AGENDA *_AMENDED_
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 27, 2022
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes from the Regular Meeting of September 22, 2022.

5. DISCUSSION ITEMS

6. NEW BUSINESS

6.1 **TRC 2022-0025 - ERIC ALMOND/ALMOND ENGINEERING, AGENT FOR KM OF JACKSONVILLE INC., 1940 S.14TH STREET**
Site plan review for redevelopment of an existing commercial building into a Seven Brew, drive-through coffee kiosk.

6.2 **TRC 2022-0026 - BRETT MANZIE, AGENT FOR ROGER MORENC, 232 S 8TH STREET**
Marlin & Barrel expansion into a cidery and outdoor recreation space.

6.3 ***TRC 2022-0027 - GULFSTREAM DESIGN GROUP, LLC, AGENT FOR I P HOLDINGS GROUP LLC, 101 N. 2ND STREET**
Site Plan Review for a Mixed-Use 10 room boutique hotel, restaurant + event venue w/food truck parking.
Amended to include application materials as back up items. Agenda itself has not changed.

7. OLD BUSINESS

7.1 TRC 2022-0024: Asa Gillette with Gillette & Associates - 600 Airport Rd. - Construction of 5 airport hangar units.

8. COMMITTEE BUSINESS

9. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR NOVEMBER 17, 2022

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

DRAFT

MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
SEPTEMBER 22, 2022
CITY COMMISSION CHAMBERS

1. CALL TO ORDER 10:07 a.m.

2. ROLL CALL

MEMBERS PRESENT:

Don Kukla, Building
Michelle Forstrom, Code Enforcement
Victoria Guadagnino, Utilities
Sal Cumella, Planning/Historic Preservation
Andre Desilet, Stormwater/Utilities
Daphne Forehand, Planning

OTHERS PRESENT:

Tammi Bach, City Attorney
Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the March 10, 2022, Regular Meeting

4.2 Approval of Minutes for the March 24, 2022, Regular Meeting.

4.3 Approval of Minutes for the August 25, 2022, Regular Meeting.

ACTION TAKEN: A motion was made by Member Forstrom seconded by Member Desilet to approve all Minutes as presented.

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

5. NEW BUSINESS

5.1 TRC 2022-0024: Asa Gillette with Gillette & Associates - 600 Airport Rd. - Construction of 5 airport hangar units.

Mr. Cumella introduced the case and invited the applicant to speak.

Alex, Gillette & Associates, provided responses to the initial round of Member comments.

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

ACTION TAKEN: A motion was made by Member Desilet seconded by Member Forstrom to continue case to date certain October 27, 2022.

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

Member Desilet noted that coordination would need to be established if this case is presented concurrently to the Airport Advisory Board.

Mr. Desilet asked questions about the Quasi-Judicial procedures. Ms. Bach provided some clarification.

6. ADJOURNMENT 10:22 a.m.

Taylor Hartmann, Recording Secretary	**Sal Cumella, Chair**

Print

Technical Review Committee: Application - Submission #10005

Date Submitted: 10/6/2022

Technical Review Committee: Application

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

Fees

- [ ] Initial submittal + two submittals of full site plans. $400 + 2% of the project construction cost (whichever is greater) for up to a maximum of $5,500.
- [ ] 3rd and subsequent resubmittals. 1/2 of original application fees
- [ ] Change of Use Determination Letter $50
- [ ] Engineering Review (Consultant Hourly Rate) $125

2022 Meeting Calendar

TRC 2022 Calendar

In observance of Thanksgiving on November 24, the TRC Regular Meeting is moved up to November 17.

IMPORTANT NOTES

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

****Please note that, unless otherwise indicated, the TRC meetings are scheduled as the following:**

TRC First Step Applications are presented at 10:00 AM on the 2nd Thursday of each month at the City Airport Conference Room;

TRC Application Review are reviewed at 10:00 AM on the 4th Thursdays of each month in City Hall Chambers.**

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

- [x] Requirements for All Site Plans â€“ see LDC section 11.01.04
- [ ] Requirements for Subdivision Plats â€“ see LDC section 11.01.05
- [ ] Determination for Completeness & sufficiency â€“ see LDC section 11.03.01
- [ ] Review and Compliance Report by the Technical Review Committee â€“ see LDC Section 11.03.02
- [ ] Construction and Improvements â€“ see LDC section 11.05.00
- [ ] Amendments to Local Development Orders â€“ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- [x] See Development Plan Submittal Checklist
- [ ] All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.
- [ ] A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.
- [ ] A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†’ Map Search

Site Address*

1940 14th Street South

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-30-0800-0039-0020

Lot

Block

Subdivision

Zoning District

C-1

Future Land Use Designation*

General Commercial

Overlay District*

None

Size of Property (acres)*

0.79

Present Property Use*

Commercial

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Vipul

Last Name*

Patel

Company (if applicable)

KM OF JACKSONVILLE INC

Mailing Address*

5924 COVERED CREEK LANE

City*

Jacksonville

State*

FL

Zip*

32277

Telephone Number*

904-743-2222

Email Address*

drpatel@absoluteinjury.com

OWNER'S AGENT

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

First Name

Eric

Last Name

Almond

Company (if applicable)

Almond Engineering

Mailing Address

6277 Dupont Station Ct. E., Unit 1

City

Jacksonville

State

FL

Zip

32217

Telephone Number

9043060162

Email Address

permitting@almondengineering.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Seven Brew - Fernandina Beach

Proposed Access Road*

outparcel internal connection, connecting to South 14th Street (SR 105A)

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

500000

Description of Request*

Redevelop an existing office building into a drive thru coffee shop

Site Plan Review Checklist

- [x] The names, address, telephone number, fax number, and email address of the person preparing the plan.
- [x] The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
- [x] The legal description of the property, consistent with the required survey.
- [x] A vicinity map showing the location of the property.

☑

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

☑

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

☐

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

☑

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

☐

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

☐

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

☐

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

☑

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

☑

Elevations of all proposed structures.

☑

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

☑

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

☑

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

☑

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

☐

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

☐

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

☐

o Timeline for the development; and

☐

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

☑

A summary block containing:

☑

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

☑

o Zoning district;

☑

o Total acreage;

☑

o Total square footage for non-residential uses;

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

☑ o Impervious surface ratio calculation, proposed and permissible;

☑ o Floor area ratio calculation, proposed and permissible;

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

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

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

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

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

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

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

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

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

☑ o Tree Protection Plan (Section 4.05.09.)

☑ o Landscape Plan (Section 4.05.00.)

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

☐ o Signage Plan (Section 5.03.00.)

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

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

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

School Concurrency

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

Certification*

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

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

Applicant First Name*

Eric

Applicant Last Name*

Almond

Today's Date*

10/6/2022

Upload Supporting Documentation*

Seven Brew - Fernandina Beach S and S.pdf

Upload 2

Brew Fernandina Beach (22x34) (10-6-22)(ss).pdf

Upload 3

1022070866 signed 6-9-22.pdf

Upload 4

35-33179 7Brew Fernandina Beach digi.pdf

Upload 5

Elevation Pages from 7Brew Florida Prototype - 052322.pdf

Upload 6

22.06.13 Fernandina Beach (REPA) (Fully Executed) (REDACTED).pdf

Upload 7

GMC7B Real Estate LLC Agent Authorization.pdf

DocuSign Envelope ID: 3120334A-234E-43AD-8569-CF1BBF0F1AE4

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this "**Agreement**") is made and entered into, effective on the date that both parties have executed this Agreement (the "**Effective Date**"), by and between **KM of Jacksonville Inc.**, a Florida corporation ("**Seller**"), and **GMC7B Real Estate LLC**, a Delaware limited liability company ("**Buyer**").

Background Information

A. Seller is the owner of a certain tract of real property, containing approximately 0.74 acres located at 1940 S 14th Street, Fernandina Beach, Florida, as more particularly described on **Exhibit A**, attached hereto and made a part hereof, (said real property, together with all appurtenances and hereditaments thereto, shall be referred to as the "**Property**"). A map setting forth a general depiction of the size, location and configuration of the Property is attached hereto and made a part hereof as **Exhibit B**. The Property is Nassau County, Florida Real Estate Parcel Number: 00-00-30-0800-0039-0020.

B. Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, all of Seller's right, title and interest in the Property, at the price and on the terms and conditions hereinafter set forth.

Statement of Agreement

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the foregoing Background Information and as follows:

ARTICLE I
PURCHASE AND SALE OF PROPERTY

1.01 Agreement. On the terms and conditions set forth below, and in consideration of Buyer's delivery of [redacted] (the "**Earnest Money**"), within 5 days after the Effective Date, to First American Title Insurance, 10 West Broad Street, Suite 1975, Columbus, Ohio 43215, Attn. Megan Kosmo ("**Escrow Agent**" or "**Title Company**"), Seller hereby agrees to sell the Property to Buyer and Buyer hereby agrees to purchase the Property from Seller.

ARTICLE II
PURCHASE PRICE

2.01 Amount of Purchase Price. The purchase price for the Property shall be [redacted] (the "**Purchase Price**"), payable to Seller at Closing (as hereinafter defined), in immediately available funds, adjusted by all prorations, credits, allowances and other adjustments specifically provided for herein.

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ARTICLE III
CONTINGENCIES

3.01 Contingent Agreement. This Agreement shall be completely contingent upon Buyer's satisfaction of or Buyer's waiver (at Buyer's sole and absolute discretion) of the inspection contingencies set forth in Section 3.02 below (the "**Contingencies**"), within 60 days after the Effective Date (the "**Inspection Period**"). The date upon which all Contingencies are either satisfied or waived, pursuant to Section 3.03 or otherwise, shall be referred to as the "**Contingency Date**". Seller, at no expense to Seller, hereby agrees to cooperate with Buyer in all respects during the term of the Inspection Period to satisfy the Contingencies, including the execution of any applications, instruments, licenses and documents, which are reasonable in Seller's discretion, in support of the satisfaction of the Contingencies.

3.02 Contingencies. The Contingencies are as follows:

(i) Determination that the Property is not located within a flood plain and that the Property has drainage conditions acceptable to Buyer for Buyer's proposed development of the Property;

(ii) Determination that all utilities necessary for the proposed development are available at, or within the right-of-way adjacent to, the boundary lines of the Property, in locations acceptable to Buyer, with sufficient capacity, pressure and depth to service Buyer's proposed development of the Property;

(iii) Receive a report, prepared by a certified environmental engineer engaged by Buyer and at Buyer's sole cost and expense, indicating that the Property is free of underground storage tanks and all hazardous wastes, substances and materials which may require remediation or which may result in penalties under applicable laws, rules or regulations;

(iv) Determination that the Property is properly zoned for Buyer's intended use, construction and development and that there are no other conditions or restrictions on Buyer's intended use and development thereof;

(v) Determination that the Property has soil conditions which without substantial corrective measures permit construction of Buyer's proposed development of the Property;

(vi) Approval of the Property by Buyer's intended user as a site that is acceptable for the development and operation of such user's business;

(vii) Approval by the appropriate governmental agencies and utility companies of a site plan for Buyer's intended user to be developed on the Property, including approval of curb cuts and any off-site traffic management

improvements and signage deemed necessary for the operation of Buyer's user's business on the Property;

(viii) Obtain all permits (for construction and signage), licenses and other necessary governmental approvals for Buyer's user's development of the Property;

(ix) Obtain any and all easements benefiting the Property and/ or cancel any and all easements encumbering the Property, as may be necessary for Buyer's user's proposed development and use of the Property; and

(x) Review and approve the terms and conditions of the lease with, River City Medical Associates, Inc., a Florida corporation, the existing tenant on the Property and a possible relocation of such tenant (which Buyer shall contribute up to [redacted] to relocate the same) ("**Lease**").

3.03 Notice of Satisfaction or Waiver. The Contingencies above shall be deemed to have been satisfied or waived, unless on or before the expiration of the Inspection Period, Buyer delivers to Seller notice of Buyer's failure to satisfy the Contingencies and, consequently, termination of this Agreement (a "**Termination Notice**").

3.04 Earnest Money. The Earnest Money shall be held by Escrow Agent in accordance with the provisions of this Section 3.04:

(a) If Buyer timely delivers a Termination Notice, this Agreement shall terminate, in which case both parties shall be fully released from all further liability and obligations hereunder except as may be set forth in Section 7.02 hereof, and the Earnest Money shall be returned to Buyer;

(b) If the transaction contemplated hereby is closed, the Earnest Money shall be paid to Seller and credited to Buyer against the Purchase Price at Closing;

(c) If the transaction contemplated hereby fails to close due to a Defect in title (Article 5 hereof) or due to a taking pursuant to eminent domain (Article 10 hereof), the Earnest Money shall be returned to Buyer and neither party shall have any further liability hereunder, except as may be set forth in Sections 5.04 and 7.02 hereof;

(d) If the transaction contemplated hereby fails to close due to a default by Buyer, the Earnest Money shall be paid to Seller as liquidated damages hereunder (and not as a penalty) as Seller's sole and exclusive remedy; and

(e) If the transaction contemplated hereby fails to close due to the default of Seller, the Earnest Money shall be returned to Buyer and (i) Seller shall reimburse Buyer for its actual costs and expenses incurred in connection with this Agreement, or (ii) Buyer may pursue an action on specific performance of this Agreement.

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ARTICLE IV
SUBMISSION MATERIALS

4.01 Seller's Cooperation. Seller agrees to submit to Buyer, within 5 business days after the Effective Date, information and/or materials, to the extent the same is in Seller's possession, for Buyer's use in preparation for the purchase of the Property, including: (a) surveys, a current proposed site plan, topographical studies, a current proposed plat map, property descriptions, zoning maps and current engineering drawings for the utilities and public services servicing the Property; (b) soils reports for the Property; (c) environmental studies of the Property; and (d) the most recent real estate tax bill for the Property. All materials provided to Buyer pursuant to this Article IV shall be deemed conditionally delivered. If this transaction is not closed in accordance with the terms hereof such materials shall be immediately returned to Seller. Seller hereby agrees to cooperate with Buyer in all respects during the term of this Agreement, including Seller's execution of any applications, instruments, licenses, consents, affidavits and documents, which are reasonable in Seller's discretion, contemplated pursuant hereto, at no expense to Seller.

ARTICLE V
EVIDENCE OF TITLE

5.01 Title Commitment. Buyer shall obtain from Title Company, a commitment (the "**Title Commitment**") to issue an American Land Title Association Owner's Title Insurance Policy (ALTA Form B, Rev. 2006) (the "**Title Policy**"), certified to at least the Effective Date of this Agreement, in the full amount of the Purchase Price. To be acceptable to Buyer, the Title Commitment shall commit to insure title to the Property free and clear of the standard printed exceptions contained in Schedule B of the Title Commitment and Title Policy and free and clear of all liens, charges, encumbrances and clouds of title, whatsoever, except the following:

(a) Those created or assumed by Buyer;

(b) Zoning ordinances, legal highways and public rights-of-way which do not interfere with Buyer's proposed development and operation of the Property as a drive-thru coffee shop;

(c) Real estate taxes which are a lien on the Property but which are not yet due and payable;

(d) Easements and restrictions of record acceptable to Buyer which do not interfere with the Buyer's proposed development and operation of the Property.

For title to the Property to be acceptable to Buyer, the Title Commitment must (i) commit to insure that on the Closing Date, the Property shall have access to a dedicated public highway that abuts the Property; (ii) fully and completely disclose all easements, negative or affirmative, rights-of-way, ingress or egress or any other appurtenances to the Property and provide insurance coverage in respect to all of such appurtenant rights; and (iii) include the results of a special tax search and examination for any financing statements filed of record which may affect the Property.

5.02 Endorsement at Closing. At the Closing and as a condition of Closing, Buyer shall obtain an endorsement to the Title Commitment updating the Title Commitment to the Closing Date and showing no change in the state of the title to the Property. After Closing, a final Title Policy that comports with the foregoing terms and conditions shall be issued in the amount of the Purchase Price.

5.03 Survey. Buyer shall, at its sole cost and expense, obtain a current ALTA survey of the Property (the "**Survey**"), prepared by a surveyor registered in the State of Florida. The identification of the Property on the Survey shall materially comport with the description of the Property set forth on **Exhibit A**, shall include a legal description of the Property and shall be certified by the surveyor to Buyer and the title insurance company.

5.04 Defects. In the event that an examination of either the Title Commitment (including any endorsements) or the Survey obtained hereunder discloses any matter adversely affecting title to the Property, or if title to the Property is not marketable, or if the Property is subject to liens, encumbrances, easements, conditions, restrictions, reservations or other matters, or in the event of any encroachment or other defect shown by the Survey (the foregoing collectively referred to as "**Defects**"), Buyer shall have until the expiration of the Inspection Period to give notice to Seller of any Defects. If Buyer fails to give written notice to Seller of any Defects by such date, Buyer shall be deemed to have waived this right to object to any Defects. If written notice is timely provided, Seller shall have a reasonable time, not to exceed 30 days after written notice thereof, within which to cure or remove (or to cause to be cured or removed) any such Defects. In the event Seller is unable or unwilling to cure or remove the Defects (provided that Seller shall be required to remove any liens or encumbrances which were caused by Seller and can be cured by the payment of money) within said 30-day period, Seller shall immediately give notice of Seller's inability to Buyer and thereafter, Buyer shall have 10 days after receipt of such notice within which to make its election either:

(a) To accept title to the Property subject to such Defects; or

(b) To terminate this Agreement and receive a full refund of the Earnest Money.

ARTICLE VI
DEED AND OTHER DOCUMENTS

6.01 Special Warranty Deed. Seller shall, at the Closing, convey fee simple title to the Property to Buyer by a duly and validly executed, recordable special warranty deed (the "**Deed**"), free and clear of all liens and encumbrances.

6.02 Other Documents. Buyer and Seller agree that such other documents as may be legally necessary or appropriate to carry out the terms of this Agreement shall be executed and delivered by the appropriate party at Closing. Such documents shall include, but not be limited to a closing statement, the most recent real estate tax bill(s), a certificate as to Seller's status under the Foreign Investment in Real Property Tax Act, and Seller's affidavit regarding liens (mechanics' or other).

ARTICLE VII
POSSESSION AND INSPECTION

7.01 Possession at Closing. Buyer shall be entitled to full and exclusive possession of the Property as of the Closing Date, subject to the Lease.

7.02 Inspection. Prior to accessing the Property for any physical inspection of the Property, Buyer shall obtain from Seller written approval to access the Property and any such approval shall not be unreasonably withheld, delayed or conditioned. Any such right to access the Property shall include the right to make surveys, site plans, renderings, soil tests, environmental inspections, borings, percolation tests and other tests to obtain any relevant information necessary to determine subsurface, topographic and drainage conditions and the suitability of the Property for use and development by Buyer. Further, Buyer shall indemnify and hold harmless Seller for any loss, cost or liability incurred by Seller due to Buyer's entry onto the Property pursuant to this Section 7.02. Buyer also agrees to restore or repair any of the Property damaged or disturbed as a result of Buyer's exercise of its rights to inspect the Property under this Agreement to as near as is reasonably possible to the condition that existed immediately prior to the exercise of such rights. If Buyer terminates this Agreement, Buyer shall furnish Seller with copies of all inspection reports, documents, etc. obtained by Buyer during the Inspection Period, within 7 business days after termination, without cost to Seller.

ARTICLE VIII
CLOSING

8.01 Closing; Closing Date. The purchase and sale of the Property shall be closed (the "**Closing**") within 30 days after the Contingency Date, which Closing date may be extended by agreement of the parties and shall be extended by such time, if any, as is necessary to cure Defects, as set forth in Section 5.04 hereof (the "**Closing Date**"). The Closing shall be at such time and place as Buyer and Seller may mutually agree upon.

ARTICLE IX
APPORTIONMENTS AND ADJUSTMENTS

9.01 Adjustments at Closing. On the Closing Date, Buyer and Seller shall apportion, adjust, prorate and pay the following items in the manner hereinafter set forth:

(a) Ad Valorem Taxes and Assessments. Ad valorem taxes ("**Taxes**") assessed against the Property for the year in which Closing occurs shall be prorated as of the day prior to Closing and shall be based on the actual Taxes for the current calendar year with the 4% discount for payment in November of the taxable year. Seller shall be responsible for all agricultural use roll back taxes or tax recoupments, if any, for years through the year of Closing. If the actual Taxes for the current calendar year are unavailable, then such proration shall be based on the actual Taxes for the prior calendar year, with the 4% discount for payment in November of the taxable year and Seller and Buyer shall enter into a separate agreement at Closing which will provide for the reconciliation of such proration

within thirty 30 days of the determination of the actual Taxes for the current calendar year (in the absence of such separate agreement, the terms of this Section shall survive Closing). In either event, if the Property is in the tax records as a separate parcel on the date of Closing, the Taxes shall be prorated on the basis of time and applied as an adjustment of the Purchase Price due at Closing. Seller shall promptly provide Buyer with all relevant documentation relating to the Taxes (including, without limitation, any tax bills) received by Seller after Closing. If the Property is part of a larger parcel during the calendar year or tax year of the Closing, the Taxes shall be prorated on the basis of acreage (and improvements on such acreage, if any) as well as time, and Buyer shall pay to Seller Buyer's resulting share of the Taxes at Closing. Seller shall pay the Taxes due and payable for the year of Closing on the entire larger parcel of which the Property is a part when the same become due. Seller shall indemnify Buyer with respect to Seller's failure to pay any Taxes that could constitute a lien on the Property or for which Seller is responsible and this indemnity shall survive Closing.

(b) Seller's Expenses. Seller shall, at the Closing (unless previously paid), pay by credit against the Purchase Price the following:

(i) The cost of any deed stamps or conveyance fee required to be paid in connection with the recording of the Deed from Seller to Buyer; and

(ii) The cost of all municipal services and public utility charges (if any) due through the Closing Date.

(c) Buyer's Expenses. Buyer shall, at the Closing (unless previously paid), pay the following:

(i) The cost of title insurance in excess of the Purchase Price, the cost of any endorsements to the Owner's Title Policy, and the cost of any lender's title insurance policy, if any;

(ii) The recording fees required for recording the Deed;

(iii) The cost of furnishing the Title Commitment and an Owner's Title Policy, exclusive of any endorsements, in the amount of the Purchase Price; and

(iv) The fee charged by Escrow Agent for conducting the Closing.

(d) Brokers. Seller and Buyer each hereby warrants and represents to the other that it has not, with the exception of Scott Giles, Atlantic Realty, representing Buyer ("**Broker**"), engaged or dealt with any broker or agent in regard to this Agreement. Seller hereby agrees to pay all commissions and/or fees due to Broker pursuant to a separate agreement. Seller and Buyer (except as to Broker) shall indemnify and hold harmless the other from and against any other claim by any party claiming through Seller or Buyer, respectively, for any real estate sales commission, finder's fee, consulting fee, or other compensation in connection with the sale contemplated hereby and arising out of any act or

agreement of such party. The indemnity obligations set forth above in this section shall survive both the Closing of the sale contemplated hereby and any termination of this Agreement.

ARTICLE X
EMINENT DOMAIN

10.01 Taking By Eminent Domain. If, prior to the Closing, eminent domain proceedings shall be threatened or commenced against the Property, or any part or portion thereof, Buyer shall have the option (a) to elect to proceed with this transaction, in which event any compensation award paid or payable as a result of such eminent domain proceedings shall be the sole property of Buyer, provided that the transaction contemplated in this Agreement closes, or (b) to terminate this Agreement, in which event Seller shall retain such award. Seller agrees that it shall give to Buyer written notice of any such threatened or actual eminent domain proceedings within 10 days after Seller first becomes aware thereof, and upon the giving of such notice, Buyer shall then have 30 days within which to exercise the options granted in this Section 10.01. If Buyer fails to exercise such options within said 30-day period, this Agreement shall terminate, the Earnest Money shall be returned to Buyer and thereafter both parties shall be released from further liability or obligation hereunder.

ARTICLE XI
WARRANTIES AND REPRESENTATIONS OF SELLER

11.01 Warranties and Representations. In addition to any other representation or warranty contained in this Agreement, Seller hereby represents and warrants as follows:

(a) Seller has not received any notice or notices, either orally or in writing, from any municipal, county, state or any other governmental agency or body, of any zoning, fire, health, environmental or building violation, or violation of any laws, ordinances, statutes or regulations relating to pollution or environmental standards, which have not heretofore been corrected;

(b) The execution, delivery and performance of this Agreement, and the consummation of the transaction contemplated hereby, will not result in any breach of, or constitute any default under, or result in the imposition of any lien or encumbrance against, the Property, under any agreement or other instrument to which Seller is a party or by which Seller or the Property might be bound;

(c) Seller has no actual knowledge of any fact or condition which would result in the termination or limitation of the existing pedestrian and/or vehicular access to the Property from abutting public roads;

(d) The execution, delivery and performance by Seller of this Agreement and the performance by Seller of the transactions contemplated hereunder, and the conveyance and delivery by Seller to Buyer of possession and title to the Property have each been duly authorized by such persons or authorities as may be required, and on the Closing Date, Seller shall provide Buyer and Escrow

Agent with certified resolutions, or other instruments, in form satisfactory to Buyer, evidencing such authorization;

(e) After the Effective Date and through and until the Closing Date, Seller shall not enter into any lease or other contract for the sale of the Property;

(f) Seller has not caused any underground storage tanks or hazardous wastes, substances, or materials (collectively, "**Hazardous Materials**") to be located in, on or about or generated from the Property; Seller shall be responsible for the proper removal and disposal prior to Closing of any such Hazardous Materials, including but not limited to asbestos or asbestos containing materials currently located in any of the buildings situated on the Property;

(g) To the best of Seller's actual knowledge, there are no laws, ordinances, regulations, covenants, conditions or restrictions pertaining to or encumbering the Property which would, in any way, impair, interfere with or prevent Buyer's intended use of the Property as a drive-thru coffee shop; and

(h) Seller is not a "Foreign Person" as that term is defined in the Foreign Investment in Real Property Tax Act.

The warranties, representations, covenants and agreements set forth in this Agreement shall not be cancelled by performance under this Agreement and shall survive the Closing and the delivery of the deed of conveyance hereunder for a period of 1 year after Closing at which time they shall terminate. All representations and warranties set forth in this Article 11 shall be true and correct as of the date hereof and as of the Closing Date, and at Closing, if requested by Buyer, Seller shall so certify, in writing, in form reasonably requested by Buyer.

11.02 Breach of Warranties Prior to Closing. If, during the pendency of this Agreement, Buyer determines that any warranty or representation given by Seller to Buyer under this Agreement shall be untrue, incorrect or misleading, in whole or in part, Buyer shall notify Seller of such fact and Seller shall have a period of 10 days to take such action as may be necessary to cure such representation and to the make the same be true and the Closing shall be delayed 10 days. If such representation is not true in any material respect at the end of such 10 days then Buyer shall have the rights set forth in Section 3.05(e) above.

ARTICLE XII
NOTICES

12.01 Notice Procedure. Any notices required hereunder shall be in writing, shall be deemed effective upon transmittal, may be transmitted by or to the parties' respective legal counsel, and shall be transmitted by (a) personal service, (b) nationally recognized overnight delivery service, (c) email transmission, or (d) certified mail, postage prepaid, return receipt requested, and shall be addressed to the parties as follows:

(a) If intended for Seller, to:

KM of Jacksonville Inc.
5924 Covered Creek Lane
Jacksonville, Florida 32277
ATTN: Vipul Patel
Email: Dr. Vipul Patel <drpatel@absoluteinjury.com>

With a copy to:

Samuel L. LePrell
Attorney and Counselor at Law
1930 San Marco Boulevard
Suite 201, St. Mark's Place
Jacksonville, Florida 32207
Email: samleprell@icloud.com

If intended for Buyer, to:

GMC7B Real Estate LLC
3060 Peachtree Rd NW
Suite 1050
Atlanta, GA 30305
Attn: Josh Walls
Email: jwalls@geyermorris.com

With a copy to:

Kayne Law Group, CO., P.A.
612 Park Street, Suite 100
Columbus, OH 43215
Attn: Adam Smith, Esq.
Email: asmith@kaynelaw.com

ARTICLE XIII
GENERAL PROVISIONS

13.01 Governing Law. This Agreement is being executed and delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida. For all litigation, disputes and controversies which may arise out of or in connection with this Agreement, the undersigned hereby waive the right to trial by jury and consent to the jurisdiction of the courts in the State of Florida.

