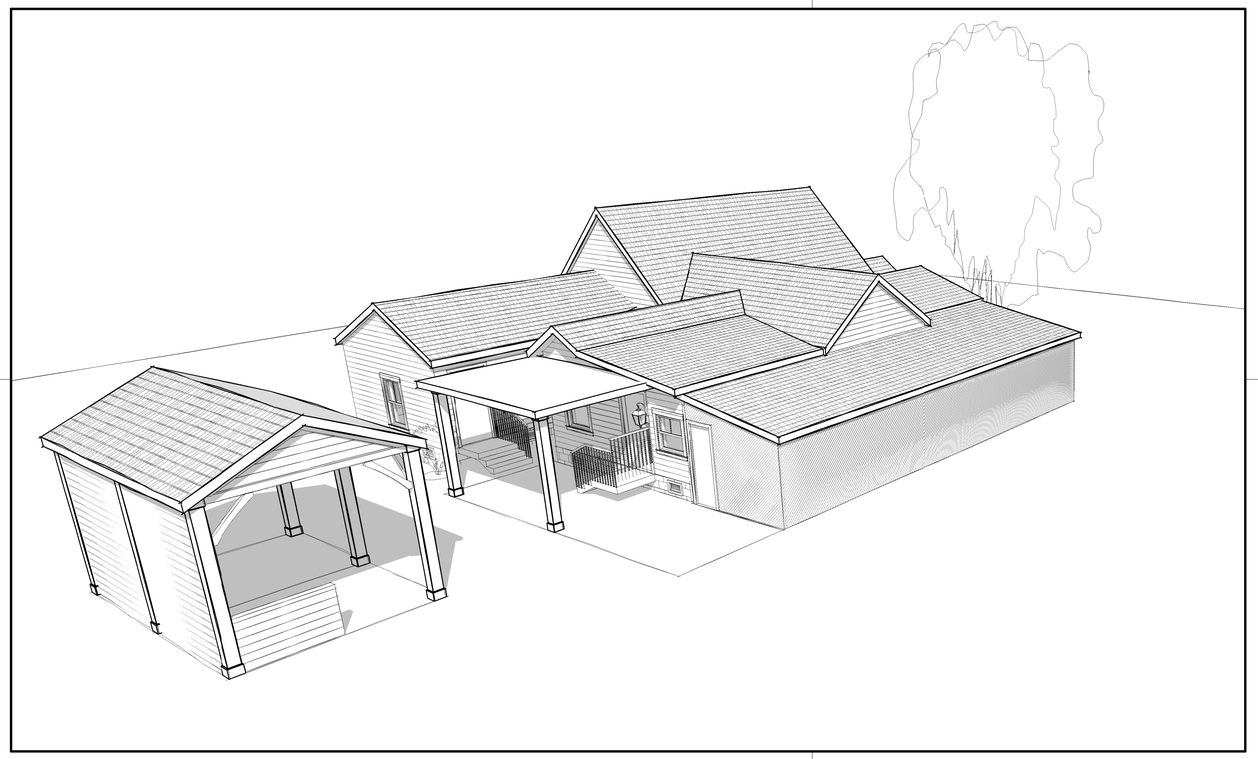
R. Non continuous wall sill plate

S. Deteriorating Foundation

T. Incomplete or missing structural load paths



REAR VIEW OF 506 DATE STREET WITH SCHEDULED PARTS OF THE HOME DEMOLISHED PER ORIGINAL PERMIT.



PROJECT INFORMATION

MIRSCHEL RESIDENCE
506 DATE STREET FERNANDINA BEACH, FL 32034

CODE & COMPLIANCE DATA

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THESE CODES AND STANDARDS:

2017 FLORIDA BUILDING CODE, 6TH EDITION
2017 FLORIDA BUILDING CODE - RESIDENTIAL, 6TH EDITION
2017 FLORIDA EXISTING BUILDING CODE, 6TH EDITION
2017 FLORIDA BUILDING CODE - MECHANICAL, 6TH EDITION
2017 FLORIDA BUILDING CODE - PLUMBING, 6TH EDITION
NATIONAL ELECTRIC CODE, 2014 EDITION

OCCUPANCY GROUP: GROUP R

OCCUPANCY LOAD: UNCHANGED

FLOOD ZONE: X BFE: N.A.

PROPOSED ELEV. OF 1st HABITABLE FLOOR: UNCHANGED

PROPOSED ELEV. OF GROUND SLAB: UNCHANGED

PROPOSED ELEV. OF ADJACENT GRADE: UNCHANGED

ZONING: R1 ADJACENT ZONING: R1

SETBACKS / FRONT: 20' SIDE: 10' REAR: 50'

PROPOSED STRUCTURE HEIGHT: 20'-1 3/8"

NUMBER OF STORIES: 1

SITE GROSS S.F.: 4,811 sf

BUILDING FOOTPRINT: 1,663 sf

PERCENT OF LOT COVERAGE: 34%

CONSTRUCTION TYPE: TYPE V COMBUSTIBLE MATL

LEVEL OF ALTERATION: 1

AREA SCHEDULE

Area Function	Area
GRADE	
	1663 SF
	1663 SF
Grand total	1663 SF

WIND ZONE INFORMATION

WIND ZONE: 120 MPH EXPOSURE: X

AIRBORNE DEBRIS ZONE: XXX IMPORTANCE FACTOR: X.X

ENCLOSURE: FULLY ENCLOSED
ALL WINDOWS AND DOORS DESIGNED FOR 40 PSF MIN

DESIGN TEAM

ARCHITECT
RICE ARCHITECT, LLC
9616B7 Gateway Blvd, Suite 201 H
Amelia Island, FL 32034
RANDY RICE
rrice@ricearchitect.com
PH: 904-491-0072
FAX: XXX-XXX-XXXX

DRAWING SHEET INDEX

A0.0	COVER SHEET
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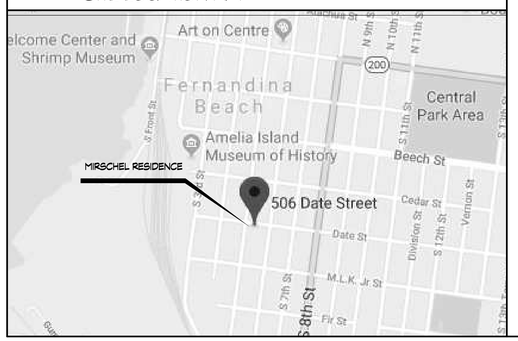
SITE LOCATION MAP



506 DATE STREET FERNANDINA BEACH, FL 32034

RENOVATIONS TO

MIRSCHEL RESIDENCE

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2017

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AR 17749

#	COMMENT	DATE

RICE ARCHITECT, L.L.C. 9616B7 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

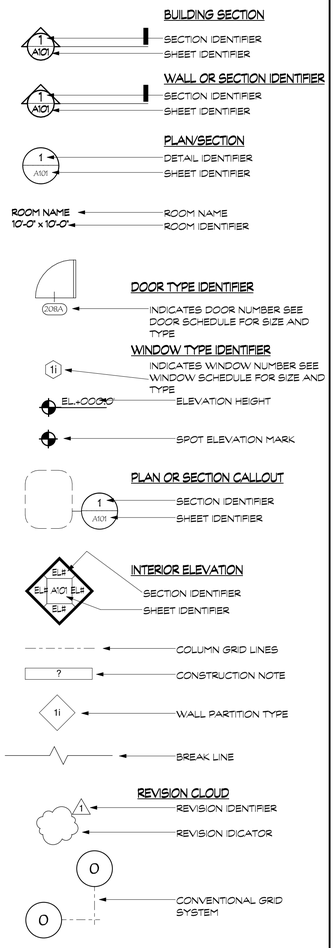
PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	UC

DESCRIPTION:
COVER SHEET

SHEET:
A0.0

SYMBOLS LEGEND



COMMON ABBREVIATIONS LIST

AFF	ABOVE FINISHED FLOOR
AG	ABOVE GROUND/GRADE
ADD	ADDITIVE
A/C	AIR CONDITIONING
AL	ALUMINUM
ANO	ANODIZED
ARCH	ARCHITECT/ARCHITECTURAL
ASPH	ASPHALT
BLKG	BLOCKING
BOT	BOTTOM
BLDG	BUILDING
BUR	BUILT-UP-ROOFING
CAB	CABINET
CLG	CEILING
CL	CENTERLINE
CT	CERAMIC TILE
CFMS	COLD FORMED METAL STUDS
CO	CLEANOUT
CLR	CLEAR
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS/CONTINUE
CJT	CONTROL JOINT
CU	COPPER
CTR	COUNTER
DEMO	DEMOLISH/DEMOLITION
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DWG	DRAWING
ELEC	ELECTRIC/ELECTRICAL
ELEC	ELECTRIC/ELECTRICAL
EL	ELEVATION
ELEV	ELEVATION
EQ	EQUAL/EQUIVALENT
EXIST	EXISTING
EXT	EXTERIOR
FOF	FACE OF FINISH
FOC	FACE OF CONCRETE
FOB	FACE OF BRICK
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FIN	FINISH
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FP	FIRE PROOF/FIREPROOFING
FRT	FIRE RETARDENT
FLR	FLOOR/FLOORING
FCO	FLUSH CLEANOUT
FLUOR	FLUORESCENT
FTG	FOOTING
FND	FOUNDATION
GA	GAGE/GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GYPBD	GYPSUM BOARD
HDWR	HARDWARE
HVAC	HEATING-VENTILATION-AIR CONDITIONING
HT	HEIGHT
HOR	HORIZONTAL
INCL	INCLUDE/INCLUDED/INCLUDING
INV EL	INVERT ELEVATION
ID	INSIDE DIAMETER
INT	INTERIOR
JT	JOINT
LBL	LABEL
LAB	LABORATORY
LAV	LAVATORY
MFR	MANUFACTURE/MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNL	PANEL
PVMT	PAVEMENT
PLAM	PLASTIC LAMINATE
PL	PLATE
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PIP	POURED-IN-PLACE
PP	POWER POLE
PL	PROPERTY LINE
R	RADIUS
REBAR	REINFORCING BAR
REQD	REQUIRED
RA	RETURN AIR
REV	REVISION/REVISED/REVISES
ROW	RIGHT OF WAY
RD	ROOF DRAIN
SS	SANITARY SEWER
SCH	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPK	SPEAKER
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SUS	SUSPENDED
SYS	SYSTEM
THK	THICK/THICKNESS
T-HOLD	THRESHOLD
TBR	TO BE REMOVED
TOS	TOP OF STEEL
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
VB	VAPOR BARRIER
VERT	VERTICAL
VCP	VITRIFIED CLAY PIPE
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
w/	WITH
w/out	WITHOUT
WD	WOOD

GENERAL CONTRACTOR NOTES

GENERAL REQUIREMENTS

THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RICE ARCHITECT, LLC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS SHALL NOT BE USED BY OWNER, TENANT OR OTHERS FOR ALTERNATE OR FUTURE PROJECTS OR EXTENSIONS TO THE PROJECT, NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AN AGREEMENT IN WRITING WITH RICE ARCHITECT, LLC., INC.

IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN.

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DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ALIGNMENTS SHALL GOVERN. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS, ANY DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR DECISION PRIOR TO PROCEEDING WITH THE WORK. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FACE OF STUD UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED +/_.

THE GENERAL CONTRACTOR SHALL ALSO PROVIDE A SCHEDULE OF REQUIRED SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT AND OWNER IF APPLICABLE. SHOP DRAWINGS SHALL BE REPRODUCIBLE. THE GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEETS AND /OR SHOP DRAWINGS FOR THE ARCHITECTS REVIEW AND APPROVAL INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SHOP FABRICATED MILLWORK LAYOUT; ROOFING MANUFACTURE, SPECIFICATIONS, DETAILS AND WARRANTY; ALUMINUM AND GLASS 'STOREFRONT', LIGHTING FIXTURES, AND PLUMBING FIXTURES.

THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL RULES AND REGULATIONS OF ALL APPLICABLE SAFETY AND BUILDING CODES. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND ALL CONSTRUCTION SHALL BE OF INDUSTRY STANDARD QUALITY OR BETTER. THE ARCHITECT SHALL BE ULTIMATE JUDGE OF QUALITY AS STATED IN AIA DOCUMENT A201.

THE GENERAL CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS.

THE GENERAL CONTRACTOR SHALL WAIVE 'COMMON PRACTICE' AND 'COMMON USAGE' AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OF GOVERNING CODES, ORDINANCES, ETC. REQUIRE INCREASED QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.

THE GENERAL CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR TO HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY. AVAILABLE IN THE SCHEDULED TIME FRAME NECESSARY TO COMPLETE THE PROJECT ON SCHEDULE & BUDGET.

GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY DEFICIENCIES IN EXISTING WORK PRIOR TO THE COMMENCEMENT OF THE WORK. ANY UNREPORTED DEFICIENCIES, READILY IDENTIFYABLE THRU A THOUROUGH PROPERTY INSPECTION, WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE, PROTECTION FOR ANY EXISTING FINISHES TO REMAIN. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTIONS DURING CONSTRUCTION OF THE WORK, AND SCHEDULE THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT PROPERTIES AND/OR STRUCTURES AND THEIR OCCUPANTS, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES.

ALL LOOSE DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS, OR, WHEN POSSIBLE. IMMEDIATELY UPON COMPLETION OF THE WORK. REMOVE ALL DEBRIS FROM THE PROPERTY CREATED BY WORK PROVIDED UNDER THIS CONTRACT AND LEAVE ALL AREAS CLEAN.

THE GENERAL CONTRACTOR SHALL PROVIDE NEW FIRE EXTINGUISHERS AS REQUIRED) TO FULLY COMPLY WITH APPLICABLE LOCAL BUILDING CODES. LOCATIONS TO BE COORDINATED IN THE FIELD WITH THEARCHITECT.

SUBSTITUTIONS AND QUALIFICATIONS

ALL PRICING SHALL BE BASED ON THE CONSTRUCTION DOCUMENTS WITHOUT SUBSTITUTION OR ALTERATION. HOWEVER, THE GENERAL CONTRACTOR MAY OFFER PRODUCT OF CONSTRUCTION METHOD SUBSTITUTIONS WHEREVER SUBSTANTIAL SAVINGS MAY BE AVAILABLE TO THE OWNER. THE GENERAL CONTRACTOR SHALL CALL OUT AND CLEARLY IDENTIFY PROPOSED SUBSTITUTIONS. PROPOSED SUBSTITUTIONS SHALL BE REVIEWED BY THE ARCHITECT AND HE/SHE SHALL HAVE FINAL AUTHORITY TO ACCEPT OR REJECT SUBSTITUTIONS AS 'EQUAL' TO THE SPECIFIED ITEM OR ASSEMBLY. ANY QUALIFICATIONS TO GENERAL CONTRACTORS OPINION REDUCE THE TOTAL COST OF THE JOB SHALL BE OUTLINED AND ATTACHED TO THE BID FOR REVIEW BY THE ARCHITECT AND OWNER.

SUBSTITUTIONS AND QUALIFICATIONS CONT

IF THE GENERAL CONTRACTOR DOES NOT IDENTIFY AND RECEIVE OWNER APPROVAL FOR SUBSTITUTIONS, THEN THE OWNER RETAINS THE RIGHT TO DEMAND THAT THE PRODUCTS OR CONSTRUCTION METHOD ORIGINALLY SPECIFIED BE INSTALLED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR AND APPROPRIATE SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL RELEVANT FIELD CONDITIONS AND REQUIREMENTS AFFECTING THE WORK.

