



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MAY 13, 2021
9:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the Regular Meeting of April 8, 2021.

5. DISCUSSION ITEMS

5.1 Change of Use: 960194 Gateway Blvd., Ste 203 - Michelle Strickland to discuss opening a Laser Center in a former resort development location. The property is zoned C-2.

6. NEW BUSINESS

7. OLD BUSINESS

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

9. COMMITTEE BUSINESS

9.1 SPR 2021-0005: Chris Nardone, Passero Associates, LLC., 700 Airport Rd. - Proposed expansion to existing T-hangar buildings 6 and 7; includes a unisex restroom, asphalt taxi lanes, and retention ponds. Sign-off

10. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR MAY 27, 2021

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



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
APRIL 8, 2021**

1. CALL TO ORDER 9:03

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning

Michelle Forstrom, Code Enforcement

Andre Desilet, Stormwater/Utilities

Don Kukla, Building

Rex Lester, Streets/ADA

Jason Higginbotham, Fire

OTHERS PRESENT:

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the Regular Meeting of March 11, 2021

ACTION TAKEN: A motion was made by Ms. Forstrom seconded by Mr. Desilet to approve the minutes as presented.

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

5. DISCUSSION ITEMS

5.1 Pre-Application Discussion - Asa Gillette, Gillette & Associates, Inc., 6 S. 14th Street - To discuss site upgrades for 6 S. 14th Street and 1401 Atlantic Avenue. The property is zoned C-1.

This item was presented immediately after item 5.3. after Mr. Gillette arrived at 9:39 a.m.

Asa Gillette, applicant, provided a brief overview of both projects and state that there would be no increase in footprint size, only an increase in parking spaces for 6 S. 14th Street.

Mr. Desilet mentioned he would calculate any differences in impact fees for both locations.

Mr. Platt stated that 1401 Atlantic Avenue would require a variance from the LDC parking standards.

Mr. Platt said he would setup a pre-application meeting regarding the variance request.

5.2 Pre-Application - Second Discussion: Mike Stauffer AIA, 809 Beech Street parcel - Relocation of historic structure from 14 S. 10th Street to South 9th Street for an adaptive commercial reuse. The parcel is split zoned C-3/MU-8.

Mr. Platt introduced the case.

Mike Stauffer, architect, stated that because all components of the property are owned by one entity, it is being treated as one parcel. He also stated that an ADA compliant parking spot and accessible walkways would be added.

Mr. Desilet inquired about plans for addressing stormwater drainage.

Mr. Lester confirmed the correct dimensions for an ADA compliant parking stall.

Members agreed that the granite curbs should be removed and stored onsite until the structure is relocated and then put back in place.

Members also agreed that this project can move forward to the permitting stage.

- 5.3 Change of Use: 1894 South 14th Street - Kathleen McClurg to discuss opening a Montessori School in a former fitness space. This property is zoned C-1.

Mr. Platt introduced the case and invited Ms. McClurg to speak.

Kathleen McClurg, owner, gave an overview of the project which would only serve children 3-5 years old. This Montessori school would still be classified as a daycare and follow supplemental standards as required by the Department of Children and Families (DCF).

Mr. Kukla inquired about the use of a design professional in order to meet the Change of Use criteria.

Mr. Desilet stated that he would calculate impact fees based on a 40-child headcount. He also pointed out that the rear of the proposed location is likely a retention area and would need to be kept in mind when designing any outdoor recreational areas.

Mr. Platt reviewed what the applicant's next steps should be, including contacting a design professional and obtaining a Local Business Tax Receipt (LBTR).

Ms. Forstrom stated that the dumpster would need to be enclosed and landscaped.

Mr. Lester pointed out that the current ADA parking stall is not legal.

Item 5.1 was discussed at this point with the arrival of Mr. Gillette at 9:39 a.m.

- 5.4 Pre-Application Discussion - Cotner Associates, Inc., 59 S. Fletcher Avenue, to discuss an alteration to utilize existing footprint for a 2 bedroom/2 bath suite. This property is zoned C-1.

Mr. Platt introduced the case.

John Cotner, architect, gave an overview of the proposed project and stated that the current owner would like to convert current storage space into an ADA compliant hotel suite. He added that no changes would be made to the building footprint.

Ms. Forstrom stated that without a check-in lobby or attendant, this would be considered a resort rental which is not permissible in C-1 zoning.

Mr. Platt confirmed that a variance request would be necessary in order to be permissible and that prior to moving forward with any permitting, another discussion should be held at TRC.

- 5.5 Pre-Application Discussion - Jose Miranda, Miranda Architects, 11 S. 7th Street, to discuss the conversion of house to a bed and breakfast and construction of mixed-use accessory building. This

property is zoned C-3.

Mr. Platt introduced the case.

Jose Miranda, architect, gave a brief overview of the proposed project. He explained that per the City's LDC, 3 parking spaces would be required for the 2-bedroom bed and breakfast. Multiple parking configurations were presented.

Mr. Platt stated that accessory structures are not classified in the same way in Commercial zoning districts as they are in Residential districts.

Members agreed that the parallel parking option presented was more visually appealing.

Mr. Miranda inquired about dividing the parking with 2 spaces along the North side of the property and 1 space on the South side of the property.

Mr. Platt stated that he would discuss parking options with staff and would provide comments to Mr. Miranda.

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

There were no inquiries from applicants not on the agenda.

7. COMMITTEE BUSINESS

- 7.1 Pre-Application Discussion - Scott Borowski, Clary & Associates, Surveyors, Crane Island - for committee awareness, the 4th Phase of Crane Island PUD, Platting 6 lots and 1 Tract of land. Final Plat requires City Commission approval in keeping with Resolution 2017-56.

Mr. Platt provided an overview of the history of this project and stated that final plat approval would be presented to the PAB and the sent to the City Commission for consideration.

8. ADJOURNMENT 10:39

Jacob Platt

Print

**Technical Review Committee (TRC): Pre-Application Meeting Request -
Submission #7265**

Date Submitted: 5/3/2021

Technical Review Committee (TRC) Pre-Application Meeting Request

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

Fees

None

IMPORTANT NOTES

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

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



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



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

All applications and related documents for a Pre-Application Meeting must be submitted by 12:00 p.m. five (5) business days before the scheduled meeting. Required documents are as follow:



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

Site Address*

960194 Gateway Blvd suite 203

City*

Fernandina Beach

State*

FL

Zip*

32034

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

CONTACT INFORMATION

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

First Name***Last Name*****Company (if applicable)****Telephone Number*****E-mail Address***

PROJECT INFORMATION

Project Name**Project Type*****Project Description***

I am opening a Laser center that will provide aesthetics services such as laser treatments and injectable services. I will be upgrading the flooring from carpet to tile in three rooms. I will also

Describe your project in detail

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

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



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Michelle

Applicant Last Name*

Strickland

Today's Date*

5/3/2021

Upload Supporting Documentation*

flooring.jpg

Upload 2

Commercial Lease
Agreement(MICHELLE
S).pdf

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

Upload 5

Choose File

No file selected



DEPARTMENT OF PLANNING & CONSERVATION

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



**Gateway Commons I
960194 Gateway Boulevard
Suite 203
Fernandina Beach, FL 32034**

1. PARTIES

THIS LEASE, dated the 16th day of April, 2021 between New Kings Holdings, LLC, having an address at 16077 Shellcracker Road, Jacksonville, Florida 32226, hereinafter called ("Landlord") and Sea Chelle's Laser Center LLC having an address at 960194 Gateway Boulevard hereinafter called ("Tenant").
Suite 203
Fernandina Beach, FL 32034

WITNESSETH:

2. CONSIDERATION

That each of the aforesaid parties acknowledges receipt of a valuable consideration from the other and that they and each of them act herein in further consideration of the covenants of the other as herein stated.

ARTICLE I

Landlord and Tenant agree as follows:

3. PREMISES

That Landlord does hereby grant, demise and lease unto Tenant the premises or space in Gateway Commons I, 960194 Gateway Boulevard, Suite 203, Nassau County, Fernandina Beach, Florida 32034, (hereinafter referred to as "Building") on the second floor of the Building, Suite 203, (hereinafter referred to as "Premises").

4. TERM OF LEASE

TO HAVE AND TO HOLD PREMISES UNTO TENANT FOR A PERIOD COMMENCING ON April 16th, 2021 AND ENDING ON April 16th, 2024.

5. RENTAL

That Tenant is to pay Landlord \$3,500.00 per month as Base Monthly Rental ("Rental") for Premises for the term hereinabove specified, in advance on the first day of each month throughout said term of this lease, plus applicable sales tax, currently 6.5%. If rent has not been paid by the 10th of the month in which it is due, 5% of the monthly payment will be assessed as a late charge.

Tenant acknowledges that the Rental provided for herein is intended to compensate Landlord for all ad valorem taxes attributable to the space occupied by Tenant. The Landlord shall pay all ad valorem taxes assessed against the leased property. Tenant shall pay all personal property taxes duly assessed against Tenant's personal property located on the Premises and shall also pay privilege, excise and other taxes duly assessed. Tenant shall pay said taxes when due so as to prevent the assessment of any late fees or penalties.

6. SECURITY

That Landlord acknowledges receipt of Tenant's check in the amount of Three Thousand Five Hundred and 00/100 Dollars (3,500.00) to be held as security for the performance of Tenant's covenants herein contained. Upon failure of Tenant to make any payments or performance provided for herein, Landlord may apply said deposit for the payment of the last monthly rental payment hereinabove provided for, but shall not be obligated to do so. The provisions of this paragraph shall not be construed as liquidated damages and shall not operate in any manner to reduce or release the obligations of Tenant hereunder, except insofar as the application of this money may reduce or satisfy an obligation to make payment of money. If this lease is renewed or extended, then such deposit shall be retained by Landlord under the same conditions for the period of such extension or renewal. If Tenant is not in default hereunder, any remaining balance of such deposit shall be returned by Landlord to Tenant within thirty (30) days after termination of this Lease and any extension hereof, without interest.

7. QUIET POSSESSION

Tenant shall keep and perform all of its covenants of this Lease on the part of Tenant to be performed and Landlord shall guarantee to Tenant the quiet, peaceful and uninterrupted possession of Premises.

ARTICLE II

Tenant further agrees as follows:

8. LAWFUL USES

That Premises during the term of this Lease shall be used for the purpose of medical office space and only and exclusively for lawful purposes and no part of Premises or improvements thereon shall be used in any manner whatsoever for any purpose in violation of the laws of the United States, the state of Florida or the ordinances and the laws of the city of Fernandina Beach or the Declaration of Condominium or the Bylaws of Gateway Commons I Condominium Association, Inc. and the Gateway to Amelia Owners Association, Inc. (which Tenant acknowledges a receipt hereof by their execution of this Lease).

9. MAINTENANCE AND UTILITIES

Tenant, at its own expense, shall maintain a quarterly servicing contract for the two (2) HVAC units servicing the Premises and shall promptly, after commencement of the lease, provide the Landlord with a copy of the contract.

The Landlord shall keep and maintain the Premises, including plumbing, mechanical and electrical therein or appurtenant to, in a state of good repair and tenantable condition at Landlord's expense, subject only to wear and tear, ("Landlord Maintenance"), provided however that the Tenant shall be responsible for the first \$1,000.00 (the "Tenant Share") in total expenses for Landlord Maintenance for each Lease Year during the term of this Lease. The Tenant Share shall not include the cost of maintaining the quarterly servicing contract for the HVAC units.

Tenant shall immediately register the electric meter servicing the Premises in Tenant's name with the appropriate utility company. Commencing on the Lease Commencement Date, Tenant

shall pay for all electrical services and charges related to the Premises. Tenant agrees to pay all charges for gas and all water used on the Premises. Tenant shall make its own arrangements with the respective utility company supplying such services.

Tenant shall pay for refuse collection, pest extermination services, maintenance and janitorial services.

10. INDEMNITY

That Tenant is or shall become familiar with Premises, acknowledges that the same are received by Tenant in good state of repair, accepted by Tenant in the condition in which they are in now or shall be when ready for occupancy and that Landlord shall not be liable to Tenant or Tenant's agents, employees, invitees or visitors for any injuries, death or damage to persons or property due to condition, design or defect in Building or its mechanical systems or elsewhere in Premises or Building which may now exist or hereafter occur except where due to Landlord's negligence. Tenant accepts Premises as suitable for the purposes for which the same are leased and assumes all risks of injury, death or damage to persons or property for which Tenant may become legally liable, and agrees that no representations except such as are contained herein or endorsed hereon have been made to Tenant respecting the condition of the Premises.

Tenant further agrees that Tenant, at all times, will indemnify and hold harmless Landlord from all claims, damages, liabilities and expenses which may arise or be claimed against Landlord by any person, firm or corporation for any injuries, death or damages to the person or property of any person, firm or corporation for which Tenant may become liable consequent upon or arising from the use or occupancy of Premises by Tenant, or consequent upon or arising from any acts, omissions, neglect or fault of Tenant (his agents, servants, employees, licensees, customers or invitees) or consequent upon or arising from Tenant's failure to comply with the aforesaid laws, statutes, ordinances or regulations; and that Landlord shall not be liable to Tenant for any injuries, death or damages to the persons or property of Tenant which may be caused by the acts, neglect, omissions or faults of any person, firm or corporation and that Tenant will release, indemnify and save harmless Landlord from all such damages, liabilities, losses, death, injuries or expenses, except where due to Landlord's negligence.

11. RENEWAL OPTION

No renewal option is included with this lease.

12. NUISANCES

That Tenant shall not create or allow any nuisances to exist in Premises, and that it shall abate promptly and free of expense to Landlord any nuisance that may arise.

13. INVALIDATION

That Tenant shall not suffer anything to be remain upon or about Premises which will invalidate any policy of insurance which Landlord may now or hereafter have upon Building.

14. INCREASED PREMIUMS

That Tenant shall not suffer anything to be or remain upon or about Premises nor carry on nor permit upon Premises any trade or occupation or suffer to be done anything which may render

an increased or extra premium payable for the insurance of Premises or Building against fire, casualty, liability or any other insurable causes, unless consented to in writing by Landlord and if so consented to Tenant shall pay such increased or extra premium within ten days after Tenant shall have been advised of the amount thereof.

15. ALTERATIONS

Tenant shall have the right to make the following changes, at their own expense, upon taking possession of the Premises:

- (a) Tenant may install LVP or tile flooring in all or part of the unit. Floor soundproofing material or underlayment must be used to achieve an Impact Rating (IIC) of 70 or higher.
- (b) Tenant may paint the interior walls a color of their choosing.
- (c) Tenant may change existing or install additional light fixtures.
- (d) Tenant may install sinks in rooms designated for patient care.

Tenant is responsible for ensuring that all changes are installed by a contractor licensed in the state of Florida and the appropriate permits are obtained if applicable. All changes must meet any standards laid forth in the Condominium covenants, conditions and restrictions. Landlord has made available to Tenant a copy of said Declaration of Condominium and Bylaws of the Condominium Association for the specific condominium development and for Gateway to Amelia Owners' Association.

Tenant shall seek Landlord approval, in writing, prior to making any changes other than those outlined in items a - d. Such approval shall be considered and determined by Landlord and a response shall be provided by Landlord to Tenant within three (3) days after such written request is made by Tenant. Such changes, alterations, floor covering or additions, when made to Premises by Tenant, shall at once become the property of Landlord and shall be surrendered to Landlord upon the termination in any manner of this Lease; but this clause shall not apply to movable fixtures or furniture of Tenant.

16. SIGNS

Tenant may install signage at their sole cost and expense in the following areas; in the space allowed by the entry door, on the building directory by the elevator and on the exterior directional sign. If Tenant so desires, they can install letters on the canopy over the balcony, but would be responsible for returning the balcony awning in the same condition as now (all Commons I occupants are governed by the same clause regarding the awnings).

That Tenant shall not paint, display, inscribe, maintain or affix any sign, picture, advertisement, notice, lettering or direction on any part of the exterior of the building without Landlord's prior written consent; and, Tenant's compliance with all applicable condominium and owners' association rules and regulations. That Landlord shall have the right to remove, at Tenant's expense, all matter other than that above provided for without notice to Tenant.

17. DEFACING PREMISES AND OVERLOADING

That Tenant shall not place anything or allow anything to be placed near the glass of any door, partition, wall or window which may be seen or is unsightly from outside Premises and Tenant shall not place or permit to be placed any article of any kind on any window ledge or on the exterior walls. That blinds, shades, awnings or other forms of inside or outside window

coverings or window ventilators or similar devices, shall not be placed in or about the outside windows in Premises except to the extent that the character, shape, color, material and make thereof is approved by the Landlord and Tenant shall not do any painting or decorating in the Premises or make, paint, cut or drill into, or in any way deface any part of the Premises or Building without the prior written consent of Landlord, which approval shall not be unreasonable withheld. That Tenant shall not overload any floor or part thereof in Premises, or any facility in Building or any public corridors or elevators therein while bringing in or removing any large or heavy articles, and Landlord may direct and control the locations of safes and all other heavy articles. That furniture and other large or heavy articles may not be brought into Building, removed therefrom or moved from place to place within any portion of Premises or other portion of the Building or its equipment that would exceed the allowable load limits set forth in the rules of the Building.

18. REPAIRS

That Tenant shall at its cost and expense, repair and replace any damage or injury done to Premises or Building or any part thereof caused by Tenant or its agents, employees, invitees, or visitors and should Tenant fail to make such repairs or replacements within 15 days of occurrence, Landlord may, at its option, make such repairs and replacements and Tenant shall pay the cost thereof to Landlord upon demand. Tenant shall not permit any liens to be suffered against the property.

19. SUBLETTING/ASSIGNMENTS

Tenant shall retain rights to sublease and assignment per the agreed upon Lease Agreement, with the Landlord's prior written consent, which shall not be unreasonable withheld. Notwithstanding any assignment or subletting, Tenant and any guarantor of Tenant's obligations under this Lease shall at all times remain fully responsible and liable for the payment of the rent herein specified and for compliance with all of Tenant's other obligations under this Lease.

20. ATTORNEY FEES

That Tenant shall pay all costs of collection, including reasonable attorney fees, if all or any part of the rent reserved herein is collected after maturity with the aid of any attorney. Tenant shall pay reasonable attorney fees in the event it becomes necessary for the Landlord to employ an attorney to force Tenant to comply with any of the covenants, obligations or conditions imposed by this Lease.

21. RULES OF BUILDING

The Tenant shall comply and cause Tenant's agents, employees, invitees and visitors to comply fully with all requirements of the rules of the Building and any amendments or modification thereto. Parking for the Premises is in the rear of the Building.

22. ENTRY FOR REPAIRS, ETC.

The Landlord, its officers, agents or representatives shall have the right to enter into and upon Premises at all reasonable times to inspect same or make such repairs or alterations as Landlord may deem necessary or desirable. Tenant shall permit Landlord at any time to inspect, erect, use and maintain pipes, ducts, conduits and similar devices in and through Premises and to make any necessary repairs or alterations. Landlord shall be allowed to take all material into and upon Premises that may be required, therefore without the same constituting an eviction of

Tenant in whole or in part and the rent reserved shall in no way abate while said repairs and maintenance are being made, by reason of loss or interruption or business of Tenant, or otherwise.

23. SURRENDER OF PREMISES

That, upon any termination of this Lease, by expiration, lapse of time or otherwise:

- (a) Tenant shall immediately vacate Premises and surrender Premises to Landlord in good order, condition and repair.
- (b) Tenant shall surrender all keys of Premises to Landlord.
- (c) Tenant grants to Landlord full authority and license to enter Premises and take possession thereof.
- (d) All installations, decorations, additions, partitions, hardware, light fixtures, non-trade fixtures and improvements, temporary or permanent, except movable furniture and equipment belonging to Tenant; in or upon Premises, whether placed there by Tenant or Landlord, shall be Landlord's property and shall remain upon Premises, all without compensation, allowance or credit to Tenant.

ARTICLE IV

Landlord and Tenant further agree as follows:

24. RIGHTS RESERVED TO LANDLORD

Landlord shall have the following rights exercisable without notice and without liability to Tenant for damage or injury to property, person or business (all claims for damage therefore being hereby released by Tenant) and without effecting an eviction or disturbance of Tenant's use of possession or giving rise to any claim for setoffs or abatement of rent:

- (a) To retain at all times and to use in appropriate instances, keys to all doors within and into Premises. Tenant shall not replace any locks without the prior written consent of Landlord.
- (b) To decorate, remodel, repair, alter or otherwise prepare Premises for re-occupancy during the last three months of the term hereof, if during or prior to such time Tenant vacates the Premises, or at any time after Tenant abandons Premises.
- (c) To enter Premises at reasonable hours to make inspections or to exhibit Premises to prospective tenants, purchasers or others, or for other reasonable purposes.
- (d) To approve the weight, size and location of safes, computers and other heavy articles in and about Premises and Building and to require all such items and other office furniture and equipment to be moved in and out of Building and Premises only at such times and in such manner as Landlord shall direct and in all events at Tenant's sole risk and responsibility.
- (e) To make at any time or times and at its own expense, repairs, alterations, additions and improvements, structural or otherwise, in and to Premises, or part thereof, as Landlord may deem necessary or desirable and to perform any acts related to safety, protection or preservation thereof, and during such operations to take into and through Premises or any part of Building all material and equipment required; and to close or temporarily suspend operation of entrances, doors, corridors, elevators or other facilities, provided that Landlord shall cause only such inconvenience or annoyance to Tenant as is reasonable necessary in the circumstances.

- (f) To do or permit to be done any work in or about Premises or Building or any adjacent or nearby building, land, street or alley.

25. DEFAULT

The following events shall be deemed to be events of default by Tenant under this Lease:

- (a) Tenant shall fail to pay any installment of rent hereby reserved and such failure shall continue for a period of fifteen (15) days.
- (b) Tenant shall fail to comply with any term, provision or covenant of this Lease, other than the payment of rent and shall not cure such failure within fifteen (15) days after written notice thereof to Tenant.
- (c) Tenant or any guarantor of Tenant's obligation shall make an assignment for the benefit of creditors.
- (d) Tenant or any guarantor of Tenant's obligation shall file a petition under any section or chapter of the National Bankruptcy Act, as amended, or under any similar law or statute of the United States or any state thereof; or Tenant or any guarantor of Tenant's obligations shall be adjudged bankrupt or insolvent in proceedings filed against Tenant or any guarantor of Tenant's obligations thereunder and such adjudication shall not be vacated or set aside or stayed within the time permitted by law.
- (e) A receiver or trustee shall be appointed for all or substantially all of the assets of Tenant or any guarantor of Tenant's obligations and such receivership shall not be terminated or stayed within the time permitted by law.
- (f) Tenant shall abandon or vacate any substantial portion of Premises.
- (g) Tenant shall suffer or permit any lien to be filed or recorded against the Premises.

Upon the occurrence of any of such events of default, Landlord shall have the option to pursue any one or more of the following remedies without any notice or demand whatsoever:

- (1) Terminate this Lease, in which event Tenant shall immediately surrender the Premises to Landlord, and if Tenant fails to do so, Landlord may, without prejudice to any other remedy which it may have for possession or arrearages in rent, enter upon and take possession and expel or remove Tenant and any other person who may be occupying Premises or any part thereof, by force if necessary, without being liable for prosecution or amount of all loss and damage which Tenant may suffer by reason of such termination, whether through liability to re-lease Premises on satisfactory terms or otherwise.
- (2) Enter upon and take possession of the Premises and expel or remove Tenant and any other person who may be occupying Premises or any part thereof, without terminating this Lease, make such alterations and repairs as may be necessary in order to re-lease the Premises and re-lease the Premises or any part thereof for such term and at such rental and upon such other terms and conditions as Landlord in its sole discretion may deem advisable; upon each such re-leasing all rentals received by Landlord from such re-leasing shall be applied: first, to the payment of any indebtedness other than rent hereunder due from Tenant to Landlord; second, to the payment of any costs and expenses of such re-leasing including brokerage fees and attorney's fees and costs of such alterations and repairs; third, to the payment of any rent due and unpaid hereunder; and the residue, if any shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. If such rentals received from such re-leasing during any month shall be less than the rent to be paid during that month by Tenant hereunder, Tenant shall pay any such deficiency to

Landlord upon demand. No such re-entry or taking possession by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention shall be given to Tenant; and any attempt by Landlord to mitigate its claim for damages against Tenant by re-leasing the Premises shall not be construed as waiver of its right to damages under this section.

- (3) Enter upon Premises by force if necessary without being liable for prosecution or any claim for damages therefor, and do whatever Tenant is obligated to do under the terms of this Lease; and Tenant agrees to reimburse Landlord on demand for any expenses Landlord may incur in thus effecting compliance with Tenant's obligations under this Lease and Tenant further agrees that Landlord shall not be liable for any damages resulting to the Tenant from such action, whether caused by negligence of Landlord or otherwise.
- (4) Upon any default by the Tenant all unpaid rent payments due under the terms of the Lease are due and payable immediately upon demand by the Landlord.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided, or any other remedies provided by law, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any rent due to Landlord hereunder or of any damages occurring to Landlord by reason of the violation of any of the terms, provisions and covenants herein contained. No waiver by Landlord or any violation or breach of any of the terms, provisions and covenants contained in this Lease shall be deemed or construed to constitute a waiver of any other or succeeding violation or breach of any of the terms, provisions, covenants herein contained. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default.

Tenant does hereby grant Landlord a security interest in and lien upon all furniture, fixtures, chattels and other items of personal property located in or on Premises to secure the performance of all covenants contained herein. This lien shall be in addition to all other liens provided by law.

26. COVENANTS TO RUN TO HEIRS, ETC.

All covenants, conditions, agreements and undertakings in this Lease contained shall extend and inure to the benefit of Landlord and its successors and assigns, and, with the written consent of Landlord, to the heirs, executors, administrators, successors and assigns of Tenant the same as if they were in every case named and expressed; and except as herein otherwise provided, all said covenants, conditions and agreements shall be binding upon the successors and assigns, heirs, executors and administrators of the respective parties.

27. DAMAGE BY FIRE OR OTHER CASUALTY

If any part of Premises or a material portion of Building in which Premises are located which affects Tenant's occupancy is rendered untenable by fire or other casualty, Landlord may elect (a) to terminate this Lease as of the date of the fire or casualty by notice to Tenant within sixty (60) days after the date, or (b) to repair, restore or rehabilitate Building or Premises at Landlord's expense, in which event this Lease shall not terminate but rent all be abated on a per diem basis while Premises are untenable, prorated for that portion of Tenant's premises that are untenable. If such damage is due to act or omission of Tenant, Landlord shall have such rights as are set forth herein at Tenant's cost and expense. If Landlord elects so to repair,

restore, or rehabilitate Building or Premises, said work shall be undertaken and prosecuted with all due diligence and speed. In the event of termination of the Lease pursuant to this paragraph, rent shall be apportioned on a per diem basis and paid to the date of the fire or casualty.

28. CONDEMNATION

If the land or Building, or any part thereof, or any interest therein, be taken by virtue of eminent domain or for any public or quasi-public use or purpose, Landlord shall have the right to terminate this Lease at the date of such taking or within six months thereafter by giving the Tenant thirty (30) days, prior notice of the date of such termination. Any interest which Tenant may have or claim to have in any award resulting from any condemnation proceedings shall be limited to the unamortized value of any permanent improvement to the structure of Building paid for by Tenant and any claim for furniture or fixtures of any nature whatsoever shall be excluded.

29. INSURANCE

Tenant shall be responsible for maintaining insurance for all contents and personal property belonging to the Tenant from all loss or damage. Landlord shall not be liable for any losses suffered to Tenant's property, except to the extent such losses are occasioned by the gross negligence or intentional acts of Landlord, or its agents or employees.

Tenant shall, at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of Tenant in the Premises with the premiums thereon fully paid on or before the due date, issued by and binding upon some insurance company approved by the Landlord, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least ten (10) days prior to such expiration.

30. NOTICES

Any notice required or desired to be given in connection with this Lease shall be in writing sent by certified or registered mail, postage prepaid. Such notice to Landlord shall be sent to 16077 Shellcracker Road, Jacksonville, Florida 32226, or any other person designated in writing by Landlord to Tenant. Such notices sent to Tenant by Landlord shall be sent to Tenant at its mailing address in Building, or any other person designated in writing by Tenant to Landlord.

31. OTHER AGREEMENTS

This Lease contains the entire agreement of the parties hereto with respect to the matters contained herein and no other representations, promises or agreements, oral or otherwise, have been made between the parties. Submission of this Lease for examination does not constitute a reservation of or option for Premises. Lease becomes effective only upon execution and delivery by both Landlord and Tenant. All exhibits and riders attached to this Lease and initialed by Landlord and Tenant are incorporated into and made a part of this Lease.

32. TIME

Time of the essence of this Lease.

33. CAPTIONS

The captions used in this Lease are for convenience only and do not in any way limit or amplify the terms and provisions hereof.

34. CONDOMINIUM

Tenant covenants, understands and agrees that it is leasing a commercial or office space located within a condominium, which is subject to covenants, conditions and restrictions. Landlord has made available to Tenant a copy of said Declaration of Condominium and Bylaws of the Condominium Association for the specific condominium development and for Gateway to Amelia Owners' Association. Tenant acknowledges receipt of these documents and acknowledges that a violation of said regulations which is not abated within five (5) days from receipt of written notice thereof shall be deemed a material default in terms of this lease and shall entitle the Landlord to terminate the Lease by furnishing fifteen (15) days advance notice. Tenant, by execution hereof, agrees to indemnify Landlord and hold them harmless of and from all damages, claims and liabilities that arise due to a violation of the above-mentioned rules, regulations and condominium documents.

