



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
APRIL 21, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the March 24, 2022 Regular Meeting

4. PRESENTATIONS

4.1 Fernandina Beach Main Street Design Council - Downtown Lighting Design

5. OLD BUSINESS

5.1 **HDC 2021-0045 - MICHAEL STAUFFER, ARCHITECT, AGENT FOR FYRE HOLDINGS II, LLC., 227 S. 7TH STREET**

Certificate of Approval (COA) to construct a 2-story accessory structure. *(Quasi-Judicial)*

5.2 **HDC 2022-0055 - PARKER CONTRACTING INC., AGENT FOR DAVID + KIMBERLY PAGE, 224 N. 2ND STREET**

Amendment to previously approved HDC 2018-0044 to include change of location of the refuse disposal area and widening of driveway. *(Quasi-Judicial)*

5.3 **HDC 2021-0023 - TODD KEMP, 511 ASH STREET**

Amendment to a previously approved Certificate of Approval (COA) to remove the front porch from the proposed accessory dwelling. *(Quasi-Judicial)*

6. NEW BUSINESS

6.1 **HDC 2022-0051 - SKIPPER CONSTRUCTION SERVICES, AGENT FOR YURI A. + RACHEL M. BART, BLOCK 16 - LOTS 13 & 14, SOMERUELUS STREET**

Certificate of Approval (COA) to construct a two-story single-family dwelling and a two-story accessory dwelling unit. *(Quasi-Judicial)*

6.2 **HDC 2022-0054 - MIRANDA ARCHITECTS, AGENT FOR RUTH MAESTRE, 11 S. 7TH STREET**

Certificate of Approval (COA) to renovate and construct additions at rear of home and a porch on east side. *(Quasi-Judicial)*

6.3 **HDC 2022-0056 - SKIPPER CONSTRUCTION SERVICES, AGENT FOR RICHARD D. + ROSE J.L. KING, 1002 SAN FERNANDO STREET**
Conceptual Certificate of Approval (COA) to construct a two-story single-family dwelling with a detached two-story accessory dwelling. (*Quasi-Judicial*)

6.4 **HDC 2022-0057 - CITY OF FERNANDINA BEACH, 102 CENTRE STREET**
Certificate of Approval (COA) to construct a 4ft. aluminum fence with rusticated block columns. (*Quasi-Judicial*)

7. BOARD BUSINESS

8. STAFF REPORT

8.1 Staff Certificate of Approval (COA) - March 2022

8.2 Advisory Board/ Committee Meeting Minutes Policy Update

8.3 May 2022 Historic Preservation Month Activities

8.4 2022 Preservation Tour - Saturday May 7, 2022 - 10AM-5PM - Advance Tickets \$20 @ www.eventbrite.com

8.5 Window Workshop Led by Austin Historical - Friday May 27, 2022 - Tickets \$25 Available @ www.eventbrite.com - Limited Capacity

9. PUBLIC COMMENT

10. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR MAY 19, 2022

12. HDC WORKSHOP MAY 19, 2022 3PM - Joint meeting of the Historic District Council, Fernandina Beach Main Street, Amelia Island Fernandina Beach Restoration Foundation, and the Amelia Island Museum of History

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



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MARCH 24, 2022
CITY CHAMBERS
204 ASH STREET
5:00 P.M.**

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

Michael Spino (Chair)
James Pozzetta
Tim Poynter (Alt 1)

Froilan Esclusa (Vice-Chair)
Michael Harrison
Michael O'Donnell (Alt 2)

MEMBERS ABSENT:

Tammi Kosack

OTHERS PRESENT:

Tammi Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

In the absence of Member Kosack, Chair Spino seated Member Poynter as a voting member for this meeting. All members approved by voice vote.

Chair Spino asked if any member needed to disclose ex parte communications. No members disclosed any ex parte communications aside for Chair Spino who disclosed a short conversation with Mr. Kemp.

Ms. Bach announced that Ethics Training will take place at the Chambers on Friday March 25, 2022, for all elected officials, and that a copy of the presentation will also be available to members who cannot attend. She then explained the quasi-judicial procedures along with the voting process for variances.

Ms. McCann administered to oath to all parties wishing to speak and present testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the February 17, 2022.

Member Spino asked that a short enhancement statement from Member Kosack be added to the January 20, 2022 Minutes.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Poynter to approve the amendment to the January 20, 2022 Minutes.

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

Member Esclusa suggested an amendment to the February 17, 2022 Minutes item 5.1 Action Taken, by adding the condition that historically accurate railing system is to be used.

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Pozzetta to approve the minutes as amended.

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

4. PRESENTATIONS

4.1 PRESENTATION - PECK CENTER BRICK REHABILITATION UPDATE - Lorelei Jacobs

Mr. Charlie George spoke of the ongoing project.

Member Esclusa asked Mr. George about the pressure washing element which he clarified to be more of a soak then pressure wash.

Mr. Cumella spoke of the importance of this historical building especially being a Rosenwald School.

Member Esclusa asked about the original architect was the same as the one who worked on the Tabby House.

5. OLD BUSINESS

5.1 HDC 2021-0023 - TODD KEMP, 511 ASH STREET

Amendment to a previously approved Certificate of Approval (COA) to construct a single-story accessory dwelling. (*Quasi-Judicial*)

Mr. Cumella asked that since the 2 cases are related, that they both be presented together but voted separately. He then presented amendment to case HDC 2021-0023 and recommended approval of this amendment with the following condition: that the approval of the Variance case HDC 2022-0052 is required as pre-requisite for approval of this case.

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Poynter to approve HDC case 2021-0023 with the condition that that the ADU not exceed 625SF under roof and the it be located no closer than 5FT to the property line on the east side; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0023, as presented with condition, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

6. NEW BUSINESS

6.1 HDC 2022-0052 - TODD KEMP, 511 ASH STREET

Variance from LDC Section 5.01.04(A)(3) to construct an accessory dwelling within the front-yard setback. (*Quasi-Judicial*)

Member Esclusa asked about the request of the applicant regarding setbacks and pertaining to the ADU.

Member Harrison asked if Staff is comfortable with this having the look of an accessory structure.

DRAFT

Member Pozzetta asked about the structure being 625sf and if it includes the covered porch. Mr. Cumella clarified that it should reflect under roofed square footage. Mr. Pozzetta also spoke of the tree placement and the location of the ADU.

Todd Kemp, 511 Ash Street, spoke of the project and the amendment to the original submission. Louis Goldman, 23 S. 6th Street, ask to clarify what facts allows the combination of the lots.

Member Poynter asked if the ADU could be moved west.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Escusa to approve HDC case 2022-0052; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0052, as presented, is substantially compliant with the Comprehensive Plan and the Land Development Code, the Secretary to warrant approval at this time.

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

6.2 HDC 2022-0053 - PAMELA BROWN, 116 N. 4TH STREET

Certificate of Approval (COA) to construct a swimming pool in the rear yard. (*Quasi-Judicial*)

Member Cumella presented the case and recommended approval.

David Austin, 116 N. 4th Street, confirmed that this pool would be a saltwater pool.

Member Pozzetta asked about the location of the pool, pool deck and pergola. Mr. Austin stated that Staff was very helpful with the process.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Poynter to approve HDC case 2022-0053; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0053, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

7. BOARD BUSINESS

Member Harrison mentioned the loss of Mr. Cotner, local architect, and asked if there should be some commendation made by City Commission with his contribution highlighting HD projects.

8. STAFF REPORT

8.1 Staff Certificate of Approval (COA) - February 2022

8.2 The Alliance Review. Quarterly Journal of the National Alliance of Preservation Commissions. 2021 No. 4.

8.3 National Park Service Historic Preservation Fund FY 2021 Annual Report

8.4 THURSDAY MAY 19, 2022 3:00PM - 4:30PM
HDC Workshop: Annual joint meeting of the Historic District Council, Fernandina Beach Main Street, Amelia Island Museum of History, and the Amelia Island Fernandina Restoration Foundation.

DRAFT

9. PUBLIC COMMENT

Scott Jones, 908 White Street, spoke of his ongoing project and his current issue of his roof height being 25FT high although the requirement is 24FT high. He explained that his project is at a stop now because it cannot pass inspection. He asked the board for some suggestions on how to remedy this issue. Ms. Bach will confer with the Building Official and Planning Director to seek a possible solution.

10. ADJOURNMENT 6:29.

Sylvie McCann, Recording Secretary

Michael Spino, Chair

Downtown Streetscape

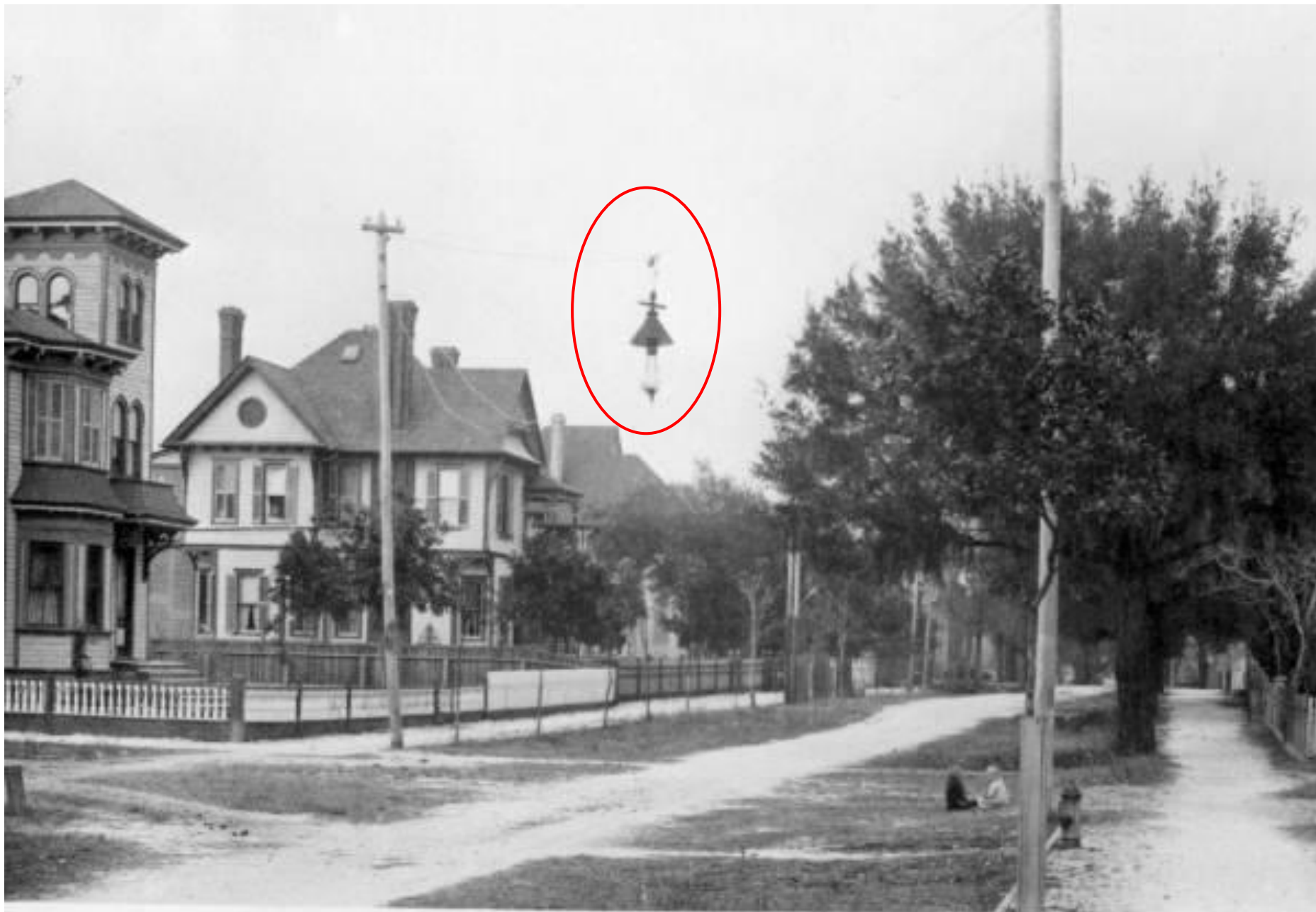
Lighting

04/21/2022



History

1894



SIXTH STREET—FERNANDINA.

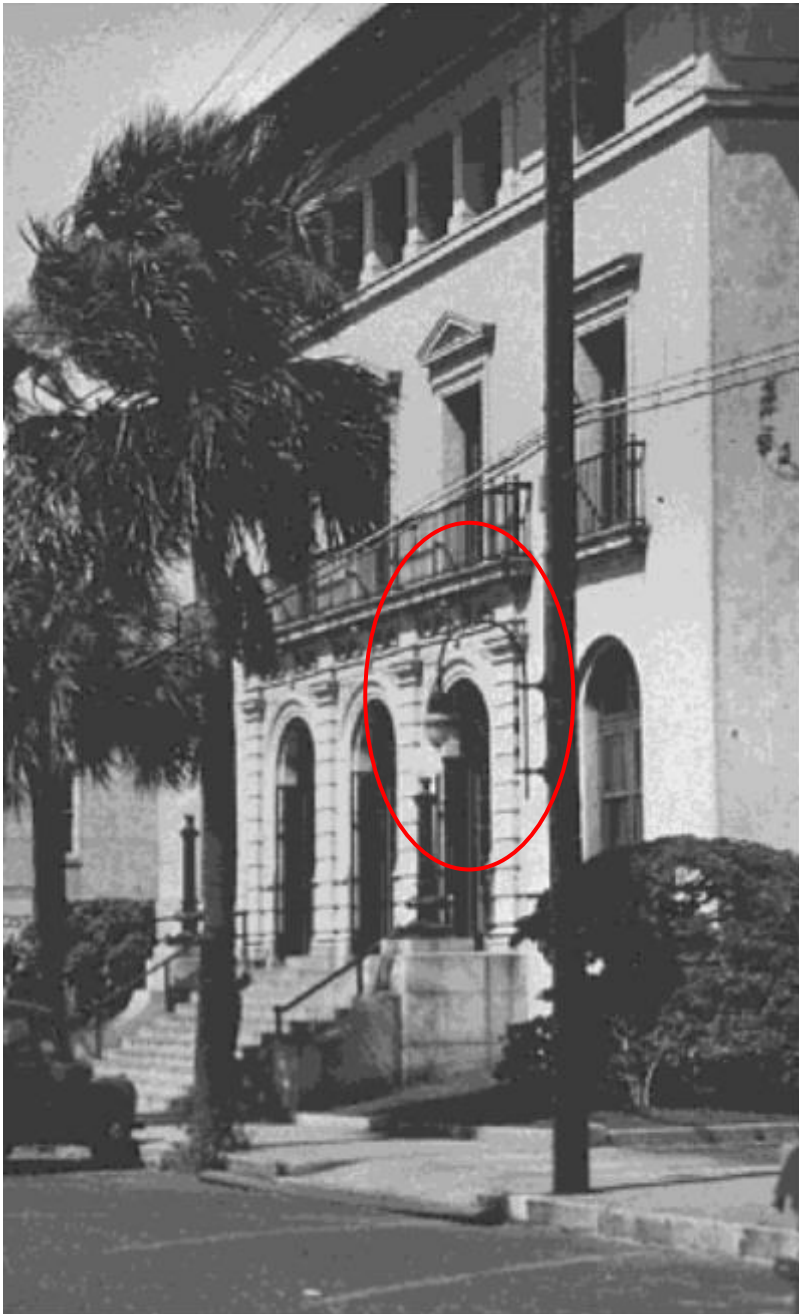
History

Early 20th Century



History

Mid-20th Century



History

1960s/1970s



History

Late 1970s



History

Late 1970s



*January 1978 -
"Fernandina Lamps",
corner of Centre
Street and 3rd St.
looking North. Each
lamp cost \$1,200.*

Current Conditions



Summary

- Lighting downtown has been an evolution of styles based on technology prevalent at that time.
- Changing light fixtures downtown is an appropriate action to ensure better lighting for **safety** and **aesthetics**.
- All current light fixtures are out of production or were custom made, making them costly to maintain/replace.
- Current poles do not meet modern wind load requirements for our area.

Summary

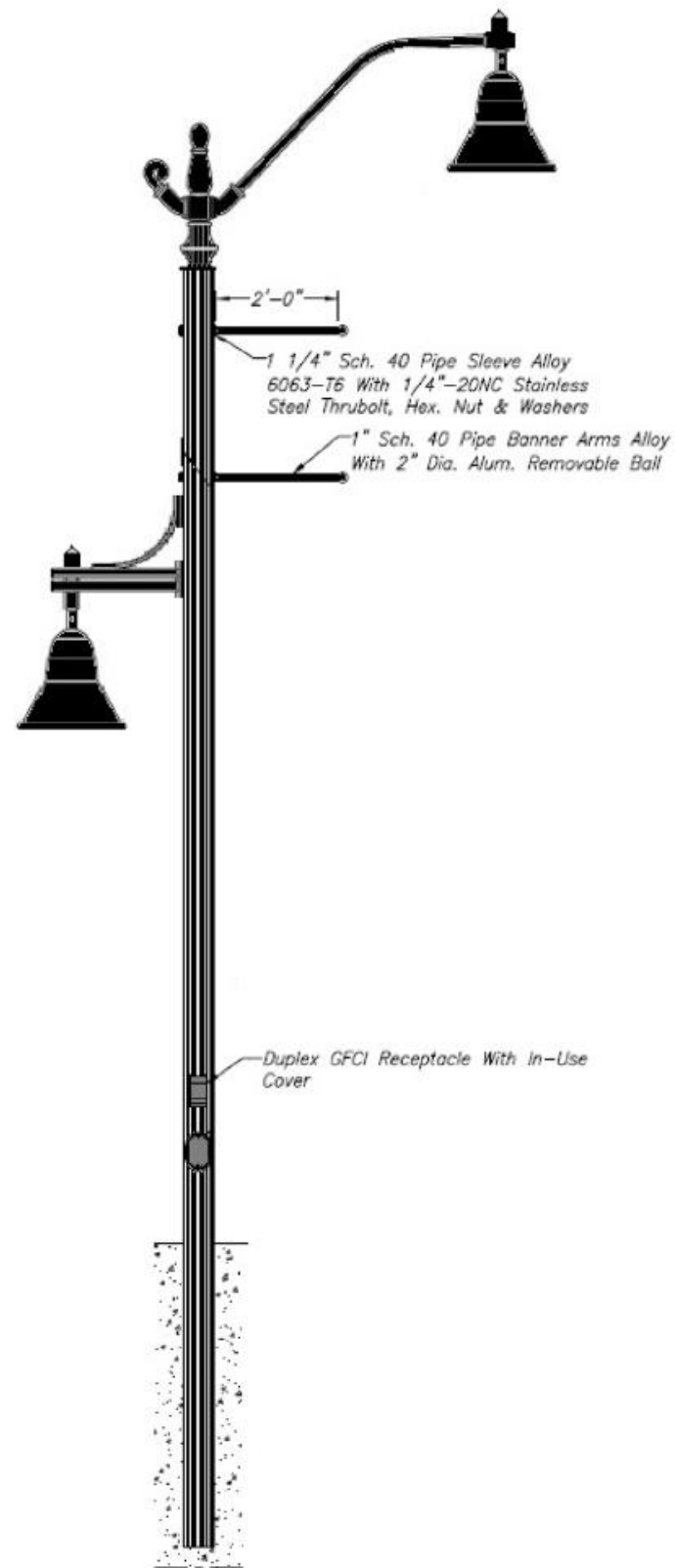
- New lighting plan needs to address:
 - Improved lighting for side streets.
 - Dark Sky Friendly
 - Replacement of ALL current light fixtures to ensure consistency Compatibility of design with Downtown Historic District
 - Energy efficiency
 - Smart technology to allow control of light levels
 - Opportunity to grow system with elements such as EV charging stations & Wi-Fi in the future.

Fernandina Beach Main Street Design Council & TECO

Concept Design for Downtown Lighting w/Photometric Plan



Fixture



Campana Fixture Specifications

Campana



Campana Details

Luminaires in the Campana series complement environments such as parks, pedestrian areas, waterfront projects, shopping centers, streets, or avenues. The Campana series of luminaire features a full cutoff Orion optical system that respects the environment and blends aesthetics and performance with panache.

Construction

- Rugged diecast aluminum housing incorporating the Orion optical system and driver compartment.
- Molded silicone gaskets and stainless-steel hardware

Models

- Available in three suspended models

Advanced Optics

- Orion's acrylic optical lenses are designed to illuminate where light is needed, while achieving excellent uniformity with maximum spacing.
- IES distribution type T1, T1M, T2, T2M, T3, T3M, T4, and T5 available
- Optional house-side shield (HS) available to reduce back light.
- High power LED available in 3000K & 4000K.
- The luminaire's no lens (NL) option optimizes the light distribution of the optics.

Finish

- Super durable, extremely resistant exterior polyester powder coating meets AAMA 2604 requirements (5 years South Florida exposure).
- Available in 16 standard colors
- Textured (TX) or smooth (SM) finish available
- Optional RAL colors are also available
- For added protection a Marine Grade (MG) pre-finish is available

Electrical

- Tool-free access to driver and surge protector with easy quick disconnect connectors
- Dimmable 0-10-volt, high power factor (90%) driver
- MVOLT, HVOLT, 120, 208, 240, 277, 347 or 480 volts drivers available
- 10 kA Surge protector supplied standard

Optional

- Button type photocell (PC)

Contact factory for wireless controls and further details



Orion Optics

The Orion Light engine is a custom designed, modular system that combines state-of-the-art optics, LEDs, and thermal management.

Light Engine

Robust Design

- Aluminum LED board with acrylic optic.
- Die cast aluminum optical module with thermal interface.
- Heat sink designed and tested for optimal thermal management performance in all-weather from -40°C/- 40°F to 50°C/122°F.
- High Power LEDs with thermal and electric protection for stability and protection against power surges.

Performance Driven

- Modular design allows the Orion performance packages to range from P10 (3500 lms) to P70 (15500 lms) depending on the luminaire and application.
- Equivalent to 50-300W HID with 60% energy saving.
- Orion Light engines are tested & designed for a lifespan of over 100,000 hours.
- Tested according to LM79 standard by recognize NVLAP independent laboratories.



IES Distributions

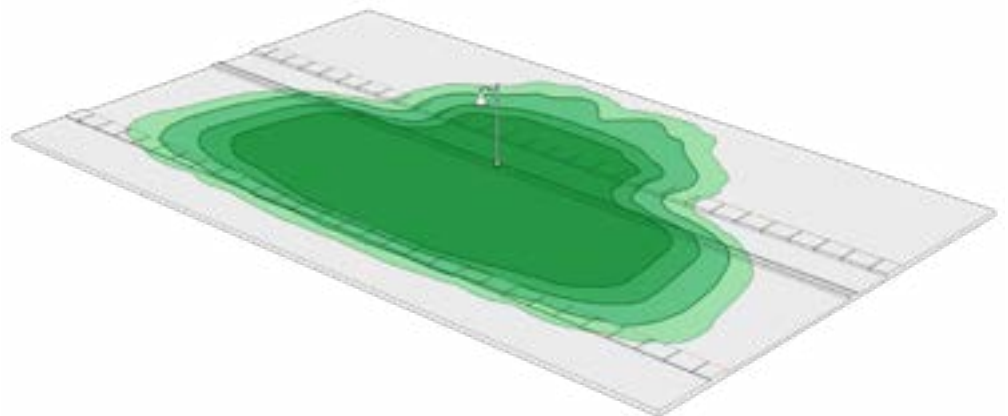
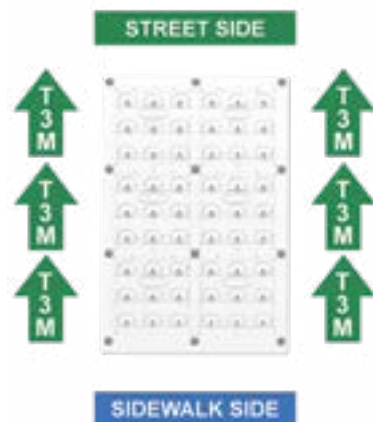
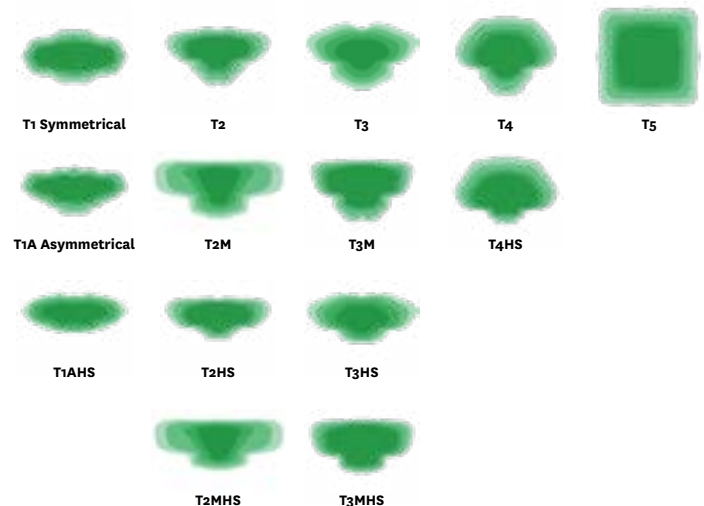
IES Distribution Types

Cyclone Lighting offers optically engineered performance systems based on a series of acrylic injection molded lens modules. IES Roadway distribution types give you the performance of a cobra head in a sleek decorative fixture with the added flexibility each project needs.

Directional Versatility

The Orion optical system features versatile orientable lens modules. This innovative system allows the lens modules to be oriented at the factory to illuminate forward, and also towards the back where it is needed, such as sidewalks and bike paths.

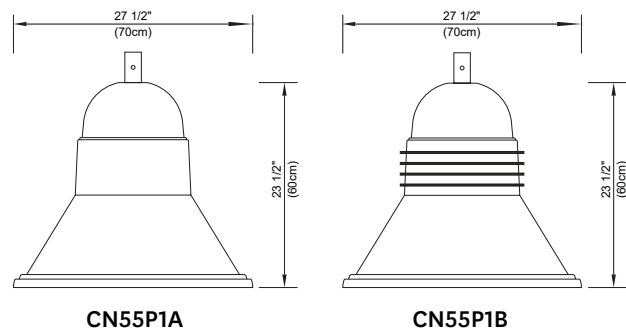
Please consult website for latest IES files.



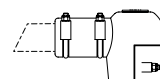
Campana Pendant

Ordering Code

Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
CN55P1A CN55P1B	FGC Flat Glass Clear FGF Flat Glass Frosted NL No Lens	T1 Type 1 T1A Type 1A T1AHS Type 1A with HS T2 Type 2 T2HS Type 2 with HS T2M Type 2M T2MHS Type 2M with HS T3 Type 3 T3HS Type 3 with HS T3M Type 3M T3MHS Type 3M with HS T4 Type 4 T4HS Type 4 with HS T5 Type 5	P10 (3500lm) P20 (5000lm) P30 (6500lm) P40 (8000lm) P50 (9000lm) P60 (12000lm) P70 (15500lm) P80 (17500lm)	30K 3000K 40K 4000K	MVOLT 120-277VAC HVOLT 347-480VAC 120 208 240 277 347 480	10KV 10 Kv 20KV 20 Kv
Adaptor	Photocell	Dimming	Color		Texture	Pre Finish
Fitted with a vertical tenon of Ø 1 7/8" (4.7cm) O.D. and 0.203" (0.5cm) wall ADV Side Mount Adaptor ADP Suspended Mounting Adaptor	PC Button type photocell	DIM 0-10 volts dimming PND506 Program 50% for 6 hours (11PM to 5AM) PND508 Program 50% for 8 hours (9PM to 5AM) SD Field adjustable 10% increment step-dimming switch Contact factory for wireless controls and more information regarding SD option.	BK Black RAL9005 DG Dark green RAL6012 MA Marine blue RAL5013 SI Metallic silver RAL9006 (smooth only) BZ Dark bronze RAL8019 BG Burgundy RAL3005 GM Moss green RAL6005 PG Pale grey RAL7040 WH White RAL9003 BKH* Black Holophane (smooth only) BZH* Dark bronze Holophane (smooth only) GNH* Green Holophane (smooth only) GHH* Graphite Holophane (smooth only) GRH* Gray Holophane (smooth only) SLH* Silver Holophane (smooth only) WHH* White Holophane (smooth only) * Holophane colors		TX Textured SM Smooth	MG Marine grade pre-finish



Adaptors



ADV
(Self-Leveller)

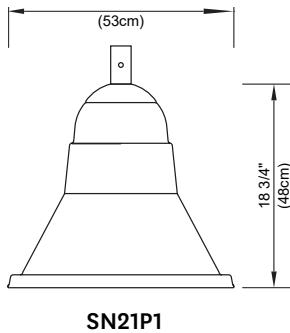
Notes: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.
Please consult our web site for up-to-date product information and IES files.

Campana Pendant Mini

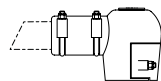
Ordering Code

Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
SN12P1	FGC Flat Glass Clear FGF Flat Glass Frosted NL No Lens	T1 Type 1 T1A Type 1A T1AHS Type 1A with HS T2 Type 2 T2HS Type 2 with HS T2M Type 2M T2MHS Type 2M with HS T3 Type 3 T3HS Type 3 with HS T3M Type 3M T3MHS Type 3M with HS T4 Type 4 T4HS Type 4 with HS T5 Type 5	P10 (3500lm) P20 (5000lm) P30 (6500lm) P40 (8000lm) P50 (9000lm) P60 (12000lm) P70 (15500lm)	30K 3000K 40K 4000K	MVOLT 120-277VAC HVOLT 347-480VAC 120 208 240 277 347 480	10KV 10 Kv 20KV 20 Kv

Adaptor	Photocell	Dimming	Color	Texture	Pre Finish
Fitted with a vertical tenon of Ø 1 7/8" (4.7cm) O.D. and 0.203" (0.5cm) wall ADV Side Mount Adaptor ADP Suspended Mounting Adaptor	PC Button type photocell	DIM 0-10 volts dimming PND506 Program 50% for 6 hours (11PM to 5AM) PND508 Program 50% for 8 hours (9PM to 5AM) SD Field adjustable 10% increment step-dimming switch Contact factory for wireless controls and more information regarding SD option.	BK Black RAL9005 DG Dark green RAL6012 MA Marine blue RAL5013 SI Metallic silver RAL9006 (smooth only) BZ Dark bronze RAL8019 BG Burgundy RAL3005 GM Moss green RAL6005 PG Pale grey RAL7040 WH White RAL9003 BKH* Black Holophane (smooth only) BZH* Dark bronze Holophane (smooth only) GNH* Green Holophane (smooth only) GHH* Graphite Holophane (smooth only) GRH* Gray Holophane (smooth only) SLH* Silver Holophane (smooth only) WHH* White Holophane (smooth only) * Holophane colors	TX Textured SM Smooth	MG Marine grade pre-finish

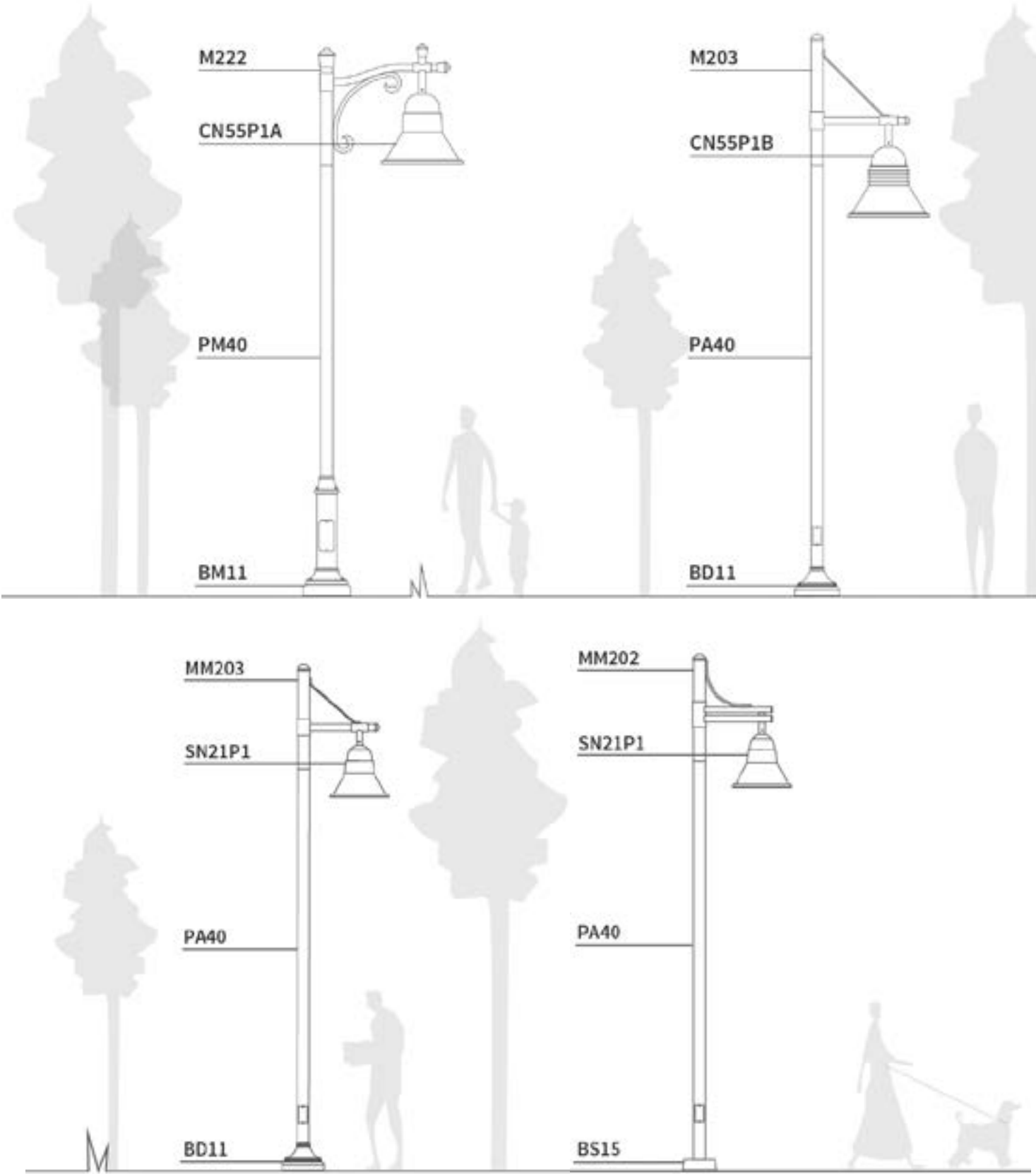


Adaptors



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Luminaire Scale Guide





Campana



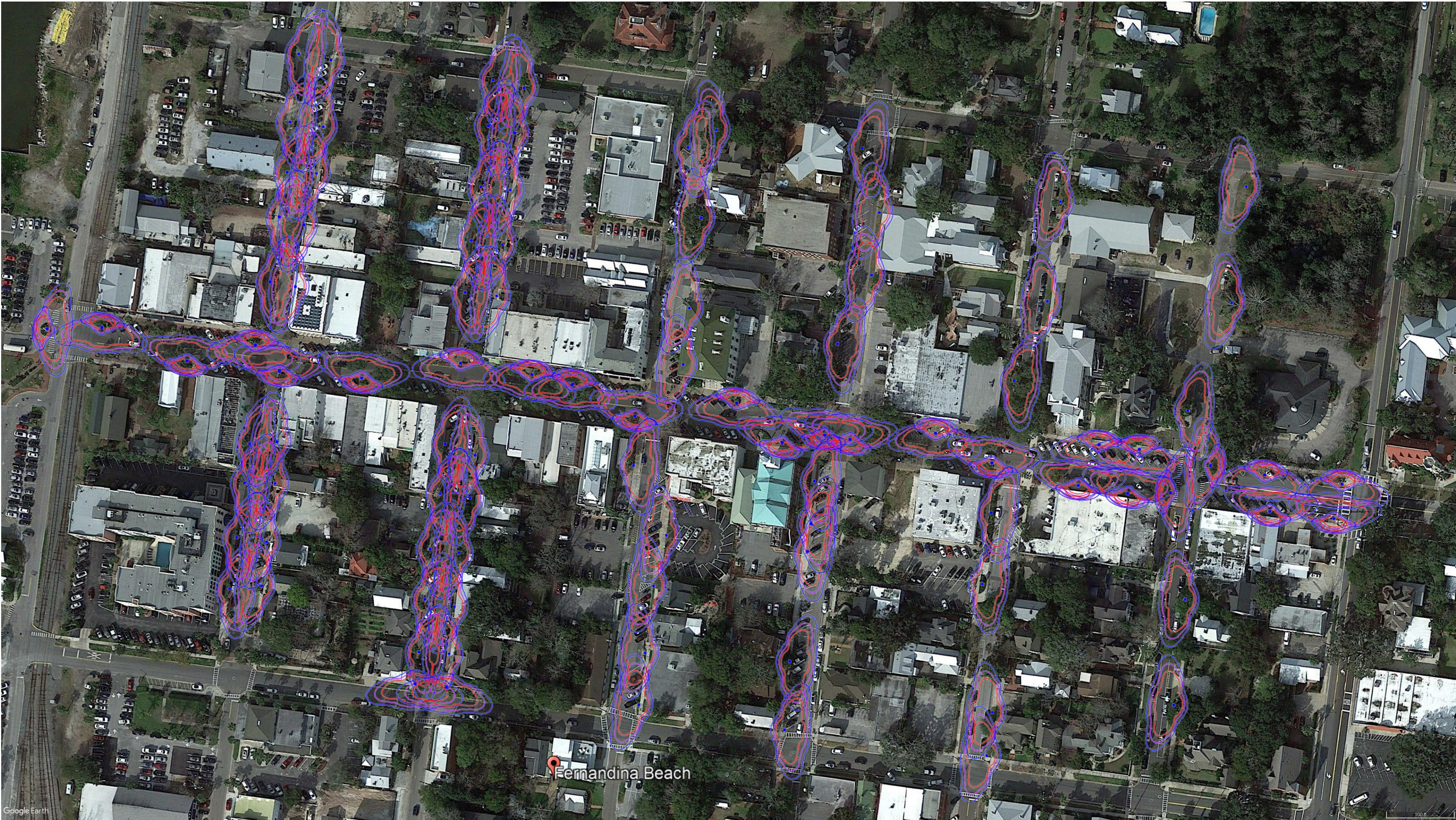
Montreal area
2175 boul. des Entreprises
Terrebonne, QC J6Y 1W9 Canada
866-436-5500
info@cyclonelighting.com



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Photometric Study



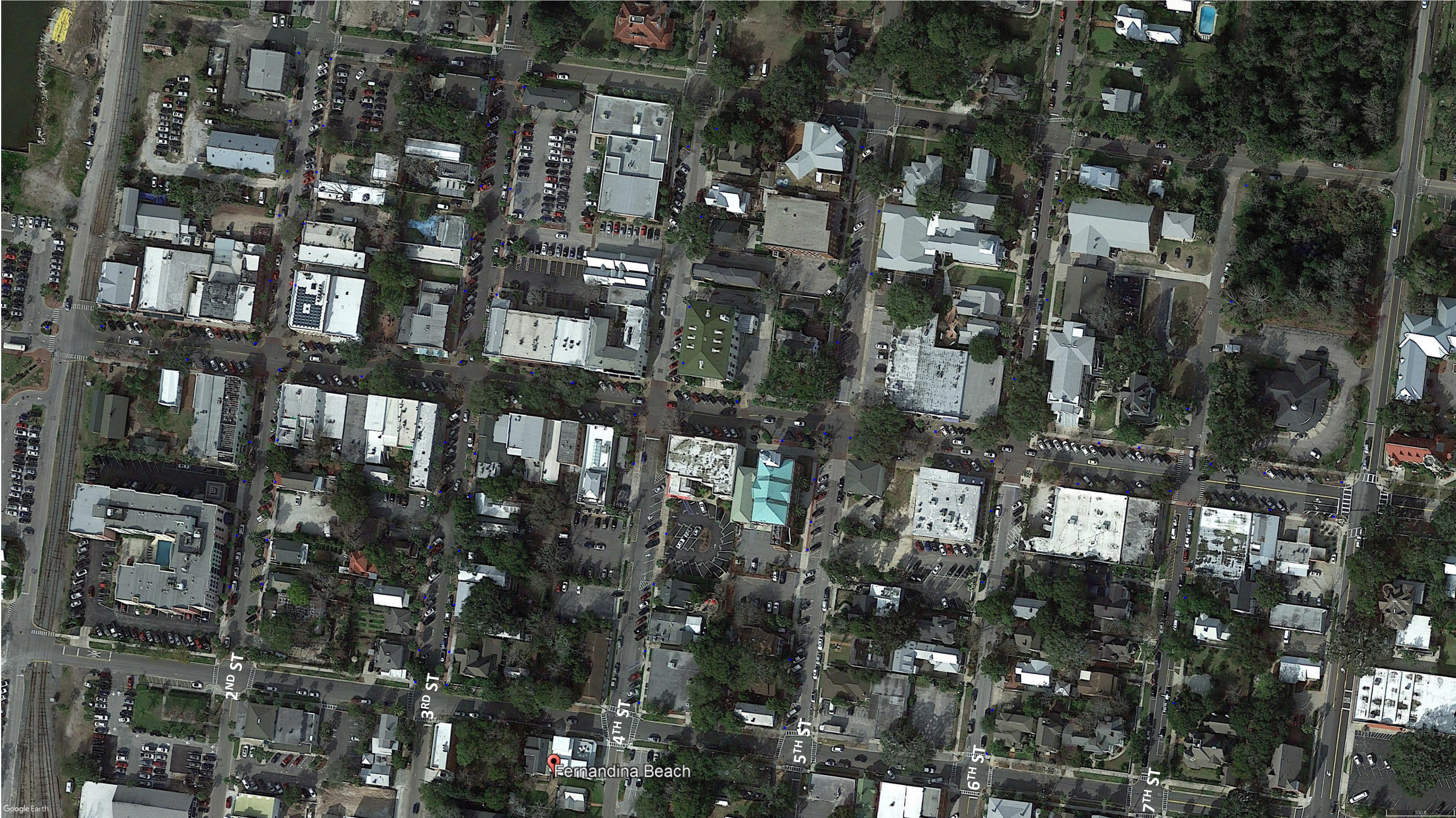
Plan View
Scale - 1" = 100ft

GENERAL LIGHTING NOTES:

1. INSTALL 100W LED CAMPANA MINI (BLACK) ON 21FT ALUMINUM POLES (BLACK) (FLUTED), WITH SIDEWALK 10W LED CAMPANA MINI (BLACK) ON 12FT MOUNTING HEIGHT.
2. LIGHTS WILL BE MOUNTED 16FT AND 13FT ABOVE GROUND.
3. FUSE AT 30 AMPS.
4. SERVICES: 3/C #8 CU IN 2" PVC. INSTALLED PER NEC BUILDING CODE.
5. POLES SHALL BE INSTALLED AT A MINIMUM OF 4' FROM FRONT OR EITHER SIDE OF ANY FIRE HYDRANT OR A MINIMUM OF 4' CLEARANCE TO REAR OF FIRE HYDRANT.
6. POLES TO BE INSTALLED 4 FOOT BACK OF CURB, WHENEVER POSSIBLE, PER CITY APPROVAL.
7. LIGHTING LAYOUT MEETS IES (ILLUMINATING ENGINEERING SOCIETY) FOR COMMERCIAL ROADWAY.
8. THESE PHOTOMETRICS ARE INTENDED FOR DESIGN AND EVALUATION PUPOSES ONLY. THE NUMERIC SUMMARY SHOWN IS BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. THEREFORE, THE PHOTOMETRICS MAY VARY FROM ACTUAL FIELD CONDITIONS.
9. LIGHTS TO BE CONNECTED AT 120V-277V.
10. FOR USE BY AUTHORIZED REPRESENTATIVES OF TAMPA ELECTRIC COMPANY ONLY.
11. CUSTOMER'S SIGNATURE ON THIS DESIGN ACKNOWLEDGES THE ACCEPTANCE OF SAID DESIGN

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	100W CAMPANA 3MHS-3K		97	Cyclone Lighting	SN21P1-FGC-3MHS-100W-3K	Campana mini Pendant	1	9369	1	112
	20W SIDE WALK		26	Cyclone Lighting	CY25T4x-FGC-2HS-20W-3K	Historia Post Top	1	1782	1	22

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
110 Centre St Crosswalk	+	2.4 fc	4.4 fc	0.9 fc	2.7:1
210 Centre St Crosswalk	+	1.9 fc	3.0 fc	0.8 fc	2.4:1
308 Centre St Crosswalk	+	3.3 fc	6.3 fc	0.8 fc	4.1:1
406 Centre St Crosswalk	+	2.4 fc	4.4 fc	1.2 fc	2.0:1
503 Centre St Crosswalk	+	2.9 fc	4.5 fc	1.3 fc	2.2:1
CenterSt&Front Intersection	+	1.7 fc	5.9 fc	0.1 fc	17.0:1
CENTRE ST	+	2.2 fc	9.5 fc	0.2 fc	11.0:1
2nd St	+	3.6 fc	7.0 fc	0.4 fc	9.0:1
3rd St	+	3.7 fc	6.6 fc	0.4 fc	9.3:1
4th St	+	1.6 fc	5.6 fc	0.1 fc	16.0:1
5th St	+	1.9 fc	10.0 fc	0.1 fc	19.0:1
6th St	+	1.5 fc	5.1 fc	0.1 fc	15.0:1
7th St	+	1.2 fc	3.9 fc	0.0 fc	N/A



MAIN STREET AND SIDE ROADS
FERNANDINA BEACH PHOTOMETRIC DESIGN
309 1/2 Centre St
Fernandina Beach, FL 32034

Plan View

Scale - 1" = 100ft

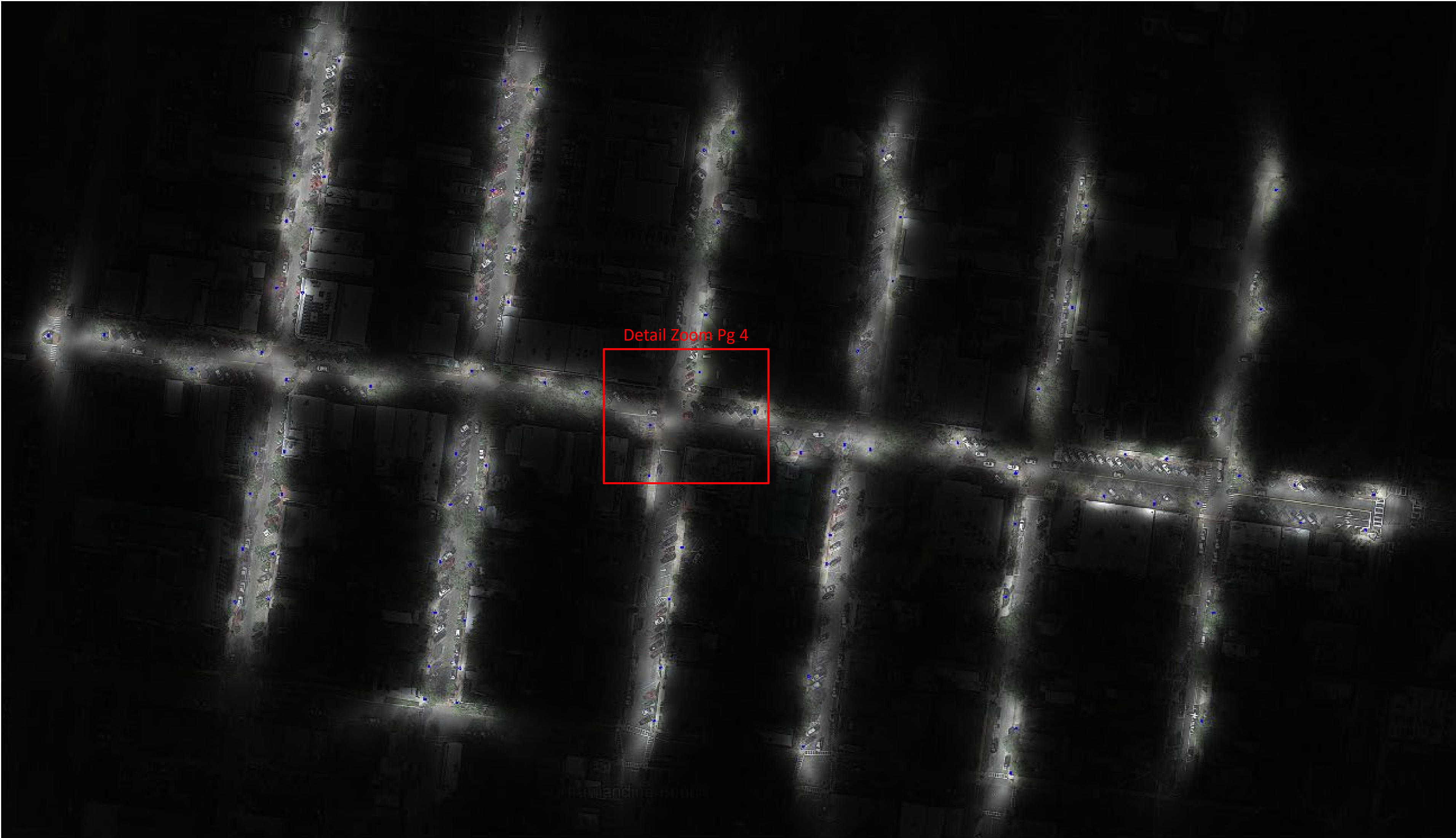
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Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	100W CAMPANA 3MHS-3K		97	Cyclone Lighting	SN21P1-FGC-3MHS-100W-3K	Campana mini Pendant	1	9369	1	112
	20W SIDE WALK		26	Cyclone Lighting	CY25T14x-FGC-2HS-20W-3K	Historia Post Top	1	1782	1	22

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
110 Centre St Crosswalk	+	2.4 fc	4.4 fc	0.9 fc	2.7:1
210 Centre St Crosswalk	+	1.9 fc	3.0 fc	0.8 fc	2.4:1
308 Centre St Crosswalk	+	3.3 fc	6.3 fc	0.8 fc	4.1:1
406 Centre St Crosswalk	+	2.4 fc	4.4 fc	1.2 fc	2.0:1
503 Centre St Crosswalk	+	2.9 fc	4.5 fc	1.3 fc	2.2:1
CenterSt&Front Intersection	+	1.7 fc	5.9 fc	0.1 fc	17.0:1
CENTRE ST	+	2.2 fc	9.5 fc	0.2 fc	11.0:1
2nd St	+	3.6 fc	7.0 fc	0.4 fc	9.0:1
3rd St	+	3.7 fc	6.6 fc	0.4 fc	9.3:1
4th St	+	1.6 fc	5.6 fc	0.1 fc	16.0:1
5th St	+	1.9 fc	10.0 fc	0.1 fc	19.0:1
6th St	+	1.5 fc	5.1 fc	0.1 fc	15.0:1
7th St	+	1.2 fc	3.9 fc	0.0 fc	N/A

Designer
C BRISTOL
Date
04/11/2022
Scale
Not to Scale
Drawing No.
Does meet IES
Summary
Not for Competition



NIGHT VIEW RENDERING

MAIN STREET AND SIDE ROADS
FERNANDINA BEACH PHOTOMETRIC DESIGN
309 1/2 Centre St
Fernandina Beach, FL 32034

Designer
C BRISTOL
Date
04/11/2022
Scale
Not to Scale
Drawing No.
Does meet IES
Summary
Not for Competition



NIGHT VIEW RENDERING
OF INTERSECTION 4TH St AND CENTRE St

16FT STREET MOUNT LIGHT
13FT SIDEWALK MOUNT LIGHT

Next Steps

- Present to Commission
- Source possible funding opportunities/ partnerships
- HDC Approval as part of full downtown streetscape guide
- City Commission Approval

Questions?





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0045
APRIL 21, 2022

Owner/Applicant:	MICHAEL STAUFFER, ARCHITECT, AGENT FOR, FYRE HOLDINGS II, LLC.,
Property Address:	227 S. 7 th Street (Fairbanks House)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Bed & Breakfast
FL Master Site File #	8NA00084
Year Built:	Primary Structure (1885) Accessory Structure (post 1949)
Contributing Status:	Non-Contributing (accessory structure)
Requested action:	Certificate of Approval (COA) to construct a 2-story 625 sq. ft. accessory structure. (Quasi-Judicial)

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

227 S. 7th Street



December 7, 2021

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

“Constructed in 1885, 227 S. 7th Street is a two-and-a-half story, frame residential building, designed in the Italianate style. It is noteworthy for its tower, arcaded galleries, arched and pedimented windows and bracketed cornice. It has been significantly altered by enclosing the porch. It was originally the residence of Major George Rainsford Fairbanks, a native of Watertown, New York who served in the Confederate Army and was editor of the Florida Mirror in Fernandina; Fairbanks was a pioneer in the Florida citrus industry and a founder of the Florida Historical Society and the University of the South at Sewanee, Tennessee. The architect of the building was Robert S. Schuyler.

Robert S. Schuyler was probably the most accomplished architect to practice his profession in Fernandina. Schuyler was born in New York City in 1829 and served as a Captain in the Thirteenth Regiment, N. Y. Cavalry during the Civil War. He arrived in Florida in 1878 and in Fernandina three years later. Besides the Fairbanks House he designed St. Peter's Episcopal Church, the Tabby House, Hirth House, and Public School No. 1. Two of his buildings, the Tabby House, and the Fairbanks House, are individually listed in the National Register of Historic Places. The Tabby House and St. Peter's Episcopal Church have also been recorded in the Historic American Buildings Survey. Schuyler served as Vice-President of the Chamber of Commerce and as a County Judge, as secretary of the Howard Association during the yellow fever epidemic of 1888, then held the office of city clerk for two terms. He remained the city clerk until the time of his death on July 26, 1895. He and his wife are buried at St. Peter's Cemetery in Fernandina Beach.” – FL Master Site File Site Inventory Form, September 1985

The applicant is seeking approval to construct a 2-story 625 sq ft accessory structure. Demolition of the existing non-contributing structure and conceptual approval for this project were granted on December 16, 2021.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☐	☐	☒
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☐	☐	☒
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☐	☐	☒
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☐	☐	☒
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☐	☐	☒
6	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	☐	☐	☒
7	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐	☐	☒

8	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☒	☐	☐
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☒	☐	☐
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒	☐	☐

ANALYSIS:

Staff finds that the proposed accessory structure is compatible with the Downtown Historic District and meets requirements including, height, scale, massing, setbacks, and materials.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-0045.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2021-0045 with or without conditions;

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

That HDC case 2021-0045, as presented, is or is not substantially compliant with the Land Development Code and the Downtown Historic District Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-0045 Application and Backup Materials
EXHIBIT 2 Plans & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8846

Date Submitted: 3/8/2022

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

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

Fees

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

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Final

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

11/5/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

227 S 7th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Fyre Holdings II LLC

Last Name*

NA

Mailing Address*

216 S 6th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-540-6059

E-mail Address*

mike@mstaufferarchitect.com

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

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

Yes

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd #195

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

9045406059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Construction of a new two story garage and storage building Conceptual approval was for demo of the existing garage HDC Application # 2021-0045

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

Design Vision Statement*

The new garage is designed to be similar to the existing one story garage to be demolished. The materials and exterior are designed to be compatible with the style of the main Fairbanks House. Colors will also match the existing house. The plan is to reuse the existing garage doors and the existing gable brackets. New brackets will have style similar to existing.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

4. Is the structure or site is of such design, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?
5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?
6. Would the removal of the structure or site destroy the historic relationship between structures or open space?
7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?
8. Have the applicants made good faith efforts to pursue alternatives to demolition?
9. Will the applicant be denied a reasonable return on his or her investment
10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?
11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
NA	Wood drop siding to match house	Match existing (Name/Number)

DOORS

Manufacturer	Product Description	Color
Jeld-wen	Steel two panel door Include FL Product Approval # for Windows and Doors	Match existing (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	200 Series Double hung Include FL Product Approval # for Windows and Doors	Sandtone (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Timberline asphalt shingles/metal on canopy - 5 V crimp	Charcoal gray/natural met. (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Wood	Wood	Match existing (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Concrete	Concrete	Match existing (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

FENCING

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description
Concrete	Concrete

Color

Gray

(Name/Number)

SIGNAGE

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

BN22-002
Fairbanks_ Revised
Prelims.pdf

Upload 2

2020 Fairbanks House
Survey.pdf

Upload 3

Fairbanks Garage.pdf

Upload 4

Fairbanks
Garage_ Exterior
Lights_PROG_P560098-
031.pdf

Upload 5

Fairbanks Garage_Roof
Materials__Timberline_HDZ.pdf

Upload 6

Fairbanks Garage.pdf

Upload 7

Fairbanks House.pdf

Upload 8

Choose File

No file selected

Certification*



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



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

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

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

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

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

Corporate Warranty Deed

This Indenture, made, **September 28, 2020 A.D.**

Between Fairbanks House, Inc., a Florida corporation whose post office address is: **227 S. 7th Street, Fernandina Beach, Florida**

32034, a corporation existing under the laws of the **State of Florida**, Grantor and

FYRE Holdings II, LLC, a Delaware limited liability company whose post office address is: **227 S. 7th Street, Fernandina Beach, Florida 32034**, Grantee,

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

Parcel One:

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

The south one-half of Lot 2 in Block 39, which said part of lot measures and fronts 50.0 feet on South Sixth Street, which bounds it on the west from whence it extends at right angles east to a depth of 100.0 feet.

Parcel Two:

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

Lots 3, 4, 5 and 6 in Block 39, which premises measure 200 feet square, and have a frontage of 200 feet on Seventh Street, which bounds them on the East, and are bounded on the South by Cedar Street, for a distance of 200 feet, and on the West by Sixth Street, for a distance of 200 feet. The above lots described, constituting the South one-half of said Block 39.

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

Parcel Identification Number: **00-00-31-1800-0039-0022 and 00-00-31-1800-0039-0030**

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

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

Fairbanks House, Inc., a Florida corporation

Signed and Sealed in Our Presence:

Jessica Miller
Witness
Print Name: Jessica Miller

Andrea Lennon
Witness
Print Name: Andrea Lennon

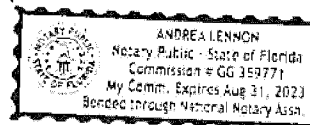
By: William M. Hamilton, Jr.
William M. Hamilton, Jr.
Its: President

By: Theresa G. Hamilton
Theresa G. Hamilton
Its: Secretary

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 28th day of September, 2020, by William M. Hamilton, Jr., the President and Theresa G. Hamilton, the Secretary of Fairbanks House, Inc., a Florida corporation, a corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

Andrea Lennon (Seal)
Notary Public
Notary Printed Name: Andrea Lennon
My Commission Expires:



MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 816, PAGE 592

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

LOTS 3, 4, 5 AND 6, IN BLOCK 39, WHICH PREMISES MEASURE 200 FEET SQUARE, AND HAVE A FRONTAGE OF 200 FEET ON SEVENTH STREET, WHICH BOUNDS THEM ON THE EAST, AND ARE BOUNDED ON THE SOUTH BY CEDAR STREET, FOR A DISTANCE OF 200 FEET, AND ON THE WEST BY SIXTH STREET, FOR A DISTANCE OF 200 FEET. THE ABOVE LOTS DESCRIBED, CONSTITUTING THE SOUTH ONE-HALF OF SAID BLOCK 39.

TOGETHER WITH:

OFFICIAL RECORDS BOOK 817, PAGE 1000

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

THE SOUTH ONE-HALF OF LOT 2 IN BLOCK 39, WHICH SAID PART OF LOT MEASURES AND FRONT 50.0 FEET ON SOUTH SIXTH STREET, WHICH BOUNDS IT ON THE WEST FROM WHENCE IT EXTENDS AT RIGHT ANGLES EAST TO A DEPTH OF 100.0 FEET.

CERTIFIED TO:

ROBERT BATTERTON AND YVONNE BATTERTON; WESTCOR LAND TITLE INSURANCE COMPANY; ANDREA F. LENNON, P.A.

PROPERTY ADDRESSES:

227 SOUTH SEVENTH STREET AND 216, 220 & 222 SOUTH SIXTH STREET, FERNANDINA BEACH, FL 32034

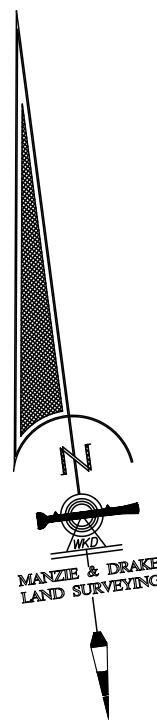
BEECH STREET

(60-FOOT RIGHT-OF-WAY)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SOUTH SIXTH STREET

(60-FOOT RIGHT-OF-WAY)

SOUTH SEVENTH STREET

(60-FOOT RIGHT-OF-WAY)

CEDAR STREET

(60-FOOT RIGHT-OF-WAY)

SURVEY NOTES:

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

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

MICHAEL A. MANZIE, P.L.S.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

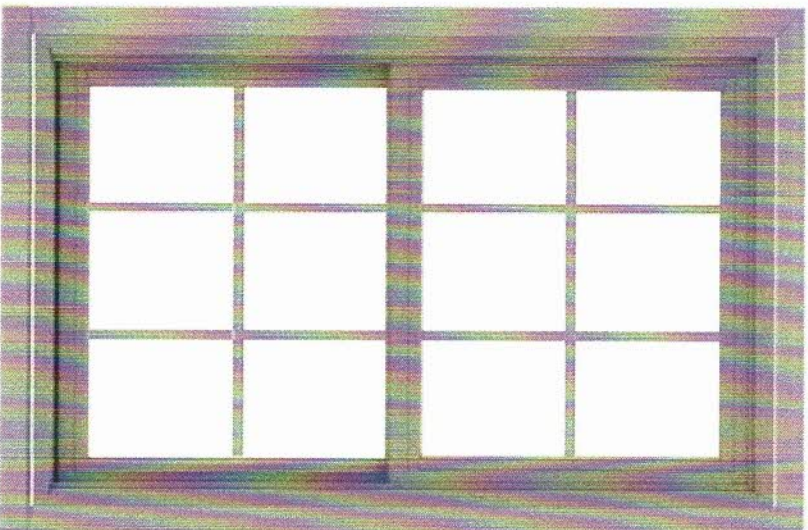
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 21037 DATE: 9/11/2020 CADD: WKD

F.B. NO: X-326 PAGE NO: 54 FIELD CREW: JM/MM FILE NO: B-1474



All Windows & Doors ▶ Single-Hung & Double-Hung



Interior Exterior

200 SERIES

DOUBLE-HUNG WINDOW

★★★★★ 4.3 (32)

Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

- Our entry-level wood double-hung
- Wood protected by vinyl exterior
- Narrow profiles let in more light
- Standard sizes up to 3'4" wide and 6' high

Need help? Find an [Andersen Certified Contractor](#) in your area.

GAF Timberline**HDZ**
High Definition® Lifetime Shingles



America's #1-selling shingle just got better — again

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection²** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square foot deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

³ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

⁴ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™



DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____

Incandescent

P560098-031

Englewood

Inspired by the warmth and beauty of hammered copper home accents, Englewood's design displays elements of rustic craftsmanship. A one-light medium wall lantern in Black with the inside of the shade that features a metallic copper coating of paint, offering higher illumination reflection. Ideal for Farmhouse architecture design styles. Perfect for interior or exterior applications.

- Inspired by the look of hammered copper Englewood fixtures display elements of rustic craftsmanship
- An interior coating of copper metallic paint amplifies its illumination
- The medium wall lantern can be hung on either side of a front or rear door, by a garage, on exterior walls or in porches or outdoor living areas, or in casual living rooms, dining rooms, kitchens and bathrooms
- Perfect for Farmhouse interior and exterior architecture
- Deep Black finish
- Measures 12in diameter x 10 3/8in ht.
- Uses one 100-watt max. medium base bulb or LED equivalent (sold separately)
- Dark Sky compliant
- UL Safety listed for use in wet locations
- Compatible with standard wall dimmer
- Progress Lighting products are designed for exceptional quality, reliability, and functionality
- Includes installation instructions and mounting hardware
- Coordinating fixtures available

Category: Outdoor

Finish: Black (painted)

Construction: Steel Construction



Diameter: 12"
Height: 10-3/8"
Depth: 13-3/4"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted covers a standard 4" octagonal recessed outlet box 4.625" W., 1.25" ht., 4.625" depth	6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base porcelain socket	cCSAus Wet location listed 1 year warranty



The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at jeld-wen.com today.



Craftsman Collection
Exterior Steel Doors

The JELD-WEN Promise

The Interior and Exterior Door Slab and System Limited Warranty Includes:

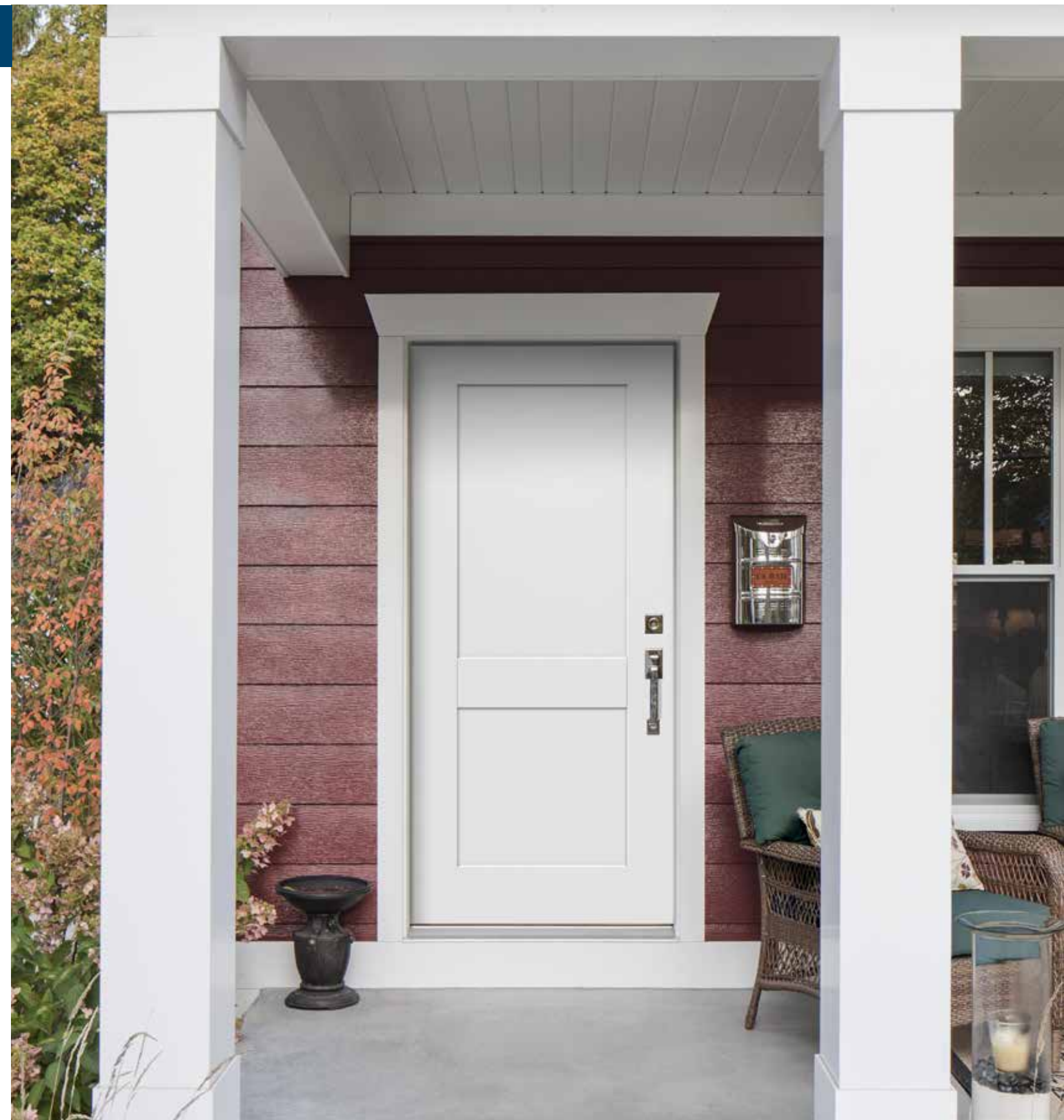
- 10-year coverage on exterior steel door slabs for defects in material and workmanship
- 1-year coverage on door frames for defects in material and workmanship

JELD-WEN manufactures and sells both individual door slabs and complete door systems. This warranty does not cover parts or components not sold by JELD-WEN.

NOTE: The above information is a summary of key provisions of the **JELD-WEN® Interior and Exterior Door Slab and System Limited Warranty** effective May 1, 2012. For a complete copy of the current warranty, see your sales associate or refer to jeld-wen.com.

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10-95574 11/16



Strength. Dependability. Style.

New exterior steel doors. Available only from JELD-WEN.

CRAFTSMAN COLLECTION

Introducing the Craftsman style in steel. JELD-WEN captures clean lines and a timeless look using an innovative process to create these traditional doors. Enjoy peace of mind in a contemporary style that looks great and complements your current interior doors.

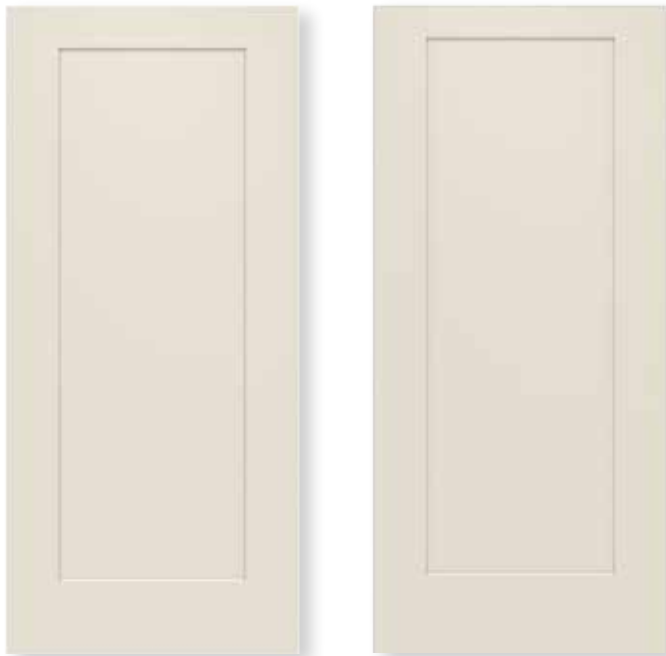
BENEFITS

- Fresh contemporary look complements interior doors and allows design flexibility
- Clean lines and contemporary styles
- Steel provides dependable performance, security and peace of mind
- Upgrade options available in 20-minute and 90-minute fire rating
- Comes primed white and ready to paint

1-PANEL

Stately and elegant, offers simple, clean lines that accommodate a wide range of architectural styles.

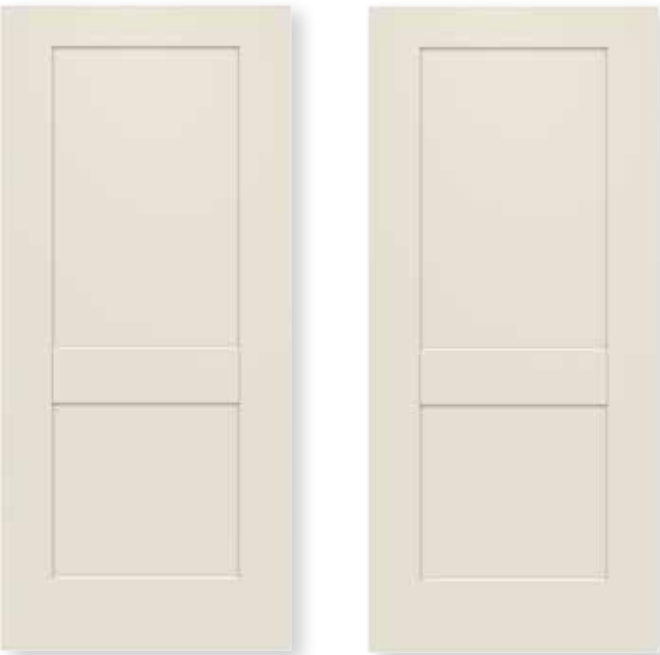
Sizes:
3' 0" x 6' 8"
2' 10" x 6' 8"
2' 8" x 6' 8"



2-PANEL

Upscale feel, offers sleek, flat panels to accentuate the classic design.

Sizes:
3' 0" x 6' 8"
2' 10" x 6' 8"
2' 8"x 6' 8"

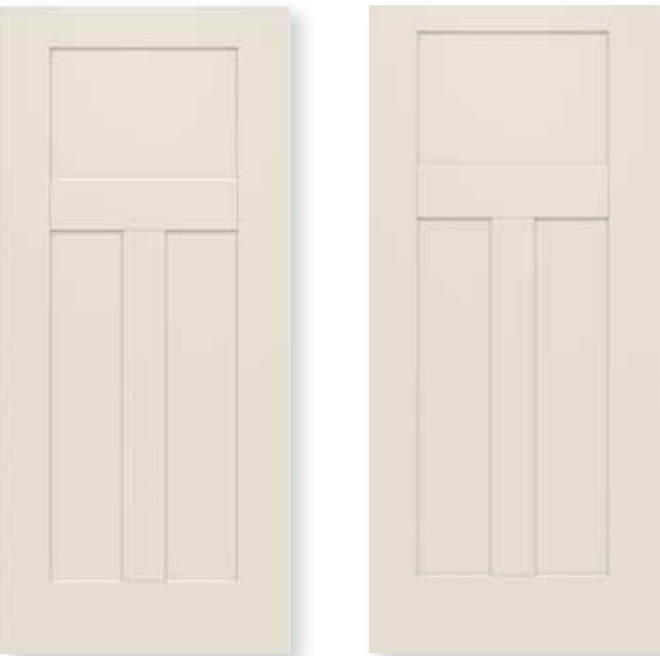


3-PANEL

Clean, geometric lines. Reflects the unadorned, aesthetically balanced style created more than a century ago.

Sizes:
3' 0" x 6' 8"
2' 10" x 6' 8"
2' 8" x 6' 8"

Available with top panel cutout.



NOTES

SCOPE OF WORK:

- DEMOLISH EXISTING GARAGE BUILDING AND REMOVE ALL ELEMENTS
- CONSTRUCT NEW 2-STORY GARAGE AND STORAGE BUILDING

CODES:

- THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH THE 7TH EDITION OF THE FLORIDA BUILDING CODE (2020) AND OTHER CODES AS APPLICABLE
- THIS PROJECT IS IN COMPLIANCE WITH THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
- THIS PROJECT HAS CONCEPTUAL APPROVAL FROM THE CITY HISTORIC DISTRICT COUNCIL (HDC) FILE # 2021-0044
- THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' PER FEMA FIRM PANEL '12089C 0237G' DATED 08/02/2017

ZONING:

- THIS PROPERTY IS ZONED R2
- THIS BUILDING IS CLASSIFIED AS AN ACCESSORY STRUCTURE
- SETBACKS:
 - FRONT: REQ'D 25' ACTUAL: 80'±
 - SIDE: REQ'D 3' ACTUAL: 3.5'
 - REAR: REQ'D 3' ACTUAL: 90'± (FROM 6TH STREET)
- HEIGHT: MAX 25' ACTUAL: 24'-1"±

NOTES:

- REMOVE ALL DEBRIS FROM DEMOLITION
- FILL BELOW SLAB AND COMPACT TO PROVIDE 4" ELEVATION TO SLAB FROM GRADE
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING

REVISIONS

DESIGN TEAM:
ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
FLORIDA LICENSE: AR13908
1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
TELEPHONE: 904.540.6059

DRAFTING SERVICES BY:
NORTHEAST FLORIDA DESIGN, INC.
12627 SAN JOSE BLVD. SUITE 702
JACKSONVILLE, FL 32223
TELEPHONE: 904.260.3319

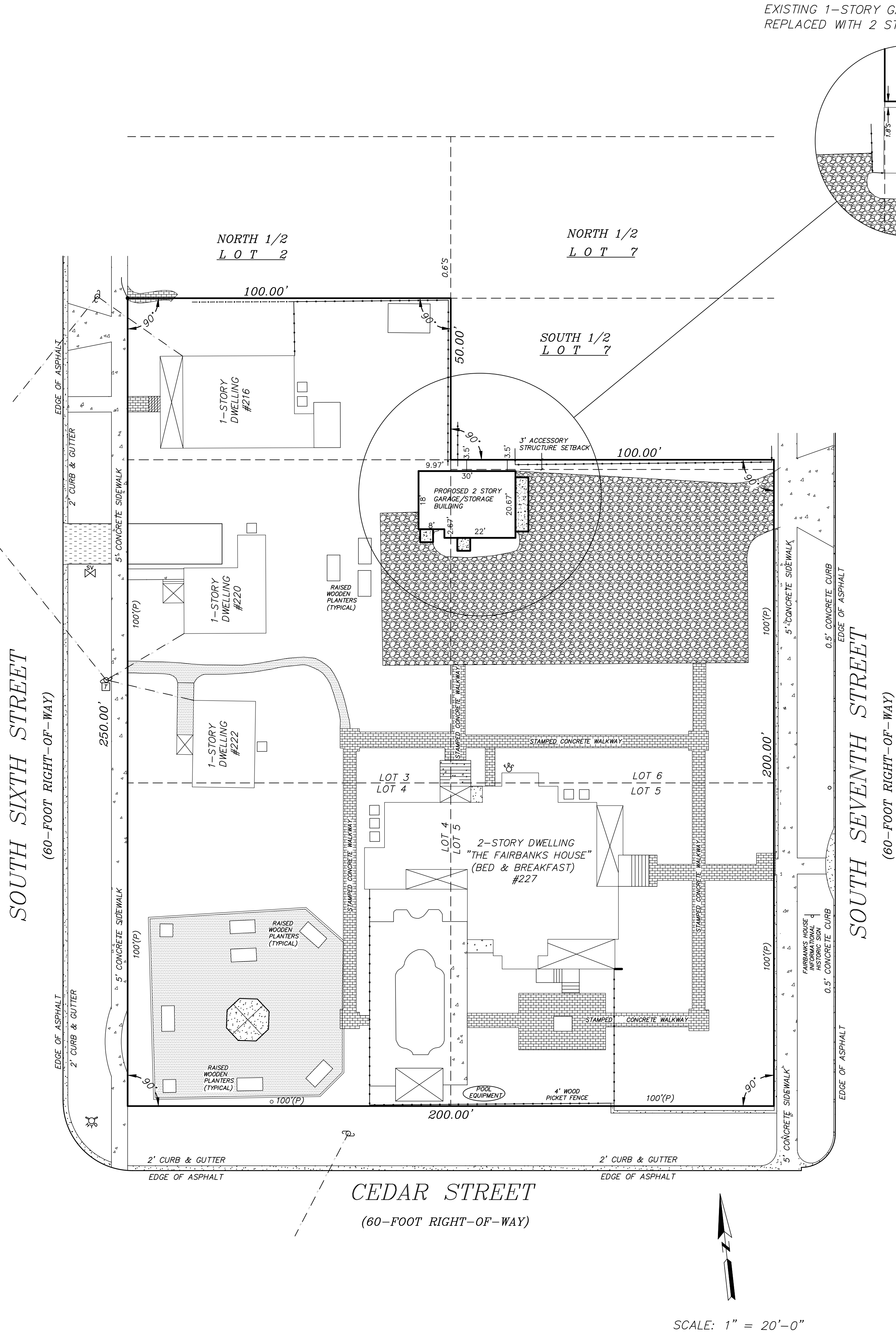
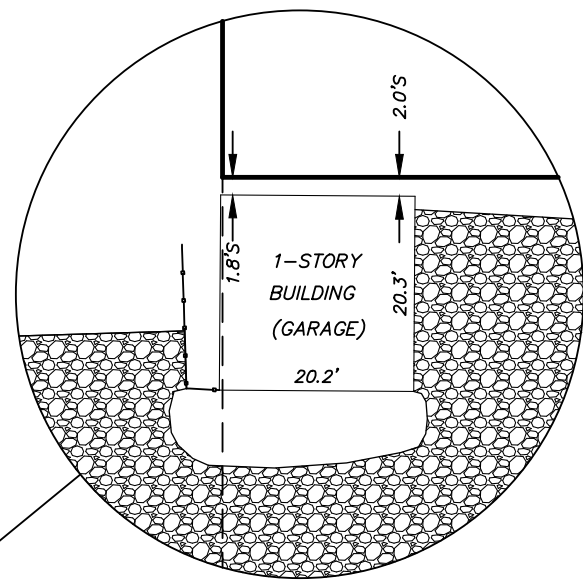
Detached Garage at
the Fairbanks House

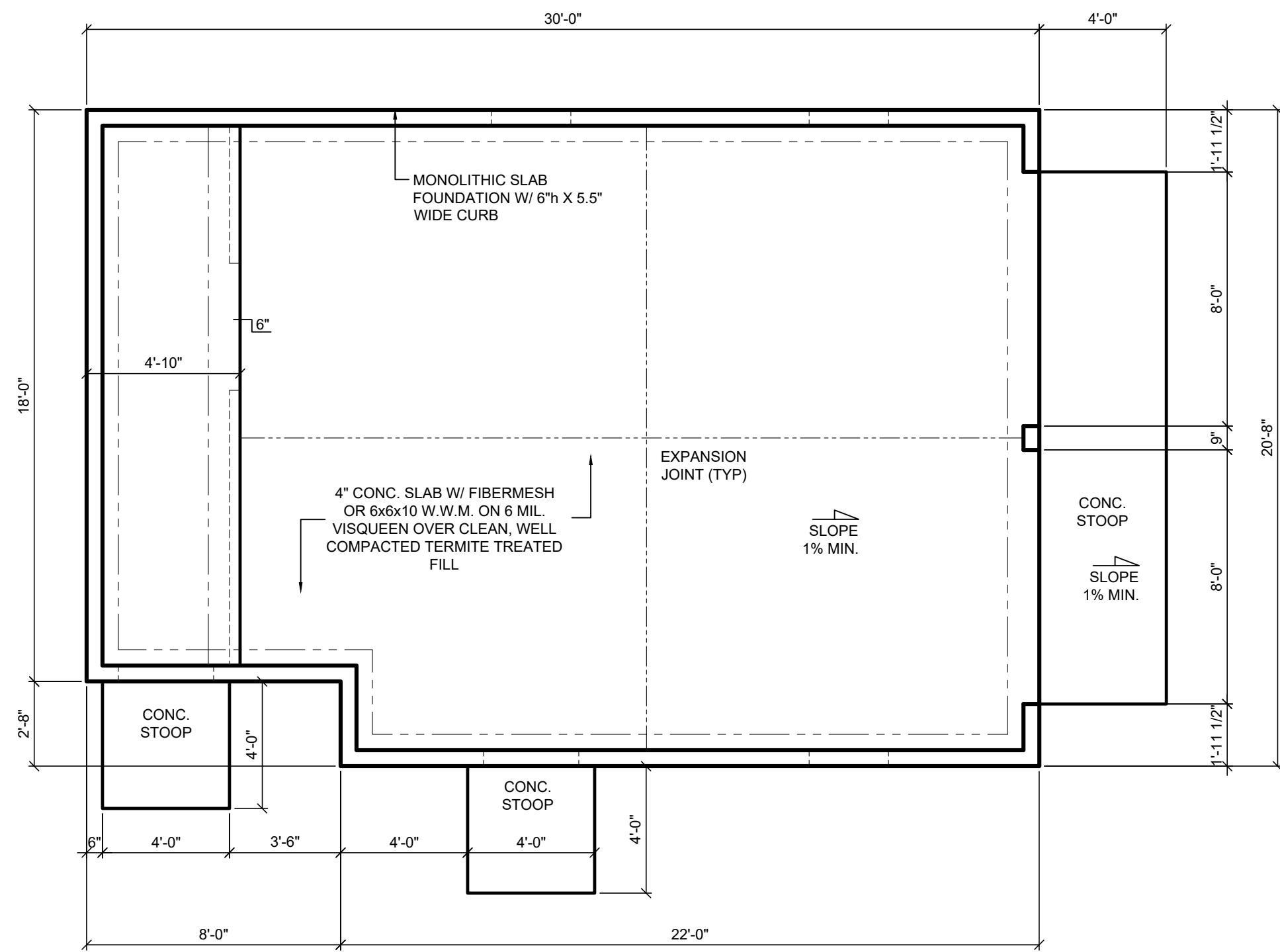
Cover Sheet/
Site Plan

227 South 7th Street
Fernandina Beach, FL 32034

Drawn	LP	Sheet	C1
Date	03.08.22		
Scale	1/4" = 1'-0"	of	
Job	BN22-001	5	

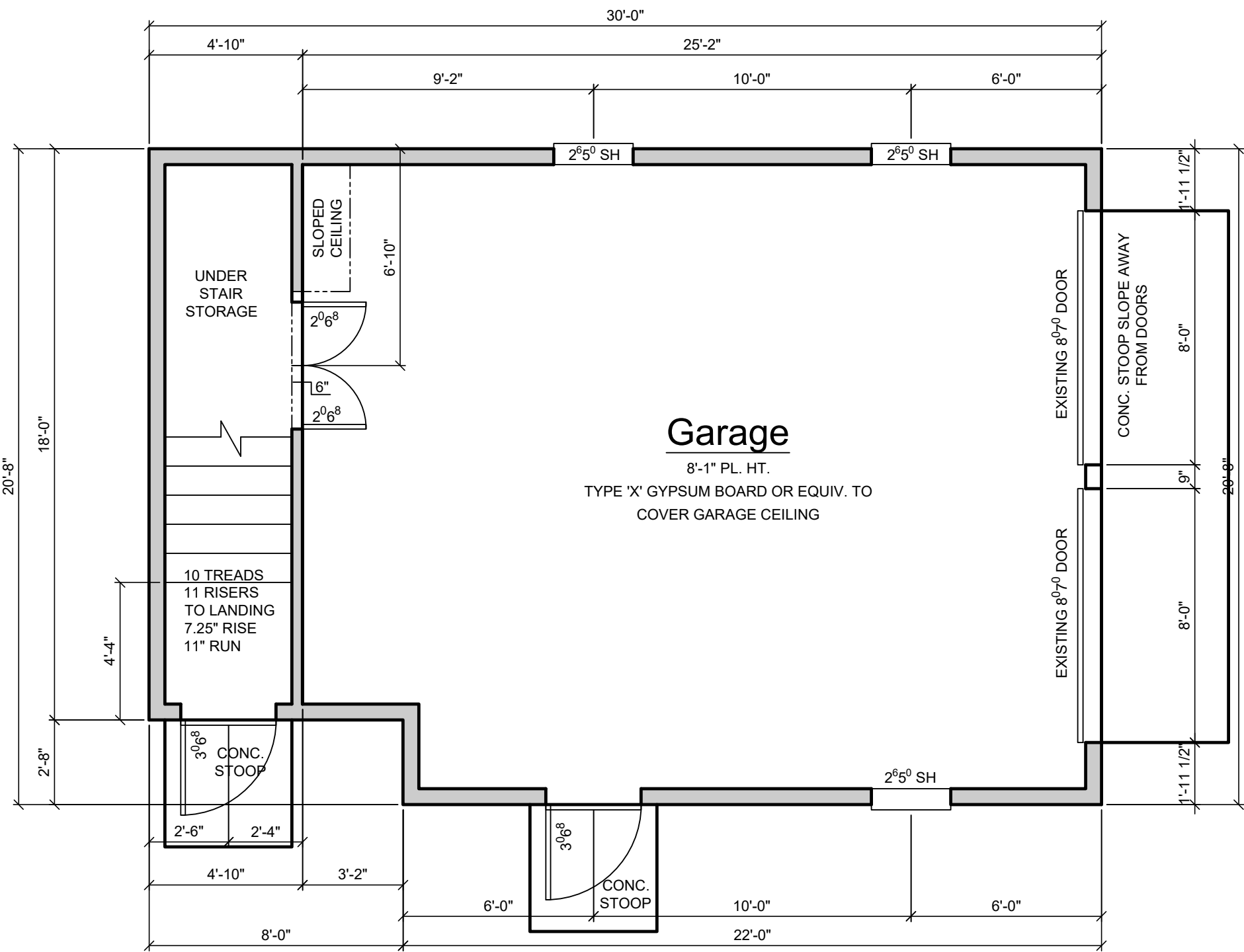
EXISTING 1-STORY GARAGE TO BE DEMOLISHED AND
REPLACED WITH 2 STORY GARAGE/STORAGE BLDG.



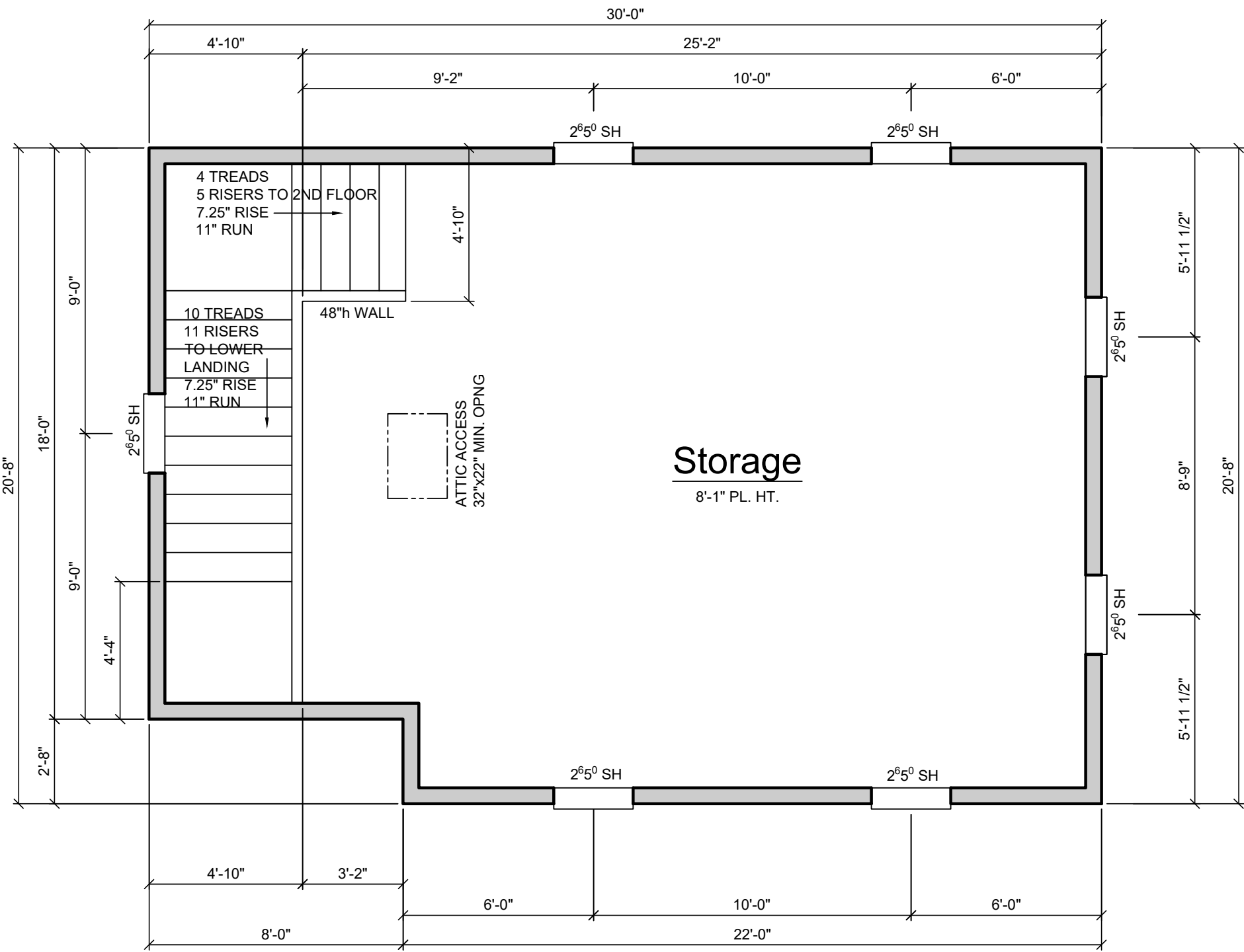


FOUNDATION LAYOUT

NOTE:
FOUNDATION LAYOUT FOR CONCRETE FORMING
LOCATION REFERENCE ONLY.
REFER TO ASSOCIATED ENGINEERING DRAWINGS
FOR FOOTER LOCATIONS AND DETAILS.



1ST FLOOR PLAN



2ND FLOOR PLAN

GENERAL STAIR DETAIL

SCALE: N.T.S.

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS,
AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7.7 OF THE FLORIDA BUILDING CODE, RESIDENTIAL.
MAXIMUM RISER HEIGHT: 7.34"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY
W/ R311.7.7 OF THE FLORIDA BUILDING CODE, RESIDENTIAL.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR
NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH
MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE
IN NEVEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT,
AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY
DIRECTION AT ANY POINT ALONG THE TOP RAIL.

STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL
BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR
THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR
AN ORNAMENTAL PATTERN SUCH THAT A
4" DIAMETER SPHERE CANNOT PASS THROUGH.
THE GUARDRAIL CONSTRUCTION SHALL BE
ABLE TO RESIST A LOAD OF 20 LBS
PER LINEAL FOOT APPLIED
HORIZONTALLY ALONG THE TOP RAIL.

GUARDRAILS SHALL NOT BE
LESS THAN 30" IN HEIGHT.

THE TRIANGULAR OPENINGS
AT STAIR TREAD, RISER, &
BOTTOM SHALL BE SUCH
THAT A 6" DIAMETER
SPHERE CANNOT PASS THROUGH.

50 lbs PER 1 LINEAL FT
GUARDRAIL
30" MIN.
4" SPHERE MAY NOT PASS THROUGH
6" SPHERE MAY NOT PASS THROUGH

SQUARE FOOTAGES	
GARAGE	599
2ND FLOOR STORAGE	599
TOTAL UNDER ROOF	1198
VOLUME OF FUTURE CONDITIONED SPACE	5531

NOTES

- DOORS AND WINDOWS ARE APPROXIMATE FINISHED SIZES; REFER TO MFG'S SPECIFICATIONS FOR ROUGH OPENINGS PRIOR TO FRAMING
- EXTERIOR WALLS ARE 2x6 STUDS
- WINDOW HEADERS @ 6'-8" AFF

REVISIONS

DESIGN TEAM:

ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
FLORIDA LICENSE: AR13908
1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
TELEPHONE: 904.540.6059

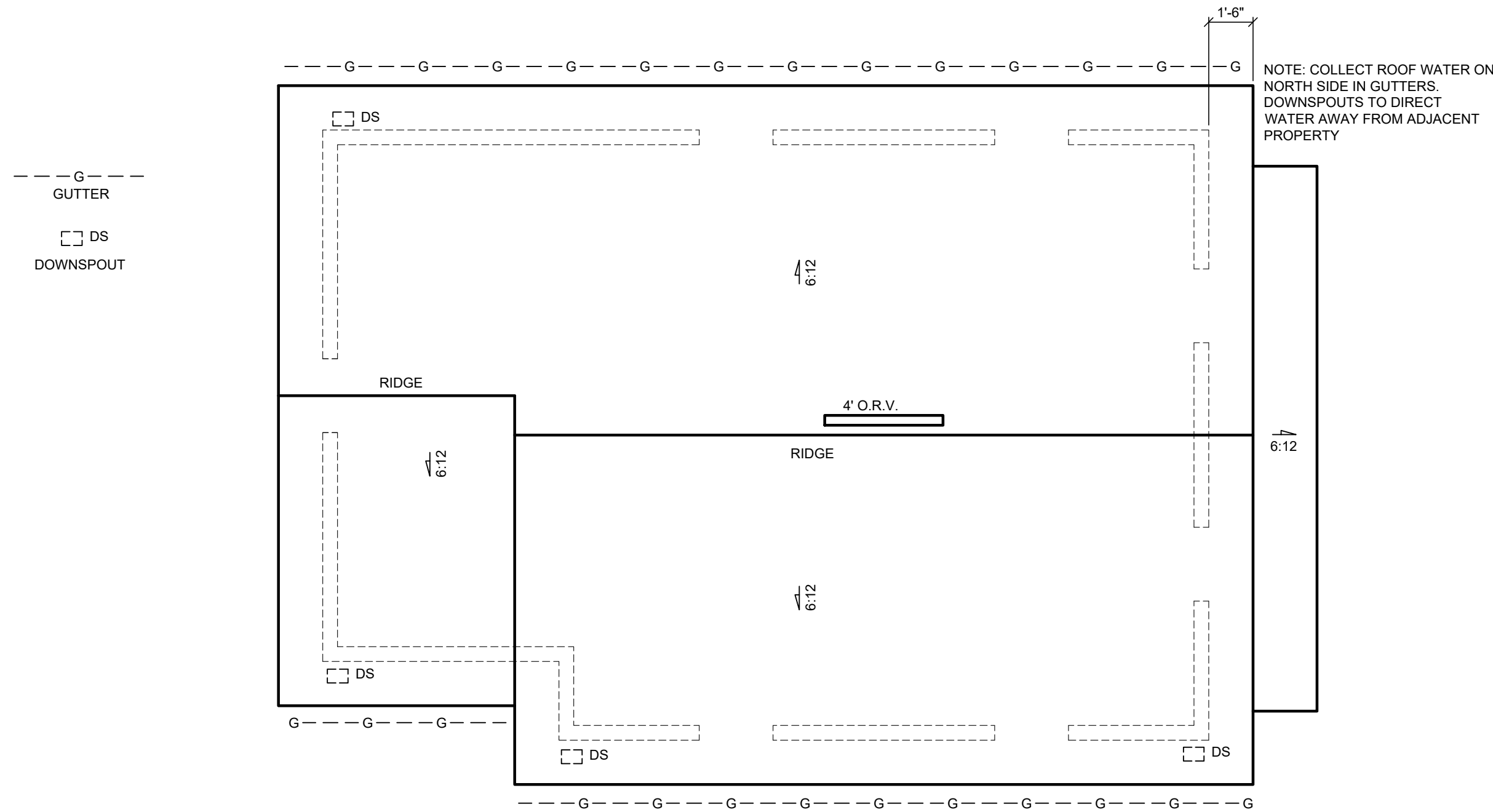
DRAFTING SERVICES BY:
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JACKSONVILLE, FL 32223
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Detached Garage at
the Fairbanks House

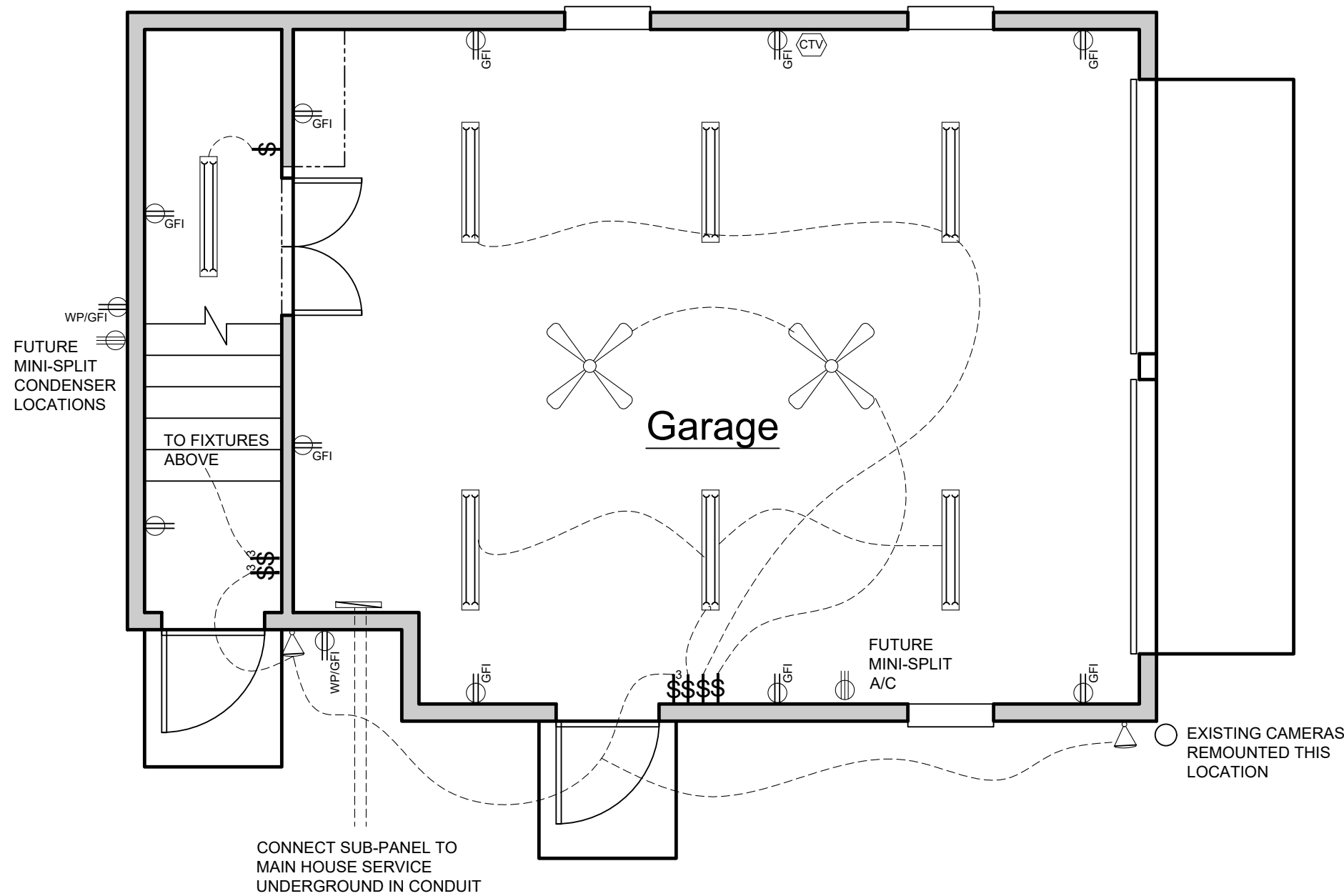
Floor Plans

227 South 7th Street
Fernandina Beach, FL 32034

Drawn	LP	Sheet	A1
Date	03.08.22		
Scale	1/4"=1'-0"	of	
Job	BN22-001		5



ROOF PLAN



1ST FLOOR ELECTRICAL PLAN

ATTIC VENTILATION AREA CALCULATIONS

Excerpt of the 2020 Building Code, Residential

R806.1 Ventilation required.
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.1.6. Required ventilation openings shall open directly to the outside air.

Exception: Attic ventilation shall not be required when determined not necessary by the code official due to atmospheric or climatic conditions.

R806.2 Minimum vent area.
The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

R806.3 Vent and insulation clearance.
Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

Ventilation Required			
Attic	599		Square footage
599	- 300	=	1.99
1.99	x 5(50%)	=	99
Square footage net free area req'd for vents			

Roof Vent Specifications (per manufacturer)

4'-0" vent-provides 1.0 sq.ft. net free space
6'-0" vent-provides 1.5 sq.ft. net free space
8'-0" vent-provides 2.0 sq.ft. net free space

Vents Required		
(1) 4'-0" vents @ 1 sq.ft.	=	1.0
(0) 6'-0" vents @ 1.5 sq.ft.	=	0.0
(0) 8'-0" vents @ 2 sq. ft.	=	0.0

1	sq. ft. net free area provided by vents	2.0	Total sq.ft. venting provided
1	sq.ft. net free area provided by soffit		

ELECTRICAL LEGEND

	110 DUPLEX OUTLET (AFCI PROTECTED)		CEILING MOUNTED LIGHT
	GFI DUPLEX OUTLET		WALL MOUNTED LIGHT
	WEATHER PROTECTED OUTLET		RECESSED LIGHT FIXTURE
	CEILING OUTLET		FLUORESCENT FIXTURE
	220 OUTLET		CARRIAGE LIGHT
	SPECIAL PURPOSE OUTLET		DOUBLE FLOOD LIGHT
	SWITCH		SMOKE DETECTOR
	3-WAY SWITCH		CARBON MONOXIDE DETECTOR
	TELEPHONE		PANEL BOX
	CABLE TV		
	CEILING FAN		

ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.16
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. DISHWASHER BRANCH CIRCUIT IS GFCI PROTECTED PER FBC R E3902.10 AND NEC 210.8(D).

