



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JULY 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 from the May 19, 2022 Regular Meeting.
 - 3.2 Approval of Minutes from the June 16, 2022 Regular Meeting.
- 4. OLD BUSINESS**
 - 4.1 HDC 2022-0056 - SKIPPER CONSTRUCTION SERVICES, AGENT FOR RICHARD D. + ROSE J.L. KING, 1002 SAN FERNANDO STREET**
Final Certificate of Approval (COA) to construct a two-story single-family dwelling with a detached two-story accessory dwelling. (*Quasi-Judicial*)
- 5. NEW BUSINESS**
 - 5.1 HDC 2022-0061 - MARK AKINS, RICE ARCHITECTS LLC, AGENT FOR PESTANA INVESTMENTS, INC, 20 S. 4TH STREET**
Certificate of Approval (COA) to construct a 1 story restroom facility addition, (*Quasi-Judicial*)
 - 5.2 HDC 2022-0062 - TRINITY UNITED METHODIST CHURCH, 715 ASH STREET**
Conceptual Certificate of Approval (COA) to replace windows to the Annex
- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, AUGUST 18, 2022

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.

**MEETING MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 19, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Member Kosack, Member Pozzetta, Member O'Donnell, Vice-Chair Esclusa, Chair Spino

Member Absent: Member Harrison

Others Present: Salvatore Cumella, Preservation Planner
Kelly Gibson, Recording Secretary
Tammi Bach, City Attorney

2. PLEDGE OF ALLEGIANCE

Member Poynter was seated as voting a member by voice vote.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of April 21, 2022.

Member Esclusa asked for a change on item 7.4 to read "material and general design".

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

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

City Attorney Bach explained the Quasi-Judicial Hearing procedures.

Ms. Gibson administered Oath for any parties that wish to speak.

Board members disclosed ex parte communications as follows: Member Spino indicated that he spoke with a resident who expressed support. Member Kosack spoke with staff about the cases.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 HDC 2022-0058 - SCAFF BUILDERS, AGENT FOR DAVID TAIT, LOTS 3 + 4 BLOCK 9, SOMERUELUS STREET

Certificate of Approval (COA) to construct a two-story single-family dwelling with a detached accessory dwelling.
(Quasi-Judicial)

DRAFT

Mr. Cumella presented the case and recommended approval with the following conditions that can be addressed at staff level: that total height be shown and that the HVAC and any mechanical, fencing location height be added to the site plan, that fencing material and design be provided as well as the paver materials, and that architectural detailing of north elevation of garage and west elevation of primary structure be addressed.

Board members asked clarifying questions of Staff.

Ethan Thomas, 541669 US1, Callahan, representative from Callahan Drafting and Randall Boughton, applicant, 4 Vintage Way Apt. 411, introduced themselves, Mr. Thomas addressed revisions addressed in staff comments.

Mr. Thomas addressed comments from Board members regarding gas location, porches, mounting of window trims behind shutters, exposed rafter tails which the applicant confirmed would be exposed.

Member Pozetta asked about the gutter and downspouts. Mr. Thomas clarified that the French drain detail will need to be clarified before building permit. Member Esclusa requested information about the tree removal plan. Mr. Randall clarified the tree removal and replacement strategy.

Public Hearing was opened and closed no parties wishing to speak

ACTION TAKEN: A motion was made by Member Pozetta, seconded by Member Kosack to approve HDC case 2022-0058 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0058, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Historic District Design Guidelines to warrant approval at this time.

5.2 HDC 2022-0059 - SOUTHEASTERN DOCKS & DECKS, INC., AGENT FOR MARIA JO SAVOLDI LIVING TRUST. 213 LIGHTHOUSE CIRCLE.

Certificate of Approval (COA) to construct a dock, a 240 sq ft pavilion and a 384 sq ft covered boat slip. (*Quasi-Judicial*)

Chair Spino provided information and pointed on the map about why the HDC was reviewing the request.

Mr. Cumella presented the case and recommended approval.

Board members asked clarifying questions of Staff, relaying to DEP approval,

Darrell Williams, 213 Lighthouse Circle, applicant, provided information about the project.

Board members asked clarifying questions to the applicant, relaying to lighting plan and height of the roof.

Public Hearing was opened.

Ernest Davis, 306 Lighthouse Lane, spoke about the impact of the project as this being the oldest structure on the island in relation to the environment and the access to the viewpoint from Fort Clinch Road. He noted that this would not affect just the neighborhood but the whole island. Darrell Williams, agent, provided a response about the chosen location.

Stephen Mehas, 2121 Alachua Street, provided his perspective and view on the project request.

Public Hearing was closed.

Board Discussion was opened. Member Pozetta provided comments and Member Kosack provided feedback. Chair Spino requested that Mr. Cumella provide information about the notice process. Mr. Cumella provided an overview of the notice completed for the cases. Chair Spino provided comments.

DRAFT

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Pozetta to approve HDC case 2022-0059 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0059, 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.

6. BOARD BUSINESS

Member Kosack requested clarification about the Section 106 process. Ms. Gibson provided a response about Federal involvement through the USACE. Member Kosack spoke to the fencing and design for Front Street. Board members discussed the next steps and asked that Mr. Cumella follow up on the design as engineered.

7. STAFF REPORT

7.1 Staff Certificate of Approval - April 2022

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

7.3 Virtual Panel Discussion: Caring for Florida's Historic Cemeteries
Hosted by the FL Division of Historical Resources and the Florida Public Archeology Network
Tuesday, May 24, 2022 at 10 AM – 11:30 AM

7.4 2022 Preservation Awards Winners

8. PUBLIC COMMENT

9. ADJOURNMENT at 6:00 PM

Kelly N. Gibson, Recording Secretary

Michael Spino, Chair



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 16, 2022
5:00 PM
CITY HALL COMMISSION
CHAMBERS 204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:02 p.m.

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Member Kosack, Member Harrison, Member Pozzetta, Member O'Donnell, Vice-Chair Esclusa, Chair Spino

Member Absent: Member Poynter

Others Present: Salvatore Cumella, Preservation Planner
Taylor Hartmann, City Planner
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

No ex parte communications were disclosed by any members except for Member Kosack who disclosed discussion with Staff regarding case HDC 2022-0060 and would recuse herself from Case HDC 2021-0001.

Chair Spino seated Member O'Donnell as a voting member. All member approved by voice vote.

City Attorney Bach presented the Quasi-Judicial Hearing procedures.

Ms. McCann administer the oath to any parties that are planning to speak.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

No Minutes were presented were presented for approval.

4. PRESENTATIONS

**4.1 HISTORY FOR ALL: MAKING HISTORIC STRUCTURES UNIVERSALLY ACCESSIBLE
THROUGH INNOVATIVE DESIGN by Taylor Hartmann**

Ms. Hartmann presented the Power Point presentation.

5. OLD BUSINESS

5.1 HDC 2021-0001 - ROBERT + CHERYL VIRTUE, 424 N. 3RD STREET

Amendment to a previously issued COA to replace laundry window with door, replace 2nd floor porch door with 2 glass tombstone panes to match front door, and repurpose and move 2 existing windows from master bedroom East elevation to South elevation. (*Quasi-Judicial*)

Member Kosack recused herself from this case as she is representing the applicant.

Mr. Cumella presented the case and recommended approval.

Tammy Kosack, 322 N. 3rd Street, agent for the applicant, expanded on all the proposed changes.

Member Esclusa asked if the railing on the 2nd floor porch was original. Ms. Kosack answered in the affirmative.

Member Pozzetta asked about the procedure for palings' review and design approval.

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

Board Discussion was opened. Member Pozzetta suggested that with many detailed changes that the Board should review changes. Member Harrison proposed, along with Members O'Donnell and Esclusa, that Staff review the changes and evaluate if the Board needs to provide final approval. Member Pozzetta commented on the pastel green color palings.

ACTION TAKEN: A motion was made by Member O'Donnell, seconded by Member Harrison to approve HDC case 2021-0001 as presented, with the condition that details regarding architectural elements are subject to Staff approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0001, 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.

6. NEW BUSINESS

6.1 HDC 2022-0060 - MARIAN DAVIS, 910 SOMERUELUS STREET

Certificate of Approval (COA) to demolish a principal structure. (*Quasi-judicial*)

Mr. Cumella presented the case and recommended approval with condition that material be salvaged/recycled to the extent feasible.

Member Esclusa asked about the approval procedure to all requirements.

Member Kosack asked if interior assessment was made. Mr. Cumella answered in the negative.

Member Pozzetta asked about the procedure of salvation or/and recycling of materials. Mr. Cumella suggested that maybe the Board could establish future guidance on how to proceed with demolition.

Chair Spino spoke about this being the first documented demolition in Old Town. Member Kosack suggested that adequate photographs be provided to document the structure.

Public Hearing was opened.

Marian Davis, applicant, was present and welcome any questions. Chair Spino explained that the Board was leaning towards approval with conditions that materials be salvaged and/or recycled.

Member Kosack asked if a demolition contractor was already been lined up.

Pat Gass, 101 White Street, neighbor, voiced support for the approval of this case.

Tim Green, 1119 Someruelus Street, neighbor, commented about the history of Old Town being more about the people and voiced support for the approval for this case.

Thomas Morris, 1204 Fir Street, asked for clarification of the type of pictures requested by the Board. He also commented on the history of Old Town and the people and family that grew up locally. Chair Spino suggested Mr. Morris contact staff to get direction on how to provide those pictures.

Public Hearing was closed.

Board Discussion was opened.

Mr. Cumella briefly explained the demolition requirements at the permitting stage and said that a 90 day delay for demolition would be in effect after the permit application is submitted. Member Harrison suggested that pictures be also taken during the demolition process.

ACTION TAKEN: A motion was made by Member Harrison , seconded by Member Pozzetta to approve HDC case 2022-0060 as presented with the condition that material be salvaged or/and recycled to the extend feasible and also that photographs be provided for structure and demolition process; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2022-0060, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation 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

7.1 Fernandina 200 HDC Representative

Member Harrison was assigned as the representative for this committee.

8. STAFF REPORT

8.1 Staff Certificate of Approval - May 2022

8.2 90-Day Demolition Delay: 518 S. 7th Street

Chair Spino asked about the demo. Mr. Cumella stated that this property is not in the historic district. The applicant provided required photos and As Built Drawings and the initially established 90 recommended day delay will be lifted upon the Boards approval.

8.3 Preservation on Main Street Conference Deland, Florida July 27- July 30

9. PUBLIC COMMENT

DRAFT

Chris Nickoloff, 553 Spanish Way West, introduced himself and stated his submission for Commissioner in District 4, and provided positive insight on attending all Board meetings.

Member Kosack spoke of the Port Master Plan and that OHPA is planning 2 or 3 public meetings which would take place end of July 2022. She noted that OHPA seems to be again pushing for expansion.

10. ADJOURNMENT 6:20

Sylvie McCann, Recording Secretary

Michael Spino, Chair



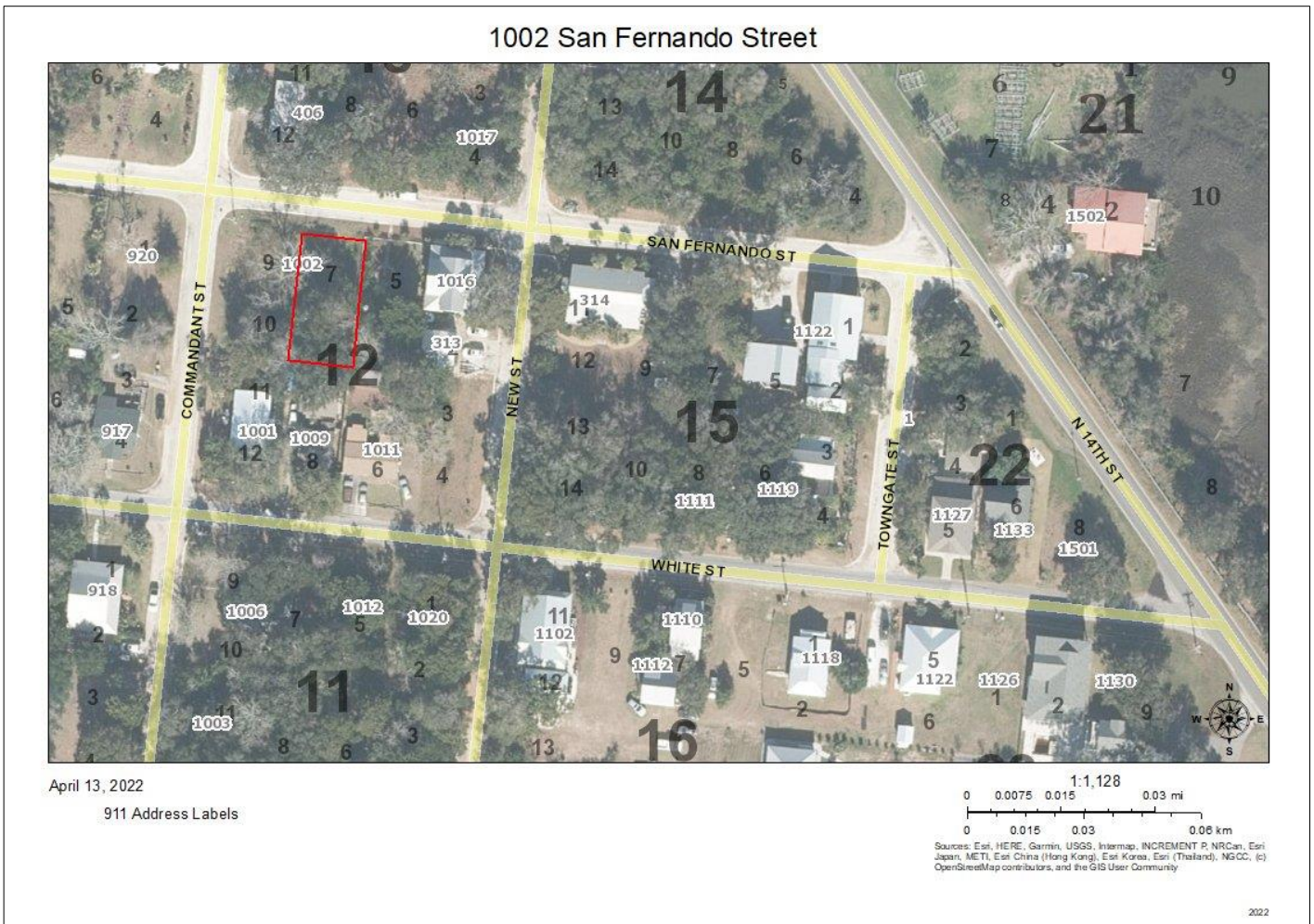
HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2022-0056

JULY 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:	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.



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.

This project received Conceptual Approval at the regular meeting of the HDC on April 21, 2022.

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.

As indicated in the conceptual 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.

Comments addressed during conceptual review have been addressed including the following:

- 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).
- 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).

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:

FINAL 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

- | | |
|------------------|--|
| EXHIBIT 1 | Application & Backup Materials |
| EXHIBIT 2 | Plans and Elevations (Revisions from Conceptual Review) |
| EXHIBIT 3 | Application, Plans & Elevation as Approved Conceptually 4.22.2022 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9561

Date Submitted: 7/14/2022

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?*

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*

1002 San 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*

571-229-6271

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 Construction - Home and detached garage.

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

Design Vision Statement*

Old Towne Classic

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

Certification*

☒

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

☒

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

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

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

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Applicant First Name*

Applicant Last Name*

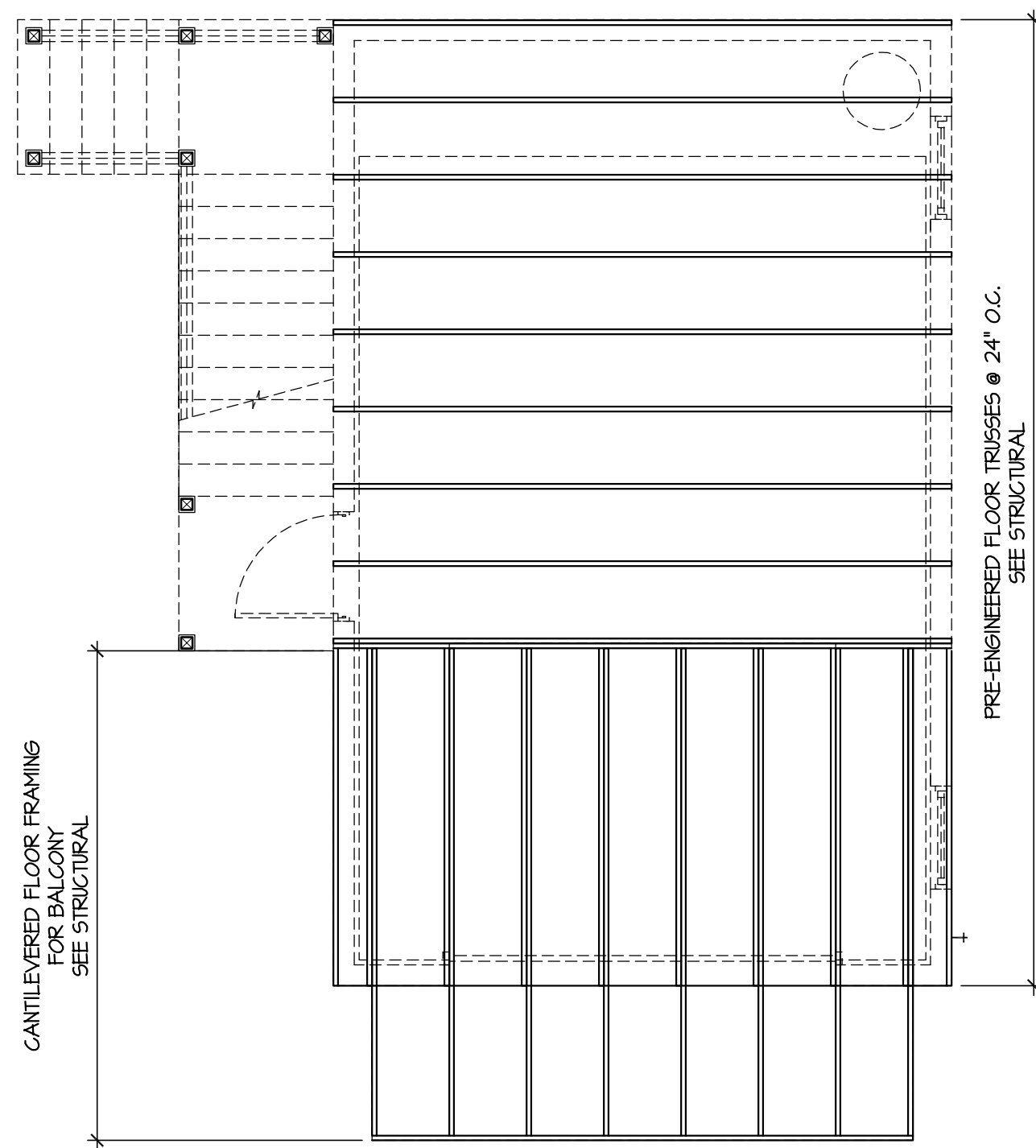
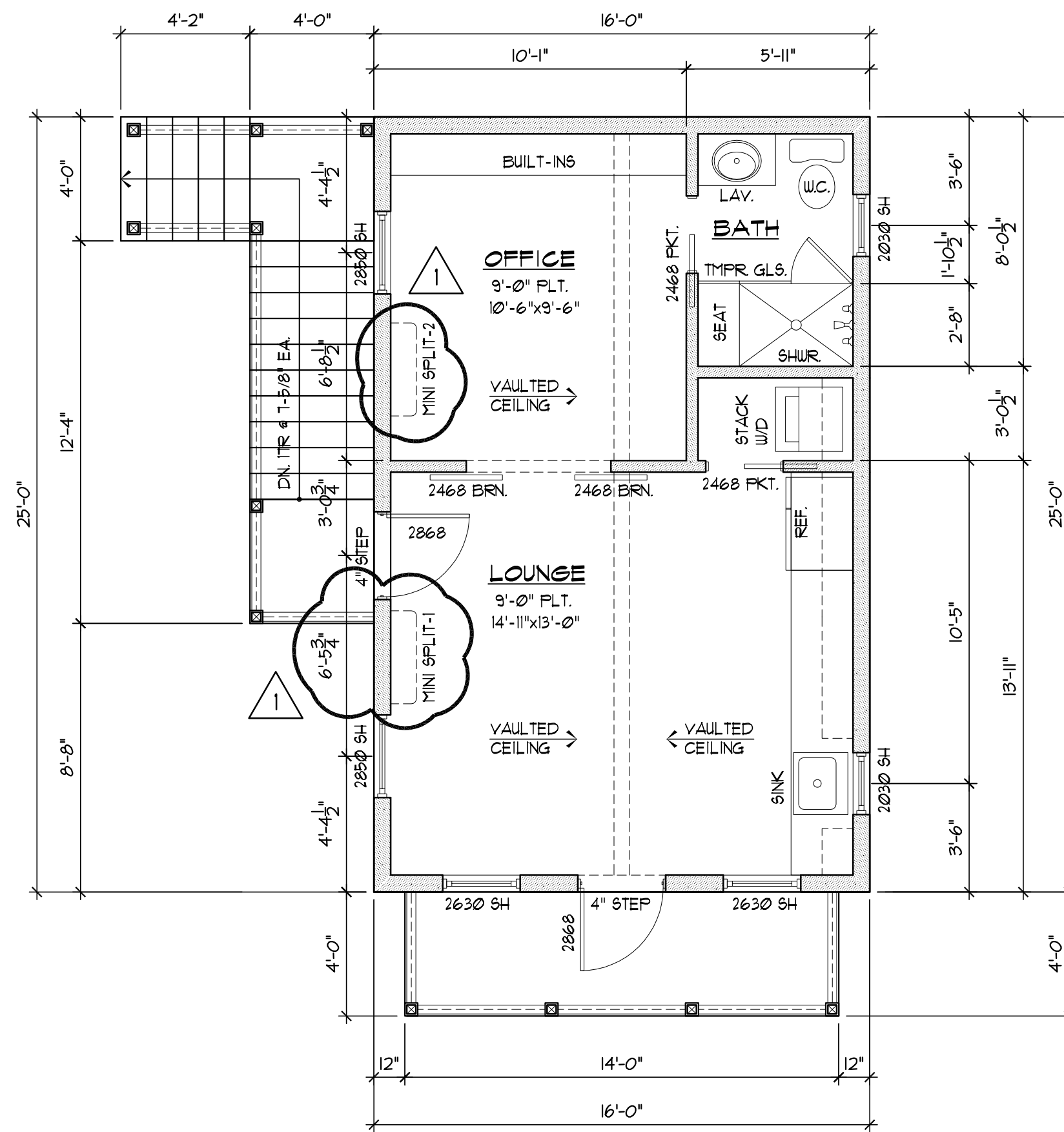
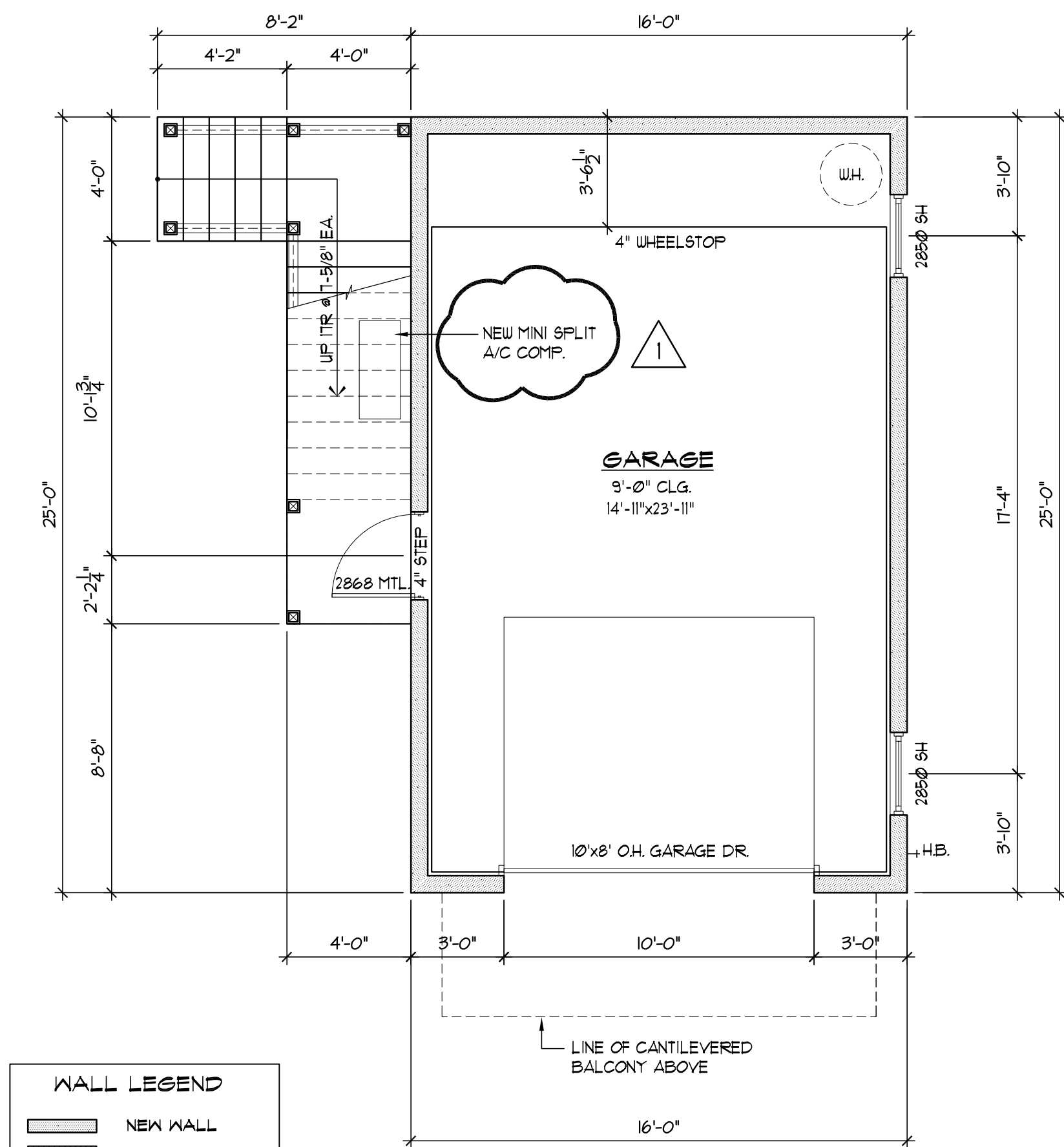
Today's Date*



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.



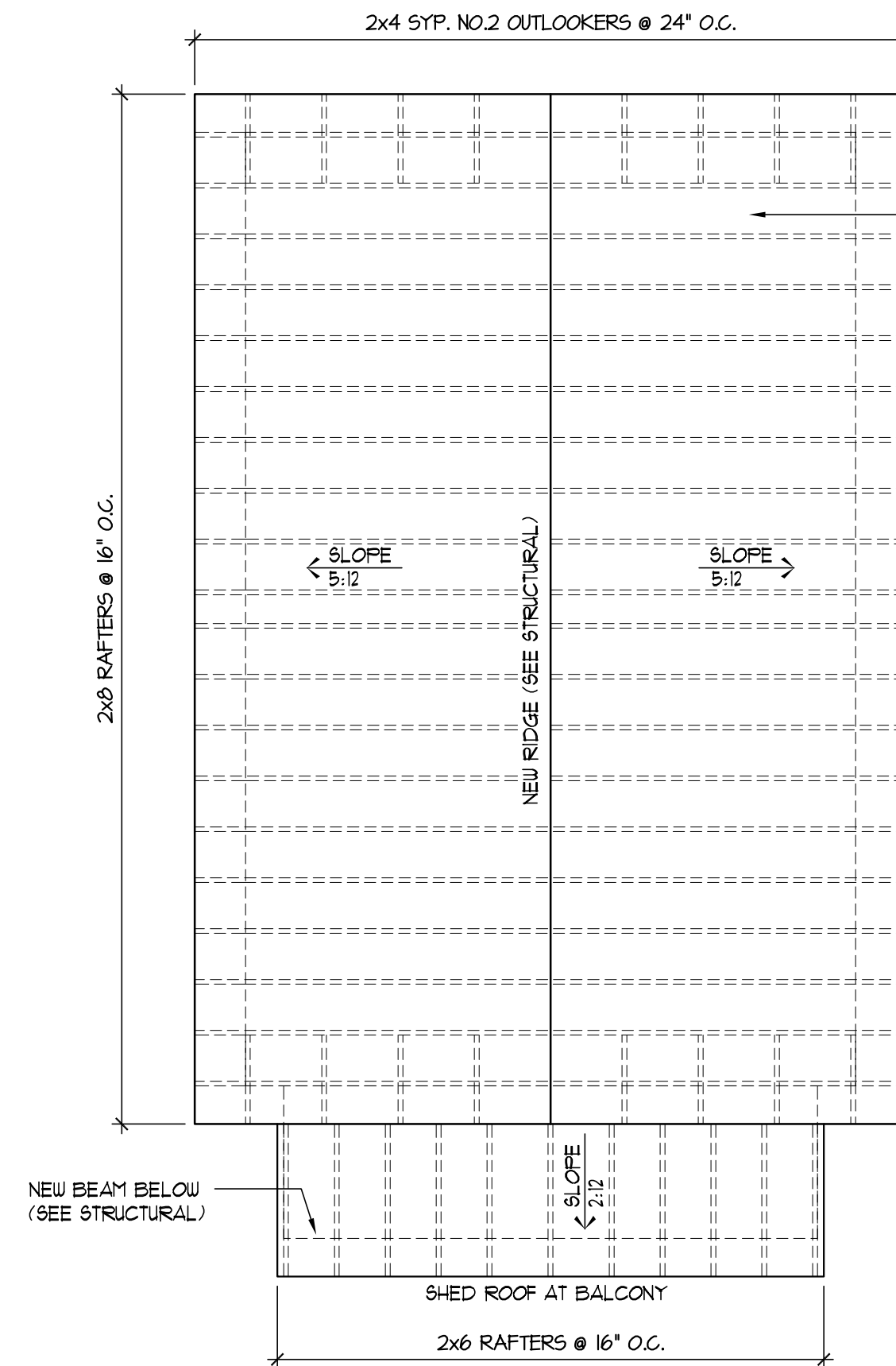
2ND. FLR. FLOOR FRAMING

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"

ROOF FRAMING NOTES

- NEW ROOF SHALL BE CONVENTIONALLY FRAMED W/ 2x8 RAFTERS @ 16" O.C. (TYP.) SEE STRUCTURAL
- NEW ROOF FRAMING LUMBER SHALL BE #2 SPF OR BETTER.
- ROOF SLOPE VARIES. SEE ROOF PLAN.
- 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 STUB TO KEEP FASCIAS ALIGNED AT INTERSECTIONS OF DIFFERING ROOF SLOPES.
- NEW ROOFING SHALL BE STANDING SEAM METAL ROOF - SELECTION BY OWNER.
- HEADER AND BEAM SIZES TO BE DETERMINED BY STRUCTURAL ENGINEER.
- ROOF TO HAVE SPRAY FOAM INSULATION AND SEALED SOFFITS. ROOF VENTING IS NOT REQUIRED.