35. HAZARDOUS MATERIALS

Landlord is currently unaware of any hazardous materials or conditions existing in the Premises, Building or on the site.

Disclosure required by Section 404.056(5), Florida Statutes:

RANDON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

36. ADA/CODE COMPLIANCE

Tenant shall be solely responsible for any and all related costs concerning all improvements, permits, construction, ADA/Title 24 Code Compliance Issues and Fire Life Safety for the Premises. All common areas are governed and managed by the applicable Condominium Association.

37. APPLICABLE LAW

This Lease is governed under the laws of the State of Florida. Further proper venue shall lie in Nassau County, Florida. The Parties further waive any right to have any issues related to this lease or Tenant's occupancy and/or use of the Premises to be tried by jury.

38. OTHER TERMS

Parking for the Premises is in the rear of the Building. The Parties acknowledge that the applicable Condominium/Owners Association has the ability to adopt reasonable rules relating to parking.

Tenant has the right to install a Security System ("System") at the Premises, at Tenant's expense.

Tenant acknowledges review, receipt and agreement with the Declaration of Condominium of Gateway to Amelia Condominium Association, Inc., and its Bylaws and Rules and the Gateway to Amelia Owners Association, Inc. Declaration of Covenants and Restrictions and Bylaws.

Sidewalks, doorways, vestibules, halls, stairways and similar areas shall not be obstructed by Tenant or used for any purposes other than ingress and egress to and from the leased premises and for going from one to another part of the building. Corridor doors, when not in use, shall be kept closed at all times.

Plumbing fixtures and appliances shall be used only for purposes for which constructed and no sweepings, rubbish, rags or other unsuitable material shall be thrown or placed therein. Damage resulting to any such fixtures or appliances from misuse by Tenant shall be paid by him, and Landlord shall not in any case be responsible therefor.

Tenant will refer all contractors, contractor's representatives and installation technicians, rendering any service to Tenant to Landlord for Landlord's approval in writing. Such approval shall be considered and determined by Landlord and a response shall be provided by Landlord to Tenant within three (3) days after such written request is made by Tenant.

Gateway Commons I is a smoke-free Building. Smoking is not permitted in any portion of the Building including the Premises, Common Areas or public access areas. Common Areas include, but shall not be limited to, restrooms, corridors, elevator lobbies, stairwells, etc.

Tenant agrees to accept the Premises in current condition.

There are no animals or pets of any kind allowed in the building unless they are medically required and only with prior written approval by Landlord.

39. SECURITY INTEREST

In addition to any statutory Landlord's lien, Tenant hereby grants Landlord a security interest to secure payment of all rentals and other obligations becoming due hereunder from Tenant, and to secure payment of any damages or loss which Landlord may suffer by reason of the breach by Tenant of any covenant, agreement or condition contained herein, upon all inventory, accounts receivable, goods, wares, equipment, fixtures, furniture improvements and other personal property of Tenant and all proceeds therefrom and any such property located in the Premises shall not be removed without the consent of Landlord until all arrearage in rent as well as any and all other sums of money then due to Landlord or to become due to Landlord hereunder shall first have been paid and discharged and all the covenants, agreements and conditions hereof have been fully complied with and performed by Tenant. Upon the occurrence of an event of default by Tenant, Landlord may, in addition to any other remedies provided herein, enter upon the Premises and take possession of any and all goods, wares, equipment, fixtures, furniture, improvements and other personal property of Tenant situated on the premises, without liability for trespass or conversion and sell the same at public or private sale, with or without having such property at the sale, after giving Tenant reasonable notice of the time and place of any public sale or of the time after which any private sale is to be made, at which sale the Landlord or its assign may purchase unless otherwise prohibited by law, and without intending to exclude any other manner of giving Tenant reasonable notice, the requirement of reasonable notice shall be met if such notice is given in the manner prescribed in this lease at

least seven (7) days before the time of sale. Any sale made pursuant to the provisions of this paragraph shall be deemed to have been a public sale conducted in a commercially reasonable manner if held in the above described premises or where the property is located after the time, place and method of sale and a general description of the types of property to be sold have been advertised in a daily newspaper having a general circulation in the county in which the property is located, for five (5) consecutive days before the date of the sale. The proceeds from any such disposition, less any and all expenses connected with the taking of possession, holding and selling of the property (including reasonable attorney's fees and legal expenses), shall be applied as a credit against the indebtedness secured by the security interest granted in this paragraph. Any surplus shall be paid to Tenant or as otherwise required by law; the Tenant shall pay any deficiencies forthwith. Upon request by Landlord, Tenant agrees to execute and deliver to Landlord a financing statement in form sufficient to perfect the security interest of Landlord in the aforementioned property and proceeds thereof under the provisions of the Uniform Commercial Code in the State of Florida.

40. LEASE COMMENCEMENT DATE

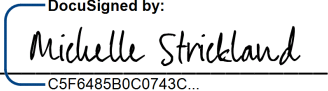
Both parties agree that the "Lease Commencement Date" shall be April 16th, 2021.

IN WITNESS WHEREOF, the Parties have executed this lease on the day and year written.

LANDLORD: New Kings Holdings, LLC

By: Joe Overby, Manager

TENANT:

By:  C5F6485B0C0743C...

Print

Technical Review Committee: Application - Submission #6843

Date Submitted: 2/26/2021

Technical Review Committee: Application

USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.

Fees

- ☒ Initial submittal + two submittals of full site plans. \$400 + 2% of the project construction cost (whichever is greater) for up to a maximum of \$5,500.
- ☐ 3rd and subsequent resubmittals. \$400
- ☐ Change of Use Determination Letter \$50
- ☐ Engineering Review (Consultant Hourly Rate) \$125

TRC 2021 - MEETING CALENDAR

TRC_2021 Meeting Calendar



December 2020 meeting dates are: December 10, 2020 & December 17, 2020

IMPORTANT NOTES

This application will be routed to the various departments for review of the applicable codes and design standards.

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



Requirements for All Site Plans “ see LDC section 11.01.04



Requirements for Subdivision Plats “ see LDC section 11.01.05



Determination for Completeness & sufficiency “ see LDC section 11.03.01



Review and Compliance Report by the Technical Review Committee “ see LDC Section 11.03.02



Construction and Improvements “ see LDC section 11.05.00



Amendments to Local Development Orders “ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



See Development Plan Submittal Checklist



All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.



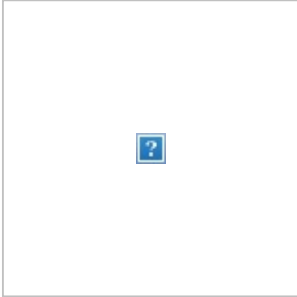
A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.



A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

TRC will guide your application from start to finish, engaging other City departments as needed.



PROPERTY INFORMATION

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

Site Address*

Airport Road

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

06-2N-28-0000-0001-0000

Lot

NA

Block

NA

Subdivision

NA

Zoning District

IA

Future Land Use Designation*

Industrial

Overlay District*

Airport

Size of Property (acres)*

.93

Present Property Use*

Vacant Airport Land

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Nathan

Last Name*

Coyle

Company (if applicable)

City of Fernandina Airport Manager

Mailing Address*

700 Airport Road

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

(904) 310-3436

Email Address*

ncoyale@fbfl.org

OWNER'S AGENT

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

First Name

Christopher

Last Name

Nardone

Company (if applicable)

Passero Associates

Mailing Address

260 Majorca Road

City

St. Augustine

State

Florida

Zip

32095

Telephone Number

(904) 624-4211

Email Address

cnardone@passero.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Hangars 6 & 7 Expansion

Proposed Access Road*

NA

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

\$950,000.00

Description of Request*

Proposed expansion to existing T-hangar buildings 6 and 7 by providing 3 additional units per each building. Project includes a unisex toilet room and storage room; also asphalt taxilanes and aprons with retention ponds.

Site Plan Review Checklist



The names, address, telephone number, fax number, and email address of the person preparing the plan.



The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.



The legal description of the property, consistent with the required survey.



A vicinity map showing the location of the property.



The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.



The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.



The location of the mean high-water line, if such line is within the boundaries of the property.



A topographic survey, soils report, grading plan, and an erosion control plan.



A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.



A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.



The name, plat book, and page number of any recorded subdivision comprising all or part of the site.



The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning district.



Elevations of all proposed structures.



The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities.



The location of existing and proposed utilities, utility services, and easements.



A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)



A soil erosion and sediment control plan compliant with Section 3.01.04.



For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.



For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:



o Timeline for the development; and



o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.



A summary block containing:



o Land use category from the Future Land Use Map in the comprehensive plan;



o Zoning district;



o Total acreage;



o Total square footage for non-residential uses;



o Total density and number of units, proposed and permissible for residential uses;



o Impervious surface ratio calculation, proposed and permissible;



o Floor area ratio calculation, proposed and permissible;



o Total number of parking spaces, required and provided; and



o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.



Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to:



o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)



o Concurrency analysis (concurrency analysis reports shall contain the information set forth in Section 7.04.00.)



o Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)



o Parking studies (requirements for parking studies are set forth in Section 7.01.04.)



o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)



o Environmental Impact Study (requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)



o Tree Protection Plan (Section 4.05.09.)



o Landscape Plan (Section 4.05.00.)



o Lighting Plan (Section 3.05.00.), Section 7.01.04.B)



o Signage Plan (Section 5.03.00.)



o Proof of Ownership " provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.



Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies



Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as r

School Concurrency

New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach’s Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

Certification*

☒

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

☐

I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Christopher

Applicant Last Name*

Nardone

Today's Date*

2/26/2021

Upload Supporting Documentation*

FHB Hangar TRC Set 20210226.pdf

Upload 2

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Upload 3

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Upload 5

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CONTRACT DOCUMENTS FOR: HANGARS 6 & 7 EXPANSION

Passero Project No: 99000047.0091
FDOT FIN Number: 434909-1-94-20

Fernandina Beach Municipal Airport (FHB)
700 Airport Road
Fernandina Beach, FL 32034

FEBRUARY 23, 2021

CLIENT:



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

ARCHITECTURAL & CIVIL & STRUCTURAL:



4730 Casa Cola Way, Suite 200 (904) 757-6106
St. Augustine, Florida 32095

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:



4245 Land Rd. (678) 246-5166
Ball Ground, GA 30107

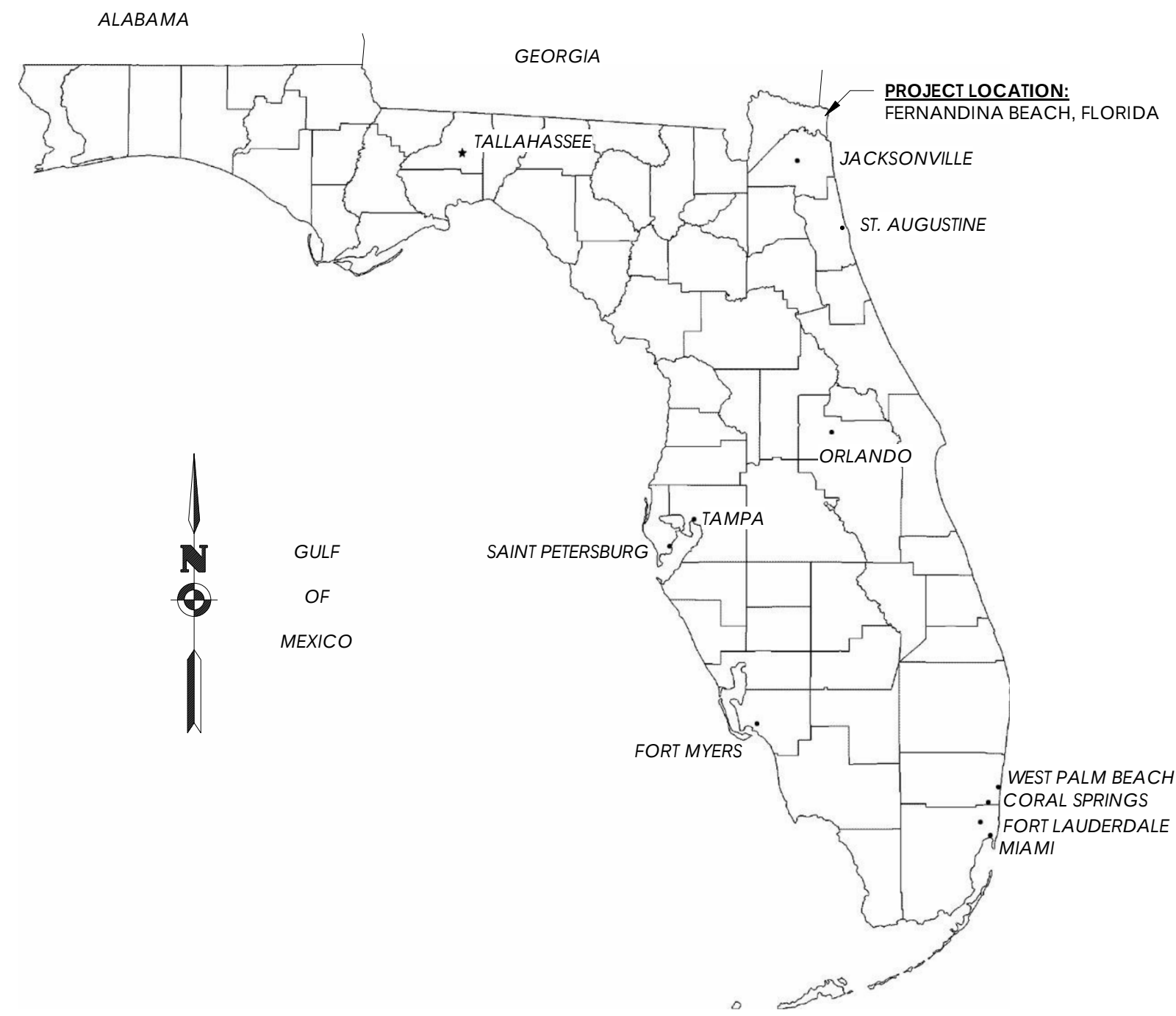
INDEX OF TRC DRAWINGS:

CIVIL:	
C-001	SITE SAFETY, SECURITY & GENERAL NOTES
C-002	SITE SURVEY
C-100	PROPOSED SITE PLAN
C-101	PARKING AREA MARKINGS SITE PLAN (BID ADDITIVE "A")
C-200	DRAINAGE & EROSION CONTROL PLAN
C-300	UTILITY PLAN
C-400	SITE DETAILS
C-401	SITE DETAILS
C-402	SITE DETAILS
C-403	SITE DETAILS

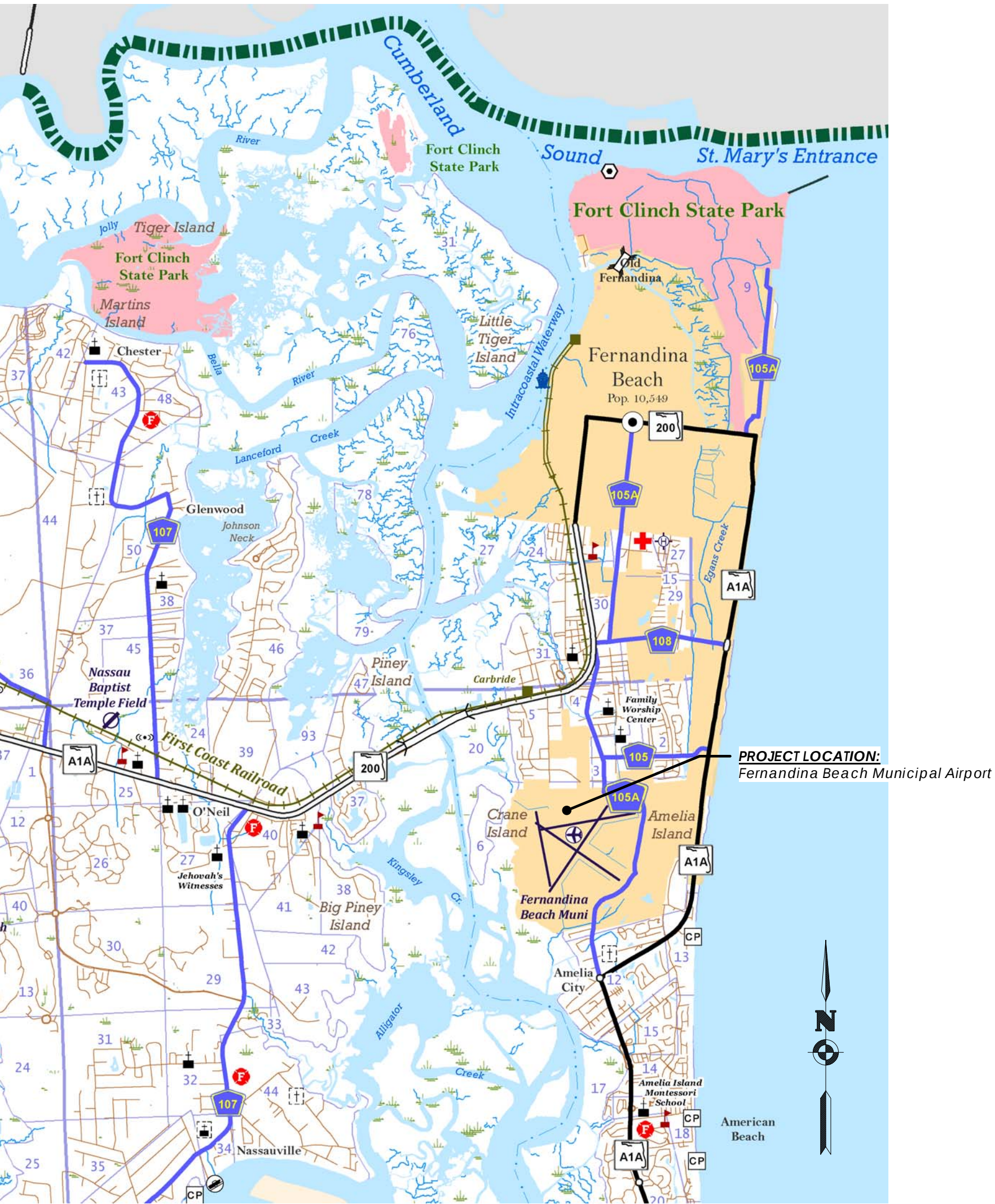
ARCHITECTURAL (HANGAR #6):	
A-200	EXTERIOR ELEVATIONS
A-200A	EXTERIOR ELEVATIONS (BID ALTERNATE 1)

ARCHITECTURAL (HANGAR #7):	
A-201	EXTERIOR ELEVATIONS

VICINITY MAP:



LOCATION MAP:



TRC SET

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047 SE FHB\99000047 0091 - Hangars 6-7 Expansion\01 CAD - BIM - Models\Airport\0-001 Safety Security.dwg
NOTES
Nov 04, 2020 4:14pm by: bradley

GENERAL NOTES

1. UNDERGROUND UTILITY LAYOUT INFORMATION WAS COMPILED FROM AS-BUILT INFORMATION, EXISTING RECORD PLANS, AND NON-DESTRUCTIVE GEOPHYSICAL INVESTIGATION, AND IS OFFERED SOLELY FOR THE PURPOSE OF PROVIDING THE CONTRACTOR WITH DATA AVAILABLE TO THE ENGINEER. THE ACTUAL LOCATIONS IN THE FIELD MAY BE DIFFERENT FROM THAT SHOWN. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND AIRPORT CABLES IN FIELD PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES (SEE SUNSHINE STATE ONE CALL OF FLORIDA NOTE BELOW). IN THE EVENT OF DAMAGE TO EXISTING ELECTRICAL CABLES AND UTILITIES, THE ENGINEER AND AIRPORT OWNER ARE TO BE NOTIFIED IMMEDIATELY AND THE CONTRACTOR SHALL REPAIR THE DAMAGE, AS DIRECTED BY THE ENGINEER, IMMEDIATELY AND AT THE CONTRACTOR'S EXPENSE. ALL DAMAGED CABLES, WILL BE REPLACED TO THE NEAREST LIGHTING FIXTURES. NO FIELD SPLICES WILL BE PERMITTED.
3. PROPERTY LINES, RIGHT-OF-WAY LINES, AND OWNER NAMES SHOWN ON THE PLANS ARE TAKEN FROM RECORD MAPS.
4. CONTRACTOR'S ACCESS TO THE AIRPORT SHALL BE LIMITED TO THE ACCESS ROADS SHOWN ON THIS PLAN. THE CONTRACTOR, UPON COMPLETION OF THIS CONTRACT, SHALL REPAIR ANY DAMAGE TO ACCESS ROADS, GATES OR FENCES. ALL EXISTING PAVEMENTS AND DISTURBED GROUND SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AT NO COST TO THE OWNER. ONLY ACTIVE AIRCRAFT PAVEMENTS MARKED ON THIS PLAN MAY BE USED FOR CONTRACTOR ACCESS. CONTRACTOR SHALL MINIMIZE PAVEMENT CROSSINGS AND SHALL CLEAN AND SWEEP ACTIVE AIRCRAFT PAVEMENT AS OFTEN AS NECESSARY, AS ORDERED BY OWNER / ENGINEER, TO KEEP PAVEMENT FREE OF DEBRIS. UTILIZED VEHICLE ROADS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.
5. ALL AREAS DISTURBED SHALL BE FINE GRADED, TOPSOILED, AND SEEDED AND MULCHED. FINE GRADING SHALL BE SHAPED TO ALLOW SURFACE DRAINAGE AND CONFORM TO SMOOTH TRANSITIONS WITH SURROUNDING GRADE.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR THE PROJECT AND FOR ACCESS TO THE SITE. COST FOR PERMITS IS TO BE PAID FOR UNDER THE MOBILIZATION PAY ITEM.
7. ALL COSTS ASSOCIATED WITH MAINTENANCE OF HAUL ROADS, ACCESS ROADS, RESTORATION OF SURFACES DISTURBED AND ALL BARRICADES AND TEMPORARY AIRPORT MARKINGS SHALL BE INCLUDED IN ITEM M-100 MAINTENANCE & PROTECTION OF TRAFFIC.
8. THE CONTRACTOR'S SPECIAL ATTENTION IS DIRECTED TO AC 150/5370-2F, OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION, AND THE CONTRACT SPECIAL PROVISIONS SECTION 80, AS THEY RELATE TO SAFETY REQUIREMENTS AND AFFECT SEQUENCING OF WORK.
9. ANY IRON PINS, CONCRETE MONUMENTS, SURVEY MONUMENTS, OR OTHER ITEMS DEFINING PROPERTY LINES OR BASELINES WHICH ARE DISTURBED SHALL BE PROPERLY TIED AND ACCURATELY RESET UPON COMPLETION OF WORK BY THE CONTRACTOR AT NO COST TO THE OWNER.
10. ELEVATIONS ARE BASED ON U.S.C. & G.S. DATUM. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THESE SITE BENCH MARKS OR MOVING THEM IF THEY ARE IN THE LINE OF CONSTRUCTION.
11. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE ENGINEER.
12. SITE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY MAINTAINING THE CONSTRUCTION SITE THROUGHOUT THE PERIOD OF CONSTRUCTION.
14. THE CONTRACTOR SHALL NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING OR UNATTENDED.
15. THE CONTRACTOR SHALL KEEP EQUIPMENT NOT NECESSARY FOR THEIR OPERATIONS OUT OF THE EXISTING TERMINAL AND AIR OPERATIONS AREA.
16. ALL WORK IS INCLUDED UNDER BASE BID UNLESS SPECIFICALLY LABELED OTHERWISE.
17. GATES WITH LOCKS WILL BE MAINTAINED AT CONTRACTOR ACCESS ROUTES. NO ACCESS WILL BE PERMITTED BY ANYONE OTHER THAN AIRPORT EMPLOYEES, CONTRACTOR'S EMPLOYEES AND EQUIPMENT INCLUDING DELIVERIES, AND THE RESIDENT ENGINEER. NO OPEN GATES WILL BE LEFT UNATTENDED.
18. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
19. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
20. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
21. EROSION CONTROL: PROVIDE AND MAINTAIN EROSION CONTROL MEASURES IN CONFORMANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. MAINTAIN CONTROL MEASURES UNTIL PAVING IS COMPLETE AND LAWN AREAS ARE FULLY DEVELOPED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SEDIMENT LADEN RUNOFF RESULTING FROM STORM EVENTS DURING CONSTRUCTION OF THIS PROJECT. SILT FENCING AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR PRIOR TO AND THROUGHOUT CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTY, WETLAND JURISDICTIONAL AREAS AND SURFACE WATERS. STABILIZATION AND RE-VEGETATION OF ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING THE PROCESS OF DISTURBANCE TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION AND SEDIMENTATION OF LOWER LYING AND DOWNSTREAM AREAS.
22. THE CONTRACTOR SHALL:

1. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER, IN WRITING, OF ANY DISCREPANCIES.

2. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.

3. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.

4. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR OR HIS SUB-CONSULTANTS ON THE SITE.
23. CONTRACTOR PROJECT CLOSE-OUT REQUIREMENTS:

1. THE CONTRACTOR SHALL FULFILL THE REQUIREMENTS AND COMPLETE THE "CONTRACTOR'S PROJECT CLOSEOUT CHECKLIST", INCLUDED IN THE CONTRACT DOCUMENTS, BEFORE FINAL PAYMENT WILL BE ISSUED.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS FOR THE COMPLETION AND CLOSE-OUT OF THE PROJECT CONSTRUCTION.

3. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER OF RECORD WITH COPIES OF RECORD LOGS, TEST RESULTS, AND SUPPORTING DOCUMENTATION WITHIN 30 DAYS OF THE COMPLETION OF WORK.

4. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER AND THE ENGINEER OF RECORD A MINIMUM OF THREE (3) DAYS NOTICE PRIOR TO THE SCHEDULED SITE WALK THROUGH.

CONTRACTOR'S SAFETY AND SECURITY REQUIREMENTS

- SAFETY NOTES

1. AIRPORT OPERATIONS - THE CONTRACTOR SHALL ACQUAINT ALL SUPERVISORS AND EMPLOYEES WITH THE AIRPORT ACTIVITIES AND OPERATIONS THAT ARE INHERENT AT THE AIRPORT AND SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES TO CONFORM TO ALL ROUTINE AND EMERGENCY AIR TRAFFIC REQUIREMENTS AND GUIDELINES ON SAFETY SPECIFIED IN NOTE 11 BELOW.

2. VEHICLE IDENTIFICATION - ALL CONTRACTOR VEHICLES THAT ARE AUTHORIZED TO OPERATE ON THE AIRPORT OUTSIDE OF THE DESIGNATED CONSTRUCTION AREA LIMITS OR HAUL ROUTES AS SPECIFIED ON THE PLANS AND WITHIN THE ACTIVE AIRCRAFT OPERATIONS AREA (AOA) SHALL DISPLAY IN FULL VIEW ABOVE THE VEHICLE A 3' X 3' OR LARGER ORANGE AND WHITE CHECKERED FLAG, EACH CHECK BEING 1' SQUARE. ALL VEHICLES OPERATING IN THE ACTIVE AOA DURING THE HOURS OF DARKNESS SHALL BE EQUIPPED WITH A FLASHING/ROTATING AMBER (YELLOW) DOME-TYPE LIGHT MOUNTED ON TOP OF THE VEHICLE AND OF SUCH INTENSITY TO CONFORM TO LOCAL CODES FOR MAINTENANCE AND EMERGENCY VEHICLES.

3. ALL CONTRACTOR VEHICLES AND PERSONNEL THAT ARE REQUIRED TO CROSS ACTIVE RUNWAYS, TAXIWAYS, OBJECT FREE AREAS, AND APPROACH CLEAR ZONES SHALL DO SO UNDER DIRECT CONTROL OF A FLAGMAN IN RADIO CONTACT WITH UNICOM OR THE CTAF. THE FLAGMAN SHALL BE TRAINED AND INSTRUCTED IN THE REGULATION GOVERNING OPERATIONS ON THE AOA AND RADIO PROCEDURES AT THE AIRPORT. THE FLAGMAN SHALL REMAIN WITH THE VEHICLE AT ALL TIMES. THE FLAGMAN AND RADIOS SHALL BE FURNISHED BY THE CONTRACTOR. IT SHALL BE UNDERSTOOD BY THE CONTRACTOR THAT AIRPORT TRAFFIC ON RUNWAYS, TAXIWAYS, AND APRONS SHALL HAVE PRIORITY OVER CONTRACTOR'S TRAFFIC.

4. PAVEMENT CLOSURES - NO RUNWAY, TAXIWAY, APRON OR AIRPORT ROADWAY SHALL BE CLOSED WITHOUT PRIOR APPROVAL OF AIRPORT OPERATIONS, TO ENABLE NECESSARY NOTICES TO AIRMEN (NOTAMS) OR ADVISORIES TO AIRPORT SERVICES OR TENANTS. A MINIMUM OF 72 HOURS WRITTEN NOTICE OF REQUESTED CLOSING SHALL BE DIRECTED TO THE AUTHORITY'S REPRESENTATIVE (AR), WHO WILL COORDINATE THE REQUEST WITH THE AIRPORT MANAGER.