MILLWORK

ALL MILLWORK SHALL BE FABRICATED AND INSTALLED BY A QUALIFIED MILLWORK CONTRACTOR WITH EXPERIENCE IN COMMERCIAL APPLICATIONS, SIMILAR TO THE SCOPE OF THIS JOB.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HARDWARE CATALOGUE CUTS OF ALL MILLWORK AND HARDWARE FOR REVIEW BY THE ARCHITECT AS NECESSARY AND IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. SHOP DRAWINGS SHALL BE AT A LARGE SCALE, SUFFICIENT TO INDICATED TO THE ARCHITECT THE METHOD AND MEANS OF CONSTRUCTION, INCLUDING JOINT LOCATIONS & DETAILS. FABRICATION OF MILLWORK SHALL NOT PROCEED UNTIL SHOP DRAWINGS HAVE BEEN APPROVED BY THE ARCHITECT.

THE METHOD OF MANUFACTURING, FABRICATING AND INSTALLING MILLWORK, EQUIPMENT, AND ITS STRUCTURAL COMPONENTS DEFINED IN THE CONTRACT DOCUMENTS IS REPRESENTATIVE AND INDICATE DESIGN INTENT ONLY. IF THE MATERIALS, DETAILS OR DIMENSIONAL PROPERTIES ARE AT VARIANCE WITH THE GENERAL CONTRACTORS OR MANUFACTURERS RECOMMENDATIONS, ALTERNATED DETAILS WILL BE CONSIDERED FOR REVIEW BY THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO GUARANTEE THAT THE MILLWORK AND EQUIPMENT WILL HAVE PROPER SUPPORT STABILITY AND FAULT PERFORMANCE ALL WORK SHALL CONFORM TO AMERICAN WOODWORKING INSTITUTE (AWI) STANDARDS FOR PREMIUM CONSTRUCTION ANY SUBSTITUTIONS MUST RESUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

MILLWORK COVERED WITH PLASTIC LAMINATE SHALL BE FABRICATED AND ASSEMBLED BY SKILLED CRAFTSMEN TO THE SATISFACTION OF THE ARCHITECT. ALL EXPOSED SURFACES SHALL BE FREE FROM DENTS. TOOL MARKS, WARPAGE, BUCKLING, OR OPEN JOINTS. ALL JOINTS, CORNERS AND MITERED CONNECTIONS SHALL BE MADE TIGHTLY SO THAT EDGES ARE ENTIRELY CONCEALED. ALL EXPOSED SURFACES AND EDGES SHALL BE FINISHED AND COVERED UNLESS OTHERWISE NOTED.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND TO VERIFY DIMENSIONS AND TO PROVED SHOP DRAWINGS TO ENSURE AND ACCURATE FIT.

ONLY EXPOSED HARDWARE IS SPECIFIED IN THIS DOCUMENT. THE GENERAL CONTRACTOR SHALL SUPPLY ALL OTHER NECESSARY HARDWARE TO COMPLETE THE WORK ALL UNSPECIFIED HARDWARE SHALL BE OF THE HIGHEST QUALITY AND DURABILITY. THE GENERAL CONTRACTOR SHALL PROVIDE CATALOGUE CUTS OF ALL HARDWARE FOR REVIEW BY THE ARCHITECT.

WOOD CABINETS, COUNTERTOPS, TRIM, AND RAILS ARE TO COMPLY WITH CURRENT AWI 'WOOD CABINET DIVISIONS AND SECTIONS AND ALL OTHER APPLICABLE AMERICAN WOODWORKING INSTITUTE STANDARDS (AWI). ALL LUMBER, PLYWOOD, BLOCKING, ETC. SHALL BE FIRE RETARDANT WHERE PART OF A FIRE-RATED ASSEMBLY.

INSTALL MILLWORK TO BE PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. PROVIDE ALL REQUIRED BLOCKING AT NEW OR EXISTING CONSTRUCTION FOR INSTALLATION OF MILLWORK. SCRIBE AND CUT MILLWORK TO FIT TIGHTLY ADJOINING WORK. PROVIDE SEALANT AT ALL GAPS. ALL EXPOSED ANCHORS, NAIL HEADS, SCREW HEADS, CHIPS, INDENTATIONS OR IMPERFECTIONS IN WOOD SURFACES TO BE PAINTED SHALL BE FILLED, SANDED, SEALED AND PREPARED FOR PAINTING.

PROVIDE ALL HARDWARE, DOOR PULLS, HINGES, CLOSERS, ELECTRO-MAGNETIC DEVICES, WEATHER-STRIPPING ETC. REQUIRED TO PROVIDE A FULL AND COMPLETE INSTALLATION.

CONTRACTOR SHALL PROVIDE A HARDWARE SCHEDULE AND CATALOGUE CUTS FOR ALL FINISH HARDWARE FOR APPROVAL BY THE ARCHITECT.

ALL KNOBS, PULLS, AND LOCKS ARE TO BE PROVIDED BY A SINGLE MANUFACTURER IN MATCHING FINISHES. ALL HINGES AND OTHER MISCELLANEOUS EXPOSED HARDWARE TO BE IN SIMILAR AND COMPLETE FINISHES.

PROVIDE THREE (3) HINGES PER DOOR TYPICALLY, UNLESS THE WEIGHT OR SIZE OF THE DOOR REQUIRES ADDITIONAL HINGES.

PROVIDE SILENCERS AT ALL DOORS OR AS OTHERWISE REQUESTED BY OWNER. PROVIDE WALL OR FLOOR MOUNTED DOOR STOPS AT ALL DOORS. (INSURE ADEQUATE BLOCKING FOR WALL MOUNTED STOPS.) FIELD REVIEW WITH ARCHITECT FOR APPROVAL.

PARTITIONS

ALL DRYWALL WORK SHALL BE DONE BY A QUALIFIED INSTALLER WITH EXPERIENCE IN COMMERCIAL APPLICATIONS SIMILAR IN SCOPE TO THIS JOB. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.

AT ALL NON PARTITIONS AND CEILINGS, GYPSUM WALL BOARD SHALL BE 1/2' THICK, ASTM C-36. ALL PARTITIONS, CORNER TRIM, EDGE TRIM AND JOINTS TO EXISTING DRYWALL SURFACES SHALL BE TAPED, BEDDED IN JOINT COMPOUND AND SANDED SMOOTH WITH NO VISIBLE JOINTS. GALVANIZED METAL BEADS SHALL BE USED AT ALL EXPOSED CORNERS, EDGES, AND REVEALS.

PROVIDE ACOUSTICAL BATT INSULATION AND ACOUSTICAL SEALANT AT ALL ACOUSTICAL PARTITIONS. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND SET METAL RUNNERS IN A BEAD OF SEALANT.

ALL DRYWALL SHALL BE FINISHED SMOOTH, PAINT READY.

ALL WALL LOCATIONS TO BE FULLY CHALKED-OUT ON THE SLAB (INCLUDING DOOR LOCATIONS) AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WALL CONSTRUCTION.

CEILINGS

CONTRACTOR SHALL COORDINATE WITH OWNER TO PROVIDE NEW DRYWALL CEILING FINISH.

FLOOR FINISH

ALL CONCRETE FLOORS SHALL BE SMOOTH FINISH.

PROVIDE CONTROL JOINTS EVERY 400 S.F. OF POUR UNLESS DIRECTED OTHERWISE IN WRITING BY OWNER OR ARCHITECT.

SAMPLES OF APPLIED FLOOR FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.

WALL FINISH AND PAINT

ALL SURFACES TO BE PAINTED ARE TO BE PREPARED FOR PRIMING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL PREVIOUSLY UNPAINTED SURFACES SHALL RECEIVE ONE (1) PRIME AND TWO (2) FINISH COATS. ALL PREVIOUSLY PAINTED SURFACES SHALL RECEIVE A MINIMUM OF TWO (2 COATS OR NUMBER OF COATS AS REQUIRED TO COMPLETELY COVER PREVIOUSLY PAINTED SURFACE.

ROOF MATERIALS

ROOFING (MATERIAL SHALL MET THE FOLLOWING SPECIFICATIONS), ROOF UNDERLAYMENT- ASTM 4869 TYPE 1, ROOF FLASHING (DRIP, RAKE, CAP, VALLEY) - 24 GAUGE, ROOF SHINGLES - ASTM D3462 & ASTM D3161 TYPE -1, WIND RESISTANCE MODIFIED TO 120 MPH, ASTM E108 CLASS-A FIRE RESISTANCE RATING SHINGLE NAILING (4 NAILS PER SHINGLE) PER MANUFACTURERS SPEC. ROOF DECKING - NAILING PATTERN, EDGE CONDITION: 3' O.C. PERIMETER, 4' O.C. FIELD, FIELD CONDITION: 4' O.C. PERIMETER, 6' O.C. FIELD.

DEMOLITION

IF UPON COMMENCEMENT OF DEMOLITION WORK HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO THE OWNER'S AGENT FOR DIRECTION.

EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS. DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSET DISPOSAL OF THE FOLLOWING:

REMOVAL OF INTERIOR PARTITIONS AS INDICATED ON DRAWINGS. REMOVAL OF DOORS AND FRAMES AS INDICATED ON DRAWINGS, RELOCATION OF PIPES, CONDUITS, DUCTS, OTHER MECHANICAL AND ELECTRICAL WORK ARE SPECIFIED BY RESPECTIVE TRADES.

OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.

STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.

PROVIDE PROTECTIVE MEASURES AS REQUIRED TO ASSURE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.

PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. CONSTRUCT TEMPORARY DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.

DEMOLITION CONT

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS CONFLICT ING WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED INVESTIGATE AND MEASURE BOTH THE NATURE AND THE EXTENT OF THE CONFLICT, SUBMIT REPORT TO ARCHITECT OR AS DIRECTED BY ARCHITECT. PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. CONSTRUCT TEMPORARY DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED. INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO ARCHITECT OR AS DIRECTED BY ARCHITECT. PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

PROVIDE ALL HARDWARE, DOOR PULLS, HINGES, CLOSERS, ELECTRO-MAGNETIC DEVICES, WEATHER-STRIPPING ETC. REQUIRED TO PROVIDE A FULL AND COMPLETE INSTALLATION.

REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY DEMOLITION WORK.

ENGINEERING

ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS (LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS, ETC.) MILLWORK AND/OR FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE INITIATING WORK.

ELECTRICAL WORK

ALL ELECTRICAL RECEPTACLES SHALL BE 1'-6' AFF UNLESS NOTED OTHERWISE. RECEPTACLES AND TELEPHONE OUTLETS SHALL NOT BE MOUNTED BACK TO BACK. ALL OUTLETS SHOWN GROUPED TOGETHER SHALL NOT BE MORE THAN 5' APART AND SHALL BE SPACED EQUALLY. ALL SWITCHES SHALL BE LOCATED AT 48' ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. SHOULD A CONFLICT OCCUR BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY REQUIREMENT FOR PROPER FUNCTIONING, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BRING THE CONFLICT TO THE ATTENTION OT THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.

OUTLETS WITHIN 6'-0' OF 'WET' AREAS ARE TO BE GROUND FAULT INTERRUPTION CIRCUIT TYPE (GFI).

ALL COVER PLATE MATERIAL TO BE COORDINATED WITH ARCHITECT UNLESS NOTED OTHERWISE. WHERE MULTIPLE WALL SWITCHES OCCUR, SWITCHES ARE TO BE GANGED AND COVERED WITH A SINGLE, CONTINUOUS COVER PLATE. COVER PLATES SHALL NOT BE CUT AND BUTTED TOGETHER.

ADDITIONAL NOTES TO CONTRACTOR

PRIOR TO WORK, LOCATE THE PERMIT IN A CONSPICUOUS, WEATHER PROTECTED LOCATION, WHICH ALLOWS ACCESS BY CODE ENFORCEMENT PERSONNEL.

PROVIDE TERMITE PROTECTION PRIOR TO AND DURING CONSTRUCTION AS PER INSTALLERS SPECIFICATIONS.

PROVIDED ON SITE DOCUMENTATION - 'TERMITE CERTIFICATE' - IN DUPLICATE, IN A WEATHER PROTECTED JOB POSTING BOARD. THE TERMITE CERTIFICATE SHALL INCLUDED THE FOLLOWING INFORMATION:

A. THE PRODUCT USED
B. THE IDENTITY OF THE INSTALLER
C. TIME AND DATE OF TREATMENT
D. SITE LOCATION
E. AREA TREATED
F. CHEMICAL USED
G. PERCENT CONCENTRATION
H. NUMBER OF GALLONS USED

SUBMIT TERMITE SUPPLIER AND METHOD TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

PROVIDE A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER CONTRACT RENEWAL. PROVIDE A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER CONTRACT RENEWAL.

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RICE
ARCHITECT
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MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	IJC

DESCRIPTION: GENERAL NOTES, GENERAL STRUCTURAL NOTES

SHEET: A0.1

NOTES TO CONTRACTOR

SITE WORK

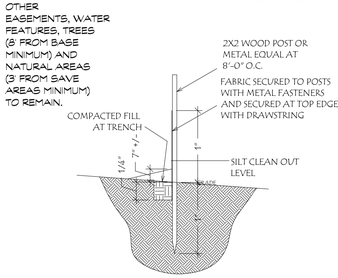
NOTE 1: SITE MANAGEMENT

1.1 THE SITE AND CONSTRUCTION SHALL BE MANAGED IN A CLEAN ORDERLY WAY THRU A DAILY CLEAN UP REGIMENT. THE CLEAN UP SHALL KEEP THE SITE FREE OF GARBAGE AND CONSTRUCTION DEBRIS, AND THE INTERIOR CLEAR AND FREE FOR SAFE WORKING CONDITIONS.

1.2 THE CONTRACTOR SHALL CONVEY A WORKING STRATEGY THAT WILL SATISFY MATERIAL STORAGE, SITE ACCESS, DUMPSTER LOCATION, TEMPORARY POWER LOCATION, CONSTRUCTION SITE SIGNAGE , DRAINAGE DURING CONSTRUCTION, AND PARKING IN SUCH A WAY THAT THE SAVED TREES AND NATURAL AREAS WILL REMAIN IN PRISTINE CONDITION.

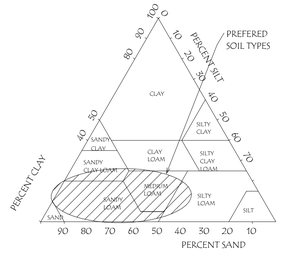
1.3 SPECIAL ATTENTION SHALL BE TAKEN TO PROTECT ROOT SYSTEMS OF SAVED TREES BY MAINTAINING THE AREA OF THE ROOT SYSTEM CLEAR FROM ACTIVITIES THAT WOULD COMPRESS THE SOIL IN THESE AREAS (I.E. DIRT STORAGE, TRUSS OR PRODUCT STAGING, DUMPSTER STAGING, ETC.).

1.4 CONTINUOUS SILT FENCING SHALL SEPARATE ANY CONSTRUCTION AREA FROM ADJACENT PROPERTIES, STREETS OR OTHER EASEMENTS, WATER FEATURES, TREES (3' FROM BASE MINIMUM) AND NATURAL AREAS (3' FROM SAVE AREAS MINIMUM) TO REMAIN.