NO.	REVISION	DATE
-----	----------	------

1	CITY COMMENTS	05-14-22
---	---------------	----------

FLOOR PLANS

NEW DETACHED GARAGE FOR THE KING RESIDENCE

10002 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32054

DRAWN BY: JRF

CHECKED:

DATE: 02-27-22

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

JOB NO:

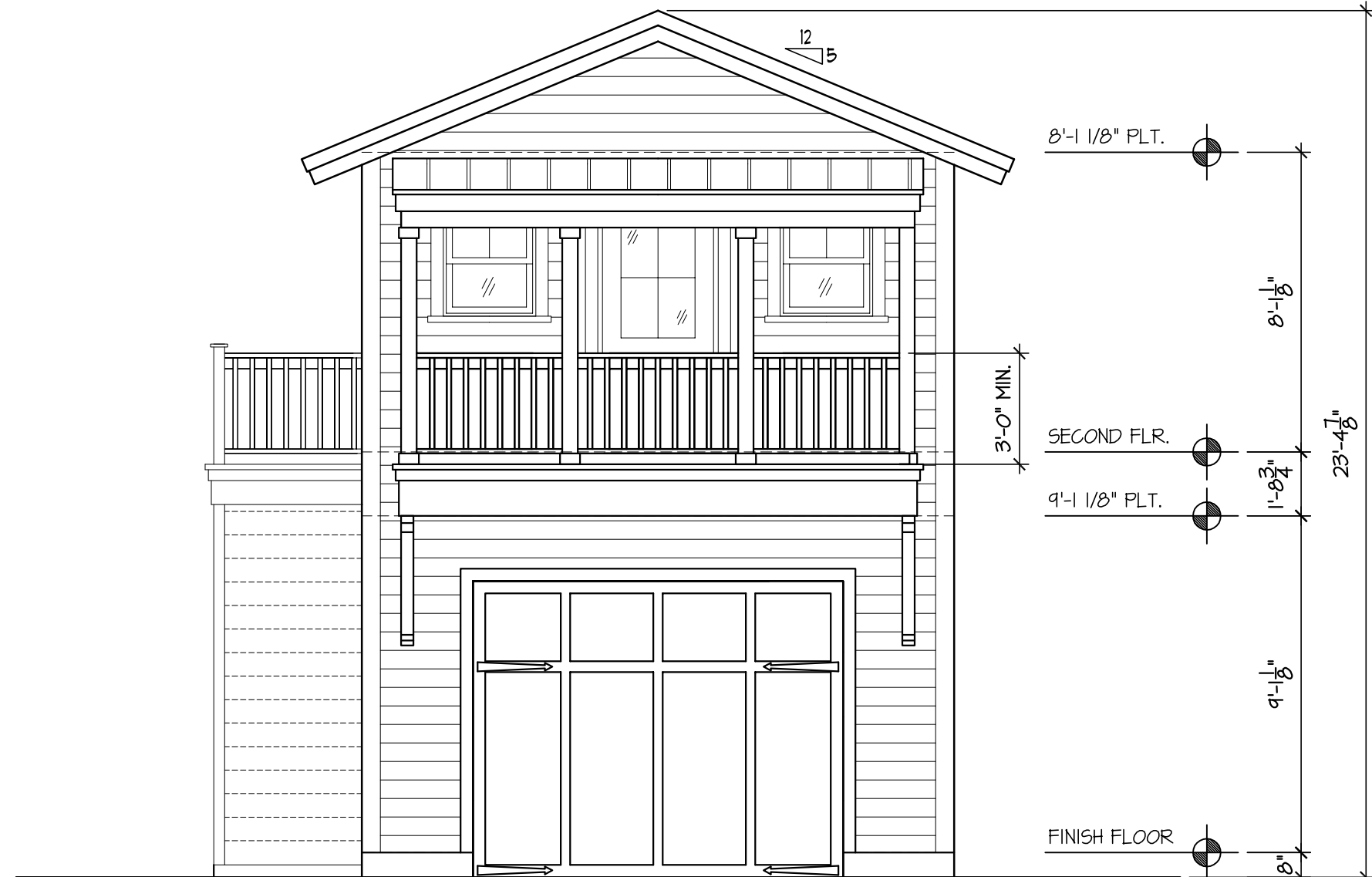
SHEET:

A2



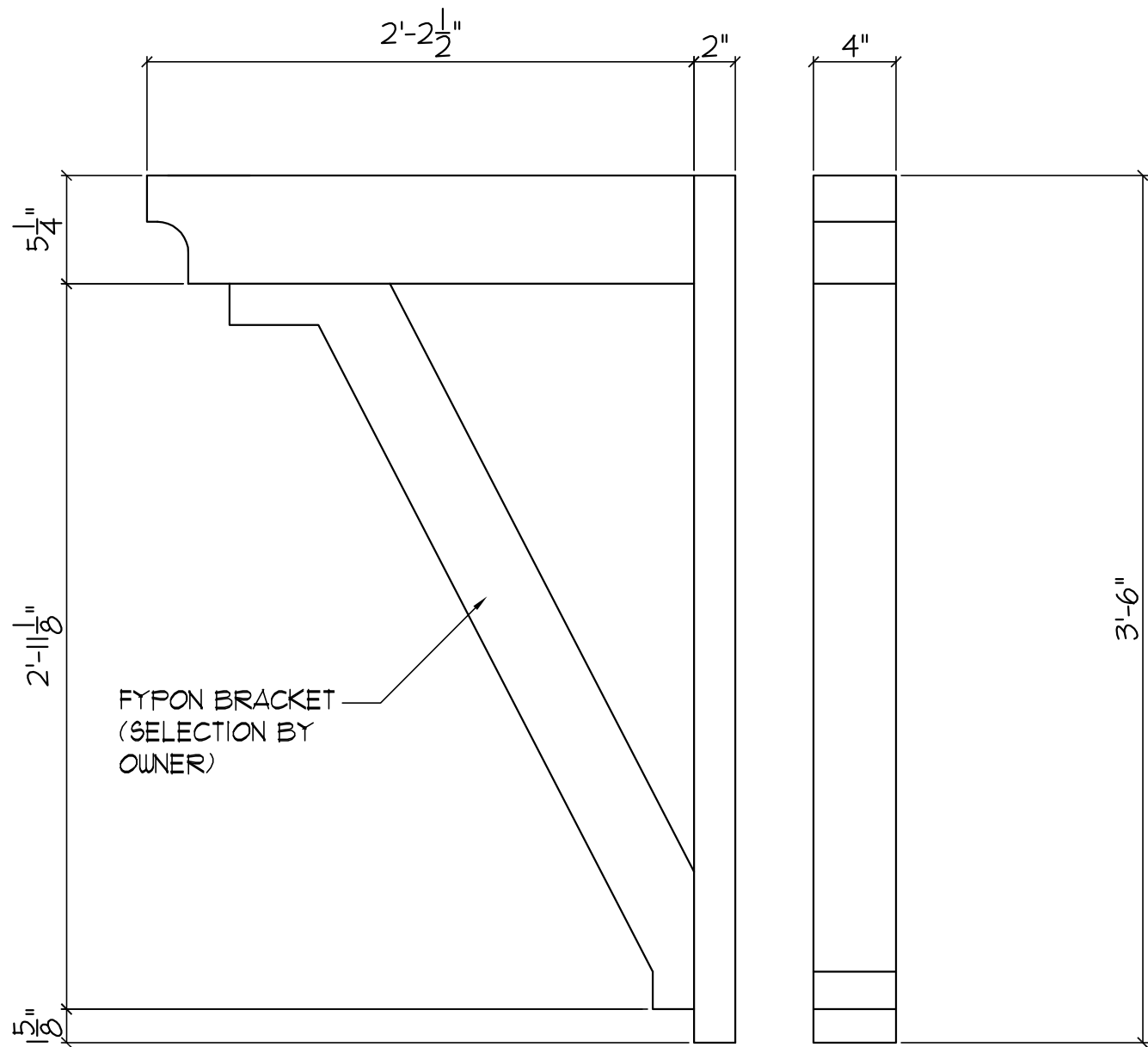
RIGHT ELEVATION

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

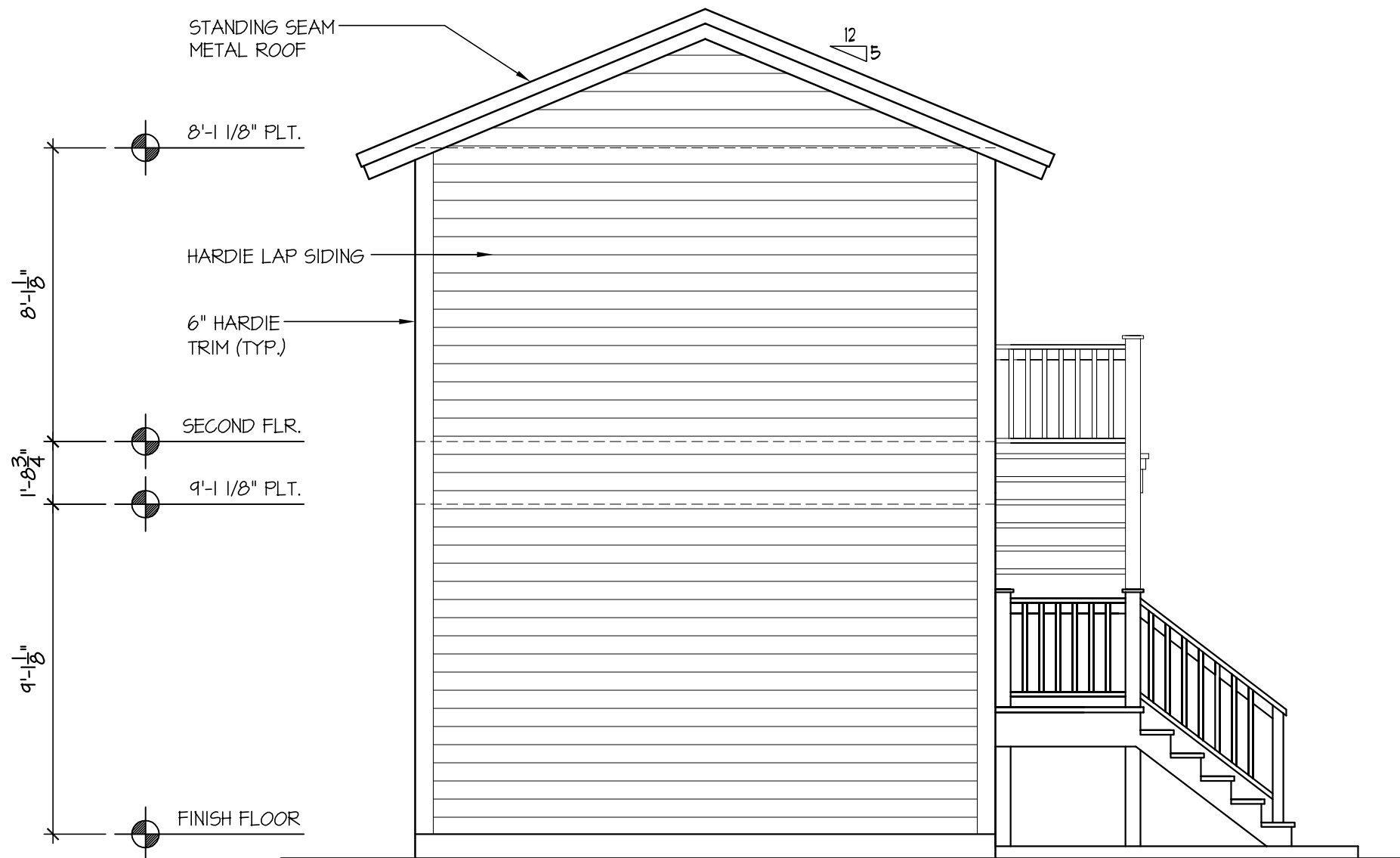


FRONT ELEVATION

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



1 BRACKET DETAIL
A3 1-1/2" = 1'-0"



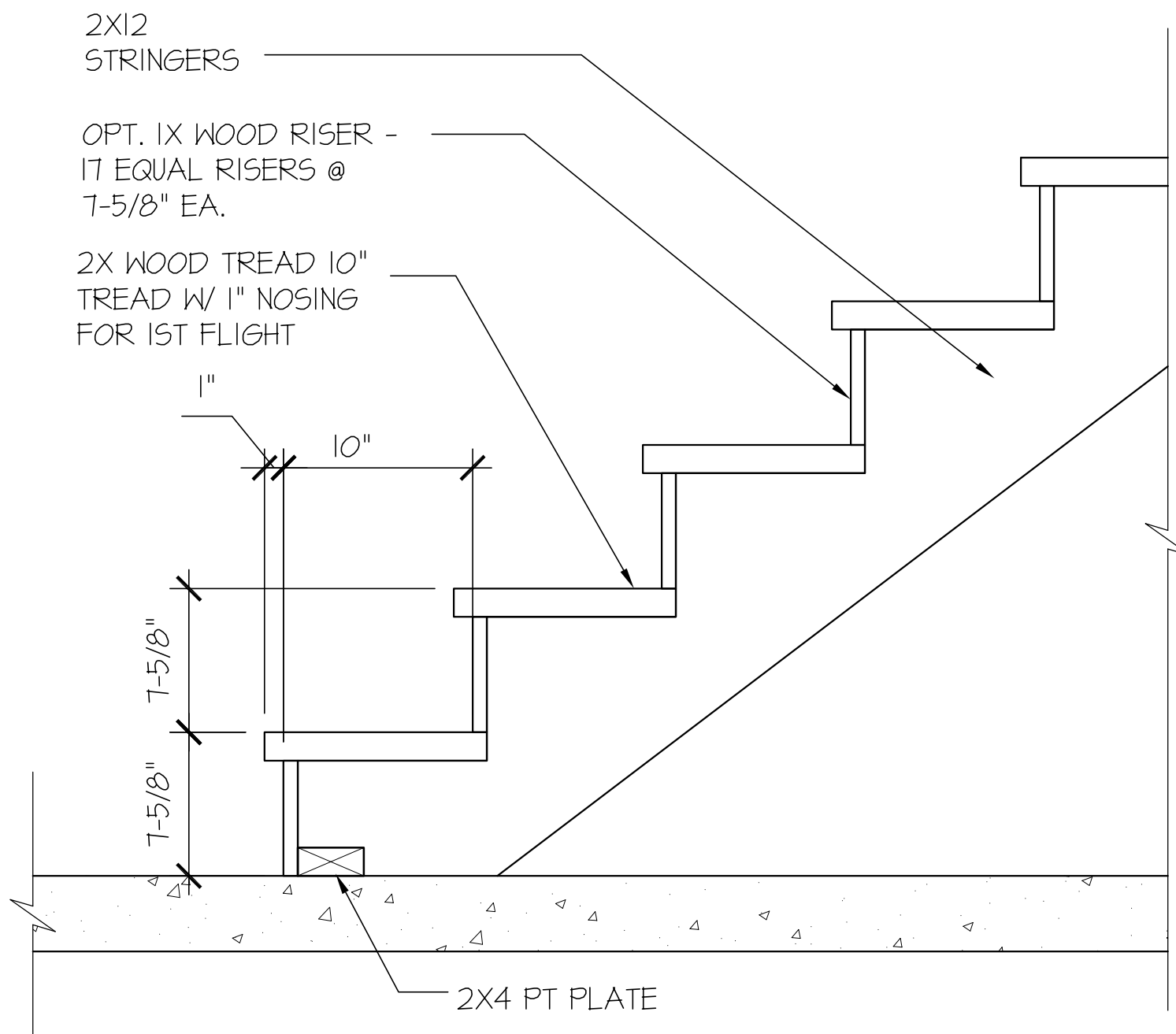
REAR ELEVATION

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

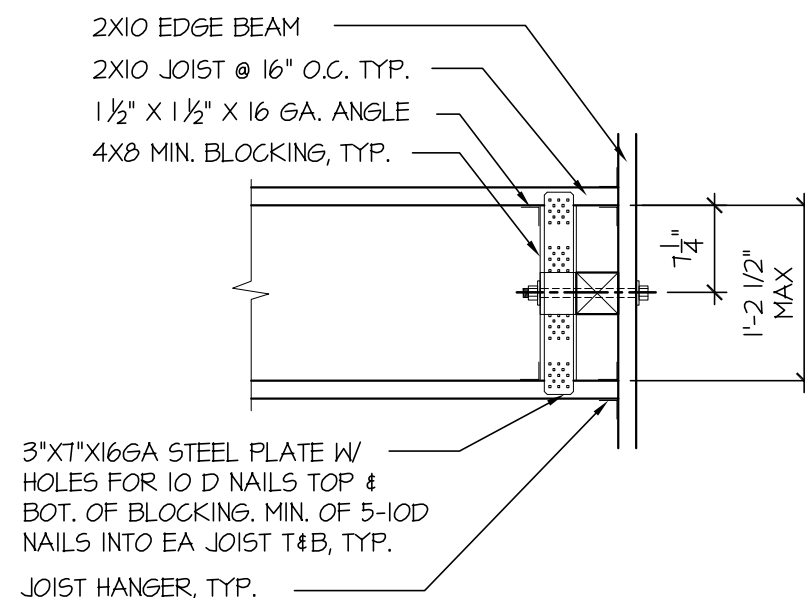


LEFT ELEVATION

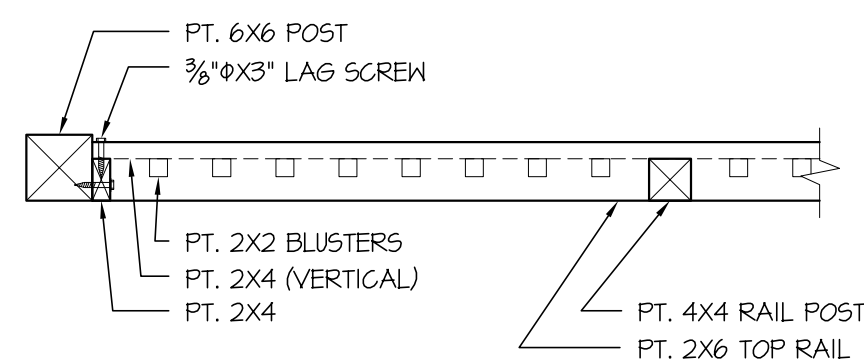
SCALE: 1/4" = 1'-0"



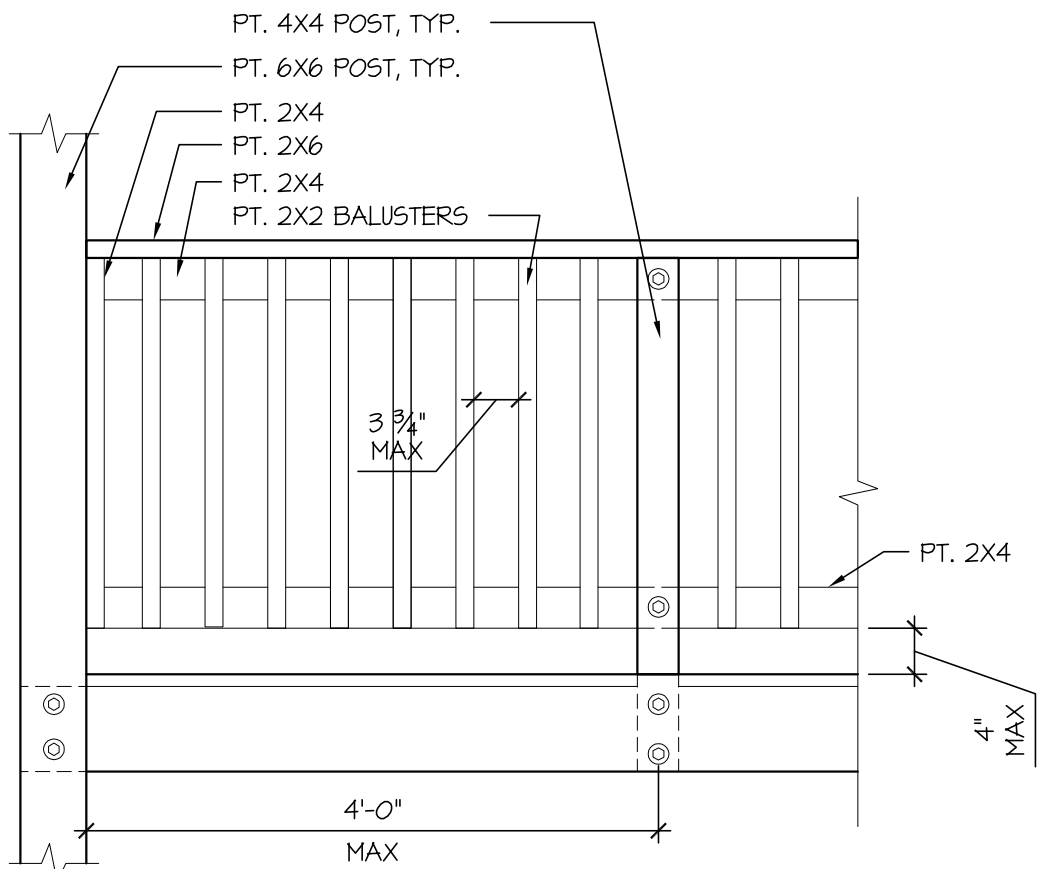
2 STAIR DETAIL - 1ST TO 2ND FLOOR
A3 1-1/2" = 1'-0"



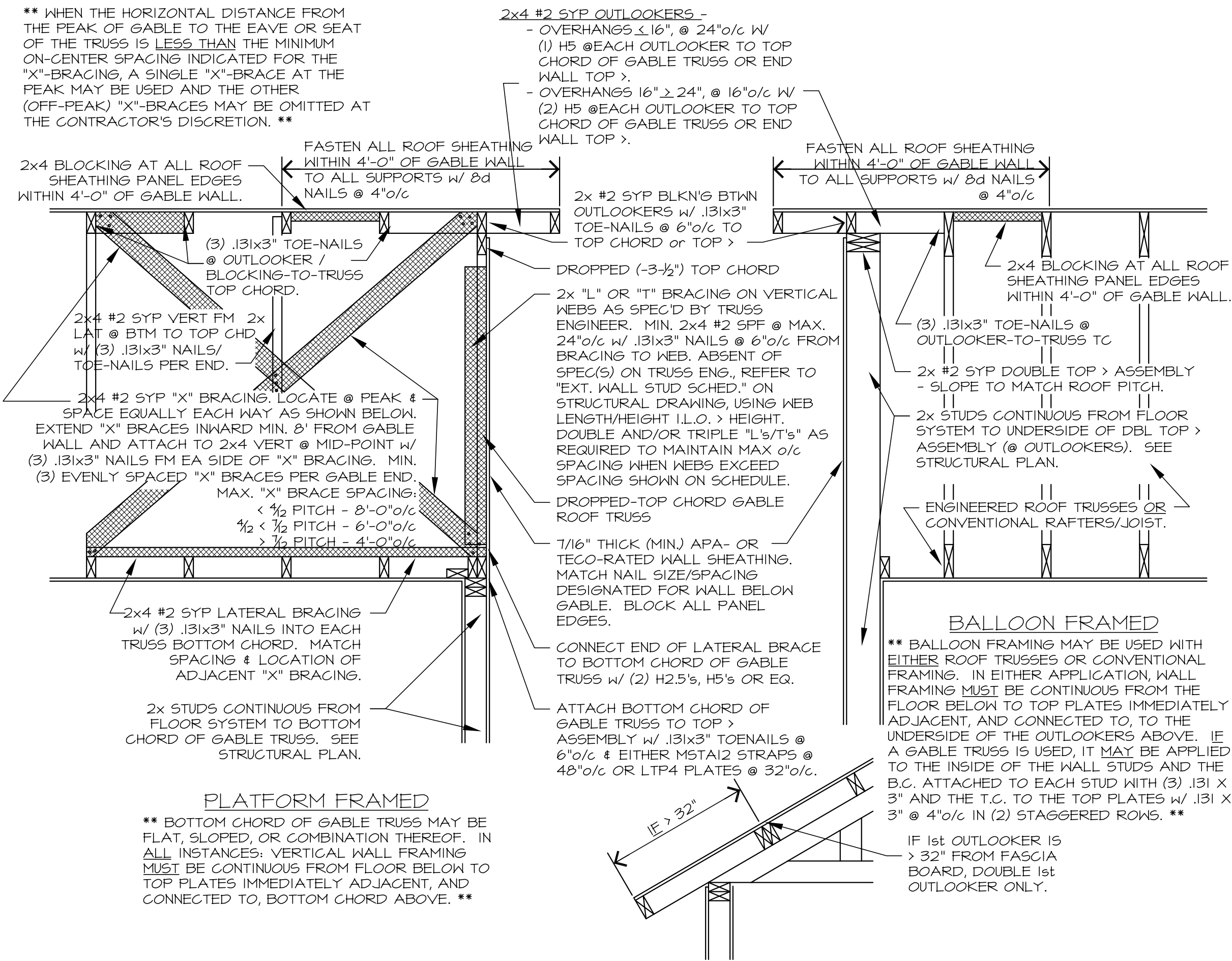
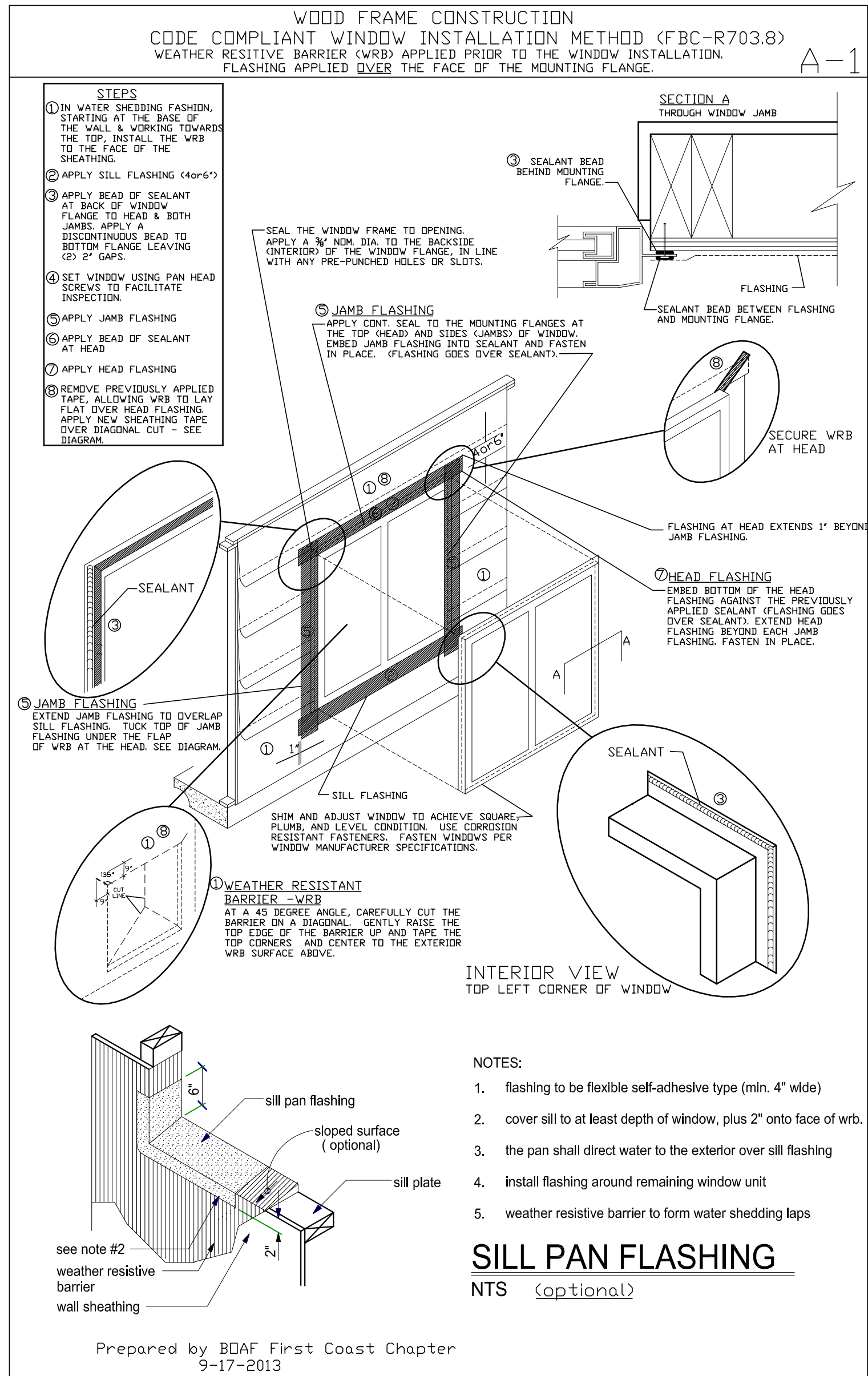
3 DETAIL @ GUARDRAIL POST CONNECTION
A3 3/4" = 1'-0"



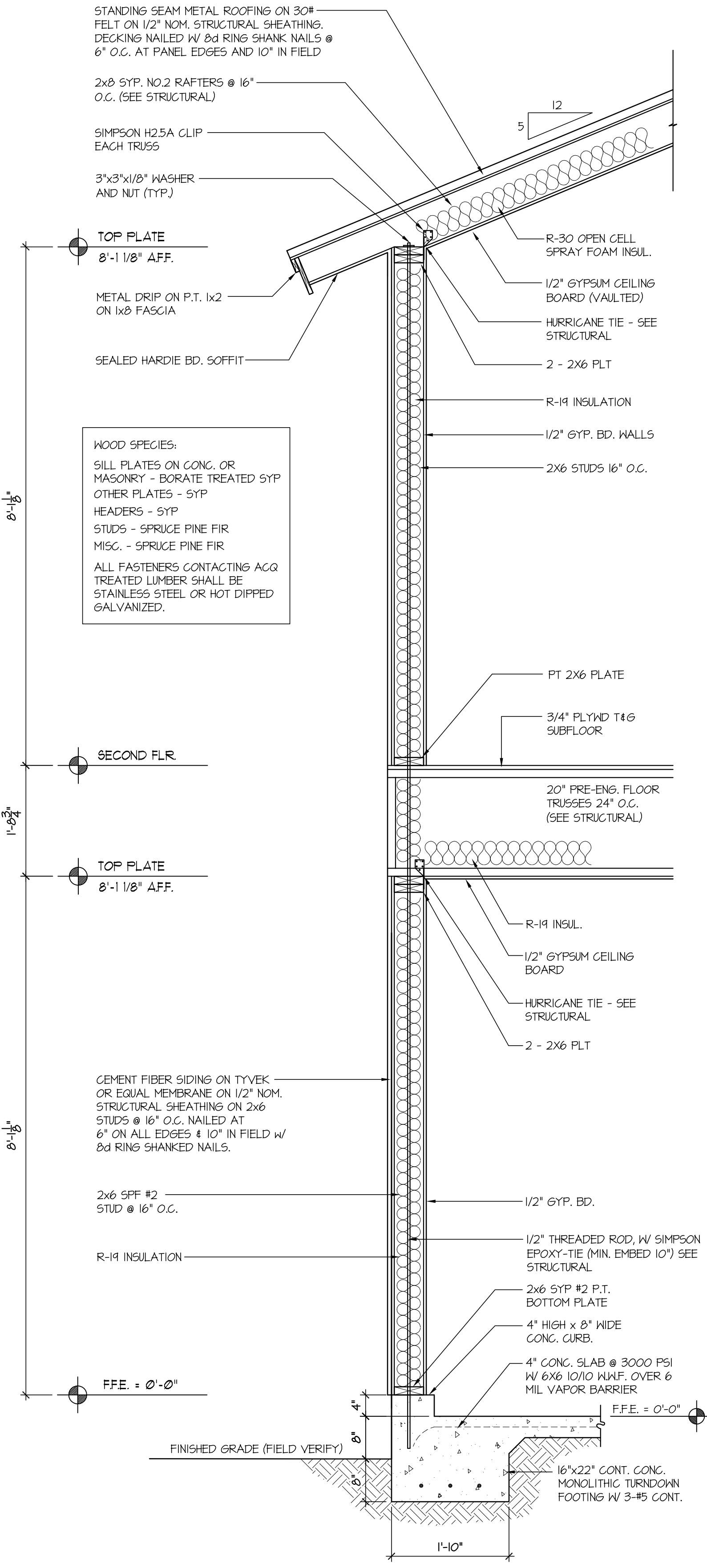
4 PARTIAL GUARD RAIL DETAIL
A3 3/4" = 1'-0"



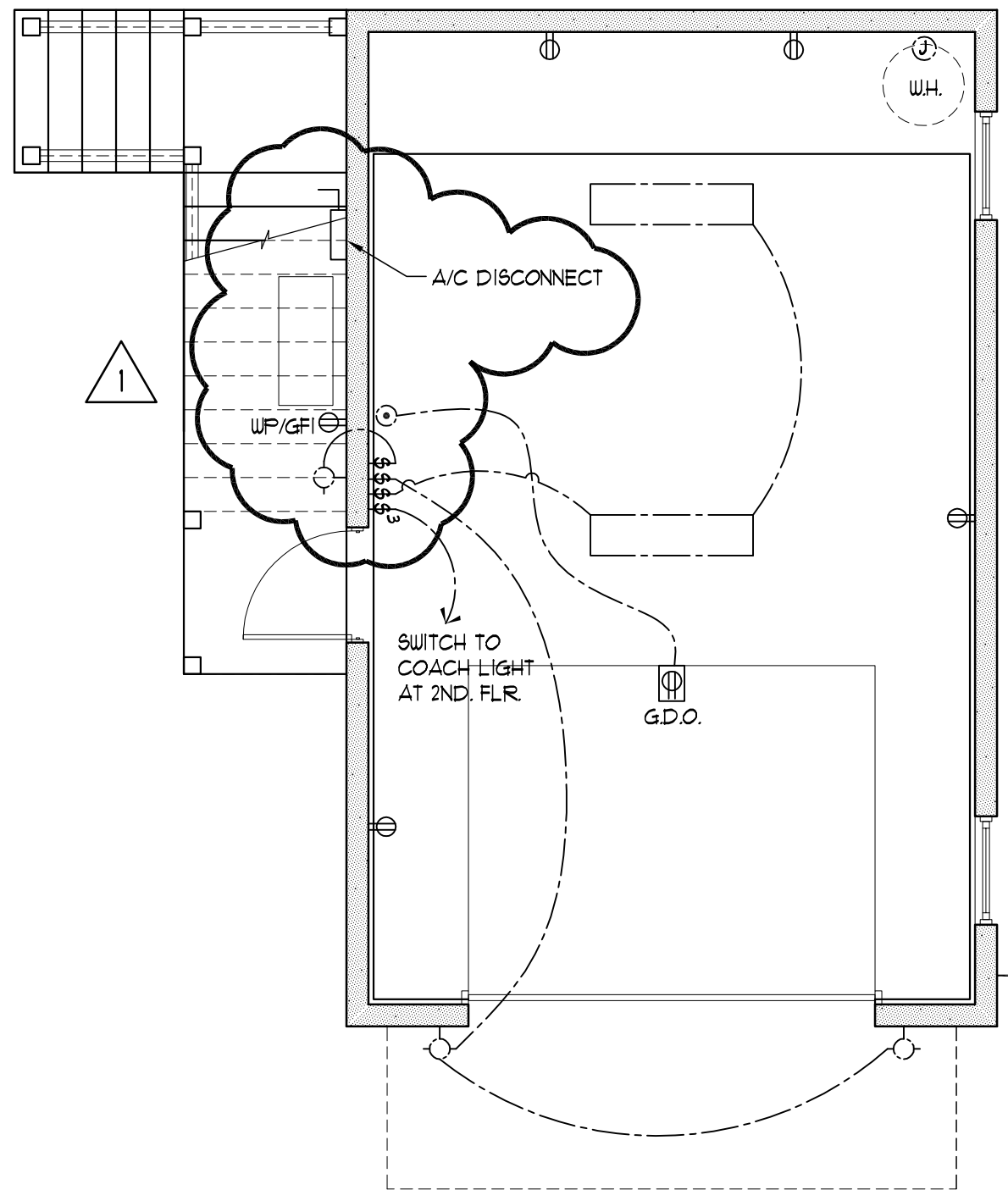
5 PARTIAL GUARD RAIL ELEVATION
A3 3/4" = 1'-0"



2 GABLE END BRACING DETAIL, TYP.
A4 SCALE = NTS

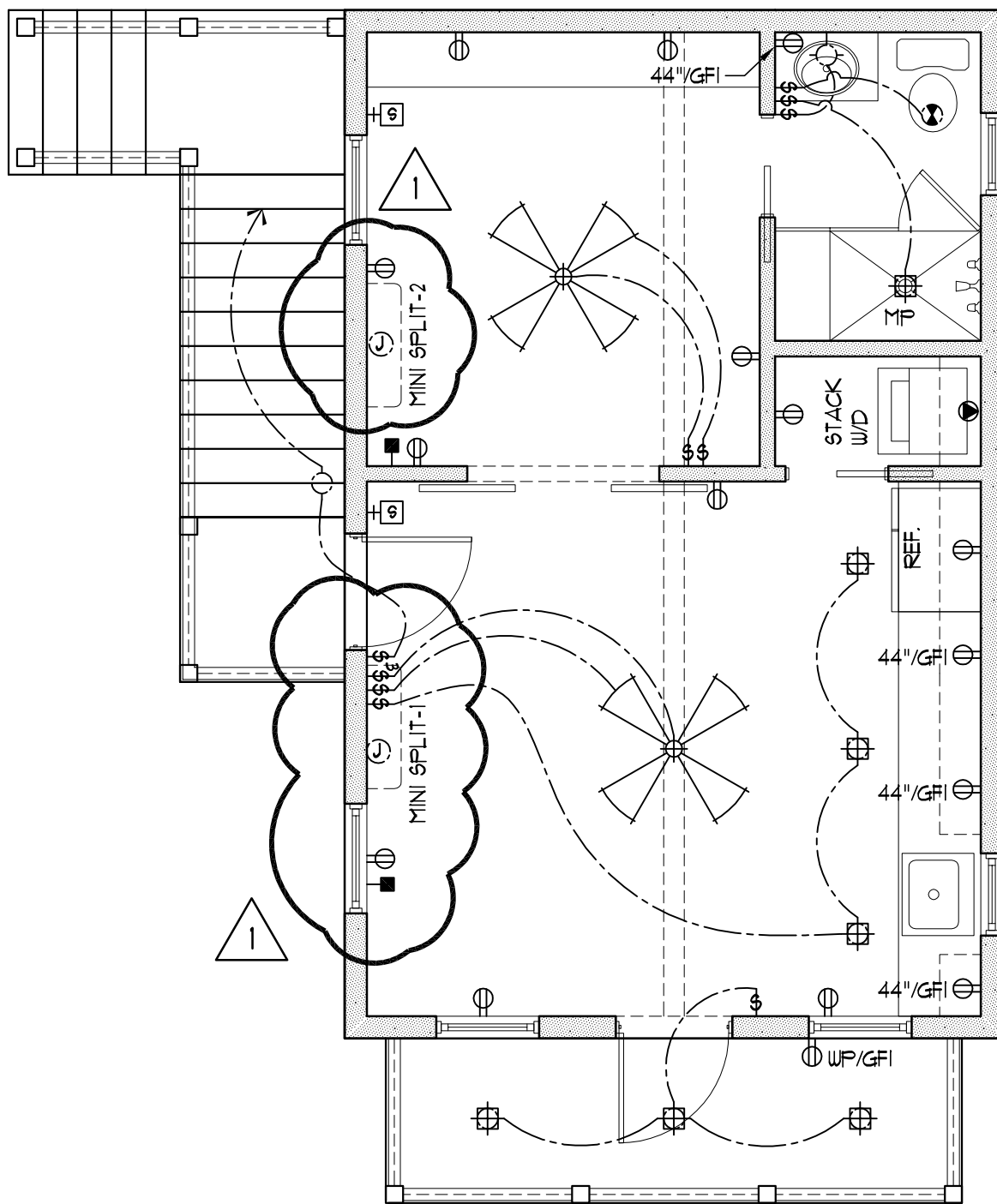


1 TYPICAL GARAGE WALL SECTION
A4 3/4" = 1'-0"



FIRST FLOOR ELECTRICAL

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



SECOND FLOOR ELECTRICAL

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

ELECTRICAL NOTES

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 120 V RECEPTACLES NOT LABELED AS GFI SHALL BE ARC FAULT AFGI PROTECTED IN ACCORDANCE WITH THE 2020 EDITION OF THE NEC.

ELECTRICAL LEGEND

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	2x4' 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 (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.
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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.



NASSAU COUNTY
PROPERTY APPRAISER



FAQ



Parcel Number 00-00-31-1580-0012-0070

Owner Name	KING RICHARD DWIGHT B
Mailing Address	ROSE JAMIE LYNN (H&W) 1101 KING FLETCHER COURT NOKESSVILLE, 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

Land Value	\$
(+) Improved Value	\$
(=) Market Value	
(-) Agricultural Classification	\$
(-) SOH or Non-Hx* 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 Shared Payoff Value



Property Search



[Map This Parcel](#)



GIS Report



Property Record Card



[Print Friendly Page](#)

ANT STREET

SAN FERNANDO ST City of Fernandina Beach

102

1016

313

1001

1017

City of Fernandina Beach

A map of a section of San Fernando, California, showing a grid of streets and lots. A red rectangle highlights a specific lot. The map includes street names like 'ANT STREET' and 'SAN FERNANDO ST', and lot numbers such as 920, 102, 1016, 1001, 1009, 1011, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200. The map also shows the 'City of Fernandina Beach' and the 'San Fernando' area.

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

BUILDING INFORMATION

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

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built	350	113	101
				350	113	101

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.