13.02 Entire Agreement. This Agreement constitutes the entire contract between the parties hereto, and may not be modified except by an instrument in writing signed by the parties hereto, and supersedes all previous agreements, written or oral, if any, of the parties. Exhibits referred to in this Agreement are attached hereto and incorporated herein by reference.

13.03 Time of Essence. Time is of the essence of this Agreement in all respects. Any time period providing for the performance of the parties' obligations herein which would otherwise end on a Saturday, Sunday or national holiday shall be extended to the next succeeding business day.

13.04 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective personal, legal representatives, successors and assigns.

13.05 Invalidity. In the event that any provision of this Agreement shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of this Agreement.

13.06 Waiver. No waiver of any of the provisions of this Agreement shall be deemed, nor shall the same constitute a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing waiver. No waiver shall be binding, unless executed, in writing, by the party making the waiver.

13.07 Headings. The section headings contained in this Agreement are for convenience only and shall not be considered for any purpose in construing this Agreement. As used in this Agreement, the masculine, feminine and neuter genders, and the singular and plural numbers shall be each deemed to include the other whenever the context so requires.

13.08 Seller's and Buyer's TIN. Seller's tax identification number is 59-3577076. Buyer's tax identification number is 83-0563716.

13.09 Counterparts. This Agreement may be executed in counterparts, each of which when executed and delivered shall be deemed an original, but such counterparts together shall constitute but one and the same document. Copies of this Agreement and the signatures thereon shall have the same force and effect as if the same were original documents. Facsimile signatures are acceptable and shall be deemed to be original signatures.

13.10 Like-Kind Exchange. Buyer may exchange fee title to the Property for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended, and the Regulations promulgated thereunder. Buyer expressly reserves the right to assign its rights but not its obligations hereunder to a "Qualified Intermediary" as provided in IRC Reg. 1.1031(k)-(g)(4) in connection with such an exchange at any time on or before the Closing Date. Seller hereby agrees to cooperate with Buyer (at no cost to Seller) in effectuating any such exchange.

13.11 Like-Kind Exchange. Seller may exchange fee title to the Property for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended, and the Regulations promulgated thereunder. Seller expressly reserves the right to assign its rights but not its obligations hereunder to a "Qualified Intermediary" as provided in IRC Reg. 1.1031(k)-(g)(4) in connection with such an exchange at any time on or before the Closing Date. Buyer hereby agrees to cooperate with Seller (at no cost to Buyer) in effectuating any such exchange.

13.12 Assignment. Buyer hereby reserves the right to assign this Agreement to its nominee. Buyer shall notify Seller of any such assignment at least 5 days prior to the Closing Date by delivery of notice in the manner otherwise required hereunder. Such assignment shall not relieve Byer of its obligations hereunder.

13.13 Attorney Fees. In the event either party hereto brings or commences legal proceedings to enforce any of the terms of this Agreement, the successful party shall then be entitled to receive from the other of said parties, in every such action commenced, a reasonable sum as attorneys' fees and costs, including all fees and costs incurred upon any appeals, to be fixed by the court in the same action.

Index of Exhibits:

A Legal Description of Property
B Site Plan of Property

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[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on the dates set forth below, respectively.

SELLER:

KM of Jacksonville Inc.

By : _____

Its: _____

Date: 6/11/22

BUYER:

GMC7B Real Estate LLC

By: Dean Marcus
~~Stewart Geyer~~, Authorized Signatory
Dean Marcus General Counsel

Date: 6/9/2022

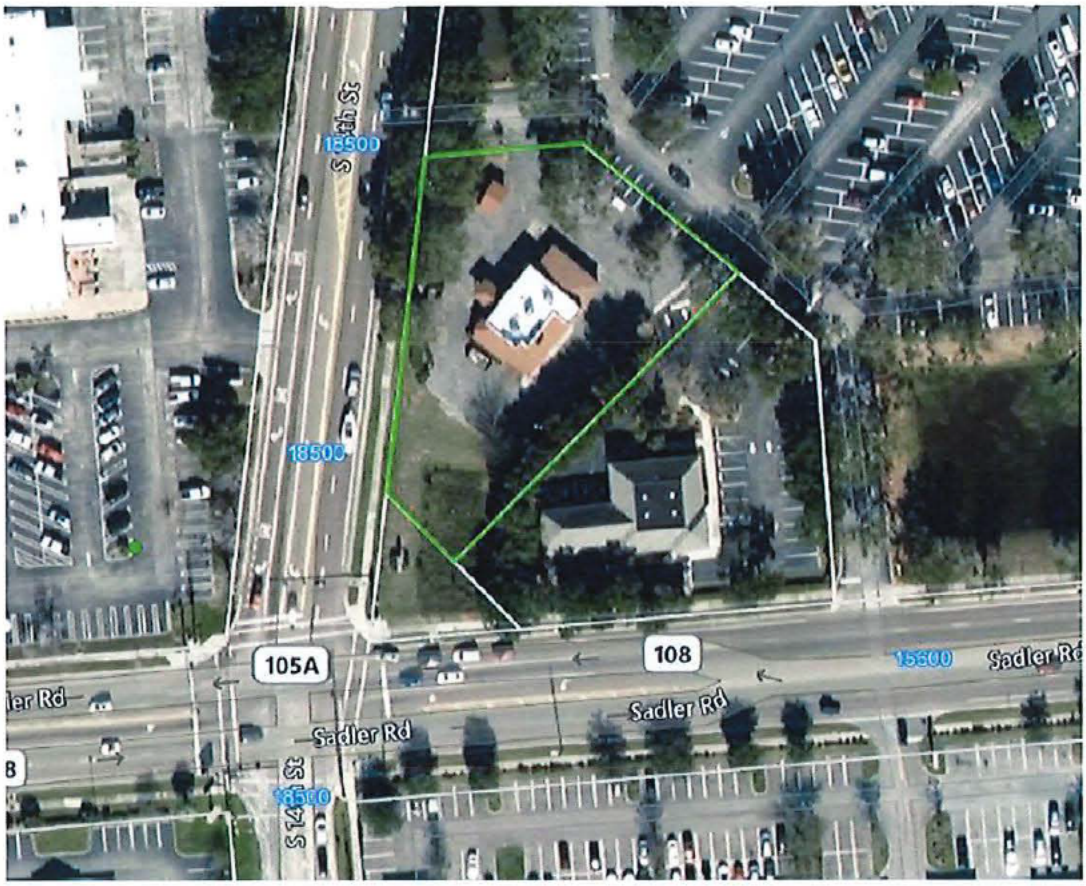
DocuSign Envelope ID: 3120334A-234E-43AD-8569-CF1BBF0F1AE4

EXHIBIT A
Legal Description of Property

DocuSign Envelope ID: 3120334A-234E-43AD-8569-CF1BBF0F1AE4

EXHIBIT B
Site Plan of Property

Exhibit A



ECS Florida, LLC

Geotechnical Engineering Report

7Brew Fernandina Beach

1940 South 14th Street
Fernandina Beach, Florida 32034

ECS Project Number 35:33179

June 14, 2022

June 14, 2022

Mr. Jonathan Tempel
Geyer Morris Company
One Buckhead Plaza
3060 Peachtree Road, Suite 1050
Atlanta, Georgia 30305

ECS Project No. 35:33179

Reference: Geotechnical Engineering Report
7Brew Fernandina Beach
1940 South 14th Street
Fernandina Beach, Florida 32034

Dear Ms. Saha:

ECS Florida, LLC. (ECS) has completed the subsurface exploration and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our agreed to scope of work. This report presents our understanding of the geotechnical aspects of the project along with the results of the field exploration conducted, and our design and construction recommendations.

It has been our pleasure to be of service to you during the design phase of this project. We would appreciate the opportunity to remain involved during the continuation of the design phase, and we would like to provide our services during construction phase operations as well to verify the assumptions of subsurface conditions made for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,
ECS Florida, LLC

Chris Egan, P.E.
Associate Principal Engineer
Registered, Florida No. 79645
Cegan@ecslimited.com

Robert W. Clark, State of Florida Professional Engineer, License No. 52210
This item has been digitally signed and sealed by Robert W. Clark on the date indicated here
Printed copies of this document are not considered Signed and sealed and the signature must be verified On any electronic copies

Digitally signed by Robert W Clark
Date: 2022.06.14 09:25:06 -04'00'

Robert W. Clark, P.E.
Senior Project Engineer
Registered Florida No. 52210
RWClark@ecslimited.com

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APPENDICES

Appendix A – Drawings & Reports

- Figure 1 - Site Location Diagram
- Figure 2 - Field Exploration Diagram
- Figure 3 - Generalized Subsurface Profiles

Appendix B – Field Operations

- Reference Notes for Boring Logs
- Subsurface Exploration Procedure: Standard Penetration Testing (SPT)
- Boring Logs

EXECUTIVE SUMMARY

This Executive Summary is intended as a very brief overview of the primary geotechnical conditions that are expected to affect design and construction. Information gleaned from the Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

- Based on the results of our exploration, we consider the subsurface conditions at the site adaptable for support of the proposed structures on a properly designed conventional shallow foundation system with a maximum allowable bearing pressure of 2,500 psf. Provided the site preparation and earthwork construction recommendations outlined in Section 5.0 of this report are performed, the parameters presented in Section 4.0 of this report may be used for foundation design.

- We consider the subsurface conditions at the site favorable for support of a flexible or rigid pavement section when constructed on properly prepared subgrade soils as outlined in Section 5.0 of this report.

- The fine sands (SP) encountered in the borings are considered suitable for use as fill soil.

- The borings encountered groundwater at depths varying from about 4½ to 5½ feet below the existing ground surface at the time of our exploration. Groundwater control will probably not be necessary in order to compact the existing soils and install shallow foundations. However, temporary groundwater control measures may be required for deeper excavations, such as those typically required to install utilities.

- We recommend that ECS be provided the opportunity to review the foundation plans and earthwork specifications to verify that our recommendations have been properly interpreted and implemented. ECS should also be retained to perform the construction materials testing and observations required for this project, to verify that our recommendations have been implemented.

1.0 INTRODUCTION

The purpose of this study was to provide geotechnical information for the design of foundations and pavements for the proposed restaurant. The project will include a drive-thru coffee shop with associated paved parking and drive areas. The recommendations developed for this report are based on project information supplied by your office.

Our services were provided in accordance with our Proposal No. 19335-GP, dated May 19, 2022, as authorized by you, which includes our Terms and Conditions of Service.

This report contains the procedures and results of our subsurface exploration program, review of existing site conditions, engineering analyses, and recommendations for the design and construction of the project.

The report includes the following items:

- A brief review and description of our field procedures and the results of testing conducted.
- A review of surface topographical features and site conditions.
- A review of subsurface soil stratigraphy with pertinent available physical properties.
- Final copies of our soil boring logs.
- Recommendations for foundation design.
- General recommendations for pavement design.
- Evaluation and recommendations relative to groundwater control.
- Recommendations for site preparation and construction of compacted fills, including an evaluation of on-site soils for use as compacted fills.

2.0 PROJECT INFORMATION

2.1 PROJECT LOCATION/CURRENT SITE USE

The project site is located at the northeast corner of the intersection of South 14th Street and Sadler Road in Fernandina Beach, Nassau County, Florida. The site is bordered to the north and east by asphalt parking lot and landscaping, to the south by a bank building, and to the west by a paved road. The general site location is shown on Figure 1 in Appendix A.

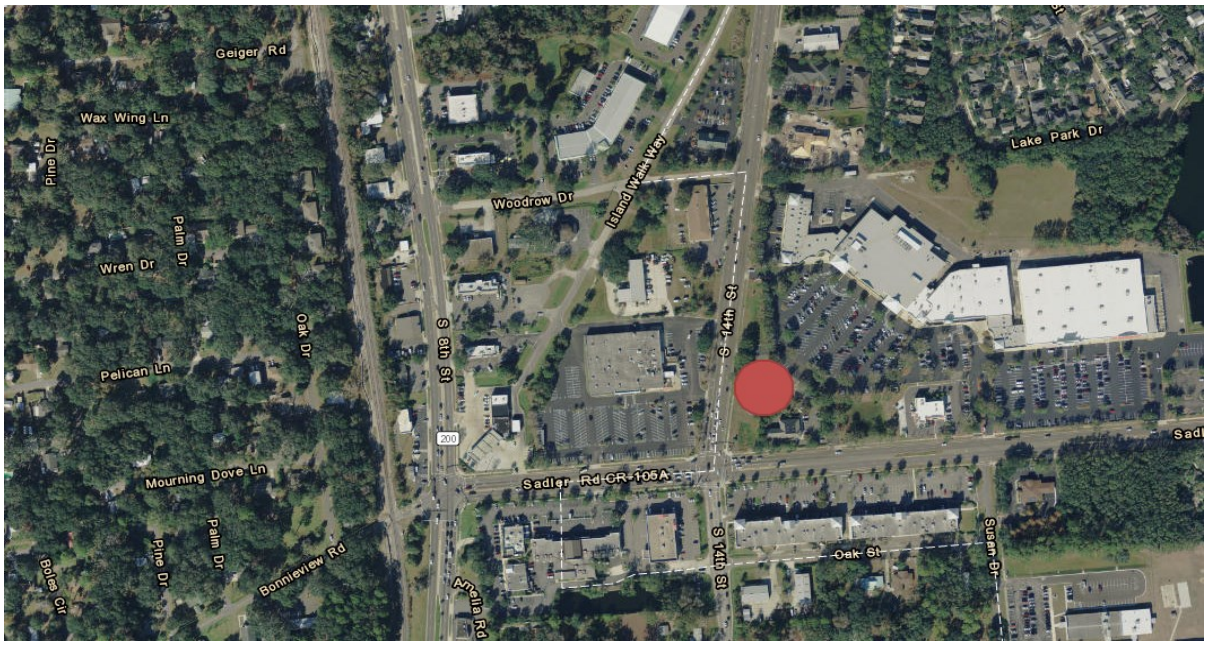


Figure 2.1.1. Site Location

At the time of our exploration, there was an existing building on the site. Surface cover consisted of asphalt and concrete pavement and landscaped areas. A site survey was not available to our office at the time of this report preparation. However, based on publicly available information, we understand that the site is generally level. Surface water was not observed near planned structural areas at the time of our exploration.

2.2 PROPOSED CONSTRUCTION

The following information explains our understanding of the planned development including proposed buildings and related infrastructure.

SUBJECT	DESIGN INFORMATION / ASSUMPTIONS
Building Footprint	Approximately 500 square feet in plan view
# of Stories	1 story above grade
Usage	Drive-thru coffee shop
Column Loads(1)	50 kips (Full Dead and Factored Live)
Wall Loads(1)	5 kips per linear foot (klf) maximum
Floor Loads(1)	150 pounds per square foot (psf) maximum
Fill and Cut Heights	Assumed a maximum of 3 feet of fill and only minor cuts, from existing site grades

(1) If actual structural loads differ from these assumed loads ECS must be contacted immediately in order to revise building foundation recommendations and settlement calculations, as needed.

Construction will also include paved parking and drive areas.

If actual project information varies from these conditions, then the recommendations in this report may need to be re-evaluated. We should be contacted if any of the above project information is incorrect so that we may reevaluate our recommendations.

3.0 FIELD EXPLORATION

Our exploration procedures are explained in greater detail in Appendix B including the insert titled Subsurface Exploration Procedures. Our scope of work included drilling one Standard Penetration Test (SPT) borings and four auger borings. Our borings were located using paced measurements from existing roadways and site features and their approximate locations are shown on the Field Exploration Diagram (Figure 2) in Appendix A.

3.1 SUBSURFACE CHARACTERIZATION

The subsurface conditions encountered were generally consistent with published geological mapping. The following sections provide generalized characterizations of the soil strata. Please refer to the boring logs in Appendix B.

Typical Depth (ft)		Stratum	Description
From	To		
Existing Ground Surface	0.5 -1	n/a	Topsoil and Asphalt
0.5 - 1	20	I	Medium Dense to Very Dense Fine SAND (SP)

A graphical presentation of the subsurface conditions is shown on the Generalized Subsurface Profiles included in Appendix A.

3.2 GROUNDWATER OBSERVATIONS

3.2.1 Encountered Groundwater

Water levels were measured during our field exploration and are presented in our boring logs in Appendix B. Groundwater depths measured at the time of drilling ranged from about 4½ to 5½ feet below the ground surface. Variations in the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors.

3.2.2 Estimated Seasonal High Groundwater

The normal seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions, including the boring logs and Web Soil Survey, we estimate the normal seasonal high groundwater level at the boring locations to be at the depths shown

on the Generalized Subsurface Profiles. It is possible that groundwater levels may exceed the estimated normal seasonal high groundwater level as a result of significant or prolonged rains.

3.3 VISUAL CLASSIFICATION

Each sample was visually classified on the basis of texture and plasticity in accordance with ASTM D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedures) and including USCS classification symbols. After classification, the samples were grouped in the major zones noted on the boring logs in Appendix B. The group symbols for each soil type are indicated in parentheses along with the soil descriptions. The stratification lines between strata on the logs are approximate; in situ, the transitions may be gradual.

4.0 DESIGN RECOMMENDATIONS

4.1 FOUNDATIONS

Provided subgrades and structural fills are prepared as recommended in this report, the proposed structure can be supported by shallow foundations including column footings and continuous wall footings. We recommend the foundation design use the following parameters:

Design Parameter	Column Footing	Wall Footing
Minimum Width	24 inches	18 inches
Minimum Footing Embedment Depth (below slab or finished grade)	12 inches	12 inches
Estimated Maximum Total Settlement[1]	1 inch	1 inch
Estimated Maximum Differential Settlement[2]	Less than ½ inch between columns	Less than ½ inch over 50 feet
Maximum Net Allowable Soil Bearing Pressure[3]	2,500 psf	
Acceptable Bearing Soil Material	Medium Dense Fine Sand (SP) – Stratum I or Compacted Fill	

1. Based on assumed structural loads. If final loads are different, ECS must be contacted to update foundation recommendations and settlement calculations.
2. Based on maximum column/wall loads and variability in borings. Differential settlement can be re-evaluated once the foundation plans are more complete.
3. Net allowable bearing pressure is the applied pressure in excess of the surrounding overburden soils above the base of the foundation.

Depending on the final floor elevations of the building, we anticipate that most of the soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed structure, after prepared in accordance with Section 5.0 of this report. The bearing level soils, after compaction, should exhibit densities equivalent to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one foot below foundation bearing levels.

4.2 SLABS ON GRADE

The floor slabs can be constructed as a slab-on-ground, provided the site is prepared as outlined in Section 5.0. A minimum clearance of 2 feet is recommended between the estimated seasonal high groundwater table and the bottom of the floor slab. It is recommended the floor slab bearing soils be covered with an

impervious membrane to reduce moisture entry and floor dampness. A 6-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear large sections of the membrane during placement of reinforcing steel and concrete.

Subgrade Modulus: Provided the placement of structural fill per the recommendations discussed herein, the slab may be designed assuming a modulus of subgrade reaction, k_1 of 150 pci (lbs/cu. inch). The modulus of subgrade reaction value is based on a 1 ft by 1 ft plate load test basis.

4.3 PAVEMENTS

Based on the results of our exploration, we consider the subsurface conditions at the site favorable for support of a flexible or rigid pavement sections when constructed on properly prepared subgrade soils as outlined in Section 5.0 of this report. Typical pavement sections used in northeast Florida are presented in the following sections. If requested, we can prepare a project-specific pavement design if specific traffic data is provided.

In general, heavy duty sections are areas that will be subjected to trucks, buses, or other similar vehicles including main drive lanes of the development. Light duty sections are appropriate for vehicular traffic and parking areas.

4.3.1 Flexible Pavement Recommendations

TYPICAL PAVEMENT SECTIONS		
MATERIAL	**LIGHT DUTY**	**HEAVY DUTY**
Asphaltic Concrete Surface Course (SP-9.5 or Type S)	1.5 inches	2 inches
Limerock Base	6 inches	8 inches
Stabilized Subgrade	12 inches	12 inches

Base and Subgrade: The limerock base course should have a minimum Limerock Bearing Ratio (LBR) of 100 and should be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D 1557) value.

The subgrade material should have a minimum LBR of 40 and be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D 1557) value.

Underdrains: Pavement life is dependent on dry/stable pavement support provided by the base and subgrade courses. Accordingly, a minimum clearance of 2 feet must be maintained between the normal seasonal high groundwater table and the bottom of the base layer. Depending on final pavement grades, underdrains may be required to maintain a relatively dry base and subgrade materials.

4.3.2 Rigid Pavement Recommendations

Our recommendations for slab thickness for standard duty and heavy duty concrete pavements are based on a) subgrade soils densified to 98 percent of the modified Proctor maximum dry density (ASTM D 1557) b) modulus of subgrade reaction (k) equal to 200 pounds per cubic inch, c) a 20 year design life.

TYPICAL PAVEMENT SECTIONS		
	LIGHT DUTY	**HEAVY DUTY**
Minimum Concrete Thickness	5 inches	6 inches
Maximum Control Joint Spacing	10 feet x 10 feet	12 feet x 12 feet
Recommended Sawcut Depth	1 ¼ inches	1 ½ inches

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and a minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels. The joints should be sawed within six hours of concrete placement or as soon as the concrete has developed sufficient strength to support workers and equipment. We recommend allowing ECS to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

We recommend a separation of at least 12 inches below the bottom of a rigid concrete pavement and the normal seasonal high groundwater level. If this separation cannot be established and maintained by grading and surface drainage improvements, permanent groundwater control measures (underdrains) will be required.

For further details on concrete pavement construction, please reference the "Guide to jointing unreinforced pavements" by William Yrjanson of the American Concrete Pavement Association, and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

5.0 SITE CONSTRUCTION RECOMMENDATIONS

5.1 SUBGRADE PREPARATION

5.1.1 Stripping and Grubbing

Prior to construction, the location of existing underground utilities within the construction area should be established. Provisions should then be made to relocate interfering utilities to appropriate locations. Underground pipes that are not properly removed or plugged may serve as conduits for subsurface erosion, which may subsequently lead to excessive settlement of overlying structures.

Site preparation should consist of removing the existing building and pavement along with clearing any vegetation and near surface organic topsoil. The clearing/stripping operations should extend within and to a distance of at least five feet beyond the perimeter of the proposed building areas and three feet beyond pavement areas. During grubbing operations, roots with a diameter greater than 0.5-inch, stumps, or small roots in a concentrated state, should be grubbed and completely removed.

Based on the results of our field exploration, it should be anticipated that 6 inches to 12 inches of topsoil and soils containing significant amounts of organic materials may be encountered across the site. The actual depths of the organic soils should be determined by ECS using visual observation and judgment during earthwork operations. Any topsoil removed from the building and parking/drive areas can be stockpiled and used subsequently in non-structural areas.

5.1.2 Proofrolling

After removing surface organics, cutting to the proposed grade, and prior to the placement of any structural fill or other construction materials, the exposed subgrade should be evaluated by an ECS authorized representative. The exposed subgrade should be proofrolled with previously approved construction equipment having a minimum axle load of 10 tons (e.g. fully loaded tandem-axle dump truck). The areas subject to proofrolling should be traversed by the equipment in two perpendicular (orthogonal) directions with overlapping passes of the vehicle under the observation of ECS' authorized representative. This procedure is intended to assist in identifying any localized yielding materials. In the event that unstable or "pumping" subgrade is identified by the proofrolling, those areas should be marked for repair prior to the placement of any subsequent structural fill or other construction materials. Methods of repair of unstable subgrade, such as undercutting or moisture conditioning or chemical stabilization, should be discussed with ECS to determine the appropriate procedure with regard to the existing conditions causing the instability. Test pit(s) may be excavated to explore the shallow subsurface materials in the area(s) of the instability to help in determined the cause of the observed unstable materials and to assist in the evaluation of the appropriate remedial action to stabilize the subgrade.

5.1.3 Temporary Groundwater Control

Because of the need for densification of the soils within the upper 2 feet below the stripped surface, temporary groundwater control measures may be required if the groundwater level is within 2 feet below the stripped and grubbed surface at the time of construction. Should groundwater control measures become necessary, dewatering methods should be determined by the contractor. We recommend the groundwater control measures, if necessary; remain in place until compaction of the existing soils is completed. The dewatering method should be maintained until backfilling has reached a height of 2 feet above the groundwater level at the time of construction. The site should be graded to direct surface water runoff from the construction area.

5.1.4 Subgrade Compaction

Subgrade Compaction: After completing the clearing and stripping operations and installing the temporary groundwater control measures (if required), the exposed surface should be compacted with a vibratory drum roller having a minimum static, at-drum weight, on the order of 4 tons to 6 tons. Typically, the material should exhibit moisture contents within ±2 percentage points of the modified Proctor optimum moisture content (ASTM D 1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) have been achieved within the upper one foot of the compacted natural soils at the site.

Should the bearing level soils experience pumping and soil strength loss during the compaction operations, compaction work should be immediately terminated, and (1) the disturbed soils should be removed and backfilled with compacted structural fill, or (2) the excess moisture content within the disturbed soils should be allowed to dissipate before recompacting.

Care should be exercised to avoid damaging any nearby structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified, and the existing conditions of the structures should be documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and ECS should be contacted immediately. We recommend the vibratory roller remain a minimum of 50 feet from existing

structures. Within this zone, use of a track-mounted bulldozer, or a vibratory roller operating in the static mode, is recommended.

5.2 EARTHWORK OPERATIONS

5.2.1 Structural Backfill and Fill Soils

Structural fill is defined as a non-plastic, inorganic, granular soil having less than 15 percent material passing the No. 200 mesh sieve and containing less than 4 percent organic material. The fine sands, without roots, as encountered in the borings, are acceptable for use as fill materials and, with proper moisture control, should densify using conventional compaction methods. Soils with more than 10 to 12 percent passing the No. 200 sieve will be more difficult to compact, due to their nature to retain soil moisture, and may require drying.

Structural Fill Compaction Requirements: Materials satisfactory for use as structural fill should consist of soils with the following compaction requirements.

STRUCTURAL FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Modified Proctor, ASTM D1557
Required Compaction	95% of Max. Dry Density (general structural fill) 98% of Max. Dry Density (upper one foot below the proposed pavement base course)
Loose Thickness prior to compaction	12 inches if vibratory drum roller compaction equipment is used 8 inches if vibratory drum roller is used in static mode 8 inches if track-mounted compaction equipment is used 6 inches if hand-held compaction equipment is used

Fill materials should not be placed on excessively wet soils. Excessively wet soils should be moisture conditioned, which may include scarifying and aerating. Proper drainage should be maintained during the earthwork phases of construction in an attempt to prevent ponding of water which has a tendency to degrade subgrade soils. The contractor should minimize dusting or implement dust control measures, as required.

We recommend that the grading contractor have equipment on site during earthwork for both drying and wetting fill soils. Moisture control may be difficult during extended periods of rain. The control of moisture content of soils containing more than 10% fines may be difficult when these soils become wet. Further, such soils are easily degraded by construction traffic when the moisture content is elevated.

5.2.2 Foundation Areas

After satisfactory placement and compaction of the required structural fill, the foundation areas may be excavated to the planned bearing levels. The foundation bearing level soils, after compaction, should exhibit densities equivalent to at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) to a depth of one foot below the bearing level. For confined areas, such as the footing excavations, any compactive effort should be provided by a lightweight vibratory sled or roller having a total weight on the order of 500 to 2,000 pounds.

5.2.3 Flexible Pavement Areas

After completing the clearing/stripping operations in the pavement areas, any underlying clayey sands and sandy clays that are within 2 feet of the bottom of the pavement base should be over-excavated from within the pavement areas. Structural backfill and fill required to achieve the finish pavement grades then can be placed and compacted as described in Sections 5.2.1.