NOTE 2: SOILS

2.1 THE CONTRACTOR SHALL EXPLORE THE SITE TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL THROUGHOUT THE FOUNDATION BEARING AREA AND OTHER LOAD BEARING LOCATIONS INCLUDING PAVED EXTERIOR SURFACES HAVE A COMPACTION STRENGTH OF 2000 P.S.I. MIN. IF DURING CONSTRUCTION THE CONTRACTOR FINDS SUSPECT SOILS, INCLUDING SOILS MIXED WITH TRASH OR OTHER FOREIGN OBJECTS, HIGH ORGANIC (SILT)CONTENT SOILS, OR CLAYS, THE CONTRACTOR SHALL CONSULT THE ARCHITECT. WHEN IN DOUBT, A SOILS TEST BY A LICENSED TESTING SERVICE SHALL BE PERFORMED.



2.2 THE CONTRACTOR SHALL PROVIDE SOILS COMPACTION FOR ALL AREAS SUPPORTING FOUNDATIONS AND OTHER LOAD POINTS. ANY AREAS REQUIRING FILL SHALL BE COMPACTED TO 2000 PSF IN 12" LIFTS. SPECIAL CARE SHALL BE TAKEN IN AREAS WHERE A SLOPING GRADE OR OTHER GRADE DIFFERENTIAL MAY EFFECT FOUNDATION STABILITY. NO FOUNDATION SHALL BE INSTALLED IN A MANNER SUCH THAT THE ANGLE OF REPOSE AT THE FOUNDATION BASE IS STEEPER THAN 45 DEGREES.

2.3 WHERE POSSIBLE PRESERVE QUALITY TOPSOIL FOR USE IN FINAL GRADING.

MASONRY CONSTRUCTION AND INSPECTION GUIDELINES:

1.1 LAY UP MASONRY IN RUNNING BOND FOR SIZES AND REINFORCING PER PLANS AND ELEVATIONS.
1.2 FACE SHELLS OF BED JOINT SHALL BE MORTARED.
1.3 WEBS SHALL BE MORTARED AT CELLS TO BE GROUTED
1.4 VERTICAL CELLS ARE TO BE ALIGNED WHERE THEY ARE TO BE GROUT FILLED UNLESS BOND IS SHIFTED DUE TO SITE CONDITIONS.
1.5 INSTALL HORIZONTAL JOINT REINFORCING AT 16 INCHES (407 MM) ON CENTER STARTING FIRST BLOCK ABOVE FOUNDATION.
1.6 MAINTAIN MINIMUM OF 1/2 INCH (12.7 MM) COVER ON JOINT REINFORCING TO EXTERIOR AND REINFORCING SHALL BE EMBEDDED IN MORTAR.
1.7 GROUT SPACES BOTH VERTICAL AND HORIZONTAL ARE TO BE SUBSTANTIALLY FREE OF DROPPINGS, DEBRIS, LOOSE AGGREGATE AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
1.8 INSTALL REINFORCING IN GROUTS CELLS PRIOR TO GROUTING
1.9 GROUT SPACES ARE TO BE INSPECTED PRIOR TO PLACING GROUT
1.10 Fill CELLS AS NOTED ON THE PLANS, ELEVATIONS AND DETAILS.
1.11 PLACE GROUT IN LIFT TO 60 INCHES IN HEIGHT (CLEAN OUT HOLES ARE NOT REQUIRED
1.12 A REINFORCING BAR MAY BE USED TO ROD GROUT IN CELL, TO ENSURE THERE ARE NO VOIDS IN GROUT.
1.13 PLACE REINFORCING APPROXIMATELY 1 INCH (25 MM) TO THE SIDE OF DOWEL IN CELL (ACI 530-1.12.3.3).
1.14 GROUT SHOULD SET IN APPROXIMATELY 90 MINUTES DEPENDING ON GROUT SLUMP AND WEATHER CONDITIONS.
1.15 DO NOT BEND OR MOVE REINFORCEMENT AFTER GROUT HAS SET
1.16 FILL ALL CELLS SOLID BELOW FINISH FLOOR ELEVATION

TOLERANCES

1.1 CENTER REINFORCING: CENTERLINE LOCATION SHOULD BE WITHIN 1/2" (13 MM) OF CENTER OF MASONRY.
1.2 HORIZONTAL LOCATION SHALL BE WITHIN 2" (51 MM) OF THE CENTER OF THE CELL. REINFORCING SHALL MAINTAIN POSITION WITHOUT BEING TIED. DO NOT MOVE REINFORCING AFTER INITIAL SET OF GROUT.
REINFORCING AT EACH FACE: MAINTAIN AT LEAST 1/4" (6MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2" (13 MM) FOR COARSE GROUT. REINFORCING SHALL BE PLACE 1 INCH CLEAR TO THE SIDE OF THE DOWELS.
1.3 BOND BEAMS: HORIZONTAL REINFORCING SHALL BE 1/4" (6 MM) CLEAR OF MASONRY FOR FINE GROUT AND 1/2" (13 MM) FOR COARSE GROUT. FOR KNOCK OUT WEB BLOCKS SHALL BE USED FOR BLOCK AT THE TOP AND/OR THE BOTTOM OF THE BOND BEAMS INTO CELLS WITHOUT VERTICAL REINFORCING.

DEFINITIONS:
GROUT POUR HEIGHT - THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY.
GROUT POUR - CONSISTS OF ONE OR MORE GROUT LIFTS.
GROUT LIFT - THE LAYER OF GROUT PLACED IN A SINGLE CONTINUOUS. OPERATION AND IS LIMITED TO 5 FEET (1524 MM).
RODDING - THE ACT OF COMPACTING FRESHLY POURED CONCRETE OR GROUT IN ITS FORM BY FREEING THE MASS OF AIR POCKETS WITH REPEATED STABS OF A ROD
PUDDLING - THE PROCESS OF INDUCING COMPACTION OF GROUT BY USE OF A TAMPING ROD.
PUDDLE - THE ACT OF WORKING CONCRETE TO ELIMINATE HONEYCOMB TO PRODUCE A DENSER MASS.
PUDDLE STICK - A STICK OR ROD USED TO CONSOLIDATE GROUT BY HAND.

NOTE 3: GROUT

1.1 THE GROUT SHALL BE IN ACCORDANCE WITH ASTM C 476 AND SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACE AT AN 8" TO 11" SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019

MASONRY CONSTRUCTION

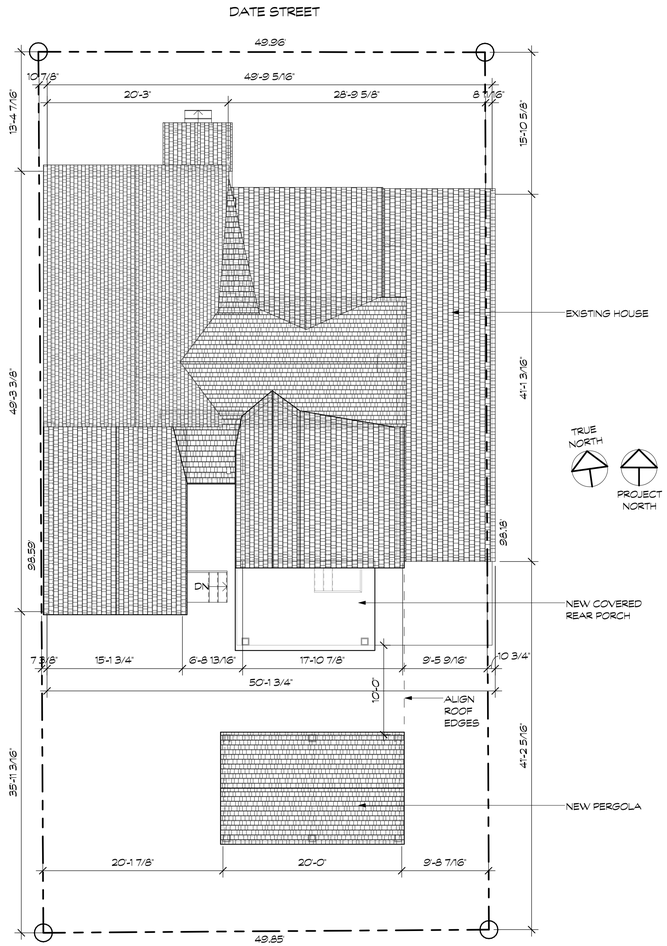
1.1 CONCRETE MASONRY UNITS: SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI WHEN USING TYPE M OR S MORTAR
(ASTM C 270) IN ACCORDANCE WITH ACI 530, THE 1900 PSI BLOCK IN COMBINATION WITH TYPE M OR S MORTAR PROVIDES A DESIGN COMPRESSIVE STRENTH (f'm) OF 1500 PSI

NOTE 2: REQUIRED PROJECT MEETINGS

2.1 THERE SHALL BE A PRE-CONSTRUCTION MEETING TO REVIEW THE PLANS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2.2 THERE SHALL BE A STAKE OUT MEETING AT THE SITE TO FINALIZE GRADE, TREE SAVE, NATURAL AREAS, AND FINAL BUILDING LOCATION.
2.3 THERE SHALL BE A FRAMING REVIEW MEETING TO CONFIRM WALL LOCATIONS AND ADDRESS HVAC ISSUES PRIOR TO THE INSTALLATION OF HVAC EQUIPMENT.
2.4 THERE SHALL BE A FINAL REVIEW MEETING AT THE POINT OF COMPLETION OF THE CONTRACTOR FINAL PUNCHLIST.
2.5 OTHER MEETINGS DURING CONSTRUCTION ARE ENCOURAGED AT ANY POINT OF DIVERGENCE FROM THE DESIGN INTENT OF THE PLANS OR FOR ANY OTHER REASON AT THE OWNER'S REQUEST.

NOTE 1: USE OF THESE PLANS AND OR SPECIFICATIONS (REFERED TO HEREAFTER AS "PLANS")

1.1 THE PLANS COMMUNICATE DESIGN INTENT. IF THERE IS AN OCCURANCE WHERE THE EXISTING CONDITION AND THE DESIGN INTENT CONFLICT, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT.
1.2 THE DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXECUTION OF THE WORK. IF A DIMENSIONAL CONFLICT IS DISCOVERED THE CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION.
1.3 THE PLANS, ONCE SEALED, ARE LEGAL DOCUMENTS AND MAY NOT BE ALTERED WITHOUT WRITTEN, SEALED FIELD CHANGES.



1 / A1.0 SITE PLAN
SCALE: 1/8" = 1'-0"

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AR 17749

#	COMMENT	DATE

RICE ARCHITECT
L.L.C. 9616687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

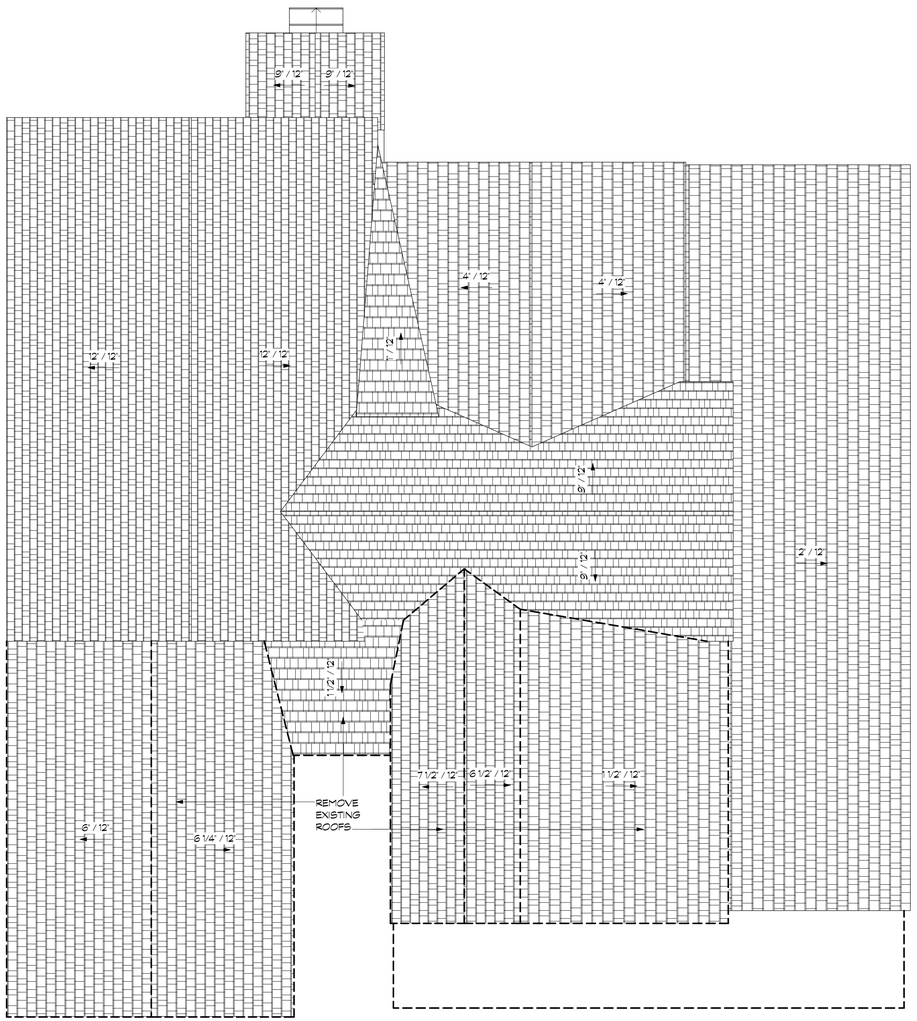
MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT: 18046.0
DATE: 6/12/2018
DRAWN BY: LJC

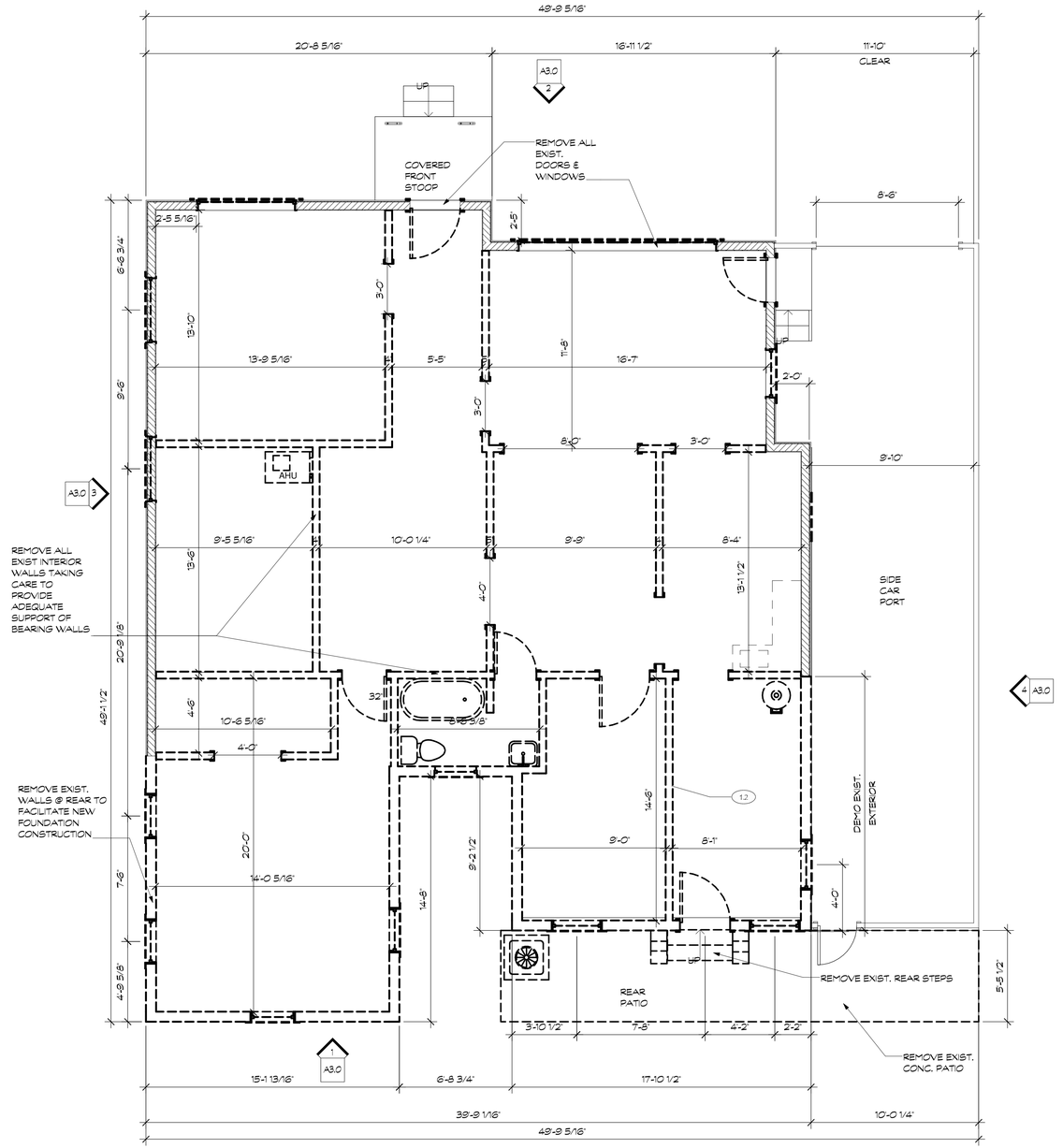
DESCRIPTION:
SITE PLAN & SITE NOTES

SHEET:
A1.0



2 A2.0 AS-BUILT/DEMO ROOF PLAN

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



1 A2.0 AS-BUILT/DEMO FLOOR PLAN

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

PROJECT NORTH

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MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	UC