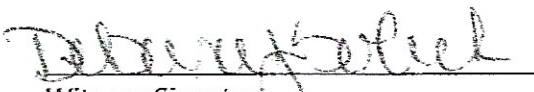
TO HAVE AND TO HOLD the same in fee simple forever.

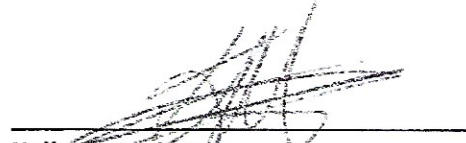
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the

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

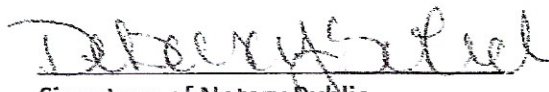

Kelly Lee Manus

Address:
111 South 5th Street
Fernandina Beach, FL 32034

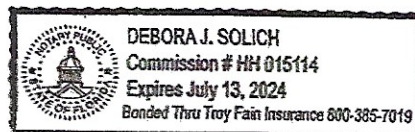

Witness Signature
Printed Name: Daphne S. Smith

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

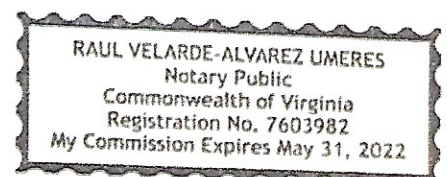
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of MARCH, 20 22, by RICHARD D KING AND JAIMIE L ROSE

[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:

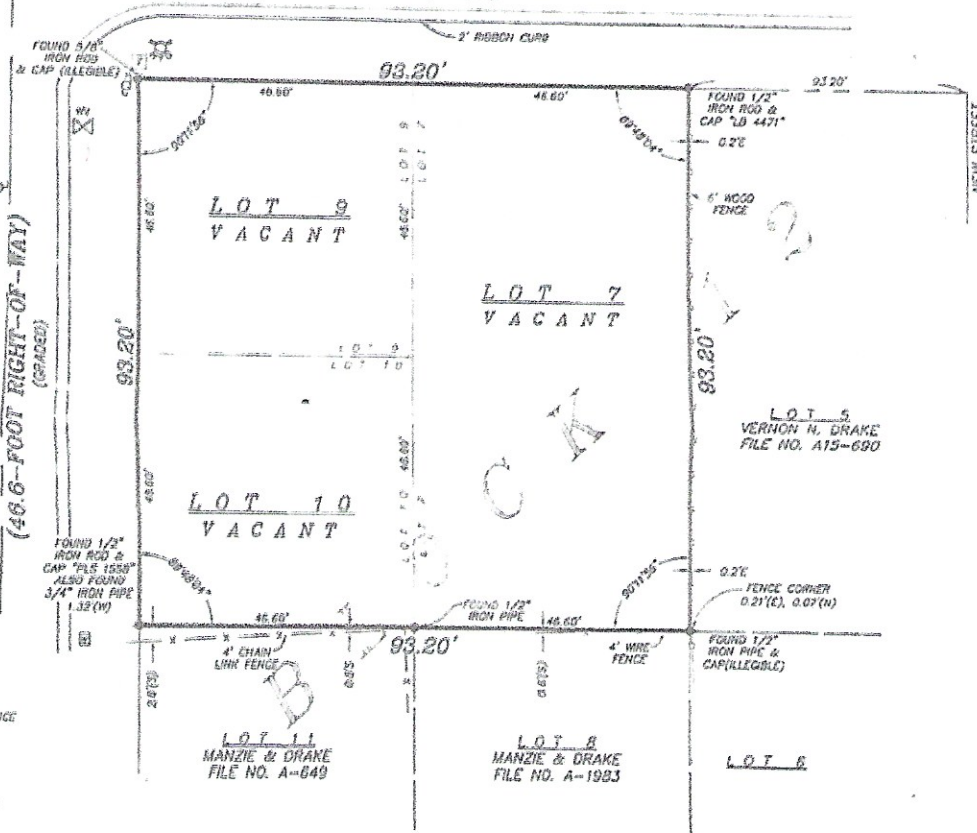
LOTS 7, 9 AND 10, BLOCK 12, OLD TOWN.



SAN FERNANDO STREET

(48.6-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

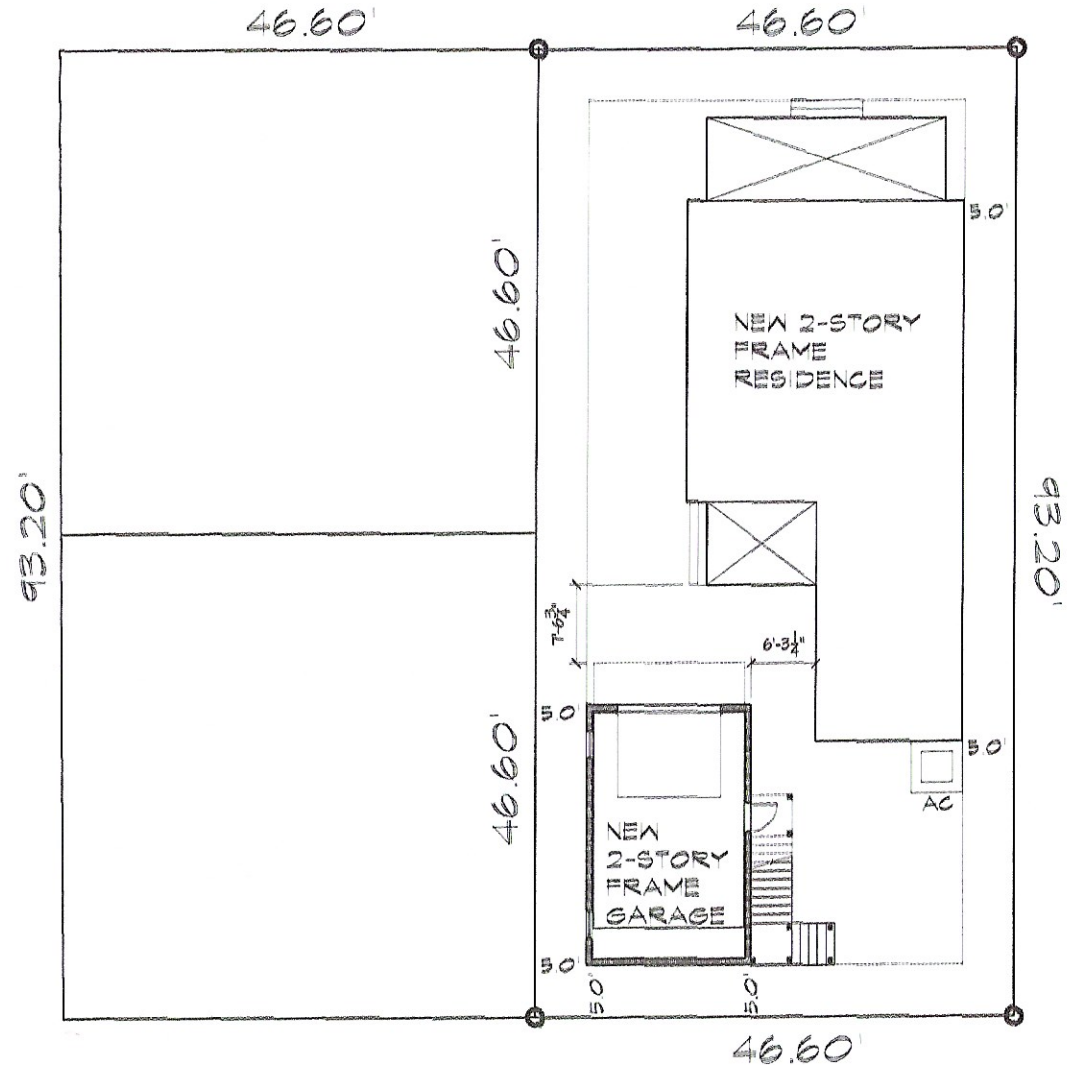
SAN FERNANDO STREET

(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%

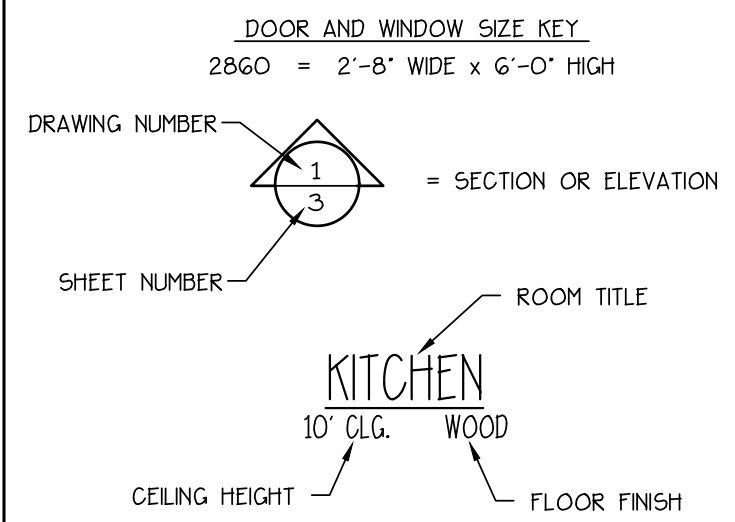


PROPOSED SITE PLAN

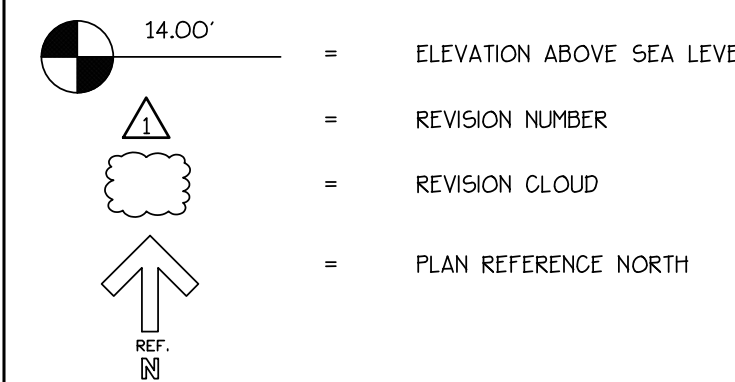
SCALE: 1" = 20'



DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH



DETAIL OR ELEVATION NUMBER



	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
	QUADRAPLEX 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



CONCEPTUAL RENDERING

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

AREA CALCULATIONS

FIRST FLOOR HEATED = 1112 S.F.	COVERED PORCH = 269 S.F.
SECOND FLOOR HEATED = 579 S.F.	
TOTAL HEATED = 1691 S.F.	

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DATE:	12/16/2021
JOB NO.	15116F
DWN. BY:	MCC
DWG. NAME:	15116F.DWG

0

**SALUDA RIVER
CLUB COTTAGE F -
15116F**

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Architects inc. creating sustainable timeless design

ARA

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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**

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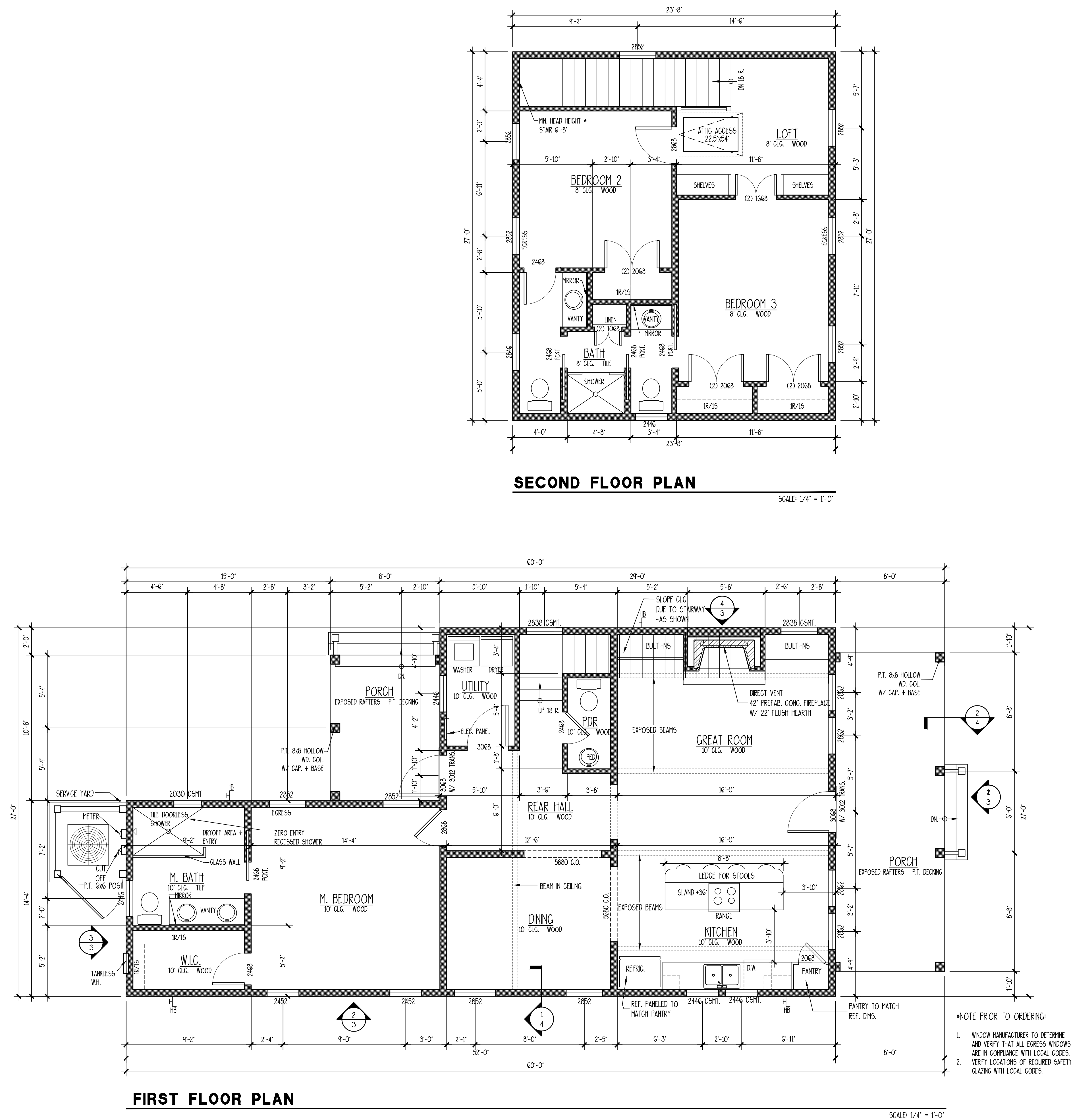
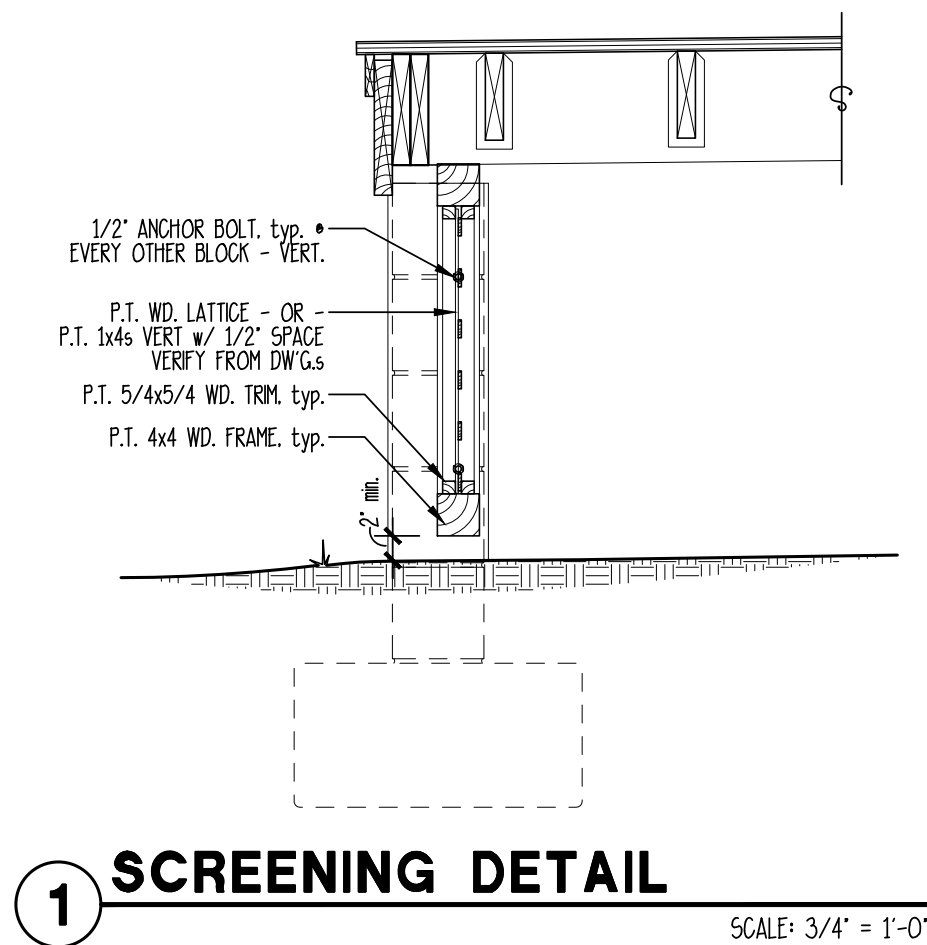
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[illegible]

DATE:	12/16/2021
JOB NO.	15116F
DWN. BY:	MCC
DWG. NAME:	15116F.DWG

1





3 REAR ELEVATION

2 LEFT ELEVATION

1 FRONT ELEVATION

**SALUDA RIVER
CLUB COTTAGE F -
15116F**

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THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO RESEARCH THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RANNEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HARM OR CONSEQUENCE FROM THIS PLAN.

- HIST. ALL DEPRESSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- HIST. COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; UNDERGROUND UTILITIES SHOULD NOT BE RELIED UPON
- ACTUAL SITE CONDITIONS
- HIST. & FUTURE UTILITIES ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL CITY CONTRACTOR OR OWNER TO ENSURE COMPLIANCE WITH LOCAL CODE
- HIST. THAT EQUIPMENT IS SIZED CONSISTENTLY FOR THAT PARTICULAR REGION AND CONDITIONS
- HIST. ALL STRUCTURAL DEPRESSIONS WITH LOCAL DRAINAGE AND/OR ROADSIDE

DATE:	12/16/2021
JOB NO.	15116F
DWN. BY:	MCC
DWG. NAME:	15116F.DWG

3



DATE:	12/16/2021
JOB NO.	15116F
DWN. BY:	MCC
DWG. NAME:	15116F.DWG

**SALUDA RIVER
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15116F**

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4



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.

COORD. ELEVATION OF UTILITIES + ELECTRICAL
OUTLETS W/ LOCAL CODES + FLOOD ELEVATION

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THIS PLAN WAS THEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE ENGINEER OF THIS PLAN TO PREPARE THE FOLLOWING, BEFORE BEGINNING CONSTRUCTION, ALONG WITH ANY OTHERS, IN AN ASSURE NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

•VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

•DO NOT CONFUSE WITH ALL LOCAL CODES

•THINK POSITIVE CONDITIONS (E.G., TYPING/STAPLING SHOULD INCORPORATE

•ACTUAL SITE CONDITIONS

•LOCAL REGULATIONS OR NOT NEEDED. THESE SHOULD BE OBTAINED FROM A

•LOCAL PROFESSIONAL OR EXPERT TO VERIFY CONDITIONS, LOCAL CODE

•AND THAT CONDITIONS IS USED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS

•GENERAL CONTRACTOR, ARCHITECT, LOCAL INSPECTOR, LOCAL INSURANCE, ETC.

DATE:	12/16/2021
JOB NO.	15116F
DWN. BY:	MCC
DWG. NAME:	15116F.DWG

5

**SALUDA RIVER
CLUB COTTAGE F -
15116F**

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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=ehdr_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, Pkls. + Hooks.	\$	
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 45 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: cants, 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.

Frestop 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 (C0F5/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 Mabec, 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)
Humboldt Healthy Building Solutions, Neatcore Doors and Cabinets

SPECIFICATIONS

APA

ALLISON RAMSEY

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creating sustainable timeless design

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(843) 984-0559
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THE PLAN HAS BEEN PREPARED IN PART FOR PROFESSIONAL ENGINEERS AND ARCHITECTS. 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

*PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD MICROPORTE

*SHOUL + PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A

*AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.

*VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	02/26/19		
JOB NO. :		#	
DWG. BY :			
DWG. NAME :	GreeneSpec2019.dwg		

SP1

SECTION 09 11 00 - PAINTING

-Green Recommendations:

Materials: Use only architectural paints and coatings that meet the standards below:

Standards for Environmentally Preferable Paints and Coatings (source: Lead for Homes Requirements, Table 25)		
Component	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. R317.3 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
*Good HVAC Design and Installation (Climate Zones 1-3)	Cooling Heating	≥ 14 SEER ≥ 8.2 HSPF	≥ 80 AFUE	≥ 80 AFUE

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 clearing 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

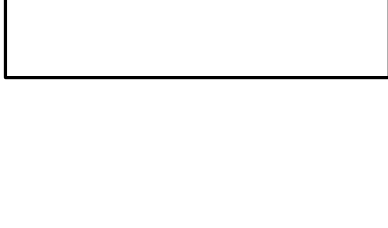
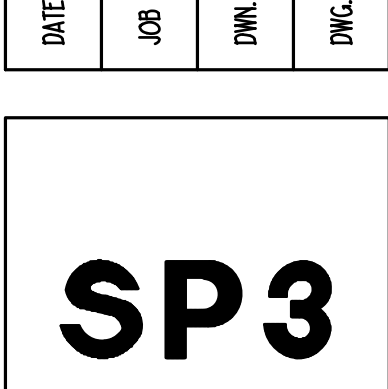
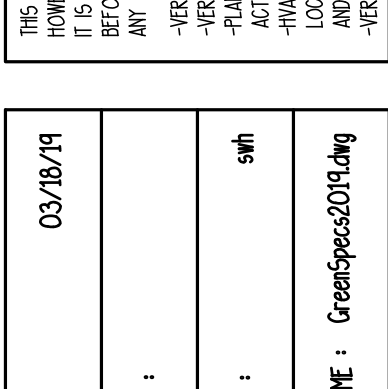
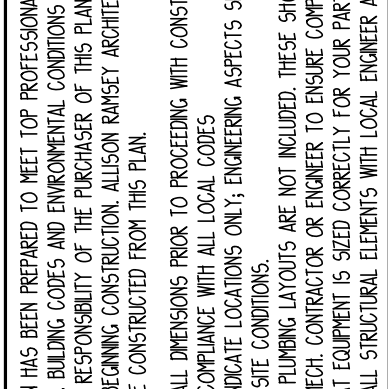
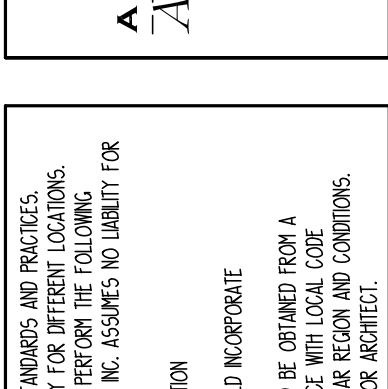
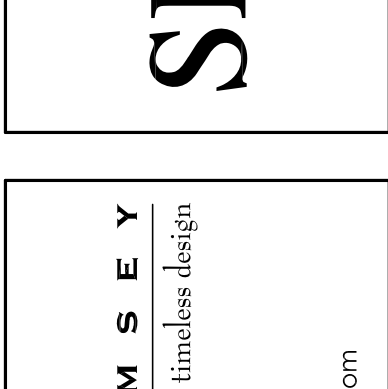
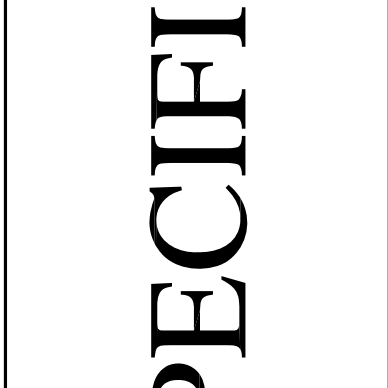
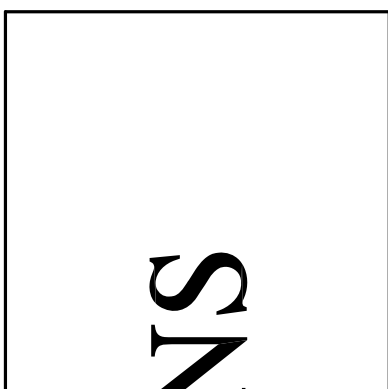
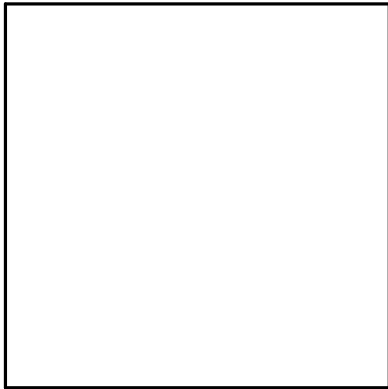
-Green Recommendation:

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.

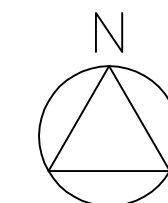
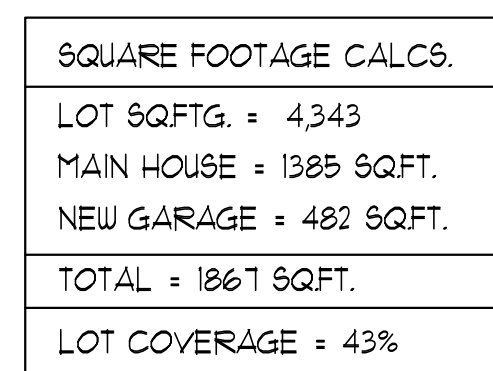
DIVISION 33 UTILITIES

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.



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

C1

NO.	REVISION	DATE
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FOUNDATION DETAILS

NEW DETACHED GARAGE
KING RESIDENCE
FOR THE
1002 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034

OWN BY: JRF

CKED:

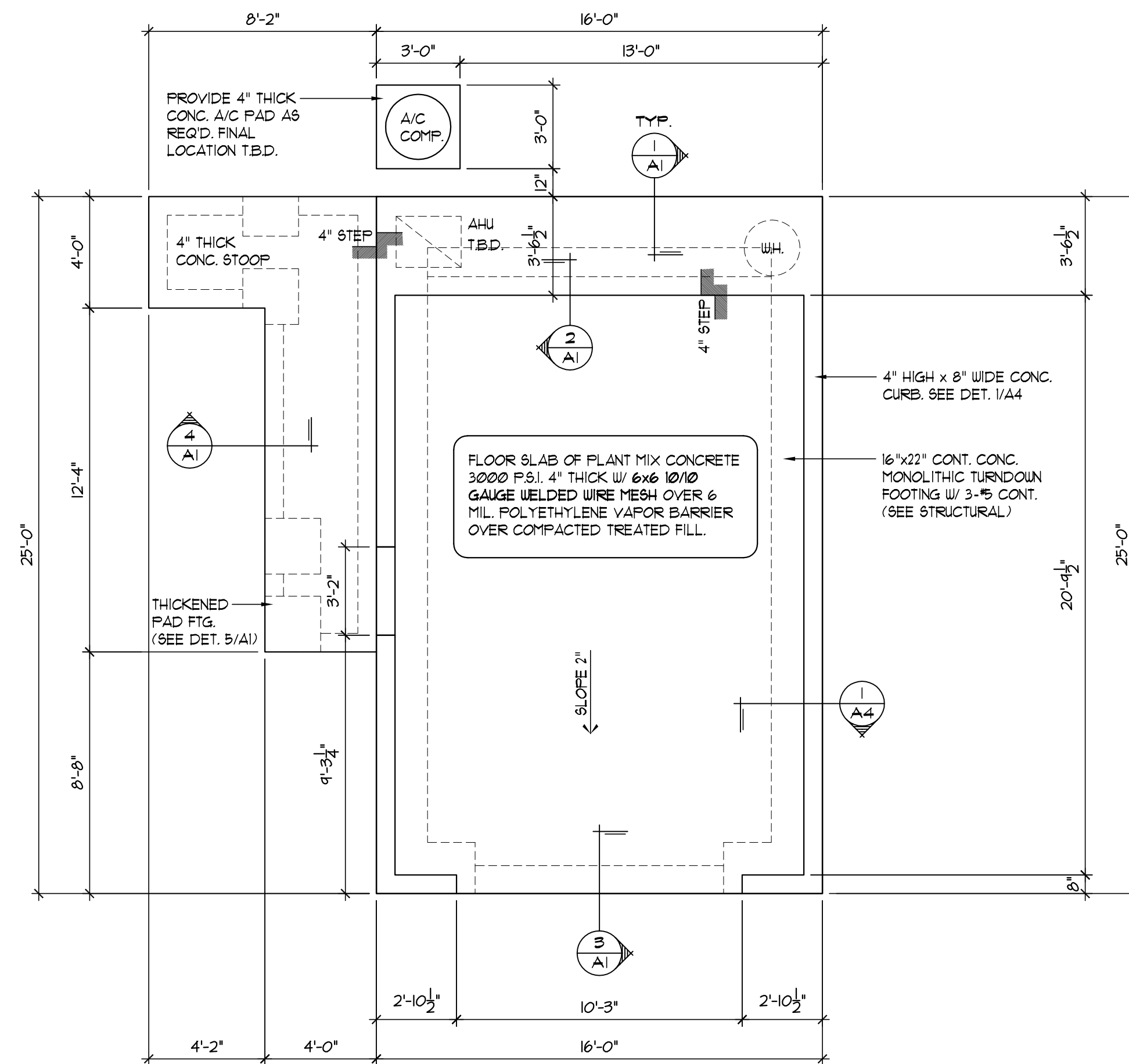
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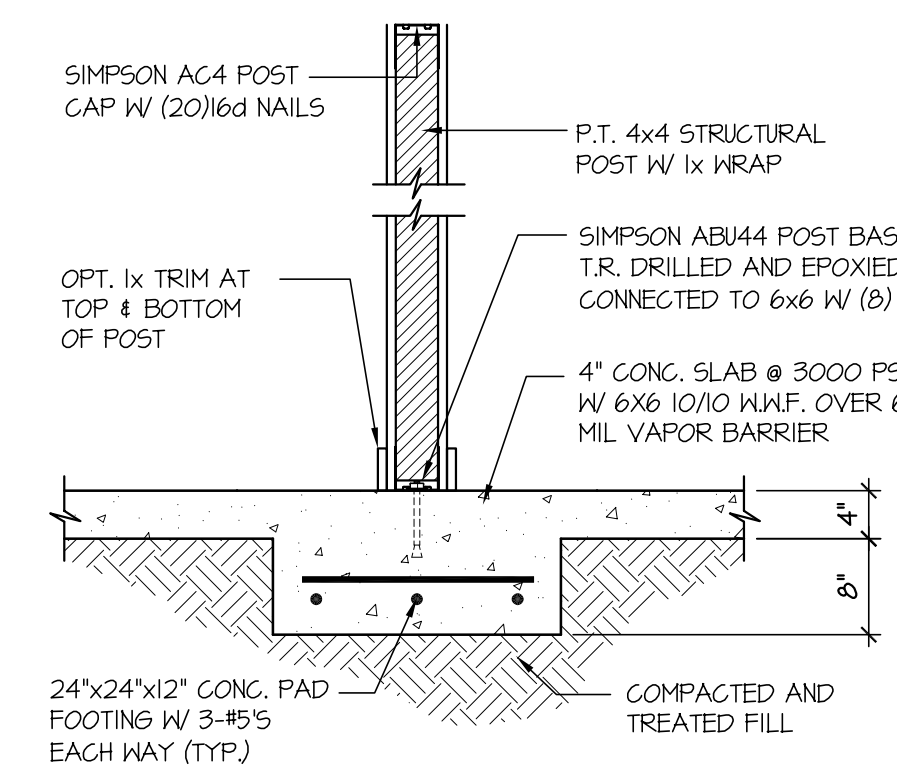
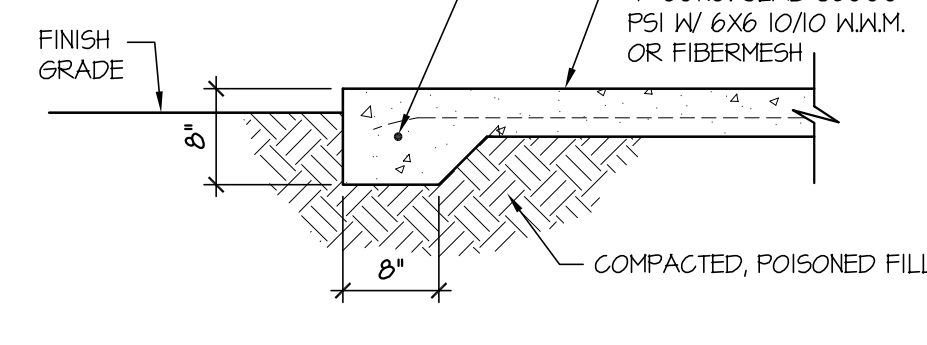
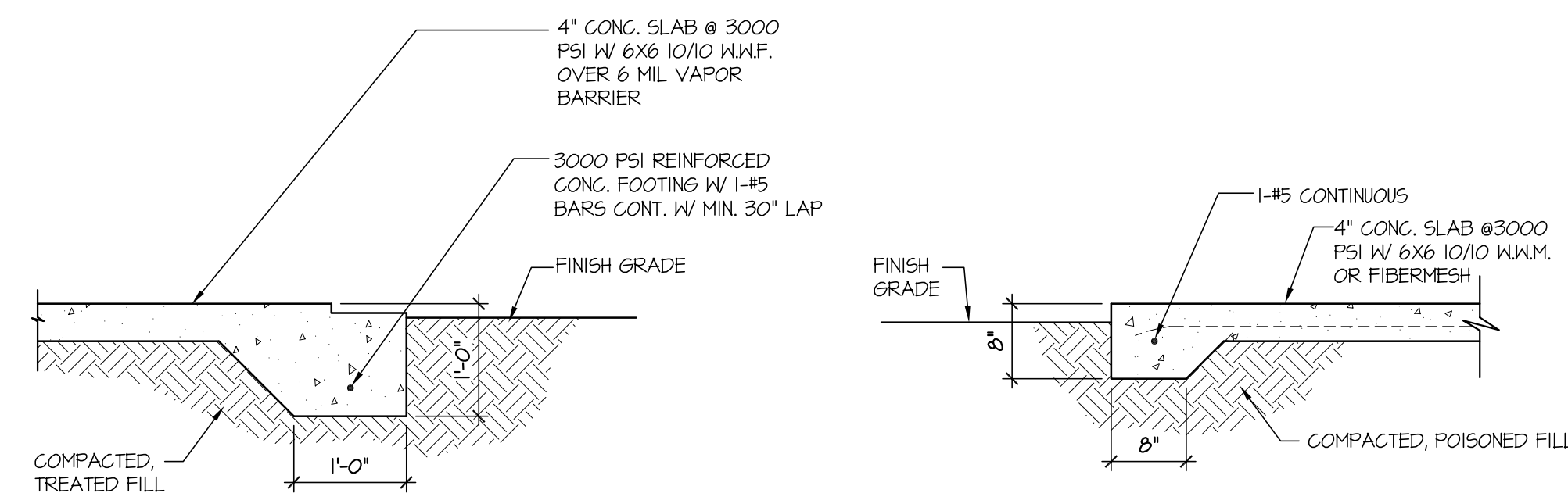
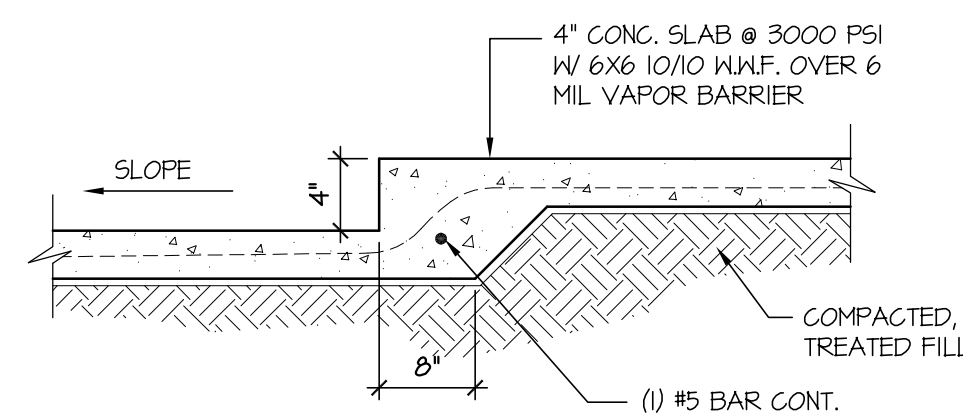
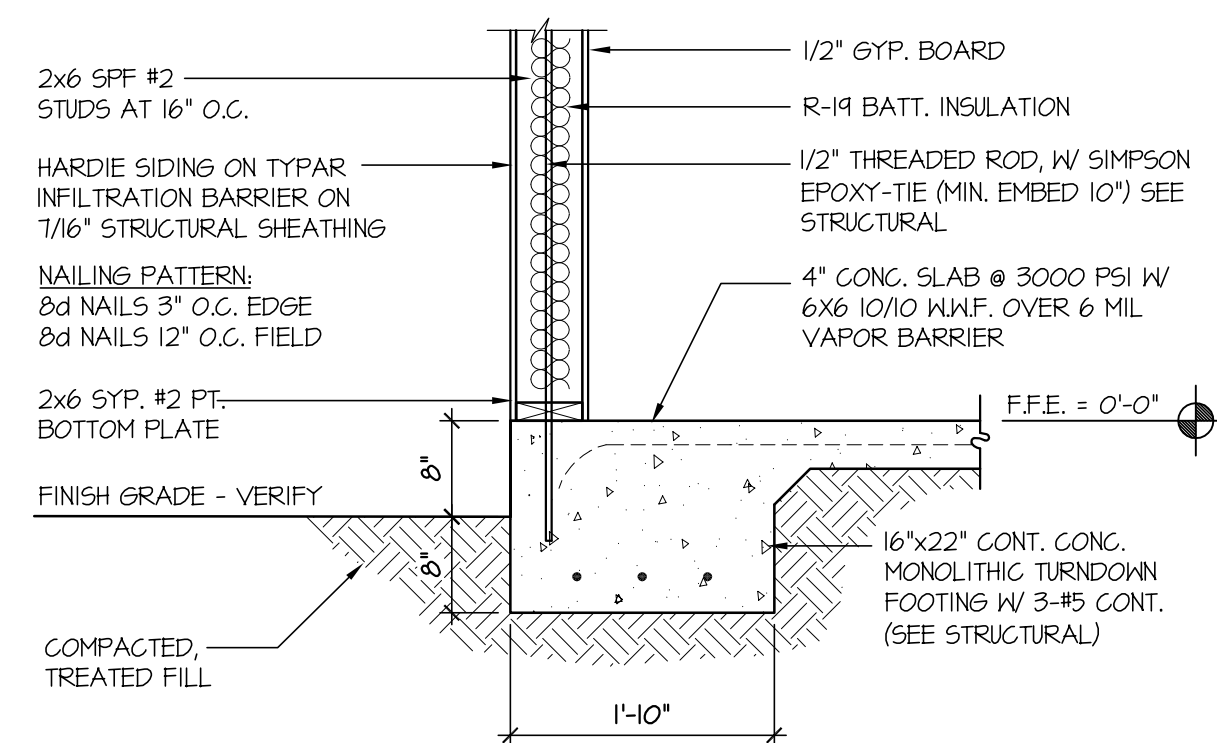
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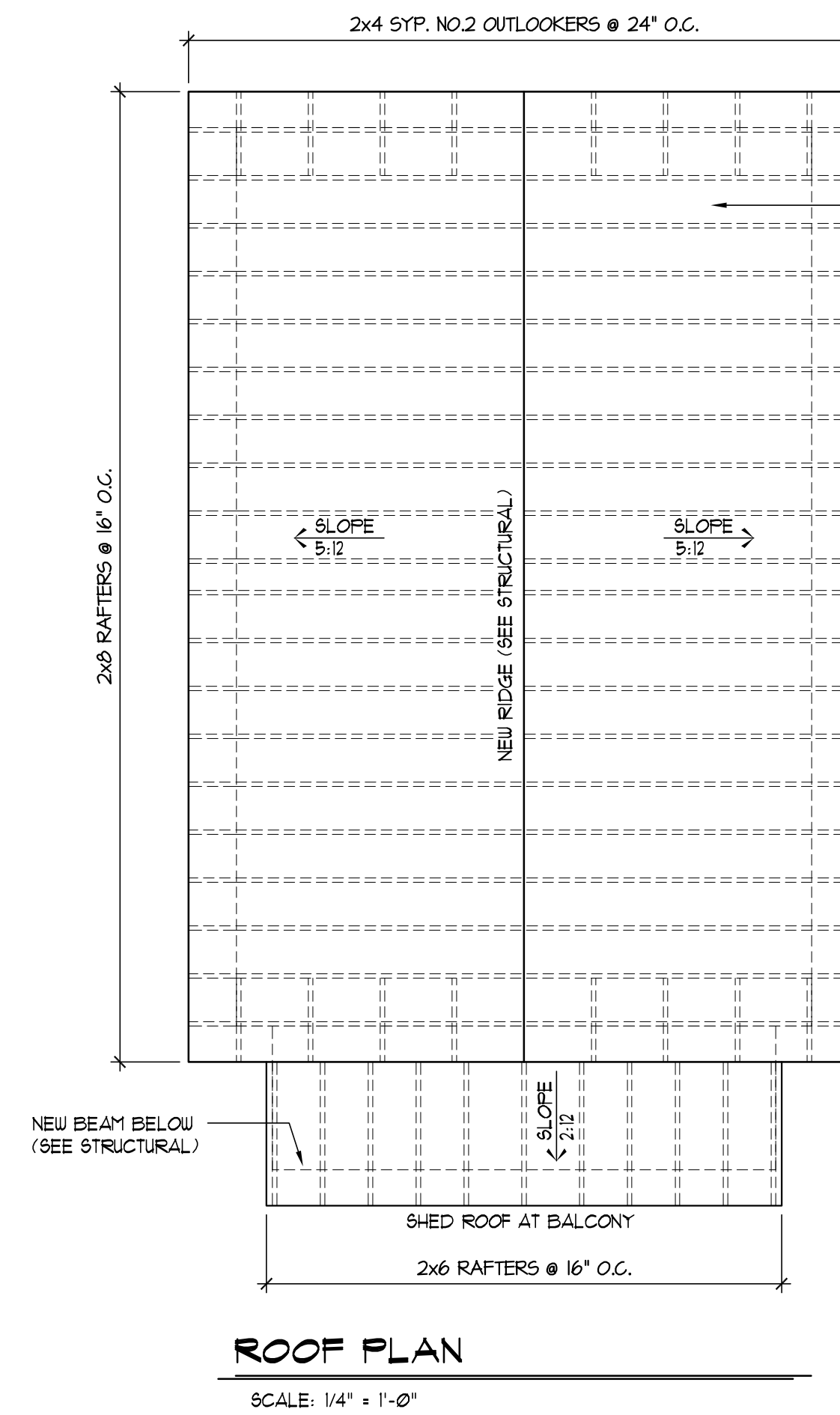
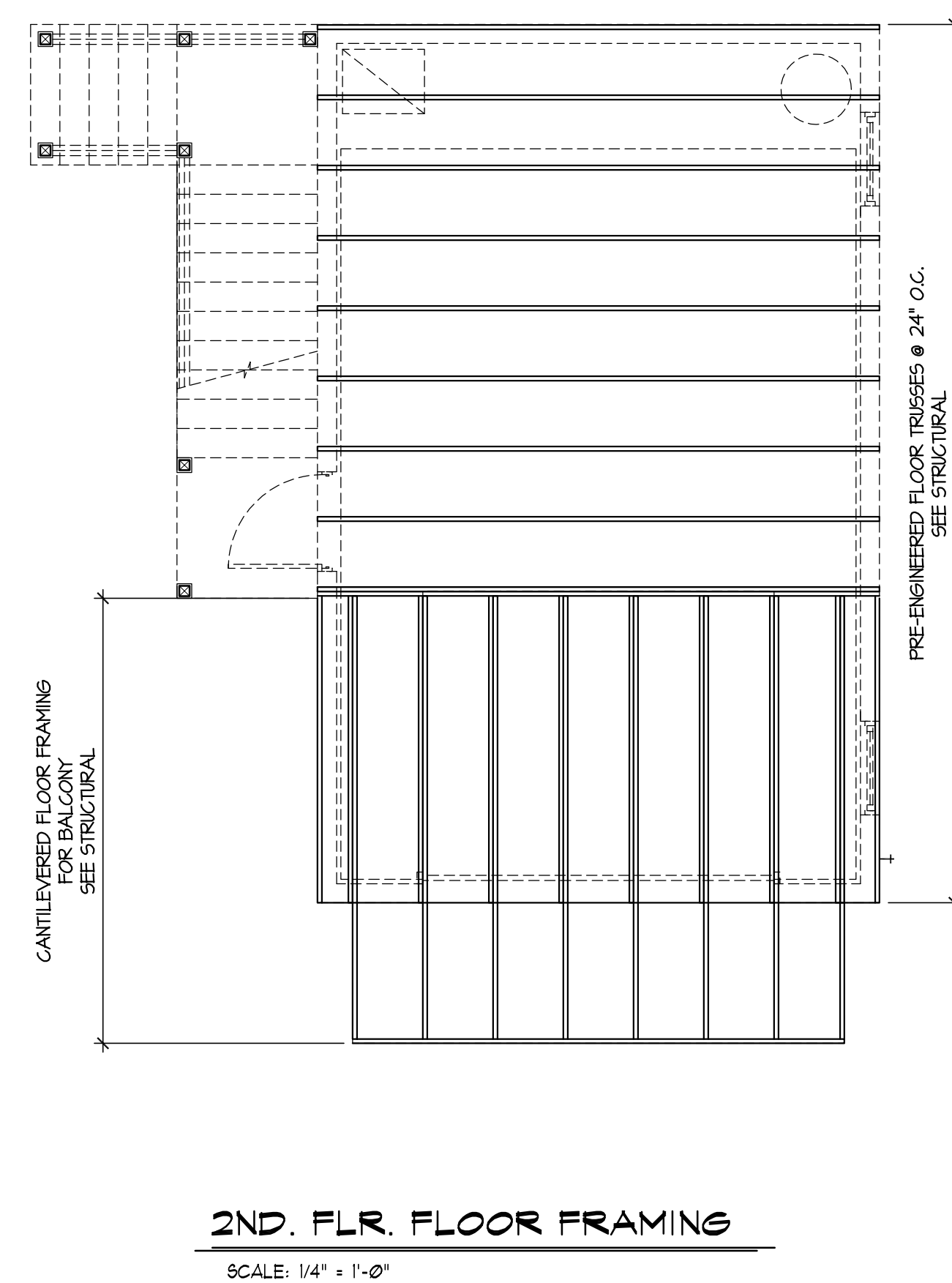
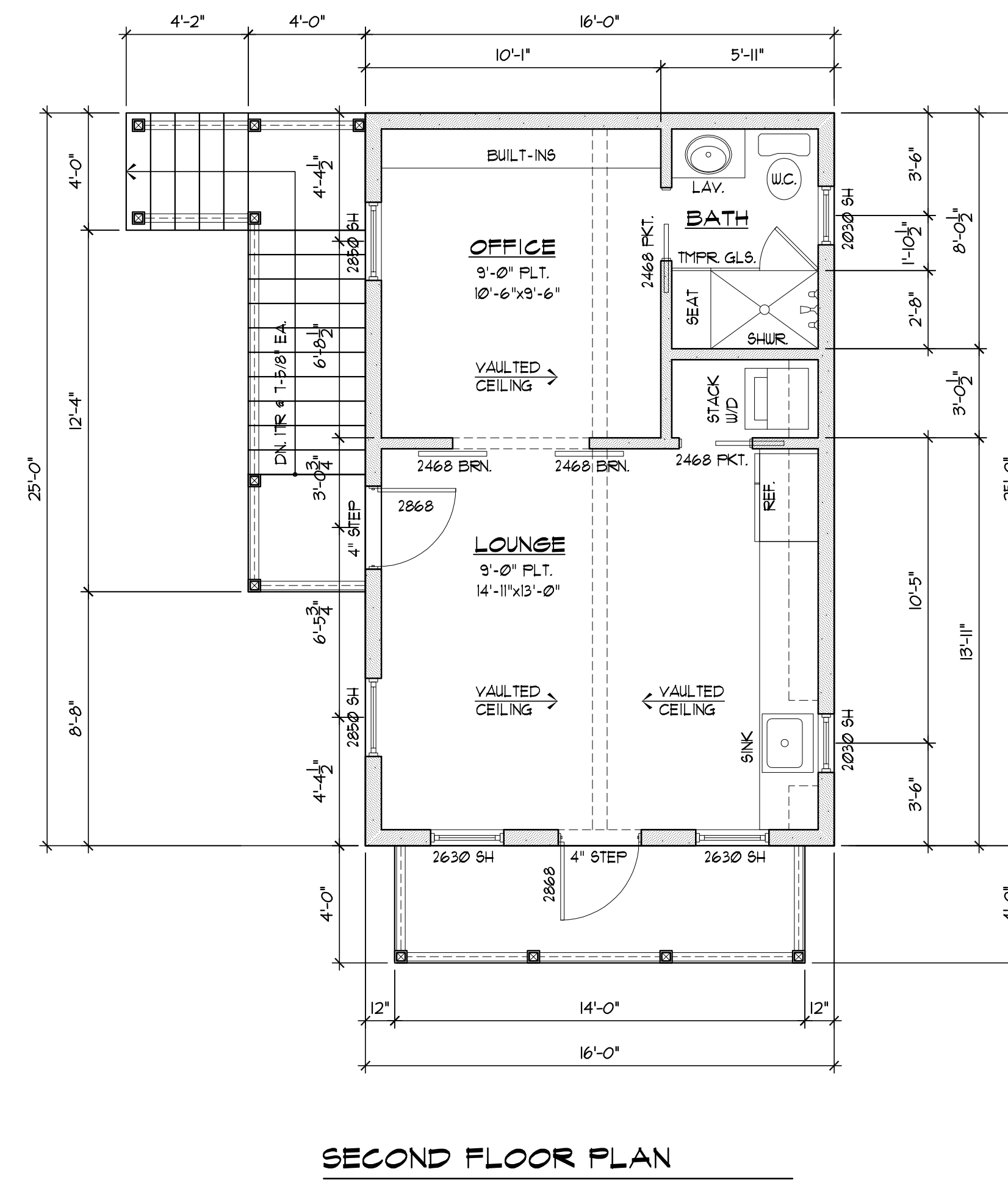
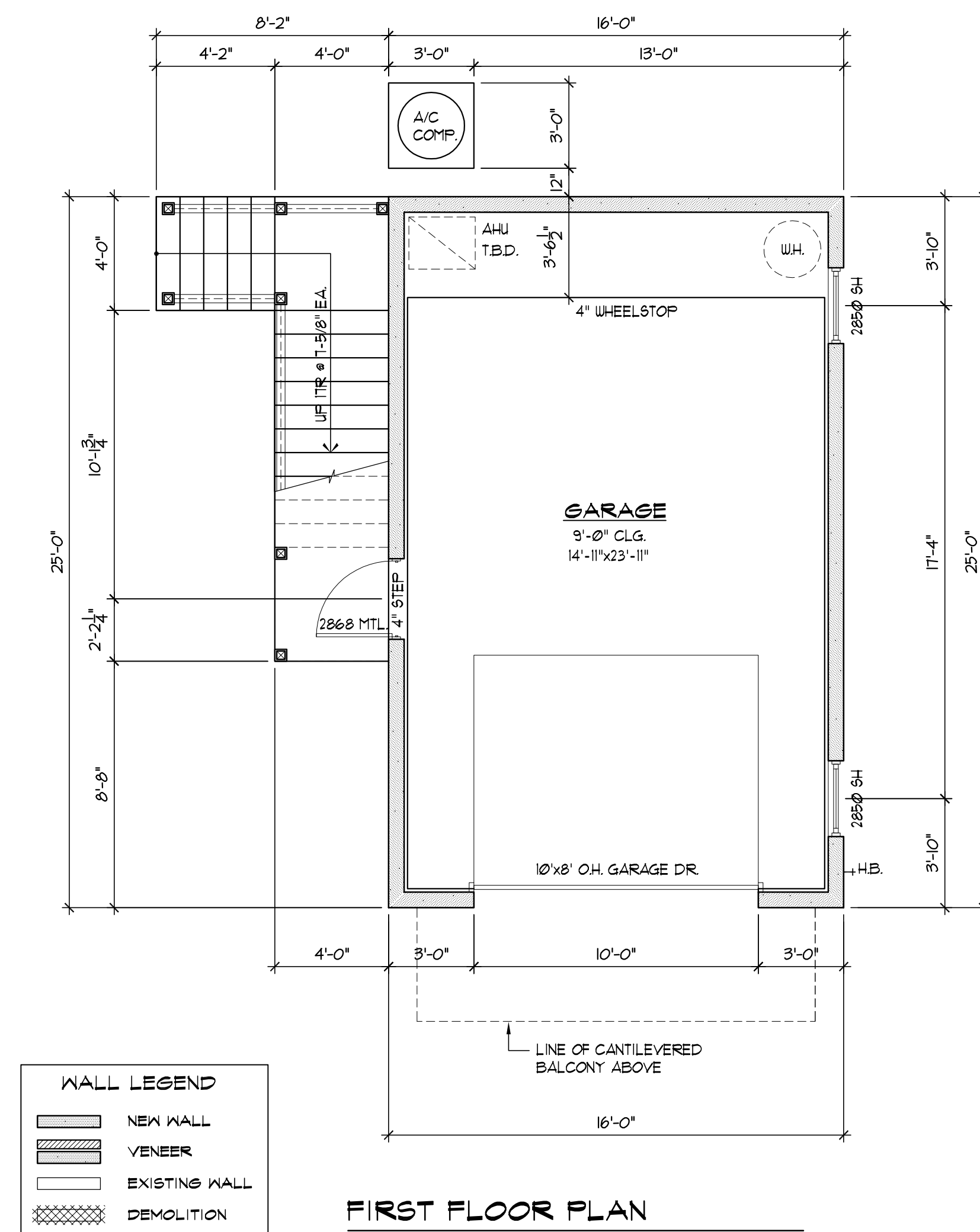


FOUNDATION NOTES

1. SET BACK EXTERIOR FACE OF FRAMING 1/2" FROM EXTERIOR FACE OF STEMWALL EDGE.
2. STRUCTURAL ENGINEER TO DETERMINE SIZE & REIN. 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



NO.	REVISION	DATE
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- ## 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 STUB 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.

FLOOR PLANS

NEW DETACHED GARAGE
FOR THE
KING RESIDENCE
1002 SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034

DRAWN BY: JRF

CHECKED:

DATE: 02-27-22

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

JOB NO:

SHEET:

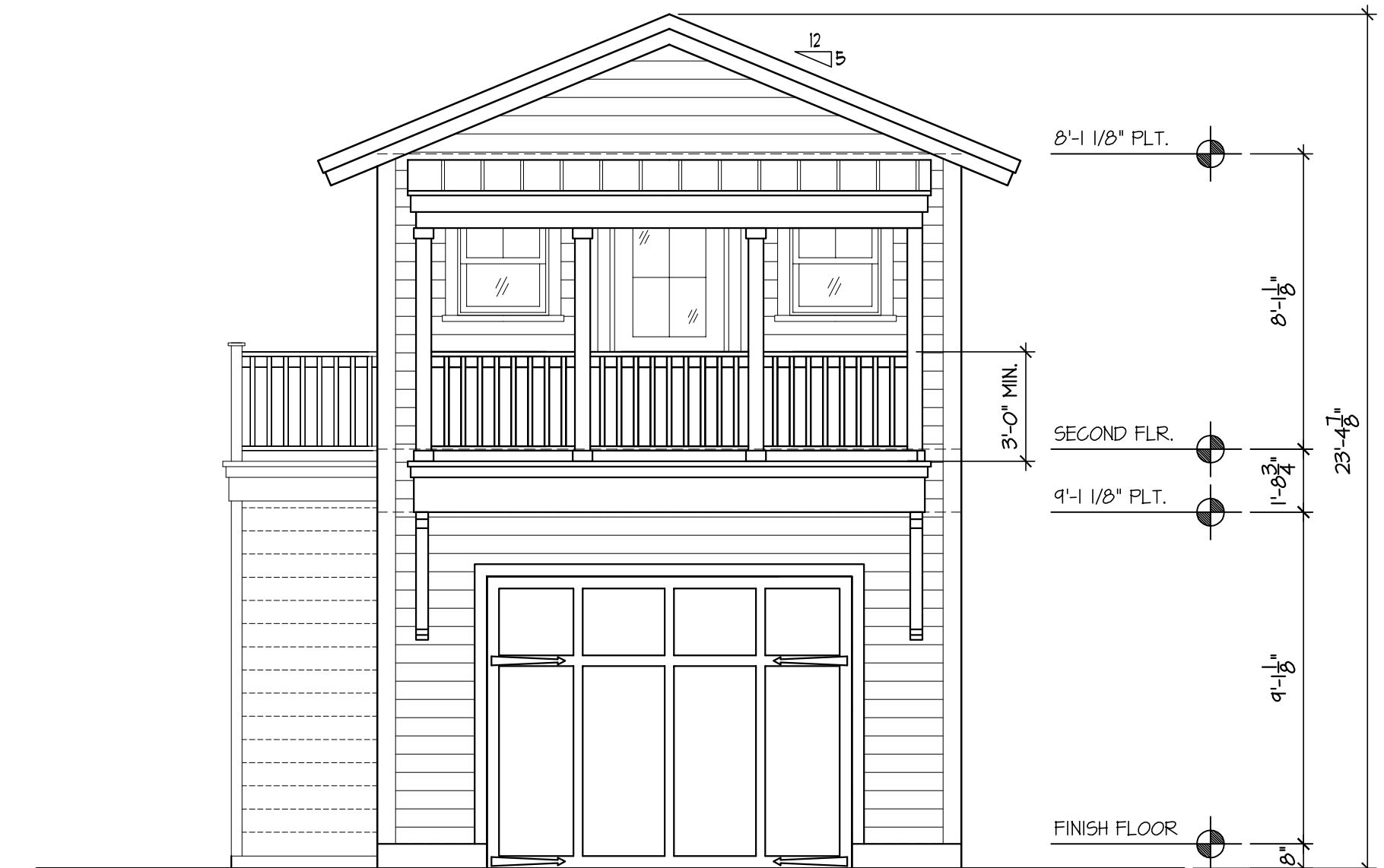
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NO.	REVISION	DATE
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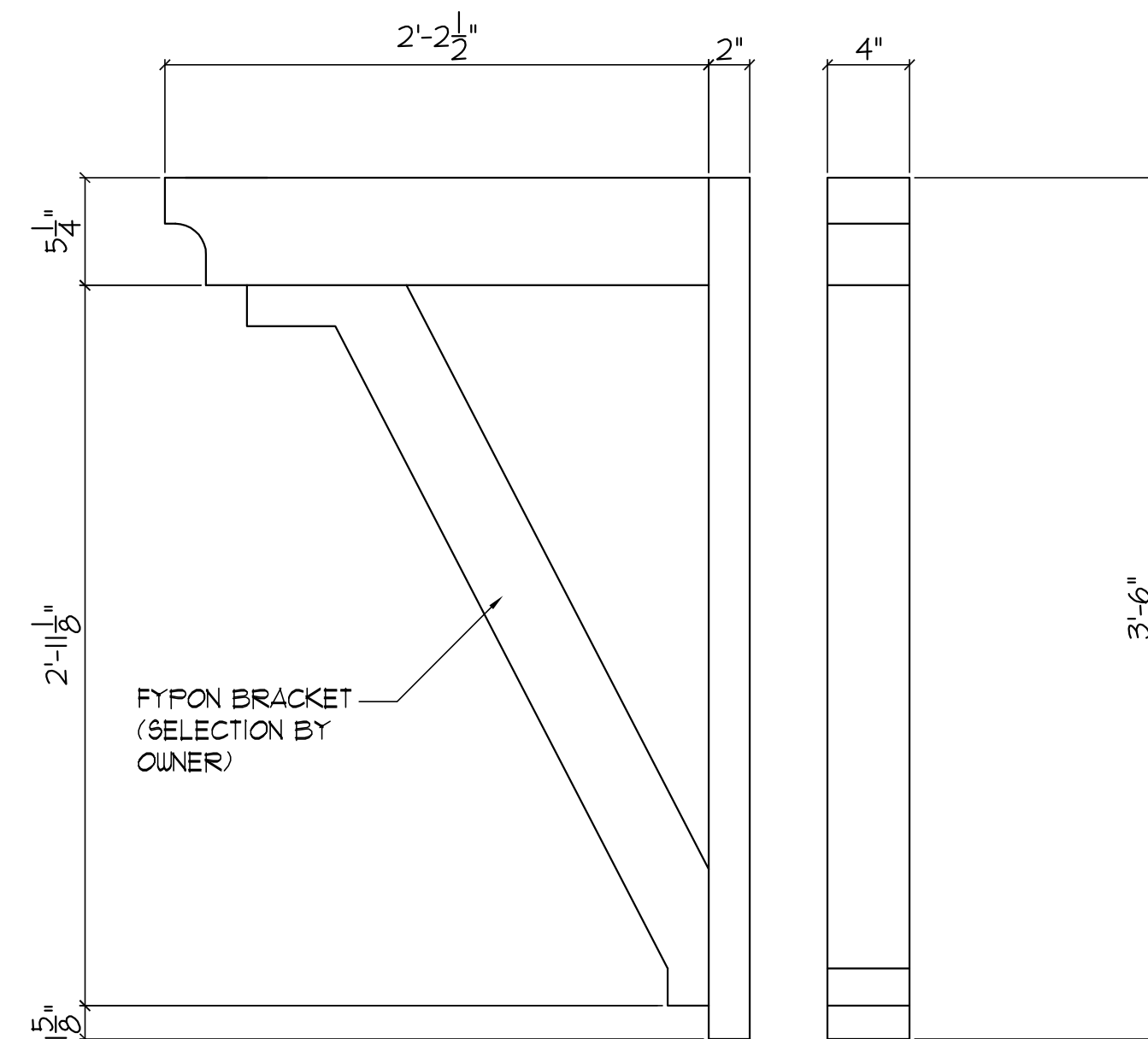
RIGHT ELEVATION

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

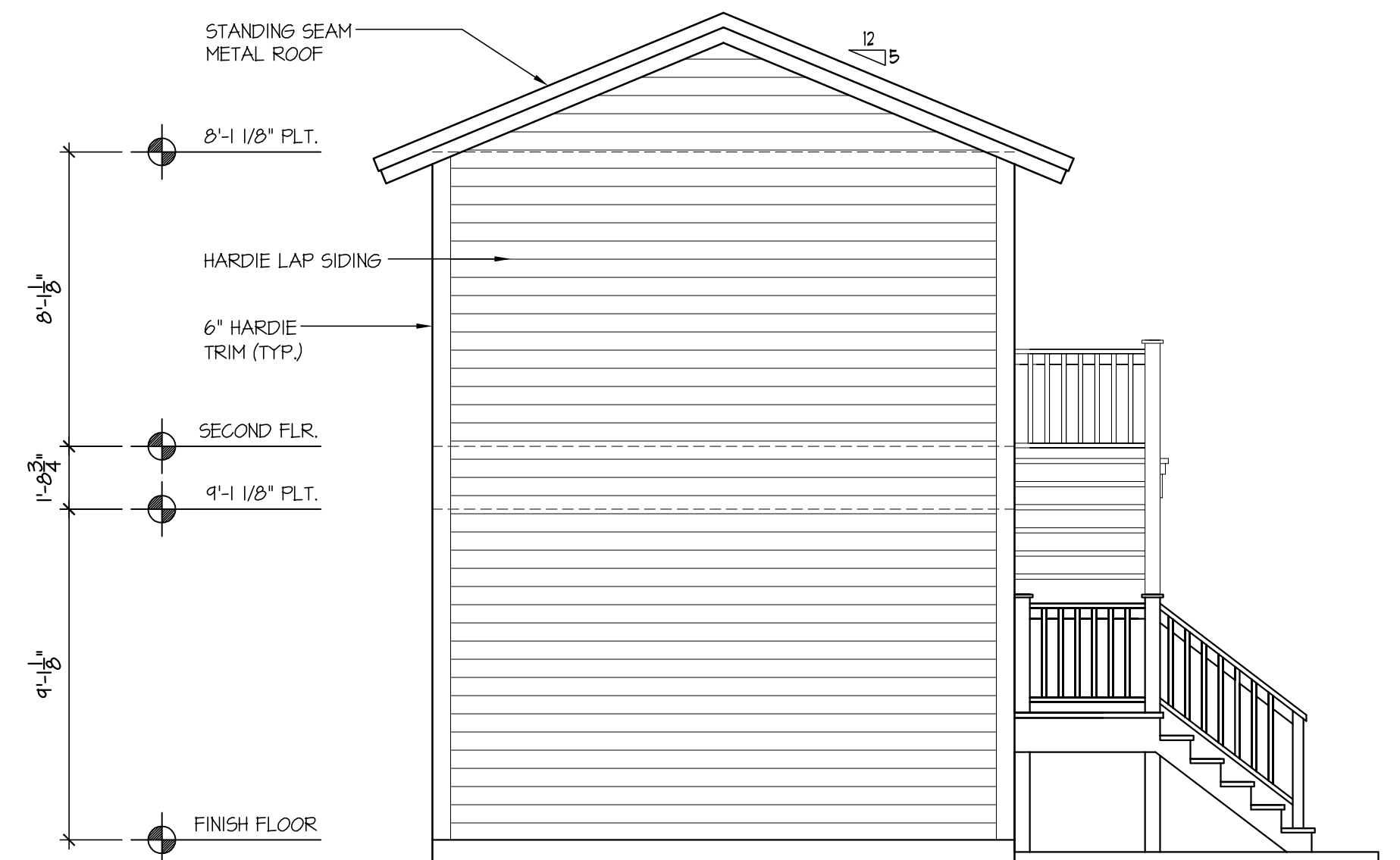


FRONT ELEVATION

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



BRACKET DETAIL
1-1/2" = 1'-0"

$$1 - 1/2'' = 1' - 0''$$


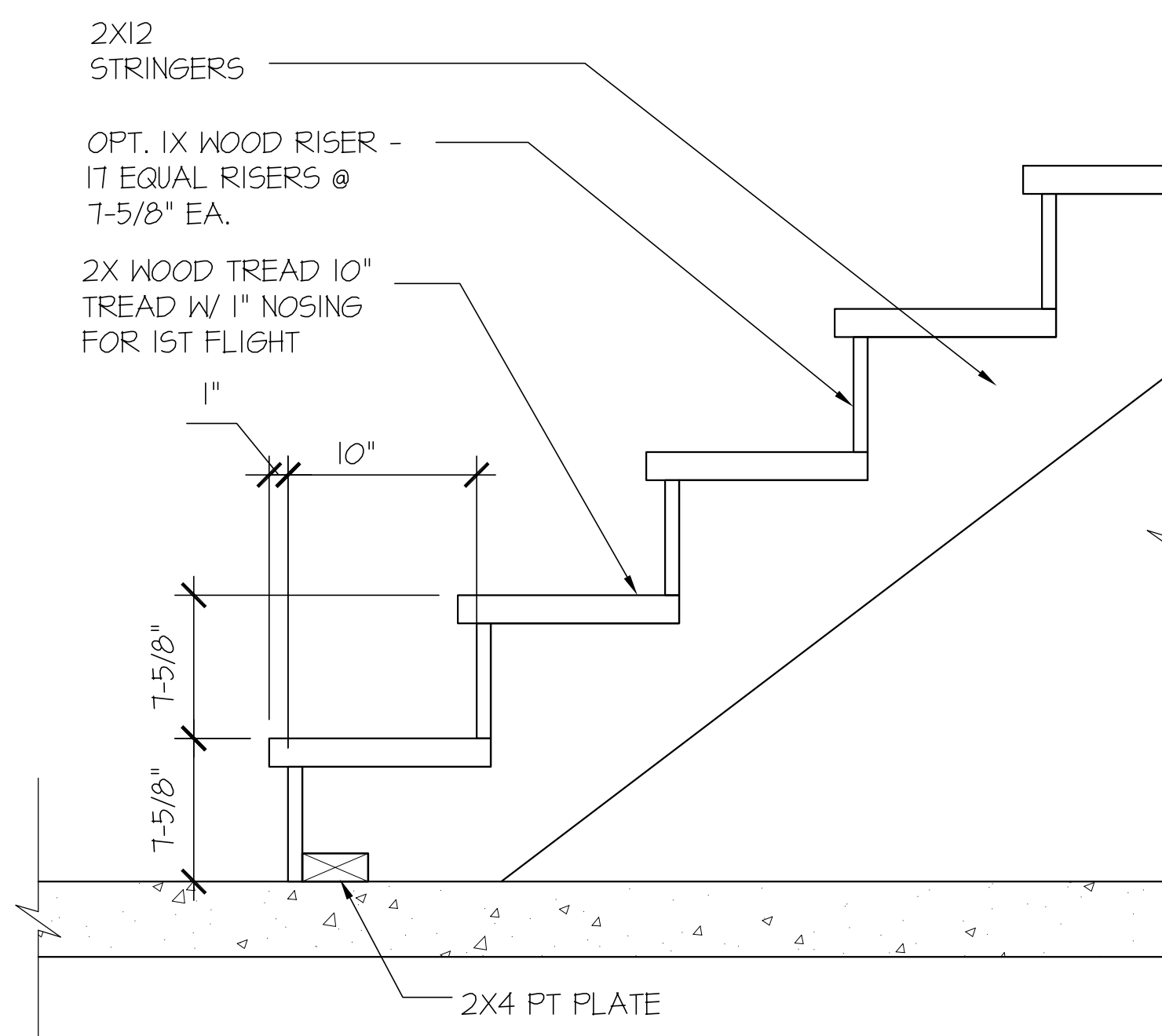
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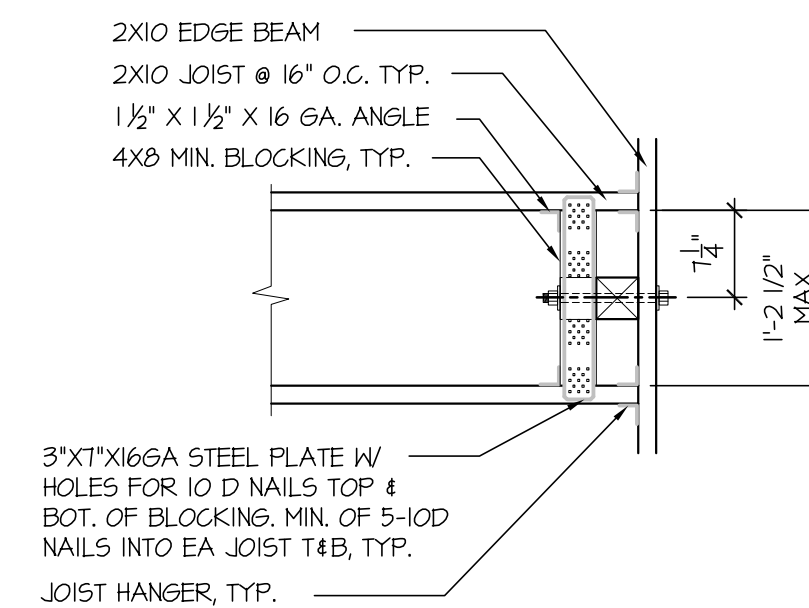


LEFT ELEVATION

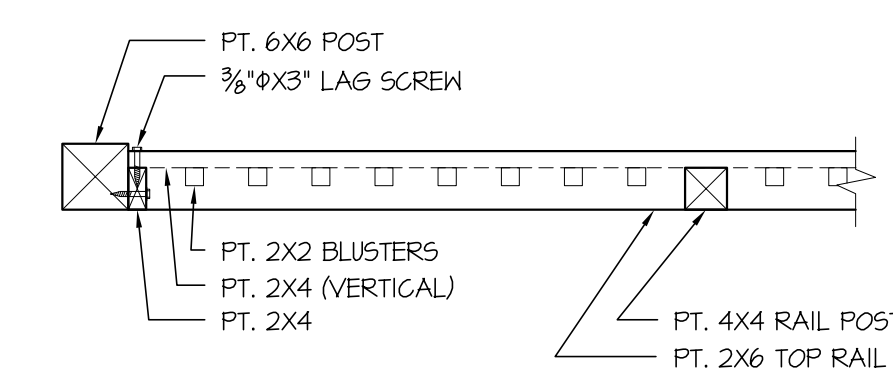
SCALE: 1/4" = 1'-0"