5. OPEN TRENCHES - ANY CONSTRUCTION ACTIVITY OR OPEN TRENCHES WITHIN THE SAFETY AREA OF AN ACTIVE RUNWAY OR ACTIVE TAXIWAY WILL REQUIRE CLOSURE OF THE AFFECTED RUNWAY OR TAXIWAY, UNLESS OTHERWISE APPROVED BY AIRPORT OPERATIONS AND THE AUTHORITY'S REPRESENTATIVE. CLOSURES REQUIRE THE SAME PROVISIONS AS PARAGRAPH 4 ABOVE.

6. TRENCH MARKING - OPEN TRENCHES, EXCAVATIONS AND STOCKPILED MATERIALS LOCATED IN THE AOA SHALL BE PROMINENTLY MARKED WITH FLAGS AND LIGHTED BY APPROVED LIGHT UNITS DURING HOURS OF RESTRICTED VISIBILITY AND DARKNESS.

7. OPEN FLAME - OPEN FLAME, WELDING OR TORCH-CUTTING OPERATIONS ARE PROHIBITED UNLESS ADEQUATE FIRE AND SAFETY PRECAUTIONS HAVE BEEN TAKEN AND THE PROCEDURE APPROVED BY FIRE INSPECTOR, AIRPORT OPERATIONS AND THE ENGINEER. NO DEBRIS BURNING IS ALLOWED.

8. STOCKPILE EROSION AND DUST CONTROL - STOCKPILED MATERIAL AND OPEN EXCAVATIONS SHALL BE TREATED IN SUCH A MANNER AS TO PREVENT MOVEMENT RESULTING FROM AIRCRAFT BLAST OR WIND.

9. DEBRIS CONTROL - DEBRIS, WASTE AND LOOSE MATERIAL SHALL NOT BE ALLOWED ON ACTIVE AIRCRAFT MOVEMENT AREAS. IF OBSERVED TO BE ON ACTIVE AIRCRAFT MOVEMENT AREAS, THE MATERIAL WILL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE ENGINEER MAY DIRECT THAT DEBRIS PROBLEMS DURING CONSTRUCTION NOT CORRECTED BY THE CONTRACTOR BE CORRECTED BY OTHERS AT THE EXPENSE OF THE CONTRACTOR. NO OPEN TOP DUMPSTERS ARE ALLOWED IN THE PROJECT OR STAGING AREA. TRUCKS SHALL COVER THE LOAD FOR ALL MOVEMENTS ON THE AIRPORT.

10. INSPECTION BY OPERATIONS - PRIOR TO OPENING FOR AIRCRAFT USE, THE AUTHORIZED REPRESENTATIVE WILL ARRANGE FOR INSPECTION BY THE AIRPORT MANAGER ANY RUNWAY, TAXIWAY OR APRON THAT HAS BEEN CLOSED FOR WORK, OR THAT HAS BEEN USED FOR A CROSSING POINT OR HAUL ROUTE BY THE CONTRACTOR.
11. SAFETY GUIDELINES (CURRENT EDITION APPLIES):

150/5370-2 "OPERATIONAL SAFETY ON AIRPORTS DURING CONSTRUCTION"

150/5200-18 "AIRPORT SAFETY SELF-INSPECTION"

150/5210-5 "PAINTING, MARKING AND LIGHTING OF VEHICLES USED ON AIRPORT"
12. LIGHTED BARRICADES ARE REQUIRED AS NOTED ANYTIME THE CONTRACTOR IS WORKING. A MINIMUM OF 90% OF THE LIGHTS SHALL BE OPERATIONAL.
13. AT THE END OF THE WORK DAY, CONTRACTOR SHALL REMOVE ALL EQUIPMENT FROM WORK AREA BACK TO THE CONTRACTOR STAGING AREA OR TO SUCH OTHER LOCATIONS AS APPROVED BY THE ENGINEER.

- SECURITY NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE AIRPORT AND WITH THE SECURITY REQUIREMENTS SPECIFIED HEREIN. THE CONTRACTOR SHALL DESIGNATE IN WRITING TO THE ENGINEER THE NAME OF HIS/HER "CONTRACTOR SECURITY OFFICER". THE CONTRACTOR SECURITY OFFICER SHALL REPRESENT THE CONTRACTOR ON THE SECURITY REQUIREMENTS OF THE CONTRACT.

2. CONTRACTOR PERSONNEL SECURITY ORIENTATION - THE CONTRACTOR SECURITY OFFICER SHALL BE RESPONSIBLE FOR BRIEFING ALL CONTRACTOR PERSONNEL ON THESE REQUIREMENTS AND, FROM TIME TO TIME, OTHER SECURITY PROVISIONS ADOPTED BY THE ENGINEER OR OWNER. ALL NEW CONTRACTOR EMPLOYEES SHALL BE BRIEFED ON THESE REQUIREMENTS PRIOR TO WORKING IN THE CONSTRUCTION AREA.

3. ACCESS TO THE SITE - CONTRACTOR'S ACCESS TO THE SITE SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL NOT PERMIT ANY UNAUTHORIZED CONSTRUCTION PERSONNEL OR TRAFFIC ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL TO AND FROM THE VARIOUS CONSTRUCTION AREAS ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF ANY DEBRIS DEPOSITED ALONG THE ACCESS ROAD AS A RESULT OF HIS/HER CONSTRUCTION TRAFFIC. DIRECTIONAL SIGNING AT THE ACCESS GATE AND ALONG THE DELIVERY ROUTE TO THE STORAGE AREA OR WORK SITE SHALL BE AS DIRECTED BY THE ENGINEER.

4. MATERIALS DELIVERY TO THE SITE - ALL CONTRACTOR'S MATERIAL ORDERS FOR DELIVERY TO THE SITE WILL USE THE ACCESS POINT AT THE CONTRACTOR'S STAGING SITE. THE CONTRACTOR SHALL PROVIDE ESCORT SERVICES TO DIRECT DELIVERIES.

5. CONSTRUCTION AREA LIMITS - THE LIMITS OF CONSTRUCTION, MATERIAL STORAGE AREAS, EQUIPMENT STORAGE AREA, PARKING AREA AND OTHER AREAS DEFINED AS REQUIRED FOR THE CONTRACTOR'S EXCLUSIVE USE DURING CONSTRUCTION SHALL BE MARKED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ERCT AND MAINTAIN AROUND THE PERIMETER OF THESE AREAS SUITABLE FENCING, SIGNAGE AND WARNING DEVICES VISIBLE FOR BOTH DAY/NIGHT USE TO DELINEATE THE PERIMETER OF ALL SUCH AREAS (INCLUDE COST IN ITEM M-100).

6. CONTRACTOR EMPLOYEE PERSONAL VEHICLES SHALL BE RESTRICTED TO THE CONTRACTOR'S STAGING AREA OR CONTRACTOR EMPLOYEE PARKING AREA AND ARE NOT ALLOWED ON THE AIRFIELD AT ANY TIME.

7. REQUIREMENTS FOR BADGING - BADGING OF CONTRACTOR PERSONNEL WILL NOT BE REQUIRED FOR THIS PROJECT.

8. THE CONTRACTOR SHALL INSTALL A 3' X 3' SIGN AT THE CONSTRUCTION SITE ENTRANCE GATE THAT SAYS: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY."

- BARRICADE NOTES

1. TYPICAL LIGHTED AIRPORT LOW PROFILE BARRICADES TO BE PLACED ALONG THE LIMITS OF THE PHASES OF WORK, AS SHOWN IN THESE PLANS, TO DELINEATE THE CONTRACTOR'S WORK AREAS (SEE DETAIL BELOW).

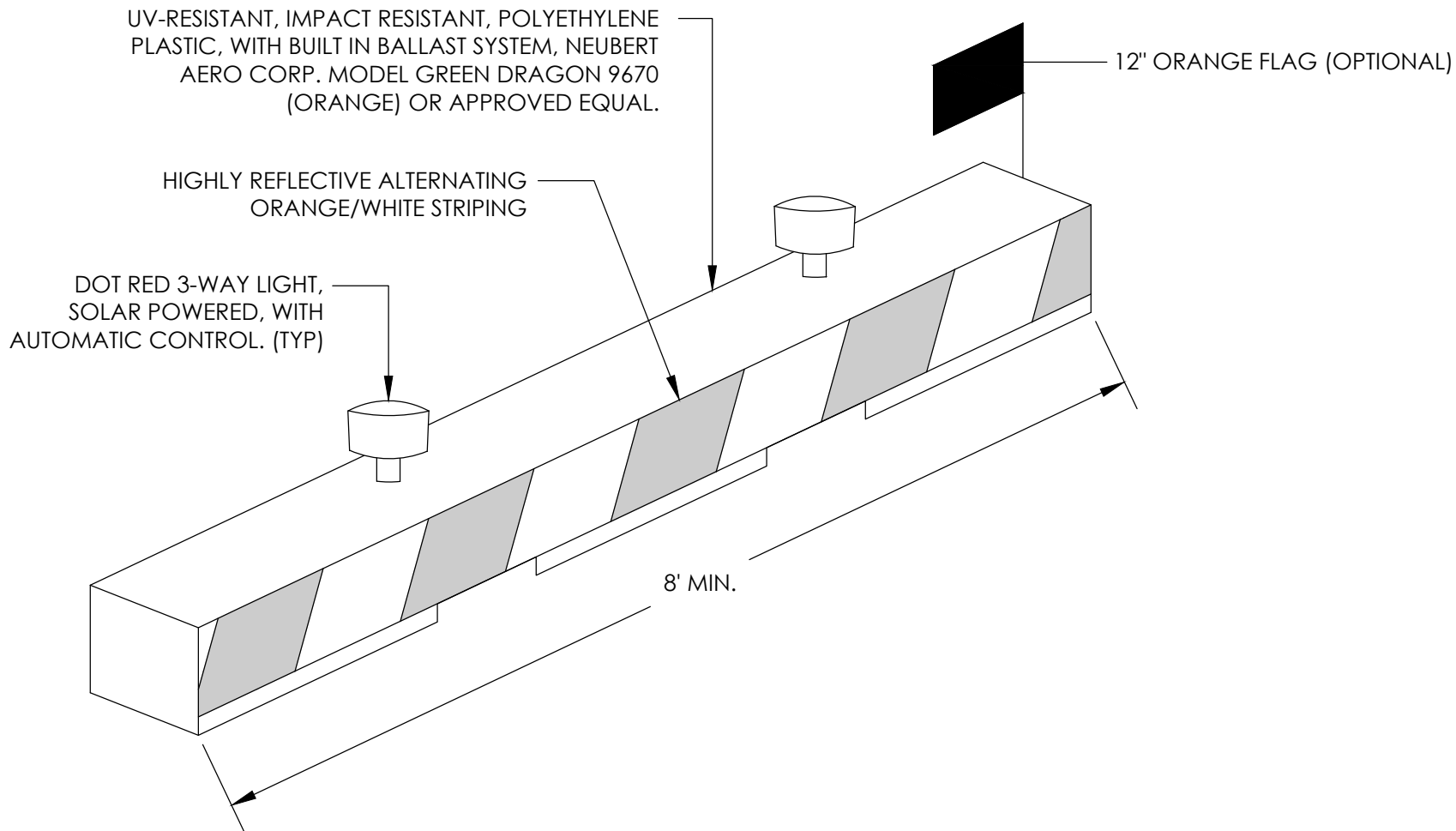
2. ALL BARRICADES SHALL BE CHECKED VISUALLY ON A WEEKLY BASIS AND SHALL BE REPAIRED WHEN DEEMED APPROPRIATE BY THE ENGINEER. ALL LIGHT FIXTURES SHALL BE VERIFIED OPERATING BY THE CONTRACTOR ON A DAILY BASIS BEFORE THE CONTRACTOR CEASES OPERATION FOR THE DAY.

3. ALL BARRICADES SHALL BE MOVED AT LEAST ONCE EACH WEEK AND THE CONTRACTOR SHALL SWEEP THE DEBRIS WHICH HAS ACCUMULATED AND REMOVE IT FROM THE SITE. THE BARRICADES SHALL THEN BE REPLACED AT THE APPROPRIATE LOCATION.

4. BARRICADES SHALL BE SPACED 8' MAXIMUM, END TO END, OR CLOSER IF INTENDED TO PREVENT PASSAGE OF VEHICLES LESS THAN 8' WIDE, IF INTENDED TO PREVENT PEDESTRIAN ENTRANCE, THEN BARRICADES SHALL BE PLACED END TO END WITH NO GAP. COORDINATE PLACEMENT OF BARRICADES WITH THE ENGINEER & AIRPORT OPERATOR.

SUNSHINE STATE ONE CALL OF FLORIDA:

AT LEAST 48 HOURS BEFORE YOU DIG, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS, CALL **811** WHEN CALLING FROM FLORIDA AND **1-800-432-4770** WHEN CALLING FROM OUTSIDE FLORIDA. A REPRESENTATIVE WILL COME TO YOUR PROPERTY TO LOCATE AND MARK PUBLIC UTILITIES. THERE IS NO CHARGE FOR THIS SERVICE.



AIRPORT LOW-PROFILE BARRICADE
N.T.S.

TRC REVIEW

Stamp:



Owner:



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

Passero Associates

4730 Casa Cola Way, Suite 200
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(904) 757-6106
Fax: (904) 757-6107
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Project Architect: Justin Vollenweider, A.I.A.
Project Manager: Christopher Nardone, A.I.A.
Justin Vollenweider, A.I.A.

No.	Date	By	Description

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SITE SAFETY,
SECURITY &
GENERAL NOTES

HANGARS #6 & #7
ADDITION

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

Project No.:

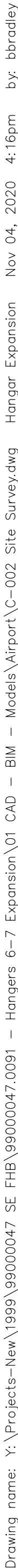
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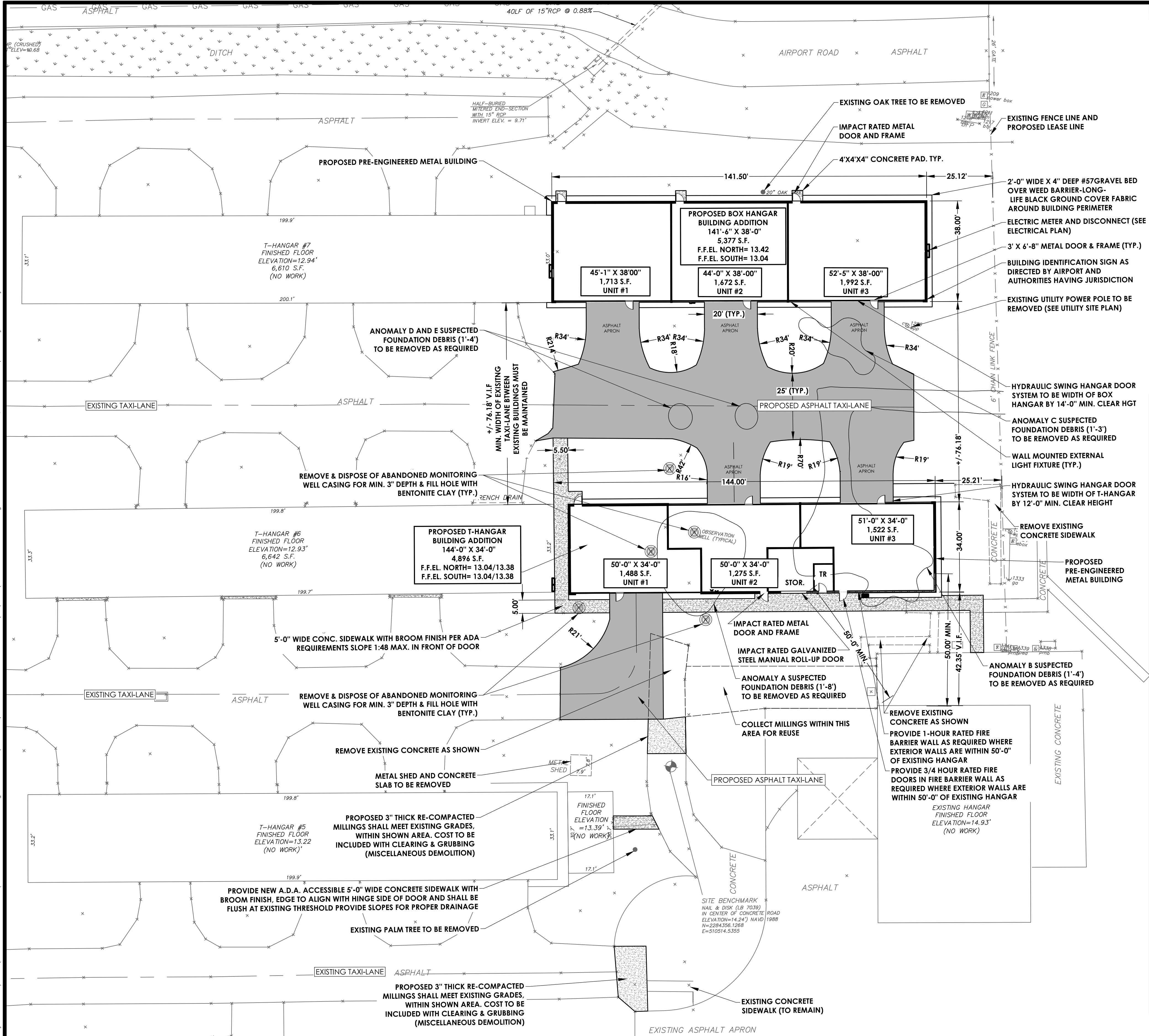
C-001

Date:

FEBRUARY 23, 2021



Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047 Expansion\01 CAD - BIM - Models\Airport\C-100 Site Plan.dwg SITE PLAN Nov 04, 2020 4:17pm by: bradley



1 PROPOSED SITE PLAN

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

LAND DEVELOPMENT CRITERIA

SUMMARY BLOCK

LAND USE CATEGORY (FUTURE LAND USE):	INDUSTRIAL
ZONING DISTRICT:	1A
TOTAL ACREAGE:	0.93 ACRES
TOTAL SQUARE FOOTAGE:	40,471 S.F.
IMPERVIOUS SURFACE RATIO:	18,873 S.F. IMPERIOUS SURFACE / 40,471 S.F. TOTAL SITE EQUALS: 46.6% PROPOSED IMPERIOUS SURFACE - PER LDC PERMISSIBLE MAX. IMPERVIOUS SURFACE RATIO = 75% PER LDC AIRPORT MIN. TOTAL GROSS LANDSCAPE AREA = 20% 5,377 S.F. 3 UNIT BOX HANGAR FLOOR AREA ADDITION PLUS 4,896 S.F. 3 UNIT T-HANGAR FLOOR AREA ADDITION EQUALS 10,273 S.F. / 40,471 S.F. TOTAL SITE EQUALS 25.4% PROPOSED FLOOR AREA RATIO - PER LDC PERMISSIBLE MAX. FLOOR AREA RATIO = 50% PER LDC 0.5 PARKING SPACES PER UNIT THEREFORE 6/2 3 PARKING SPACES REQUIRED 7 PARKING SPACES PROVIDED
FLOOR AREA RATIO:	PER FAA AC 150/5320-6F ASPHALT SURFACING MUST BE FREE FROM LOOSE PARTICLES THAT COULD BECOME FOREIGN OBJECT DEBRIS (FOD) THEREFORE PERVIOUS SURFACING IS NOT ACCEPTABLE SURFACE WITHIN THE SECURED PERIMETER FENCING OF THE AIRFIELD PER AIRPORT LDC - FOR SAFETY REASONS NO NEW TREES SHALL BE PERMITTED WITHIN THE AIR OPERATIONS AREA.
TOTAL NUMBER OF PARKING SPACES:	06 - 2N - 28 - 0000 - 0001 - 0000
TOTAL NUMBER OF PERVIOUS PARKING SPACES:	
PLAT BOOK SECTION TOWNSHIP RANGE:	

CODE RESEARCH

FBC 2017 & NFPA 409 2016

OCCUPANCY CLASSIFICATION:	GROUP S-1 MODERATE - HAZARD STORAGE
SPECIAL OCCUPANCY REQUIREMENTS:	AIRCRAFT HANGAR (STORAGE ONLY)
TYPE OF CONSTRUCTION:	TYPE II B & TYPE II (000) UNPROTECTED / UN-SPRINKLERED
ALLOWABLE BLDG HGT & AREA PER FBC:	55' HGT 2 STORY 17,500 S.F.
AIRCRAFT HANGAR GROUP PER NFPA:	GROUP III
ALLOWABLE DOOR/BLDG HGT & AREA PER NFPA:	28' ACCESS DR HGT 1 STORY 12,000 S.F.
ALLOWABLE BLDG HGT PER FAA PART 77 FROM RUNWAY 9-27:	86' HGT
ALLOWABLE BLDG HGT PER AIRPORT DEVELOPMENT CODE:	45' HGT
REQUIRED SEPARATION OF OCCUPANCIES PER FBC:	1 HR
MAXIMUM FIRE AREA ALLOWABLE PER FBC & NFPA:	12,000 S.F.
FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS PER FBC:	10' < x < 30' = 0 FIRE RATING
MINIMUM BLDG SEPARATION REQUIRED BETW. BLDGS PER NFPA:	50'
ACTUAL FIRE SEPARATION DISTANCE +/- 42' - 4', THEREFORE:	1-HOUR RATED FIRE BARRIER WALL REQ'D
MIN. BLDG SEPARATION W/ 2 HR RATED EXPOSED WALL PER NFPA:	25'
SEPARATION OF INCIDENTAL ACCESSORY OCCUPANCIES PER FBC:	1 HR FIRE RESISTANT RATING
ROOF COVERINGS SHALL BE LISTED AS PER NFPA:	CLASS C OR BETTER
EXPOSED INTERIOR INSULATION PER FBC:	THERMAL/ACOUSTICAL INSUL CLASS A ONLY
OIL SEPARATOR REQUIRED PER FBC:	NO SINGLE LEASE SPACE EXCEEDING 2000 S.F.

HANGAR BUILDING #7

TOTAL PROPOSED BOX HANGAR BUILDING #7 ADDITION SQUARE FOOTAGE:	5,377 S.F.
TOTAL EXISTING T-HANGAR BUILDING #7 SQUARE FOOTAGE:	6,610 S.F.
TOTAL HANGAR BUILDING #7 SQUARE FOOTAGE:	11,987 S.F.
MAXIMUM BOX HANGAR BUILDING ADDITION SINGLE LEASE SPACE UNIT:	+/- 1,992 S.F.
TOTAL BOX HANGAR BUILDING ADDITION HEIGHT:	+/- 19' 0" HGT 1 STORY

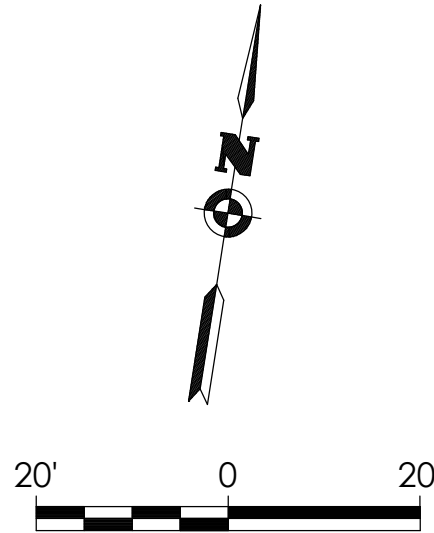
HANGAR BUILDING #6

TOTAL PROPOSED T-HANGAR BUILDING #6 ADDITION SQUARE FOOTAGE:	4,896 S.F.
TOTAL EXISTING T-HANGAR BUILDING #6 SQUARE FOOTAGE:	6,642 S.F.
TOTAL HANGAR BUILDING #6 SQUARE FOOTAGE:	11,538 S.F.
MAXIMUM T-HANGAR BUILDING ADDITION SINGLE LEASE SPACE UNIT:	+/- 1,522 S.F.
TOTAL T-HANGAR BUILDING ADDITION HEIGHT:	+/- 16'4" HGT 1 STORY
NEAREST BUILDING ADJACENT TO T-HANGAR BUILDING #6 ADDITION	+/- 43'-8"

DESIGN CRITERIA

ULTIMATE DESIGN WIND SPEEDS, ASCE 7, V _{ULT} FOR RISK CATEGORY II BUILDINGS	130 MPH
ULTIMATE WIND SPEED (3 SECOND GUSTS):	"D" ENCLOSED
EXPOSURE CATEGORY:	
WIND BORNE DEBRIS REGION REQUIREMENTS ARE APPLICABLE	
REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DESIGN CRITERIA AND REQUIREMENTS	

PA
PASSERO ASSOCIATES
engineering architecture



TRC REVIEW

Stamp:



Owner:



City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034

Passero Associates

4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095

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

No.	Date	By	Description

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PROPOSED SITE PLAN

HANGARS #6 & #7 ADDITION

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

Project No.:

99000047.0091

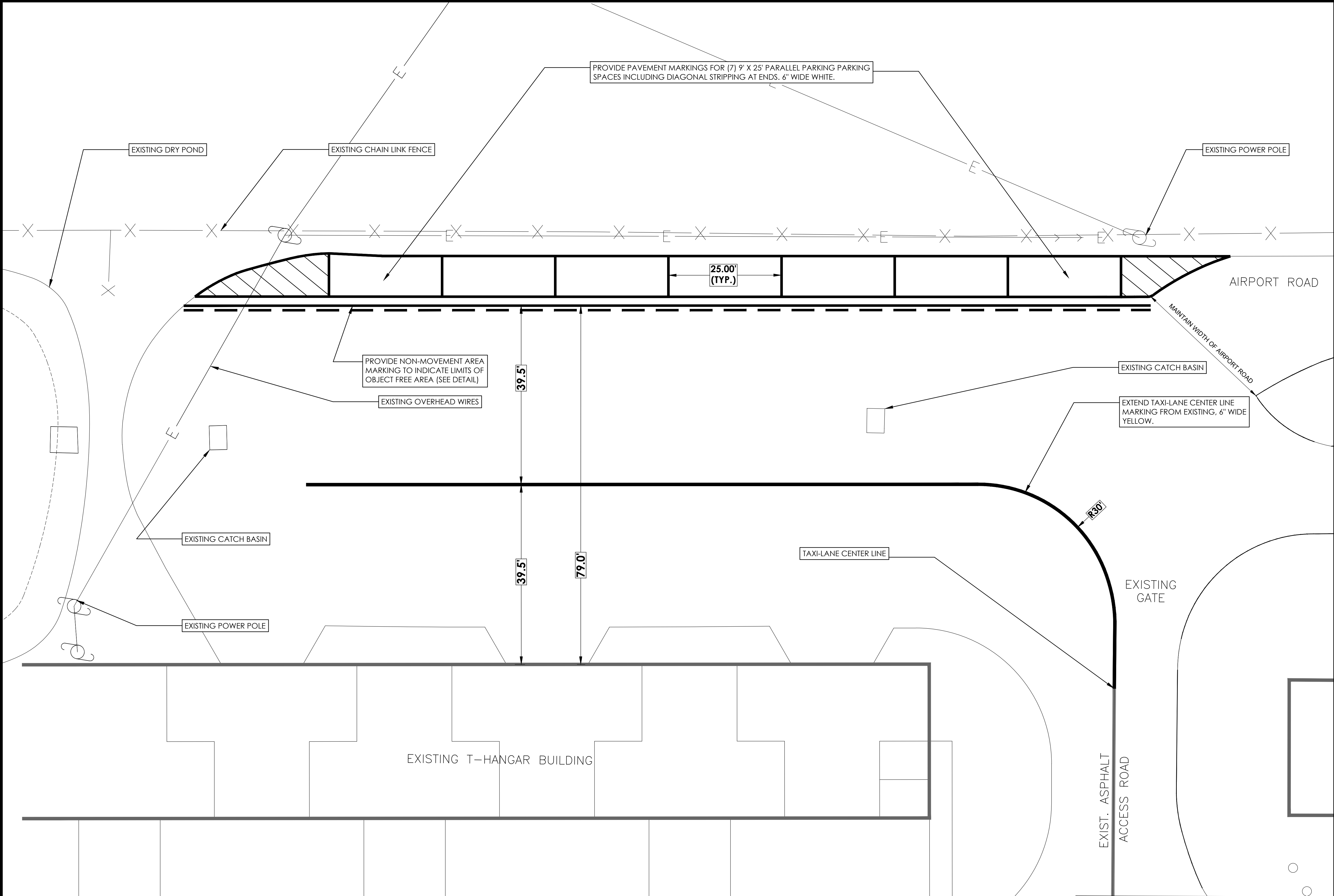
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C-100

Date:

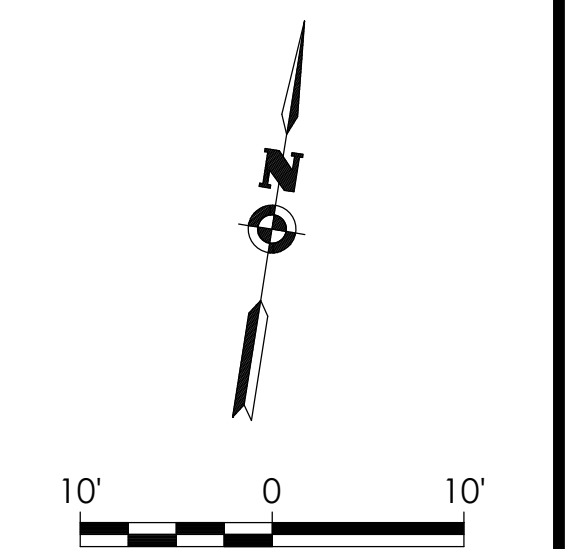
FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047.0091 - Hangars 6-7 Expansion\01 CAD - BIM - Models\Airport\C-101 parking area marking plans (2ND OPTION).dwg parking Nov 04, 2020 4:19pm by: bbradley