5.2.4 Rigid Pavement Areas

For a concrete pavement subgrade, we recommend using clean fine sand (SP), compacted to at least 98 percent of modified Proctor test maximum dry density (ASTM D 1557) without additional stabilization, with the following stipulations:

1. Subgrade soils must be compacted to at least 98 percent of the modified Proctor test maximum dry density (ASTM D 1557) to a depth of at least 2 feet prior to placement of concrete.
2. The surface of the subgrade soils must be smooth, and any disturbances or wheel rutting corrected prior to placement of concrete.
3. The subgrade soils must be moistened prior to placement of concrete.
4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5.3 UTILITY INSTALLATIONS

Utility Subgrades: The soil borings along the proposed roadways encountered fine sands (SP). It is our opinion that the fine sands (SP) soils will be suitable for bedding soils for pipelines and utility structures.

Utility Backfilling: Backfill placed around the pipe, and to a height of 2 feet above the top of pipe, should be placed in 6-inch lifts. Each lift should be compacted with hand-held equipment to at least 95 percent of the soil's Modified Proctor (ASTM D 1557) maximum dry density. Backfill placed above the 2-foot zone above the top of pipe elevation may be placed in 12-inch lifts and compacted with heavier equipment. Typically, the backfill soil should exhibit moisture contents within ±2 percent of the soil's optimum moisture content as determined from the Proctor test. Care should be taken to avoid damaging the pipe during compaction operations.

Backfill placed around utility structures should be placed in 6-inch thick lifts, and compacted with hand-held equipment to the same in-place soil density stated above. Heavy equipment should not be used within 5 feet of the structures to prevent overstressing of the structure walls.

Utility Excavation Dewatering: Based on the groundwater depths encountered in our borings, groundwater will likely be encountered by utility excavations which extend below existing grades. It is expected that removal of groundwater will be required, especially for deeper utility excavations. If required by the jurisdiction, the contractor should submit a dewatering plan prior to installing the site utilities.

5.4 GENERAL CONSTRUCTION CONSIDERATIONS

Moisture Conditioning: We anticipate that typical moisture conditioning for soils in this area should be anticipated. The sandy surface soils may require wetting during dry periods or periods of high heat. Drying of soils containing more than 10% fines or excavated from below the water table may be required to be within ±2 percentage points of the modified Proctor optimum moisture content (ASTM D 1557).

Subgrade Protection: Measures should also be taken to limit site disturbance, especially from rubber-tired heavy construction equipment, and to control and remove surface water from development areas, including structural and pavement areas. It would be advisable to designate a haul road and construction staging area to limit the areas of disturbance and to prevent construction traffic from excessively degrading sensitive subgrade soils and existing pavement areas. Haul roads and construction staging areas could be covered with excess depths of aggregate to protect those subgrades. The aggregate can later be removed and can likely be used in pavement areas.

Surface Drainage: Surface drainage conditions should be properly maintained. Surface water should be directed away from the construction area, and the work area should be sloped away from the construction area at a gradient of at least 1 percent or greater to reduce the potential of ponding water and the subsequent saturation of the surface soils. At the end of each work day, the subgrade soils should be sealed by rolling the surface with a smooth drum roller to limit infiltration of surface water.

Excavation Safety: All excavations and slopes should be made and maintained in accordance with OSHA excavation safety standards. The contractor is solely responsible for designing and constructing stable, temporary excavations and slopes and should shore, slope, or bench the sides of the excavations and slopes as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

Erosion Control: The surface soils may be erodible. Therefore, the Contractor should provide and maintain good site drainage during earthwork operations to maintain the integrity of the surface soils. All erosion and sedimentation controls should be in accordance with sound engineering practices and local requirements.

6.0 CLOSING

Our geotechnical exploration has been performed, our findings presented, and our recommendations prepared, in accordance with generally accepted geotechnical engineering principles and practices. ECS is not responsible for any independent conclusions, interpretation, opinions, or recommendations made by others based on the data contained in this report.

Our scope of services was intended to evaluate the soil conditions within the zone of soil influenced by the foundation system. Our scope of services does not address geologic conditions, such as sinkholes or soil conditions existing below the depth of the soil borings.

If any of the project description information discussed in this report is inaccurate, either due to our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted immediately in order that we can review the report in light of the changes and provide additional or alternate recommendations as may be required to reflect the proposed construction.

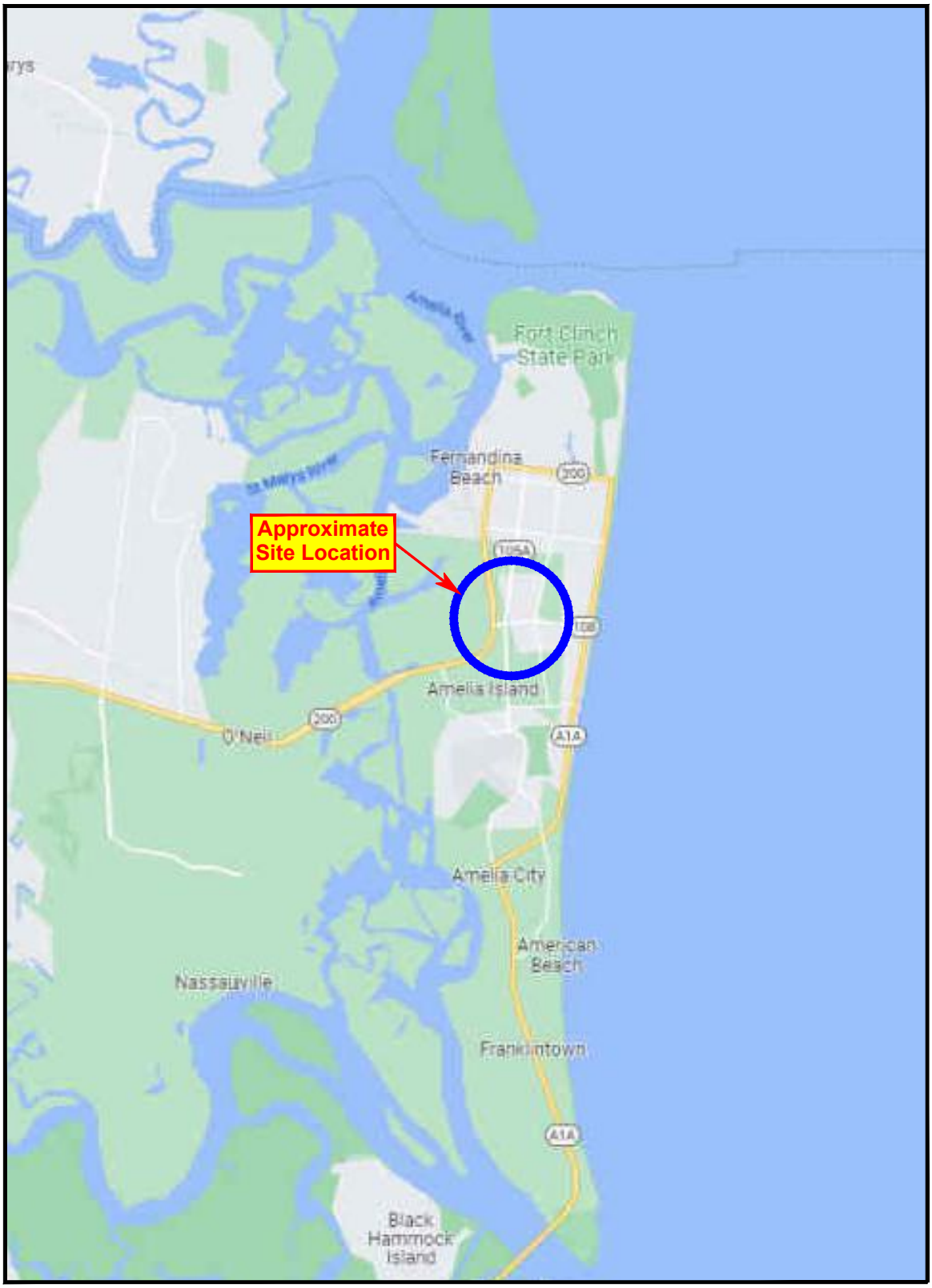
We recommend that ECS be retained to review the project's plans and specifications pertaining to our work so that we may ascertain consistency of those plans/specifications with the intent of the geotechnical report.

Field observations, monitoring, and quality assurance testing during earthwork and foundation installation are an extension of and integral to the geotechnical design recommendation. We recommend that the owner retain these quality assurance services and that ECS be retained to continue our involvement throughout these critical phases of construction to provide general consultation as issues arise.

ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

APPENDIX A – Diagrams & Reports

Figure 1 - Site Location Diagram
Figure 2 - Field Exploration Diagram
Figure 3 – Generalized Subsurface Profiles



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www.ecslimited.com

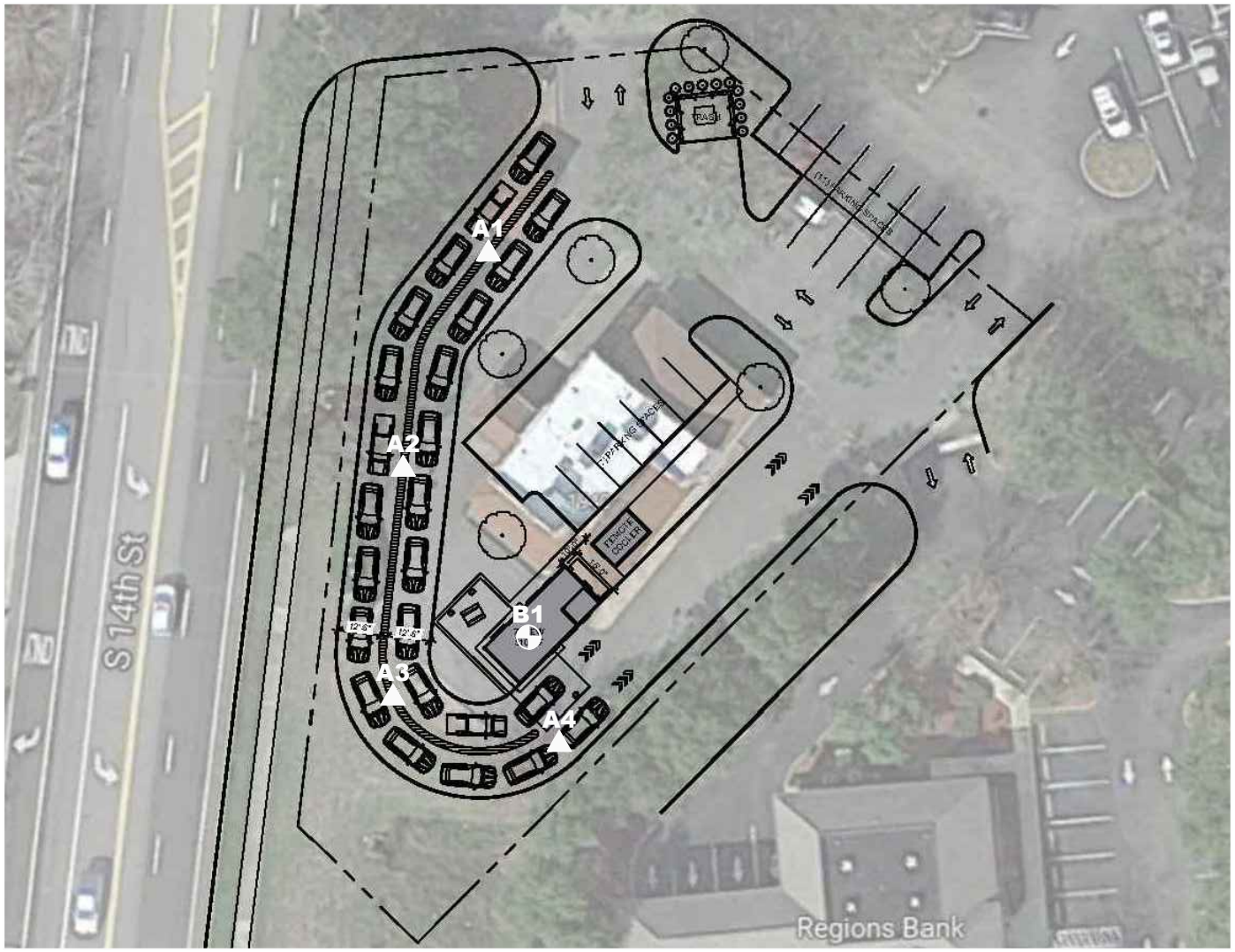
Site Location Diagram

7Brew Fernandina Beach

Fernandina Beach, Florida

Date: 06/13/22	Project No.: 35-33179	Figure 1

JAS - 35-33179



LEGEND

- Approximate Location of Standard Penetration Test (SPT) Boring
- Approximate Location of Auger Boring

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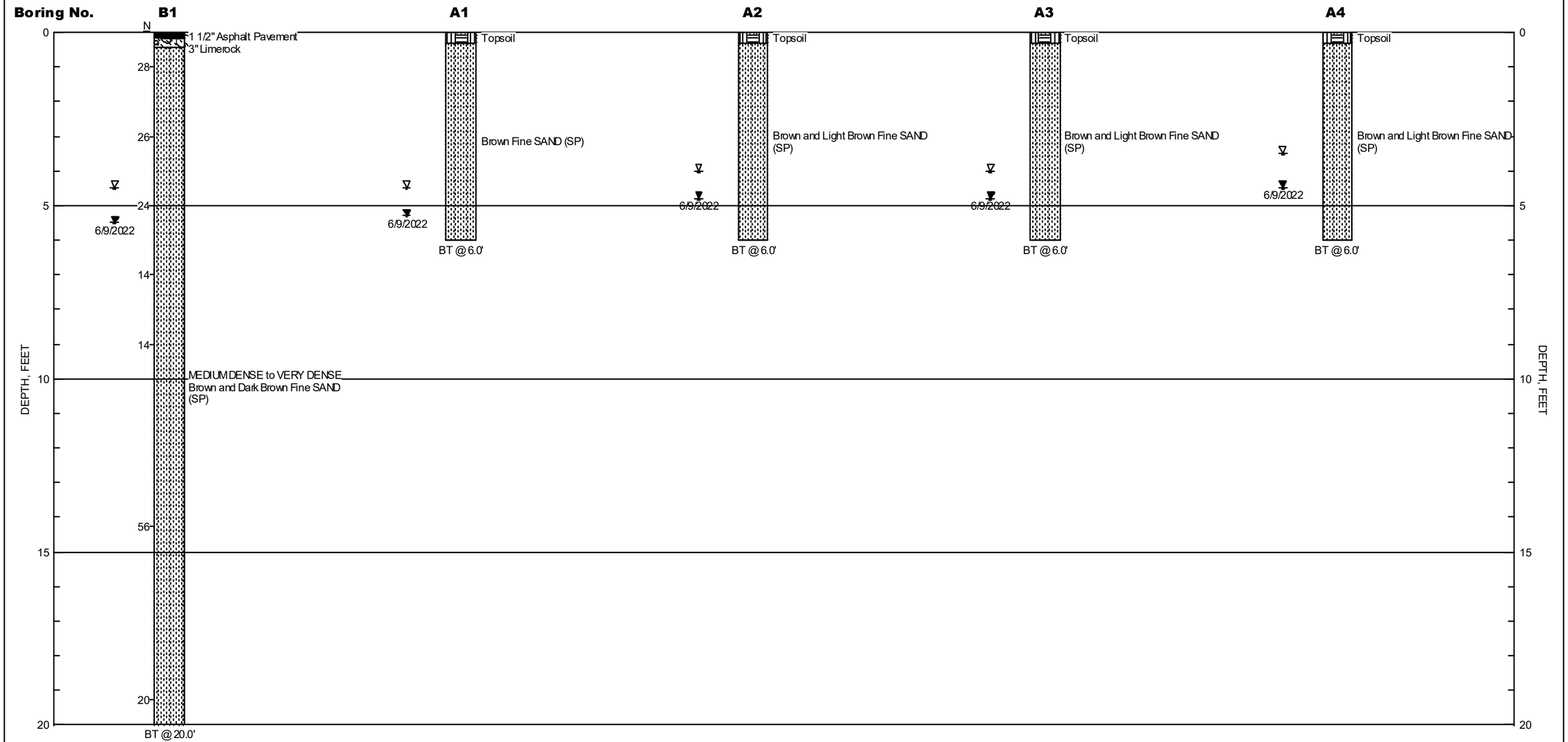
Field Exploration Diagram

7Brew Fernandina Beach

Fernandina Beach, Florida

Date: 06/13/22	Project No.: 35-33179	Figure 2

JAS - 35-33179



LEGEND

- Topsoil
- Fine SAND (SP)
- Asphalt Pavement
- Limerock Base
- BT — Boring Terminated at Depth Below Grade
- N — Standard Penetration Resistance, Blows/Foot
- SP — Unified Soil Classification System
- Groundwater Level at Time of Drilling
- Estimated Normal Seasonal High Groundwater Level

Generalized Subsurface Profiles

7Brew Fernandina Beach

Fernandina Beach, Florida

ECS

DATE: 6/13/22	PROJ. NO.: 35-33179	Figure 3

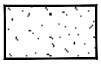
APPENDIX B – Field Operations

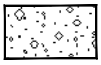
Reference Notes for Boring Logs
Subsurface Exploration Procedure: Standard Penetration Testing (SPT)
Boring Logs

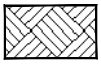
REFERENCE NOTES FOR BORING LOGS

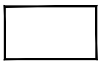
MATERIAL[1,2]

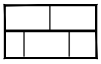
ASPHALT


CONCRETE


GRAVEL

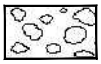

TOPSOIL

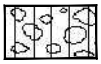

VOID


BRICK

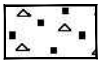
AGGREGATE BASE COURSE

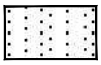
GW **WELL-GRADED GRAVEL**
gravel-sand mixtures, little or no fines

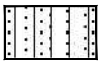

GP **POORLY-GRADED GRAVEL**
gravel-sand mixtures, little or no fines


GM **SILTY GRAVEL**
gravel-sand-silt mixtures

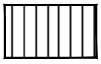
GC **CLAYEY GRAVEL**
gravel-sand-clay mixtures

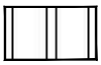

SW **WELL-GRADED SAND**
gravelly sand, little or no fines

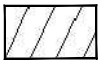

SP **POORLY-GRADED SAND**
gravelly sand, little or no fines


SM **SILTY SAND**
sand-silt mixtures

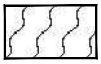
SC **CLAYEY SAND**
sand-clay mixtures

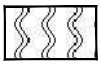

ML **SILT**
non-plastic to medium plasticity

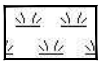

MH **ELASTIC SILT**
high plasticity


CL **LEAN CLAY**
low to medium plasticity

CH **FAT CLAY**
high plasticity


OL **ORGANIC SILT or CLAY**
non-plastic to low plasticity


OH **ORGANIC SILT or CLAY**
high plasticity


PT **PEAT**
highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS

SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION

DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS

UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<2	Very Soft
0.25 - <0.50	2 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS

SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	≤5	≤5
With	10 - 20	10 - 25
Adjective *(ex: "Silty")*	25 - 45	30 - 45

WATER LEVELS[6]

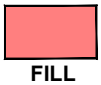
WL (First Encountered)

WL (Completion)

WL (Seasonal High Water)

WL (Stabilized)

FILL AND ROCK


FILL

POSSIBLE FILL

PROBABLE FILL

ROCK

[1]Classifications and symbols per ASTM D 2488-17 (Visual-Manual Procedure) unless noted otherwise.

[2]To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

[3]Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

[4]Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

[5]Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

[6]The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

[7]Minor deviation from ASTM D 2488-17 Note 14.

[8]Percentages are estimated to the nearest 5% per ASTM D 2488-17.

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SUBSURFACE EXPLORATION PROCEDURE: STANDARD PENETRATION TESTING (SPT) ASTM D 1586 Split-Barrel Sampling

Standard Penetration Testing, or **SPT**, is the most frequently used subsurface exploration test performed worldwide. This test provides samples for identification purposes, as well as a measure of penetration resistance, or N-value. The N-Value, or blow counts, when corrected and correlated, can approximate engineering properties of soils used for geotechnical design and engineering purposes.

SPT Procedure:

- Involves driving a hollow tube (split-spoon) into the ground by dropping a 140-lb hammer a height of 30-inches at desired depth
- Recording the number of hammer blows required to drive split-spoon a distance of 12 inches (in 3 or 4 Increments of 6 inches each)

- Auger is advanced* and an additional SPT is performed
- One SPT test is typically performed for every two to five feet

- Obtain two-inch diameter soil sample

**Drilling Methods May Vary—* The predominant drilling methods used for SPT are open hole fluid rotary drilling and hollow-stem auger drilling.

Project No.: 35-33179
Boring No.: B1
Sheet 1 of 1

LOG OF BORING

Project: 7Brew Fernandina Beach
Client: Geyer Morris Company
Drill Rig: ATV
Driller: Suncoast Drilling
Boring Location: See Field Exploration Plan
Drill Rod: AWJ
Drill Mud: Super Gel-X
Casing Size:
Length of Casing:
Groundwater Depth: 5.5 ft Time: Drilling Date: 6/9/22
Boring Begun: 6/9/22
Boring Completed: 6/9/22

SAMPLE NO.	DEPTH, FEET	SAMPLE TYPE	DESCRIPTION	BLOWS PER 6 IN.	N Value	PERCENT ORGANIC MATERIAL	PERCENT PASSING NO. 200 SIEVE	PLASTIC LIMIT ○ / MOISTURE CONTENT + / LIQUID LIMIT ◇ (%)	SHEAR STRENGTH (ksf)
	0		1 1/2" Asphalt Pavement	8				0 10 20 30 40	0 1 2
			3" Limerock	8					
1			MEDIUM DENSE Brown Fine SAND (SP)	20	28				
				22					
				12					
2				13					
				13	26				
				12					
				8					
3	5			12					
				12	24				
				10					
			MEDIUM DENSE Dark Brown Fine SAND (SP)	4					
4				6					
				8	14				
				7					
			MEDIUM DENSE to VERY DENSE Brown Fine SAND (SP)	2					
				4					
5				10	14				
	10			12					
				15					
6				29					
	15			27	56				
				5					
7				9					
	20		Boring Terminated @ 20 ft.	11	20				
	25								

SHEAR STRENGTH (ksf)
- ⊙ Pocket Penetrometer Undisturbed Sample
- ◕ Pocket Penetrometer Disturbed Sample
- ▼ Torvane
- ● Unconfined Compression
- ⊠ Triaxial Compression

Remarks

Project No.: 35-33179
Boring No.: A1
Sheet 1 of 1

LOG OF BORING

Project: 7Brew Fernandina Beach
Client: Geyer Morris Company
Drill Rig: ATV
Driller: Suncoast Drilling
Boring Location: See Field Exploration Plan
Drill Rod: Flight Auger
Drill Mud:
Casing Size:
Length of Casing:
Groundwater Depth: 5.3 ft Time: Drilling Date: 6/9/22
Boring Begun: 6/9/22
Boring Completed: 6/9/22

SAMPLE NO.	DEPTH, FEET	SAMPLE TYPE	DESCRIPTION	BLOWS PER 6 IN.	N Value	PERCENT ORGANIC MATERIAL	PERCENT PASSING NO. 200 SIEVE	PLASTIC LIMIT ○ / MOISTURE CONTENT + / LIQUID LIMIT ◇ (%)	SHEAR STRENGTH (ksf)
1	0		Topsoil						
			Brown Fine SAND (SP)						
2									
3	5								
			Boring Terminated @ 6 ft.						
	10								
	15								
	20								
	25								

SHEAR STRENGTH (ksf)
- Pocket Penetrometer Undisturbed Sample
- Pocket Penetrometer Disturbed Sample
- Torvane
- Unconfined Compression
- Triaxial Compression

MOISTURE CONTENT (%): 0 10 20 30 40
SHEAR STRENGTH (ksf): 0 1 2

Remarks

Project No.: 35-33179
Boring No.: A2
Sheet 1 of 1

LOG OF BORING

Project: 7Brew Fernandina Beach
Client: Geyer Morris Company
Drill Rig: ATV
Driller: Suncoast Drilling
Boring Location: See Field Exploration Plan
Drill Rod: Flight Auger
Drill Mud:
Casing Size:
Length of Casing:
Groundwater Depth: 4.8 ft Time: Drilling Date: 6/9/22
Boring Begun: 6/9/22
Boring Completed: 6/9/22

SAMPLE NO.	DEPTH, FEET	SAMPLE TYPE	DESCRIPTION	BLOWS PER 6 IN.	N Value	PERCENT ORGANIC MATERIAL	PERCENT PASSING NO. 200 SIEVE	PLASTIC LIMIT ○ / MOISTURE CONTENT + / LIQUID LIMIT ◇ (%)	SHEAR STRENGTH (ksf)
	0		Topsoil						
1			Brown Fine SAND (SP)						
			Light Brown Fine SAND (SP)						
2									
	5		Brown Fine SAND (SP)						
3									
			Boring Terminated @ 6 ft.						
	10								
	15								
	20								
	25								

SHEAR STRENGTH (ksf)
- Pocket Penetrometer Undisturbed Sample
- Pocket Penetrometer Disturbed Sample
- Torvane
- Unconfined Compression
- Triaxial Compression

MOISTURE CONTENT (%): 0 10 20 30 40
SHEAR STRENGTH (ksf): 0 1 2

Remarks

Project No.: 35-33179
Boring No.: A3
Sheet 1 of 1

LOG OF BORING

Project: 7Brew Fernandina Beach
Client: Geyer Morris Company
Drill Rig: ATV
Driller: Suncoast Drilling
Boring Location: See Field Exploration Plan
Drill Rod: Flight Auger
Drill Mud:
Casing Size:
Length of Casing:
Groundwater Depth: 4.8 ft Time: Drilling Date: 6/9/22
Boring Begun: 6/9/22
Boring Completed: 6/9/22

SAMPLE NO.	DEPTH, FEET	SAMPLE TYPE	DESCRIPTION
	0		Topsoil
1			Brown Fine SAND (SP)
2			Light Brown Fine SAND (SP)
3	5		Brown Fine SAND (SP)
			Boring Terminated @ 6 ft.
	10		
	15		
	20		
	25		

BLOWS PER 6 IN.
N Value
PERCENT ORGANIC MATERIAL
PERCENT PASSING NO. 200 SIEVE
PLASTIC LIMIT ○
MOISTURE CONTENT +
LIQUID LIMIT ◇
(%) 0 10 20 30 40

SHEAR STRENGTH (ksf)
- Pocket Penetrometer Undisturbed Sample
- Pocket Penetrometer Disturbed Sample
- Torvane
- Unconfined Compression
- Triaxial Compression

0 1 2

Remarks

Project No.: 35-33179
Boring No.: A4
Sheet 1 of 1

LOG OF BORING

Project: 7Brew Fernandina Beach
Client: Geyer Morris Company
Drill Rig: ATV
Driller: Suncoast Drilling
Boring Location: See Field Exploration Plan
Drill Rod: Flight Auger
Drill Mud:
Casing Size:
Length of Casing:
Groundwater Depth: 4.5 ft Time: Drilling Date: 6/9/22
Boring Begun: 6/9/22
Boring Completed: 6/9/22

SAMPLE NO.	DEPTH, FEET	SAMPLE TYPE	DESCRIPTION	BLOWS PER 6 IN.	N Value	PERCENT ORGANIC MATERIAL	PERCENT PASSING NO. 200 SIEVE	PLASTIC LIMIT ○ / MOISTURE CONTENT + / LIQUID LIMIT ◇ (%)	SHEAR STRENGTH (ksf)
	0		Topsoil						
1			Brown Fine SAND (SP)						
2			Light Brown Fine SAND (SP)						
			Brown Fine SAND (SP)						
3	5								
			Boring Terminated @ 6 ft.						
	10								
	15								
	20								
	25								

SHEAR STRENGTH (ksf)
- Pocket Penetrometer Undisturbed Sample
- Pocket Penetrometer Disturbed Sample
- Torvane
- Unconfined Compression
- Triaxial Compression