DESCRIPTION:
EXIST/DEMO FLOOR & ROOF PLAN

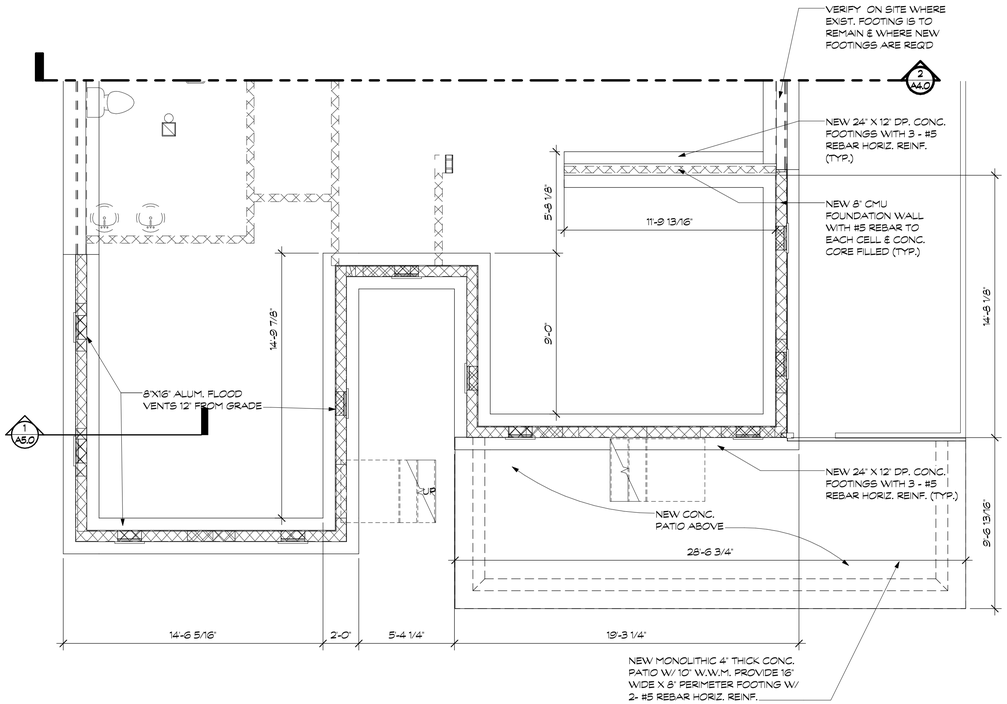
SHEET: A2.0

WALL TYPE LEGEND

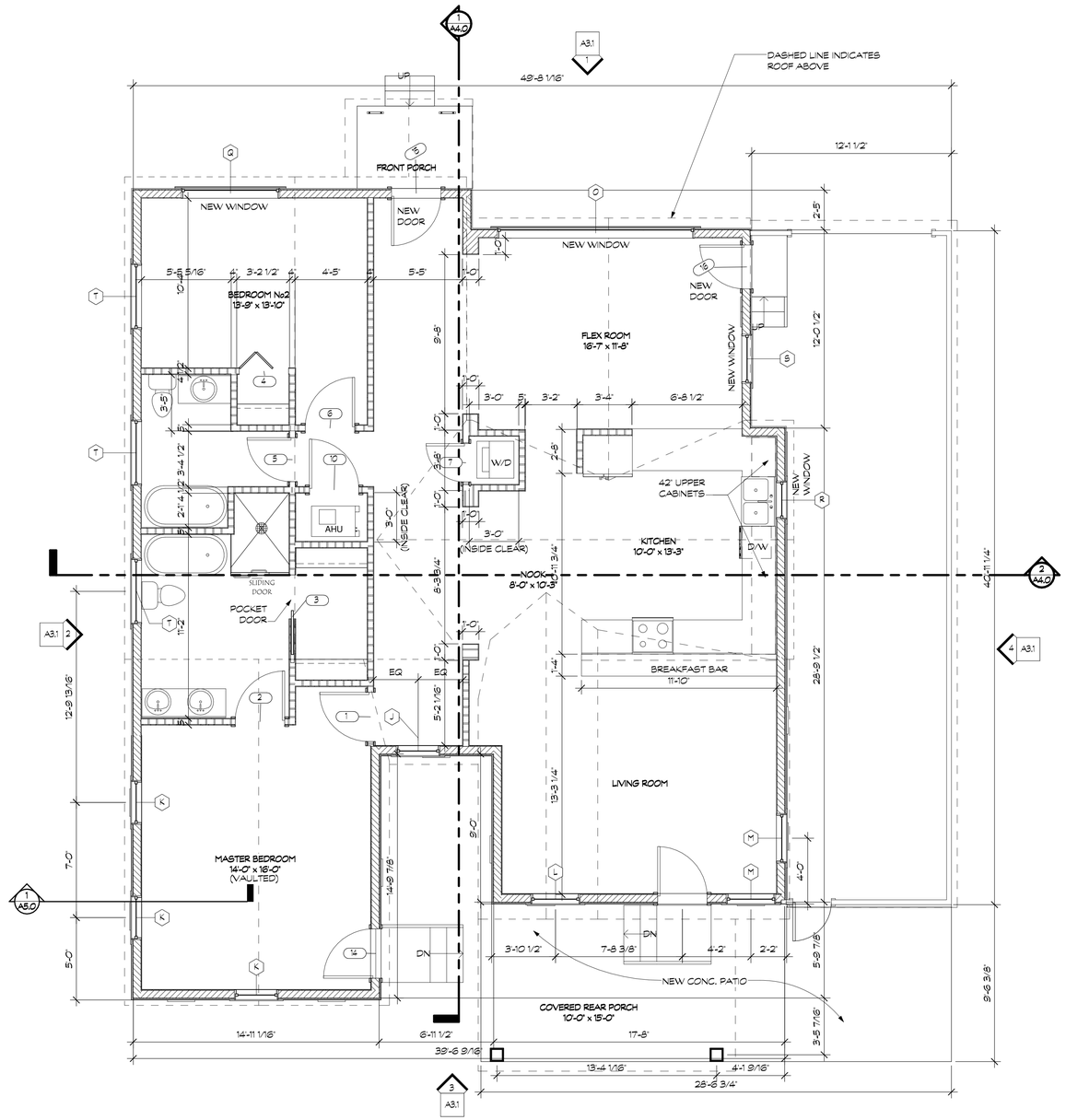
EXTERIOR WALLS
PAINTED LAP SIDING OVER HOUSE WRAP V.B. OVER 1/2" PLY SHEATHING ON 2X4 STUDS @ 16" O.C. R.13 INSUL, 1/2" GWB

INTERIOR WALLS
2x4 WOOD STUD WALL @ 16" O.C. w/ (1) LAYER 1/2" GWB ON EA SIDE

8" CMU FOUNDATION WALL
#5 REBAR TO EACH CELL & CONC. CORE FILLED (TYP.)



3 A2.1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



1 A2.1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH

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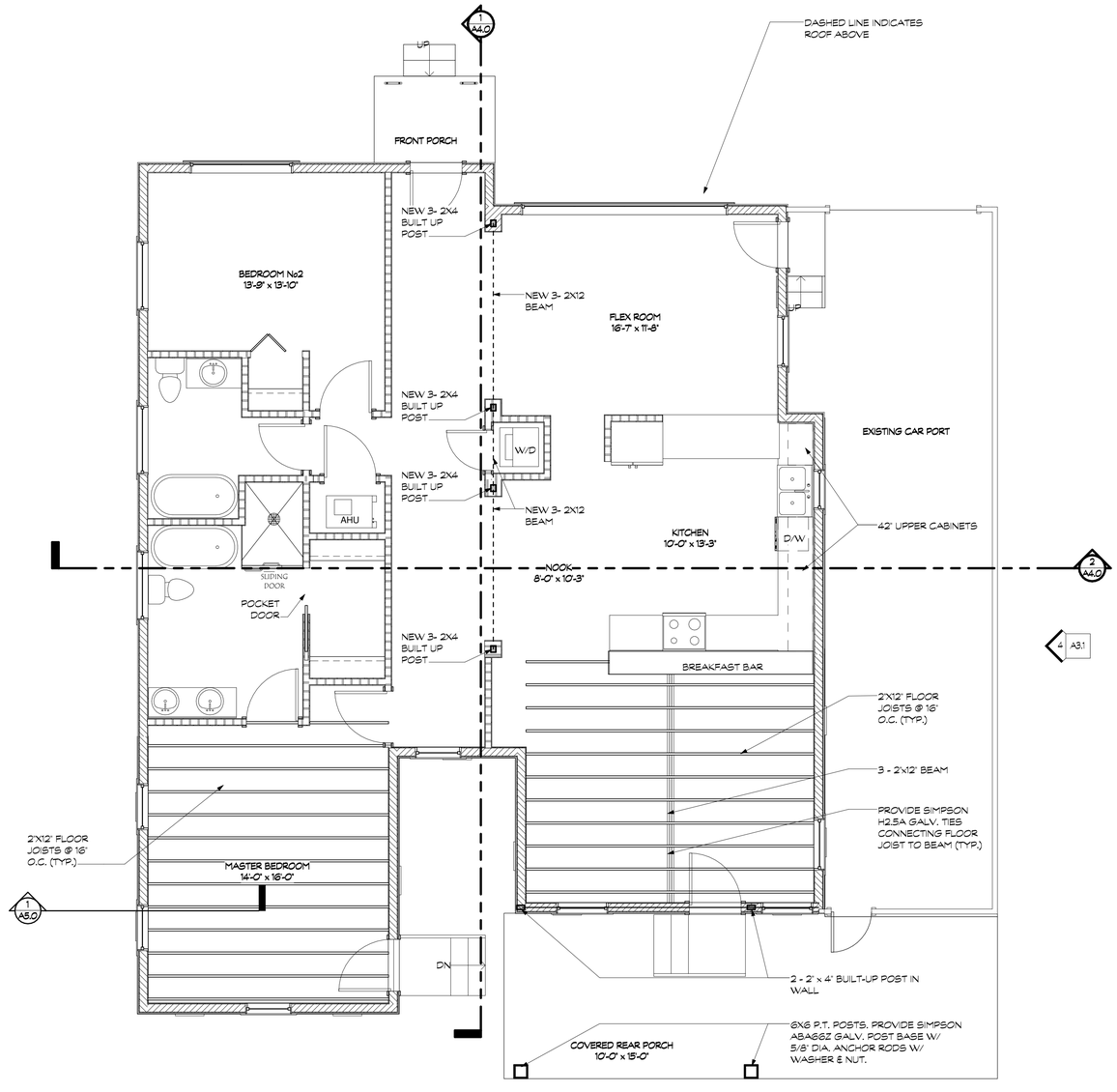
MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	LJC

DESCRIPTION: NEW FOUNDATION & FLOOR PLAN

SHEET: A2.1



3 A2.1.1 NEW FLOOR - FRAMING PLAN

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

PROJECT NORTH

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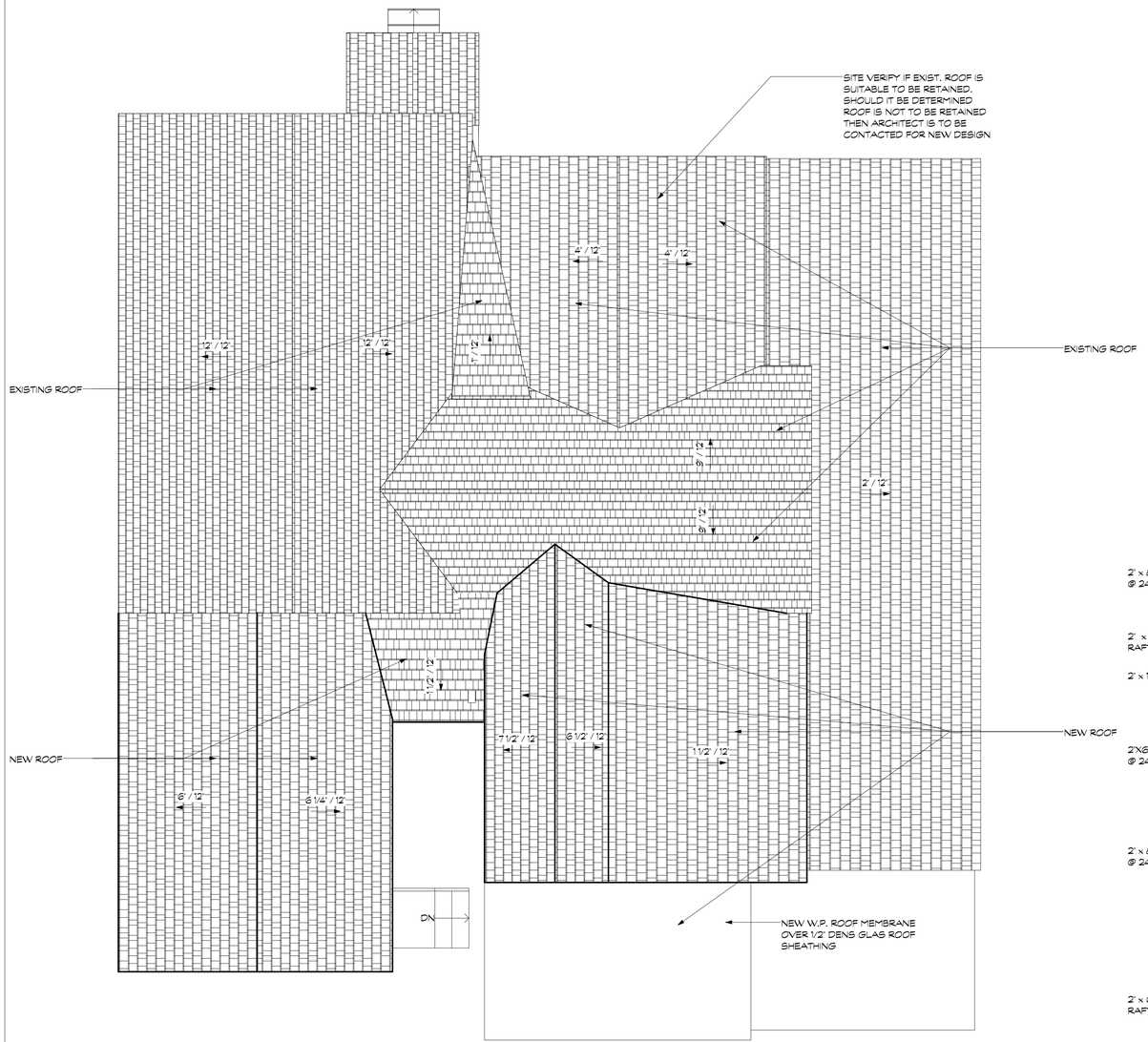
MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	UC