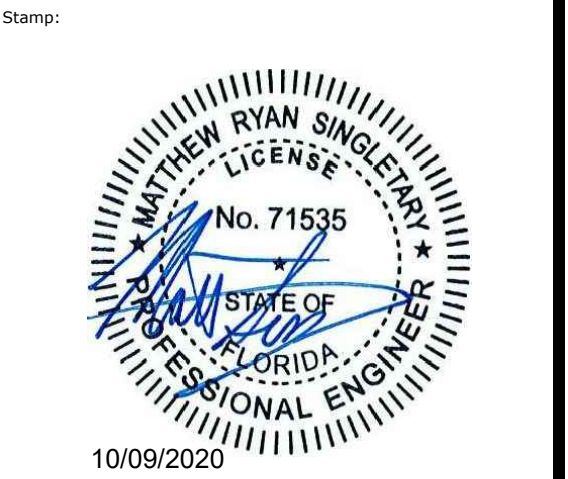


1 PARKING AREA MARKING SITE PLAN

BID ADDITIVE "A"



TRC REVIEW



Owner:

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204 Ash Street
Fernandina Beach, FL 32034

Passero Associates
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St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization 3428
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Project Architect: Christopher Nordone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

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PARKING AREA MARKINGS SITE PLAN

HANGARS #6 & #7 ADDITION

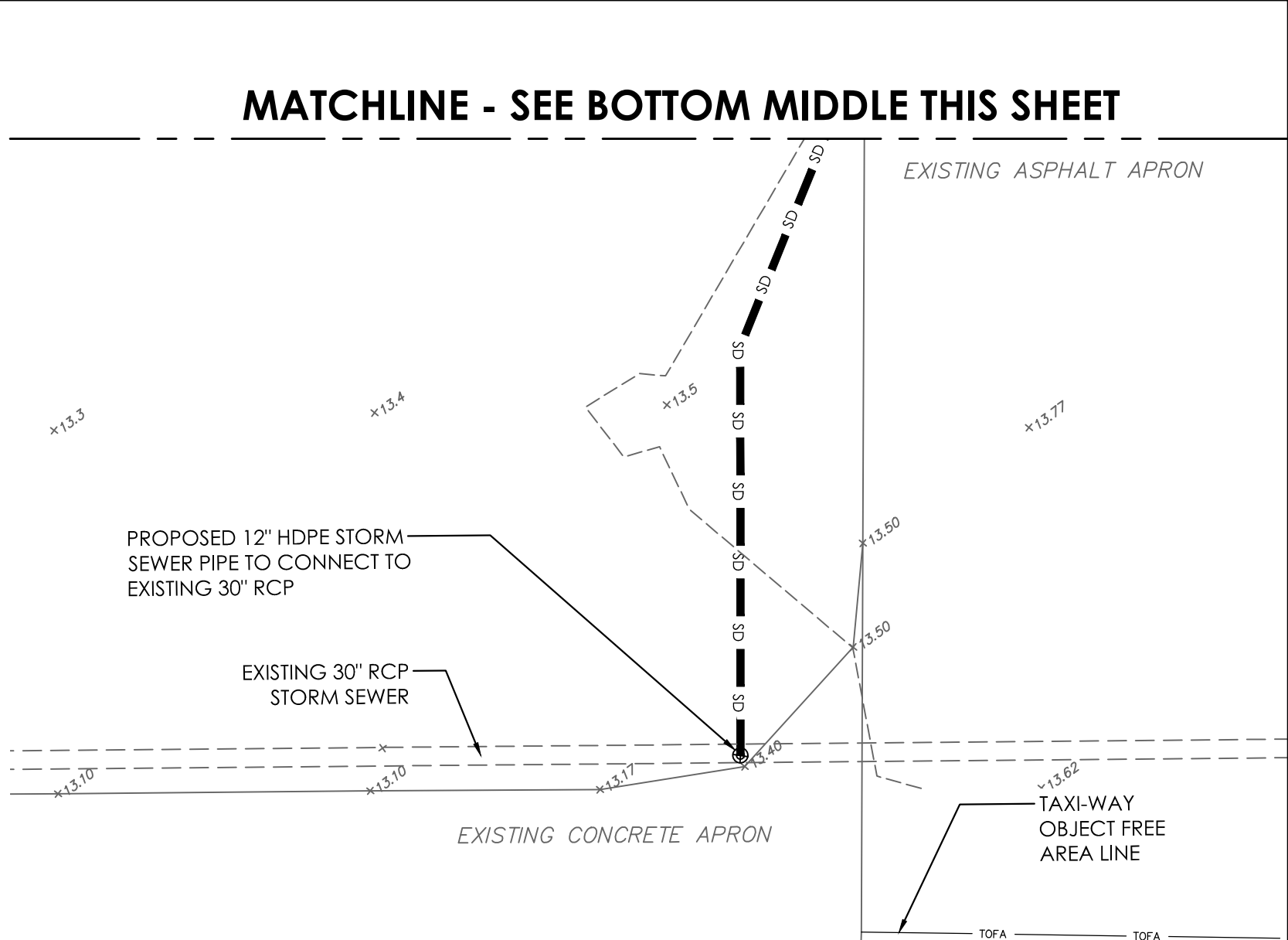
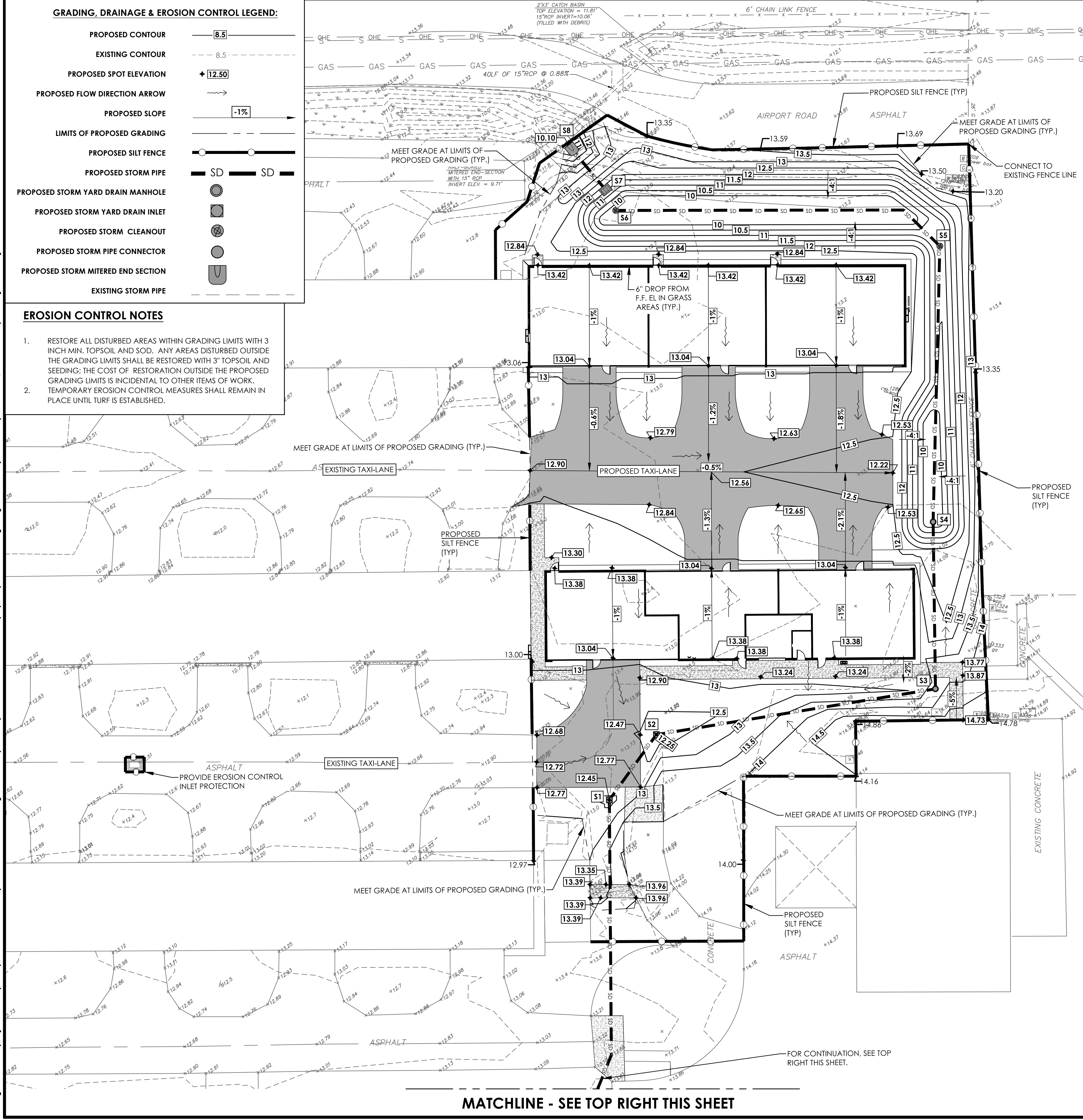
700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina
County: Nassau Beach State: Florida

Project No.:
99000047.0091

Drawing No.:
C-101

Date:
FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047 SE FHB\99000047.0091 - Hangars 6-7 Expansion\01 CAD - BIM - Models\Airport\C-200 Drainage.dwg Nov 04, 2020 4:21pm by: bbradley C-200 (FULL PLAN)



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

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

1 DRAINAGE AND EROSION CONTROL PLAN

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



PASSERO ASSOCIATES
engineering architecture



20' 0 20'

TRC REVIEW

Stamp:



Owner:



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204 Ash Street
Fernandina Beach, FL 32034

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Project Architect: Christopher Nordone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

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DRAINAGE & EROSION CONTROL PLAN

HANGARS #6 & #7 ADDITION

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

Project No.: 99000047.0091

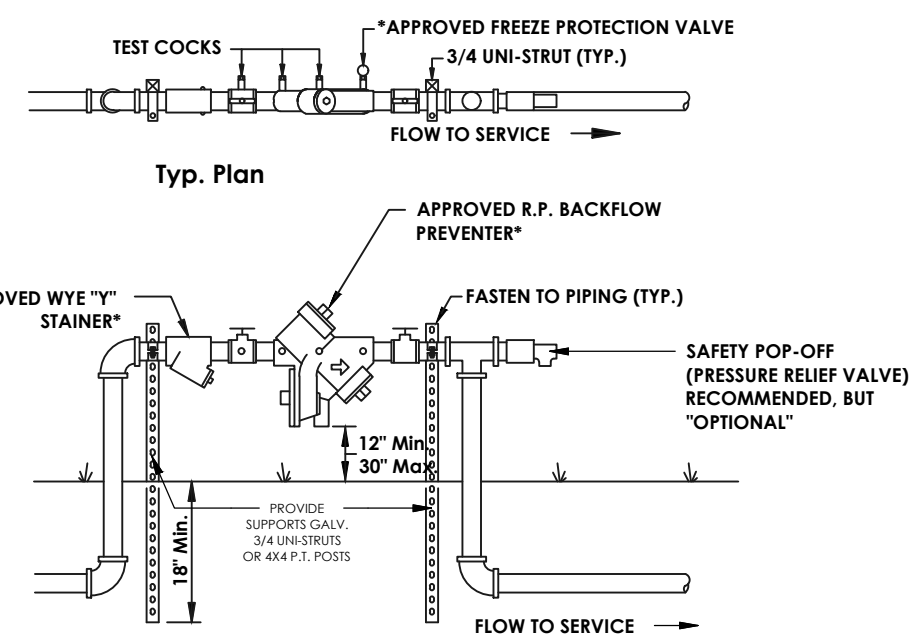
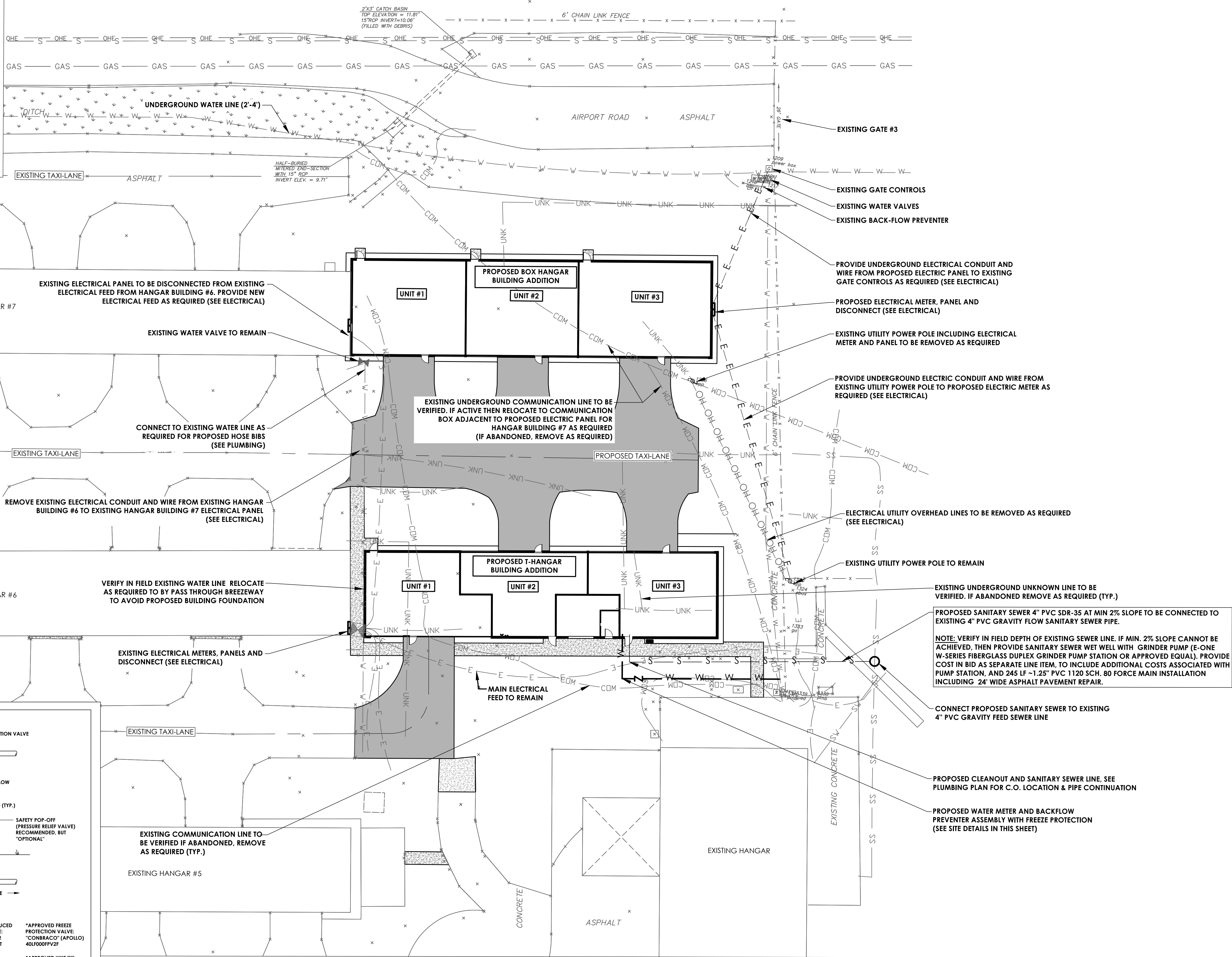
Drawing No.: C-200

Date: FEBRUARY 23, 2021

EXISTING UTILITIES LEGEND

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

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



- NOTES:
1. INSTALLATION REQUIREMENTS: ABOVE GROUND PIPING & FITTINGS SHALL BE COPPER, BRASS OR SCHED. 80 P.V.C. ONLY.
 2. DEVICE SHALL BE PROPERLY SUPPORTED
 3. DEVICE SHALL BE PROTECTED FROM FREEZING
 4. FREEZE PROTECTION VALVE SHALL BE "CONBRACO" 40LF000FPV2F
 5. DEVICE SHALL BE INSTALLED LEVEL, TESTED AND CERTIFIED.
 6. CERTIFICATION OF TESTING SHALL BE PLACED IN PERMIT BOX FOR INSPECTOR'S VERIFICATION
 7. ALL FITTINGS SHALL BE LEAD FREE.
 8. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY ALL INSTALLATIONS SHALL BE APPROVED BY THE CITY
- *APPROVED REDUCED PRESSURE DEVICE:
"WILKINS" 975X12
"WATTS" LF91-QT
- *APPROVED FREEZE PROTECTION VALVE:
"CONBRACO" (APOLLO) 40LF000FPV2F
- *APPROVED WYE "Y" STRAINER:
"CONBRACO" (APOLLO) #YB34LF, #YB11LF, #YB114LF, #YB112LF, #YB2LF

UTILITY PLAN

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



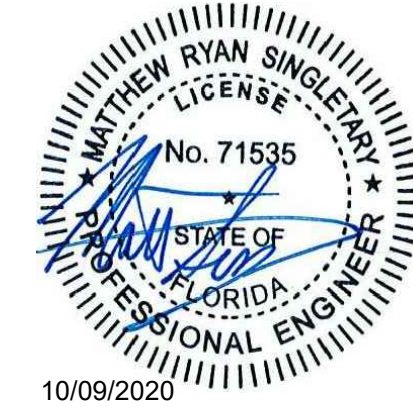
PASSERO ASSOCIATES
engineering architecture



20' 0 20'

TRC REVIEW

Stamp:



Owner:



City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034

Passero Associates

4730 Casa Cole Way, Suite 200
St. Augustine, FL 32085
(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization 3428
Program Manager: Bradley J. Wentz, P.E.
Project Architect: Christopher Nardone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

No.	Date	By	Description

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UTILITY PLAN

HANGARS #6 & #7 ADDITION

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

Project No.: 99000047.0091

Drawing No.:

C-300

Date:

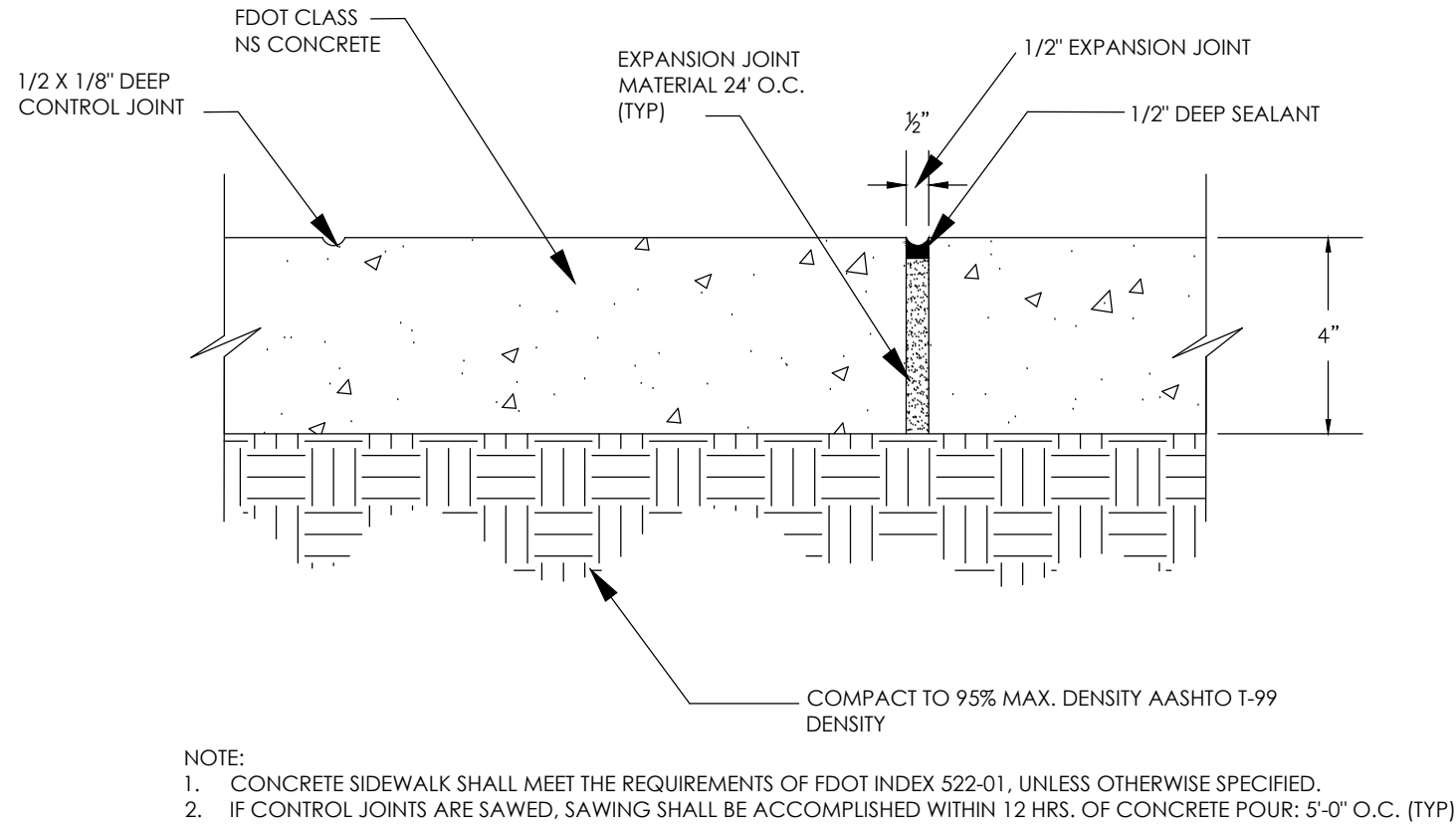
FEBRUARY 23, 2021

WATER METER & BACKFLOW PREVENTER

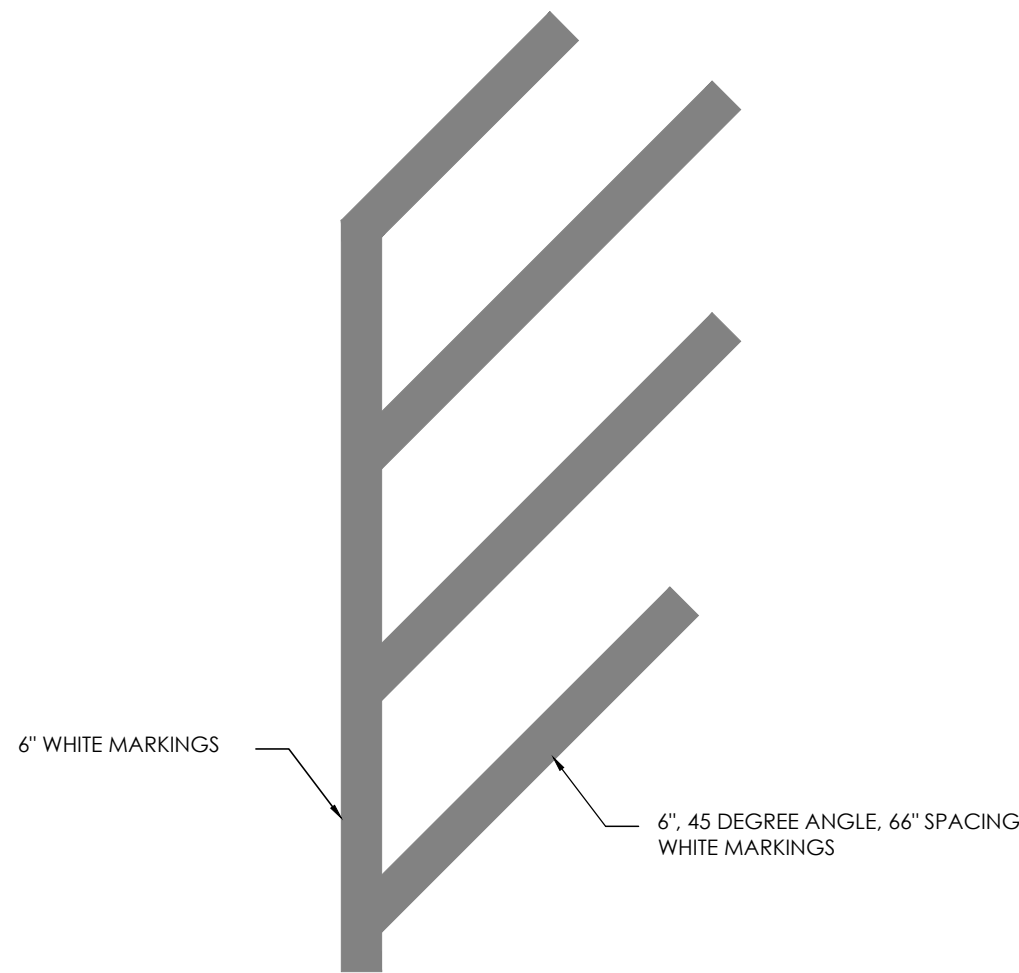
3" THRU 2" MODELS - SEE PLUMBING DRAWINGS

Drawing name: Y:\Projects-New\1993\99000047 SE FHB\99000047.0091 - Hangars 6-7 Expansion\01 CAD - BIM - Models\Airport\C-300 Utilities.dwg C-300 Nov 04, 2020 4:22pm by: bbradley

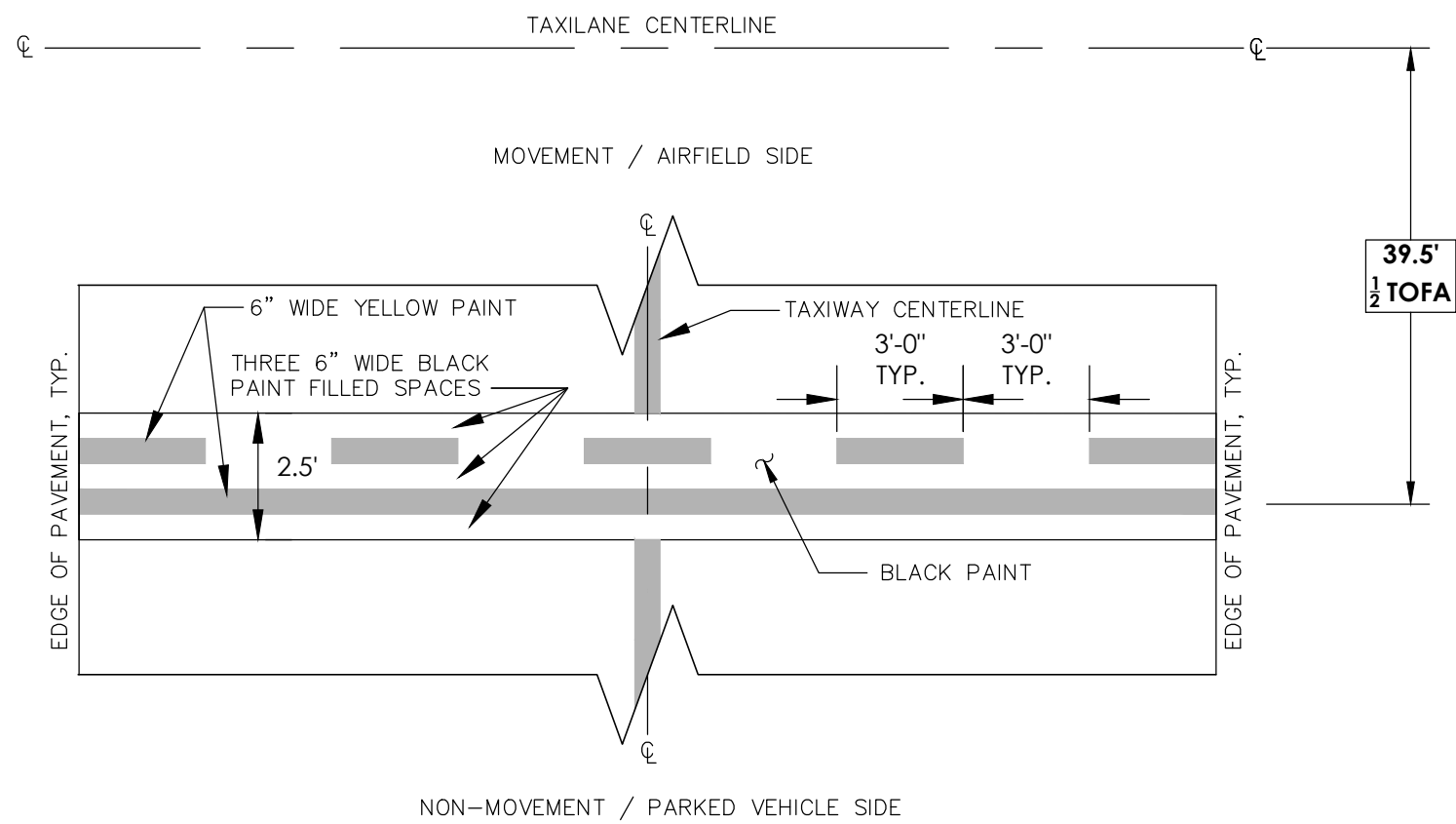
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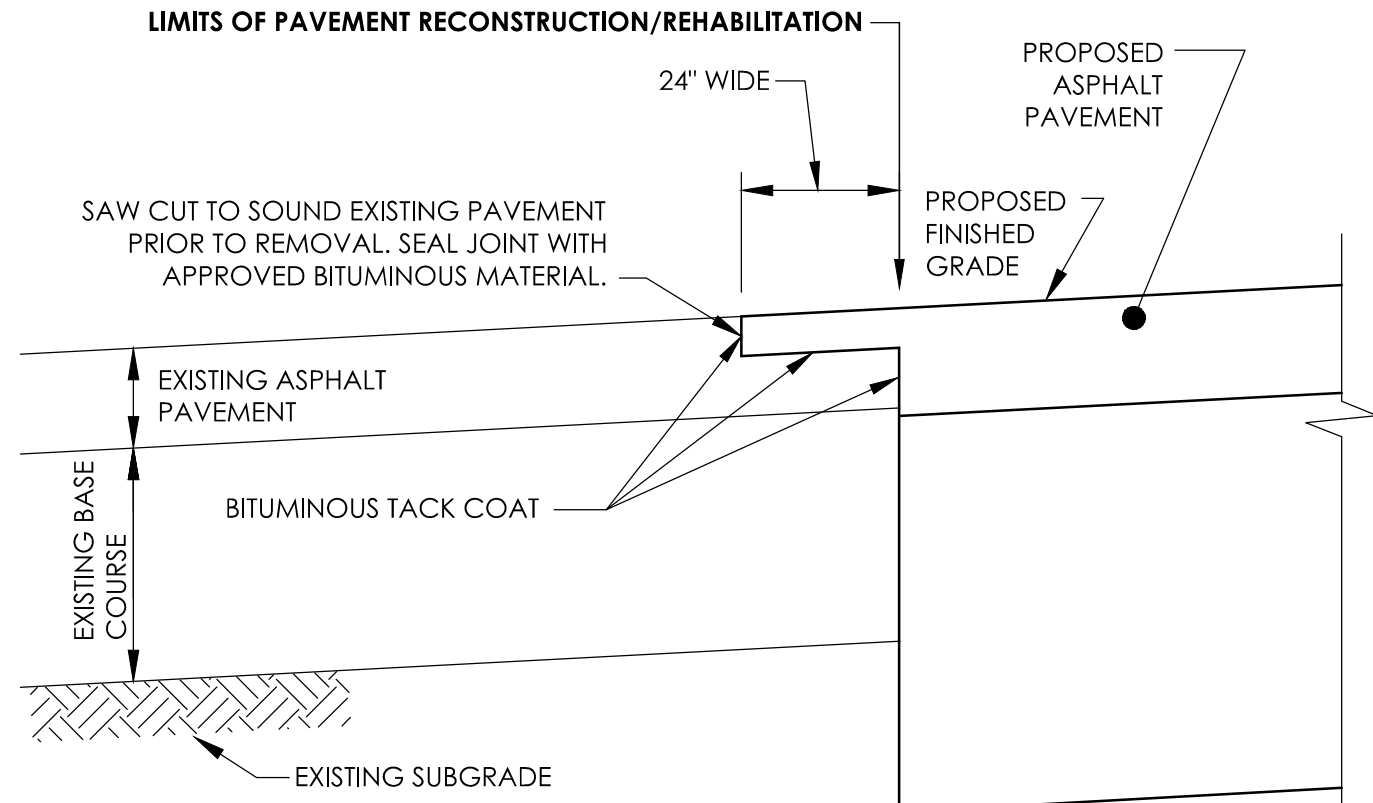
CONCRETE SIDEWALK
N.T.S.