NOTES

1. DOORS AND WINDOWS ARE APPROXIMATE FINISHED SIZES; REFER TO MFG'S SPECIFICATIONS FOR ROUGH OPENINGS PRIOR TO FRAMING
2. EXTERIOR WALLS ARE 2x6 STUDS
3. WINDOW HEADERS @ 8' AFF

REVISIONS

DESIGN TEAM:

ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
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TELEPHONE: 904.540.6059

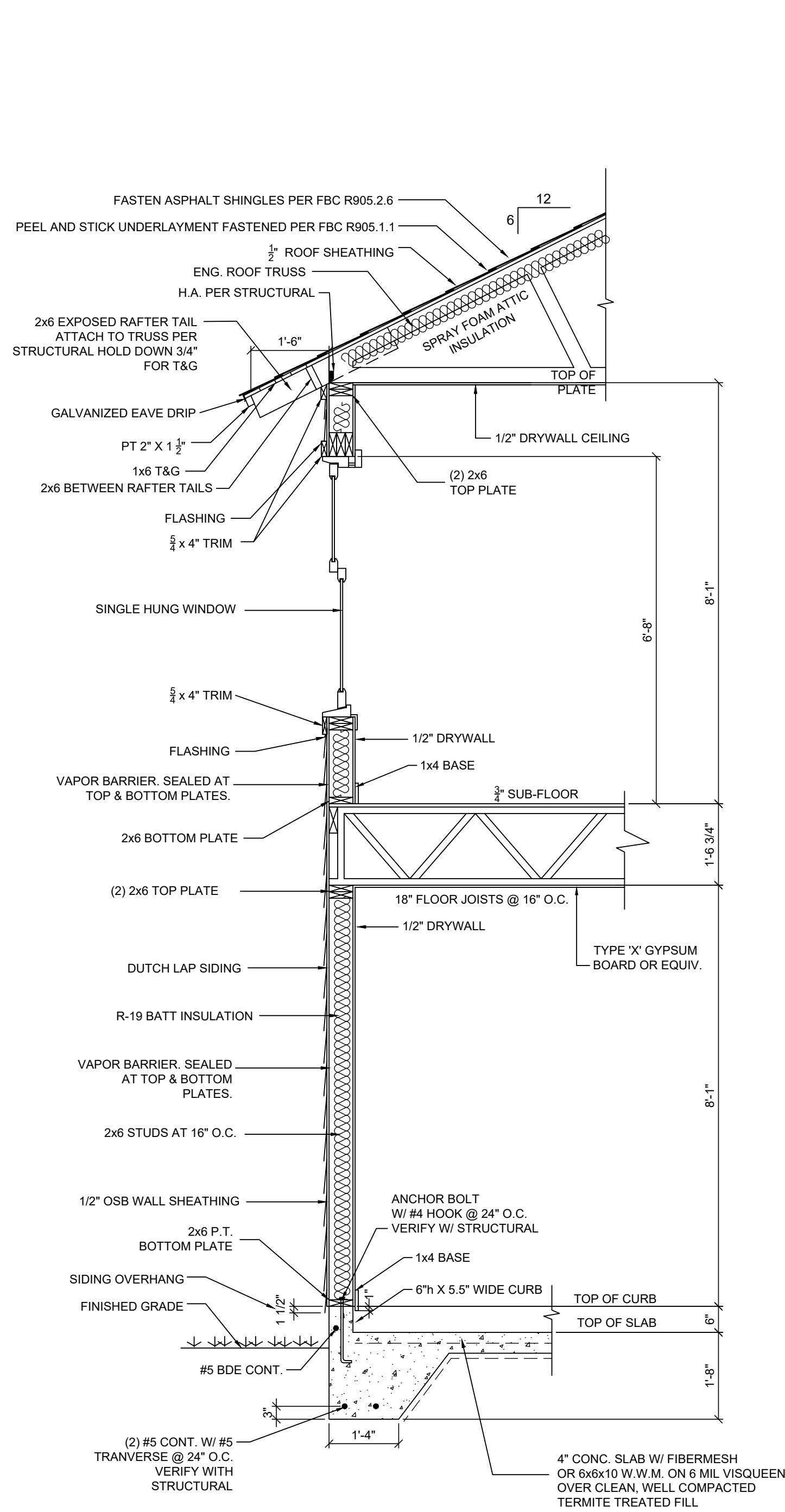
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Detached Garage at
the Fairbanks House

Roof Plan/
Electrical Plans

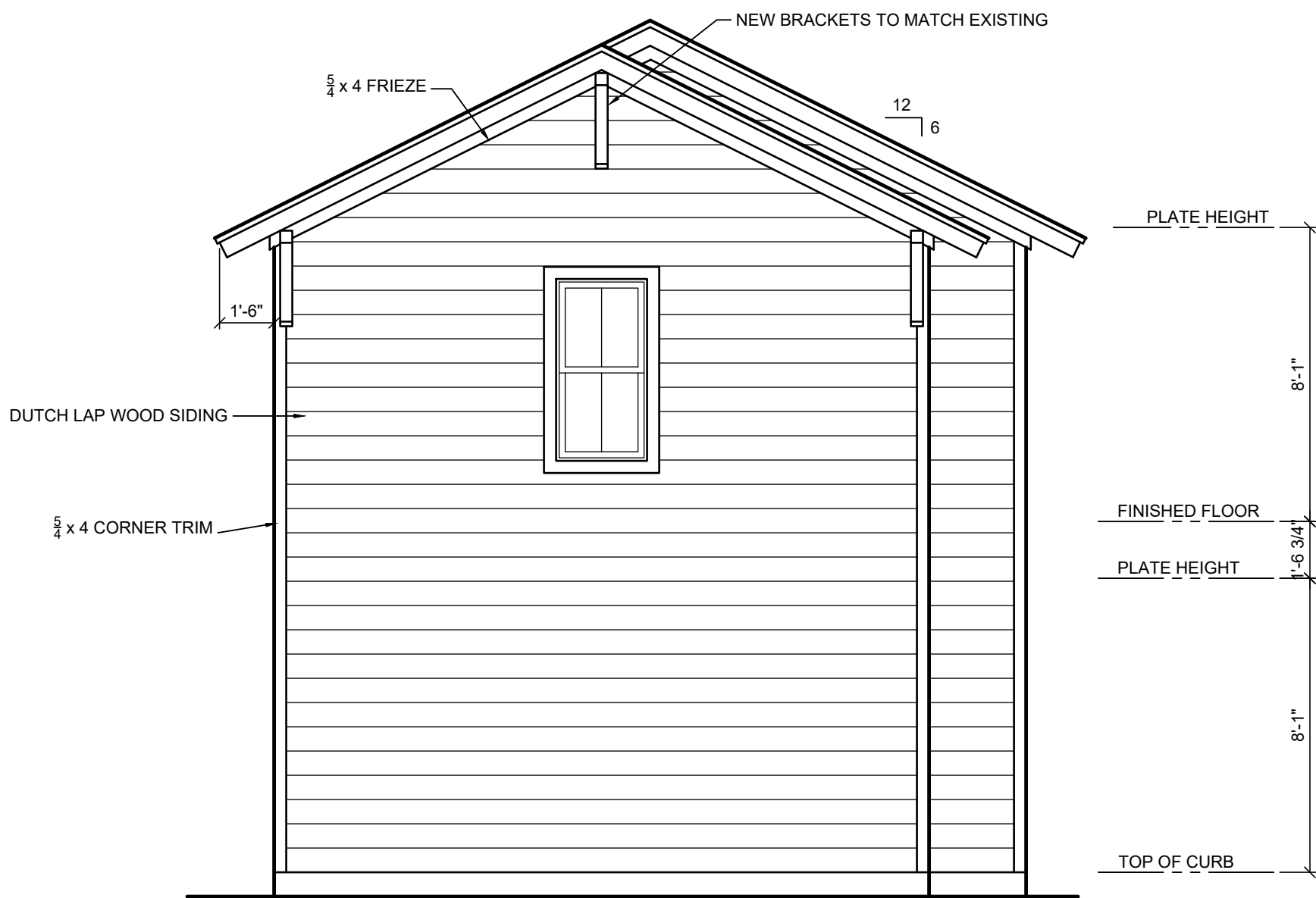
227 South 7th Street
Fernandina Beach, FL 32034

Drawn	LP	Sheet
Date	03.08.22	A2
Scale	1/4"=1'-0"	
Job	BN22-001	of 5



TYPICAL WALL SECTION

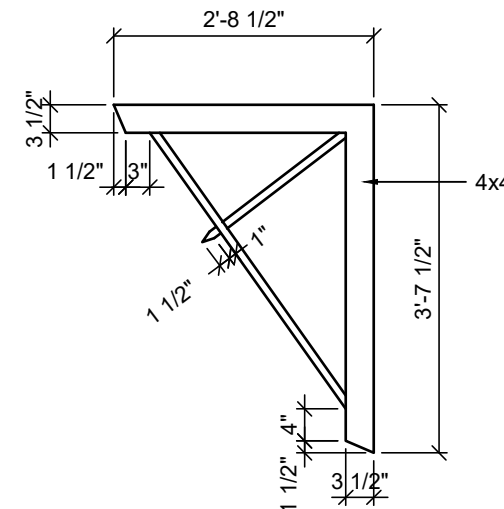
SCALE: 1/2" = 1'-0"
SEE ENGINEER'S PACKAGE
FOR DETAILS



WEST ELEVATION

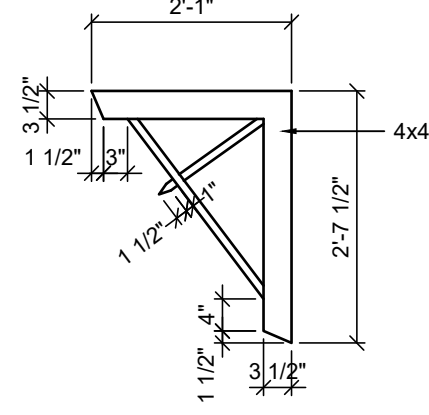


NORTH ELEVATION



GARAGE BRACKET DETAIL

(ALL P.T. 2x4)



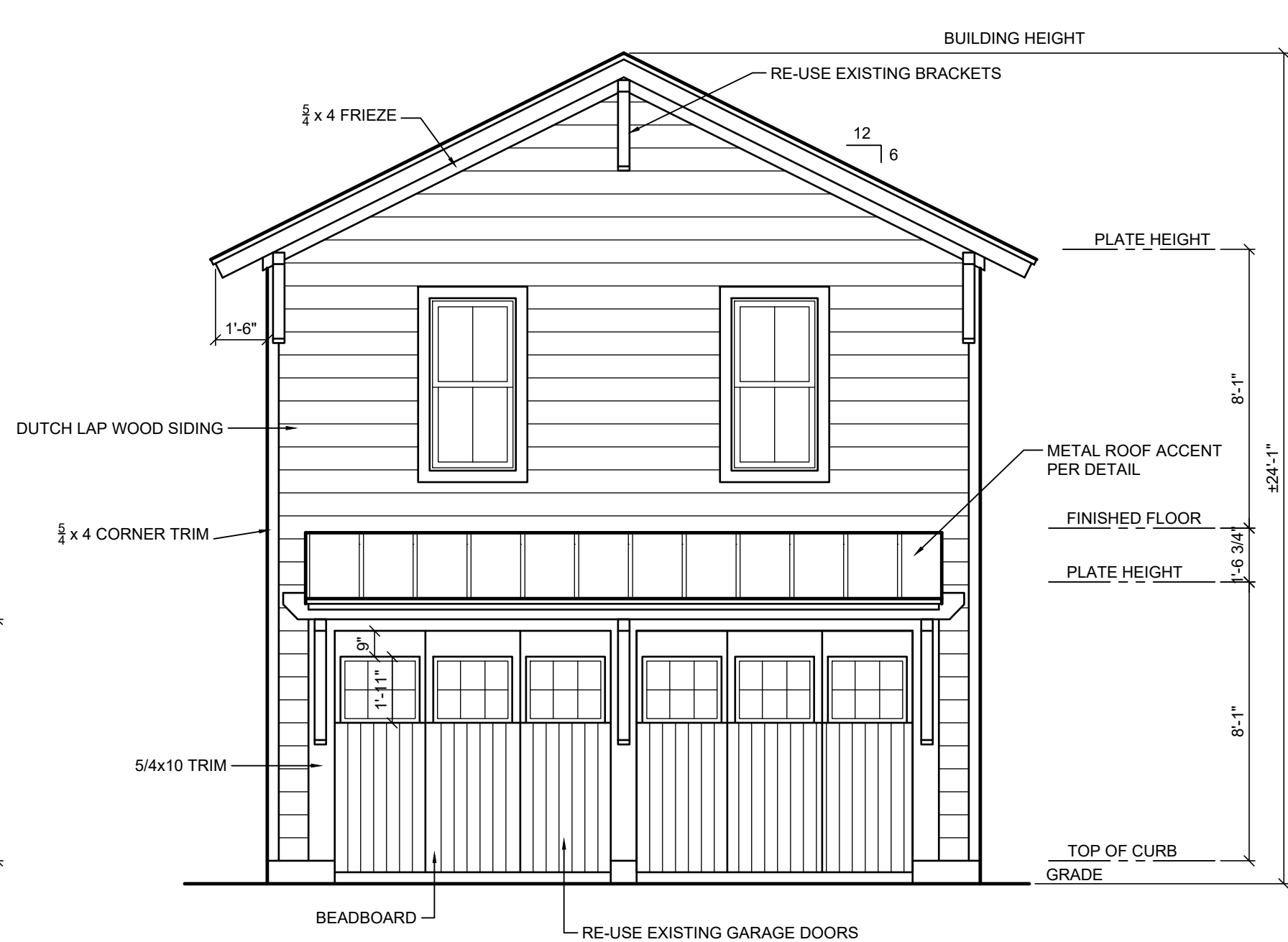
BRACKET DETAIL

(ALL P.T. 2x4)

NOTE: NEW BRACKETS TO BE
SIMILAR TO EXISTING BRACKETS



SOUTH ELEVATION



EAST ELEVATION

NOTES

1. GUTTERS AND DOWNSPOUTS SHOWN ON
ROOF PLAN (SHEET A2)

REVISIONS

DESIGN TEAM:

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1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
TELEPHONE: 904.540.6059

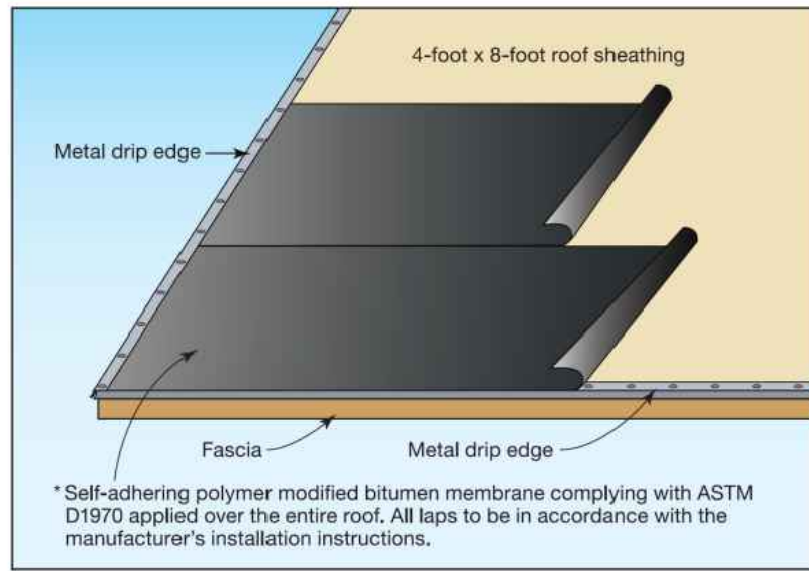
DRAFTING SERVICES BY:
NORTHEAST FLORIDA DESIGN, INC.
12627 SAN JOSE BLVD. SUITE 702
JACKSONVILLE, FL 32223
TELEPHONE: 904.260.3319

Detached Garage at
the Fairbanks House

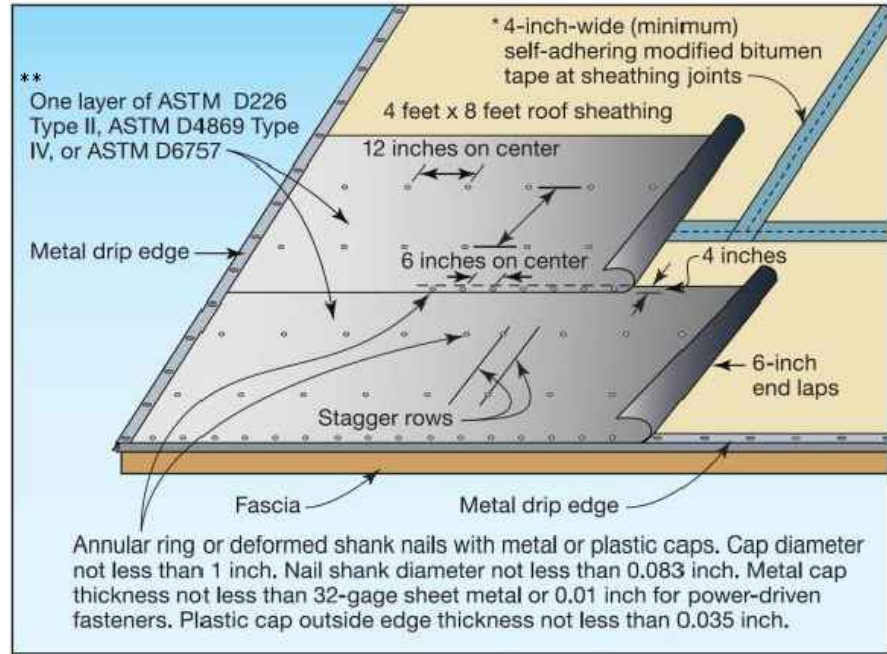
Elevations

227 South 7th Street
Fernandina Beach, FL 32034

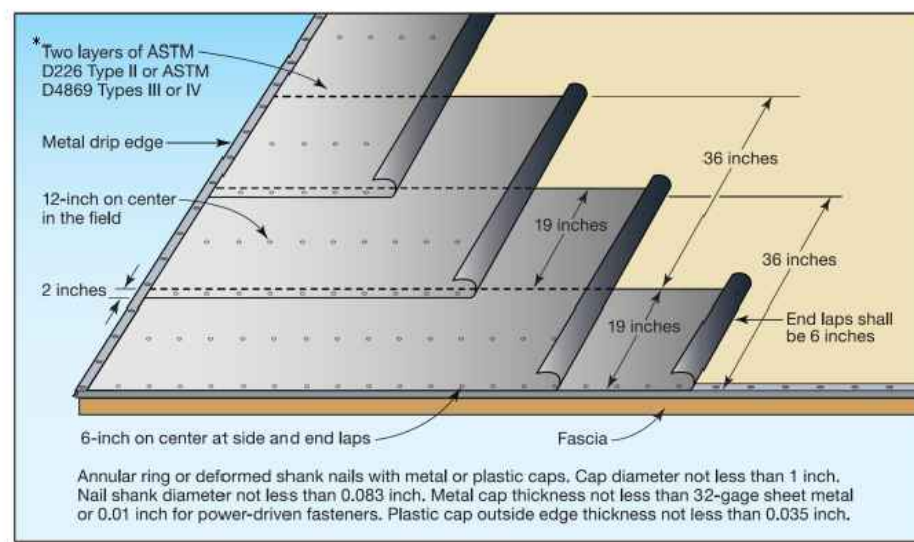
Drawn	LP	Sheet	A3
Date	03.08.22	of	
Scale	1/4" = 1'-0"	5	
Job	BN22-001		



Sealed Roof Deck Option #1



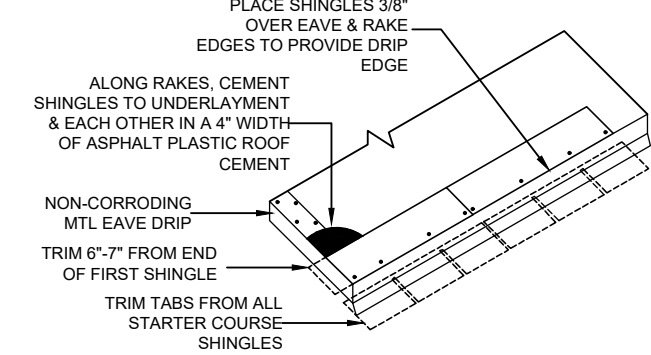
Sealed Roof Deck Option #2



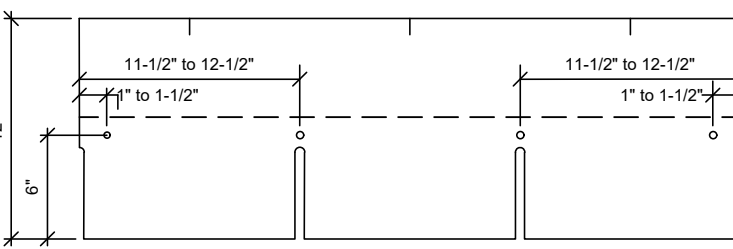
Sealed Roof Deck Option #3

ROOFING DETAILS

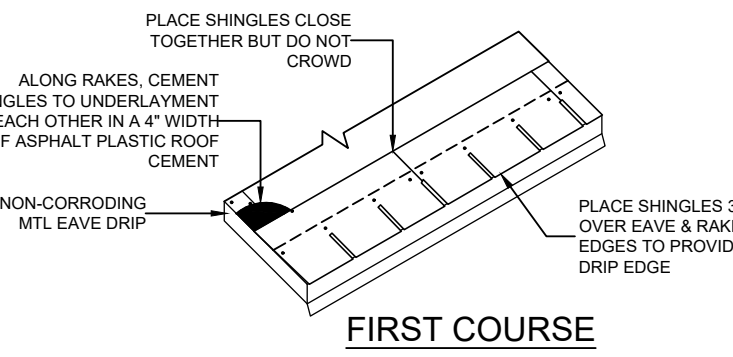
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER. FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



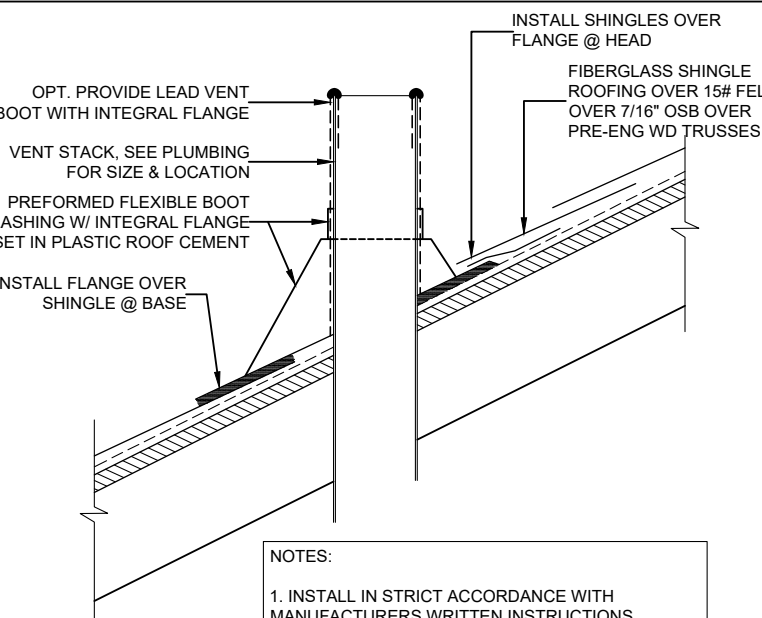
STARTER COURSE



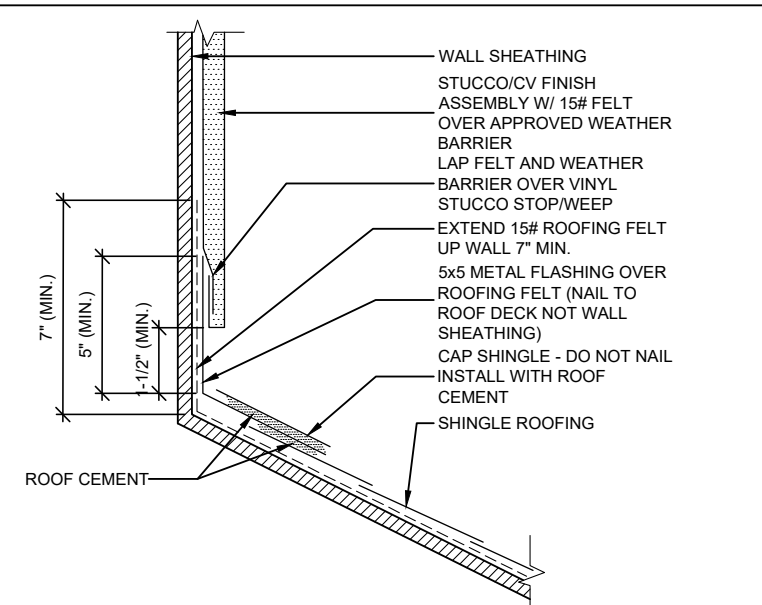
SHINGLE NAILING



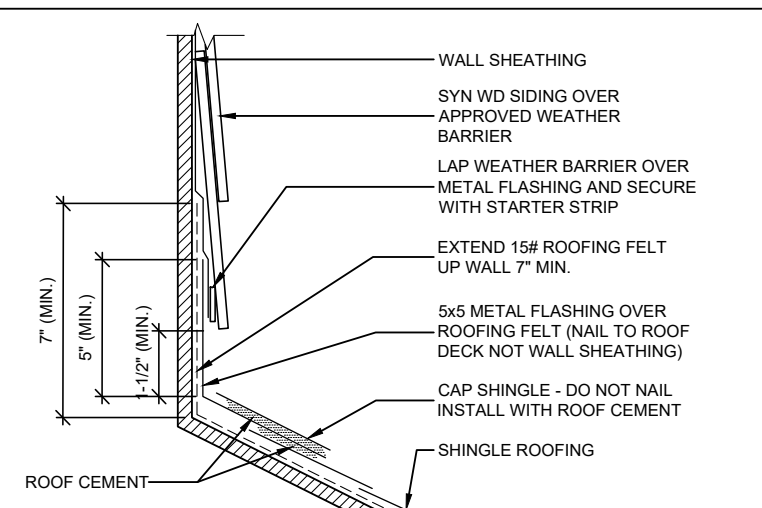
FIRST COURSE



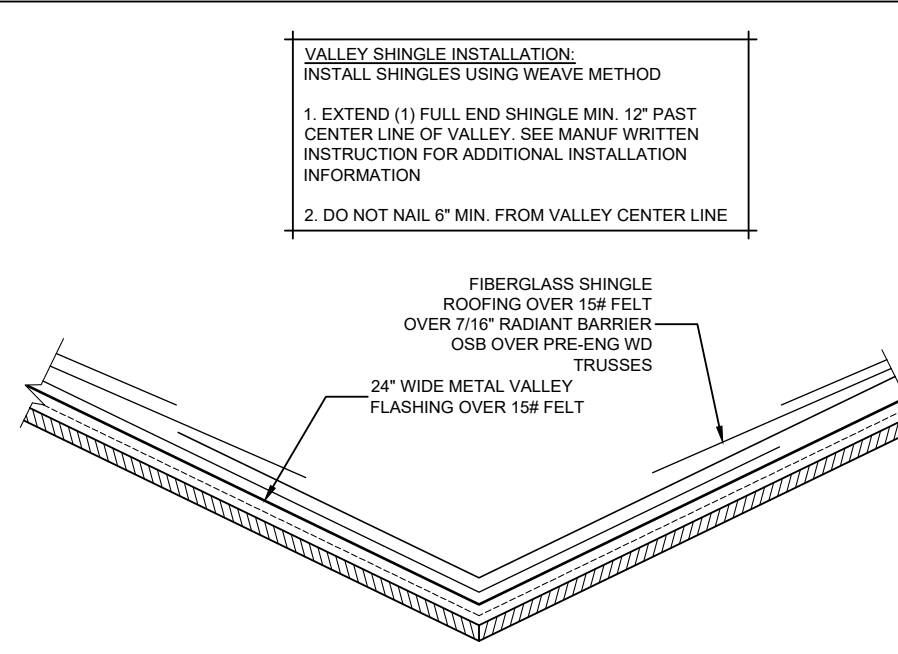
VENT STACK FLASHING DETAIL
N.T.S.



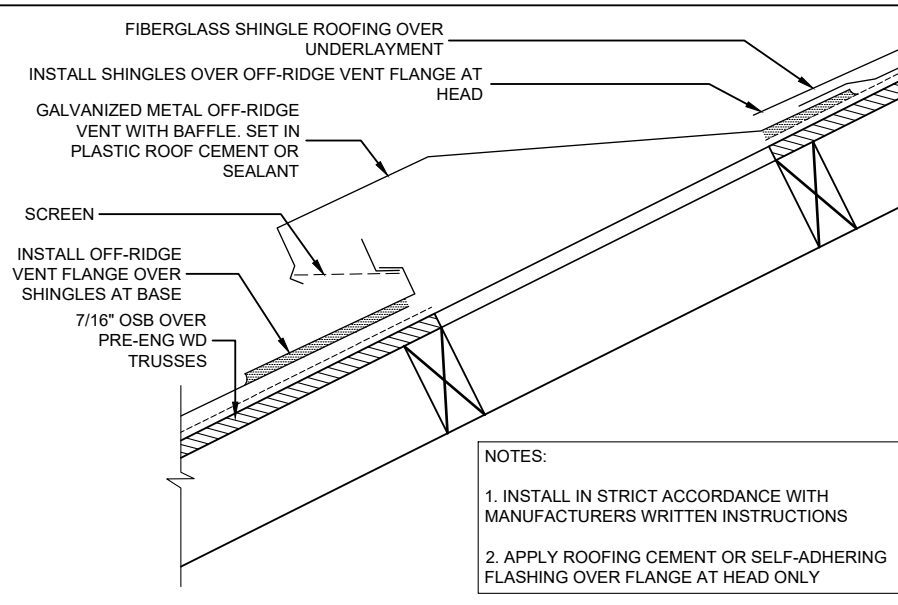
WALL FLASHING DETAIL - STUCCO
N.T.S.



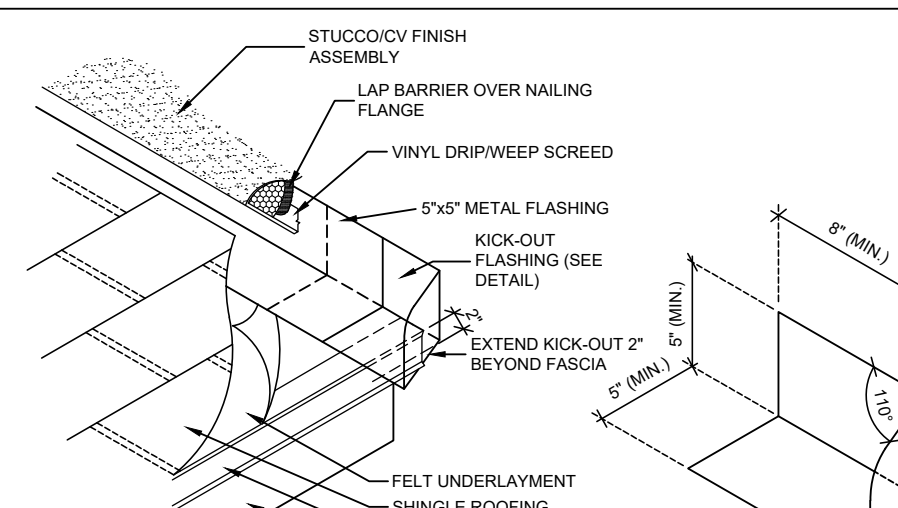
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



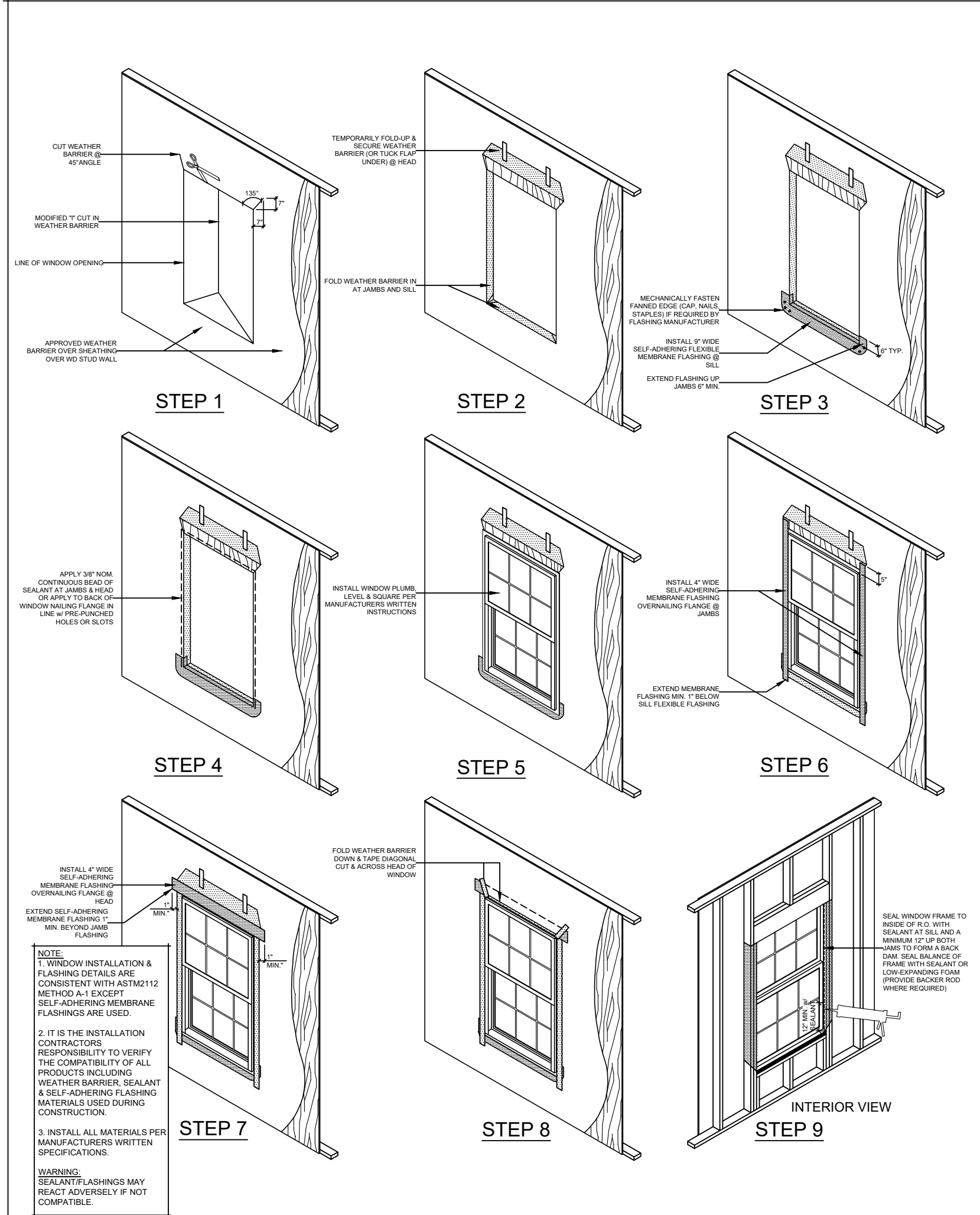
VALLEY FLASHING DETAIL
N.T.S.



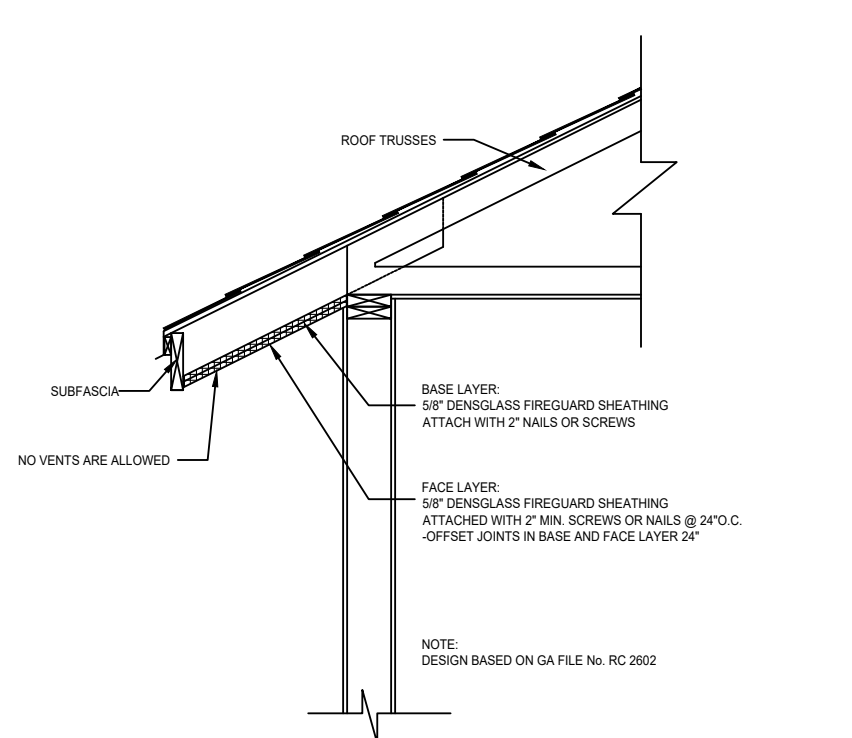
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.

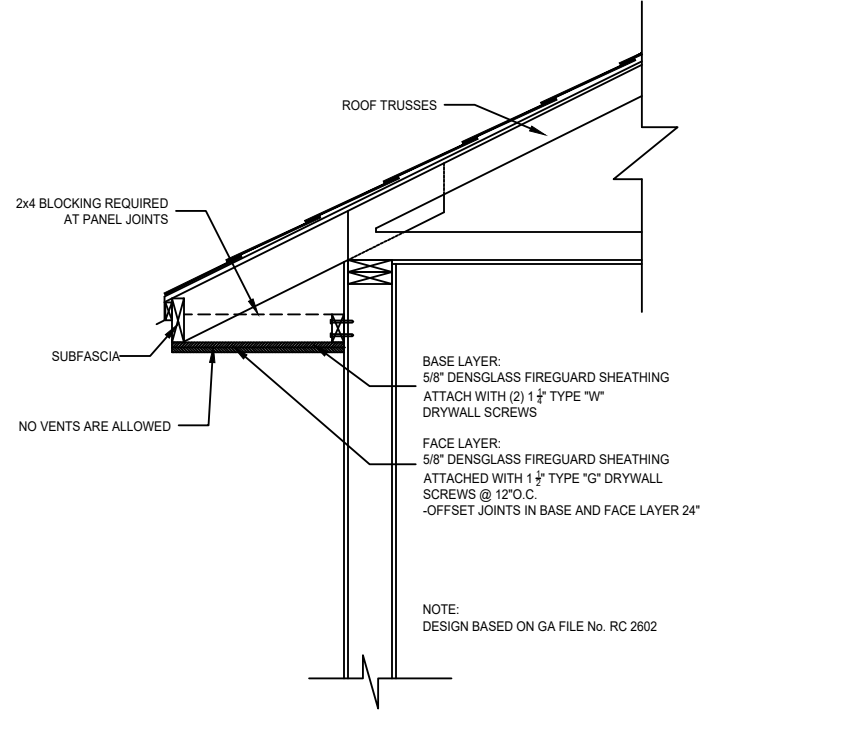


WINDOW FLASHING INSTALLATION DETAILS
N.T.S.



SECTION - (1) HOUR FIRE RATED (UNDERSIDE ONLY) SOFFIT AS NEEDED
THIS DETAIL ONLY APPLICABLE WHERE SEPARATION DISTANCE OF OVERHANG IS LESS THAN 2' AND MORE THAN 2' FROM PROPERTY LINE

ALTERNATE:
RATED SOFFIT ASSEMBLIES WHICH MEET
UL STANDARDS FOR (1) HOUR
FIRE RATING ARE PERMITTED



SECTION - (1) HOUR FIRE RATED (UNDERSIDE ONLY) SOFFIT AS NEEDED
THIS DETAIL ONLY APPLICABLE WHERE SEPARATION DISTANCE OF OVERHANG IS LESS THAN 2' AND MORE THAN 2' FROM PROPERTY LINE

ALTERNATE:
RATED SOFFIT ASSEMBLIES WHICH MEET
UL STANDARDS FOR (1) HOUR
FIRE RATING ARE PERMITTED

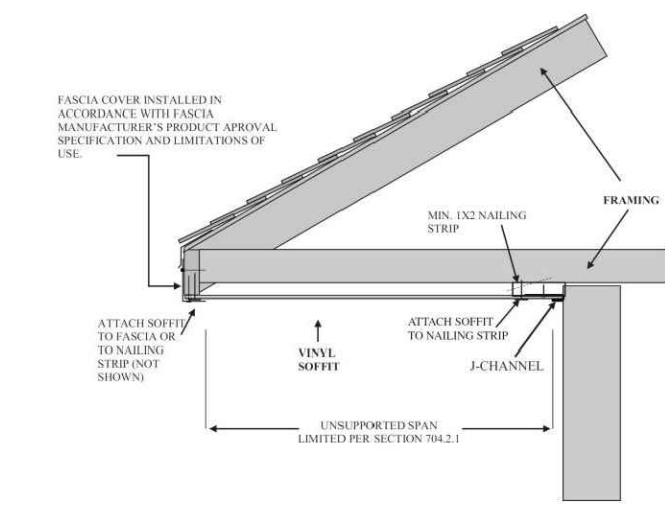


FIGURE R704.2.1
TYPICAL SINGLE-SPAN VINYL SOFFIT PANEL SUPPORT

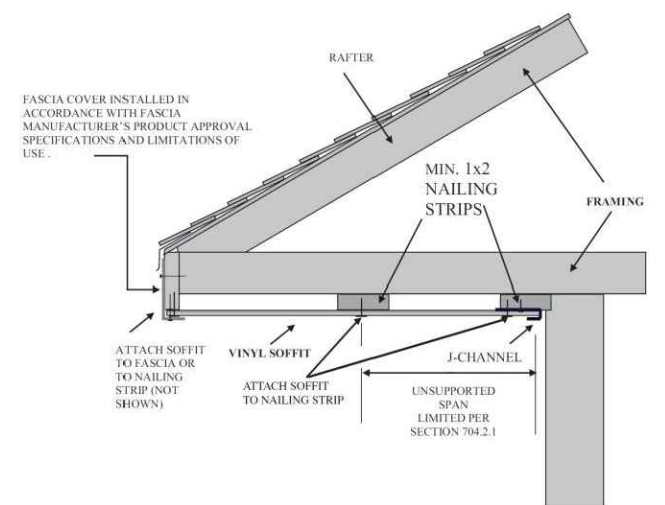
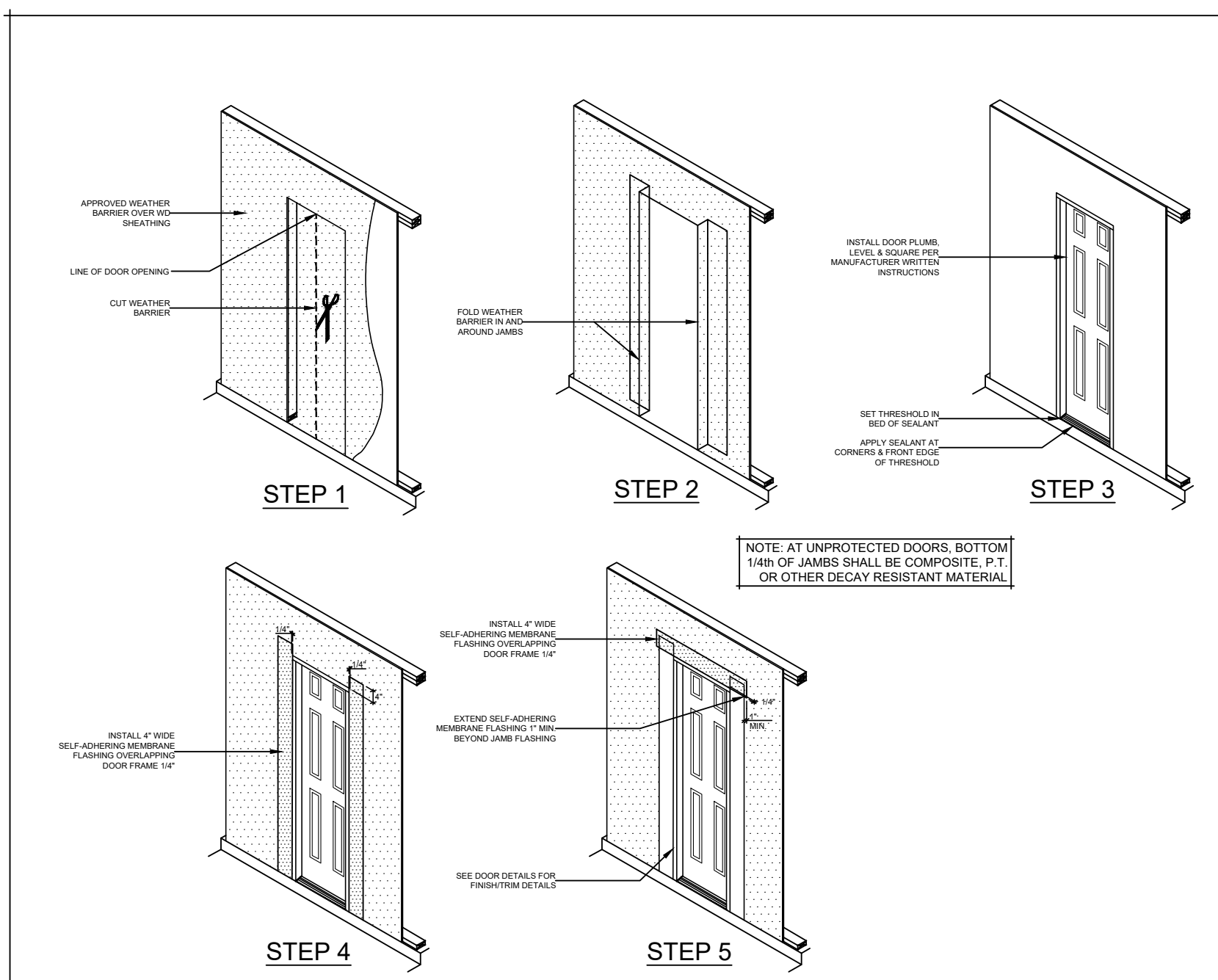


FIGURE R704.2.1
TYPICAL MULTI-SPAN VINYL SOFFIT PANEL SUPPORT



DOOR FLASHING INSTALLATION DETAILS
N.T.S.

NOTES

REVISIONS

DESIGN TEAM:
ORIGINAL DESIGN BY:
MICHAEL STAUFFER, ARCHITECT
FLORIDA LICENSE: AR13908
1417 SADLER ROAD #195
FERNANDINA BEACH, FL 32034
TELEPHONE: 904.540.6059

DRAFTING SERVICES BY:
NORTHEAST FLORIDA DESIGN, INC.
12627 SAN JOSE BLVD. SUITE 702
JACKSONVILLE, FL 32223
TELEPHONE: 904.260.3319

Detached Garage at the Fairbanks House

Details

227 South 7th Street
Fernandina Beach, FL 32034

Drawn	LP	Sheet
Date	03.08.22	4
Scale	1/4"=1'-0"	of
Job	BN22-001	5

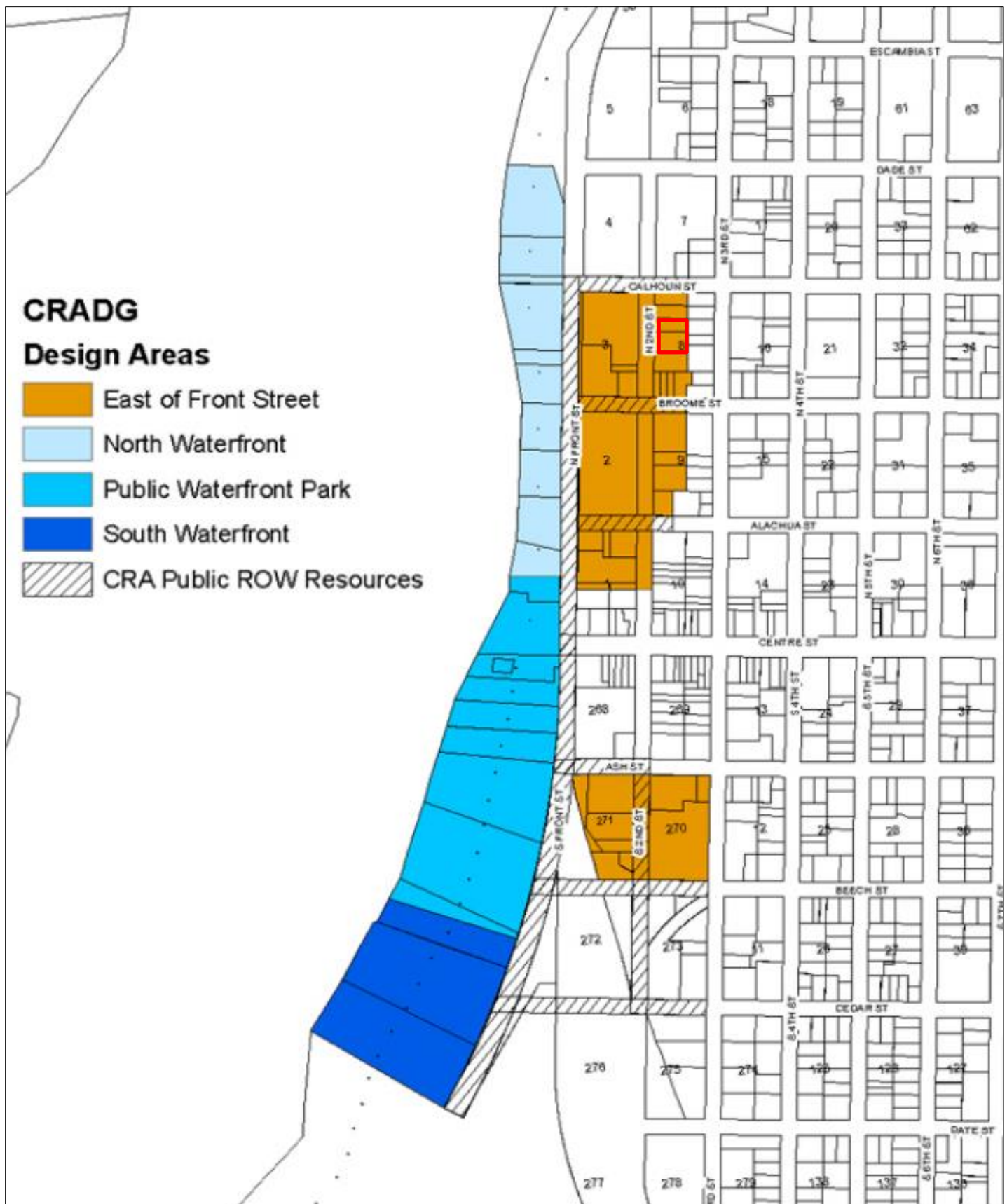


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0055 (PREVIOUSLY HDC 2018-44)
APRIL 21, 2022

Owner/Applicant:	PARKER CONTRACTING INC., AGENT FOR DAVID + KIMBERLY PAGE
Property Address:	224 N. 2 nd Street
Parcel ID#:	00-00-31-1800-0008-0080
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Residential
FL Master Site File #	8NA00246
Year Built:	Under Construction
Contributing Status:	Non-Contributing
Requested action:	Amendment to previously approved HDC 2018-0044 to include change of location of the refuse disposal area and widening of driveway. (Quasi-Judicial)

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking an amendment to previously approved HDC 2018-0044 to include:

1. Relocate location of refuse disposal area to rear parking lot.
2. Widen driveway to allow access to refuse disposal area.

This Central Business District (C-3) zoned property is located within the 4.4 East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all new constructions are required to be reviewed by the Historic District Council.

This project was originally approved on October 17, 2019 through case HDC 2018-0044.

APPLICABLE GUIDELINES:

[COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

ANALYSIS:

Staff finds that the proposed change does not significantly alter the appearance of the project and is in keeping with the CRA Guidelines and the LDC. As required per LDC section 5.01.07, dumpsters are required to be screened with 6'-8' high wall or fence and landscaped. The applicant has not provided those details. Staff is recommending approval of the amendment with the condition that those elements be received and staff reviewed before a COA will be issued.

Archaeological Sensitivity – Although this is a disturbed site, land near rivers are areas where archeological resources often exist. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, Land Development Code, the Secretary of the Interior’s Standards, and the Waterfront Community Redevelopment Area Guidelines.

Staff recommends:

APPROVAL of HDC 2022-0055 with the conditions:

1. Applicant submit fencing/ landscaping plan for dumpster enclosure as staff level review before amended COA can be issued.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0055 **with or without** conditions;

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

That HDC case 2022-0055, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2022-0055 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8851

Date Submitted: 3/9/2022

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

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

Fees

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

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Amendment to Previously Approved COA ▼

APPROVAL TYPE*

Board Approval: Conceptual ▼

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

HDC # 2018-44

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

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

224 N. 2ND STREET

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0008-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

DAVID & KIMBERLY

Last Name*

PAGE

Mailing Address*

1702 ATLANTIC AVE

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Telephone Number*

904-415-3343

E-mail Address*

kimbeachcottage@comcast.net

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

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

Yes

First Name*

Dylan

Last Name*

Parker

Company (if applicable)

Parker Contracting Inc.

Street Address

2619 Midway Road

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-624-7955

E-mail Address

parkercontractinginc@gmail.com

Project Description*

Change the location of the refuse disposal area. Widen driveway for easier access to new refuse disposal area.

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		 (Name/Number)

FENCING

Manufacturer	Product Description	Color
		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	concrete	 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Scan 1.pdf	Scan 2.pdf	Scan.pdf	Choose File No file selected

Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

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

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

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

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

Applicant First Name*

DYLAN

Applicant Last Name*

PARKER

Today's Date*

3/9/2022



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

5.01.07 Dumpsters *WILL FOLLOW ALL*

- A. Dumpsters shall be screened with a solid masonry wall or wooden fence. The fence shall be a minimum of six (6) feet and a maximum of eight (8) feet in height.
- B. Double-staggered shrubs shall be installed around the perimeter, except for the gate, of the wall or fence to form a continuous hedge. Plant materials shall meet the requirements set forth in Section 4.05.03.
- C. A gate shall be provided for access.
- D. Where possible, dumpsters shall be sited to not be visible from the public right-of-way.
- E. Dumpsters shall be located on a paved surface of sufficient size to accommodate the dumpster.
- F. The dumpster location shall be easily accessible for pick-up.
- G. Dumpsters shall be located to the rear or side of the principal building. A location in the front of the principal building shall be permissible only where side and rear yard locations cannot provide adequate access for pick-up.
- H. Dumpsters shall not be located within any required buffer area, required landscaped area, required parking lot landscaping, or stormwater management area.

5.01.08 Storage Buildings, Sheds, Utility Buildings, and Greenhouses

- A. Storage buildings, sheds, utility buildings, and greenhouses shall not be located within any easement.
- B. Storage buildings, sheds, utility buildings, and greenhouses that are used for industrial storage of hazardous, incendiary, noxious, or pernicious materials shall be located a minimum of 200 feet from any property line.

**FIELD COPY****CERTIFICATE OF APPROVAL (COA) HDC2019-0007
FOR CITY OF FERNANDINA BEACH****Plan Type:** HDC - Board Review**Work Class:** Commercial**Status:** Approved**Valuation:** \$0.00**Description:** Certificate of Approval (COA) to construct two 3-story mixed-use structures**Project:****District:** Default**Square Feet:** 0.00**Assigned To:** Salvatore Cumella**App Date:** 01/18/2019**Exp Date:** 02/18/2019**Completed:** 10/17/2019**Approval
Expire Date:** 10/16/2020**Parcel:** 00-00-31-1800-0008-0080 Main**Address:** 224 N 2nd St
Fernandina Beach, 32034 Main**Zone:** C-3(Central Business District)**Owner**
David P Page
1702 Atlantic AVE
Fernandina Beach, FL 32034
Home: 9044153243**Agent**
Cotner Associates, Inc
9 3rd S
Fernandina Beach, FL 32034
Business: 9042774583**Owner**
Kimberly Pruitt Page
1702 ATLANTIC AV
FERNANDINA BEACH, 32034

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000034-2019		Salvatore Cumella	01/18/2019
HDC Decision	DEC-000152-2019		Samantha Rogic	04/23/2019
HDC Decision	DEC-000409-2019		Samantha Rogic	10/22/2019
Notice	NOT-000035-2019		Salvatore Cumella	01/18/2019

FIELD COPY

REFUSE LOCATION DELETED
NEW LOCATION FOR REFUSE
WIDEN DRIVEWAY

GENERAL NOTES

PJN: 00-00-31-1800-0008-0050 & 00-00-31-1800-0008-0080
ZONING: C-3
FLUM: CENTRAL BUSINESS DISTRICT
PROPOSED USE: MIXED-USE (COMMERCIAL & RESIDENTIAL)
LOT SIZE: 15,625 SF ± 0.36 ACRES
MAX BLDG. HEIGHT: 35'
MAX IMP. SURFACE RATIO: 0.75 (0.69 SHOWN)
MAX FLOOR AREA RATIO: 2.0 (0.80 SHOWN)
MAX DENSITY: 34 UNITS / ACRE (33 UNITS/ACRE SHOWN)
SETBACKS: NONE
LIGHTING TO BE BUILDING MOUNTED
TRASH TO BE COLLECTED VIA ROLL-OUT BINS
PERVIOUS PAVERS TO BE CLEANED OR VACUUMED
AT MINIMUM EVERY 6 MONTHS, AND INSPECTED
ANNUALLY FOR INFILTRATION RATES

PARKING NOTES

BUSINESS/COMMERCIAL:

1 SPACE / 300 SF GFA
975 SF X (1 SPACE / 300 SF) = 3 SPACES / UNIT
3 UNITS X (3.25 SPACES / UNIT) = 10 SPACES REQUIRED
LDC SECTION 8.04.02 (E)(19) COMMERCIAL USES CAN PAY FEE
OF \$2,000 PER SPACE IN LIEU OF PROVIDING THE REQUIRED
PARKING

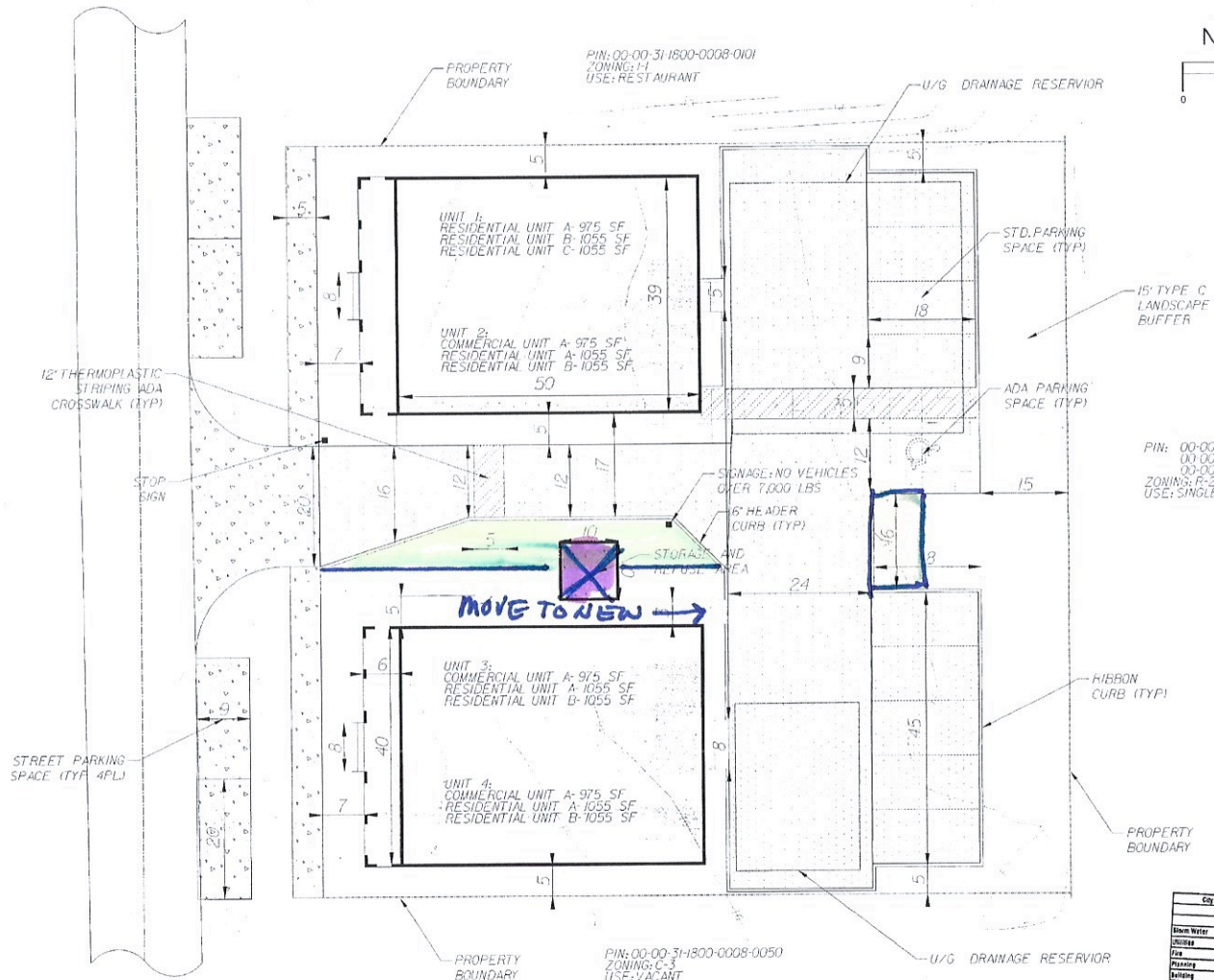
REQUIRED FEE: \$2,000/SPACE x 4 SPACES = \$8,000
1 SPACE PROVIDED OFF-STREET/ON-SITE

RESIDENTIAL:

10 SPACES PER DWELLING UNIT
9 DWELLING UNITS X 10 = 9 SPACES
TOTAL PARKING REQUIRED = 19 TOTAL SPACES
ON-STREET/OFF-SITE SPACES SHOWN = 4 SPACES
OFF-STREET/ON-SITE SPACES SHOWN = 10 SPACES
ADA PARKING: 1 SPACE PER 25 SPACES = 1 SPACE
SPACES SHOWN: 1 ADA & 13 STANDARD SPACES

LEGEND

- LANDSCAPED AREA
- BUILDING FOOTPRINT
- CONCRETE
- PERVIOUS PAVERS
- GRAVEL



PJN: 00-00-31-1800-0008-0152
00-00-31-1800-0008-0190
00-00-31-1800-0008-0220
ZONING: R-2
USE: SINGLE FAMILY HOUSING

City of Fernandina Beach Site Plan Review		
Review	By	Date
Storm Water		
Fire		
Planning		
Building		
Code Enforcement		
Other		



Sheet No.
GE-1

4 of 12

ISSUE DATE
September 6, 2023

Project No.
P18010

G & A⁺
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

Page Properties

224 North 2nd Street

GEOMETRY PLAN

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE
PREFERENCE. DRAWING IS REDUCED IF LESS THAN 24" x 36"



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0023 AMENDMENT
APRIL 21, 2022

Owner/Applicant:	Todd C Kemp Living Trust & Brian K Boyer Living Trust
Property Address:	511 Ash Street – Lot 9 of Block 29
Parcel ID #:	00-00-31-1800-0029-0070
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA01106
Year Built:	2022
Contributing Status:	Non-Contributing
Requested action:	Amendment to a previously approved Certificate of Approval (COA) to remove the front porch from the proposed accessory dwelling. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking an amendment to previously approved COA to comply with conditions placed on the approval of the accessory structure at the March 24, 2022, HDC meeting. Proposed amendments include:

1. Building shifted west 2' to allow for a 5' distance from S. 6th Street property line.
2. Remove the front porch and change to a 150 sq. ft. paver terrace to comply with the 625 sq. ft. max footprint requirement per LDC 5.01.04(A)1.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	☒	☐	☐
2	<i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	☐	☐	☒
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☐	☐	☒
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☐	☐	☒
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☒	☐	☐

ANALYSIS:

The proposed amendments to the accessory dwelling unit are in keeping with the character of the Downtown Historic District.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of this amendment to HDC 2021-0023.

MOTION TO CONSIDER:

I move to approve or deny this amendment to HDC case number 2021-0023 with or without conditions;

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

That this amendment to HDC case 2021-0023, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	Application and Backup Materials
EXHIBIT 2	Plans & Elevations (as approved)
EXHIBIT 3	Plans & Elevations (proposed)

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #8956

Date Submitted: 3/30/2022

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☒ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure " Non-Contributing \$1,500

☐ Demolition of a Primary Structure " Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Amendment to Previously Approved COA ▼

APPROVAL TYPE*

Board Approval: Final ▼

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

HDC 2021 - 0023

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

Yes

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

4/20/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

515 Ash St

City*

Fernandina beach

State*

fl

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0029-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Todd

Last Name*

Kemp

Mailing Address*

PO Box 402

City*

Fernandina beach

State*

fl

Zip Code*

32035

Telephone Number*

904 710 4833

E-mail Address*

tkempjax@gmail.com

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

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

No

First Name*

Todd

Last Name*

Kemp

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

This is a modification to the design reviewed and approved with conditions at the 3/24/2022 meeting (The 3/24/2022 review was an addendum to a COA approved on 7/15/2021 where the proposed design was a primary structure). The revised design includes the following to address the conditions: * Condition 1 - Move the building west by 2': The building has been moved on the plans and is now 5' from the property line along South 6th St. * Condition 2 - Confirm the building meets the 625 Sq. Ft. accessory building requirement: The prior design (reviewed on 3/24) was 624 Sq Ft. of living space with a 97 Sq. Ft. (6.5' X 15') raised covered porch. The covered porch has been removed in order to comply with the requirement that the accessory building has a 625 Sq. Ft. "Footprint". The raised covered porch has been replaced with an uncovered 150 Sq Ft (10' X 15') paver terrace. The terrace is 1' off the ground. The removal of the covered porch was the only workable alternative as the further reduction of the living space does not meet our needs. Included in the attachments are design discussed on 3/24/2022 and the revised design without the covered porch

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

F.L.

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

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?
-
4. Is the structure or site is of such design, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?
-
5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?
-
6. Would the removal of the structure or site destroy the historic relationship between structures or open space?
-
7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?
-
8. Have the applicants made good faith efforts to pursue alternatives to demolition?
-
9. Will the applicant be denied a reasonable return on his or her investment
-
10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?
-
11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?
-

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
same as approved		(Name/Number)

DOORS

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

WINDOWS

Manufacturer

same as approved

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

ROOFING

Manufacturer

same as approved

Product Description

Color

(Name/Number)

FASCIA/TRIM

Manufacturer

same as approved

Product Description

Color

(Name/Number)

FOUNDATION

Manufacturer

same as approved

Product Description

Color

(Name/Number)

SHUTTERS

Manufacturer

same as approved

Product Description

Color

(Name/Number)

PORCH/DECK

Manufacturer

n/a

Product Description

Concrete pad topped with gray concrete pavers. The pavers match the existing driveway and walkways

Color

gray

(Name/Number)

FENCING

Manufacturer

same as approved

Product Description

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
same as approved		(Name/Number)

SIGNAGE

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

OTHER

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

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

Upload 1	Upload 2	Upload 3	Upload 4
FB Warranty Deed Ash.pdf	Kemp Ash 220330-1.pdf	Kemp Ash 220215-2.pdf	Choose File No file selected

Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

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

Our File Number: 20-220

For official use by Clerk's office only

STATE OF Florida	)	<u>SPECIAL WARRANTY DEED</u>
COUNTY OF Nassau	)	(Corporate Seller)
	)	

THIS INDENTURE, made this May 27, 2020, between **Coastal Newspapers LLC, a Georgia limited liability**, whose mailing address is: 2365 Prince Avenue Suite A, Athens, Georgia 30601, party of the first part, and **C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust dated June 2, 2004 and Brian K. Boyer, as Trustee of the Brian K. Boyer Living Trust dated June 2, 2004**, whose mailing address is: P.O. Box 527, Key West, Florida 33041, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

THE SOUTH 1/2 OF LOT 6; THE EAST 1/2, AND THE SOUTH 1/2 OF THE WEST 1/2 of LOT 7; LOT 8; AND LOT 9 ALL OF BLOCK 29, BEING THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY 1887 AND 1901), NASSAU COUNTY, FLORIDA.

*****Pursuant to F.S. 689.073, this deed confers upon the Trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein*****

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

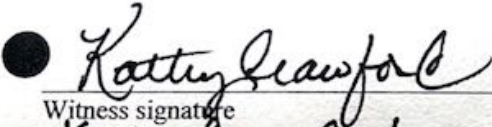
TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 27, 2020.

Signed, sealed and delivered
in the presence of:

Coastal Newspapers LLC, a Georgia limited
liability


Witness signature

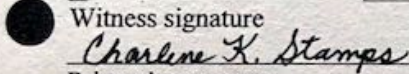
Kathy Crawford
Print witness name

By: 

Print Name: Mark W. Major
Title: Vice President/CFO

(Corporate Seal)

Witness signature

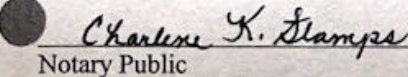

Print witness name

Charlene K. Stamps

State of Georgia

County of Clarke

The foregoing instrument was acknowledged before me by means of (X) physical presence or [] online notarization, this 20th day of May, 2020 by Mark W. Major, Vice President/CFO of Coastal Newspapers LLC, a Georgia limited liability who is personally known to me or who has produced _____ as identification.

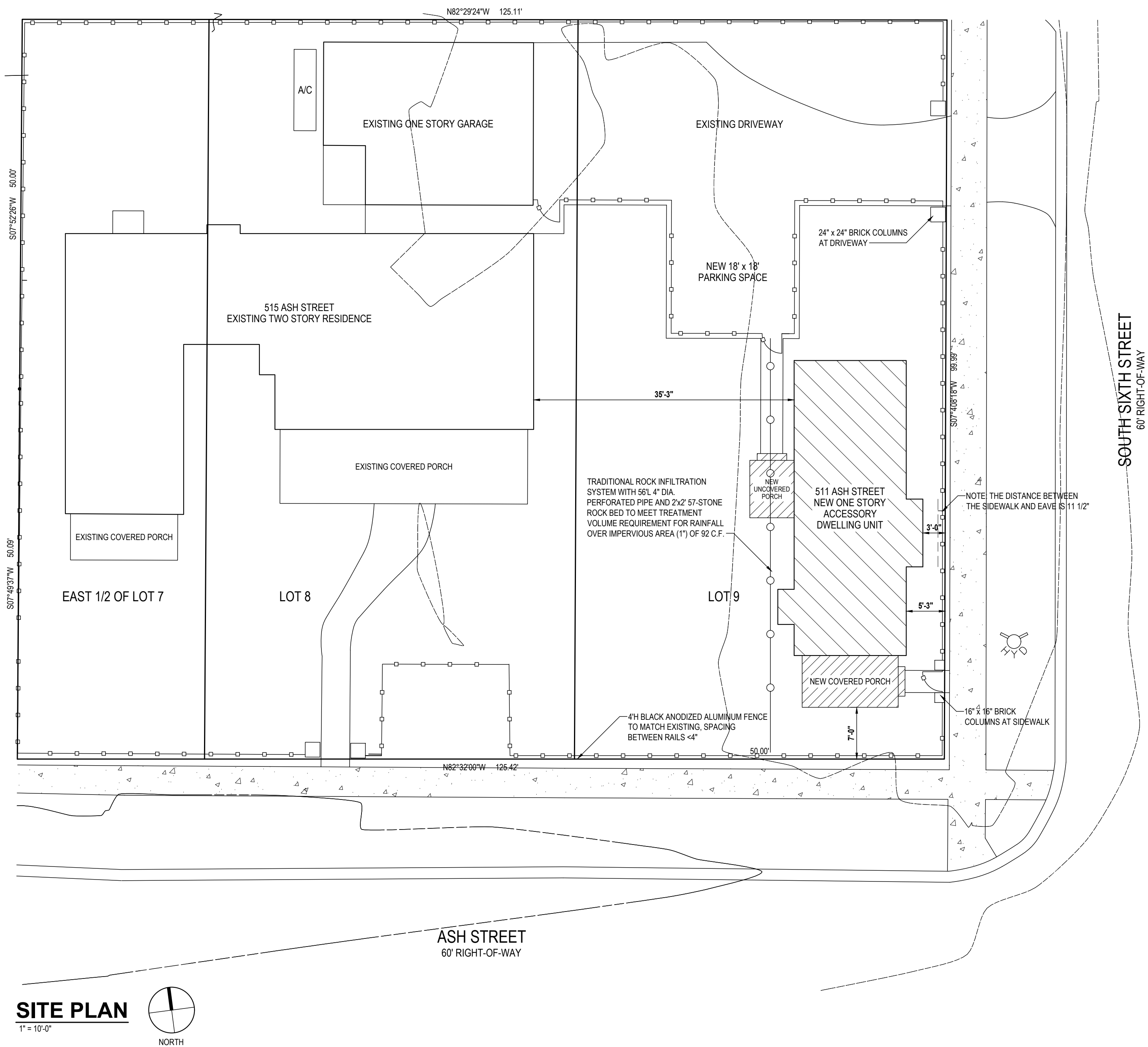

Notary Public

Charlene K. Stamps
Print Notary Name

My Commission Expires: September 17, 2021

Notary Seal





CODE SUMMARY:

DESIGNED PER FLORIDA BUILDING CODE, RESIDENTIAL, 2020
OCCUPANCY: RESIDENTIAL, GROUP R-3
CONSTRUCTION TYPE: V-B, UNPROTECTED
WIND SPEED: 130 MPH
RISK CATEGORY: 2
WIND EXPOSURE CATEGORY: C

DESIGN CRITERIA:

DESIGN PRESSURE: 40+ PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 7 PSF
INTERIOR FLOOR LIVE LOAD: 40 PSF
INTERIOR FLOOR DEAD LOAD - TILE: 25 PSF
INTERIOR FLOOR DEAD LOAD - ALL OTHERS: 15 PSF
EXTERIOR DECK FLOOR LIVE LOAD: 50 PSF
EXTERIOR DECK FLOOR DEAD LOAD - TILE: 25 PSF
EXTERIOR DECK FLOOR DEAD LOAD - ALL OTHERS: 15 PSF
FLOOD ZONE: X

SITE COVERAGE:

PROPERTY AREA: 12,532 S.F.
EXISTING RESIDENCE: 1,734 S.F.
EXISTING COVERED PORCHES: 473 S.F.
EXISTING GARAGE: 579 S.F.
EXISTING DRIVEWAY: 965 S.F.
NEW ACCESSORY DWELLING UNIT: 637 S.F.
NEW COVERED PORCH: 91 S.F.
NEW UNCOVERED PORCH: 47 S.F.
NEW SIDEWALK: 19 S.F.
NEW PARKING SPACE: 324 S.F.
IMPERVIOUS SURFACE RATIO: 39%
FLOOR AREA RATIO: 31%

AREA SUMMARY:

ENCLOSED CONDITIONED: 627 S.F.
UNENCLOSED COVERED: 91 S.F.
UNENCLOSED UNCOVERED: 47 S.F.

DRAINAGE AREA:

(A) LOT AREA: 12,532 S.F.
(B) OFFSITE DRAINAGE AREA: N/A
(C) TOTAL DRAINAGE AREA: 12,532 S.F.

IMPERVIOUS COVERAGE:

(D) PROPOSED NEW FOOTPRINT: 728 S.F.
(E) PROPOSED NEW SEMI-IMPERVIOUS AREA: 47 S.F.
(F) PROPOSED NEW IMPERVIOUS AREA: 343 S.F.
(G) OFFSITE IMPERVIOUS AREA: N/A
(H) TOTAL IMPERVIOUS COVERAGE: 1,109 S.F.

TREATMENT VOLUME REQUIREMENTS:

RAINFALL OVER TOTAL DRAINAGE AREA (1/2"): 522 C.F.
RAINFALL OVER IMPERVIOUS AREA (1"): 92 C.F.

GENERAL NOTES:

1. ANY AND ALL DEVIATIONS FROM SPECIFIED PRODUCTS MUST BE APPROVED BY THE ARCHITECT.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL DUST AND MUD ASSOCIATED WITH THE WORK OF THIS PROJECT. EROSION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND METHOD USED SHALL MINIMIZE ADVERSE ENVIRONMENTAL EFFECTS, PER FDOT SPECIFICATIONS, SECTION 104.
3. ALL PROPOSED CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
4. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES, AND UTILITIES SHALL BE CAREFULLY PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES TO, AND FOR PROPER MAINTENANCE AND PROTECTION OF, EXISTING UTILITIES AND STRUCTURES DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE LIABLE FOR ANY COSTS ASSOCIATED WITH THE RELOCATION OF TELEPHONE OR GAS LINES BY THE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL PROVIDE SAFE, SUFFICIENT, AND PROPER FACILITIES AT ALL TIMES FOR THE INSPECTION OF THE WORK BY THE OWNER, ENGINEER, AND ALL APPROPRIATE GOVERNMENTAL AND REGULATORY AGENCIES.
6. THE PROJECT SHALL BE CONSTRUCTED TO COMPLY WITH FBC 2020 RESIDENTIAL FOR STRUCTURAL DESIGN LOADS INCLUDING APPLICABLE WIND LOADS AND UPLIFT, AND ADOPTED AMENDMENTS AS REQUIRED BY CITY ORDINANCE. CONTRACTOR SHALL CERTIFY THAT ALL CONNECTIONS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS.

MICHELLE RAWLS AR96253

FLORIDA SEAL
This item has been electronically signed and sealed by Michelle Rawls, Architect AS 96253 on the date/ time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS DATE

DATE:
2/15/2022
DRAWING FILE:
KEMP 1.1 SITE

ACCESSORY DWELLING UNIT

TODD KEMP

511 ASH STREET
FERNANDINA BEACH, FLORIDA

SITE PLAN

1.1

ELECTRICAL SCHEDULE

- DOWN LIGHT: 4" RECESSED LED
- SURFACE OR PENDENT CEILING FIXTURE BY OWNER. INSTALLATION BY CONTRACTOR
- SCONCE BY OWNER. INSTALLATION BY CONTRACTOR
- LED UNDER-CABINET OR OVER-DOOR CLOSET LIGHT
- 2 LIGHT FLOOD - MOTION SENSOR + SWITCH
- DOWN LIGHT: 4" DIRECTIONAL LED
- 1X4 2 TUBE FLUORESCENT UTILITY
- RECESSED HEAT LAMP
- TELEPHONE OUTLET
- CABLE TV OUTLET
- MEDIA OUTLET WITH:
1-CAT-5E AND 1-RG-6 COAX (M2)
2-CAT-5E AND 2-RG-6 COAX (M4)
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- DIMMER SWITCH
- JAMB SWITCH
- 110V DUPLEX OUTLET
- 110V GROUND FAULT DUPLEX OUTLET
- 110V WATER PROOF GROUND FAULT DUPLEX OUTLET
- 220V OUTLET
- 110V FLOOR OUTLET
- 110V QUADRUPLUX OUTLET
- EXHAUST FAN SWITCH SEPARATELY
- CEILING FAN/LIGHT COMBO SWITCH SEPARATELY
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- DOORBELL
- DOORBELL CHIMES
- SLOPED CEILING RECESSED LIGHTING, TBS BY OWNER
- SLOPED CEILING RECESSED LIGHTING WITH WALL WASHER TRIM, TBS BY OWNER
- STEP LIGHT TBS BY OWNER

NOTES:
1. CONTRACTOR SHALL PROVIDE GFI RECEPTACLES IN ALL LOCATIONS REQUIRED BY ALL LOCAL, STATE OR NATIONAL CODES.
2. CONTRACTOR SHALL PROVIDE POWER TO ALL APPLIANCES AND ELECTRICAL DEVICES PER MANUFACTURER'S SPECIFICATIONS.
3. PLACEMENT OF SWITCHES AT DOORS SHALL BE COORDINATED WITH CASING WIDTH TO CLEAR ALL CASINGS.

MICHELLE RAWLS AR96253

FLORIDA SEAL
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REVISIONS DATE

DATE:
2/15/2022
DRAWING FILE:
KEMP 2.1 FP

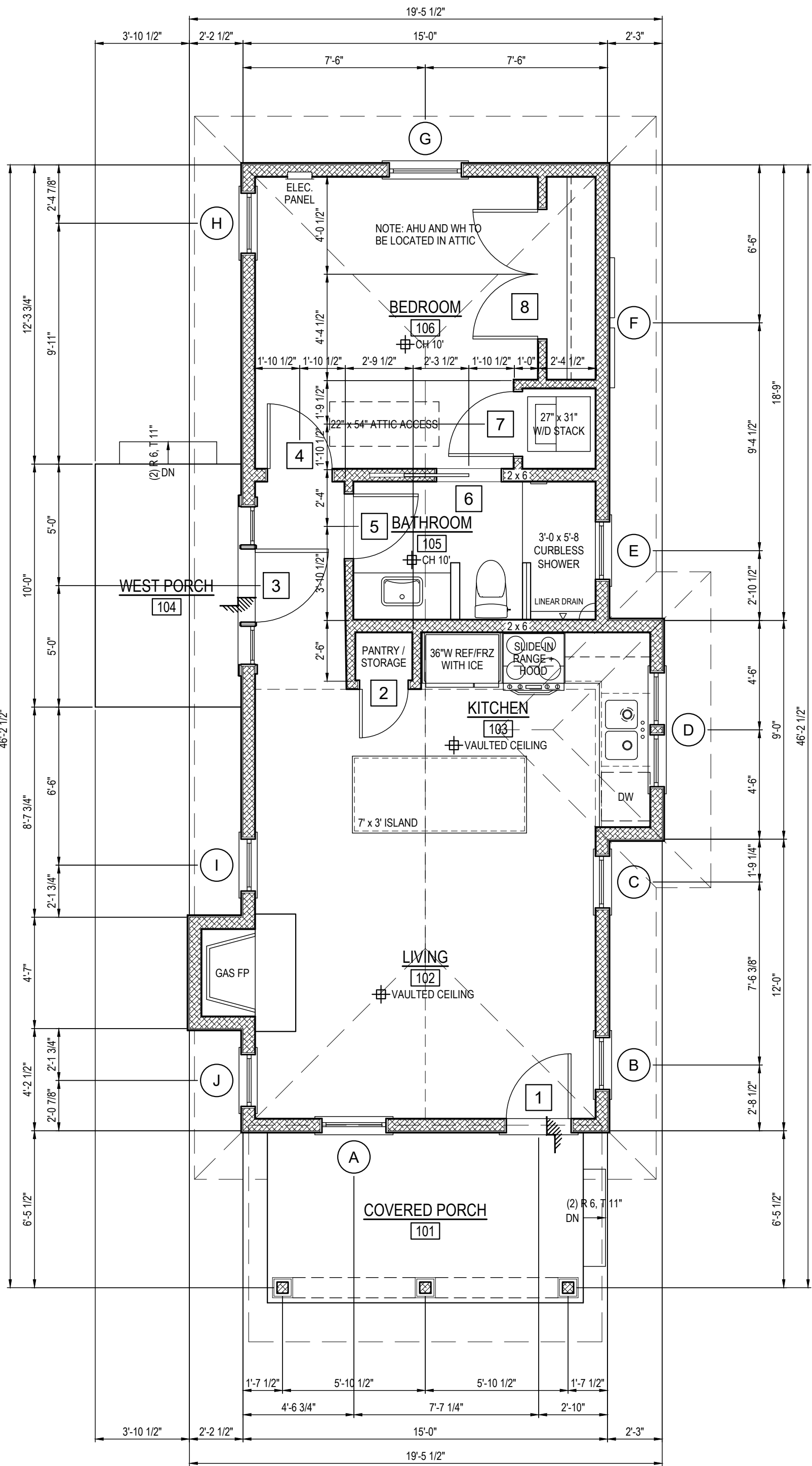
ACCESSORY DWELLING UNIT

TODD KEMP

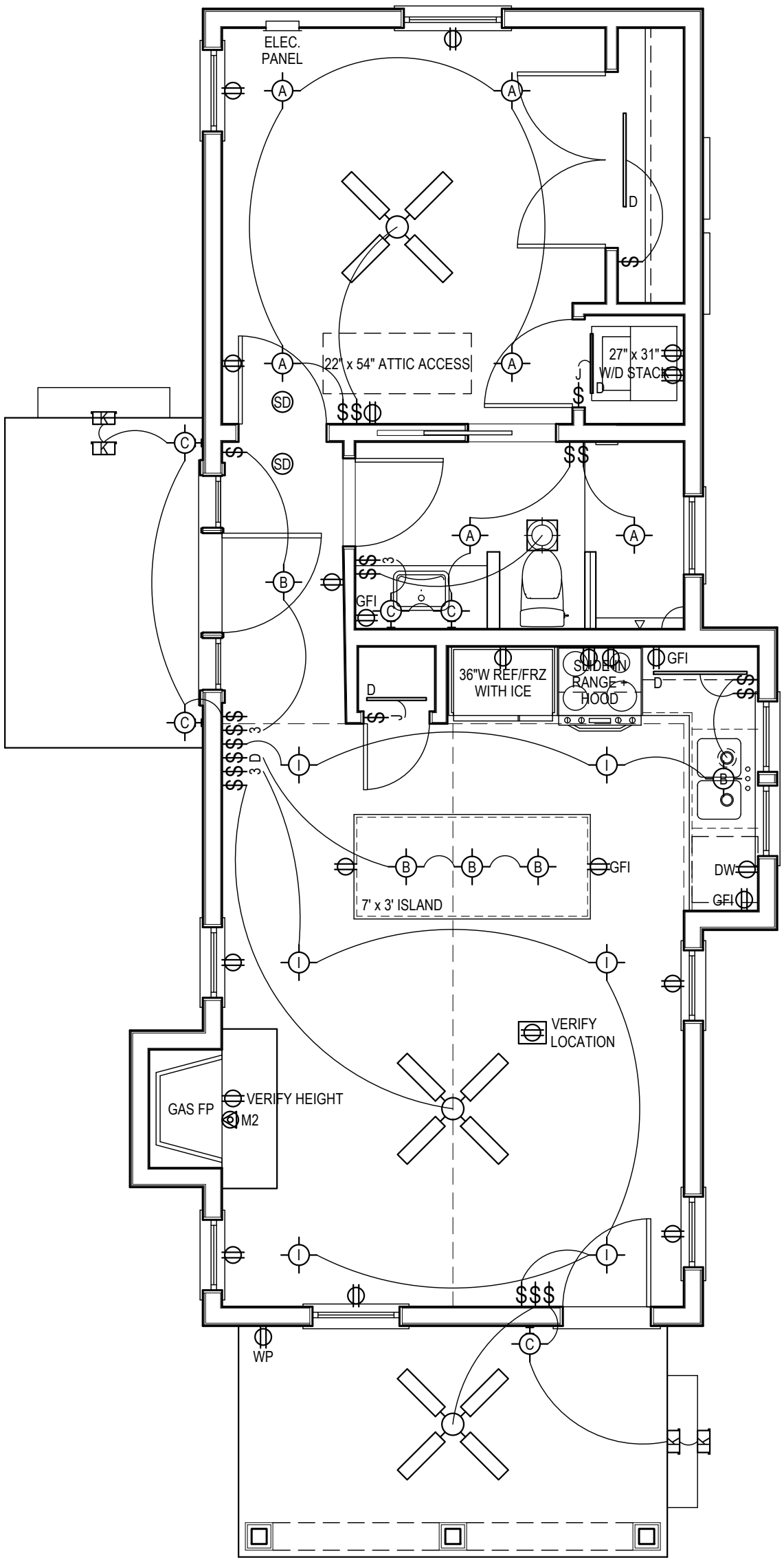
511 ASH STREET
FERNANDINA BEACH, FLORIDA

FLOOR PLAN
ELECTRICAL PLAN

2.1



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

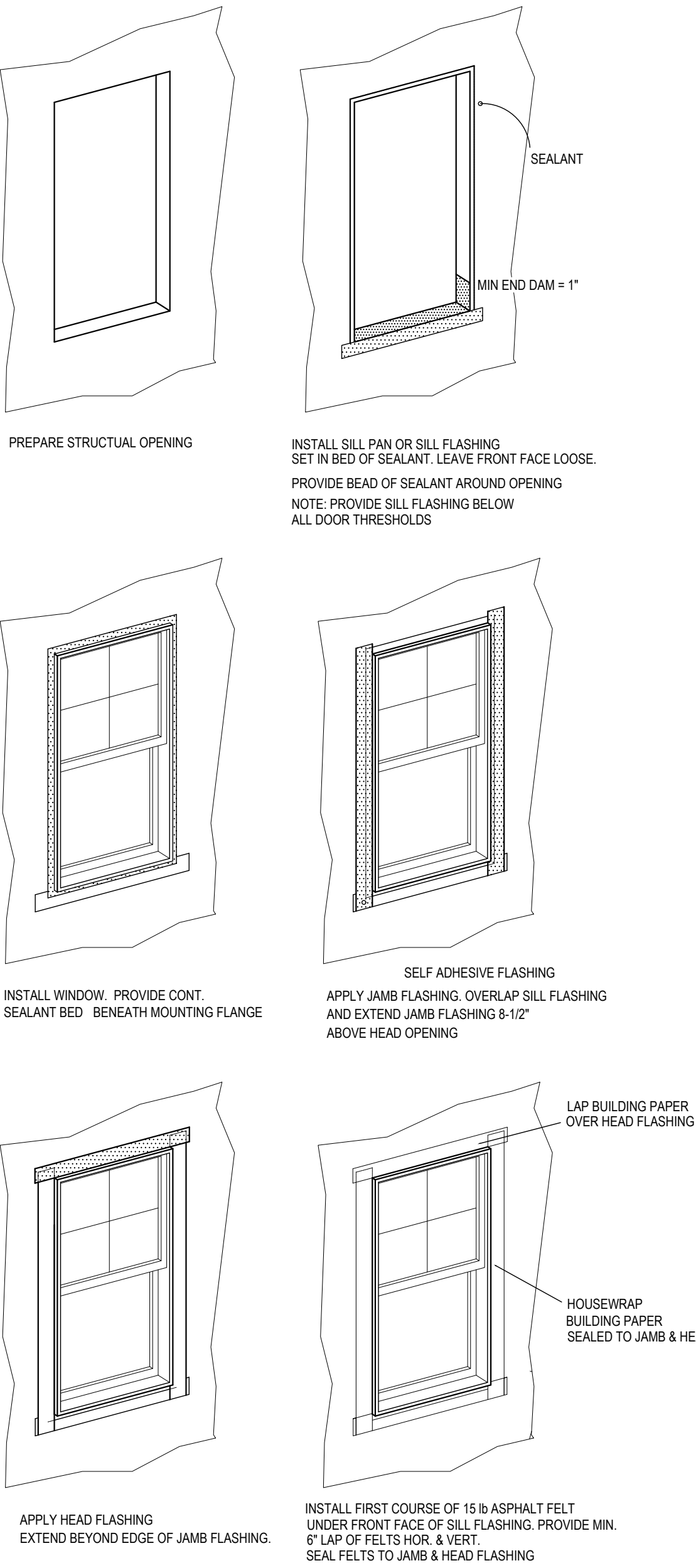


ELECTRICAL PLAN
1/4" = 1'-0"

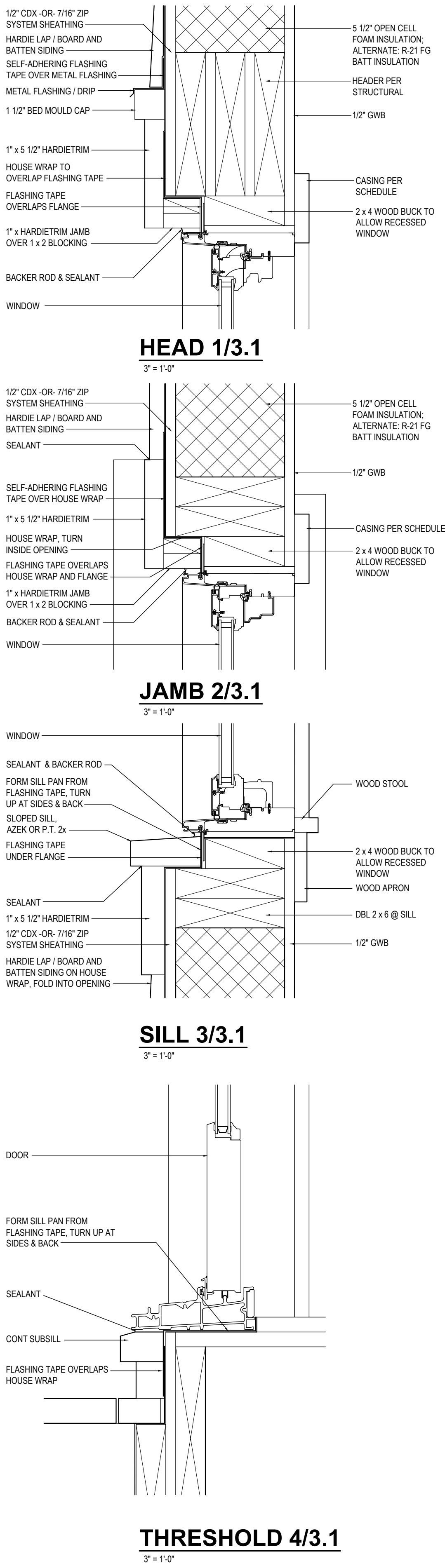
DOOR SCHEDULE							
NUMBER	TYPE	SIZE	MODEL NUMBER	HARDWARE	DETAILS	REMARKS	
1	CLAD WOOD INSWING PATIO	R.O. 2'-0" x 8'-0"	ANDERSEN 400 FWH 2980	THRESHOLD, WEATHERSTRIPPING	4 / 3.1	JAMBS, HINGES, THRESHOLD, AND HANDLE TBS BY OWNER	
2	TWO PANEL WOOD HOLLOW CORE	24" x 96" x 1 3/8"	-	PASSAGE LATCHSET	-		
3	CLAD WOOD INSWING PATIO 3/4 FRENCH	R.O. 3'-1" x 8'-0", (2) 1'-7 1/2" x 8'-0"	ANDERSEN 400 FWH 3180, (2) FWSL 1780	THRESHOLD, WEATHERSTRIPPING	4 / 3.1	JAMBS, HINGES, THRESHOLD, AND HANDLE TBS BY OWNER	
4	TWO PANEL WOOD SOLID CORE	32" x 96" x 1 3/8"	-	PRIVACY LATCHSET	-		
5	TWO PANEL WOOD SOLID CORE	32" x 96" x 1 3/8"	-	PRIVACY LATCHSET	-		
6	TWO PANEL WOOD SOLID CORE	32" x 96" x 1 3/8"	-	POCKET DOOR HARDWARE	-		
7	TWO PANEL WOOD SOLID CORE	32" x 96" x 1 3/8"	-	PASSAGE LATCHSET	-		
8	TWO PANEL WOOD HOLLOW CORE	(2) 32" x 96" x 1 3/8"	-	BALL CATCH	-		

WINDOW SCHEDULE					
LETTER	TYPE	MFG. MODEL NUMBER	R.O. SIZE	DETAILS	REMARKS
A	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	32 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
B	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	26 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
C	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	26 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
D	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES (2) TW2042	26 1/8" x 52 7/8" EACH	1, 2, 3 / 3.1	(2) 2x6 STUDS BETWEEN WINDOWS
E	FIBREX CASEMENT FIXED	ANDERSEN 100 SERIES 2626	30" x 30"	1, 2, 3 / 3.1	PATTERNED GLASS TBS BY OWNER
F	COMPOSITE LOUVERED SHUTTERS	-	30" x 60" EACH	-	MATCH TRIM, 5" BETWEEN
G	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW210410	36 1/8" x 60 7/8"	1, 2, 3 / 3.1	EGRESS
H	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	30 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
I	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	26 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
J	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	26 1/8" x 60 7/8"	1, 2, 3 / 3.1	-

ROOM FINISH SCHEDULE												
ROOM NUMBER	ROOM	FLOOR		WALLS		CEILING		BASE		CASING		REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	NUMBER	FINISH	NUMBER	FINISH	
101	COVERED PORCH	COMPOSITE DECKING	-	CEMENTITIOUS BOARD + BATTEN SIDING	SEALER & 2 COATS SATIN LATEX	1x6 T&G V-JOINT SYP#2 DECKING	SAND, SEAL, 3 COATS SATIN URETHANE	-	-	-	-	-
102	LIVING	ENGINEERED WD. ON 3/4" CDX PLYWOOD	-	GWB	SEALER & 2 COATS EGGSHELL LATEX	SMOOTH FINISH GWB	SEALER & 2 COATS FLAT LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	-
103	KITCHEN	ENGINEERED WD. ON 3/4" CDX PLYWOOD	-	GWB	SEALER & 2 COATS EGGSHELL LATEX	SMOOTH FINISH GWB	SEALER & 2 COATS FLAT LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	-
104	WEST PORCH	COMPOSITE DECKING	-	CEMENTITIOUS BOARD + BATTEN SIDING	SEALER & 2 COATS SATIN LATEX	1x6 T&G V-JOINT SYP#2 DECKING	SAND, SEAL, 3 COATS SATIN URETHANE	-	-	-	-	-
105	BATHROOM	PORCELAIN TILE ON CEMENT BACKER BD.	-	MR. GWB	SEALER & 2 COATS EGGSHELL LATEX	SMOOTH FINISH MR. GWB	SEALER & 2 COATS FLAT LATEX	PORCELAIN TILE	-	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	-
106	BEDROOM	ENGINEERED WD. ON 3/4" CDX PLYWOOD	-	GWB	SEALER & 2 COATS EGGSHELL LATEX	SMOOTH FINISH GWB	SEALER & 2 COATS FLAT LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	-



WINDOW FLASHING DETAILS





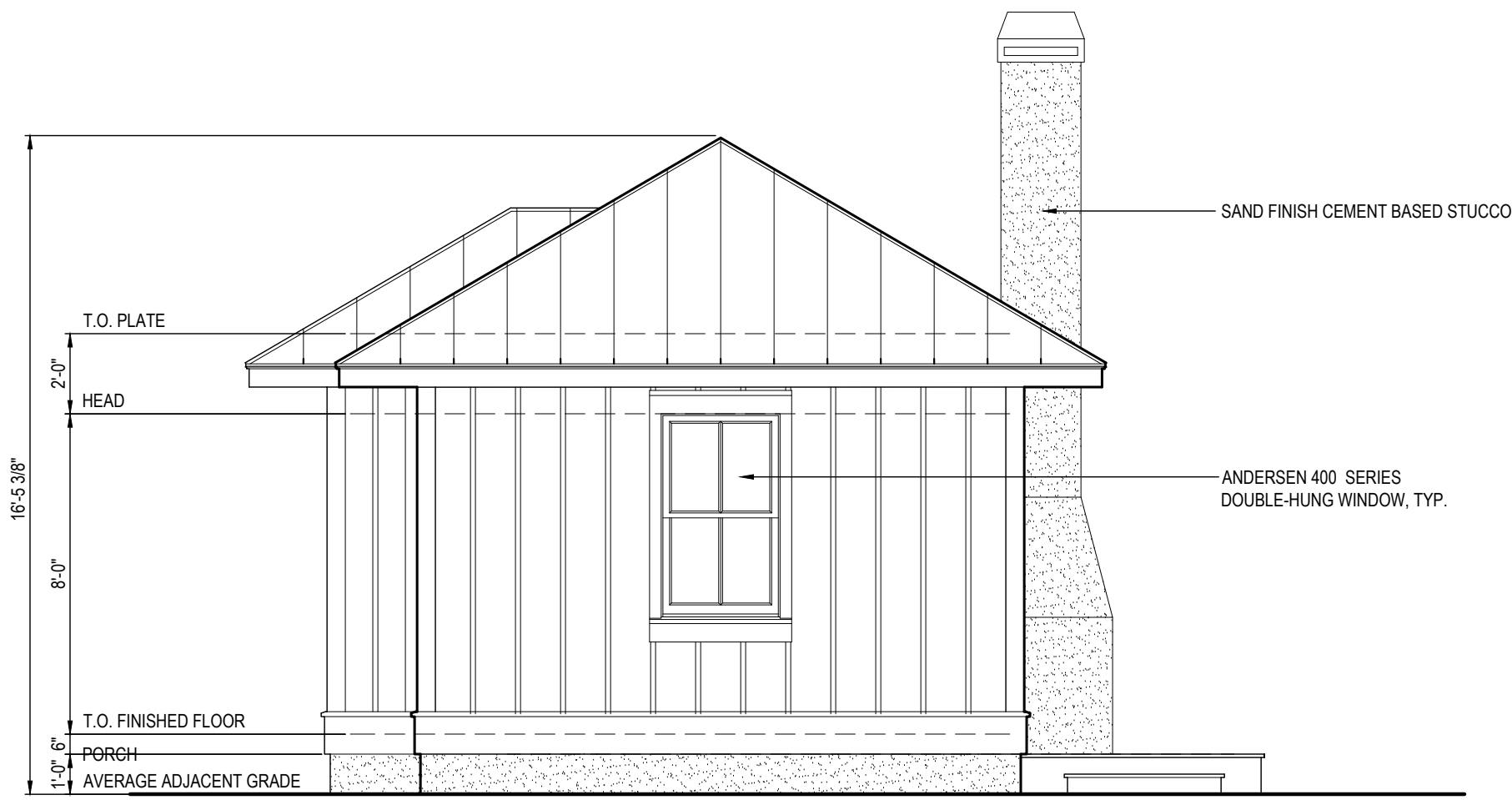
EAST ELEVATION
1/4" = 1'-0"



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



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



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

MICHELLE RAWLS AR96253

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REVISIONS DATE

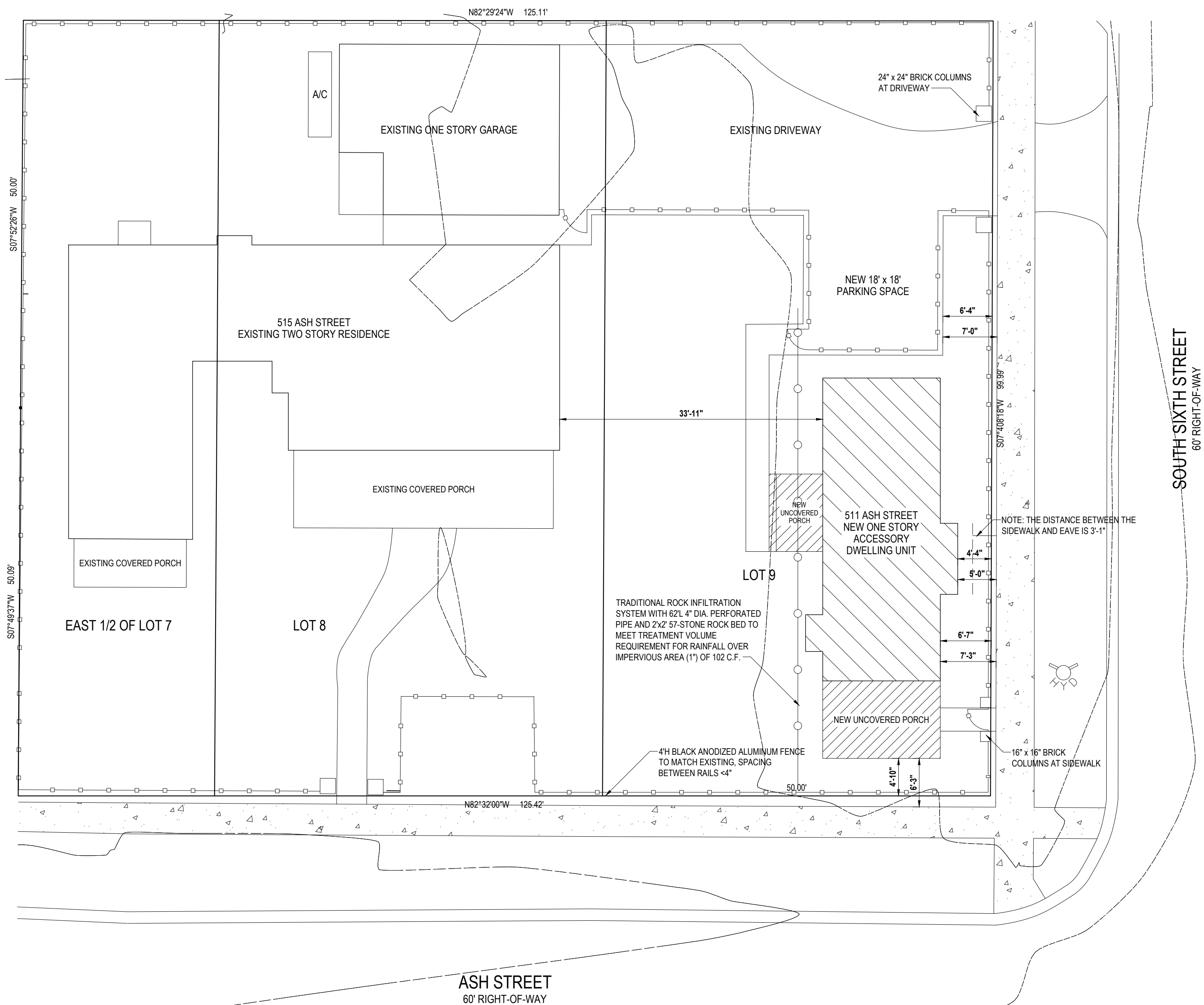
DATE:
2/15/2022
DRAWING FILE:
KEMP 4.1 ELEV

ACCESSORY DWELLING UNIT

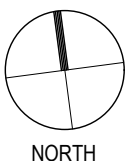
TODD KEMP

511 ASH STREET
FERNANDINA BEACH, FLORIDA

FLOOR PLAN
ELEVATIONS



SITE PLAN
1" = 10'-0"



CODE SUMMARY:

DESIGNED PER FLORIDA BUILDING CODE, RESIDENTIAL, 2020
OCCUPANCY: RESIDENTIAL, GROUP R-3
CONSTRUCTION TYPE: V-B, UNPROTECTED
WIND SPEED: 130 MPH
RISK CATEGORY: 2
WIND EXPOSURE CATEGORY: C

DESIGN CRITERIA:

DESIGN PRESSURE: 40+ PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 7 PSF
INTERIOR FLOOR LIVE LOAD: 40 PSF
INTERIOR FLOOR DEAD LOAD - TILE: 25 PSF
INTERIOR FLOOR DEAD LOAD - ALL OTHERS: 15 PSF
EXTERIOR DECK FLOOR LIVE LOAD: 50 PSF
EXTERIOR DECK FLOOR DEAD LOAD - TILE: 25 PSF
EXTERIOR DECK FLOOR DEAD LOAD - ALL OTHERS: 15 PSF
FLOOD ZONE: X

SITE COVERAGE:

PROPERTY AREA: 12,532 S.F.
EXISTING RESIDENCE: 1,734 S.F.
EXISTING COVERED PORCHES: 473 S.F.
EXISTING GARAGE: 579 S.F.
EXISTING DRIVEWAY: 965 S.F.
NEW ACCESSORY DWELLING UNIT: 624 S.F.
NEW UNCOVERED PORCHES: 212 S.F.
NEW SIDEWALKS: 126 S.F.
NEW PARKING SPACE: 324 S.F.
IMPERVIOUS SURFACE RATIO: 40%
FLOOR AREA RATIO: 27%

AREA SUMMARY:

ENCLOSED CONDITIONED: 614 S.F.
UNENCLOSED UNCOVERED: 212 S.F.

DRAINAGE AREA:

(A) LOT AREA: 12,532 S.F.
(B) OFFSITE DRAINAGE AREA: N/A
(C) TOTAL DRAINAGE AREA: 12,532 S.F.

IMPERVIOUS COVERAGE:

(D) PROPOSED NEW FOOTPRINT: 624 S.F.
(E) PROPOSED NEW SEMI-PERVIOUS AREA: 338 S.F.
(F) PROPOSED NEW IMPERVIOUS AREA: 324 S.F.
(G) OFFSITE IMPERVIOUS AREA: N/A
(H) TOTAL IMPERVIOUS COVERAGE: 1,218 S.F.

TREATMENT VOLUME REQUIREMENTS:

RAINFALL OVER TOTAL DRAINAGE AREA (1/2"): 522 C.F.
RAINFALL OVER IMPERVIOUS AREA (1/4"): 102 C.F.

GENERAL NOTES:

1. ANY AND ALL DEVIATIONS FROM SPECIFIED PRODUCTS MUST BE APPROVED BY THE ARCHITECT.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL DUST AND MUD ASSOCIATED WITH THE WORK OF THIS PROJECT. EROSION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND METHOD USED SHALL MINIMIZE ADVERSE ENVIRONMENTAL EFFECTS, PER FDOT SPECIFICATIONS, SECTION 104.
3. ALL PROPOSED CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
4. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES, AND UTILITIES SHALL BE CAREFULLY PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES TO, AND FOR PROPER MAINTENANCE AND PROTECTION OF, EXISTING UTILITIES AND STRUCTURES DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE LIABLE FOR ANY COSTS ASSOCIATED WITH THE RELOCATION OF TELEPHONE OR GAS LINES BY THE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL PROVIDE SAFE, SUFFICIENT, AND PROPER FACILITIES AT ALL TIMES FOR THE INSPECTION OF THE WORK BY THE OWNER, ENGINEER, AND ALL APPROPRIATE GOVERNMENTAL AND REGULATORY AGENCIES.
6. THE PROJECT SHALL BE CONSTRUCTED TO COMPLY WITH FBC 2020 RESIDENTIAL FOR STRUCTURAL DESIGN LOADS INCLUDING APPLICABLE WIND LOADS AND UPLIFT, AND ADOPTED AMENDMENTS AS REQUIRED BY CITY ORDINANCE. CONTRACTOR SHALL CERTIFY THAT ALL CONNECTIONS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS.