2 STAIR DETAIL - 1ST TO 2ND FLOOR
A3 1'-1/2" = 1'-0"

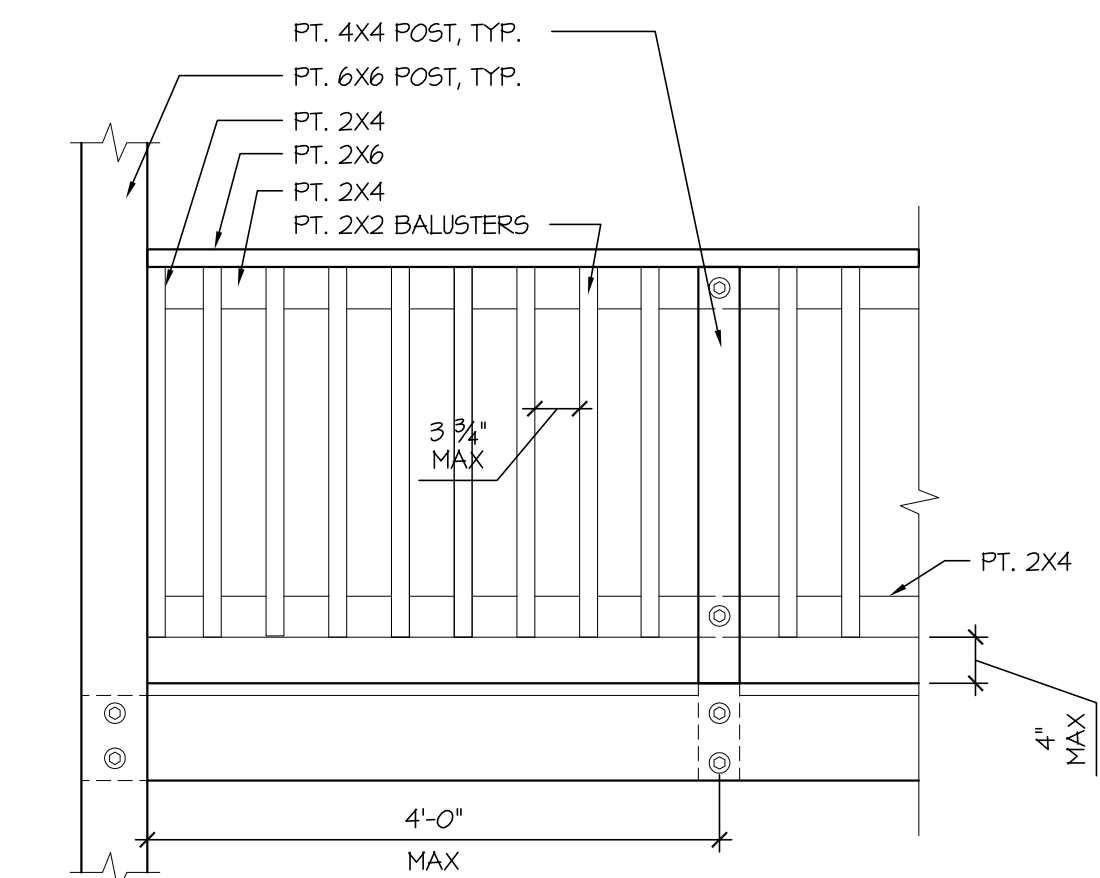
$$-1/2'' = 1'-0''$$


3 DETAIL @ GUARDRAIL POST CONNECTION
A3 3/4" = 1'-0"

$$\frac{3}{4} = 1 - 0$$


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

KING RESIDENCE
1002 SAN FERNANDO STREET

FERNANDINA BEACH, FL 32034

FERNANDINA 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: JFR

CHECKED

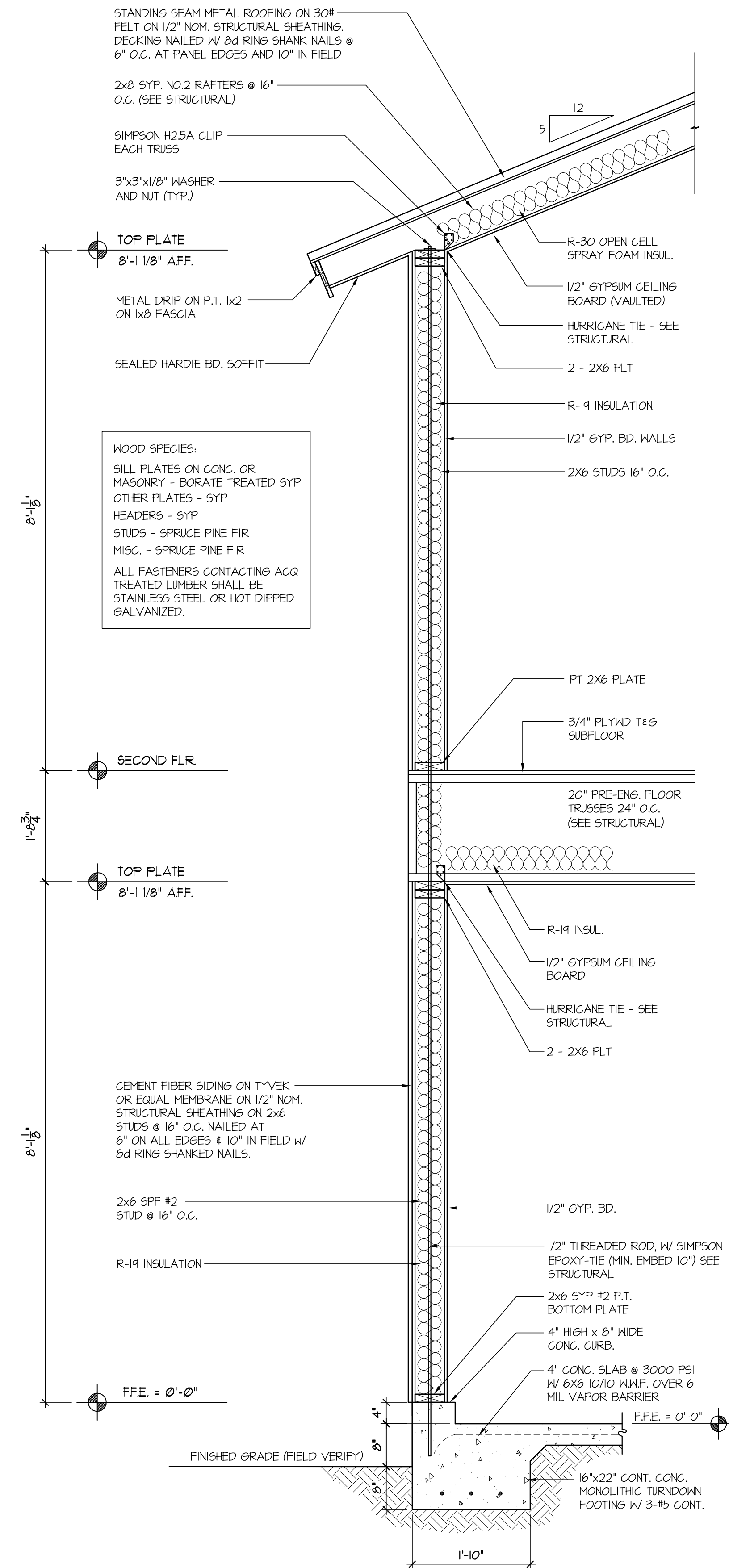
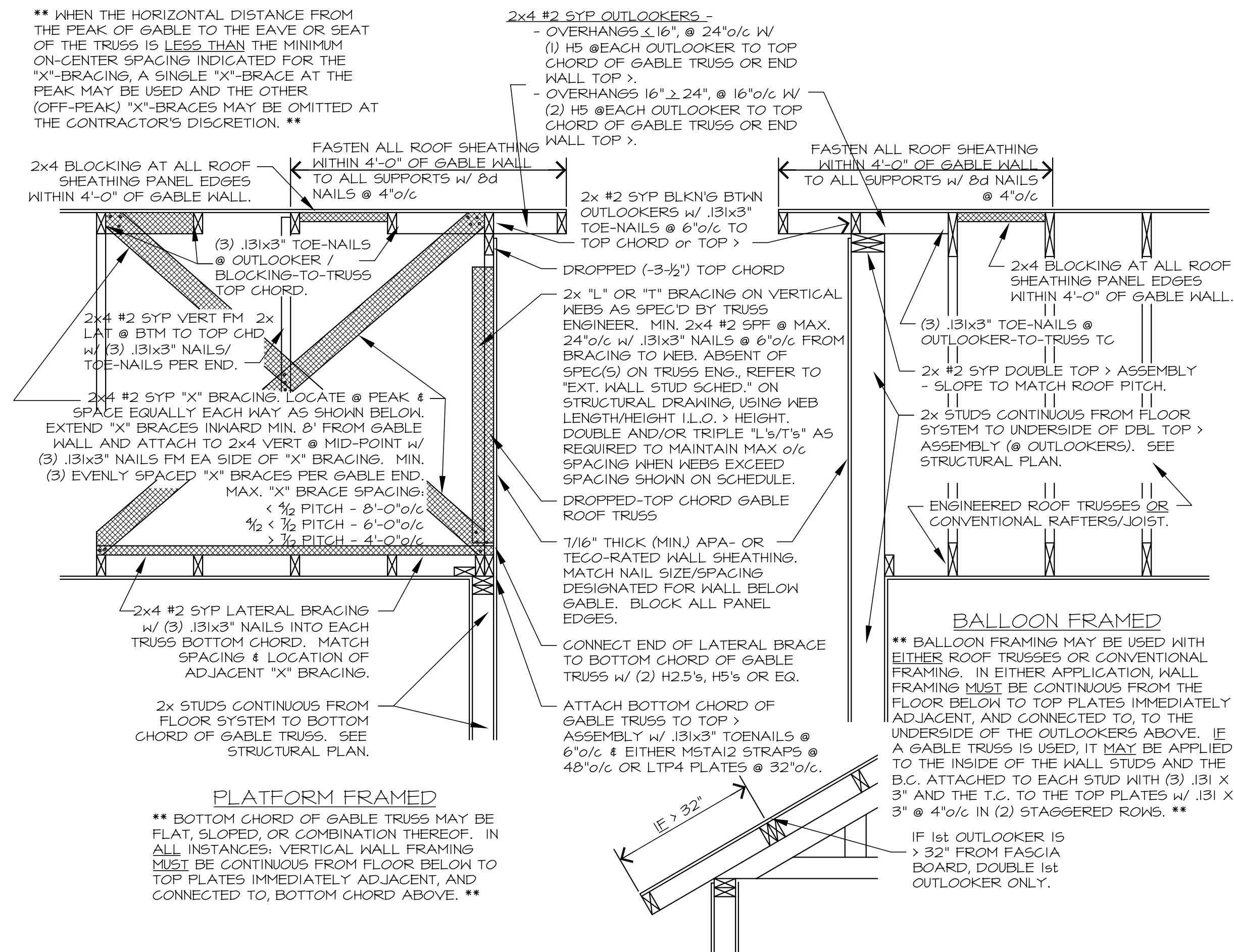
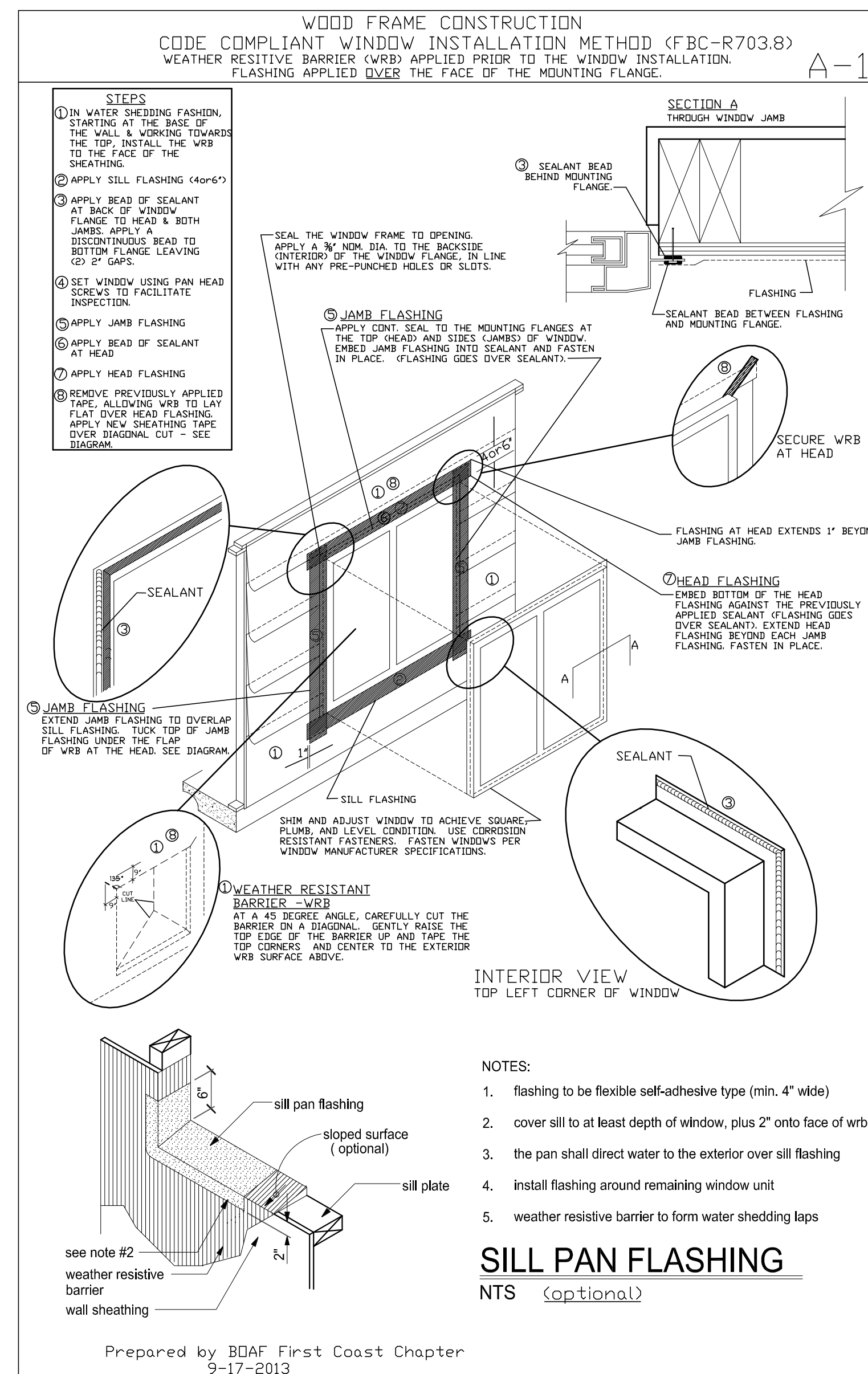
DATE: 02-27-22

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

JOB NO.

SHEET:

A4



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A4

TYPICAL GARAGE WALL SECTION

3/4" = 1'-0"

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NEW DETACHED GARAGE
FOR THE
KING RESIDENCE
LOT 7, OLD TOWN, SAN FERNANDO STREET
FERNANDINA BEACH, FL 32034

SHEET:

E 1



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 (AFCI) 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 2022-0061
JULY 21, 2022

Owner/Applicant:	MARK AKINS, RICE ARCHITECTS LLC, AGENT FOR PESTANA INVESTMENTS, INC
Property Address:	20 S. 4 th Street (Salvador House)
Parcel ID #	00-00-31-1800-0024-0040
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Office/ Restaurant (Salvador House)
FL Master Site File #	8NA00309
Year Built:1870	1870 (FMSF)
Contributing Status:	Contributing
Requested action:	Conceptual Certificate of Approval (COA) to. (Quasi-Judicial)

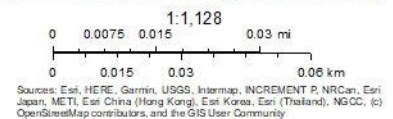
All required application materials have been received. All fees have been paid. All required notices have been made.

20 S. 4th Street



July 11, 2022

☐ Land Parcels



2022

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:

"20 S. 4th St., or the Salvador House, is located within a subdivision known as the City of Fernandina" The subdivision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ship's 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. 1870, it is a one-and-a-half-story frame vernacular residential building. It is noteworthy for its projecting gable picket ornament. It has been significantly altered by Victorian period remodeling. It was originally owned by Eli Pettit. It was shortly thereafter transferred to Joseph W. Duryee, a prominent local merchant. In 1879 it was purchased by Captain James Bell, a harbor pilot. Like most harbor pilots, James Bell and his twin brother, William, had sideline businesses. The Bells were master builders, purchasing real estate and building some of city's finest homes for themselves and others. James Bell constructed the Captain's House at 212 Estrada Street in Old Town which was later purchased by Captain Robert Downes, another harbor pilot, At about the same time he built for W. A. Mahoney a residence at 303 S. 8th Street. In 1888 William Bell purchased a lot at the northeast corner of Beech and S. 8th Street and in 1889 completed his own home, now known as the C-House.

In 1900 William purchased lots at the northwest corner of S. 8th and Beech Streets and constructed 131 S. 8th by 1903 and 125 S. 8th by 1904. In 1902 James purchased the lot at 121 N. 3rd St. and built a Queen Anne cottage as his home" 121 N. 3rd Street was later the home of shrimping pioneer Salvatore Versaggi and lighthouse keeper Tom O'Hagan. In 1904 William Bell completed another fine residence at 130 S. 7th Street. In 1920 130 S. 7th Street was sold to automobile dealer Charles Lassere. Around 1907, William constructed the last of the Bell houses, a residence for his son, Howard, at 714 Beech Street. James Bell died in 1903, and his brother William in 1915. The twin brothers are buried in the Episcopal Cemetery, their graves symbolically marked by identical tombstones.

Subsequent to its ownership by James Bell, the Salvador House was the residence of Charles H. Leggett, Clerk of the Circuit Court of Nassau County. In 1918 it was purchase by Mike Salvador, a Sicilian shrimping pioneer, Salvador as he was known to the residents of Fernandina, was born Sollecito Salvatore in Siracusa, Sicily. A fisherman, he was docked in Fernandina during the hurricane of 1898 and remained to pioneer the shrimping industry perfecting preservation techniques and opening northern Markets. After Mike Salvador, subsequent owners of 20 St. 4th Street have included Charles Litrico, another early shrimper." - FMSF 8NA00309

The applicant seeks conceptual approval to construct a one-story restroom facility addition. The accessory structure will be located in the rear yard in the northeast corner of parcel.

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:

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 recommends:

Conceptual Approval of HDC 2022-0061 with conditions:

- The following items be addressed at time of Final Approval submission:
 - HVAC mini split be located greater than 5' from property line per LDC section 4.02.03(A)8;
 - Survey (no greater than 2 years old);

- Materials/colors to be specifically identified;
- Height to be measured according to LDC section 4.02.03(C).

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0061 **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 2022-0061, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, 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 & Elevations |
| EXHIBIT 3 | FL Master Site File 8NA00309 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #9368

Date Submitted: 6/9/2022

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*

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?*

Yes

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

5/5/2021

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*

20 S 4th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0024-0040

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

MARK

Last Name*

AKINS

Mailing Address*

961687 GATEWAY BLVD SUITE 201H

City*

AMELIA ISLAND

State*

FL

Zip Code*

32034

Telephone Number*

9044910072

E-mail Address*

MHAKINS@RICEARCHITECT.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*

MARK

Last Name*

AKINS

Company (if applicable)

RICE ARCHITECT

Street Address

961687 GATEWAY BLVD SUITE 201H

City

AMELIA ISLAND

State

FL

Zip

32034

Telephone Number

9044910072

E-mail Address

MHAKINS@RICEARCHITECT.COM

Project Description*

PROPOSED NEW 372 S.F. SINGLE STORY RESTROOM BUILDING SERVING ESPAÑA RESTAURANT DINING

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

Design Vision Statement*

PROPOSED NEW 372 S.F. SINGLE STORY RESTROOM BUILDING SERVING ESPAÑA RESTAURANT DINING

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
	TO MATCH EXIST	(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
	TO MATCH EXIST	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	TO MATCH EXIST	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	TO MATCH EXIST	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	TO MATCH EXIST	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	TO MATCH EXIST	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	TO MATCH EXIST	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	TO MATCH EXIST	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	TO MATCH EXIST	
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
	TO MATCH EXIST	
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Screenshot 2022-05-19 080557.jpg	Screenshot 2022-05-19 080637.jpg	00-00-31-1800-0024- 0040.pdf	PP01 - PESTAÑA ESPAÑA (HDC) - fl.pdf
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.

PESTANA INVESTMENTS INC
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0024-0040

[illegible]







20 S 4th St, Fernandina Beach, FL 32034

HDC SUBMITTAL FOR PESTANA INVESTMENTS, INC.

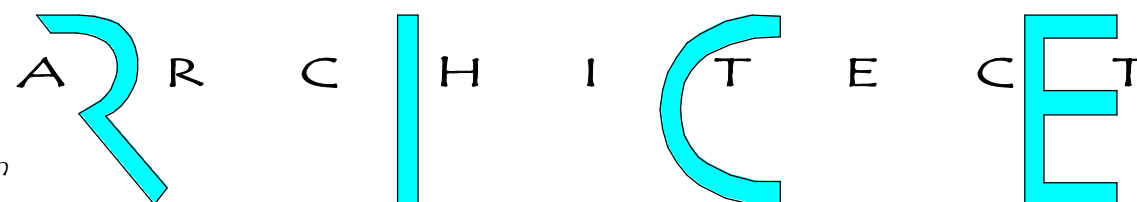
PROPOSED WORK :

PROPOSED NEW 372 S.F. SINGLE STORY RESTROOM BUILDING SERVING ESPAÑA RESTAURANT DINING

PESTAÑA INVESTMENTS, INC.

ISSUE DATE: 06/09/2022

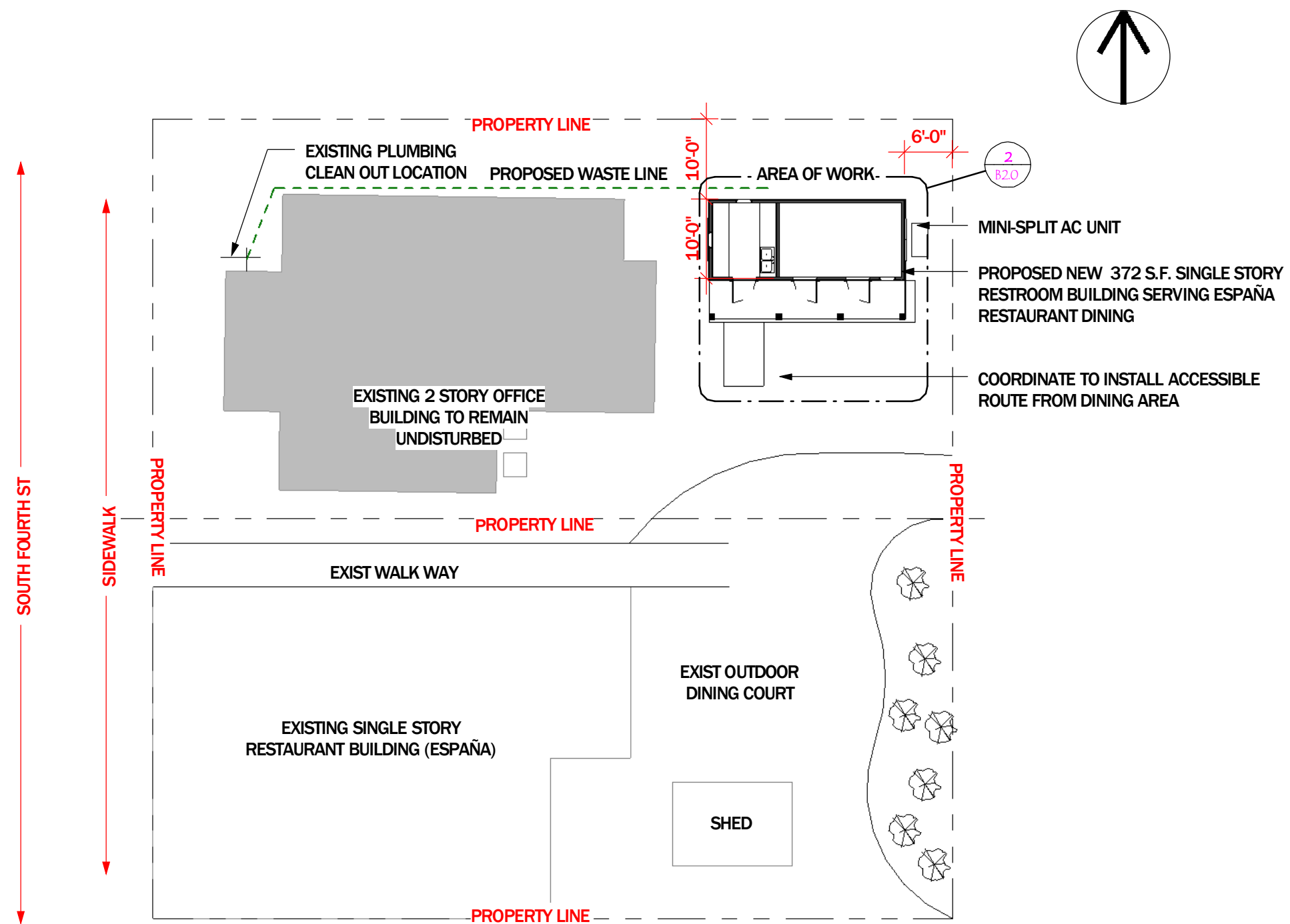
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



20 S 4th St, Fernandina Beach, FL 32034

BO.O

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



SITE PLAN

SCALE: 1/16" = 1'-0"

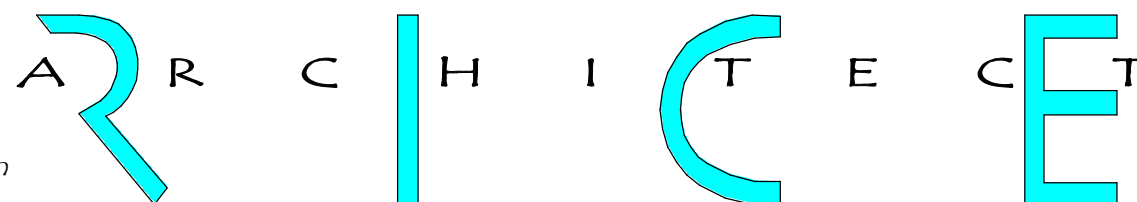
PESTAÑA INVESTMENTS, INC.

ISSUE DATE: 06/09/2022

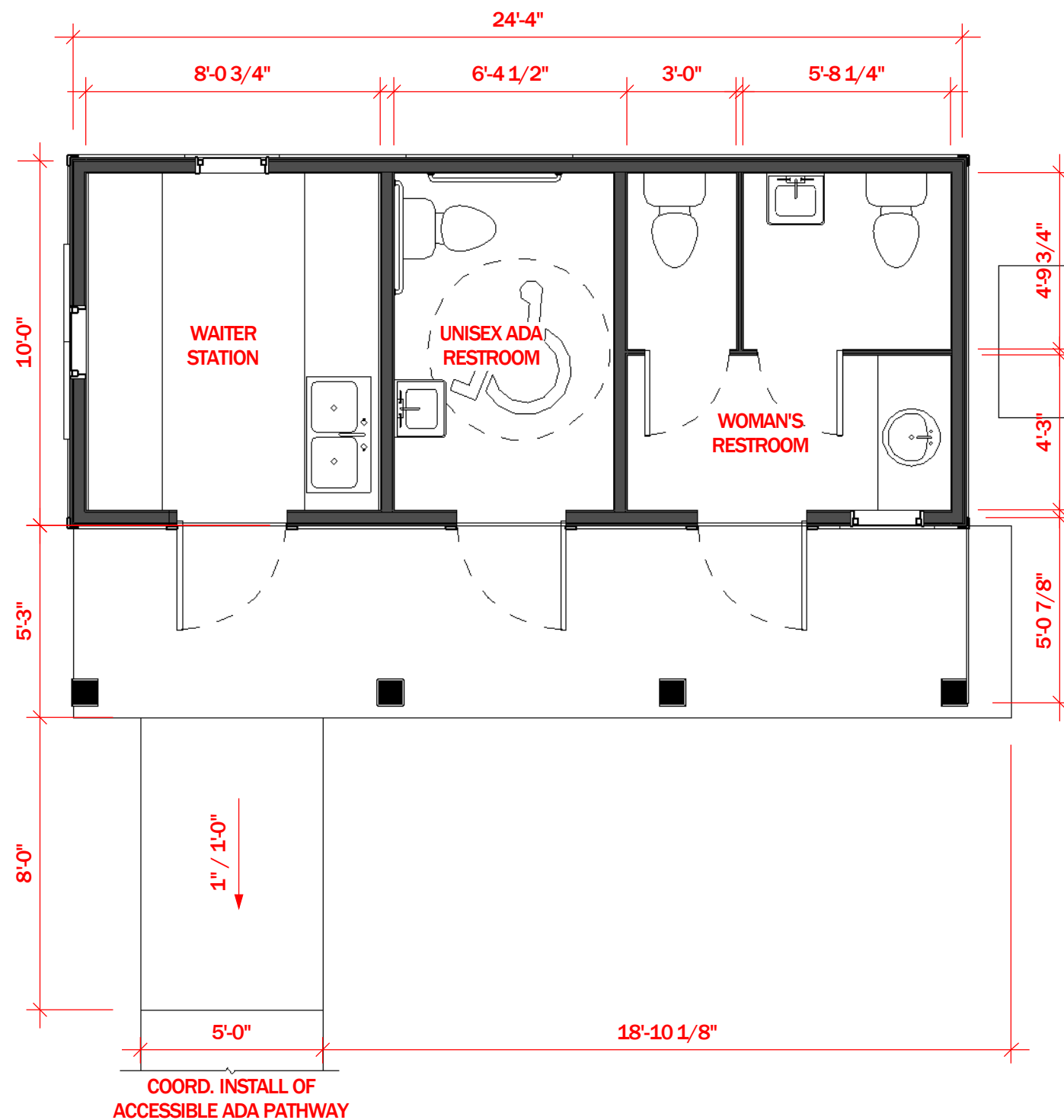
20 S 4th St, Fernandina Beach, FL 32034

B1.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

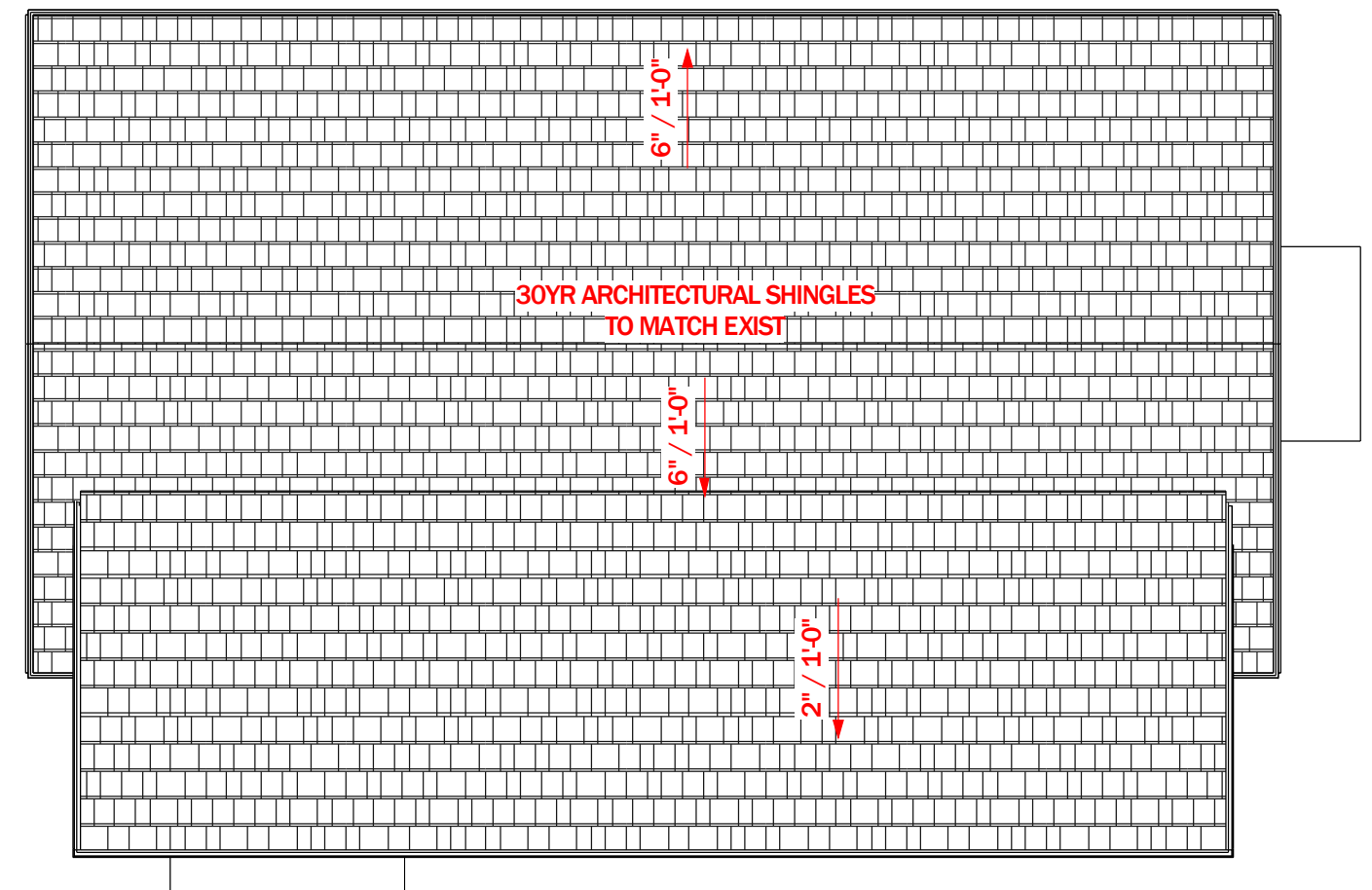


961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



PROPOSED RESTROOM

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



ROOF PLAN

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

PESTAÑA INVESTMENTS, INC.