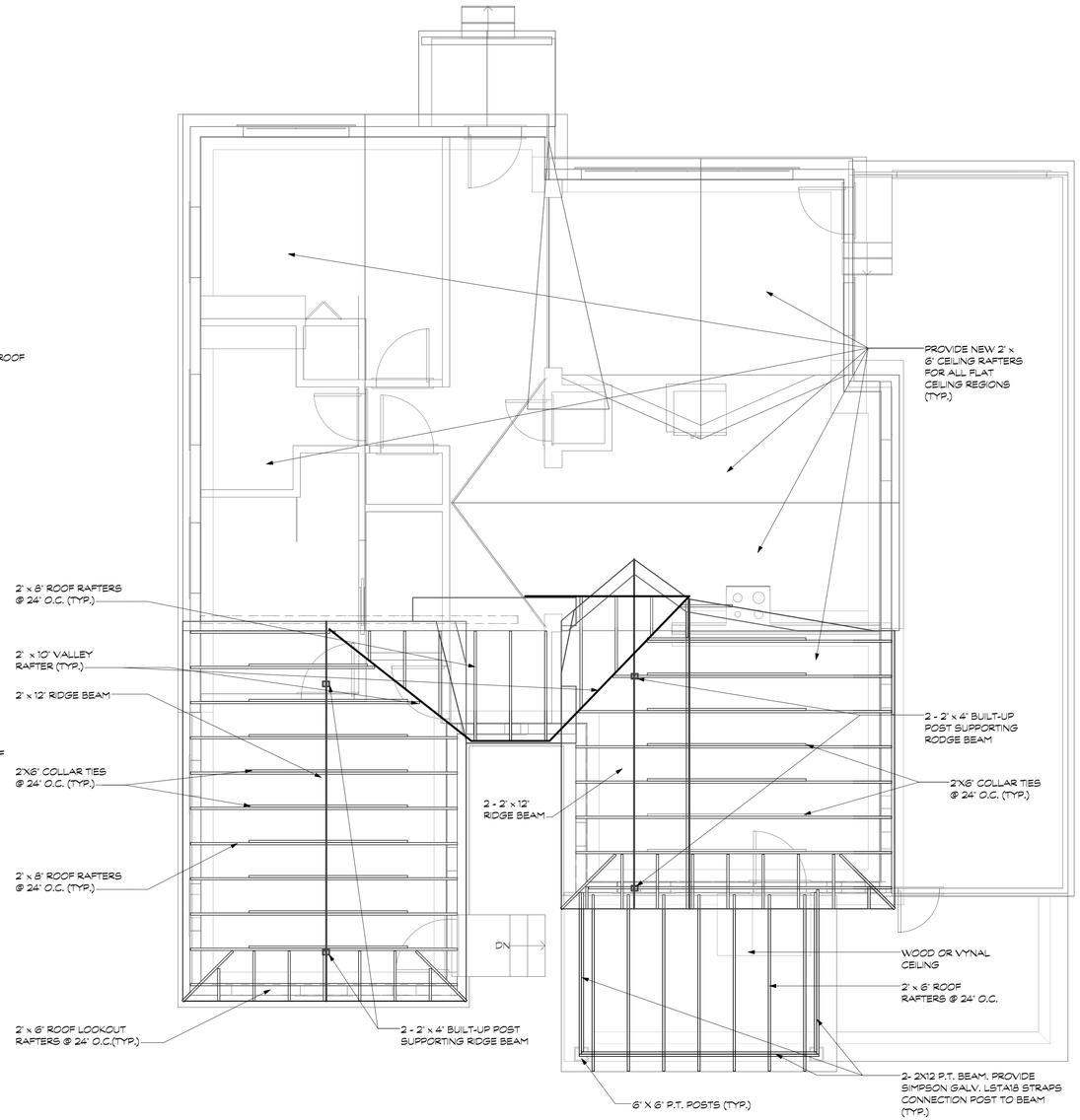
DESCRIPTION: MAIN FLOOR FRAMING PLAN

SHEET: A2.1.1



ROOF PLAN

2 / A2.2 SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

1 / A2.2 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL NOMINAL LUMBER TO BE #2 SYP OR #2 SPF GRADE
2. PROVIDE SIMPSON H2.5a GALV TIES @ RAFTER WALLS (TYP)
3. PROVIDE SIMPSON LRU28Z RAFTER HANGERS @ PERPENDICULAR CONNECTIONS (TYP)
4. PROVIDE SIMPSON LSSU28L/RZ RAFTER HANGERS @ HIPS (TYP)
5. PROVIDE 2x6 CEILING RAFTERS @ 24" O.C. FOR ALL FLAT CEILING REGIONS

PROJECT NORTH

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MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	UC

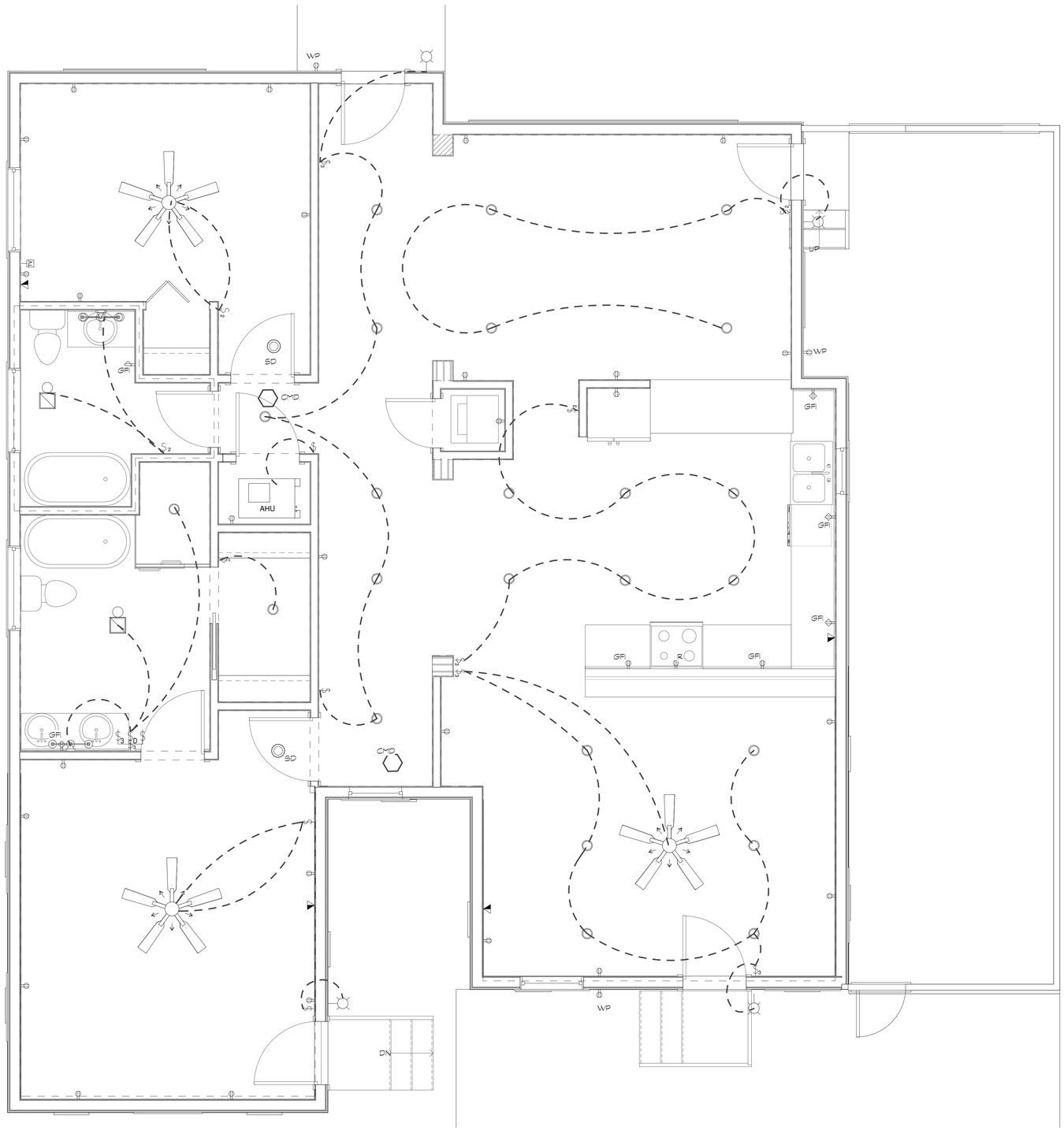
DESCRIPTION: NEW ROOF & ROOF FRAMING PLAN

SHEET: A2.2

ELECTRICAL LEGEND

- DUPLEX CONVENIENCE RECEPTACLE WITH GROUND @ 18" HIGH A.F.F.
- DUPLEX CONVENIENCE RECEPTACLE WITH GROUND @ 44" HIGH A.F.F.
- DUPLEX CONVENIENCE RECEPTACLE WITH GROUND @ 18" HIGH A.F.F. w/ GFI (GROUND FAULT CIRCUIT INTERRUPTER)
- DUPLEX CONVENIENCE RECEPTACLE WITH GROUND @ 44" HIGH A.F.F. w/ GFI (GROUND FAULT CIRCUIT INTERRUPTER)
- QUAD CONVENIENCE RECEPTACLE WITH GROUND @ 18" HIGH A.F.F.
- QUAD CONVENIENCE RECEPTACLE WITH GROUND @ 44" HIGH A.F.F.
- QUAD CONVENIENCE RECEPTACLE WITH GROUND @ 18" HIGH A.F.F. w/ GFI (GROUND FAULT CIRCUIT INTERRUPTER)
- QUAD CONVENIENCE RECEPTACLE WITH GROUND @ 44" HIGH A.F.F. w/ GFI (GROUND FAULT CIRCUIT INTERRUPTER)
- F — FLOOR MOUNTED DUPLEX CONVENIENCE RECEPTACLE WITH GROUND
- R — CEILING MOUNTED DUPLEX CONVENIENCE RECEPTACLE WITH GROUND
- D — 220V DRYER RECEPTACLE WITH GROUND @ 48" HIGH A.F.F.
- R — 220V RANGE/OVEN RECEPTACLE WITH GROUND @ 32" HIGH A.F.F.
- $ — SINGLE POLE SWITCH AT STANDARD HEIGHT
- $3 — THREE WAY SWITCH AT STANDARD HEIGHT
- ELECTRICAL DISTRIBUTION PANEL
- GARAGE DOOR OPENER
- TELE / DATA OUTLET
- TV — CABLE TV OUTLET
- EXTERIOR WALL SCONCE
- INTERIOR WALL LIGHT
- PENDANT LIGHT FIXTURE
- EXTERIOR UP LIGHTING
- SURFACE MOUNTED LIGHT FIXTURE
- UNDER CABINET LIGHTING
- EXHAUST FAN / LIGHT COMBO
- 6" RECESSED CAN LIGHT
- 4" RECESSED LIGHT - LED
- DIRECTION DOWN LIGHT
- S — SMOKE DETECTOR
- CO — COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- FAN w/ LIGHT - LIGHT OPTIONAL VERIFY w/ OWNER

ELECTRICAL NOTES:



1 / A2.3 ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"

PROJECT NORTH

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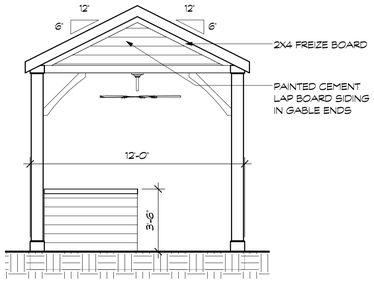
MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	LJC

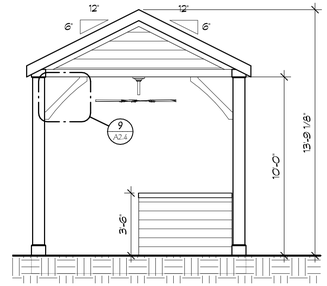
DESCRIPTION: NEW ELECTRICAL PLAN

SHEET: A2.3



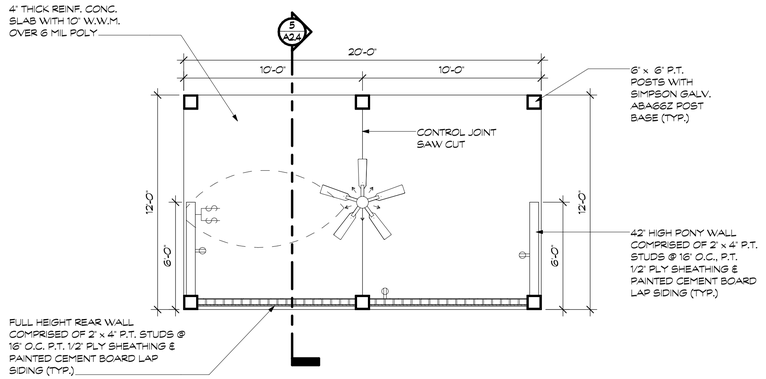
3 / A2.4 PERGOLA R. SIDE ELEVATION

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



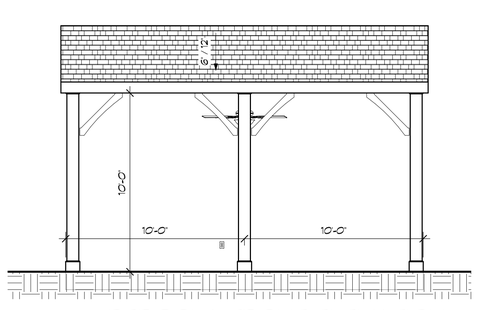
4 / A2.4 PERGOLA L. SIDE ELEVATION

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



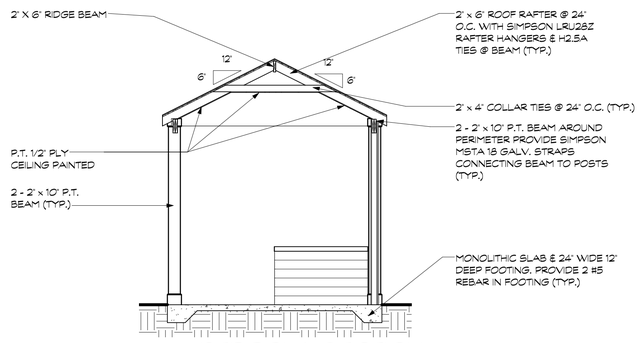
6 / A2.4 PERGOLA FLOOR PLAN

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



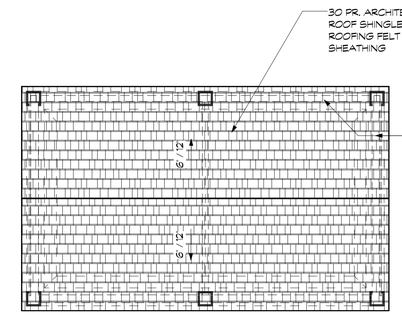
1 / A2.4 PERGOLA FRONT ELEVATION

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



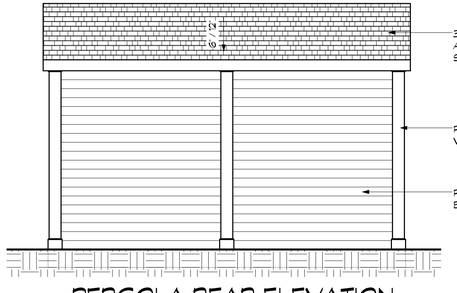
5 / A2.4 PERGOLA SECTION

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



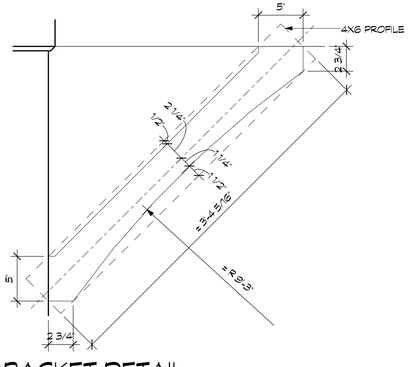
7 / A2.4 PERGOLA ROOF PLAN

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



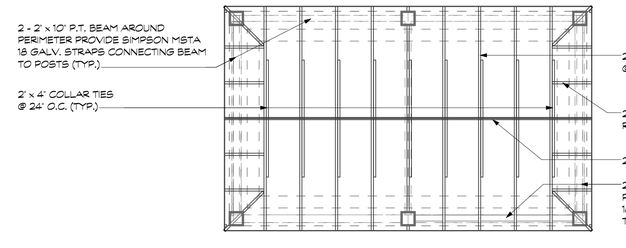
2 / A2.4 PERGOLA REAR ELEVATION

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



9 / A2.4 BRACKET DETAIL

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



8 / A2.4 PERGOLA ROOF FRAMING PLAN

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

PROJECT NORTH

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#	COMMENT	DATE

RICE ARCHITECT
L.L.C. 9616687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