MICHELLE RAWLS

AR96253

FLORIDA SEAL

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REVISIONS

DATE

DATE:

3/30/2022

DRAWING FILE:

KEMP 1.1 SITE

ACCESSORY DWELLING UNIT

TODD KEMP

511 ASH STREET
FERNANDINA BEACH, FLORIDA

SITE PLAN

1.1

RAWLS ARCHITECTURE LLC

306 SOUTH 17TH STREET
FERNANDINA BEACH, FLORIDA 32034
904.753.3441
RAWLSARCHITECTURE@GMAIL.COM

ELECTRICAL SCHEDULE

- DOWN LIGHT: 4" RECESSED LED
- SURFACE OR PENDENT CEILING FIXTURE BY OWNER. INSTALLATION BY CONTRACTOR
- SCONCE BY OWNER. INSTALLATION BY CONTRACTOR
- LED UNDER-CABINET OR OVER-DOOR CLOSET LIGHT
- 2 LIGHT FLOOD - MOTION SENSOR + SWITCH
- DOWN LIGHT: 4" DIRECTIONAL LED
- 1X4 2 TUBE FLUORESCENT UTILITY
- RECESSED HEAT LAMP
- TELEPHONE OUTLET
- CABLE TV OUTLET
- MEDIA OUTLET WITH:
1-CAT-5E AND 1-RG-6 COAX (M2)
2-CAT-5E AND 2-RG-6 COAX (IM)
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- DIMMER SWITCH
- JAMB SWITCH
- 110V DUPLEX OUTLET
- 110V GROUND FAULT DUPLEX OUTLET
- 110V WATER PROOF GROUND FAULT DUPLEX OUTLET
- 220V OUTLET
- 110V FLOOR OUTLET
- 110V QUADRUPLUX OUTLET
- EXHAUST FAN SWITCH SEPARATELY
- CEILING FAN/LIGHT COMBO SWITCH SEPARATELY
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- DOORBELL
- DOORBELL CHIMES
- SLOPED CEILING RECESSED LIGHTING, TBS BY OWNER
- SLOPED CEILING RECESSED LIGHTING WITH WALL WASHER TRIM, TBS BY OWNER
- STEP LIGHT TBS BY OWNER

NOTES:
1. CONTRACTOR SHALL PROVIDE GFI RECEPTACLES IN ALL LOCATIONS REQUIRED BY ALL LOCAL, STATE OR NATIONAL CODES.
2. CONTRACTOR SHALL PROVIDE POWER TO ALL APPLIANCES AND ELECTRICAL DEVICES PER MANUFACTURER'S SPECIFICATIONS.
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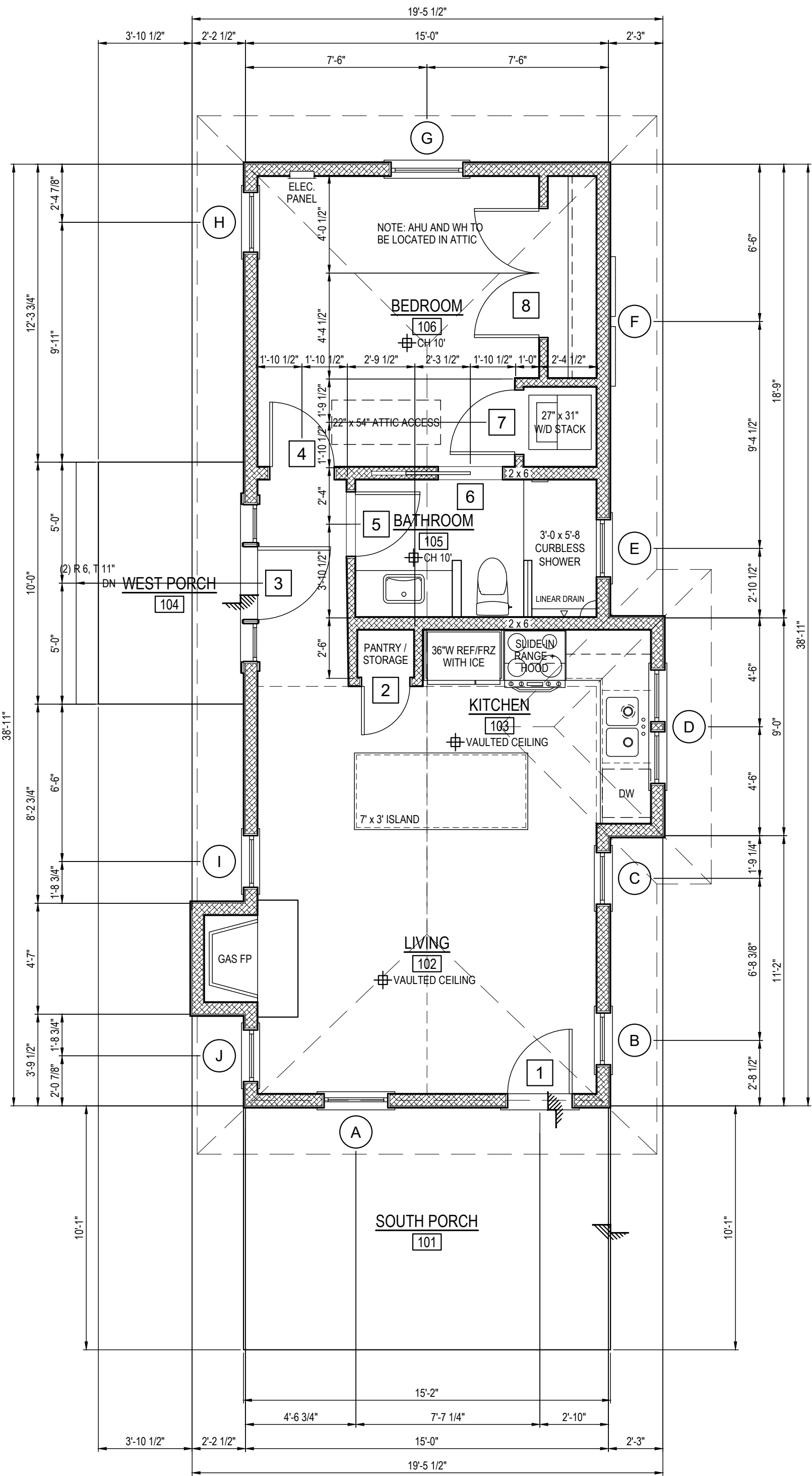
ACCESSORY DWELLING UNIT

TODD KEMP

511 ASH STREET
FERNANDINA BEACH, FLORIDA

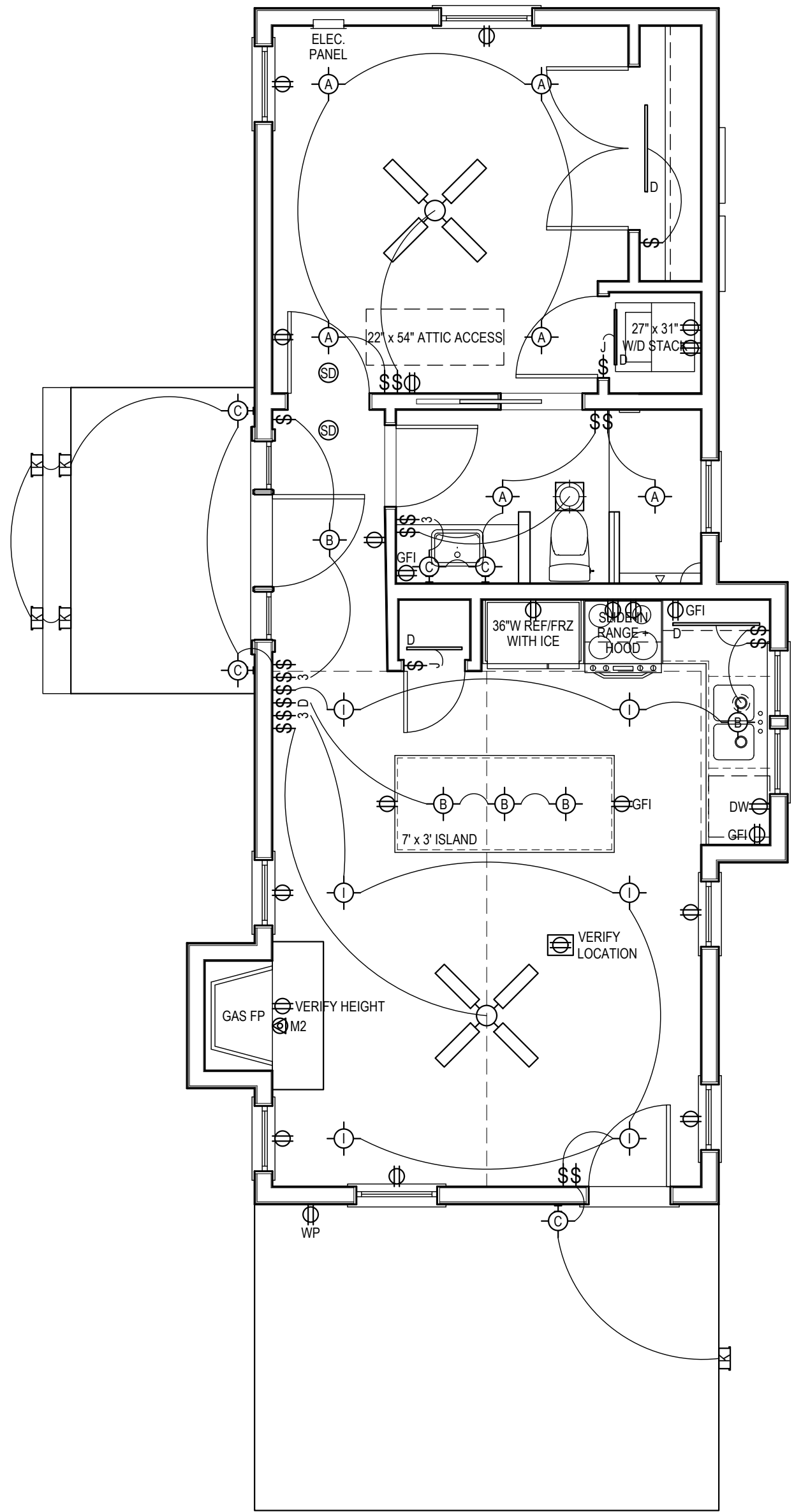
FLOOR PLAN
ELECTRICAL PLAN

2.1



FLOOR PLAN

1/4" = 1'-0"



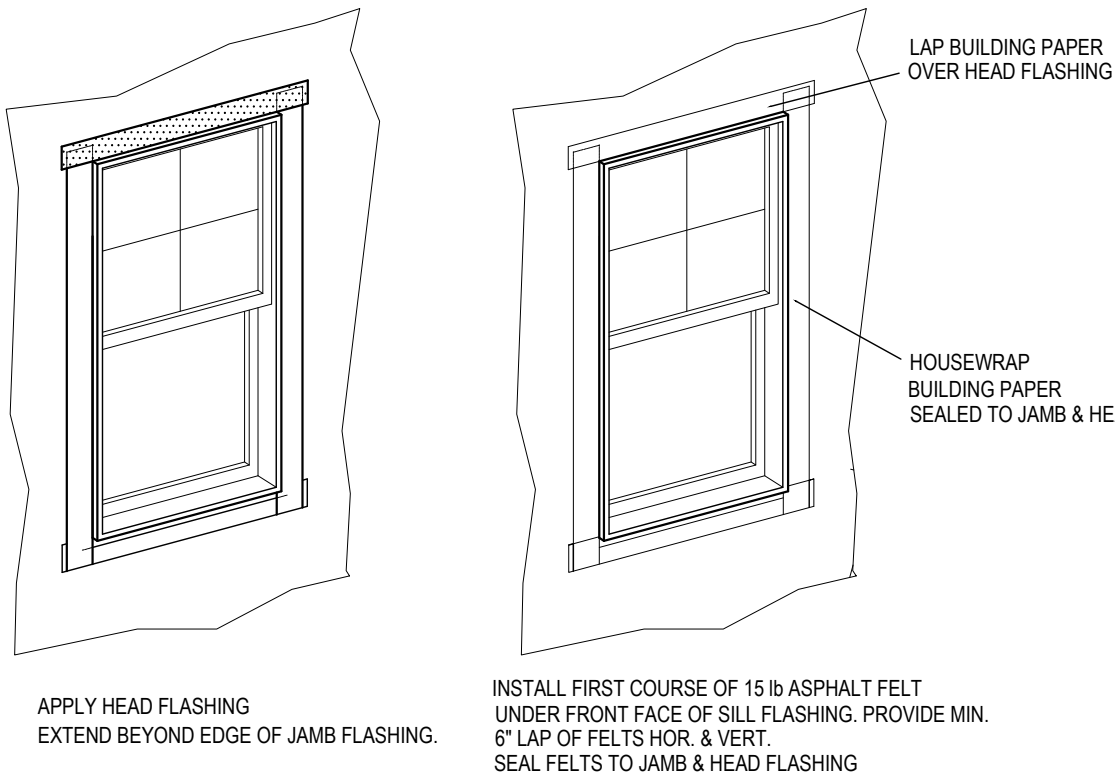
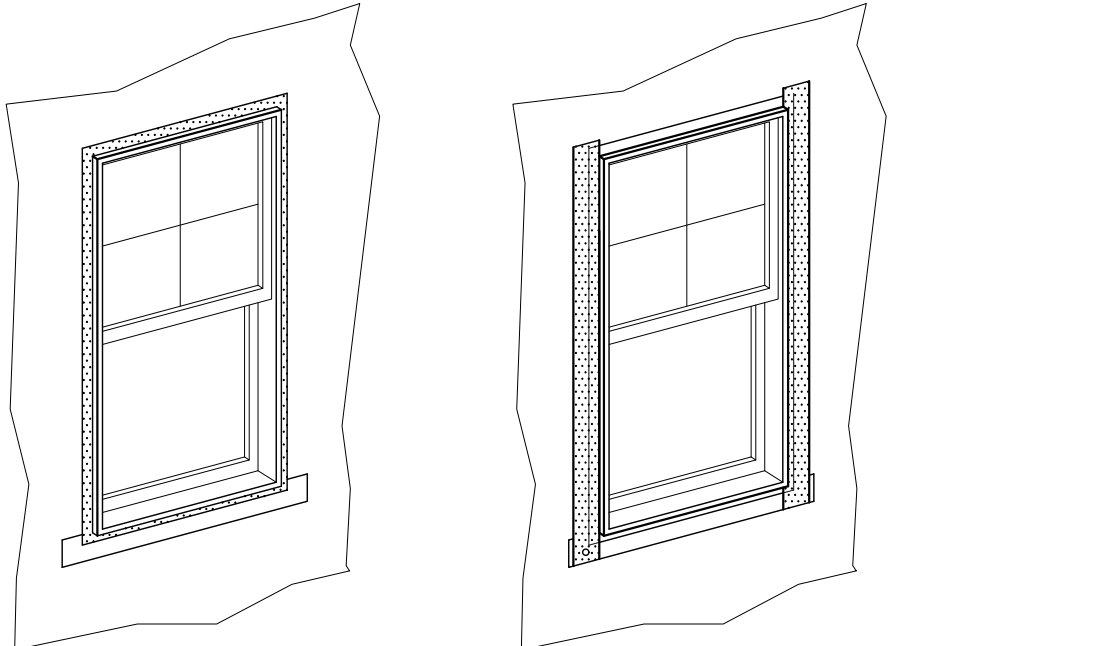
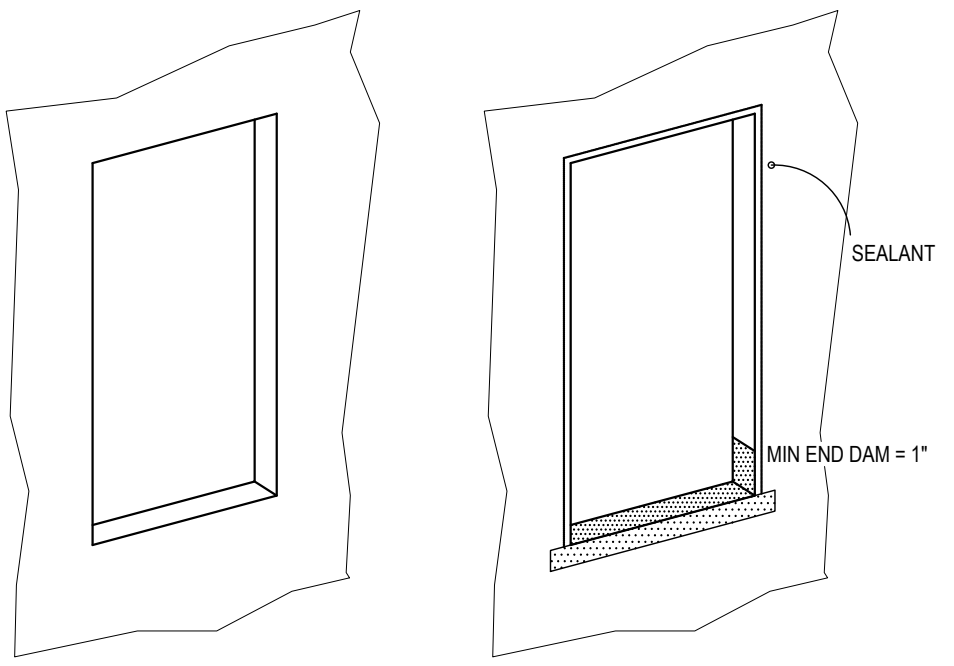
ELECTRICAL PLAN

1/4" = 1'-0"

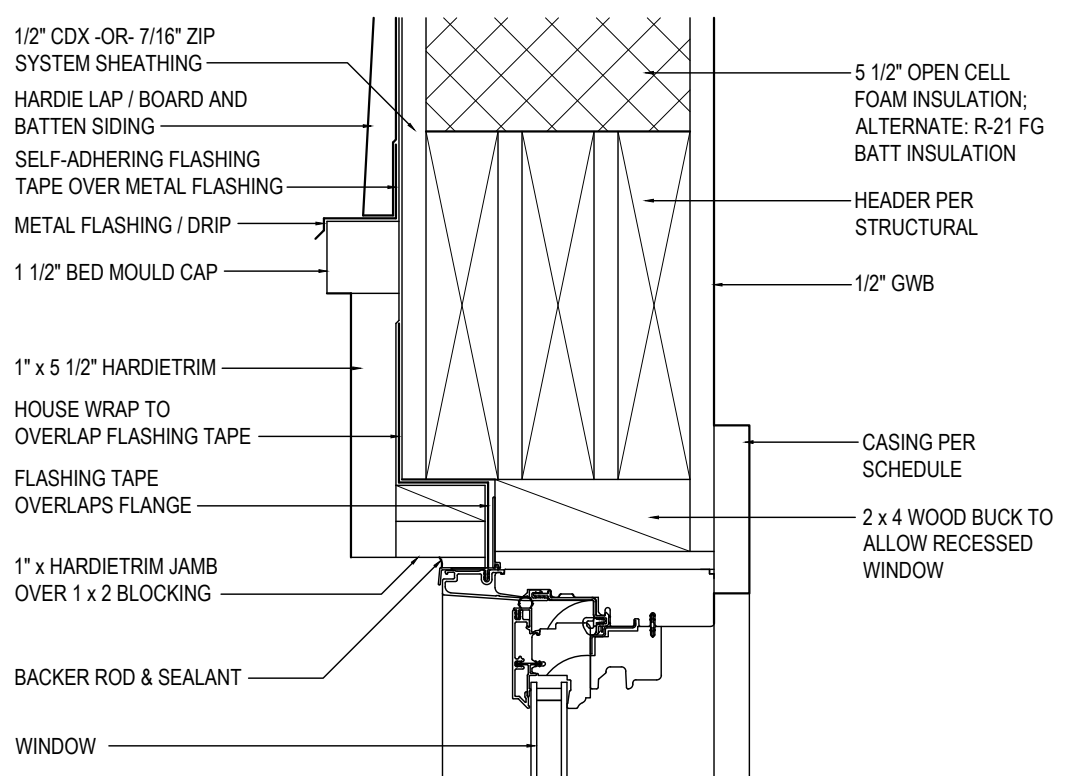
DOOR SCHEDULE							
NUMBER	TYPE	SIZE	MODEL NUMBER	HARDWARE	DETAILS	REMARKS	
1	CLAD WOOD INSWING PATIO	R.O. 2'-0" x 8'-0"	ANDERSEN 400 FWH 2980	THRESHOLD, WEATHERSTRIPPING	4 / 3.1	JAMBS, HINGES, THRESHOLD, AND HANDLE TBS BY OWNER	
2	TWO PANEL WOOD HOLLOW CORE	24" x 96" x 1 3/8"	-	PASSAGE LATCHSET	-		
3	CLAD WOOD INSWING PATIO 3/4 FRENCH	R.O. 3'-1" x 8'-0", (2) 1'-7 1/2" x 8'-0"	ANDERSEN 400 FWH 3180, (2) FWSL 1780	THRESHOLD, WEATHERSTRIPPING	4 / 3.1	JAMBS, HINGES, THRESHOLD, AND HANDLE TBS BY OWNER	
4	TWO PANEL WOOD SOLID CORE	32" x 96" x 1 3/8"	-	PRIVACY LATCHSET	-		
5	TWO PANEL WOOD SOLID CORE	32" x 96" x 1 3/8"	-	PRIVACY LATCHSET	-		
6	TWO PANEL WOOD SOLID CORE	32" x 96" x 1 3/8"	-	POCKET DOOR HARDWARE	-		
7	TWO PANEL WOOD SOLID CORE	32" x 96" x 1 3/8"	-	PASSAGE LATCHSET	-		
8	TWO PANEL WOOD HOLLOW CORE	(2) 32" x 96" x 1 3/8"	-	BALL CATCH	-		

WINDOW SCHEDULE					
LETTER	TYPE	MFG. MODEL NUMBER	R.O. SIZE	DETAILS	REMARKS
A	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	32 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
B	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	26 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
C	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	26 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
D	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES (2) TW2042	26 1/8" x 52 7/8" EACH	1, 2, 3 / 3.1	(2) 2x6 STUDS BETWEEN WINDOWS
E	FIBREX CASEMENT FIXED	ANDERSEN 100 SERIES 2626	30" x 30"	1, 2, 3 / 3.1	PATTERNED GLASS TBS BY OWNER
F	COMPOSITE LOUVERED SHUTTERS	-	30" x 60" EACH	-	MATCH TRIM, 5" BETWEEN
G	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW210410	36 1/8" x 60 7/8"	1, 2, 3 / 3.1	EGRESS
H	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	30 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
I	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	26 1/8" x 60 7/8"	1, 2, 3 / 3.1	-
J	CLAD WOOD DOUBLE-HUNG	ANDERSEN 400 SERIES TW20410	26 1/8" x 60 7/8"	1, 2, 3 / 3.1	-

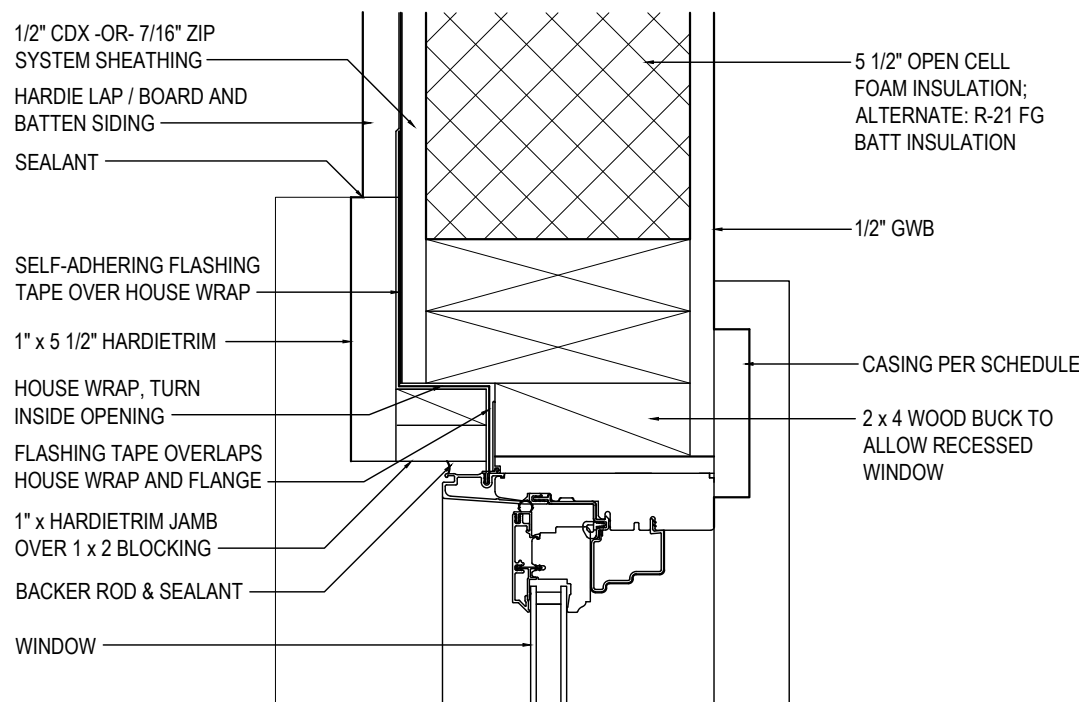
ROOM FINISH SCHEDULE											
ROOM NUMBER	ROOM	FLOOR		WALLS		CEILING		BASE		CASING	
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	NUMBER	FINISH	NUMBER	FINISH
101	COVERED PORCH	COMPOSITE DECKING	-	CEMENTITIOUS BOARD + BATTEN SIDING	SEALER & 2 COATS SATIN LATEX	1x6 T&G V-JOINT SYP#2 DECKING	SAND, SEAL, 3 COATS SATIN URETHANE	-	-	-	-
102	LIVING	ENGINEERED WID. ON 3/4" CDX PLYWOOD	-	GWB	SEALER & 2 COATS EGGSHELL LATEX	SMOOTH FINISH GWB	SEALER & 2 COATS FLAT LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX
103	KITCHEN	ENGINEERED WID. ON 3/4" CDX PLYWOOD	-	GWB	SEALER & 2 COATS EGGSHELL LATEX	SMOOTH FINISH GWB	SEALER & 2 COATS FLAT LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX
104	WEST PORCH	COMPOSITE DECKING	-	CEMENTITIOUS BOARD + BATTEN SIDING	SEALER & 2 COATS SATIN LATEX	1x6 T&G V-JOINT SYP#2 DECKING	SAND, SEAL, 3 COATS SATIN URETHANE	-	-	-	-
105	BATHROOM	PORCELAIN TILE ON CEMENT BACKER BD.	-	MR GWB	SEALER & 2 COATS EGGSHELL LATEX	SMOOTH FINISH MR GWB	SEALER & 2 COATS FLAT LATEX	PORCELAIN TILE	-	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX
106	BEDROOM	ENGINEERED WID. ON 3/4" CDX PLYWOOD	-	GWB	SEALER & 2 COATS EGGSHELL LATEX	SMOOTH FINISH GWB	SEALER & 2 COATS FLAT LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX	MATCH MAIN HOUSE	SEALER & 2 COATS SEMI-GLOSS LATEX



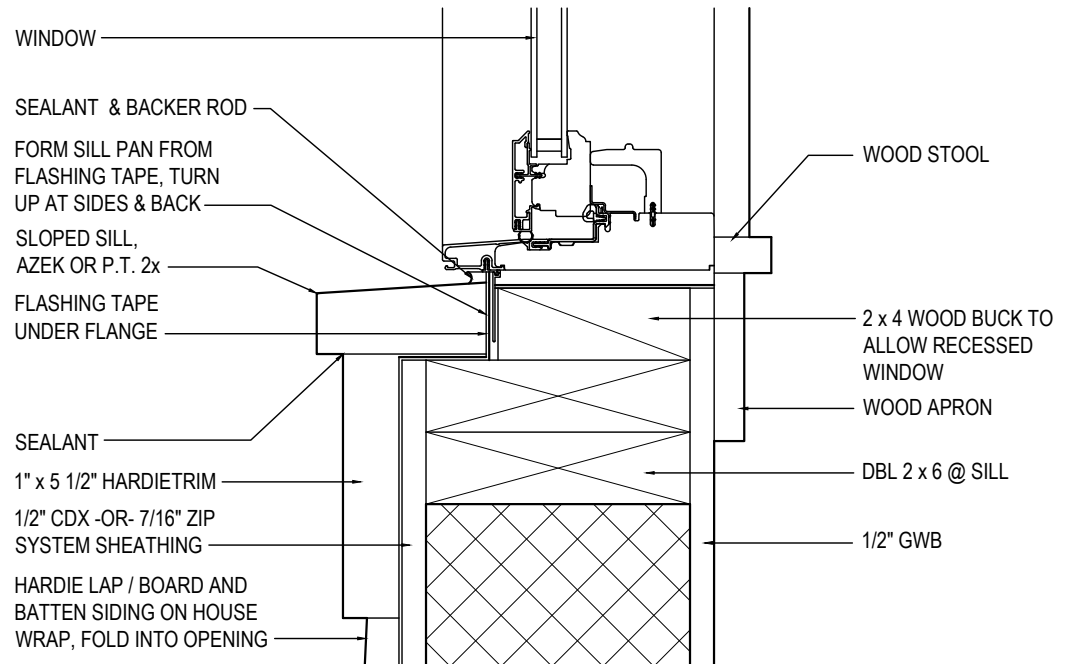
WINDOW FLASHING DETAILS



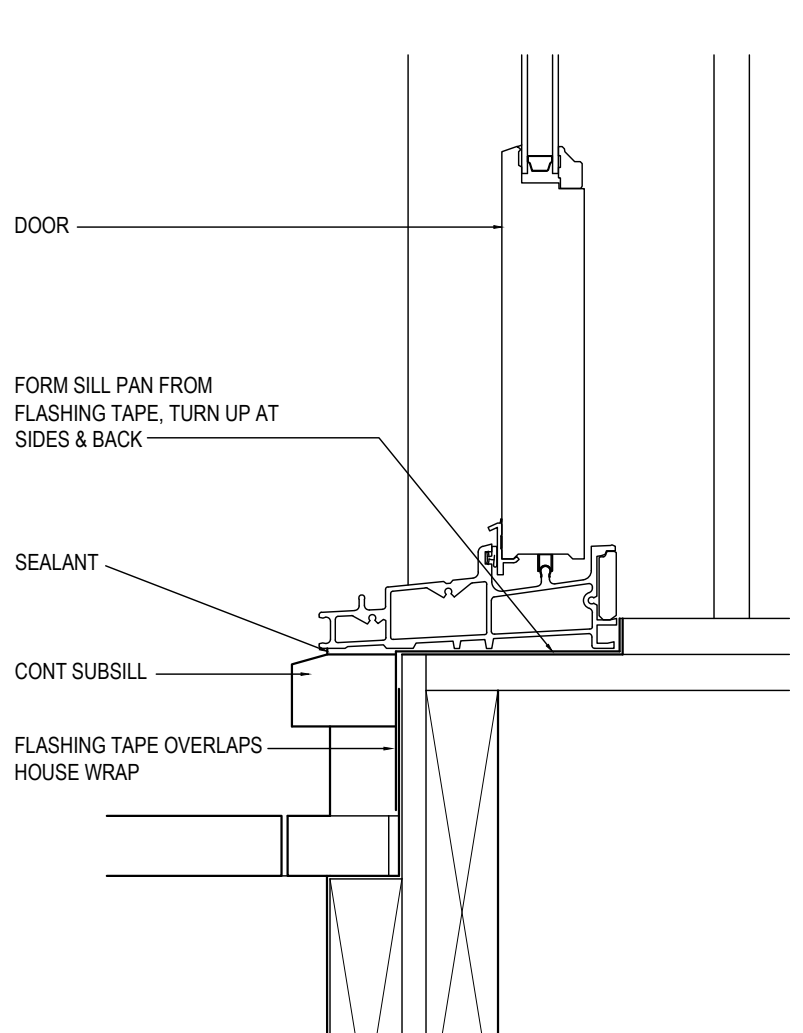
HEAD 1/3.1



JAMB 2/3.1



SILL 3/3.1



THRESHOLD 4/3.1

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REVISIONS DATE

DATE: 3/30/2022

DRAWING FILE: KEMP 2.1.FP

ACCESSORY DWELLING UNIT

TODD KEMP

511 ASH STREET
FERNANDINA BEACH, FLORIDA

SCHEDULES

3.1



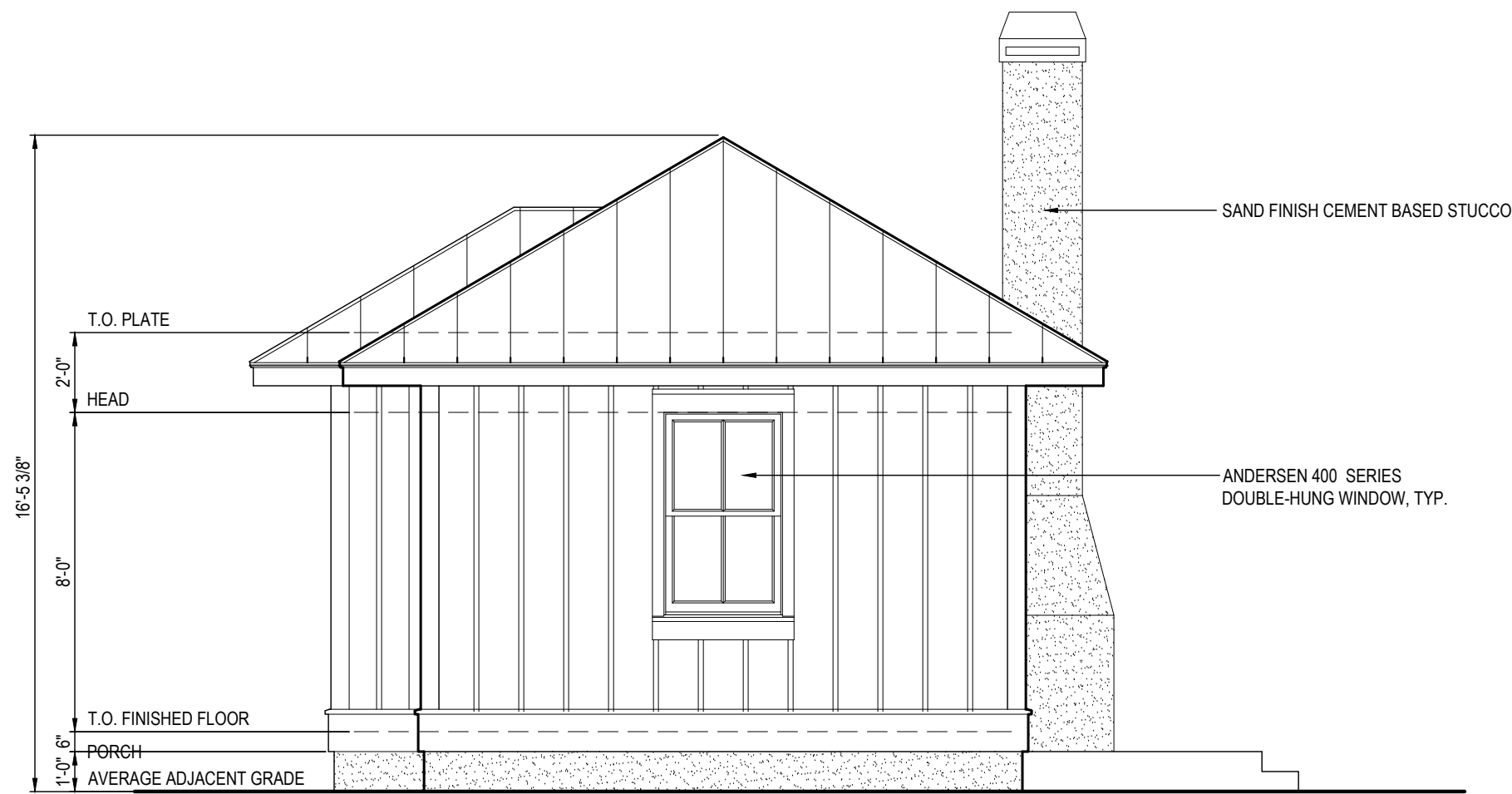
EAST ELEVATION
1/4" = 1'-0"



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



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



NORTH ELEVATION
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ACCESSORY DWELLING UNIT

TODD KEMP

511 ASH STREET
FERNANDINA BEACH, FLORIDA

FLOOR PLAN
ELEVATIONS



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0051
APRIL 21, 2022

Owner/Applicant:	SKIPPER CONSTRUCTION SERVICES, AGENT FOR YURI A. + RACHEL M. BART
Property Address:	Block 16 Lots 13 & 14 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0016-0130
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	N/A
Year Built:	Vacant
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a two-story single-family dwelling and a two-story accessory dwelling unit. (Quasi-Judicial)

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

Block 16 Lots 13 & 14 Someruelus Street (Old Town)



April 13, 2022

911 Address Labels

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2022

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This applicant is seeking to construct a two-story single-family home and a two-story accessory dwelling unit on a parcel consisting of two media peonias (lots 13 & 14 block 16).

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	☐	☐	☒
2	<i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	☐	☐	☒
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☐	☐	☒
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☐	☐	☒
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☒	☐	☐

ANALYSIS:

Staff finds that the proposed home and its accessory structure are compatible with the Old Town Historic District and meet requirements including, height, scale, massing, and view corridors.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2022-0051

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2022-0051 **with or without** conditions;

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

That HDC case HDC 2022-0051, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

EXHIBIT 2 Plans, Elevations, & Site Plan

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8663

Date Submitted: 2/2/2022

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

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

Fees

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

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

Lots 13 and 14 Someruellus

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0016-0130

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Yuri

Last Name*

Bart

Mailing Address*

10336 Cedar Run Drive

City*

Nokesville

State*

VA

Zip Code*

32034

Telephone Number*

5407298215

E-mail Address*

blackbart821@hotmail.com

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

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

Yes

First Name*

Donald

Last Name*

Skipper

Company (if applicable)

Skipper Construction Services

Street Address

855 Cashen Drive

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-556-9677

E-mail Address

pamdon10@aol.com

Project Description*

New Construction - Single Family Home

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

Design Vision Statement*

Single family residence in keeping with the surrounding homes in Old Towne. Black Anderson windows, stained columns and Mahogany doors. Standing seam metal roof and detached garage.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardi	Hardi Plank - smooth FL13192.2	Iron Gray JH90-30 (Name/Number)

DOORS

Manufacturer	Product Description	Color
DSA	Stained Wood FL21873.2 Include FL Product Approval # for Windows and Doors	Cedar Bark SW3511 (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Anderson	400 Series FL15752.4 Include FL Product Approval # for Windows and Doors	Black -400 (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Galvalum	Standing Seam Metal	Silver (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardi	Hardi Smooth - Fascia JH 40-30 (Timber Bark)	Trim JH 90-30 Iron Gray (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
N/A	Off Grade Floor System (house) Concrete Slab (garage)	 (Name/Number)

SHUTTERS

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

PORCH/DECK

Manufacturer	Product Description	Color
Wood	2x6 Pressure Treated Deck Board	Iron Gray JH90-30 (Name/Number)

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

Manufacturer

N/A

Product Description

Color

(Name/Number)

OTHER

Manufacturer

Hardi

Product Description

Hardi Shake Shingles

Color

Cedar Bark SW3511

(Name/Number)

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

Upload 1

BART - SOMERUELUS
ST. (3RD DRAFT -
ALL) (2).pdf

Upload 2

Bart Warranty Deed.pdf

Upload 3

Bart Survey and PA Data
Sheet.pdf

Upload 4

Bart Owners Affidavit.pdf

Upload 5

Bart Color Samples.pdf

Upload 6

Choose File

No file selecte

Upload 7

Choose File

No file selecte

Upload 8

Choose File

No file selecte

Certification*

- ☒
- By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- ☒
- I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Yuri A. BART
(print name of property owner(s))

hereby authorize: SKipper Construction Services
(print name of agent)

to represent me/us in processing an application for: New home construction for lot 13+14 Someruelus St
(type of application) Fernandina Beach, FL 32034

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

Yuri A. Bart
(Signature of owner)
Yuri A. BART
(Print name of owner)

(Signature of owner)

(Print name of owner)

2
STATE OF ~~FLORIDA~~ VIRGINIA
2
COUNTY OF ~~NASSAU~~ PRINCE WILLIAM

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31st day
of January, 20 22, by Yuri A Bart

Simrata Kaur Sabharwal SIMRATA SABHARWAL Aug 31, 2023
Notary Public Printed Name My Commission Expires
Personally Known _____ OR Produced Identification X ID Produced: VA DL # T638141157

SIMRATA KAUR SABHARWAL
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2023
COMMISSION # 7117270

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1

PREPARED BY & RETURN TO

Name: Wood & Smith, P.A.
 Address: 303 Centre Street
 Suite 100
 Fernandina Beach, FL 32034
 File No. 21 203930

Parcel No: 00-00-31-1080-0016-0130

This **WARRANTY DEED**, made the 7th day of December, 2022, by Straight Cut Construction, LLC, a Florida Limited Liability Company (whether one or more, the "Grantor"), to Yuri A. Bart and Rachel Monet Bart, husband and wife, whose post office address is 10336 Cedar Run Drive, Nokesville, VA 20181 (whether one or more, the "Grantee").

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

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

Lots 13 and 14, Block 16, OLD TOWN, CITY OF FERNANDINA BEACH

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

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said

1

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land is free of all encumbrances, except as noted herein and except taxes accruing subsequent

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land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered in the presence of:

Witness Signature _____ Straight Cut Construction, LLC, a Florida Limited Liability Company
Printed Name: David R. Shields By David R. Shields
David R. Shields, Authorized Member

Witness Signature _____
Printed Name: David R. Shields
Address:
1929 Atlantic Beach Drive
Atlantic Beach, FL 32233

STATE OF FL
COUNTY OF DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 29th day of December, 2021 by David R. Shields Authorized Member of Straight Cut Construction, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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



Personally known: ☒
OR Produced identification: _____

Type of Identification Produced: _____

2

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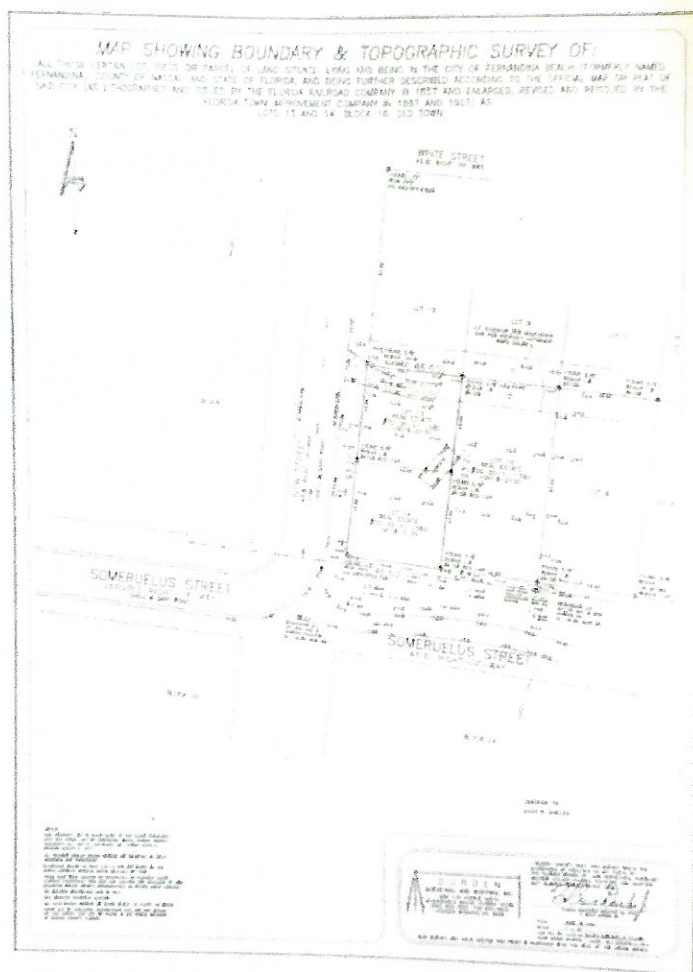
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PROPERTY INFORMATION

Parcel Number 00-00-31-1580-0016-0130

Owner Name BART YURI A & RACHEL MONET
Mailing Address 10336 CEDAR RUN DR
NOKESVILLE, VA 20181
Location Address SOMERUELUS ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 19.5052
Homestead No
Property Usage VACANT 000000
Deed Acres 0
Short Legal BLOCK 16 LOTS 13 & 14 OLD TOWN

2021 Certified Values

Land Value	\$96,462
(+) Improved Value	\$0
(=) Market Value	\$96,462
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$29,475
(=) Assessed Value	\$66,987
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$96,462
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$66,987

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2021 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
------	------------	-------------	----------	-------	------------------	--------------------	---------	---------	-------------------

MISCELLANEOUS INFORMATION

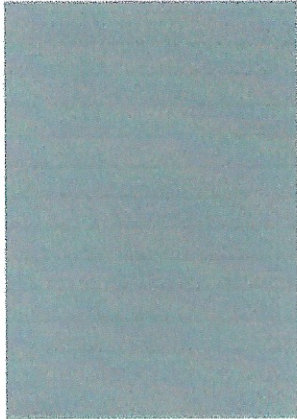
Description	Dimensions L X W	Units	Year Built
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SALES INFORMATION

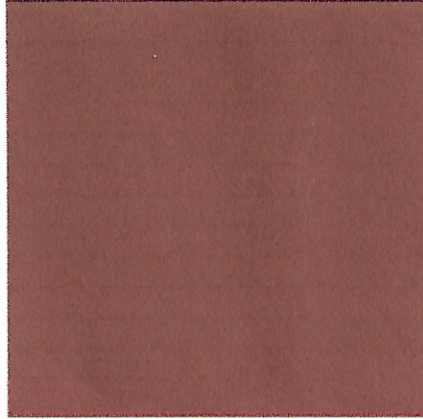
10:05



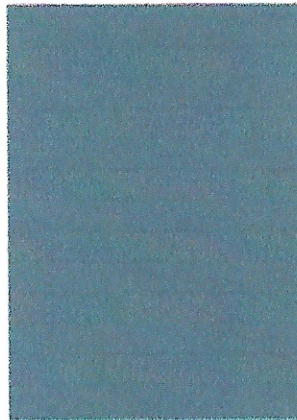
list
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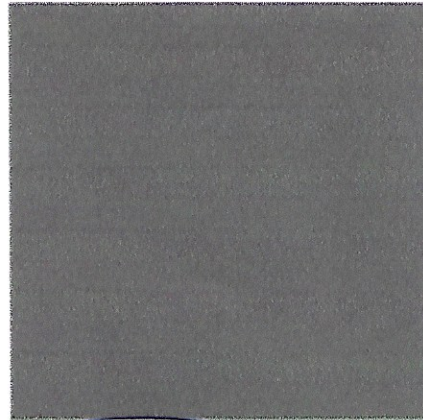
Gray Blue
JH90-20



Countrylane Red
JH90-20



Gray Blue
JH90-30



Iron Gray
JH90-30

→ Exterior
Color
Base, Trim +
Garage Door



colonialremodeling.com



10:13



TIMBER BARK

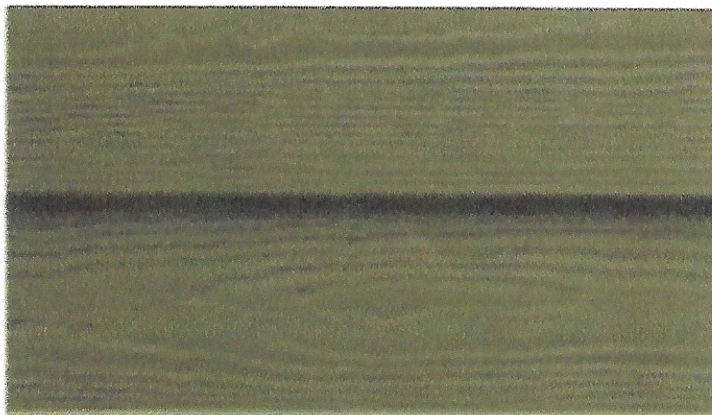
Main Exterior

} Softer
color.
JH 40-30



ARCTIC WHITE

Trim



MOUNTAIN SAGE

Accent



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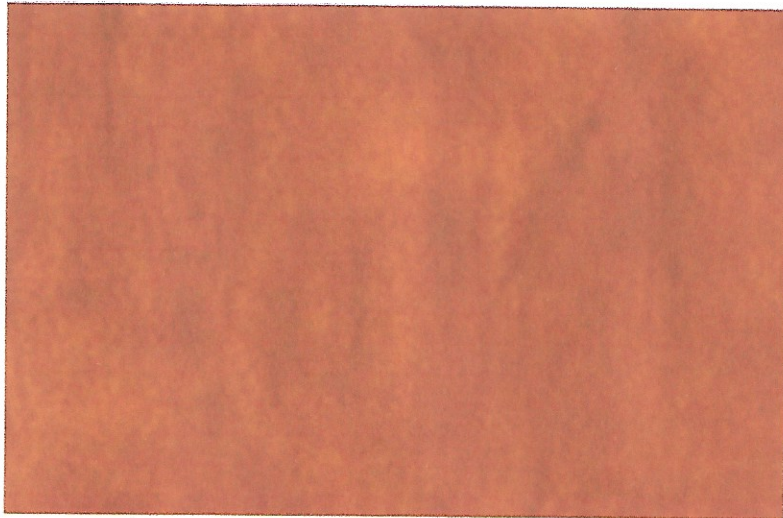
10:20



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Exterior Semi-Transparent Stain

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Cedar Shake
Porch Posts

PROJECT OVERVIEW

CODE SUMMARY

C1.0

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATION, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK HEREIN.
4. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ORDERING MATERIAL AND PROCEEDING WITH THE WORK. ANY OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATION OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING OF WORK IN QUESTION.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
6. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
7. THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
8. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
10. ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
11. ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
12. UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES, CLEAN/REMOVE ALL PAINT DRIPS/SPLATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES.
13. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.
15. ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS' INSTRUCTION AND/OR RECOMMENDATIONS.

1. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
2. ALL STUD WALLS DIMENSIONS ARE $3\text{--}\frac{1}{2}"$, $5\text{--}\frac{1}{2}"$, OR $7\text{--}\frac{1}{2}"$ (JUN)
3. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (JUN)
4. REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
5. ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. $\frac{1}{4}"$ PER $1\text{--}0'$ IN DIRECTION INDICATED OR TO EXTERIOR.
6. ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
7. ALL WOOD SILLS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER. PROVIDE TERMITE SHIELD AT CONCEALED UNDER FLOOR SPACES.
8. ALL CHIMNEY'S SHALL BE TERMINATED $2\text{--}0'$ MINIMUM HEIGHT ABOVE A POINT MEASURED $10\text{--}0'$ HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
9. WATER RESISTANCE $\frac{1}{2}"$ CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
10. FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTIONS OF CHIMNEYS, WOOD CONSTRUCTION AND FRAME WALLS TO MAKE WATER TIGHT.
11. CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
12. ALL WALL STUD SHALL BE SPF#2 SPACED PER F.B.C. ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
13. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

1. ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020
2. ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
3. ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
4. ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
5. SITE WORK SOIL SHALL BE CLEAN TERMITES TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
6. CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
7. VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
8. STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
9. ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2017. (NFPA 70)
2. ALL ALL RECEPTACLES IN BATHROOM , GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
3. OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.I APPROVED PLASTIC.
4. RECEPTACLES SHALL BE SPACED ALONG WALLS IN ACCORDANCE WITH CODE SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM ANY OUTLET. NO SPACES FURTHER THAN 12'-0" UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODES.
5. SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
6. ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
7. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
8. SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG, 3'-0" FROM DUCT OPENINGS, AND 10'-0" FROM INSIDE AND OUTSIDE OF DWELLING SLEEPING UNITS.
9. CARBON MONOXIDE DETECTORS SHALL BE PRESENT WITHIN 10'-0" OF THE EXTERIOR SIDE OF ANY SLEEPING COMPARTMENT DOOR IN A RESIDENCE HAS AN ATTACHED GARAGE OR GAS APPLIANCES.
10. PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

1. ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2020 FLORIDA BUILDING CODE AND THE 2020 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
2. ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
3. ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
4. ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d GRIP SHANK NAILS @ 6" O.C. EDGE & 6" O.C. FIELD
5. VENTILATION FOR CABLE AND HITCHED ROOFS PER F.B.C. SECTION 9006: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS-VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BRDS.
6. THE RATIO TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL NOT BE LESS THAN 1/150. THAT RATIO MAY BE REDUCED TO $\frac{1}{200}$ PROVIDED: 1) A VAPOR BARRIER RETARDANT HAVING A PERFORMANCE NOT EXCEEDING 1 PERM INSTALLED ON THE WARM SIDE OF THE CEILING, AND 2) AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (AT LEAST 3 FT (914mm) ABOVE OR CORNICE VENT) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. INDICATE LOCATION OR VENT AREA AND REQUIRED.
7. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND COPINGS, THROUGH MOISTURE PERMEABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION 9003.2
8. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANCE ROOF SLOPE AND DIRECTIONAL AND AROUND ROOF OPENINGS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE 903.1 PER F.B.C. SECTION 9003.2.1.
9. ALL MEMBRANE FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURE PUBLISHED LITERATURE PER F.B.C. SECTION 9003.2.2.

BART RESIDENCE

PER CHAMBER

MICHAEL C. HOLDER INC (P.F.)

LOT#10011

CONCLUSIONS OF

FERNANDA DE A. G. II

* FLORIDA BUILDING CODE 2020 SHEET #: (1) OF (12)
PROJECT NAME: BART -

DESIGN CRITERIA

* BASIC WIND SPEED (3 SECOND GUST) -	130
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SIZE	END ZONE (5)	INTERIOR ZONE (4)
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NOTE:
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE

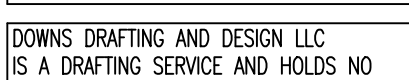
* CONDITIONED SPACED - 1676 sq ft

* TYPE OF CONSTRUCTION	VP	VS	DR	RE
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* TYPE OF CONSTRUCTION -	VB	DOWN
* OCCUPANCY CATEGORY -	R3	

MICROPROCESOR

SHEET #: (1) OF (12)
PROJECT NAME: BART -



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PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL. 32011

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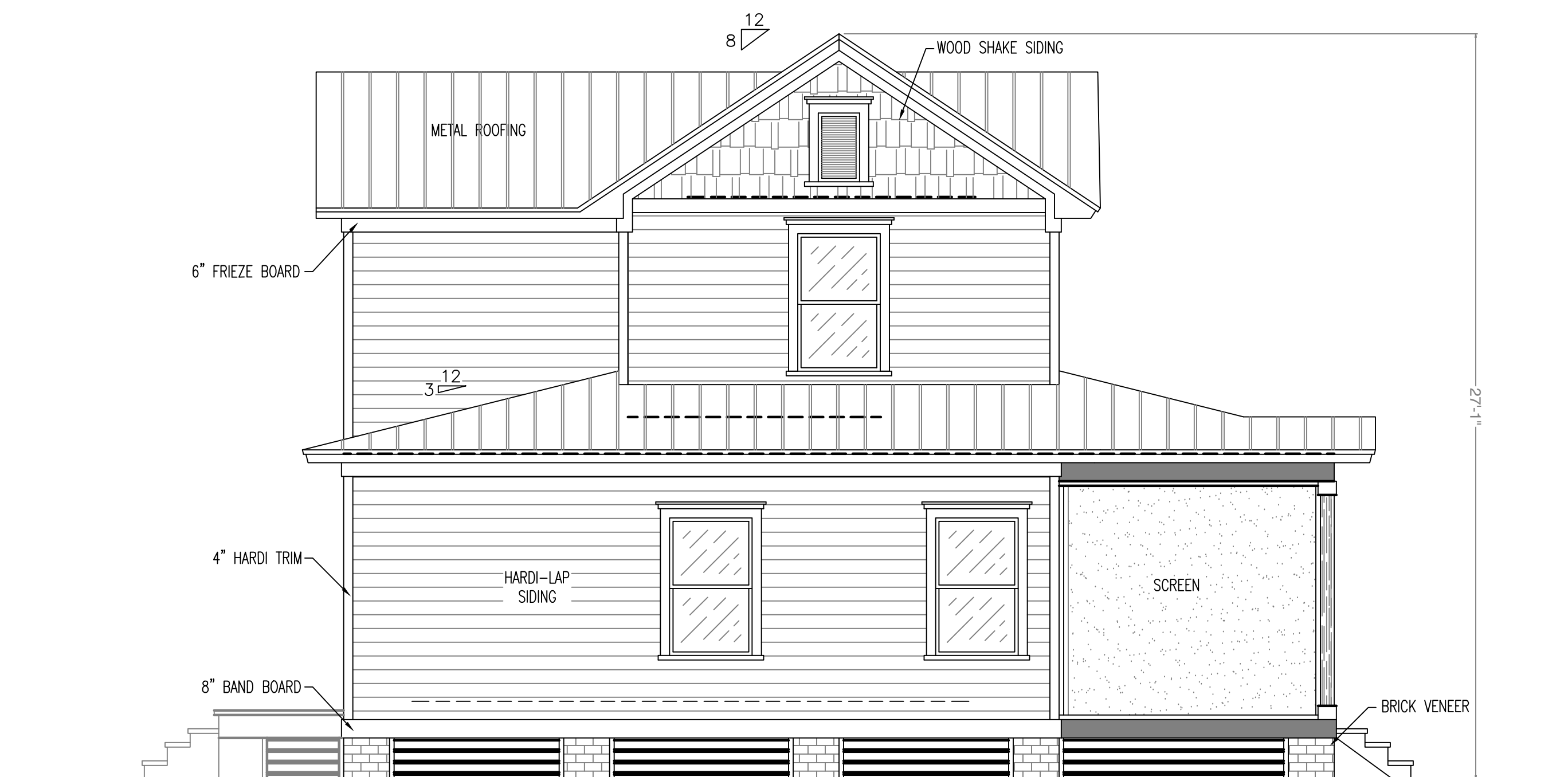
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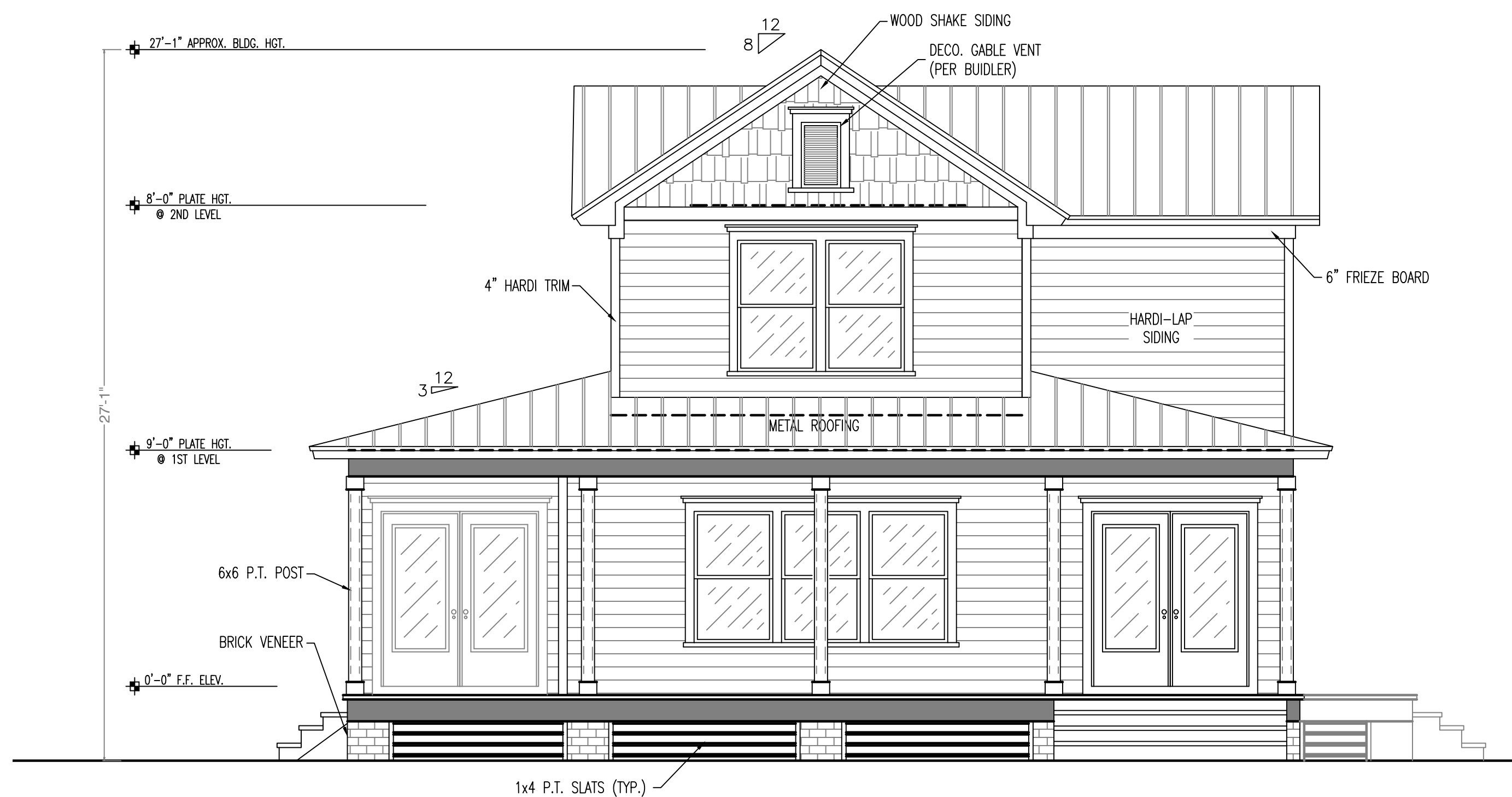
LEFT ELEVATION

SCALE: 1/4"=1'



REAR ELEVATION

SCALE: 1/4"=1'



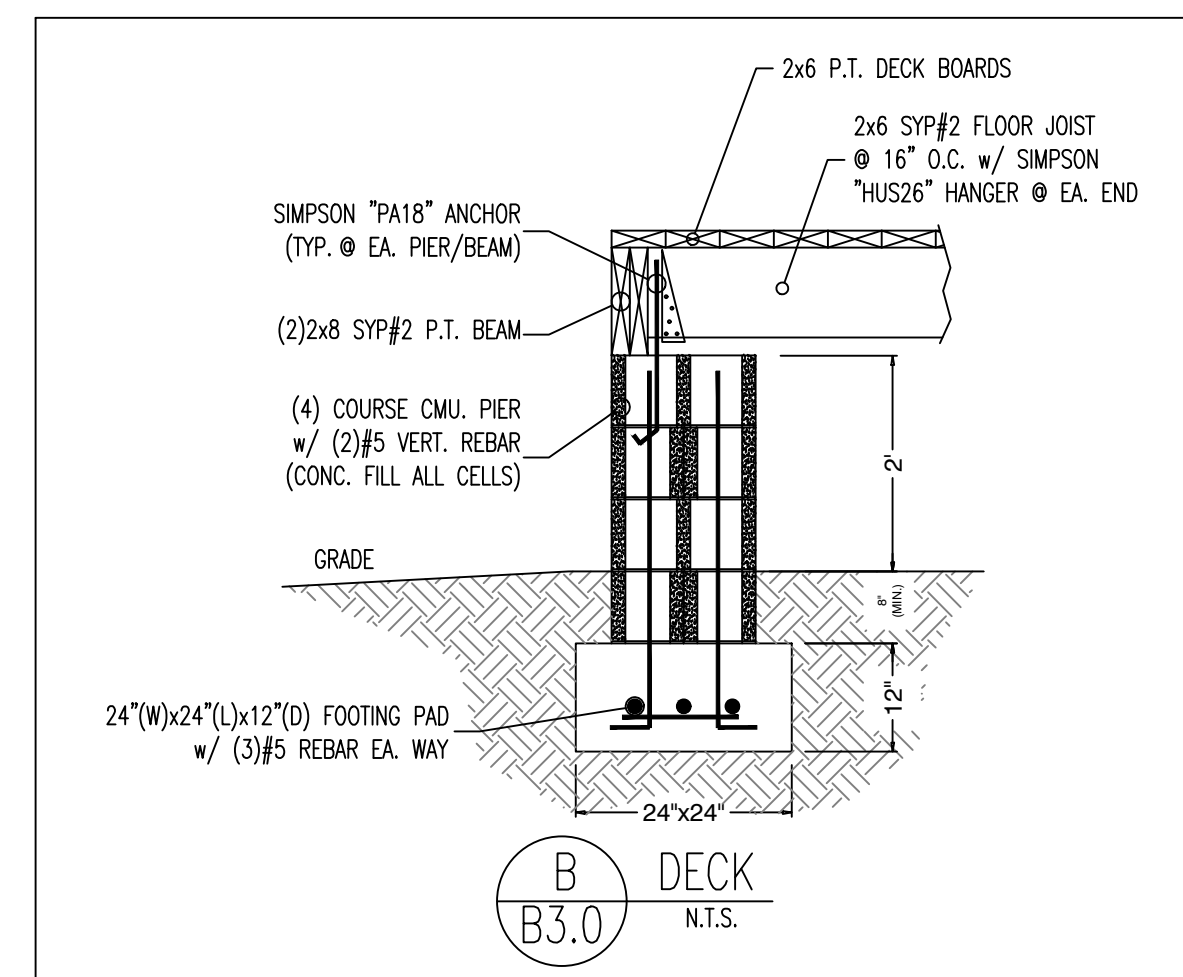
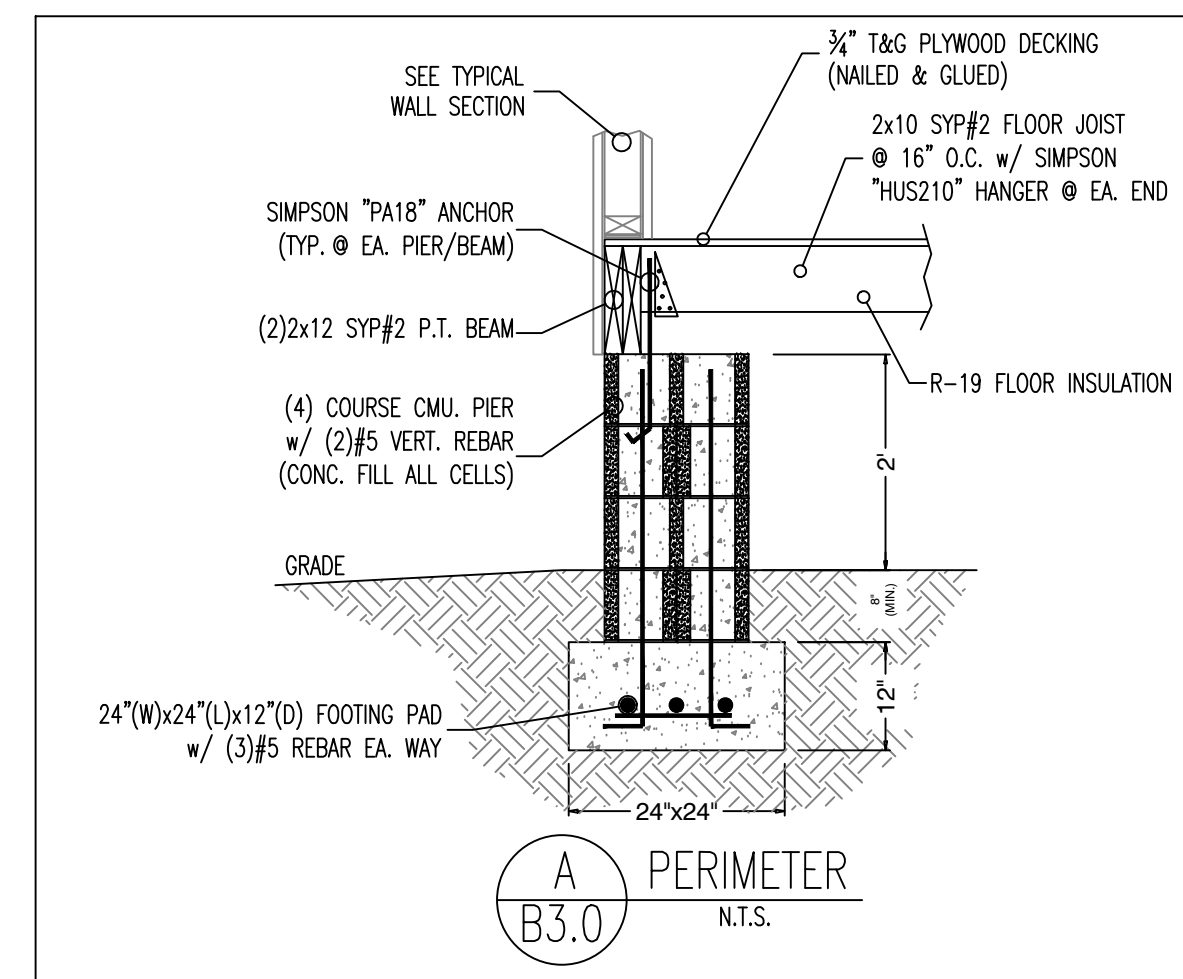
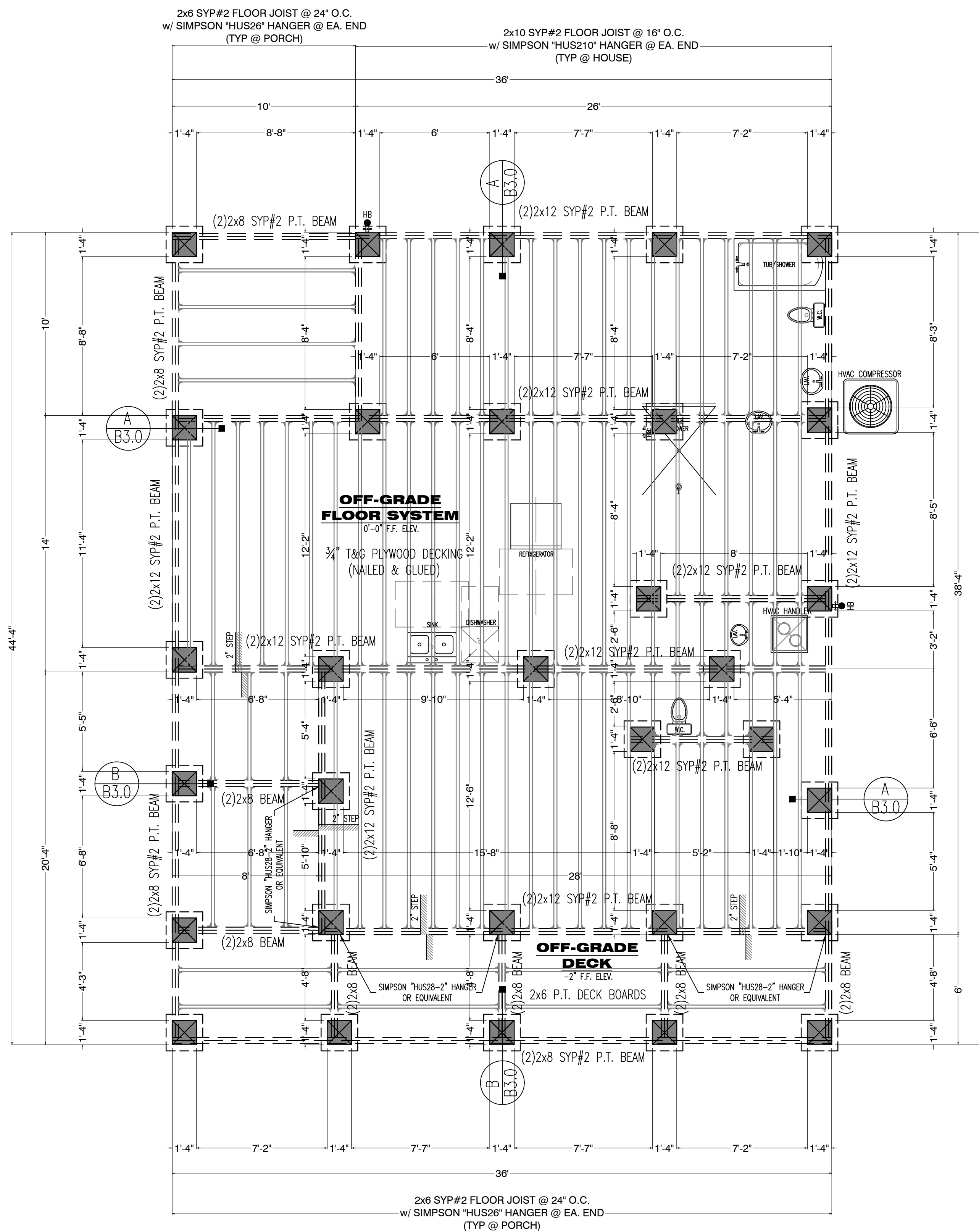
FRONT ELEVATION

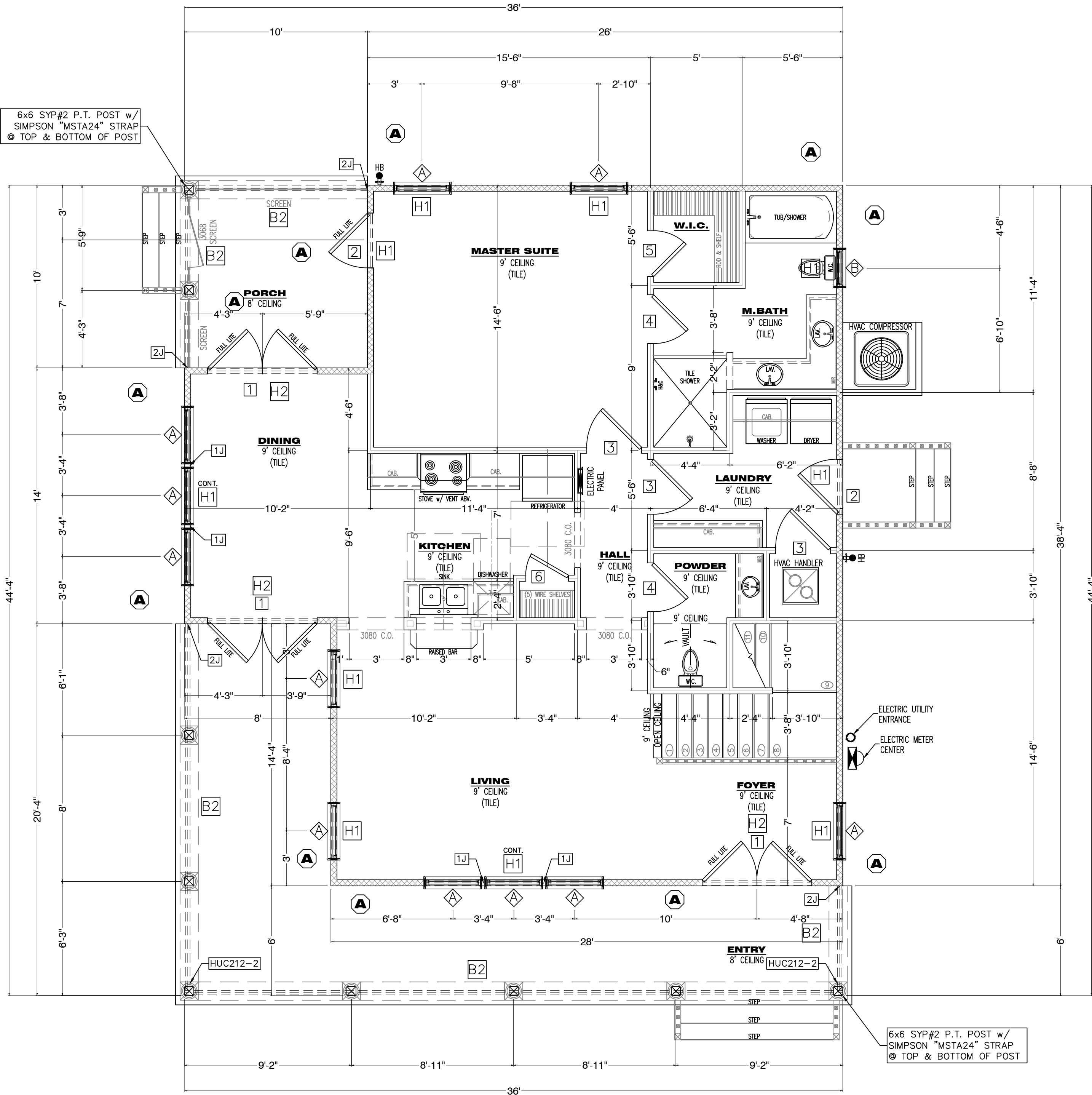
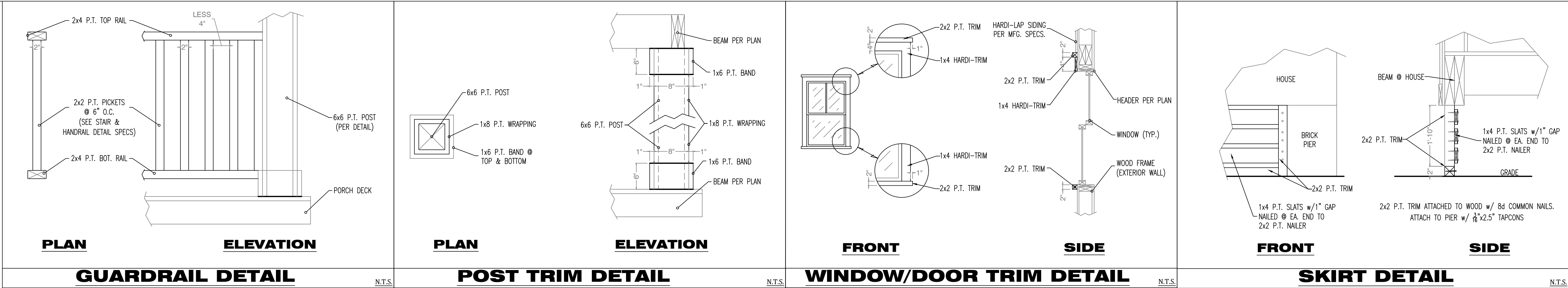
SCALE: 1/4"=1'



RIGHT ELEVATION

SCALE: 1/4"=1'





1st LEVEL FRAMING PLAN

SCALE: 1/4" = 1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,166 sq.ft.
2nd FL LIVING	CONDITIONED	510 sq.ft.
ENTRY	UNENCLOSED	331 sq.ft.
PORCH	UNENCLOSED	100 sq.ft.
TOTAL A/C		1,776 sq.ft.
TOTAL SQ.FT.		2,107 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
W1	3050	36"x60"	SINGLE HUNG
W2	2030	24"x36"	SINGLE HUNG
W3	3060	36"x72"	SINGLE HUNG
W4	4016	48"x18"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
D1	(2)3068	72"x80"	SOLID CORE EXTERIOR UNIT (3/4 LIGHT)
D2	3068	36"x80"	SOLID CORE EXTERIOR UNIT
D3	3068	36"x80"	SOLID CORE INTERIOR UNIT
D4	2868	32"x80"	SOLID CORE INTERIOR UNIT
D5	2868	30"x80"	SOLID CORE INTERIOR UNIT
D6	2468	28"x80"	SOLID CORE INTERIOR UNIT
D7	2068	24"x80"	SOLID CORE INTERIOR UNIT
D8	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(3) 1 1/2"x11 1/8"	LVL OR PARALLEL BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)

* (2) SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
H1	(3) 2x6	SOUTHERN YELLOW PINE #2
H2	(3) 2x8	SOUTHERN YELLOW PINE #2
H3	(3) 2x10	SOUTHERN YELLOW PINE #2
H4	(3) 2x12	SOUTHERN YELLOW PINE #2
H5	(2) 2x6	SOUTHERN YELLOW PINE #2
HL	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)

* SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE LINTEL DETAIL)

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:

- WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
- GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
- SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK, ANCHOR SHALL BE 1/2" x 8" EPOXY GROUTED BOLTS.
- INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

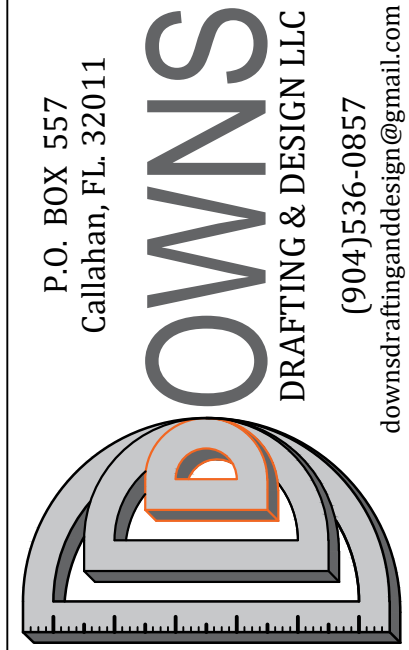
WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DESCRIPTION
[Pattern]	8" CMU.	8x16 CMU. BLOCK WALL
[Pattern]	2x8	SPRUCE PINE FIR #2 (EXTERIOR)
[Pattern]	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
[Pattern]	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
[Pattern]	2x4	SPRUCE PINE FIR #2 (INTERIOR)

* SEE WALL FRAMING DETAIL AND STUD TABLE

* INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.

B4.0

SHEET # (5) OF (12)
PROJECT NAME: BART - SOMERUELUES ST.
PROJECT #: 21.12.11
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 02.17.22



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OWNER/BUILDER

BART RESIDENCE
LOT#13-14
SOMERUELUES ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G HOLDER
PE# 16215

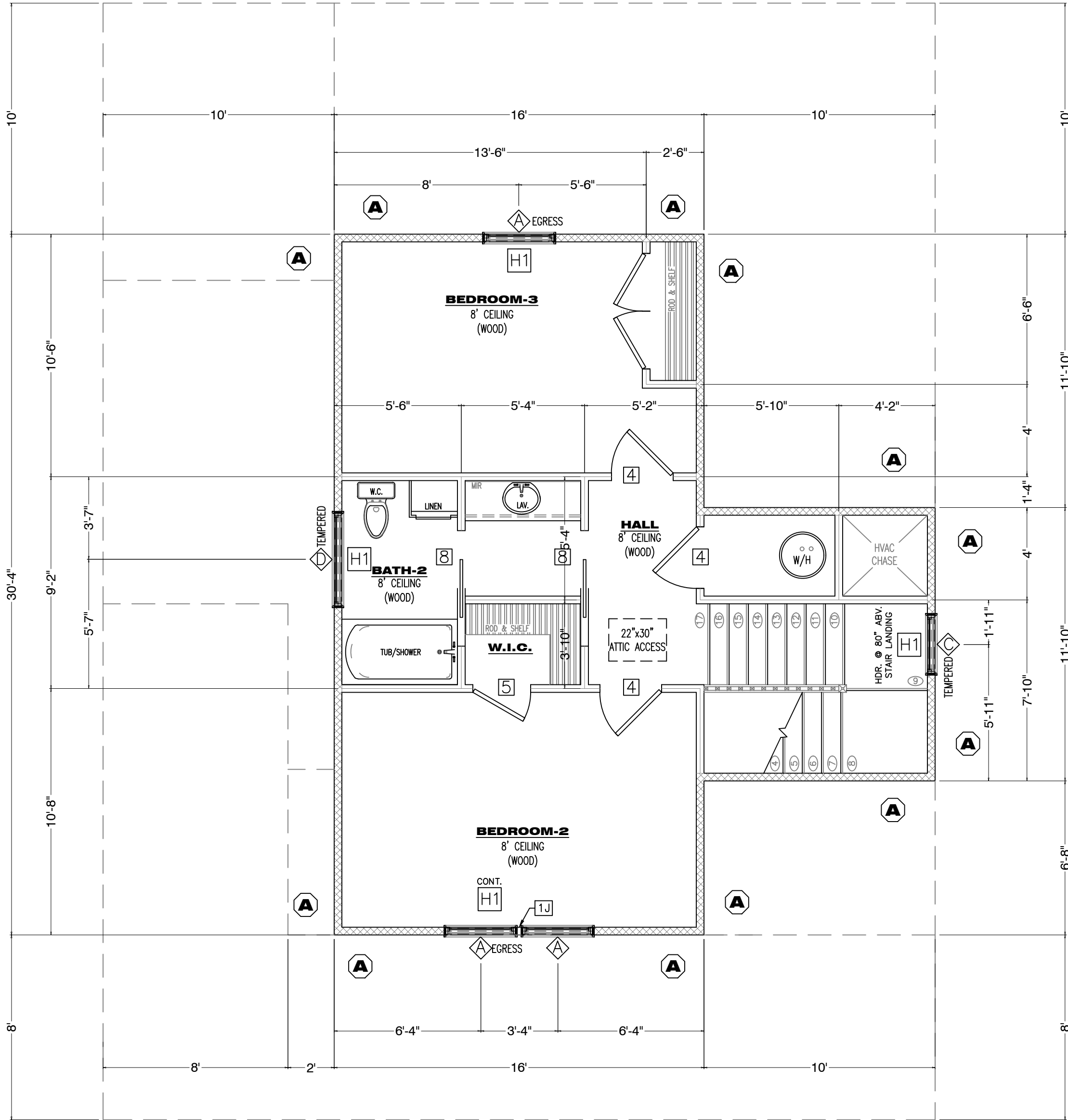
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ENGINEER OF RECORD

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2nd LEVEL FRAMING PLAN

SCALE: = 1/ 4" = 1'



SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,166 sq.ft.
2nd FL LIVING	CONDITIONED	510 sq.ft.
ENTRY	UNENCLOSED	331 sq.ft.
PORCH	UNENCLOSED	100 sq.ft.
TOTAL A/C		1,776 sq.ft.
TOTAL SQ.FT.		2,107 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
⬡	3050	36"x60"	SINGLE HUNG
⬢	2030	24"x36"	SINGLE HUNG
⬢	3060	36"x72"	SINGLE HUNG
⬢	4016	48"x18"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
1	(2)3068	72"x80"	SOLID CORE EXTERIOR UNIT (3/4 LIGHT)
2	3068	36"x80"	SOLID CORE EXTERIOR UNIT
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCRPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(3) 1 3/4"x11 1/8"	LVL OR PARRALAM BEAM

- * STRAP EACH END OF BEAM WITH SIMPSON "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
- * [2] SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCRPTION
H1	(3) 2x6	SOUTHERN YELLOW PINE #2
H2	(3) 2x8	SOUTHERN YELLOW PINE #2
H3	(3) 2x10	SOUTHERN YELLOW PINE #2
H4	(3) 2x12	SOUTHERN YELLOW PINE #2
H5	(2) 2x6	SOUTHERN YELLOW PINE #2
[L]	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

- * STRAP EACH END OF BEAM WITH SIMPSON "ASTA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
- * SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE LINTEL DETAIL)

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

- THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE.
- * WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
 - * GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
 - * SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK, ANCHOR SHALL BE 1/2" x 8" EPOXY GROUTED BOLTS.
 - * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DISCRPTION
[Pattern]	8" CMU.	8x16 CMU. BLOCK WALL
[Pattern]	2x8	SPRUCE PINE FIR #2 (EXTERIOR)
[Pattern]	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
[Pattern]	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
[Pattern]	2x4	SPRUCE PINE FIR #2 (INTERIOR)

- * SEE WALL FRAMING DETAIL AND STUD TABLE
- * INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.

B4.1

SHEET #	(9) OF (12)
PROJECT NAME	BART - SOMERUELUES ST.
PROJECT #	21.12.11
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	02.17.22

P.O. BOX 557
Callahan, FL 32011

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857

downsdesign@gmail.com

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OWNER /BUILDER

BART
RESIDENCE

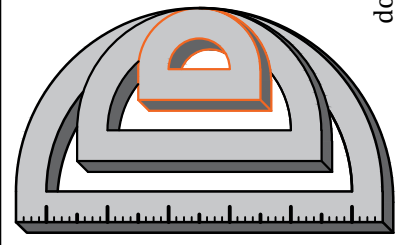
PROJECT ADDRESS

LOT#13-14
SOMERUELUES ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G HOLDER
PE# 16215

P.O. BOX 1008
CALLAHAN, FL. 32011

02.17.22
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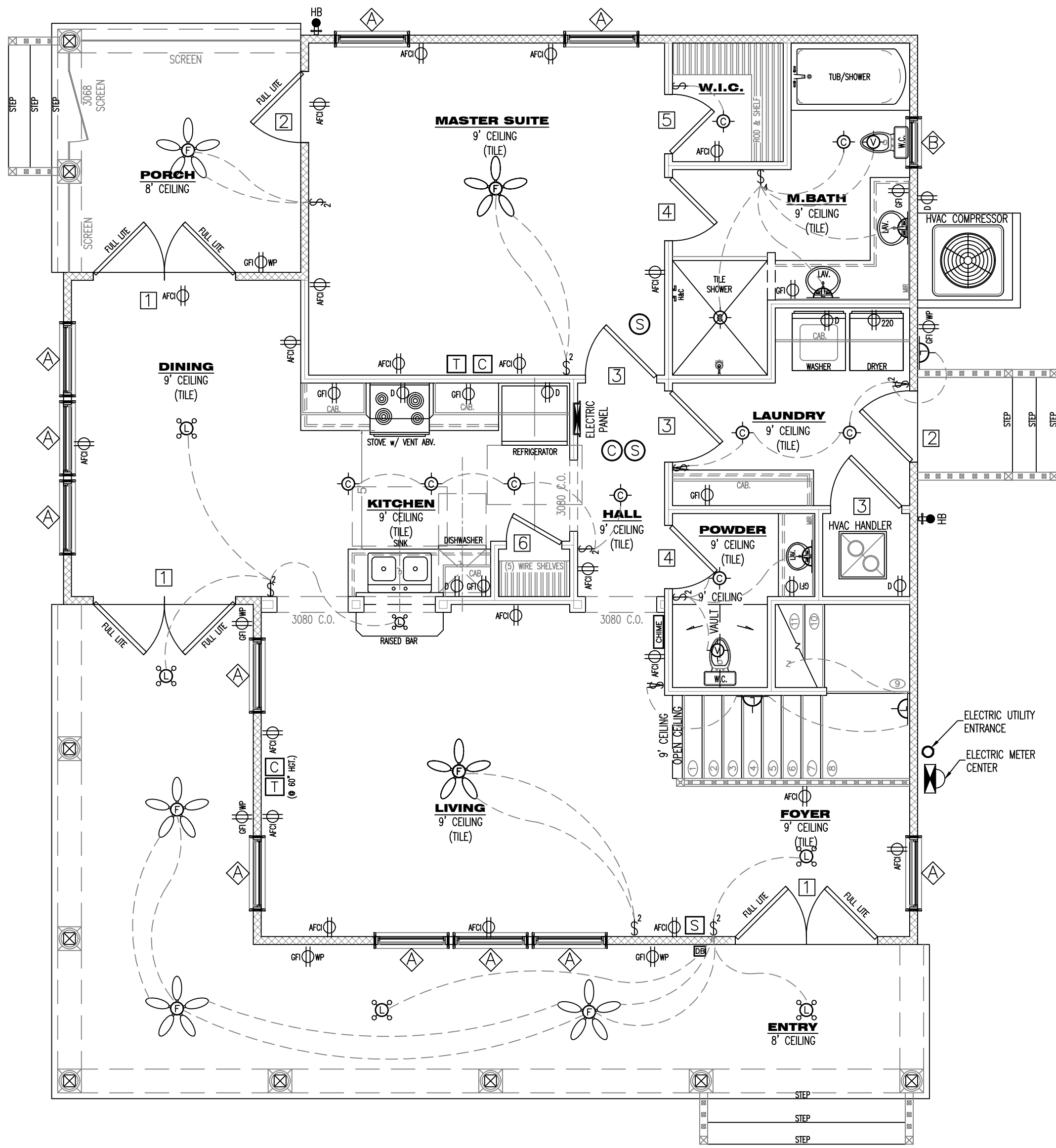
OWNER / BUILDER

PROJECT ADDRESS

LOT # 13-14
SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215
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1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,166 sq.ft.
2nd FL LIVING	CONDITIONED	510 sq.ft.
ENTRY	UNENCLOSED	331 sq.ft.
PORCH	UNENCLOSED	100 sq.ft.
TOTAL A/C		1,776 sq.ft.
TOTAL SQ.FT.		2,107 sq.ft.

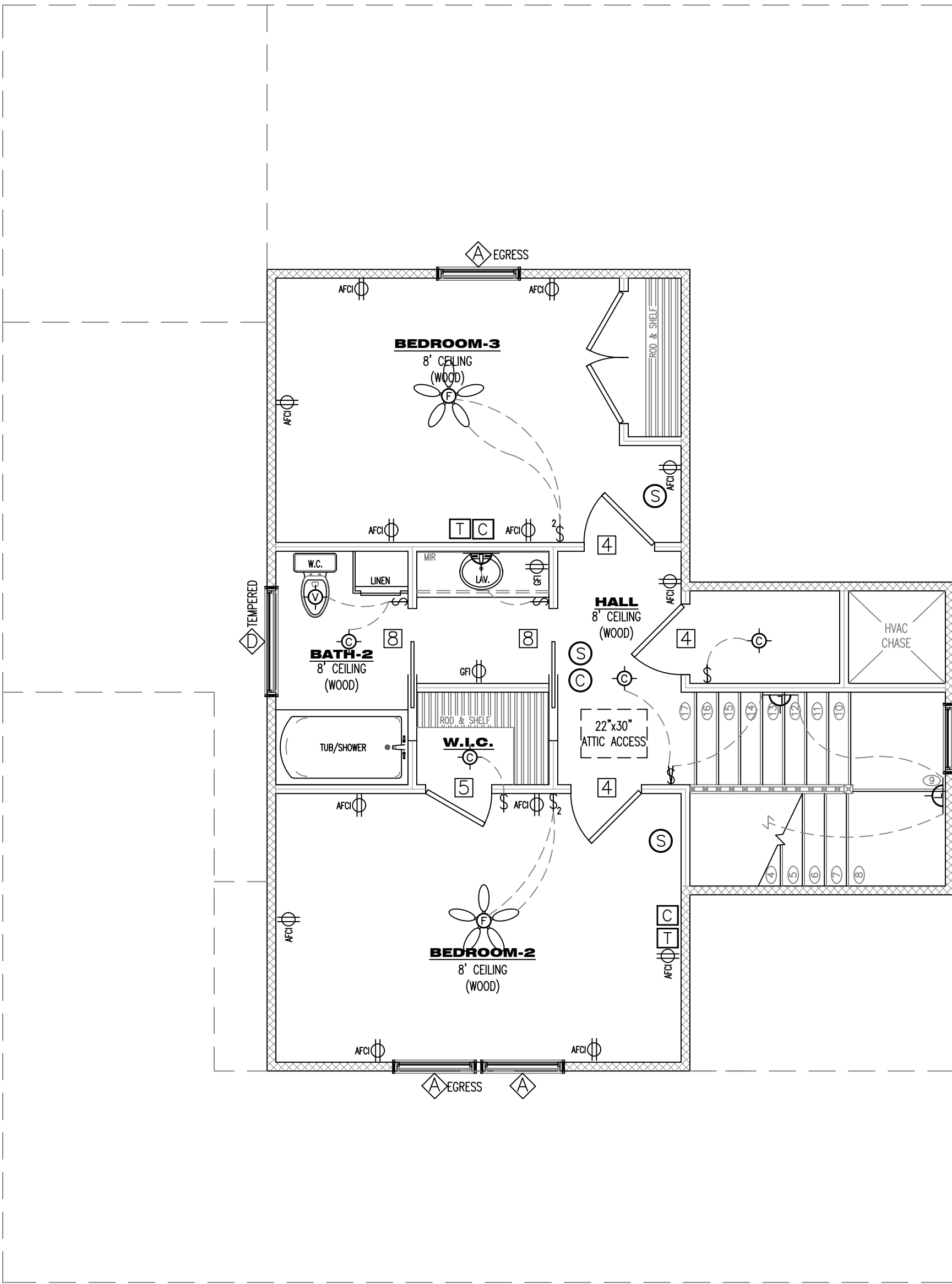
WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
1	3050	36"x60"	SINGLE HUNG
2	2030	24"x36"	SINGLE HUNG
3	3060	36"x72"	SINGLE HUNG
4	4016	48"x18"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
1	(2) 3068	72"x80"	SOLID CORE EXTERIOR UNIT (3/4 LIGHT)
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4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)

ELECTRICAL LEGEND	
SYMBOL	DISCRPTION
ARC	110 - ARC FAULT INTERRUPTER OUTLET
GFI	110 - GROUND FAULT INTERRUPTER OUTLET
GFI WP	110 - WATER PROOF GFI OUTLET
FO	110 - FLOOR OUTLET (RECESSED)
DO	110 - DEDICATED OUTLET
S	SINGLE POLE SWITCH
S4	MULTIPLE POLE SWITCH
3W	3-WAY SWITCH
CH	CEILING HUNG LIGHT
CL	CAN LIGHT (RECESSED)
RF	RECESSED CEILING FAN (VENT OUTSIDE)
WM	WALL MOUNTED LIGHT
SLM	SUSPENDED LIGHT MIXTURE
FL	SURFACE MOUNT FLUORESCENT LIGHT
EL	EXTERNAL FLOOD LIGHT
HL	HEAT LIGHTING
SD	SMOKE DETECTOR (CEILING MOUNT)
CD	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
CO	CABLE OUTLET
T	TELEPHONE OUTLET
S	SECURITY PANEL
CHIME	DOOR BELL CHIME
B	DOOR BELL
FL	CEILING HUNG FAN W/ LIGHT (REMOTE)

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2011.
- ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
- ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
- ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
- CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
- 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES



2nd LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,166 sq.ft.
2nd FL LIVING	CONDITIONED	510 sq.ft.
ENTRY	UNENCLOSED	331 sq.ft.
PORCH	UNENCLOSED	100 sq.ft.
TOTAL A/C		1,776 sq.ft.
TOTAL SQ.FT.		2,107 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
⌞	3050	36"x60"	SINGLE HUNG
⌞	2030	24"x36"	SINGLE HUNG
⌞	3060	36"x72"	SINGLE HUNG
⌞	4016	48"x18"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
1	(2)3068	72"x80"	SOLID CORE EXTERIOR UNIT (3/4 LIGHT)
2	3068	36"x80"	SOLID CORE EXTERIOR UNIT
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)

ELECTRICAL LEGEND	
SYMBOL	DISCRPTION
⌞	110 - ARC FAULT INTERRUPTER OUTLET
⌞	110 - GROUND FAULT INTERRUPTER OUTLET
⌞	110 - WATER PROOF GFI OUTLET
⌞	110 - FLOOR OUTLET (RECESSED)
⌞	110 - DEDICATED OUTLET
\$	SINGLE POLE SWITCH
\$	MULTIPLE POLE SWITCH
3	3-WAY SWITCH
⊙	CEILING HUNG LIGHT
⊙	CAN LIGHT (RECESSED)
⊙	RECESSED CEILING FAN (VENT OUTSIDE)
⌒	WALL MOUNTED LIGHT
⌒	SUSPENDED LIGHT MIXTURE
FL	SURFACE MOUNT FLUORESCENT LIGHT
⌒	EXTERNAL FLOOD LIGHT
⌒	HEAT LIGHTING
S	SMOKE DETECTOR (CEILING MOUNT)
C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
C	CABLE OUTLET
T	TELEPHONE OUTLET
S	SECURITY PANEL
CHIME	DOOR BELL CHIME
B	DOOR BELL
⌒	CEILING HUNG FAN W/ LIGHT (REMOTE)

- ELECTRICAL NOTES:
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 - 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES

B5.1

SHEET # **(9) OF (12)**
PROJECT NAME: **BART - SOMERUELUES ST.**
PROJECT #: **21.12.11**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **02.17.22**



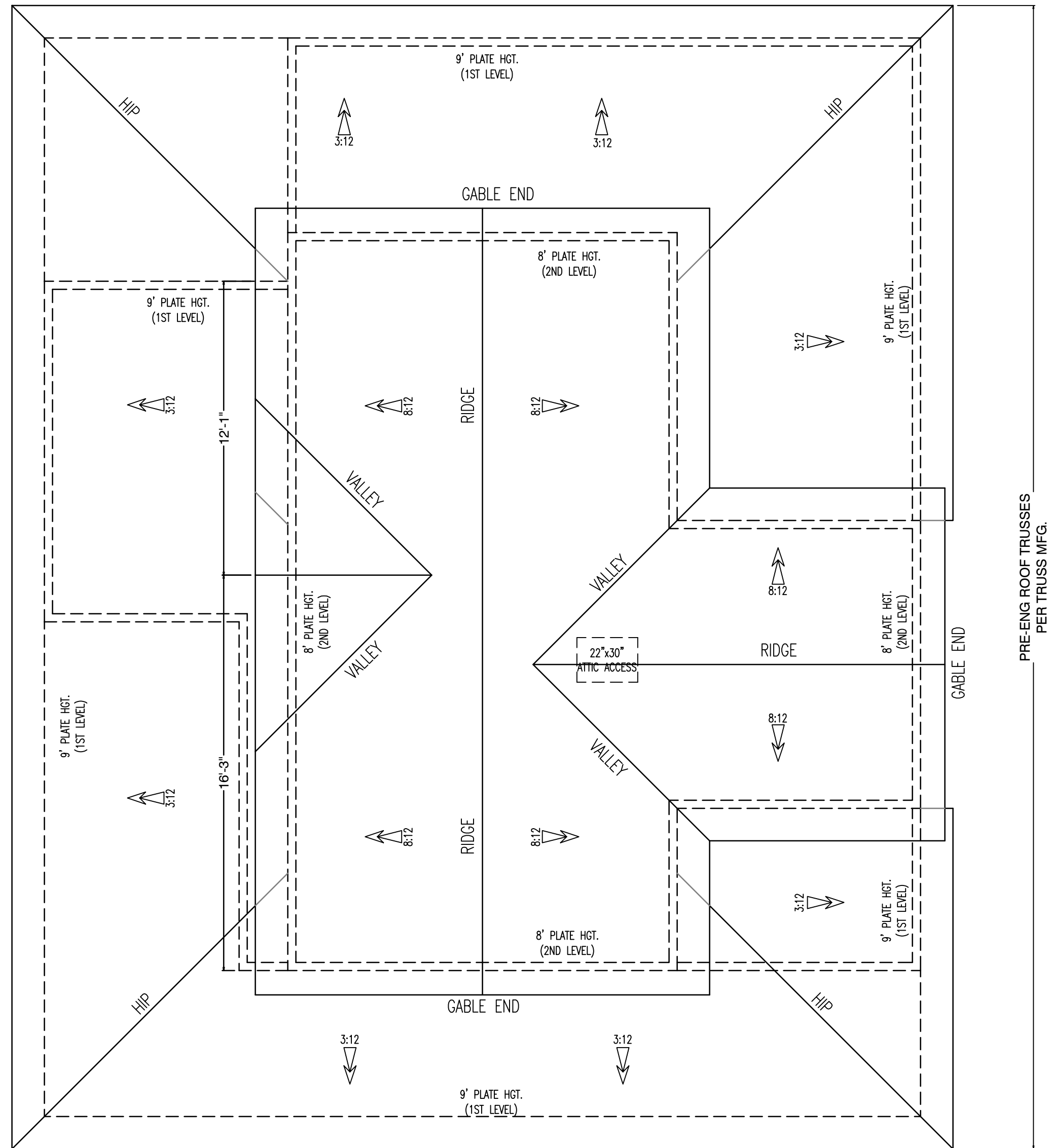
P.O. BOX 557
Callahan, FL 32011
OWNS
DRAFTING & DESIGN LLC
(904)536-0857
downsdraftinganddesign@gmail.com

OWNER / BUILDER
BART
RESIDENCE
PROJECT ADDRESS
LOT # 13-14
SOMERUELUES ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL 32011

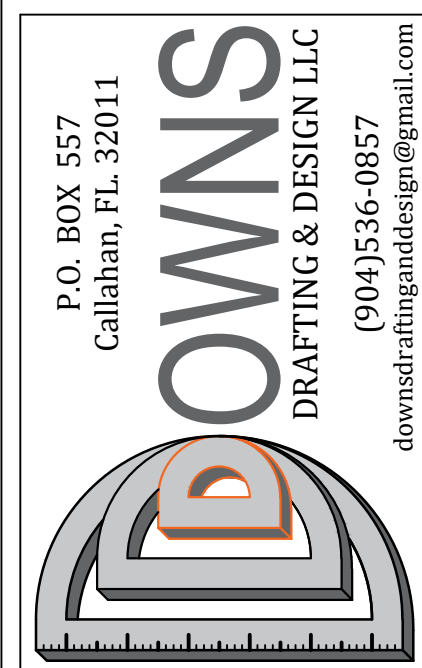
02.17.22
ENGINEER OF RECORD

SCALE: $\frac{1}{4}"=1'$



- * ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC.R806)
- * ALL ROOF FLASHING SHALL COMPLY WITH F.B.C (SEC. R903.2)
- * ALL ROOF VENTS SHALL EXIT @ REAR OF ROOF

SHEET #:	(8) OF (12)
PROJECT NAME:	BART - SOMERUELUS ST.
PROJECT #:	21.12.11
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	02.17.22



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 IS A DRAFTING SERVICE AND HOLDS NO
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 CONSTRUCTION OF ANY PORTION OF
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 HOMEOWNER OR CONTRACTOR TO VERIFY
 ALL DIMENSIONS AND CONSTRUCTIBILITY
 PRIOR TO PROCEEDING WITH CONSTRUCTION.
 HOMEOWNER OR CONTRACTOR SHALL VERIFY
 ALL CONSTRUCTION IS PERMITTED AND
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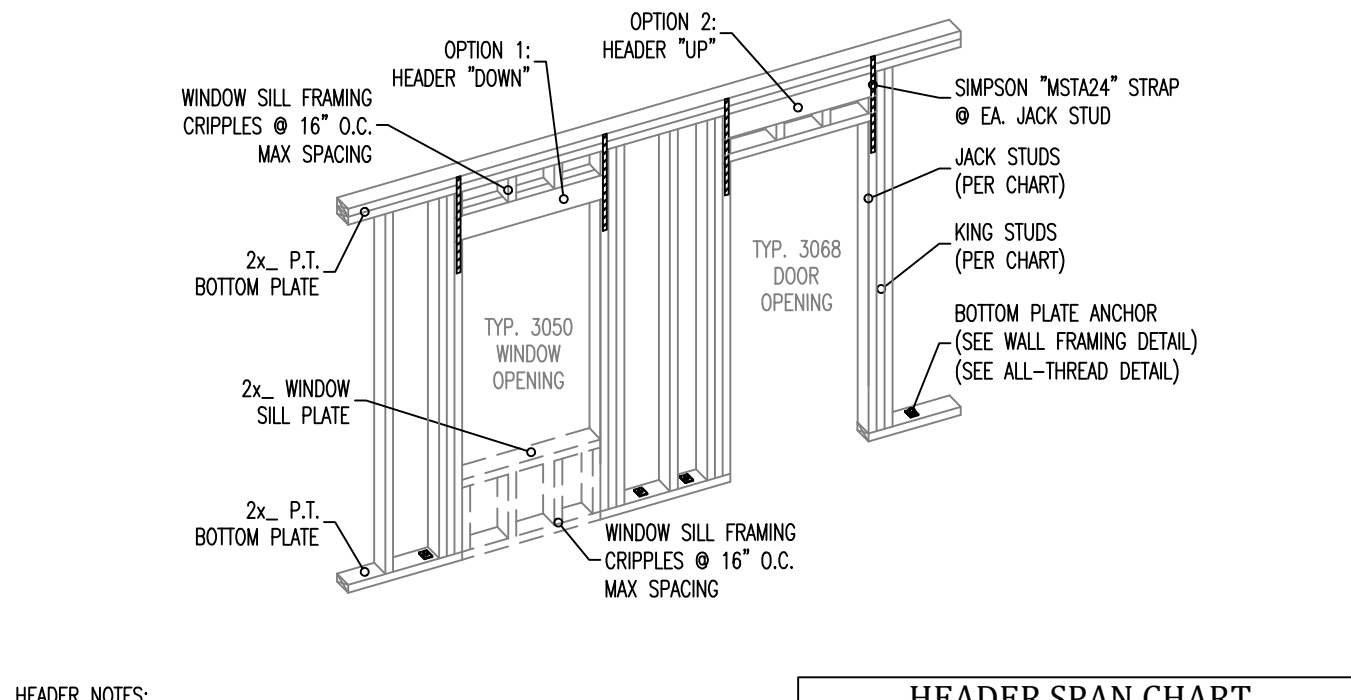
BART RESIDENCE

**LOT#13-14
SOMERVELVES ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

P.O. BOX 1008
CALLAHAN, FL. 32011

02.17.22
ENGINEER OF RECORD

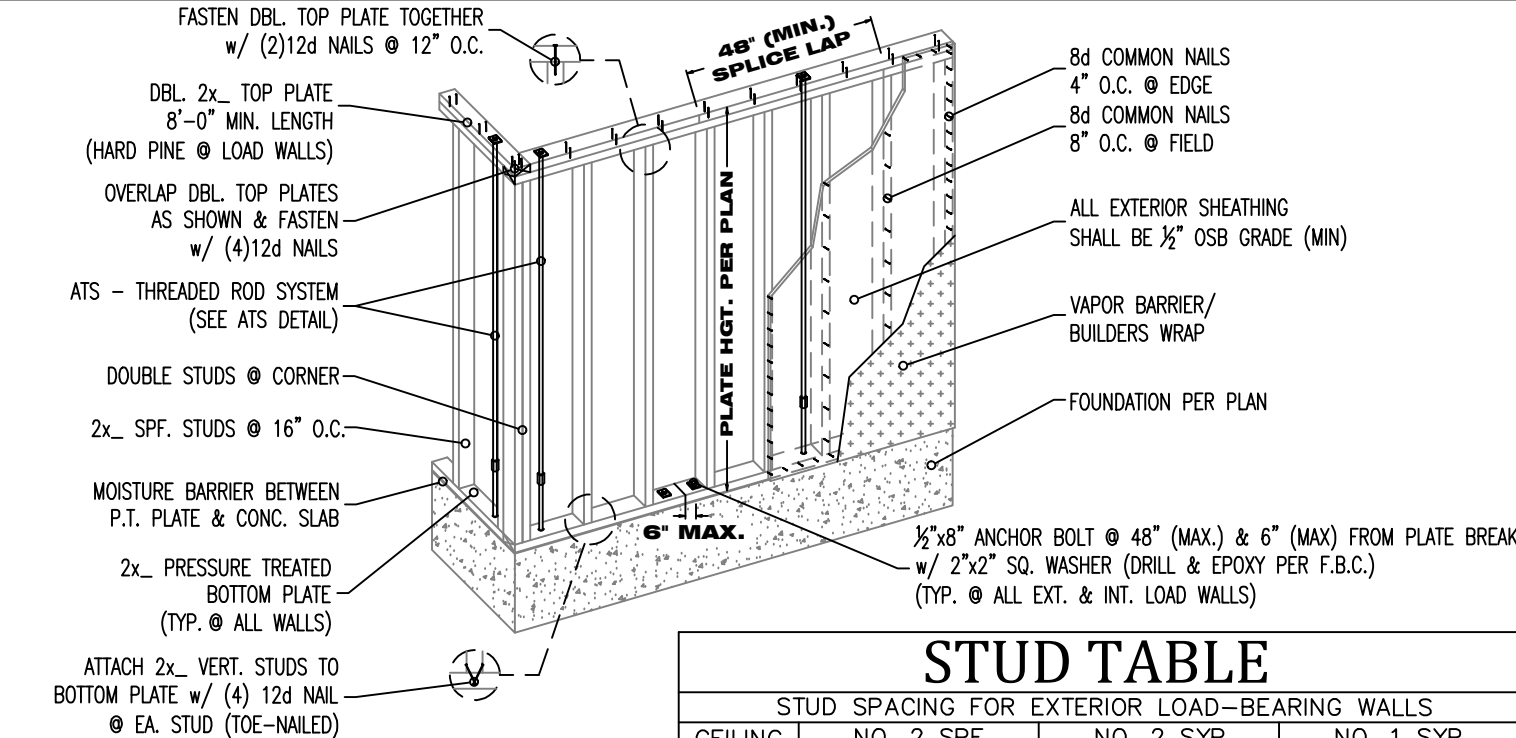


- HEADER NOTES:
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
 2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
 3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
 4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
 5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

HEADER SPAN CHART			
HDR. SIZE	SPAN	# OF JACKS	# OF KINGS
(2)2X6	3'-0"	1	2
(2)2X8	6'-0"	2	2
(2)2X10	9'-0"	2	2
(2)2X12	12'-0"	3	2

HEADER DETAIL

N.T.S.