(%): 0 10 20 30 40
ksf: 0 1 2

Remarks

MAP SHOWING

ALTA / ACSM

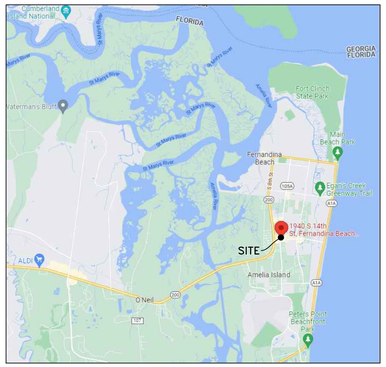
OF

A tract of land being that certain property as described in Official Records Book 1702, page 1109 of the Public Records of Nassau County, Florida and lying within Section 30, Township 3 North, Range 28 East, Nassau County, Florida and being more particularly described as follows:

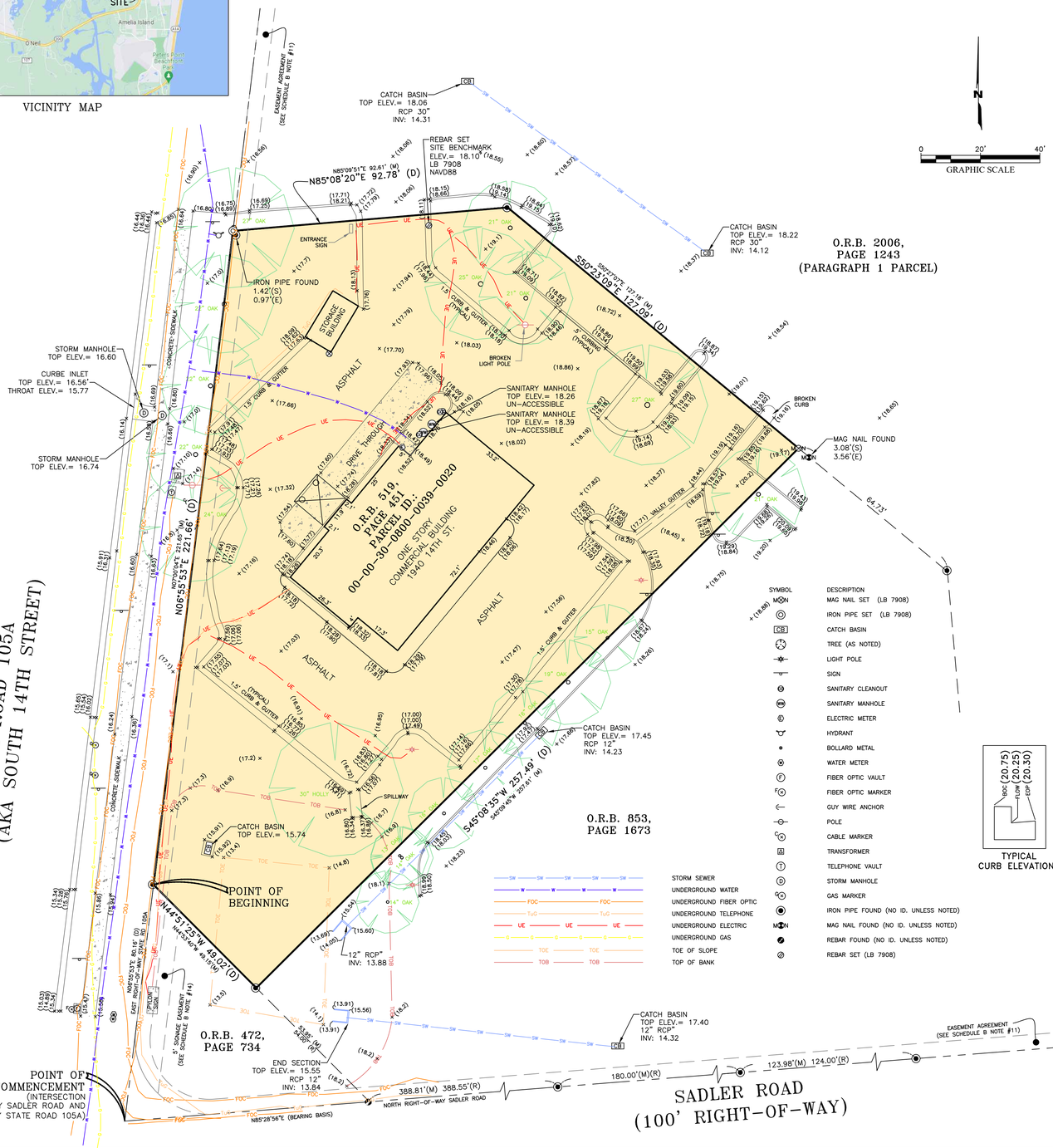
Commence at the intersection of the North right-of-way line of Sadler Road (a 100-foot right-of-way, as it is now established) with the East right-of-way line of State Road 105A; thence N06°55'53"E, along said East right-of-way line, for 80.16 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue N06°55'53"E, along said East right-of-way line, for 221.66 feet; thence N85°08'20"E, leaving said East right-of-way line, for 92.78 feet; thence S50°23'09"E, for 127.09 feet; thence S45°08'35"W, for 257.49 feet; thence N44°51'25"W, for 49.02 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 0.74 acres, more or less.



VICINITY MAP



GMC Real Estate Acquisitions, LLC
KM of Jacksonville, Inc.
First American Title Insurance Company

Commitment No.: NCS-1130256-COL
Commitment Date: April 27, 2022

Schedule B-II (Title Exceptions)

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment. *Not a survey matter.*
2. Any rights, interests or claims of parties in possession of the land not shown by the public records. *Not a survey matter.*
3. Any visible encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. *No visible encroachments, unless shown hereon.*
4. Any lien or right to lien for services, labor, material or equipment, unless such lien is shown by the public records at date of policy and not otherwise excepted from coverage herein. *Not a survey matter.*
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to date of policy and any adverse claim to all or part of the land that is, at date of policy, or was previously under water. *Not on s State water body.*
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at date of policy. *Not a survey matter.*
7. Any minerals or mineral rights leased, granted or retained by current or prior owners, without right of entry. *Not a survey matter.*
8. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. *Not a survey matter.*
9. Terms and conditions of any existing unrecorded lease(s) and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). *Not a survey matter.*
10. Matters shown on the plat of Subdivision of Section 30, Township 3 North, Range 28 East, recorded in Plat Book O, page 59 of the Public Records of Nassau County, Florida. *All matters shown on said plat that affect the subject project are shown hereon.*
11. Easement Agreement, recorded in Official Records Book 515, page 834 of the Public Records of Nassau County, Florida. *Parcel affected and shown hereon.*
12. Declaration of Restrictions, recorded in Official Records Book 519, page 457 of the Public Records of Nassau County, Florida. *Parcel not affected, restrictions expired.*; Affidavit, recorded in Official Records Book 2006, page 1236 of the Public Records of Nassau County, Florida. *Parcel not affected.*
13. Reciprocal Access Easement, recorded in Official Records Book 519, page 474 of the Public Records of Nassau County, Florida. *Parcel affected, blanket in nature and not plottable.*
14. Sign Easement, recorded in Official Records Book 519, page 487 of the Public Records of Nassau County, Florida. *Parcel affected and shown hereon. Size is approximate as no width is given.*
15. Easement Deed, recorded in Official Records Book 523, page 337 of the Public Records of Nassau County, Florida. *Parcel affected, blanket in nature and not plottable.*
16. Declaration of Restrictions, recorded in Official Records Book 524, page 344 of the Public Records of Nassau County, Florida. *Parcel affected, blanket in nature and not plottable.*
17. Agreement Regarding Curbing, recorded in Official Records Book 539, page 906 of the Public Records of Nassau County, Florida. *Parcel affected, blanket in nature and not plottable.*
18. Corporate Resolution, recorded in Official Records Book 1702, page 1115 of the Public Records of Nassau County, Florida. *Not a survey matter.*

General Notes:

1. No excavation was performed to verify the location or existence of any underground improvements, structures or foundations. Underground utilities, if shown hereon, are shown per above ground evidence, record drawings, municipal atlas information and/or subsurface utility engineering, quality level B. The location of any underground utility lines are approximate only. This document should not be relied upon for excavation or critical design functions without field verification of underground utility locations. Utilities other than those shown hereon may exist.
2. Additions, deletions and/or any written information added to this map and/or report is prohibited and is not authorized by the signing surveyor.
3. The lands shown hereon lie within Flood Zone "X" as depicted on the Flood Insurance Rate Map (F.I.R.M.) Community number 120172, County number 12089C, Panel number 239G, dated August 2, 2017. The flood zone shown on this survey is scaled off of the F.E.M.A. F.I.R.M. maps and is for reference only. The F.I.R.M. information and delineations on this survey are valid only for dates up to and including the date of this survey. There may have been subsequent revisions after this date that will supersede said information. inquiries should be made to the community's floodplain management repository, Duval County, Florida.
4. Dimensions are in feet and decimal parts thereof.
5. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to or pursued by the undersigned, other than those shown hereon. Easements or restrictions of record other than those shown hereon may exist.
6. Unless this survey bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
7. Elevations shown hereon are based upon the North American Vertical Datum of 1988 (NAVD 88). GPS was used to obtain said elevations, utilizing both the Florida Permanent Reference Network (FPRN) and Trimble VRS.
8. There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
9. Bearings are based on the North right-of-way line of Sadler Road. NSRS 2011 Florida State planes, east zone, US foot was used.

Surveyor's Certificate:

This survey is made for the benefit of:
GMC Real Estate Acquisitions, LLC
KM of Jacksonville, Inc.
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based, were made in accordance with the 2021 Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 6(b), 8, 11(b), 13, 14, 15, 16 and 17 of Table A thereof. The field work was completed on May 24, 2021.

Date of Map: June 2, 2021

DONALD M. JOHNSON — LICENSE NUMBER — STATE OF FLORIDA — SURVEYOR

Donald M. Johnson, PSM
Florida License No. LS 5013

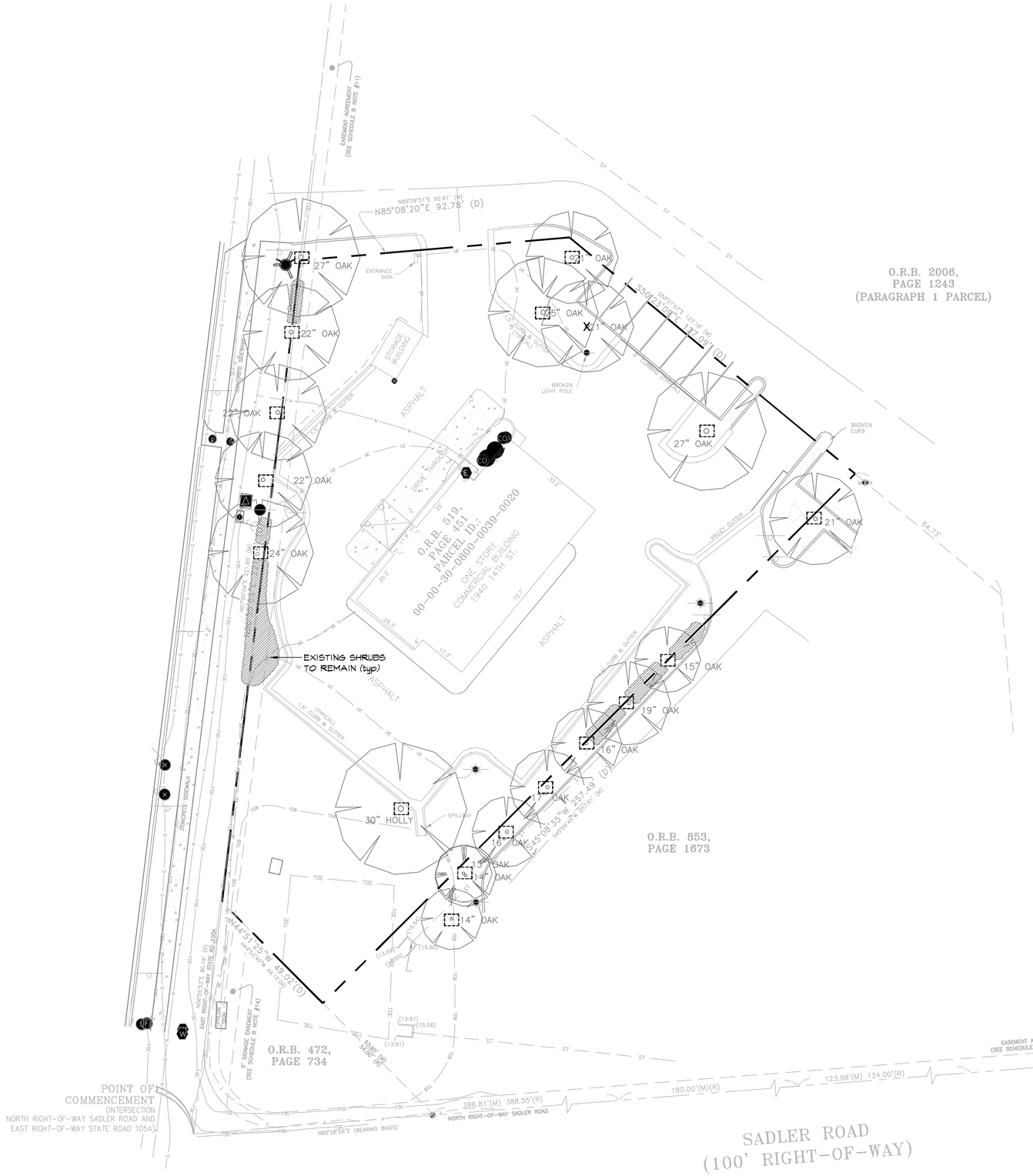
SHEET 1 OF 1

PROJECT: 7 BREW - FERNANDINA BEACH

JOB NUMBER: 102207086
DATE: 05/24/2022
SCALE: 1"=20'
SURVEY DIV.: FLA
TECHNICIAN: ECA
DRAWING: 7BREW - FERNANDINA_102207086
TRACT ID:
PARTYCHIEF: SB
FIELDBOOK: 52, PAGES 52, 53

SAI
10250 Normandy Blvd, Suite 604
Jacksonville, FL 32221
Ofc: 904.619.6630
email: info@sam.biz
Certificate of Authorization LB7908

PATH:G:\102207086\100\SURVEY\02BASE\7BREW - FERNANDINA_102207086_ECA_05-26-2022_FINAL_06-09-2022.DWG



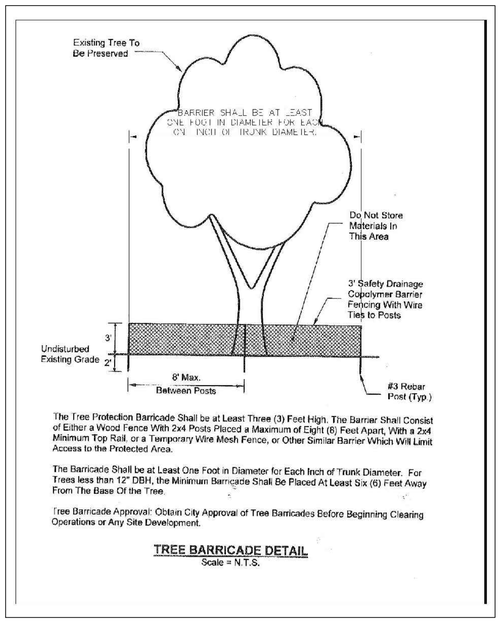
NOTE:

- ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.

KEY:

20" CED. — PROTECTED TREE TO REMAIN SEE TREE PROTECTION BARRIER DETAIL THIS SHEET.

21" PINE X — PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.



The Tree Protection Barricade Shall be at Least Three (3) Feet High. The Barrier Shall Consist of Either a Wood Fence With 2x4 Posts Placed a Maximum of Eight (8) Feet Apart, With a 2x4 Minimum Top Rail, or a Temporary Wire Mesh Fence, or Other Similar Barrier Which Will Limit Access to the Protected Area.

The Barricade Shall be at Least One Foot in Diameter for Each Inch of Trunk Diameter. For Trees less than 12" DBH, the Minimum Barricade Shall Be Placed At Least Six (6) Feet Away From The Base Of the Tree.

Tree Barricade Approval: Obtain City Approval of Tree Barricades Before Beginning Clearing Operations or Any Site Development.

TREE BARRICADE DETAIL
Scale = N.T.S.

MITIGATION (50% of total inches removed)
TOTAL HARDWOOD REMOVED = 21"
TOTAL REQUIRED = 10.5"
TOTAL PROVIDED =6" Understory
24" Hardwood
TOTAL = 30"
DEFICIT = 0"

Digitally signed by Kristoffer Reed
Date: 2022.10.06 09:25:45 -04'00'

REGISTERED LANDSCAPE ARCHITECT KRISTOFER REED La6667112 STATE OF FLORIDA

K & K LAND PLANNING & DESIGN Inc.
PHONE: (904) 477-9180
46 TORTOISE POINT, FERNANDINA BEACH, FLORIDA 32259
E-MAIL: KKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#La6667112

FERNANDINA BREW
1940 14TH STREET SOUTH
FERNANDINA BEACH
FL 32034

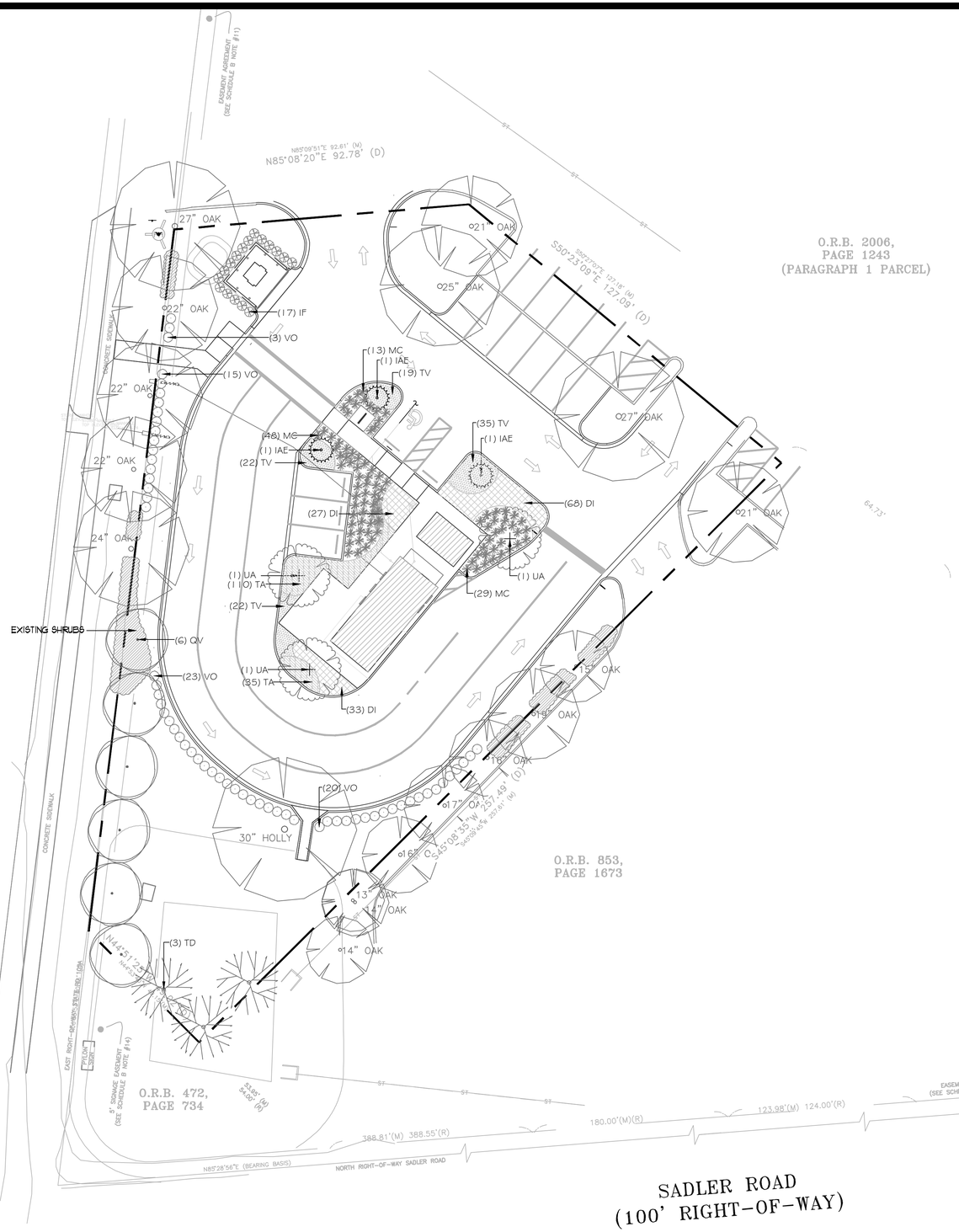
REVISIONS :
1 10-5-22 PER COMMENTS

20 0 10 20

DATE : July 6, 2022
PROJECT NO. : 2022.74
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
TREE REMOVAL / PROTECTION PLAN

TR-1
SHEET



LANDSCAPE CALCULATIONS:

TOTAL AREAS:	32,362 S.F.
LAND USE:	Commercial
V.U.A. PUBLIC AREA:	14,985 S.F.
10% VUA REQ. LANDSCAPE AREA	1,499 S.F.
LANDSCAPE AREA PROVIDED:	1,511 S.F.
MINIMUM TREE REQUIREMENTS	
(1) SHADE TREE / 1,500 S.F. (32,365 s.f.)	32,365 S.F.
TREES REQUIRED	22
TREES PROVIDED	22 (Planted & Existing)
PERIMETER AREA REQUIREMENT BREAKDOWN	
PERIMETER BUFFER / TREES NORTH SIDE:	220 L.F.
NOT REQUIRED	
REQUIRED:	Ø
PROVIDED:	3 Shade (existing)
PERIMETER AREA SOUTH SIDE (r.o.w.)	39 L.F.
10 S.F. / L.F. + 1 TREE / 20 L.F.	
REQUIRED:	39 S.F. + 2 Shade
PROVIDED:	39 S.F. + 2 Shade
PERIMETER BUFFER / TREES EAST SIDE:	241 L.F.
NOT REQUIRED	
REQUIRED:	Ø
PROVIDED:	1 Shade
PERIMETER AREA WEST SIDE (r.o.w.)	220LF.
10 S.F. / L.F. + 1 TREE / 20 L.F.	
REQUIRED:	2,220 S.F. + 11 Shade
PROVIDED:	2,220 S.F. + 11 Shade
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
VEHICLE USE AREA:	
REQUIRED INTERNAL LANDSCAPE AREA:	
1 TREE / 400 S.F. = 1,499 S.F. (Required Planting Area) / 400 S.F.	
TREES REQUIRED:	4
TREES PROVIDED:	4
MINIMUM GREEN AREA	
20% OF GROSS AREA	32,362 S.F.
AREA REQUIRED:	6,473 S.F.
AREA PROVIDED:	10,362+ S.F.

Design Feature Standard Points
Irrigation
Moisture sensing controller other than rain switch
5 (Clock uses data collected from local weather stations)
Landscape plan depicts low, moderate, and high water usage zones and grouping of plants into hydrozones
5 (All landscape areas are low to moderate)

Grass
51% or more of the grass areas use drought tolerant species
10 (Existing sod to remain without irrigation - new sod to be Bahia for disturbed areas)

Compacted mulched planting beds at least 3" deep are used in all planting areas except ground cover
10 (As shown in detail)

Shrubs
51% or more of the required shrubs are drought tolerant species
10 (All plant material is drought tolerant)

Trees
51% or more of the required trees are drought tolerant species
10 (All trees are drought tolerant)

A & K LAND PLANNING & DESIGN Inc.
PHONE (904) 491-4850
416 TURTLE POINT, ST. AUGUSTINE, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
FL #6670112

FERNANDINA BREW
1940 14TH STREET SOUTH
FERNANDINA BEACH
FL 32034

REVISIONS :
1 - 10-5-22 PER COMMENTS

20 0 10 20

DATE : July 6, 2022
PROJECT NO. : 2022.74
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
LANDSCAPE PLAN

L-1
SHEET

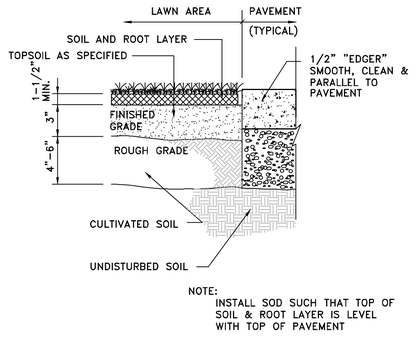
General Notes and Specifications

1. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
2. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
3. All plants must be healthy, vigorous material, free of pests and disease.
4. All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
5. All plant material must be approved by the Landscape Architect before the plant material is installed.
6. Any changes to the plant material (size, type, etc..), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
7. All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or,in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
8. All plants shall be triangular spaced.
9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
11. All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
13. The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
15. All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
16. All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
17. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
19. All planting beds to be treated with pre-emergent weed control prior to planting.
20. Contractor is to check the site weekly to insure all plant material is healthy and well watered.
21. All disturbed areas to be sodded or seeded with Paspalum notatum as noted.