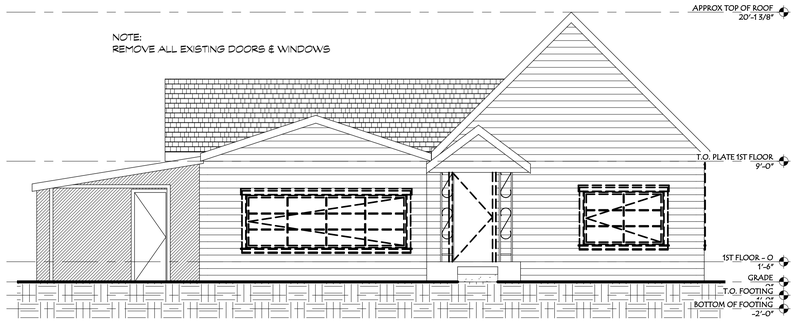
MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	UC

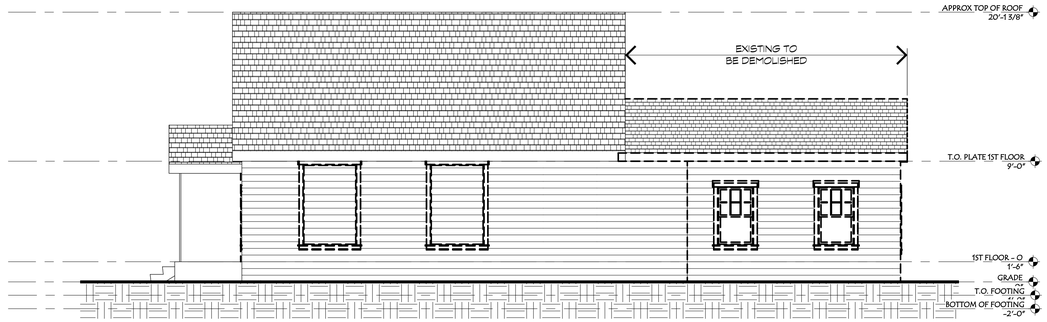
DESCRIPTION:
NEW PERGOLA PLAN & ELEVATIONS

SHEET:
A2.4



2 A3.0 AS-BUILT/DEMO FRONT ELEVATION

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



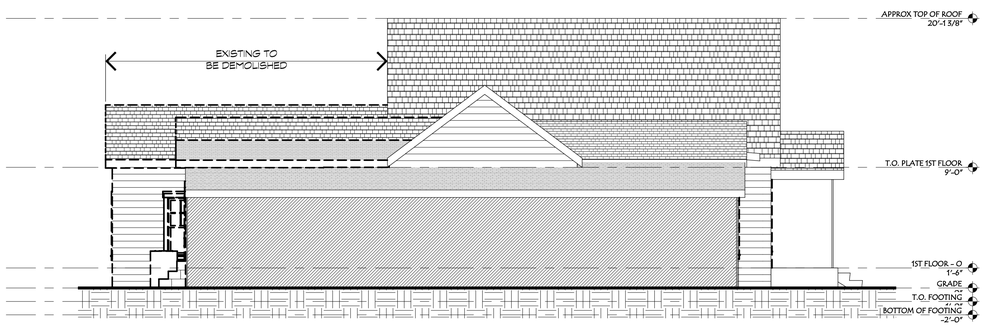
3 A3.0 AS-BUILT/DEMO R SIDE ELEVATION

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



1 A3.0 AS-BUILT/DEMO REAR ELEVATION

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



4 A3.0 AS-BUILT/DEMO L SIDE ELEVATION

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

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2017

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AR 17749

#	COMMENT	DATE

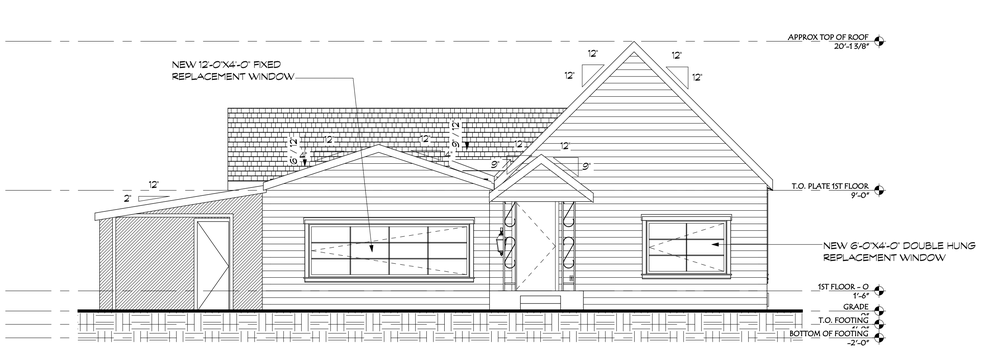
ICE ARCHITECT
L.L.C. 961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT: 180
DATE: 6/12/
DRAWN BY:

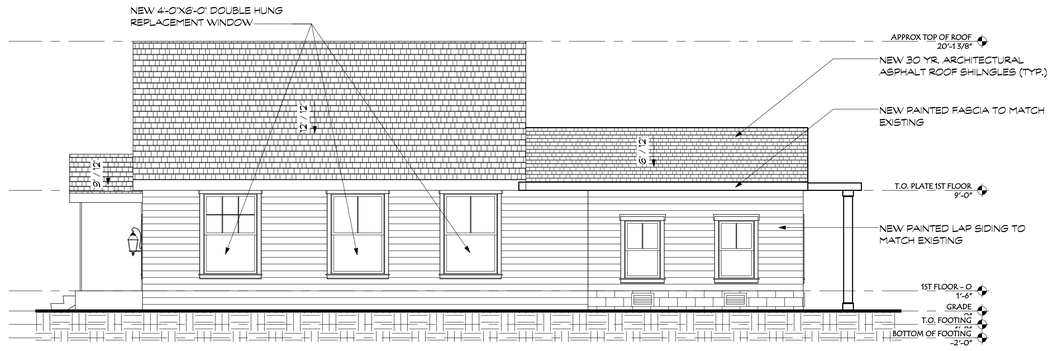
DESCRIPTION:
EXIST/DEMO ELEVATIONS

SHEET:
A3.0



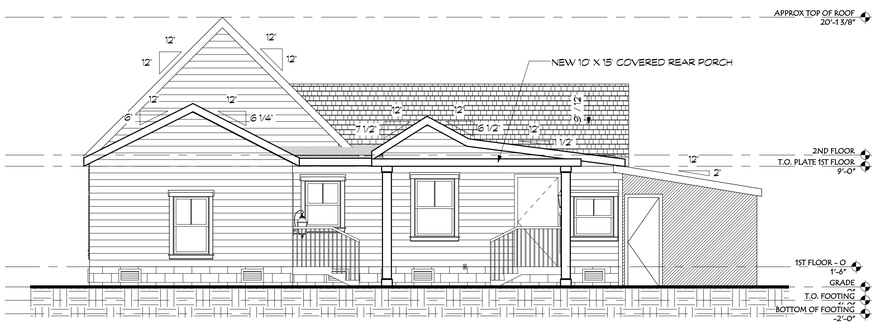
1 A3.1 NEW FRONT ELEVATION

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



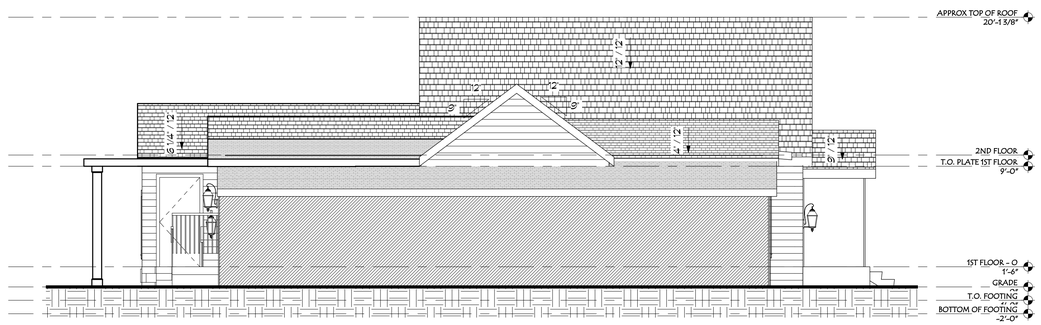
2 A3.1 NEW R SIDE ELEVATION

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



3 A3.1 NEW REAR ELEVATION

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



4 A3.1 NEW L SIDE ELEVATION

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

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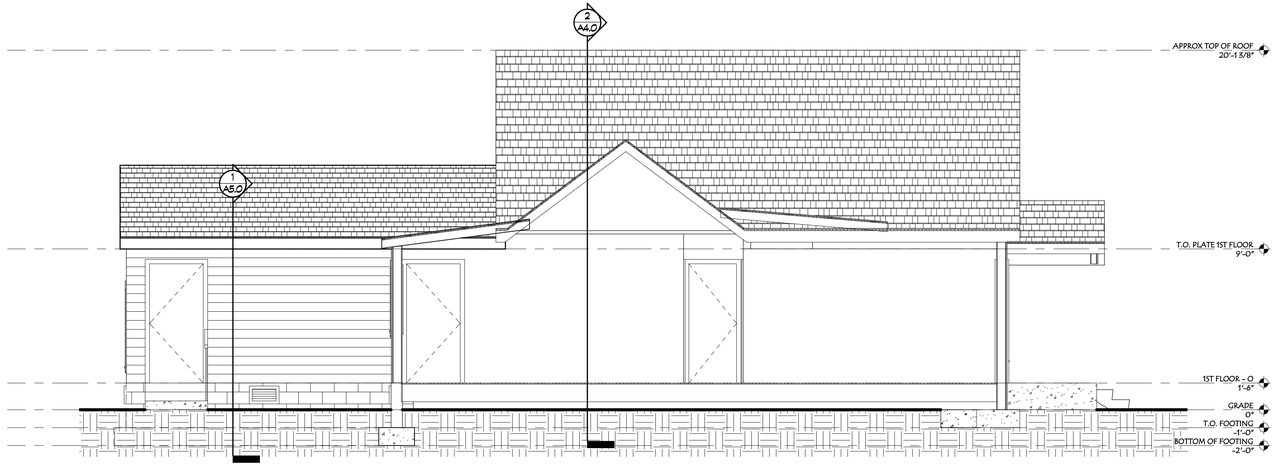
MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	IJC

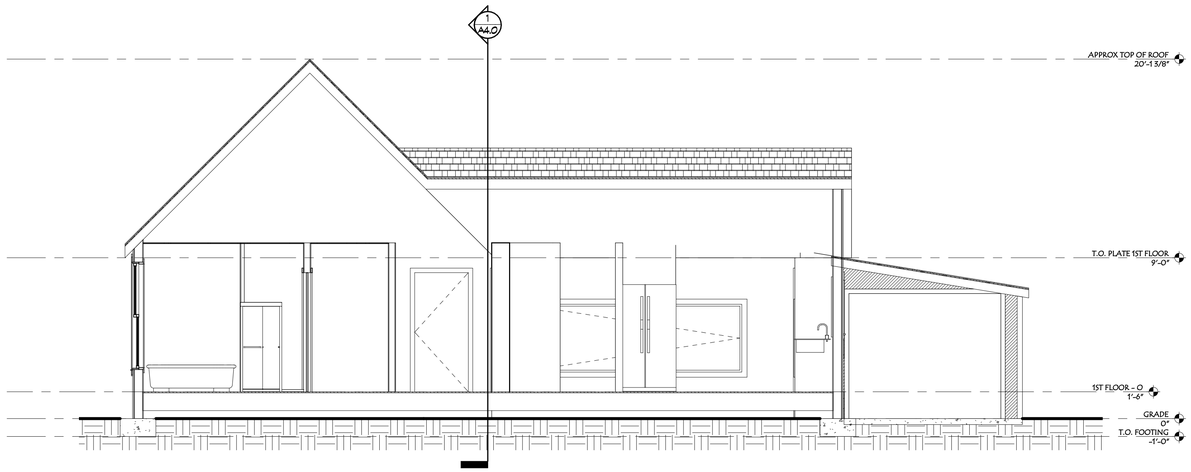
DESCRIPTION: NEW ELEVATIONS

SHEET: A3.1



1 A4.0 LONGITUDINAL SECTION

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



2 A4.0 TRANSVERSE SECTION

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

WINDOW SCHEDULE

Mark	Count	Sill Height	SIZE WIDTH	SIZE HEIGHT	Type	COMMENTS
GRADE						
T	1	2'-9"	4'-0"	6'-0"	4872 DOUBLE HUNG SINGLE	
K	1	2'-5"	2'-8"	4'-4"	2440 DOUBLE HUNG SINGLE	
K	1	2'-5"	2'-8"	4'-4"	2440 DOUBLE HUNG SINGLE	
J	1	4'-5"	2'-8"	3'-6"	2440 DOUBLE HUNG SINGLE 2	
K	1	2'-5"	2'-8"	4'-4"	2440 DOUBLE HUNG SINGLE	
L	1	3'-9"	3'-0"	4'-4"	3652 DOUBLE HUNG SINGLE	
M	1	3'-9"	3'-0"	3'-0"	3636 DOUBLE HUNG SINGLE	
M	1	3'-9"	3'-0"	3'-0"	3636 DOUBLE HUNG SINGLE	
O	1	2'-6"	12'-0"	4'-0"	3020 CASEMENT SINGLE wide	
Q	1	2'-9"	6'-0"	4'-0"	3020 CASEMENT SINGLE wide 2x3	
R	1	4'-8 15/16"	2'-4"	3'-0"	2440 DOUBLE HUNG SINGLE sHORT	
S	1	2'-6"	3'-0"	4'-0"	2440 DOUBLE HUNG SINGLE 3x4	
T	1	2'-9"	4'-0"	6'-0"	4872 DOUBLE HUNG SINGLE	
T	1	2'-9"	4'-0"	6'-0"	4872 DOUBLE HUNG SINGLE	