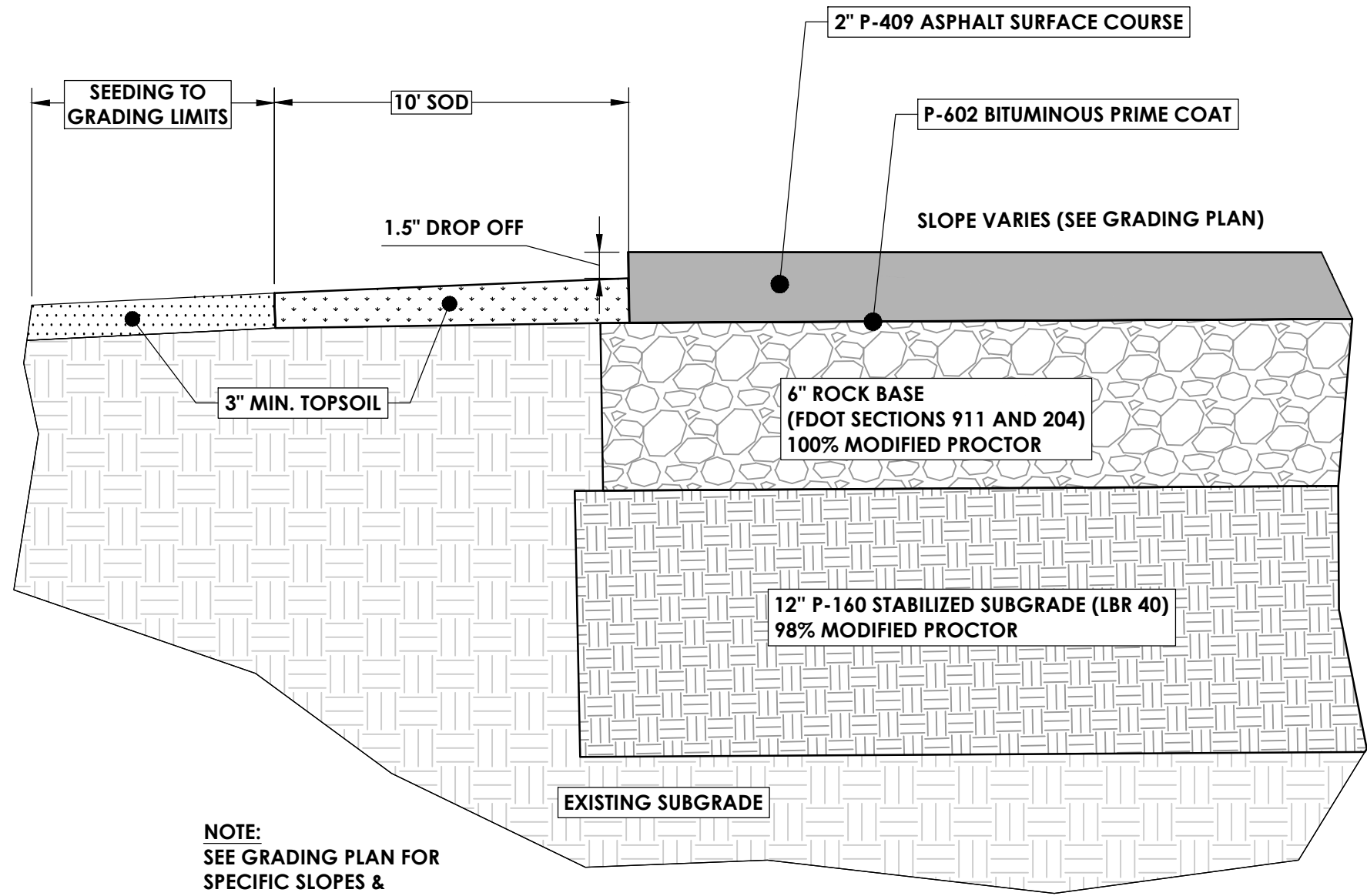
PAINTED PARKING LOT ISLAND MARKING
N.T.S.



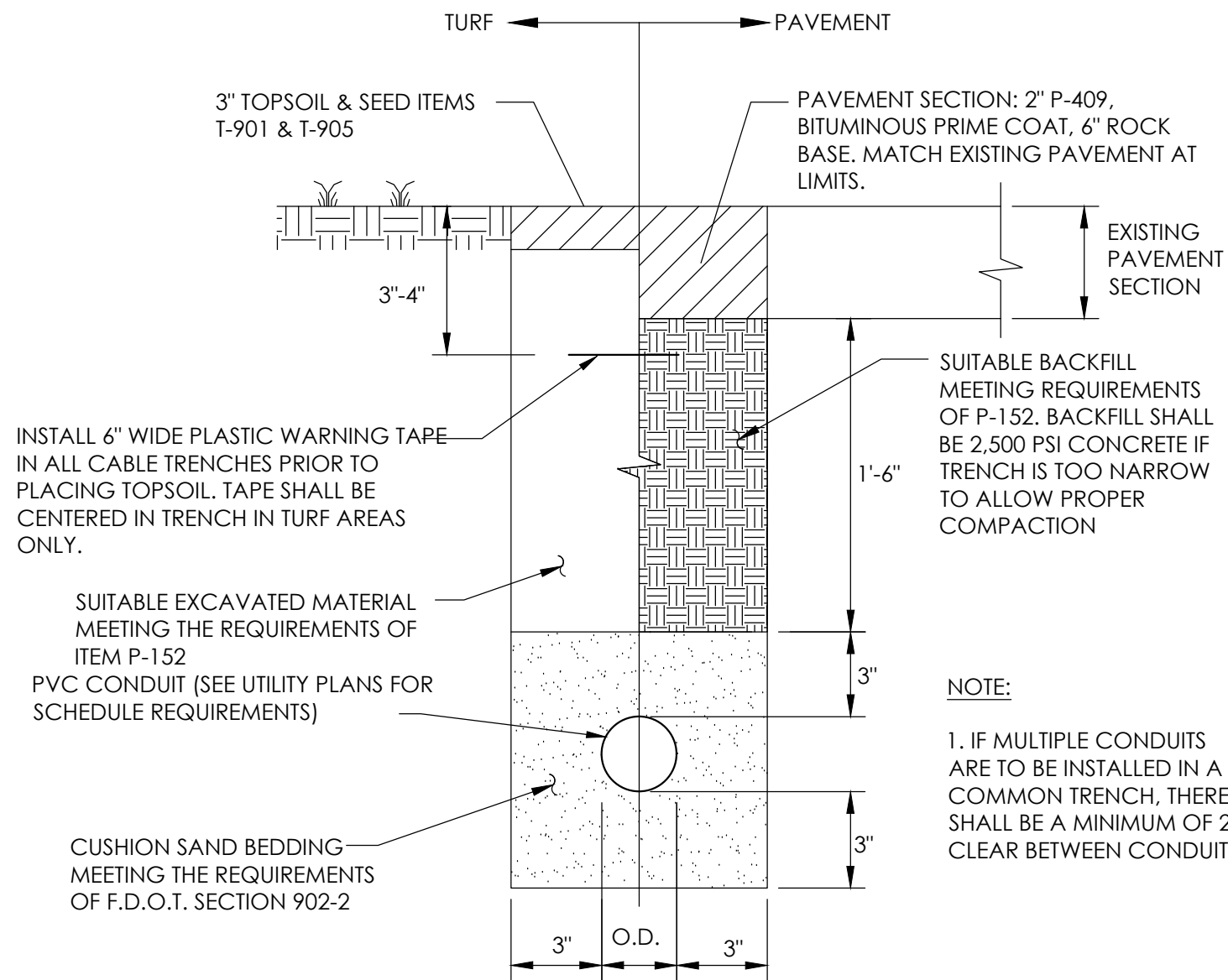
TYPICAL NON-MOVEMENT AREA BOUNDARY MARKING
N.T.S.



KEYING DETAIL AT LIMITS OF PROPOSED PAVEMENT
N.T.S.



PROPOSED ASPHALT PAVEMENT SECTION
N.T.S.



TYPICAL CONDUIT INSTALLATION DETAIL
N.T.S.

SITE DETAILS

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

TRC REVIEW

Stamp:



Owner:



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

Passero Associates

4730 Casa Cola Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization 9428
Program Manager: Brodley J. Wentz, P.E.
Project Architect: Christopher Nordone, A.I.A.
Project Manager: Justin Vollenweider, A.I.A.

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SITE DETAILS

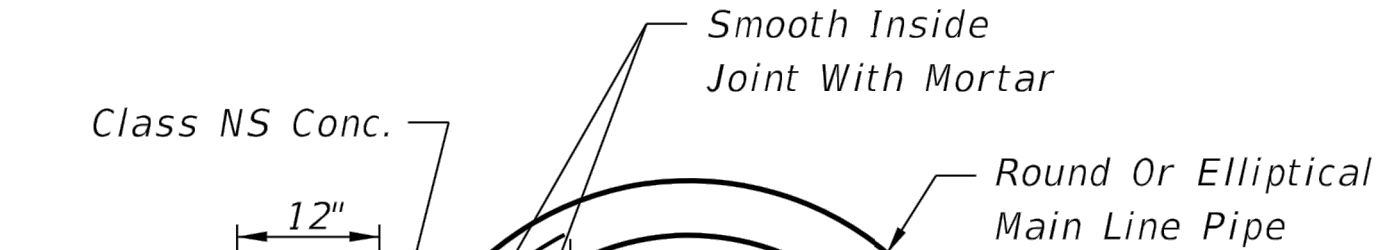
HANGARS #6 & #7
ADDITION

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

Project No.:
99000047.0091

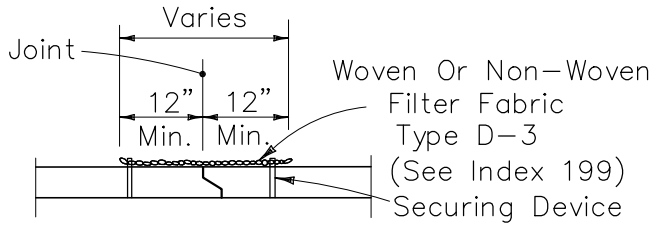
Drawing No.:
C-400

Date:
FEBRUARY 23, 2021



Cost of concrete and steel to be included in contract unit price for pipe culvert.

N.T.S.



Cost of filter fabric jacket to be included in cost of pipe culverts.

FOR ALL PIPE TYPES – CONCRETE PIPE SHOWN

P-610 CONCRETE COLLAR

7" SOD AROUND INLETS

12" DRAIN FRAME/GRATE (SQ. OR ROUND), ADS NYLOPLAST OR APPROVED EQUAL.

6"

6"

3" MIN. TOPSOIL

SUITABLE COMPACTED BACKFILL, MEETING THE REQUIREMENTS OF SECTION 125-8 OF THE FDOT STANDARD SPECIFICATIONS.

DRAIN BASIN WITH INLET/OUTLET ADAPTERS & WATERTIGHT FITTINGS/JOINTS, ADS NYLOPLAST OR APPROVED EQUAL. IN-LINE DRAIN WITH RISER & FITTINGS MAY BE USED WHERE APPLICABLE.

SCHEDULE 40 PVC STORM SEWER PIPE.

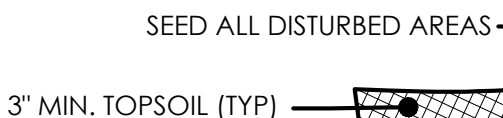
GRAVEL BEDDING MEETING REQUIREMENTS OF FDOT NO. 57 COARSE AGGREGATE.

8"

6"

UNYIELDING SUITABLE SUBGRADE SOILS COMPACTED TO 95% ASTM D-698.

N.T.S.



SUITABLE BACKFILL, MEETING
REQUIREMENTS OF SECTION 1
OF THE FDOT STAND.
SPECIFICATIONS, & COMPAC
IN 6" LIFTS TO 95% MAX. DEN
MODIFIED PROCTOR ASTM D-1

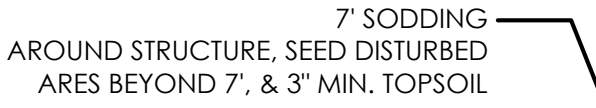
SUITABLE BACKFILL, MEETING THE REQUIREMENTS OF SECTION 125-8 OF THE FDOT STANDARD SPECIFICATIONS, & COMPACTED IN 6" LIFTS TO 98% MAX. DENSITY MODIFIED PROCTOR ASTM D-1557

PIPE BEDDING MEETING REQUIREMENTS OF FDOT NO. 57 COARSE AGGREGATE

FABRIC MEETING THE REQUIREMENTS
AS PER SECTION 125-8 OF THE FDOT
SPECIFICATIONS

—UNYIELDING SUITABLE SUBGRADE SOILS
COMPACTED TO 95% ASTM D-698.

N.T.S.



SUITABLE BACKFILL, MEETING THE
REQUIREMENTS OF SECTION 125-8
OF THE FDOT STANDARD
SPECIFICATIONS, & COMPACTED
IN 6" LIFTS TO 95% MAX. DENSITY
MODIFIED PROCTOR ASTM D-1557

SUITABLE BACKFILL, MEETING THE REQUIREMENTS OF SECTION 125-8 OF THE FDOT STANDARD SPECIFICATIONS, & COMPACTED IN 6" LIFTS TO 98% MAX. DENSITY MODIFIED PROCTOR ASTM D-1557

GROUT INVERT (3:1 SAND-CEMENT MIXTURE OR ANY CLASS CONCRETE)

— GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF TYPE D-4 AS PER SECTION 125-8 OF THE FDOT STANDARD SPECIFICATIONS (REQUIRED IN PAVED AREAS ONLY)

NOTES:

NOTES:
1. FDOT DITCH BOTTOM INLETS SHALL MEET THE REQUIREMENTS OF INDEX 425-052.
2. PIPES NOT ILLUSTRATED.

N.T.S.

- 1.1. ALL STRUCTURES SPECIFIED AS FOOT TYPE J & P BOTTOM INLET & MANHOLE STRUCTURES SHALL MEET THE REQUIREMENTS OF INDICES 425-010.
- 1.2. ALL STRUCTURES SPECIFIED AS TYPE 9 CURB INLETS SHALL HAVE RISER TOPS MEETING THE REQUIREMENTS OF INDEX 425-024 AND TYPE J OR P BOTTOMS MEETING 425-010 AS APPLICABLE.
- 1.3. ALL DITCH BOTTOM INLET STRUCTURES SPECIFIED AS TYPE C, D, E & H SHALL MEET THE REQUIREMENTS OF INDEX 425-052.
- 1.4. BACK OF SIDEWALK DRAINAGE HEADWALLS SHALL MEET THE REQUIREMENTS OF 425-060.

1. COST OF ALL BAR REINFORCEMENT SHALL BE INCLUDED IN THE PRICE BID FOR THE CORRESPONDING STRUCTURE. REINFORCEMENT SHALL HAVE A MINIMUM COVER OF 2" UNLESS OTHERWISE SHOWN.
2. STRUCTURES TO BE APPROVED THROUGH SHOP DRAWING REVIEW PROCESS PRIOR TO FABRICATION.
3. THE MISCELLANEOUS INSTALLATION REQUIREMENTS (SUCH AS FOR BEDDING, BACKFILL & COMPACTION) SHOWN IN THE FDOT DITCH BOTTOM INLET DETAIL, SHALL APPLY TO ALL FDOT DRAINAGE STRUCTURE INSTALLATIONS.

1. TRENCH SHALL BE EXCAVATED TO A WIDTH SUFFICIENT TO PERMIT SATISFACTORY JOINING OF PIPE AND THOROUGH TAMPING OF BEDDING MATERIAL.

1. TRENCH SHALL BE EXCAVATED TO A WIDTH SUFFICIENT TO PERMIT SATISFACTORY JOINING OF PIPE AND THOROUGH TAMPING OF BEDDING MATERIAL.
2. IF UNSUITABLE OR UNYIELDING MATERIAL IS ENCOUNTERED AT PROPOSED DEPTH OF BOTTOM OF PIPE OR STRUCTURE, THEN THE MATERIAL SHALL BE UNDERCUT IN ACCORDANCE WITH PIPE EXCAVATION REQUIREMENTS ITEM D-701.
3. DEWATER EXCAVATED TRENCH AS REQUIRED TO ALLOW FOR PROPER COMPACTION OF SOIL MATERIALS AND PROPER PLACEMENT OF PIPES AND STRUCTURES.
5. PIPE BED SHALL BE SHAPED TO FIT THE PIPE AND SHALL HAVE RECESSES SHAPED TO RECEIVE THE BELL OF BELL AND SPIGOT PIPE, IF APPLICABLE.
6. IF THE EXCAVATED MATERIAL IS UNSUITABLE FOR TRENCH BACKFILL IT SHALL BE REPLACED WITH AASHTO A-1 OR A-3 CLASSIFIED SOIL MATERIAL, OR OTHERWISE AS APPROVED BY THE ENGINEER.

TRC REVIEW

Stamp



Owne



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

4730 Casa Cola Way, Suite 200 (904) 757-6106
St. Augustine, FL. 32095 Fax: (904) 757-6107

Program Manager	Bradley J. Wente, P.E.
Project Architect	Christopher Nardone, A.I.A.
Project Manager	Justin Vollenweider, A.I.A.

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HANGARS #6 & #7 ADDITION

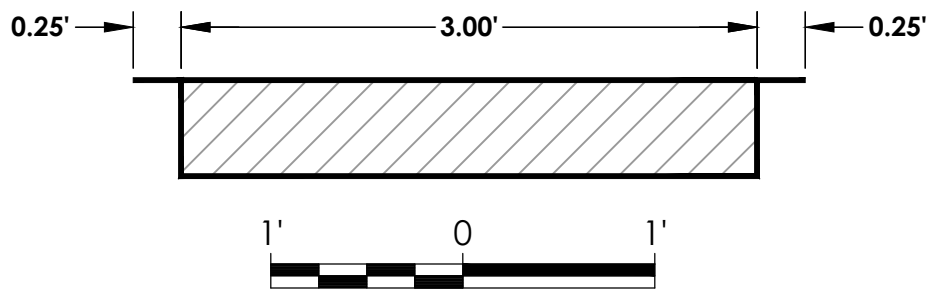
700 Airport Rd.
Fernandina Beach Municipal Airport
Town/City: Fernandina
County: Nassau Beach State: Florida

Project No.: 99000047.0091

Drawing No.: C-401

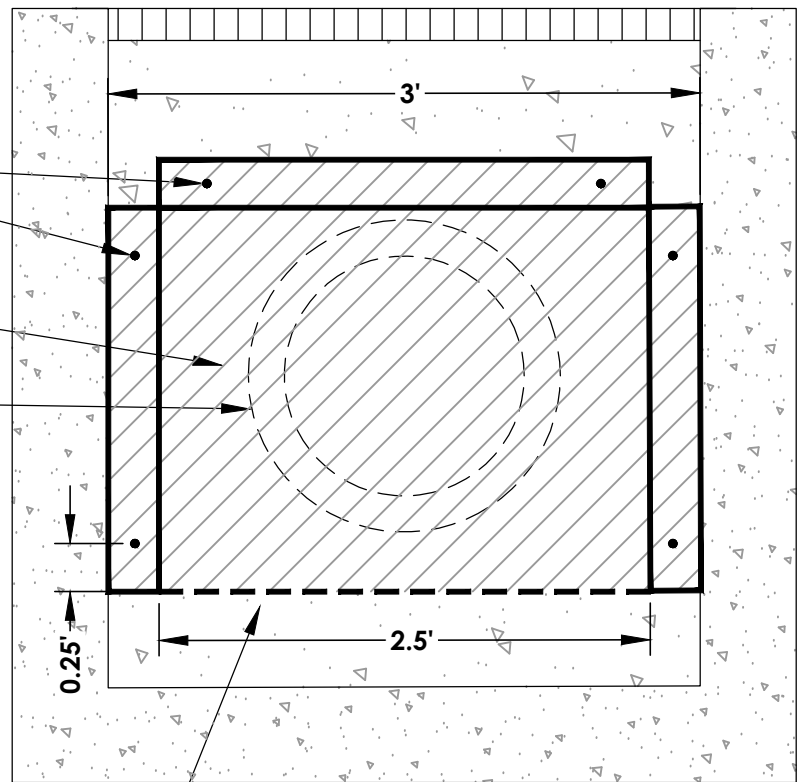
Date: FEBRUARY 23, 2021

Drawing name: Y:\Projects-New\1999\99000047 SE FHB\99000047 SE FHB\99000047 Expansion\01 CAD - BIM - Models\Airport\C-400 Details.dwg C-402 Nov 04, 2020 4:24pm by: bbradley



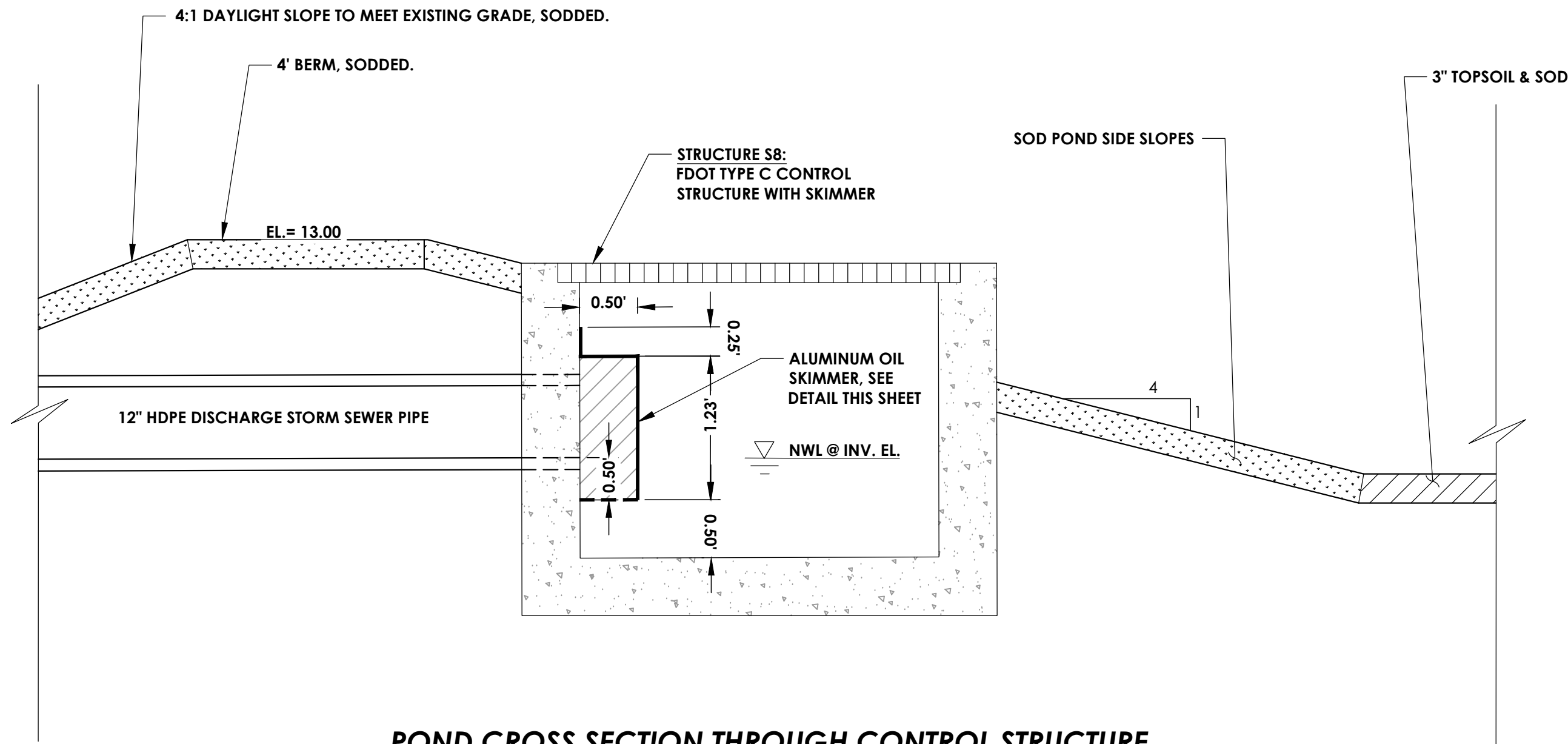
OIL SKIMMER DETAIL, TOP VIEW

1/2" DIAMETER MOUNTING HOLES IN MOUNTING FLANGE ALONG TOP EDGE AND SIDES.
ALUMINUM OIL SKIMMER
15" DIA. RCP DISCHARGE PIPE



CONTROL STRUCTURE FRONT VIEW
N.T.S.