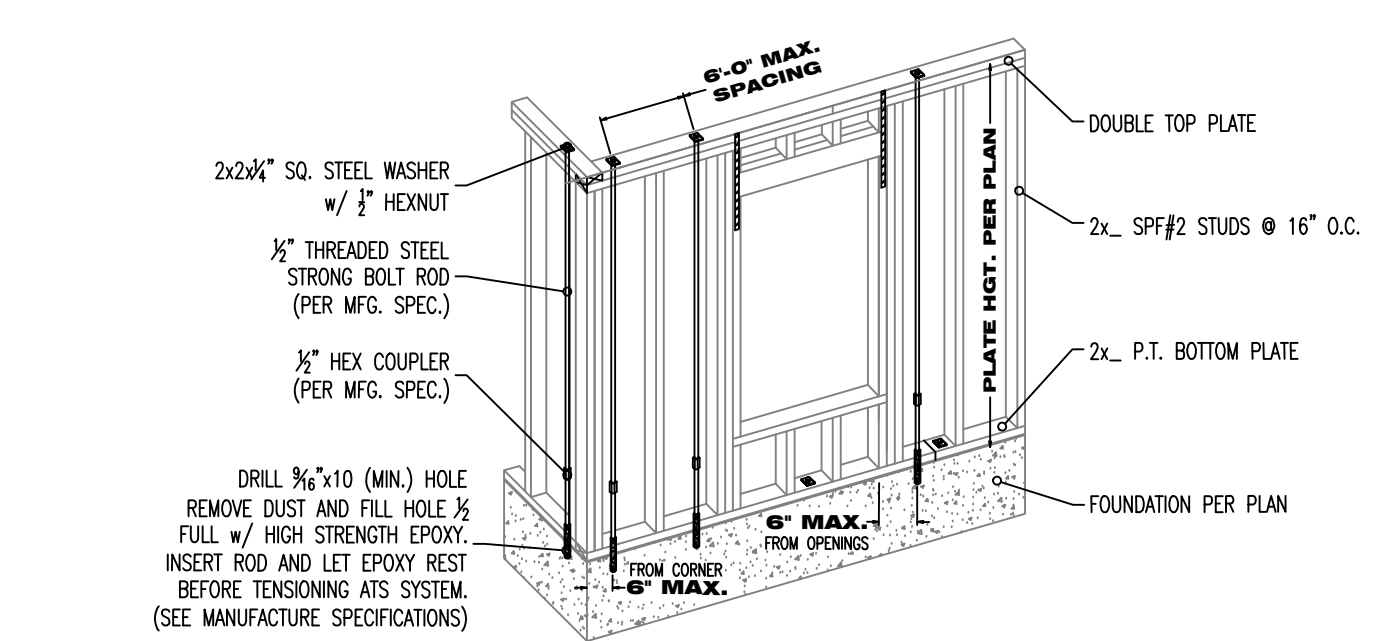


- FRAMING NOTES:
1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
 2. ALL WALL STUDS SHALL SPRUCE PINE FIR #2 MATERIAL.
 3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL.
 4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC. SLAB W/ (4) 1/4"x2"x2" SHOT PIN OR EQUIVALENT.

STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS				
CEILING HEIGHT	NO. 2 SPF	NO. 2 SYP	NO. 1 SYP	
9 FT.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
10 FT.	12" O.C.	24" O.C.	16" O.C.	24" O.C.
11 FT.	N/A	16" O.C.	N/A	16" O.C.
12 FT.	N/A	16" O.C.	N/A	16" O.C.
13 FT.	N/A	12" O.C.	N/A	16" O.C.
14 FT.	N/A	12" O.C.	N/A	16" O.C.

WALL FRAMING DETAIL

N.T.S.



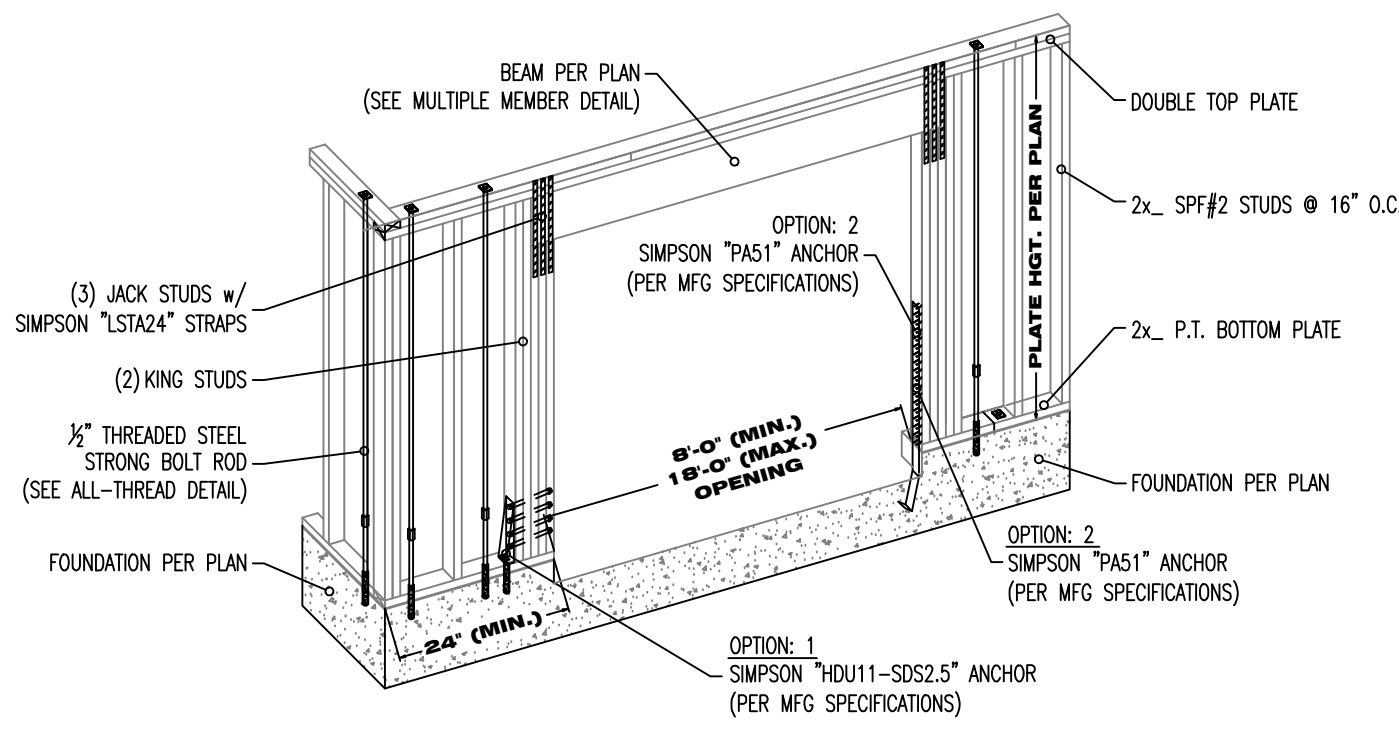
- FRAMING NOTES:
1. ITS ROD MAY SUBSTITUTE FOR 1/2" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
 2. INSTALL ITS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
 3. ITS ROD SYSTEM SHALL BE PRESENT IN ALL EXTERIOR & TRUSS LOAD BEARING WALLS.
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).
 5. ALL THREADED STEEL RODS SHALL CONFORM TO THE "ASTM-A35 THREADED STEEL" SECTION.

PLAN LEGEND

- = (1) STORY ROD
- = (2) STORY ROD
- = (1) STORY ROD 2nd LEVEL ONLY

ALL-THREAD ROD SYSTEM DETAIL

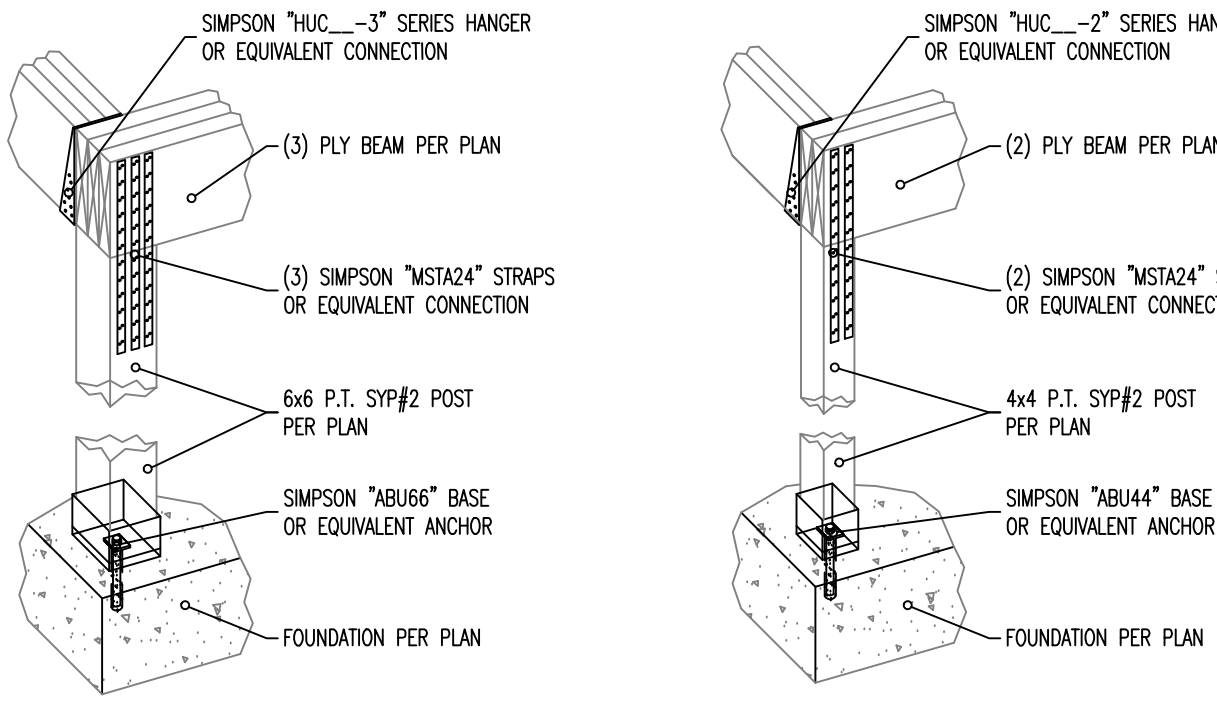
N.T.S.



- GARAGE DOOR NOTES:
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
 2. INSTALL ITS ROD SYSTEM PER ALL-THREAD DETAIL
 3. ALL ANCHOR INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURE SPECIFICATIONS
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).

GARAGE DOOR DETAIL

N.T.S.



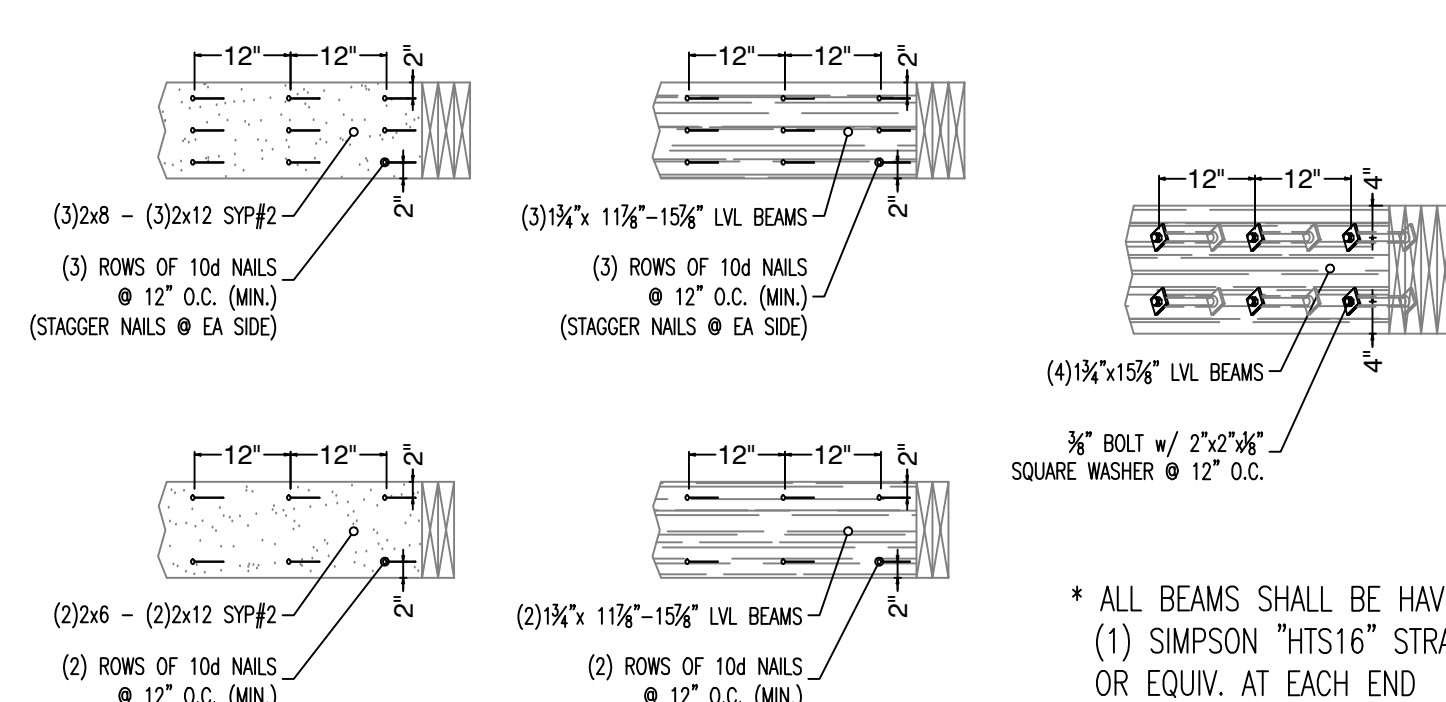
6x6 POST

4x4 POST

- POST NOTES:
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

POST DETAIL

N.T.S.



SOLID SAWN LUMBER

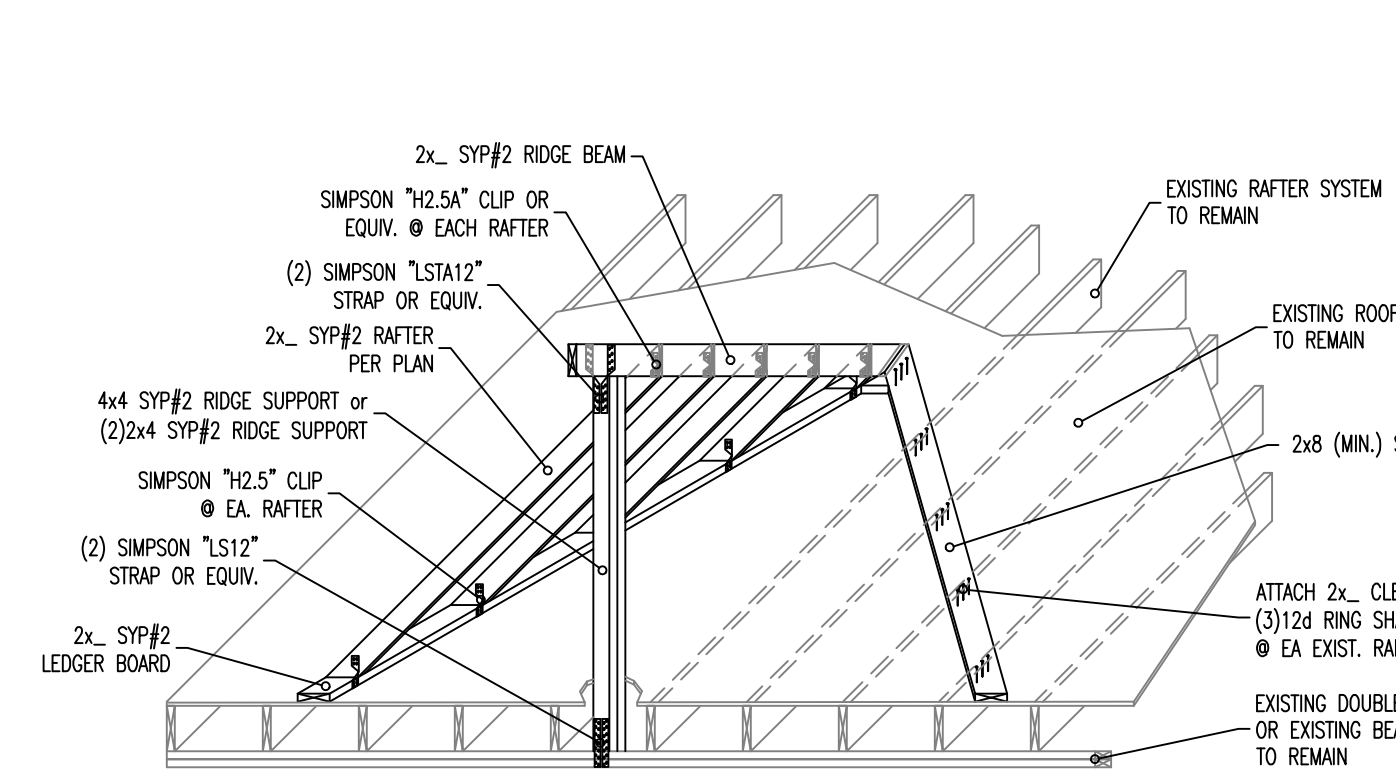
LVL BEAMS

4-PLY MEMBERS

- MULTI-PLY MEMBER NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

MULTI-PLY MEMBER DETAIL

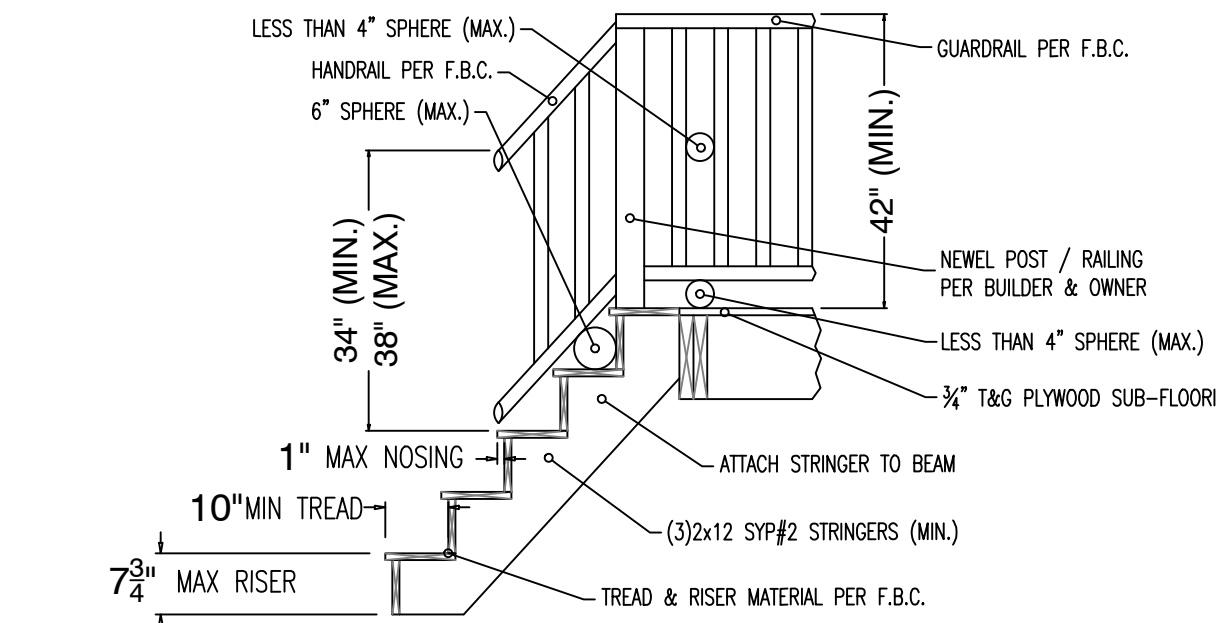
N.T.S.



- ROOF OVER FRAMING NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

ROOF OVER FRAME DETAIL

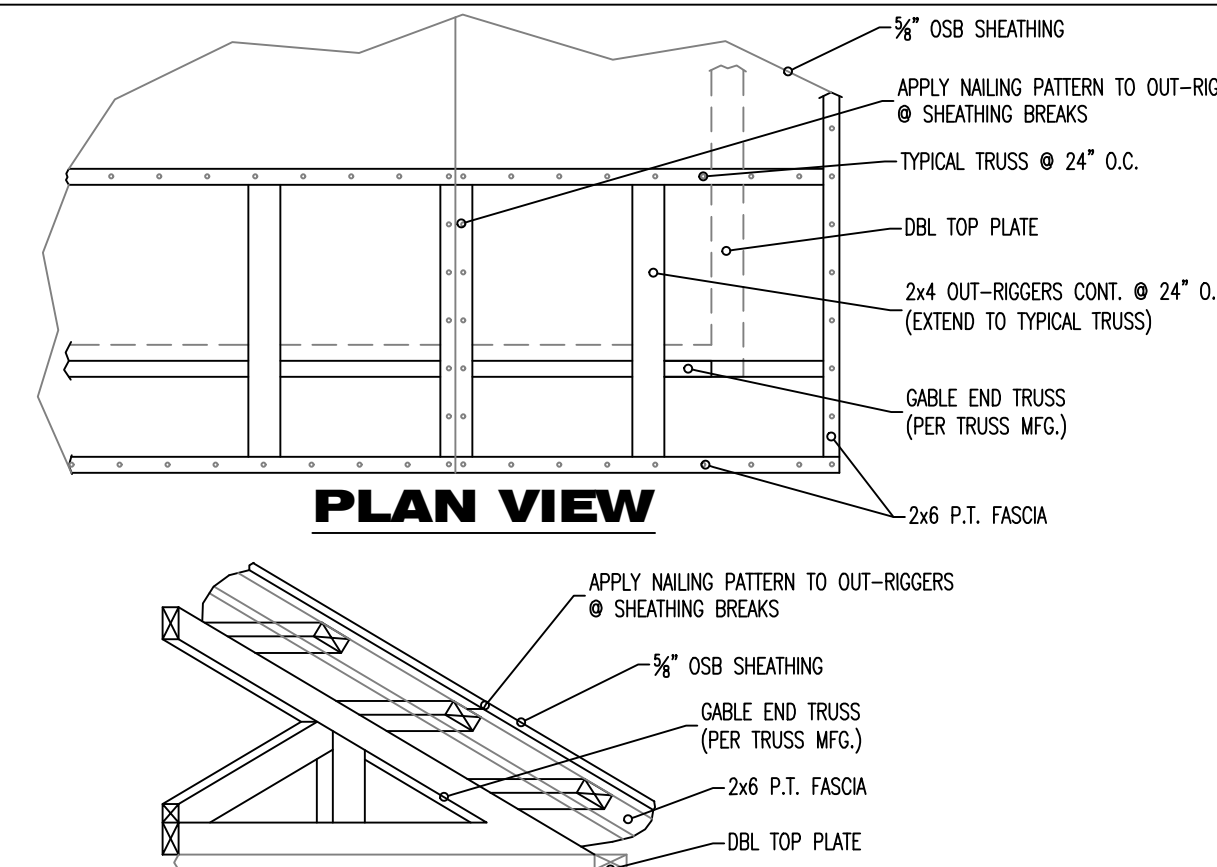
N.T.S.



- STAR NOTES:
- (2) RISERS + (1) TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MIN.)
 - ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) & 6" (MAX.) x 2" (DEPTH) (MAX.)
 - RAIL HEIGHT SHALL BE 34" (MIN.) AND 38" (MAX.) ABOVE TREAD NOSING / FLOOR.
 - FINGER SPACE SHALL BE 1/8" (MIN.) AND 3/8" (MAX.) FROM DOWELS / WALLS.
 - ROUND RAILS SHALL BE 1/2" (MIN.) AND 2" (MAX.) DIAMETER.
 - HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

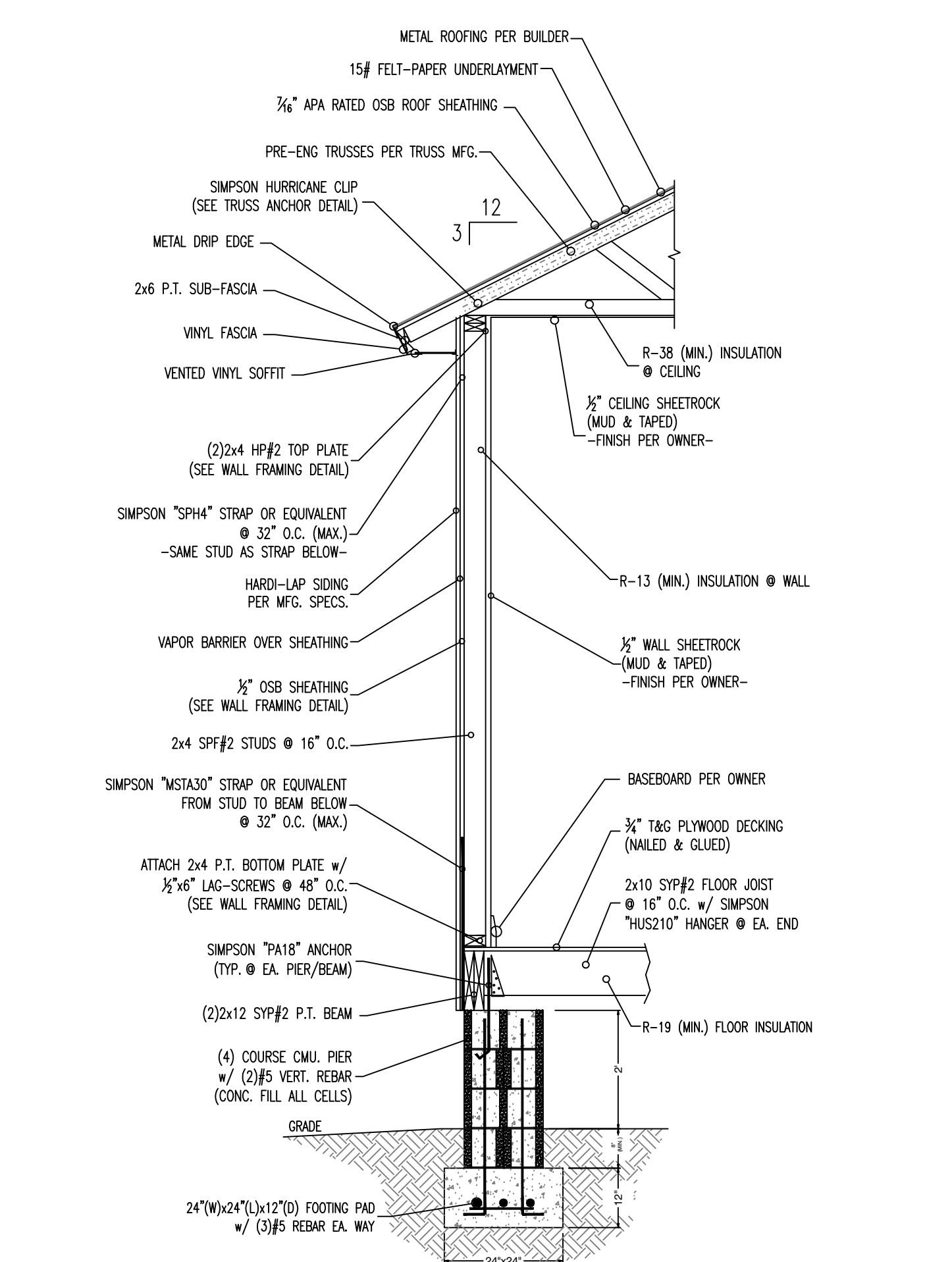
POST DETAIL

N.T.S.



DROP GABLE DETAIL

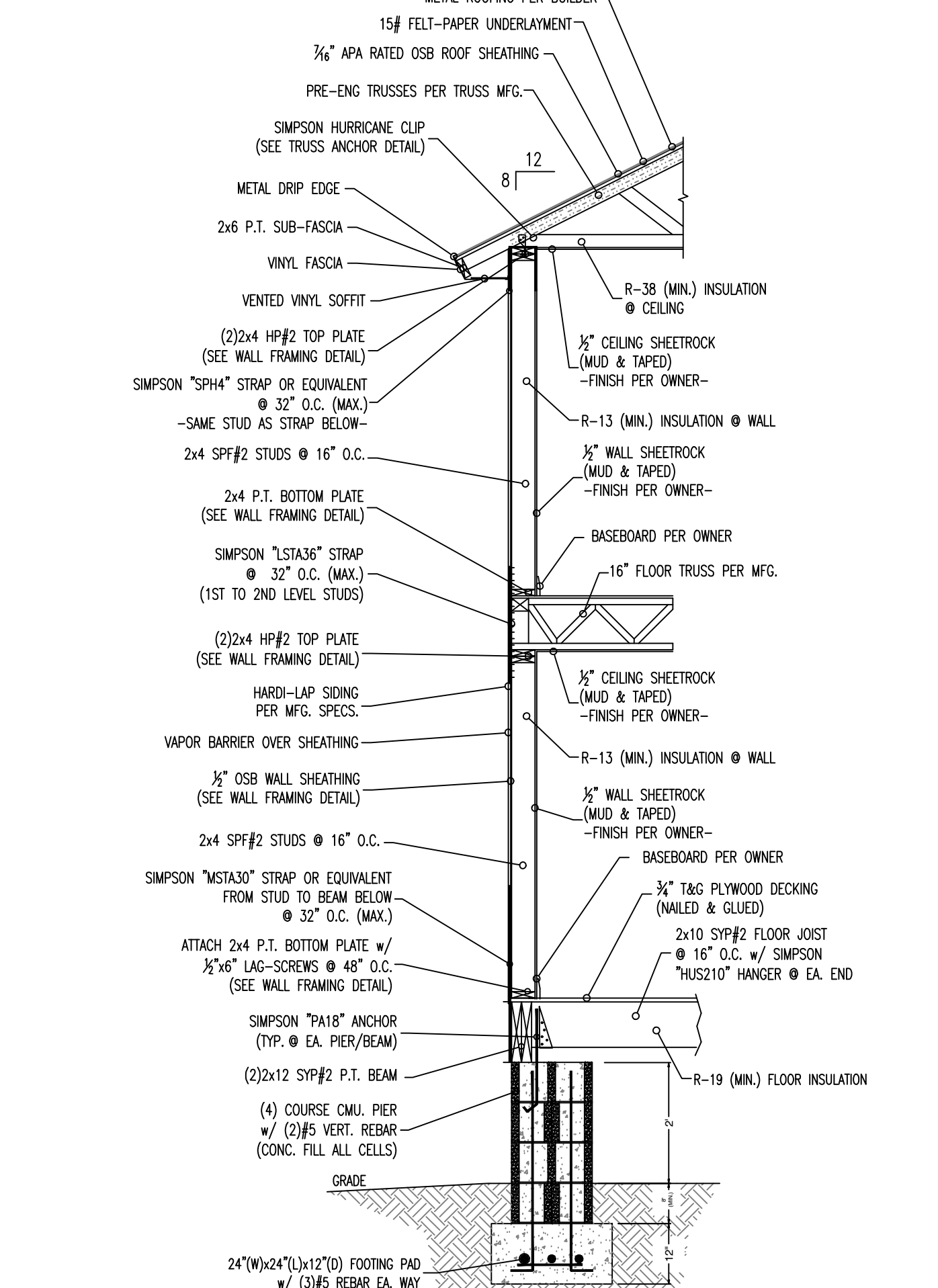
N.T.S.



- WALL SECTION NOTES:
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

1-STORY WALL SECTION

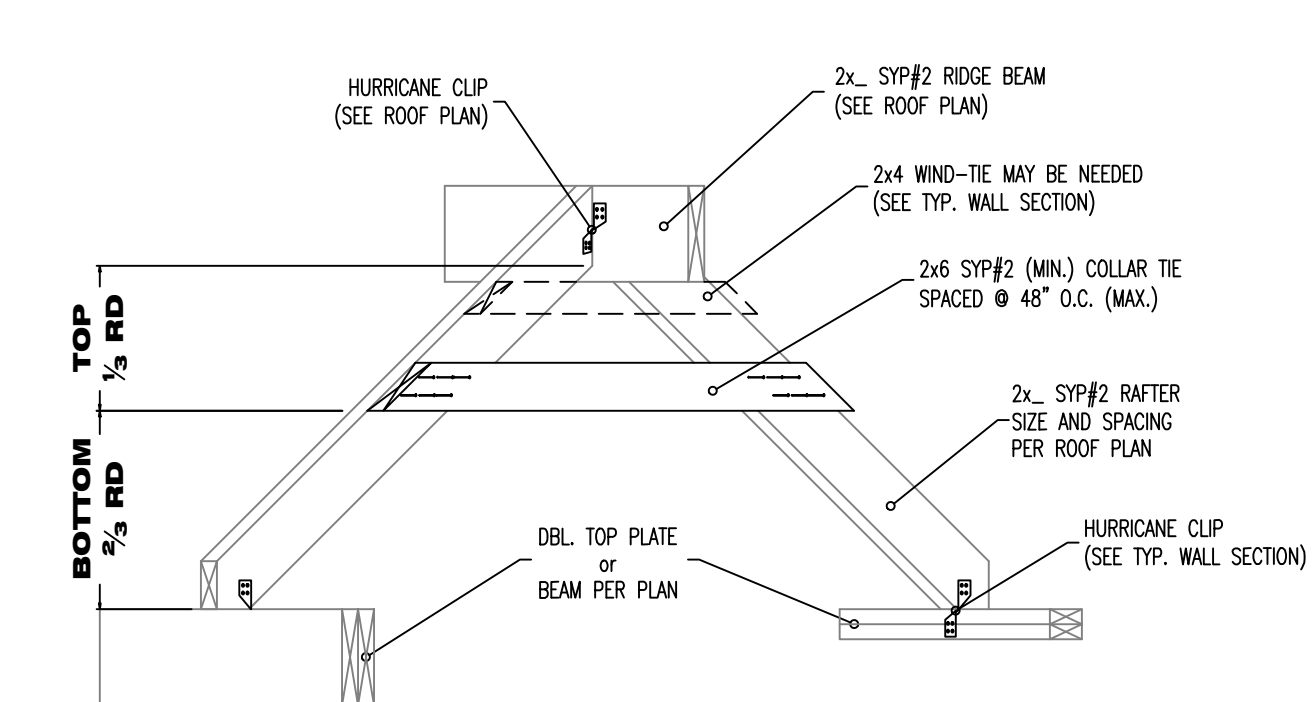
N.T.S.



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2-STORY WALL SECTION

N.T.S.



- COLLAR TIE NOTES:
1. 2x6 SYP#2 (MIN.) COLLAR TIE SHALL BE FASTENED TO RAFTER W/ (6) 12d NAILS TYP. @ EA. END.
 2. COLLAR TIE SHALL BE PLACED IN THE TOP 1/2 OF THE RAFTER BEARING SPAN WITH THE INTENT TO PREVENT RIDGE SAGGING.
 3. 2x4 WIND-TIE USAGE SHALL BE SPECIFIED IN THE TYPICAL WALL SECTION WITH THE INTENT TO PREVENT RIDGE SAGGING
 4. ALL HURRICANE CLIPS, RAFTERS, AND RIDGE BEAM SPECIFICATIONS WILL BE FOUND ON THE ROOF PLAN AND/OR THE TYPICAL WALL SECTION.

COLLAR TIE DETAIL

N.T.S.

TRUSS FASTENERS

1 GIRDER TRUSS STRAPPING - BOTTOM CHORD

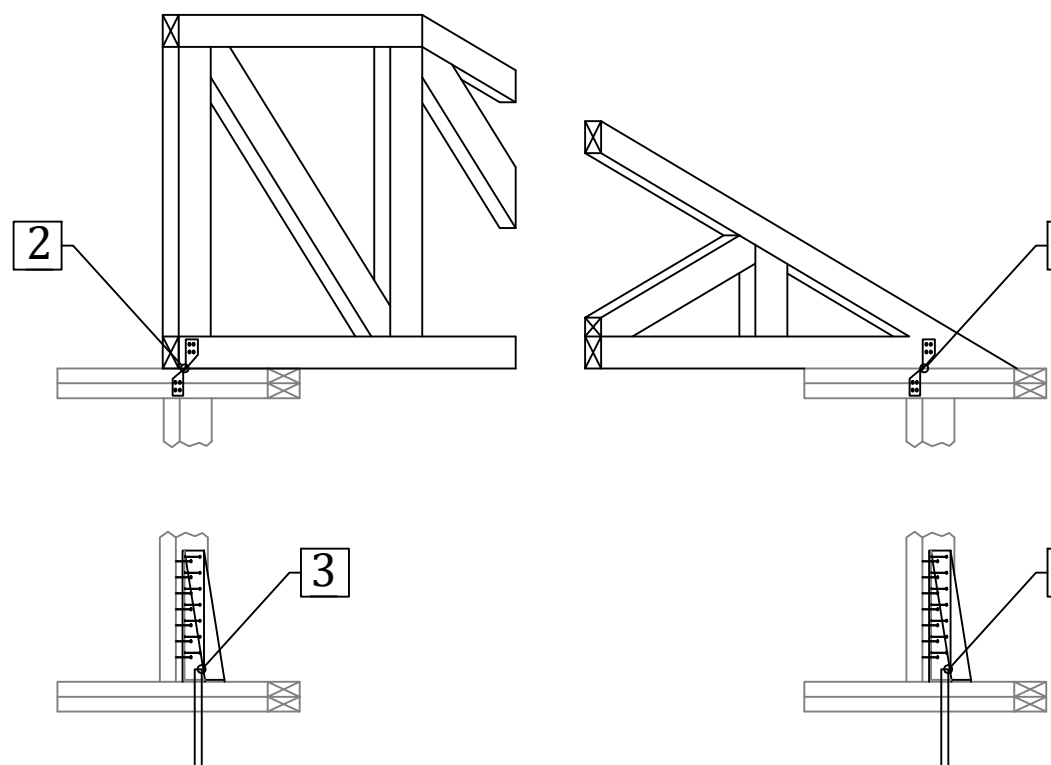
0-400#	H2.5
400#-800#	(2) H2.5
800#-1200#	H16
1200-1700#	LGT2 (2 PLY)
1700#-6400#	HGT2 (2 PLY)

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0-400#	H2.5
400#-1200#	LST24
1200#-2800#	(2) MSTA24
2800#-6600#	HST3
6600#-13300#	HST6

3 GIRDER TRUSS STRAPPING - ANCHORING

0-5600#	HDU8-SDS2.5
5600#-8000#	HDU11-SDS2.5
8000#-10000#	HDU14-SDS2.5



- TRUSS ANCHOR NOTES:
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
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TRUSS ANCHOR DETAIL

N.T.S.

D7.0
SHEET # (10) OF (12)
PROJECT NAME: **BART - SOMERUELUES**
PROJECT #: **21.12.11**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **02.17.22**

OWNS
DRAFTING & DESIGN LLC
P.O. BOX 557
Callahan, FL 32011
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downsdraftinganddesign@gmail.com

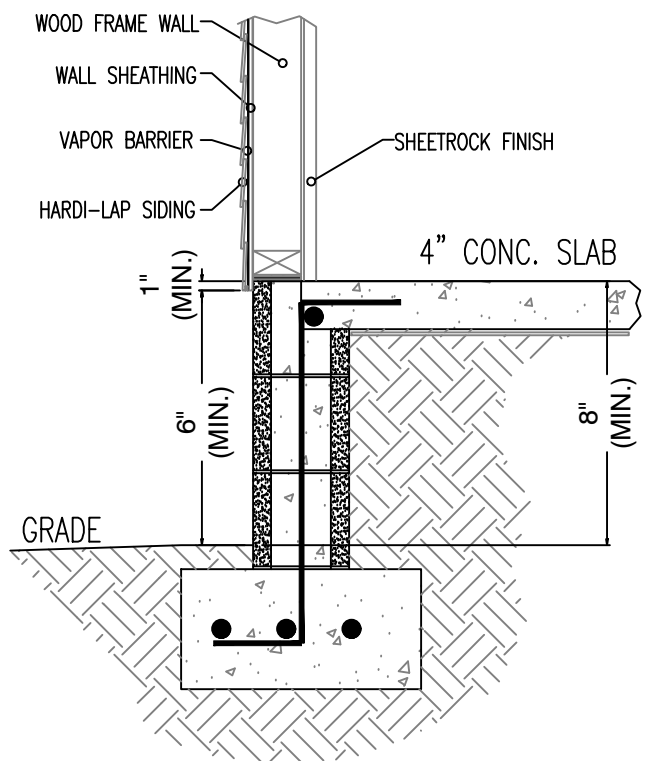
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OWNER/BUILDER
BART RESIDENCE
LOT#13-14
SOMERUELUES ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL 32011

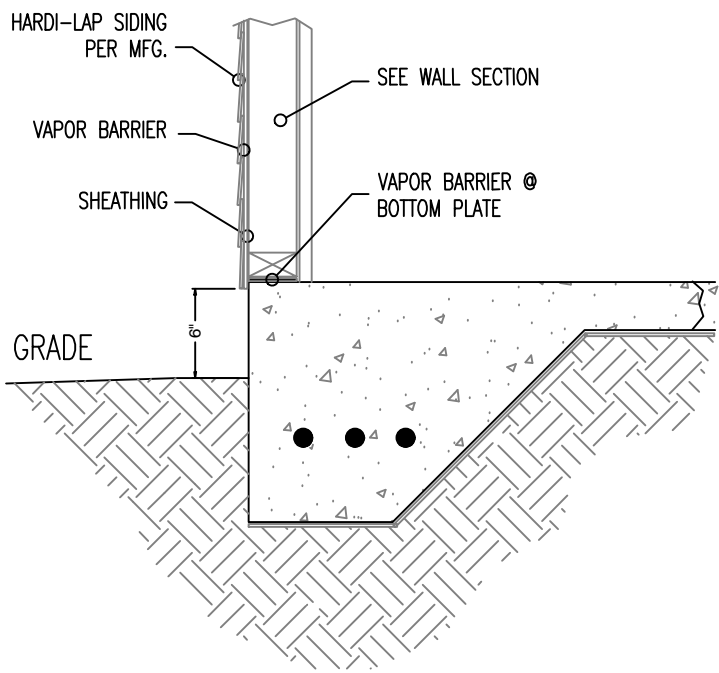
02.17.22
ENGINEER OF RECORD

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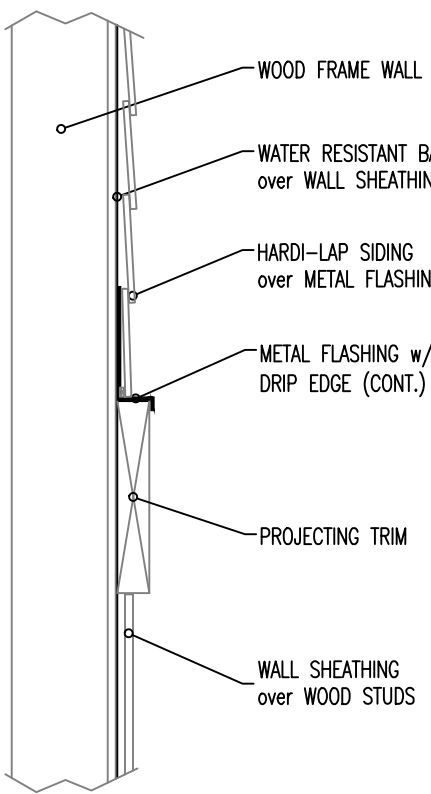
HARDI-LAP FLASHING DETAIL

N.T.S.



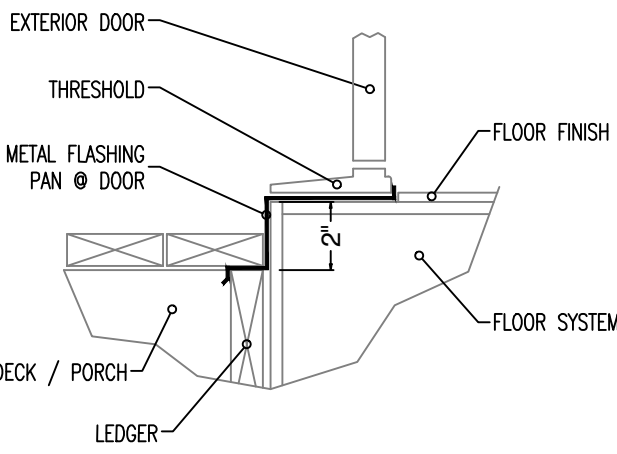
HARDI-LAP FLASHING DETAIL

N.T.S.

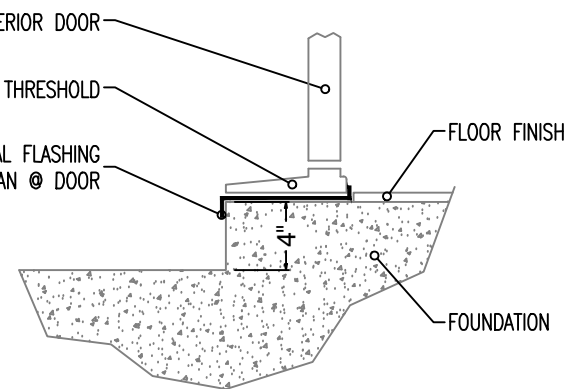


PROJECTING TRIM DETAIL

N.T.S.



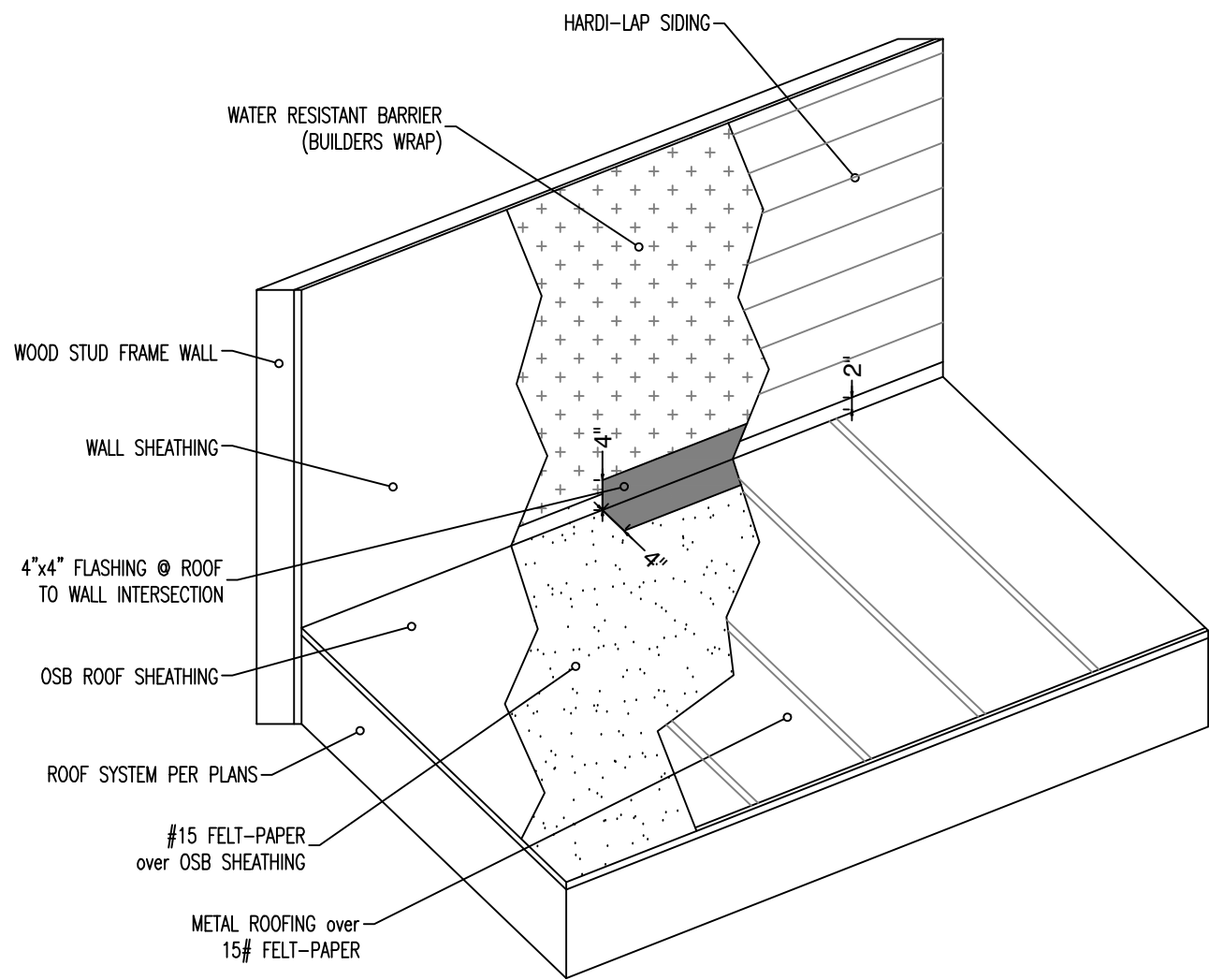
NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS



NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

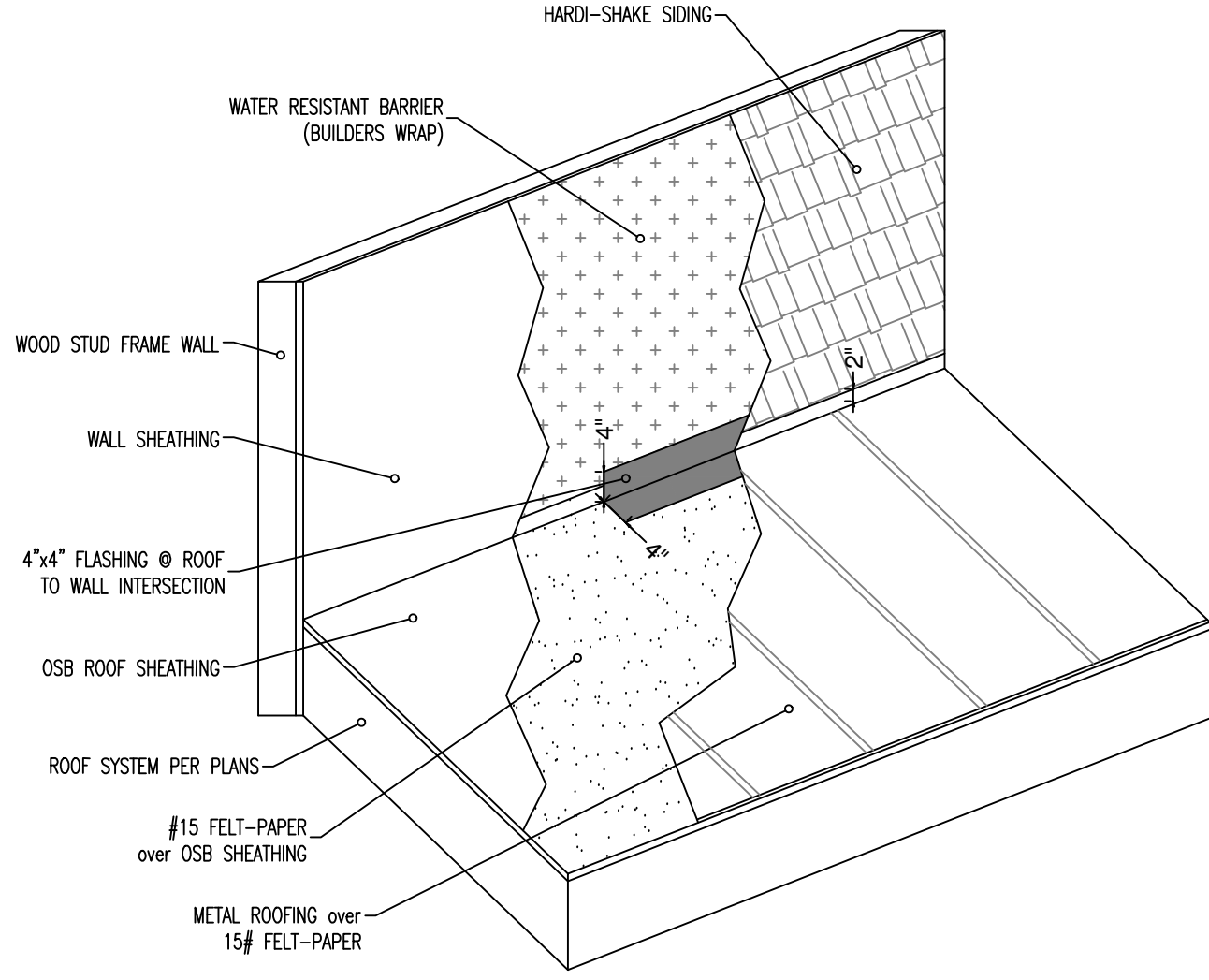
DOOR THRESHOLD DETAIL

N.T.S.



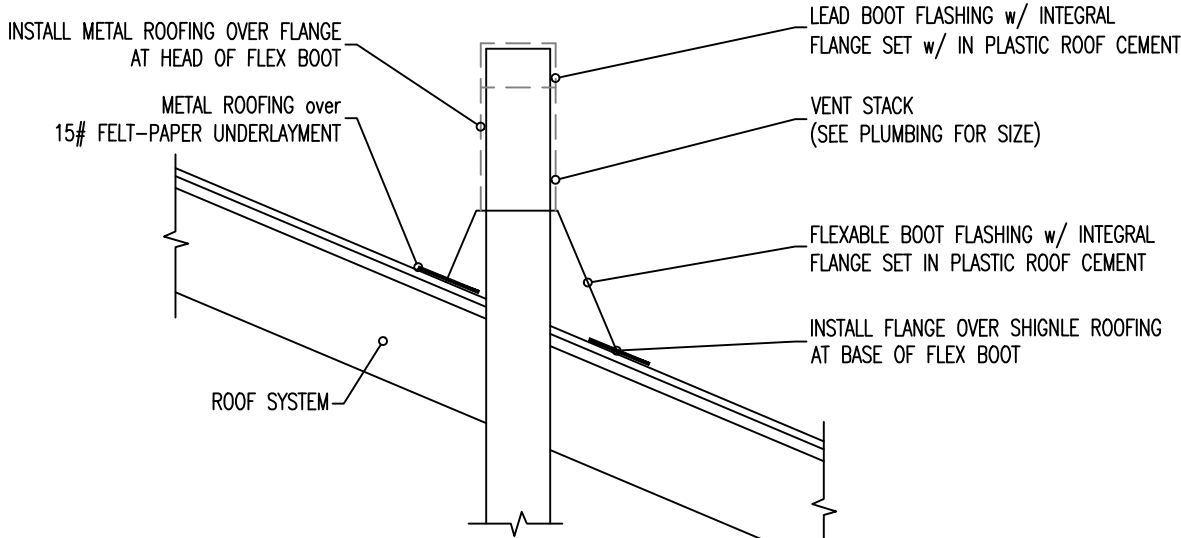
ROOF TO WALL DETAIL

N.T.S.



ROOF TO WALL DETAIL

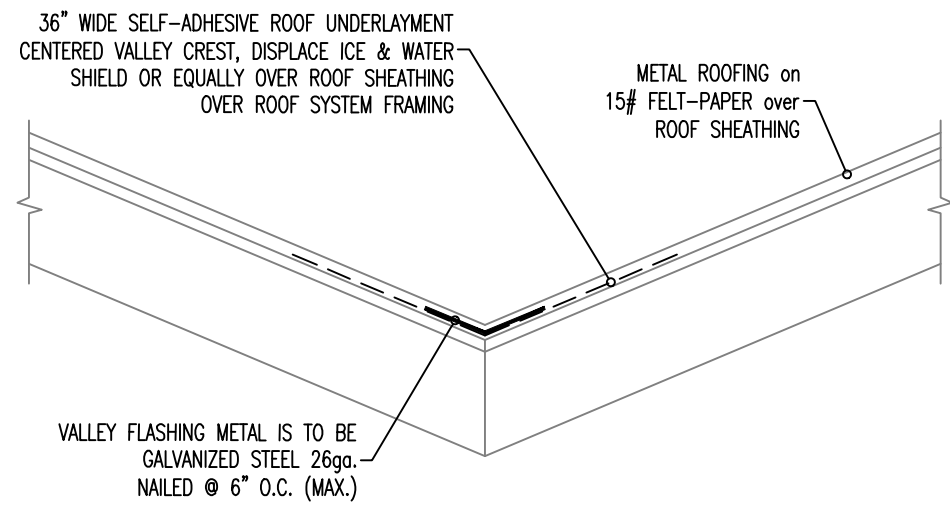
N.T.S.



NOTE: - INSTALL IN STRICT ACCORDANCE w/ MFG. INSTRUCTIONS
- APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY.

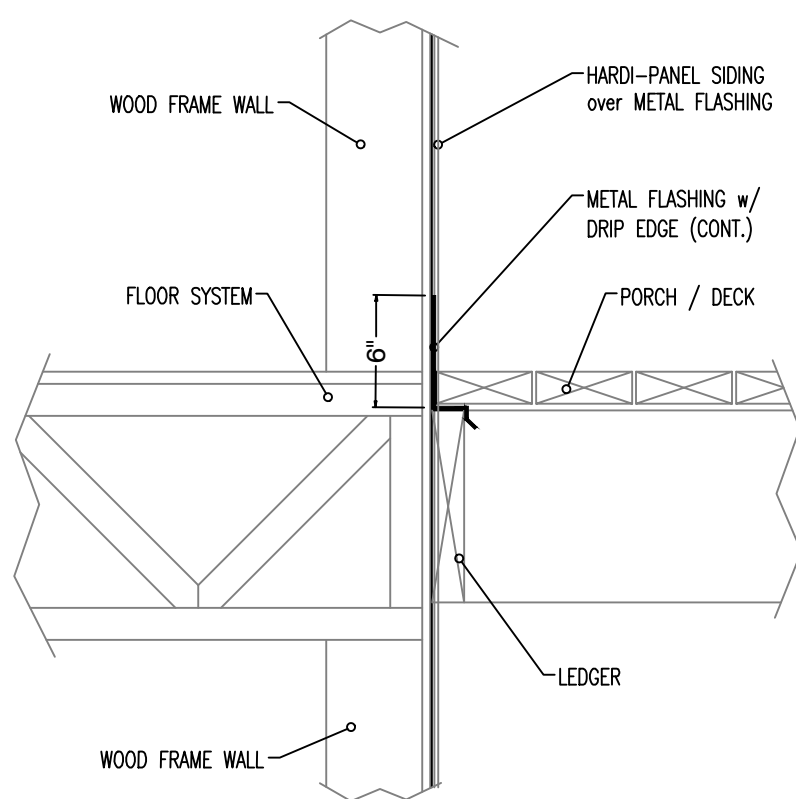
ROOF VENT STACK DETAIL

N.T.S.



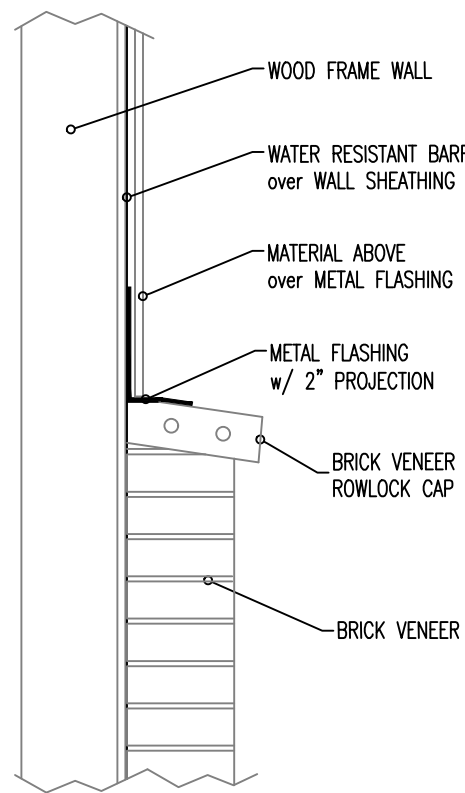
VALLEY FLASHING DETAIL

N.T.S.



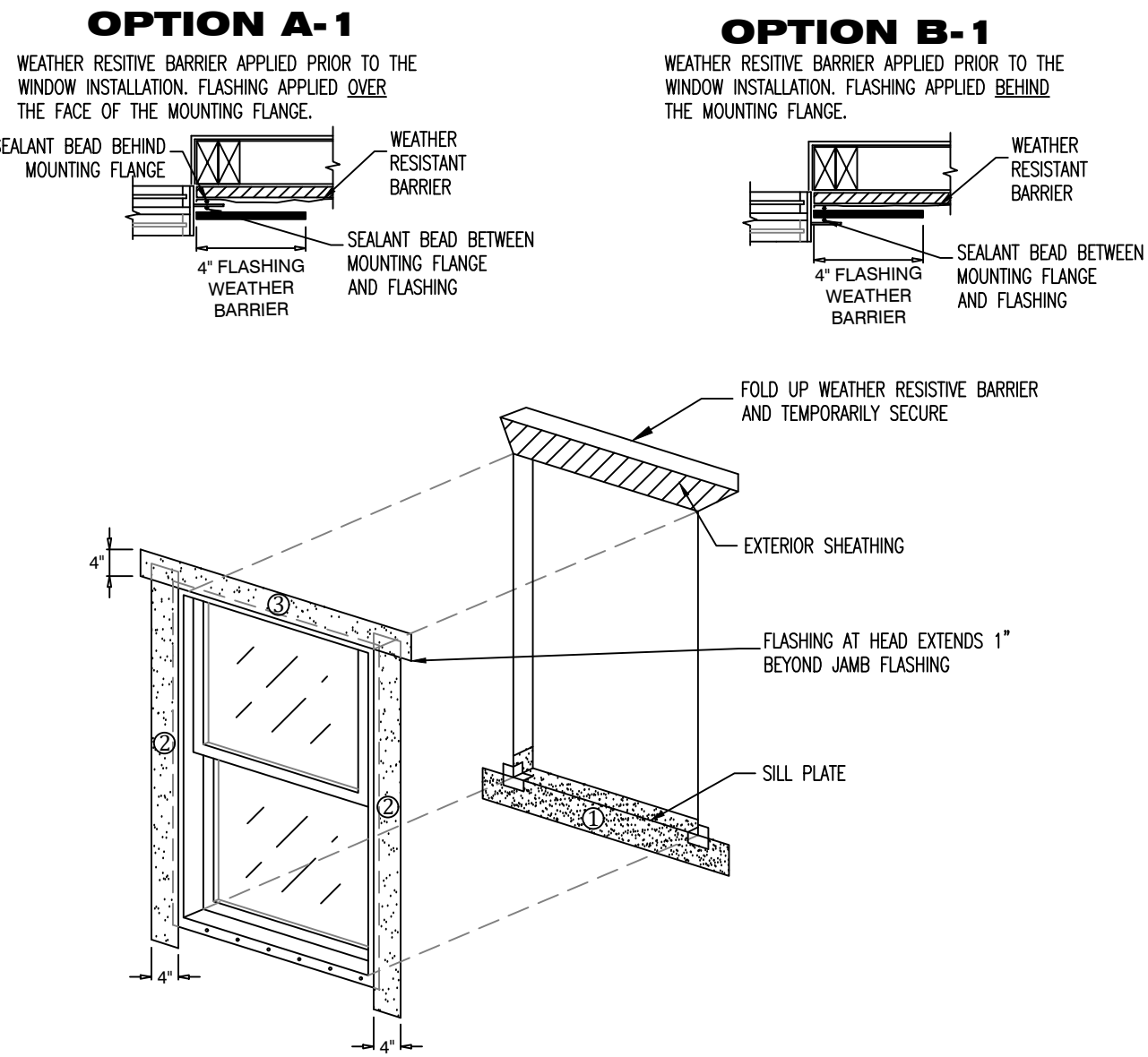
DECK FLASHING DETAIL

N.T.S.



PROJECTING CAP DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 4" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

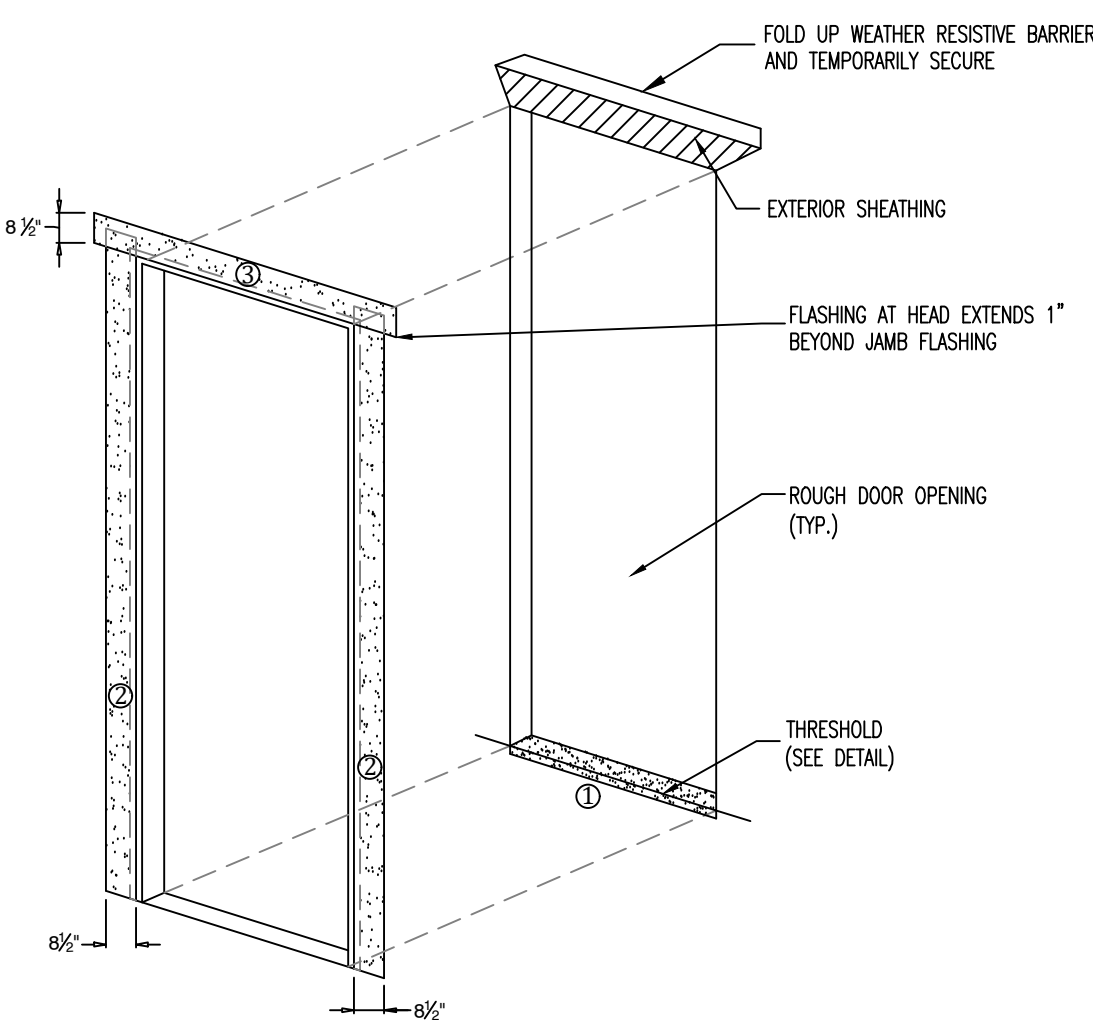
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SEAL THE WINDOW FRAME TO OPENING: APPLY A 3/8" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE. IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS.

WINDOW FLASHING DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 8" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

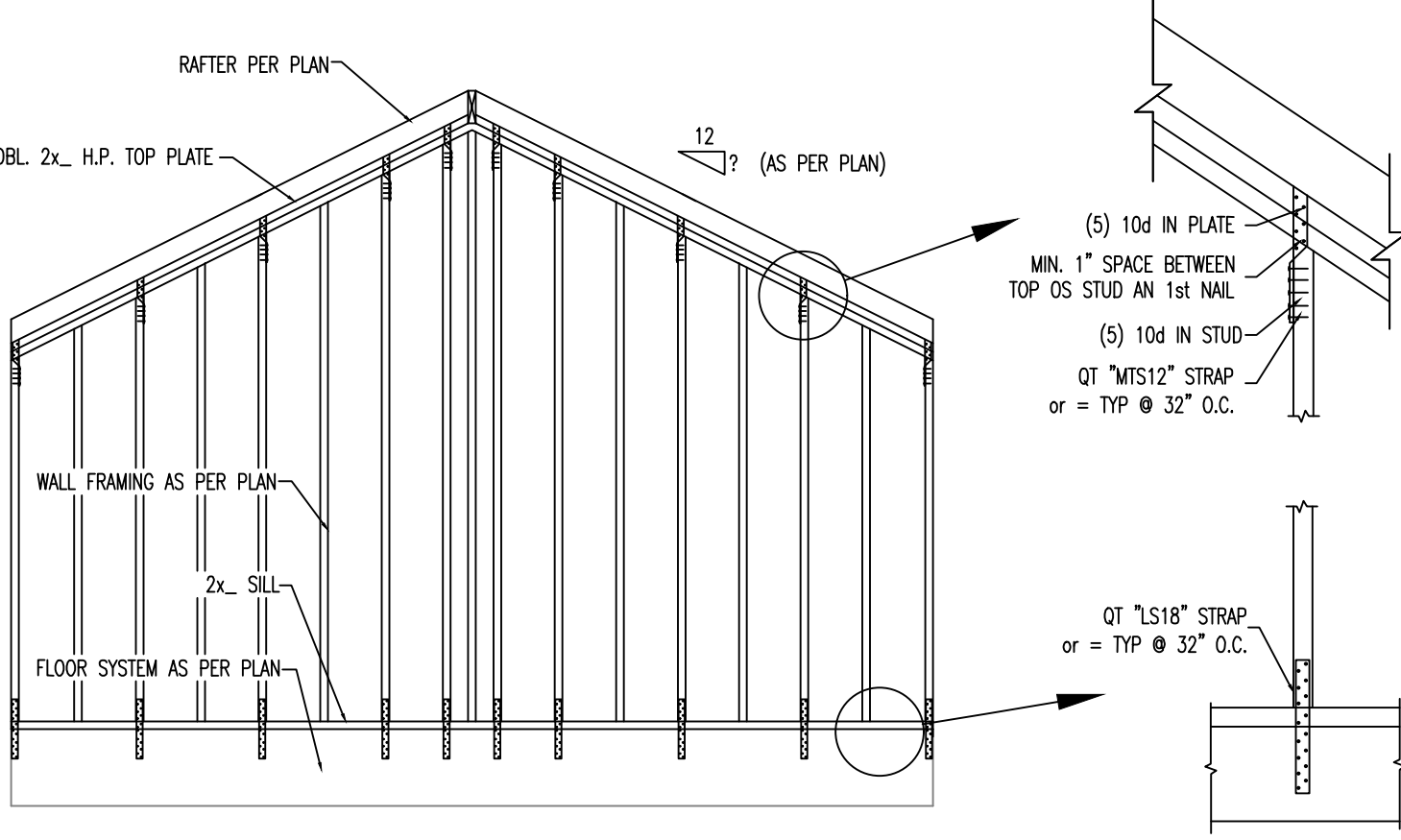
HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH DOOR. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

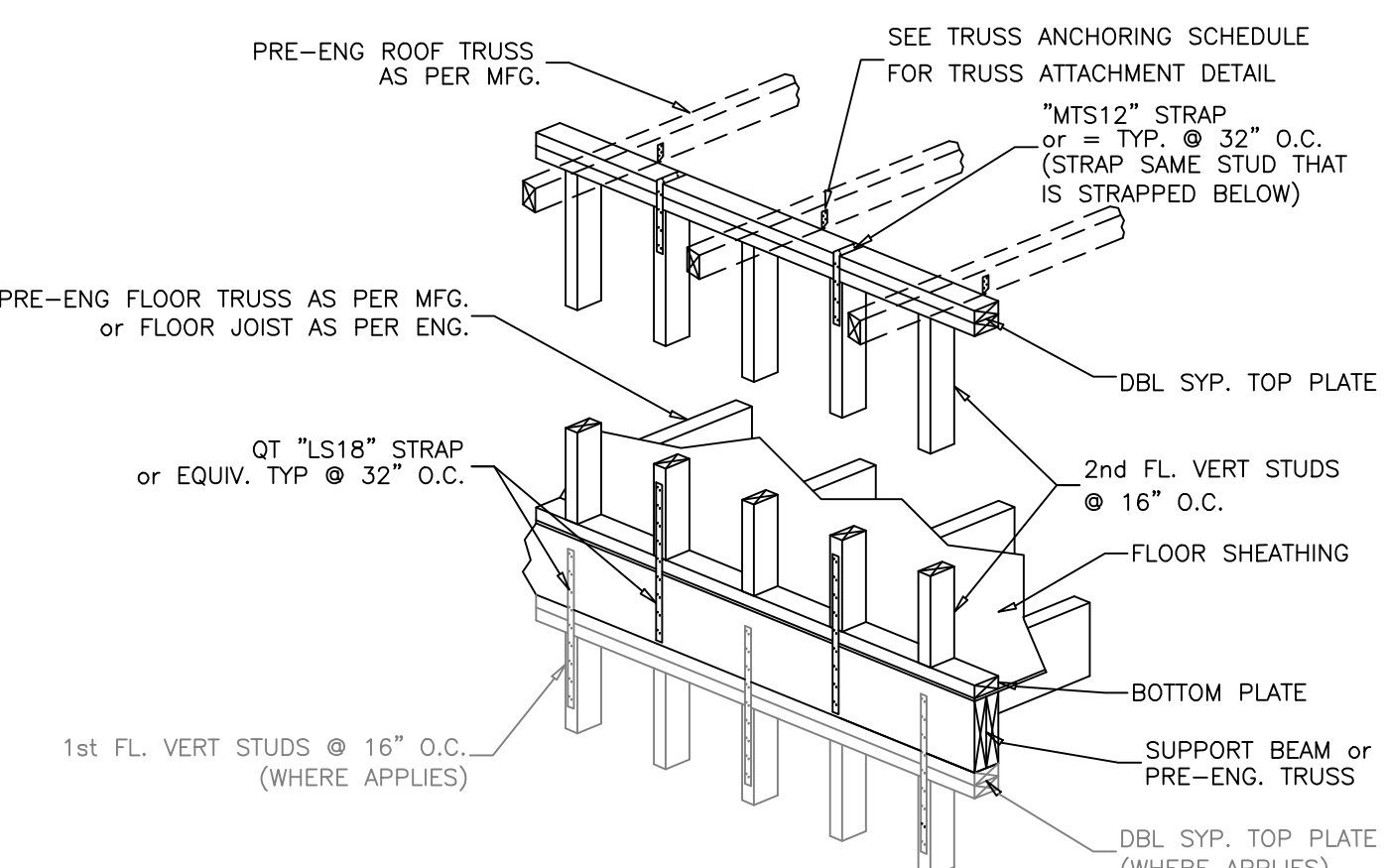
DOOR FLASHING DETAIL

N.T.S.



BALLOON FRAME STRAPPING

N.T.S.



ALTERNATE STRAPPING DETAIL

N.T.S.

D7.1
SHEET # (11) OF (12)
PROJECT NAME: **BART SOMERUELUES ST.**
PROJECT #: **21.12.11**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **02.17.22**

OWNS
DRAFTING & DESIGN LLC
P.O. BOX 557
Callahan, FL 32011
(904) 536-0857
downsdraftinganddesign@gmail.com

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OWNER / BUILDER
BART RESIDENCE
LOT # 13-14
SOMERUELUES ST.
FERNANDINA BEACH, FL.
32034

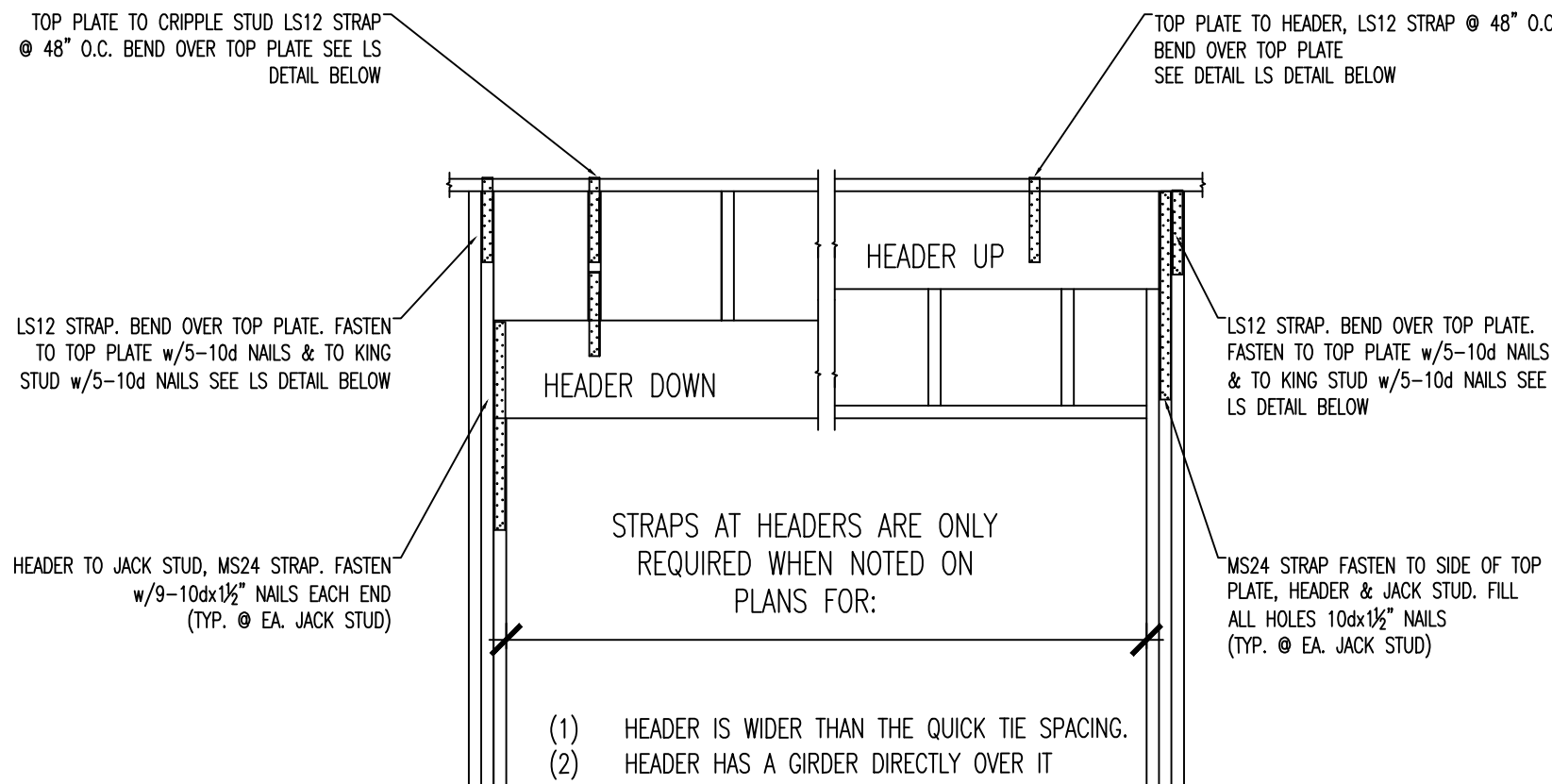
PROJECT ADDRESS
MICHAEL G HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL. 32011

02.17.22
ENGINEER OF RECORD

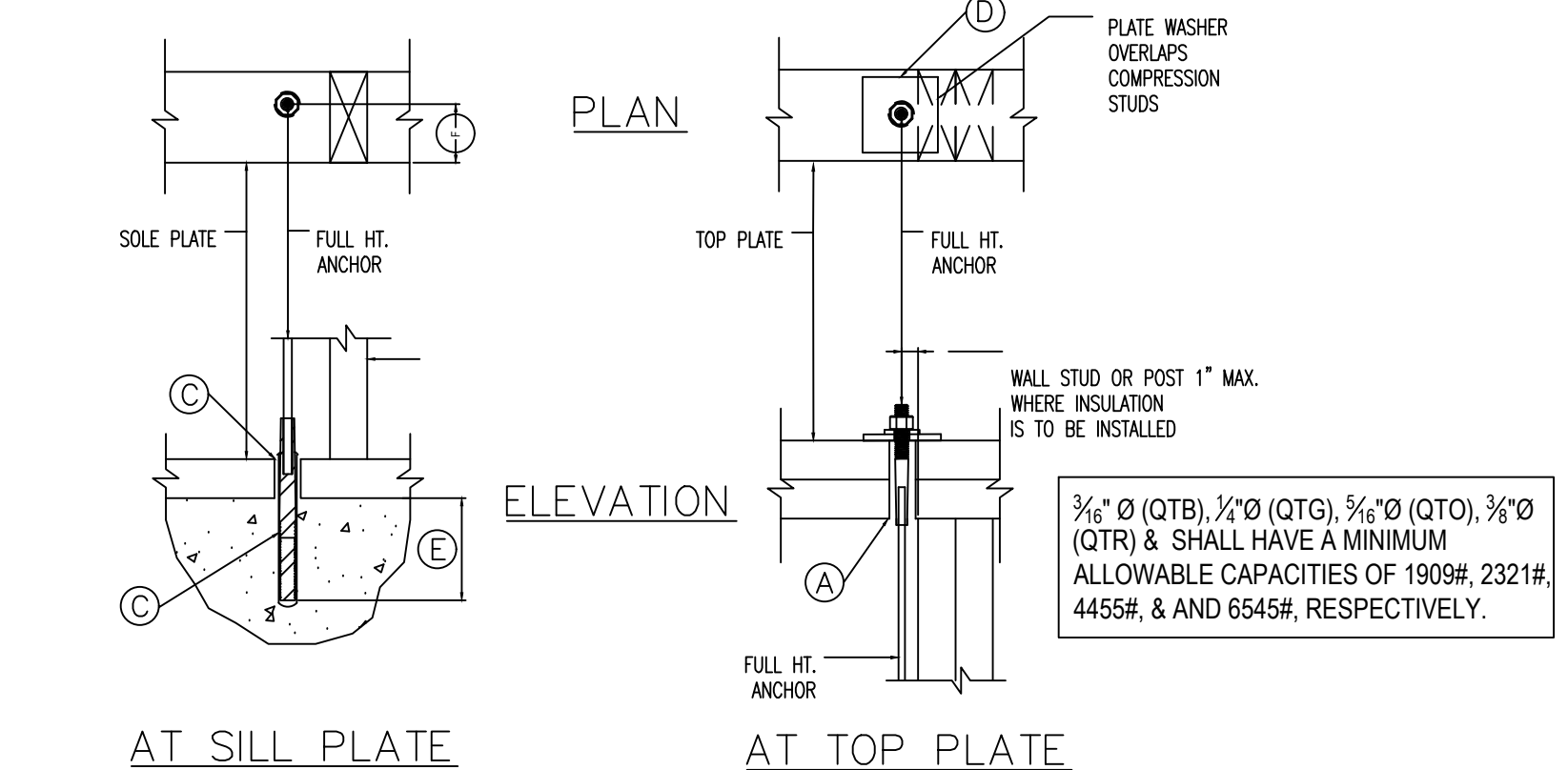
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QUICK TIE INSTALLATION DETAILS

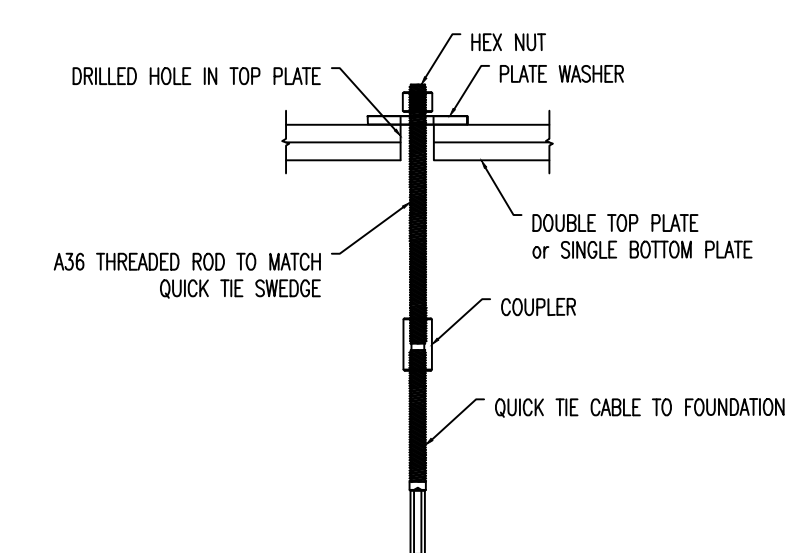
1 HEADER STRAPPING DETAIL (USE WHEN NOTED)



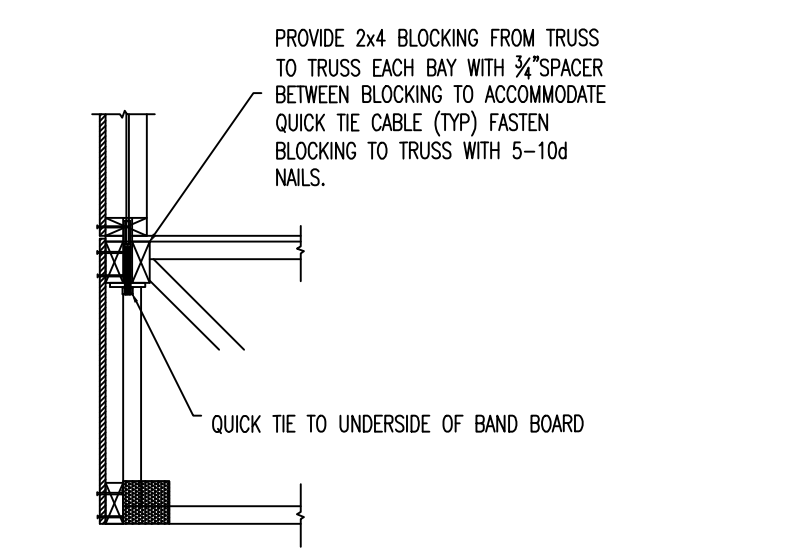
2 EMBEDMENT / ATTACHMENT DETAIL



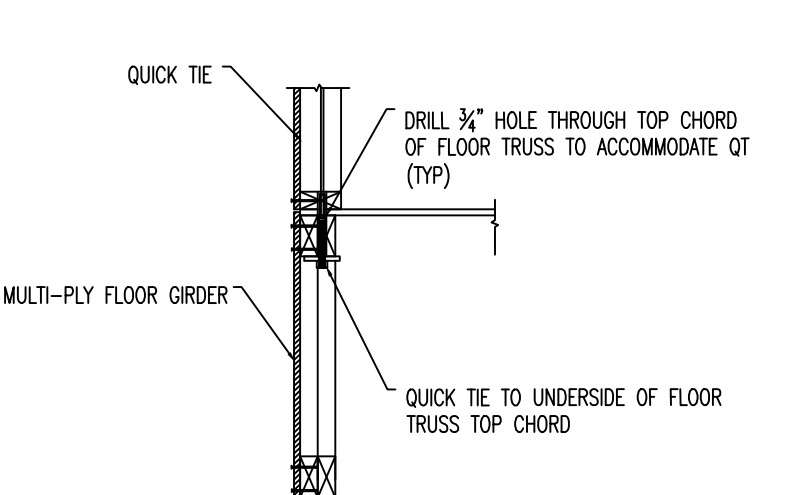
3 EXTENSION CONNECTION



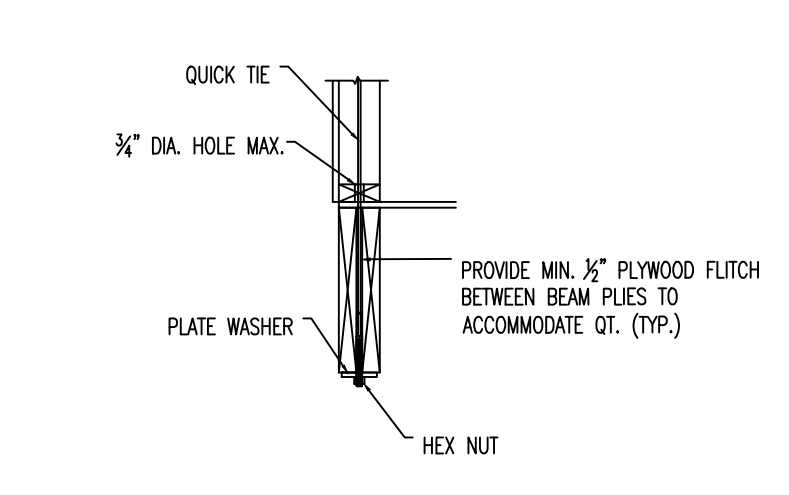
4 RIM BOARD CONNECTION



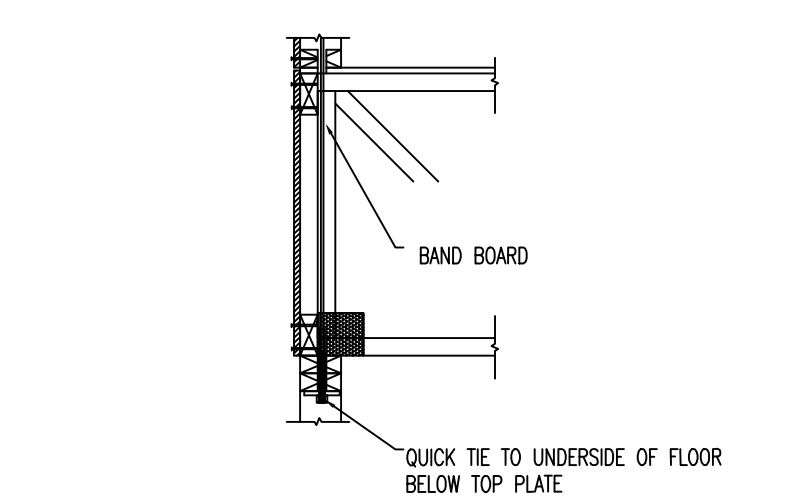
5 FLOOR TRUSS CONNECTION



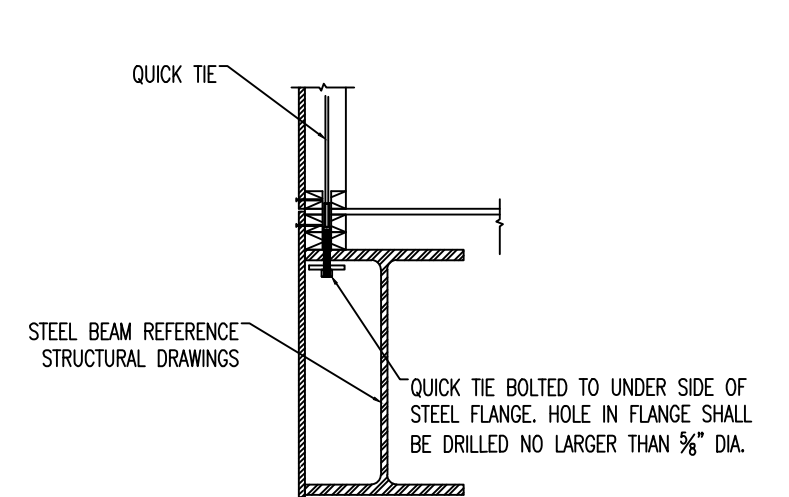
6 WOOD BEAM CONNECTION



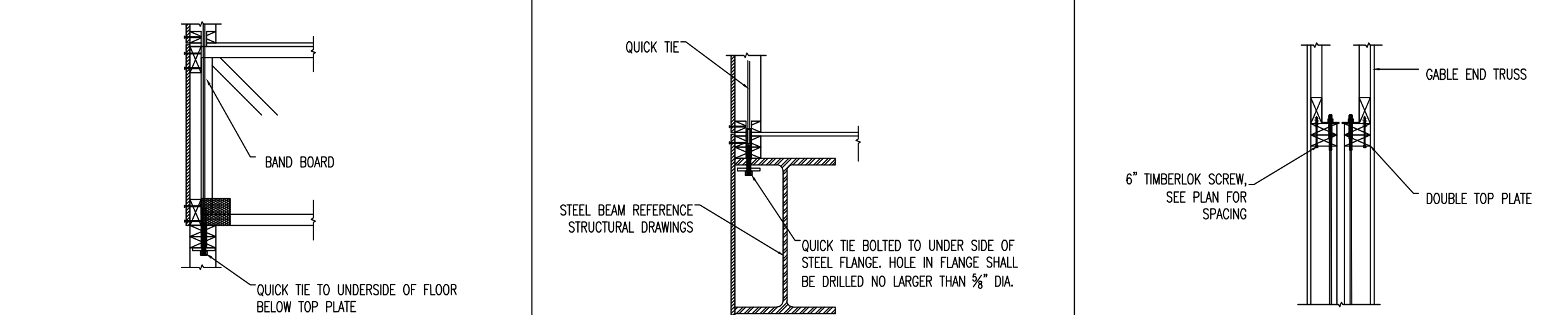
7 QT UNDER TOP PLATE



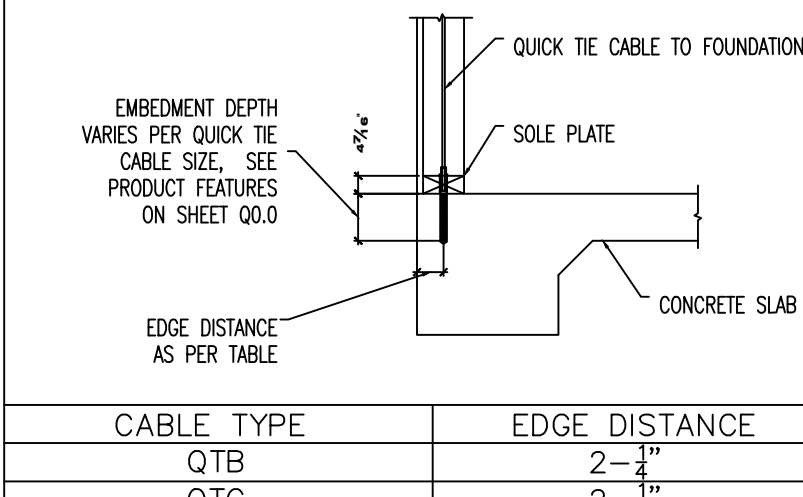
8 STEEL BEAM CONNECTION



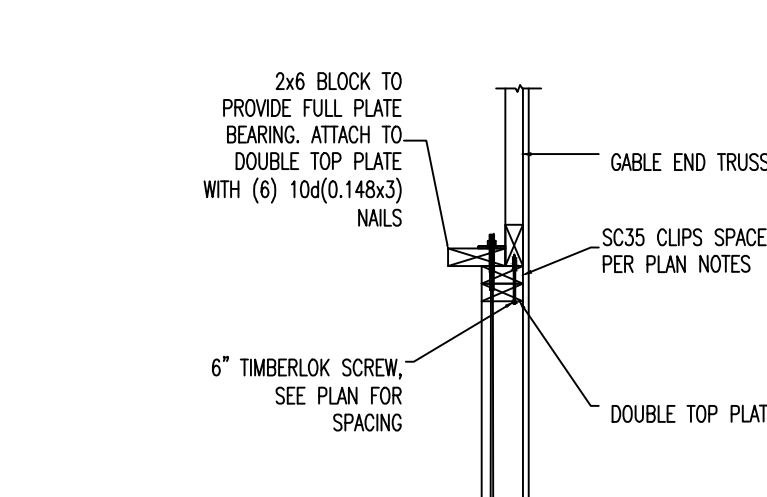
9 PARTY WALL CONNECTION



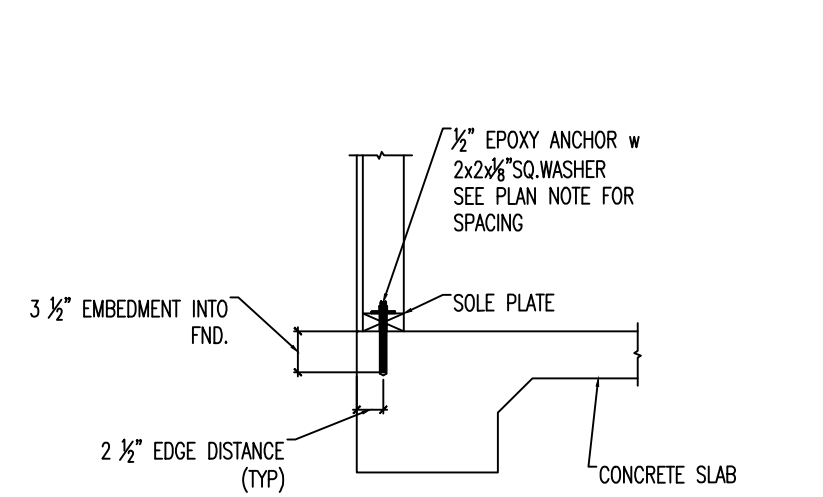
10 FOUNDATION CONNECTION



11 GABLE END CONNECTION



12 EPOXY ANCHOR CONNECTION



QUICK TIE CABLE LEGEND

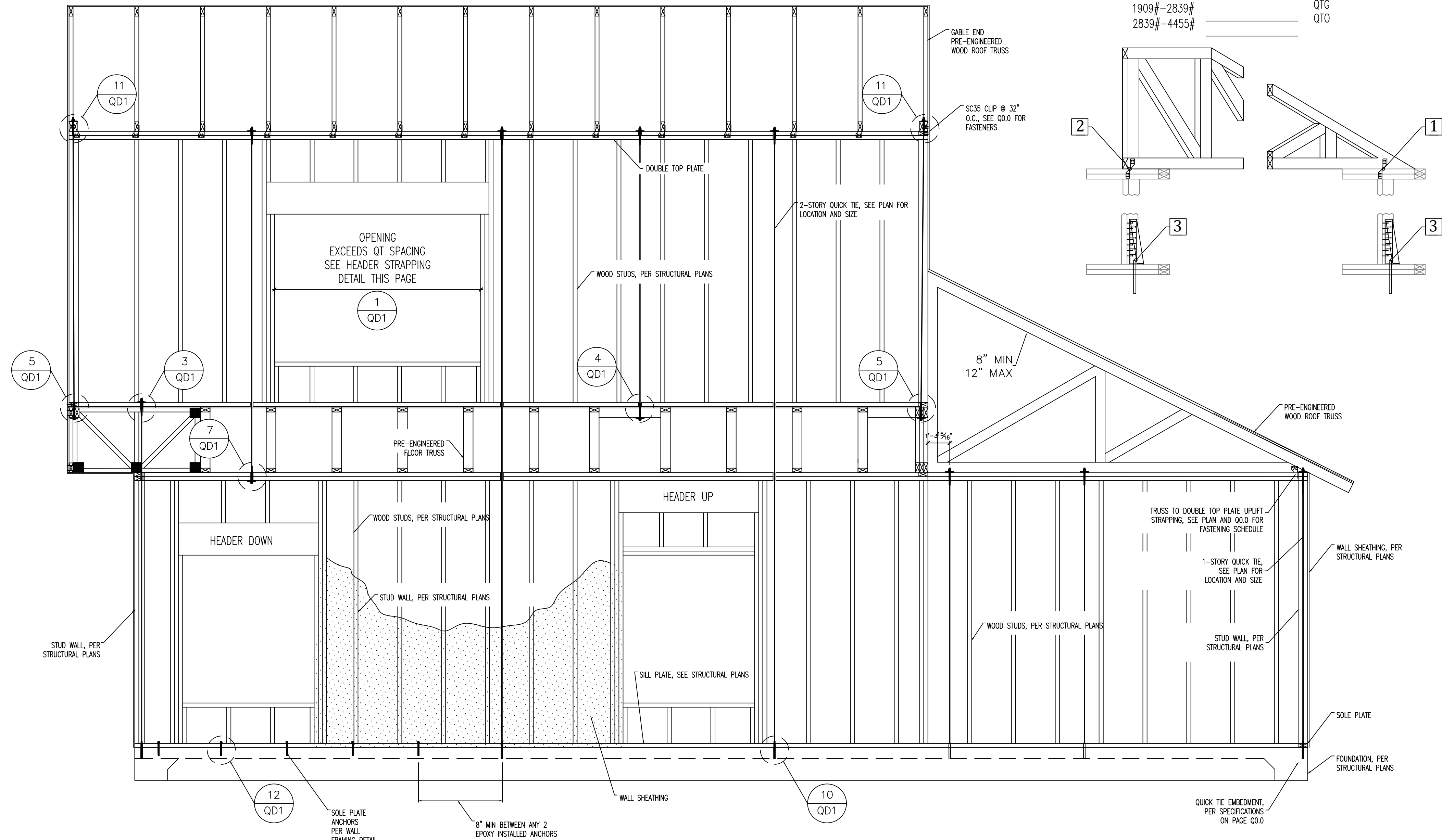
- A** (QTA) QUICK TIE AQUA - 910#
- B** (QTA) QUICK TIE AQUA - 1,909#
- G** (QTA) QUICK TIE AQUA - 2,939#
- O** (QTA) QUICK TIE AQUA - 4,455#

CABLE NOTES:
1. ALL CABLES SHALL BE LOCATED PER FRAMING PLAN & 8'-0" MAX. SPACING

QUICK TIE ANCHORING SYSTEM INSTALLATION SCHEMATIC

HEADER NOTES:
1. STRAPS AT HEADERS ARE ONLY REQUIRED WHEN
A. WHEN HEADER IS WIDER THEN THE QUICK TIE SPACING.
B. WHEN HEADER HAS A GIRDER TRUSS DIRECTLY ABOVE.
2. PROVIDE 2-CS16 STRAPS ON KING AND JACK STUDS THROUGH FLOOR SYSTEM BELOW IF THERE IS NOT A QUICK TIE ADJACENT TO OPENING.