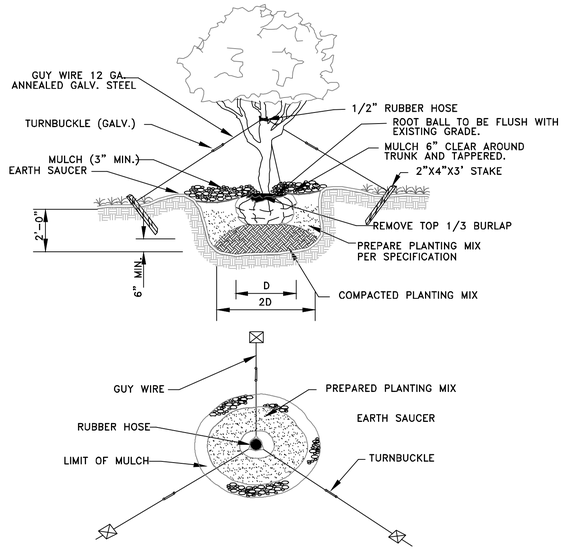
PLANT SCHEDULE BREW FERNANDINA						
TREES	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	WATER USE	% NATIVE
IAE	3	East Palatka Holly / Ilex x attenuata 'East Palatka'	AS SHOWN	2" caliper, Standard, Tree Form, 10' ht. , 5' - 6' spd.	Moderate, Low	20%
QV	6	Southern Live Oak / Quercus virginiana	AS SHOWN	2" caliper, 10' ht. , 5' - 6' spd.	Moderate, Low	40%
TD	3	Bald Cypress / Taxodium distichum	AS SHOWN	2" caliper, 10' ht. , 5' - 6' spd.	Moderate, Low	20%
UA	3	Winged Elm / Ulmus alata	AS SHOWN	2" caliper, 10' ht. , 5' - 6' spd.	Moderate, Low	20%
						TOTAL = 100%
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACING			
IF	17	Florida Anise / Illicium floridanum	36" o.c.	30" Height x 24" Spread, 7 gallon minimum	Moderate, Low	Native 150 s.f.
MC	90	Pink Muhly / Muhlenbergia capillaris	36" o.c.	18" Height x 18" Spread, 3 gallon minimum	Moderate, Low	Native 810 s.f.
VO	61	Dwarf Walter's Viburnum / Viburnum obovatum 'Dwarf Walter's'	36" o.c.	18" Height x 18" Spread, 3 gallon minimum	Moderate, Low	Native 549 s.f.
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SPACING			
DI	128	Fortnight Lily / Dietes iridioides	24" o.c.	1 gallon, full	Moderate, Low	Not Native 512 s.f.
TA	145	Asian Jasmine / Trachelospermum asiaticum	18" o.c.	1 gallon, full	Moderate, Low	Not Native 326 s.f.
TV	98	Society Garlic / Tulbaghia violacea	24" o.c.	1 gallon, full	Moderate, Low	Not Native 392 s.f.
						Total = 2,739 s.f.
						Native = 1,509 s.f.
						% Native = 55%

NOTES:

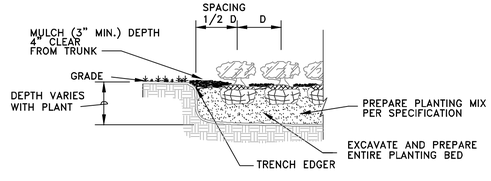
1. MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERRENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
6. CONTRACTOR TO VERIFY ALL QUANTITIES



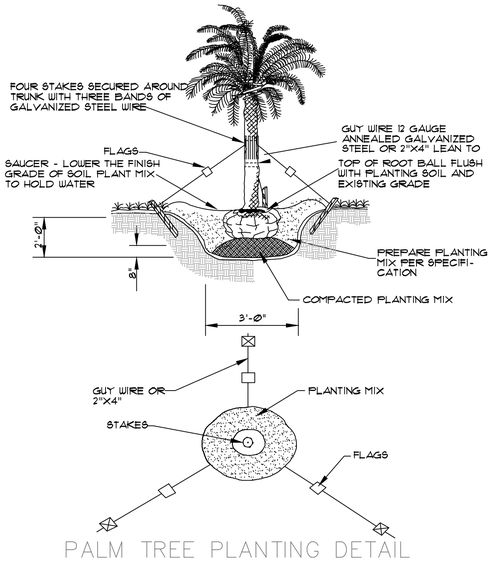
SOD DETAIL



TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL



PALM TREE PLANTING DETAIL

A & K LAND PLANNING & DESIGN Inc.
PHONE (904) 479-9692
416 TORONTO PLACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLAND@BELLSOUTH.NET CONTACT
Kristoffer Rood, RLA
#LC0001712

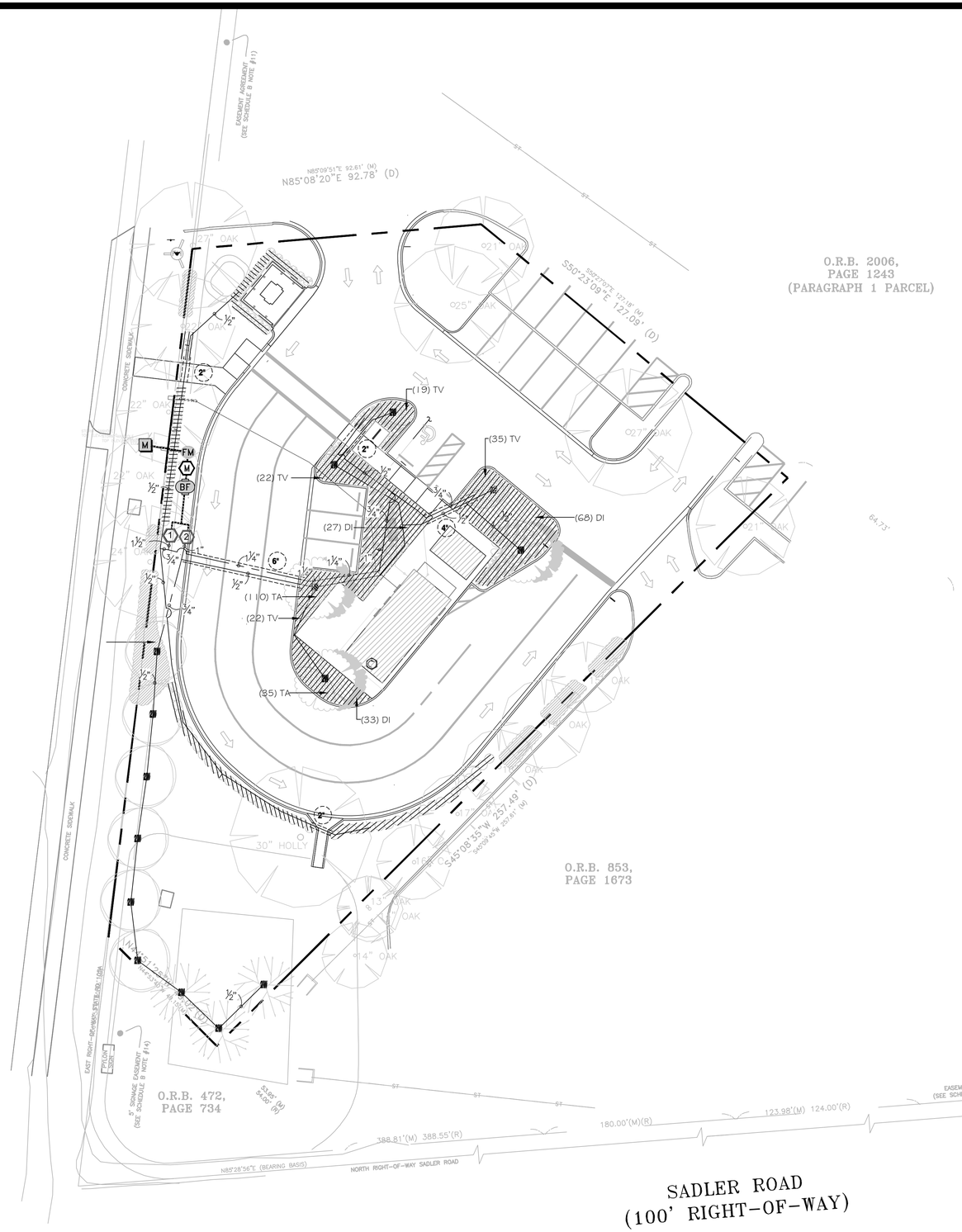
FERNANDINA BREW
1940 14TH STREET SOUTH
FERNANDINA BEACH
FL 32034

REVISIONS :
1 - 10-5-22 PER COMMENTS

DATE : July 6, 2022
PROJECT NO. : 2022.14
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
PLANTING DETAILS

L-2
SHEET



SADLER ROAD
(100' RIGHT-OF-WAY)

Design Feature Standard Points
Irrigation
Moisture sensing controller other than rain switch
5 (Clock uses data collected from local weather stations)
Landscape plan depicts low, moderate, and high water usage zones and grouping of plants into hydrozones
5 (All landscape areas are low to moderate)

Grass
51% or more of the grass areas use drought tolerant species
10 (Existing sod to remain without irrigation - new sod to be Bahia for disturbed areas)

Compacted mulched planting beds at least 3" deep are used in all planting areas except ground cover
10 (As shown in detail)

Shrubs
51% or more of the required shrubs are drought tolerant species
10 (All plant material is drought tolerant)

Trees
51% or more of the required trees are drought tolerant species
10 (All trees are drought tolerant)

A & K LAND PLANNING & DESIGN Inc.
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416 TURTLE TRACE, ST. AUGUSTINE, FLORIDA 32259
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Kristoffer Reed, RLA
FL #6670112

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1940 14TH STREET SOUTH
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FL 32034

REVISIONS :
1 10-5-22 PER COMMENTS

20 0 10 20

DATE : July 6, 2022
PROJECT NO. : 2022.14
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 20'

SHEET TITLE
IRRIGATION PLAN

1 — 1
SHEET

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PRECIP
1	Hunter ICV-G-FS (Zone Valve)	1"	Area for Dripline	17.72	40	1.5	3	44.5	0.72 in/h
2	Hunter ICV-G-FS (Zone Valve)	1"	Bubbler	7.5	30	2.7	2.8	35.5	1.7 in/h

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
##	Hunter PGB	15	360	30	0.50	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Area to Receive Dripline Hunter PLD-10-18 In-Line Pressure Compensating Landscape Dripline with Built-in Check Valve, 1.0 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Use PLD-LOC fitting or barbed fittings.	1,392 l.f.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
————	Irrigation Lateral Line: PVC Class 315 SDR 13.5 SDR 13.5 1/2" and 3/4" lines	642.8 l.f.				
—— – – ——	Irrigation Lateral Line: PVC Class 160 SDR 26 SDR 26 for all 1" and larger lateral lines	172.9 l.f.				
----------	MAINLINE Irrigation mainline, Schedule 40 PVC pipe 1" size.	50.5 l.f.				
(1)	Hunter series ICV-10G-FS-AS-ADJ (1" valve) Location shown for graphic clarity	1				
(1)	Hunter ICZ-101-XL (Drip Zone Valves) 1" Plastic Electric Remote With Filter Sentry, Each Drip Zone to Have: Flush Valve, Eco Indicator, Air Relief Tubing.	1				
(M)	MASTER VALVE Hunter series ICV-10G-FS-AS-ADJ (1" valve) Location shown for graphic clarity	1				
(BF)	BACKFLOW DEVICE Wilkins 950XLT- 1" or equal Location shown for graphic clarity	1				
M	Irrigation Only Water Meter 3/4"	1				
(FM)	FLOW SENSOR HUNTER, HC-150-Flow-B (1" size) LOCATIONS SHOWN FOR CLARITY ONLY	1				
(2") ═══	SLEEVING Schedule 40 PVC, 2" Minimum, Size as specified on plan	83.4 l.f.				
C	CONTROLLER Hunter series PHC-6 (6 Zone) Install with Mini-Clik rain sensor. LOCATION SHOWN FOR CLARITY ONLY	1				

Irrigation Contractor shall be responsible for all applicable fees and permits.

All PVC pipe connection shall be glued together per ASTM D 2855, two step method.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces and walkways.

All Control Wiring to be 14/1 U.F. direct burial.

Install a "MiniClik" rain sensor device.
Verify location with Owners Representative.

Install Backflow Preventer in an inconspicuous location such as shrubbery. Location shown for graphic clarity purposes only.

Contractor responsible for 100% irrigation coverage

All irrigation risers to be painted black

Mainline location shown for graphic clarity purposes only.

Valve box location shown for graphic clarity purposes only.

Irrigation system designed to not exceed 5 feet per second flow through any piping. Any deviation from design upon installation voids these drawings and shall be done so as to not exceed 5' per second through any piping as well.

Irrigation water shall be free of particulates larger than 10 micron or .01 micrometers.

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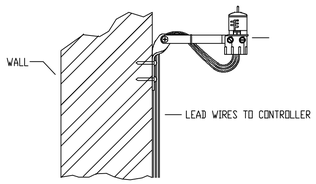
FERNANDINA BREW
1940 14TH STREET SOUTH
FERNANDINA BEACH
FL 32034

REVISIONS :
1 - 10-5-22 PER COMMENTS

DATE : July 6, 2022
PROJECT NO. : 2022.74
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
IRRIGATION DETAILS

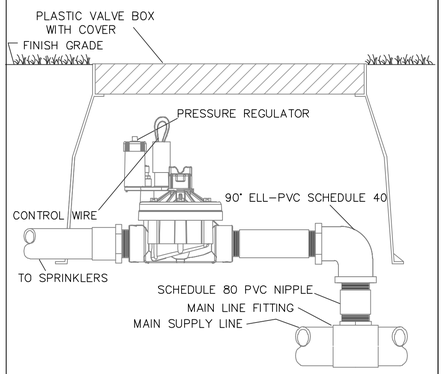
I-2
SHEET



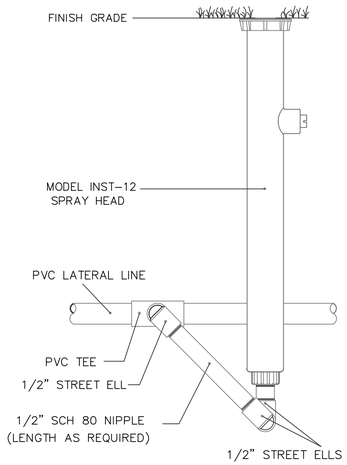
NOTE:
MOUNT MINI-CLIK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

Hunter® MINI-CLIK
NO SCALE INSTALLATION DETAIL

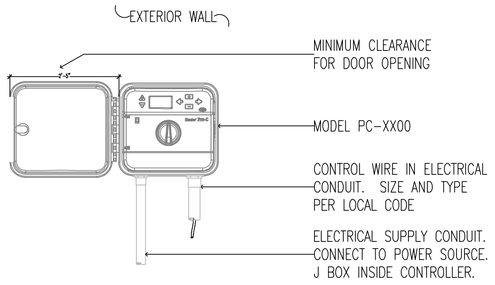
2inICV-VBOX



Hunter® 1.5" ICV W/ PRESSURE REGULATOR
NO SCALE INSTALLATION DETAIL

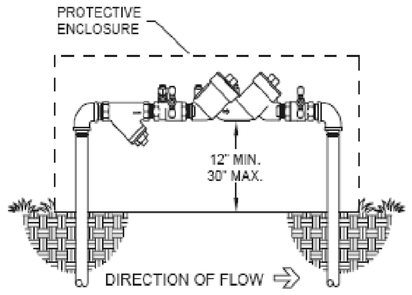


Hunter® INST-12 SPRAY HEAD
NO SCALE INSTALLATION DETAIL
SWING



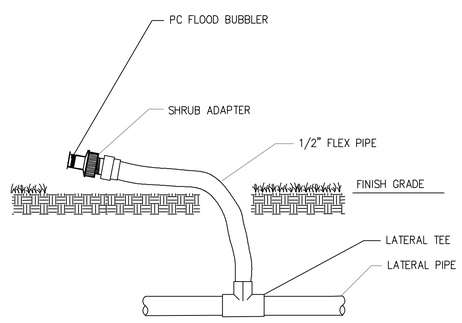
NOTE
SPECIFY 6, 12, 24 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

PRO-HC CONTROLLER
NO SCALE Hunter® IRRIGATION DETAIL



OUTDOOR INSTALLATION

BACKFLOW PREVENTER INSTALLATION DETAIL
NO SCALE



Hunter® TREE BUBBLER
NO SCALE

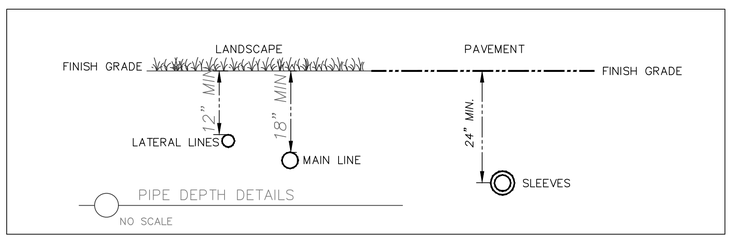
ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

- NO WATERING FROM 10AM TO 4 PM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON WEDNESDAY AND SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON THURS. AND SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON TUESDAY AND FRIDAY
- APPLY UP TO ¾ - INCH OR LESS OF WATER EACH CYCLE

NOVEMBER - MARCH (STANDARD TIME)

- NO WATERING FROM 10 AM TO 4 PM
- ODD NUMBER ADDRESSES, OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON ONLY ON TUESDAY
- APPLY UP TO ¾ - INCH OR LESS OF WATER ONE TIME PER WEEK.



PIPE DEPTH DETAILS
NO SCALE

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FERNANDINA BREW
1940 14TH STREET SOUTH
FERNANDINA BEACH
FL 32034

REVISIONS :
10-5-22 PER COMMENTS
-

DATE : July 6, 2022
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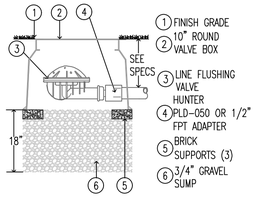
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
IRRIGATION DETAILS

1 — 3
SHEET



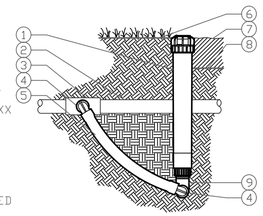
1. FINISH GRADE
2. 10" ROUND VALVE BOX
3. LINE FLUSHING VALVE HUNTER
4. PLD-050 OR 1/2" FPT ADAPTER
5. BRICK SUPPORTS (3)
6. 3/4" GRAVEL SUMP

FLUSH VALVE AUTOMATIC

SCALE: N.T.S. Hunter®

LEGEND:

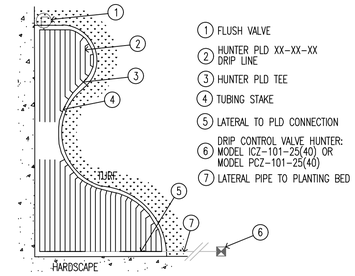
1. ECO INDICATOR - ECOID
2. LATERAL PIPE PER PLAN
3. FPT CONNECTION FROM LATERAL
4. SPIRAL BARB ELBOW - HSBE-XXX
5. FLEX$_{SG}$ TUBING - FLEXSG
6. FINISHED GRADE IN TURF
7. ADJACENT MULCH
8. FINISHED GRADE IN PLANTER BED
9. MARLEX STREET ELBOW



ECO INDICATOR WITH FLEX TUBING

NOT TO SCALE

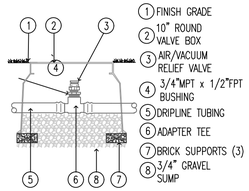
Hunter® HM.EI.02



1. FLUSH VALVE
2. HUNTER PLD XX-XX-XX DRIP LINE
3. HUNTER PLD TEE
4. TUBING STAKE
5. LATERAL TO PLD CONNECTION
6. DRIP CONTROL VALVE HUNTER: MODEL ICZ-101-25(40) OR MODEL PCZ-101-25(40)
7. LATERAL PIPE TO PLANTING BED

PLANTING BED

NOT TO SCALE Hunter® IRRIGATION DETAIL



1. FINISH GRADE
2. 10" ROUND VALVE BOX
3. AIR/VACUUM RELIEF VALVE
4. 3/4"MPT x 1/2"FPT BUSHING
5. DRIPLINE TUBING
6. ADAPTER TEE
7. BRICK SUPPORTS (3)
8. 3/4" GRAVEL SUMP

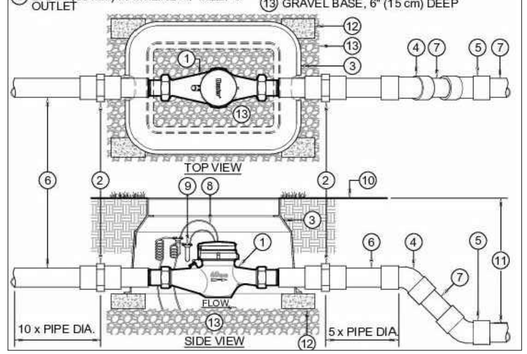
AIR RELIEF TUBING

SCALE: N.T.S. Hunter®

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

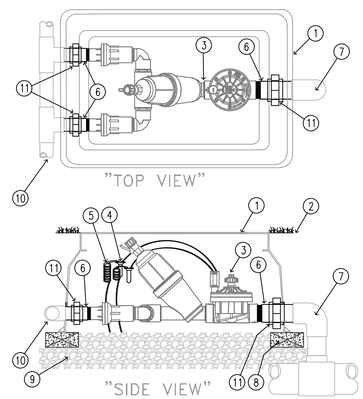
DETAIL LEGEND:

1. HUNTER HC FLOW METER HC-150 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 2" DIA. (50 mm) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm^2) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. SPECIFIED SOIL COVER (SEE LEGEND)
12. COMMON BRICK
13. GRAVEL BASE, 6" (15 cm) DEEP



FLOW METER

SCALE: N.T.S. Hunter® IRRIGATION DETAIL



1. SUPER JUMBO VALVE BOX
2. FINISH GRADE
   DRIP ZONE KIT
3. MODEL ICZ-151-40 WITH FILTER (TIP 45 DEGREES) REGULATOR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (7)
9. 3/4" MINUS WASHED GRAVEL
10. LATERAL PIPE AND FITTINGS
11. PVC SLIP UNIONS (2)

ICZ-151-40 DRIP CONTROL KIT

SCALE: N.T.S. Hunter® IRRIGATION DETAIL

A & K LAND PLANNING & DESIGN Inc.
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REVISIONS :
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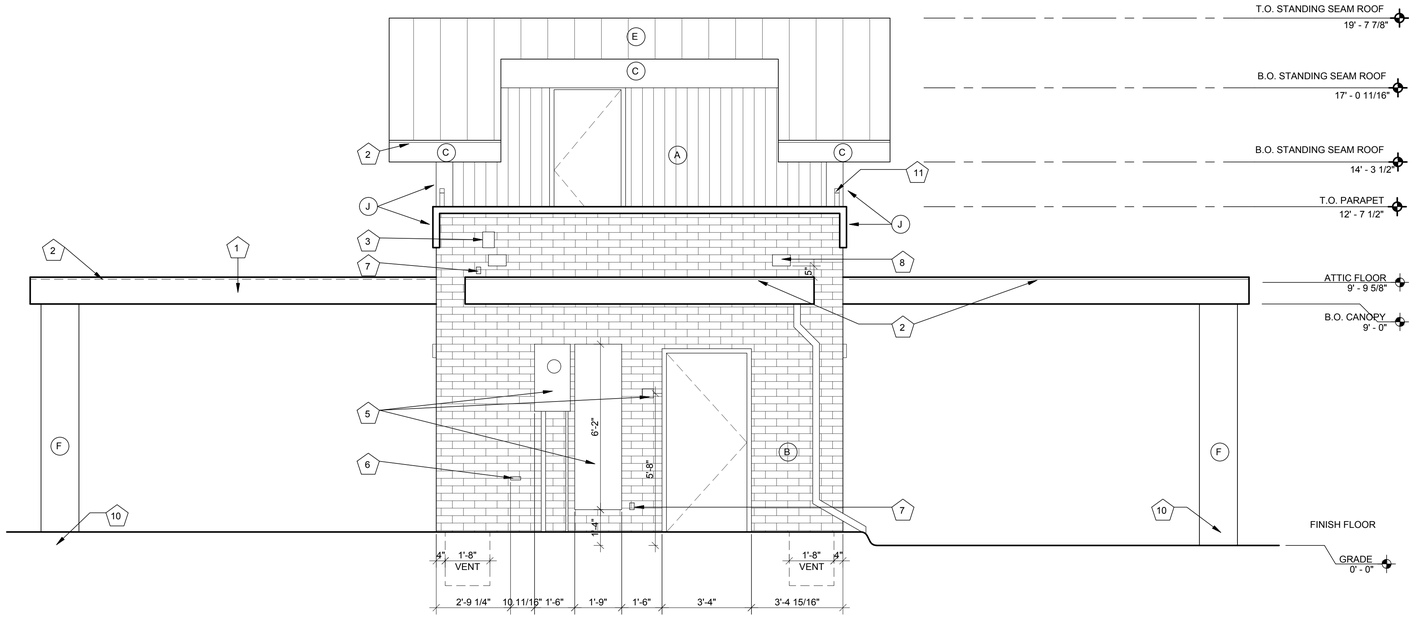
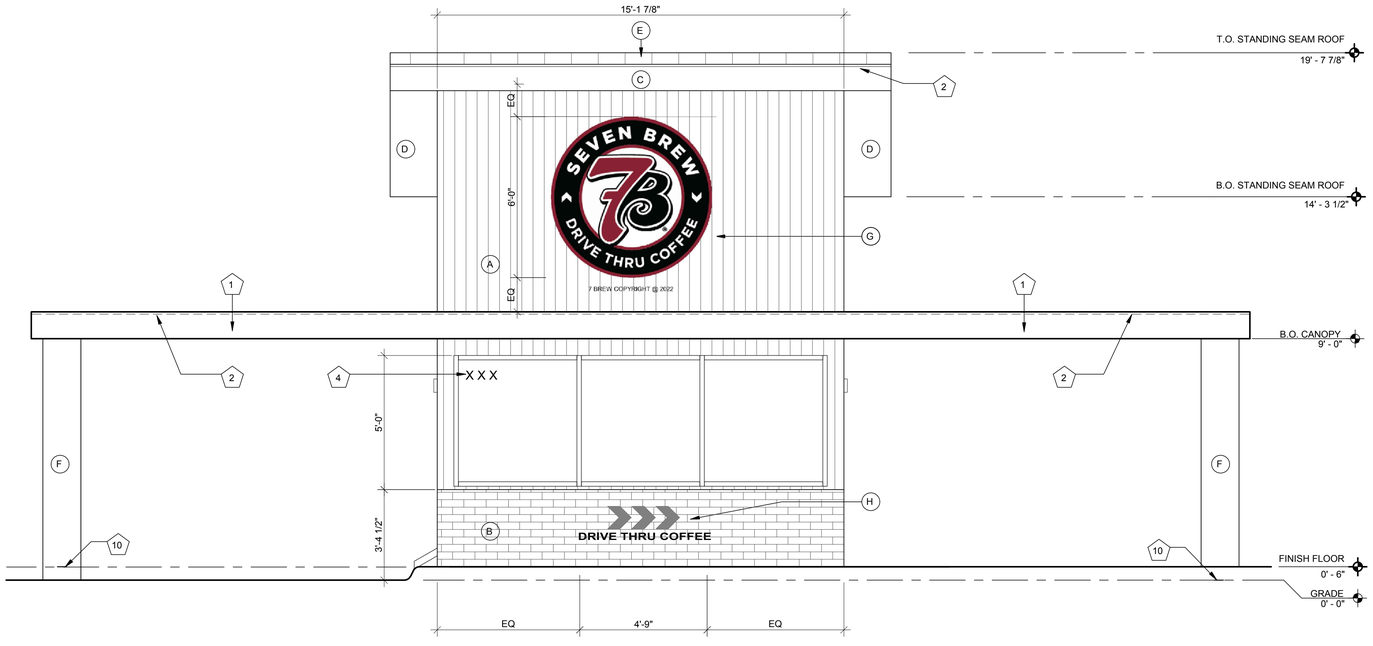
SHEET TITLE
IRRIGATION DETAILS

1 — 4
SHEET



2 EXTERIOR ELEVATION - BACK

3/8" = 1'-0"



1 EXTERIOR ELEVATION - FRONT

3/8" = 1'-0"

PREFABRICATED BUILDING

THIS BUILDING IS BEING FABRICATED IN A CONTROLLED ENVIRONMENT AND TRANSFERRED TO THE JOB SITE. HALL ENGINEERING GROUP HAS BEEN ENGAGED TO CONDUCT 3rd PARTY INSPECTIONS OF ALL FABRICATION WITHIN THE 7 BREW COFFEE WAREHOUSE. THE INSPECTION WILL INCLUDE STRUCTURAL, FRAMING, BUILDING, PLUMBING AND ELECTRICAL. JUSTIN HALL, MAS, PE WILL BE THE 3rd PARTY PROFESSIONAL OF RECORD (PE #11050) FOR THESE INSPECTIONS.