DOOR SCHEDULE

#	DOOR PROPERTIES WIDTH	DOOR PROPERTIES HEIGHT	Type	COMMENTS
1	3'-0"	6'-8"	2468 36	
2	3'-0"	6'-8"	2468 36	
3	2'-8"	6'-8"	32" x 80"	
4	3'-0"	6'-8"	3068 2 PANEL BIFOLD LOUVERED	
5	2'-8"	6'-8"	2468 32	
6	3'-0"	6'-8"	2468 36	
7	2'-4"	6'-8"	2468	
10	3'-0"	6'-8"	2468 36	
13	3'-0"	6'-8"	2468 36	
14	3'-0"	6'-8"	2468 36	
15	3'-0"	6'-8"	2468 36	
16	2'-8"	6'-8"	2468 32	

FLOOR FINISHES SCHEDULE

PAINT SPECIFICATIONS

EXTERIOR PAINT SCHEDULE

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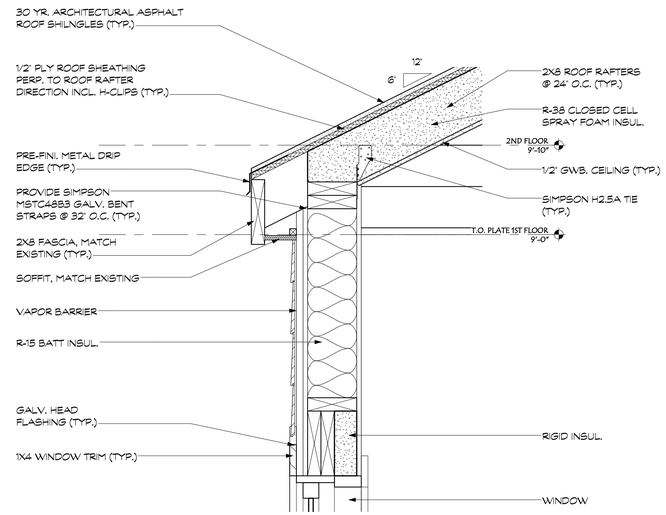
MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	IJC

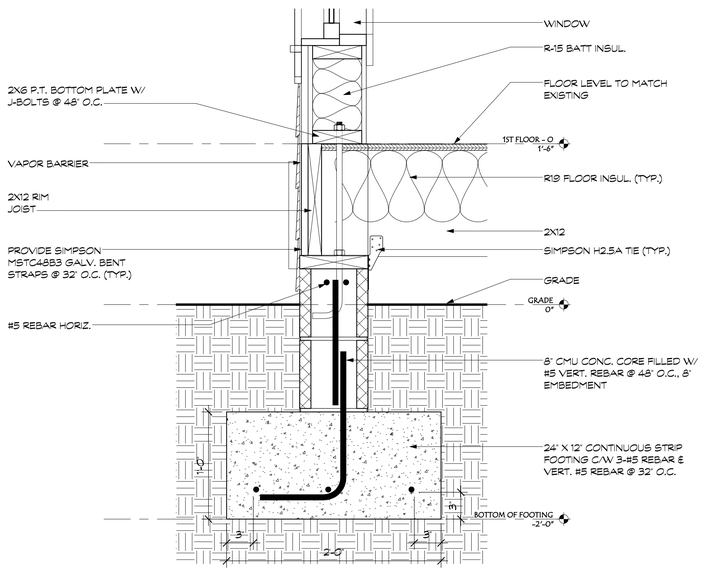
DESCRIPTION: HOUSE SECTIONS

SHEET: A4.0



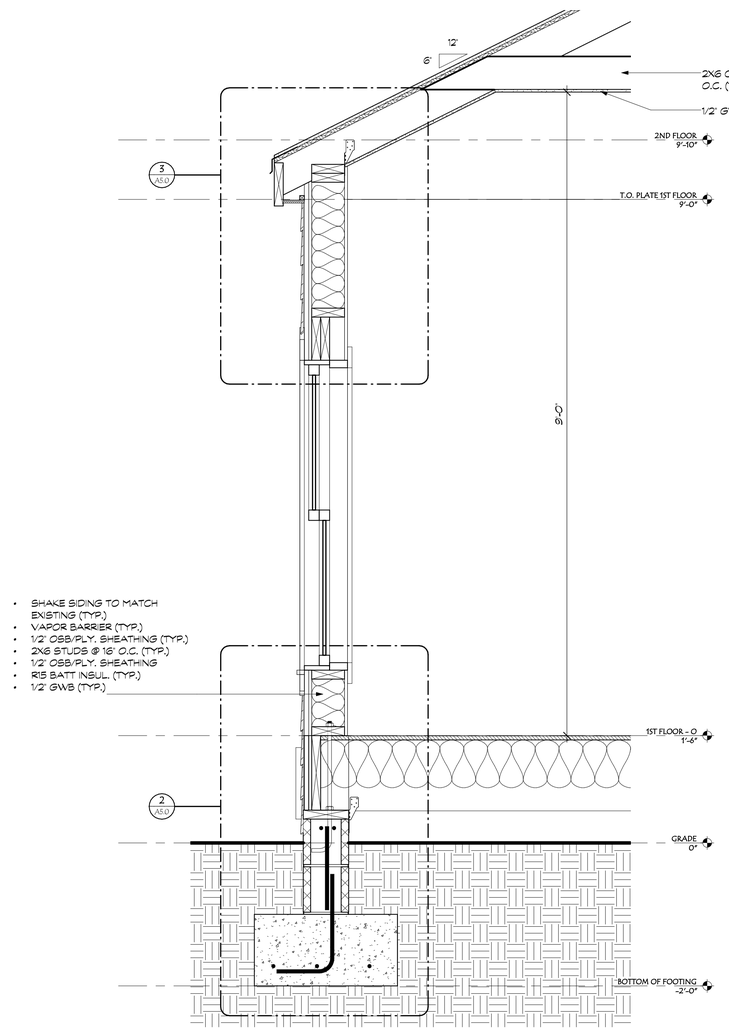
3 / A5.0 WALL SECTION - DETAIL 2

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



2 / A5.0 WALL SECTION - DETAIL 1

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



1 / A5.0 WALL SECTION

SCALE: 1" = 1'-0"

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506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	UC

DESCRIPTION: DETAILS

SHEET: A5.0

GENERAL STRUCTURAL STEEL NOTES

DESIGN CRITERIA

2010 FLORIDA BUILDING CODE

WIND DESIGN METHOD: ASCE 7-10
BASIC WIND SPEED: 132 MPH
BUILDING RISK CATEGORY: II
WIND EXPOSURE: B (CLOSED STRUCTURE)
BUILDING CLASSIFICATION: RESIDENTIAL
BUILDING TYPE: V
WIND BORNE DEBRIS: NOT APPLICABLE

DESIGN DEAD LOADS:

WALL HEADERS: 7 PSF
FLOORS: 12 PSF
ROOF: 7 PSF

DESIGN LIVE LOADS:

EXTERIOR DECKS 40 PSF
GARAGES 60 PSF
ALL OTHER AREAS 40 PSF

ATTIC, LIMITED STORAGE: 20 PSF

ROOF, 4:12 OR GREATER: 16 PSF

DEFLECTION:

WALLS L/240
FLOORS/ LL L/480
FLOORS/ TL L/240
ROOF/LL L/240
ROOF/TL L/180

GENERAL FRAMING NOTES:

ROOF SHEATHING AND DIAPHRAM ATTACHMENT
1.1 USE 15/32" APA RATED SHEATHING FASTENED W/ 8D NAILS 6" O.C. EDGES, 6" O.C. INTERMEDIATE.

ROOF AND CEILING FRAMING
1.1 ROOF ASSEMBLIES SHALL BE IN ACCORDANCE WITH FBC.
1.2 ALL CONVENTIONAL FRAMING SHALL BE SYP #2. REFER TO TRUSS SHOP DRAWINGS FOR TRUSS DETAILS. PROVIDE 1x4 PURLIN BRACING ABOVE THE BOTTOM CHORD OF ROOF TRUSSES AT THE SPACING INDICATED IN THE SHOP DRAWINGS. FASTEN W/(2) 6D NAILS AT EACH TRUSS. PROVIDE SOLID BLOCKING AT ROOF SHEATHING JOINTS IN THE FIRST TWO RAFTERS OR TRUSS SPACES FROM THE GABLE ENDS.

GABLE ENDWALLS:
1.1 PROVIDE PLATFORM FRAMING IN ATTIC OR BALLOON FRAME WALL STUDS AT ALL GABLE ENDS.

STEEL:
1.1 STRUCTURAL STEEL: SHALL BE ASTM A36.
1.2 STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FBC.
1.3 STEEL PIPE AND STRUCTURAL TUBING: SHALL BE ASTM A500 (GD B)

VERTICAL FRAMING
1.1 USE 2x6 STUDS FOR ALL EXTERIOR WALLS AND 2x4 STUDS FOR ALL INTERIOR WALLS, UNLESS NOTED OTHERWISE IN THESE PLANS.
1.2 SPACE STUDS AT 16" O.C. MINIMUM AT ALL EXTERIOR WALLS, INTERIOR BEARING WALLS AND INTERIOR SHEAR WALLS.
1.3 SPACE STUDS AT 24" O.C. MINIMUM AT ALL INTERIOR NON-BEARING WALLS.
1.4 USE SPF #2 (OR BETTER) FOR ALL WALLS U.N.O. IN THESE PLANS
1.5 USE SPF #2 TOP PLATES AND PT SPF #2 SILL PLATES

CONVENTIONAL STRAPPING:
1.1 WHERE 'CONVENTIONAL STRAPPING IS SHOWN ON THESE PLANS, USE: SIMPSON SP2 W/ (6) 10D NAILS EACH END FOR WALL STUD TO TOP PLATE CONNECTIONS @32" O.C.
1.2 SIMPSON SP1 W/ (6) 10D NAILS TO STUD AND (4) 10D NAILS TO SILL PLATE @ 16" O.C. AND ANCHOR BOLTS AT 32" O.C.
1.3 SIMPSON CS20 STRAPPING W/ (7) 10DX1.5" NAILS EACH END FOR SECOND-STORY WALL STUD CONNECTIONS AT 32" O.C.

THREADED ROD:
1.1 THIS SYSTEM USES A THREADED ROD CONTINUOUS FROM THE FOUNDATION TO THE DOUBLE TOP PLATE.
1.2 THREADED RODS: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36.
1.3 THE NUT AT THE DOUBLE TOP PLATE AND SILL PLATE SHALL RECIEVE A FINAL TIGHTENING AFTER THE ROOF SYSTEM IS INSTALLED, RIGHT BEFORE DRYWALL INSTALLATION.

WOOD:
1.1 WOOD FRAMING SHALL BE IN ACCORDANCE WITH FBC, EXCEPT AS NOTED IN THESE PLANS

FASTENINGS:
1.1 THE 'FASTENING SCHEDULE' IN FBC SHALL BE USED UNLESS OTHERWISE NOTED IN THESE PLANS. THE DOUBLE TOP PLATE SHALL HAVE A 4' LAP AND SHALL BE FACE-NAILED WITH (8) 12D SINKERS.

SILLS ON CONCRETE:
1.1 THIS SYSTEM USES A THREADED ROD CONTINUOUS FROM THE FOUNDATION THROUGH THE DOUBLE TOP PLATE. THE NUT AT THE DOUBLE TOP PLATE AND SILL PLATE SHALL RECEIVE A FINAL TIGHTENING AFTER THE ROOF SYSTEM IS INSTALLED TO ENSURE THE CONNECTION IS FREE AND CLEAR OF GAPS.
1.2 SILLS ON CONCRETE SHALL BE PRESSURE TREATED (PT) SYP #2

SUBFLOORS
1.1 WHERE SUBFLOORING IS INDICATED IN THESE PLANS, USE 3/4" T&G PLYWOOD GLUED WITH A CONSTRUCTION ADHESIVE AND FASTENED PER FBC.

FOOTINGS AND FOUNDATIONS
1.1 FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC AND AS NOTED IN THESE PLANS. WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185

MASONRY STEMWALLS
1.1 MASONRY STEMWALLS SHALL BE IN ACCORDANCE WITH FBC AND AS NOTED IN THESE PLANS.
1.2 STEMWALL TO BE A MAXIMUM OF (6) COURSES TALL. CONTACT ENGINEER OF RECORD IF STEMWALL WILL EXCEED (6) COURSES IN HEIGHT.
1.3 STEMWALL AND MONOLITHIC FOOTINGS ARE INTERCHANGEABLE.
1.4 WHERE THREADED RODS ARE EMBEDED 12" INTO STEMWALLS, THE TOP TWO COURSES OF STEMWALL MUST BE FILLED.

CONCRETE
1.1 CAST-IN-PLACE CONCRETE: SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. CONCRETE AND STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC.

SLAB ON GRADE
1.1 UNLESS NOTED OTHERWISE ON THE PLANS, SLAB THICKNESS IS 4". SLAB SHALL BE POURED OVER A 6 MIL VAPOR BARRIER AND THE SOIL SHALL BE TREATED WITH TERMITE POISON PRIOR TO POURING
1.2 6X6 W1.4XW1.4 WWF TO BE PLACED IN THE CENTER OF THE SLAB. WWF SHALL BE LAPPED 8". THE USE OF FIBERMESH SHALL BE ALLOWED IN LIEU OR WWF. MINIMUM FIBER LENGTH = 1/2"

ANCHOR BOLTS:
1.1 TYPICAL ANCHOR BOLTS ARE ONLY REQUIRED AT THE FOLLOWING LOCATIONS:
*SPACED @ 4' O.C. AT THE EXTERIOR WALL SILL PLATE WHERE THE THRU-BOLT SPACING IS GREATER THAN 4' O.C. AND WITHIN 1'-0" MAX OF ALL OPENINGS.
*AT THE EXTERIOR WALL SILL PLATES WHERE THE THRU-BOLT SPACING IS GREATER THAN 4' O.C.
*ANCHOR BOLTS ARE NOT REQUIRED AT INTERIOR BEARING WALL SILL PLATES.
*ANCHOR BOLTS SHALL BE USED UNDERNEATH FIRST FLOOR WINDOWS ON EACH SIDE BELOW THE OPENING.
1.2 ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36
1.3 WASHERS: SHALL BE IN ACCORDANCE WITH ASTM F 436 GRADE 36
1.4 NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX
1.5 ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS (DUAL CARTRIDGE INSTALLATION ONLY) SIMPSON STRONG-TIE CO., PRODUCT EPOXY-TIE SET OR ACRYLIC-TIE SET.

METAL CONNECTORS
1.1 METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR TREATED WOOD (I.E. ACQ TREATED) SHALL BE GALVANIZED OR STAINLESS STEEL. ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR TREATED WOOD (I.E)BORATE) SHALL BE Z-MAX COATED.
1.2 NAILS: ALL NAILS EXPOSED TO EXTERIOR SHALL BE GALVANIZED OR STAINLESS STEEL.
1.4 ALL NAILS EXPOSED TO FIRE TREATED LUMBER SHALL BE STAINLESS STEEL.