ISSUE DATE: 06/09/2022

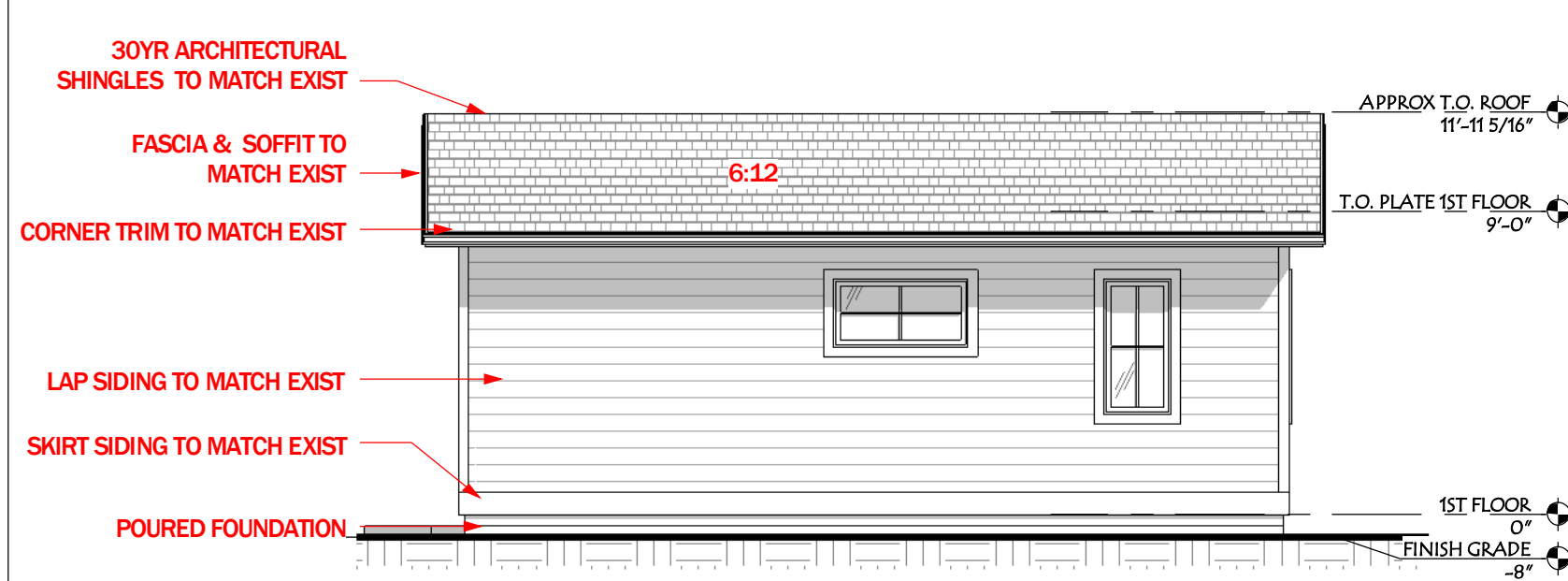
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

20 S 4th St, Fernandina Beach, FL 32034

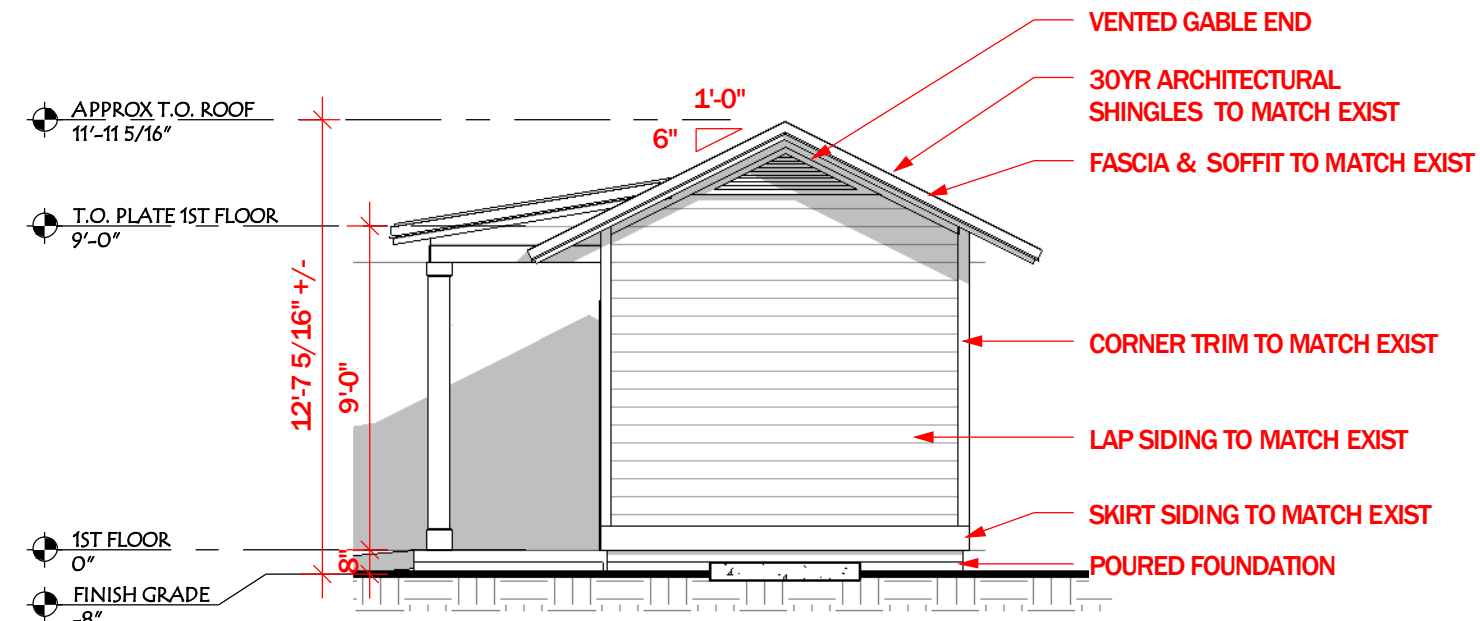
B2.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



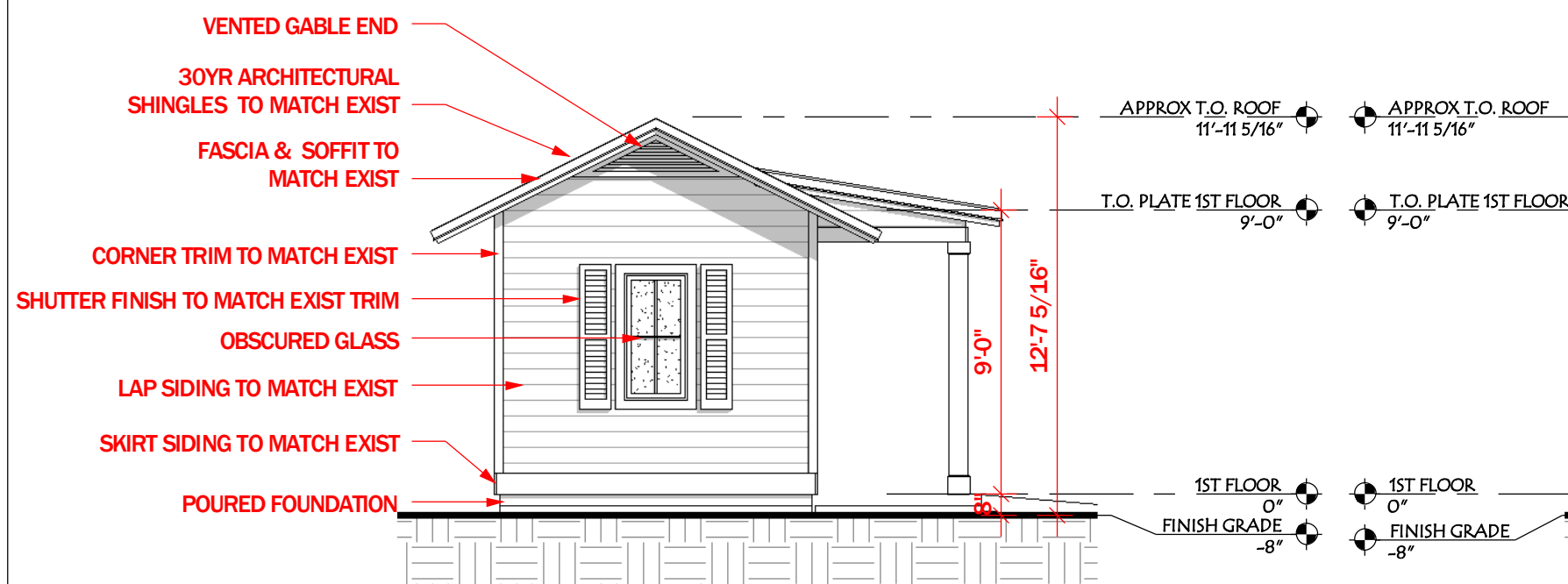
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



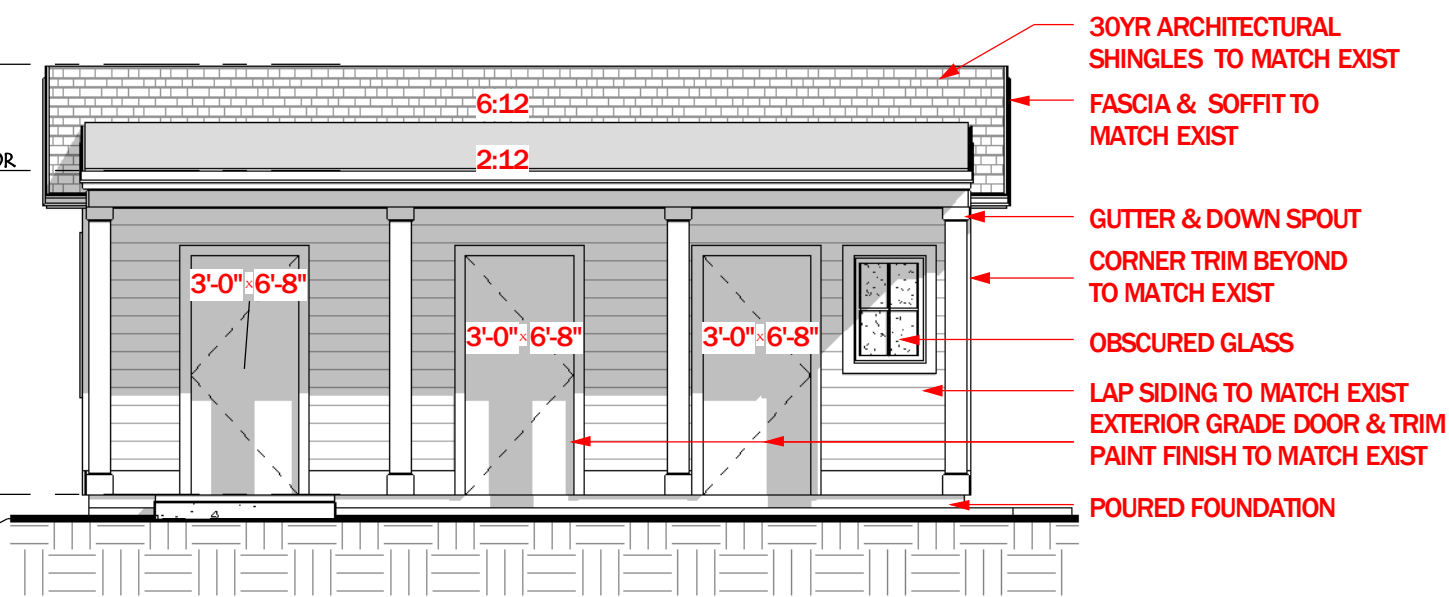
EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

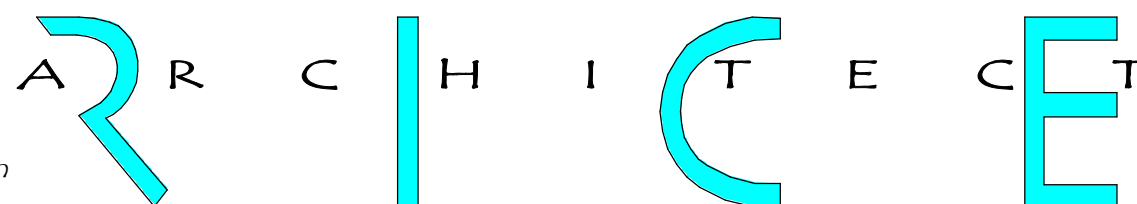


SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

PESTAÑA INVESTMENTS, INC.

ISSUE DATE: 06/09/2022



20 S 4th St, Fernandina Beach, FL 32034

B3.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00309

Recorder # 33

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) Salvador House

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
20	South	4th	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; 2002

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 1.5

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)

>>

Shed dormer

Other Roof Secondary Structure(s)

Number of Chimneys 2

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) north ridge, south ridge

HISTORICAL STRUCTURE FORM

8NA00309

DESCRIPTION (continued)

Window Descriptions 1/1, 3/6

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) shed

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Fair

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

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

8NA00309

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. 5-129 904-448-4429Recorder 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 SUPPLEMENT

FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILEComputer Entry Date: 4/1/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00309-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2002

- > **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):**
Shed dormer
Shed extension

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

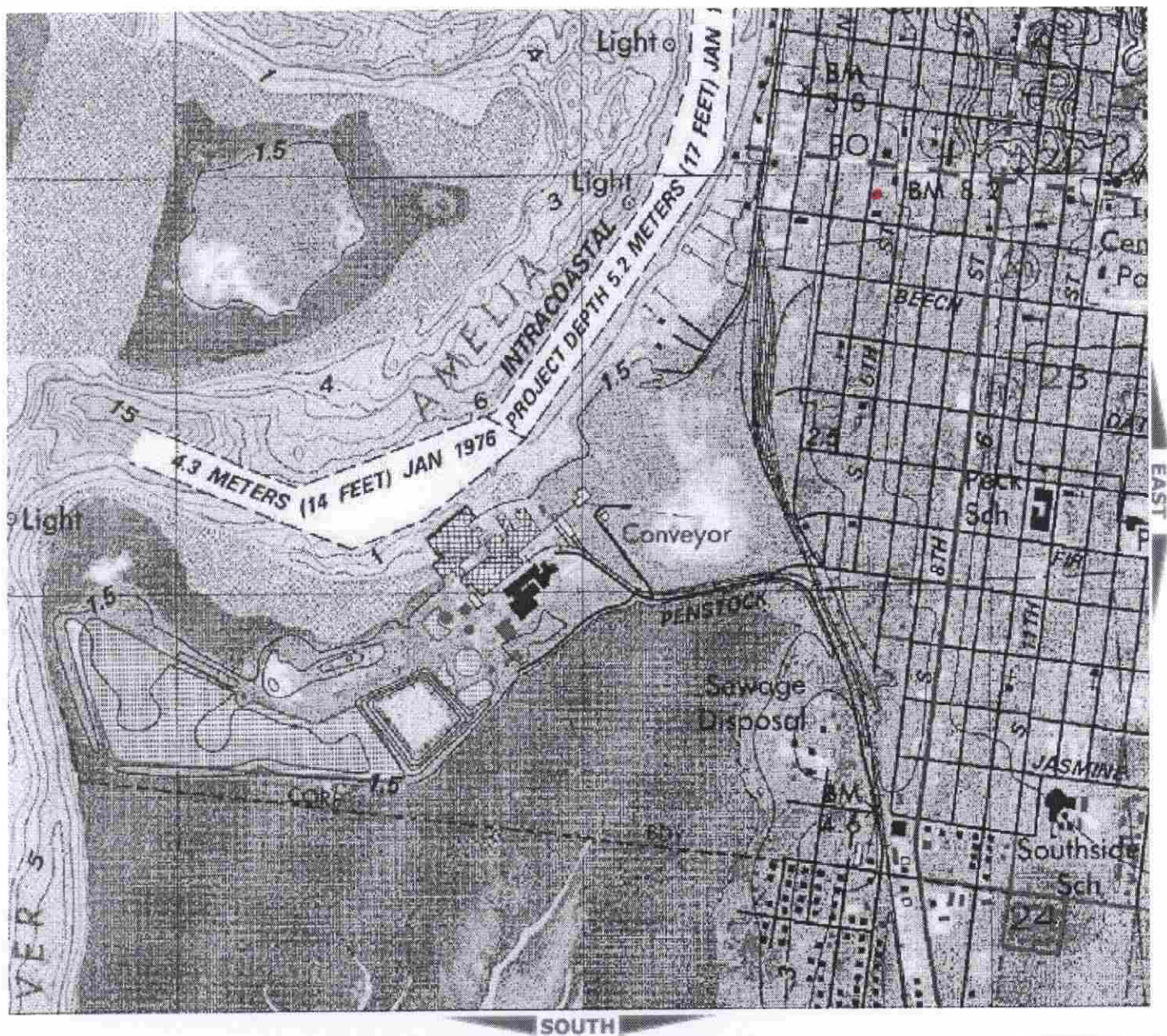
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

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

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

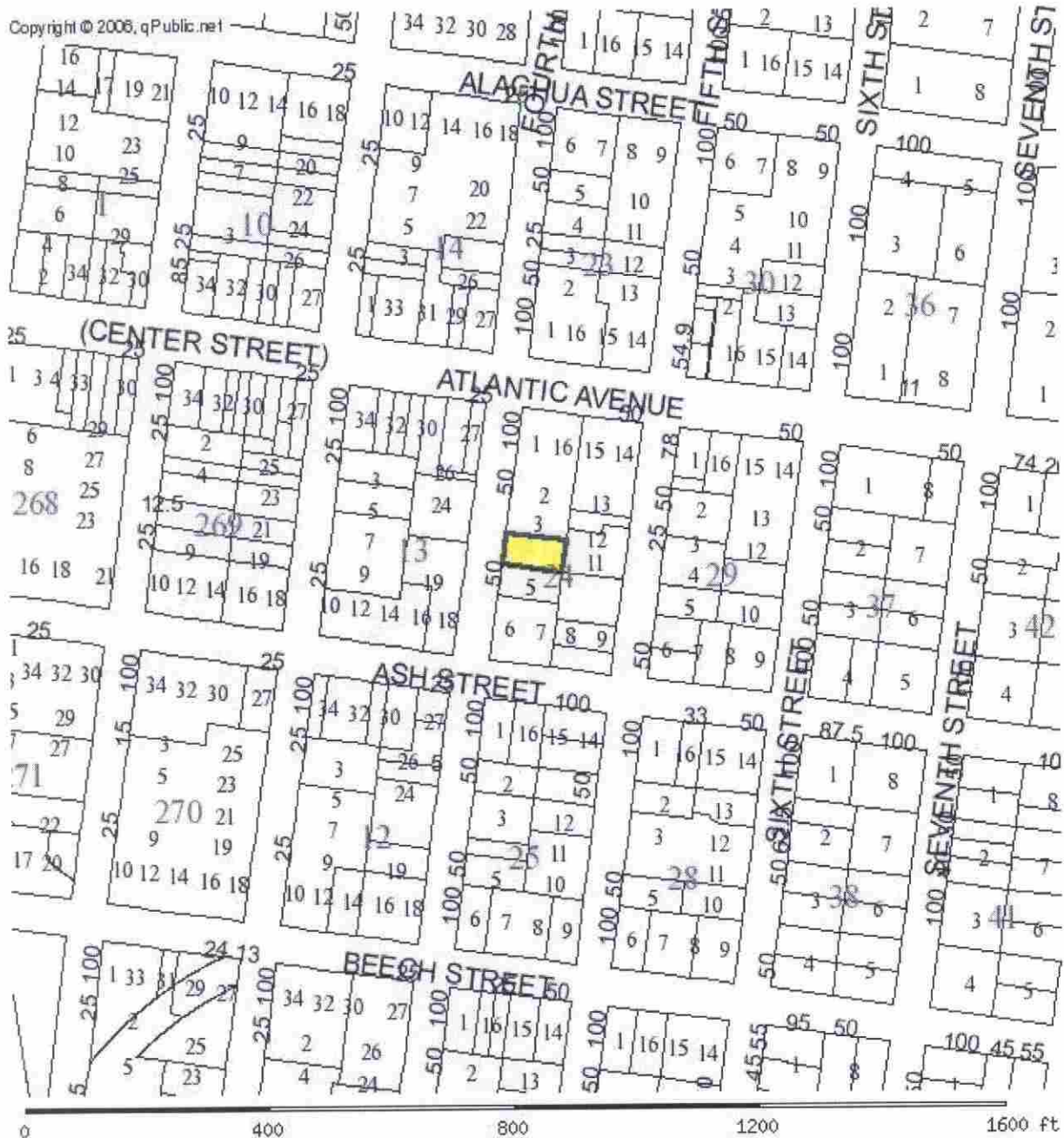
- > **Repositories: Collection/Housed/Accession#/Describe**

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



NA309

33



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0024-0040
GIS CALCULATED ACREAGE	0.11
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	SALVADOR HOUSE LLC
Mailing Address	20 SOUTH 4TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	20 SOUTH 4TH ST
2006 PROPOSED VALUES	
Land Value	250,000
Ag Land Value	0

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 309*

SITE NAME: Salvador House
ADDRESS OF SITE: 20 S. 4th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 24 2
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

ORIGINAL SITE

DATES c.+ 1870

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

x 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 Continuation Sheet

RECORD NUMBER

58

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # "folk house"

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard, cornerboards;
shingles on gable ends

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story entrance, 1-bay, access W, simple
balustrade; chamfered posts; shed roof

ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: shed

CHIMNEY LOCATION: N: end, interior: ridge # S: end interior: ridge

WINDOW TYPE: DHS, 2/2, wood #
DHS, 3/6, wood # DHS, 6/6, wood
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1.5

NO. OF DORMERS: 1

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

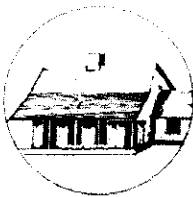
CONTINUATION SHEET:

20 S. 4th St., or the Salvador House, 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. 1870, it is a one-and-a-half-story frame vernacular residential building. It is noteworthy for its projecting gable picket ornament. It has been significantly altered by Victorian period remodelling. It was originally owned by Eli Pettit. It was shortly thereafter transferred to Joseph W. Duryee, a prominent local merchant. In 1879 it was purchased by Captain James Bell, a harbor pilot. Like most harbor pilots, James Bell and his twin brother, William, had sideline businesses. The Bells were master builders, purchasing real estate and building some of city's finest homes for themselves and others. James Bell constructed the Captain's House at 212 Estrada Street in Old Town which was later purchased by Captain Robert Downes, another harbor pilot. At about the same time he built for W. A. Mahoney a residence at 303 S. 8th Street. In 1888 William Bell purchased a lot at the northeast corner of Beech and S. 8th Street and in 1889 completed his own home, now known as the C-House. In 1900 William purchased lots at the northwest corner of S. 8th and Beech Streets and constructed 131 S. 8th by 1903 and 125 S. 8th by 1904. In 1902 James purchased the lot at 121 N. 3rd St. and built a Queen Anne cottage as his home. 121 N. 3rd Street was later the home of shrimping pioneer Salvatore Versaggi and lighthouse keeper Tom O'Hagan. In 1904 William Bell completed another fine residence at 130 S. 7th Street. In 1920 130 S. 7th Street was sold to automobile dealer Charles Lassere. Around 1907, William constructed the last of the Bell houses, a residence for his son, Howard, at 714 Beech Street. James Bell died in 1903, and his brother William in 1915. The twin brothers are buried in the Episcopal Cemetery, their graves symbolically marked by identical tombstones.

Subsequent to its ownership by James Bell, the Salvador House was the residence of Charles H. Leggett, Clerk of the Circuit Court of Nassau County. In 1918 it was purchased by Mike Salvador, a Sicilian shrimping pioneer. Salvador, as he was known to the residents of Fernandina, was born Sollecito Salvatore in Siracusa, Sicily. A fisherman, he was docked in Fernandina during the hurricane of 1898 and remained to pioneer the shrimping industry, perfecting preservation techniques and opening northern markets. After Mike Salvador, subsequent owners of 20 S. 4th Street have included Charles Litrico, another early shrimper.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00309**
 Field Date 2-13-2018
 Form Date 2-13-2018
 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) Salvador 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

Street Number 20 Direction S Street Name 4th Street Type Street Suffix Direction _____
 Address: 20 S 4th
 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 # 00-00-31-1800-0024-0040 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: 1870 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows; dormers
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear shed extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Eli Pettit; Joseph W. Duryee, merchant; Captain James Bell; Charles H. Leggett; Mike Salvador
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1.5
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
 Windows (types, materials, etc.) 1/1 Dhs, replacement; 3/6 Dhs, paired in dormer

Distinguishing Architectural Features (exterior or interior ornaments) Decorative door lights; central hall form; dormers

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

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 15</i> , p. 2)

DESCRIPTION (continued)Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Wood panel half light double doors w multi panes and multi pane transomPorch Descriptions (types, locations, roof types, etc.) Entry/W, open, shed, chamfered supports and wood railingCondition (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 SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient informationExplanation 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 INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Asse. 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.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.



Set by
Gladys
Schinner
Chynoweth
Walter
Bachster





FREE
PARKING
→
PARKED
M.
M.

G.A.I.
Giffette & Associates, Inc.

20



Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9387

Date Submitted: 6/14/2022

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 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

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*

Downtown

Site Address*

715 Ash St

City*

fernandina

State*

fl

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0042-0050

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Granardo

Last Name*

Felix

Mailing Address*

101 S 8TH ST

City*

FERNANDINA BEACH

State*

Florida

Zip Code*

32034

Telephone Number*

9048872434

E-mail Address*

granardofelix@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*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

New windows

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
Custom Window Systems	vinyl frame - double insulated glass Include FL Product Approval # for Windows and Doors

Color

Bronze exterior/ white interior

(Name/Number)

ROOFING

Manufacturer

Product Description

Color

(Name/Number)

FASCIA/TRIM

Manufacturer

Product Description

Color

(Name/Number)

FOUNDATION

Manufacturer

Product Description

Color

(Name/Number)

SHUTTERS

Manufacturer

Product Description

Color

(Name/Number)

PORCH/DECK

Manufacturer

Product Description

Color

(Name/Number)

FENCING

Manufacturer

Product Description

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

Color

(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
FERNANDINA BEACH HISTORICAL CHURCH - 12-22-2021.xlsx	Choose File No file selected	Choose File No file selected	Choose File No file selected

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

Certification*

☒

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

☒

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

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

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

Applicant First Name*

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.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0062
JULY 21, 2022

Owner/Applicant:	TRINITY UNITED METHODIST CHURCH
Property Address:	715 Ash Street (Trinity United Methodist Church)
Parcel ID #	00-00-31-1800-0042-0050
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Church
FL Master Site File #	8NA00589
Year Built:1870	1891 (FMSF)
Contributing Status:	Contributing
Requested action:	Conceptual Certificate of Approval (COA) to replace windows to the Annex (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:

"Constructed in 1891, Trinity United Methodist Church is a two-story, masonry vernacular religious building. It is noteworthy for its lancet arched windows, brick corbeling, and pilaster, and square tower with belfry. It has been significantly altered by a single-story addition to the west side..." - FMSF 8NA00589

The applicant seeks conceptual approval to replace 6 aluminum windows in the non-contributing addition with CWS Aria 610 Series single-hung vinyl windows (white). Three to have clear glass and three to have obscured glass.

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:

Since the proposed windows are not on the pre-approved window list, staff recommends hearing a presentation by the applicant and reviewing the samples for compatibility with the quality and dimensional standards of those on the pre-approved list.

STAFF RECOMMENDATION:

Staff recommends:

Hearing a presentation by the applicant and reviewing the samples for compatibility with the quality and dimensional standards of those on the pre-approved list.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2022-0062 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 2022-0062, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, 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 & Elevations
- EXHIBIT 3 FL Master Site File 8NA00309

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #9387

Date Submitted: 6/14/2022

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

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*

Downtown

Site Address*

715 Ash St

City*

fernandina

State*

fl

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0042-0050

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Granardo

Last Name*

Felix

Mailing Address*

101 S 8TH ST

City*

FERNANDINA BEACH

State*

Florida

Zip Code*

32034

Telephone Number*

9048872434

E-mail Address*

granardofelix@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*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

New windows

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
Custom Window Systems	vinyl frame - double insulated glass Include FL Product Approval # for Windows and Doors

Color

Bronze exterior/ white interior

(Name/Number)

ROOFING

Manufacturer

Product Description

Color

(Name/Number)

FASCIA/TRIM

Manufacturer

Product Description

Color

(Name/Number)

FOUNDATION

Manufacturer

Product Description

Color

(Name/Number)

SHUTTERS

Manufacturer

Product Description

Color

(Name/Number)

PORCH/DECK

Manufacturer

Product Description

Color

(Name/Number)

FENCING

Manufacturer

Product Description

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

Color

(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
FERNANDINA BEACH HISTORICAL CHURCH - 12-22-2021.xlsx	Choose File No file selected	Choose File No file selected	Choose File No file selected

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

Certification*

☒

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

☒

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

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

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

Applicant First Name*

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.



AMERICAN WINDOW PRODUCTS, INC.

2633 POWERS AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: 731-2247

Number of Windows / Doors:	Size:	Brand:	Type of Window:	Frame Color:	LowE 3:	Argon:	Impact:	Tempered:	Obscured:	Colonial:	Price:
3	2'3" x 2'3"	CWS	single hung - 610 series	white	y	y	n	n	y	n	\$ 1,680.00
3	3'0" x 3'0"	CWS	single hung - 610 series	white	y	y	y	n	n	n	\$ 1,905.00
1			a/c new mounting closure								\$ 150.00
			MATERIALS SUPPLIED							sub total	\$ 3,735.00
			Trinity Methodist Church								
			715 Ash Street								
			Fernandina Beach, Fl. 32034								
			Attn:								
			granardofelix@gmail.com								
			*Net price for windows that are all								
			white color interior and exterior.								
			PLEASE NOTE								
			If you choose to add the bronze exterior								
			color your new price is only \$4,440.00								
										materials tax	\$ 261.45
										LABOR	\$ 690.00
										OTHER	\$ 105.00
										TOTAL COST	\$ 4,791.45
										DISCOUNTS	<951.45>
										Permit \$	customer is pulling
										Total Price:	\$ 3,840.00



ARIASERIES

VINYL WINDOWS & DOORS

NON-IMPACT—RESISTANT

610 SERIES SINGLE HUNG

Replacement & New Construction



Custom[®]
WINDOW SYSTEMS

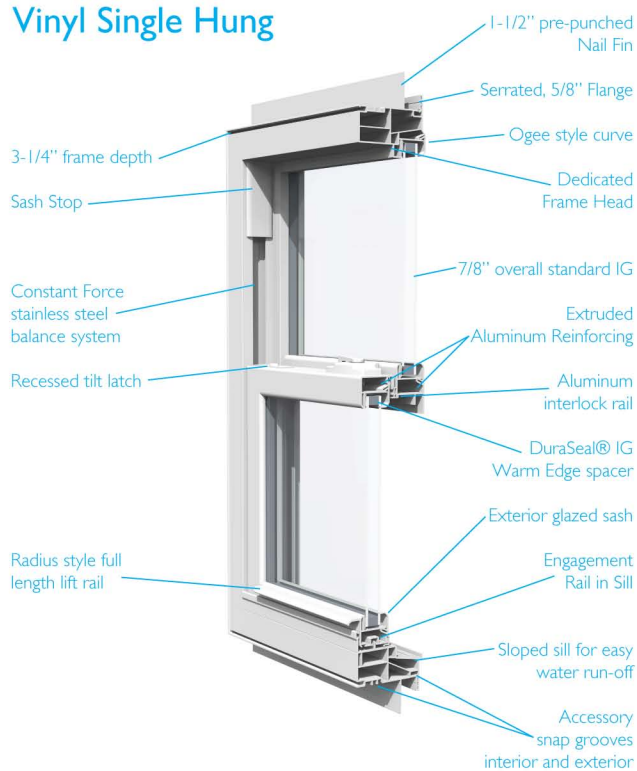


1.800.327.3086 • www.CWS.cc



NON-IMPACT SINGLE HUNG

Aria 610 Series Vinyl Single Hung



Configurations:

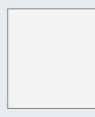


Single Hung &
Single Hung Oriel



Arch Top
Single Hung

Frame Colors:



White



Adobe

Grid Options:

Classic Applied
(exterior only)

Between-the-Glass



3/4" SDL



5/8" Flat



3/4" Contour



1" Contour

Double Applied also available (interior and exterior for depth)

610N Series New Construction

Available Frame Types:

- Heavy-duty Cam Lock
- 1-1/2" pre-punched Nail Fin
- 5/8" serrated, double walled Front Flange
- Fin/Flange combo

610R Series Replacement

Available Frame Types:

- Dual-action, automatic, self-locking sash locks
- 5/8" serrated, double walled Front Flange
- Box Frame

Standard Features and Benefits:

- Meets or exceeds all Energy Star® standards
- Tilt Sash for easy cleaning
- Available with Low-E glass (270, 240, 366)
 - 7/8" insulated glass with argon gas standard for ultraviolet and thermal protection
 - Double-strength glass standard
- Energy efficient non-metallic spacer system
 - Excellent thermal performance and energy efficiency
 - Keeps windows clearer longer limiting condensation
- Constant Force stainless steel coil balance system
- Recessed tilt latches
- Durability and resistance from the elements
 - Fusion-welded construction without fasteners for structural stability
 - Heavy-duty, dual fin weather-stripping at all points, where vinyl meets vinyl, protects against the elements
- Extruded BetterVue® half screen standard on replacement
 - Optional roll form screen available
 - 10% better insect protection—20% better airflow—10% clearer view
 - BetterVue® screen will not rust, corrode or stain
- 615 Series Picture Window to complement the 610 SH



610N Series
Cam Lock



610R Series
Auto Self-Locking
Sash Locks

Custom
WINDOW SYSTEMS

1900 SW 44TH AVENUE
OCALA, FL 34474
1.800.327.3086 • www.CWS.cc



Evaluation Report 935E
July 22, 2020

Product Description: Series 610 Vinyl Single Hung Window, Non Impact

Manufacturer: Custom Window Systems, Inc. 1900 SW 44th Ave, Ocala, FL 34474

Statement of Compliance: This report evaluates the above-listed product per the requirements of FAC Product Approval Rule Chapter 61G20-3.005 (4). This product complies with the requirements of the 7th Edition (2020) Florida Building Code outside the High Velocity Hurricane Zone. The product testing standards performed are outlined below.

Technical Documentation:

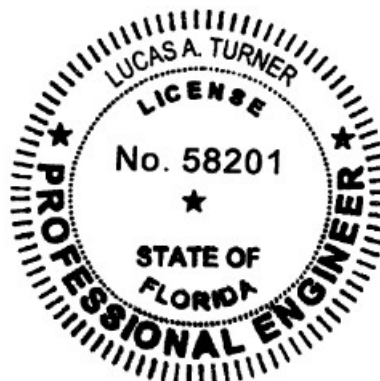
- 1) This report, prepared by Lucas A. Turner, PE, at 2428 Old Natchez Trc Trl, Camden, TN
- 2) Approval drawing CWS-935E, signed and sealed by Lucas A. Turner, P.E.
- 3) Test Reports NCTL-210-3960-1A and NCTL-210-4004-09, from National Certified Testing Laboratories, Orlando, FL, and Test Report CWS-007-02-01, from PRI Construction Materials Technologies, Tampa, FL, with testing performed: AAMA/WDMA/CSA 101/I.S.2/A440-08/11
- 4) Supplemental Calculations to support CWS-935E, signed and sealed by Lucas A. Turner, P.E.

Installation: Units must be installed according to approval document CWS-935E.

Limitations of Use: This product:

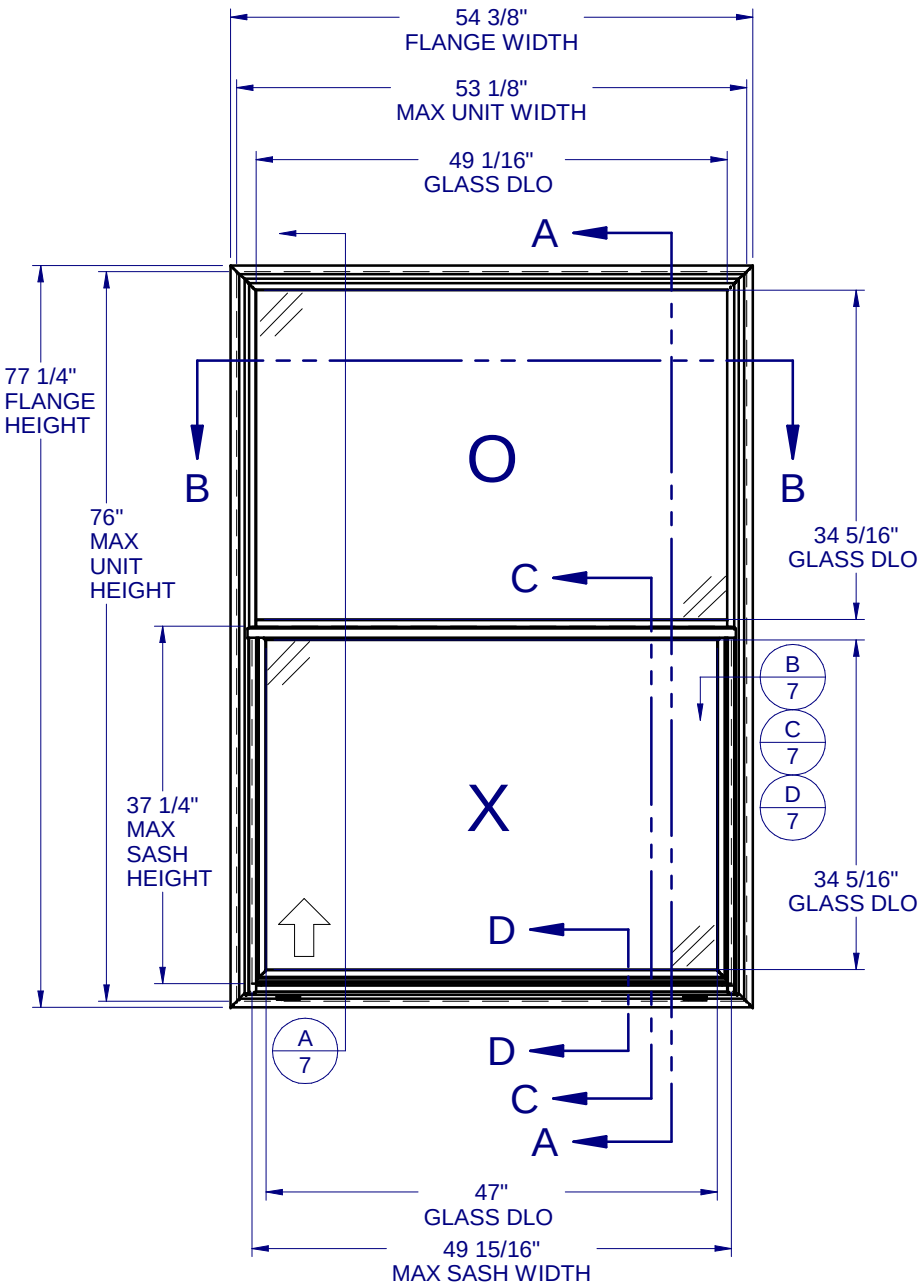
- May be used up to product sizes with glass daylight sizes as shown in CWS-935E
- Achieves design pressures as shown in comparative analysis tables in CWS-935E
- Is non-impact and requires the use of shutters
- May not be used in the High Velocity Hurricane Zone
- Requires glass types as shown in CWS-935E
- Requires ATN PVC frames with current listing as AAMA 303 Certified Profile Licensee

Certification of Independence: I do not have, nor do I intend to acquire, nor will I acquire, a financial interest in Custom Window Systems or in any company manufacturing or distributing products for which this report is being issued. I do not have, nor do I intend to acquire, nor will I acquire, a financial interest in any other entity involved in the testing or approval process of this product.