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	NEON FLEX LIGHT
3	WALL MOUNTED SPEAKER SYSTEM
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
6	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
9	SURFACE MOUNTED SIGN BOX - TYP OF 5
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6: ABOVE ATTIC ROOF LEVEL

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	NICHIHA WALL PANELS-MODERNBRICK-MIDNIGHT(PL-1)
C	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D	REGAL BLUE SOFFIT PANELS (MP-2)
E	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
F	REGAL BLUE BRAKE METAL (MP-2) ON COLUMN FURR-OUT (TYP.)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	COLONIAL RED BRAKE METAL CAP (MP-3)
K	ZINC GRAY BRAKE METAL CAP (MP-4) (SHOWN SHADED)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR

7 BREW COPYRIGHT @ 2022

SEAL

XXXXX
City, State

REVISIONS

PROJECT DATA

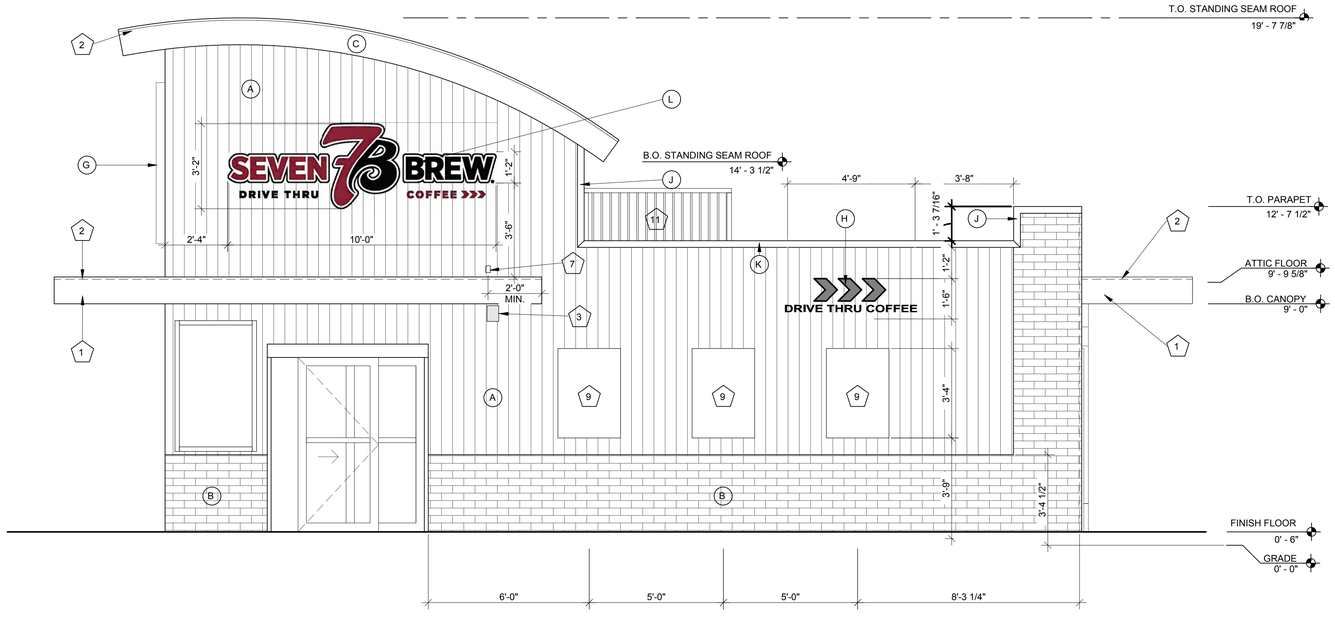
PROJECT NUMBER
XXXXX

ISSUE DATE
XX-XX-XX

SEVEN BREW
CITY, FLORIDA

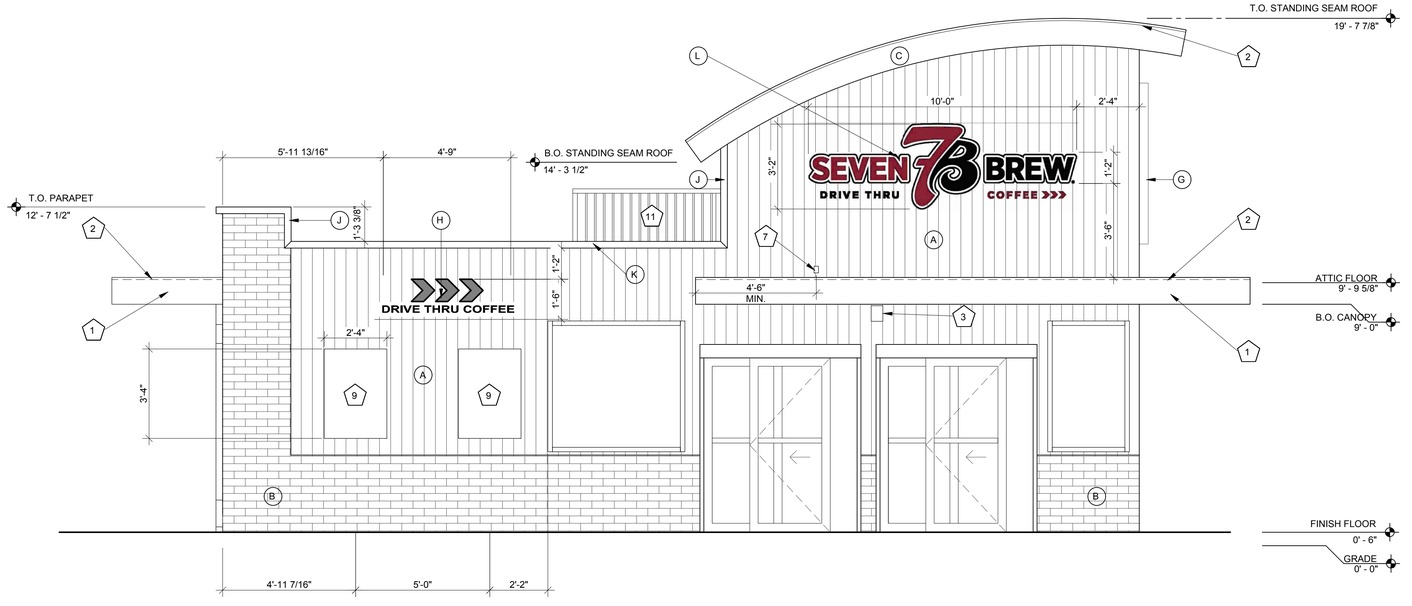
A2.0

EXTERIOR ELEVATIONS



2 **EXTERIOR ELEVATION - RIGHT SIDE**

3/8" = 1'-0"



1 **EXTERIOR ELEVATION - LEFT SIDE**

3/8" = 1'-0"

PREFABRICATED BUILDING

THIS BUILDING IS BEING FABRICATED IN A CONTROLLED ENVIRONMENT AND TRANSFERRED TO THE JOB SITE. HALL ENGINEERING GROUP HAS BEEN ENGAGED TO CONDUCT 3rd PARTY INSPECTIONS OF ALL FABRICATION WITHIN THE 7 BREW COFFEE WAREHOUSE. THE INSPECTION WILL INCLUDE STRUCTURAL, FRAMING, BUILDING, PLUMBING AND ELECTRICAL. JUSTIN HALL, MAS, PE WILL BE THE 3rd PARTY PROFESSIONAL OF RECORD (PE #11050) FOR THESE INSPECTIONS.

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	NEON FLEX LIGHT
3	WALL MOUNTED SPEAKER SYSTEM
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
6	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
9	SURFACE MOUNTED SIGN BOX - TYP OF 3
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6: ABOVE ROOF LEVEL

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	NICHIHA WALL PANEL-MODERNBRICK-MIDNIGHT (PL-1)
C	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D	REGAL BLUE SOFFIT PANELS (MP-2)
E	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
F	REGAL BLUE BRAKE METAL (MP-2) ON COLUMN FURR-OUT (TYP.)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	COLONIAL RED BRAKE METAL CAP (MP-3)
K	ZINC GRAY BRAKE METAL CAP (MP-4) (SHOWN SHADED)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR

7 BREW COPYRIGHT @ 2022

SEAL

XXXXX
City, State

REVISIONS

PROJECT DATA

PROJECT NUMBER
XXXXX

ISSUE DATE
XX-XX-XX

SEVEN BREW
CITY, FLORIDA

A2.1

EXTERIOR ELEVATIONS

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS

Agent Authorization

Almond Engineering, P.A.
6277 Dupont Station Ct. E Unit 1
Jacksonville, FL 32217

RE: Agent Authorization for the any and all projects for:

GMC7B Real Estate LLC

These sites are located within the State of Florida, and are otherwise known as:

Project Name: 7 Brew

You are hereby advised that the undersigned is the legal owner / has real property interest in the project named above. Said owner / real property interested party hereby authorizes **Almond Engineering, P.A.** to act on my behalf, or on behalf of my corporation, as the agent in the processing of application(s) for approval to conduct any development authorized pursuant to application(s) and to furnish, on request, supplemental information in support of any application(s) needed for the above named project within the State of Florida and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform the requirements necessary to procure regulatory approval(s).

(Owner's Signature)

Dean C. Marcus
(Print Name)

The foregoing affidavit was sworn and subscribed before me this 18th day of June, 2022 by Dean C. Marcus, who is personally known to me or has produced VA Driver License as identification.

(Signature of Notary Public)

CAMERON CLARENCE BAIRD
NOTARY PUBLIC
REG # 7974919
MY COMMISSION EXPIRES
6/30/2026
COMMONWEALTH OF VIRGINIA

Plotted: Oct 05, 2022 - 8:34am, By: kmorsken

Seven Brew - Fernandina Beach

1940 14TH STREET SOUTH
FERNANDINA BEACH, FL 32034

for

GEYER MORRIS COMPANY
3060 PEACHTREE ROAD NW
ATLANTA, GA 30305

PROJECT CONTACTS:

OWNER:
Geyer Morris Company
3060 Peachtree Road NW
Atlanta, GA 30305

DEVELOPER:
Geyer Morris Company
3060 Peachtree Road NW
Atlanta, GA 30305

CIVIL ENGINEERS:
Almond Engineering, P.A.
6277 Dupont Station Court E, Suite 1
Jacksonville, Florida 32217
904.306.0162

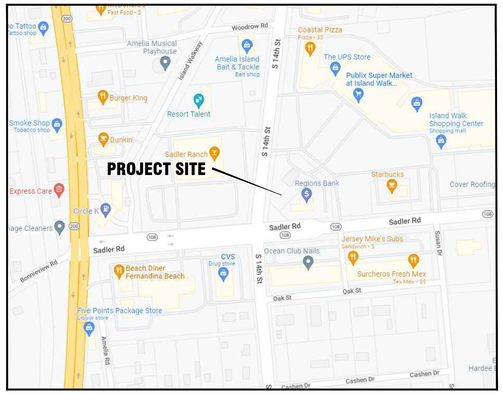
Attn: Eric J. Almond, P.E.
ealmond@almondengineering.com

Attn: William J. Byers, P.E.
wbyers@almondengineering.com

SURVEYOR (TOPO/UTIL)
SAM Surveying and Mapping, LLC
10250 Normandy Blvd
Jacksonville, FL 32221
(904) 619-6630

LANDSCAPE ARCHITECT
A & K Land Planning
426 Tortoise Trace
Jacksonville, FL 32259
(904) 476-9692

Attn: Kris Reed
aklandplanning@comcast.net



VICINITY MAP - NTS

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-011	EXISTING CONDITIONS
C-012	DEMOLITION-EROSION & SEDIMENTAION CONTROL PLAN
C-100	MASTER SITE PLAN
C-111	HORIZONTAL CONTROL
C-121	PAVING GRADING AND DRAINAGE PLAN
C-160	UTILITY PLAN
C-161	FIRE APARATUS ACCESS AND HYDRANT PROTECTION PLAN
C-510	SITE DETAILS
C-511	SITE DETAILS
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C-591	FDOT - CURB RAMPS
C-592	FDOT - MAINTENANCE OF TRAFFIC (MOT) INDEX
C-700	STORMWATER POLLUTION PREVENTION WRITTEN PLAN
C-701	EROSION AND SEDIMENTATION CONTROL DETAILS
C-702	CONTRACTOR CERTIFICATION SHEET

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
- ENGINEERING - WATER RESOURCES - STORMWATER DESIGN -
- REGULATORY PERMITTING - PLANNING -
6277 DUPONT STATION CT. E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE
CERTIFICATE OF AUTHORIZATION NO.: 27254

Know what's below. Call before you dig.

IF YOU DIG IN FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONE-CALL OF FLORIDA, INC.
IT'S THE LAW

PLAN APPROVAL

Date — Development Services Division (Chief)

Date — Review Group (Reviewer)

Plan approval is valid for five years after the initial approval date. Revisions made after the initial approval date do not extend this five-year time frame.

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

ERIC J. ALMOND, P.E.
FL# 59246
10/5/2022

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.
PLOT DATE: 10.5.2022

COVER SHEET

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ERIC JOHN ALMOND LICENSE No 59246 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Eric J Almond
Date: 2022.10.06 08:11:28 -04'00'

CFB AVAILABILITY NUMBER IN PROGRESS
PLANS DESIGNED IN ACCORDANCE WITH 2022 CFB STANDARDS

GENERAL PROJECT INFORMATION

General	
City Development Number	In Progress
Concurrency Application Number	In Progress
Property Appraiser Number (RE #)	00-00-30-0800-0039-0020
Zoning	C-1
FIRM – Community – Panel	12089C0239G
Flood Zones (Show in Plans)	X
Base Flood Elevation	N/A
Vertical Datum Used for Project	NAVD 88
CFB Availability Number	In Progress
SJRWMD Permit Number	In Progress
North American Industry Classification System (NAICS)	722515
Impervious Area (Sq. Ft.)	20,600 sf±

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-001

P:\AE Projects\2022\22-72 7Brew - Fernandina Beach\Design\BASE\Cov-Notes-Details.dwg

Plotted: Oct 05, 2022 - 8:34am, By: xmarsiken

GENERAL SITE NOTES: PRIVATE COMMERCIAL SITE

GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL LATEST RELATIVE SECTIONS OF THE AUTHORITY HAVING JURISDICTION (AHJ) DESIGN MANUAL(S) AND STANDARD DETAILS. STANDARD DETAILS HEREIN ARE FOR REFERENCE ONLY AND SHOULD ONLY BE USED IF MORE STRINGENT THAN AHJ REQUIREMENTS. THE WORK SHALL ALSO BE PERFORMED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORT IF MORE STRINGENT THAN AHJ REQUIREMENTS. ALL MATERIALS USED SHALL BE "NEW".
2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR, AND MATERIALS REQUIRED. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS ALSO URGED TO CONDUCT ANY FIELD EXPLORATION AND/OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED, FOR EXAMPLE, TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT AT CONTRACTOR'S SOLE COST AND EXPENSE.
4. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. WHEN WORKING WITHIN A RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL ALSO EXTEND TO AHJ.
5. PROJECT ELEVATIONS ARE EXPRESSED IN NAVD '88. PROJECT SUPPORT DOCUMENTATION FOUND IN ALTERNATE VERTICAL DATUMS HAVE BEEN CONVERTED TO NAVD '88 USING NOAA VERTCON - NORTH AMERICAN VERTICAL DATUM CONVERSION. PROJECT HORIZONTAL DATUM USED IS NAD83 FLORIDA STATE PLANE EAST ZONE. NO HORIZONTAL DATUM/DATA SHIFT CONDUCTED.
6. SURVEY PER SAM Surveying and Mapping, LLC, 10250 Normandy Blvd Jacksonville, FL 32221, (904) 619-6630.
7. GEOTECH PER GEOTECH, GEOTECH ADDRESS 1, GEOTECH ADDRESS 2, (###) ###-####.
8. TREE SURVEY PER INFORMATION TAKEN FROM FIELD VISITS AND EXISTING PLANS AND ARE RELATIVE.
9. FOR BOUNDARY, ROADWAY, AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER, AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.
10. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH AHJ REQUIREMENTS AND THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND BUILDING PADS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING, AND ALL OTHER MATERIAL TESTING.
11. PRIOR TO LIMEROCK PLACEMENT, THE CONTRACTOR SHALL CONTRACT WITH PROJECT GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATION FOR UNDERDRAIN PLACEMENT, AS NEEDED. UNDERDRAIN PRESENCE MUST BE SHOWN IN SHOP DRAWING REVIEW BY ENGINEER. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF UTILITY CROSSINGS ASSOCIATED WITH UNDERDRAIN PLACEMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING AHJ RIGHT-OF-WAY (R/W) PERMITS FOR WORK IN THE AHJ R/W OR EASEMENT.
13. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION, OTHERWISE WILL BE AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHALL BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR, AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO, EXISTING UTILITIES OR OTHER IMPROVEMENTS DAMAGED, AT CONTRACTOR'S SOLE COST AND EXPENSE.
15. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT AT CONTRACTOR'S SOLE COST AND EXPENSE. ANY/ALL AS-BUILTS SHALL CLEARLY REFERENCE ELEVATIONS OF AT LEAST (2) SURVEY MONUMENTS.
17. ALL CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, BERMS, AND BUILDINGS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THIS PROJECT. ALL DEVELOPED AREAS SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH AHJ STANDARDS AND THE GEOTECHNICAL REPORT.
18. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED. ALL SITEWORK NEAR EXISTING TREES MUST BE REVIEWED WITH ON-SITE CONTRACTOR AND OWNER'S ARBORIST PRIOR TO COMMENCEMENT (I.E. PRE-CONSTRUCTION MEETING).
19. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH AHJ FIRE MARSHAL.
20. ALL FILL AND BACKFILL SHALL BE CLEAN FILL COMPACTED AND TESTED IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION REPORT.
21. UNSUITABLE MATERIALS UNDER WATER PIPE, SEWER PIPE, STORM PIPE, PAVEMENT, OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT BACKFILL PER AHJ, GEOTECHNICAL REPORT, OR AS OUTLINED HEREIN, WITH MOST STRINGENT APPLYING.
22. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER AHJ STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.
24. FOR SEDIMENT AND EROSION CONTROL PLANS, DETAILS, AND NOTES REFER SHEETS C-012, C-701, AND C-700, RESPECTIVELY.
25. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN AHJ OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC / TEMPORARY TRAFFIC CONTROL AND METHOD OF CONSTRUCTION & REPAIR AT CONTRACTOR'S SOLE COST AND EXPENSE.
26. PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.
27. IF DEWATERING REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE WATER MANAGEMENT DISTRICT. THRESHOLD IS 1 MILLION GALLONS PER DAY.
28. THE CONTRACTOR SHALL PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND CURB CONNECTIONS. HANDICAP RAMPS SHALL MEET ALL APPLICABLE AHJ & ADA REQUIREMENTS.
29. ALL SIGNS SHALL BE SIZED IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

PAVING, GRADING, AND DRAINAGE NOTES:

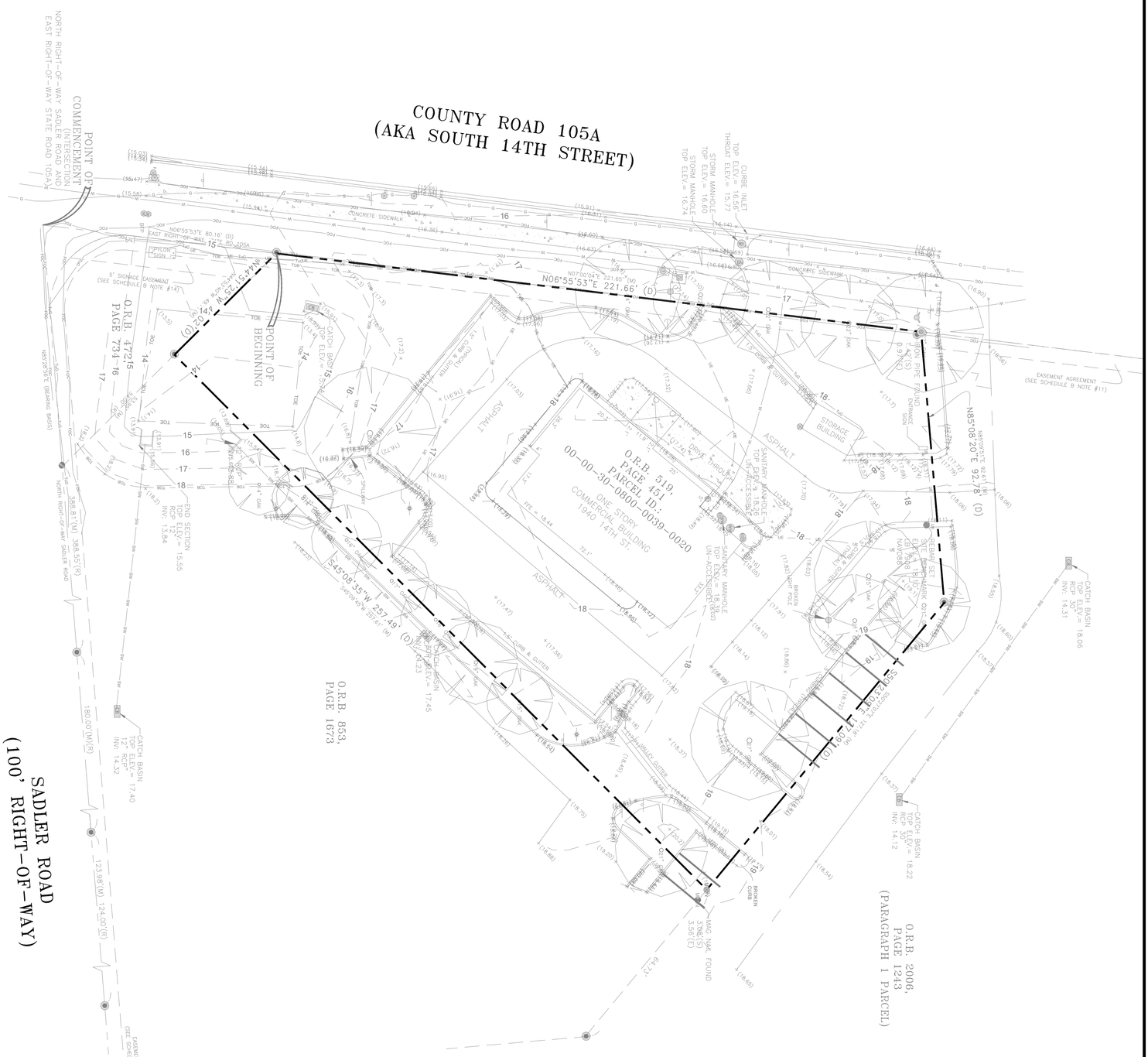
1. "AS-BUILT" DRAWINGS - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT AHJ STANDARDS AND SPECIFICATIONS AND WATER MANAGEMENT DISTRICT REGULATIONS. DRAINAGE AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE AND SUBMIT AS-BUILT DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO AHJ. IN ADDITION TO THE DRAINAGE SYSTEM THE "AS-BUILTS" SHALL SHOW THE ELEVATIONS AND LOCATION OF THE TOP OF BANK, WATER LEVEL, TOE OF SLOPE, AND POND BOTTOM AT 200' MAXIMUM INTERVALS FOR EACH POND CONSTRUCTION.
2. ALL STORM SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR, LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP A COPY OF HIS OR HER CURRENT LICENSE AND QUALIFIERS ON FILE WITH THE DESIGN ENGINEER PRIOR TO START OF AND THROUGHOUT CONSTRUCTION.
3. PRIOR TO THE COMPACTION OF PAVEMENT SUBGRADE, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER A SCHEDULE OF INVERT ELEVATIONS OF ALL STORM STRUCTURES. THIS SCHEDULE SHALL BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.
4. ALL WORK TO BE PERFORMED ON EXISTING OR ON FUTURE STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE AHJ SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AHJ STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION DETAILS AND STANDARDS DESCRIBED THERE WITHIN SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT.
5. FOR BOUNDARY, ROADWAY, AND BUILDING ELEVATION INFORMATION SEE ENGINEERING GRADING PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE SITE ELEVATIONS WITHIN PROJECT AREA AND 50' BEYOND PROPERTY LINE AGREES WITH THE ELEVATIONS AS SHOWN ON THE ENGINEERING PLAN. IF ANY ELEVATIONS DO NOT AGREE, ENGINEER AND OWNER SHALL BE NOTIFIED AND THE ELEVATIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.
6. ALL AREAS OFFSITE FLOWING ONSITE AND ALL AREAS ONSITE MUST MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND IN POST-CONSTRUCTION CONDITIONS.
7. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH AHJ REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES, AND LOW POINTS AS SHOWN ON THE PLANS.
8. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
9. ALL DRAINAGE STRUCTURES TO HAVE TRAFFIC BEARING GRATES. ALL STRUCTURES SHALL BE HEAVY DUTY RATED. GRATE NOTATION SHALL BE PER AHJ. DRAINAGE STRUCTURE PLAN CALLOUTS ARE FOR INLET/TOP ONLY. SIZING OF BELOW GRADE STRUCTURE SHALL BE PER CONTRACTOR AND BE VERIFIED IN THE SHOP DRAWING PROCESS BY ENGINEER. PRESENCE OF STEPS/LADDER SHALL BE PER AHJ.
10. ALL PIPES, STRUCTURES, AND APPURTENANCES SHALL CONFORM TO THE APPROPRIATE MANUFACTURER STANDARDS AND SPECIFICATIONS AND AHJ REQUIREMENTS.
11. ALL DRAINAGE PIPE JOINTS IN AHJ DRAINAGE EASEMENTS AND DRAINAGE RIGHT-OF-WAYS ARE TO BE FILTER-WRAPPED.
12. ALL DRAINAGE STRUCTURES SHALL INCLUDE A 2' SUMP BELOW LOWEST INVERT.
13. ALL DRAINAGE PIPE AND STRUCTURE JOINTS ARE TO BE WATER TIGHT.
14. ALL NON-GRATE METAL APPURTENANCES (BOLTS, SKIMMER, ETC) SHALL BE 316 STAINLESS STEEL OR ANODIZED ALUMINUM, AS APPLICABLE, OR PER AHJ REQUIREMENTS..
15. ALL PLASTIC / POLYETHYLENE PIPE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS TO PREVENT FLOATATION AND PROVIDE SUFFICIENT STRUCTURAL FILL ABOVE, REGARDLESS OF IF ANTI-FLOATATION IS CALLED OUT IN PLANS. IF FINAL GRADES DIFFER FROM SHOWN, NOTIFY ENGINEER.
16. STORM SEWER TRENCH CONSTRUCTION SHALL BE PER GEOTECHNICAL REPORT, AHJ, PIPE MANUFACTURER, OR AS SHOWN IN PLANS, WHICHEVER IS MOST STRINGENT.
17. ALL END TREATMENT DRAINAGE STRUCTURES NOT FULLY SUBMERGED SHALL INCLUDE PROTECTIVE TREATMENT SAFETY MODIFICATIONS FOR ENDWALLS PER FDOT, OR APPROVED EQUAL, REGARDLESS OF IF CALLED OUT FOR IN THE PLANS OR NOT. ALL DRAINAGE STRUCTURES WITH AN OPENING OF 1' OR MORE TO ADJACENT GRADE SHALL INCLUDE PROTECTIVE TREATMENT SAFETY MODIFICATIONS FOR INLETS PER FDOT, OR APPROVED EQUAL, REGARDLESS OF IF CALLED OUT FOR IN THE PLANS OR NOT.
18. ALL "ACCESS & DRAINAGE" EASEMENTS TO BE CLEARED AND DRIVABLE WITHOUT OBSTRUCTIONS.
19. ALL PLASTIC / POLYETHYLENE PIPING SHALL BE PROTECTED FROM SUN WHEN STORED AT SITE FOR GREATER THAN 24HRS.
20. EXPOSED DRAINAGE STRUCTURE(S) SHALL BE PAINTED WITH (2) COATS OF PROTECTIVE OR MARINE COLOR CEDAR GREEN (SW4072, BM2034-40, OR APPROVED EQUAL) ON EXTERIOR

PAVEMENT MARKING STANDARDS:

1. PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN ON THE PLANS AND DETAIL SHEETS.
2. ANY REQUIRED TEMPORARY MARKINGS MUST BE IN PLACE BEFORE OPENING LANES OF TRAFFIC. PAY ITEMS FOR TEMPORARY PAVEMENT MARKINGS ARE TO BE INCLUDED IN THE TABULATION OF QUANTITIES.
3. THE REMOVAL OF EXISTING PAVEMENT MARKINGS WILL BE CONSIDERED AN INCIDENTAL ITEM WITH NO ADDITIONAL COMPENSATION PROVIDED.
4. ALL PERMANENT PAVEMENT MARKINGS WILL BE CONSIDERED AN INCIDENTAL ITEM WITH NO ADDITIONAL COMPENSATION PROVIDED.
5. THERMOPLASTIC PAVEMENT MARKINGS ARE TO BE PLACED NO SOONER THAN 30 CALENDAR DAYS AFTER THE COMPLETION OF THE FINAL PAVEMENT LAYER.
6. A BITUMINOUS REFLECTIVE PAVEMENT MARKER (RPM) ADHESIVE MEETING CURRENT AHJ AND/OR FDOT SPECIFICATIONS SHALL BE USED ON ASPHALT ROADWAYS.
7. THE CONTRACTOR SHALL USE CLASS-B REFLECTIVE PAVEMENT MARKERS (RPM'S) INSTALLED TO MEET CURRENT AHJ SPECIFICATIONS AND/OR FDOT STANDARD SPECIFICATIONS.
8. REFLECTIVE PAVEMENT MARKERS THAT DO NOT CONFLICT WITH PERMANENT (THERMOPLASTIC) MARKINGS SHALL BE PLACED ON ALL FINAL ASPHALTIC CONCRETE SURFACES IMMEDIATELY AFTER THE PERMANENT STRIPING IS IN PLACE.
9. THE CONTRACTOR SHALL CONTACT THE AHJ PAVEMENT MARKING INSPECTOR 48 HOURS PRIOR TO INSTALLING ANY PAVEMENT MARKINGS ON ANY AHJ ROADWAY OR STREET.
10. IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFICATIONS OF THE AHJ AND THE SPECIFICATIONS OF THE FDOT, THE AHJ WILL PREVAIL.