FULL HT. ANCHOR	(A) TOP PLATE HOLE	(B) SILL PLATE HOLE	(C) CONCRETE HOLE	(D) WASHER SPEC.	(E) EMBEDMENT DEPTH	(F) EDGE DISTANCE
QTB	7/8" $\varnothing$	9/16" $\varnothing$	9/16" $\varnothing$	2 1/4" x 2 1/4" x 3/16"	4" 4"	2 1/2"
QTG	7/8" $\varnothing$	9/16" $\varnothing$	9/16" $\varnothing$	3 x 3 x 3/16"	4" 4"	2 3/4"
QTO	1" $\varnothing$	3/4" $\varnothing$	3/4" $\varnothing$	3 x 3 x 1/4"	6" 6"	3"
QTR	1" $\varnothing$	7/8" $\varnothing$	7/8" $\varnothing$	3 x 4 1/2" x 1/2"	7" 7"	4 1/2"
MONO						



TRUSS FASTENER SCHEDULE

1 TYPICAL TRUSS STRAPPING - BOTTOM CHORD

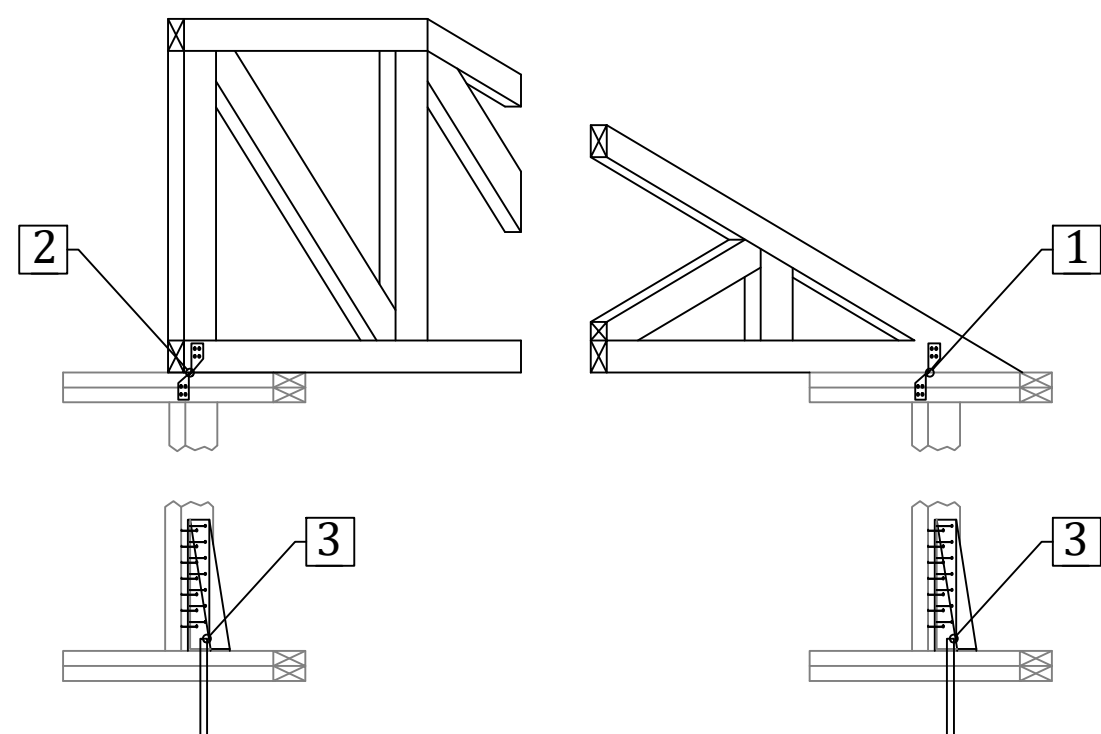
0-570#	6" TIMBERLOK
570#-662#	HA4
662#-945#	MTS12
945#-1257#	HTS12
1257#-2900#	QGT

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

0-570#	6" TIMBERLOK
570#-1232#	6" TIMBERLOK & HA4
1232#-1890#	(2) MTS12
1890#-2514#	(2) HTS12
2514#-5800#	(2) QGT

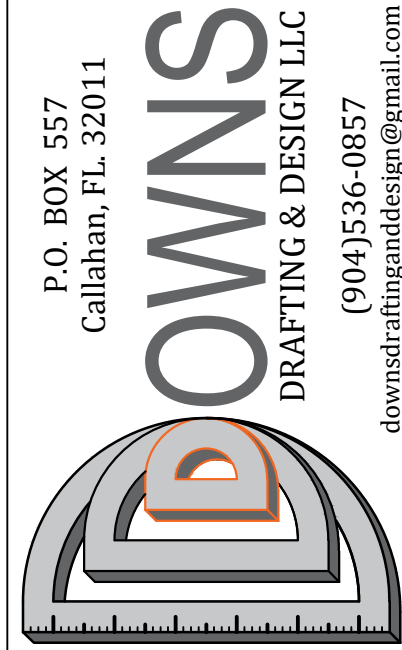
3 GIRDER TRUSS STRAPPING - ANCHORING

0-910#	QTA
910#-1909#	QTB
1909#-2839#	QTG
2839#-4455#	QTO



D7.2

SHEET # (12) OF (12)
PROJECT NAME: BART SOMERUELUES
PROJECT #: 21.12.11
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 02.17.22



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OWNER / BUILDER
PROJECT ADDRESS

LOT# 13-14
SOMERUELUES ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL 32011

02.17.22
ENGINEER OF RECORD

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CONSTRUCTION NOTES

- GENERAL NOTES
- ALL CONSTRUCTION SHALL COMPLY WITH F.B.C. 2020 AND ALL APPLICABLE STATE AND LOCAL CODES.
 - ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATION, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK HEREIN.
 - ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ORDERING MATERIAL AND PROCEEDING WITH THE WORK, ANY OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATION OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING OF WORK IN QUESTION.
 - IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
 - ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
 - THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
 - THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
 - DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
 - ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
 - ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
 - UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES. CLEAN/REMOVE ALL PAINT DRIPS/SPLATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES.
 - ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
 - ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

- CONSTRUCTION NOTES:
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
 - ALL STUD WALLS DIMENSIONS ARE 3'- $\frac{5}{8}$ ", 5'- $\frac{5}{8}$ ", OR 7'- $\frac{3}{4}$ " (UON)
 - ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UON)
 - REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
 - ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. 1" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
 - ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - ALL WOOD SILLS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER. PROVIDE TERMITE SHIELD AT CONCEALED UNDER FLOOR SPACES.
 - ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
 - WATER RESISTANCE $\frac{1}{2}$ " CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
 - FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTIONS OF CHIMNEYS, WOOD CONSTRUCTION AND FRAME WALLS TO MAKE WEATHER TIGHT.
 - CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
 - ALL WALL STUD SHALL BE SPF#2 SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL. ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

- CONCRETE NOTES:
- ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020
 - ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
 - ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
 - ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
 - SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
 - CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
 - VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
 - STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
 - ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2017 (NFPA 70).
 - ALL ALL RECEPTACLES IN BATHROOM , GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTION SYSTEM (GFCI) AND AS NOTED ON THE DRAWINGS.
 - OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR U.I APPROVED PLASTIC.
 - RECEPTACLES SHALL BE SPACED ALONG WALLS IN ACCORDANCE WITH CODE SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM ANY OUTLET. NO SPACES FURTHER THAN 12'-0" UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODES.
 - SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
 - ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
 - SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG, 3'-0 FROM DUCT OPENINGS, AND 10'-0" FROM INSIDE AND OUTSIDE OF DWELLING SLEEPING UNITS.
 - CARBON MONOXIDE DETECTORS SHALL BE PRESENT WITH IN 10'-0"-0" OF THE EXTERIOR SIDE OF ANY SLEEPING COMPARTMENT DOOR IF A RESIDENCE HAS AN ATTACHED GARAGE OR GAS APPLIANCES.
 - PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

- ROOF NOTES:
- ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2020 FLORIDA BUILDING CODE AND THE 2020 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
 - ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
 - ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
 - ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
 - VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C. SECTION R806: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS.
 - THE RATION TOTAL NET FREE VENTILATING AREA TO THE ARE OF THE CEILING SHALL NOT BE LESS THAN 1/150. THAT RATIO MAY BE REDUCED TO $\frac{1}{200}$ PROVIDED: 1) A VAPOR BARRIER RETARDANT HAVING A PERFORMANCE NOT EXCEEDING 1 PERM INSTALLED ON THE WARM SIDE OF THE CEILING, OR 2) AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING ARE IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (AT LEAST 3 FT (914mm) ABOVE EAVE OR CORNICE VENT) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. INDICATE LOCATION OR VENT AREA AND REQUIRED.
 - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND COPINGS, THROUGH MOISTURE PERMEABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION R903.2
 - FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANGE ROOF SLOPE AND DIRECTION/AND AROUND ROOF OPENINGS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE 903.1 PER F.B.C. SECTION R903.2.1.
 - ALL MEMBRANE FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURE PUBLISHED LITERATURE PER F.B.C. SECTION R903.2.2.

PROJECT OVERVIEW

PROJECT OWNER

BART
GARAGE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.(P.E.)

PROJECT ADDRESS

LOT#13-14 SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

CODE SUMMARY

- * FLORIDA BUILDING CODE - 2020
- * FLORIDA RESIDENTIAL BUILDING CODE - 2020
- * FLORIDA MECHANICAL CODE - 2020
- * FLORIDA PLUMBING CODE - 2020
- * FLORIDA BUILDING CODE ENERGY CONSERVATION - 2020
- * NATIONAL ELECTRICAL CODE - 2017 (NFPA 70)
- * FLORIDA GAS CODE - 2020

DESIGN CRITERIA

- | | |
|---|---------|
| * BASIC WIND SPEED (3 SECOND GUST) - | 130 |
| * WIND EXPOSURE CATEGORY - | D |
| * BUILDING CATEGORY - | II |
| * WIND IMPORTANCE FACTOR - | 1.0 |
| * INTERNAL PRESSURE COEFFICIENT - | +/- .18 |
| * LEVEL OF ALTERATION (IF APPLICABLE) - | |

COMPONENT & CLADDING (P.S.F.) - END ZONE: 3

SIZE (S.F.)	END ZONE (5)		INTERIOR ZONE (4)	
	POS. +	NEG. -	POS. +	NEG. -
0-20	30.4	40.7	30.4	33
20-50	29	38	29	31.6
50-100	27.2	34.3	27.2	29.8
>100	25.9	31.6	25.9	28.4

NOTE:
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE

PROJECT INFO

- | | |
|-------------------------|------------|
| * CONDITIONED SPACED - | 496 sq.ft. |
| * UNCONDITIONED SPACE - | 496 sq.ft. |
| * UNENCLOSED SPACE - | 195 sq.ft. |
| * LOT SIZE (ACRE) - | 0 acres |

- | | |
|--------------------------|--------------|
| * TYPE OF CONSTRUCTION - | VB |
| * OCCUPANCY CATEGORY - | R3 |
| * SPRINKLED | NO |
| * HEIGHT OF STRUCTURE - | 24'-0" (MAX) |
| * NUMBER OF STORIES - | 2 |

PLAN INDEX

COVER SHEET / PROJECT INFORMATION C1.0

ELEVATIONS B2.0

FOUNDATION & ROOF PLAN B3.0

1st LEVEL FRAMING & ELECTRICAL PLAN B4.0

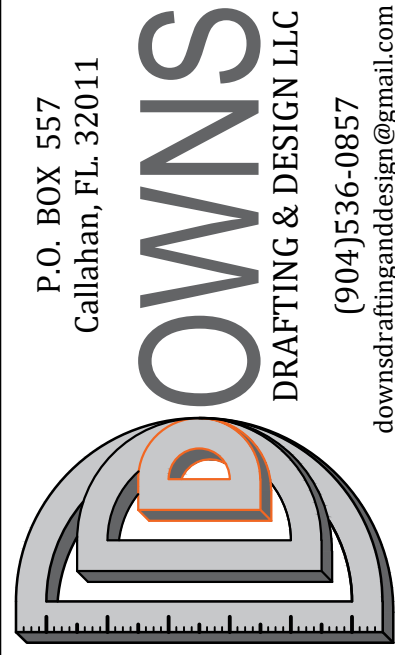
2nd LEVEL FRAMING & ELECTRICAL PLAN B4.1

STRUCTURAL DETAILS D5.0

FLASHING DETAILS D5.1

C1.0

SHEET # (1) OF (7)
PROJECT NAME: BART -
PROJECT # 21.29.11
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/8"= 1'-0"
DATE: 03.09.22



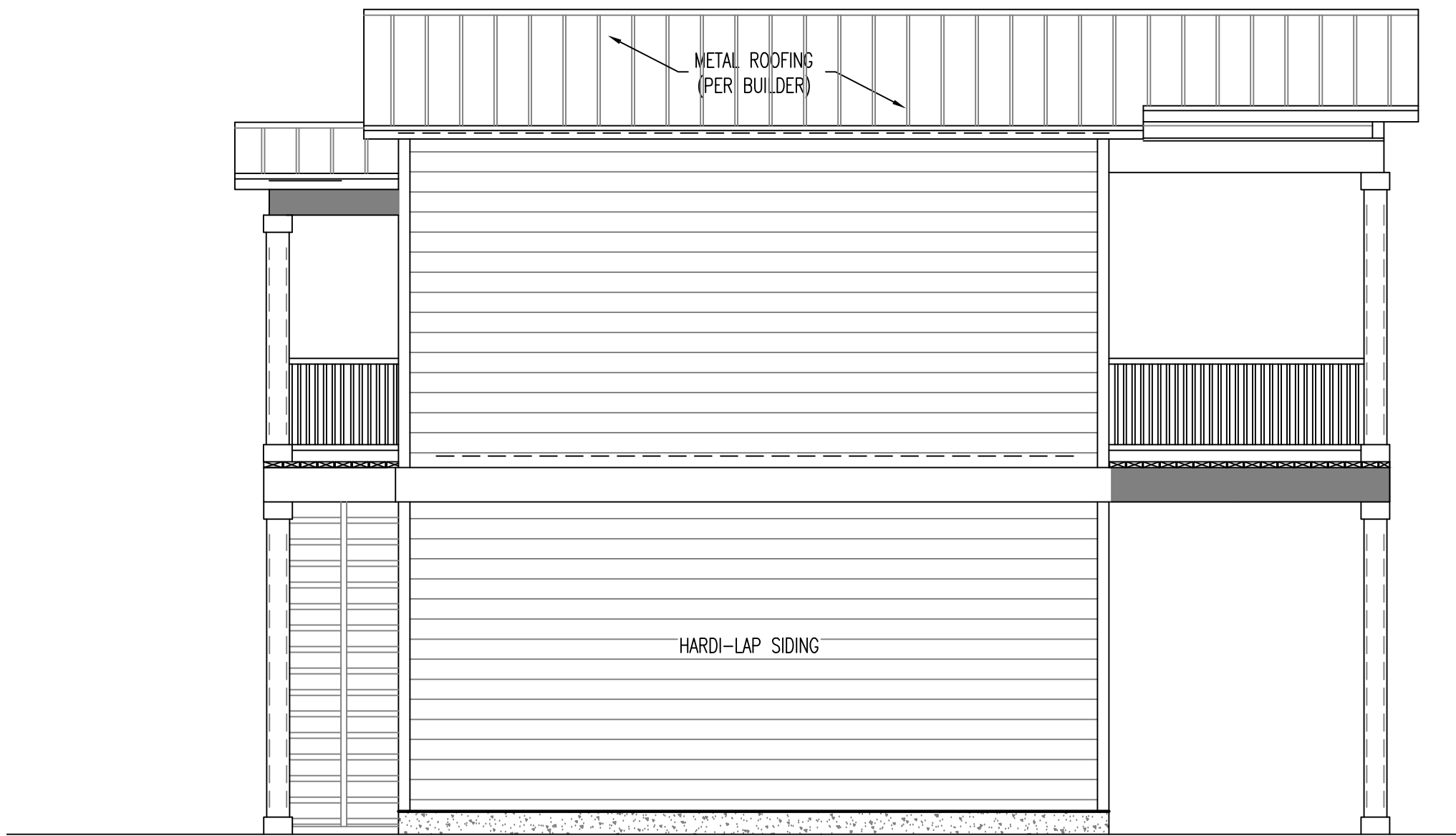
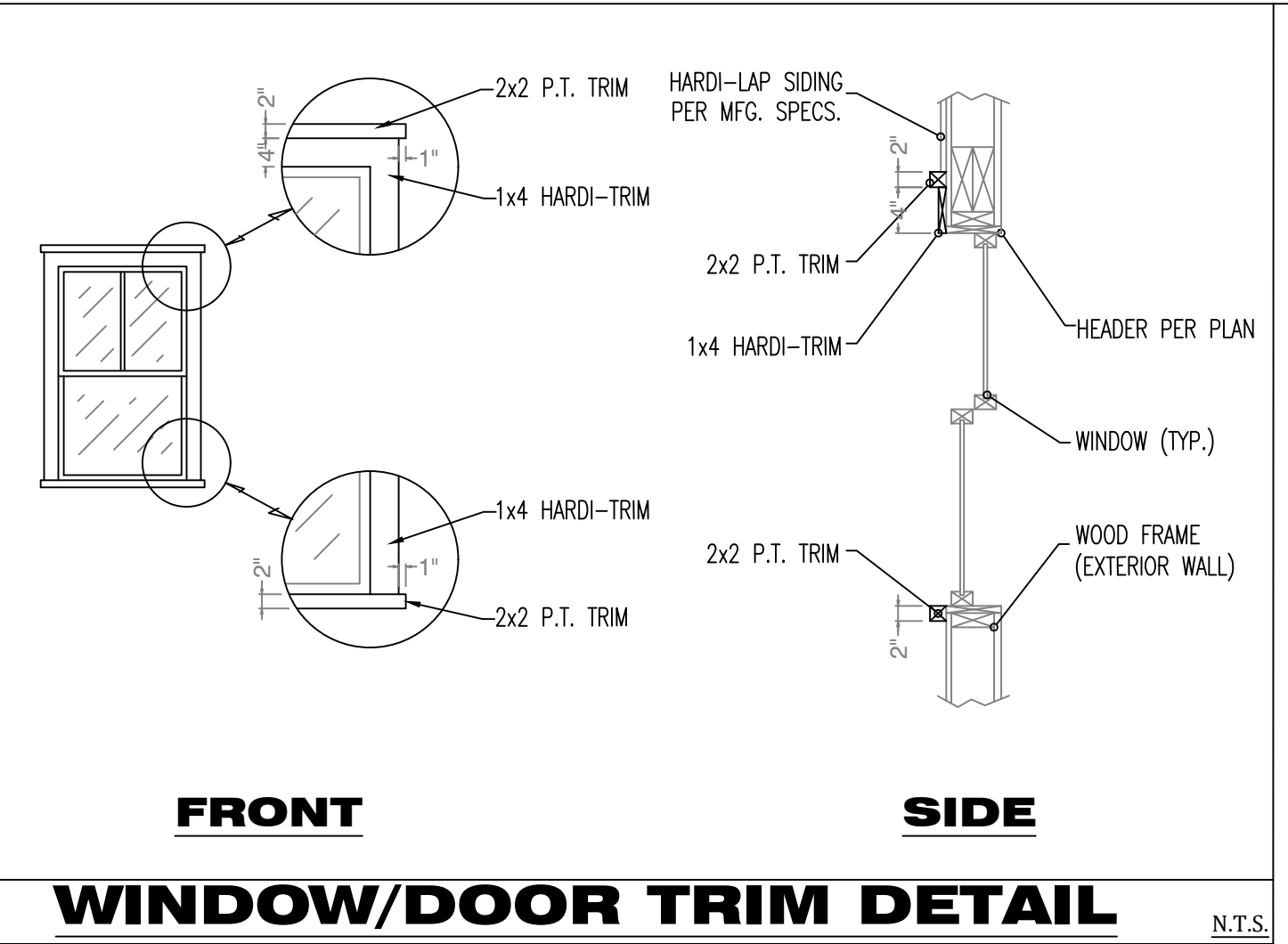
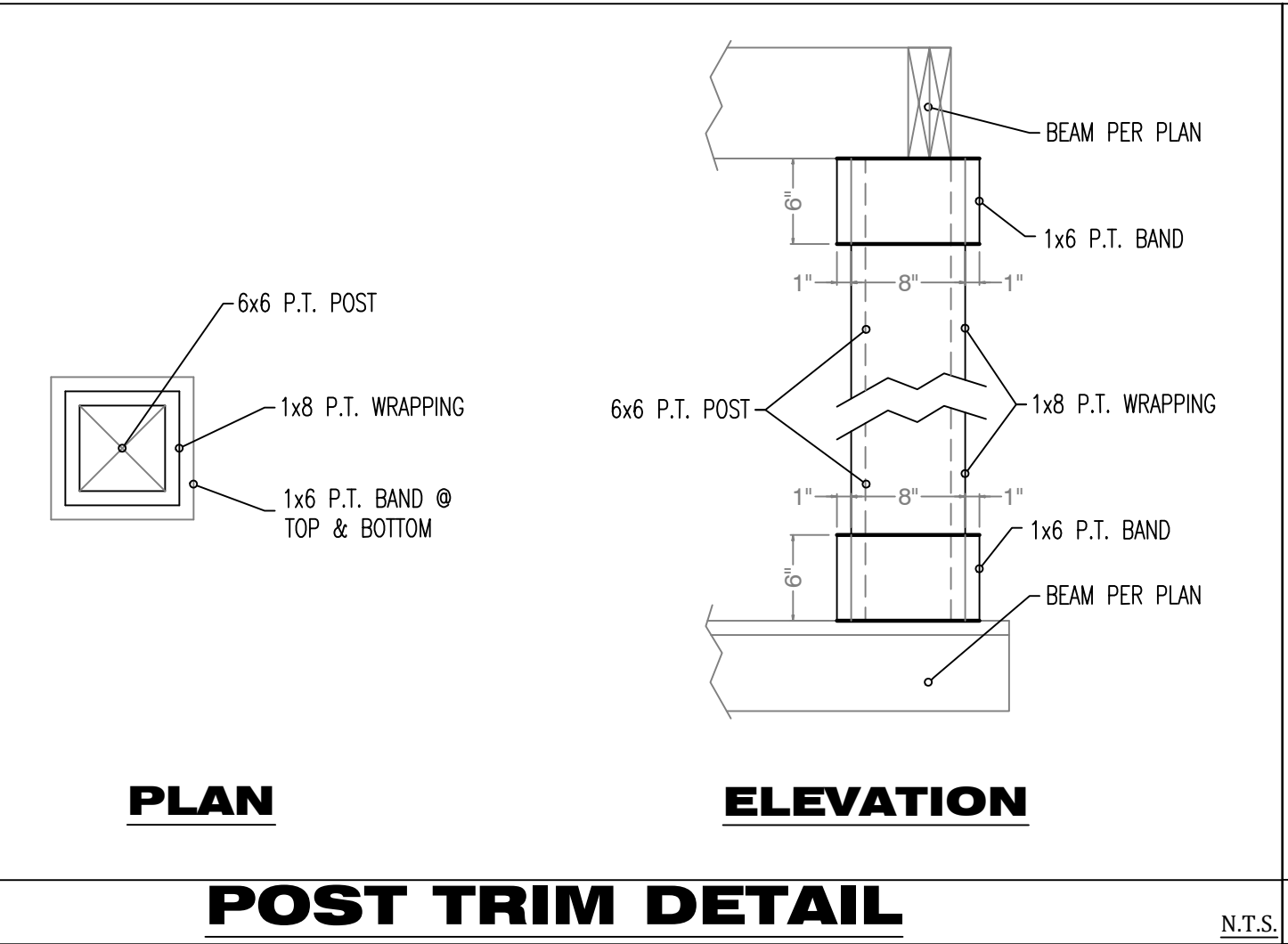
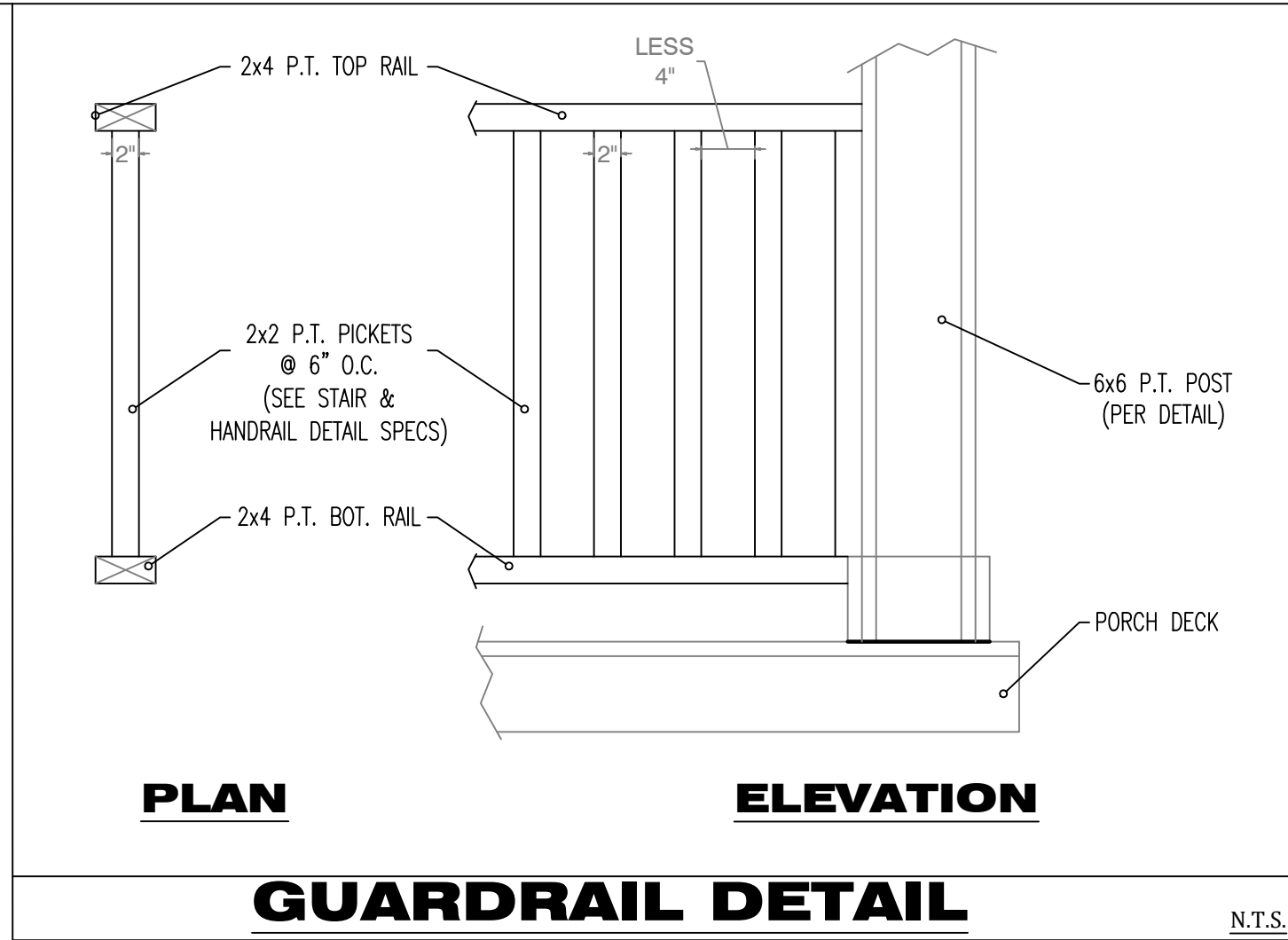
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PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER/ BUILDER
PROJECT ADDRESS
LOT#13-14
SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL. 32011

03.09.22
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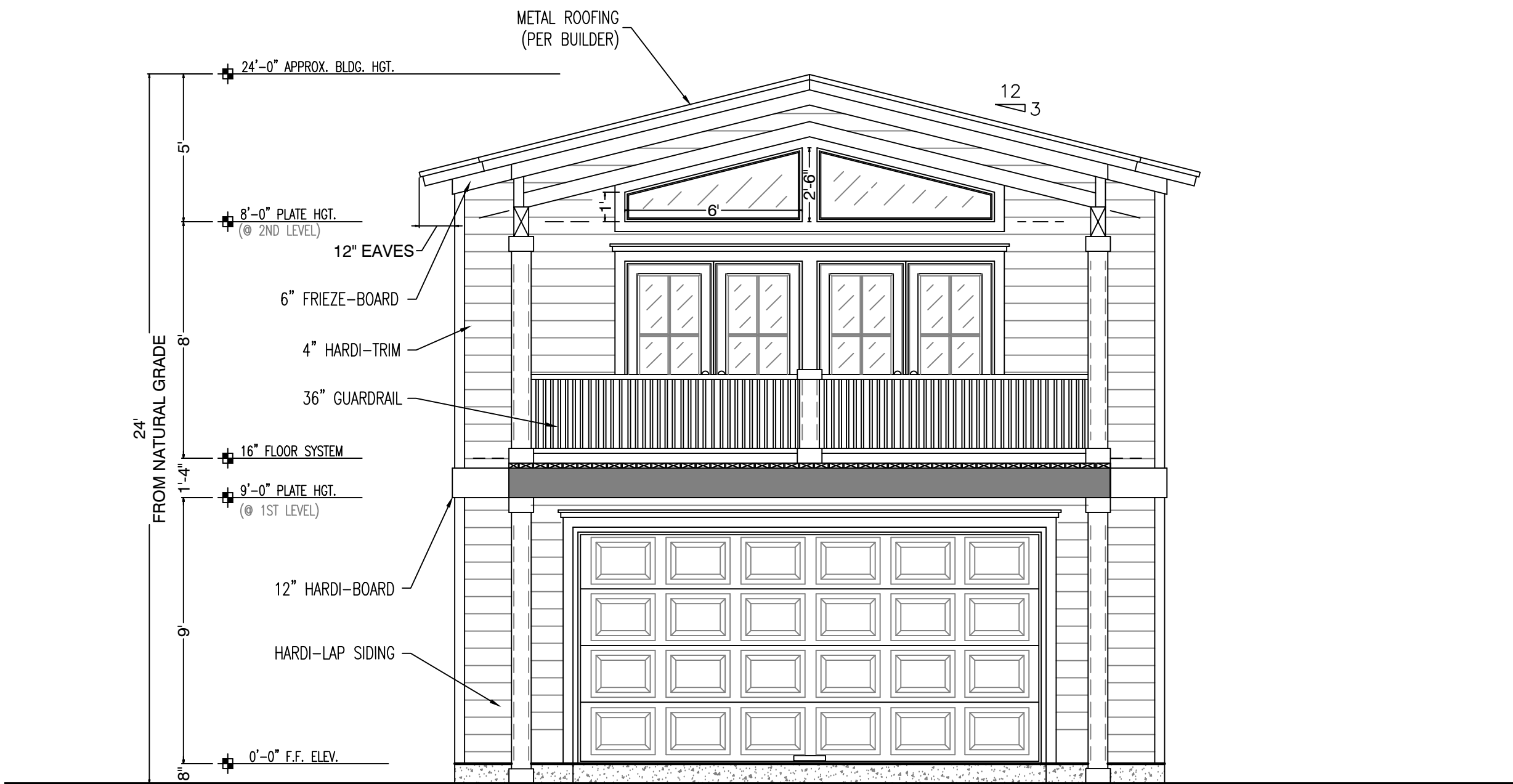
LEFT ELEVATION

SCALE: 1/4"=1'



REAR ELEVATION

SCALE: 1/4"=1'



FRONT ELEVATION

SCALE: 1/4"=1'

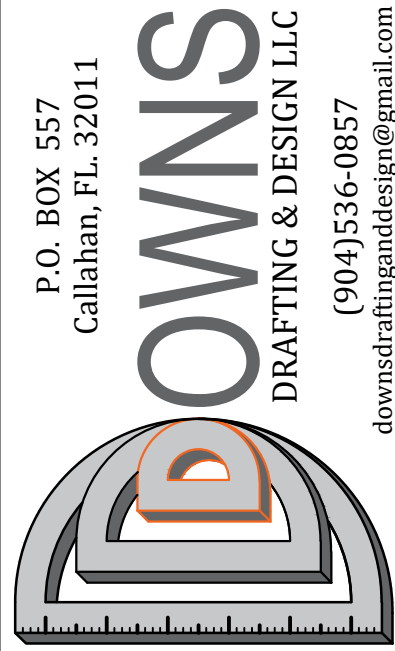


RIGHT ELEVATION

SCALE: 1/4"=1'

B2.0

SHEET #: (2) OF (7)
PROJECT NAME: **BART - GARAGE**
PROJECT #: **21.29.11**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"=1'-0"**
DATE: **03.09.22**



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OWNER / BUILDER

PROJECT ADDRESS

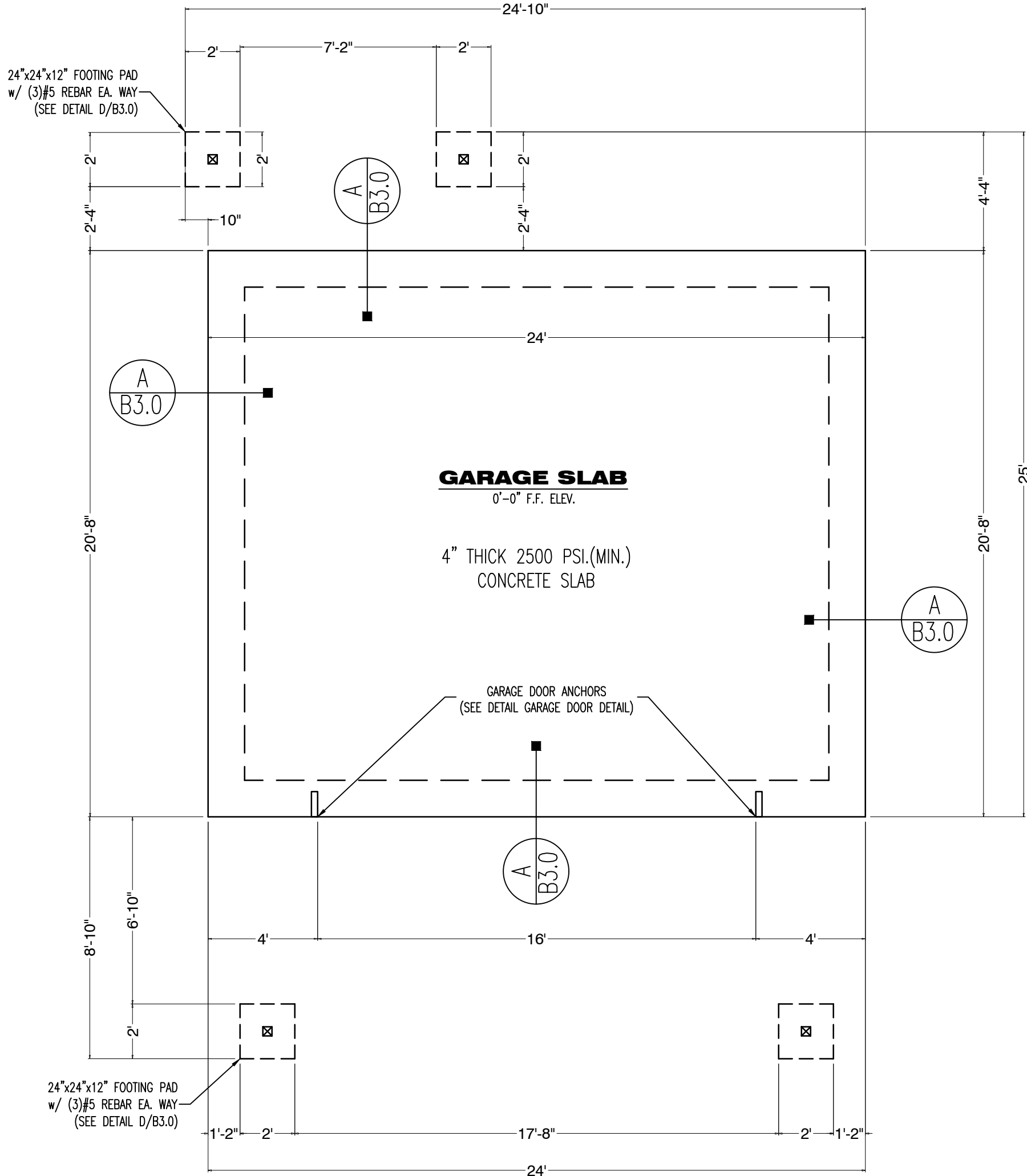
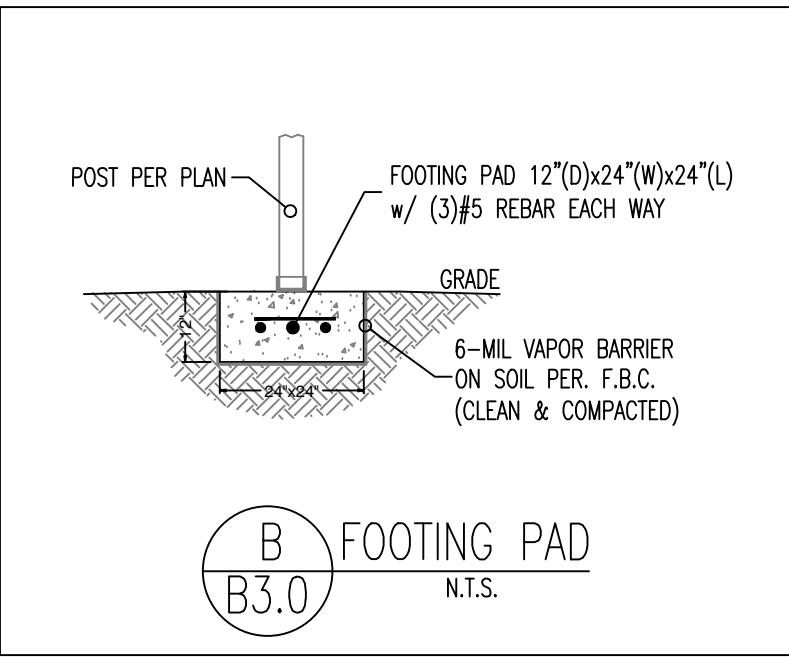
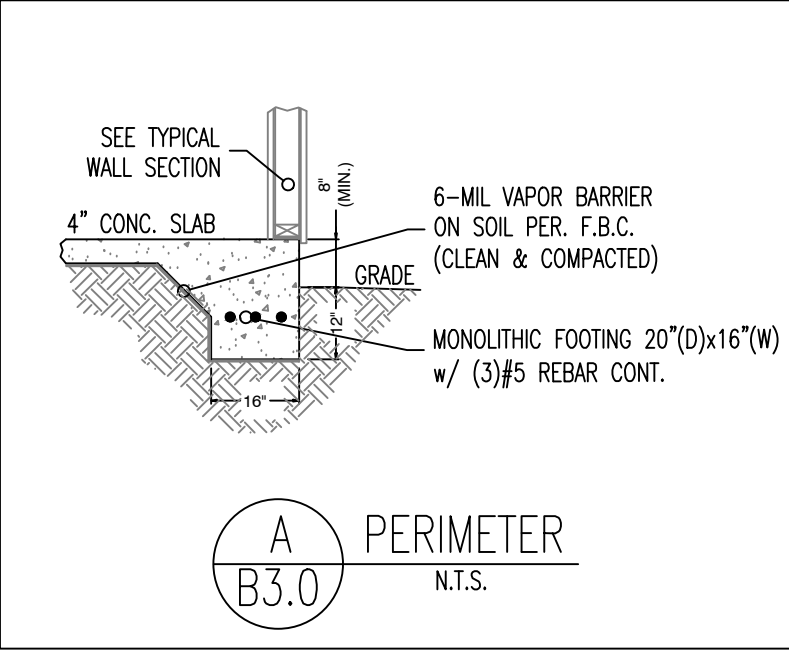
LOT#13-14
SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215

P.O. BOX 1008
CALLAHAN, FL. 32011

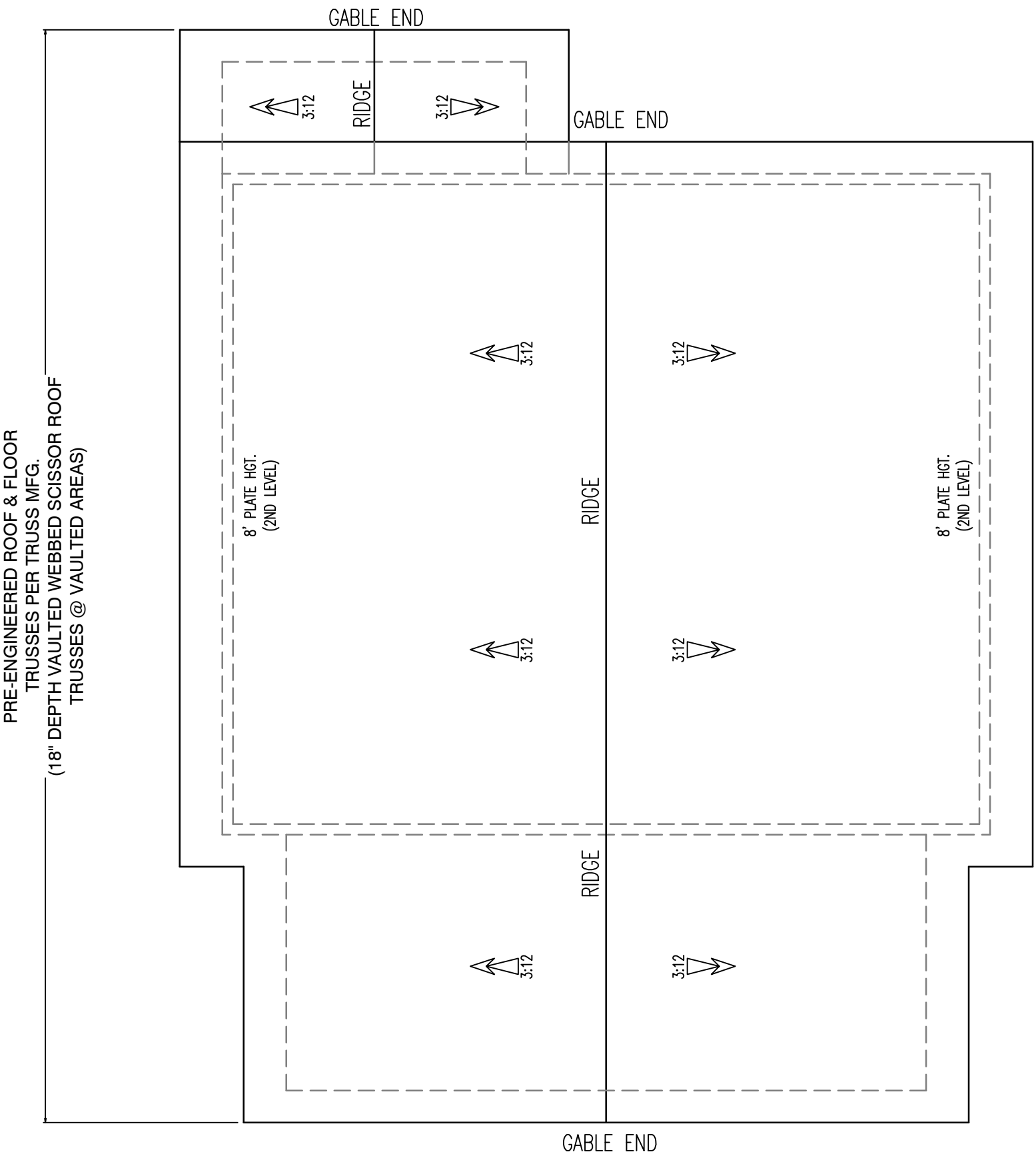
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FOUNDATION PLAN

SCALE: 1/4"=1'



ROOF PLAN

SCALE: 1/4"=1'

ROOF NOTES:

ROOF PITCH: 3:12

ROOF TYPE: 18" DEPTH WEBBED ROOF TRUSSES

ROOF MATERIAL: METAL ROOFING (PER BUILDER)

ROOF MEMBRANE: 15# FELT-PAPER (OR EQUIV.)

SHEATHING MATERIAL: 7/16" A.P.A. RATED OSB SHEATHING (MIN.)

NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C. @ EDGE & 6" O.C. @ FIELD

ROOF PLATE: 9'-0" @ 1st LEVEL
(SEE ELEV.) 8'-0" @ 2nd LEVEL

ROOF EAVE: 12" (TYP.)
12" @ GABLE

SOFFIT MATERIAL: VINYL SOFFIT (VENTED)
VINYL FASCIA w/
METAL DRIP EDGE

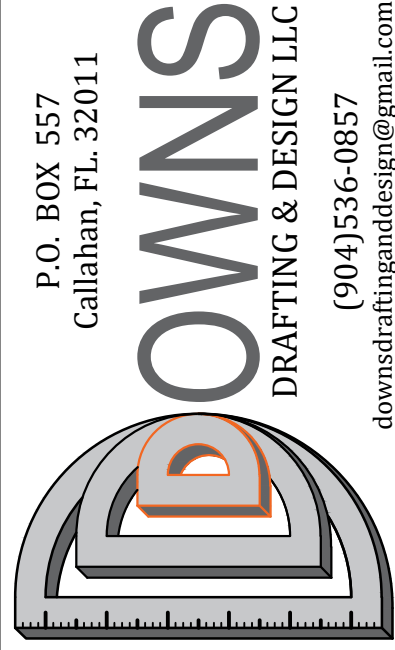
ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 496 / 300 = 1.65 SQ.FT. VENTILATION/ 2=
0.82 SQ.FT. (UPPER ROOF) & 0.82 SQ.FT. (EAVE VENT)

*** EACH UPPER ROOF VENT WILL VENTILATE (2) SQ.FT. = (1) VENTS TOTAL

- * ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC. R806)
- * ALL ROOF FLASHING SHALL COMPLY WITH F.B.C (SEC. R903.2)
- * ALL ROOF VENTS SHALL EXIT @ REAR OF ROOF

B3.0

SHEET #: (3) OF (7)
PROJECT NAME: BART - GARAGE
PROJECT #: 21.29.11
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/2"=1'-0"
DATE: 03.09.22



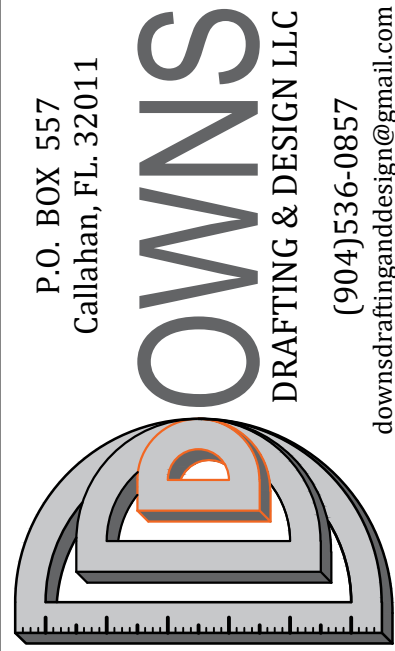
OWNS DRAFTING & DESIGN LLC
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(904)536-0857
downsdraftinganddesign@gmail.com

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SOMERUELUS ST.
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WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DISCRIPTION
	8" CMU.	8x16 CMU. BLOCK WALL
	2x8	SPRUCE PINE FIR #2 (EXTERIOR)
	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (INTERIOR)

* SEE WALL FRAMING DETAIL AND STUD TABLE
* INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	7/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	7/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	7/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:
* WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
* OPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
* SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK, ANCHOR SHALL BE 1/2" x 8" EPOXY GROUTED BOLTS.
* INSTALL ALL-THREAD ROD SYSTEM PER DETAIL.

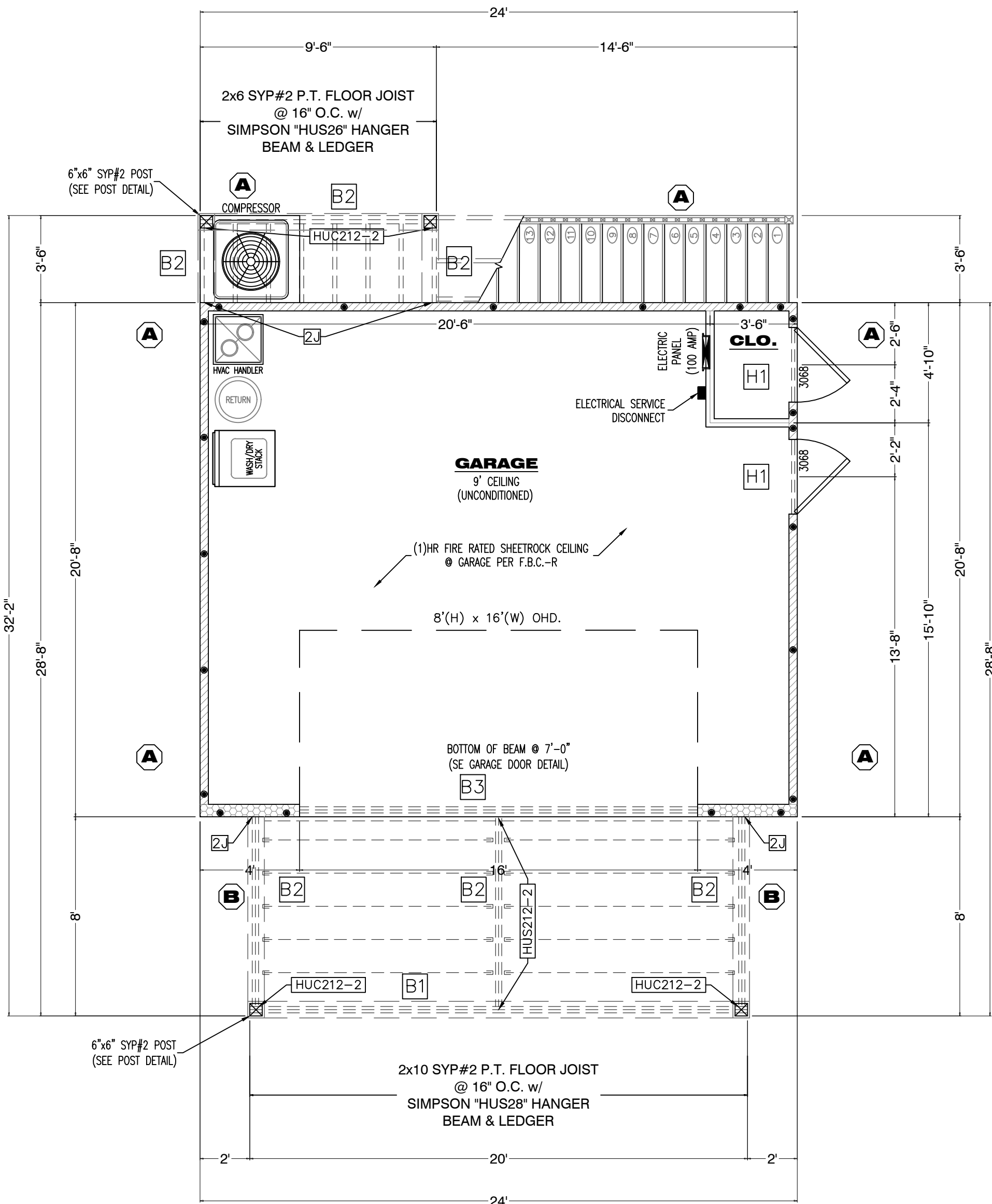
BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCRIPTION
B1	(3)1-3/4" x 11-7/8"	LVL LAMINATED BEAM (PER TRUSS MFG.)
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(3) 2x12	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "A51A24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
* **B1** SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCRIPTION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x8	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2
H5	(3) 2x12	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "A51A24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
* SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE LINTEL DETAIL)

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
GARAGE	UNCONDITIONED	496 sq.ft.
2nd FL LIVING	CONDITIONED	496 sq.ft.
BALCONY	UNCOVERED	160 sq.ft.
ENTRY	UNCOVERED	35 sq.ft.
TOTAL A/C		496 sq.ft.
TOTAL U/R		992 sq.ft.
TOTAL SQ.FT.		1,107 sq.ft.



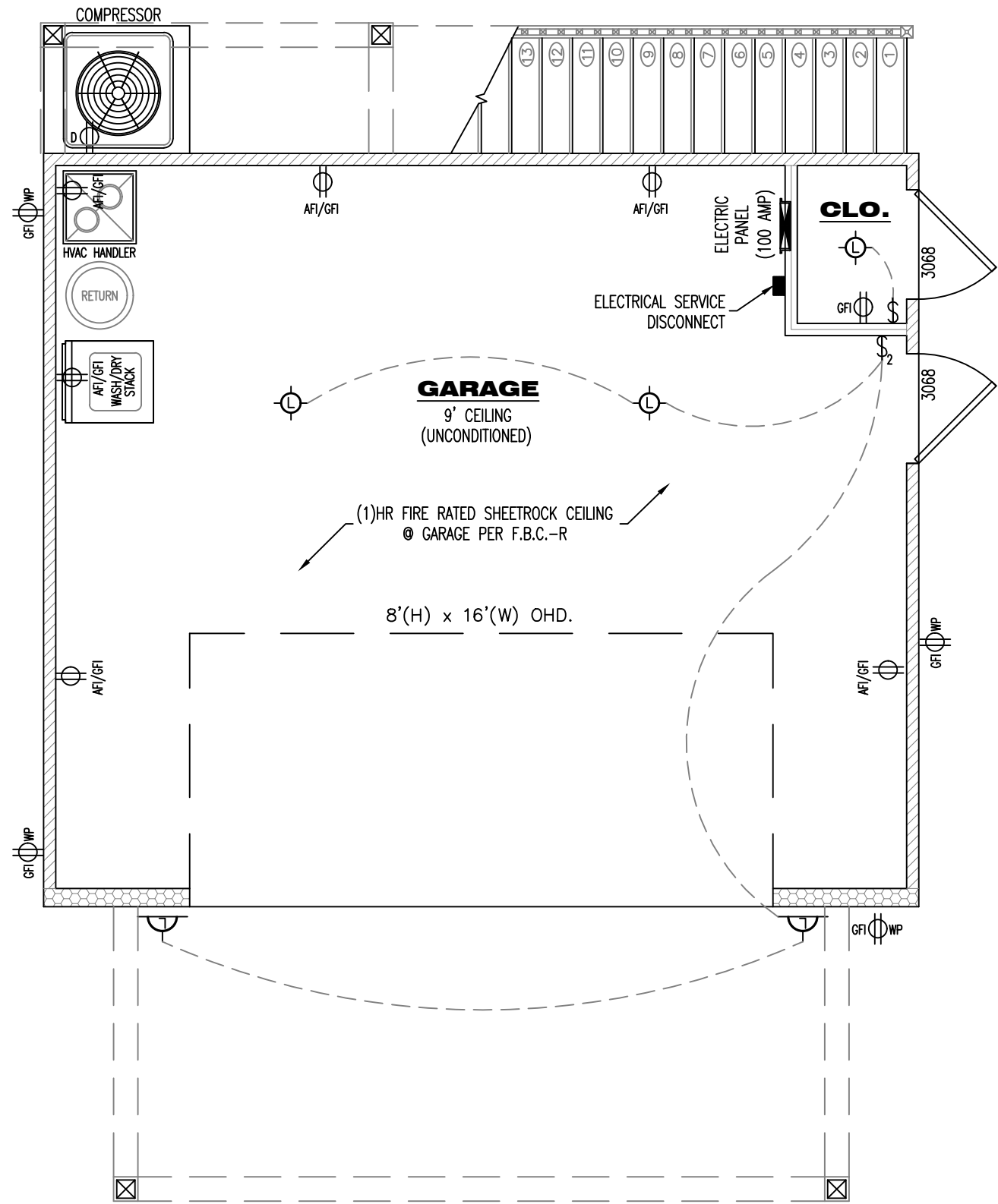
1st LEVEL FRAMING PLAN

SCALE: 1/4" = 1'

ELECTRICAL LEGEND			
SYMBOL	DISCRIPTION	SYMBOL	DISCRIPTION
	110 - ARC FAULT INTERRUPTER OUTLET		SURFACE MOUNT FLUORESCENT LIGHT
	110 - GROUND FAULT INTERRUPTER OUTLET		EXTERNAL FLOOD LIGHT
	110 - WATER PROOF GFI OUTLET		HEAT LIGHTING
	110 - FLOOR OUTLET (RECESSED)		SMOKE DETECTOR (CEILING MOUNT)
	110 - DEDICATED OUTLET		CARBON MONOXIDE DETECTOR (CEILING MOUNT)
	SINGLE POLE SWITCH		CABLE OUTLET
	MULTIPLE POLE SWITCH		TELEPHONE OUTLET
	3-WAY SWITCH		SECURITY PANEL
	CEILING HUNG LIGHT		DOOR BELL CHIME
	CAN LIGHT (RECESSED)		DOOR BELL
	RECESSED CEILING FAN (VENT OUTSIDE)		CEILING HUNG FAN W/ LIGHT (REMOTE)
	WALL MOUNTED LIGHT		
	SUSPENDED LIGHT MIXTURE		

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2017 (NFPA 70)
- ALL CONDUIT LINES FOR ELECTRICAL, TELEPHONE, OR FUTURE USE SHALL BE LOCATED PER BUILDER.
- ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
- ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
- ALL WALL AND CEILING MOUNTED LIGHTS SHALL BE CONTROLLED BY A WALL MOUNTED SWITCH.
- 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" FIXTURES.



1st LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

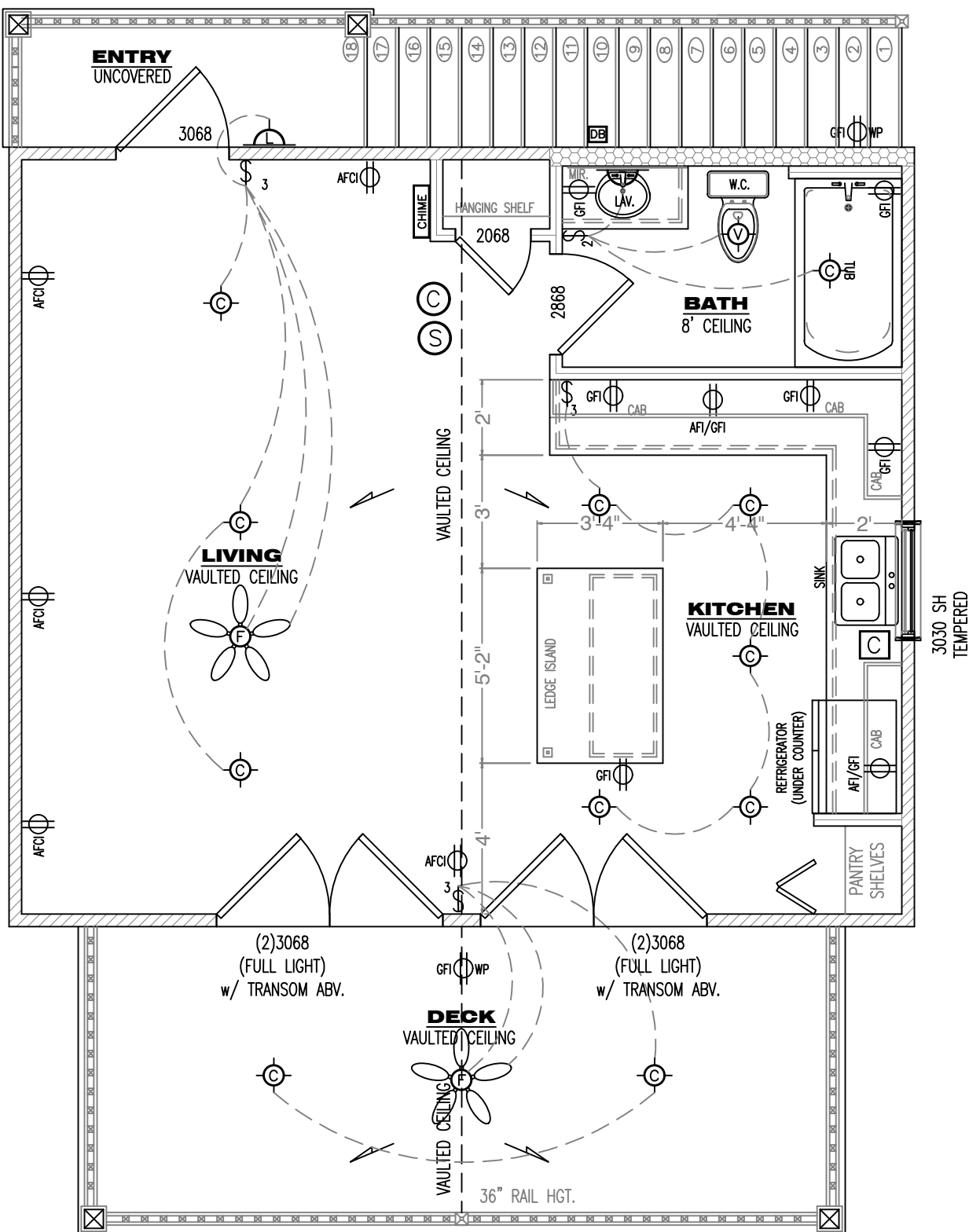
THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:

- * WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
- * GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" BOARD RESPECTIVELY.
- * SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK, ANCHOR SHALL BE 1/2" x 8" EPOXY GROUTED BOLTS.
- * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

- * STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD
(SEE HEADER DETAIL)
- * SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION
(SEE LINTEL DETAIL)

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2017 (NFPA 70)
2. ALL CONDUIT LINES FOR ELECTRICAL, TELEPHONE, OR FUTURE USE SHALL BE LOCATED PER BUILDER
3. ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER.
5. ALL WALL AND CEILING MOUNTED LIGHTS SHALL BE CONTROLLED BY A WALL MOUNTED SWITCH.
6. 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" FIXTURES.



2nd LEVEL ELECTRICAL PLAN

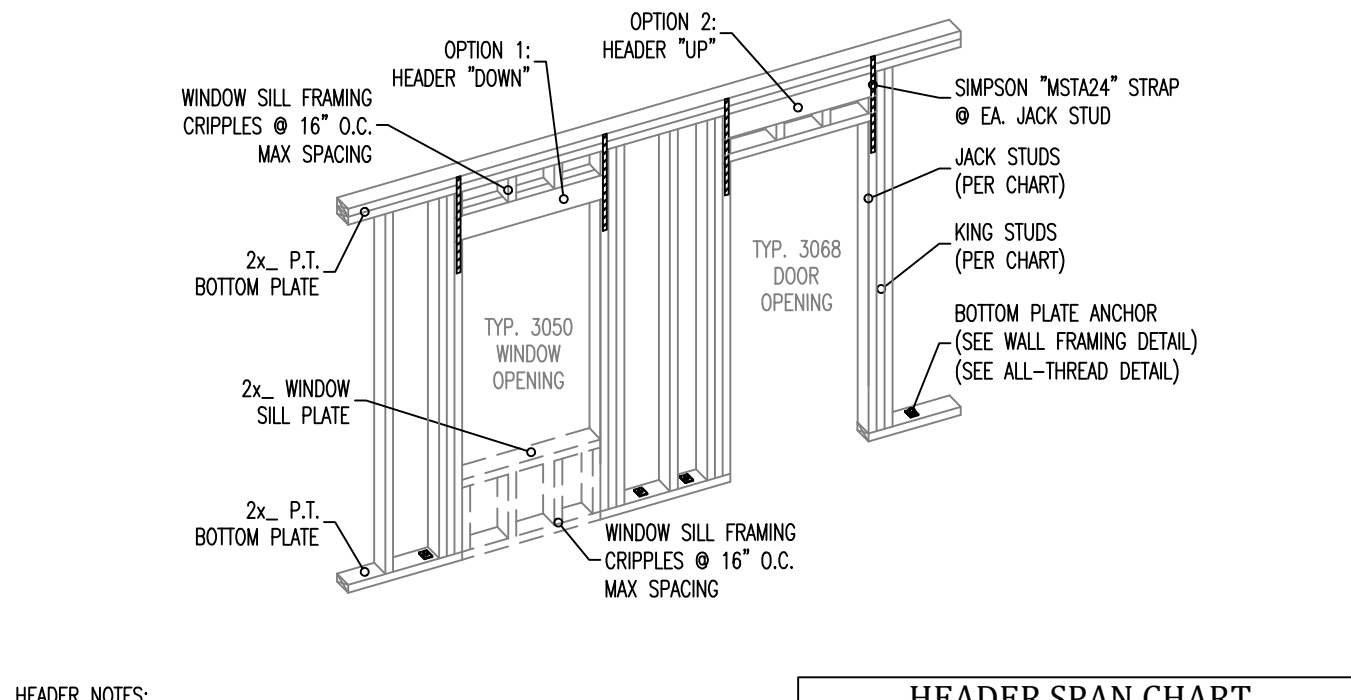
SCALE: = $\frac{1}{4}" = 1'$

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03.09.22
ENGINEER OF RECORD

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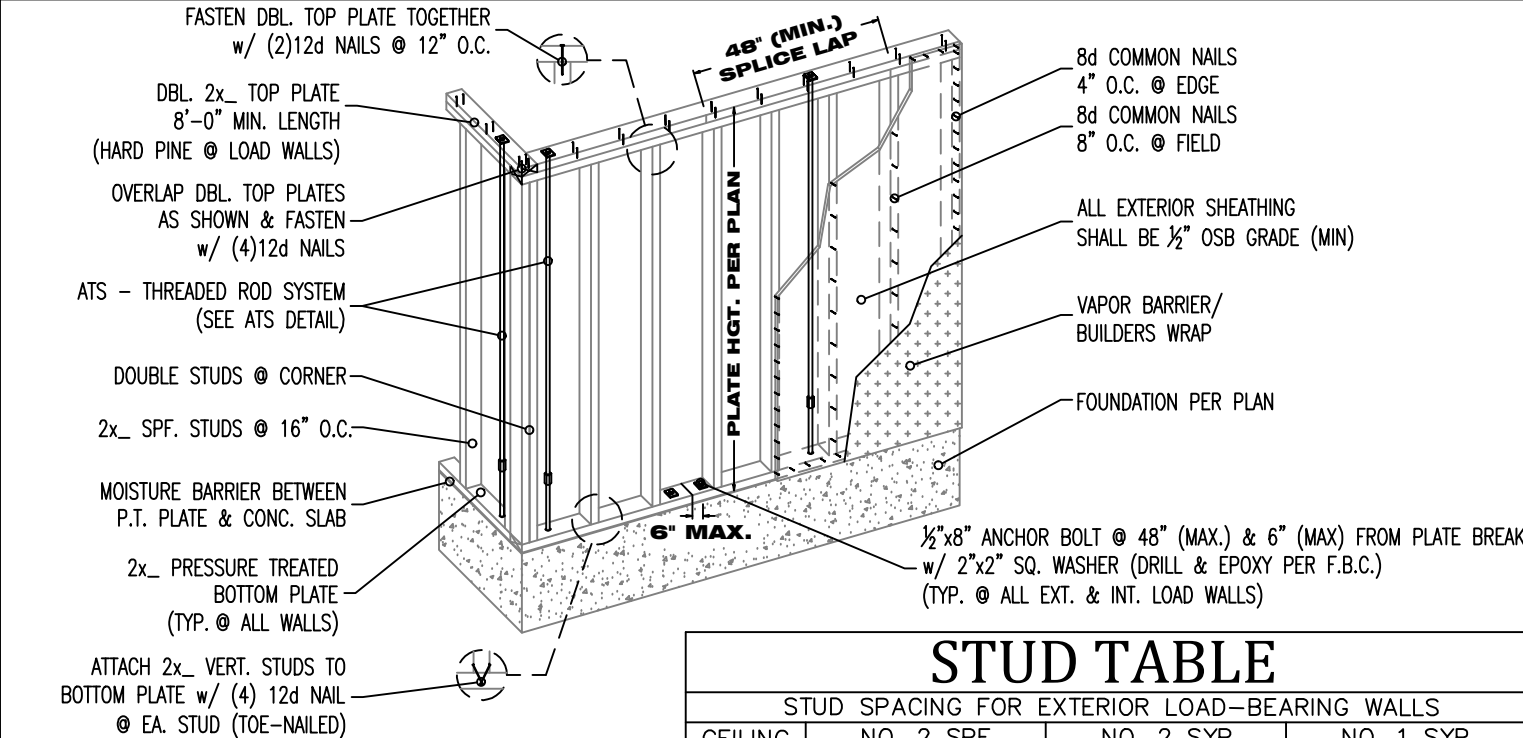
HEADER NOTES:

1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

HDR. SIZE	SPAN	# OF JACKS	# OF KINGS
(2)2X6	3'-0"	1	2
(2)2X8	6'-0"	2	2
(2)2X10	9'-0"	2	2
(2)2X12	12'-0"	3	2

HEADER DETAIL

N.T.S.



STUD TABLE

STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS

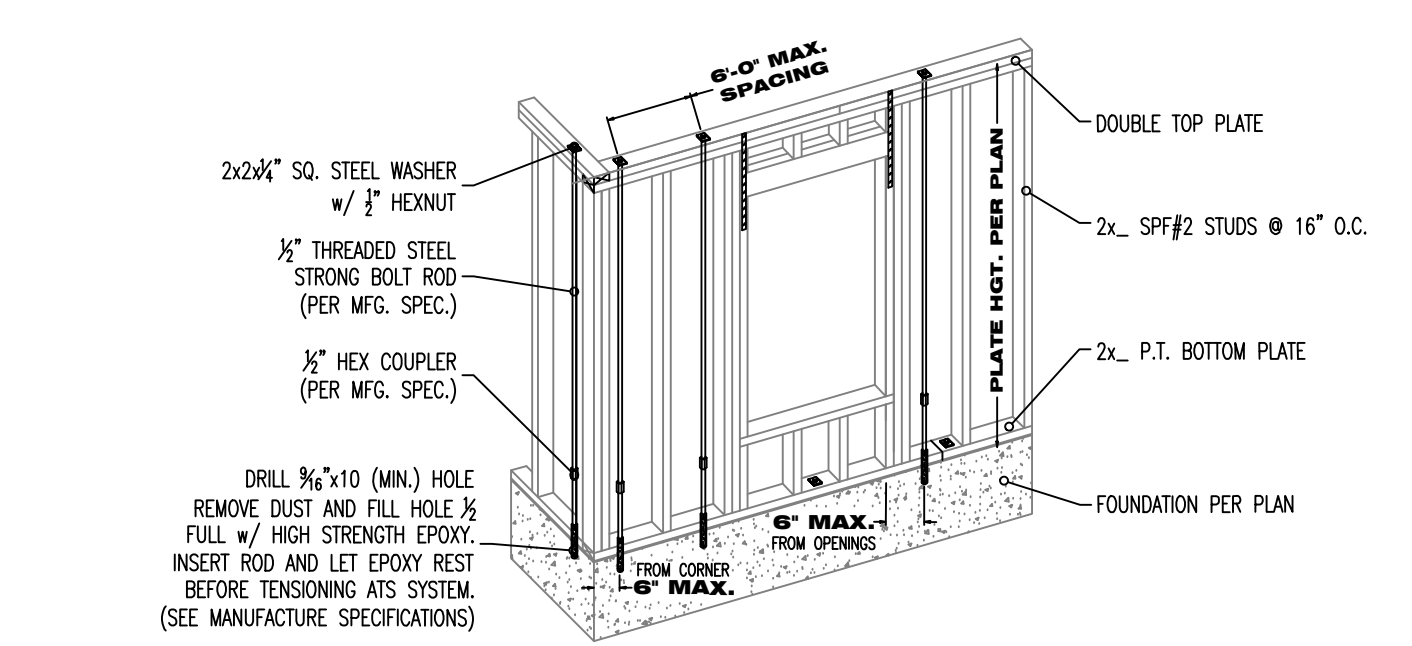
CEILING HEIGHT	NO. 2 SYP	2x4	2x6	2x8	2x10	2x12
9 FT.	16" O.C.	24" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
10 FT.	12" O.C.	24" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
11 FT.	N/A	16" O.C.	N/A	16" O.C.	N/A	16" O.C.
12 FT.	N/A	16" O.C.	N/A	16" O.C.	N/A	16" O.C.
13 FT.	N/A	12" O.C.	N/A	12" O.C.	N/A	16" O.C.
14 FT.	N/A	12" O.C.	N/A	12" O.C.	N/A	16" O.C.

FRAMING NOTES:

1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
2. ALL WALL STUDS SHALL SPRUCE PINE FIR #2 MATERIAL.
3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL.
4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC. SLAB w/ (4) 12d NAIL OR EQUIVALENT.

WALL FRAMING DETAIL

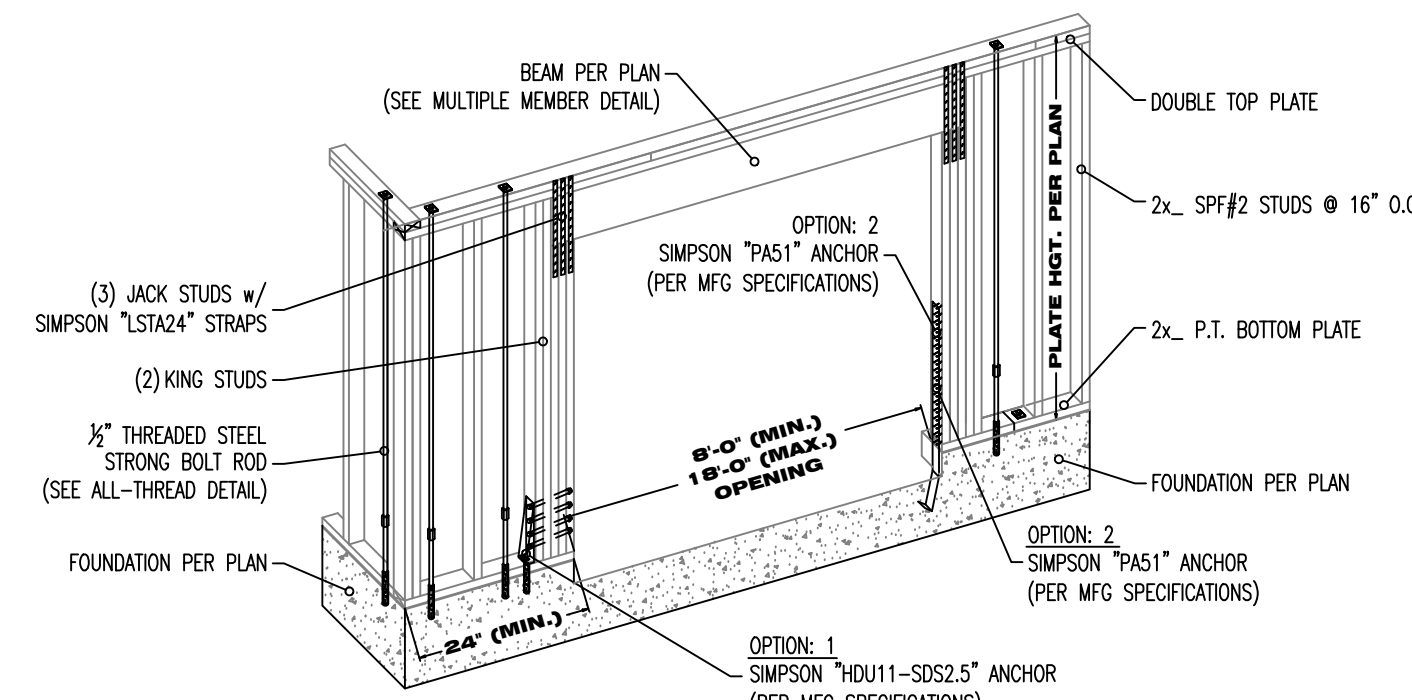
N.T.S.



- PLAN LEGEND**
- = (1) STORY ROD
 - ⊙ = (2) STORY ROD
 - ⊙ = (1) STORY ROD 2nd LEVEL ONLY
- FRAMING NOTES:**
1. ATS ROD MAY SUBSTITUTE FOR 1/2" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
 2. INSTALL ATS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
 3. ATS ROD SYSTEM SHALL BE PRESENT IN ALL EXTERIOR & TRUSS LOAD BEARING WALLS.
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).
 5. ALL THREADED STEEL RODS SHALL CONFORM TO THE "ASTM-A36 THREADED STEEL" SECTION.

ALL-THREAD ROD SYSTEM DETAIL

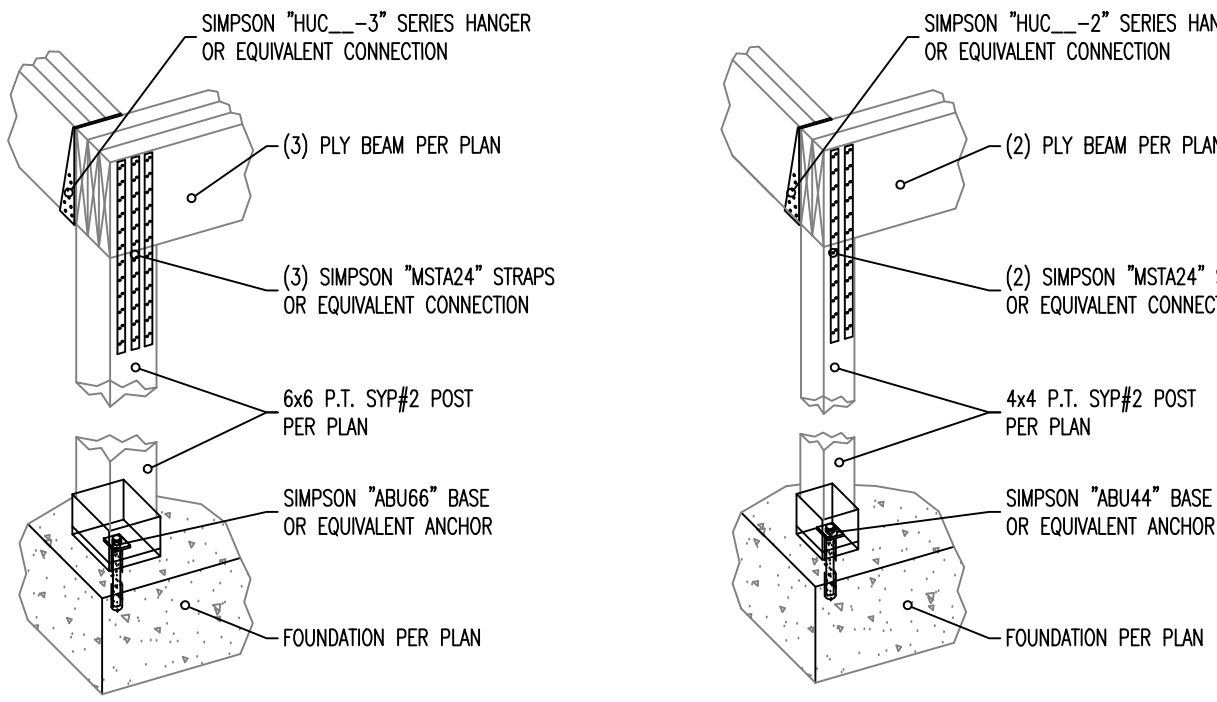
N.T.S.



- GARAGE DOOR NOTES:**
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.)
 2. INSTALL ATS ROD SYSTEM PER ALL-THREAD DETAIL
 3. ALL ANCHOR INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURE SPECIFICATIONS
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).

GARAGE DOOR DETAIL

N.T.S.



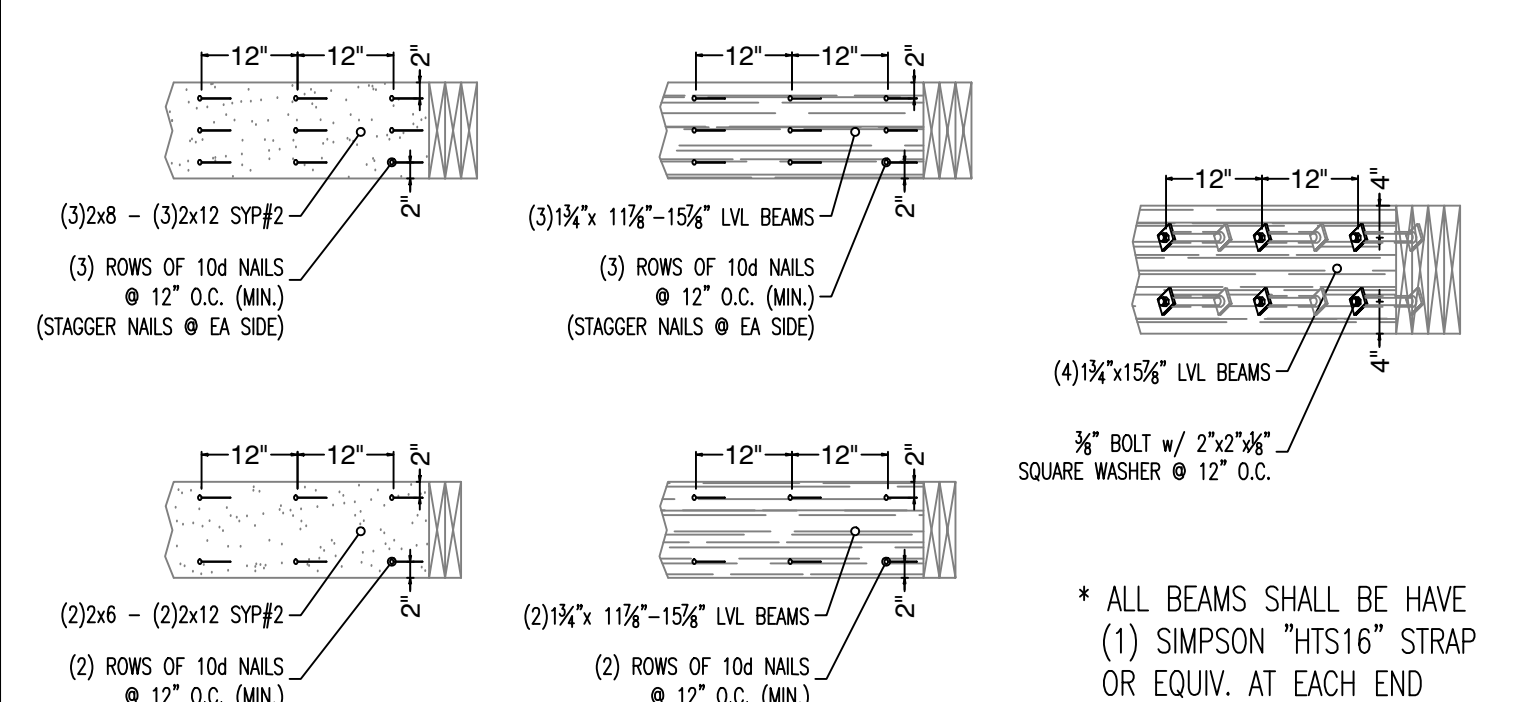
6x6 POST

4x4 POST

- POST NOTES:**
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

POST DETAIL

N.T.S.



SOLID SAWN LUMBER

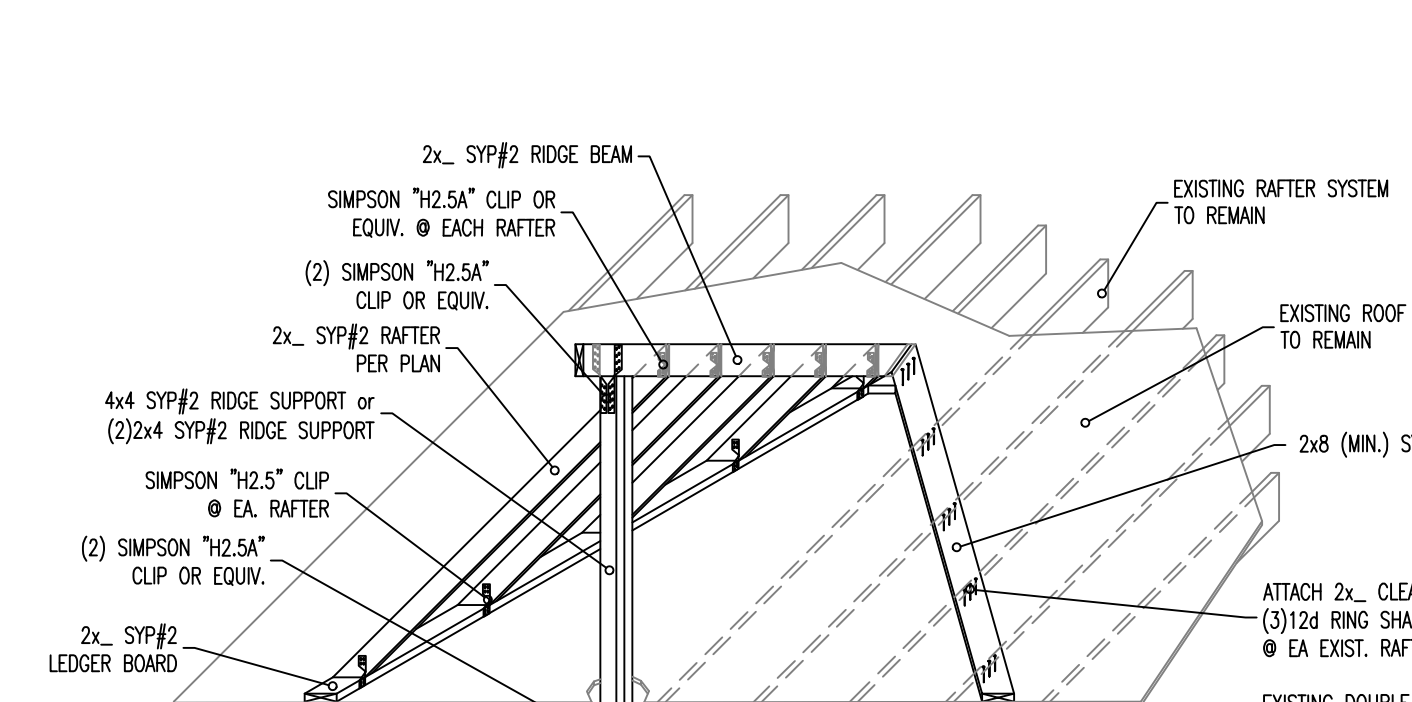
LVL BEAMS

4-PLY MEMBERS

- MULTI-PLY MEMBER NOTES:**
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2020 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

MULTI-PLY MEMBER DETAIL

N.T.S.

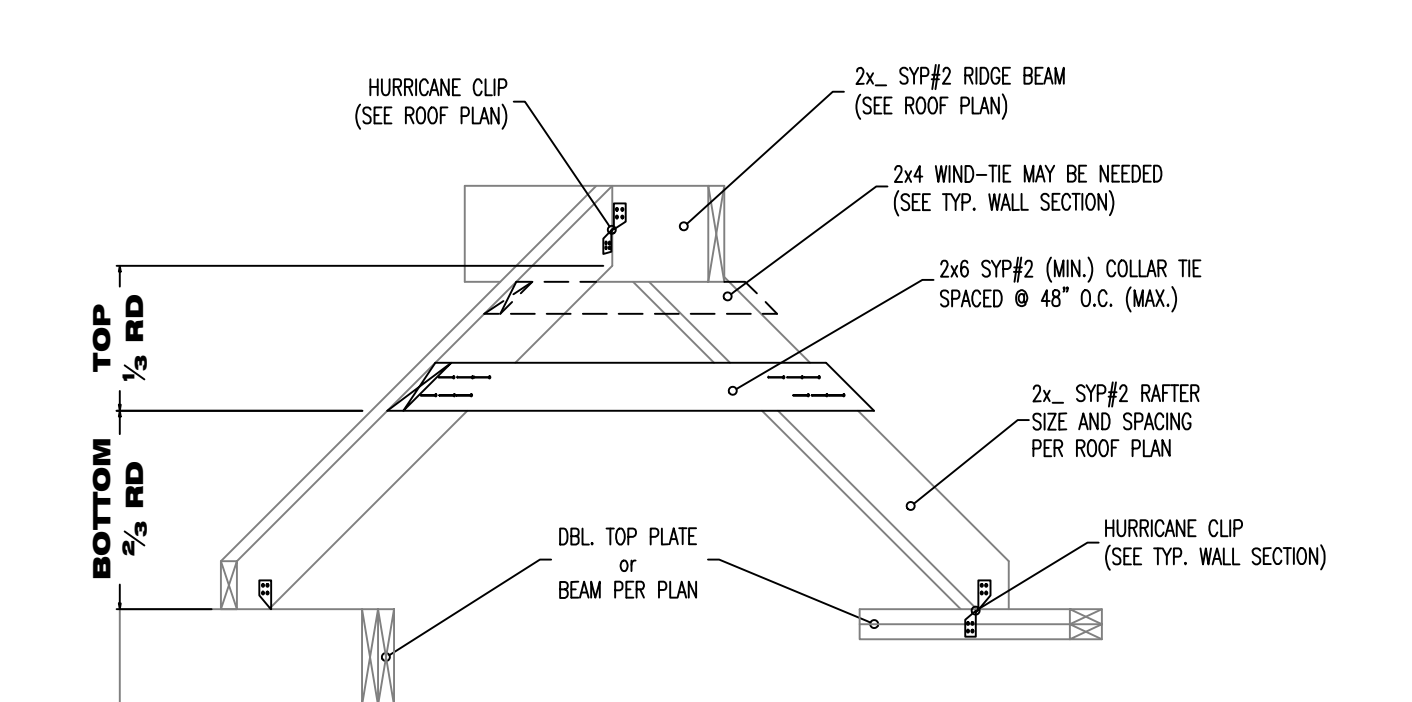


ROOF OVER FRAMING NOTES:

1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2020 AND MANUFACTURE SPECIFICATIONS.
2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.)

- ROOF OVER FRAMING DETAIL**

N.T.S.

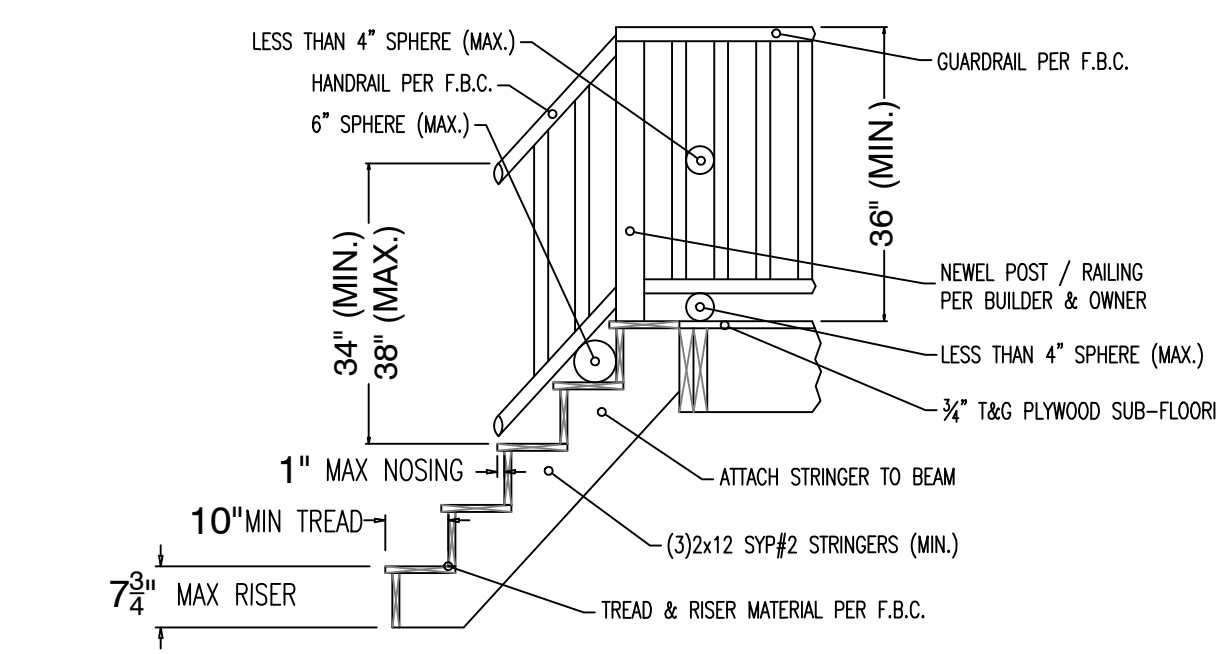


COLLAR TIE NOTES:

1. 2x6 SYP#2 (MIN.) COLLAR TIE SHALL BE FASTENED TO RAFTER w/ (6) 12d NAILS TYP. @ EA. END.
2. COLLAR TIE SHALL BE PLACED IN THE TOP 1/2 OF THE RAFTER BEARING SPAN WITH THE INTENT TO PREVENT RIDGE SAGGING.
3. 2x4 WIND-TIE USAGE SHALL BE SPECIFIED IN THE TYPICAL WALL SECTION WITH THE INTENT TO PREVENT RIDGE SAGGING
4. ALL HURRICANE CLIPS, RAFTERS, AND RIDGE BEAM SPECIFICATIONS WILL BE FOUND ON THE ROOF PLAN AND/OR THE TYPICAL WALL SECTION.

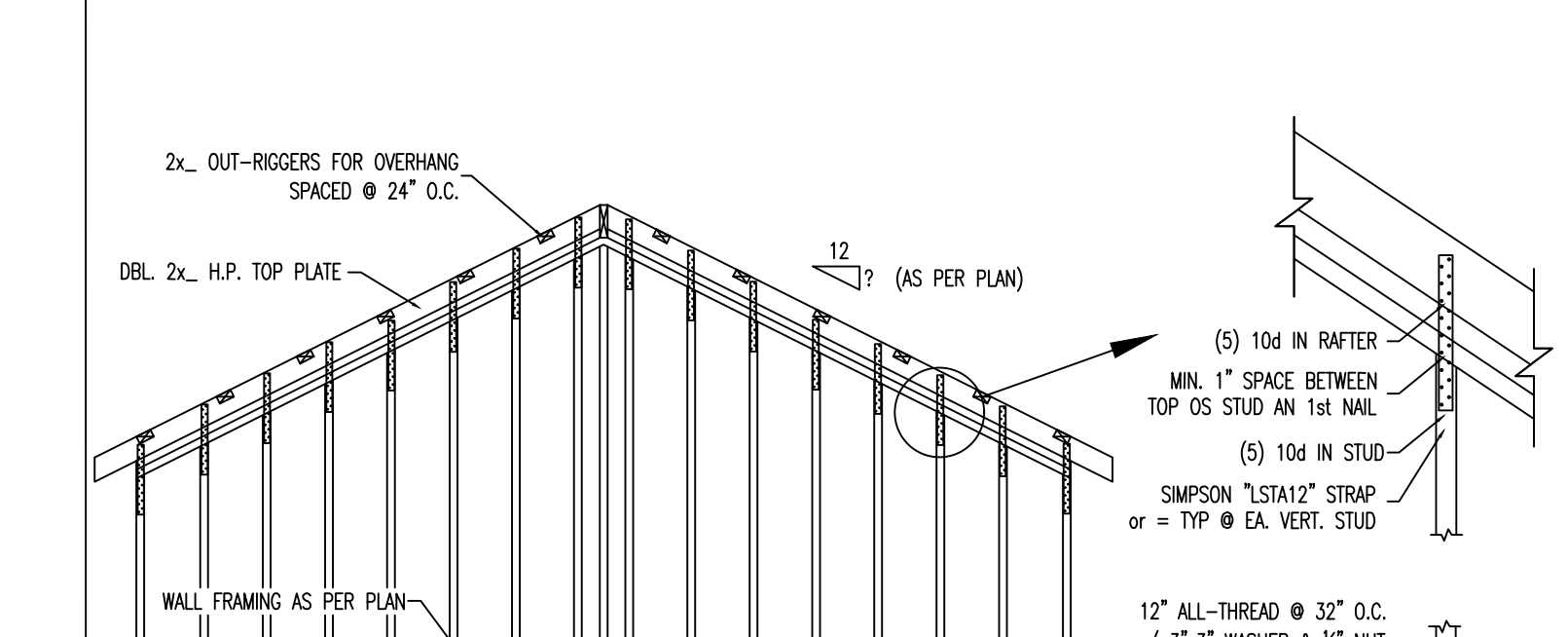
COLLAR TIE DETAIL

N.T.S.



- STAIR NOTES:**
1. (2) RISERS + (1) TREAD SHALL NOT BE LESS THAN 24" COMBINED OR MORE THAN 25" (MIN.)
 2. WIDTH SHALL BE 36" (MIN.) BETWEEN RAILS (SEE F.B.C. FOR PROTRUDING OBJECTS)
 3. ATTACH STRINGERS TO BEAM w/ (6) 16d NAILS @ BEAM, TOE NAIL BOTTOM.
- RAIL NOTES:**
1. ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2020
 2. ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) & 6" (MAX.) x 2" DEPTH (MAX.)
 3. RAIL HEIGHT SHALL BE 34" (MIN.) AND 38" (MAX.) ABOVE TREAD NOSING / FLOOR.
 4. FINGER SPACE SHALL BE 1/8" (MIN.) AND 3/8" (MAX.) FROM DOWELS / WALLS.
 5. ROUND RAILS SHALL BE 1 1/2" (MIN.) AND 2" (MAX.) DIAMETER.
 6. HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

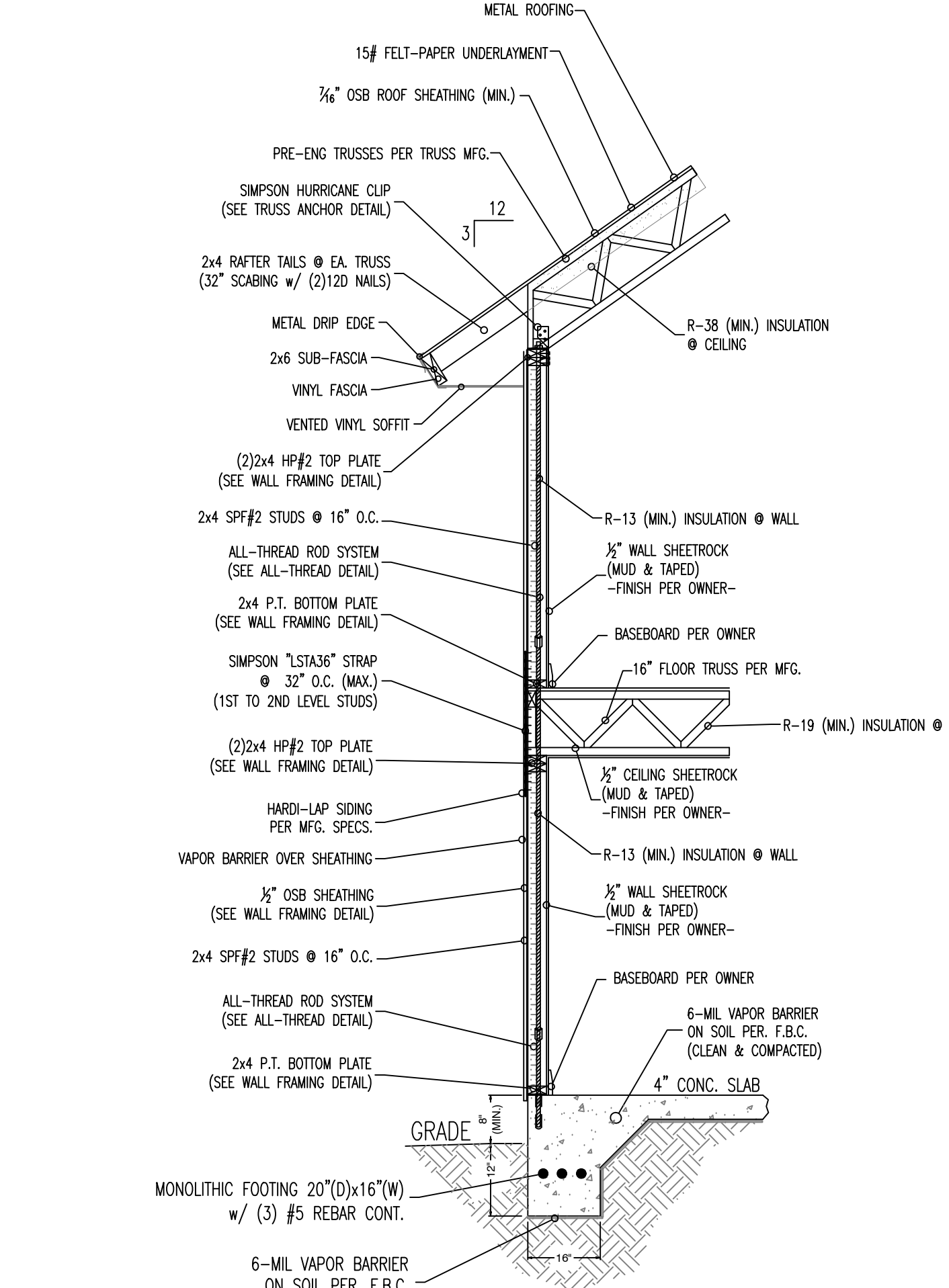
STAIR DETAIL



- BALLOON FRAMING DETAIL**

BALLOON FRAMING DETAIL

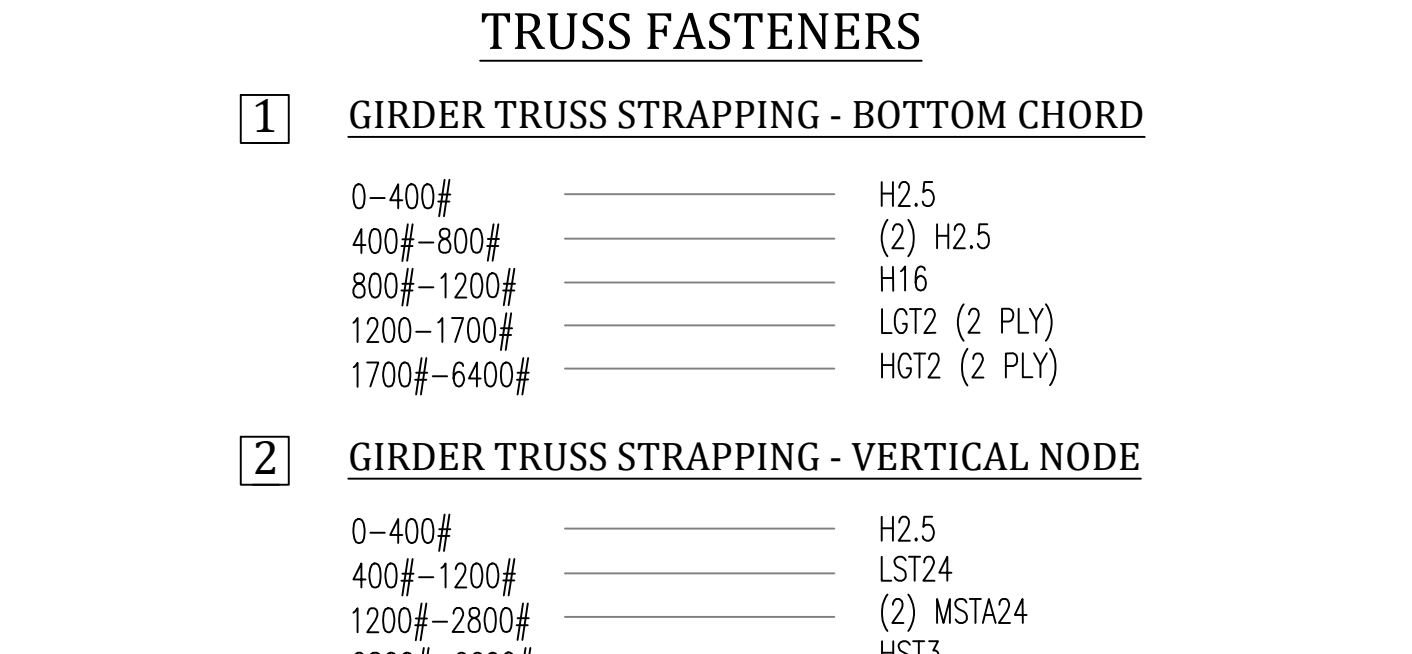
N.T.S.



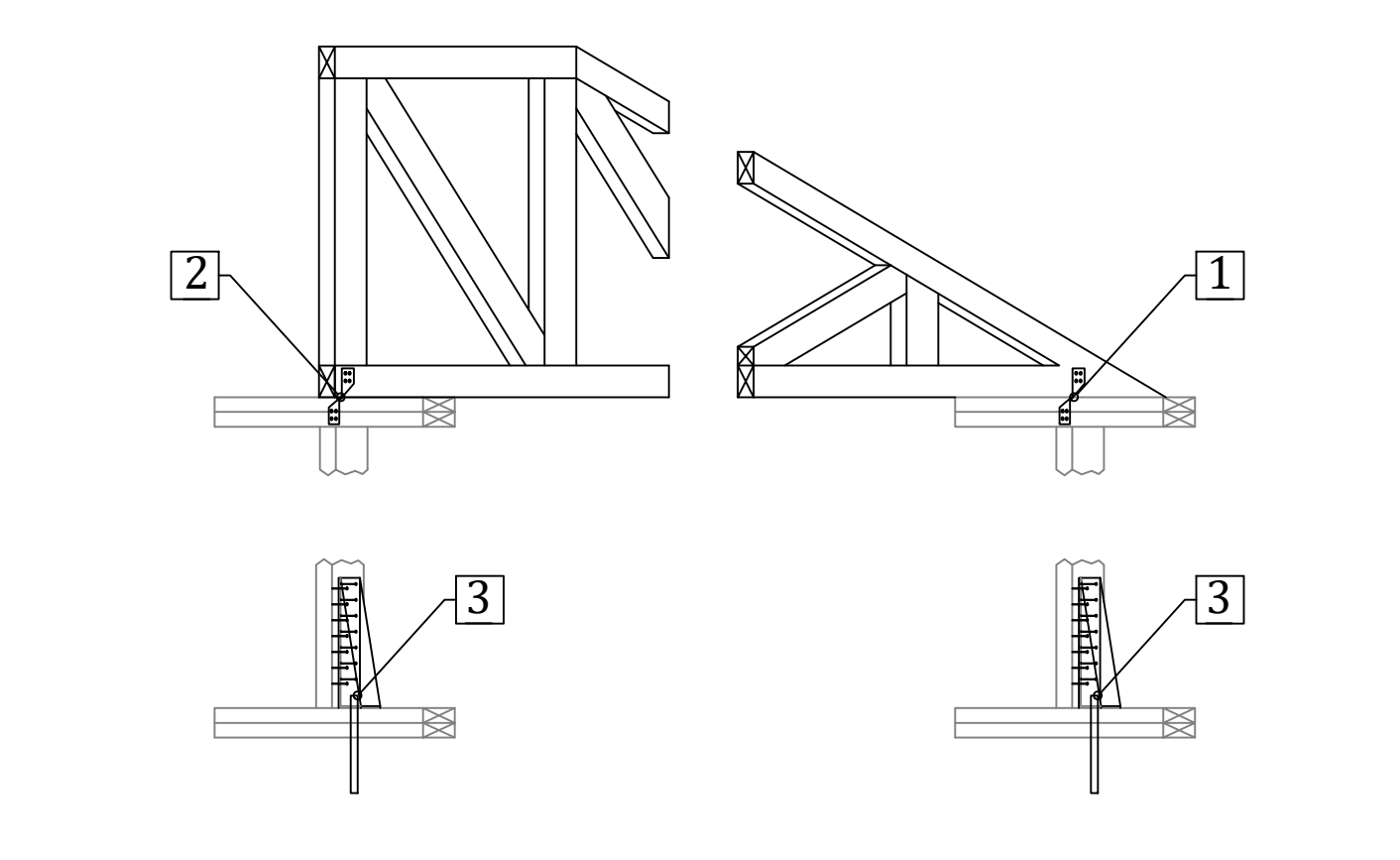
- WALL SECTION NOTES:**
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

TYP. WALL SECTION

N.T.S.



- TRUSS FASTENERS**
1. GIRDER TRUSS STRAPPING - BOTTOM CHORD
 2. GIRDER TRUSS STRAPPING - VERTICAL NODE
 3. GIRDER TRUSS STRAPPING - ANCHORING



- TRUSS ANCHOR NOTES:**
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

TRUSS ANCHOR DETAIL

N.T.S.

ALTERNATE STRAPPING DETAIL

N.T.S.