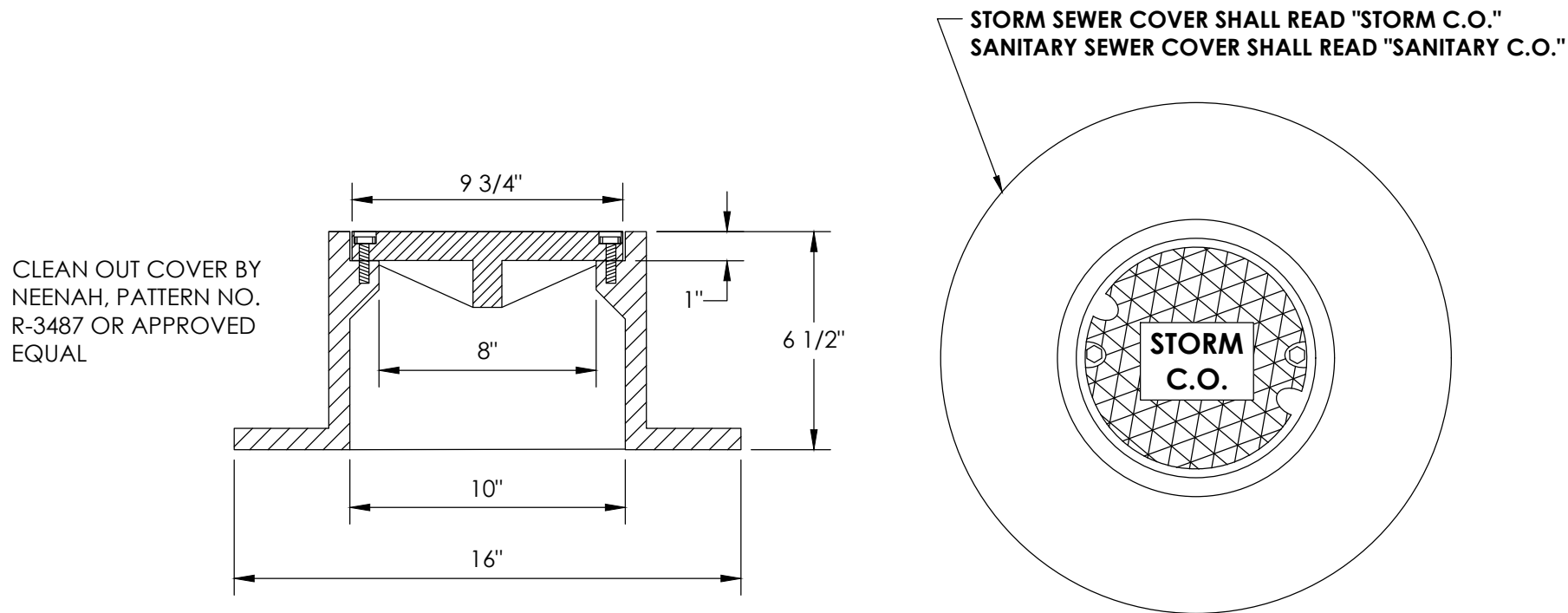
TOP OF GRATE EL= 12.00
TOP OF SKIMMER EL= 11.66
DISCHARGE INV. EL= 10.16
BOTTOM SKIMMER EL= 9.66
STRUCTURE/SUMP BOTTOM EL= 9.16



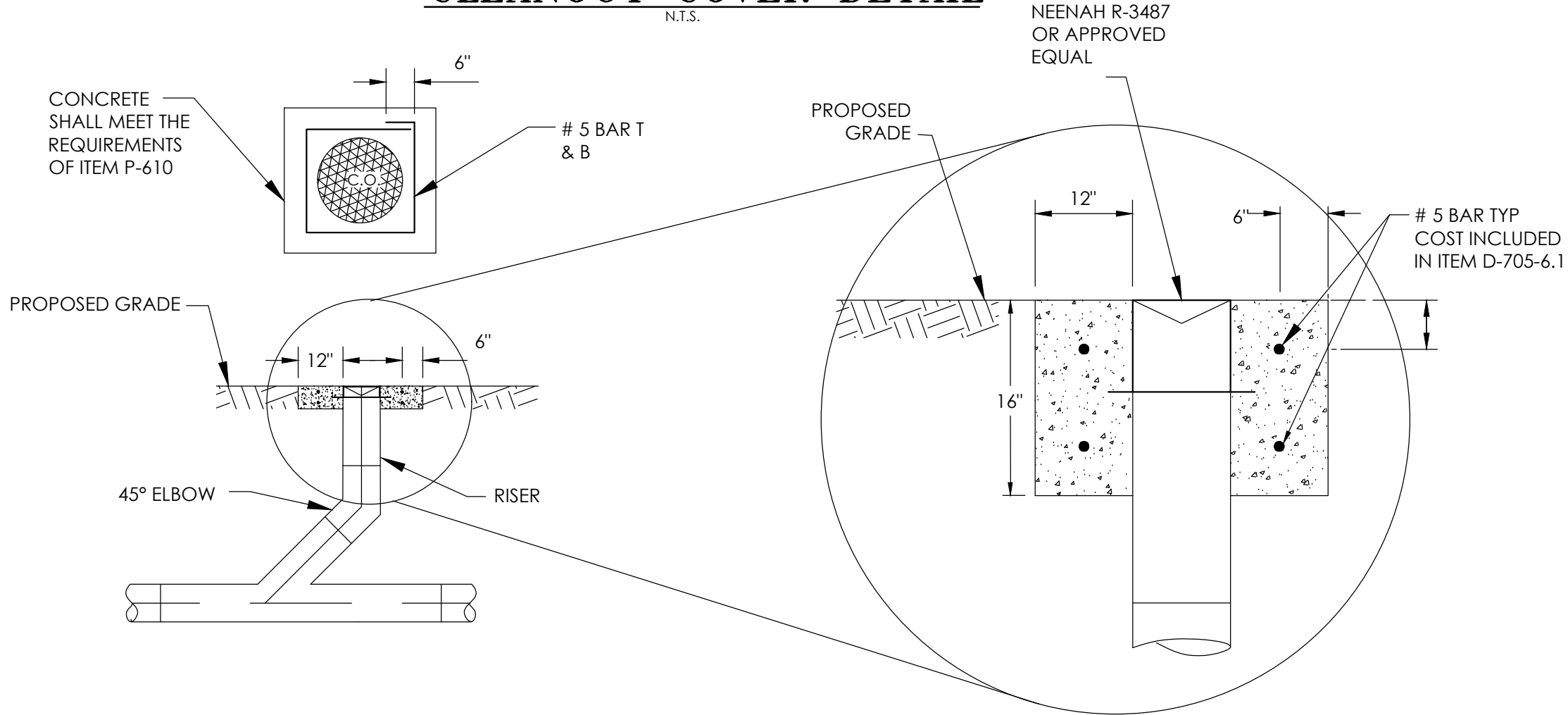
POND CROSS SECTION THROUGH CONTROL STRUCTURE
CONTROL STRUCTURE SIDE VIEW
N.T.S.

- POND/CONTROL STRUCTURE NOTES:
1. THE MODIFIED TYPE "C" INLET CONTROL STRUCTURE SHALL MEET THE REQUIREMENTS OF THE FDOT DESIGN STANDARDS.
 2. CONTROL STRUCTURE BEDDING, BACKFILL & INSTALLATION SHALL BE AS DETAILED & SPECIFIED FOR FDOT DITCH BOTTOM INLETS.
 3. ALUMINUM OIL SKIMMER TO BE CONSTRUCTED OF SHOP BENT OR WELDED 1/8" THICK ALUMINUM & FASTENED TO CONCRETE STRUCTURE WITH STAINLESS STEEL FASTENER HARDWARE PER DETAILS.
 4. THE COST OF ALL BAR REINFORCEMENT SHALL BE INCLUDED IN THE PRICE BID FOR THE CORRESPONDING STRUCTURE. REINFORCEMENT SHALL HAVE A MIN. COVER OF 2" UNLESS OTHERWISE SHOWN.
 5. STRUCTURES TO BE APPROVED THROUGH SHOP DRAWING REVIEW PROCESS PRIOR TO FABRICATION.
 6. POND EXCAVATION AND EMBANKMENT SHALL BE PER TECHNICAL SPECIFICATION ITEM P-152.

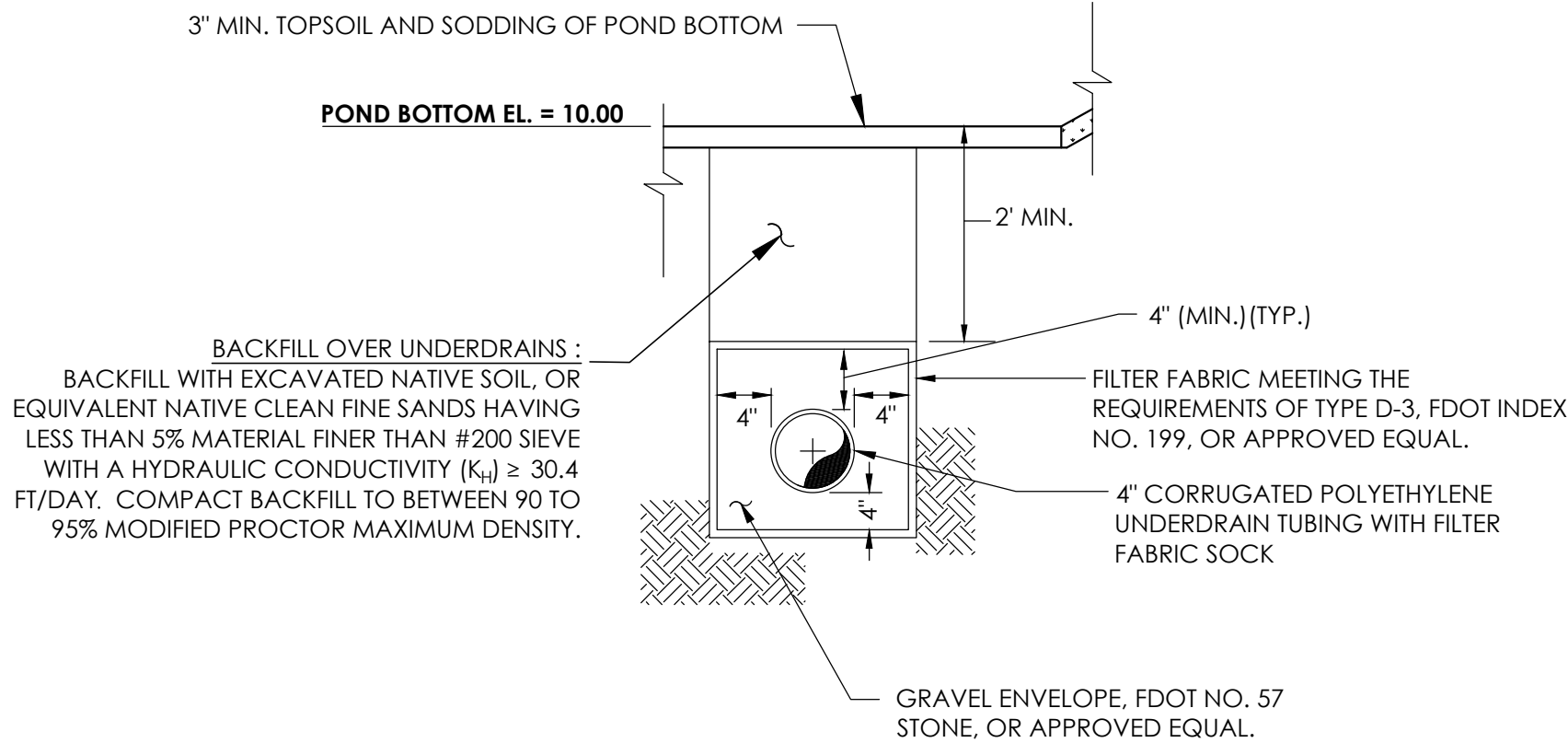
STORMWATER RETENTION POND & CONTROL STRUCTURE DETAILS



CLEANOUT COVER DETAIL
N.T.S.



STORM & SANITARY SEWER CLEANOUT DETAIL
N.T.S.



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

PROPOSED POND UNDERDRAIN DETAIL
N.T.S.

SITE DETAILS

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

TRC REVIEW

Stamp:



Owner:



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

Passero Associates

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

No.	Date	By	Description

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SITE DETAILS

HANGARS #6 & #7 ADDITION

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

Project No.:

99000047.0091

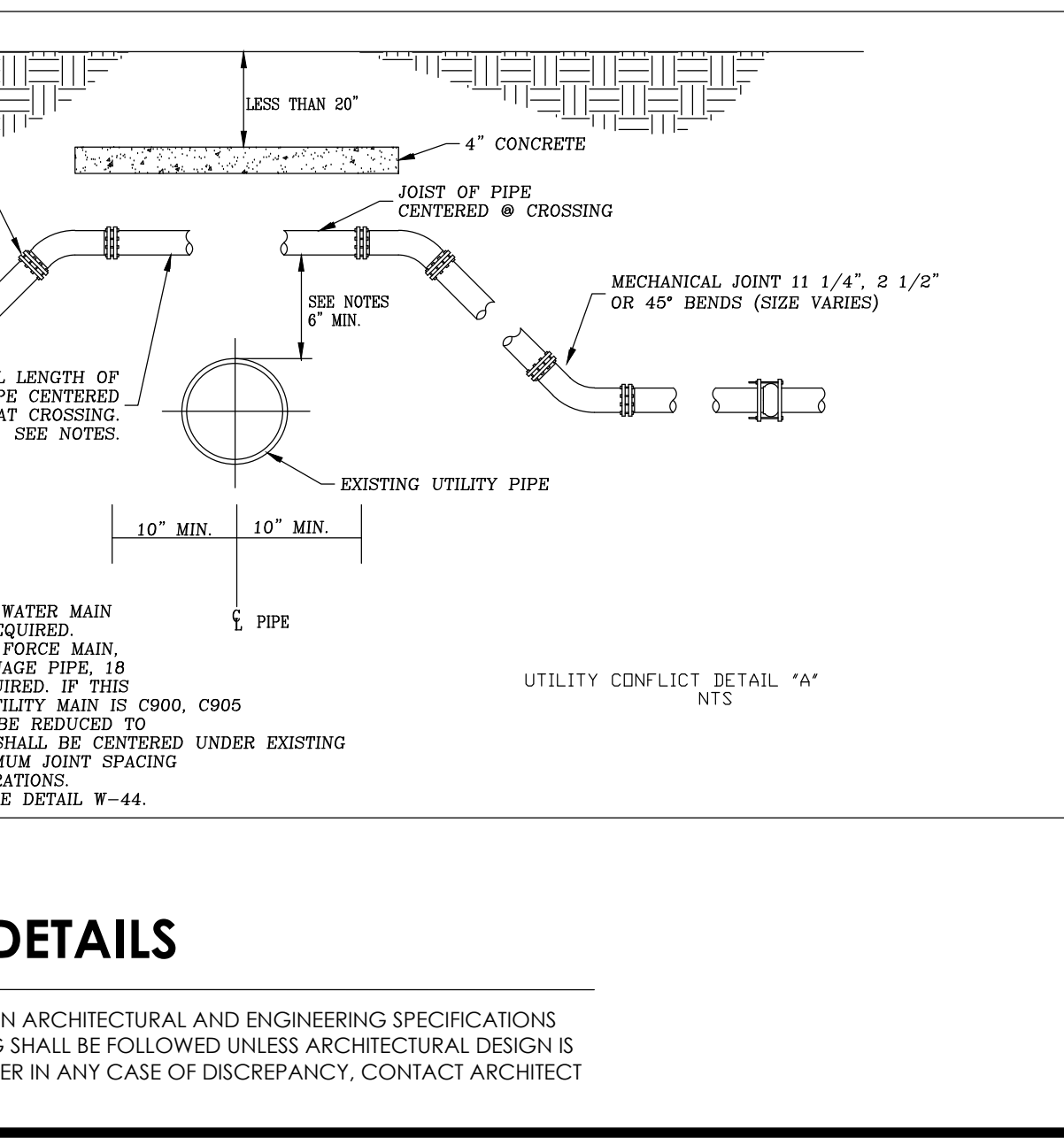
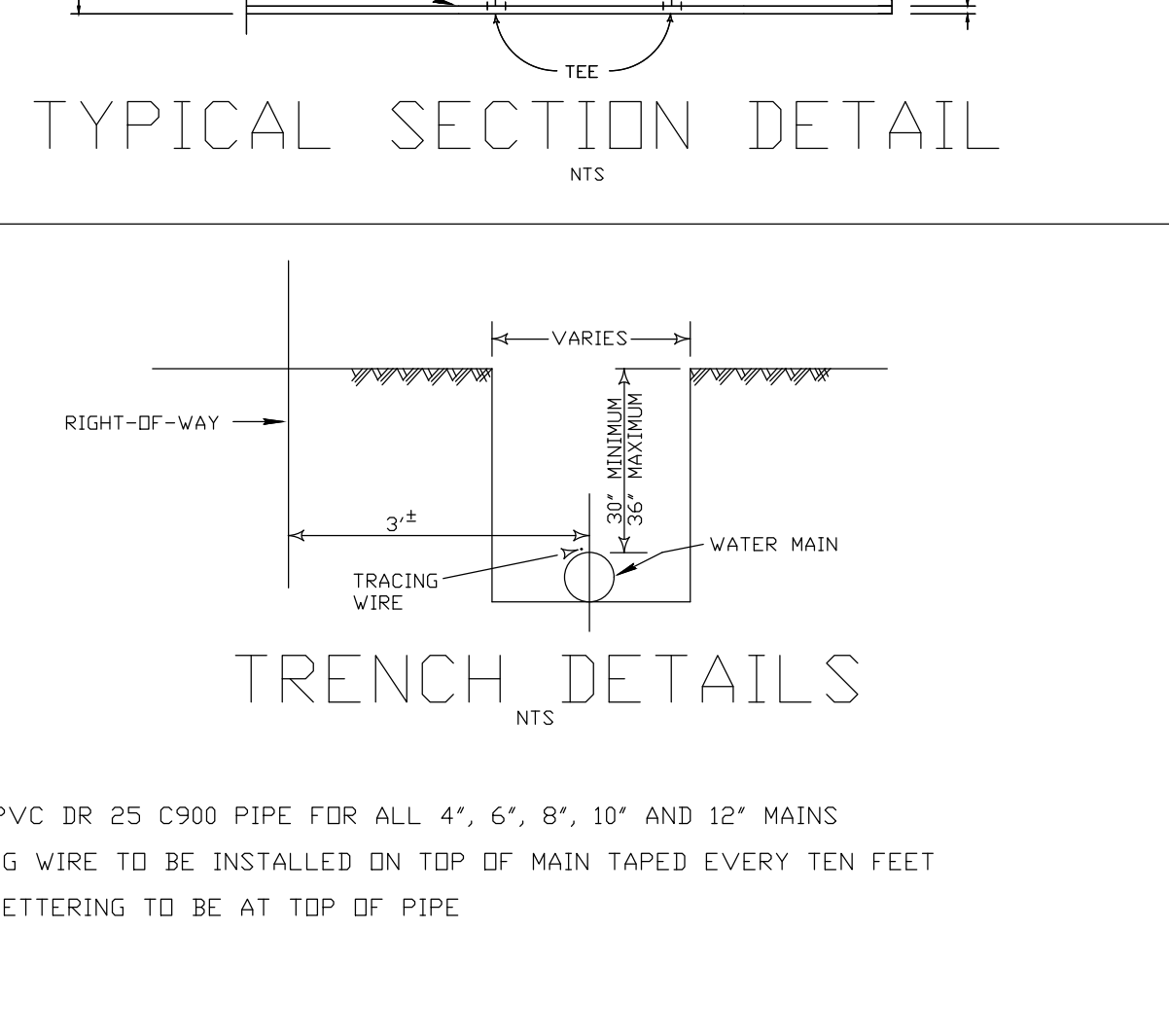
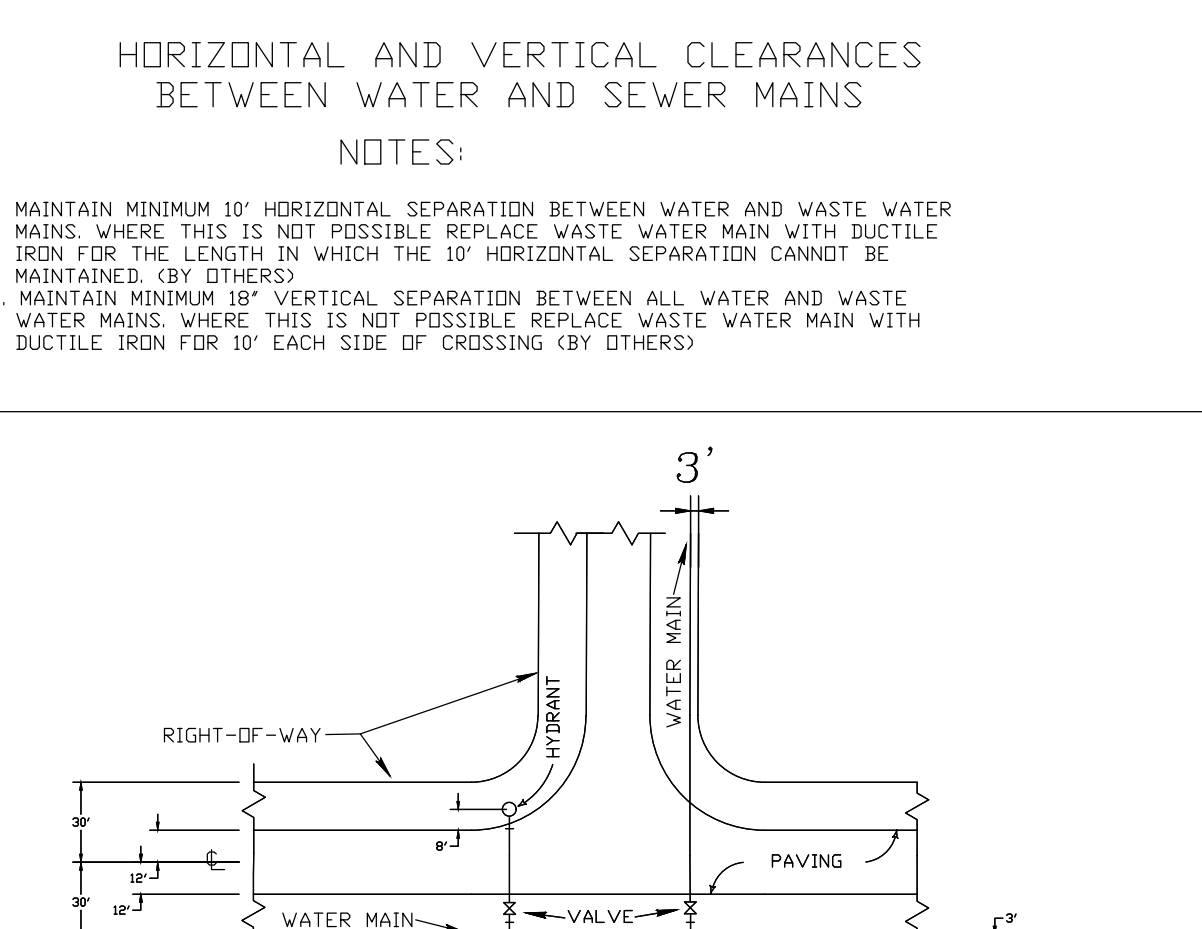
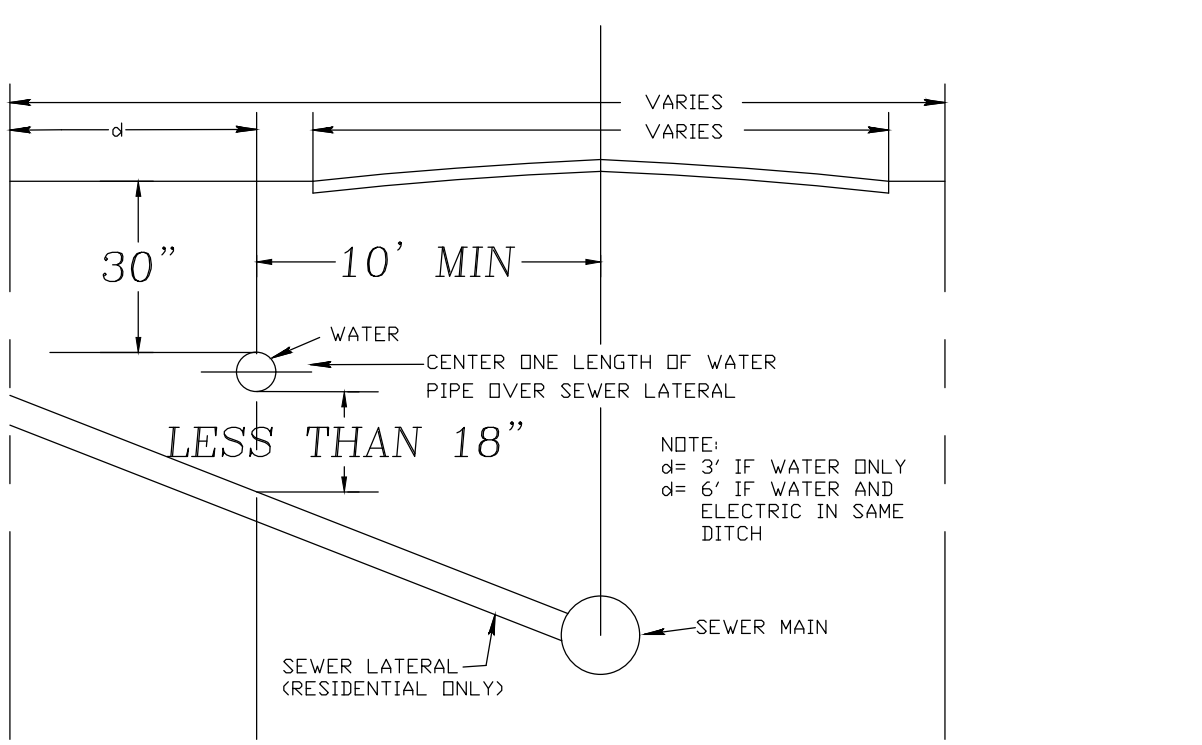
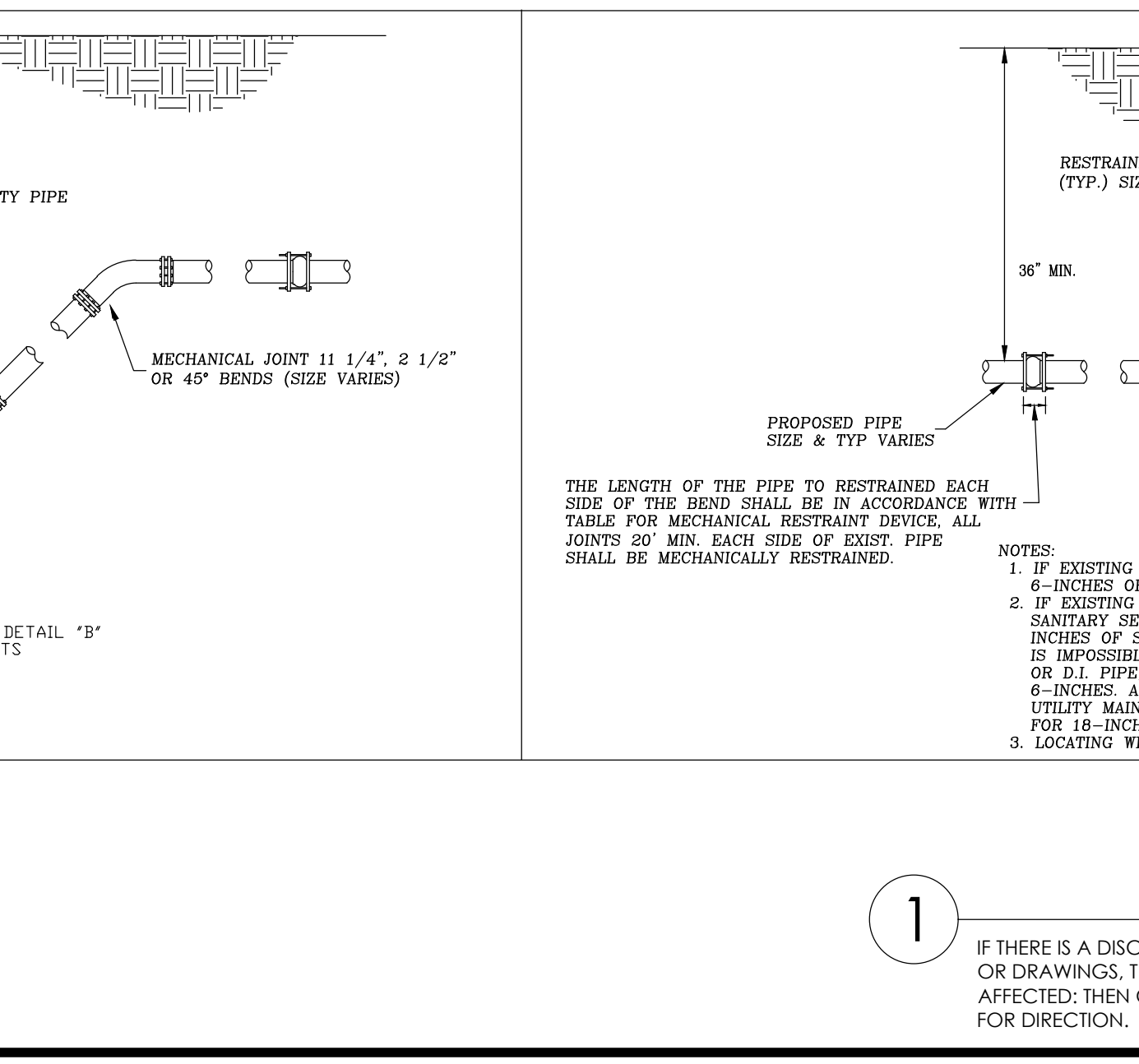
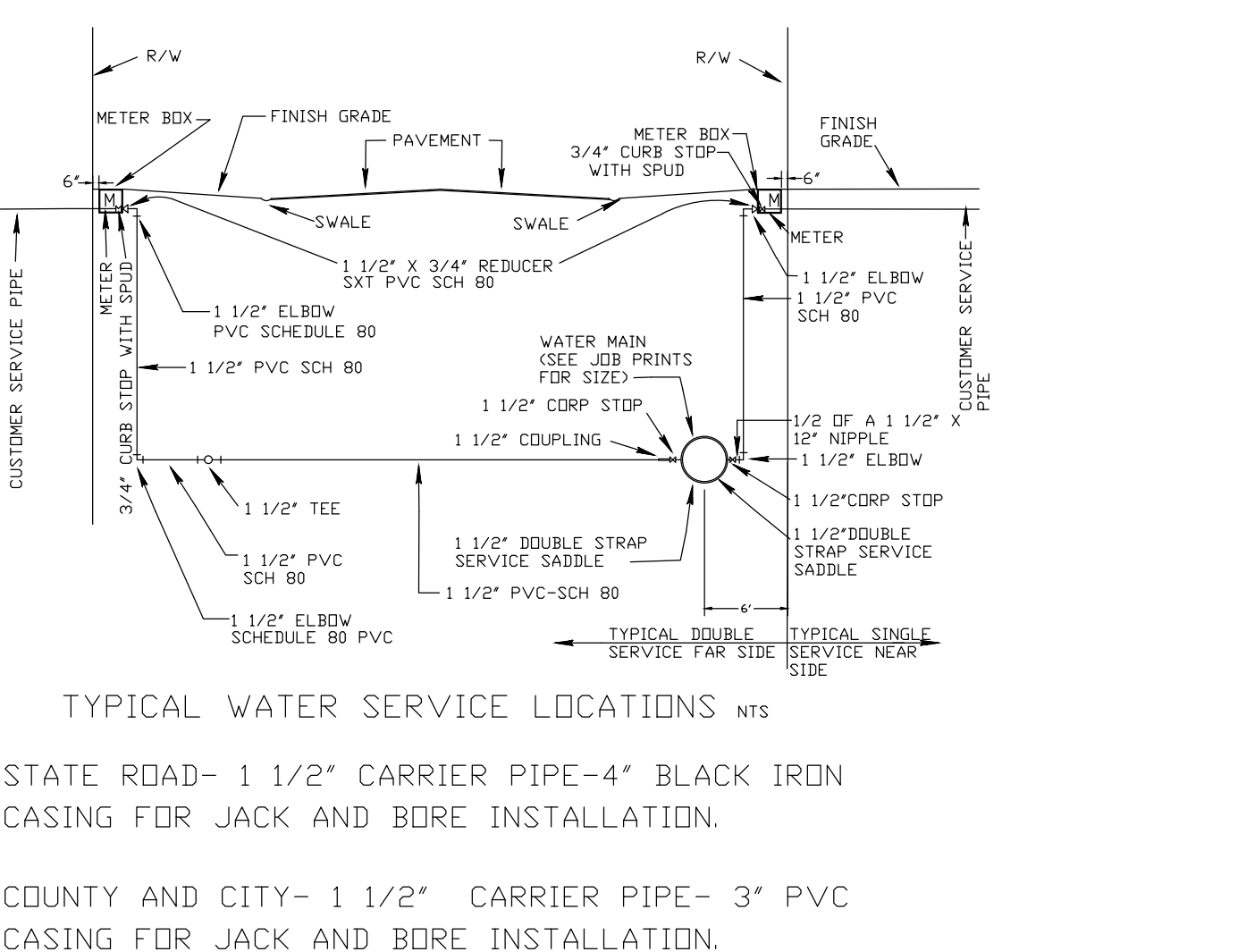
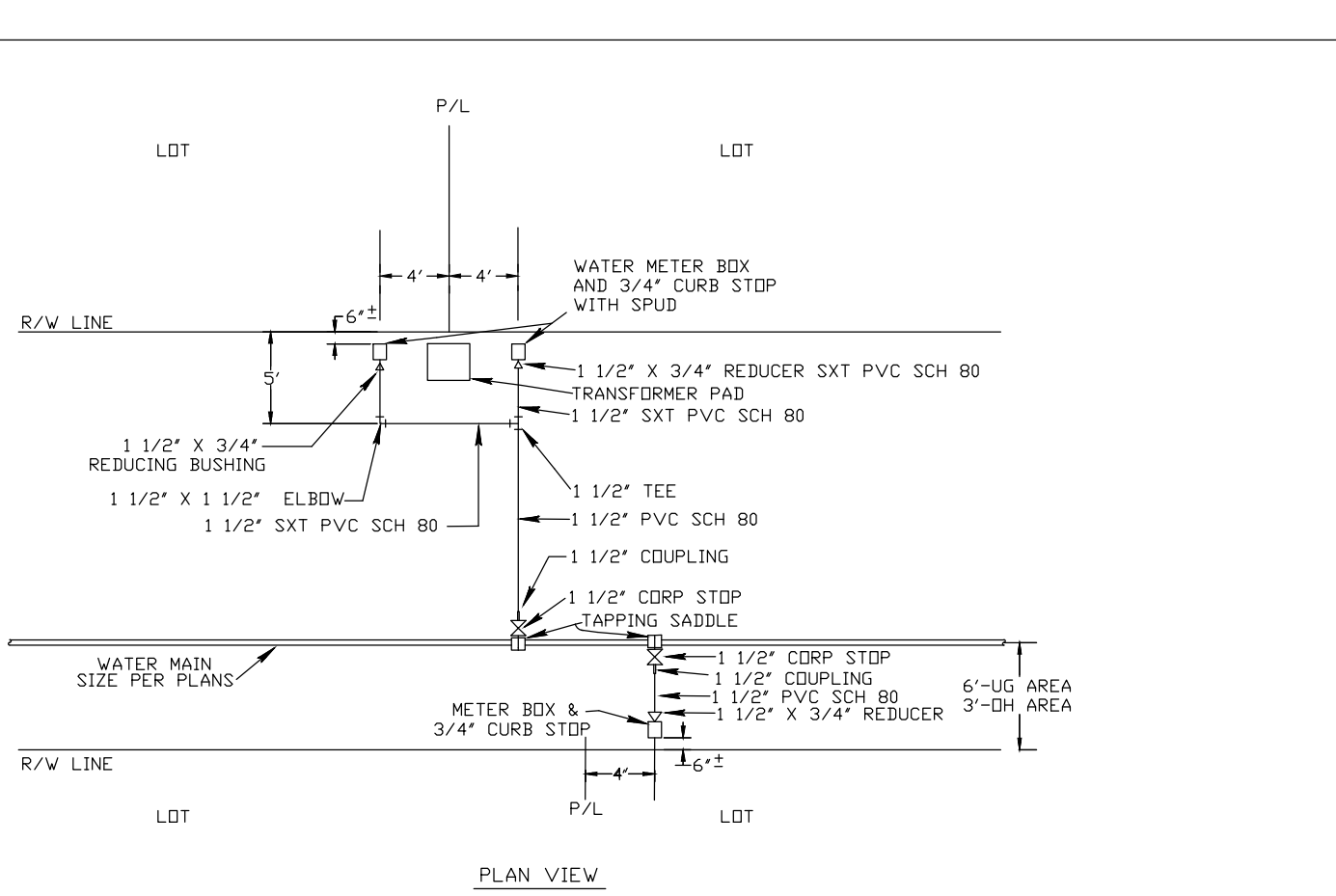
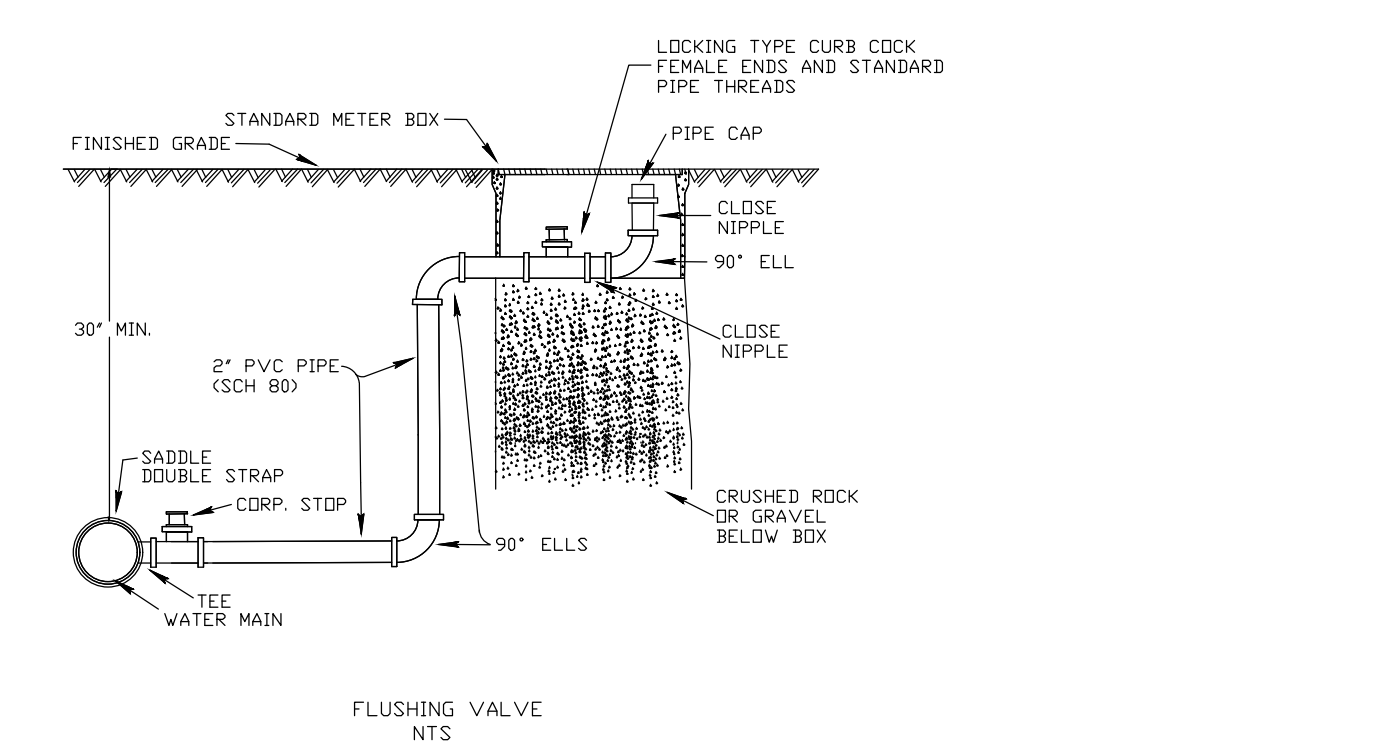
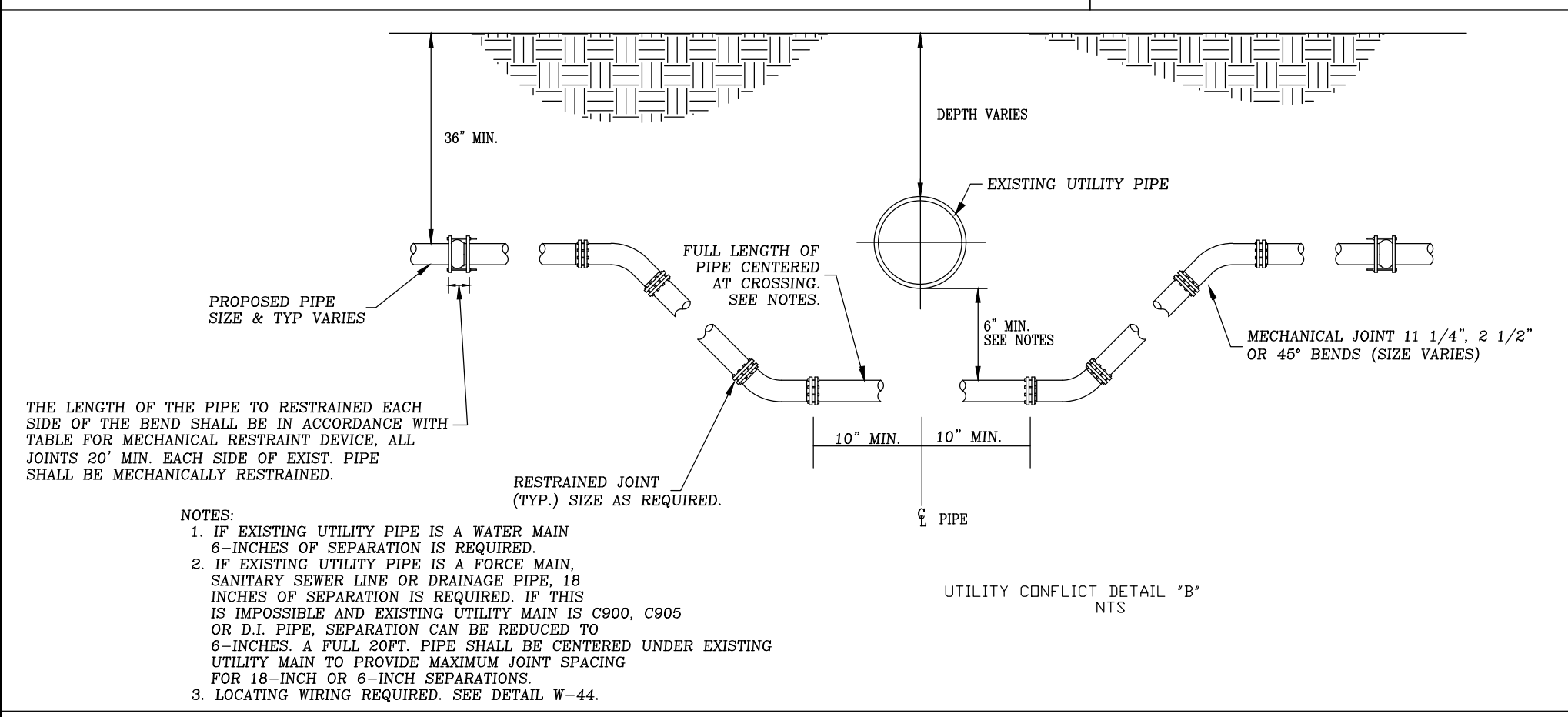
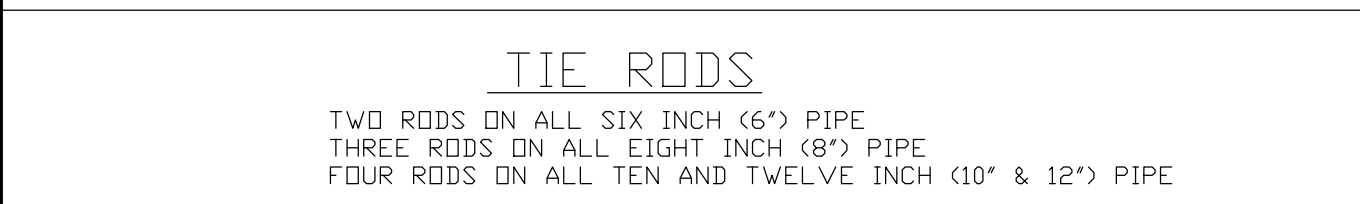
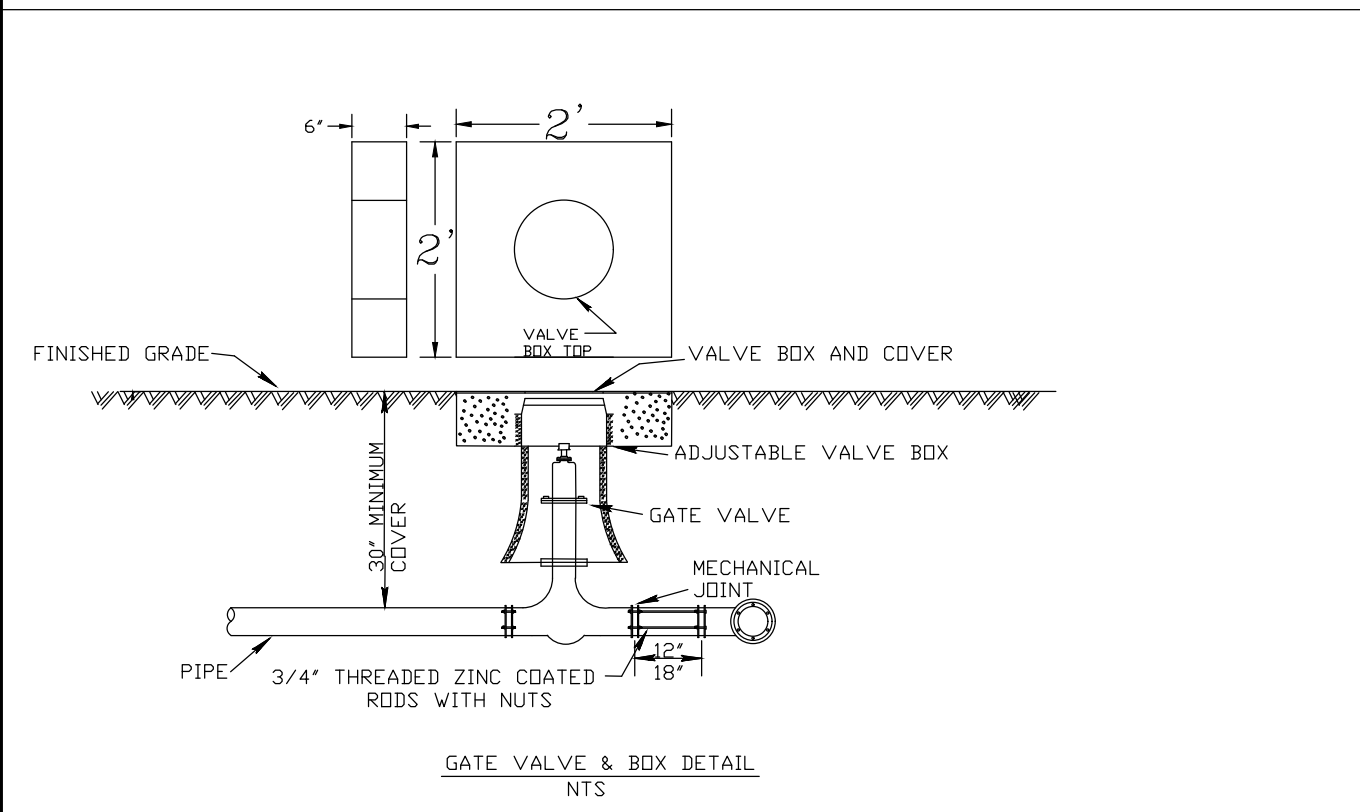
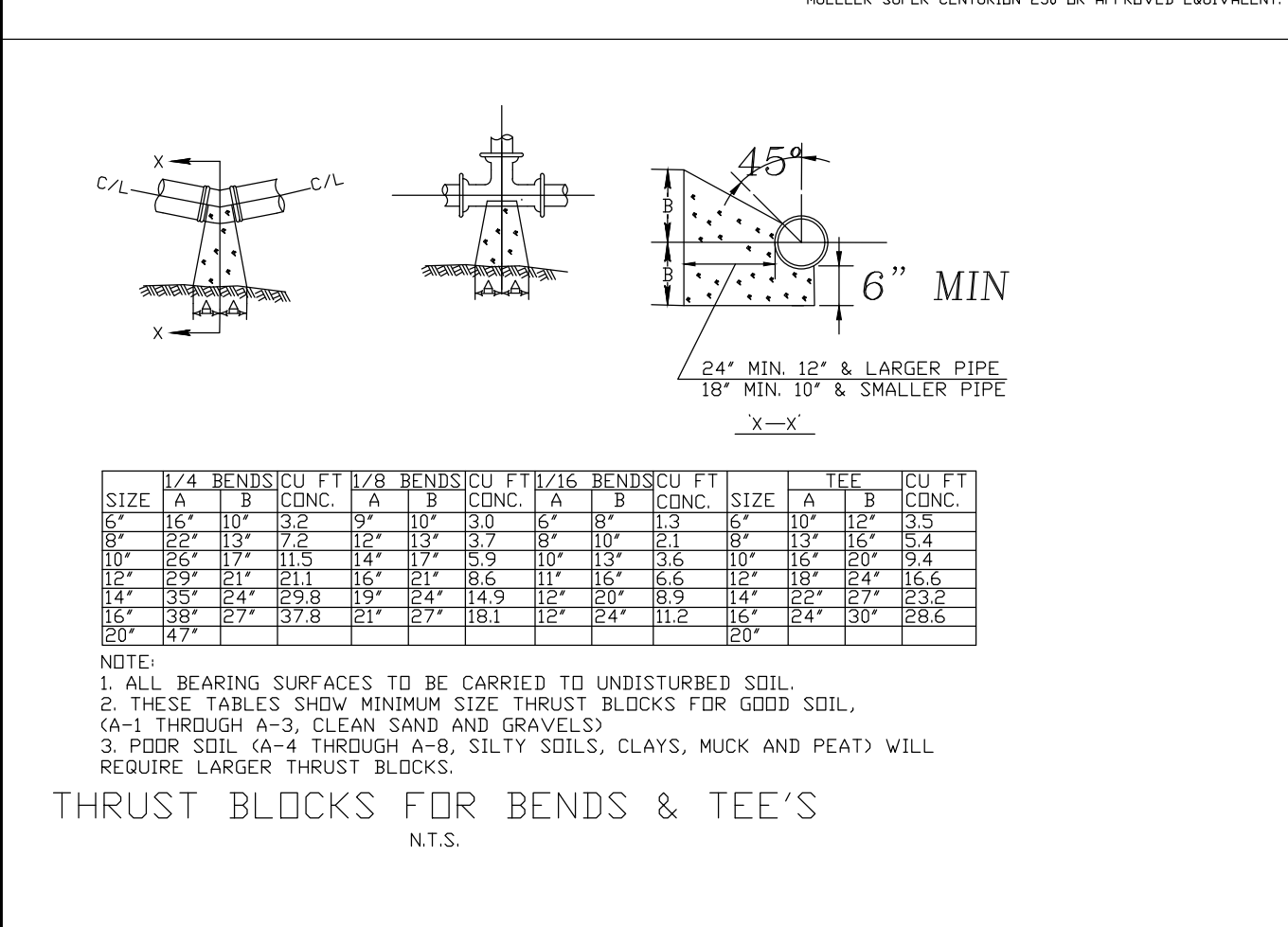
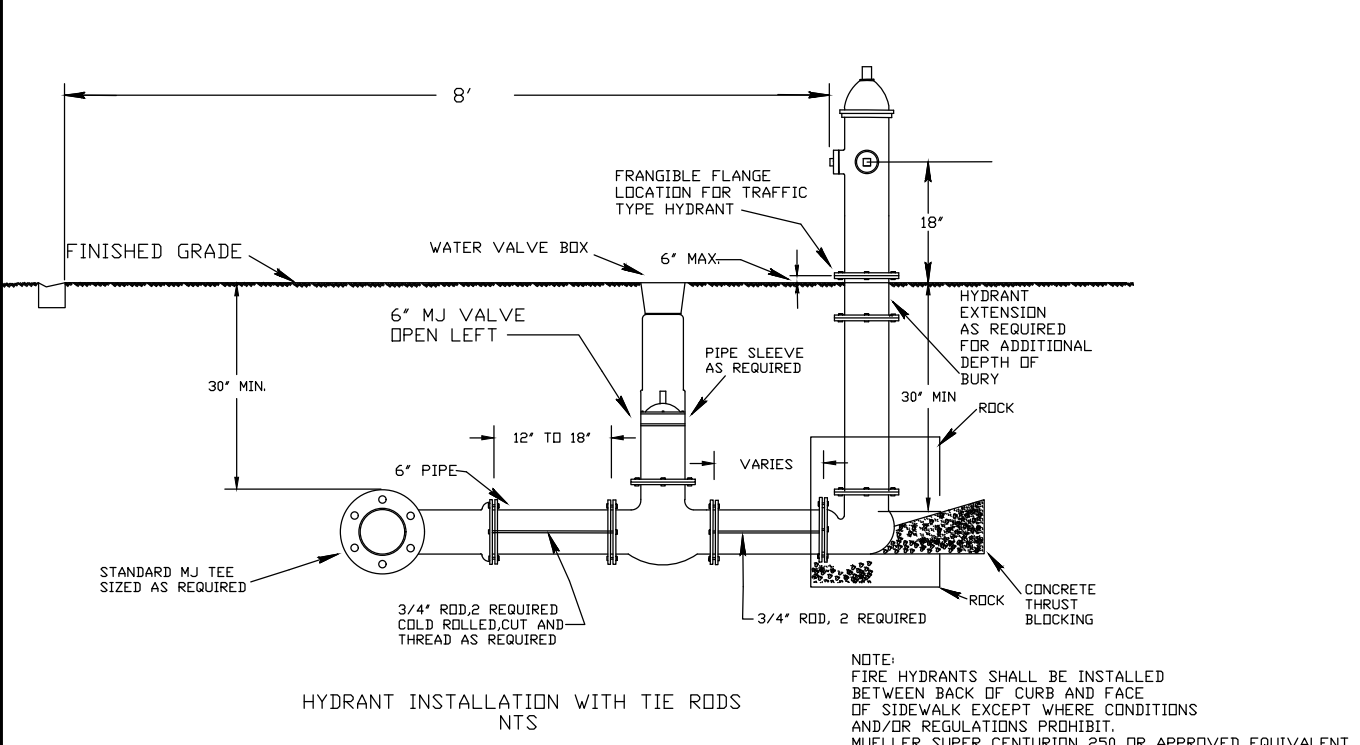
Drawing No.:

C-402

Date:

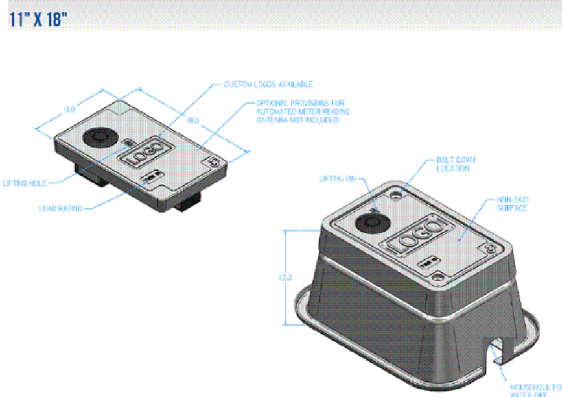
FEBRUARY 23, 2021

Drawing name: Y: Projects-New 1999\99000047 SE FHEN\99000047.0091 - Hangars 6-7 Expansion\01 CAD - BIM - Models\Airport\C-400 Details.dwg C-403 Nov 04, 2020 4:24pm by: bbradley

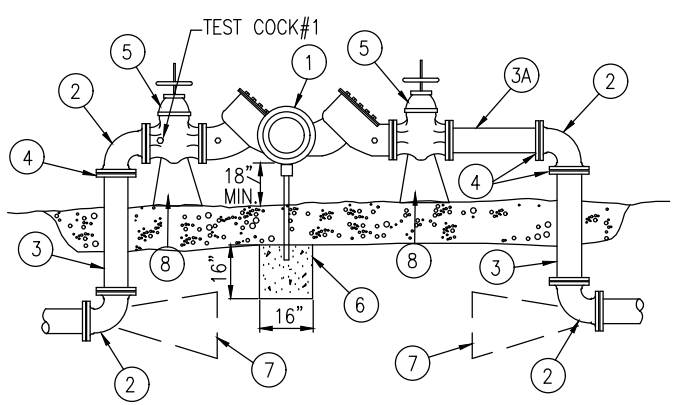


MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)										
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER		
4	2	4	7	18	20	39	39	N/A		
6	2	5	10	25	20	55	55	28		
8	3	6	13	32	20	72	72	30		
10	4	8	16	38	20	86	86	29		
12	4	9	19	45	20	102	102	50		
16	6	11	23	57	20	131	131	30		

BELL RESTRAINT REQUIREMENTS



GWBS111812140 11X18X12 MTR BX FLR WALL
CWC00111802TR 11X18 SOLD LID W/ TR HOLE
GLASS MASTER METER BOX



LARGE WATER SERVICE		FIRE LINE SERVICES	
DOUBLE CHECK AND REDUCED PRESSURE	BACKFLOW PREVENTION	DOUBLE CHECK AND REDUCED PRESSURE	WITH WINTER PROTECTION AND FLOW DETECTOR ASSEMBLY
SINGLE SERVICE: 2 1/2" - 10"			

BACKFLOW PREVENTER

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:
BLUE (SW4079) 1500GPM AND HIGHER
GREEN (SW4085) 1000-1499 GPM
ORANGE (SW4083) 500-999 GPM
RED (SW4081) LESS THAN 500 GPM

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

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

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

PA

PASSERO ASSOCIATES

engineering architecture

TRC REVIEW

Stamp:

MATTHEW RYAN SINGLETARY

LICENSE

No. 71535

STATE OF FLORIDA

PROFESSIONAL ENGINEER

10/09/2020

Owner:

CITY OF FERNANDINA BEACH

FLORIDA

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

Passero Associates

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St. Augustine, FL 32095

(904) 757-6106
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Certificate of Authorization 3428

Program Manager
Project Architect
Project Manager

Brodeley J. Wentz, P.E.
Christopher Nordone, A.I.A.
Justin Vollenweider, A.I.A.