WATER AND SEWER NOTES:

1. "AS-BUILT" DRAWINGS - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT AHJ STANDARDS AND SPECIFICATIONS. WATER AND SEWER AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE AND SUBMIT AS-BUILT DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO AHJ.
2. ALL WATER, SANITARY SEWER, AND FORCEMAIN CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR, LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP A COPY OF HIS OR HER CURRENT LICENSE AND QUALIFIERS ON FILE WITH THE DESIGN ENGINEER PRIOR TO START OF AND THROUGHOUT CONSTRUCTION.
3. PRIOR TO THE COMPACTION OF PAVEMENT SUBGRADE, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES. THIS SCHEDULE SHALL BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.
4. ALL WORK TO BE PERFORMED ON EXISTING OR ON FUTURE WATER AND SEWER FACILITIES TO BE OWNED AND MAINTAINED BY THE AHJ SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AHJ STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION DETAILS AND STANDARDS DESCRIBED THERE WITHIN SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT.
5. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL UTILITY STRUCTURES AND APPURTENANCES SHALL BE CONSTRUCTED TO CONFORM WITH AHJ REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES, AND LOW & HIGH POINTS AS SHOWN ON THE PLANS.
6. ALL UTILITY STRUCTURES SHALL BE HEAVY DUTY RATED. STRUCTURE NOTATION SHALL BE PER AHJ. SIZING OF BELOW GRADE STRUCTURE SHALL BE PER CONTRACTOR AND BE VERIFIED IN THE SHOP DRAWING PROCESS BY ENGINEER. PRESENCE OF STEPS/LADDER SHALL BE PER AHJ.
7. SANITARY STRUCTURES SHALL BE COATED ON INTERIOR OR EXTERIOR WITH (2) COATS OF BITUMINOUS WATERPROOFING MATERIAL, OR APPROVED EQUAL, OR PER AHJ REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
8. ALL PIPES AND APPURTENANCES SHALL CONFORM TO THE APPROPRIATE AWWA STANDARDS AND SPECIFICATIONS AND AHJ REQUIREMENTS.
9. ALL GRAVITY SEWER MAINS SHALL BE SDR26 PVC FOR ALL DEPTHS. FORCE MAINS TO BE C900 DR18 PVC PIPE UNLESS OTHERWISE NOTED. 15 FEET MAX. DEPTH FOR MAINS WITHOUT SERVICES, 12 FEET MAX. W/SERVICES.
10. SANITARY SEWER SERVICES SHALL BE 6" SDR26 PVC WITH A MINIMUM SLOPE OF 0.01 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 30" UNLESS OTHERWISE DETAILED OR RESTRICTED DUE TO DEPTH OF SEWER MAIN.
11. ALL SANITARY SEWER FORCE MAINS SHALL HAVE A MINIMUM OF 30" COVER FROM FINISHED GRADE UNDER UNPAVED AREAS AND 36" MINIMUM COVER FROM FINISHED GRADE UNDER PAVED AREAS UNLESS OTHERWISE NOTED.
12. ALL WATER MAINS SHALL HAVE A MINIMUM OF 30" COVER FROM FINISHED GRADE UNDER UNPAVED AREAS AND 36" MINIMUM COVER FROM FINISHED GRADE UNDER PAVED AREAS UNLESS OTHERWISE NOTED. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF AHJ.
13. WATER AND SEWER LINES ARE DESIGNATED TO FINISHED GRADES AND WATER SHALL BE PROTECTED UNTIL FINISHED WORK IS COMPLETE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MECHANICAL JOINTING AND THRUST BLOCKS, WHICH ARE NOT SHOWN IN PLANS, AS APPLICABLE, AND SHALL BE PER AHJ REQUIREMENTS.
15. UNLESS OTHERWISE NOTED, ALL ONSITE & OFF-SITE WATER MAINS 4" AND GREATER SHALL BE C900 DR18 PVC DR18, ALL ONSITE WATER MAINS OR SERVICE LATERALS 2" OR SMALLER SHALL BE SDR9 POLYTUBE NSF P.W. RATED. MATERIAL SIZES BETWEEN 2" & 4" SHALL BE AVOIDED AND ACCOMMODATED VIA REDUCERS AT POINT OF CONNECTION. SHOULD NEED ARISE THAT MATERIAL SIZES BETWEEN 2" & 4 IS REQUIRED, THEY SHALL BE PVC SCH 40 SOLVENT WELDED, UNLESS OTHERWISE NOTED.
16. ALL GATE VALVES SHALL BE AHJ STANDARD. VALVES SHALL BE MECHANICAL JOINT, CAST IRON, BRONZE FITTED WITH RESILIENT SEAT AND NON-RISING STEM. ALL VALVES SHALL OPEN BY TURNING TO THE RIGHT. VALVES SHALL BE RATED AT 200 PSI WORKING PRESSURE AND 400 PSI TEST PRESSURE.
17. ALL FIRE HYDRANTS SHALL BE AHJ STANDARD. FOLLOW LOCAL FIRE MARSHALL REQUIREMENTS FOR HYDRANT COLOR.ALL FIRE HYDRANTS THAT ARE SUPPLIED BY A FIRE PUMP AND SUBJECT TO HIGH PRESSURE (IN EXCESS OF 60 P.S.I.) SHALL BE PAINTED PER FIRE MARSHAL.
18. ALL NEW FIRE HYDRANT INSTALLATIONS, PUBLIC AND PRIVATE, SHALL HAVE A BLUE FDOT TYPE REFLECTIVE PAVEMENT MARKER INSTALLED IN THE CENTER OF THE TRAFFIC LANE NEAREST THE NEW FIRE HYDRANT.
19. ALL CONDUIT WORK SHALL BE COMPLETED PRIOR TO THE PRESSURE TESTING OF WATER AND SEWAGE FORCE MAINS.
20. ALL WATER MAINS SHALL BE DISINFECTED, AND SATISFACTORY BACTERIOLOGICAL RESULTS SHALL BE PROVIDED TO THE ENGINEER. DISINFECTION SHALL BE IN ACCORDANCE WITH AWWA-C-651. ADDITIONALLY, ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PRESSURE AND LEAKAGE TESTED AT 150 PSI FOR 2 HOURS IN ACCORDANCE WITH AWWA-C600-87 AND AHJ STANDARD REQUIREMENTS. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE ENGINEER AND AHJ INSPECTOR SHALL BE NOTIFIED 72-HOURS (MIN) PRIOR TO PERFORMING THESE TESTS.
21. ALL NEW AND / OR RELOCATED WATER SERVICES AND PLUMBING SHALL CONTAIN NO MORE THAN A WEIGHTED AVERAGE OF 0.25% LEAD, PER 2011 RLDWA.
22. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATERPROOF COVERING. THE PROPER AUTHORITIES WILL NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.
23. TELEVISION INSPECTION SHALL BE REQUIRED ON ALL GRAVITY SEWER MAINS. GRAVITY SEWER LINE SHALL BE VIDEO TAPED. ALL LINES TO BE CLEANED AND FLUSHED PRIOR TO BEING VIDEO TAPED. A FULL WRITTEN REPORT AS TO THE CONDITION OF THE PIPE WITH PERTINENT DATA SUCH AS DISTANCE BETWEEN MANHOLES, LOCATION OF SERVICES, ETC. SHALL BE SUBMITTED TO THE OWNER AND ENGINEER PRIOR TO ACCEPTANCE, AND ONE COPY OF THE VIDEO TAPE SHALL BE SUBMITTED TO AHJ. ALL DEFECTIVE AREAS AND ITEMS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE. ALL REPAIRED SECTIONS MUST BE RE-INSPECTED PRIOR TO ACCEPTANCE. THE MAXIMUM DEFLECTION SHALL NOT EXCEED 7.5% OF NOMINAL DIAMETER IN ACCORDANCE WITH AHJ STANDARDS. INFILTRATION AND EXFILTRATION TESTING OF GRAVITY SEWERS SHALL BE IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS. THE MAXIMUM ACCOUNTABLE RATE WILL BE 50 GALLONS PER INCH DIAMETER PER MILE PER DAY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER (AND AHJ IF REQUIRED) ON ALL STRUCTURES AND MATERIALS, FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR FABRICATION OF ANY UTILITY PIPE OR STRUCTURE.
24. THE CONTRACTOR SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WATER AND SEWER PERMITS FROM THE ENGINEER PRIOR TO START OF CONSTRUCTION AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH SUCH PERMIT.
25. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER AND SEWER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.
26. A UTILITY PRE-CONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO COMMENCEMENT OF WATER OR SEWER WORK. THE CONTRACTOR SHALL CONTACT AHJ, ENGINEER, AND OWNER TO SCHEDULE THIS CONFERENCE.
27. UNSUITABLE MATERIALS UNDER WATER, SEWER PIPE, STORM PIPE OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED.
28. THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL AIR RELEASE VALVES AT CHANGES IN ELEVATION OF 2 FT. DUE TO ACTUAL FIELD CONDITIONS OR CONFLICTS NOT IDENTIFIED ON THESE DESIGN PLANS.
29. THE CONTRACTOR SHALL FURNISH AND INSTALL LOCATE WIRING AND ELECTRONIC BALLS MARKERS ON ALL NON-METALLIC WATER MAINS, SEWER MAINS, AND FORCE MAINS. INSTALLATION SHALL BE IN ACCORDANCE WITH AHJ REQUIREMENTS.
30. ALL POINT OF CONNECTIONS FOR WATER AND SEWER MUST BE PER THE WATER AND SEWER AVAILABILITY.
31. FDEP PERMITS SUBMITTED THROUGH THE DEPARTMENT FOR PROCESSING SHALL BE IN CONFORMANCE WITH BOTH THE DESIGN PLANS AND THE WATER AND SEWER AVAILABILITY RESPONSE. AN



SCALE IN FEET: 0, 20, 40

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ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 Dupont Station Court E., Suite 1
Jacksonville, FL 32217
(904) 306-0162 Phone

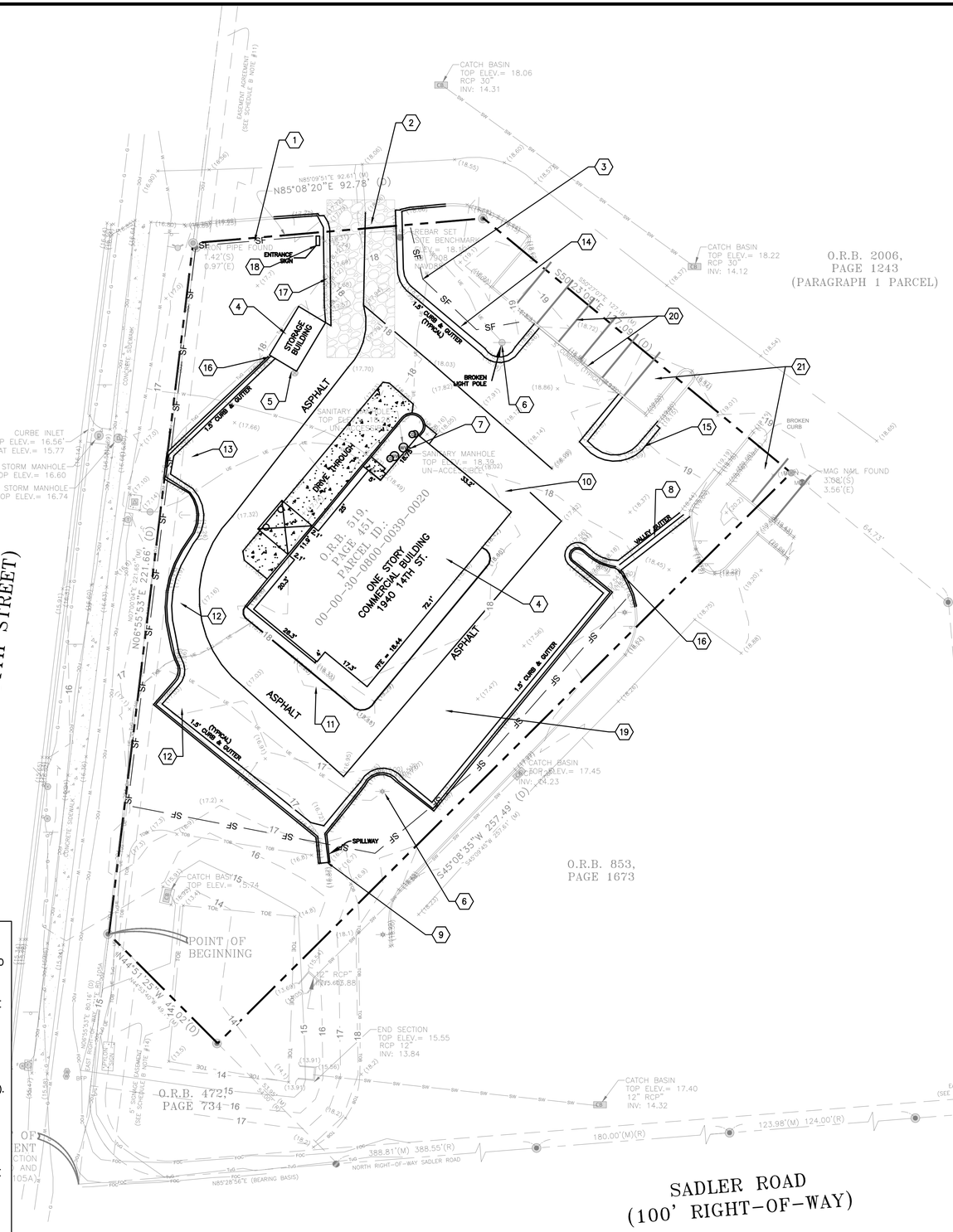
7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

EXISTING CONDITIONS

PLOT DATE: 10.5.2022
AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.

DATE	REVISION
10/5/2022	

ERIC J. ALMOND, P.E.
FL# 59246



SEE LANDSCAPING TREE MITIGATION PLAN (TM-1) FOR TREE REMOVAL

SEE SHEET C-701 FOR CONSTRUCTION SEDIMENT AND EROSION CONTROL DETAILS

GENERAL DEMOLITION NOTES

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL, CITY AND STATE ORDINANCES.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. REMOVED AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
5. ALL STRUCTURES TO BE DEMOLISHED AND REMOVED TO AN APPROVED AND LICENSED CONSTRUCTION DEBRIS WASTE FACILITY.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVED ALL UTILITIES TO EXISTING STRUCTURES, WHETHER SHOWN OR NOT, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS TO BE REMOVED – REMOVED NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL, FILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACK FILL ALL EXCAVATIONS RESULTING FROM DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONSTRUCTION DISTURBING PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION.
12. SEE LANDSCAPE PLANS FOR ALL TREE AND LANDSCAPE IMPACTS.
13. ALL WORK WITHIN THE CITY OF FERNANDINA BEACH RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LATEST FDOT MAINTENANCE OF TRAFFIC DETAILS.
14. SIDEWALK MOT SHALL BE IN ACCORDANCE WITH THE FDOT INDEX 660.
15. ANY WORK/CONSTRUCTION IN CITY ROW WILL REQUIRE A ROW PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR CALLING THE CITY FROM 7:30AM TO 8:30AM WHEN WORKING IN THE CITY RIGHT OF WAY (ROW).
16. ALL EXISTING SEPTIC TANKS AND DRAINFIELDS SHALL BE ABANDONED PER FAC 64E.
17. ALL POTABLE WELLS TO BE ABANDONED PER FAC 62-532

KEYNOTES

1. 410± LF OF TYPE IV FDOT SILT FENCE
2. CONSTRUCTION ENTRANCE
3. 50± FL OF TYPE IV FDOT SILT FENCE
4. DEMOLISH AND REMOVE EXISTING BUILDINGS AND SURROUNDING CONCRETE PADS AND CURBING
5. REMOVE BOLLARD
6. REMOVE LIGHT POLE
7. REMOVE EXISTING SANITARY MANHOLES, CLEANOUTS, AND ELECTRICAL ASSOCIATED WITH THE EXISTING BUILDING
8. REMOVE EXISTING VALLEY GUTTER
9. REMOVE EXISTING CONCRETE SPILLWAY
10. REMOVE 130± SF OF ASPHALT
11. REMOVE 45± SF OF ASPHALT
12. REMOVE 105± SF OF ASPHALT
13. REMOVE 145± SF OF ASPHALT
14. REMOVE 95± LF OF CURB AND GUTTER
15. REMOVE 45± LF OF CURB AND GUTTER
16. REMOVE 390± LF OF CURB AND GUTTER
17. REMOVE 50± LF OF CURB AND GUTTER
18. REMOVE EXISTING ENTRANCE SIGN
19. MILL ALL REMAINING ASPHALT TO BASE COURSE
20. EXISTING PARKING STALLS AND HEADER CURB TO REMAIN
21. REMOVE EXISTING PARKING SPACE

NOTE THAT ALL REFERENCES TO QUANTITIES AND LIMITS OF DEMOLITION OF PAVED AREAS, CURBING, ETC ARE APPROXIMATE. CONTRACTOR SHALL FOLLOW PLANS, NOTES, AND DETAILS IN PLAN SET TO ESTABLISH ACTUAL LIMITS OF AREAS TO BE IMPACTED PER ACTUAL SITE CONDITIONS. ADDITIONALLY, LOCALIZED LOW (PONDING) POINTS IN THE EXISTING SITE MAY NOT BE REPRESENTED IN THE SURVEY OR PLANS PER THE BEST AVAILABLE INFORMATION. IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CONTINUITY OF EXISTING DRAINAGE AREAS AND PREVENT PONDING IN THE POST-DEVELOPED CONDITION

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

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CHECKED: E.J.A.
PLOT DATE: 10.5.2022

DEMOLITION-EROSION & SEDIMENTAION CONTROL PLAN

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-012

Plotted: Oct 05, 2022 - 8:34am, By: kmarkham
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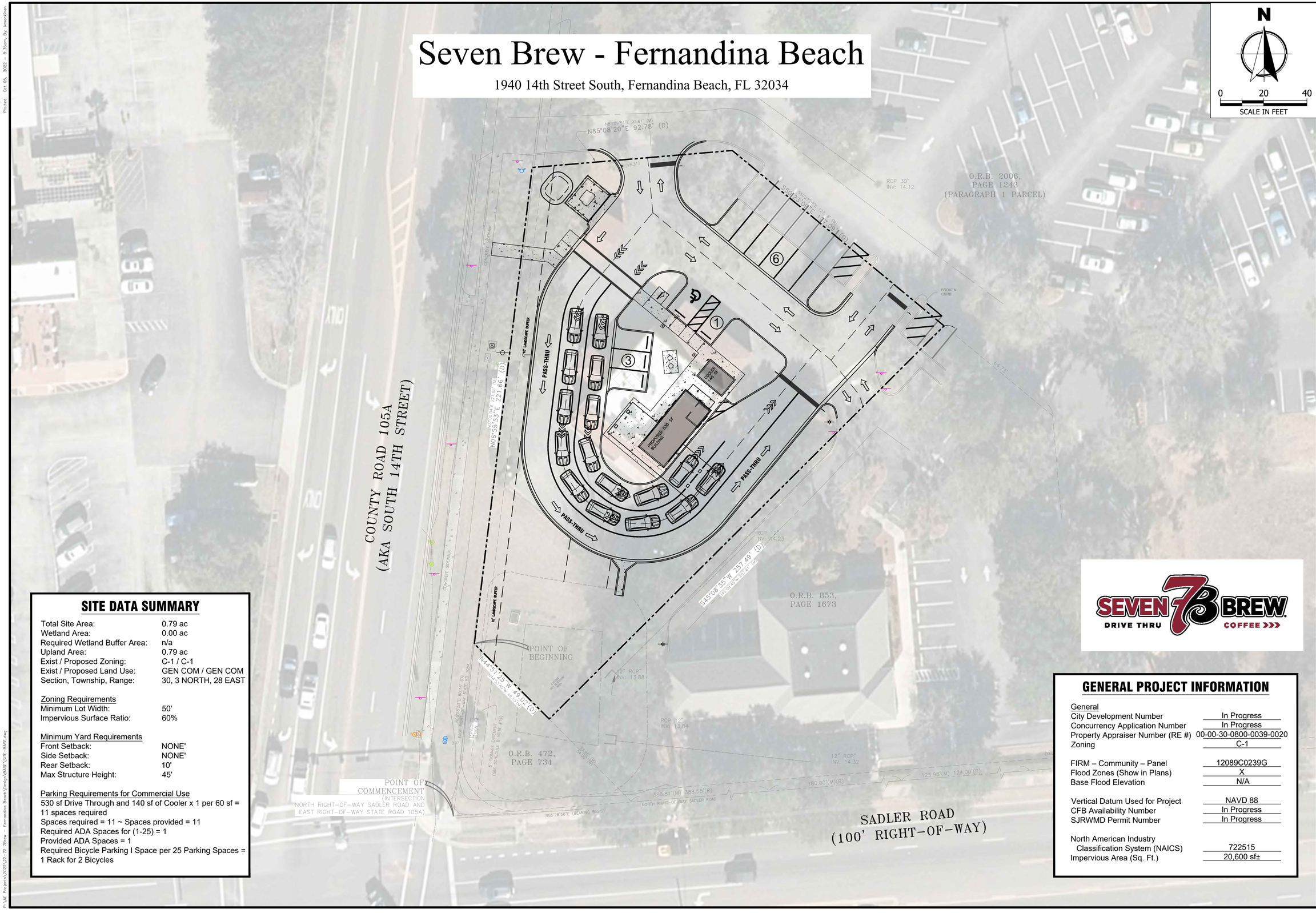
Seven Brew - Fernandina Beach

1940 14th Street South, Fernandina Beach, FL 32034



SITE DATA SUMMARY

Total Site Area:	0.79 ac
Wetland Area:	0.00 ac
Required Wetland Buffer Area:	n/a
Upland Area:	0.79 ac
Exist / Proposed Zoning:	C-1 / C-1
Exist / Proposed Land Use:	GEN COM / GEN COM
Section, Township, Range:	30, 3 NORTH, 28 EAST

Zoning Requirements

Minimum Lot Width:	50'
Impervious Surface Ratio:	60%

Minimum Yard Requirements

Front Setback:	NONE'
Side Setback:	NONE'
Rear Setback:	10'
Max Structure Height:	45'

Parking Requirements for Commercial Use

530 sf Drive Through and 140 sf of Cooler x 1 per 60 sf = 11 spaces required
Spaces required = 11 ~ Spaces provided = 11
Required ADA Spaces for (1-25) = 1
Provided ADA Spaces = 1
Required Bicycle Parking I Space per 25 Parking Spaces = 1 Rack for 2 Bicycles

GENERAL PROJECT INFORMATION

General

City Development Number	In Progress
Concurrency Application Number	In Progress
Property Appraiser Number (RE #)	00-00-30-0800-0039-0020
Zoning	C-1
FIRM – Community – Panel	12089C0239G
Flood Zones (Show in Plans)	X
Base Flood Elevation	N/A
Vertical Datum Used for Project	NAVD 88
CFB Availability Number	In Progress
SJRWMD Permit Number	In Progress
North American Industry Classification System (NAICS)	722515
Impervious Area (Sq. Ft.)	20,600 sf±

N

0 20 40

SCALE IN FEET

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MASTER SITE PLAN

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Plotted: Oct 05, 2022 - 8:35am, By: kmarsiven

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COUNTY ROAD 105A
(AKA SOUTH 14TH STREET)

N07°00'04"E 221.65' (M)
N06°55'53"E 221.66' (D)

CONCRETE SIDEWALK

PROPOSED 6' SIDEWALK CONNECT TO EXIST SIDEWALK IN ROW, MATCH ELEVATIONS.

6" DEEP DUMPSTER TREATMENT SWALE

PROPOSED DUMPSTER ENCLOSURE

CLEAR VISIBILITY TRIANGLE (TYP.)

N85°08'20"E 92.78' (M)
N85°09'51"E 92.61' (D)

PROVIDE 6'x6' LANDING (<1% SLOPE) BEFORE SLOPING

FDOT CROSS WALK (TYP.)

FDOT CURB RAMP (TYP.)

STANDARD CITY CURB AND GUTTER

PROV. FDOT TYPE A CURB TRANSITION, MATCH EXIST. ELEVATIONS (TYP.)

10' LANDSCAPE BUFFER

PASS-THRU

N39°36'51"E 44.66

24" STOP BAR WITH STOP SIGN

PAINTED DIRECTIONAL ARROWS W/ THERMOPLASTIC PAINT (TYP.)

6" PAINTED LANE DIVIDES (TYP.)

N16°55'53"E 52.94

3 PERV. SP. @ 9'= 27'

1 BICYCLE RACK FOR 2 BIKES

EXISTING PARKING STALLS AND HEADER TO CURB TO REMAIN

PERVIOUS PAVER PARKING SPACES

PROPOSED GREASE TRAP

6 PERVIOUS SPACES @ 9'= 54'

S50°23'09"E 106.87

S50°27'07"E 127.18' (M)
S50°23'09"E 117.09' (D)

STANDARD CITY 6" HEADER CURB (TYP.)

FDOT CURB RAMP

PROPOSED 530 SF BUILDING

COOLER 140 SF

STRIPE EXISTING SPOT TO PREVENT OBSTRUCTIONS IN CLEAR VISIBILITY TRIANGLE

CLEAR VISIBILITY TRIANGLE (TYP.)

PROPOSED 6" CONC. CURB. MATCH EXISTING ELEVATIONS.

N50°23'09"W 4.39

GORING

N39°36'51"E 45.50

S39°36'51"W 89.22

EXISTING TOP OF BANK TO REMAIN

20' DRAINAGE RIGHT-OF-WAY EASEMENT

PROVIDE 20 LF± OF MIAMI CURB FOR ACCESS EASEMENT

CONC FLUME EXTENDED PAST SMF TOB

N44°51'25"W 49.02'(D)
N44°53'40"W 49.15'(M)

POINT OF BEGINNING

EXISTING DRY RETENTION AREA

OVERHEAD CANOPY BY OTHERS

24" STOP BAR W/ STOP SIGN AND DO NOT ENTER SIGN

24" STOP BAR W/ STOP SIGN

BROKEN CURB

S45°08'35"W 257.49' (D)
S45°09'45"W 257.61' (M)

SIDE YARD REQUIRES NO SETBACK

CLEAR VISIBILITY TRIANGLE (TYP.)

PROPOSED 6" CONC. CURB. MATCH EXISTING ELEVATIONS.