D5.0

SHEET # (6) OF (7)

PROJECT NAME: **BART GARAGE**

PROJECT #: **21.29.11**

DRAWN BY: **WMD**

CHECKED BY: **MGH**

SCALE: **1/4" = 1'-0"**

DATE: **03.09.22**

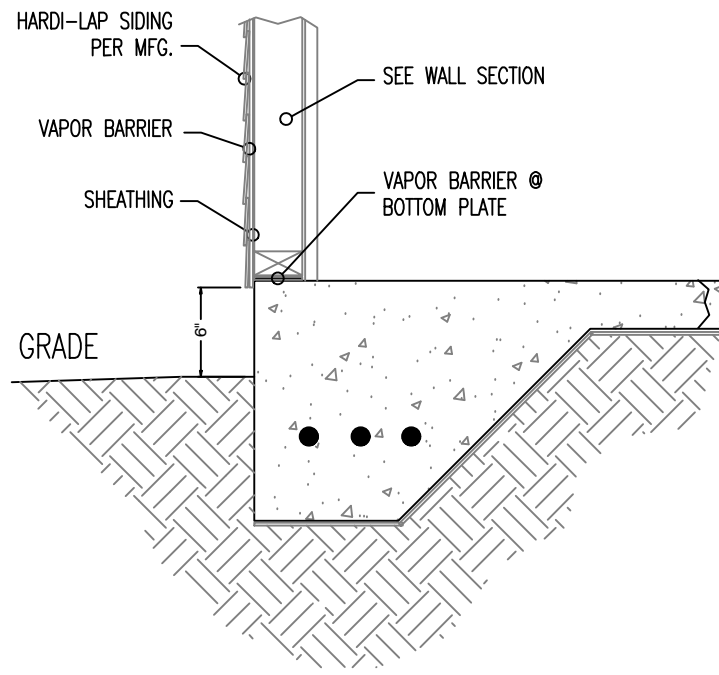
OWNS

P.O. BOX 557
Callahan, FL 32011

DRAFTING & DESIGN LLC

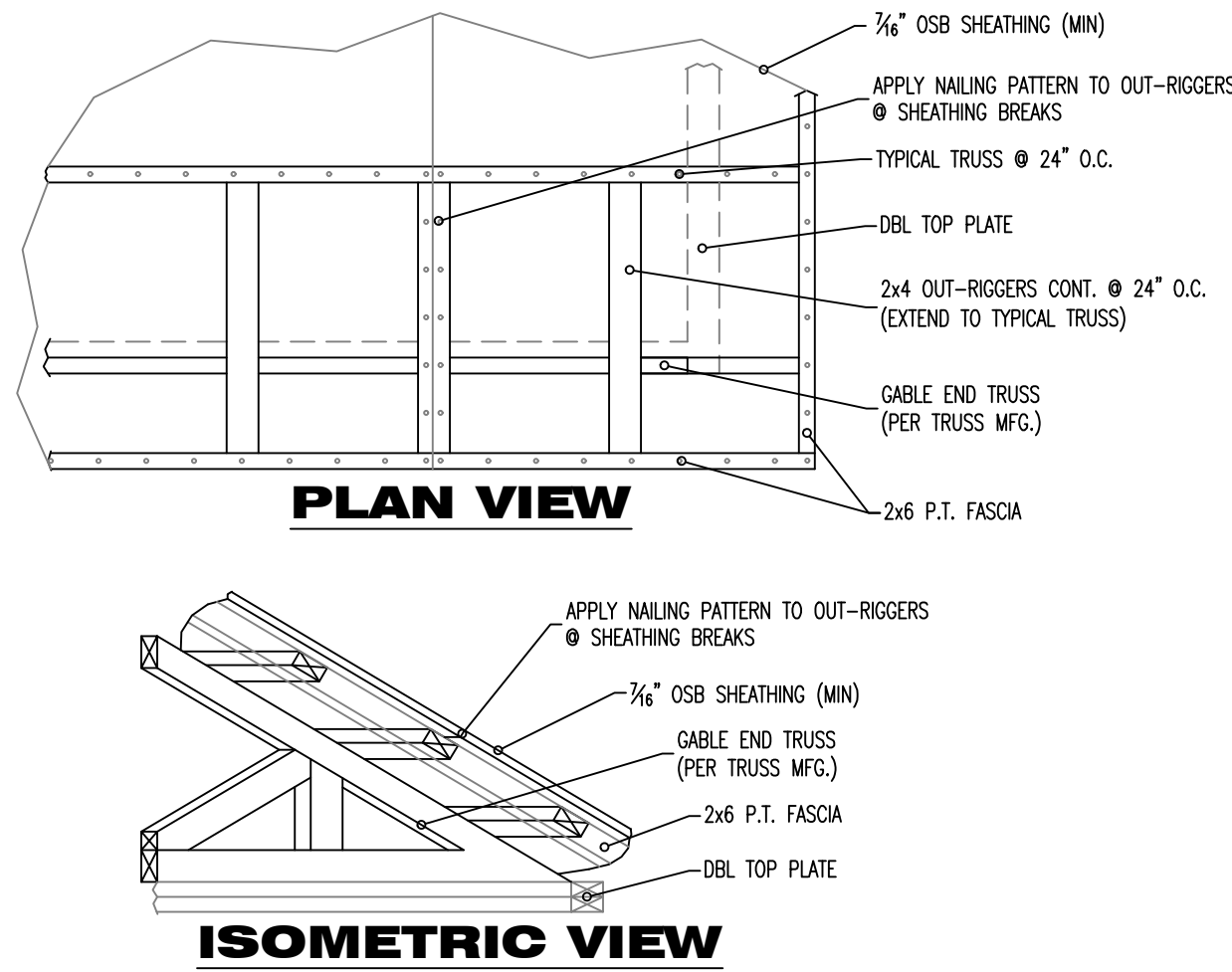
(904) 536-0857

downsdesignandesign@gmail.com



HARDI-LAP FLASHING DETAIL

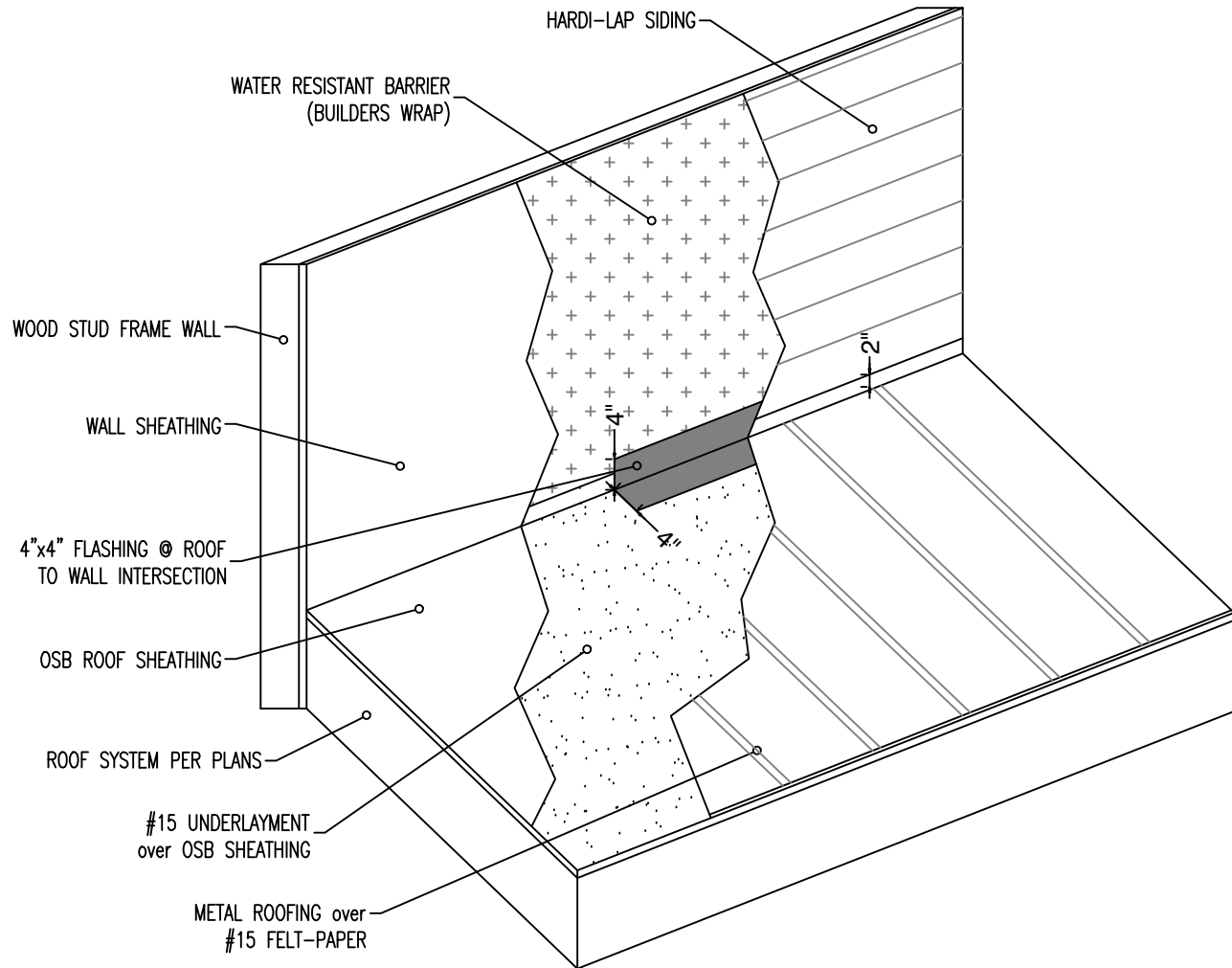
N.T.S.



SECTION NOTES:
1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2020 FBC-R 107.3.5

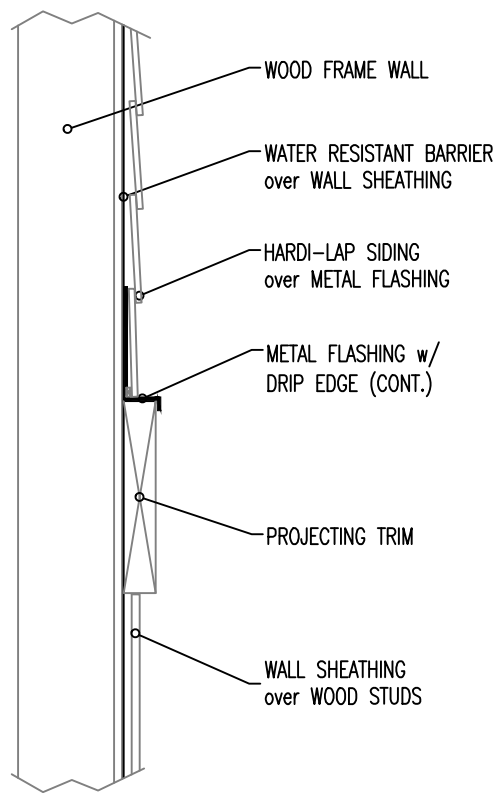
DROP GABLE DETAIL

N.T.S.



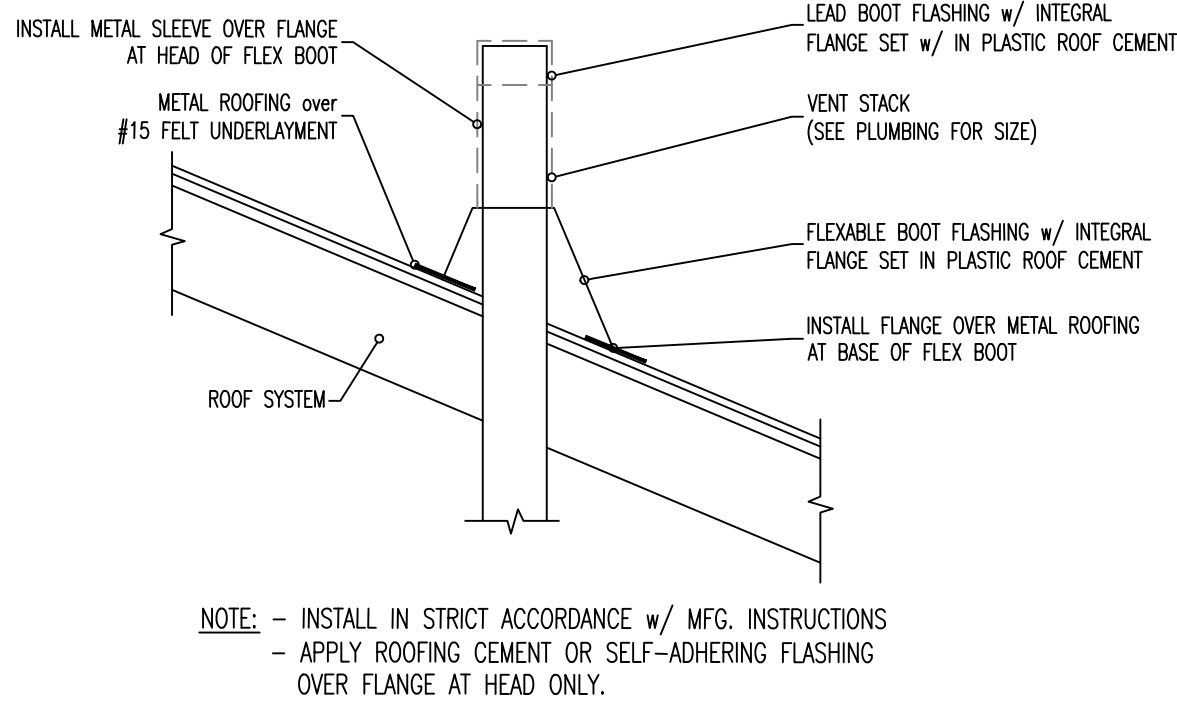
ROOF TO WALL DETAIL

N.T.S.



PROJECTING TRIM DETAIL

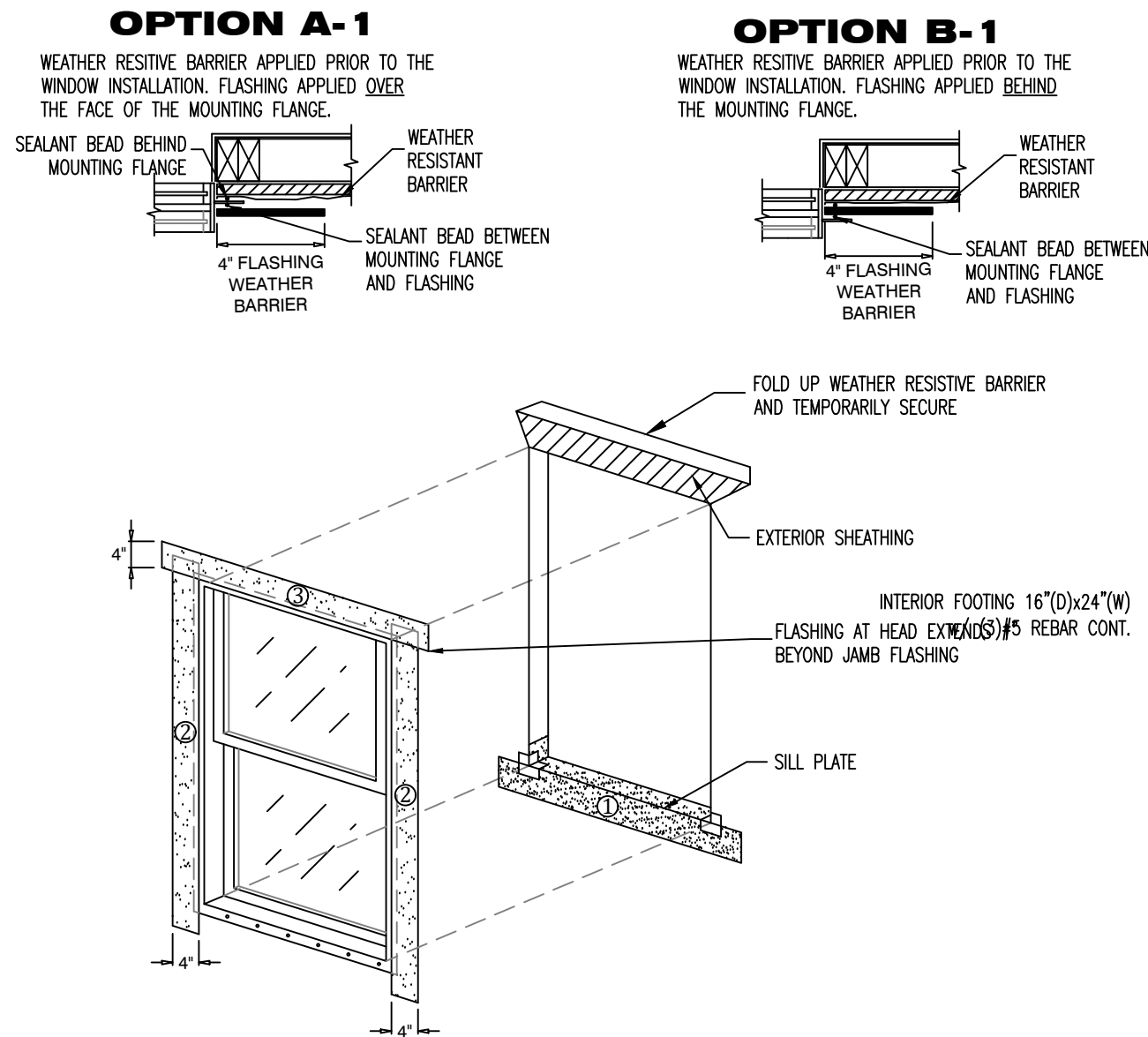
N.T.S.



NOTE: - INSTALL IN STRICT ACCORDANCE w/ MFG. INSTRUCTIONS
- APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY.

ROOF VENT STACK DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8\"/>

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4\"/>

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

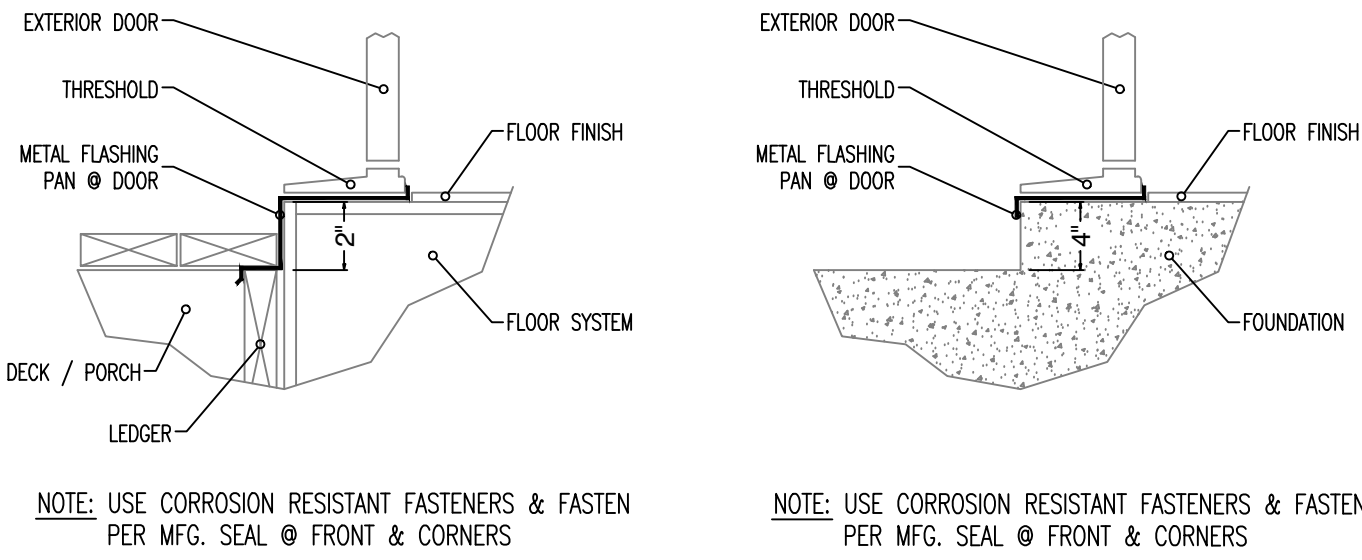
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SEAL THE WINDOW FRAME TO OPENING; APPLY A 3/8\"/>

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURERS SPECIFICATIONS.

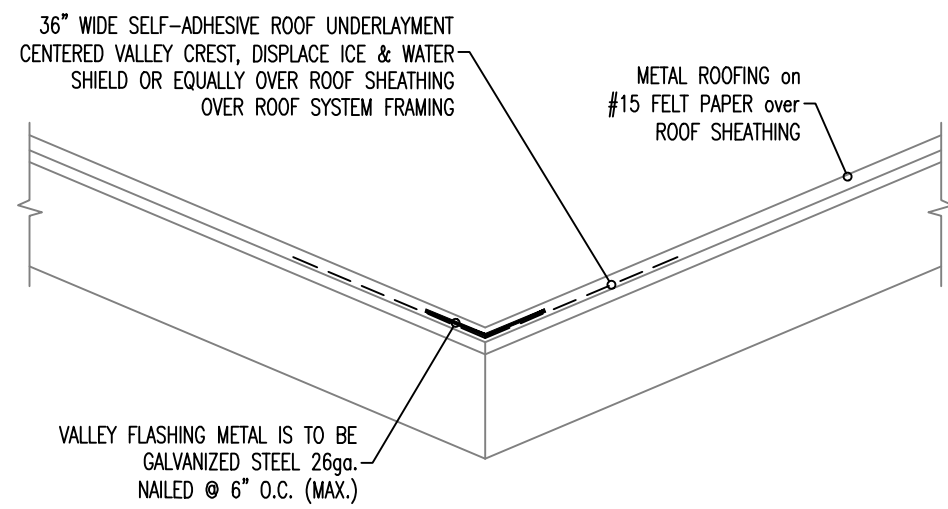
WINDOW FLASHING DETAIL

N.T.S.



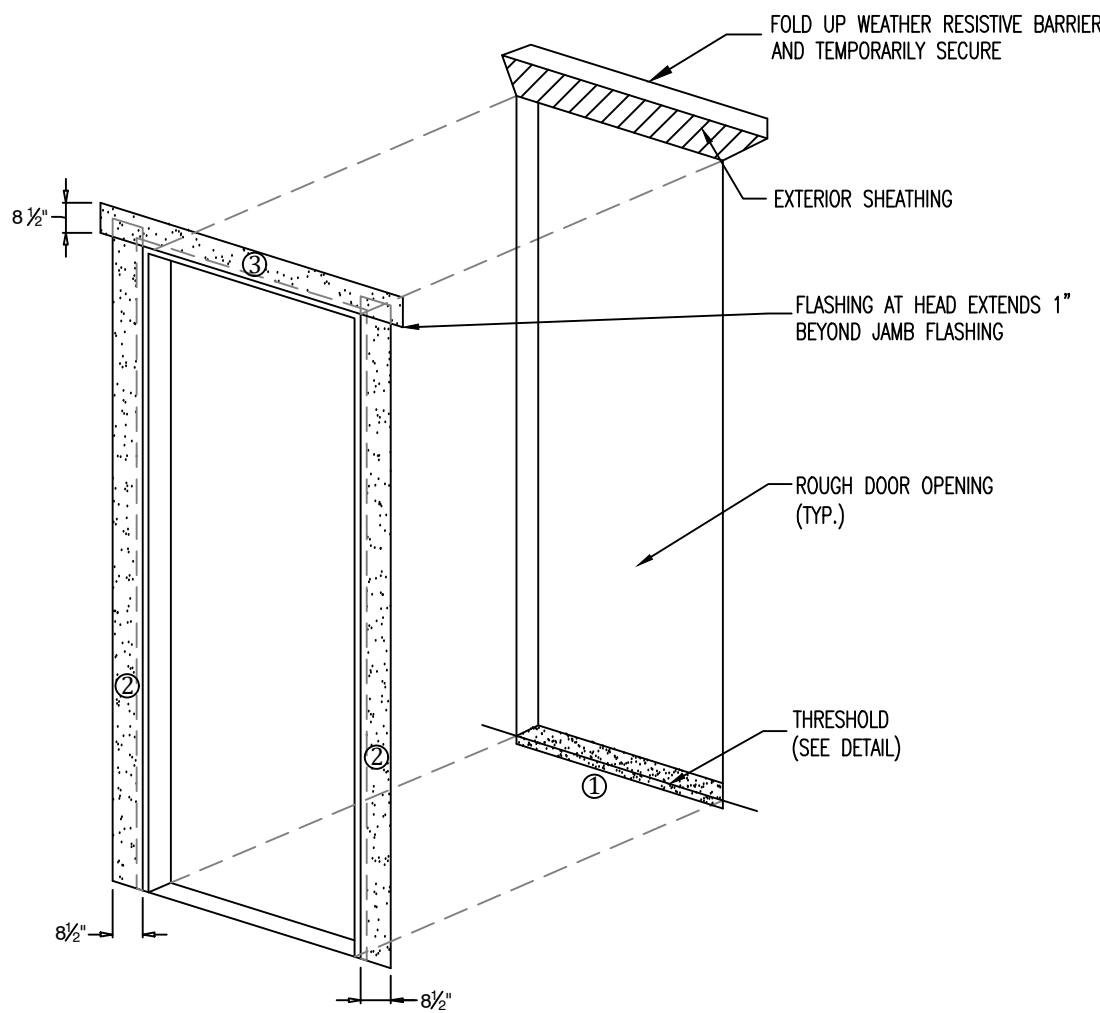
DOOR FLASHING DETAIL

N.T.S.



VALLEY FLASHING DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8\"/>

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 8\"/>

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH DOOR. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

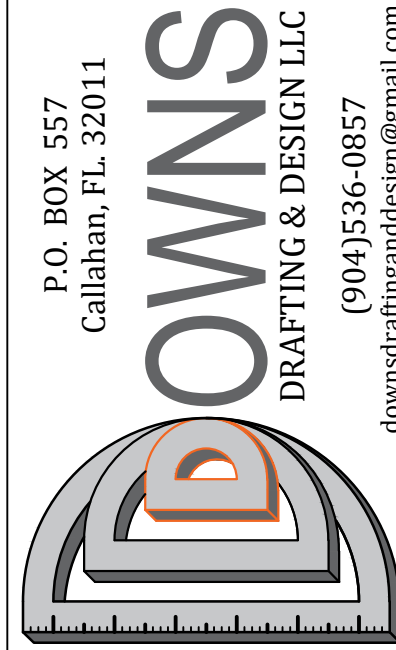
SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

DOOR FLASHING DETAIL

N.T.S.

D6.1

SHEET # (7) OF (7)
PROJECT NAME: **GARAGE**
PROJECT #: **21.29.11**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4\"/>**



DOWNS DRAFTING AND DESIGN LLC IS A DRAFTING SERVICE AND HOLDS NO RESPONSIBILITY IN THE ENGINEERING AND CONSTRUCTION OF ANY PORTION OF BUILDINGS CONSTRUCTED WITH THESE PLANS. IT IS THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTABILITY PRIOR TO PROCEEDING WITH CONSTRUCTION. HOMEOWNER OR CONTRACTOR SHALL VERIFY ALL CONSTRUCTION IS PERMITTED AND CODE COMPLIANT WITH ALL LOCAL BUILDING CODES AND OFFICIAL PROCESSES.

OWNER/BUILDER

BART GARAGE
LOT#13-14
SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215

P.O. BOX 1008
CALLAHAN, FL 32011

03.09.22
ENGINEER OF RECORD

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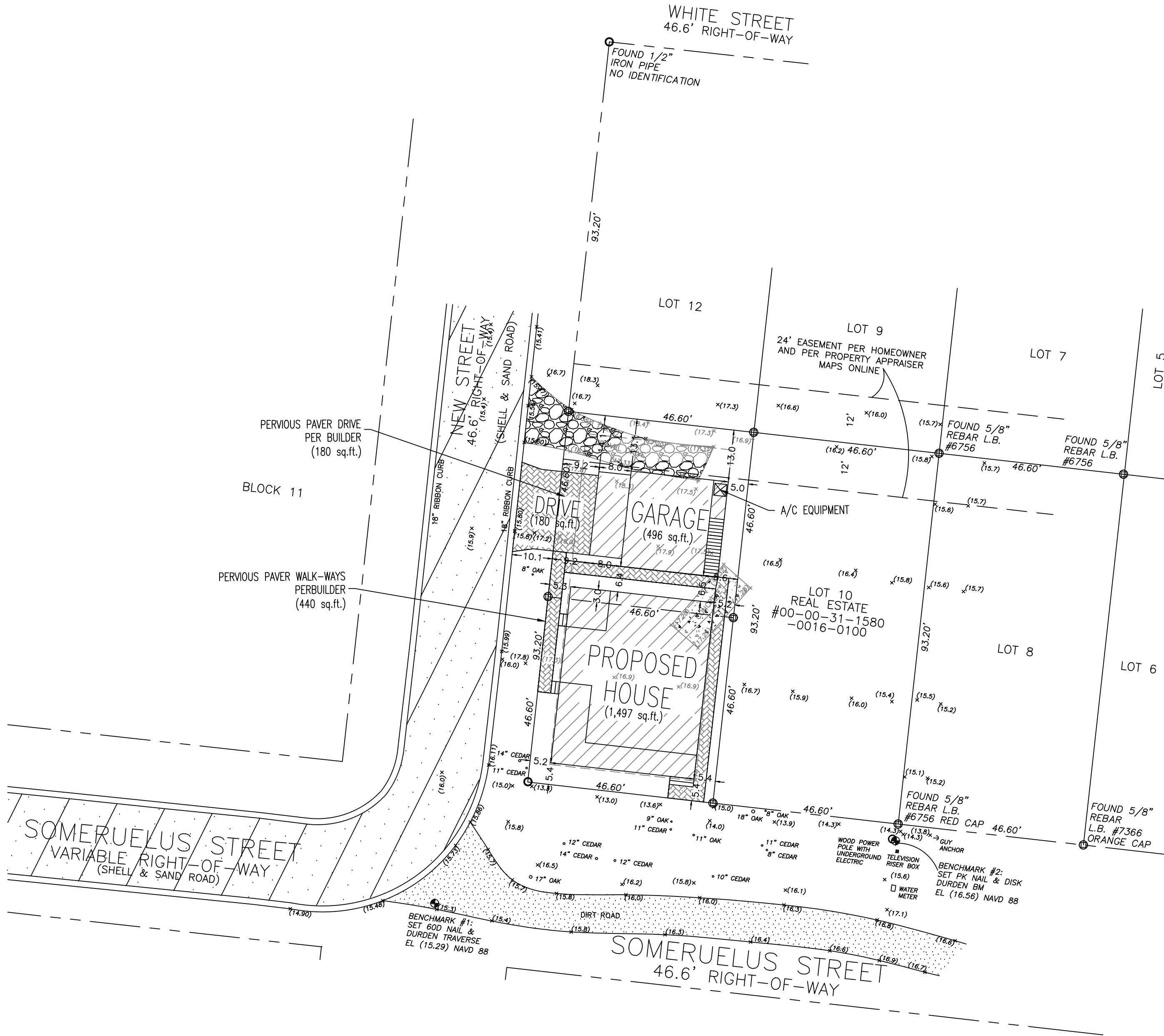
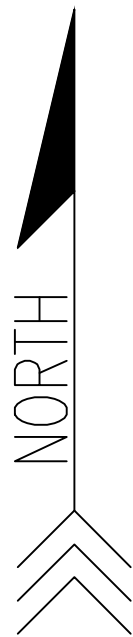
BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"

NOTES:

- MAX LOT COVERAGE (PER ZONING)
- LIMITS OF EAVES NOT SHOWN ON SITE
- PROJECT SHALL BE EQUIPPED w/ GUTTERS, DOWN SPOUTS, & DRAINS. LOCATION & SPECS AS PER CONTRACTOR/BUILDER

COVERAGE CALCULATIONS
4,343 SQ.FT. LOT SIZE
÷ 1,667 SQ.FT. COVERAGE
39% COVERAGE
(45% = 1,954sq.ft.)

COVER ITEMS
1,166 SQ.FT. HOUSE (100%)
+ 496 SQ.FT. GARAGE (100%)
1,662 SQ.FT. TOTAL COVERED



SITE PLAN
SCALE: 1 = 20

SP1.0

SHEET #:
PROJECT NAME: **BART - SOMERUELUS ST.**
PROJECT #:
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"= 1'-0"**
DATE: **02.28.22**

P.O. BOX 557
Callahan, FL 32011

D

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857
downsdraftinganddesign@gmail.com

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CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
PLANS. IT IS THE RESPONSIBILITY OF THE
HOMEOWNER OR CONTRACTOR TO VERIFY
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PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER/ BUILDER

PROJECT ADDRESS

LOT# 13-14
SOMERUELUS ST.
FERNANDINA BEACH, FL.
32034

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ENGINEER OF RECORD



HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2022-0054** **APRIL 21, 2022**

Owner/Applicant:	MIRANDA ARCHITECTS, AGENT FOR RUTH MAESTRE
Property Address:	11 S. 7 th Street
Parcel ID #	00-00-31-1800-0037-0070
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00439
Year Built:	1872 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to renovate and construct additions at rear of home and a porch on east side. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"This two-story, Greek Revival style residence was designed by John Hedges and built in 1872 for William N. Thompson, a Florida State Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family." - FMSF 8NA00439

The applicant seeks approval to construct an addition and renovation to the historic residence to include:

- 2-story Bath/Closet additions to rear of existing bedroom wing,
- 1-story addition to south side of existing kitchen, and
- 1-story porch addition to east side of study

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☒	☐	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☒	☐	☐
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☒	☐	☐
6	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	☒	☐	☐
7	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐	☐	☒
8	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☒	☐	☐
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☒	☐	☐
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒	☐	☐

ANALYSIS:

Staff finds that the proposed rehabilitation and addition plans for this structure are compatible with the Downtown Historic District and meet requirements including, height, scale, massing, setbacks, and materials.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2022-0054

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2022-0054 with or without conditions;

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

That HDC case 2022-0054, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|--------------------------------|
| EXHIBIT 1 | Application & Backup Materials |
| EXHIBIT 2 | Plans & Elevations (as built) |
| EXHIBIT 3 | Plans & Elevations (proposed) |
| EXHIBIT 4 | Site Survey |
| EXHIBIT 5 | FL Master Site File 8NA00439 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8849

Date Submitted: 3/9/2022

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☒ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500

☐ Demolition of a Primary Structure â€œ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Final

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

3/8/2022

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

11 South 7th Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0037-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ruth

Last Name*

Maestre

Mailing Address*

11 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

216-235-1925

E-mail Address*

remaestre@cs.com

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

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

Yes

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmirandaarch@gmail.com

Project Description*

Addition and Renovation to existing historic residence including -- 2-story Bath/Closet additions to rear of existing bedroom wing 1-story addition to south side of existing kitchen 1-story porch addition to east side of study

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

Design Vision Statement*

Sensitive additions to existing historic residence.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

4. Is the structure or site is of such design, crafts manship, or material that it could be reproduced only with great difficulty and/or expense?
5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?
6. Would the removal of the structure or site destroy the historic relationship between structures or open space?
7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?
8. Have the applicants made good faith efforts to pursue alternatives to demolition?
9. Will the applicant be denied a reasonable return on his or her investment
10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?
11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Wood Siding to match existing wood siding	(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
GAF	architectural asphalt shingle	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Wood trim	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	thin brick veneer on cmu foundation	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	wood decking	(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 Maestre Lore Ownership.pdf	Upload 2 HDC Agent Authorization Form Maestre Lore.pdf	Upload 3 Maestre Lore Site Survey.pdf	Upload 4 Maestre Lore As Built Drawings Bundle 1 Dec 20.pdf
Upload 5 Maestre Lore Prelim Design Bundle 9 Mar 22.pdf	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0037-0070

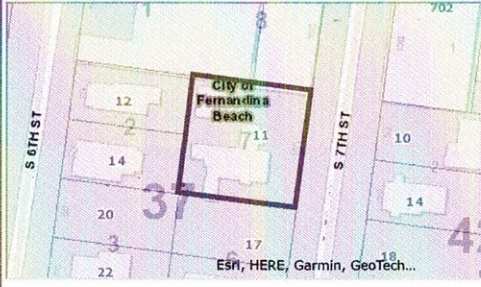
Owner Name MAESTRE RUTH E &
Mailing Address LORE PAUL A (JT/RS)
11 S 7TH ST
FERNANDINA BEACH, FL 32034
Location Address 11 S 7TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 19.5052
Homestead No
Property Usage STORE/OFFI 001200
Deed Acres 0
Short Legal BLOCK 37 LOT 7

2021 Certified Values

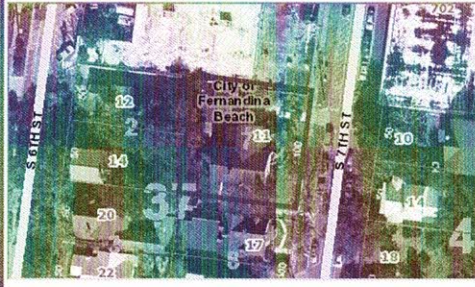
Land Value \$224,000
(+) Improved Value \$265,380
(=) Market Value \$489,380
(-) Agricultural Classification \$0
(-) SOH or Non-Hx⁴ Capped Savings \$0
(=) Assessed Value \$489,380
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$489,380
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$489,380

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2021 AERIAL MAP

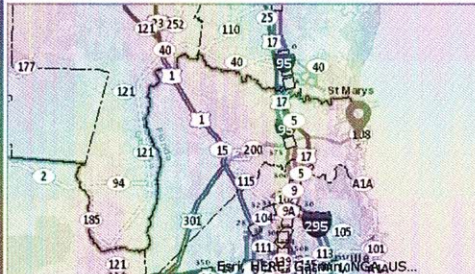


PROPERTY PHOTO



If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	3859	3427	5	3	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900
REST CLASS	624	624	0	0	ABOVE AVE		AIR DUCTED	FORCED AIR	1991

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE A	26 X 4	104	1991
CONCRETE A	5 X 3	15	1991
BRICK	3 X 25	75	1996
BRICK	21 X 8	168	1997
WD DECK A	8 X 8	64	1995

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-08-05	2382 / 777	\$565,600	WD	Q	Y	PS FUNDING INC	MAESTRE RUTH E & PAUL A LORE (JT/RS)
2020-03-02	2363 / 27	\$100	CT	U	Y	CLERK OF COURT	PS FUNDING INC
2018-05-29	2202 / 409	\$574,000	WD	Q	Y	GRIMLEY BRIAN J & MELANIE B	JESSUP PROPERTIES LLC
2010-02-26	1665 / 688	\$475,000	TD	Q	Y	BLACKWELDER LYNETTE B TRUSTEE	GRIMLEY BRIAN J & MELANIE B
2000-11-21	959 / 365	\$100	WD	U	Y	BLACKWELDER LYNETTE B	BLACKWELDER LYNETTE B TRUSTEE
1994-09-15	714 / 97	\$218,000	WD	Q	Y	LAKE HAROLD E & PHYLLIS P	BLACKWELDER LYNETTE B
1988-10-31	555 / 1170	\$125,000	WD	Q	Y	BRIM DANIEL	LAKE HAROLD E



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE Ruth Maestre & Paul Lore
(print name of property owner(s))

hereby authorize: Jose Miranla & Miranla Architects
(print name of agent)

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

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

Ruth E. Maestre
(Signature of owner)

[Signature]
(Signature of owner)

Ruth E. Maestre
(Print name of owner)

Paul Lore
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

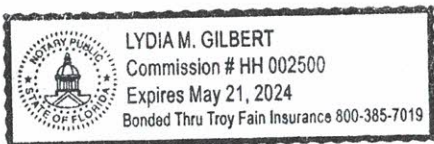
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March, 20 22, by Ruth Maestre and Paul Lore.

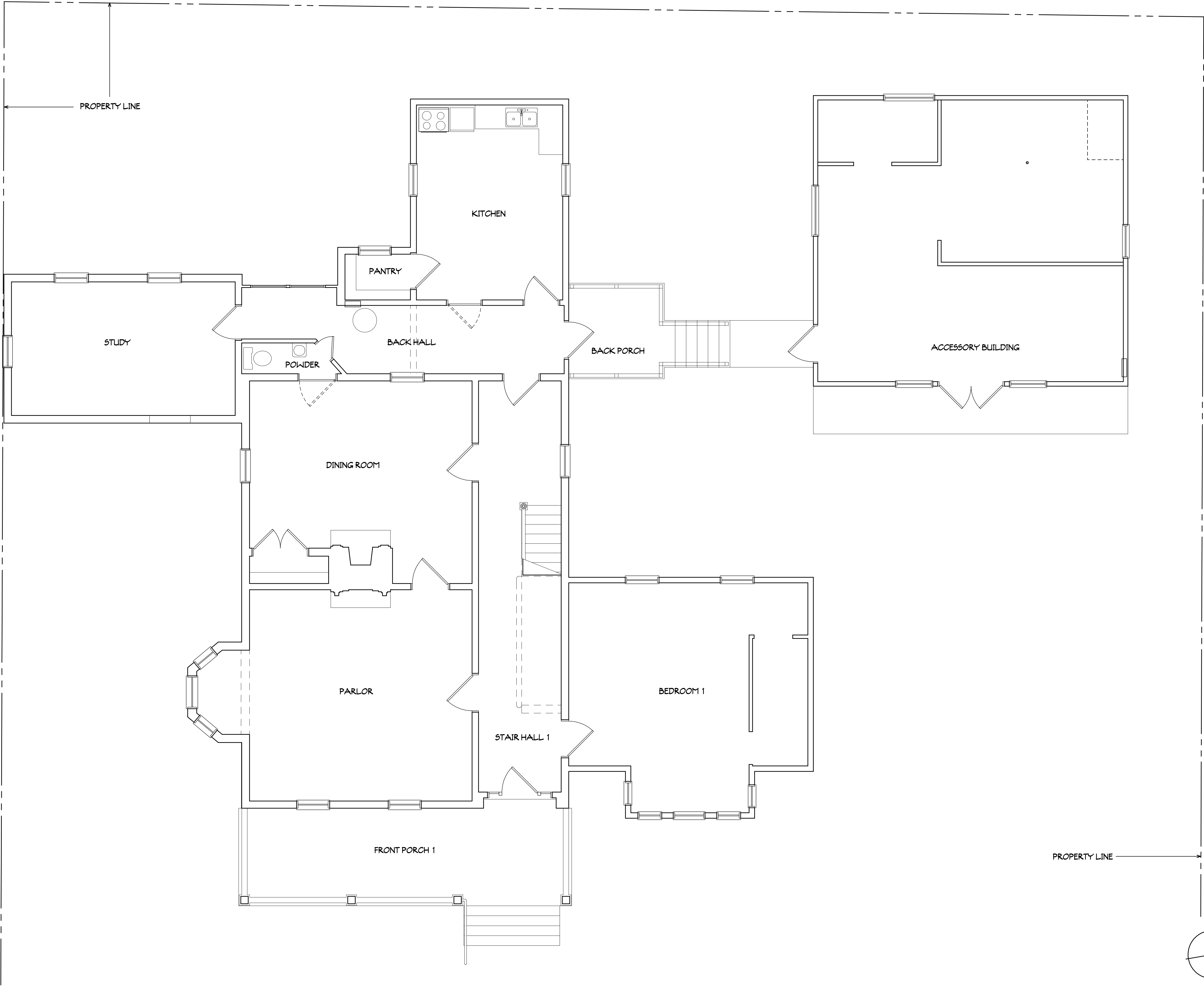
Lydia Gilbert
Notary Public

Lydia Gilbert
Printed Name

5/21/24
My Commission Expires

Personally Known ☒ OR Produced Identification ☒ ID Produced: FL DL





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JOB NO. -- M200901
DRAWN BY -- LSM
CHKD BY -- JLM
DATE -- 12-01-20

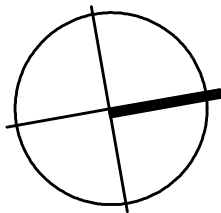
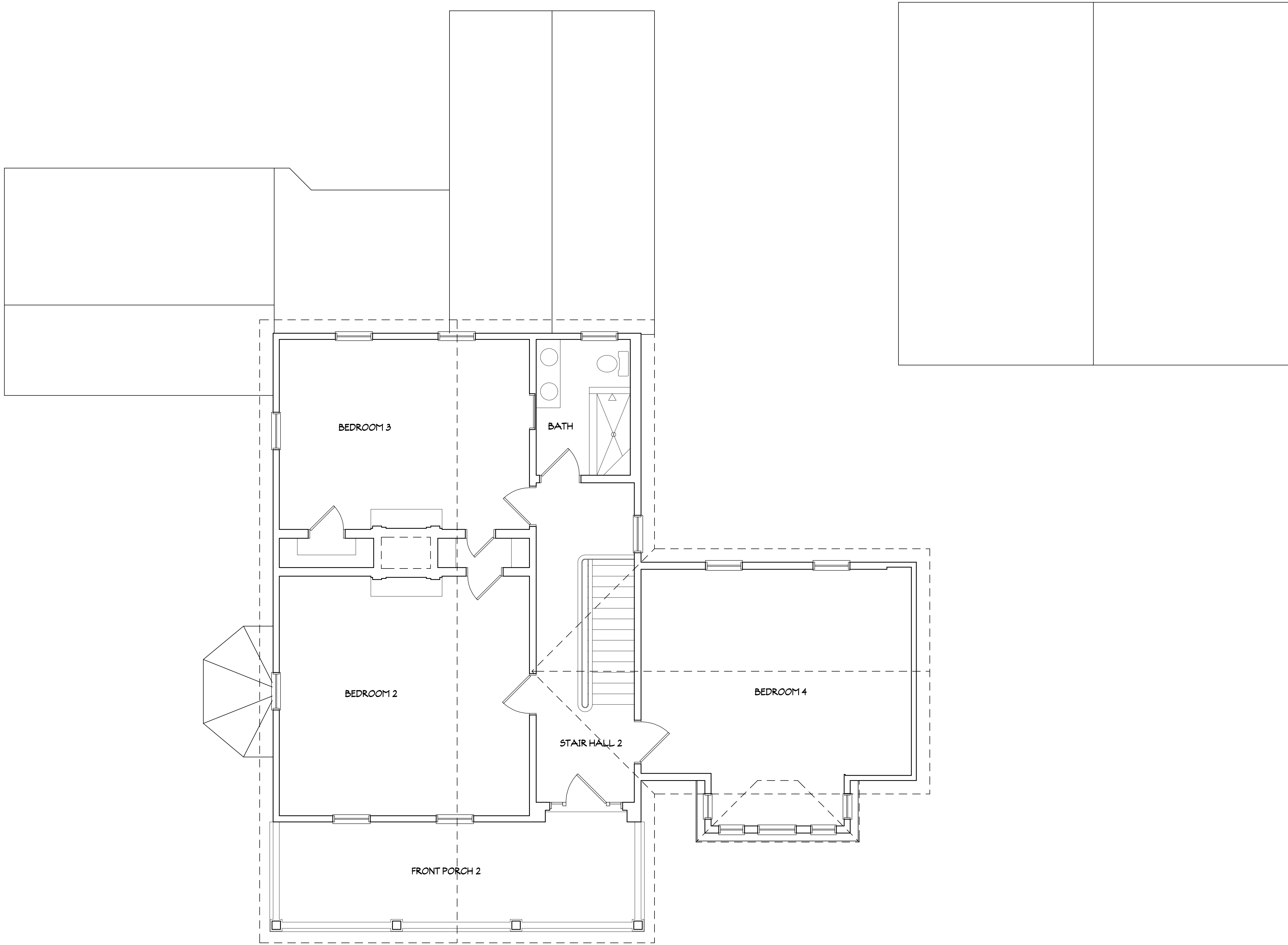


MIRANDA ARCHITECTS
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904.261.4586 TEL
FL REG. NO. AA 150026

AS-BUILT DRAWINGS FOR

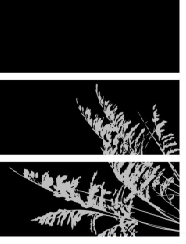
MAESTRE / LORE RENOVATION
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

AS-BUILT FIRST FLOOR PLAN	
REVISIONS	DATE



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JOB NO. -- M200901
DRAWN BY -- L5M
CHKD BY -- JLM
DATE -- 12-01-20



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AS-BUILT DRAWINGS FOR
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11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

AS-BUILT SECOND FLOOR PLAN	
REVISIONS	DATE

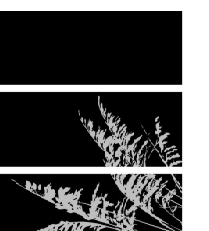
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AS - BUILT ACCESSORY BUILDING (EAST) 1/4"=1'-0"



AS - BUILT EAST ELEVATION 1/4"=1'-0"



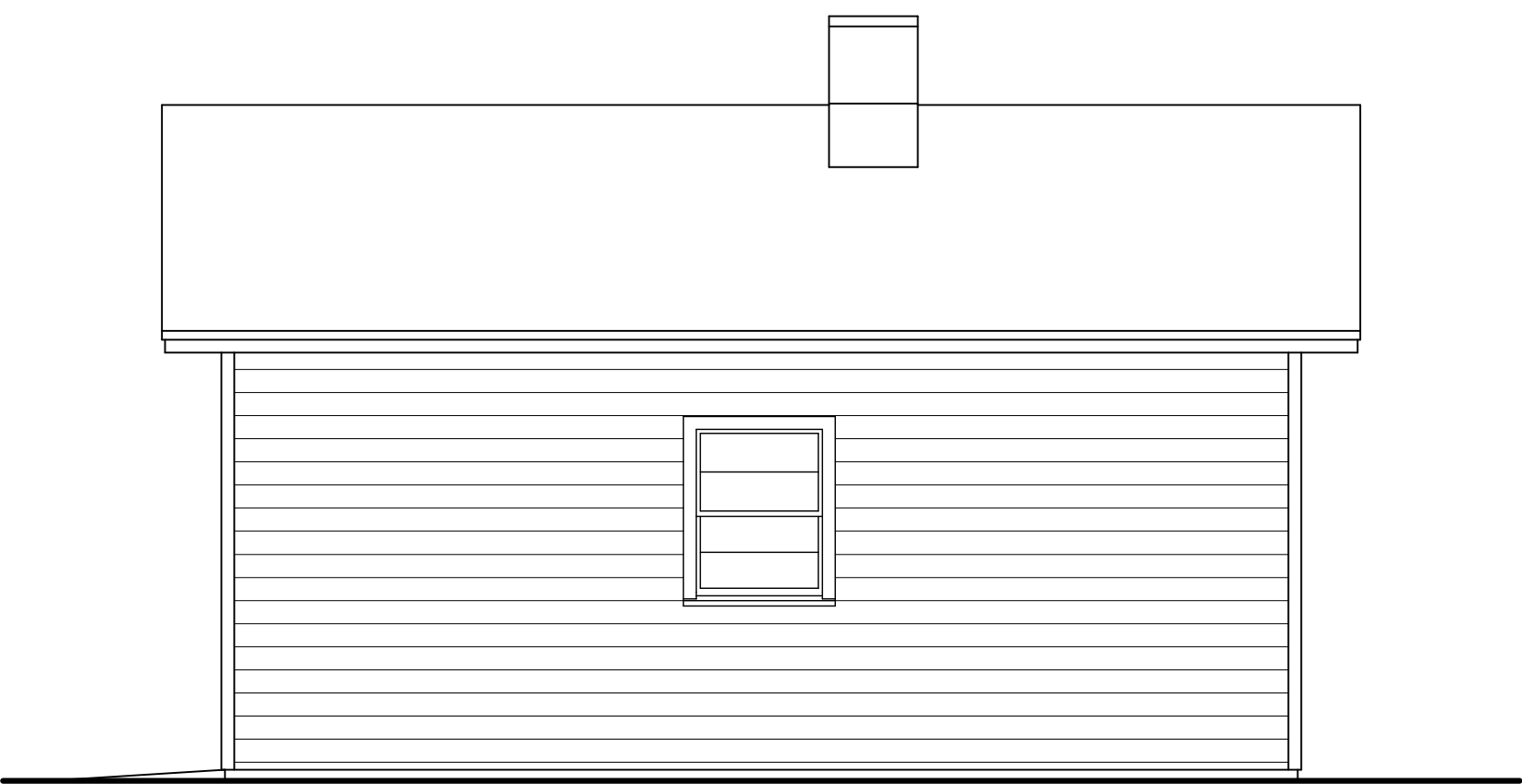
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FL REG. NO. AA 100008

AS-BUILT DRAWINGS FOR
MAESTRE / LORE RENOVATION
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

AS-BUILT WEST ELEVATION	
REVISIONS	DATE

MAESTRE LORE ASBUILTS
JOB NO. -- M200901
DRAWN BY -- LSH
CHKD BY -- JLM
DATE -- 12-01-20

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AS - BUILT ACCESSORY BUILDING (NORTH)

1/4"=1'-0"

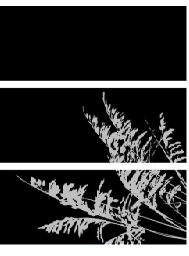


ACCESSORY BUILDING
IN FOREGROUND
SHOWN DASHED,
SEE ABOVE

AS - BUILT NORTH ELEVATION

1/4"=1'-0"

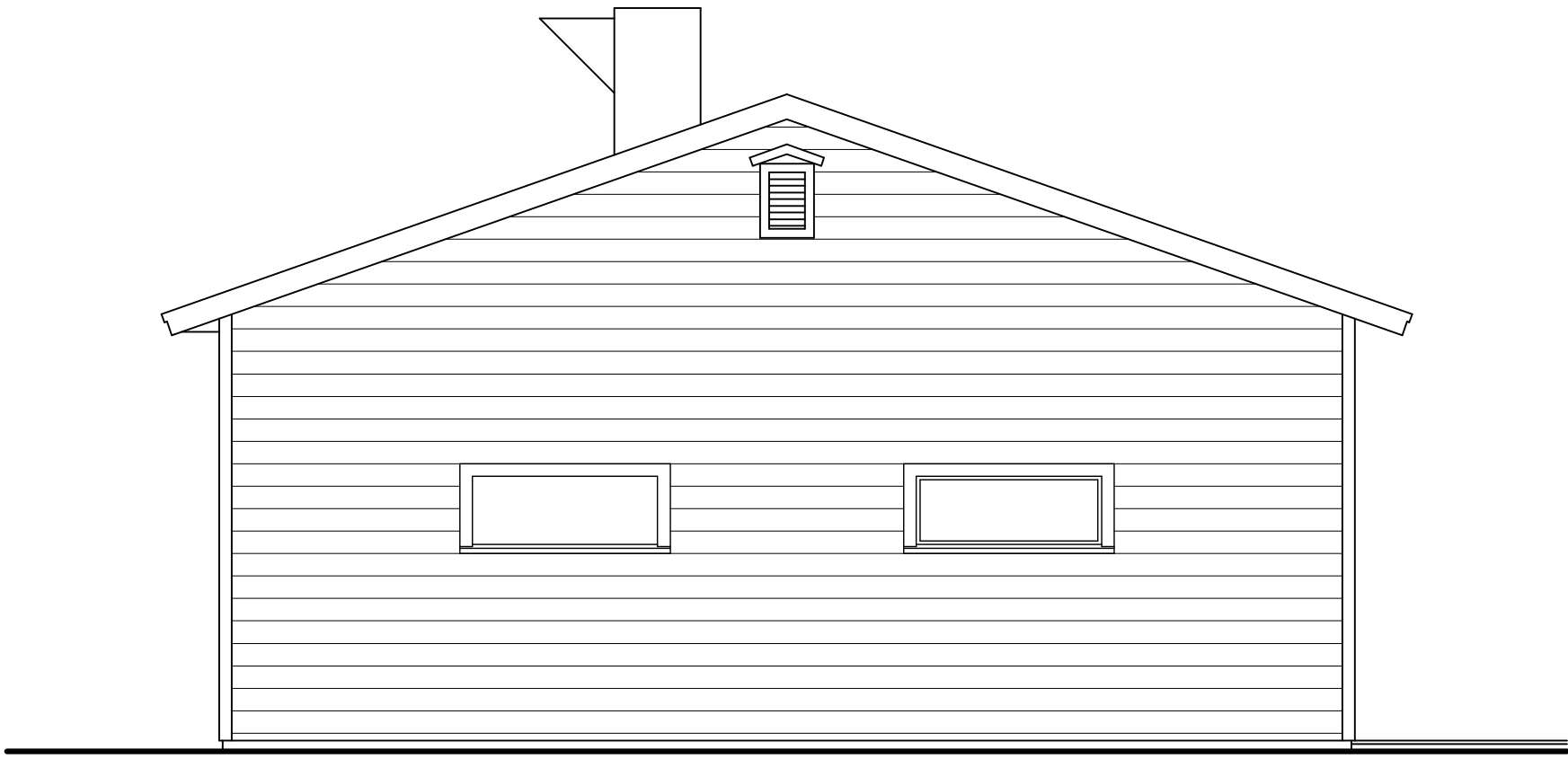
MAESTRE LORE ASBUILT
JOB NO. -- M200901
DRAWN BY -- LJM
CHKD BY -- JLM
DATE -- 12-01-20



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AS-BUILT DRAWINGS FOR
MAESTRE / LORE RENOVATION
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

AS-BUILT NORTH ELEVATION	REVISIONS	DATE



AS - BUILT ACCESSORY BUILDING (WEST)

1/4"=1'-0"

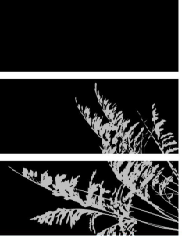


AS - BUILT WEST ELEVATION

1/4"=1'-0"

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DRAWN BY -- LSH
CHKD BY -- JLM
DATE -- 12-01-20



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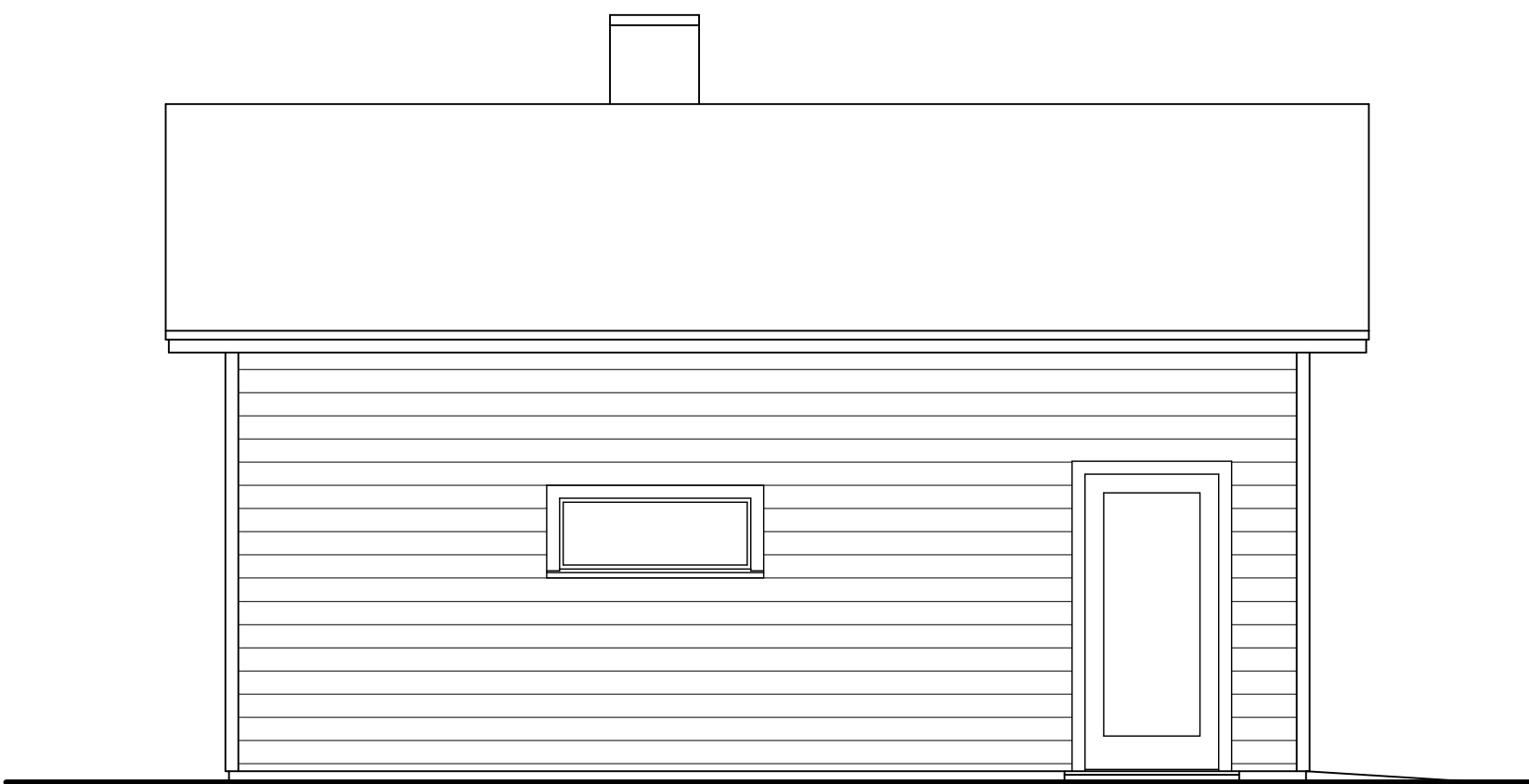
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
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AS-BUILT DRAWINGS FOR

MAESTRE / LORE RENOVATION

11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

AS-BUILT WEST ELEVATION	
REVISIONS	DATE



AS - BUILT ACCESSORY BUILDING (SOUTH) 1/4"=1'-0"

ACCESSORY BUILDING
BEYOND SHOWN DASHED,
SEE ABOVE



AS - BUILT SOUTH ELEVATION 1/4"=1'-0"

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consent of Maestre Lore Architects.

MAESTRE LORE ARCHITECTS	JOB NO. -- M200901
	DRAWN BY -- LSM
	CHECKED BY -- JLM
	DATE -- 12-01-20

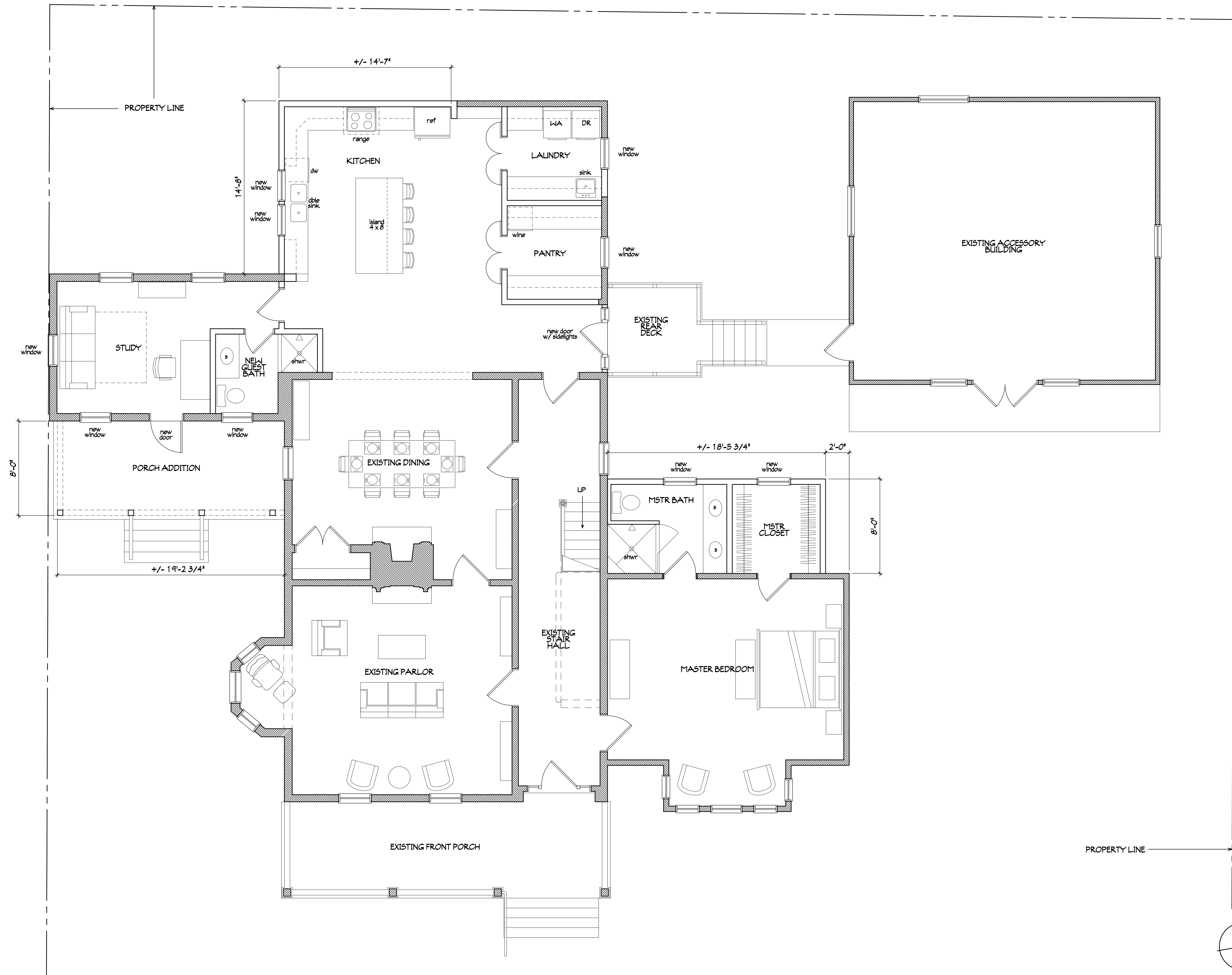
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FL REG. NO. AA F00028



AS-BUILT DRAWINGS FOR
MAESTRE / LORE RENOVATION
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

AS-BUILT SOUTH ELEVATION	REVISIONS	DATE

AB6



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MAESTRE/LORE PRELIM
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-09-22

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904.261.4586 TEL
FL REG. NO. AA 150028

MIRANDA ARCHITECTS

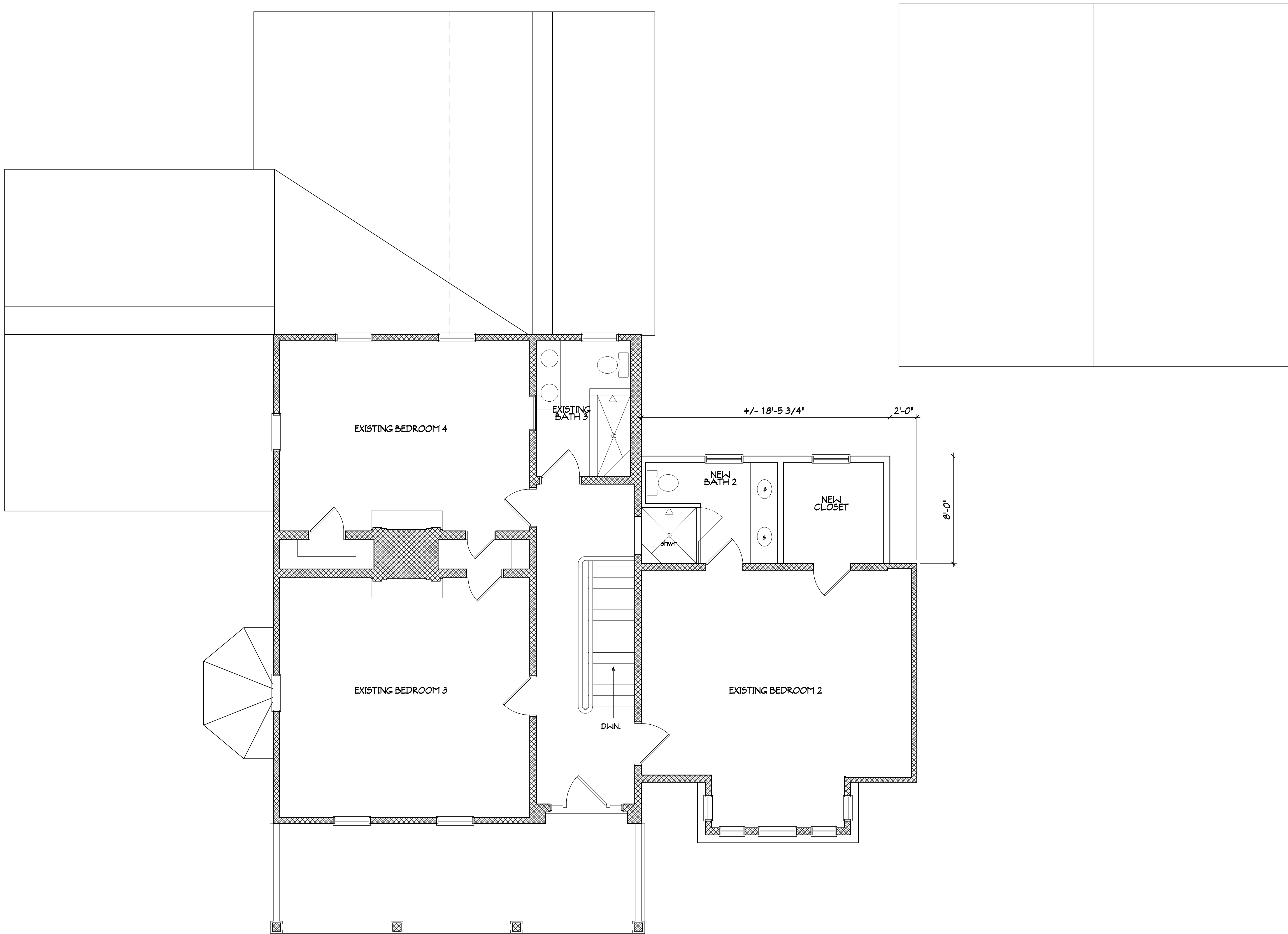
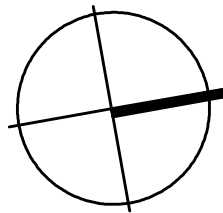
RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

PRELIM FIRST FLOOR PLAN	REVISIONS	DATE

PRELIMINARY FIRST FLOOR PLAN 1/4"=1'-0"

PRELIMINARY SECOND FLOOR PLAN

1/4"=1'-0"



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PRELIM SECOND FLOOR PLAN	
REVISIONS	DATE

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034



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MAESTRE LORE PRELIM
JOB NO. -- M200901
DRAWN BY -- JLM
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DATE -- 03-04-22

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AS-BUILT ACCESSORY BUILDING (SOUTH) 1/4"=1'-0"



PRELIMINARY EAST ELEVATION 1/4"=1'-0"

MAESTRE LORE PRELIM
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-09-22

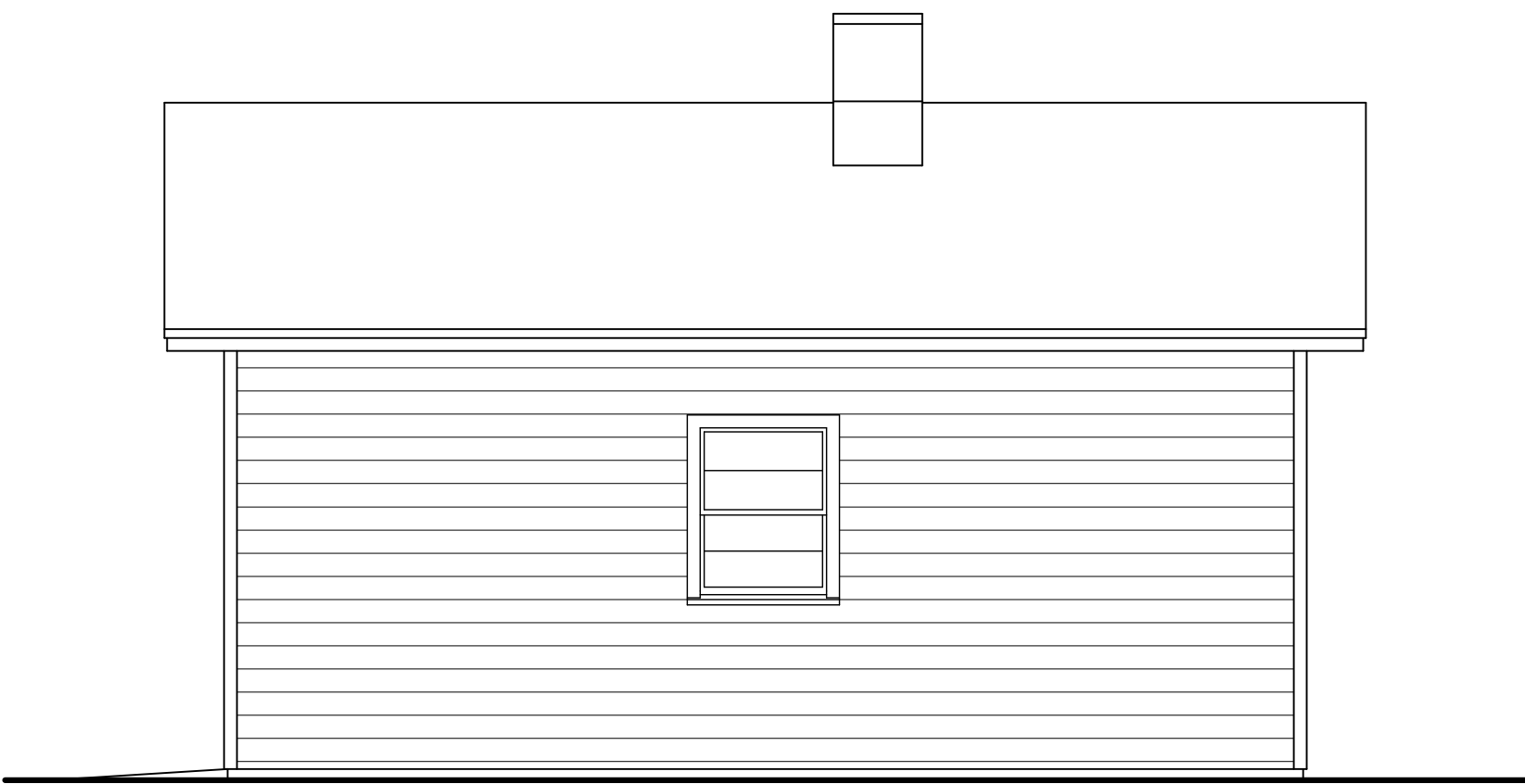
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ARCHITECTS
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FERNANDINA BEACH, FL 32034
904.281.4586 TEL
FL REG. NO. 04100082



RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

PRELIM EAST ELEVATION	REVISIONS	DATE

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AS-BUILT ACCESSORY BUILDING (SOUTH) 1/4"=1'-0"



PRELIMINARY NORTH ELEVATION 1/4"=1'-0"

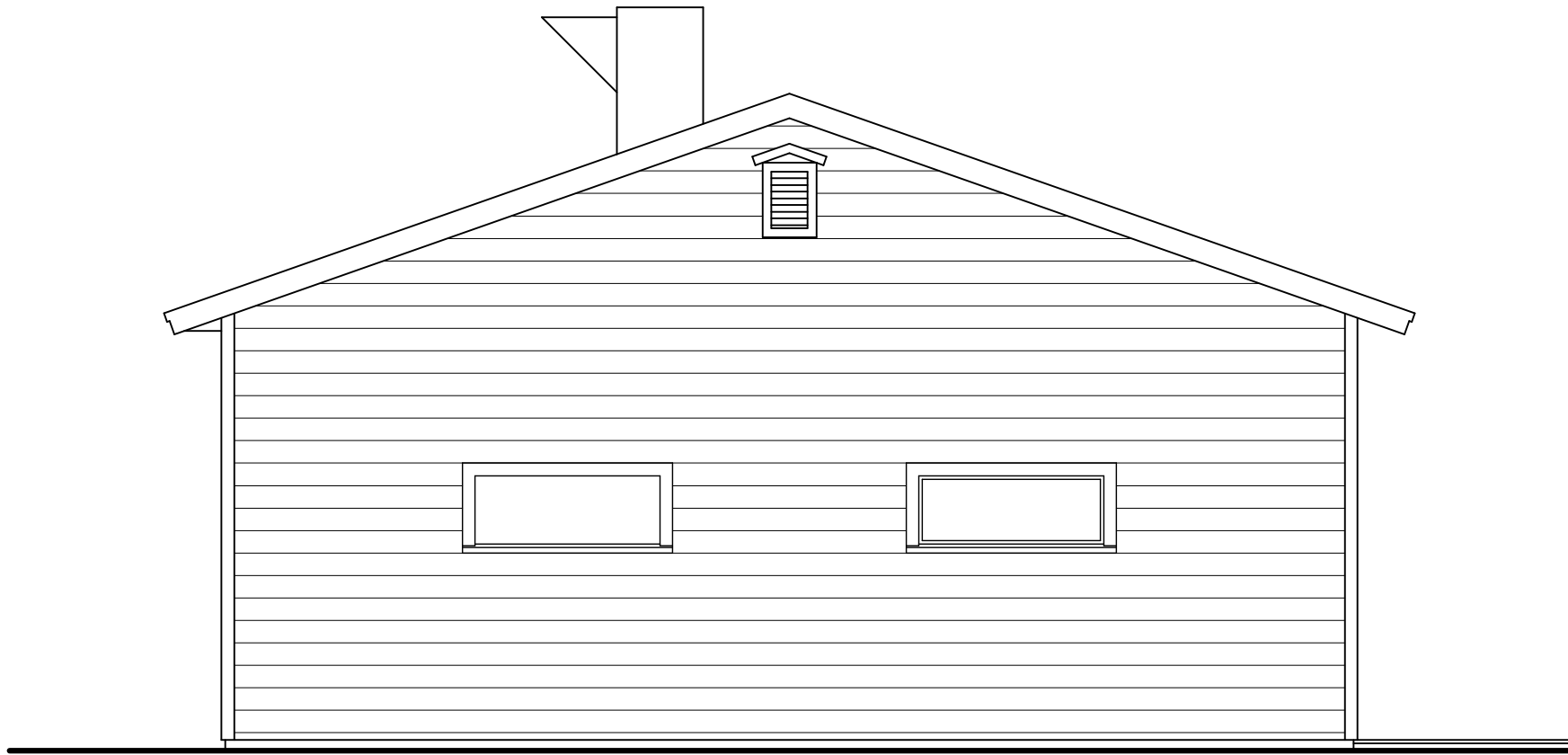
MAESTRE LORE PRELIM	JOB NO. -- M200901
	DRAWN BY -- JLM
	CHKD BY -- JLM
	DATE -- 03-09-22



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FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 0A 000089

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

PRELIM NORTH ELEVATION	
REVISIONS	DATE



AS-BUILT ACCESSORY BUILDING (SOUTH)

1/4"=1'-0"

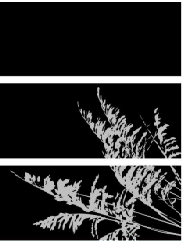


PRELIMINARY WEST ELEVATION

1/4"=1'-0"

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	DRAWN BY -- JLM
	CHKD BY -- JLM
	DATE -- 03-09-22



MIRANDA
ARCHITECTS

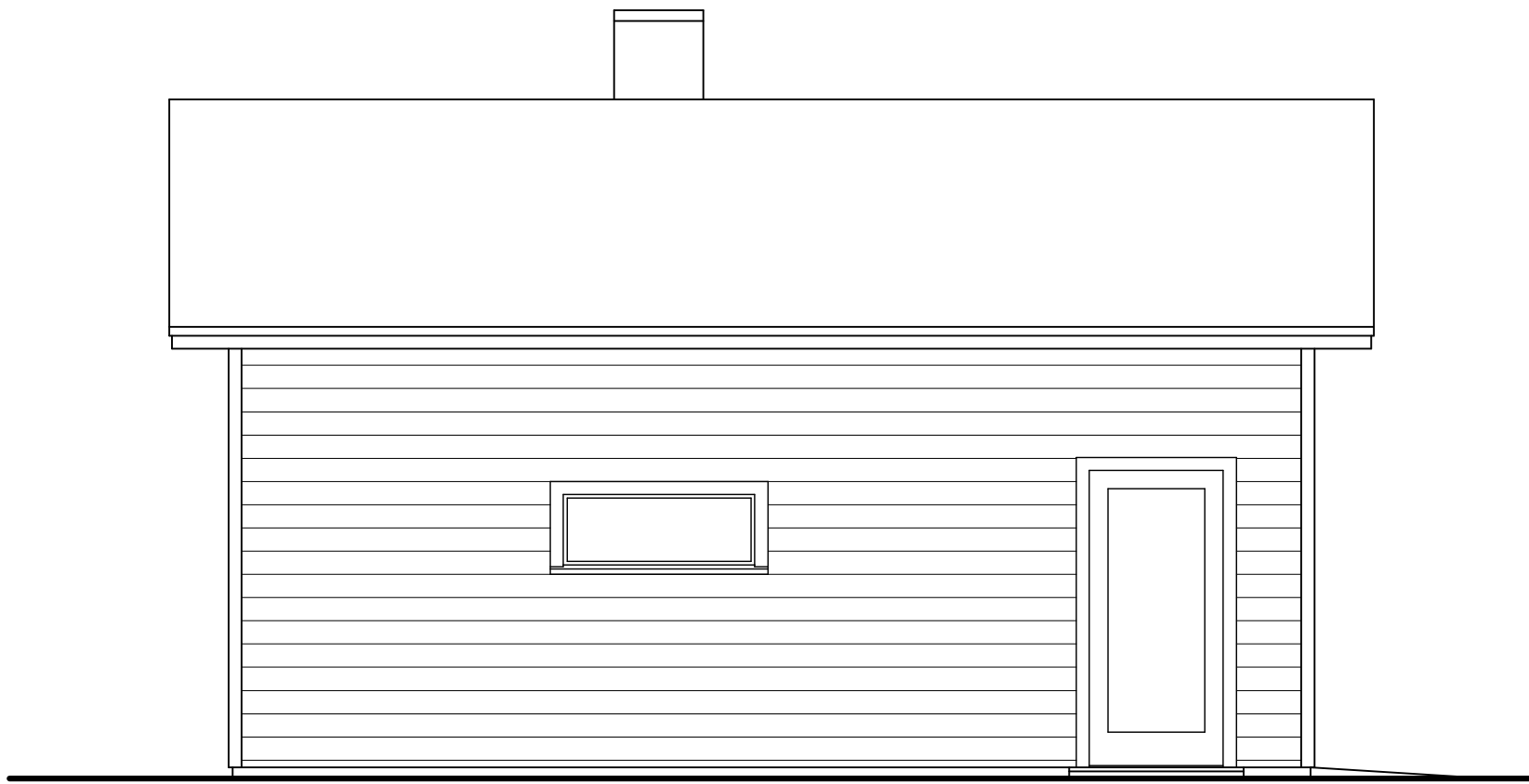
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 00000000

RENOVATION TO THE

MAESTRE / LORE RESIDENCE

11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

PRELIM WEST ELEVATION	REVISIONS	DATE



AS-BUILT ACCESSORY BUILDING (SOUTH)

1/4"=1'-0"

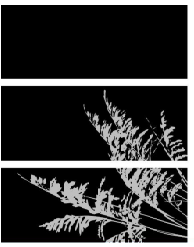


PRELIMINARY SOUTH ELEVATION

1/4"=1'-0"

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MAESTRE LORE PRELIM	JOB NO. -- M200901
	DRAWN BY -- JLM
	CHKD BY -- JLM
	DATE -- 03-09-22



MIRANDA
ARCHITECTS

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FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA 1700088

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
1.1 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

PRELIM SOUTH ELEVATION	
REVISIONS	DATE

MAP OF BOUNDARY SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887 AND ENLARGED REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS; LOT SEVEN (7), BLOCK THIRTY-SEVEN (37)



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 10°00'00" W on the Westerly right of way line of South 7TH Street, (Assumed).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C0237G Dated 08-02-2017.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed. Surveyed Accuracy: 1 foot in 16231 feet Commercial / High risk Linear Accuracy: 1 foot in 10000 feet SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
RUTH MAESTRAE
PAUL ANTHONY LORE

FOR THE BENEFIT OF:
FIRST THIRD BANK NATIONAL ASSOC.
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD AND SMITH PA

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
℄ = CENTERLINE
-x-x- = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
CONC. FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
L.P. = LIGHT POLE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
SM = SEWER MANHOLE
SMH = STORM MANHOLE
T = TELEPHONE PEDESTAL
W-F = WOOD FENCE
W-P = WOOD POWER POLE
WM = WATER METER
W = WELL

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

BY:
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 20'
DATE: 06-24-20
ORN BY: AFG
CKD BY: AFG
JOB NO: GLS-2083
F.B. NO: ALAN201
PAGE NO: 38



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
500 South Bronough
Tallahassee, Florida 32399-0250
Director's Office Telecopier Number (FAX)
(904) 488-1480 (904) 488-3353

August 21, 1992

Harold and Phyllis Lake
Post Office Box 1474
Fernandina Beach, Florida 32034

Re: Thompson House, 11 South Seventh Street, Fernandina
Beach

Dear Mr. and Mrs. Lake:

In response to your recent inquiry, this is to confirm that the above referenced property is designated as a property contributing to the significance of the Fernandina Beach Historic District as listed in the National Register of Historic Places.

According to the information in our files, this two-story, Greek Revival style residence was designed by John Hedges and built in 1872 for William N. Thompson, a Florida State Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family.

I hope that this information will be helpful. Please do not hesitate to write or call me at (904) 487-2333 if we can be of further assistance.

Sincerely,

William N. Thurston
Historic Preservationist
Supervisor

WNT:bm

8-15-92

BFA

Florida Dept. of State
Div. of Historical Resources
RA Gray Building
Tallahassee, FL 32399-0050

Re: Thompson House
11 South Seventh St.
Fernandina Beach, FL

Dear Sir -

I am writing to ask for some type of documentation to prove the historical significance of the above home.

I assume that it was designated as a contributing structure in the Fernandina Beach Historic District Extension, which was listed in the National Register of Historic Places on March 20, 1987.

Thank you for your help.

Sincerely
Harold & Phyllis Lake

P.O. Box 1474
Fernandina Bch, FL 32034



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00439**

Recorder # **422**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **Thompson House**

Multiple Listing (DHR only)

Other Names **>> Lulu's Bar and Grill**

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
11	South	7th	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) **Fernandina Beach**

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH;2003

Township:

Range:

Section:

1/4 section:

>> 3N ;28E ;22;UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>> Wood frame

Other Structural System(s)

Foundation Type(s)

>> Piers

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>> Gable

Other Roof Type(s)

Roof Material(s)

>> Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Cross gable

Other Roof Secondary Structure(s) **square bay**

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **north ridge**

HISTORICAL STRUCTURE FORM

8NA00439

DESCRIPTION (continued)

Window Descriptions 6/6, 1/1, 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Restaurant;;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00439

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/23/2007Form Comments: _____

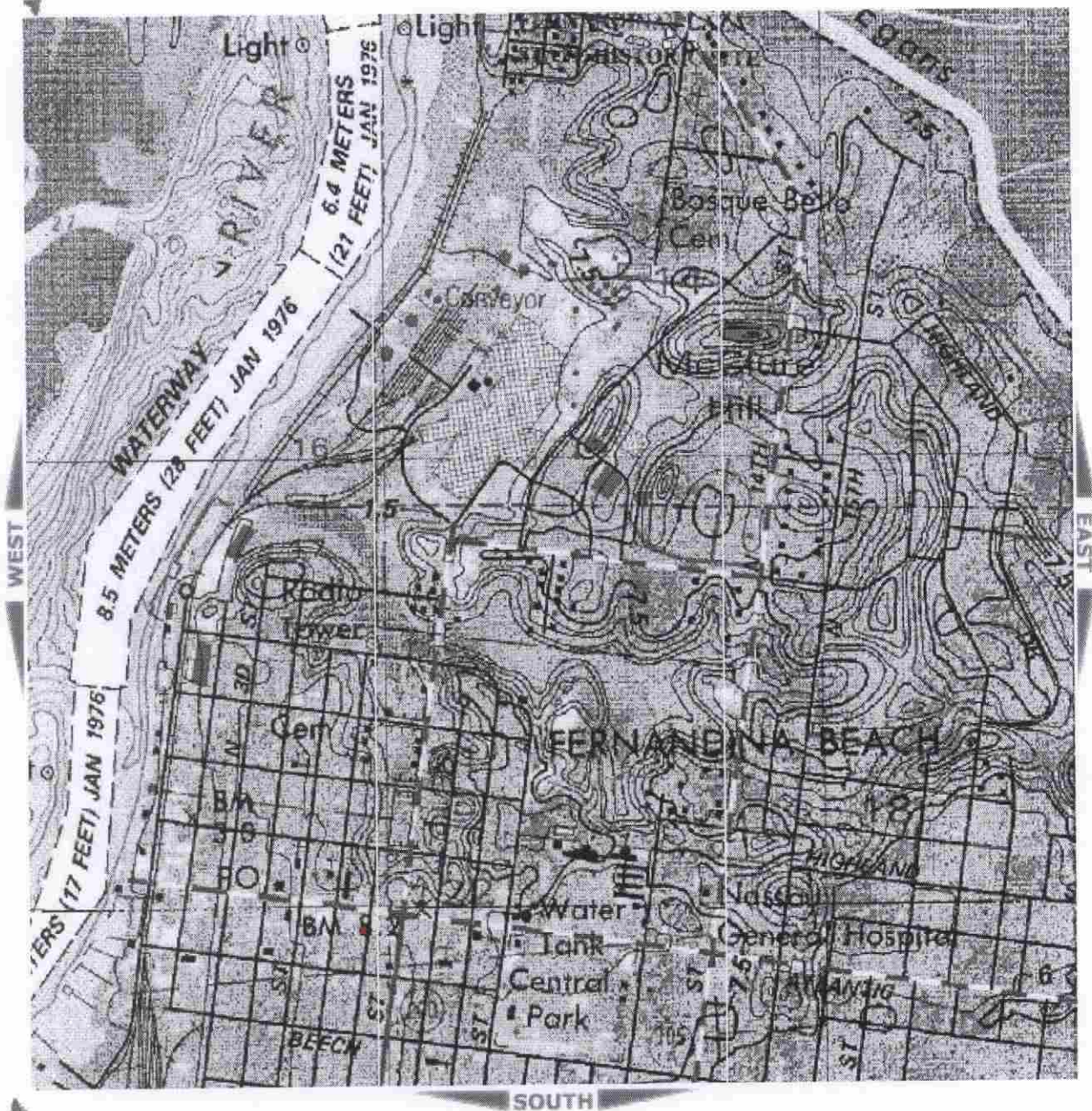
REQUIRED PAPER ATTACHMENTS

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

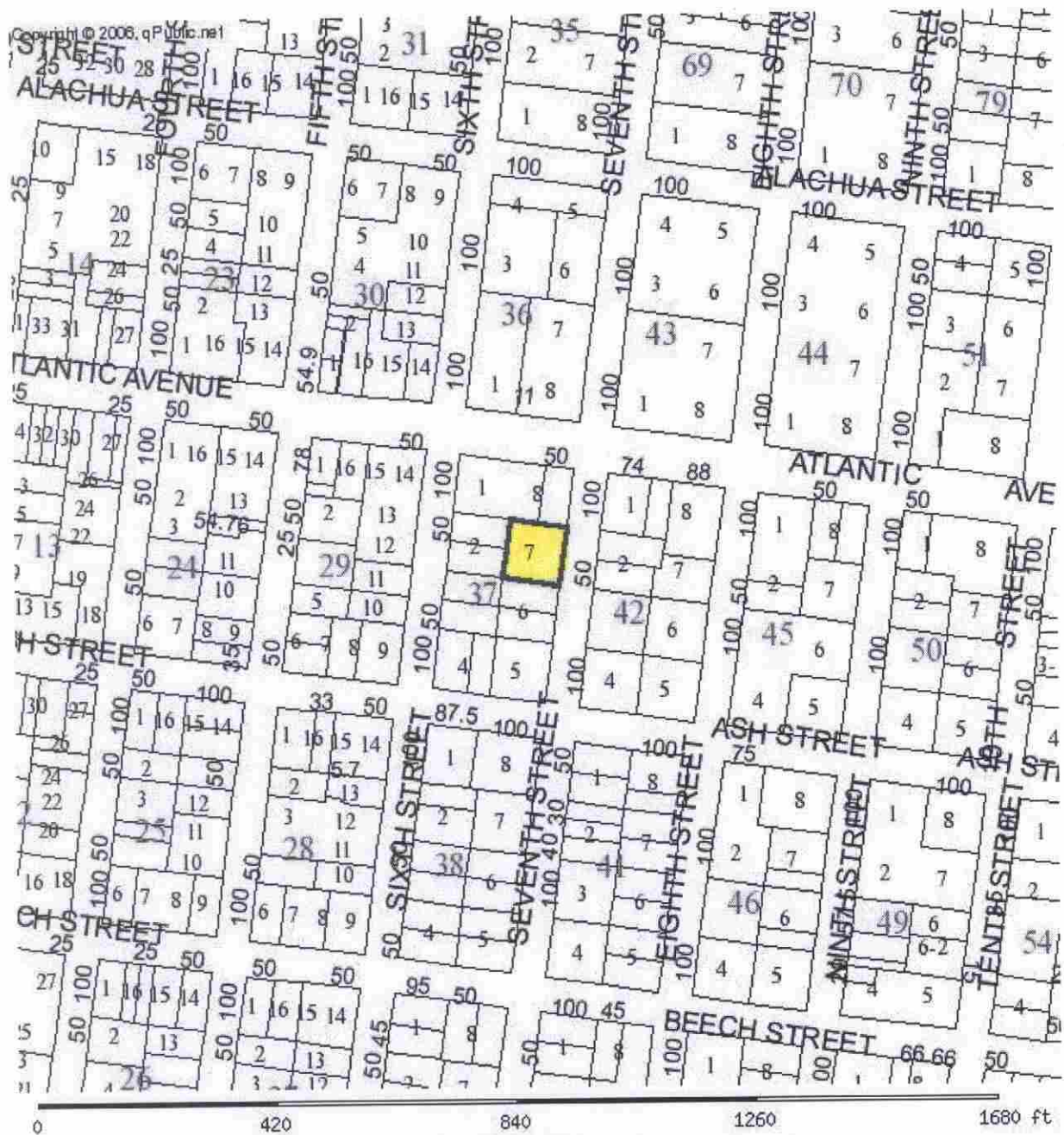
NA00439-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Restaurant;;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Lulu's Bar and Grill



NA 439



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0070
GIS CALCULATED ACREAGE	0.23
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	BLACKWELDER LYNETTE B TRUSTEE
Mailing Address	LYNETTE B BLACKWELDER TRUST PO BOX 1204; FERNANDINA BEACH, FL 32035
Situs/Physical Address	11 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	500,000

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 439*

SITE NAME: Thompson House
ADDRESS OF SITE: 11 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 37 7
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1872

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 165

ARCHITECT: John Hedges

BUILDER:

STYLE AND/OR PERIOD: Greek Revival

PLAN TYPE: L-shape

EXTERIOR FABRIC(S): wood: weatherboard, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/2-story end, tiered, 3-bay, access E, 1st bay;
square columns; pedimented, gable roof; lacy brackets

ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: N:end,interior:ridge#center:ridge,other gable

WINDOW TYPE: DHS, 6/6, wood; bay, 2-story, sq., grouped(3) #
DHS, 4/4, wood # DHS, 1/1, wood; octagonal, 1-story, bay
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

11 S. 7th St., one of the Thompson Houses, is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1872, it is a two-story frame Greek Revival residential building. It is noteworthy for its sidelights and transom around entrance, and its two-story pedimented porch. It has been significantly altered by addition of lacey ornamentation on the porch. It was originally the residence of William N. Thompson, a Florida Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family. Its subsequent owners included Miss Olive Galphin, Thompson's granddaughter. The architect was John Hedges.

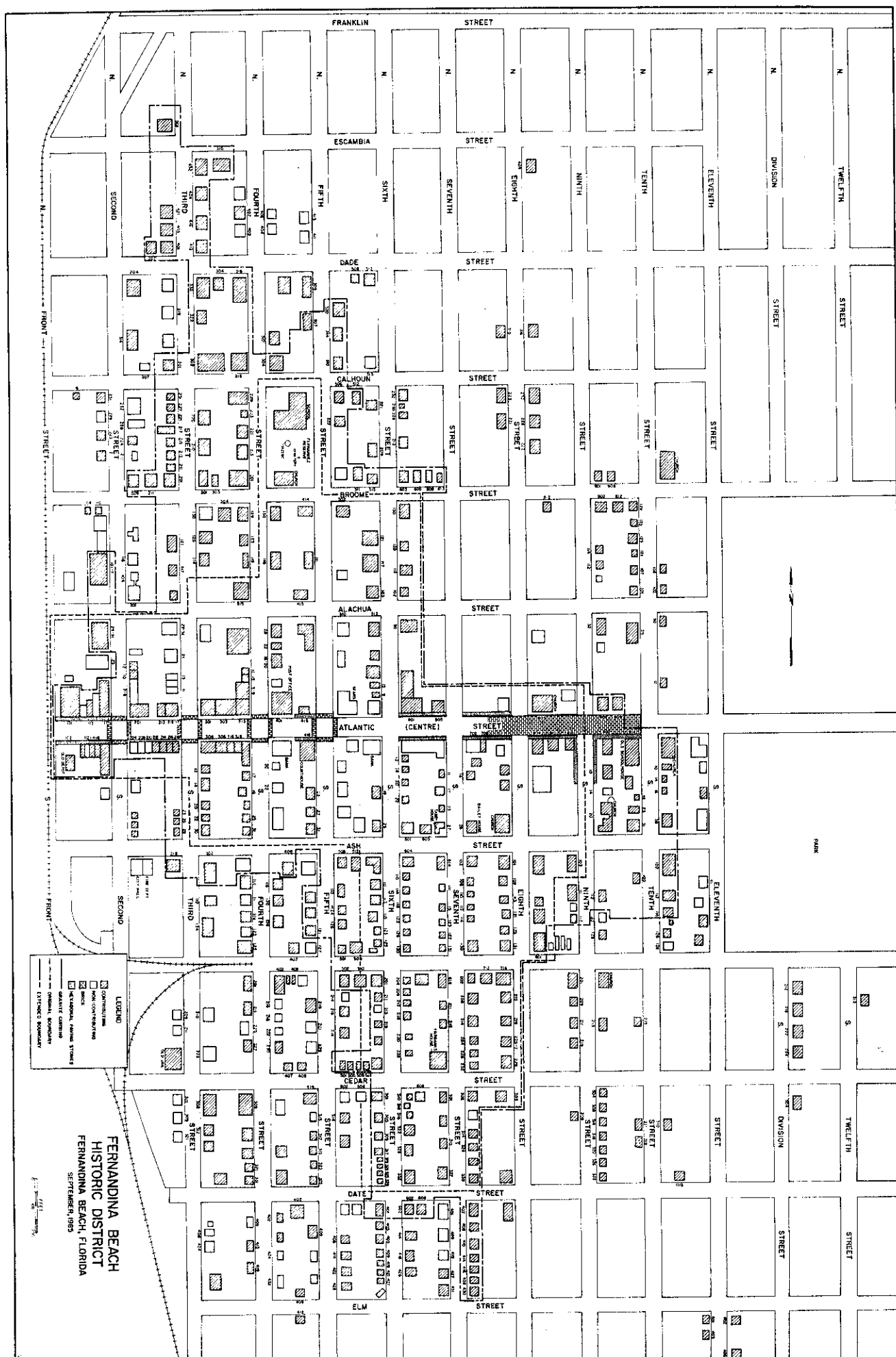
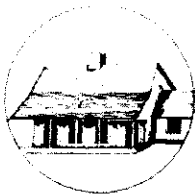


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00439**
 Field Date 2-12-2018
 Form Date 2-12-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Address: 11 S 7th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0037-0070 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1872 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extensions
 Architect (last name first): Hedges, John Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original, William N. Thompson, Senator & railroad man

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1, 2/2 & 6/6 Dhs, bay

Distinguishing Architectural Features (exterior or interior ornaments) Greek Revival elements; pedimented gable w 2 story porch; side & transom; jig saw cut decorations & arched vent; classical molding; 2 story bay window

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w round arches; simple pilasters; side and transom lights

Porch Descriptions (types, locations, roof types, etc.) Entry/E, incised pedimented gable, 2 story, open, full facade, square supports w decorative molding & jig saw cut brackets/railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

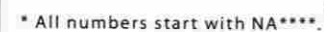
Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

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





FOR SALE
100X100 LOT ZONED C1
SHRIMP RESTAURANT
\$850,000
OWNER FINANCING AVAILABLE
REASONABLE OFFERS
904-521-6247

LuLu's
BRA & GRILL
261-7123
...Lulu's Tropical Cuisine...



THOMPSON HOUSE

11 S 7th

Thompson House







HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0056
APRIL 21, 2022

Owner/Applicant:	SKIPPER CONSTRUCTION SERVICES, AGENT FOR RICHARD D. + ROSE J.L. KING
Property Address:	1002 San Fernando Street (Old Town)
Parcel ID #	00-00-31-1580-0012-0070
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Conceptual Certificate of Approval (COA) to construct a two-story single-family dwelling with a detached two-story accessory dwelling. (Quasi-Judicial)

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



CONCEPTUAL APPROVAL

This proposal is being brought before the Historic District Council for Conceptual Approval. Conceptual approvals are provided by the HDC as a courtesy to the applicant to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This new single-family residence will be located on Lot 7, Block 12, on San Fernando Street in Old Town. This parcel consists of one full peonia. The size, mass, and scale of the structures are similar to other homes in the neighborhood.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	☒	☐	☐
2	<i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	☐	☐	☒
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☐	☐	☒
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☐	☐	☒
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☒	☐	☐

ANALYSIS:

Staff finds that the proposed home and its accessory structure are compatible with the Old Town Historic District and meet requirements including, scale, massing, lot coverage, and view corridors. Staff does note that the total height of the primary and accessory dwelling will need to be indicated on the final submittal (appropriately measured from average natural grade to peak of roof, per LDC 4.02.03(C)1). Staff also notes that the site plan for the accessory structure indicates an HVAC unit that is improperly sited, as it needs to be more than 5ft. from the property line, per LDC 4.02.03(A)8. Site plan also needs to include driveway location and material and tree survey (indicating tree location, species, diameter at breast height DBH, and whether it is to remain or be removed).

As indicated in the application, this floorplan was previously approved for another applicant. Staff does not find that to be an issue that would preclude approval of this application. Historically, there are many examples of a house plan being repeated, often side by side.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2022-0056

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2022-0056 **with or without** conditions;

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

That HDC case HDC 2022-0056, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials
EXHIBIT 2 Plans and Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #8863

Date Submitted: 3/11/2022

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☐ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure “ Non-Contributing \$1,500

☐ Demolition of a Primary Structure “ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

lot 7 Fernando Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0012-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Richard

Last Name*

King

Mailing Address*

1101 King Fletcher Court

City*

Nokesville

State*

VA

Zip Code*

20181

Telephone Number*

5712296271

E-mail Address*

rdwightking@gmail.com

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

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

Yes

First Name*

Donald

Last Name*

Skipper

Company (if applicable)

Skipper Construction Services

Street Address

855 Cashen Drive

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-556-9677

E-mail Address

Pamdon10@aol.com

Project Description*

New Home and Garage.

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

Design Vision Statement*

In keeping with Old Towne it is my understanding the home chosen has already been approved for another developer.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardi	Hardi Plank - smooth FL13192.2	Pure White SW 7005 (Name/Number)

DOORS

Manufacturer	Product Description	Color
DSA	Fiber Glass Include FL Product Approval # for Windows and Doors	Black SW6991 (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Anderson	400 Series FL15752.4 Include FL Product Approval # for Windows and Doors	Black -400 (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Owens Corning	Architectural	Black 10674.1 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardi	Hardi Smooth - Fascia JH 40-30 (Timber Bark)	Pure White SW7005 (Name/Number)

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

Manufacturer	Product Description	Color
		 (Name/Number)

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

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

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
KING GARAGE PDF CHECK SET 03-03- 22.zip	15116F Saluda River Club Cottage F 24x36 Plan Sale 12-16-21 (3) (1).pdf	King Warranty Deed.pdf	King Owners Authorization .pdf
Upload 5	Upload 6	Upload 7	Upload 8
King Survey.pdf	King Site Plan.pdf	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

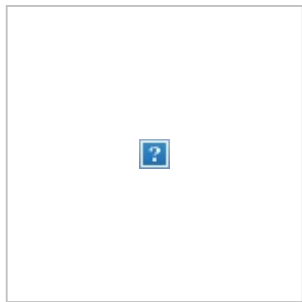
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.









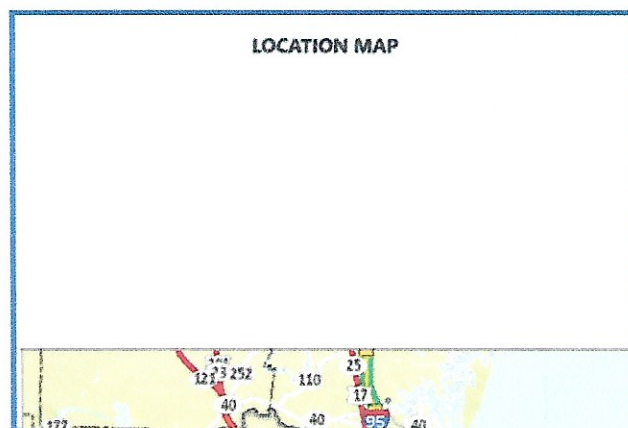
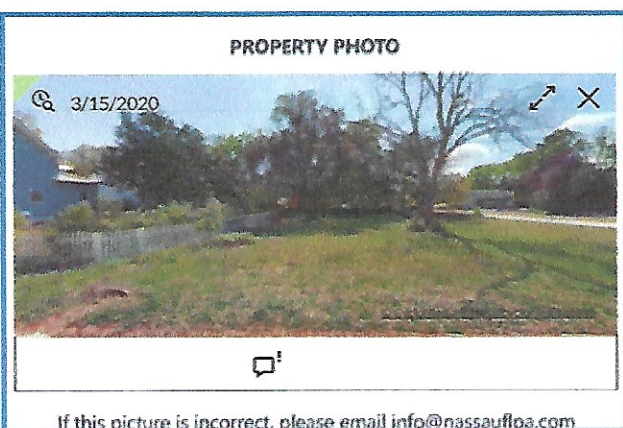
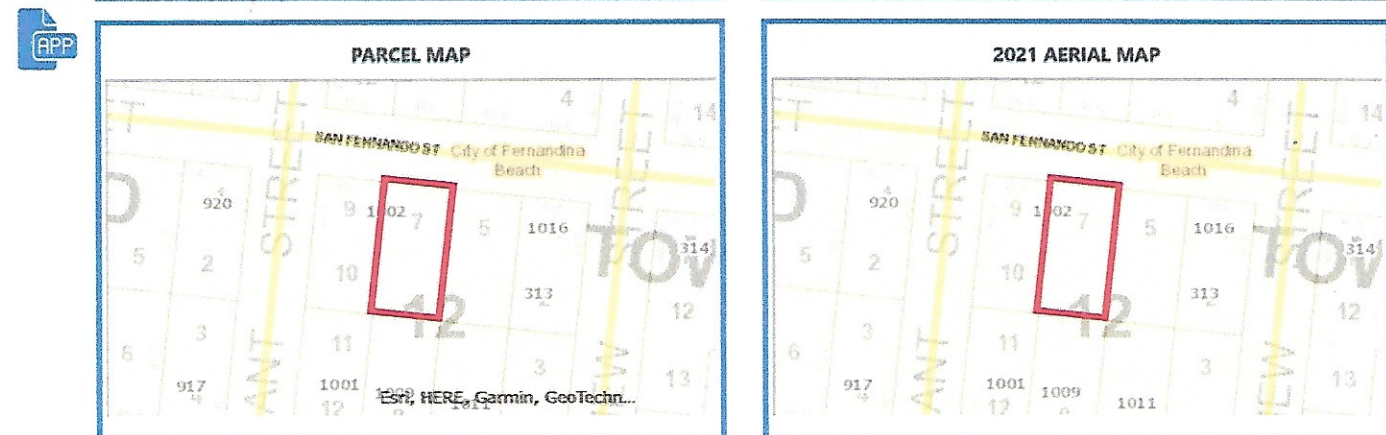
PROPERTY INFORMATION
Parcel Number 00-00-31-1580-0012-0070
 Owner Name KING RICHARD DWIGHT JR
 Mailing Address ROSE JAMIE LYNN (H&W)
 1101 KING FLETCHER COURT
 NOKEVILLE, VA 20181
 Location Address 1002 SAN FERNANDO ST
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 19.5052
 Homestead No
 Property Usage VACANT 000000
 Deed Acres 0
 Short Legal BLOCK 12 LOT 7 OLD TOWN

2021 Certified Values
 Land Value \$
 (-) Improved Value \$
 (=) Market Value \$
 (-) Agricultural Classification \$
 (-) SOH or Non-Hb* Capped Savings \$
 (=) Assessed Value \$
 (-) Homestead \$
 (-) Additional Exemptions \$
 (=) School Taxable Value \$
 (-) Non-School HX & Other Exempt Value \$
 (=) County Taxable Value \$
 Note: *10% Cap does not apply to School Taxable Value









BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built Building Sketch

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 21-204007

Parcel No.: 00-00-31-1580-0012-0070

This **WARRANTY DEED**, made the **20th day of January, 2022**, by **Kelly Lee Manus**, a married woman (whether one or more, the "Grantor"), to **Richard Dwight King and Jaimie Lynne Rose, husband and wife**, whose post office address is 1101 King Fletcher Court, Nokesville, VA 20181 (whether one or more, the "Grantee"):

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

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as: Lot 7, in Block 12, Old Town.