HEADERS/JACK STUDS:
1.1 REFER TO THESE PLANS FOR HEADER AND JACK STUD REQUIREMENTS.

EXTERIOR WALL & INTERIOR SHEARWALL SHEATHING
1.1 PROVIDE APA RATED SHEATHING WHERE STUCCO, BRICK OR STONE VENEER OR HARIPLANK LAP SIDING ARE INDICATED ON PLANS.
1.2 PROVIDE APA RATED SHEATHING AT INTERIOR SHEARWALLS.
1.3 FASTEN 7/16" THICK SHEATHING W/8D COMMON NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
1.4 REDUCE NAIL SPACING TO 3" O.C. AROUND ALL OPENINGS. USE 3" EDGE NAILING IN THE LOWER TOP PLATE ON ALL EXTERIOR WALLS.
1.5 SW-3 INDICATES 3" O.C. NAILING IS ALSO REQUIRED AT THE BOTTOM AND SIDE EDGES OF THE SHEATHING.
1.6 SW-2 INDICATES 2" O.C. NAILING IS REQUIRED AT ALL PANEL EDGES.

POST AND BEAM FRAMING
1.1 ATTACH HEADERS TO POSTS W/ (2) SIMPSON CS20 FLAT STRAPS W/ (7) 10DX1.5" NAILS TO HEADER AND (7) 10DX1.5" NAILS TO POST.
1.2 NOTCH HEADERS UNDER TOP PLATES AND BEAR-ON-JACK STUDS OR USE SIMPSON HUC410 HANGER W/(8) 16D TO WALL (8) 16D TO HEADER
1.3 ANCHOR POSTS TO FOUNDATION W/ SIMPSON ABU POST BASE W/ (1) 5/8" THREADED ROD SET 7" INTO FOOTING AND (12) 16D NAILS TO POST OR USE (1) SIMPSON HTT16 W/(1) 5/8" THREADED ROD SET 7" INTO FOOTING (16) 16D NAILS TO POST.

ROOF SHEATHING AND DIAPHRAM ATTACHMENT
1.1 USE 15/32" APA RATED SHEATHING FASTENED W/ 8D NAILS 6" O.C. EDGES, 6" O.C. INTERMEDIATE.

ROOF AND CEILING FRAMING
1.1 ROOF ASSEMBLIES SHALL BE IN ACCORDANCE WITH FBC.
1.2 ALL CONVENTIONAL FRAMING SHALL BE SYP #2. REFER TO TRUSS SHOP DRAWINGS FOR TRUSS DETAILS. PROVIDE 1x4 PULIN GRACING ABOVE THE BOTTOM CHORD OF ROOF TRUSSES AT THE SPACING INDICATED IN THE SHOP DRAWINGS. FASTEN W/(2) 6D NAILS AT EACH TRUSS. PROVIDE SOLID BLOCKING AT ROOF SHEATHING JOINTS IN THE FIRST TWO RAFTERS OR TRUSS SPACES FROM THE GABLE ENDS.

GABLE ENDWALLS:
1.1 PROVIDE PLATFORM FRAMING IN ATTIC OR BALLOON FRAME WALL STUDS AT ALL GABLE ENDS.
MASONRY
1.1 MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FBC AND IN ACCORDANCE WITH THE SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1-99
1.2 ACI 3.5 D LIMITS THE GROUT LIFT HEIGHT TO 5' AND REQUIRES A 1-HOUR INITIAL SET TIME BETWEEN LIFTS.

STEEL REINFORCEMENT
1.1 REINFORCING STEEL: SHALL BE ASTM A615, GRADE 40 OR BETTER.
1.2 STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC, ACI 318 AND AS NOTED IN THESE PLANS.
1.3 CONCRETE COVER SHALL BE IN ACCORDANCE WITH FBC AND AS FOLLOWS: 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. 2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND. 1.1/2 FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND.
1.4 VERTICAL AND HORIZONTAL REINFORCEMENT WILL BE LAPPED FOR 36 BAR DIAMETERS OR 24" , WHICHEVER IS GREATER. CORNER REINFORCEMENT SHALL BE LAPPED 30"
1.5 ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS OF ACI STANDARDS. ALL REINFORCING STEEL SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESORIES DURING PLACING OF CONCRETE. SPLICES IN REINFORCING, WHERE PERMITTED SHALL BE AS FOLLOWS: MASONRY: 48 BAR DIA. CONCRETE: 40 BAR DIA.
1.6 ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS AND PLACING DETAILS.

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#	DATE	COMMENT
	Date ?	ISSUED FOR B.P.

RICE ARCHITECT
L.L.C. 9616687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

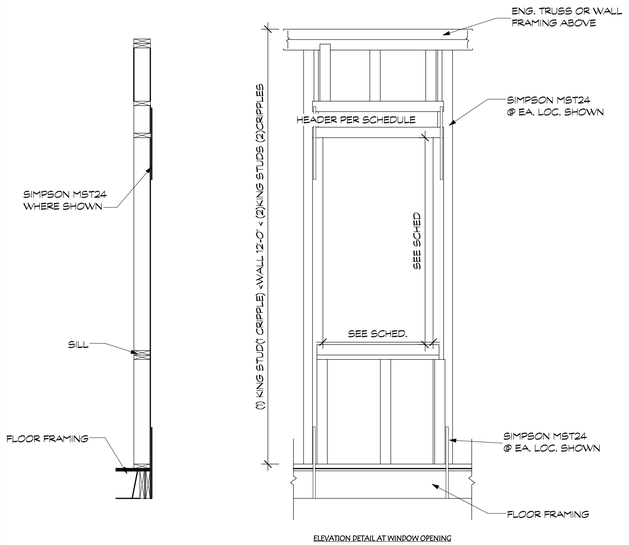
MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL
32034

PROJECT STATUS: CONSTRUCTION

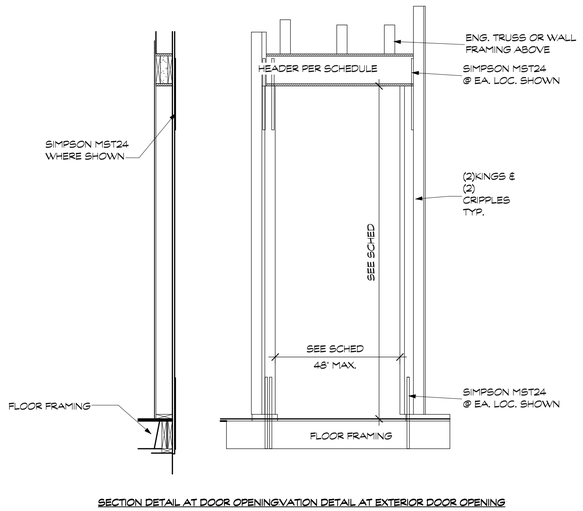
PROJECT: 18046.0
DATE: 6/12/2018
DRAWN BY: UC

DESCRIPTION:
STRUCTURAL NOTES

SHEET:
A6.0



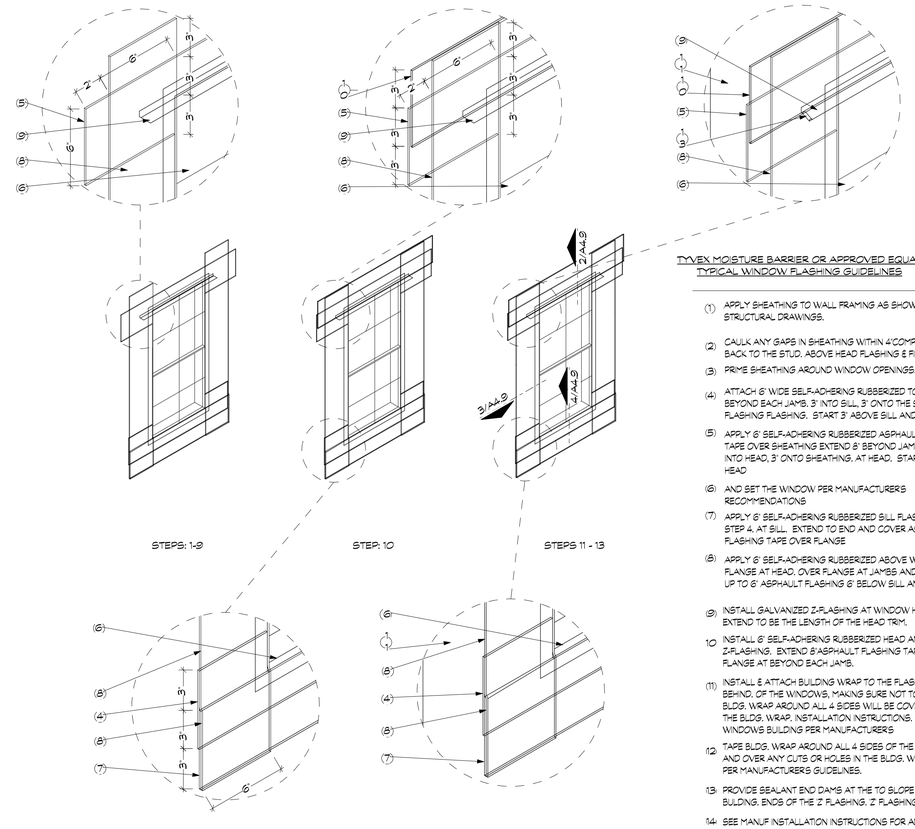
ELEVATION DETAIL AT WINDOW OPENING



SECTION DETAIL AT DOOR OPENINGVATION DETAIL AT EXTERIOR DOOR OPENING

3 A6.1 WINDOW & DOOR FRAMING DETAIL TYP.

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



TYVEX MOISTURE BARRIER OR APPROVED EQUAL
TYPICAL WINDOW FLASHING GUIDELINES

(1) APPLY SHEATHING TO WALL FRAMING AS SHOWN ON STRUCTURAL DRAWINGS.

(2) CAULK ANY GAPS IN SHEATHING WITHIN 4'COMPLETELY BACK TO THE STUD. ABOVE HEAD FLASHING & FILL GAP

(3) PRIME SHEATHING AROUND WINDOW OPENINGS.

(4) ATTACH 6' WIDE SELF-ACHERING RUBBERIZED TO EXTEND 6' BEYOND EACH JAMB, 3' INTO SILL, 3' ONTO THE SHEATHING FLASHING FLASHING. START 3' ABOVE SILL AND WRAP

(5) APPLY 6' SELF-ACHERING RUBBERIZED ASPHAULT FLASHING TAPE OVER SHEATHING EXTEND 6' BEYOND JAMBS, WRAP 3' INTO HEAD, 3' ONTO SHEATHING. AT HEAD. START 3' BELOW HEAD

(6) AND SET THE WINDOW PER MANUFACTURERS RECOMMENDATIONS

(7) APPLY 6' SELF-ACHERING RUBBERIZED SILL FLASHING IN STEP 4, AT SILL. EXTEND TO END AND COVER ASPHAULT FLASHING TAPE OVER FLANGE

(8) APPLY 6' SELF-ACHERING RUBBERIZED ABOVE WINDOW FLANGE AT HEAD, OVER FLANGE AT JAMBS AND EXTEND UP TO 6' ASPHAULT FLASHING 6' BELOW SILL AND

(9) INSTALL GALVANIZED Z-FLASHING AT WINDOW HEADER AND EXTEND TO BE THE LENGTH OF THE HEAD TRIM.

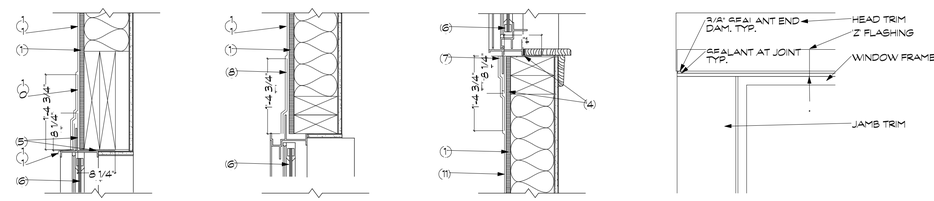
10 INSTALL 6' SELF-ADHERING RUBBERIZED HEAD AND OVER Z-FLASHING. EXTEND 6'ASPHAULT FLASHING TAPE OVER FLANGE AT BEYOND EACH JAMB.

(11) INSTALL & ATTACH BULDING WRAP TO THE FLASHING BEHND. OF THE WINDOWS, MAKING SURE NOT TO CUT THE BLDG. WRAP AROUND ALL 4 SIDES WILL BE COVERED BY THE BLDG. WRAP. INSTALLATION INSTRUCTIONS. ALL WINDOWS BULDING PER MANUFACTURERS

12 TAPE BLDG. WRAP AROUND ALL 4 SIDES OF THE WINDOW AND OVER ANY CUTS OR HOLES IN THE BLDG. WRAP AS PER MANUFACTURERS GUIDELINES.

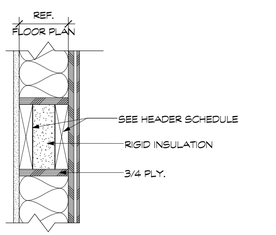
13 PROVIDE SEALANT END DAMS AT THE TO SLOPE AWAY FROM BULDING. ENDS OF THE 'Z' FLASHING. 'Z' FLASHING

14 SEE MANUF INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFO TO MAINTAIN PRODUCT WARRANTY.



4 A6.1 WINDOW FLASHING DETAIL

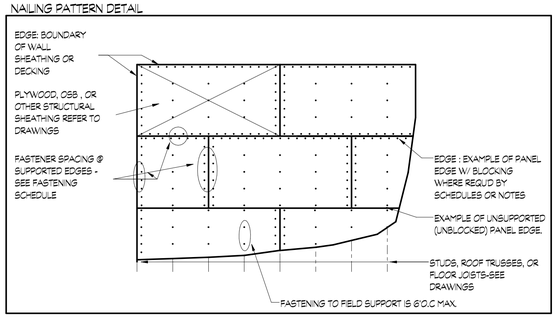
SCALE: 3/4" = 1'-0"



1 A6.1 DETAIL @ INSULATED HEADER TYP.

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

NAILING PATTERN DETAIL



FASTENERS SCHEDULE

SHEATHING	FASTENERS	REQD. SPACING
STRUCTURAL SHEATHING / DECKING : (APPLIES TO ROOF & WALLS) EXT GRD. PWD & OSB LESS THAN 532 /14"THK 532/14 THK OR GREATER	8D COMMON 10D COMMON	3' O.C EDGES ; 6' O.C FIELD 3' O.C EDGES ; 6' O.C FIELD
SUBFLOORING (ADVANTAGE TYPX) 1/ OR LESS 19/32' TO 27/32' 532/14;' TO 1-531/14;'	6D COMMON, ANNULAR OR SPIRAL THREAD 8D COMMON, OR 8D ANNULAR OR 8D SPIRAL THREAD 10D COMMON , OR 8D ANNULAR RO 8D SPIRAL THREAD	6' O.C EDGES ; 12' O.C FIELD 6' O.C EDGES ; 12' O.C FIELD 6' O.C EDGES ; 12' O.C FIELD

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2017

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	COMMENT	DATE

RICE ARCHITECT
L.L.C. 961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MIRSCHEL RESIDENCE
506 DATE STREET
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION

PROJECT:	18046.0
DATE:	6/12/2018
DRAWN BY:	LJC

DESCRIPTION: FRAMING DETAILS

SHEET: A6.1


506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