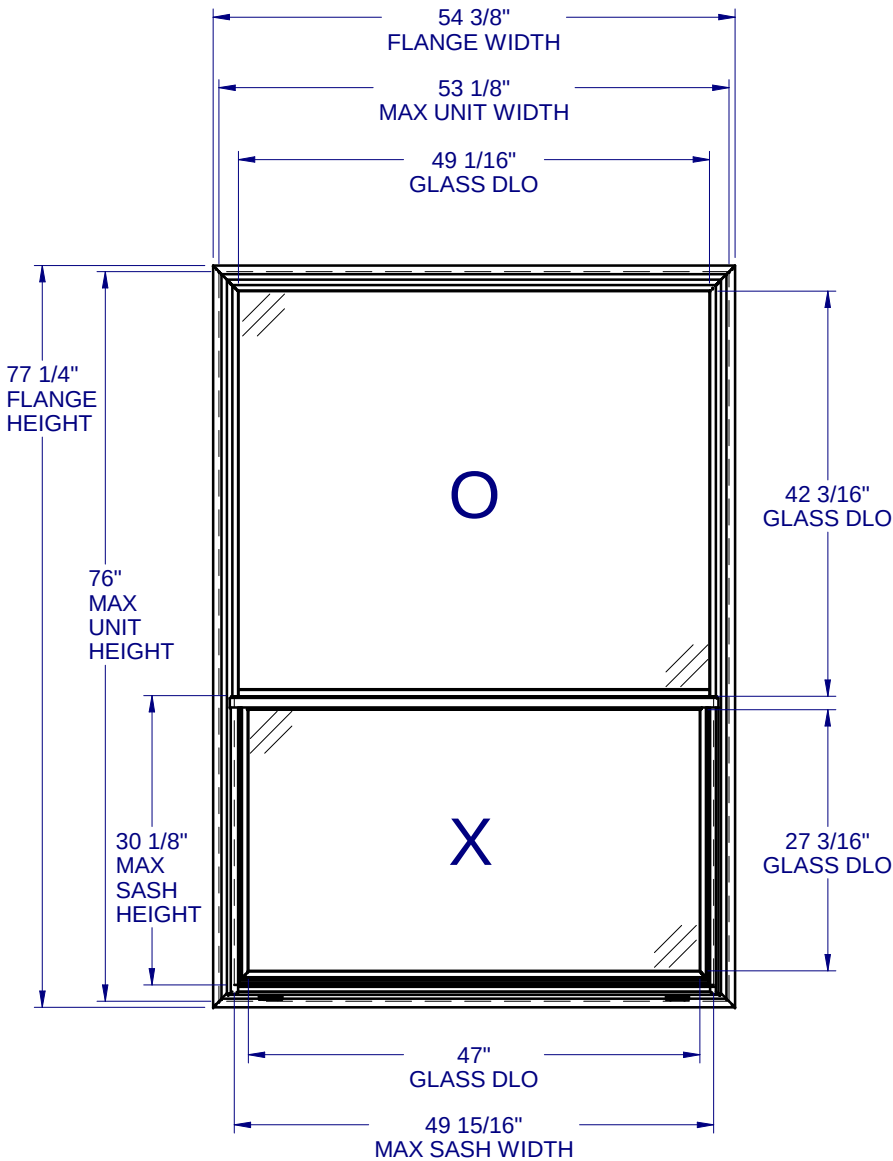


LT
07/22/2020
Lucas A. Turner, P.E.
FL PE #58201

SINGLE HUNG - NON-IMPACT
(SHOWN w/DIFFERENT OPTIONS)



EQUAL SPLIT



ORIEL

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE FLORIDA BUILDING CODE (FBC), CURRENT EDITION.
2. GLAZING OPTIONS: (SEE SHEET 3)
3. CONFIGURATIONS: "O/X".
4. DESIGN PRESSURE RATING (SEE SHEET 2):
-NEGATIVE DESIGN LOADS BASED ON, TESTED PRESSURE AND GLASS TABLES ASTM E-1300-04e01/09.
-POSITIVE DESIGN LOADS BASED ON, TESTED PRESSURE, WATER INFILTRATION TEST PRESSURE AND GLASS TABLES ASTM E-1300-04e01/09.
5. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. SEE SHEET 7 FOR ANCHOR DETAILS. WINDLOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
6. NOT APPROVED FOR IMPACT RESISTANCE. IMPACT PROTECTIVE SYSTEM IS REQUIRED IN WIND BORNE DEBRIS REGION.
7. ALL FRAMES AND VENTS FULLY WELDED. SMALL JOINT SEAM SEALANT USED AT FIXED MEETING RAIL AND JAMB.
8. SERIES / MODEL DESIGNATION SH-610.
9. THE DESIGNATION X AND O STAND FOR THE FOLLOWING:
X = OPERABLE SASH, O = FIXED SASH
10. SECTION CALLOUTS APPLY TO ALL ELEVATIONS IN A SIMILAR LOCATION.
11. EXTERNAL WEEP SLOT = 1/4 x 1-1/2" LOCATED 5" FROM BOTH ENDS.

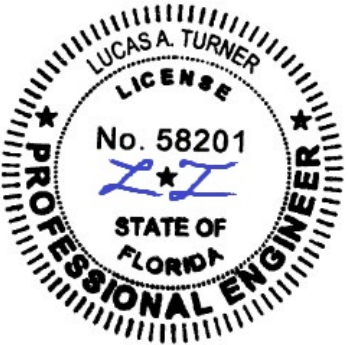
Custom
WINDOW SYSTEMS

1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

610 PVC
SINGLE HUNG
NON-IMPACT

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF CUSTOM WINDOW SYSTEMS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF CUSTOM WINDOW SYSTEMS, INC IS PROHIBITED.



7/23/2020

LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:

GENERAL NOTES AND ELEVATIONS

DRAWN BY:	DATE:
ADE	08/09/14
DWG #:	REV.:
CWS-935	E
SCALE:	SHEET
1:20	1 OF 7

TABLE OF CONTENTS

GENERAL NOTES & ELEVATIONS.....1
DP CHARTS.....2
GLAZING DETAILS.....3
SECTION VIEWS.....4
EXTRUSIONS & B.O.M.....5
ANCHOR SCHEDULE & NOTES.....6
INSTALLATION DETAIL.....7

CONFIG.	MAX. UNIT SIZE	EXTERNAL REINFORCEMENT	DESIGN PRESSURE RATING	IMPACT RATING
EQUAL	37" x 76"	NONE	SEE COMPARATIVE ANALYSIS CHART, SHEET 2	NONE
EQUAL	53-1/8" x 76"	* 2011		
5 HI ORIEL				

* ONLY REQUIRED WITH H-6137 FIXED MEETING RAIL & SCREW-ON INTERLOCK, S-2001 - SEE SHEET 4 FOR DETAILS.

Design Pressures (PSF) for Equal Split Configuration with Glass Types A, B, C, or D											
Unit	Unit Widths (in.)										
Heights (in.)	23 1/2	27 1/2	29 1/2	31 1/2	35 1/2	39 1/2	41 1/2	43 1/2	47 1/2	51 1/2	53 1/8
35 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0
39 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0
41 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-73.1
43 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-73.4	+50.0/-70.6
47 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-68.9	+50.0/-66.2
51 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-72.7	+50.0/-65.2	+50.0/-62.6
53 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-71.0	+50.0/-63.6	+50.0/-61.0
55 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-69.5	+50.0/-62.1	+50.0/-59.5
59 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-66.8	+50.0/-59.5	+50.0/-57.0
63 1/2	+50.0/-75.0	+50.0/-72.9	+50.0/-72.0	+50.0/-71.6	+50.0/-71.6	+50.0/-71.6	+50.0/-71.6	+50.0/-71.6	+50.0/-64.6	+50.0/-57.3	+50.0/-54.8
65 1/2	+50.0/-73.2	+50.0/-69.1	+50.0/-68.0	+50.0/-67.4	+50.0/-67.3	+50.0/-67.3	+50.0/-67.3	+50.0/-67.3	+50.0/-63.6	+50.0/-56.4	+50.0/-53.9
67 1/2	+50.0/-69.8	+50.0/-65.6	+50.0/-64.4	+50.0/-63.7	+50.0/-63.4	+50.0/-63.4	+50.0/-63.4	+50.0/-63.4	+50.0/-62.7	+50.0/-55.5	+50.0/-53.0
71 1/2	+50.0/-64.0	+50.0/-59.7	+50.0/-58.3	+50.0/-57.3	+50.0/-56.5	+50.0/-56.5	+50.0/-56.5	+50.0/-56.5	+50.0/-56.5	+50.0/-53.9	+50.0/-51.5
74 3/4	+50.0/-59.9	+50.0/-55.6	+50.0/-54.1	+50.0/-53.0	+50.0/-51.8	+50.0/-51.7	+50.0/-51.7	+50.0/-51.7	+50.0/-51.7	+50.0/-51.7	+50.0/-50.4
76	+50.0/-58.5	+50.0/-54.1	+50.0/-52.6	+50.0/-51.5	+50.0/-50.2	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0

Design Pressures (PSF) for Oriel Configuration with Glass Types A, B, C, or D in the Sash, and Glass Types C or D in the Fixed											
Unit	Unit Widths (in.)										
Heights (in.)	23 1/2	27 1/2	29 1/2	31 1/2	35 1/2	39 1/2	41 1/2	43 1/2	47 1/2	51 1/2	53 1/8
35 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0
39 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-74.1
41 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-74.2	+50.0/-71.3
43 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-71.6	+50.0/-68.9
47 1/2	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-75.0	+50.0/-74.8	+50.0/-67.2	+50.0/-64.6
51 1/2	+50.0/-69.0	+50.0/-68.4	+50.0/-68.4	+50.0/-68.4	+50.0/-68.1	+50.0/-67.4	+50.0/-67.4	+50.0/-67.4	+50.0/-67.4	+50.0/-63.6	+50.0/-61.1
53 1/2	+50.0/-64.4	+50.0/-63.4	+50.0/-63.4	+50.0/-63.4	+50.0/-62.4	+50.0/-61.2	+50.0/-61.1	+50.0/-61.1	+50.0/-61.1	+50.0/-61.1	+50.0/-59.5
55 1/2	+50.0/-60.3	+50.0/-58.9	+50.0/-58.9	+50.0/-58.9	+50.0/-57.6	+50.0/-56.1	+50.0/-55.7	+50.0/-55.6	+50.0/-55.6	+50.0/-55.6	+50.0/-55.6
59 1/2	+50.0/-53.6	+50.0/-51.6	+50.0/-51.3	+50.0/-51.3	+50.0/-51.3	+50.0/-51.0	+50.0/-50.5	+50.0/-50.1	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0
63 1/2	+50.0/-52.5	+50.0/-50.4	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0
65 1/2	+50.0/-52.5	+50.0/-50.4	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0
67 1/2	+50.0/-52.5	+50.0/-50.4	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0
71 1/2	+50.0/-52.5	+50.0/-50.4	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0
74 3/4	+50.0/-52.5	+50.0/-50.4	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0
76	+50.0/-52.5	+50.0/-50.4	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0	+50.0/-50.0

NOTE:

IF SIZE INTENDED IS NOT SHOWN, USE NEXT LARGER SIZE.

Custom

WINDOW SYSTEMS

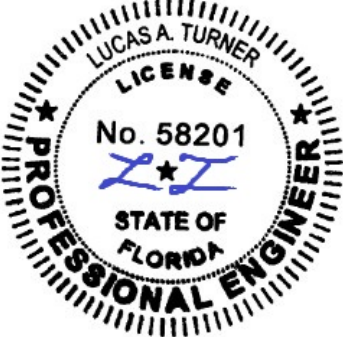


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610 PVC
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7/23/2020

LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

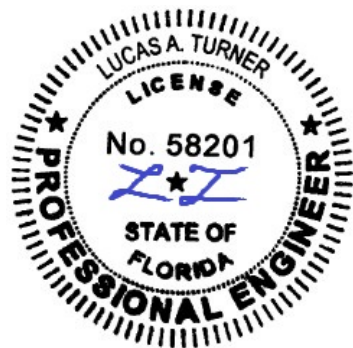
SHEET DESCRIPTION:

DESIGN PRESSURE
CHARTS

DRAWN BY:	DATE:
ADE	08/09/14
DWG #:	REV.:
CWS-935	E
SCALE:	SHEET
1:1	2 OF 7

**610 PVC
SINGLE HUNG
NON-IMPACT**

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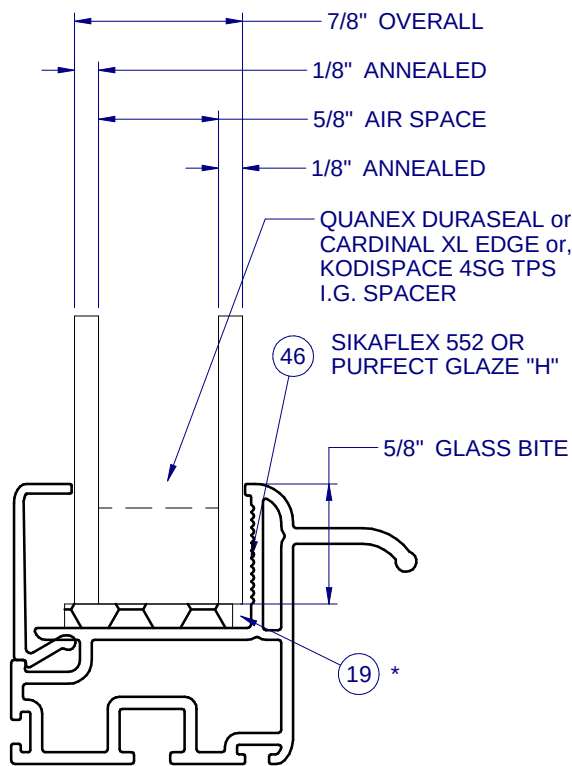
7/23/2020

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FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

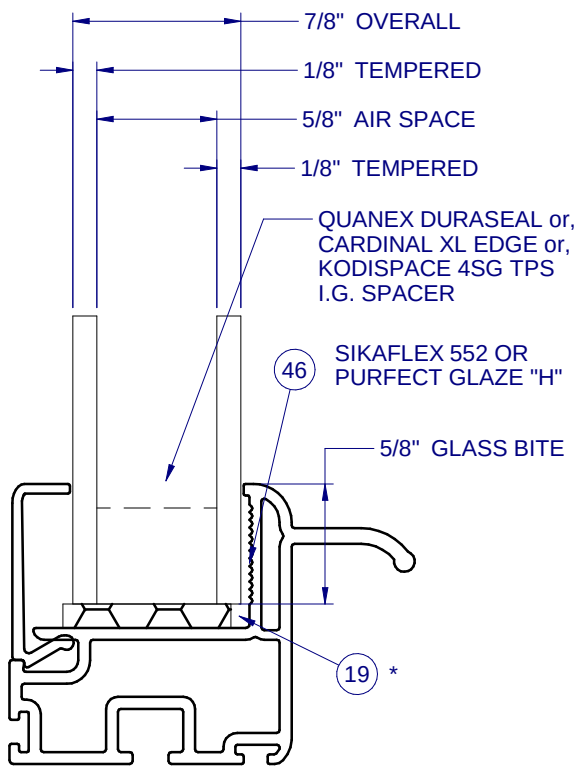
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GLAZING DETAILS

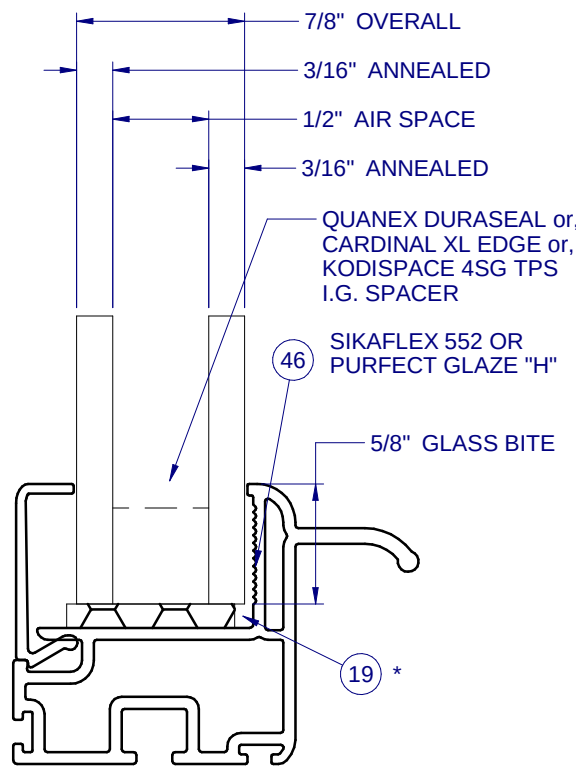
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ADE	08/09/14
DWG #:	REV.:
CWS-935	E
SCALE:	SHEET
1:1	3 OF 7



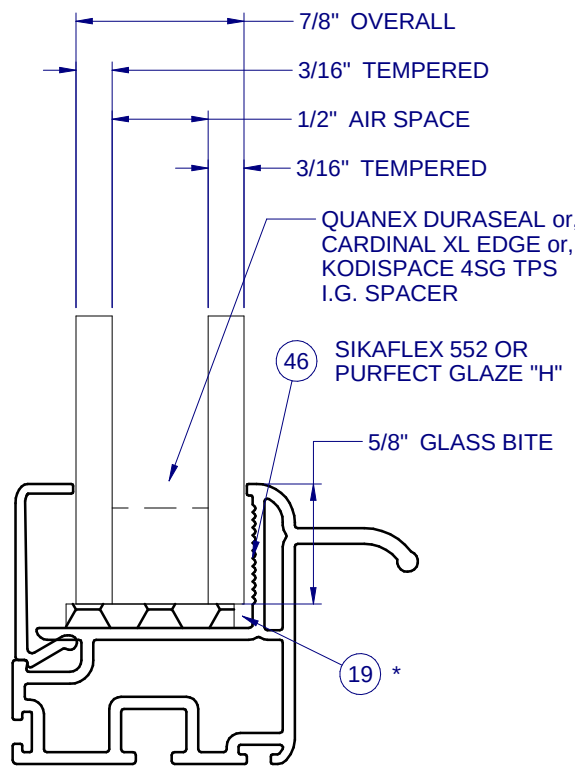
GLASS TYPE A



GLASS TYPE B



GLASS TYPE C

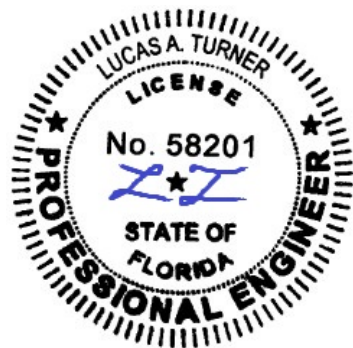


GLASS TYPE D

* SETTING BLOCKS PER FBC 2411.3.3.1

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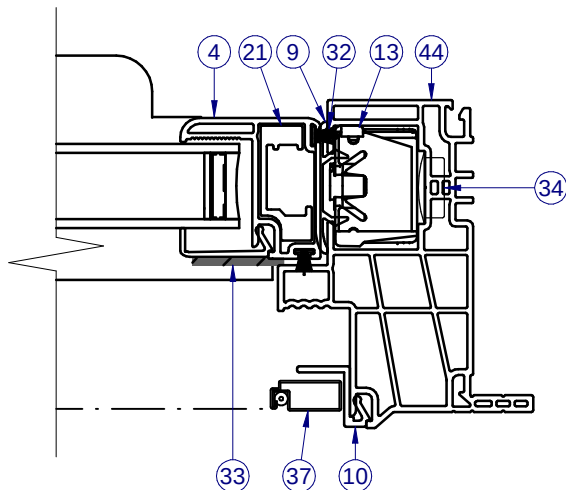
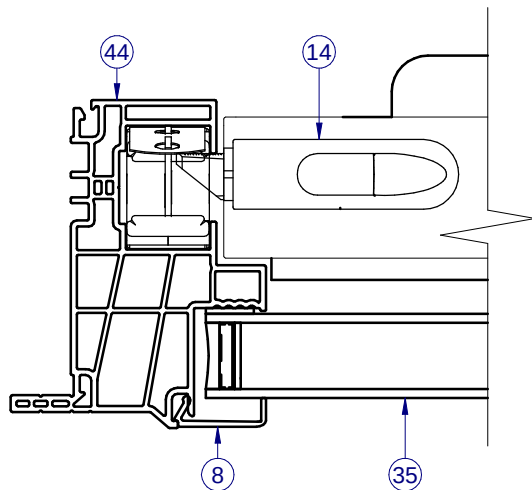
LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:

SECTION VIEWS

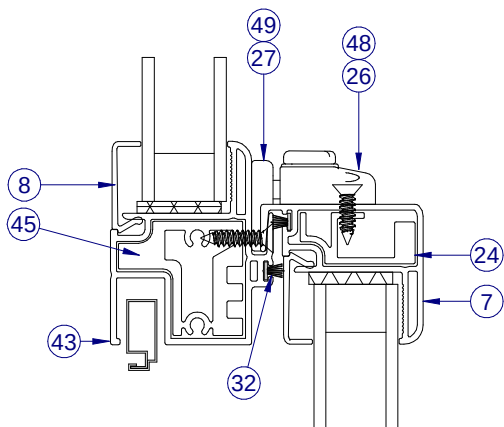
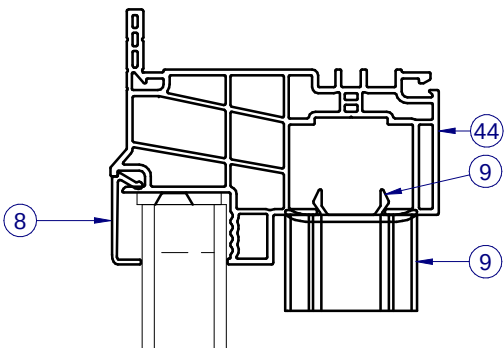
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ADE	08/09/14
DWG #:	REV.:
CWS-935	E
SCALE:	SHEET
1:2	4 OF 7

INTERIOR

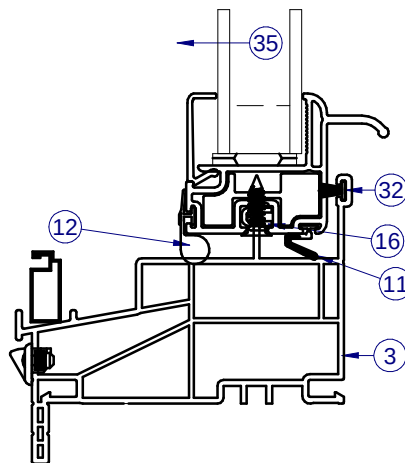
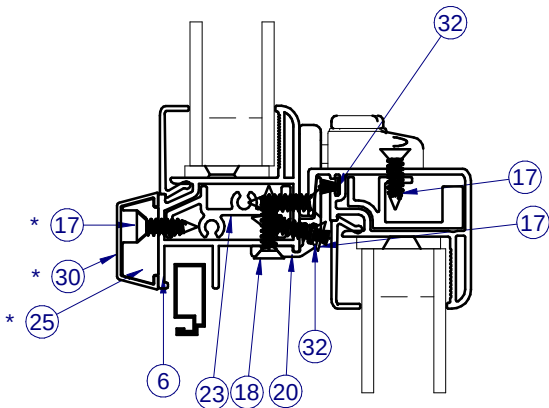


SECTION B-B

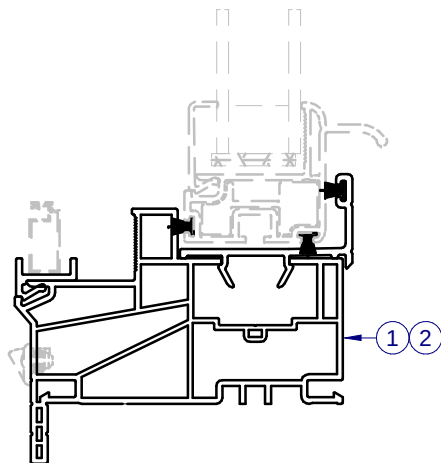
NOTE: LEFT SIDE SHOWS FIXED SECTION VIEW,
RIGHT SIDE SHOWS SASH SECTION VIEW.



INTERIOR



SECTION C-C
ALTERNATE MTG RAIL
AND SLOPE SILL



SECTION D-D
ALT 562 POCKET UNI-FRAME

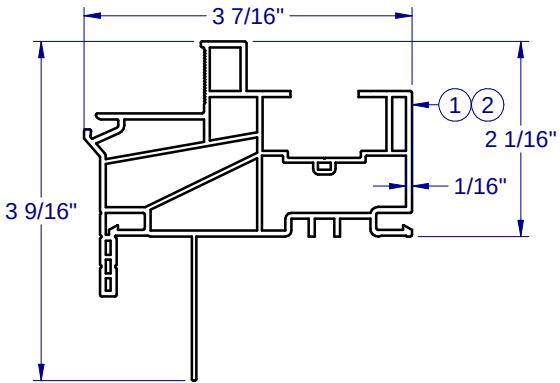
NOTES:

- FIN FRAME AVAILABLE FOR BOTH UNI-FRAME AND STANDARD FRAME TYPES.
- 880 BALANCERS AND DEEP POCKET UNI-FRAME (H-6193) REQUIRED FOR LARGER SASHES.
- * EXTERNAL REINFORCEMENT REQUIRED ON UNIT WIDTHS OVER 37" WITH THE H-6137 FIXED MEETING RAIL AND SCREW-ON INTERLOCK, S-2001.

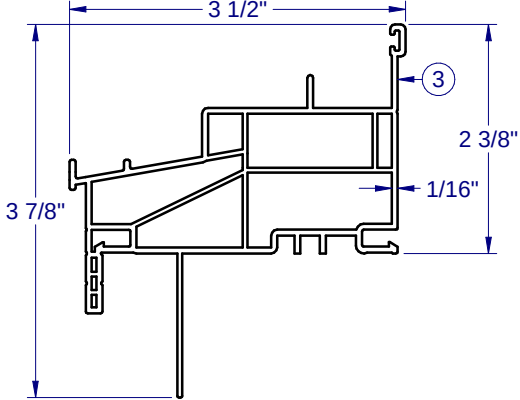
NOTE: ITEMS NOT SHOWN FOR CLARITY: 38-41

ITEM	PART	DESCRIPTION	MATERIAL
1	H-6125	HEAD, OUTERFRAME	PVC
2	H-6125	JAMBS, OUTERFRAME	PVC
3	H-6126	SILL, OUTERFRAME	PVC
4	H-6132	SASH SIDE RAIL	PVC
5	H-6136	SASH BOTTOM RAIL	PVC
6	H-6137	FIXED MEETING RAIL.	PVC
7	H-6138	SASH TOP RAIL	PVC
8	S-6141	GLAZING BEAD	PVC
9	S-6142	SASH STOP	PVC
10	S-6143	SCREEN ADAPTOR	PVC
11	P-5085	WSTP, QLON BULB VINYL	
12	P-5086	WSTP, QLON BULB VINYL	
13		BALANCERS - CONSTANT FORCE RT 880	
14	P-5392	SASH TILT LATCH	NYLON
15	P-5393	PIVOT CARRIER	NYLON
16	P-5396	PIVOT BAR	SS
17	P-3515	#8 x 5/8 PHIL FLAT WHITE SMS	STEEL
18	P-4146	#8 X 3/4 PHIL FLAT tek	STEEL
19	P-5615	SETTING BLOCK	RUBBER
20	S-2001	INTERLOCK RAIL	ALUM
21	S-2006	REINF, SASH SIDE RAIL, HD	ALUM
22	S-2007	REINF, BOTTOM RAIL	ALUM
23	S-2008	REINF, FMR	ALUM
24	S-2009	REINF, TOP RAIL	ALUM
25	S-2011	REINF, EXTERNAL	ALUM
26	P-5388	LOCKS	NYLON
27	P-5389	KEEPERS	NYLON
28	P-4779	WEEP COVER	NYLON
29	P-5397	FMR ENDCAP	NYLON
30	P-5400	COVER, FMR REINF.	PVC
31		SIKA FLEX 552 OR PURFECT GLAZE 'H'	SILICONE
32	P-3305	WSTP., .270 X 187, SOFT TOUCH FIN	
34	P-5588	HOLE PLUG	NYLON
35	GLASS	SEE SHEET 2	
36	P-4638	#8 X 2-1/2 PHIL TRUSS tek	STEEL
37	P-3218	SCREEN FRAME	ALUM
38	P-4754	SCREEN CORNER KEY	NYLON
39	P-3228	SCREEN SPLINE	
40	P-3029	SCREEN LIFTS	
41	P-3033	SCREEN SPRINGS	
43	H-6157	HD FIXED MEETING RAIL	PVC
44	H-6193	UNI-FRAME, 880 BALANCERS	PVC
45	H-2115	REINF, HD FMR	ALUM
46	S-6239	UNI-FRAME SILL POCKET INSERT	PVC
47	S-6217	UNI-FRAME SCREEN RETAINER	PVC
48	P-3783	LOCKS, IMPACT	STEEL
49	P-3784	KEEPERS, IMPACT	STEEL

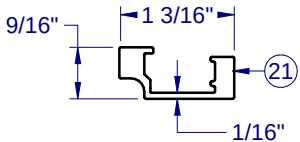
NOTE: ALL ALUMINUM EXTRUSIONS ARE 6063-T6 UNLESS OTHERWISE NOTED.



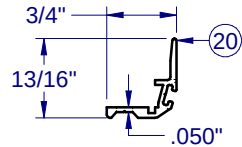
PVC FRAME HEAD & JAMB
H-6125



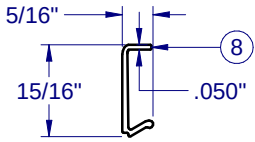
PVC FRAME SILL
H-6126



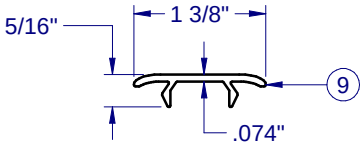
REINF. SSR HD
S-2006



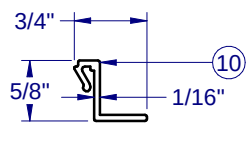
INTERLOCK
S-2001



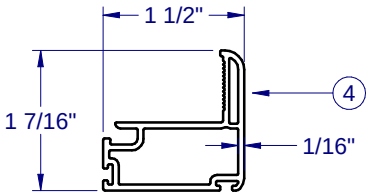
PVC GLAZING BEAD
S-6141



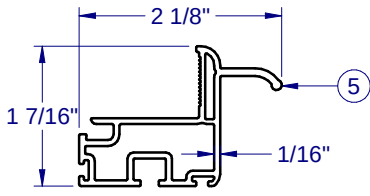
PVC SASH STOP
S-6138



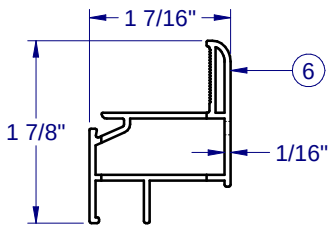
PVC SCREEN ADAPTOR
S-6143



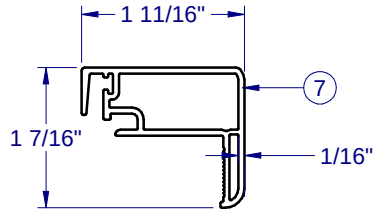
PVC SIDE RAIL
H-6132



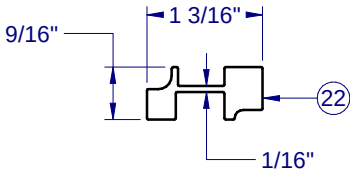
PVC SASH BTM RAIL
H-6136



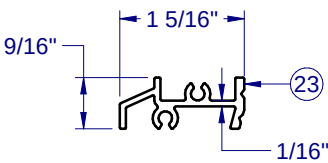
PVC SASH FMR
H-6137



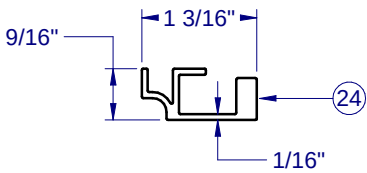
PVC SASH TOP RAIL
H-6138



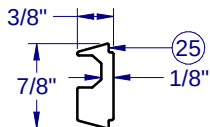
REINF. BTM RAIL
S-2007



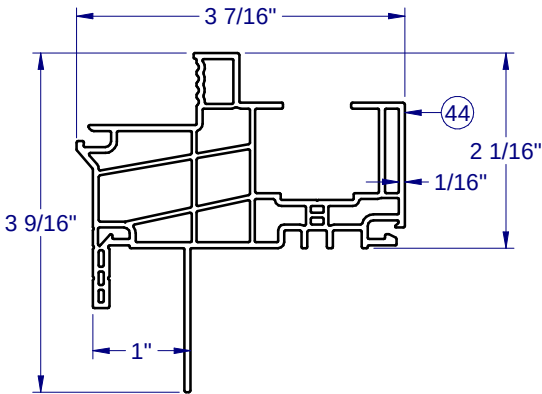
REINF. FMR
S-2008



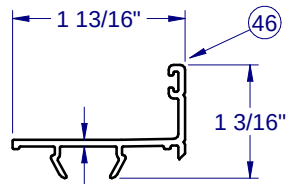
REINF. TOP RAIL
S-2009



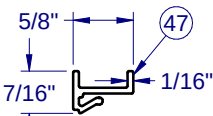
REINF. EXTERNAL
S-2011



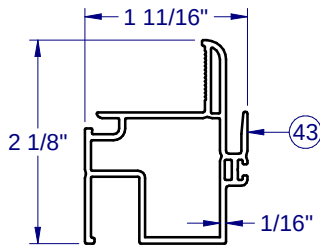
PVC FRAME
H-6193



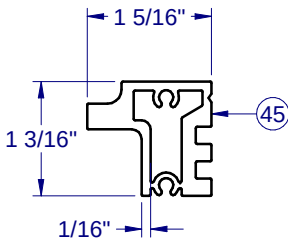
PVC SILL POCKET INSERT
S-6239



PVC SCREEN RETAINER
S-6217

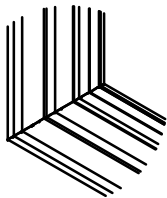


PVC HD FMR
H-6157

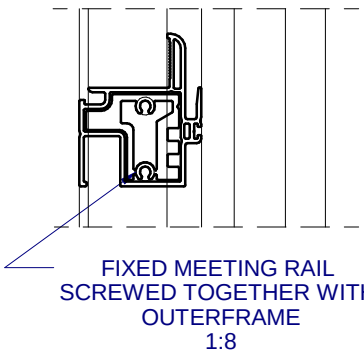


REINF. HD FMR
H-2115
6005A-T5

FRAME CORNER CONSTRUCTION



CORNER WELD (ALL SIDES)
1:8



FIXED MEETING RAIL
SCREWED TOGETHER WITH
OUTERFRAME
1:8



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FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:

BOM AND EXTRUSIONS

DRAWN BY:

ADE

DATE:

08/09/14

DWG #:

CWS-935

REV.:

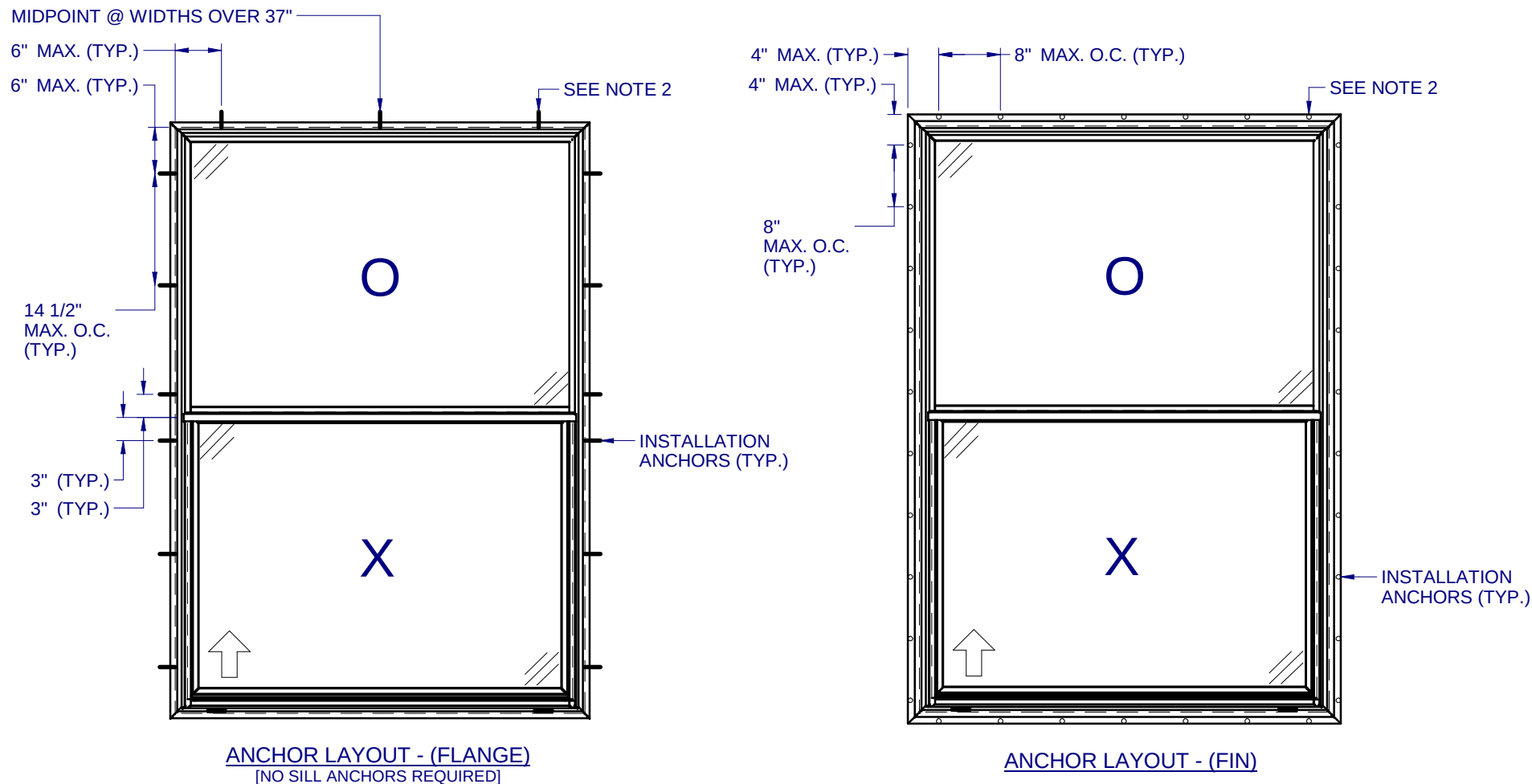
E

SCALE:

1:2

SHEET

5 OF 7

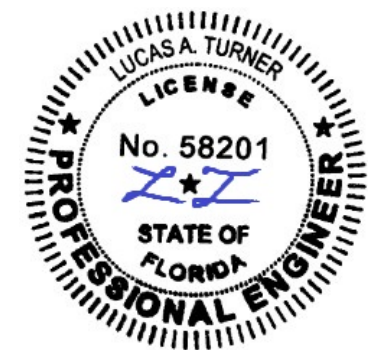


NOTES:

1. INSTALL ONE ANCHOR AT EACH INSTALLATION LOCATION. SILL ANCHOR SPACING SAME AS HEAD.
2. SHIM AS REQ AT EACH INSTALLATION ANCHOR USING LOAD BEARING SHIMS. MAX. ALLOWABLE SHIM STACK TO BE 1/4". USE SHIMS WHERE SPACE GREATER THAN 1/16" IS PRESENT. LOAD BEARING SHIMS SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER. WOOD SHIMS ARE NOT ALLOWED.
3. ANCHOR TYPE, SIZE, SPACING AND EMBEDMENT SHALL BE AS SPECIFIED IN THESE DRAWINGS, SEE TABLE 1, SHEET 7.
4. ALL INSTALLATION ANCHORS MUST BE MADE OF OR PROTECTED WITH A CORROSION RESISTANT MATERIAL OR COATING. DISSIMILAR METALS OR MATERIALS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE PROTECTED TO PREVENT REACTION.
5. INSTALLATION ANCHORS SHALL BE IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM SPECIFIED IN TABLE 1, SHEET 7.
6. ANCHOR EMBEDMENT TO SUBSTRATE SHALL BE BEYOND WALL DRESSING OR STUCCO. FOR CONCRETE/CMU OPENINGS, EMBEDMENT SHALL BE BEYOND WOOD BUCKS, IF USED, INTO SUBSTRATE - 1X BUCKS ARE OPTIONAL.
7. A MINIMUM CENTER-TO-CENTER SPACING SHALL BE MAINTAINED BETWEEN ALL FASTENERS: 3" FOR MASONRY, 1" FOR WOOD AND METAL.
8. WOOD OR MASONRY OPENINGS, BUCKS AND BUCK FASTENERS SHALL BE PROPERLY DESIGNED BY THE ARCHITECT OR ENGINEER OF RECORD AND INSTALLED TO TRANSFER WIND LOADS TO THE STRUCTURE. SUBSTRATES SHALL MEET THE MINIMUM STRENGTH REQUIREMENTS AS SHOWN IN TABLE1, SHEET 7. CONCRETE AND MASONRY SUBSTRATES MAY NOT BE CRACKED.
9. SEALING AND FLASHING STRATEGIES FOR OVERALL WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS FOLLOWING THE CURRENT VERSION OF THE REFERENCE DOCUMENTS: FMA/AAMA 100(FIN WINDOWS), FMA/AAMA 200(FLANGE WINDOWS), FMA/WDMA 250(BOX WINDOWS), FMA/AAMA/WDMA 300(EXTERIOR DOORS)

**610 PVC
SINGLE HUNG
NON-IMPACT**

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7/23/2020

LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:
**ANCHOR SCHEDULE AND
NOTES**

DRAWN BY:	DATE:
ADE	08/09/14
DWG #:	REV.:
CWS-935	E
SCALE:	SHEET
1:20	6 OF 7

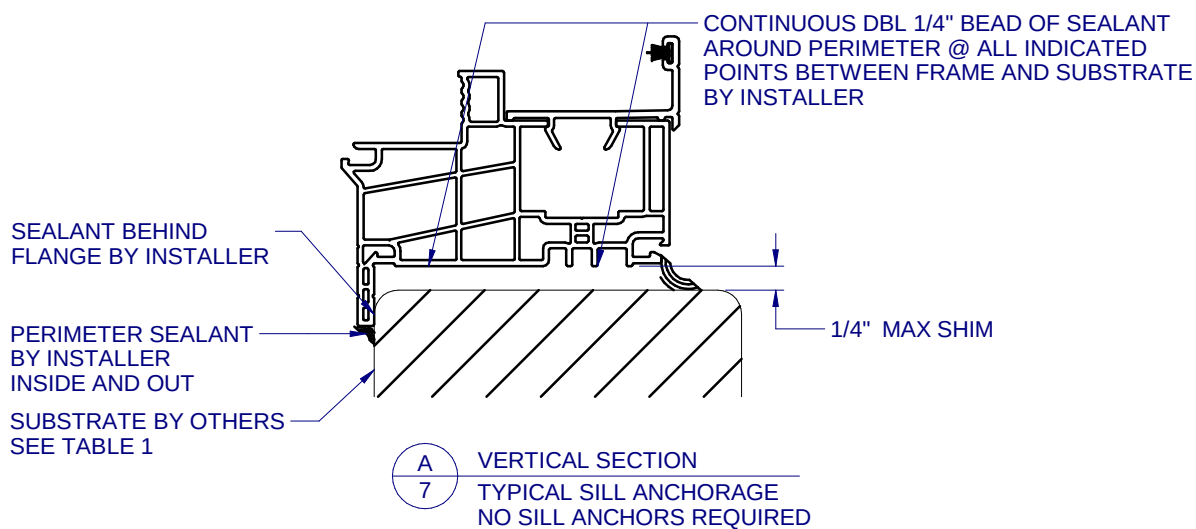
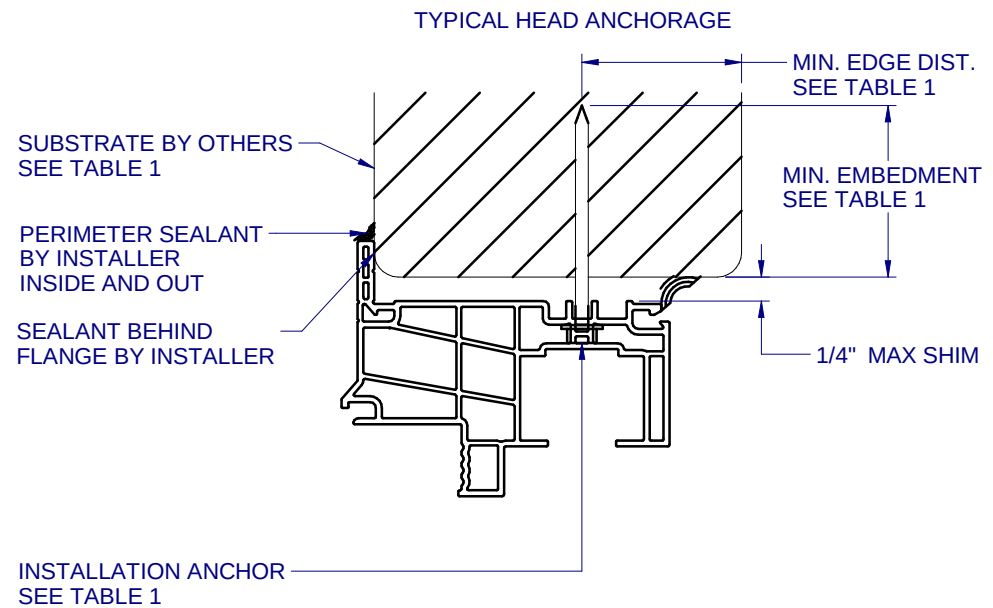
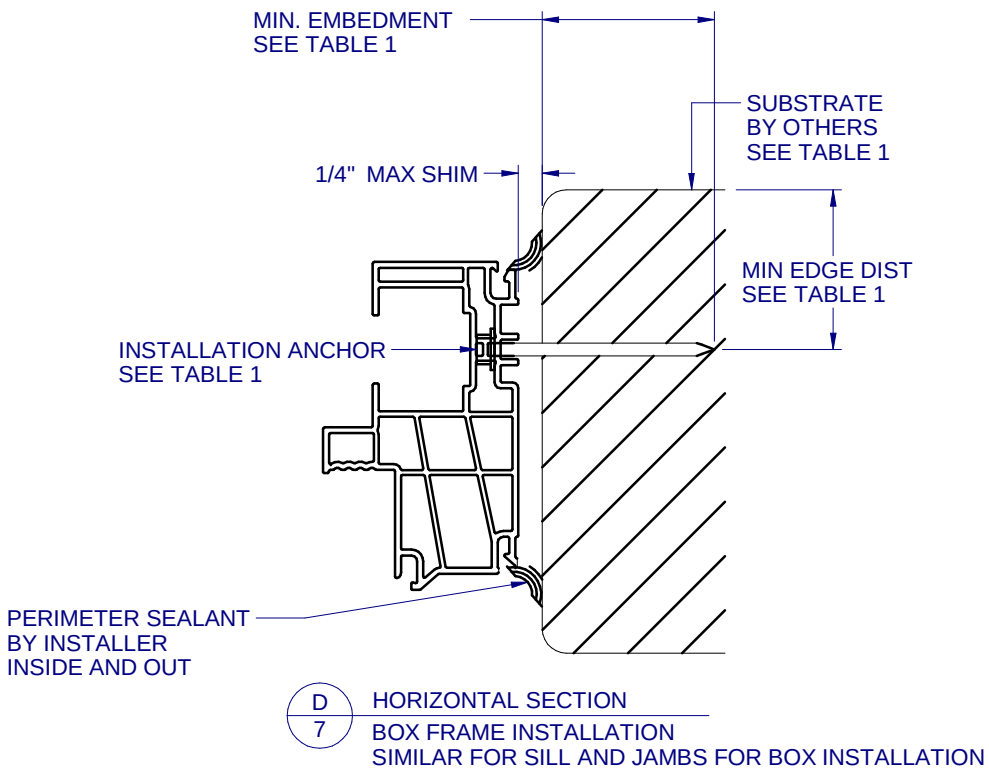
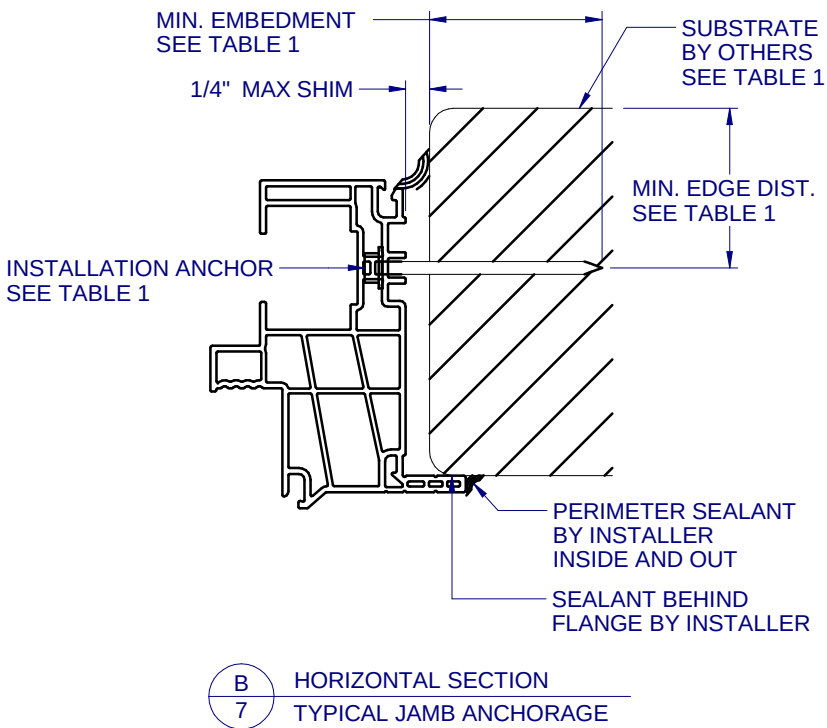


TABLE 1: APPROVED INSTALLATION FASTENERS				
FRAME TYPE	SUBSTRATE TYPE	ANCHOR TYPE	MIN. EMBEDMENT	MIN. EDGE DIST.
FLANGE	CONCRETE (2.0 KSI MIN.)	3/16" ITW TAPCON	1"	1-1/8"
FLANGE	HOLLOW OR GROUT-FILLED CMU (117 PCF MIN.)	3/16" ITW TAPCON	1"	2"
FLANGE	CONCRETE (2.85 KSI MIN.)	3/16" ELCO ULTRACON	1"	1"
FLANGE	GROUT-FILLED CMU (ASTM C-90)	3/16" ELCO ULTRACON	1-1/4"	2-1/2"
FLANGE	2X MIN. SOUTHERN PINE (G=0.55)	3/16" ITW TAPCON OR ELCO ULTRACON	1-3/8"	7/8"
FLANGE	2X MIN. SOUTHERN PINE (G=0.55)	#10 WOOD SCREW	1-3/8"	7/8"
FLANGE	16 GAUGE (0.060") MIN. STEEL STUD (33 KSI YIELD MIN)	#10-16 HILTI KWIK-FLEX OR ITW TEKS SELF-DRILLING SCREW	FULL THREAD THRU 0.060"	7/16"
FLANGE	1/8" ALUM. (6063-T5 MIN.) OR 1/8" STEEL (33 KSI MIN.)	#10 GRADE 5 SELF-TAPPING / DRILLING SCREW	FULL THREAD THRU 0.125"	7/16"
FIN	2X MIN. SOUTHERN PINE (G=0.55)	#10 WOOD SCREW	1-1/2"	1/2"

NOTE: UNIF-FRAME OPTIONS NOT SHOWN.



FLANGE REMOVAL NOTE: PARTIALLY OR FULLY REMOVING THE FLANGE, UP TO AND INCLUDING A BOX-FRAME APPLICATION IS ACCEPTABLE PROVIDED:

- MIN. 1/4" FILLET OF CONSTRUCTION-GRADE ADHESIVE CAULK IS APPLIED INSIDE AND OUT, FULL PERIMETER, BY INSTALLER.
- PRODUCT ANCHORAGE IS IN ACCORDANCE WITH REQUIREMENTS AS SHOWN FOR FLANGE WINDOWS.

**610 PVC
SINGLE HUNG
NON-IMPACT**

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7/23/2020

LUCAS A. TURNER, P.E.
FL PE # 58201
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:

INSTALLATION DETAILS

DRAWN BY:	DATE:
ADE	08/09/14
DWG #:	REV.:
CWS-935	E
SCALE:	SHEET
1:2	7 OF 7

?		myFlorida Logo ?		Town Graphic ?	
?		?		?	
?		BCIS Home		Log In	
?		User Registration		Hot Topics	
?		Submit Surcharge		Stats & Facts	
?		Publications		Contact Us	
?		BCIS Site Map		Links	
?		Search			
?		? Product Approval USER: Public User			
?		Product Approval Menu		Product or Application Search	
?		Application List		Application Detail	
?		FL #		FL17234-R7	
?		Application Type		Revision	
?		Code Version		2020	
?		Application Status		Approved	
?		Comments			
?		Archived		☐	
?		Product Manufacturer		Custom Window Systems Inc.	
?		Address/Phone/Email		1900 SW 44th Avenue Ocala, FL 34474 (352) 368-6922 Ext 291 jlathrop@cws.cc	
?		Authorized Signature		Jay Lathrop jlathrop@cws.cc	
?		Technical Representative		Jay Lathrop	
?		Address/Phone/Email		1900 SW 44th Ave Ocala, FL 34474 (352) 368-6922 Ext 291 jlathrop@cws.cc	
?		Quality Assurance Representative		Jay Lathrop	
?		Address/Phone/Email		1900 SW 44th Ave. Ocala, FL 34474 (352) 368-6922 Ext 291 jlathrop@cws.cc	
?		Category		Windows	
?		Subcategory		Single Hung	
?		Compliance Method		Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received	
?		Florida Engineer or Architect Name who developed the Evaluation Report		Lucas A. Turner	
?		Florida License		PE-58201	
?		Quality Assurance Entity		Keystone Certifications, Inc.	

Quality Assurance Contract Expiration Date07/21/2028

Validated BySteven M. Urich, PE

☒ Validation Checklist - Hardcopy Received

Certificate of Independence

[FL17234_R7_COI_EvalReport935E.pdf](#)

Referenced Standard and Year (of Standard)

Standard	Year
AAMA/WDMA/CSA/101/I.S.2/A440-08	2008

Equivalence of Product Standards

Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted07/31/2020

Date Validated08/02/2020

Date Pending FBC Approval08/10/2020

Date Approved10/13/2020

Summary of Products		
FL #	Model, Number or Name	Description
17234.1	SH-610 Vinyl Single Hung	SH-610 Vinyl Single Hung, Non-Impact, 53 1/8" x 76"
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other: SH-610 Equal Split or Oriel, Max. size 53 1/8" x 76", Fin, Flange, DP +50/-50 PSF. Glass complies with ASTM E 1300.		Installation Instructions FL17234_R7_IL_CWS-935E.pdf Verified By: Lucas A. Turner PE-58201 Created by Independent Third Party: Yes Evaluation Reports FL17234_R7_AE_EvalReport935E.pdf Created by Independent Third Party: Yes

[Back](#) [Next](#)

[Contact Us](#) :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1824

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Product Approval Accepts:





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00589**

Recorder # **263**

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) **Trinity United Methodist Church** Multiple Listing (DHR only) _____
 Other Names _____ >> **Trinity Methodist Episcopal Church**
 Survey or Project Name _____ Survey# _____
 National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
715		Ash	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 ;29E ;22;UNSP**
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style **Gothic Revival** Other Style _____
 Exterior Plan **Irregular** Other Exterior Plan _____
 Number of Stories **2**
 Structural System(s) >> **Brick**
 Other Structural System(s) _____
 Foundation Type(s) >> **Continuous**
 Other Foundation Types _____
 Foundation Material(s) >> **Brick**
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> **Brick**
 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) **bell tower**
 Number of Chimneys **1**
 Chimney Material **Brick**
 Other Chimney Material(s) _____
 Chimney Location(s) **west exterior**

HISTORICAL STRUCTURE FORM

8NA00589

DESCRIPTION (continued)

Window Descriptions stained glass, double hung sash

Main Entrance Description (stylistic details)

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: SOME of this category Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) previously recorded as 101 South 8th St

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 _____ >> Church; 1900;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

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

8NA00589

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: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/28/2007

SHPO's Evaluation of Resource

Date _____Form Comments: _____

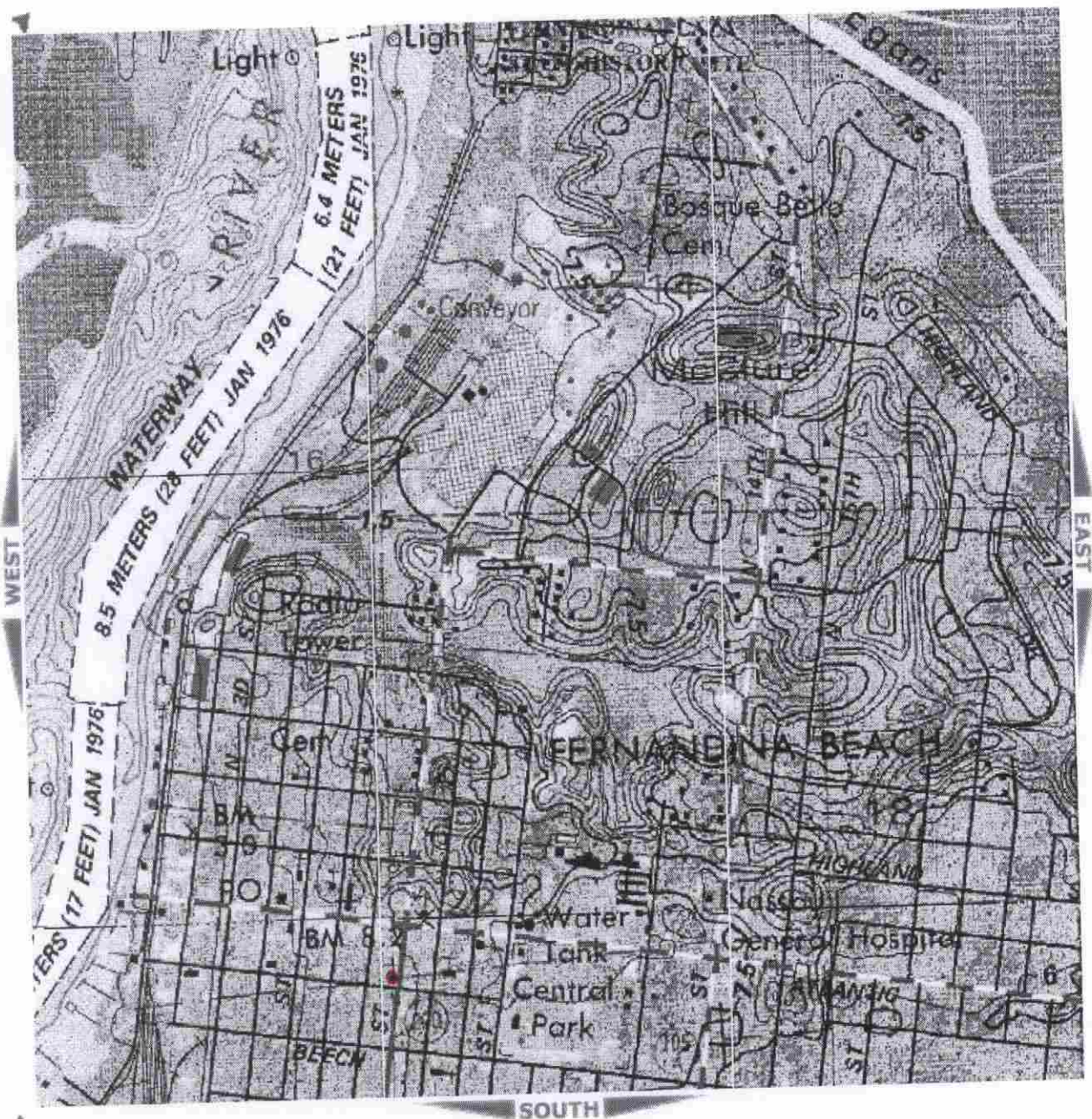
REQUIRED PAPER ATTACHMENTS

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

NA00589-200703

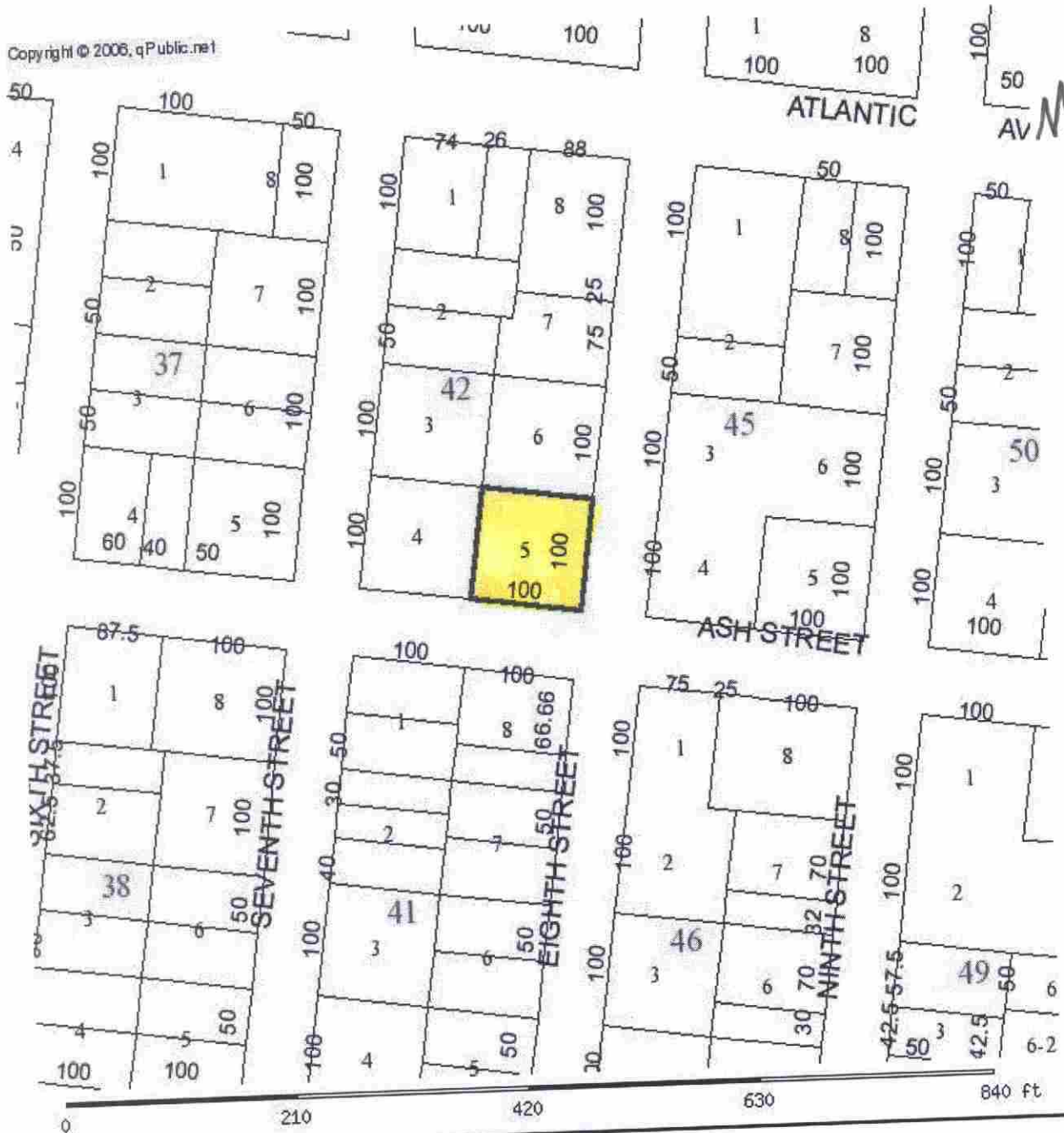
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Brick
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Gable extension
Shed extension
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Church;1900;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Trinity Methodist Episcopal Church



NA589

263



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0042-0050
GIS CALCULATED ACREAGE	0.23
Property Use	CHURCHES
Land Use	CHURCH
OWNERSHIP INFORMATION	
Name	CHURCH METHODIST
Mailing Address	TRINITY UNITED METHODIST C/O SERENA FLOYD; P O BOX 1255 FERNANDINA BEACH, FL 320351255
Situs/Physical Address	101 SOUTH 8TH ST
2006 PROPOSED VALUES	
Land Value	127,500

FLORIDA MASTER SITE FILE **SEE SITE FILE STAFF FOR**
Site inventory Form **ORIGINAL PHOTO(S) OR MAP(S)**

SITE NO. *B NA 589*

SITE NAME: Trinity United Methodist Chrch
ADDRESS OF SITE: Ash St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 42 5
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Trinity United Methodist Church

ADDRESS: Fernandina Beach, FL 32034

ADDRESS:

TYPE OF OWNERSHIP: institutional

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

Check One

INTEGRITY OF SITE:

Check one or more

x EXCELLENT

x

ALTERED

GOOD

UNALTERED

FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE religious

PRESENT USE religious

DATES + 1891

CULTURE/PHASE American

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

Trinity United Methodist Church 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 in 1891, Trinity United Methodist Church is a two-story, masonry vernacular religious building. It is noteworthy for its lancet arched windows, brick corbeling and pilaster, and square tower with belfry. It has been significantly altered by a single story masonry addition to the west side, by the use of aluminum siding on the belfry, and by changes to its roof.

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD:

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): brick: running, common #
metal: aluminum siding

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES: S/1-story stoop, 1-bay, access S; concrete stoop;
small shed roof (later addition)

ORIENTATION: S

FOUNDATION: continuous: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable #
tower: pavilion

CHIMNEY LOCATION: W: offset: lateral slope

WINDOW TYPE:

DHS, wood; lancet #

CHIMNEY: ocular

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: brick (orange)

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHIN
----------	-------------	-------------

PHOTOGRAPHIC RECORDS NUMBERS:

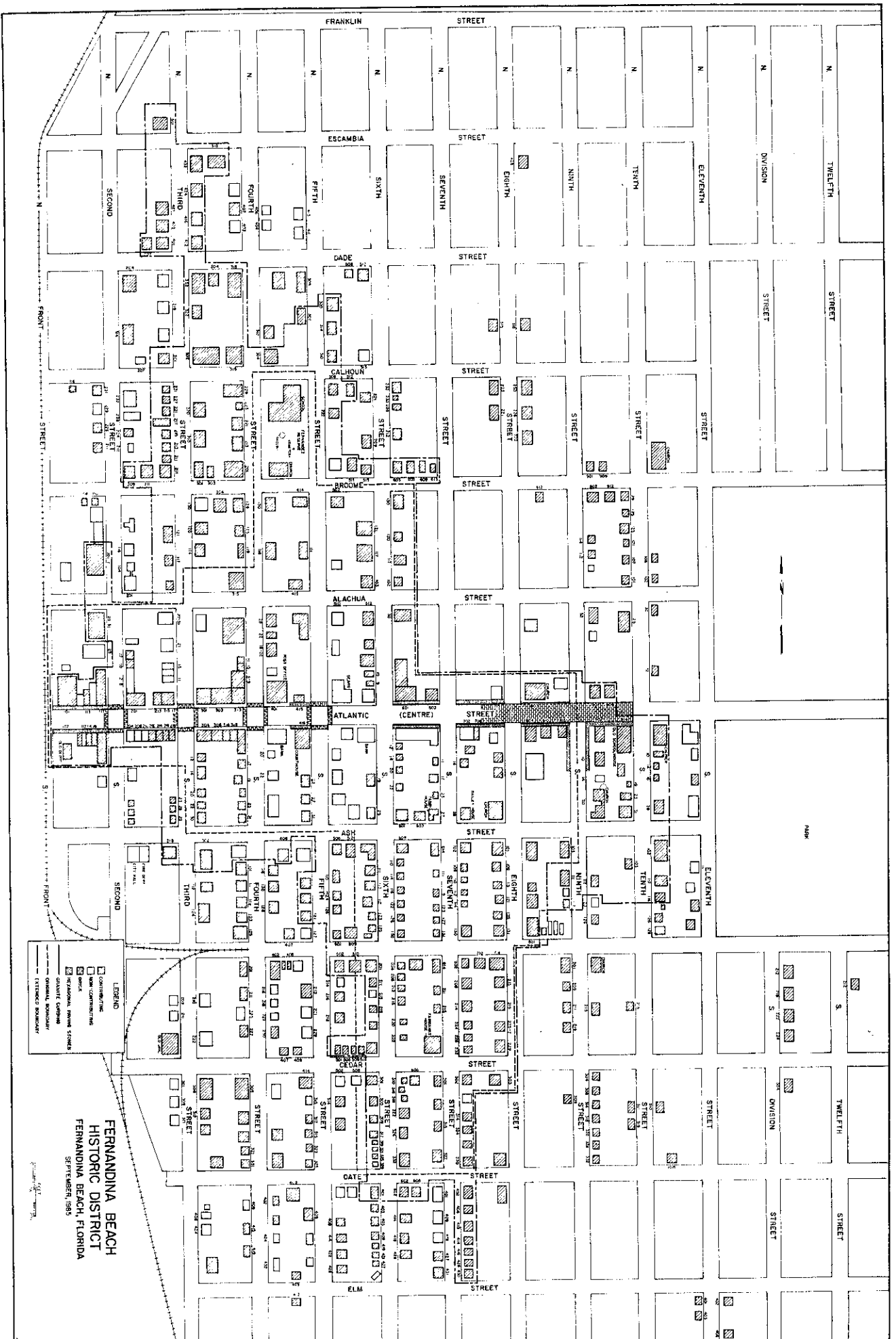
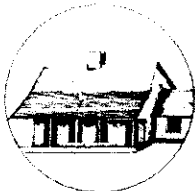


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00589**
 Field Date 2-16-2018
 Form Date 2-16-2018
 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) Trinity United Methodist Church 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: 715 Ash Street 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 # 00-00-31-1800-0042-0050 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: 1891 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Church/Temple/Synagogue From (year): _____ To (year): _____
 Current Use Church/Temple/Synagogue From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Addition w wheelchair ramp; doors
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Side shed extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. 3.
 Roof Type(s) 1. Gable 2. 3.
 Roof Material(s) 1. Composition shingles 2. 3.
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. Bell tower
 Windows (types, materials, etc.) Stained glass, Gothic arches, dhs; round stained glass w star and flower designs
 Distinguishing Architectural Features (exterior or interior ornaments) Brick detailing, pilasters; Gothic arches; bell tower w decorative trim

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

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 - Determined eligible: ☐ yes ☐ no Date _____
 NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)
☐ Owner Objection

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel, double doors w fixed lights

Porch Descriptions (types, locations, roof types, etc.) _____

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





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