The land described herein is not the homestead of the Grantor, and neither the Grantor nor any spouse of the Grantor, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

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

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

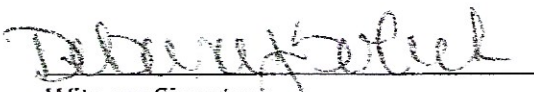
TO HAVE AND TO HOLD the same in fee simple forever.

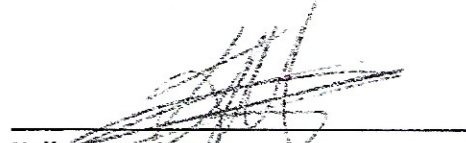
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the

same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Debora J. Solich

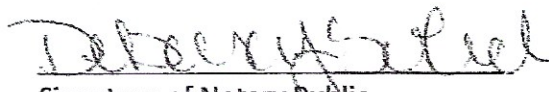

Kelly Lee Manus

Address:
111 South 5th Street
Fernandina Beach, FL 32034

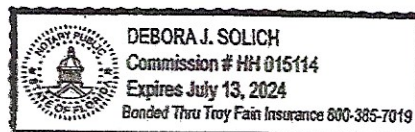

Witness Signature
Printed Name: Daphne S. Smith

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 19 day of January, 2022, by Kelly Lee Manus.


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

Personally Known: ☒ OR Produced Identification: _____
Type of Identification
Produced: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Richard D. King & Jaimie L. Rose
(print name of property owner(s))

hereby authorize: Pam and Donald Skipper
(print name of agent)

to represent me/us in processing an application for: approval to build on property
(type of application)

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

R. D. King
(Print name of owner)

Jaimie Rose
(Print name of owner)

STATE OF ~~FLORIDA~~ VIRGINIA RVAU

CITY
COUNTY OF ~~NASSAU~~ WARRENTON / COUNTY OF FAUQUIER RVAU

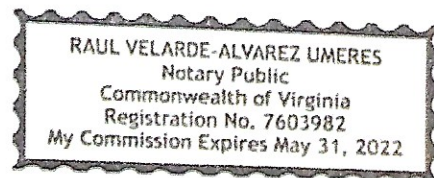
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of MARCH, 20 22, by RICHARD D KING AND JAIMIE L ROSE

[Signature]
Notary Public

RAUL VELARDE-ALVAREZ U.
Printed Name

05-31-2022
My Commission Expires

Personally Known / OR Produced Identification VADL ID Produced: /



MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 884, PAGE 1796

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1897 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

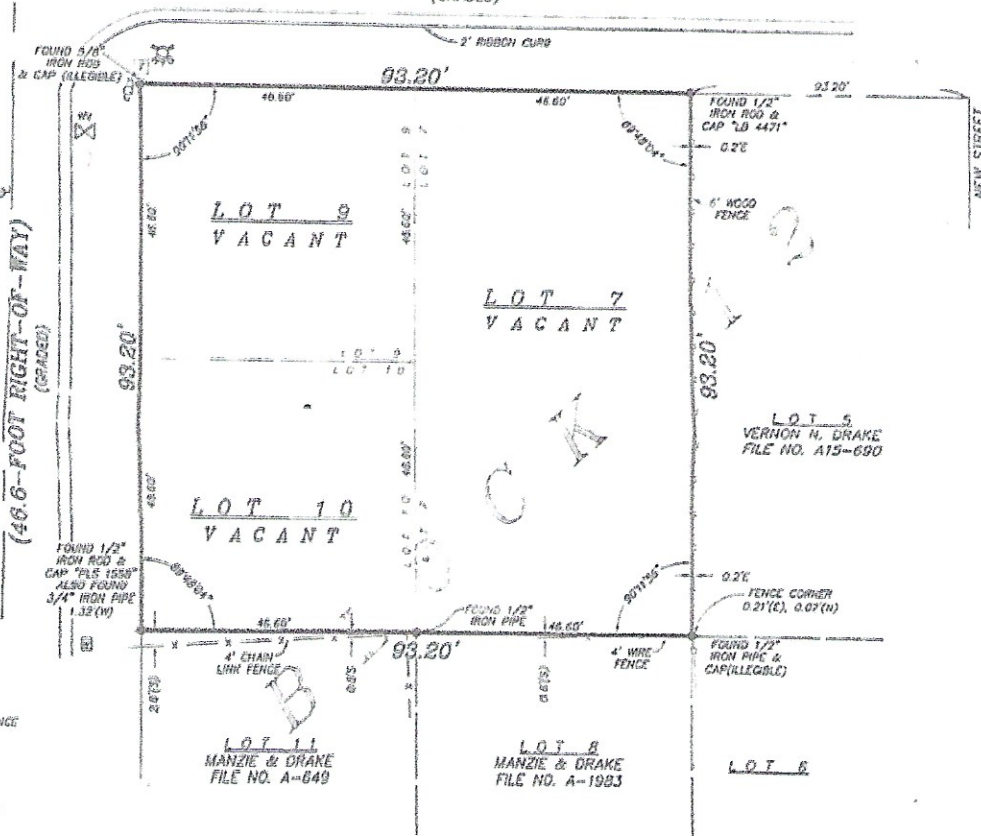
LOTS 7, 9 AND 10, BLOCK 12, OLD TOWN.



SAN FERNANDO STREET

(46.6-FOOT RIGHT-OF-WAY)
(GRADED)

COMMANDANT STREET



LEGEND

- ⊙ = CENTERLINE
- = CHAIN LINK OR WIRE FENCE
- = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊕ = TELEPHONE FEDESTAL
- ⊖ = WATER METER
- = WOOD OR VINYL FENCE
- ⊙ = WOOD POWER POLE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal angles shown hereon are based on recovered monumentation.
- 5) Unless it bears the signature and the original raised seal of a Florida Licensed surveyor and mapmaker, this map/report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 02290, Dated 08/02/2012. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not certified by this certification reason and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transaction is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 19501 DATE: 05/24/2018 CAD: BH

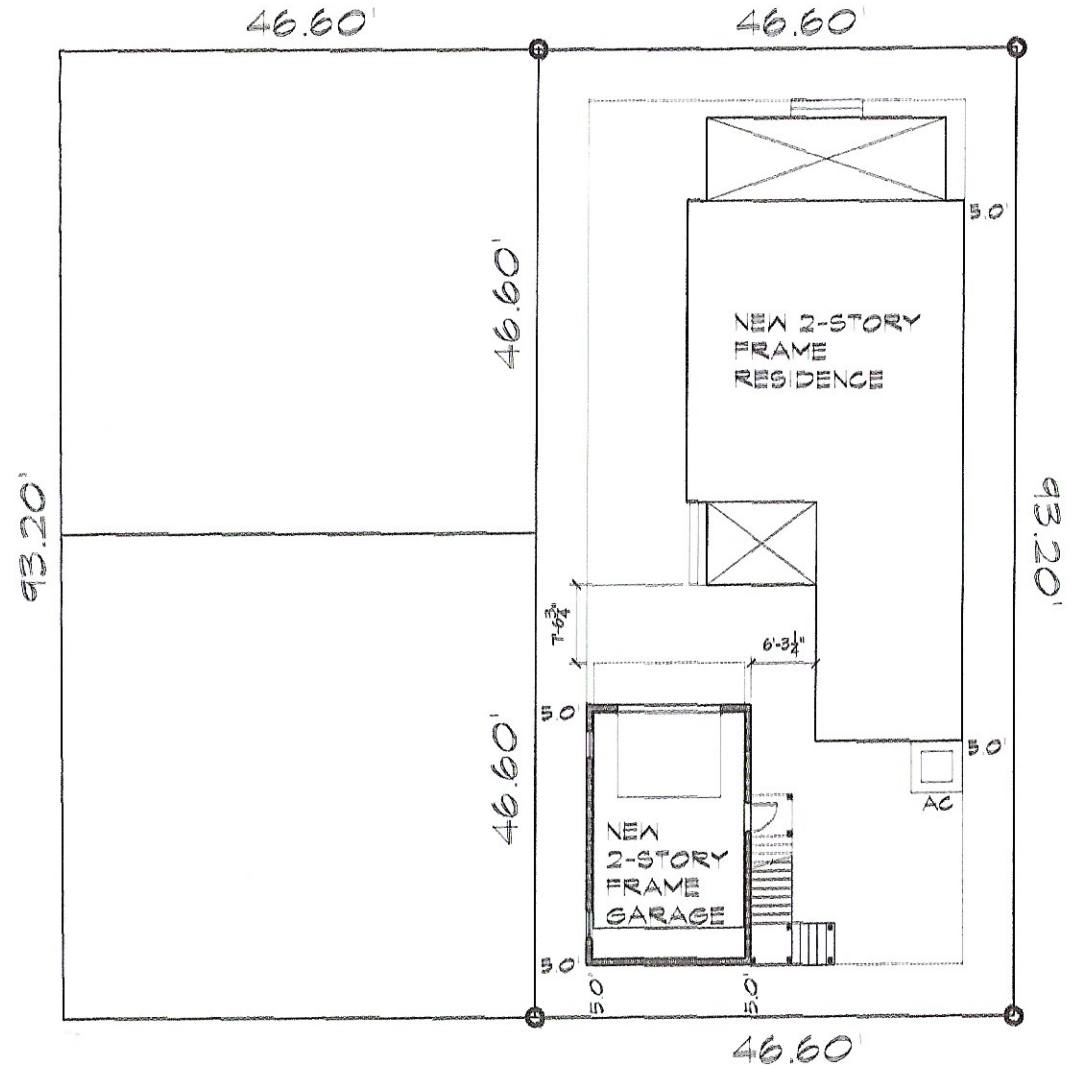
SAN FERNANDO STREET

(46.6' RIGHT OF WAY)

COMMANDANT STREET

(46.6' RIGHT OF WAY)

SQUARE FOOTAGE CALCS.
LOT SQ.FTG. = 4,343
MAIN HOUSE = 1385 SQ.FT.
NEW GARAGE = 482 SQ.FT.
TOTAL = 1867 SQ.FT.
LOT COVERAGE = 43%



PROPOSED SITE PLAN

SCALE: 1" = 20'



DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH

1 DRAWING TITLE

	DETAIL OR ELEVATION NUMBER
 14.00'	= ELEVATION ABOVE SEA LEVEL
	= REVISION NUMBER
	= REVISION CLOUD
	= PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING CHIME
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
1	FOUNDATION PLAN / ROOF PLAN
2	FLOOR PLANS
3	ELEVATIONS
4	BUILDING SECTIONS + DETAILS
5	ELECTRICAL PLANS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS

FIRST FLOOR HEATED = 1112 S.F.	COVERED PORCH = 269 S.F.
SECOND FLOOR HEATED = 579 S.F.	
TOTAL HEATED = 1691 S.F.	

SALUDA RIVER CLUB COTTAGE F

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DATE:	12/16/2021
JOB NO.	15116F
DWN. BY:	MCC
DWG. NAME:	15116F.DWG

ARA
ALLISON RAMSEY
Architects Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
(843) 986-0559
www.allisonramseyarchitect.com

[illegible]



****NOTE:** EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE.
ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM.
(COMBINED WHEN POSSIBLE)
ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH

SCALE: 1/8" = 1'-0"



1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. VERIFY DBL. JST. LOCATIONS WITH ENG. FLR. SYSTEM DESIGN.

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

**SALUDA RIVER
CLUB COTTAGE F -
15116F**

ALLISON RAMSEY
Architects inc. creating sustainable timeless design

ARA

1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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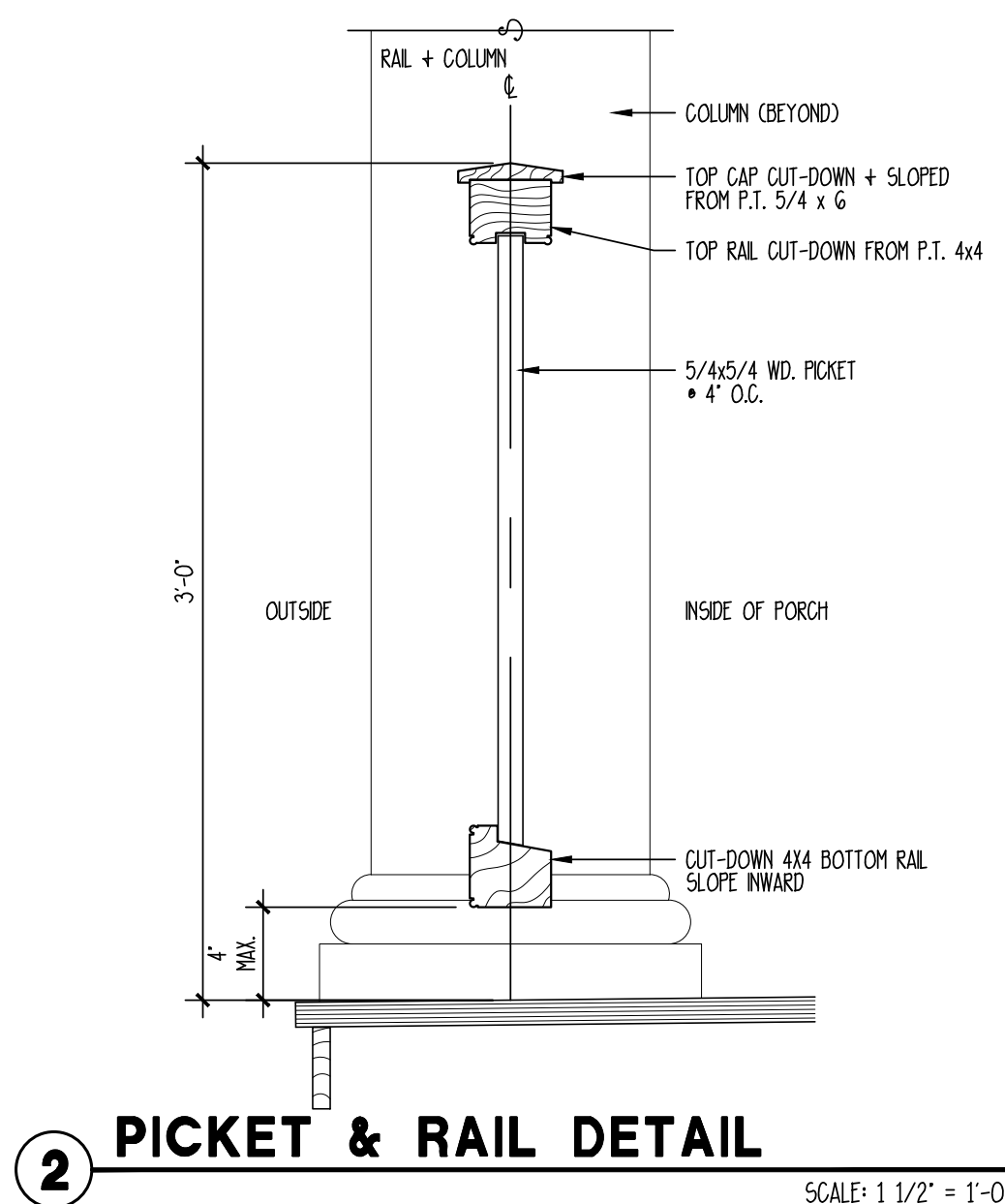
DATE: 12/16/2021

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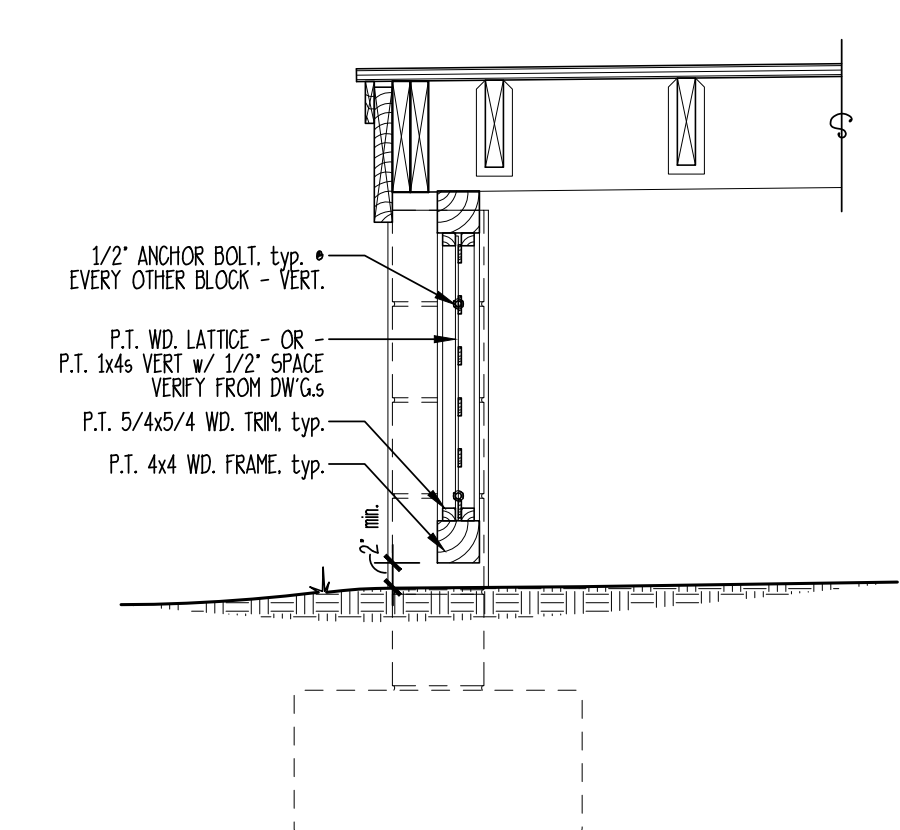
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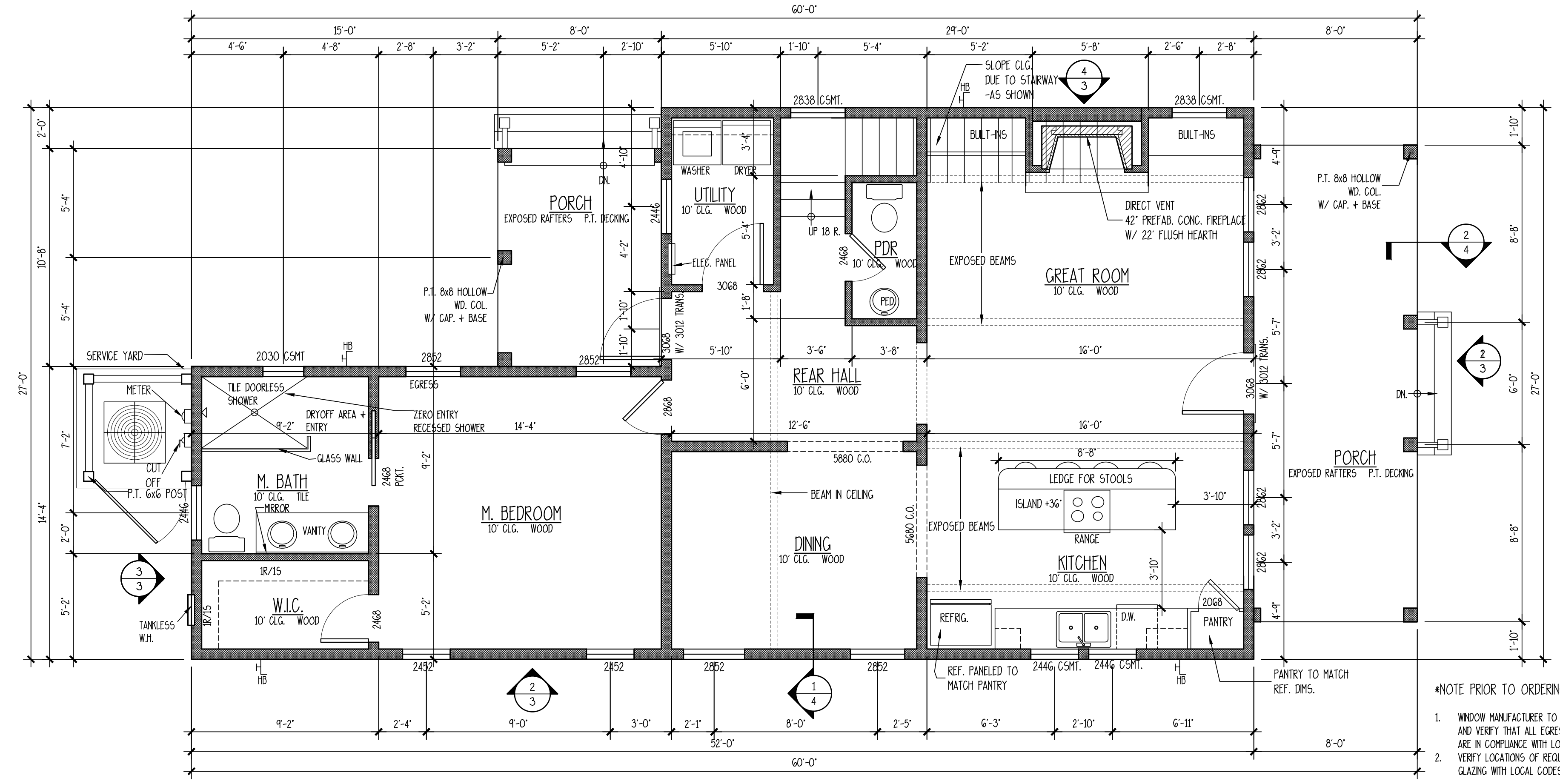
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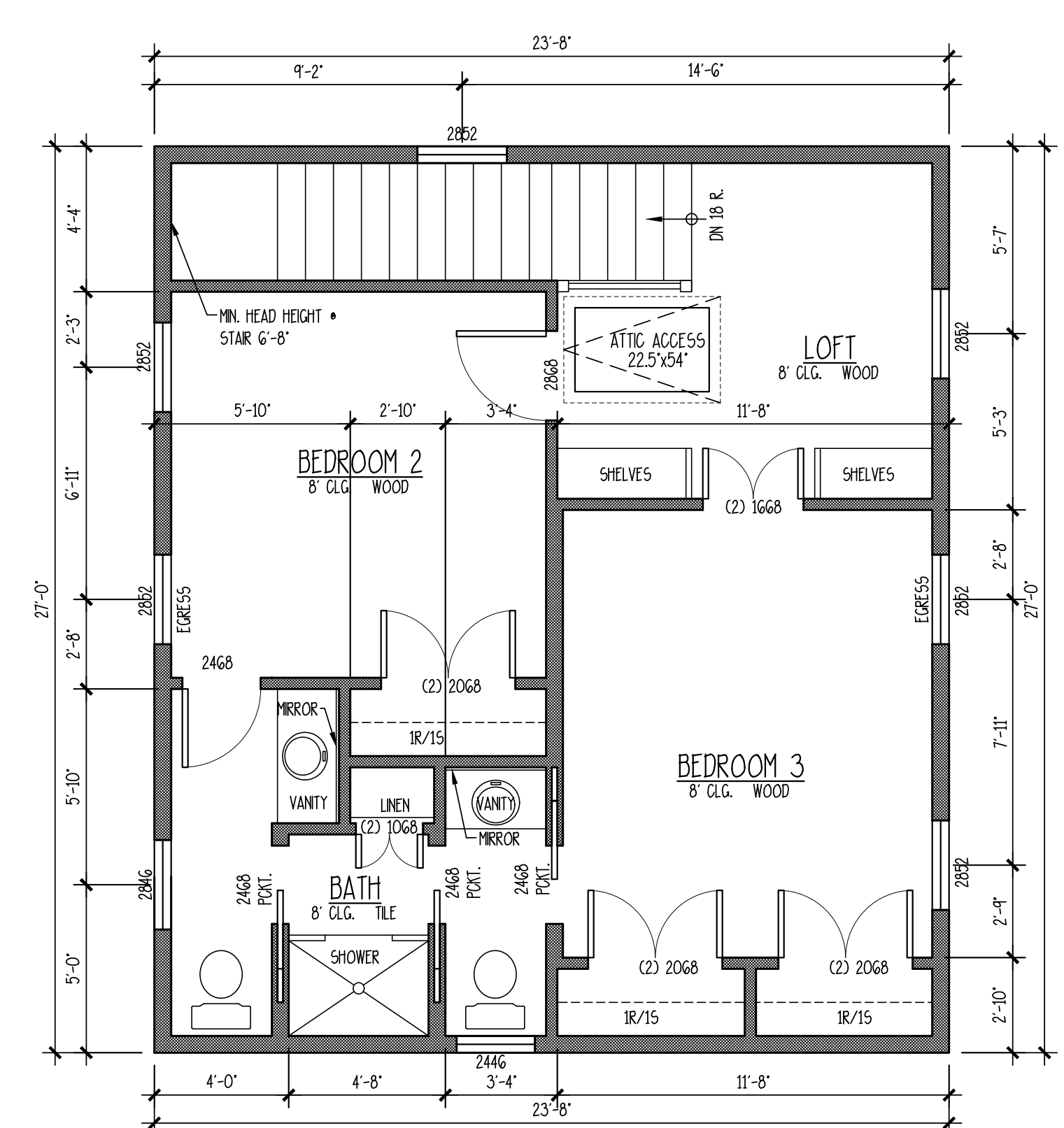
2 PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



1 SCREENING DETAIL
SCALE: 3/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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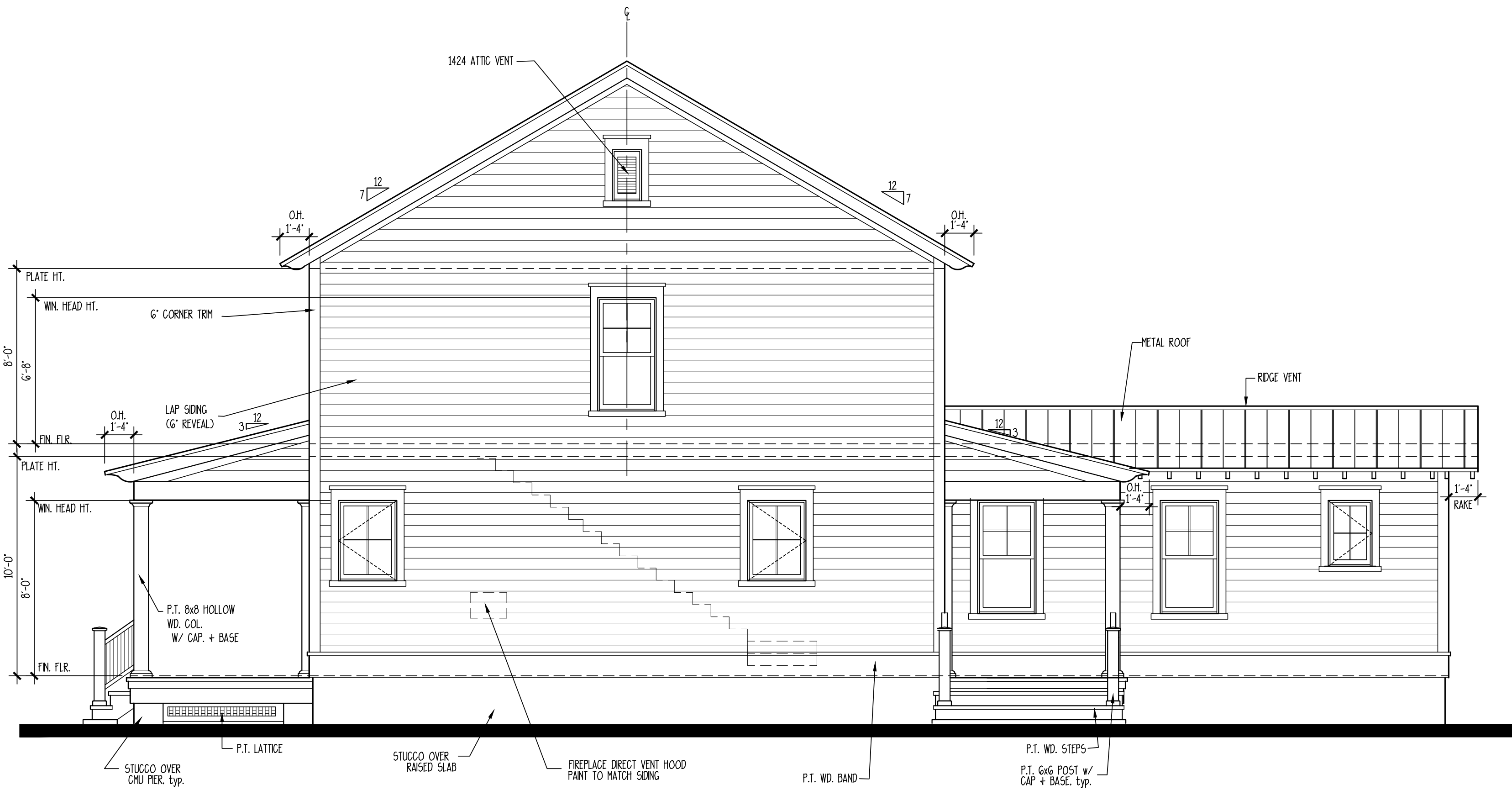
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SALUDA RIVER CLUB COTTAGE F - 15116F

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RIGHT ELEVATION

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



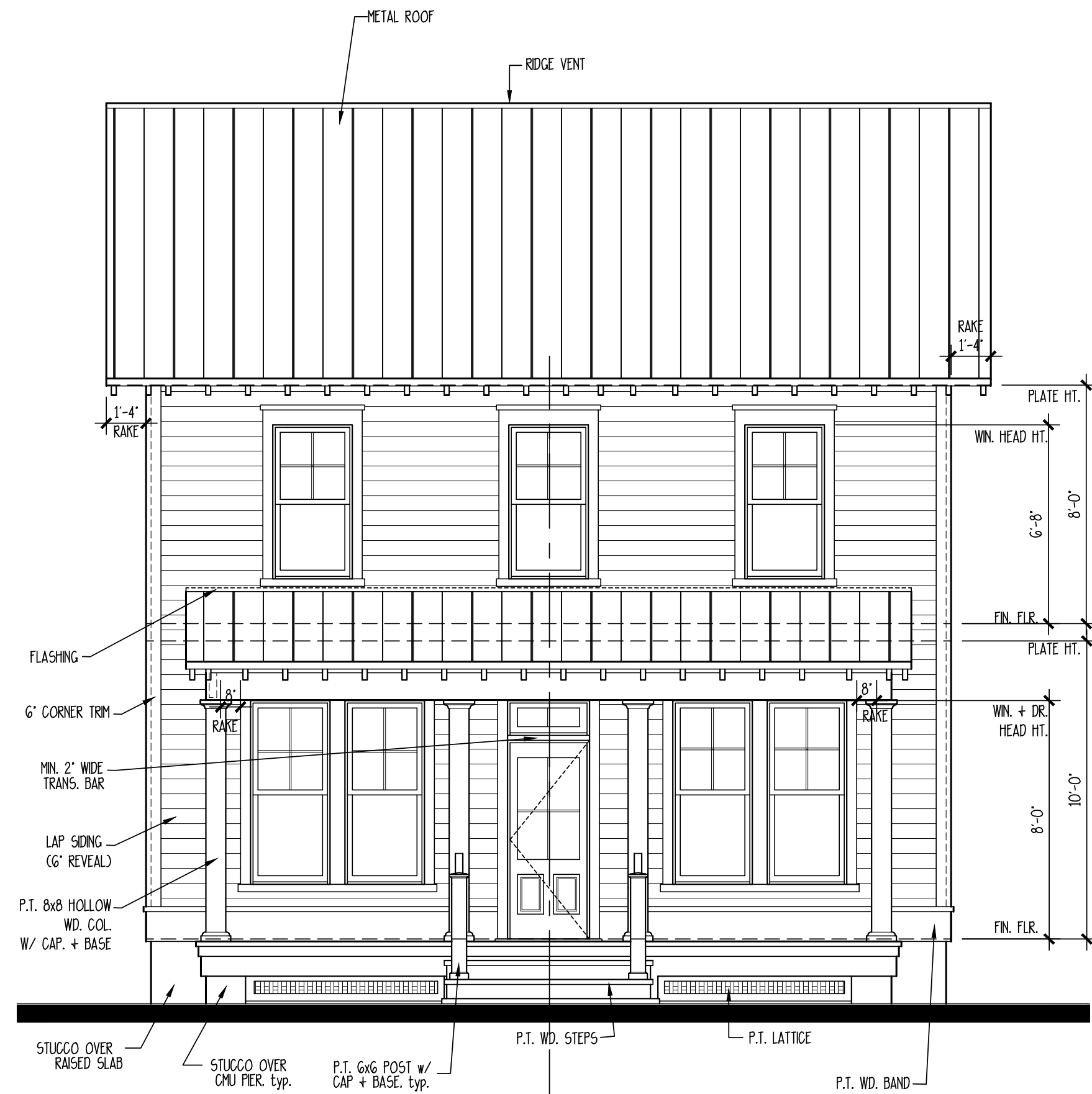
REAR ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

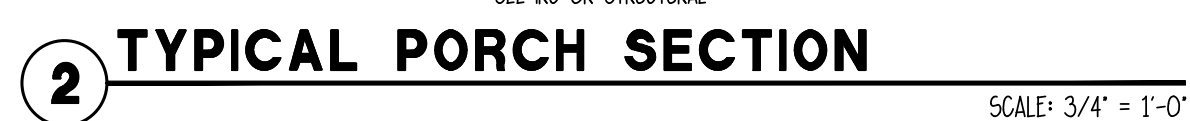
SCALE: 1/4" = 1'-0"

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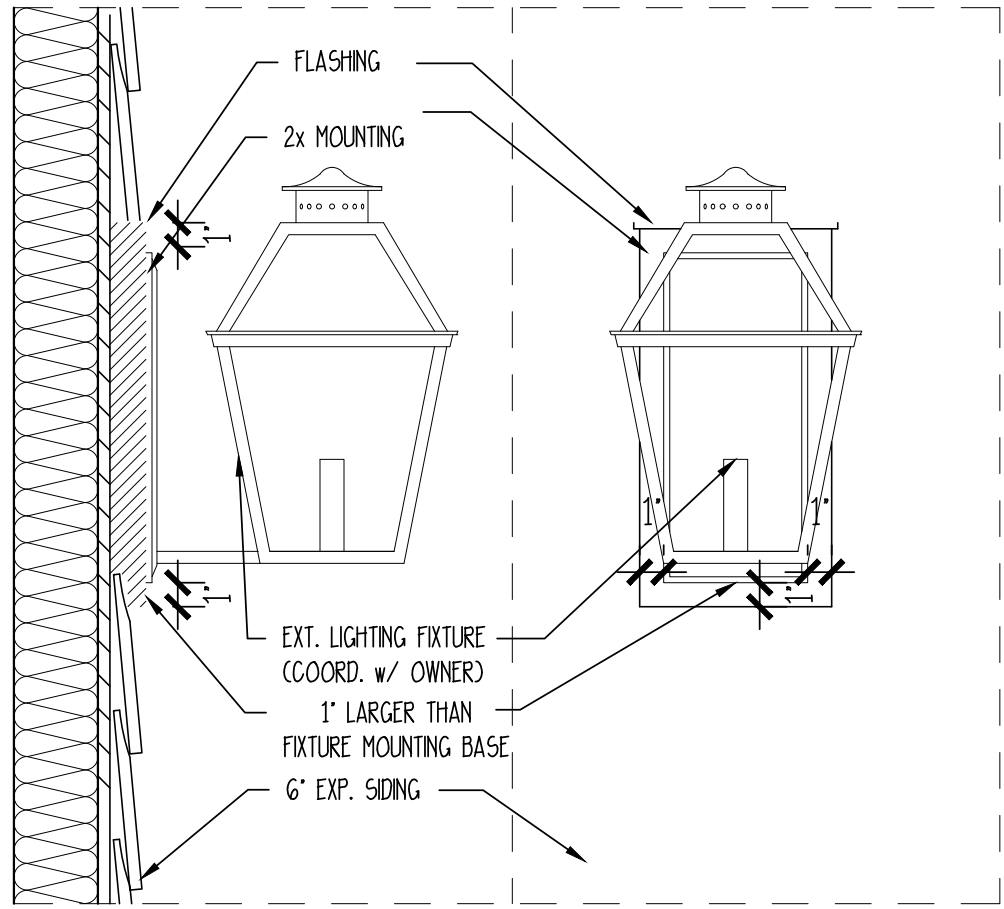
**SALUDA RIVER
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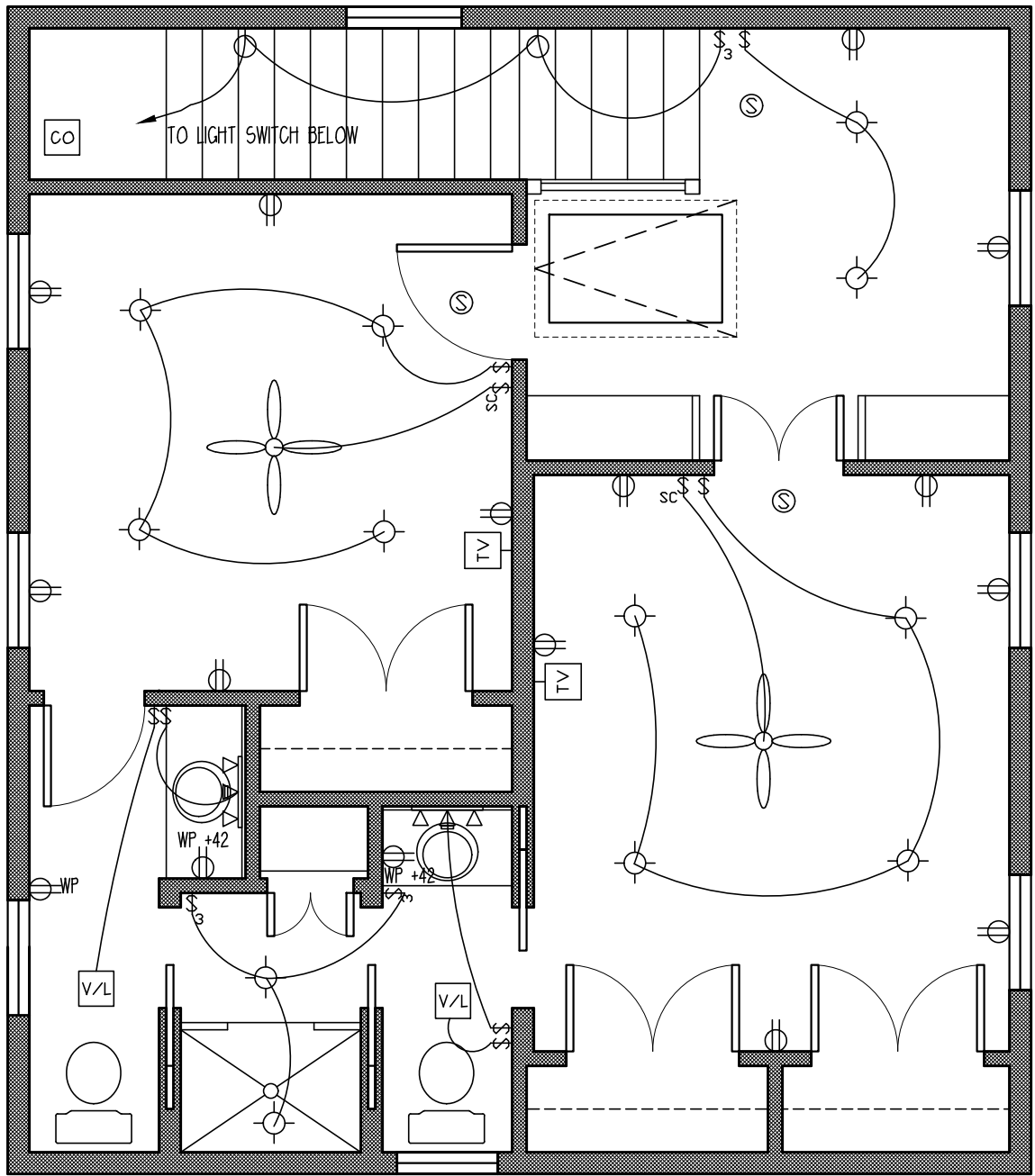


1 EXTERIOR LIGHTING MOUNT DETAIL

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

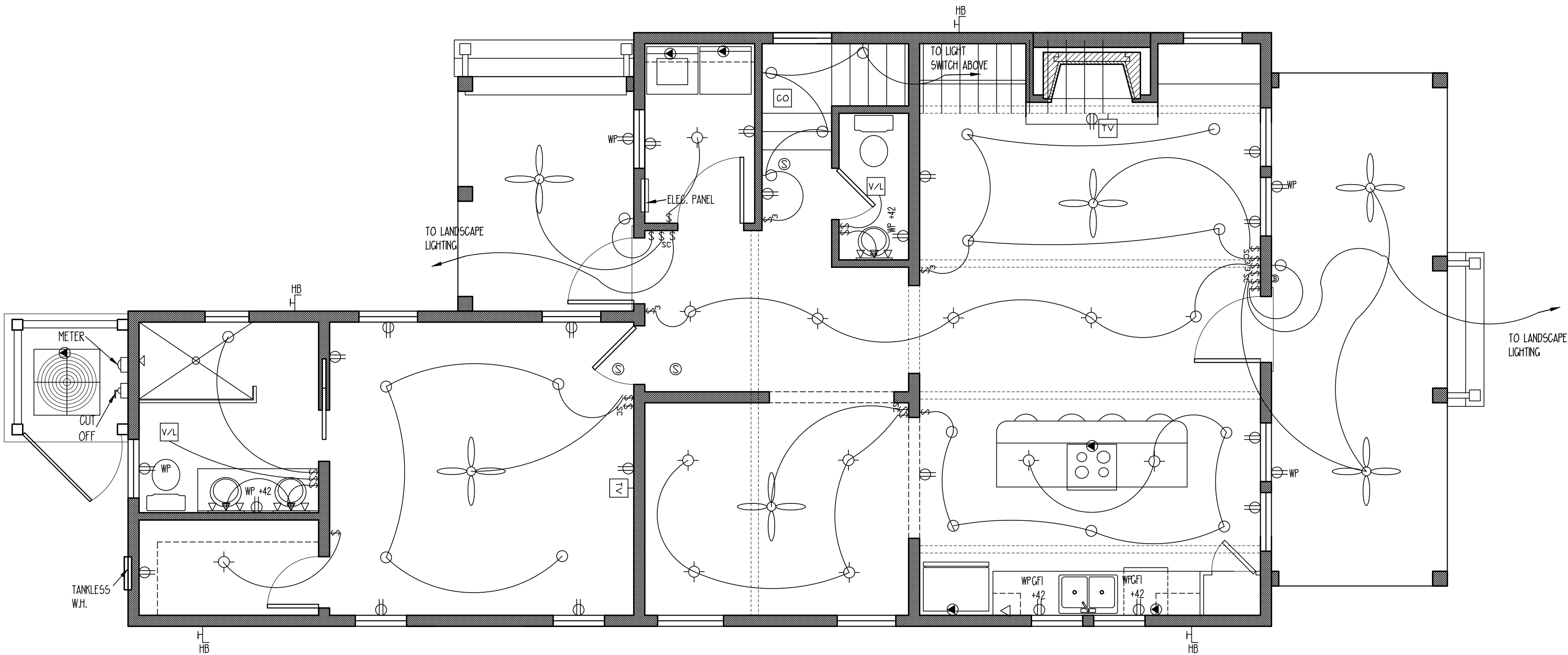
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

COORD. ELEVATION OF UTILITIES + ELECTRICAL
OUTLETS W/ LOCAL CODES + FLOOD ELEVATION



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'



FIRST FLOOR ELECTRICAL PLAN

NOTE:
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.

SCALE: 1/4"=1'

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CONTRACT SPECIFICATIONS

The following project specifications are intended as a minimum standard to be used in conjunction with the Contract Drawings. Compliance with each of the following Specification sections is necessary where applicable or referenced by said drawings. All work associated with the Contract Drawings shall be in conformance with the latest edition of the International Residential Code, (IRC) or other codes applicable to the jurisdiction where the project shall be constructed. The Contractor shall refer to applicable sections of the IRC as referenced herein specifically Chapter 1, Administration.

-The "Green Recommendation" subheadings outline practices recommended to be followed for a greener method of construction. These recommendations are to be followed at the builders discretion and do not imply any level of sustainability for the design. Refer to LEED for Homes Rating System (http://www.greenhomeguide.org/documents/leed_for_homes_rating_system.pdf) and BERSY® STAR Guidelines for Qualified New Homes (http://www.energystar.gov/index.cfm?c=ehs_raters_raters_homes_guidelines) for more information. An asterisk (*) indicates this recommendation is a mandatory pre-requisite for the LEED for Homes Rating System. The Green Recommended Manufacturers (and Products) subheadings outline some examples of Green products and are listed according to www.buildinggreen.com, www.greenhomeguide.org, and other sources.

DIVISION I GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

- a. The Contractor shall notify the Architect in writing of any errors, discrepancies, or omissions in the Contract Documents.
 - b. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work.
- SPECIFICATION AND DRAWINGS EXPLANATION: For convenience of reference and to facilitate the letting of contracts and subcontracts, these specifications are separated into titled sections. Such separations shall not, however, operate to make the Architect an arbiter to establish limits to contracts between the Contractor and Subcontractor.
- SUBSTITUTION: The Contractor shall submit manufacturers literature and test data for the Owner's approval, for materials or equipment which the Contractor represents as "equal" to that specified and intends to incorporate into the work. Substitution of materials, systems, or manufacturers from those specified herein by the Contractor without prior written approval from the Owner or Architect is forbidden and shall be at the sole risk of the Contractor.
- TRUSS DRAWINGS: A complete set of truss drawings created in accordance with local authority, shall be delivered to the architect.

Refer to the Engineer's calculations for any questions regarding lumber grades, beam and header sizes, footing and shear requirements.

NO deviations from the structural details shall be made without the written approval of the Structural Engineer.

Approval by city/county inspector does not constitute authority to deviate from the plans or specifications. Subcontractor shall notify Contractor, and Contractor shall notify Architect of any errors, omissions, or discrepancies in the plans and/or specifications, so Architect can rectify corrections or omissions prior to commencement of construction. The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site prior to commencing work. All work shall be done in compliance with local codes or IRC.

DO NOT SCALE DRAWINGS.

All workmanship shall be of the highest quality and is subject to inspections by the building department, local authorities, lending institutions, Architect or Owner.

Any one, or all of the above mentioned inspectors may inspect workmanship at any time. Any work identified as non-compliant with construction documents shall be removed and reworked, repaired, or replaced at the discretion of the Owner or Owners Agent.

The jobsite shall be maintained in a clean and organized manner. All Tradesmen involved in the work shall be responsible for daily housekeeping and removing from the job site all trash and debris. The jobsite shall be completely clean and organized at the end of each weeks work.

It is the responsibility of each subcontractor to cooperate fully with the Job Superintendent in protecting all work through the entire course of construction. Each subcontractor shall be responsible for promptly notifying Job Superintendent of any damage existing prior to the start of their work.

ALLOWANCES

Definitions and Explanations: Allowances for certain categories of work specified herein are provided for the purpose of enabling and expediting contract pricing. A Final Schedule of Allowance for materials, labor, equipment, and finishes customarily selected by the owner shall be submitted for verification and acceptance by the owner prior to commencement of the contract work.

Adjustments to the contract (up or down) due to owners selections will be issued by change order.

Allowances include but are not limited to lump sum allowances and unit cost allowances.

Selection and Purchase: At earliest feasible date after award of contract, advise Owner of schedule date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.

The Contractor shall obtain and submit cost proposals for work represented by each allowance for use in making final selections.

Purchase products and systems as specifically selected (in writing) by the Owner.

Unit-cost allowances: Submit a substantiated survey of quantities of materials, as shown in the "Schedule of Values," revised where necessary, and corresponding with change order quantities.

Each change order amount for unit-cost type allowances shall be based solely on the difference between the actual unit purchase amount and the unit allowance, multiplied by the final measure or count of work-in-place, with customary allowances, where applicable, for cutting wastes, tolerances, mixing wastes, normal product imperfections and similar margins.

The Owner reserves the right to establish the actual quantity of work-in-place by an independent quantity survey, measure or count.

Schedule of Allowances			
Description	Remarks	Allowance	
Appliances: Range	Allowance includes Conds, Cut-off valves, and fittings required	\$	
Cooktop	For complete installation. Rough-in Labor + Installation costs	\$	
Oven	Included in Contractor's Base Bid	\$	
Microwave	"	\$	
Refrigerator	"	\$	
Dishwasher	"	\$	
Washer	"	\$	
Dryer	"	\$	
Water Heater	"	\$	
Other	"	\$	
Appliance Total Allowance	"	\$	
Cabinets: Kitchen	Allowance includes the cost of: Installation Labor for	\$	
Counter Tops	Cabinets + Counter Tops, Cabinet Hardware, Pkgs. + Holes,	\$	
Bath	"	\$	
Counter Tops	"	\$	
Bath	"	\$	
Counter Tops	"	\$	
Cabinet Total Allowance	"	\$	
Flooring: Carpet	Allowance includes the cost of materials and Labor installed	\$	
Vinyl	"	\$	
Wood	"	\$	
Ceramic Tile	"	\$	
Flooring Total Allowance	"	\$	
Hardware: Door Hardware	Allowance includes the cost of material only. Costs of	\$	
Bath Accessories	Installation Labor included in Contractor's Base Bid.	\$	
Exterior Doors	Allowance includes the cost of material only. Costs of	\$	
Interior Doors	Installation Labor included in Contractor's Base Bid.	\$	
Windows	"	\$	
Light Fixtures	Allowance includes the cost of material only. Costs of	\$	
Plumbing Fixtures	Installation Labor included in Contractor's Base Bid.	\$	
Landscape	Lump Sum Labor + Material	\$	

CONSTRUCTION PRACTICES

-Green Recommendation:
*Investigate and document options for the project's diversion of waste, including construction waste as well as cardboard packaging and household recyclables.
*Document the diversion rate of the construction waste and record the waste of the land clearing separate from the new construction.
Reduce construction waste and/or increase waste diversion to be below the industry norm: generate 25 lbs or less of net waste per square foot of conditioned floor area, increase waste diversion by diverting 25% or more of the total materials taken off the construction site from landfills and incinerators.

HOMEOWNER EDUCATION

-Green Recommendation:
*Provide the home occupants with proper training about the operations and maintenance of the home's "green" features and equipment. Provide a 1-hour walkthrough with homeowner and an O&M (Operations and Manual) to the homeowner including all documents and instructions related to the Green equipment and systems.

DIVISION 3 CONCRETE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Concrete intended for structural foundations shall comply w/ Sec. R402.2 and other applicable provisions of the IRC. Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings," ACI 308, "Building Code Requirements for Reinforced Concrete." Comply with applicable provisions for highest quality except as otherwise indicated. All load bearing footings shall be placed on level, undisturbed soil to depth shown on drawings and in no case, less than the frost depth. Prior to placing footings or slabs, the Contractor shall insure that all forms and trenches are free of debris and all embedded items are in place, securely attached. This includes the work of others. Maintain 8" minimum clearance between all wood and finish grade.

Materials:

- Cement shall conform to ASTM C-150.
- Ready mixed concrete shall be mixed and delivered in accordance to ASTM C-44, 3000 PSI.
- Aggregates shall conform to ASTM C-33 for normal-weight concrete and ASTM C-33 for lightweight concrete.
- Waterstops: Flat dumbbell or centerbulb type, size to suit joints of either rubber (CRD C-515) or PVC (CRD C 512).
- Moisture Barrier: Clear 6-mils thick polyethylene or 1/8" thick asphaltic core polyethylene-coated paper membrane sheet of the largest size practical in order to minimize joints.
- Membrane-forming Curing Compound: ASTM C309, Type I.
- Reinforcing Bars: ASTM A 615, grade 60.
- Welded Wire Fabric: comply with ASTM A 185.
- Concrete Placement: Comply with ACI, placing concrete in a continuous operation within planned joints or sections. Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement and curing. In cold weather comply with ACI 306, in hot weather comply with ACI 305.
- FLATNESSES: Concrete floor slab flatness shall not deviate from level to 1/8" in 10 feet, maximum. Provide a smooth trowel finish for concrete floor and wall surfaces that are to be covered with a coating or covering material applied directly to concrete. Remove fins and projections, patch or remove defective areas as directed by the Owner or Architect. Apply trowel finish to monolithic slab surfaces that are exposed to view or are to be covered with resilient flooring, paint, or other thin coating. Consolidate concrete surfaces by finish troweling, free of trowel marks, uniform in texture and appearance.
- Curing: Begin initial curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not less than 12 hours.
- Joints: Provide construction, isolation, and control joints as indicated or required to minimize differential settlement and random cracking. Saw-cut control joints as soon as concrete has hardened sufficiently to support cutting operation and no later than 8-12 hours after placement.

SECTION 05 40 00 - PRECAST CONCRETE - CAST STONE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Specifications: Comply with recommended practices and procedures of Prestressed Concrete Institute (PCI) MNL - 116 and MNL - 117, and as herein specified.

Submit samples approximately 12" x 12" x 2" to illustrate quality, texture, and color of other than as-cast surface finishes.

Concrete Materials:

- Portland Cement: ASTM C-150, Type as required.
- Aggregates: ASTM C 33.
- Air-Entraining Admixture: ASTM C 260.
- Water-Reducing Admixture: ASTM C 484.

Compressive strength not less than 5000 psi at 28 days. Total air content not less than 4% or more than 6%.

Fabrication: Fabricate precast concrete units complying with PCI MNL-116 for structural units and MNL-117 for architectural finished exposed units, including dimensional tolerances.

Manufacturers:

-Green Recommended Manufacturers and Products:
Perform Panel, LLC, Perform Wall Panel System

DIVISION 4 MASONRY

-Green Recommendation:
Recyclability: Use recycled bricks when possible.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

General: Assemblies of masonry units shall comply w/ the provisions provided in Chapter's 4, 6 and 10 of the IRC. Standards: Comply with the recommendation of Brick Institutes or America (BIA) and National Concrete Masonry Association (NCMA).

Provide solid, uncured or unfrozzed units with all exposed surfaces finished for sills, treads, caps, and similar applications exposing surfaces otherwise concealed from view.

Facing brick: ASTM C 216, Grade 5N to match owner's sample.

Concrete Masonry Units (CMU): provide units of the dimensions indicated on drawings conforming to ASTM 90.

Roughen and clean concrete bearing surfaces for the placement of the first course.

Cementitious Material: Premixed Type M colored mortar of formulation required to produce color indicated.

Ties and Anchoring Devices: Hot-dip galvanized steel sheet; Carbon steel hot-dip galvanized after fabrication to comply with ASTM A 153, Class B.

Joint Reinforcement: Galvanized brass type welded-wire units prefabricated with 0.1875" diameter deformed continuous side rods and plain cross rods into straight lengths not less than 10" and of widths to fit wall thickness indicated, with prefabricated corner and tee units.

Masonry Veneer Anchors: Two piece assemblies consisting of 0.1875" diameter wire tie section and 0.1046" thick steel anchor section, with latter incorporating strap as manufactured by Dur-O-Wall, Inc. (or equal).

Masonry Wire Ties 3/16" cold-drawn steel wire, with 15 oz. hot-dip zinc coating.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.

Nepheolites: Cotton sash of length required to produce 2" exposure on exterior and 1/8" in cavity between wythes.

Extruded Polystyrene Board Insulation: ASTM C 578, Type IV, with closed cells and integral high density skin, formed by expansion of polystyrene base resin in a extrusion process.

Workmanship: Install masonry units in the bond pattern indicated, or if none is indicated, in running bond. Avoid the use (by proper layout) of less-than-half-size units. Hold uniform joint sizes as indicated, or if not indicated, hold joint sizes to suit modular of masonry units.

Cut joints flush and tool slightly concave, unless otherwise indicated.

Keep cavities clean of mortar droppings, and install ties spaced 16" vertically and 24" horizontally. Provide keep holes spaced 24" apart at the bottom of (and at ledges in) cavities.

Install board insulation of thickness indicated in cavity wall with boards pressed firmly and adhesively applied against inside wythes of masonry. Fit board between wall ties and with edges butted tightly.

Reinforce horizontal joints with continuous masonry joint reinforcement, spaced 16" vertically. Install reinforcement 8" immediately above and below opening, for a distance of 2' beyond joints of opening. Do not bridge control and expansion joints in the wall system.

Provide control and expansion joints at locations shown or as approved by the Architect.

Protect adjacent work and keep clean of mortar, debris, and other damaging conditions. Install approved flashing under copings, sills, through wall at counter flashing locations, and above elements of structural support for masonry.

Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling backfill and other harmful elements.

Cleaning: Dry-brush masonry work at end of each day's work. After mortar is thoroughly set and cured, clean masonry by bucket and brush hand cleaning method described in BIA "Technical Note No. 20 Revised" using detergent cleaner.

Manufacturers:

-Green Recommended Manufacturers and Products:
Apex Block, Apex Block
Trentham Industries, Versazone Premium Recycled Ground Face CMU

SECTION 04 42 00 - EXTERIOR STONE CLADDING

-Green Recommendation:
Recyclability: Use reclaimed stone.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

Standards: Comply with industry recommendation of stone production and fabrication standards for the type of stone selected. Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing, one panel for each type of stone and installation. Obtain stone from one quarry with consistent color range and texture.

Stone type and color to match Owner's sample.

Mortar: Type M, ASTM C 210, Proportion Specification. For colored pointing mortar, use ground marble, granite or other sound stone to match Owner's sample.

Anchors: For anchoring into concrete, cadmium-plated or hot-dip galvanized, for anchoring into stone, Type 302/304 stainless steel.

Type, size, and load capacity as shown or required.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.

Clean stone

work not less than 6 days after placement with clean water and stiff-bristle brushes.

DIVISION 5 METALS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 05 40 00

Material Standards: Provide and install structural steel in accordance w/ AISI "Code of Standard Practice for Steel Buildings and Bridges"; AISI "Specifications for the Design, Fabrication, and Erections of Structural Steel for Buildings" including "Commentary"; AWS "Structural Welding Code," and provisions of Chapter 5 of the IRC.

Structural steel and misc. iron shall conform to ASTM A-36.

Bolts, nuts and screws shall conform to ASTM A307 Grade A. Welding rods shall conform to AWS for intended use.

Welding or heat bending of reinf. steel shall not be allowed without written consent of Architect, conform to AWS D12-1.

Fabrication: Comply with AISI "Specifications" and with AWS Code for procedures, appearance, and quality of welds.

Steel plates shall conform to ASTM A-282 Grade A. Steel tubing shall conform to ASTM A-501.

Reinforcing steel shall conform to ASTM A-615, Grade 40 for sizes up to #3; Grade 60 for sizes #4 or larger.

Welded fabric (WFF) shall conform to ASTM A-185, latest revision. Smooth wire fabric shall conform to ASTM A-85, yield strength 60 ksi.

All bars in masonry shall be lapped with a minimum of 40 bar diameters at all splices unless noted otherwise.

All bars in concrete shall be lapped a minimum of 36 bar diameters at all splices unless noted otherwise with a larger dimension.

Splices of horizontal rebar in walls and footings shall be staggered 4'-0" unless noted otherwise.

Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.

SECTION 05 73 00 - DECORATIVE METAL RAILINGS

General: Provide and install handrails, railings, and guards as shown on drawings and in accordance w/ Sec. R311 and Sec. R312 of the IRC.

Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.

Handrails shall be provided on at least on side of each continuous run of treads or flight w/ four or more risers.

Structural Performance of Handrails and Railing Systems: Provide handrails and railing systems capable of withstanding a concentrated load of 200 lbs applied at any point and a uniform load of 50 lbs per lin. ft.

Infill Area of Guardrail Systems: Horizontal concentrated load of 200 lbs applied to one sq. ft. at any point in the system including panels, intermediate rails, balusters, and other elements composing the infill area.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

-Green Recommendation:
Material Efficient Framing:
*Limit the overall estimated waste factor to 10% or less. Waste factor is the percentage of framing materials ordered in excess of the estimated material needed for construction.
Use any of the following framing measures to reduce waste: pre-cut framing packages, open-web floor trusses, structural insulated panels (Sip) walls, SIP floor, SIP floor, stud, joist and rafter spacing greater than 16" o.c., where possible and allowed by the IRC, size headers for actual loads, use ladder blocking or drywall clips, use 2-stud corners).
Environmentally Preferable Products:
*Limit use of tropical wood but use only FSC-certified wood with proper documentation.
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 06 10 00- ROUGH CARPENTRY

General: Buildings and structures constructed in flood hazard areas as established in Table R301.2(1) shall be designed and constructed in accordance w/ the provisions contained in Sec. R323 of the IRC.

Materials: Building materials used below the design flood elevation shall comply w/ Sec. R323.1 of the IRC.

Load-bearing dimension lumber for joists, beams, studs, and girders shall be identified by a grade mark in accordance w/ Sec. R502 of the IRC.

Provide seasoned lumber with 19 percent moisture content at time of dressing and shipment for sizes 2" or less in thickness.

For exposed lumber, apply grade stamps to ends of back of each piece or omit grade stamps entirely and issue certificate of grade compliance.

Dimension lumber: Provided lumber of the following product classification in grade and species indicated:

- Light-framing: (2'-4" thick, 2'-4" wide). Construction grade; Southern Pine graded under SPIB rules.
- Studs (2'-4" thick, 2'-6" wide, 10' and shorter): "Stud" or No. 3 Structural Light Framing grade, any species graded under NWFA, NCLIB, SPIB or NLGA rules.
- Structural Light Framing: 2'-4" thick, 2'-4" wide): No. 1 Southern Pine graded under SPIB rules.
- Structural Joists and Planks (2'-4" thick, 5' and wider): Any species and grade complying with requirements for allowable unit stresses.

- F (minimum extreme fiber stress bending): 1250 psi.
- E (minimum modulus of elasticity): 1600,000 psi.
- Fv (horizontal shear): 100 psi.

Exposed Framing Lumber: Verify that material intended for use in exposed finish locations meets species and grade requirements for compliance with "Appearance" grade requirements of ALSC National Grading Rule.

Posts, Beams and Timbers (5' and thicker): No 1 grade Hem-Fir rules or No. 2 grade Southern Pine graded under SPIB rules.

Glued laminated timber (Glulam): Comply with ANSI/AITC A 190 "Structural Glued Laminated Timber"

Combination Sub Floor Underlayment: 3/4" APA RATED STURD-I-FLOOR, T&E if not otherwise indicated.

Subflooring: 3/4" T&E, APA RATED SHEATHING.

Wall Sheathing: 1/2" APA RATED SHEATHING.

Roof Sheathing: 1/2" APA RATED SHEATHING.

Plywood Underlayment for Resilient tile: 3/8" APA UNDERLAYMENT EXT with fully sanded face.

Construction Panel Underlayment for Ceramic Tile: 3/4" APA RATED STURD-I-FLOOR EXP 1 for underlayment.

Fasteners and Anchors: Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.

Hot-dip galvanized fasteners and anchors for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.

Building paper: 15 lb/sf asphalt: saturated felt, ASTM D 226.

Sill Sealer Gasket: Glass fiber resilient insulation fabricated in strip form for use as a sill sealer, 1" nominal thickness compressible to 1/32", in rolls of 50' or 100' in length.

Preservative: pressure treat lumber and plywood with water-borne preservatives to comply with ANFA C2 and C9, respectively, and with requirements indicated below:

- Wood for Ground Contact Use: ANFB LP-22.
- Wood for Above-Ground Use: ANFB LP-2.

Treat: cant, nailers, blocking, stripping and similar items in conjunction with roofing, flashing, vapor barriers, and water proofing.

Treat sills, sleepers, blocking, furring, stripping and similar items in direct contact with masonry or concrete.

Install rough carpentry work to comply with "Manual of House Framing" by National Forest Products Assoc. (NFPA) and with recommendations of American Plywood Association (APA), unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.

Provide wood framing members of size and spacing indicated. Do not splice structural members between supports.

Firestop concealed spaces with wood blocking not less than 2" thick (nom.), if not blocked by other framing members.

Fasten structural wood panel products as follows:

- Combination Subflooring underlayment and subflooring: Glue-nail to framing.
- Sheathing: Nail to framing.
- Underlayment: Glue and nail to framing.

Air Infiltration Barrier: Cover wall sheathing with vapor permeable, water-resistant fabric composed of polyethylene fibers, 61 mils thick. (Tyvek or equal) in compliance with manufacturer's printed directions.

SECTION 06 11 00 - SHOP-FABRICATED STRUCTURAL WOOD

Truss design drawings: Truss design drawings, prepared in accordance w/ Sec. R802.10 of the IRC, shall be provided to the building official and approved prior to installation. Truss design drawings shall include the information specified in Sec. R802.10 of the IRC.

Bracing: Trusses shall be braced to prevent rotation and provide lateral stability in accordance w/ the requirements specified in the truss design drawings.

Alterations to truss: Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.

Standards: Comply with NFPA National Design Specification and with TPI standards including "Quality Standard for Metal Plate Connected Wood Trusses", Commentary and Recommendations for Handling and Erecting Wood Trusses", Commentary and Recommendations for Bracing Wood Trusses" and the following:

- "Design Specification for Metal Plate Connected Wood Trusses."
- "Design Specification for Metal Plate Connected Parallel Chord Wood Trusses."

Provide design of total truss system by a structural engineer licensed to practice in jurisdiction where trusses will be installed.

Steel roof truss: The design, quality assurance, installation, and testing of cold-formed steel trusses shall be in accordance w/ Sec. R804 of the IRC and the AISI Standard for Cold-formed Steel Framing-Truss Design (CFS/Truss).

SECTION 06 40 00 - EXTERIOR ARCHITECTURAL WOODWORK

Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards" by AWI.

Softwood lumber: Comply with PS 20 and applicable grading rules or respective grading and inspecting agency for species and product indicated. Fabricate to sizes and patterns indicated using seasoned lumber. Use pieces made from solid lumber for transparent finished work, and glued up or solid at Contractor's option for painted work.

Exterior Standing and Running Trim: Boards and worked lumber products complying with requirements indicated below including those of grading agency listed with species.

- Species: Western Red Cedar: NWFA or NCLIB.
- Grade: B 4 Btr - 1 & 2 Clear.
- Texture: Surfaced (Smooth).

Exterior Door Frames: Grade - Premium.

Siding Board Type: Lumber milled to pattern and size indicated, complying with requirements indicated below including those of grading agency used with species:

- Species: Western Red Cedar: NWFA or NCLIB.
- Grade: A Grade VG.
- Texture: Surfaced.

Exterior Miscellaneous Ornamental Items: Grade - Premium.

Install finish carpentry work plumb, level, true and straight with no distortions, shim as required using concealed shims.

Scribe and cut finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates using concealed fasteners and blind nailing where possible. Use fine finish nails for exposed nailing except as indicated, countersunk and filled flush with finish surface.

Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cape at returns; miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.

Beveled Siding: Attach to studs with non-corrosive siding nails of length to penetrate studs at minimum of 1-1/2" and to comply with siding manufacturer's recommendations.

Manufacturers:

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Armstrong Reclaimed Lumber Co., Reclaimed-Wood Lumber and Products
Industries Mabe, Inc., Certified FR Shingles

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standard" by American Woodworkers Institute.

Samples: Submit finished samples of each wood species and profile indicated; for transparent finish, of each material indicated for opaque finish, of each color, pattern, and type of plastic laminate and each type of cabinet hardware.

Species for Transparent Finish: RSP-sawn red oak.

Species for Opaque Finish: Any closed-grain hardwood listed in reference wood working Standard.

Hardwood Plywood: HPMA FE.

Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.

Interior Standing and Running Trim: Grade - Premium.

CABINETS AND COUNTER TOPS:

Allowances: See Division 1 for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are covered by the allowance.

Grain Matching: Run and match grain vertically for drawer fronts, doors, and fixed panels.

Comply with veneer and other matching requirements indicated for Blueprint matched paneling.

Laminate Glad Cabinets: Grade - Custom Finish overlay, High-pressure decorative laminate selected from laminate manufacturer's full range of standard colors, patterns, and finishes.

Concealed Cabinet Hardware: Provide cabinet hardware and accessory materials associated with architectural cabinets. Comply with ANSI/BHMA A 156.4 American National Standards for Cabinet Hardware.

Exposed Cabinet Hardware: See Section 01020 Allowances for exposed hardware.

Shop-apply prime/base coat to interior trim for opaque finish, in compliance with requirements indicated in section 09 painting. Transparent Finish for Open-Grain Woods: Provide the following shop applied finish in compliance with AWI "Architectural Woodwork Quality Standards":

- Grade: Premium. AWI Finish System #3: Conversion varnish.
- Staining: Match Owner's Sample

Install woodwork to comply with AWI Section 1700 for same grade specified in Part 2 of this section for type of woodwork involved.

Paneling: Anchor paneling to supporting substrate with concealed panel hanger clips. Blind nail back-up strips and similar associated trim and framing.

Manufacturers:

-Green Recommended Manufacturers: (per BuildingGreen.com)
Hendville Healthy Building Solutions, Neatcore Doors and Cabinets

SPECIFICATIONS

APA

ALLISON RAMSEY

Architects, Inc.

creating sustainable timeless design

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Beaufort SC 29902
(843) 984-0559
www.allisonramseyarchitect.com

THE PLAN HAS BEEN PREPARED IN PART FOR PROFESSIONAL, CHANGING, AND PRACTICE PURPOSES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO RESEARCH THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALISON RAMSEY ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

*VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

*SHOW: * PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A PLUMBING CONTRACTOR. * ELECTRICAL LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM AN ELECTRICAL CONTRACTOR. * PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.

*VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	02/06/19		
JOB NO. :		sheet	
DWG. BY :			
DWG. NAME :	GrandSpec2019.dwg		

SP1

DIVISION 1 THERMAL AND MOISTURE PROTECTION

-Green Recommendation:
Utilize a closed crawlspace system as defined by the IRC when possible. If a conventional vented crawlspace is used, assure to seal all penetrations and gaps in building envelope that are not used for ventilation.

Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

General: Provide thermal and moisture protection in accordance w/ applicable standards of the IRC.
Concrete and masonry foundation waterproofing. In areas where high water table or other severe soil-water conditions are known to exist.
Weather Protection: Roof decks shall be covered w/ approved roof coverings secured to the building or structure in accordance w/ the provisions of Chapter 9 of the IRC.

SECTION 01 10 00 - WATERPROOFING AND DAMPROOFING
Exterior foundation walls that retain earth and enclose habitable or useable spaces located below grade shall be waterproofed w/ membrane extending from the top of the footing to the finished grade in accordance w/ Sec. R406.2 of the IRC.

SECTION 01 11 03 - BITUMINOUS DAMPROOFING
Concrete and masonry foundation damproofing: Except where required to be waterproofed by Sec. R406.2, foundation walls that retain earth and enclosed habitable or useable spaces located below grade shall be damproofed from the top of the footing to the finished grade in accordance w/ Sec. R406.1 of the IRC.

SECTION 01 21 00 THERMAL INSULATION
-Green Recommendation:
*Install insulation that meets or exceeds the R-value requirements in Chapter 4 of the International Energy Conservation Code.
*Install insulation to meet the Grade II specifications set by the National Home Energy Rating Standards.
Use low emission insulation and comply with California Practice for Testing of VOC's from Building Materials Using Small Chambers (www.dhs.ca.gov/ehb/laq/VOCs/Practice.htm)
Use recycled content of 30% or more when possible.
Use soy-based spray foam insulation when possible.

-Green Recommended Manufacturers and Products:
BioBased Spray Foam Insulation

Thermal insulation shall be installed in accordance w/ provisions provided in Sec. R316 of the IRC.
Insulating materials, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl space and attics shall have a flame-spread index not to exceed 25 w/ an accompanying smoke-developed index not to exceed 450 when tested in accordance w/ ASTM E 84.
Thermal performance requirements: The min. required insulation R-value or the area-weighted average maximum required fenestration U-factor for each element in the buildng thermal envelope shall be in accordance w/ Sec. N102 and the criteria in Table N102.1 of the IRC.

SECTION 01 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -
General: All Exterior Insulation Finish Systems (EIFS) shall be installed in accordance w/ the manufacturer's installation instructions and the requirements of Sec. R103.9 of the IRC.
Decorative trim shall not be faced nailed through the EIFS.
The EIFS shall terminate not less than 8 inches above the finished ground level.
Installer qualifications: EIFS system installers shall be certified in writing by system manufacturer as qualified for installation of system indicated.
Manufacturers: Subject to compliance with requirements, provide CLASS PM system of one of the following:
Dryvit System Inc.
Senergy Inc.
Simplex Div., Anthony Industries, Inc.
STO Industries, Inc.
Comply with system manufacturer's current published instructions for installation of system as applicable to each type of substrate indicated. Offset joints of insulation from joints in sheathing.
Provide mock-up samples for the Owners selection of colors and textures from Manufacturer's full line of offerings.

SECTION 01 31 13 - ASPHALT SHINGLES
The installation of asphalt shingles shall comply w/ the provisions of Sec. R905 of the IRC.
Sheathing Requirements: Asphalt shingles shall be fastened to solidly sheathed decks.
Slope: Asphalt shingles shall only be used on roof slopes of two units vert. in 12 units horiz. or greater. For roof slopes from two units vert. in 12 units horiz. up to four units vert. in 12 units horiz, double underlayment application is required in accordance w/ Sec. R905.2.1 of the IRC.
Underlayment: Unless noted otherwise, required underlayment shall comply w/ ASTM D2262, Type I, or ASTM D 4864, Type I, Self-adhering polymer modified bitumen sheet shall comply w/ ASTM D 1910.
Asphalt Shingles: Asphalt shingles shall have self-seal strips or be interlocking and comply with ASTM D 225 or D 3462.
Attachment: Asphalt shingles shall have the minimum number of fasteners as required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof w/ not less than four fasteners per strip shingle or two fasteners per individual shingle.
Where the roof slope exceeds 20 units vert. in 12 units horiz, special methods of fastening are required.
For roofs located where the basic wind speed per Fig. R301.2(4) is 110 mph or greater, special methods of fastening are required.
Special fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph.
Shingles classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using ASTM D 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is required.
Flashing: Flashing for asphalt shingles shall comply w/ Sec. R905.2.8 of the IRC.
Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).
Valleys: Valley linings shall be installed in accordance w/ manufacturer's installation instructions before applying shingles.
Valley linings of the types allowed in Sec. R905.2.8.2 and in accordance w/ Table R905.2.8.2 of the IRC shall be permitted.

SECTION 01 31 21 - WOOD SHINGLES AND SHAKES
Wood Shingles: The installation of wood shingles shall comply w/ the provisions of Sec. R905.7 of the IRC.
Deck requirements: Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall not be less than 1-inch by 4-inch nominal dimensions and shall be spaced on centers equal to the weather exposure to provide with the placement of fasteners.
Deck slips: Wood shingles shall be installed on slopes of three units vert. in 12 units horiz. or greater.
Material Standards: Wood shingles shall be of naturally durable wood and comply w/ the requirements of Table R905.7.4 of the IRC and in accordance w/ grading rules as established by the Cedar Shake and Shingle Bureau.
Application: Wood shingles shall be installed according to Chapter 9, Sec. 905.7, and the manufacturer's installation instructions.
Weather exposure for wood shingles shall not exceed those set in Table R905.7.5 of the IRC.
Fasteners for wood shingles shall be corrosion-resistant w/ a min. penetration of 1/2 inch into the sheathing.
Wood shingles shall be attached to the roof w/ two fasteners per shingle, positioned no more than 3/4 inch from each edge and no more than 1 inch above the exposure line.
Valley Flashing: Roof Flashing shall be not less than No. 26 gauge corrosion-resistant sheet metal and shall extend 10 inches from the centerline each way for roofs having slopes less than 12 units vert. in 12 units horiz, and 7 inches from the centerline each way for slopes of 12 units in 12 units horiz. and greater.
Manufacturers:
-Green Recommended Manufacturers:
EcoStar, Seneca Cedar Shake Tiles

SECTION 01 61 00 - SHEET METAL ROOFING
-Green Recommendation:
Use metal roofing with an SRI Index rating of at least 29.

Metal roof panels shall comply with provisions of Chapter 9, Sec. R905.10 of the IRC.
Roof covering application: Roof coverings shall be applied in accordance w/ the applicable provisions of Chapter 9 of the IRC and the manufacturers installation instructions.
Deck Requirements: Metal roof panel roof coverings shall be applied to a solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.
Slope: The minimum slope for lapped, nonsoldered seam metal roofs without applied lap sealant shall be three units vertical in 12 units horiz.
The minimum slope for lapped, nonsoldered seam metal roofs w/ applied lap sealant shall be one-half vert. unit in 12 units horiz.
The minimum slope for standing seam roof systems shall be one-fourth unit vert. in 12 units horiz.
Material Standards: Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance w/ the International Building Code. Metal-sheet roof coverings installed over structural decking shall comply w/ Table R905.10.3.
Attachment: Metal roofing fastened directly to steel framing shall be attached in accordance w/ Sec. R905.10.4 of the IRC.
Separate aluminum sheets from contact w/ wood, masonry and steel (structure, panels or fasteners), by either a 15-mil coating of fibroid asphalt paint or by tapes or gaskets of type recommended by panel manufacturer. Except as otherwise recommended by manufacturer, fasten aluminum work w/ non-magnetic stainless steel fasteners, gasket where needed for waterproof performance.
Flashing: Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture-permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).

SECTION 01 92 00 - JOINT SEALANTS
-Green Recommendation:
*Use fire-rated caulk in all attic applications.
Use environmentally friendly adhesives and sealants- see Table 26 in Leed for Homes requirements.

Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under service and application conditions, as demonstrated by testing and field experience.
Colors: Provide color of exposed joint sealers as selected by Owner from manufacturer's standard colors.
Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing, elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements.
One-Part Non-acid Curing Silicone Sealant: Type 5, Grade NS, Class 25.
One-Part Mildew-Resistant Silicone Sealant: Type 5, Grade NS, Class 25, Uses NT, G, A, and O, formulated with fungicide, intended for sealing interior joints with nonporous substrates exposed to high humidity and temperature extremes.
Plastic Foam Joint-Fillers, Preformed, open-cell polyurethane foam.
General: Comply with joint sealer manufacturer's instructions applicable to products and applications indicated.

DIVISION 8 OPENINGS
-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

*Reduced Envelope Leakage: meet the air leakage requirements shown below as tested by an energy rater:
Air Leakage Requirements (source: Leed for Homes Requirements, Table 17)

Lead Criteria	IECC Climate Zones 1-2	IECC Climate Zones 3-4	IECC Climate Zones 5-7	IECC Climate Zone 8
Reduced Envelope Leakage (Required)	7.0	6.0	5.0	4.0
Greatly Reduced Envelope Leakage	5.0	4.25	3.5	2.75
Minimal Envelope Leakage	3.0	2.5	2.0	1.5

General: Provide and install doors and windows in accordance w/ manufacturer's installation instructions. Comply w/ provisions of AAMA/NWMA 1011.5.2, AAMA/NWMA 1011.5.2/NAFS, ASTM E 330, and Sections R308, R310, R311, and R613 of the IRC.
Performance: Exterior windows and doors shall be designed to resist the design loads specified in Table R301.2(2) adjusted for height and exposure per Table R301.2(3).
Means of Egress: Not less than one exit door conforming to Sec.R311, MEANS OF EGRESS, shall be provided for each dwelling unit.
Windborne debris protection: Protection of exterior windows and glass doors in buildings located in hurricane-prone regions from windborne debris shall be in accordance w/ Sec.R301.2.12.

SECTION 08 14 00 - WOOD DOORS
-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all door frames before installation to ensure they are installed plumb, true and level. Wall space around door frames shall be filled with insulation.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC)

Manufacturers: Subject to compliance with NWDA 1.5.6, requirements, provide panel wood doors by one of the following:
Korona, Inc.
Morgan Products Ltd.
Nicoal Company
Sauder Industries Limited, Door Division.
F.E. Schumacher Co., Inc.
Sun-Door-Co.

-Green Recommended Manufacturers and Products:: (per BuildingGreen.com)
Alamy Woodworks, Inc., Reclaimed-Wood Products
Algoma Hardwoods, Inc., Certified Wood Doors
Alternative Timber Structures, Inc., Interior and Exterior Doors
Crossroads Recycled Lumber, Reclaimed Wood Products
Eggers Industries, Certified Wood Doors
Executive Door Company, Reclaimed-Content Wood Doors
Marshall DoorSystems, Certified Stone Core Doors
Linden Door, GreenDoor Adglifer Doors
VT Industries, Inc., Agritiber Core Architectural Doors

Exterior Doors: Assemble doors with "wet-use" adhesives, and comply with NWDA Premium or select Grade.
Wood Species: Fir, Plain sawn/sliced
Panel Configuration: Raised
NWDA Design Group: 1-3/4" Front Entrance Doors (Exterior)
Interior Doors: Premium or Select.
Wood Species: Idaho White, Lodgepole, Ponderosa or Sugar Pine, plain sawn/sliced.
Panel Configuration: Raised
NWDA Design Group: 1-3/8" Interior Panel Doors.
Glazed Opening: Trim glazed openings with solid wood moldings of profile indicated, removable one side.
Transom and Side Panels: Fabricate panels to match adjoining doors in materials, finish and quality of construction.
Exterior doors: Factory-treat exterior doors after fabrication with water repellent to comply with NWDA 1.5.4. Flash top of out-swinging doors with manufacturer's standard metal flashing.
Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard, and as indicated.
Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Seal out surfaces after fitting and machining.

SECTION 08 33 23 - OVERHEAD COILING DOORS
-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Performance: Overhead Doors shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Sectional Overhead Doors: Provide complete automatic operating door assemblies including frames, sections, brackets, guides, tracks, counterbalance, hardware, operators, and installation accessories.
Wood Door Section for transparent Finish: Panel-type door sections, complete with wood jamb and head mold, glazing stops and glazing, as shown. Stiles and rails of clear, straight, kiln dried Douglas Fir, West Coast hemlock of Sitka spruce, not less than 1-3/4" thick. Use clear all heartwood, redwood or cedar for head and jamb molds. Panel inserts, 1/4" thick, smooth 2 sides, tempered hardboard with wood veneer, complying with ANSI 135.4 Class 1.
Fabricate doors of mortise and tenon or rabbeted construction with dowels, pins and waterproof glue. Treat doors, with 2-minute immersion water-repellent and toxic treatment. Provide continuous galv. steel reinforcing horizontal and diagonal, as required for panel size.
Installation: Set door, track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hanger and equipment supports in accordance with mfrs. installation instructions.
Electric Door Operators: Automatic garage door openers. If provided, shall be listed in accordance w/ UL 325.
Provide size and capacity as recommended by door manufacturer, complete with NEMA approved electric motor and factory pre-wired motor controls, remote control station and accessories.
Provide safety edge device extending full width of door bottom.
Manufacturers:
-Green Recommended Manufacturers: (per BuildingGreen.com)
Real Carriage Door Company, Reclaimed-Wood Carriage Doors
Ankmar, LLC, GlazPanel Garage Door

SECTION 08 52 00 - WOOD WINDOWS
-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all window frames before installation to ensure they are installed plumb, true and level. Wall space around window frames shall be filled with insulation.
Follow minimum Energy Star Standards for Energy Performance Requirements outlined in the following table, whichever is more stringent:

ENERGY STAR Requirements for Window and Glass Doors (source: Leed for Homes Requirements, Table 18)

	Metric	Northern	North Central	South Central	Southern
Good Windows	U-factor SHGC	≤0.35 Any	≤ 0.40 ≤ 0.45	≤ 0.40 ≤ 0.40	≤ 0.55 ≤ 0.35
Enhanced Windows	U-factor SHGC	≤ 0.31 Any	≤ 0.35 ≤ 0.40	≤ 0.35 ≤ 0.35	≤ 0.55 ≤ 0.33
Exceptional Windows	U-factor SHGC	≤ 0.28 Any	≤ 0.32 ≤ 0.40	≤ 0.32 ≤ 0.30	≤ 0.55 ≤ 0.30

(Table from Leed for Homes Rating System, Table 18, p. 63)

Install windows with low air leakage rates
-Less than 25 cfm per LF of sash opening for double hung windows
-Less than 10 cfm per LF for casement, awning and fixed windows
-Limit skylights to less than 3% WFA (window to floor area is the ration of window area to floor area.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC)

Provide and install window units in configurations shown on drawings and in accordance with Federal, State, Local, & neighborhood guidelines.
Performance: Windows shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Provide units that comply w/ Sec. R308, Glazing and Sec. R613, Exterior Windows and Glass Doors, of the IRC.
Egress: Comply w/ requirements of Sec. R310 of the IRC regarding min. window openings required for emergency escape and rescue.
Comply with ANSI/NWMA "Industry Standard for Wood Window Units 1.5, 2-80" by National Woodwork Manufacturers Association (NWMA), except to extent more stringent requirements as indicated.
Manufacturers: Provide casement, awning or double hung true divided lite units as indicated on the plans: each operating sash equipped with pair of counter balancing mechanism, lift handle, latch at meeting rail, produced by one of the following:
Anderson Corp. Bayport.
Caradoc Corp/Bendix, Rantoul, IL
Hurd Milwork, Flagstaff, AZ
Marvin Windows, Harroard, MN
Pella Windows, Pella, IA
Weather Shield Mfg. Inc., Meadford, WI
-Green Recommended Manufacturer and Products: (per BuildingGreen.com)
J.S. Benson Woodworking & Design, LLC- Certified Wood Windows
Jeld-Wen Windows & Doors, Nilmar Collection High Performance Windows
Loewen Windows, Heat Smart Window
Marvin Windows & Doors, High Performance Wood Windows
Milgard Manufacturing Inc., High Performance Windows
Paramount Windows, Inc., High Performance Wood Windows
Pella Corporation, Designer Series
Weather Shield Manufacturing Inc., High Performance Wood Windows

SECTION 08 71 00 - DOOR HARDWARE
Hardware Allowances: See Division 1 for amount and procedures for Allowance Items. The costs of handling and installation are not covered by the allowance and shall be included in the base bid.
General Hardware Requirements: Submit final hardware schedule organized by "hardware sets", to indicate specifically the product to be furnished for each item required on each door.
Furnish template to fabricator of doors and frames, as required for preparation to receive hardware.
Install each hardware item to comply with manufacturer's instructions and recommendations.
Set thresholds for exterior doors in full bed of butyl-rubber or polysobutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.

SECTION 08 71 00.11 WEATHERSTRIPPING, THRESHOLDS, AND SEALS
-Green Recommendation:
Shop priming recommended. All paints and stains to be low VOC and meet the standard of the Green Seal Standard GSC-03. All sealants and adhesives to meet the standards of the South Coast Air Quality Management District Rule #168.
Provide adequate weatherstripping to reduce envelope leakage as shown in table 18 above.

All exterior doors and doors to unheated spaces shall be weather-stripped. Provided aluminum interlocking thresholds with 3" x 3" aluminum angle finish strips, weatherstrip head and jambs with vinyl bulb set in aluminum strip, or approved equal.
Provide concealed, non-ferrous spring-metal or vinyl-gasket type, applied to each edge of each operable sash.
Fragrize wood windows units with sealant and 1/8" float or steel glass or clear fused-glass-edged insulating glass if shown on drawings.
Insect Screens: Manufacturer's standard removable units for each operable sash, or extruded aluminum framing with 18 x 14 replaceable coated aluminum 0.013" wire mesh and vinyl retainer spline.
Shop Prime Coat Finish: Manufacturer's standard wood primer. FS TP-P-2, applied to exterior-exposed surfaces only.
Installation: Install units true and plumb and in accordance w/ Sec. R613 of the IRC and the manufacturers installation instructions.

DIVISION 9 FINISHES
-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 09 21 00 - GYPSUM BOARD
General: All Gypsum board materials and accessories shall be installed in conformance w/ Sec. RT02.3 and Table RT02.3.5 of the IRC.
Application: Gypsum sheathing shall be attached to exterior walls in accordance w/ Table R602.3(1).
Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.
Manufacturers: Subject to compliance with requirements, provide gypsum board of types indicated (in maximum lengths available to minimize end joints) and related products by one of the following:
Georgia-Pacific Corp.
Gold Bond Building Products Div., National Gypsum Co.
United States Gypsum Co.
-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
G-P Gypsum Corporation: DensArmor Plus and DensShield

Exposed Gypsum Board: ASTM C 36, 1/2" thickness. Use 5/8" type X where indicated.
Type: Regular, (except water-resistant in wet areas).
Edges: Tapered.
Trim Accessories: ASTM C 840: manufacturer's standard trim accessories, including corner bead and edge trim of beaded type with face flanges for concealment in joint compound.
Gypsum Board Joint Treatment Materials: Factory-prepackaged, vinyl-based products complying with ASTM C 475 and ASTM C 840, and paper reinforcing tape, unless otherwise indicated.
Install and finish gypsum board to comply with ASTM C 840.

SECTION 09 30 00 - TILING
Material Standards: Comply with ANSI A 131 Standard Specification for Ceramic Tile and ANSI 108 series of tile installation standards included under "American National Standard Specifications for the Installation of Ceramic Tile."
TGA Installation Guidelines: TGA Handbook for Ceramic Tile Installation, comply with the most stringent TGA installation methods indicated for each application.
Colors, Textures, and Patterns: For tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, comply with the finish schedule or match Owner's sample.
Marble Thresholds: Group A, ASTM C 503, for exterior use with minimum hardness of 10.0 per ASTM C 241, white with honed finish unless otherwise indicated.
Setting Materials: Provide setting materials for thick-set installation in accordance with TGA recommendations for applications and substrate conditions.
Manufacturers:
-Green Recommended Manufacturers:
Crossville Incorporated, Eco Cycle Ceramic Tile

SECTION 09 64 00 - WOOD FLOORING
-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC)

Parquet Flooring: Manufacturer's standard 5/16" thick solid wood parquet flooring, factory-assembled with paper face, in units of the size and pattern indicated.
Wood Strip Flooring: Manufacturer's standard straight edge tongue-and-grooved and end-matched solid wood flooring, 25/32" thick x 2-1/4" strips, 2'-0" minimum length and averaging 4'-6" long double chamfeled base.
Manufacturer: Subject to compliance with requirements, provided flooring by one of the following:
Anderson Hardwood Floors, Inc.
Bruse Hardwood Floors/Triangle Pacific Corp.
Chickasaw/Memphis Hardwood Flooring Co.
Kentucky Wood Floors, Inc.
-Green Recommended Manufacturers: (per BuildingGreen.com)
EcoTimber, Hand-Scraped Flooring, EcoTimber Exotics, EcoTimber Classics

Stain: Penetrating type, non-tinting wood stain of color required to match Owner's sample.
Wood Filler: Paste type wood filler, pigmented if necessary to matching sample.
Floor Sealer: Penetrating type, pliable, wood-hardening finish/sealer. Penetrating Seal #21 by Hillyard Chemical Co., or Penetrating Triple XXX Seal-O-Seal by Huntington Laboratories, Inc., or equivalent sealer as recommended by flooring manufacturer.
Floor Wax: Liquid, solvent-type, slip-resistant, FS P-N-158, Type I, Class 2.
Cork Expansion Strip: Composition cork expansion strip FS FH-C-516, Type I-B, Class 2.
General: Comply with flooring manufacturer's instructions and recommendations for installation.
Conditioning: Do not proceed with wood floor work or delivery of materials until building is enclosed and humidity has stabilized at approximate level anticipated for sustained occupancy. Deliver wood flooring in advance of installation as recommended by manufacturer, but not less than 7 days before installation, in order to permit natural adjustment of moisture content. Open packages that are sealed to allow for climatization. Protect completed wood flooring during remainder of construction period with heavy Kraft paper or other suitable covering, so that flooring and finish will be without damage or deterioration at the time of acceptance.

SECTION 09 65 00 - RESILIENT FLOORING
Flooring Allowances: See Division 1 for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are not covered by the allowance.
Submit samples of each type, color and pattern of resilient flooring and accessories: Full size for tile, 6" x 9" for sheet flooring and 2-1/2" long for accessories, and maintenance instructions for each type of flooring.
Colors and patterns: As scheduled or shown, or as selected by Owner from manufacturer's standard colors and patterns.
Vinyl Composition Tile: FS 56-T-312, Type IV, composition 1, 12" x 12" x 1/8".
Filled Vinyl Sheet with Backing: FS L-F-415, Type II, Grade A, manufacturer's recommended static load limit of 100 psi, 72" minimum sheet width manufacturing by Armstrong World Industries.
Installation: Comply with flooring manufacturer's recommendations for type(s) of materials, project conditions, and intended use.
Clean and repair/patch sub-floor and apply leveling compound and substrate primer in accordance with flooring manufacturer's instructions.

SECTION 09 68 00 - CARPETING
-Green Recommendation:
All carpet must comply with the Carpet & Rug Institute's Green Label Plus Program

Flooring Allowances: See Division 1 for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are covered by the allowance.
Install Carpet on clean, dry properly prepared substrate per manufacturer's recommendations and as follows:
Pre-pain installation for uniform direction of pattern and lay of pile, and proper sequencing with other work. Locate seams away from heavily traveled areas, centered under doors and without seams in direction of traffic of doorways and similar traffic patterns. Provide stretch-in tackless installation using glued and/or nailed tack strips with edges of carpet sealed at wall bases. Tape and/or sew seams in accordance with manufacturers recommendations. Cement padded cushion to substrate. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions in accordance with manufacturers instructions.
Install edge guards at exposed edges. Bind edges with cloth tape and thread where not concealable. On stairs and similar substrates, anchor carpet with concealed nailing or other secure method without seams at high-wear locations. Save carpet scraps, defined as mill ends less than 9" long and pieces larger than 3 sq. ft. in area and wider than 8", and deliver to Owner's storage space as directed. Dispose of smaller pieces.
Return to installation at time convenient to Owner and occupants, approximately 6 months after occupancy, and restretch carpet to eliminate wrinkles. Repair faulty seams and other faults in installation.
Manufacturers:
-Green Recommended Manufacturers and Products:
Interface, Inc., FLOR, Bentley Prince Street Cool Carpet
Milliken Floor Covering, Modular Carpet

SPECIFICATIONS

ARA

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THE PLAN HAS BEEN PROVIDED TO MEET FOR PROFESSIONAL CHARGES AND PRICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO RESEARCH THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY TYPES CONSTRUCTION FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-SHOULDER PLANNING LOCATIONS ARE NOT INCLUDED THERE SHOULD BE OBTAINED FROM A SURVEYOR. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-THIS EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DWG. NAME :	GreenSpec2019.dwg

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SECTION 09 11 00 - PAINTING

-Green Recommendations:

Materials: Use only architectural paints and coatings that meet the standards below:

Components	Applicable Standard (VOC Content)	Reference
Paints, coatings, and primers applied to interior walls and ceilings	Flats: 50g/L Nonflats: 150g/L 250g/L	Green Seal Standard GS-11, Paints, 1 st Edition, May 26, 1993 Green Seal Standard GC-03, Anti-Corrosive Paints, 2 nd Edition, Jan. 7, 1997
Anticorrosive and anti-rust paints applied to interior ferrous substrates	Varnish: 350g/L Lacquer: 350g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Clear wood finishes	100g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor coatings	Waterproofing: 250g/L Sealing: 275g/L All others: 200g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Sealers	Clear: 750g/L Pigmented: 350g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Shellacs	250g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Stains		

Surface preparation, prime and finish coats specified are in addition to shop-priming and surface treatments. Paint exposed surfaces whether or not colors are designated in 'schedules,' except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar adjacent materials or surfaces. Samples for verification purposes: Submit samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrates: define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheet, color, and texture is achieved. Single Source Responsibility: Provide primer and undercoat paint produced by the same manufacturer as the finish coats. Final acceptance of colors will be from job applied samples. Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable. Acceptable Manufacturers:

Pittsburgh Paints
Porter Paints
Benjamin Moore Paints
Duron Paints
Sherwin-Williams Co.

-Green Recommended Manufacturers and Products:

Sherwin Williams Co, Harmony
Benjamin Moore, Pristine Eco Spec.
Pittsburgh Paints, Pure Performance

Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected. Preparation: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provided protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved. Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces. Surface Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition. Application: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film. Minimum Coating Thickness: Apply material at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color and appearance. Paint colors, surface treatments, and finishes are determined by the Owner if not otherwise indicated on the drawings.

DIVISION 10 SPECIALTIES

-Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 10 28 11 -TUB AND SHOWER DOORS.

Shower enclosures (unless otherwise shown on the drawings): Provide aluminum-framed 3/16" tempered glass, or approved shatterproof laminated safety glass or plastic. Provide sliding panels with towels bars. All enclosures shall be minimum height of 6'0" above finish floor.

DIVISION 11 EQUIPMENT

-Green Recommendation:

Install High-Efficiency Appliances that meet or exceed ENERGY STAR standards and have an ENERGY STAR label.

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Equipment Allowances: See Division I for amount and procedures for purchase and payment (overtime and underrun). The costs of handling and installation of appliances are not covered by the allowances and shall be included in the base bid. General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions. See Mechanical System Requirements, Chapter 13, Sec. M307, APPLIANCE INSTALLATION, of the IRC. Verify all rough-in dimensions for all built-in appliances. Residential equipment required is indicated on drawings. Include cords, valves, duct hoods, vents, as required for a complete installation.

DIVISION 12 FURNISHINGS

-Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 12 35 30 - RESIDENTIAL CABINETS

Cabinet Allowances: See Division I for amount and procedures for purchased and payment (overtime or underrun). The costs of handling and installation including hardware and drawer pulls are covered by the allowance. Sizes, Shapes and Types: Provide the sizes and types of units as shown, complete with drawers, doors, shelves, compartments for appliances and fixtures, and special features as indicated. Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units. Counter Tops: Attach counter tops securely to base units. Spline and glue joints in counter tops: provide concealed mechanical clamping of joint. Provide cut-outs for fixtures and appliances as indicated. Smooth cut edges and coat with waterproof coating or adhesive. Complete hardware installation and adjust doors and drawers for proper operation.

DIVISION 22 PLUMBING

Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Water Reuse:

Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use. The storage system must be sized to hold all water from a 14 inch event. Design and install a graywater reuse system with a tank or dosing basin for landscape irrigation use or indoor water use. Graywater can be collected from clothes washer, shower, faucets and other source. If available, utilize a municipal recycled water system.

Fixtures:

Use high efficiency fixtures and fittings:

Faucets: average flow rate must be ≤ 2.0 gpm (gallons per minute).
Showers: average flow rate must be ≤ 2.0 gpm (gallons per minute).
Toilets: average flow rate must be ≤ 1.5 gpm (gallons per minute) or meet ASME A12.14.14 requirements or meet the U.S. EPA WaterSense Spec.

Use dual flush toilets when possible.

Efficient Systems:

Design and install an energy-efficient hot water distribution system.
Insulate all hot water piping with R-4 insulation and ensure the 90 degree elbow bends are adequately insulated.
Design and install Energy-efficient Domestic Hot Water(DHW) Equipment.

Soil and Waste Piping: Shall be approved P/VG extending 5'0" beyond exterior wall. Vent piping shall be approved P/VG. All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and pointed to match roof. Where possible, route all vents to rear side of ridges or to the least visible location. Clean-outs: Provide cleanout at 5'0" o.c. at end of all branched section, at change of direction at base of all accessible traps and at all points necessary to remove obstructions. Clean-outs shall be set flush with walls, floors and or grades. Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc. All exposed brass tubing supplies, cast brass traps, and waste pieces shall be polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or escutcheons. Hot and Cold Water Piping: Water piping shall be copper or approved equal. Tubing under or within concrete slab shall be type "K" tubing above slab shall be type L. No fittings shall occur under slab. Connections between copper and ferrous piping shall be made with dielectric or approved isolation fittings. Provide 150 psi hydrostatic test on all water piping system prior to covering. Gas Piping: Shall be installed in accordance w/ Chapter 24, Fuel Gas, IRC. Water Heaters: Provide temperature/pressure relief valve within 6' from top of heater and pipe to exterior of building using copper or steel piping (plastic not allowed). Water heaters shall be installed with minimum 6" unobstructed clearance at front and 2" at sides and rear. When installed in garage, place on raised platform 18" above finished floor. (Refer to heating Section for combustion air requirements.) Miscellaneous Plumbing Items: Washer sub-outs: Provide hot and cold water and drain at washer locations. Locate as required to conceal from view after appliance is installed. Hose Bibs: Furnish and install as shown on the drawings. If not shown, provide minimum of 2 Hose Bibbs. Provide capped tees for lawn sprinkler connections. Install hose bibs as tight to exterior wall as connections allow. Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R312.3 of the IRC. Isolate hot and cold water lines from the framing with 1/4" thick felt, carpet padding, or equal. The wall cavity containing water piping or plastic waste and vent lines must be packed solid with open-faced insulation (sprayed-on cellulose okay). Common supply or waste line connections passing through sound separations are prohibited.

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

-Green Recommendation:

General Design:

*Design and size HVAC equipment properly according to ACCA Manual J, the ASHRAE Handbook of Fundamentals or equivalent procedure. HVAC equipment must meet the ENERGY STAR for Homes National Builder Option Package outlined in table below. Install certified and labeled ENERGY STAR programmable thermostat.

HVAC Requirements (source: Lead for Homes Requirements, Table 19)					
	End Use	Central AC (gas, oil or propane)	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)	
*Good HVAC Design and Installation (Climate Zones 4-8)	Cooling Heating	≥ 13 SEER ≥ 8.2 HSPF	≥ 90 AFUE	≥ 85 AFUE	≥ 16.2 EER ≥ 3.6 COP
*Good HVAC Design and Installation (Climate Zones 1-3)	Cooling Heating	≥ 14 SEER ≥ 8.2 HSPF	≥ 80 AFUE	≥ 80 AFUE	≥ 14.1 EER ≥ 3.3 COP

Air Conditioning Refrigerants:

*Conduct a Refrigerant Charge Test to ensure performance.
Install an HVAC system with non-HFC refrigerants or do not use refrigerants.

Indoor Air Quality:

Complete all the requirements of the US EPA's Energy Star w/ Indoor Air Package. Combustion Venting- All of the following are required:
*no unvented combustion appliances to be used,*a carbon monoxide monitor must be installed on each floor, *all fireplaces and woodstoves must have doors,*space and water heating equipment that involves combustion must be closed,have a power vented exhaust, or located in a detached utility or open air facility.
Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 5 Pascals.

Forced Air Systems:

*Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling system. Limit duct leakage rate to outside the conditioned envelope. The tested leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area for each installed system.
*Ducts to be installed in interior walls and to be fully ducted. If installed in exterior walls, extra insulation is needed to maintain the overall UA for an exterior wall without ducts.
*Minimum R-6 insulation to be used around ducts in unconditioned spaces.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.
Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts. Openings should be sized to 1 square inch of cfm of supply and pressure differential between closed rooms and adjacent spaces should be less than 2.5 Pascals.
Use Anti-stratification system when possible, that re-circulates hot air that has risen to upper areas into lower areas.

Nonducted HVAC Systems

*Use at least R-3 insulation around distribution pipes in unconditioned spaces. (If possible, keep the boiler and distribution pipes in conditioned space.)
Install outdoor reset controls based on outdoor air temperature.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.
Design and install flow control valves on every radiator of Hydronic systems for a room by room system or install two distinct zones with independent thermostat controls.

Moisture Control:

Maintain relative humidity below 60% with additional dehumidification equipment or a central HVAC system with additional controls to operate in dehumidification mode.
*Install nonpaper-faced backer board on walls around tub, showers and spa areas
*Use water resistant flooring in kitchens, bathrooms, laundry rooms, entry areas within 3' of exterior door and spa areas; do NOT use carpet
*Install drain and drain pan in hot water heater if it is in or over living space
*Install drain and drain pan, or accessible single-throw supply valve to clothes washer if it is in or over living space.
*Exhaust dryer directly to outdoors
*Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation

*Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a mild climate (fewer than 4500 infiltration degree-days)).

Local Exhaust:

*Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2007 Section 5.
*Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2007.
*Exhaust air directly to the outdoors
*Use Energy Star labeled bathroom exhaust fans.
Use an occupancy sensor, an automatic humidistat controller, an automatic timer or a continuously operating exhaust fan for bathrooms.

Air Filtering

*Install air filters ≥ MERV 8 for forced air systems and nonducted HVAC systems. Maintain adequate pressure and air flow in all mechanical ventilation systems.

Contaminant Control

Seal all permanent ducts and vents to minimize contamination during construction and remove seals after construction is complete.
Flush the home for 48 hours prior to occupancy but after all phases of construction are completed.

Radon Protection

If located in EPA Radon Zone 1, design and build with radon-resistant construction techniques prescribed by the EPA, IRC or equivalent standard.

Garage Pollutant Protection

*No HVAC systems in garage; place all air-handling equipment and ductwork outside the fire-rated envelope of garage. When possible, detach garage completely from house.
Tightly seal shared surfaces between garage and conditioned spaces. --If space is above garage: seal all penetrations, seal all connecting floor and ceiling joist bays, and paint wall and ceilings to avoid carbon monoxide penetration through gypsum board. If space is adjacent to garage: weather-strip all doors, place carbon-monoxide detectors in rooms adjacent, seal all penetrations and seal all cracks at base of the walls.
Install an exhaust fan in garage rated for continuous operation.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manuf. installation instructions. Access: Equipment shall be located w/ respect to building construction and other equipment to permit maintenance, servicing and replacement. Clearances shall be maintained to permit cleaning of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments. Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies. Flood Hazard: In areas prone to flooding as established by Table R301.2 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec. R323.1.5 of the IRC. Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16, of the IRC and ACCA Manual D or other approved methods. Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for unvented use. Venting systems shall consist of approved venting systems that are integral parts of labeled appliances. Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC. Electrical distribution systems shall comply w/ Part VIII, Chapters 33 through 42, of the IRC; the NEC, and NFPA 70. Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70. Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate. Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC.
a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V).
b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120).
c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120). Convenience Receptacles: Shall be placed maximum 12'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all finishable walls exceeding 2'-0" from end wall, and at all finishable walls exceeding 2'-0" in length.
a) All receptacles shall be grounded type.
b) Locate receptacles 6" above floor and countertops, unless otherwise noted.
c) Install 240V receptacles where noted on the drawings.
d) All switched receptacles shall be one half hot.

DIVISION 26 ELECTRICAL

-Green Recommendation:

Lighting:

*Install at least four Energy Star labeled light fixtures or Energy Star labeled compact fluorescent light bulbs in high use rooms.
Install Energy Star labeled fixtures wherever possible.
Renewable Energy: Design and install a renewable electricity generation system by using energy modeling to estimate the energy supplied by the system and the annual reference electrical load. The annual reference load is the amount of electricity that a typical home would consume in a given year and can be calculated by using the 2006 Mortgage Industry National Home Energy Rating Standards Guidelines. Home design should be at least 3% better than annual reference load.

Light Switch: Located at 48" above finish floor and 8" above counter tops, unless otherwise noted. Verify counter height w/ Owner. System Grounding: Provide accessible junction box and necessary conductors for grounding main electrical system in accordance w/ Sec. E3507.1 of the IRC and Sections 250.20(b)(1) and 250.24(a). Smoke Detectors: Provide approved smoke detector and alarm system conforming to UBC Standard 45-6 at locations shown on the drawings. Aluminum wire shall not be used in electrical wiring within the dwelling unit. All equipment installed outdoors and exposed to weather shall be "weather-proof"
Provide a separate 20 ampere laundry circuit.
Provide ground fault circuit interrupter (GFI) protection at all bathrooms, powder rooms, outdoor receptacles and garages in accordance w/ Sec. E3802 of the IRC.
Verify minimum flood elevation prior to placement of devices, equipment, and appliances.