No.	Date	By	Description

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SITE DETAILS

HANGARS #6 & #7
ADDITION

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Fernandina Beach Municipal Airport

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

Project No.:
99000047.0091

Drawing No.:
C-403

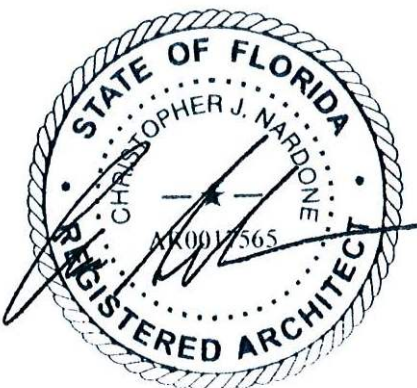
Date:
FEBRUARY 23, 2021

General Exterior Elevation Notes:

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

TRC REVIEW

Stamp:



Client:



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

Passero Associates

4730 Casa Cola Way, Suite 200
St. Augustine, FL 32095 (904) 757-6106

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

No.	Date	By	Description

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STATUTES §71.033(1). THESE PLANS ARE COPYRIGHT
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**EXTERIOR
ELEVATIONS**

HANGAR #6
Fernandina Beach
Municipal Airport
(FHB)

HANGARS 6 & 7 EXPANSION

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

Project No.:

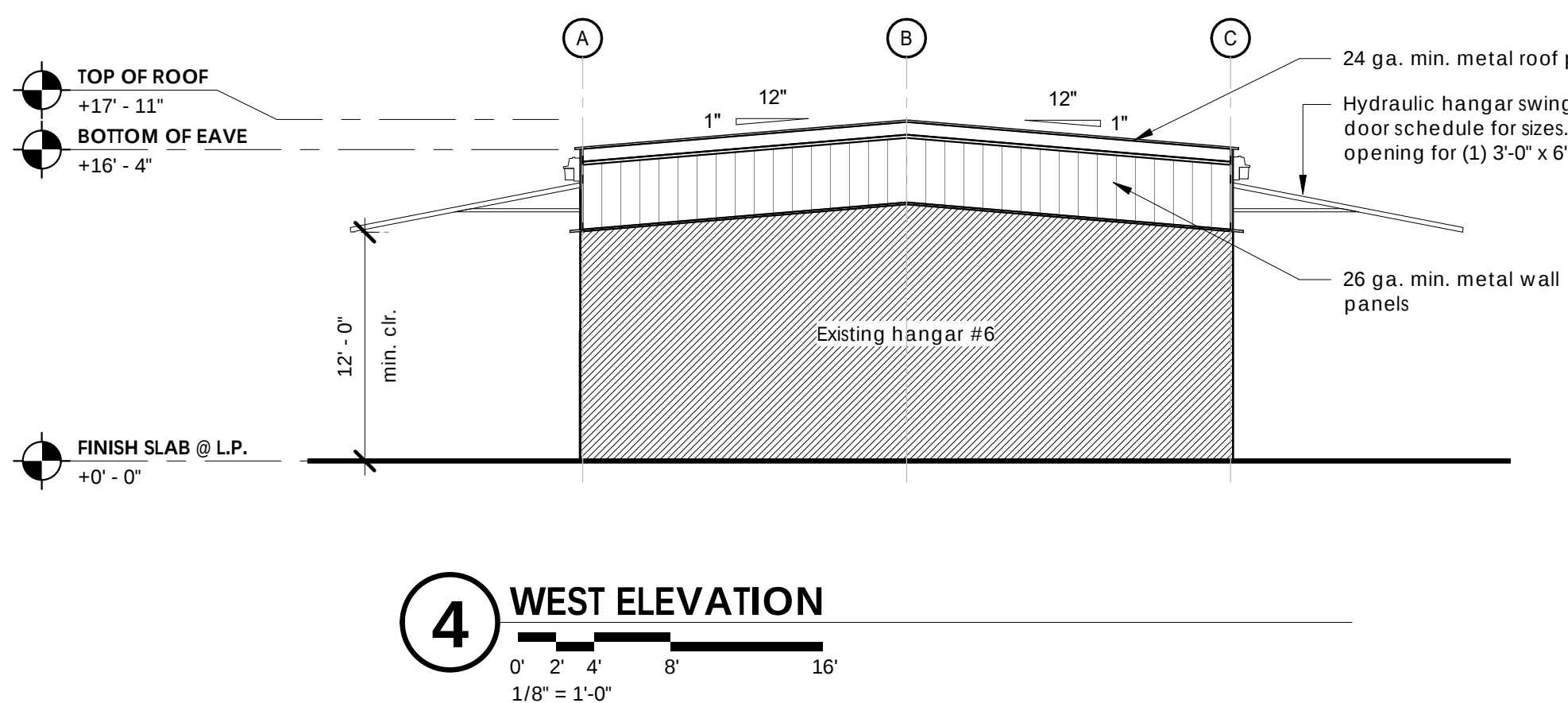
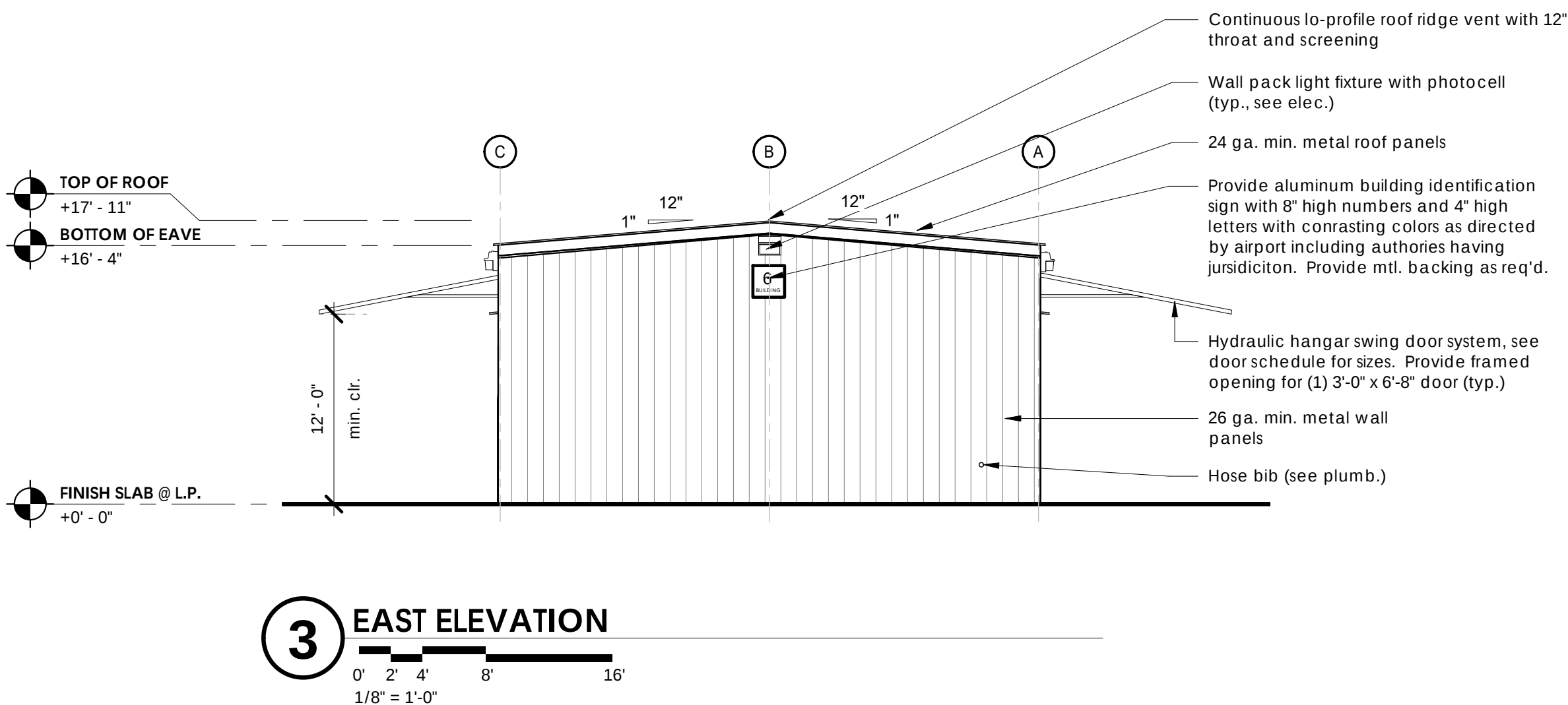
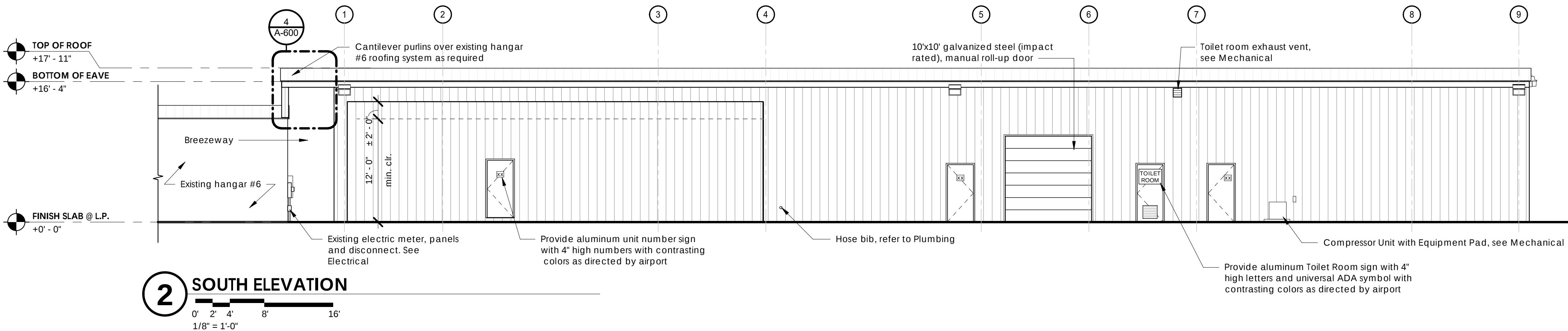
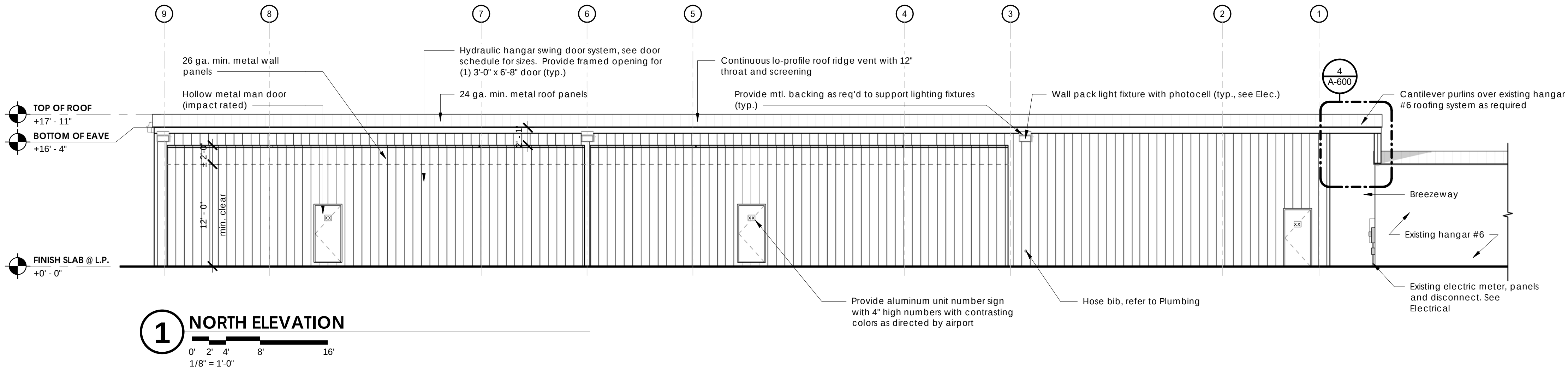
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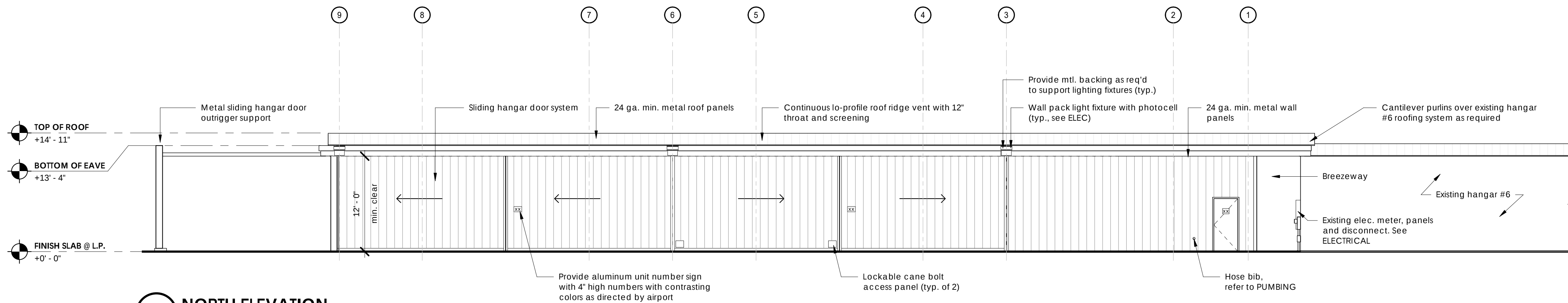
Drawing No.:

A-200

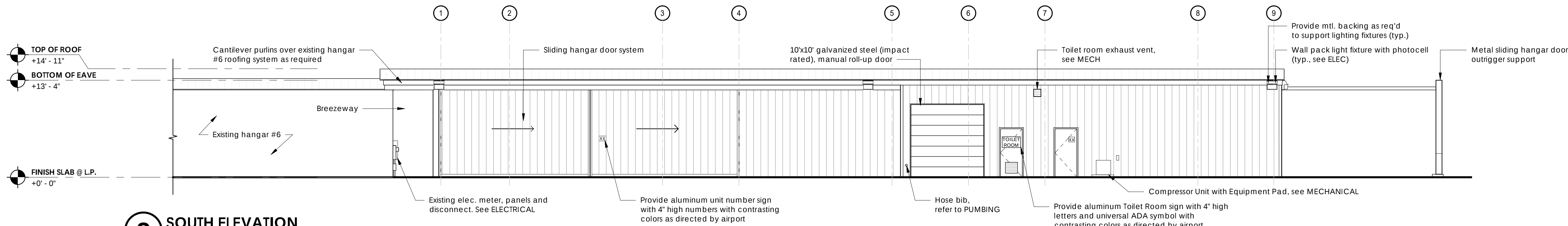
Date:

FEBRUARY 23, 2021

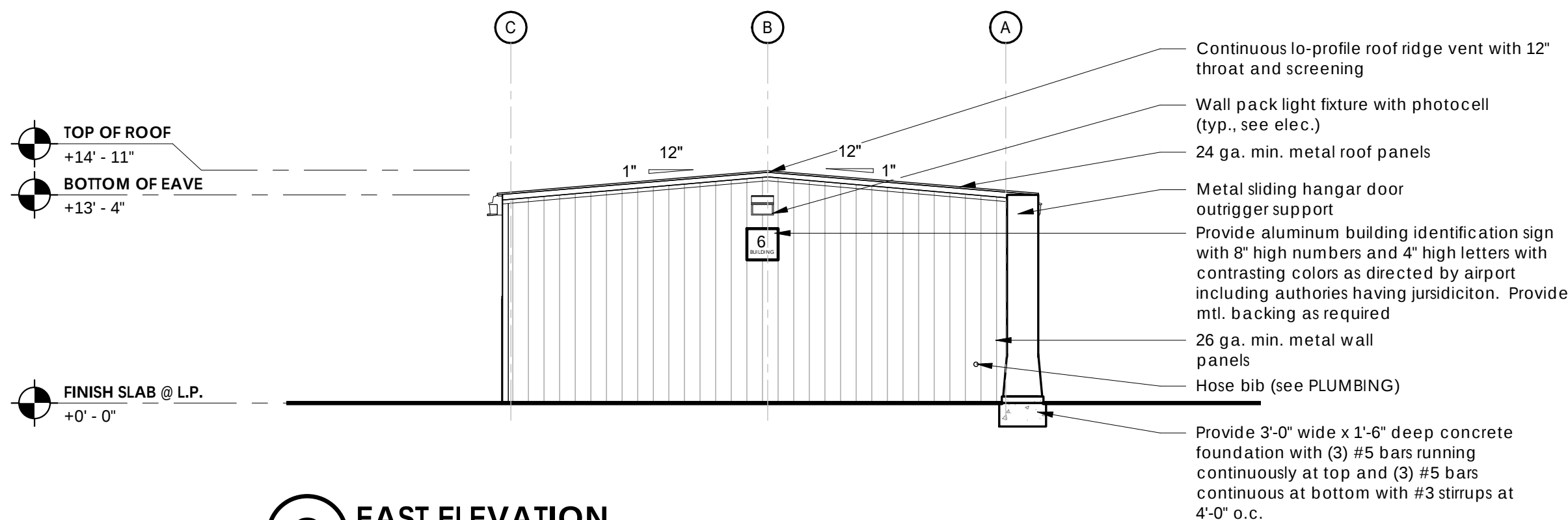




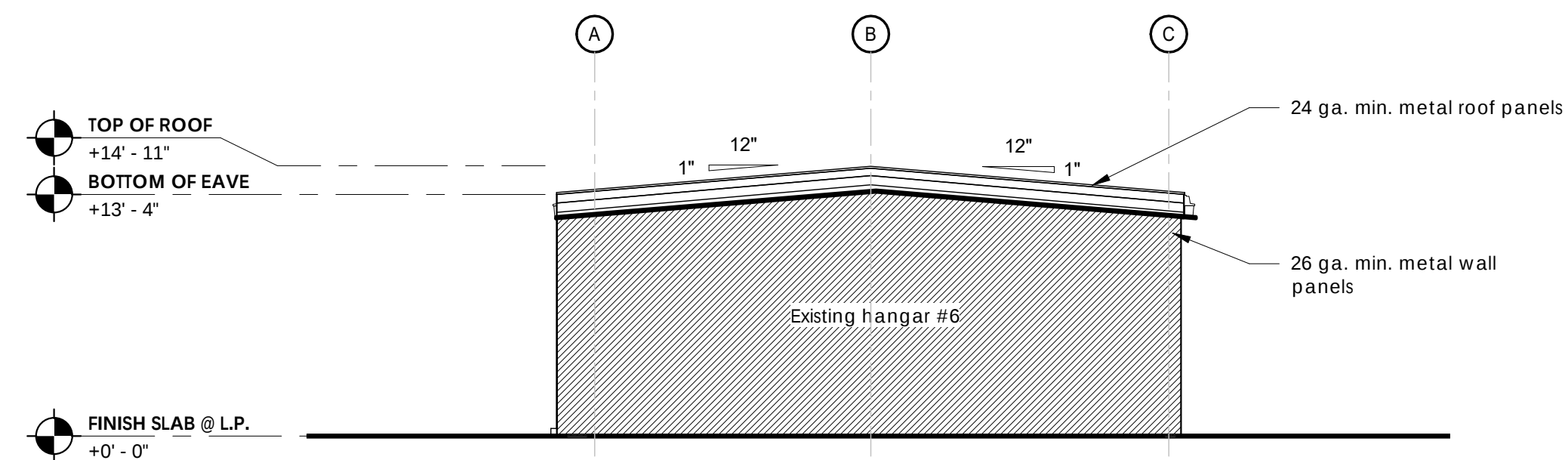
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



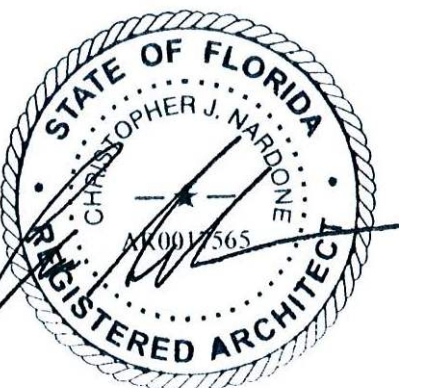
4 WEST ELEVATION

General Exterior Elevation Notes:

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3. Notes are typical for all elevations unless otherwise noted.

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Fernandina Beach, FL 32034

Passero Associates

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St. Augustine, FL 32095 (904) 757-6106

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

No.	Date	By	Description

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EXTERIOR ELEVATIONS

HANGAR #6

Fernandina Beach
Municipal Airport
(FHB)

HANGARS 6 & 7 EXPANSION

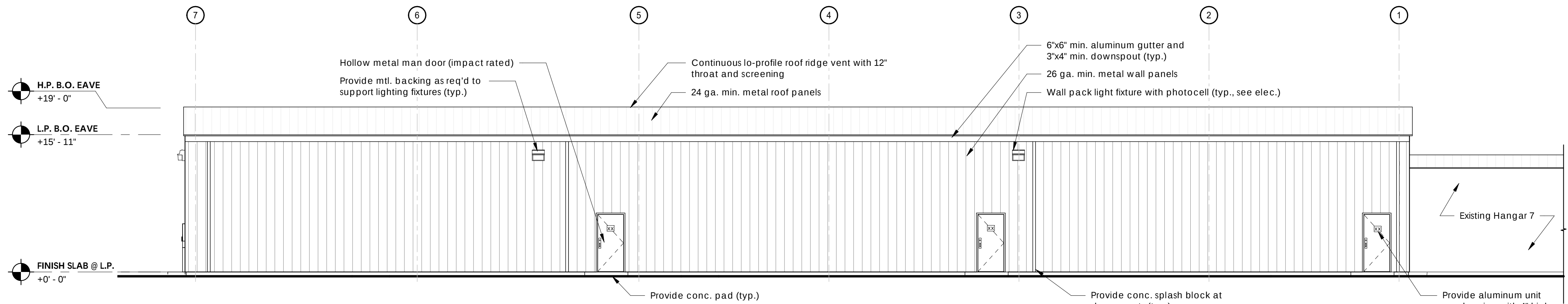
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.: 99000047.0091

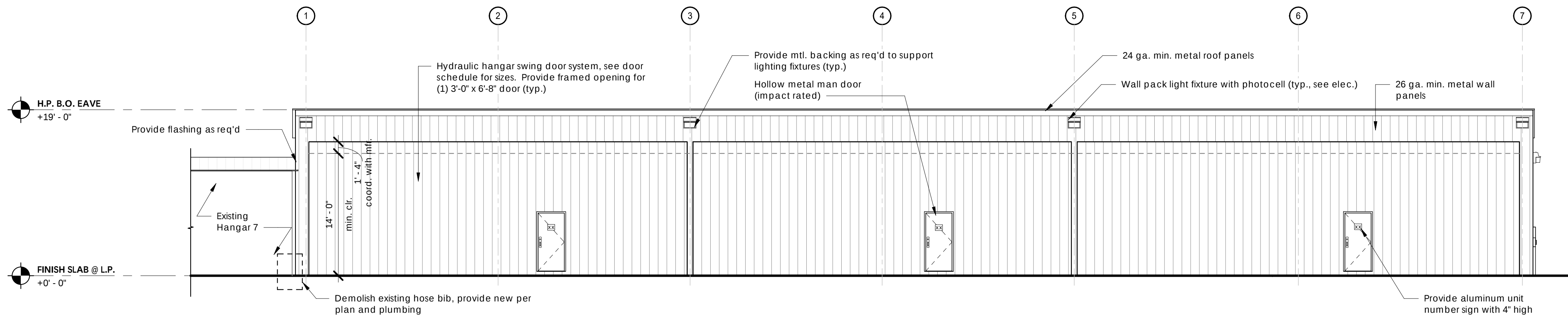
Drawing No.: A-200A

Date: FEBRUARY 23, 2021

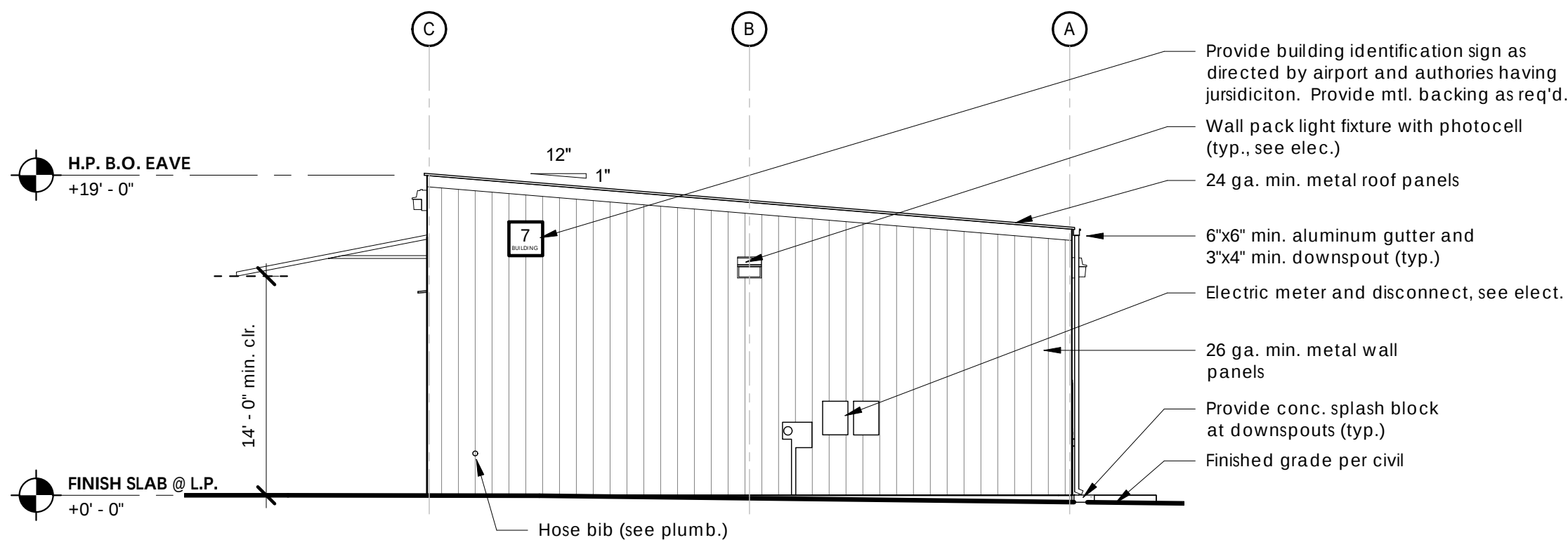
BID ALTERNATE 1



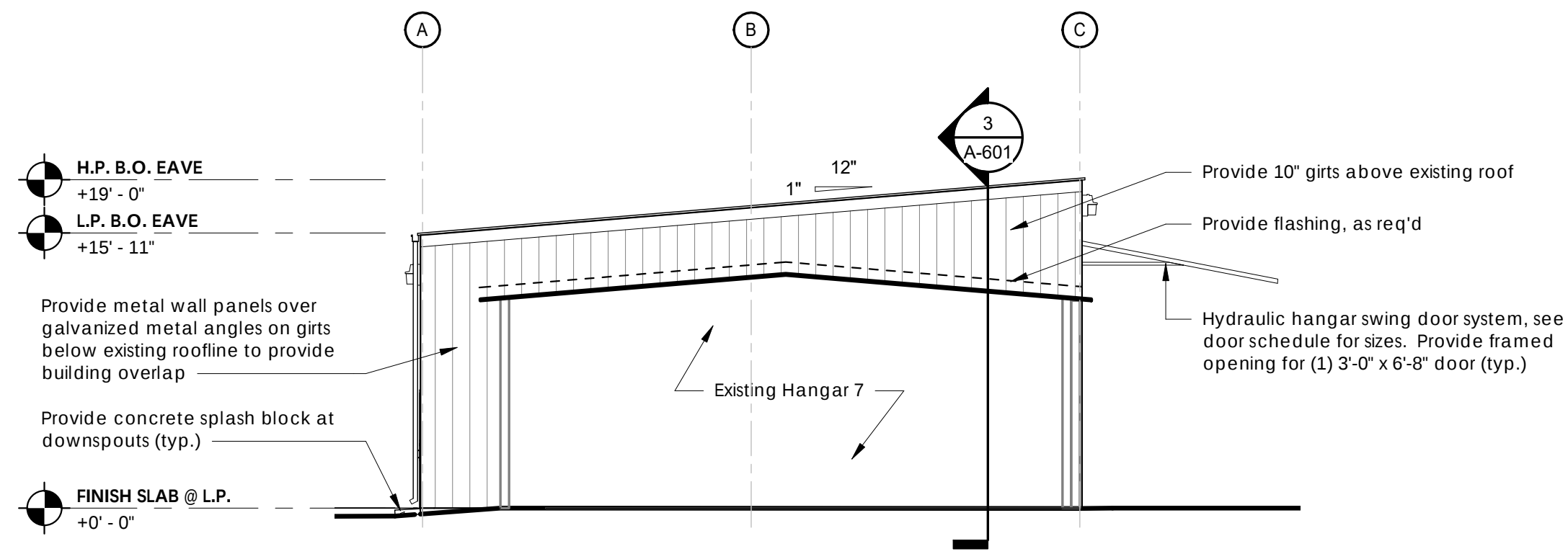
1 NORTH ELEVATION
0' 2' 4' 8' 16'
1/8" = 1'-0"



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



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



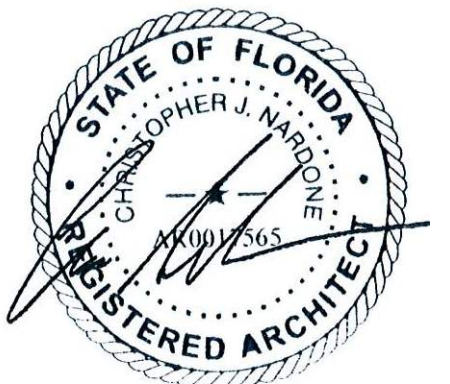
4 WEST ELEVATION
0' 2' 4' 8' 16'
1/8" = 1'-0"

General Exterior Elevation Notes:

1. Elevations expressed in decimal feet refer to north american vertical datum (NAVD), elevations expressed in feet and inches refer to building relative elevations where 0'-0" = 13.04'. Refer to civil drawings.
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Exterior Elevations

HANGAR #7

Fernandina Beach
Municipal Airport
(FHB)

HANGARS 6 & 7 EXPANSION

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

Project No.:
99000047.0091

Drawing No.:
A-201

Date:
FEBRUARY 23, 2021