DIVISION 31 EARTHWORK

-Green Recommendation:

Site Selection:

Do not develop, build or pave on portions of site that meet the following criteria:
-land that is at or below the 100-year floodplain (as determined by FEMA).
-land that is named a habitat for any endangered or threatened species (as determined by state or federal agencies).
-land that is within 100 feet of water

Build on a previously developed lot if possible, or on a site that is adjacent to a previously developed site. Select a lot that is within ½ mile of existing infrastructure (water and sewer lines). Select a lot that is within ½ mile of open space accessed by the public or private community. Build homes with an average housing density of 7 or more dwelling units/acre, or a single home on 1/7 acre.

Building Orientation for Solar Design:

Site the building so that the glazing area on the north and south facing walls is at least 50% greater than the sum of the glazing area on the east and west walls. Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west. The roof south-facing area should have a minimum of 450 sq. ft. of area oriented properly for solar applications.

Site Stewardship:

*Implement a plan of erosion control during construction to include:
-stockpile and protect disturbed topsoil from erosion.
-control the path and velocity of runoff with silt fencing or other measures.
-protect on-site storm sewer inlets, streams and lakes with straw bales, silt fencing, or other measures.
-provide swales to divert surface water from hillsides.
-in sloped areas, keep soil stabilized on sloped areas by using tiers, erosion blankets, compost blankets or other measures.
Protect trees and plants with "tree protection area" fence delineated on site plan and on lot. Only develop and disturb necessary amount of site; leave as much undisturbed as possible.

Landscaping:

*Use native plants: do not introduce invasive plant species into landscape.
Use drought tolerant plants and turf or install irrigation system to reduce water usage.
Do not use turf in areas with a slope of 25% or more or in densely shaded areas. If possible, limit the use of turf.

Heat Island Effects:

Locate trees and other plants to shade hardscape areas.
Use light-colored high-albedo materials to pave sidewalks, patios and driveways. Examples include white concrete, light gray concrete, open pavers and/or any material with a SRI index of at least 24.

Surface Water Management:

Use retaining walls and terracing for permanent erosion control on steep slopes.
Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least ½ the roof area. Use permeable materials such as pavers, turfstone, gravel and others for driveway and patios.

All earthwork shall be performed in accordance with applicable standards enforced by jurisdiction of which the project is located. Earthwork shall be performed in accordance with recommendations contained in the soils report provided by the Owner, if applicable. The soils report shall be considered as part of the construction documents. Refer to foundation plan and details for specific requirements. All footings shall bear on firm, fully compacted, natural soil or on approved compacted fill. All imported soil shall be acceptable to the Soils Engineer. Sub-grade failing to meet compaction requirements shall be re-compacted and tested until specified results are achieved at no additional expense to Owner. Refer to Civil Engineer's grading and plot plans. Refer to the Landscape Architect's grading and construction documents for fine grading. All finish grades shall be placed so as to provide positive drainage away from the building.

SECTION 31 31 16 - TERMITES CONTROL

-Green Recommendation:

Implement one or more of the following measures below.

-Keep all wood (i.e., siding, trim, structure) at least 12 inches above soil.
-Seal all external cracks, joints, penetration, edges, and entry points with caulking. Where openings cannot be caulked or sealed, install rodent and corrosion proof screens (e.g., copper or stainless steel mesh). Protect exposed foundation insulation with moisture-resistant, pest -proof cover (e.g., fiber cement board, galvanized insect screen).
-Include no wood-to-concrete connections or separate any exterior wood-to-concrete connections (e.g., at posts, deck supports, stair stringers) with metal or plastic fasteners or dividers.
-Install landscaping such that all parts of mature plants will be at least 24 inches from the home.
-In areas named moderate to heavy through Every heavy" on the termite infestation probability map (See IRC - all of the Southeast) implement one or more of the following measures:
-Treat all cellulose material (e.g., wood framing) with a borate product to a minimum of 3 feet above the foundation
-Install a sand or diatomaceous barrier
-Install a steel mesh barrier termite control system.
-Install a non-toxic termite bait system. (Recommend termite or equal)
-Use noncellulosic (i.e., not wood or straw) wall structure.
-Use solid concrete foundation walls or masonry wall with top course of solid brick bond beam or concrete filled block.

General: In areas favorable to termite damage as established by Table 301.2(1) of the IRC, methods of protection shall be in accordance w/ applicable provisions of Sections R319 and R320. Chemical soil treatment: The concentration, rate of application, and treatment method of the termiticide shall be consistent w/ and never less than the termiticide label. Soil treatment shall not be applied until all fine grading and prep is complete. Once applied, Termiticide shall not be disturbed.

DIVISION 32 EXTERIOR IMPROVEMENTS

SECTION 32 14 00 - UNIT PAVERS

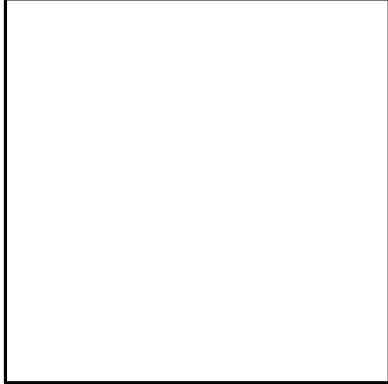
-Green Recommendation:

Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous subbase, and the base layer must be designed to ensure proper drainage away from the home.

DIVISION 33 UTILITIES

SECTION 33 46 00 - SUBDRAINAGE

Foundations and foundation drainage shall comply w/ Chapter 4, Sec. R401, of the IRC. Concrete or masonry foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Materials shall be in accordance w/ Sec. R405 of the IRC.



SPECIFICATIONS

ALLISON RAMSEY

Architects, Inc.

creating sustainable timeless design

1003 Charles St.

Beaufort SC 29902

(843) 984-0559

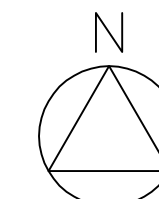
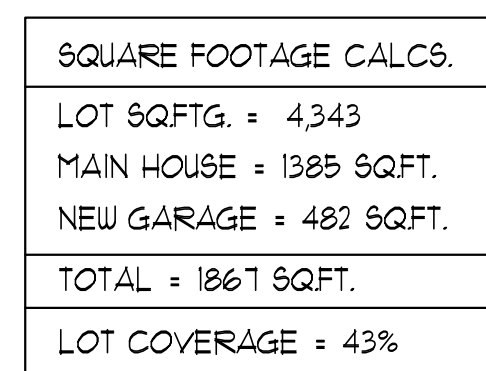
www.allisonramseyarchitect.com

THE PLAN HAS BEEN PROVIDED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECT. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS MAY VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO RESEARCH THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY TYPE CONSTRUCTION FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-SHOULDER, PAVEMENT LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A SURVEYOR, ENGINEER, OR OTHER QUALIFIED PROFESSIONAL.
-THIS EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	03/16/19	JOB NO. :		DRAWN BY :	shh	DWG. NAME :	GreenSpec2019.dwg
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SP3

KING RESIDENCE
1002 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034



C1	COVER SHEET / SITE PLAN
A1	FOUNDATION PLAN & DETAILS
A2	ROOF PLAN / FLOOR PLANS
A3	EXTERIOR ELEVATIONS
A4	SECTIONS AND DETAILS
E1	ELECTRICAL PLAN

NEW DETACHED GARAGE

FOR THE

KING RESIDENCE

1002 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034

C 1

NO.	REVISION	DATE
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FOUNDATION DETAILS

NEW DETACHED GARAGE
FOR THE
KING RESIDENCE
1002 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034

AWN BY: JRF

CHECKED: _____

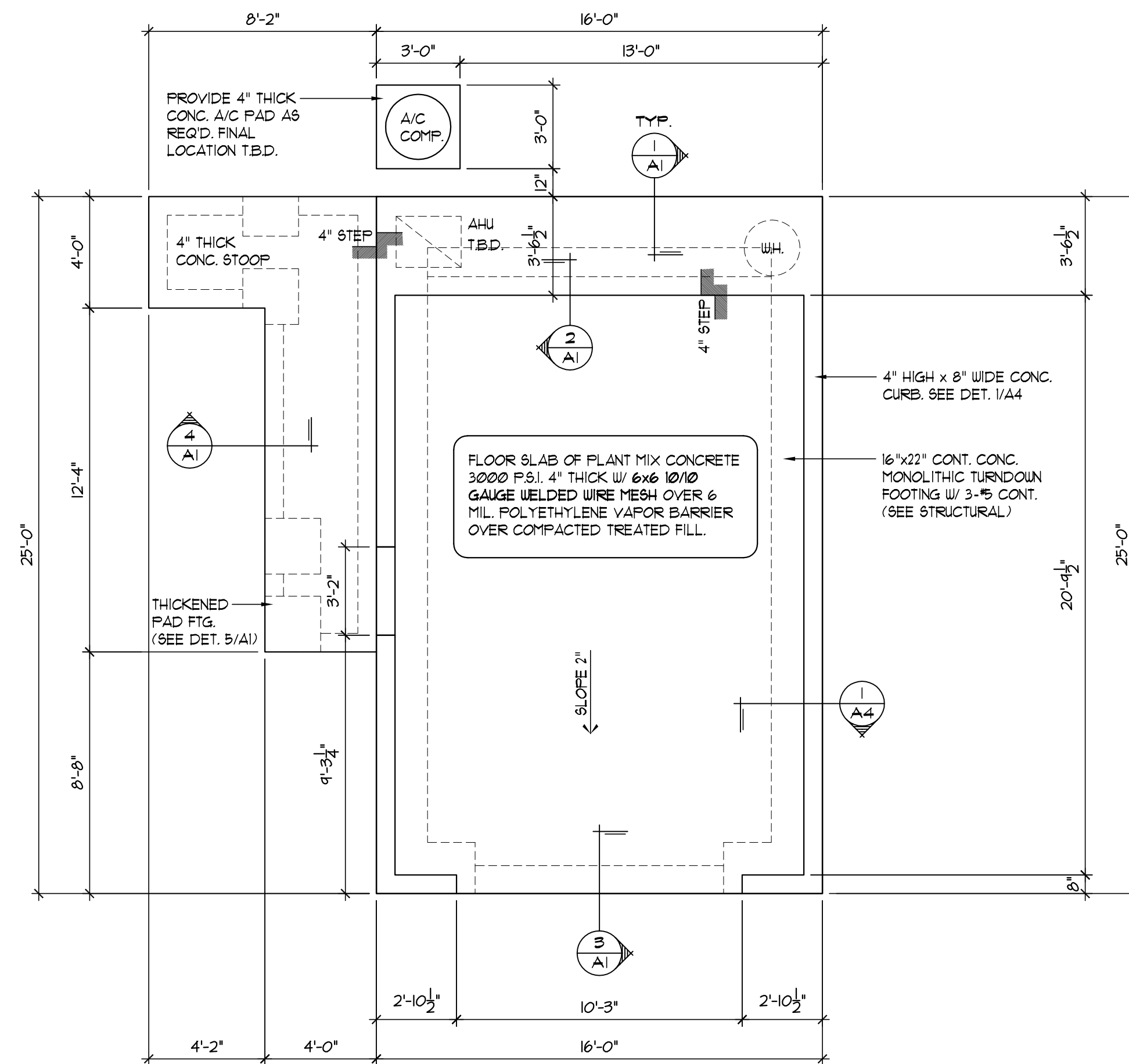
E: 02-27-22

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

NO:

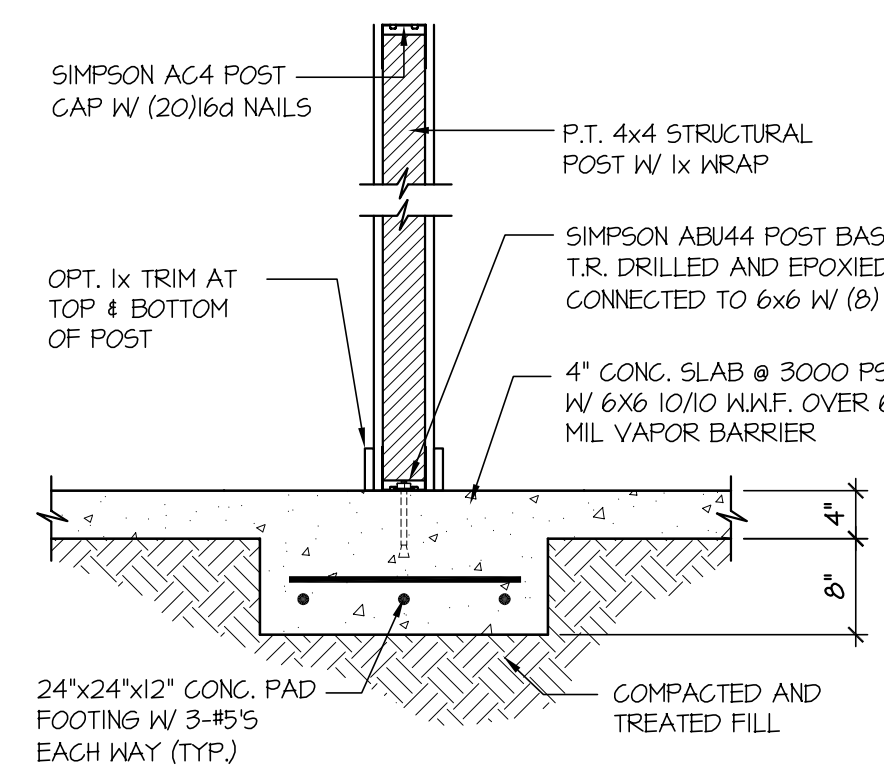
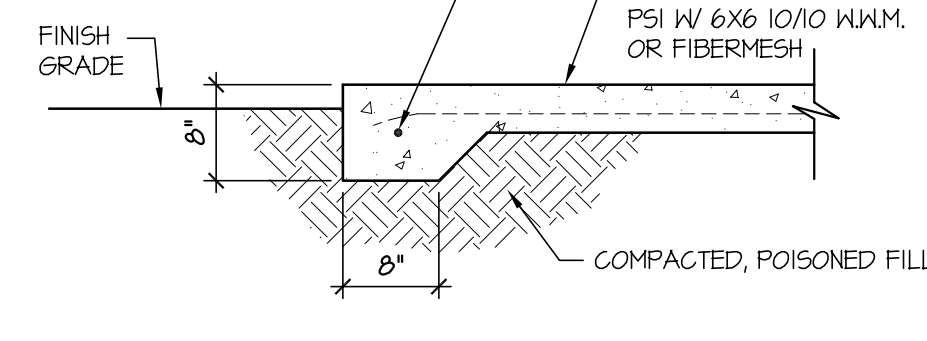
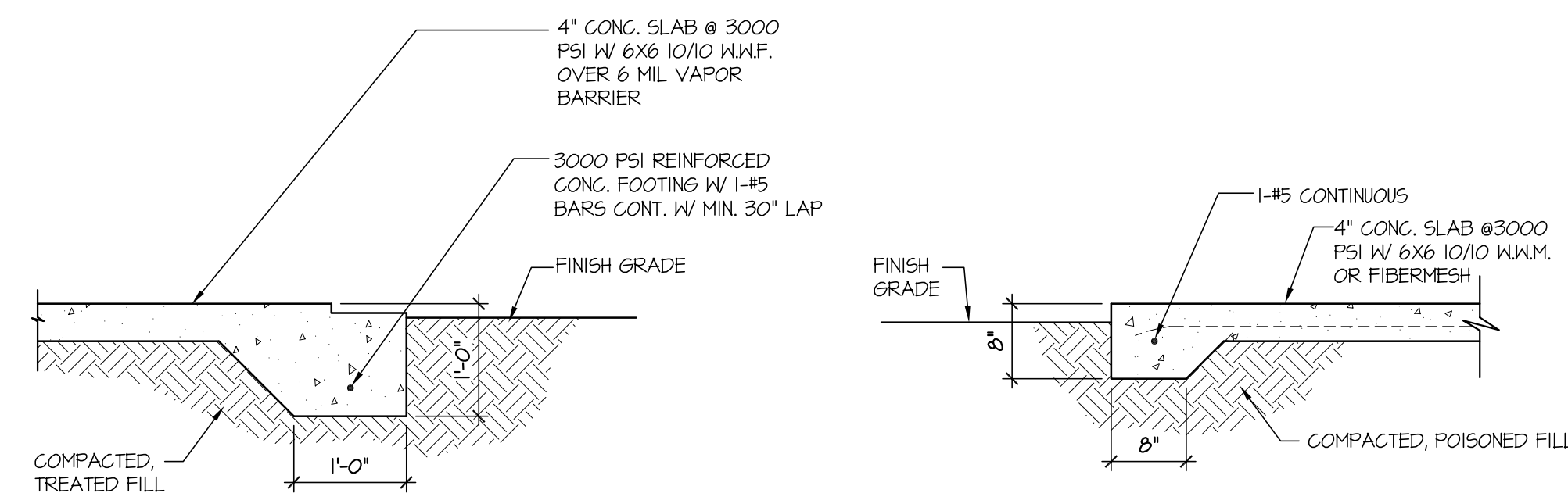
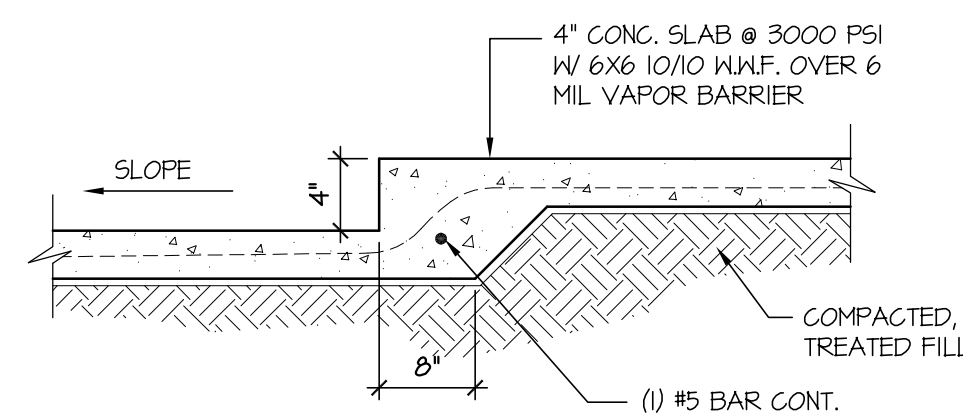
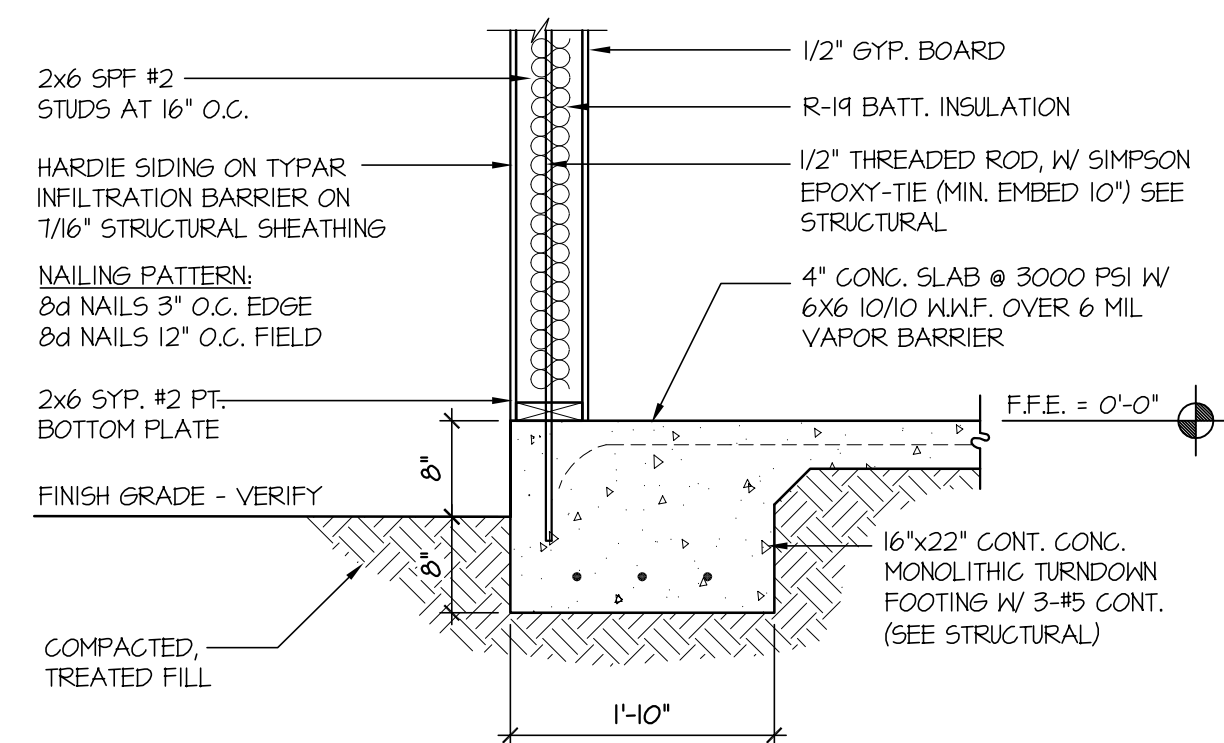
HEET:

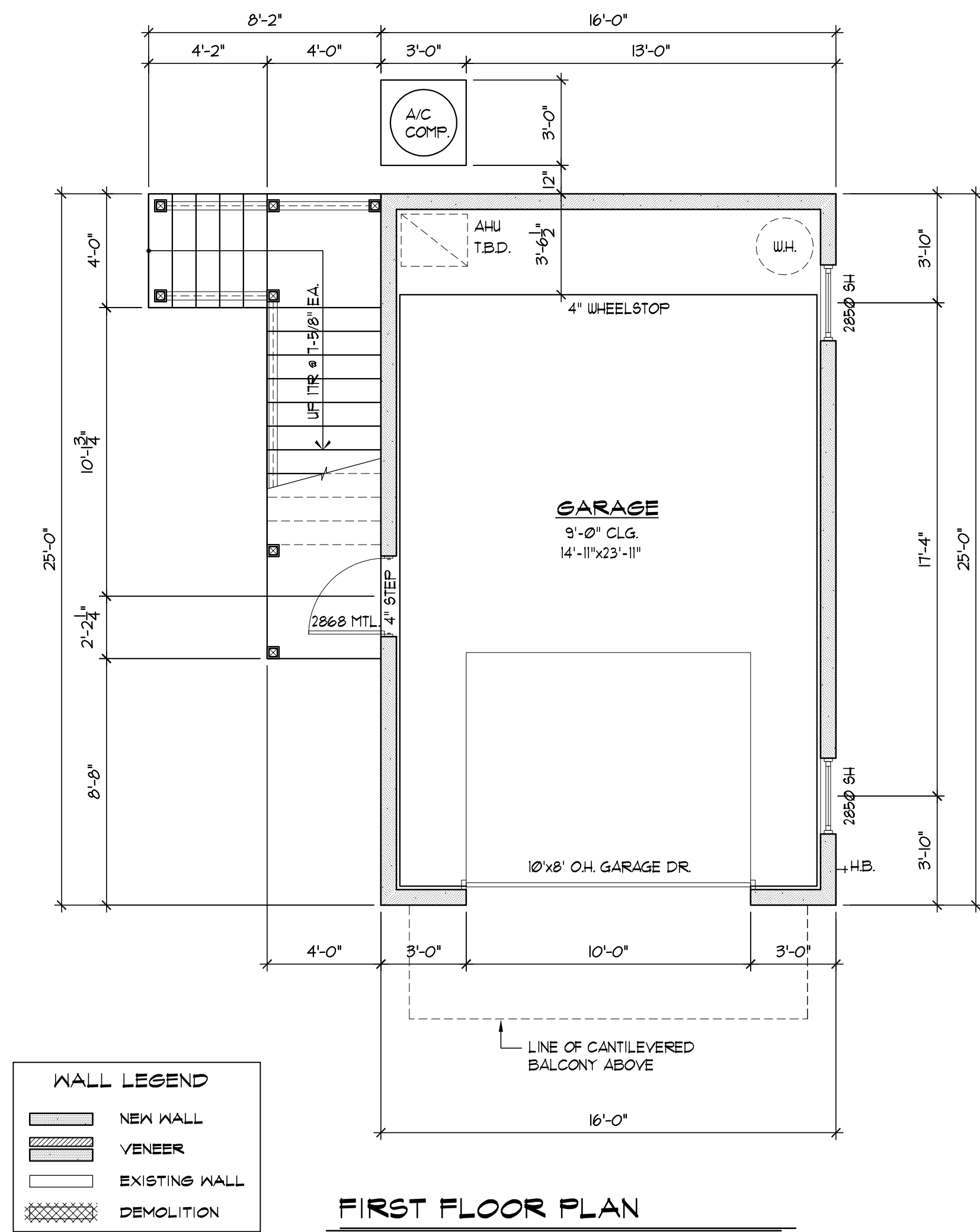
A1



FOUNDATION NOTES

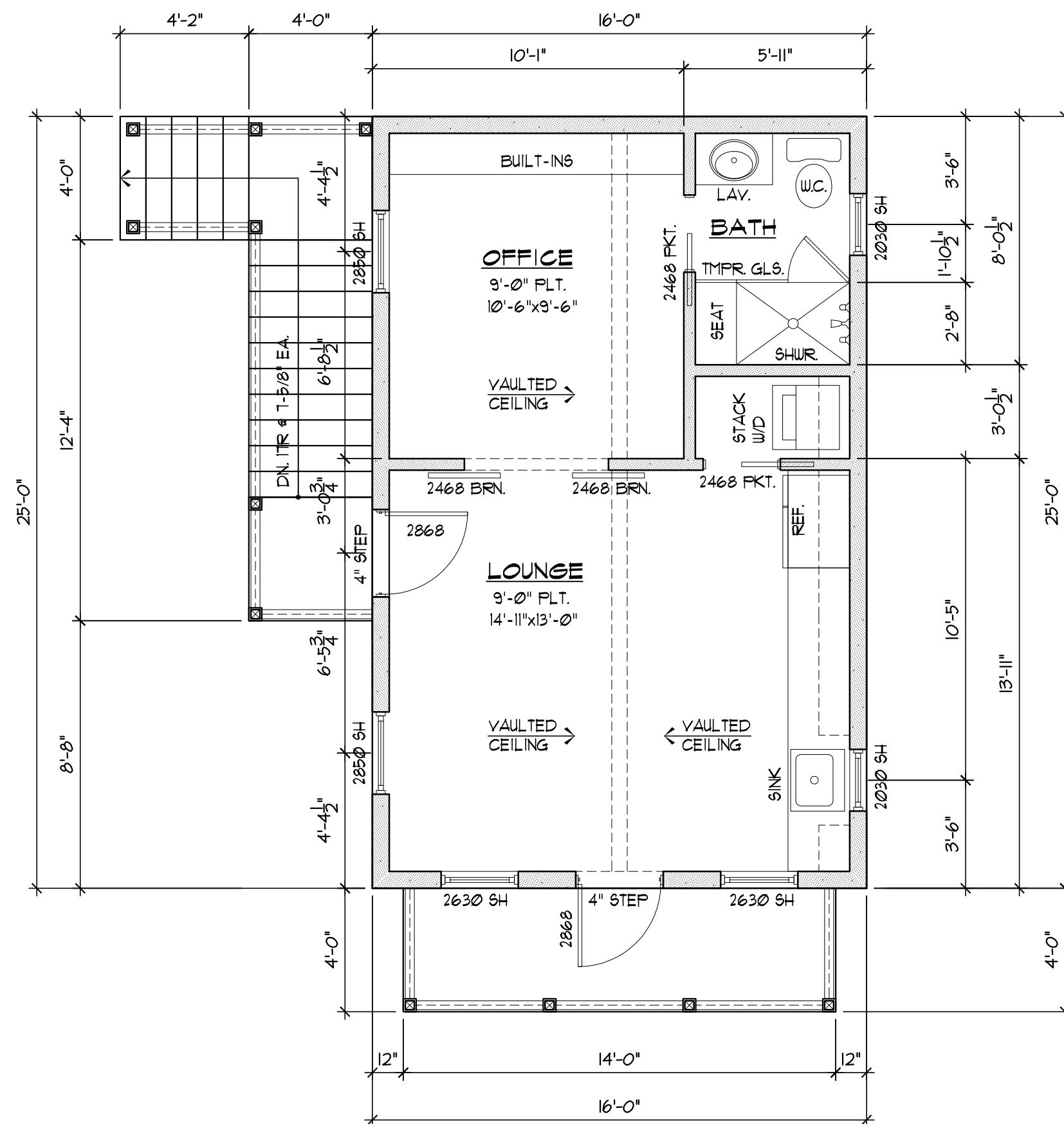
1. SET BACK EXTERIOR FACE OF FRAMING 1/2" FROM EXTERIOR FACE OF STEMWALL EDGE.
2. STRUCTURAL ENGINEER TO DETERMINE SIZE & REINF. REQUIREMENTS OF EXTERIOR & INTERIOR BEARING FOOTINGS
3. TRUSS ENGINEER TO DETERMINE LOCATION OF INTERIOR BEARING FOOTINGS
4. STEP FOOTING AS REQUIRED TO MAINTAIN MIN. 8" FROM FIN. GRADE TO TOP OF FOOTING
5. PROVIDE 4" PVC UNDERSLAB CONDUIT FROM AC COMPRESSORS TO AIR HANDLING UNITS





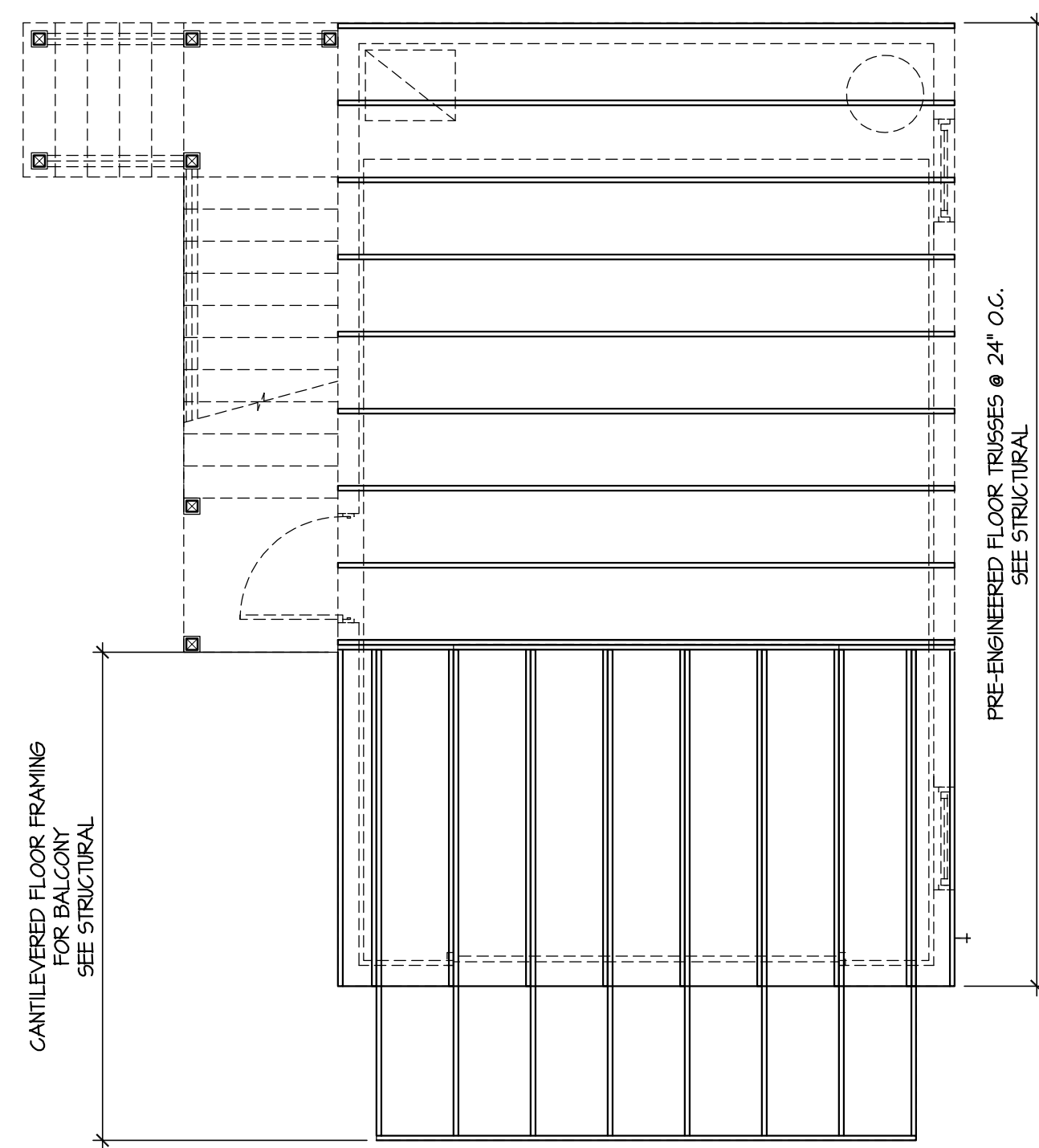
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



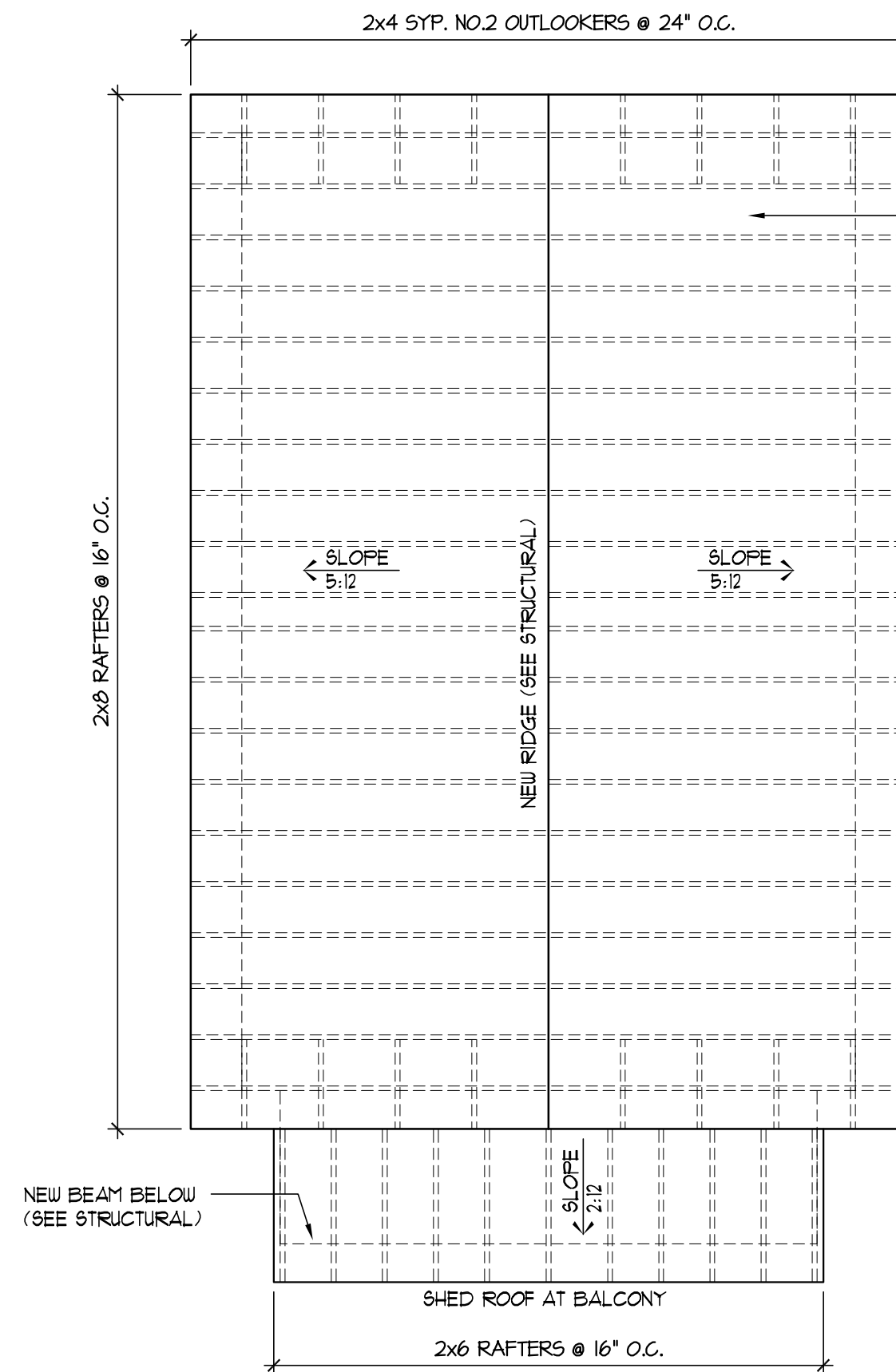
2ND. FLR. FLOOR FRAMING

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

FLOOR SYSTEM TO BE 20" PRE-ENGINEERED FLOOR TRUSSES 24" O.C.

NOTE: FLOOR TRUSS LAYOUT IS TO ILLUSTRATE THE DESIGNERS INTENT ONLY. THE ACTUAL LAYOUT TO BE DETERMINED BY THE TRUSS ENGINEER.

HEADER AND BEAM SIZES TO BE DETERMINED BY STRUCTURAL ENGINEER.



ROOF PLAN

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

STANDING SEAM METAL ROOF ON "FEEL & STICK" UNDERLAYMENT ON 7/16" STRUCTURAL SHEATHING

ROOF FRAMING NOTES

1. NEW ROOF SHALL BE CONVENTIONALLY FRAMED W/ 2x8 RAFTERS @ 16" O.C. (TYP.) SEE STRUCTURAL
2. NEW ROOF FRAMING LUMBER SHALL BE #2 SPF OR BETTER.
3. ROOF SLOPE VARIES. SEE ROOF PLAN.
4. UNLESS OTHERWISE NOTED ROOF OVERHANG SHALL BE 16" FROM FACE OF FRAME TO TAIL OF RAFTERS AND 12" FROM FACE OF FRAME FOR GABLE ROOFS. OVERHANG SHALL BE SQUARE CUT UNLESS NOTED OTHERWISE. ADJUST HEEL STUD TO KEEP FASCIAS ALIGNED AT INTERSECTIONS OF DIFFERING ROOF SLOPES.
5. NEW ROOFING SHALL BE STANDING SEAM METAL ROOF - SELECTION BY OWNER.
6. HEADER AND BEAM SIZES TO BE DETERMINED BY STRUCTURAL ENGINEER.
7. ROOF TO HAVE SPRAY FOAM INSULATION AND SEALED SOFFITS. ROOF VENTING IS NOT REQUIRED.

NO. REVISION DATE

FLOOR PLANS

NEW DETACHED GARAGE
FOR THE
KING RESIDENCE
10002 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034

DRAWN BY: JRF

CHECKED:

DATE: 02-27-22

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

JOB NO:

SHEET:

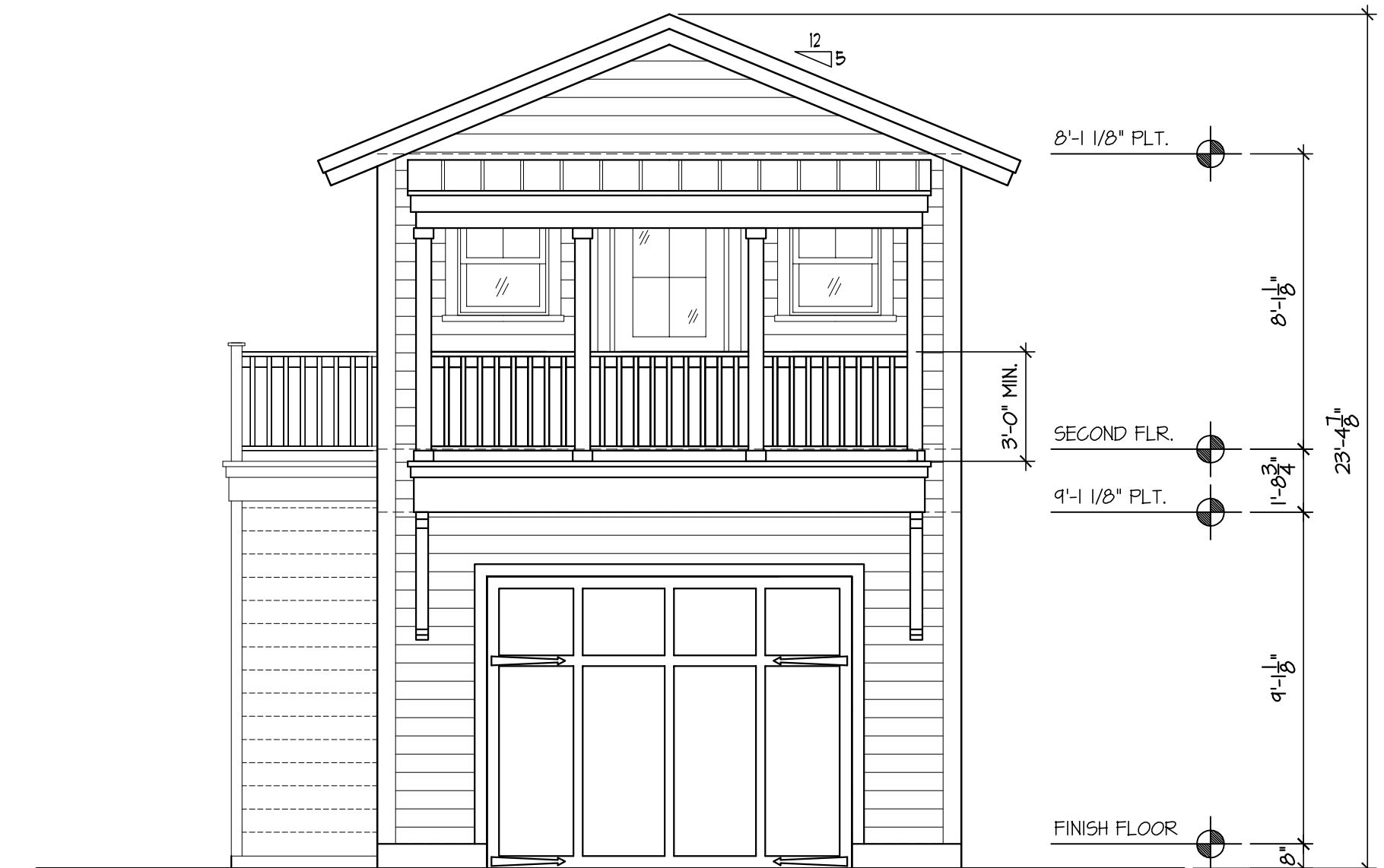
A2

NO.	REVISION	DATE
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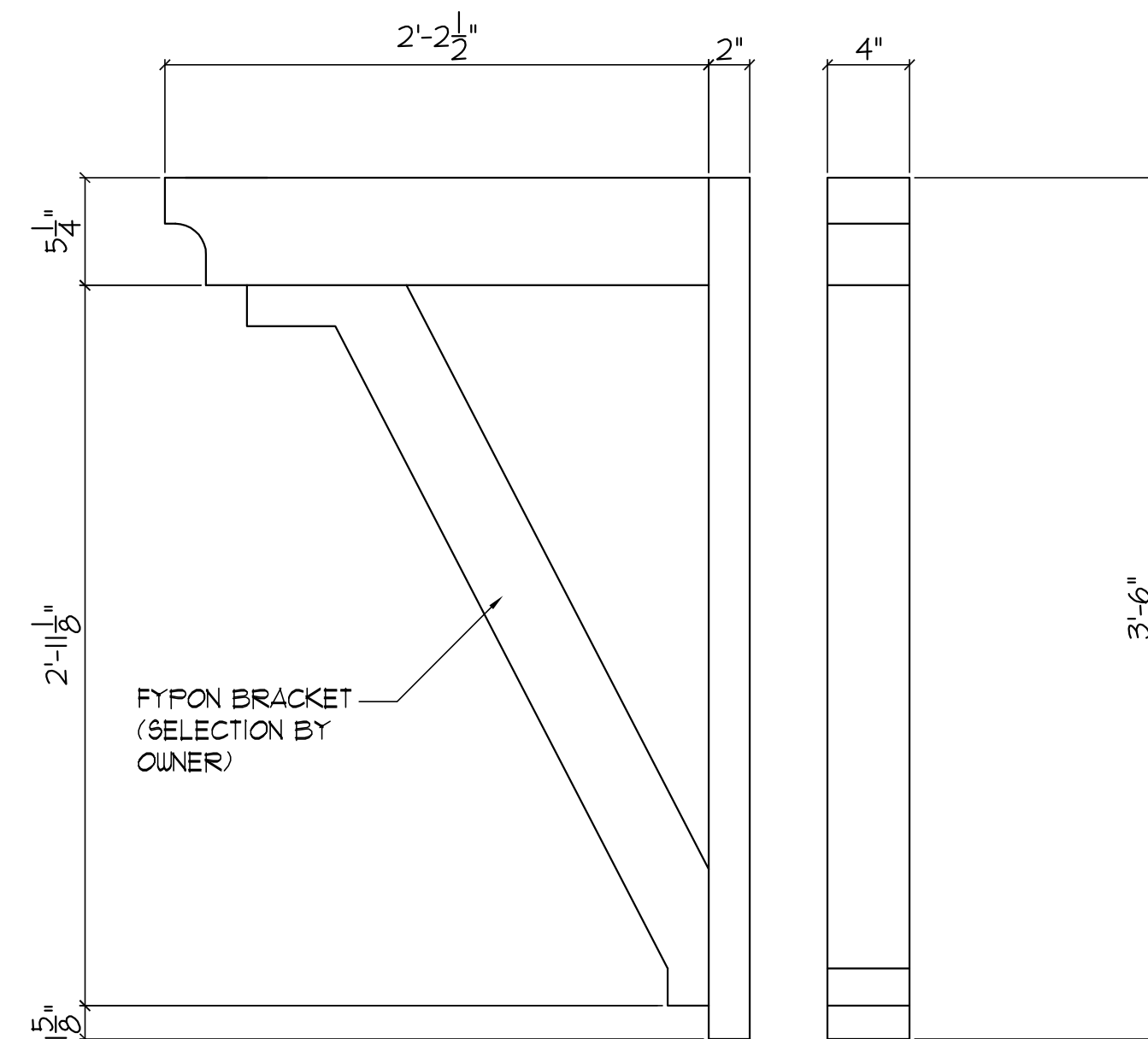
RIGHT ELEVATION

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

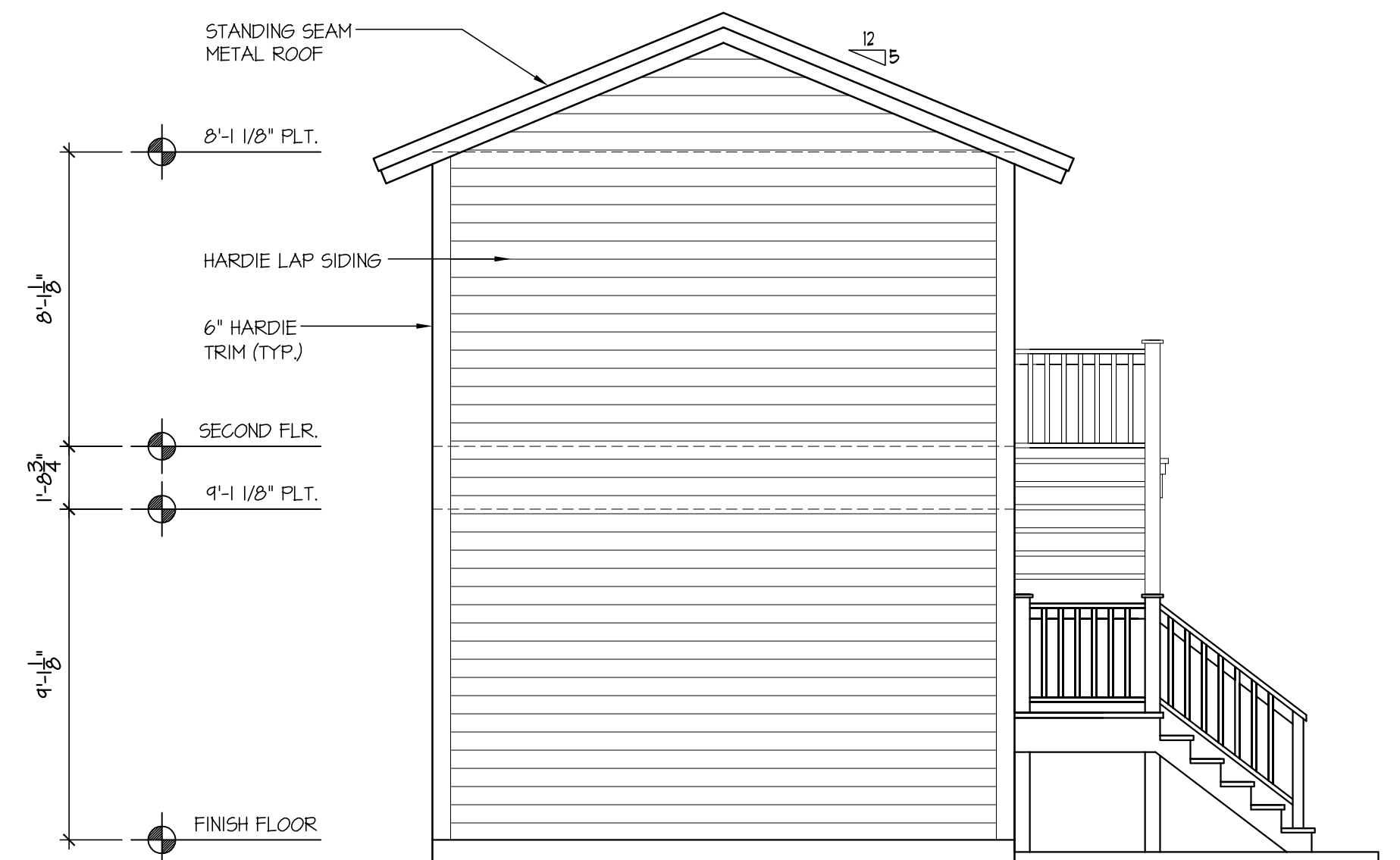


FRONT ELEVATION

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



BRACKET DETAIL
1-1/2" = 1'-0"

$$1 - 1/2'' = 1' - 0''$$


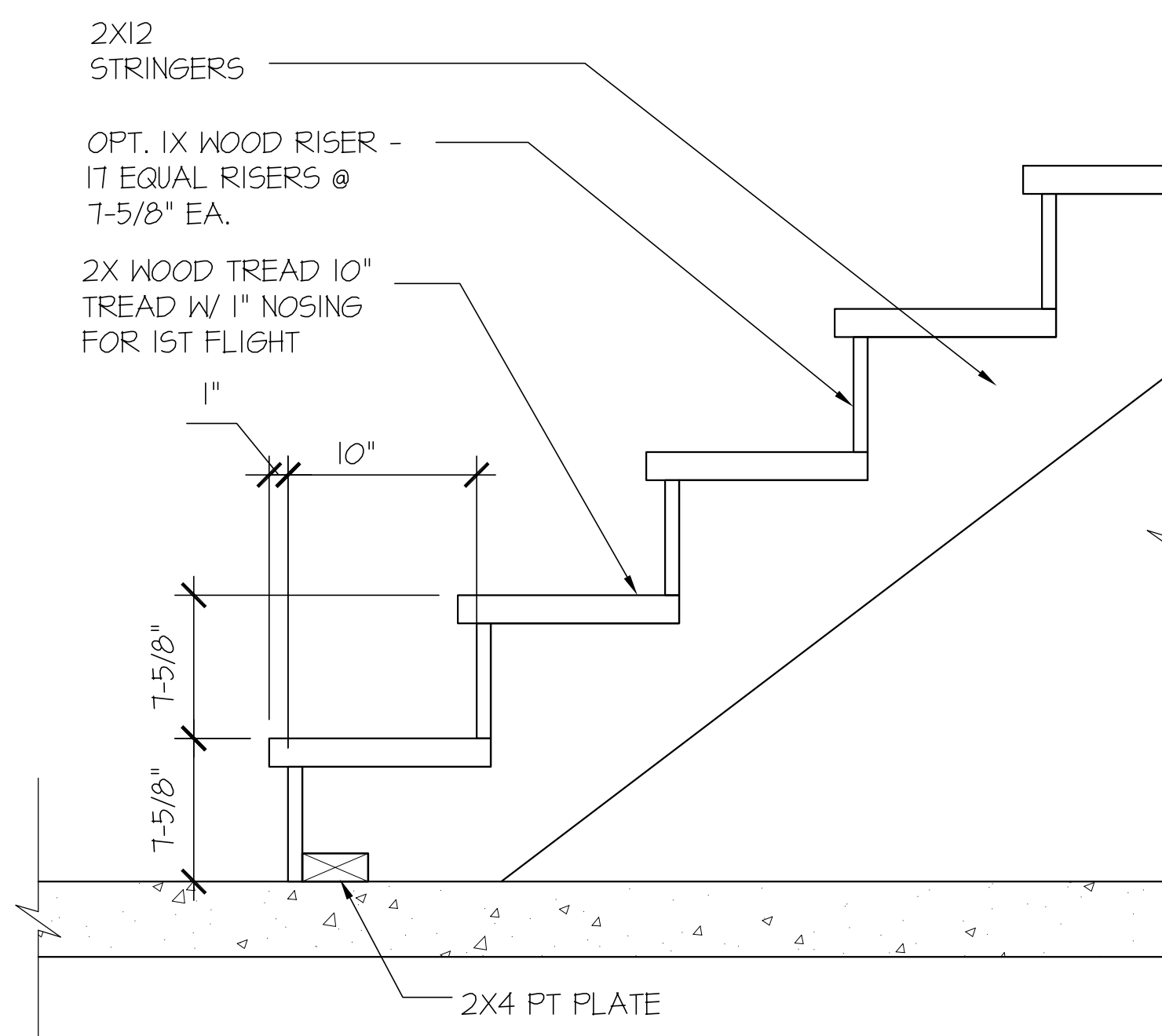
REAR ELEVATION

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

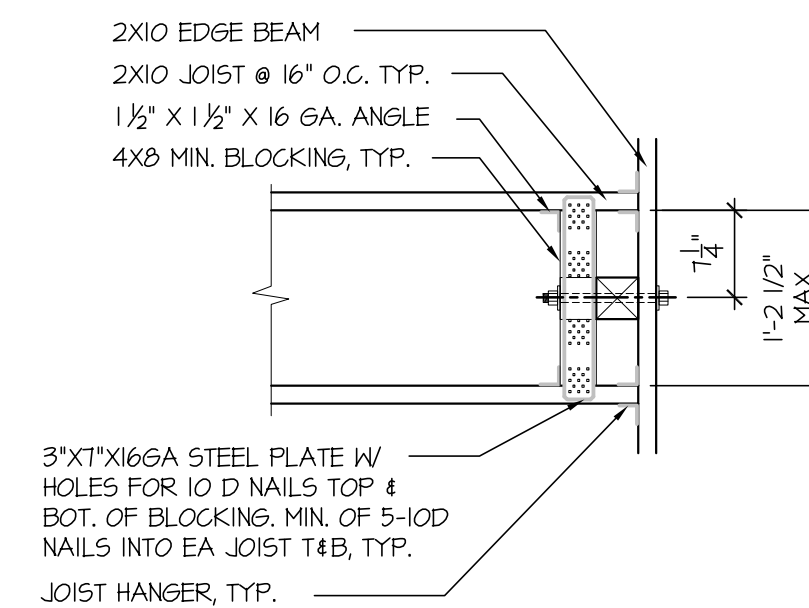


LEFT ELEVATION

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



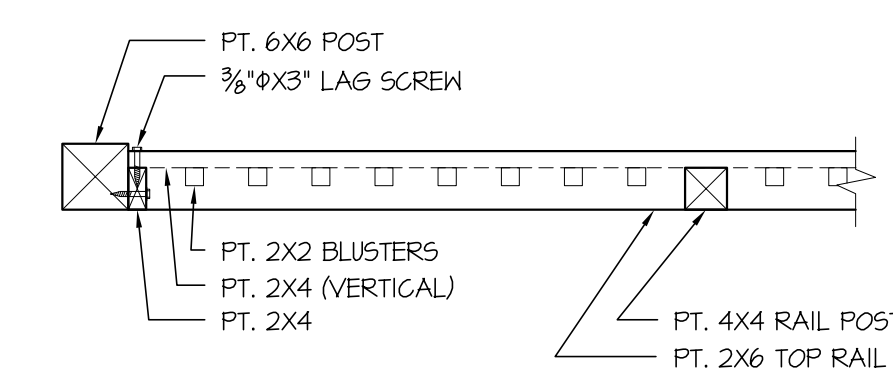
2 STAIR DETAIL - 1ST TO 2ND FLOOR
A3 1'-1/2" = 1'-0"

$$-1/2'' = 1'-0''$$


3
A3

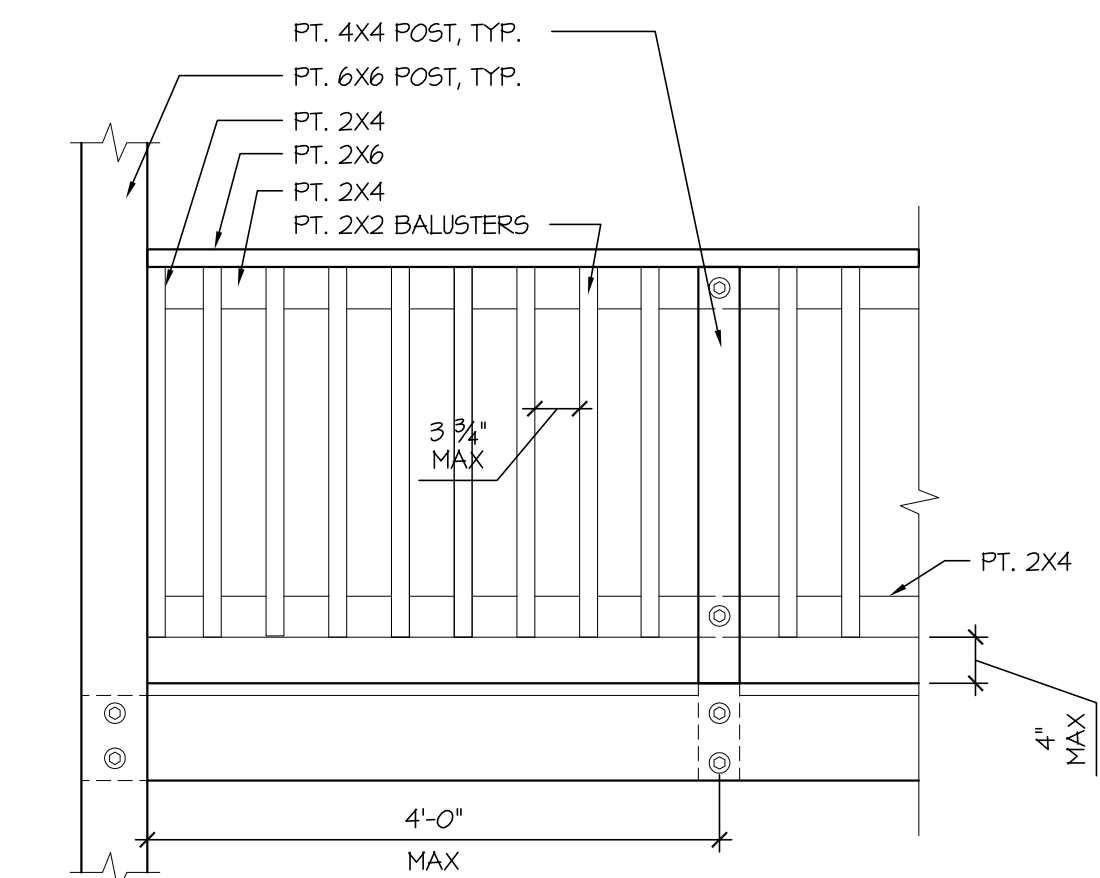
DETAIL @ GUARDRAIL POST CONNECTION

3/4" = 1'-0"

$$\frac{3}{4} = 1 - 0.25$$


4 PARTIAL GUARD RAIL DETAIL
A3 3/4' = 1'-0"

A3 $3/4' = 1'-0'$



5 PARTIAL GUARD RAIL ELEVATION
A3 3/4" = 1'-0"

A3 $3/4' = 1'-0''$

EVALUATIONS

NEW DETACHED GARAGE
FOR THE
KING RESIDENCE
1002 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034

KING RESIDENCE
1002 SAN FERNANDO STREET
BERNARDINA, TEXAS 77804

KING RESIDENCE
1002 SAN FERNANDO STREET
BERNARDINA, TEXAS 77804

LEYNKINDINA BEACH, FL 32034

LEYNKINDINA BEACH, FL 32034

OWN BY: JRF

CKED:

E: 02-27-22

LE: $1/4" = 1'-0"$

NO:

ET:

A3

NO.	REVISION	DATE
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SECTIONS & DETAILS

NEW DETACHED GARAGE
FOR THE
KING RESIDENCE
1002 SAN FERNANDO STREET
FERNANDA BEACH, FL 32034

DRAWN BY: JR

CHECKED

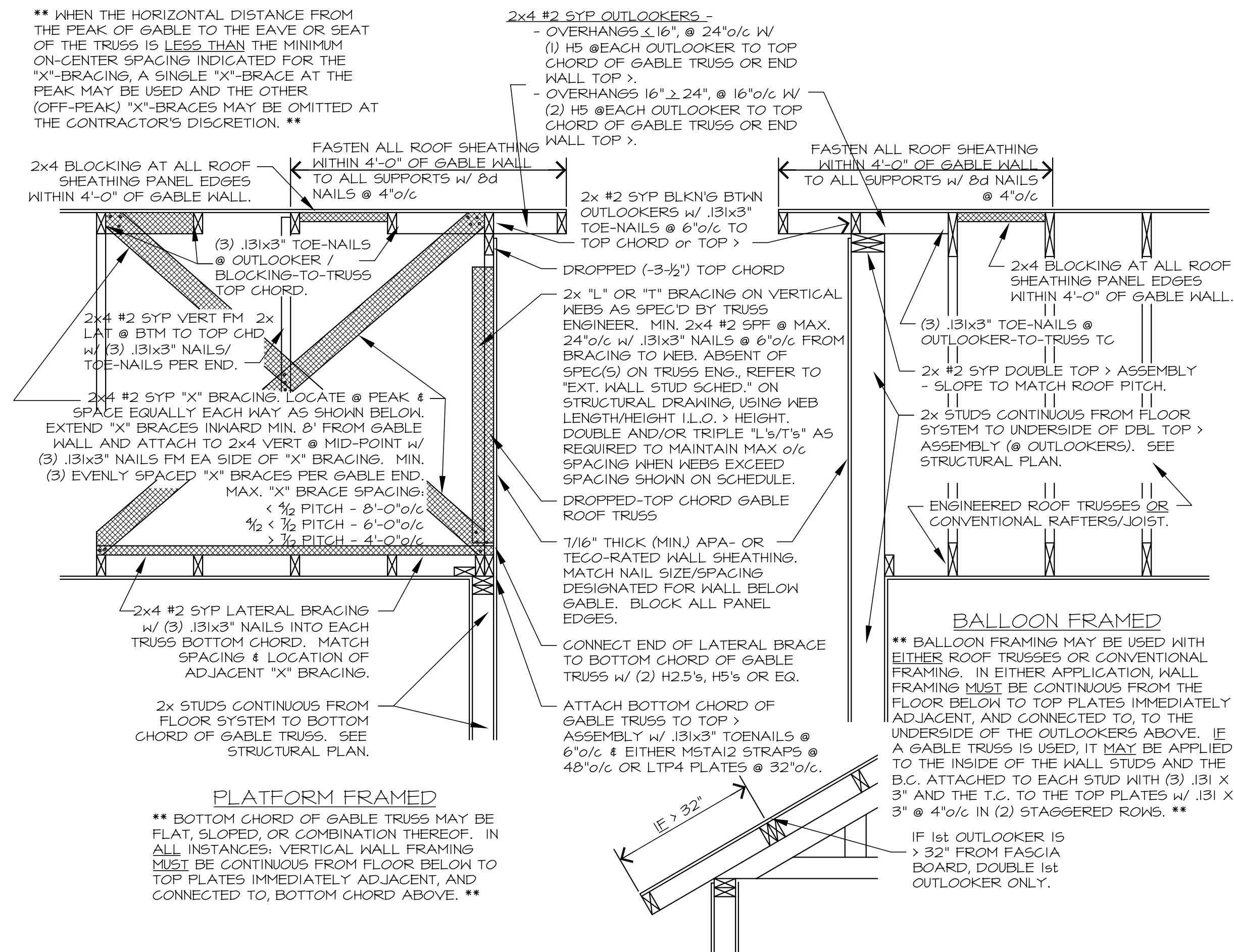
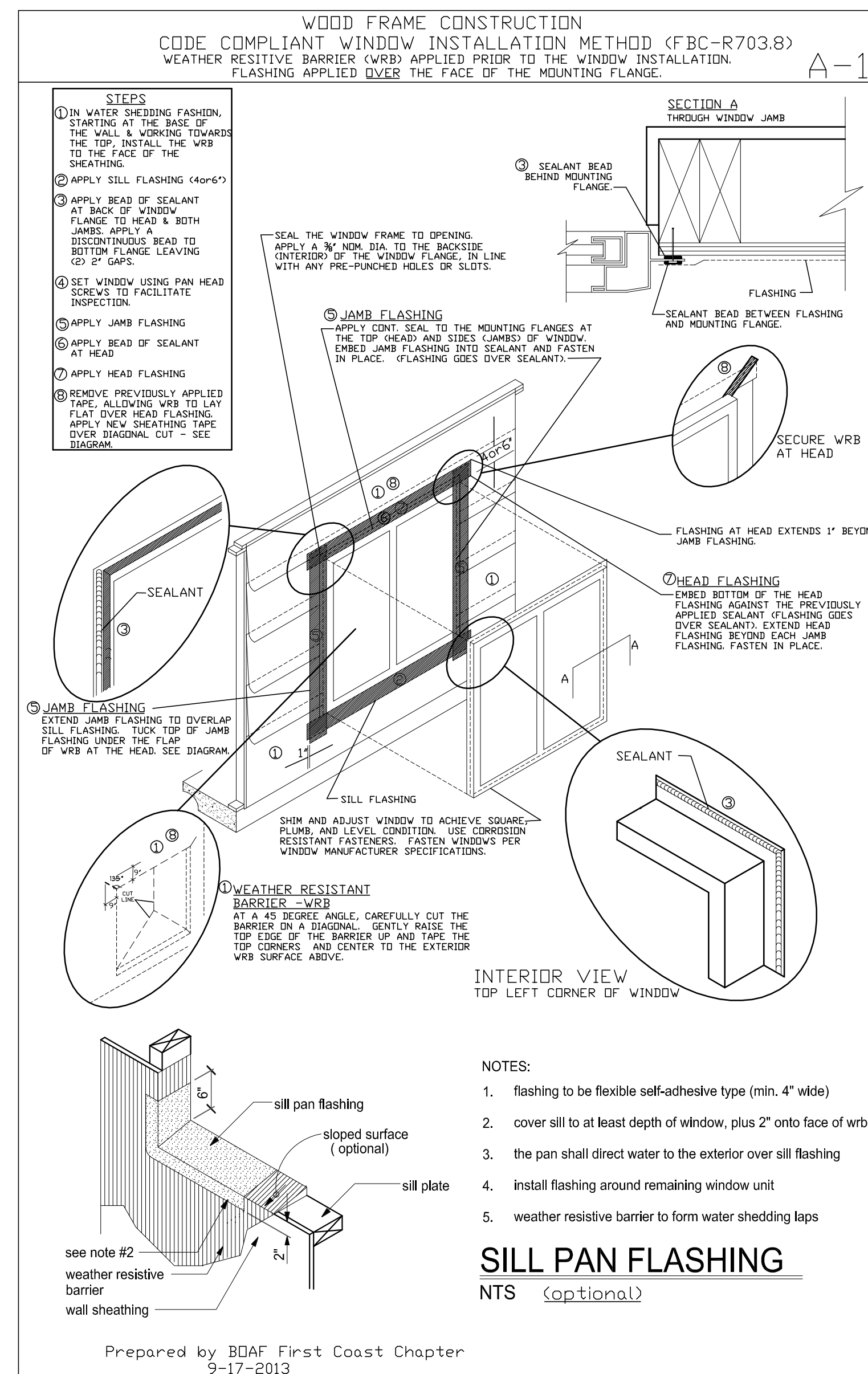
DATE: 02-27-22

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

JOB NO.

SHEET:

A4

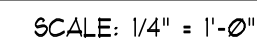
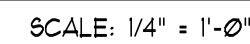


2 GABLE END BRACING DETAIL, TYP.
A4 SCALE = NTS

1
A4

TYPICAL GARAGE WALL SECTION

$\frac{3}{4}'' = 1'-0''$



1. PRE-WIRE FOR SECURITY SYSTEM. COORDINATE WITH SECURITY SUB-CONTRACTOR AND BUILDER FOR POWER REQUIREMENTS AND LOCATIONS.
2. PRE-WIRE FOR HOME ENTERTAINMENT AND COMPUTER WIRING. COORDINATE WITH HOME ENTERTAINMENT AND COMPUTER WIRING SUB-CONTRACTORS AND BUILDER FOR POWER REQUIREMENTS AND LOCATIONS.
3. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH THE 2020 EDITION OF THE NEC. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS IN ALL ROOMS PER ARTICLE 210-12
4. EXACT LOCATION OF FLOOR OUTLETS TO BE DETERMINED IN THE FIELD.
5. ALL INTERIOR LIGHTING TO BE HIGH-EFFICACY FIXTURES. PROVIDE 100% TOTAL HIGH-EFFICACY LIGHTING. SELECTIONS BY OWNER.
6. ALL INTERIOR 110 V RECEPTACLES NOT LABELED AS GFI SHALL BE ARC FAULT ACFI PROTECTED IN ACCORDANCE WITH THE 2020 EDITION OF THE NEC.

	2-WAY SWITCH		WALL SCONCE LIGHT FIXTURE
	3-WAY SWITCH		PUSH BUTTON
	4-WAY SWITCH		TELEPHONE OUTLET
	DIMMER SWITCH		FLOOR MOUNTED TELEPHONE OUTLET
	JAMB SWITCH		CABLE T.V. OUTLET
	110V DUPLEX OUTLET		FLOOR MOUNTED COMPUTER OUTLET
	110V DUPLEX OUTLET ONE SIDE SWITCHED		COMPUTER OUTLET
	220V OUTLET		SMOKE DETECTOR
	FLOOR OUTLET		EXHAUST FAN
	110V DUPLEX OUTLET GROUND FAULT INTERRUPTER		EXHAUST FAN WITH LIGHT
	NUMBER INDICATES HEIGHT AFF.		FLOOD LIGHT
	WEATHER PROOF OUTLET		POOL CONTROL
	GARAGE DOOR OPENER		SPRINKLER SYSTEM CONTROL
	JUNCTION BOX		ROPE LIGHT
	CEILING MOUNTED LIGHT FIXTURE		UNDER CABINET LIGHTING
	WALL MOUNTED LIGHT FIXTURE		FLUORESCENT LIGHT FIXTURE
	RECESSED CEILING LIGHT		2'x4' FLUORESCENT LIGHT FIXTURE
	RECESSED EYEBALL LIGHT		PANEL
	RECESSED WALL WASHER		SUB PANEL
	CHANDELIER		CEILING FAN
	RECESSED CEILING LIGHT - MOISTURE PROOF		CEILING FAN W/ LIGHT
	SURFACE MOUNTED LOW VOLTAGE LIGHT FIXTURE		EMERGENCY/EXIT LIGHT
	RECESSED LOW VOLTAGE LIGHT FIXTURE		



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0057
APRIL 21, 2022

Owner/Applicant:	City of Fernandina Beach
Property Address:	102 Centre Street
Requested action:	Certificate of Approval (COA) to construct a 4ft. aluminum fence with rusticated block columns.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	N/A
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The proposed project was originally approved by the HDC on April 18, 2019 and amended to include minor design changes on November 21, 2019 through HDC case number HDC 2019-15. That amended COA expired on April 21, 2020. The applicant is seeking a new COA for the previously approved scope of work.

The applicant is seeking a Certificate of Approval (COA) to construct a 4ft aluminum fence with rusticated block columns. The fence will serve as a barrier between a proposed sidewalk and the railroad tracks running the length of this one block. If approved, this design would be continued on future projects on other sections of the railroad.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	☒	☐	☐
2	<i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	☐	☐	☒
3	<i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i>	☐	☐	☒
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☐	☐	☒
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☐	☐	☒
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☒	☐	☐

ANALYSIS:

Walls and fences are found throughout the district. The design guidelines for downtown direct that the construction of new fences and walls use materials that predominated historically or that visually match these materials.

This proposed fence and support columns are a modern interpretation of fencing/wall types historically seen throughout the Downtown Historic District. The chosen design compliments both the Historic District and the Community Redevelopment Area. The fence will serve as a barrier between the railroad tracks and the new sidewalk in the block between Ash St and Centre St. The fence design will be used if additional fencing is required along the railroad tracks in the future.

Included as Exhibit 2 is the original recommendation and historic justification for the design as well as the amended changes to enhance the gateway portions of the fence.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2022-0057

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0057 **with or without** conditions;

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

That HDC case 2022-0057, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials**
- EXHIBIT 2 Fencing at Railroad Recommendation by Department of Planning & Conservation**
- EXHIBIT 3 Previously Approved Certificate of Approval (COA) for HDC 2019-15**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #8991

Date Submitted: 4/5/2022

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☐ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure “ Non-Contributing \$1,500

☐ Demolition of a Primary Structure “ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

hdc 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction 

APPROVAL TYPE*

Board Approval: Final 

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

4/5/2022

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

102 Centre St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

row

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of

Last Name*

Fernandina Beach

Mailing Address*

204 Ash St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

(904) 310-3420

E-mail Address*

cgeorge@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

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

Yes

First Name*

Charles

Last Name*

George

Company (if applicable)

City of Fernandina Beach

Street Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

(904) 310-3420

E-mail Address

cgeorge@fbfl.org

Project Description*

Renewal of previously approved HDC 2019-0015... Certificate of Approval (COA) to construct a 4ft. aluminum fence with rusticated block columns.

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

Design Vision Statement*

Certificate of Approval (COA) to construct a 4ft. aluminum fence with rusticated block columns.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 HDC 2019-15.pdf	Upload 2 HDC 2019-15 Amendment.pdf	Upload 3 HDC 2019-15_COA.pdf	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

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

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

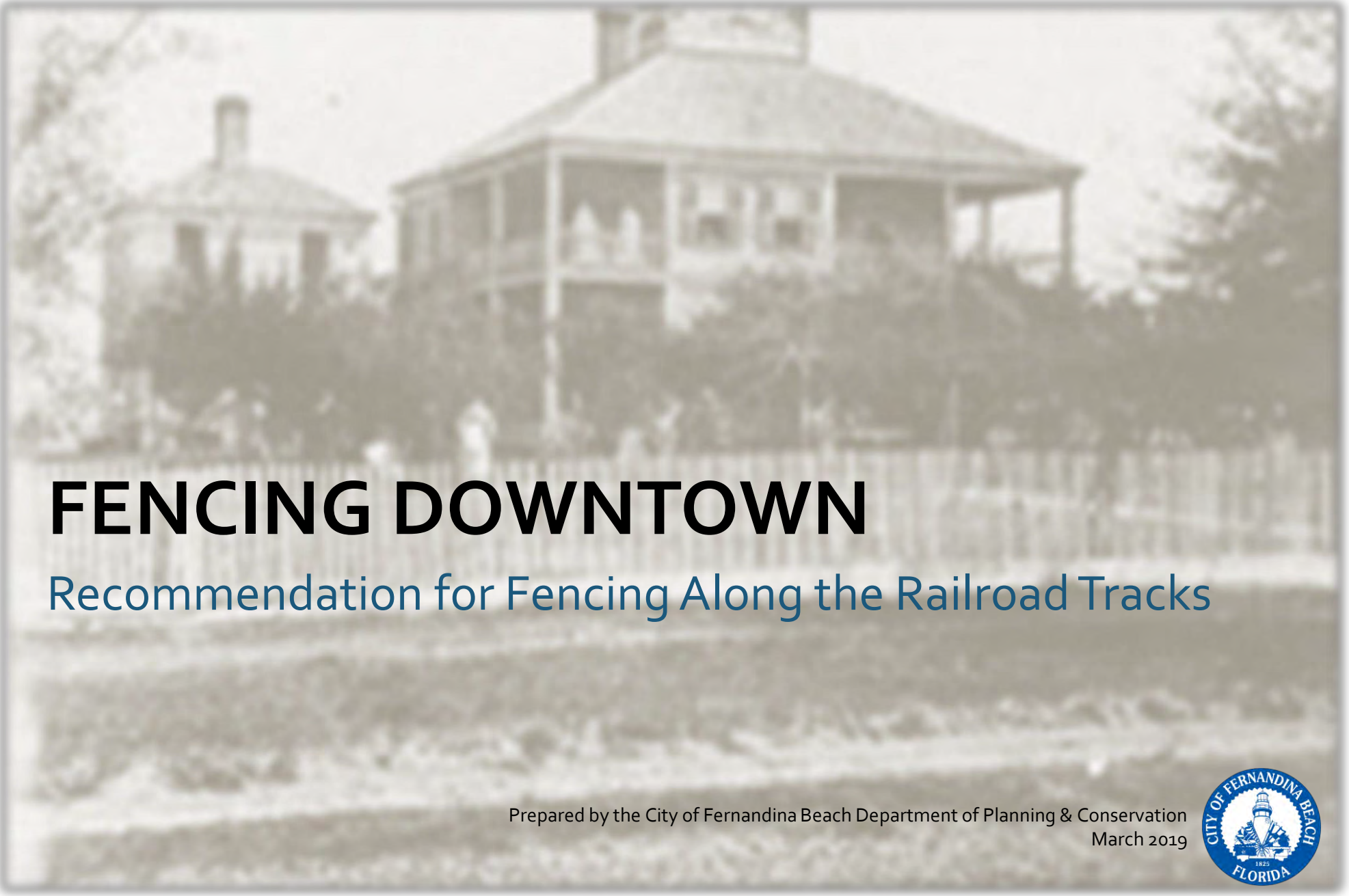
Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.



FENCING DOWNTOWN

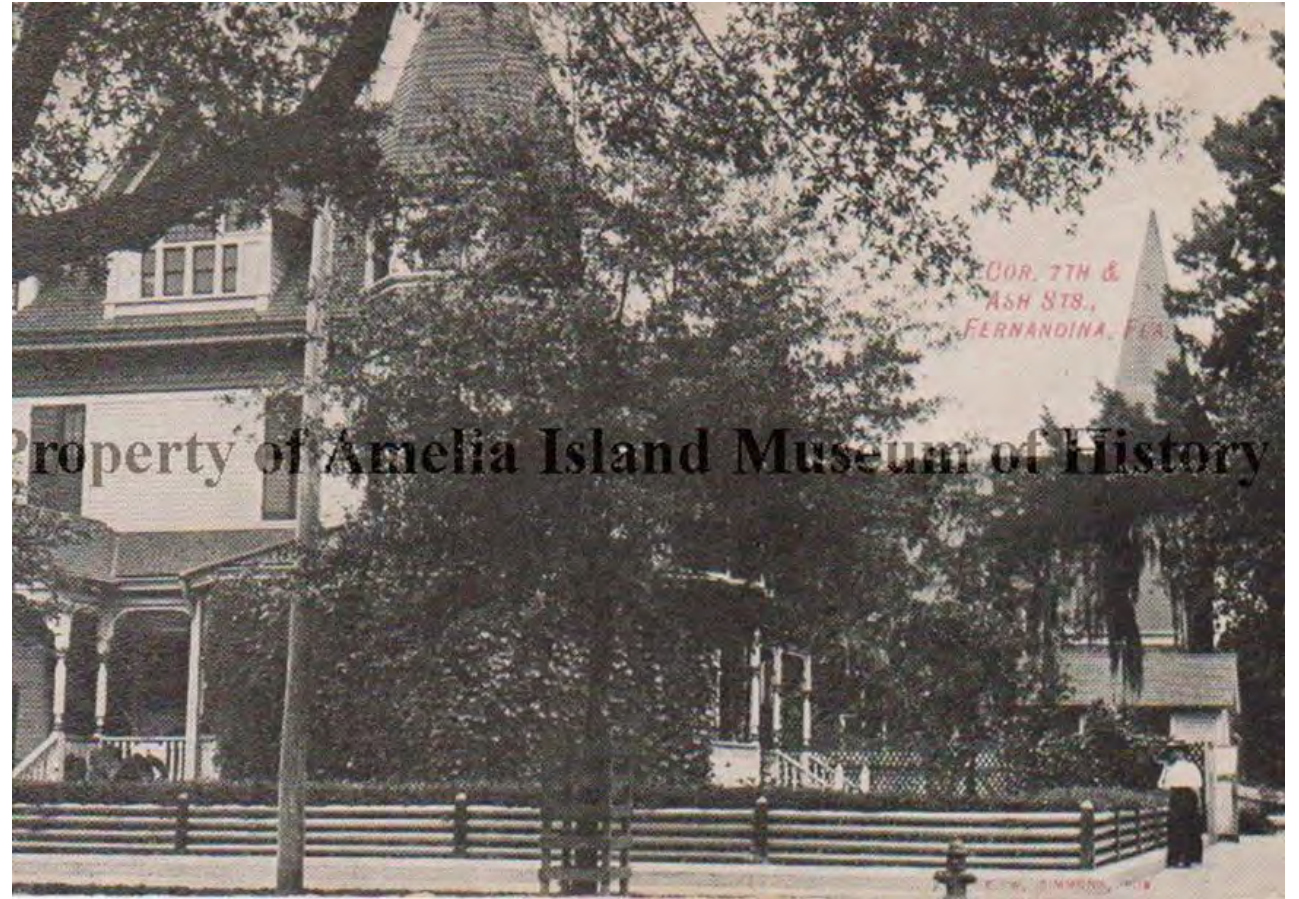
Recommendation for Fencing Along the Railroad Tracks

Prepared by the City of Fernandina Beach Department of Planning & Conservation
March 2019



Historic Fences in Fernandina

Fencing has always been a functional part of Fernandina's streetscape to delineate private space from public space



Historic Fences in Fernandina

Wrought Iron: Popular on some of the high-style
Queen Anne architecture prevalent on the island



Historic Fences in Fernandina

Wood: Most commonly seen historically on the island



Historic Fences in Fernandina

Block Walls: Often brick with cement coating or rusticated block



Downtown Historic District Design Guidelines

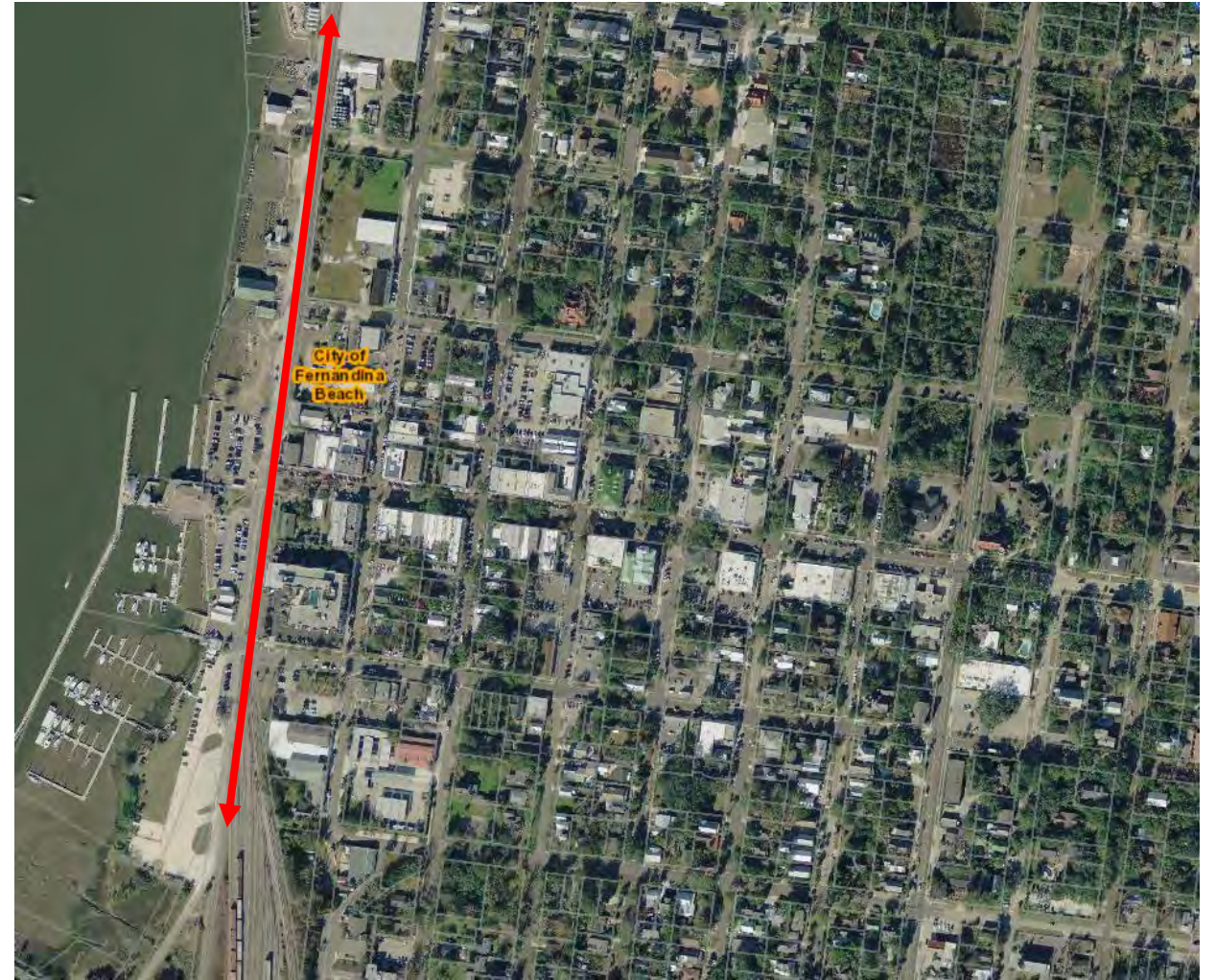
Guidelines for Site Features: Fences and Walls (pg. 97)

"Walls and fences, including gates, are found throughout the district. Their continued use is appropriate. Regularly maintain and make repairs to existing historic walls and fences instead of replacing them. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate, are discouraged. The removal of incompatible walls and fences is encouraged.

2. Construct new fences and walls using materials that predominated historically or that visually match these materials. Wood or metal for new fences and brick for new walls are generally appropriate materials."

Recommendation

- The railroad tracks serve as a visual boundary between Downtown Fernandina and the Amelia River Waterfront
- The proposed fence is designed to compliment both areas and provide a functional barrier for pedestrian safety.



Recommendation

- The proposed design, constructed of durable modern materials, is inspired by the rusticated block walls and wrought iron fences commonly seen throughout the Downtown Fernandina Beach Historic District.
- Materials were chosen that will need minimum maintenance and be easy to replace if a section becomes damaged.



Recommendation

Rusticated Block Columns: 4' tall rusticated block column with cement caps.

- These rusticated block columns provide a sturdy anchor for the fence and require minimal maintenance.
- They compliment both the historic architecture of the Downtown Historic District, as well as the waterfront.



Recommendation

Powdercoated Commercial-Grade Aluminum Fence: 4' tall

- A modern interpretation of the historic wrought iron fences seen throughout downtown.
- This fencing will maintain openness across the train tracks while prohibiting pedestrian crossings across the tracks.
- Maintenance would be minimal and the sections would be modular and able to be replaced in sections if necessary.



Recommendation



Recommendation



Recommendation



Recommendation



Recommendation

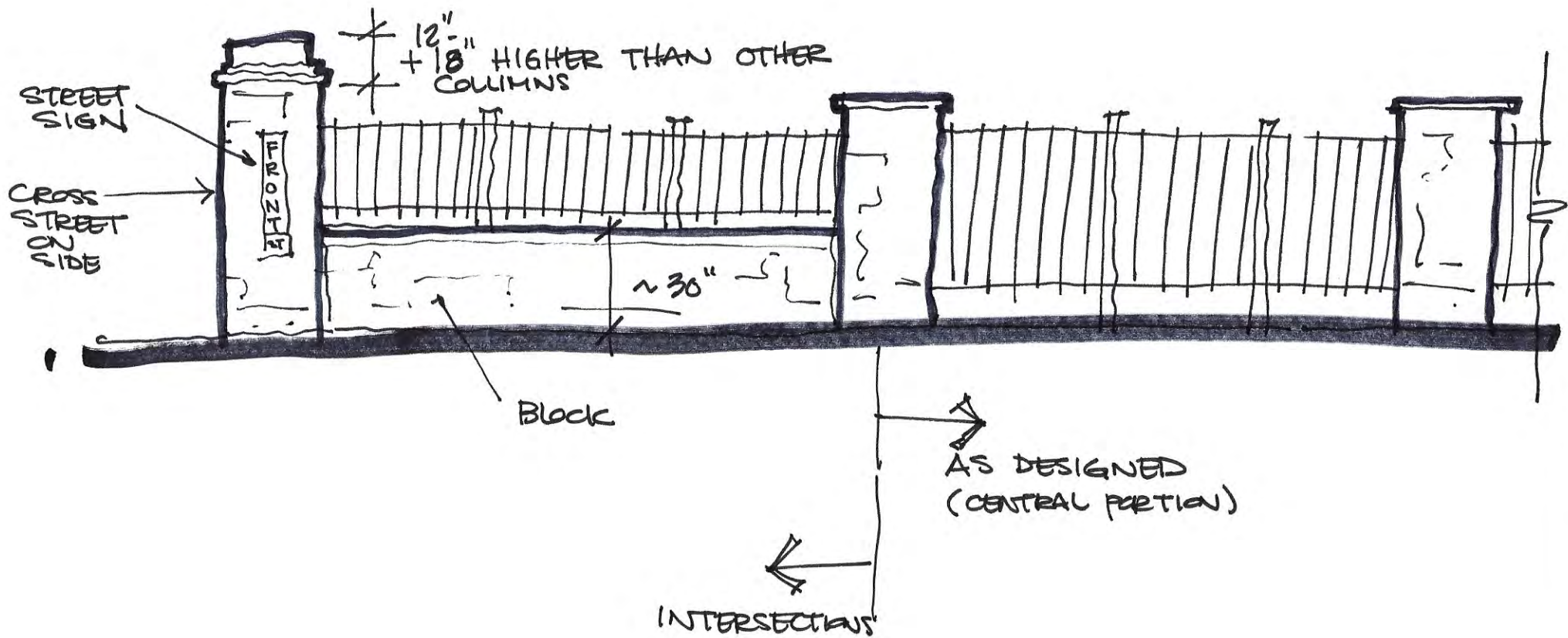


Recommendation



Recommendation

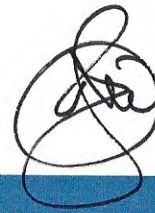




Fernandina Beach

FRONT STREET FENCE
SKETCH / THOUGHTS

JRM/Marquis Latimer + Hallock
10.29.19



Fernandina Beach
FRONT STREET FENCE
SKETCH / PERSPECTIVE MARKUP
JEM/MLH 10.29.17

Recommendation



BLOCK AT BASE @ SEGMENT ON INTERSECTION



CERTIFICATE OF APPROVAL (COA) HDC2019-0015 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 04/05/2019
Work Class: Commercial	District: Default	Exp Date: 05/06/2019
Status: Approved	Square Feet: 0.00	Completed: 04/22/2019
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 04/21/2020

Description: Certificate of Approval (COA) to construct a 4' aluminum fence with rusticated block columns.
Amended 11/21/19 to allow for design changes related to the construction of a 4ft aluminum fence
with rusticated block columns.

Parcel: 00-00-31-1800-0268-0010 Main	Address: 102 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000118-2019		Salvatore Cumella	04/05/2019
HDC Decision	DEC-000141-2019		Samantha Rogic	04/22/2019
Notice	NOT-000140-2019		Samantha Rogic	04/22/2019



CERTIFICATE OF APPROVAL (COA) HDC2021-0008 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 03/05/2021
Work Class: Residential	District: Default	Exp Date: 04/05/2021
Status: Approved	Square Feet: 0.00	Completed: 04/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 10/18/2022

Description: Certificate of Approval (COA) to construct a 2-story primary structure and detached accessory structure.

Amended 3/7/2022 to extend approval for 6 months. New expiration date 10/18/2022.

Parcel: 00-00-31-1580-0008-0010 Main	Address: 920 San Fernando St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Agent Moser Design Group 17A Market Beaufort, SC 29906 Business: 8433795630	Applicant Moser Design Group 17A Market Beaufort, SC 29906 Business: 8433795630	Owner RICHARD & DONNA KURPIER 920 SAN FERNANDO FERNANDINA BEACH, FL 32034 Mobile: 407-761-8277
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Note	Created By	Date and Time Created
1. Approval extended 6 months to 10/18/2022	Salvatore Cumella	03/08/2022

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-001207-2021		Taylor Hartmann	03/05/2021
HDC Decision	DEC-001259-2021		Salvatore Cumella	04/16/2021
Notice	NOT-001252-2021		Taylor Hartmann	04/16/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013128	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00013128		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDC2021-0011 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 04/20/2021
Work Class: Residential	District: Default	Exp Date: 05/20/2021
Status: Approved	Square Feet: 0.00	Completed: 06/22/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to enclose existing porch, add 88sf of porch, construct 178sf greenhouse		Expire Date: 06/22/2022

** AMENDMENT - Install a custom-made Mahogany Dutch Door at Mudroom. Door matches previous approved exterior door on southeast side of home.

Parcel: 00-00-31-1800-0022-0071 Main	Address: 414 Broome St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Agent Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Applicant Cotner Associates, Inc 9 3rd S Fernandina Beach, FL 32034 Business: 9042774593	Owner CHARLES & BETH SMITH 95044 SPRING TIDE FERNANDINA BEACH, FL 32034 Mobile: 231-329-1115
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Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-001264-2021		Taylor Hartmann	04/20/2021
HDC Decision	DEC-001341-2021		Salvatore Cumella	06/22/2021
Notice	NOT-001340-2021		Salvatore Cumella	06/22/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013814	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00013814		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0067 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/10/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 03/20/2022
Status: Approved	Square Feet: 0.00	Completed: 02/10/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for a 24" x 36" freestanding sign at Old Town Fort San Carlos State Park		Expire Date: 02/10/2023

Parcel: 00-00-31-1580-000P-0000 Main	Address: 201 Estrada St Main Fernandina Beach, FL 32034	Zone: REC(Recreation)
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Applicant Rick Frey Business: 4049090667	Owner City of Fernandina Beach Home: 904-310-3483	Agent Design It Wraps & Graphics, LLC 2873 Jamestown RD Fernandina Beach, FL 32034 Business: 9044917983
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Note	Created By	Date and Time Created
1. SC emailed applicant and owner regarding unpaid invoice and reinstated application as active	Sylvie McCann	12/21/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001431-2022		Taylor Hartmann	02/10/2022
HDC Application Checklist	APP-001307-2021		Taylor Hartmann	05/10/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014124	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00014124		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0143 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/16/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/18/2022
Status: Approved	Square Feet: 0.00	Completed: 02/08/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 02/08/2023
Description: Certificate of Approval (COA) to repair/replace a section (facing 5th St.) of water damaged tongue and groove wood		

Parcel: 00-00-31-1800-0024-0130 Main	Address: 416 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Nassau County Courthouse 96135 Nassau PL #1 Yulee, FL 32097	Applicant Nassau County Board of County Commisioners Tony Lombardi 96135 Nassau PL #1 Yulee, FL 32097 Business: 9047536435	Agent Nassau County Board of County Commisioners Tony Lombardi 96135 Nassau PL #1 Yulee, FL 32097 Business: 9047536435
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Note	Created By	Date and Time Created
1. Emailed applicant re: outstanding application fee - 1/24/22	Taylor Hartmann	01/24/2022
2. Call D Lombardi on cell + left voicemail about outstanding invoice - He confirmed ck 279008 mailed 2/1	Sylvie McCann	02/03/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019000	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00019000		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0138 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 11/22/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 12/22/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 11/30/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 11/30/2022

Description: Certificate of Approval (COA) for a 6' cypress shadowbox fence in rear and side yard.
Amended 3/29/2022 to include brick paver driveway in herringbone pattern (Tremron Lion's Bridge
4"x8")

Parcel: 00-00-31-1800-0126-0100 Main	Address: 321 S 6Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner Melissa & Rumsey Young 321 S 6th ST Fernandina Beach, FL 32034 Home: 904-410-4250	Applicant Melissa Young 321 S 6 ST Fernandina Beach, FL 32034 Mobile: 904-410-4250	Applicant Melissa Young 321 S 6 ST Fernandina Beach, FL 32034 Mobile: 904-410-4250	Owner Melissa R Young 321 6TH ST S Fernandina Beach, FL 32034 Home: 9044104250 Business: 9044104250 Mobile: 9045571705
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Note	Created By	Date and Time Created
1. 3/29/22 Amendment to COA submitted to include pavers to front of house and driveway	Sylvie McCann	03/29/2022
2. Amendment approved to include brick paver driveway in herringbone pattern (Tremron Lion's Bridge).	Salvatore Cumella	03/29/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018747	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018747		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0155 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 02/14/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 03/16/2022
Status: Approved	Square Feet: 0.00	Completed: 03/10/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to reroof using standing seam metal and mule hide		Expire Date: 03/10/2023

Parcel: 00-00-31-1800-0050-0061 Main	Address: 19 S 10Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Catherine H Lovett 19 S 10 ST Fernandina Beach, FL 32034 Mobile: 904-624-3176	Applicant Kevin Krueger 8936 Western Way Suite 10 Jacksonville, FL 32256	Contractor Kevin Krueger 8936 Western Way Suite 10 Jacksonville, FL 32256
--	--	---

Note	Created By	Date and Time Created
1. Emailed Ms. Lovett regarding payment of invoice	Sylvie McCann	02/21/2022
2. Entered contractor info and emailed Katelynn Fuller (Contractor) to go to portal to pay invoice	Sylvie McCann	02/24/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019702	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00019702		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0159 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 02/22/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 03/24/2022
Status: Approved	Square Feet: 0.00	Completed: 03/10/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repaint all exterior window trim black		Expire Date: 03/10/2023

Parcel: 00-00-31-1800-0001-0180 Main	Address: 31 N 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-2(General Commercial)
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Applicant	Owner
Jon Anderson	31 N 2ND ST LLC
24 S 5th Street S. 5th Street	24 S 5TH ST
Fernandina Beach, FL 32034	FERNANDINA BEACH, FL
Mobile: 904-468-9893	32034

Note	Created By	Date and Time Created
1. emailed invoice and portal link to Mr. Anderson	Sylvie McCann	03/03/2022
2. sent follow up email for invoice	Sylvie McCann	03/09/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019807	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00019807		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0160 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 02/25/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 03/28/2022
Status: Approved w/ Conditions	Square Feet: 0.00	Completed: 03/02/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 03/02/2023
Description: Certificate of Approval (COA) for re-pointing and repairing of the exterior brick facade of Historic Peck High School (Peck Center).		

Parcel: 00-00-31-1800-0144-0010 Main	Address: 516 S 10Th St Fernandina Beach, FL 32034 Main	Zone: PI-1(Public Institutional)
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Applicant City of Fernandina Beach 204 ASH ST FERNANDINA BEACH, FL 32034 Business: 9043103100	Owner City of Fernandina Beach 204 Ash Street Fernandina Beach, FL 32034
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Note	Created By	Date and Time Created
1. Condition:1. All materials to be pre-approved by City	Salvatore Cumella	03/02/2022



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0161 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 02/28/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 03/30/2022
Status: Approved	Square Feet: 0.00	Completed: 03/04/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 03/06/2023

Description: Certificate of Approval (COA) to repaint exterior, repair deteriorated wood as needed (in-kind), reglaze 1 window right elevation and 1 window rear elevation.
Body - "Alabaster" SW7008,
Front Porch Floor "Hunt Club" SW6468,
Porch Ceiling - light blue

Parcel: 00-00-31-1800-0135-0042 Main	Address: 430 S 7Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner	Applicant
Susannah A Warner	Susannah A Warner
430 S. 7th St	430 S. 7th St
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034

Note	Created By	Date and Time Created
1. emailed invoice and portal link to Ms. Warner	Sylvie McCann	03/03/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019871	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00019871		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0163 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/02/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 04/01/2022
Status: Approved	Square Feet: 0.00	Completed: 03/09/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof structure with Certainteed TPO.		Expire Date: 03/09/2023

Parcel: 00-00-31-1800-0010-0320 Main	Address: 205 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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General Contractor Charlie DeBerry 96041 Nassau Pl Yulee, FL 32097 Business: 9046240225 Mobile: 9045746422	Owner Riverfront Crab LLC PO Box 16496 Fernandina Beach, FL 32034
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Note	Created By	Date and Time Created
1. emailed invoice + login link	Sylvie McCann	03/02/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019925	COA - Staff Residential Fee	\$25.00	\$25.00
		Total for Invoice INV-00019925	\$25.00
		Grand Total for Plan	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0164 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/04/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 04/04/2022
Status: Approved	Square Feet: 0.00	Completed: 03/08/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof with GAF Architectural shingles (weather wood)		Expire Date: 03/08/2023

Parcel: 00-00-31-1800-0027-0130 Main	Address: 211 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Contractor Charlie DeBerry 96041 Nassau Pl Yulee, FL 32097 Business: 9046240225 Mobile: 9045746422	Owner Robert M. & Amy R. Evans 211 S 6th ST Fernandina Beach, FL 32034	Applicant Charles Deberry 474386 SR 200 Fernandina Beach, FL 32034 Business: 9046240225
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Note	Created By	Date and Time Created
1. email invoice and portal link	Sylvie McCann	03/04/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019974	COA - Staff Residential Fee	\$25.00	\$25.00
		Total for Invoice INV-00019974	\$25.00
		Grand Total for Plan	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0165 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/11/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 04/11/2022
Status: Approved	Square Feet: 0.00	Completed: 03/21/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 03/21/2023
Description: Certificate of Approval (COA) to replace all deck boards on 1st floor wrap-around deck, in-kind. Repair/ replace second floor deck boards and railing caps in-kind (as needed).		

Parcel: 00-00-31-1800-0038-0010 Main	Address: 604 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Owner Drusilla Davis 604 Ash ST Fernandina Beach, FL 32034	Applicant Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020091	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00020091		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0167 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/14/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 04/13/2022
Status: Approved	Square Feet: 0.00	Completed: 03/14/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 03/14/2023

Description: Certificate of Approval (COA) to replace front porch second-floor decking (in-kind), repair/replace porch floor joists as needed, remove deteriorated wood from posts and fill with structural wood epoxy, paint to match existing (columns = "Simply White" OC-117 Benjamin Moore, porch floor = "Charcoal Slate" PM-8 Benjamin Moore).

Parcel: 00-00-31-1800-0042-0022 Main	Address: 14 S 7Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant	Owner
Alexandra Moutaftchieva	MAISON REVE, LLC
417 2nd NE	26 S 5TH ST
Atlanta, GA 30317	FERNANDINA BEACH, FL
Mobile: 4043873362	32034

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020111	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00020111		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2022-0170 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/28/2022
Work Class: HDC Staff Review	District: Default	Exp Date: 04/27/2022
Status: Approved	Square Feet: 0.00	Completed: 03/29/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 03/29/2023
Description: Certificate of Approval (COA) for repair to metal roof. Original panel to be replaced once repair underneath complete. Otherwise will be replaced in-kind.		

Parcel: 00-00-31-1800-0040-0020 Main	Address: 214 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner	Applicant
Michael & Susan O'Donnell	Michael & Susan O'Donnell
214 S 7th	214 S 7th
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 512-239-8262	Home: 512-239-8262

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020332	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00020332		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



ADVISORY BOARD/COMMITTEE MEETING MINUTES BREVITY AND FORMAT GUIDELINES

Purpose: In an effort to improve consistency and uniformity among the City's Advisory Boards and Committees, a standard meeting minutes format has been developed consistent with the City Commission meeting minutes.

Brevity: The term "minutes" is not specifically defined in Florida Statute. The Attorney General's Office has concluded that the term means "a *brief* summary, or series of *brief* notes, or memoranda, reflecting the events of public meetings in written form."

Simply put, verbatim minutes are not required; in depth minutes are not required. Minutes are not intended to reflect every word, statement, or discussion, nor are intended to be a transcript of the discussions held (unless the meeting is judicial). Minutes should be brief and clear, highlight important issues discussed, motions proposed, votes taken, and action taken.

Format:

- Date, location, and time of the meeting
- Names and titles (Chair, Vice Chair, Recording Secretary, etc.) of Board Members present or absent
- Names and addresses of speakers
- Decisions made regarding each item discussed on the agenda such as actions taken or next steps
- Items discussed not on the agenda
- New business
- Announcements
- Date and time of next meeting
- Time of adjournment

Reference's: Section 286.011(2), F.S., AGO 82-47, AGO 74-62, AGO 82-47, AGO 86-21, AGO 74-294



MAY 2022 HISTORIC PRESERVATION MONTH ACTIVITIES



Tues. May 3, 2022 6:00PM @ City Hall
Proclamation by Mayor at City Commission Meeting
Honoring John M. Cotner for his Legacy and
Dedication to Civic Service

Thurs. May 5, 2022 6:00PM @ Lesesne House
COFB Preservation Awards

Sat. May 7, 2022 10:00AM - 5:00PM
Preservation Home Tour
Tickets on sale at www.Eventbrite.com
Check-In/ Ticket Sales at City Hall (204 Ash Street)

Tues. May 17, 2022 6:00PM @ City Hall
Historic Preservation Month Proclamation by Mayor at
City Commission Meeting.

Thurs. May 19, 2022 3:00PM @ City Hall
Joint meeting of the Historic District Council,
Fernandina Beach Main Street , and Amelia Island
Fernandina Restoration Foundation.

Fri. May 27, 2022 9:00AM - 5:00PM @ Thompson House
Window Workshop with Austin Historical
Tickets on sale at www.Eventbrite.com



For More information contact the City of Fernandina Beach Department of
Planning & Conservation at (904) 310-3480
or visit www.fbfl.us/PreservationMonth

PRESENTED BY:



&

FERNANDINA BEACH
MAIN STREET

Preservation Tour

SATURDAY MAY 7, 2022

TICKETS

\$20 IN ADVANCE

WWW.EVENTBRITE.COM

\$20 DAY OF TOUR

**CAN BE PURCHASED AT CHECK-IN
LOCATION CITY HALL 204 ASH ST.**

**GUIDED TOURS OF
PRESERVED HISTORIC
BUILDINGS INCLUDING
HOMES, CHURCHES,
AND EVEN AN URBAN
FLOWER FARM**

+

**VISIT AN ACTIVE
"PRESERVATION IN
PROGRESS" SITE**



WINDOW WORKSHOP

FRIDAY MAY 27, 2022
@ THE HISTORIC THOMPSON HOUSE
11 S. 7TH STREET

\$25 ADVANCED TICKETS REQUIRED
www.eventbrite.com

**JOIN US FOR OUR FULL-DAY
WORKSHOP WHICH INCLUDES
HANDS-ON RESTORATION WORK.
LED BY EXPERTS IN THE WINDOW
RESTORATION TRADES**

PRESENTED BY:

AUSTIN
Historical

&



YOU'LL LEARN

- Window Anatomy & Mechanicals
- Restoration vs Replacement
- Energy Efficiency Upgrades
- Restoration Tools & Techniques
- Cost Saving Maintenance Plan
- And receive hands-on practice