RCP 12" INV: 14.23

RCP INV:

0 10 20
SCALE IN FEET

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HORIZONTAL CONTROL

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COUNTY ROAD 105A
(AKA SOUTH 14TH STREET)

N85°08'20"E 92.78' (D)
N85°09'51"E 92.61' (M)

N06°55'53"E 221.66' (D)
N07°00'04"E 221.65' (M)

S50°23'09"E 117.09' (D)
S50°27'07"E 127.18' (M)

S45°08'35"W 257.49' (D)
S45°09'45"W 257.61' (M)

N44°51'25"W 49.02' (D)
N44°53'40"W 49.13' (M)

POINT OF BEGINNING

PROPOSED 6" DUMPSTER TREATMENT SWALE

PROPOSED 530 SF BUILDING
F.F.E. = 19.25

COOLER 140 SF
F.F.E. = 19.25

MAINTAIN POSITIVE DRAINAGE TOWARDS CONCRETE FLUME

10' LANDSCAPE BUFFER

PASS-THRU

PROPOSED CONCRETE FLUME TO REPLACE EXISTING

MAINTAIN POSITIVE DRAINAGE TOWARDS CONCRETE FLUME

EXISTING DRY RETENTION AREA

CURB INLET
TOP ELEV.= 16.56'
THROAT ELEV.= 15.77

STORM MANHOLE
TOP ELEV.= 16.60

STORM MANHOLE
TOP ELEV.= 16.74

CATCH BASIN
TOP ELEV.= 15.74

CATCH BASIN
TOP ELEV.= 14.23

12" RCP
INV: 13.88

CONCRETE SIDEWALK

CURB (TYPICAL)

RCP
INV:

PIPE FOUND
0.43'(D)
0.97'(M)

REBAR & CAP SET
SITE BENCHMARK
ELEV.= 18.63
LB 7908
NAVD88

EXISTING IMPERVIOUS AREA = 21,450 SF
PROPOSED IMPERVIOUS AREA = 20,600 SF

LEGEND

18	EXISTING CONTOURS
18'	PROPOSED CONTOURS
(17.2)	EXISTING SPOT ELEVATION
22.00	PROPOSED SPOT ELEVATION
	PROPERTY BOUNDARY
	DRAINAGE FLOW PATH
	NEW PAVEMENT

0 10 20
SCALE IN FEET

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PAVING GRADING AND DRAINAGE PLAN

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SOUTH 14TH STREET
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Plotted: Oct 05, 2022 - 8:35am, By: kmorkven

NOTES

1. ALL CONSTRUCTION TO COMPLY WITH CURRENT COFB WATER AND SEWER STANDARDS MANUAL AND COFB DESIGN MANUAL. CURRENT STANDARDS ARE AVAILABLE AT WWW.FBFL.US. CONTRACTOR SHALL PRINT STANDARD SHEETS AND HAVE AVAILABLE ON CONSTRUCTION SITE, AS REQUIRED BY COFB.
2. CONTRACTOR SHALL REFER TO THE GENERAL NOTES FOR APPLICABLE CRITERIA FOR CONSTRUCTION STANDARDS.
3. WHEN EXCAVATING FOR BUILDINGS OR EXCAVATIONS ACCESSORY THERETO, SUCH EXCAVATIONS SHALL BE MADE SAFE TO PREVENT ANY DANGER TO LIFE AND PROPERTY, AND SHALL BE IN ACCORDANCE WITH FLORIDA STATUTES 553.6 TRENCH SAFETY ACT.
4. PIPE EXCAVATION AND BACKFILL TO COMPLY WITH CITY OF FERNANDINA BEACH STANDARD SPECIFICATION SECTION 408, 428, AND 429 AS APPLICABLE.
5. REASONABLE ATTEMPTS BY THE ENGINEER HAVE BEEN MADE TO LOCATE AVAILABLE AS-BUILTS/RECORD DRAWINGS OF UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION. HOWEVER, THERE MAY BE UTILITIES NOT SHOWN. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF CONSTRUCTION PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY UTILITY CONFLICTS.
6. CONTRACTOR TO RESTORE ALL FENCING, PAVEMENT, SIDEWALK, AND CURBING TO ORIGINAL CONDITION PRIOR TO CONSTRUCTION COMPLETION. ALL WORK TO COMPLY WITH CITY OF FERNANDINA BEACH STANDARD SPECIFICATIONS FOR CONCRETE AND PAVEMENT REPAIR.
7. ELEVATIONS SHOWN ARE BASED ON ELEVATIONS TAKEN FROM NAVD 88 SURVEY.

STATE ROAD 105A
(AKA SOUTH 14TH STREET)

SPEED LIMIT 45

FDOT MOT 612/613/660

N

0 10 20
SCALE IN FEET

EXISTING WATER MAIN SIZE AND LOCATION NOT VERIFIED.

WATER SERVICE (COFB)
CONNECT TO EXISTING WATER SERVICE WITH:
(1) 1" POTABLE WATER METER
(1) 1" RPZ BFP (PRIVATE)
BACTERIOLOGICAL SAMPLE POINT - SP#1

CONTRACTOR TO VERIFY LOCATION AND SIZE OF EXISTING WATER SERVICE AND WATER METER PRIOR TO CONSTRUCTION.

IRRIGATION SERVICE
CONNECT TO EXISTING WATER MAIN WITH:
(1) 1" TAPPING SADDLE WITH CORP STOP
8 LF± 1" SDR-9 POLY TUBE
(1) 1" x 3/4" REDUCER
(1) 3/4" METER
(1) 1" x 3/4" REDUCER
(1) 1" RPZ BFP (PRIVATE)
PLUG.
PER (COFB) STANDARDS
SEE LANDSCAPE PLANS

EXISTING WATER SERVICE (VERIFY SIZE)

RPZ BFP (W) (PRIVATE)

RPZ BFP (IRR) (PRIVATE)

\\CAUTION// BURIED GAS / FIBER

\\CAUTION// BURIED ELECTRICAL TELE. / FIBER

\\CAUTION// BURIED ELECTRICAL

REMOVE PORTION OF EXISTING WATER SERVICE LINE NOT USED
PROVIDE TRENCH WIDTH PAVEMENT REPLACEMENT

100 LF± 1" SDR9 POLY TUBE POTABLE SERVICE FROM METER TO BLDG. (PRIVATE)

SEWER SERVICE (PRIVATE),
INSTALL GREASE INTERCEPTOR SCHIER MODEL GB-250 OR APPROVED EQUAL.
TOP COVER EL. 19.7±
INFL. INV. EL. 15.99
EFF. INV. EL. 15.85

WATER SERVICE CONNECTION (PRIVATE) COORDINATE WITH ARCH. PLUMBING PLANS.
SAMPLE POINT #1

(1) 1" 45° BEND (PRIVATE)

6" WYE

C.O.#1 C.O.#2 C.O.#3 C.O.#4 C.O.#5 C.O.#6

REMOVE EXISTING CLEANOUT FROM PORTION OF EXISTING SEWER SERVICE AND CONNECT PROPOSED SEWER AT INV. EL 15.52.

EXISTING CLEANOUT, INV. EL. 15.52 (SURVEY DATA) EXISTING SEWER LINE TO REMAIN IN SERVICE.

17 LF± 6" SCH80 PVC SANITARY SEWER @ 1% MIN. SLOPE

6" WYE

30 LF± 6" SCH80 PVC SANITARY SEWER @ 1% MIN. SLOPE
GREASE TRAP EFFLUENT TO POINT OF CONNECTION TO EXISTING SEWER.

17 LF± 6" SCH80 PVC SANITARY SEWER @ 1% MIN. SLOPE (PRIVATE)

(PRIVATE),
GREASE LINE FROM SINKS TO BE CONNECTED TO GREASE INTERCEPTOR.
17 LF ± OF SCH80 PVC @ 1% MIN. SLOPE
PROVIDE CLEANOUT AT BLDG.
COORDINATE WITH ARCHITECT PLUMBING PLANS
INV. EL. 16.16 C.O.#1

SEWER SERVICE (PRIVATE)
1% MIN. SLOPE.
COORDINATE WITH ARCH. PLUMBING PLANS.
INV. EL. 16.06

PROPOSED 530 SF BUILDING
F.F.E. = 19.25

COOLER 140 SF

10' LANDSCAPE BUFFER

COFB

PRIVATE

CONCRETE SIDEWALK

CATCH BASIN TOP ELEV.= 15.74

EXISTING DRY RETENTION AREA

POINT OF BEGINNING

N44°53'40"W 49.15' (M)

N07°00'04"E 221.65' (M)

N85°09'51"E 92.61' (M)

S50°27'07"E 127.18' (M)

S45°09'45"W 257.61' (M)

CATCH BASIN TOP ELEV.= 17.45 INV. 14.23

MAG NAIL FOUND 3.08'(S) 3.56'(E)

BROKEN CURB

811 Know what's below. Call before you dig.

IF YOU DIG IN FLORIDA...
CALL US FIRST!
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SUNSHINE STATE ONE-CALL OF FLORIDA, INC.
IT'S THE LAW

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	22-72
DESIGN:	E.J.A.
DRAWN:	M.R.P.
CHECKED:	E.J.A.
PLOT DATE:	10.5.2022

UTILITY PLAN

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-160

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Plotted: Oct 05, 2022 - 8:35am, By: kmarkiewi

SHOPPING CENTER ENTRANCE

EXIST. FIRE HYDRANT (YELLOW / YELLOW CAPS)

152' ± FROM EXIST. FIRE HYDRANT

IRON PIPE FOUND 0.5'(S) 0.3'(E)

REBAR SET SITE BENCHMARK ELEV.= 18.10' LB# 7868 NAVD88

23.12'

35.00'

28.22'

24.66'

23.68'

18.00'

35.00'

PROPOSED BUILDING

O.R.B. 519, PAGE 45, PARCEL 10, 00-10-30-1000

CATCH BASIN TOP ELEV.= 18.22 RCP 30" INV: 14.12

CURBS INLET TOP ELEV.= 16.56' THROAT ELEV.= 15.77

STORM MANHOLE TOP ELEV.= 16.60

STORM MANHOLE TOP ELEV.= 16.74

BROKEN CURB

MAG NAIL FOUND 3.08'(S) 3.56'(E)

CATCH BASIN TOP ELEV.= 17.45 FOR 24" INV: 14.23

CATCH BASIN TOP ELEV.= 15.74

POINT OF BEGINNING

12" RCP INV: 13.88

END SECTION TOP ELEV.= 15.55 RCP 12" INV: 13.84

CATCH BASIN TOP ELEV.= 17.40 12" RCP INV: 14.32

322' FROM EXIST. HYDRANT

SHOPPING CENTER ENTRANCE

COUNTY ROAD 105A
(AKA SOUTH 14TH STREET)

SADLER ROAD
(100' RIGHT-OF-WAY)

EXIST. FIRE HYDRANT (YELLOW / BLUE CAPS)

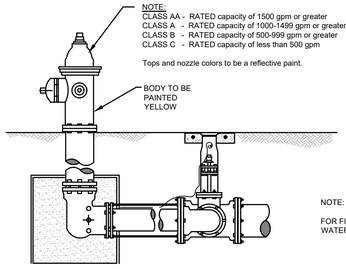
N

0 20 40

SCALE IN FEET

NOTE:
CLASS AA - RATED capacity of 1500 gpm or greater = Light Blue tops and nozzle caps
CLASS A - RATED capacity of 1000-1499 gpm or greater = Green tops and nozzle caps
CLASS B - RATED capacity of 500-999 gpm or greater = Orange tops and nozzle caps
CLASS C - RATED capacity of less than 500 gpm = Red tops and nozzle caps

Tops and nozzle colors to be a reflective paint.



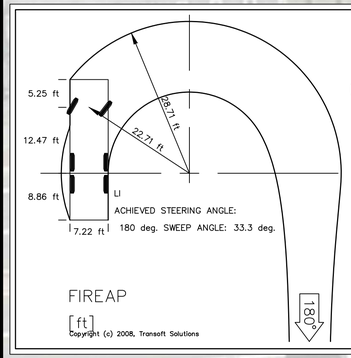
NOTE:

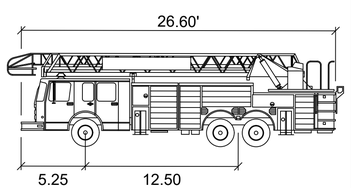
FOR FIRE HYDRANT DETAILS, SEE JEA WATER MAIN DETAILS

SECTION

BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE. THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

FIRE HYDRANT





FIREAP	FEET
Width	: 7.25
Track	: 7.25
Lock to Lock Time	: 6.00
Steering Angle	: 33.3

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	22-72
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CHECKED:	E.J.A.
PLOT DATE:	10.5.2022

FIRE APARATUS ACCESS AND HYDRANT PROTECTION PLAN

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
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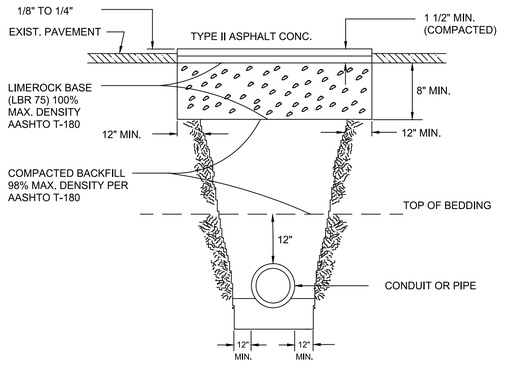
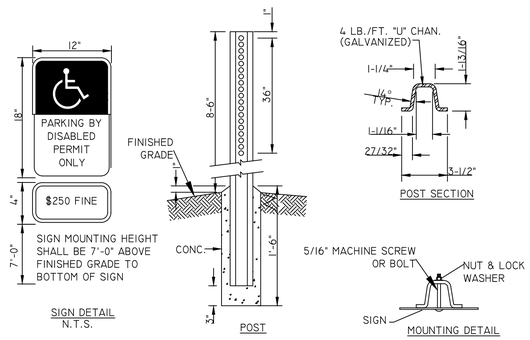


1 CASE X PAVEMENT REPAIR

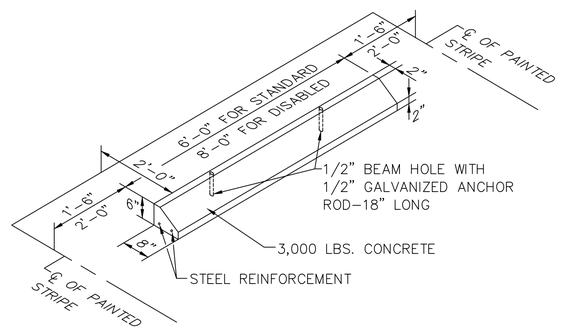
N.T.S.



NOTES:
1. TOP PORTION SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. PENALTY SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH REFLECTIVE WHITE LEGEND AND BORDER.

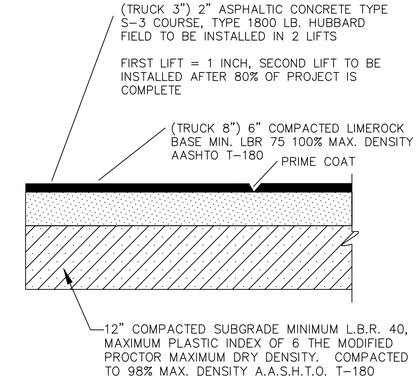
2 HANDICAPPED SIGN AND POST

N.T.S.



3 PRECAST CONCRETE WHEEL STOP

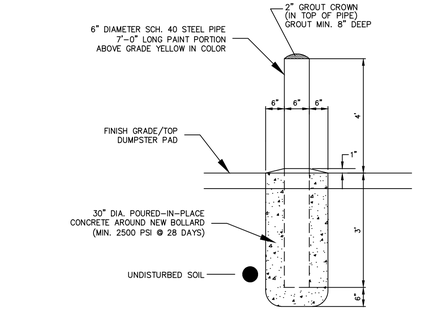
N.T.S.



NOTE:
SOIL ANALYSIS MAY INDICATE THE NEED FOR A THICKER BASE COURSE. THE PAVEMENT THICKNESS MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITY OF VARIOUS SUBGRADES.

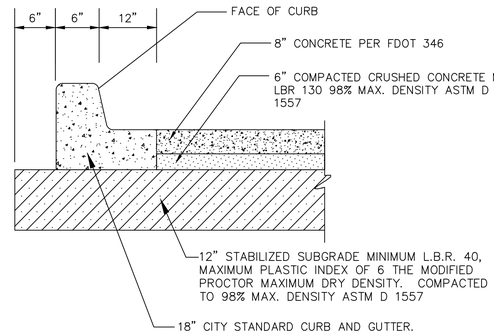
4 ASPHALT PAVEMENT SECTION

N.T.S.



5 6" PIPE BOLLARD

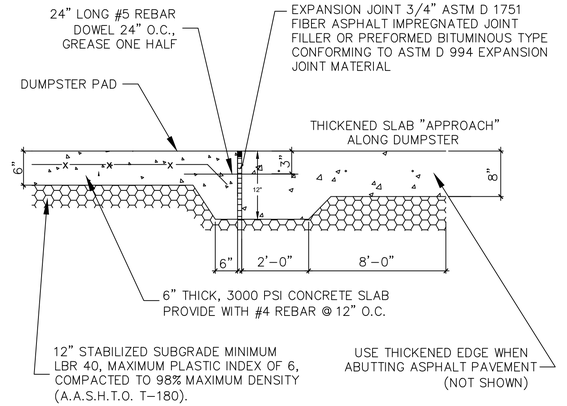
N.T.S.



NOTE:
DEFER TO GEOTECHNICAL REPORT

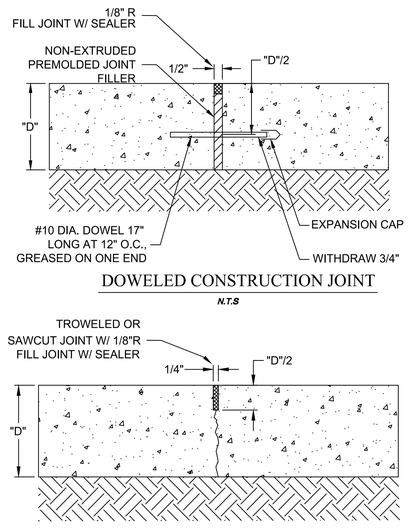
6 CONCRETE PAVEMENT SECTION

N.T.S.



7 DUMPSTER PAD AND ABUTTING PAVEMENT DETAIL

N.T.S.



DOWELED CONSTRUCTION JOINT
N.T.S

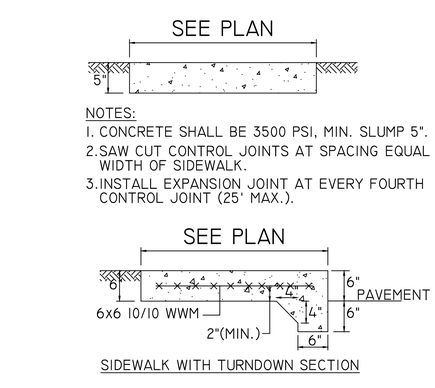
CONTRACTION JOINT
N.T.S

ISOLATION JOINT
N.T.S

NOTES:
CONTRACTION JOINTS TO BE INSTALLED AT A MAXIMUM OF 15' OR 30 TIMES PAVEMENT THICKNESS, WHICHEVER IS LESS, EACH WAY, WITH MAXIMUM LENGTH TO WIDTH RATIO OF 1.5. REFER TO ACI & ACPA STANDARDS
DOWELED CONSTRUCTION JOINTS TO BE PROVIDE AT ALL COLD POURS. ROD DOWELS CAN BE REPLACED WITH DIAMOND DOWELS MEETING MANUFACTURER'S SPECIFICATIONS FOR EQUIVALENT USE
ISOLATION JOINTS TO BE INSTALLED AT ALL "FIXED" STRUCTURES (BOLLARDS, UTILITY STRUCTURES, BUILDINGS, PADS, ETC.)

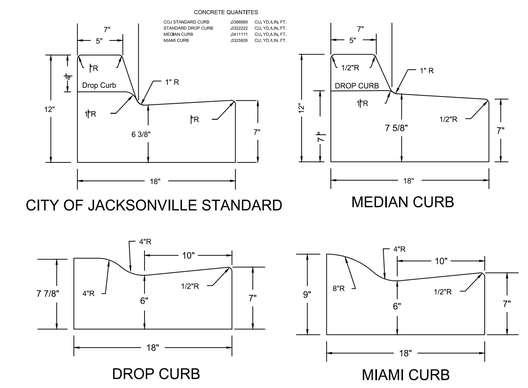
8 CONCRETE JOINT DETAIL

N.T.S.



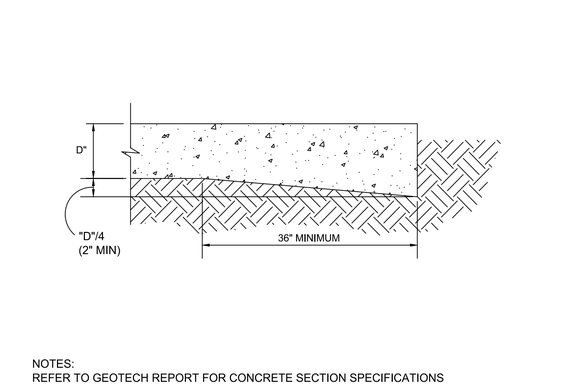
9 SIDEWALK CONNECTION

N.T.S.



10 CITY STANDARD CURB AND GUTTER

N.T.S.



NOTES:
REFER TO GEOTECH REPORT FOR CONCRETE SECTION SPECIFICATIONS

11 CONCRETE THICKENED EDGE DETAIL

N.T.S.

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.
PLOT DATE: 10.5.2022

SITE DETAILS

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

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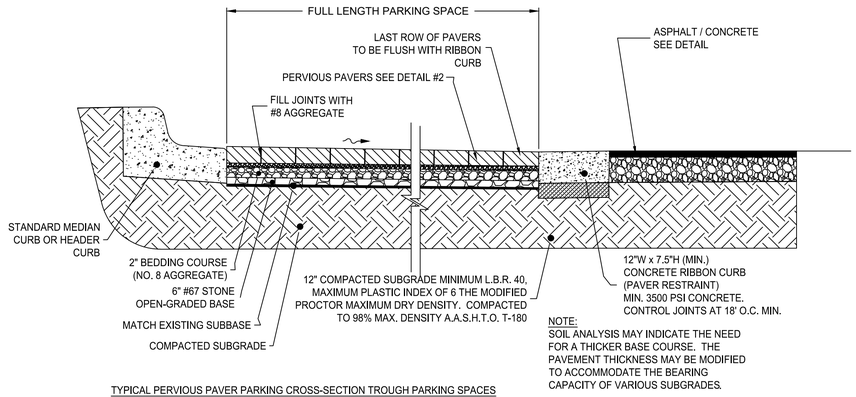
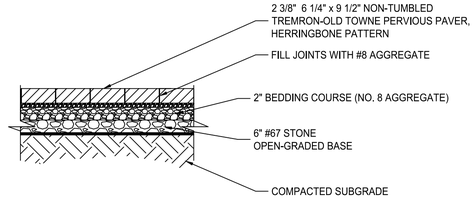


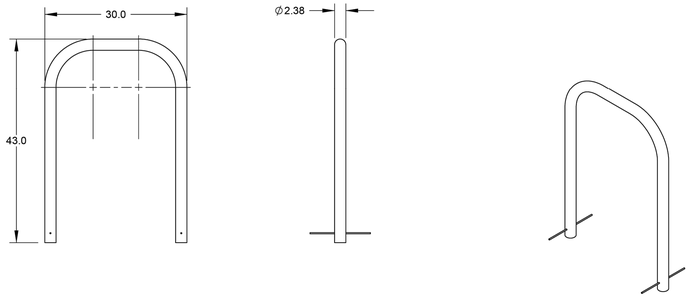
TYPICAL PERVIOUS PAVER PARKING CROSS-SECTION TROUGH PARKING SPACES

NOTE:
SOIL ANALYSIS MAY INDICATE THE NEED FOR A THICKER BASE COURSE. THE PAVEMENT THICKNESS MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITY OF VARIOUS SUBGRADES.



PERVIOUS PAVER CROSS-SECTION

1	TYPICAL PERVIOUS PAVER DETAILS
SEE SHEET C-111	N.T.S.



NOTE:
1. DO NOT SCALE DRAWING.
2. INTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

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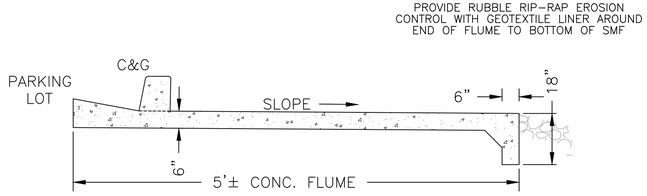
TITLE: **2112 - 2 BIKE BG BIKE DOCK**



CONCRETE FLUME
NOT TO SCALE

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

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Plotted: Oct 05, 2022 - 8:36pm, By: xmarkven

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY

CONFLICTING UTILITY	POTABLE WATER			WASTEWATER GRAVITY AND FORCE MAIN			RECLAIMED WATER			VACUUM SEWERS		
	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*	HORIZ.	VERT.	JOINT SPACING*
POTABLE WATER	3' NOTE 1	12"	3' NOTE 2	6' to 10'	12" NOTE 5	6' NOTE 2	3'	12"	6' NOTE 2	3' to 10'	12"	3' NOTE 2
RECLAIMED WATER	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3'	12"	6' NOTE 2	3' NOTE 1	12"	3' NOTE 2
WASTEWATER (GRAVITY AND FORCE MAIN)	6' to 10'	12"	6' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
VACUUM SEWERS	3' to 10'	12"	3' NOTE 2	3' NOTE 1	12"	6"	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
RIGHT OF WAYS	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A
PERMANENT STRUCTURES (SIGNS, POLES, ETC.)	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A	3' NOTE 1	N/A	N/A
STORM SEWERS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
GAS	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2
TREES	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A	3'-6' NOTE 6	N/A	N/A
ALL OTHER UTILITIES	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2	3' NOTE 1	12"	3' NOTE 2

NOTES:

1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTH, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. THE MINIMUM JOINT SPACING REQUIRED FROM CROSSING FROM OTHER UTILITIES WHILE STILL MAINTAINING MINIMUM VERTICAL SEPARATION.
3. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. NO WATER PIPE SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURES.
5. WATER MAIN SHOULD CROSS ABOVE OTHER PIPES WHENEVER POSSIBLE. WHEN WATER MAIN MUST BE BELOW OTHER UTILITY PIPING, THE MINIMUM SEPARATION SHALL BE 12 INCHES.
6. TREES SHALL ALSO BE CONSTRUCTED WITH ROOT BARRIER WHEN A PROPOSED OR EXISTING UTILITY IS WITHIN THE DRIPLINE OF THE MATURE TREE

WATER MAIN AND NON-WATER MAIN SEPARATION REQUIREMENTS - NOTES

1. IT IS REQUIRED THAT "WATER MAINS" BE INSTALLED, CLEANED, DISINFECTED AND HAVE A SATISFACTORY BACTERIOLOGICAL SURVEY PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS, CHAPTER 62-555, F.A.C. AND LATEST AHJ STANDARDS. FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT HAVE AN INSIDE DIAMETER OF THREE (3) INCHES OR GREATER. IN ADDITION, THE PHRASE "RECLAIMED WATER" REFERS TO THE WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER (SPECIAL CASE).
4. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES, AND PREFERABLE TWELVE (12) INCHES, ABOVE OR AT LEAST TWELVE (12) INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
5. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS A LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
6. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 4 AND 5 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER.
7. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SO THAT THE HYDRANTS ARE AT LEAST THREE (3) FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AT LEAST THREE (3) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER OR WASTEWATER FORCE MAIN.
8. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE, THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER TO OBTAIN APPROVAL OF ANY ALTERNATIVE CONSTRUCTION METHODS, PRIOR TO CONSTRUCTION.

1 SEPARATION REQUIREMENTS FOR UTILITIES

N.T.S.

PVC PIPE RESTRAINT NOTES:

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN, OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
3. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, Lu IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. Li IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
4. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
5. HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FT (MIN).
6. THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (DR-18 & 25 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE AFTER THE RESTRAINT IS INSTALLED. OVERHOMING THE JOINT MAY CAUSE A FAILURE AT THE BELL RESULTING IN A SERVICE OUTAGE.

NOTE: ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, SOIL=GM OR SM, TRENCH TYPE 3, DEPTH OF COVER=30 INCHES FOR 20" AND SMALLER PIPE SIZE OR 36 INCHES FOR 24" AND LARGER PIPE SIZE.

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos. 38C & 38D FOR ADDITIONAL DETAILS)

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS				VERTICAL OFFSETS 45° BENDS		VALVES OR DEAD ENDS
	90° BENDS L (FT.)	45° BENDS L (FT.)	22.5° BENDS L (FT.)	11.25° BENDS L (FT.)	UPPER L (FT.)	LOWER L (FT.)	L (FT.)
4	21	9	5	3	17	3	47
6	30	13	6	3	23	4	66
8	38	16	8	4	30	6	86
10	45	19	9	5	36	7	103
12	53	22	11	6	43	8	121
14	61	26	13	6	50	9	140
16	66	28	14	7	55	10	154
18	73	30	15	8	60	11	170
20	79	33	16	8	66	12	186
24	79	33	16	8	77	15	185
30	93	39	19	10	97	17	222
36	106	39	21	11	107	20	257
42	117	49	24	12	120	24	289
48	144	53	26	13	133	26	321

REDUCERS

SIZE (IN.)	L (FT.)
6x4	34
8x6	36
8x4	62
10x8	35
10x6	63
12x10	36
12x8	64
16x12	66
16x10	92
20x18	35
20x16	66
20x12	117
24x20	56
24x18	80
24x16	101
30x24	78
30x20	121
36x30	78
36x24	141
42x36	75
42x30	140
48x42	75
48x36	139

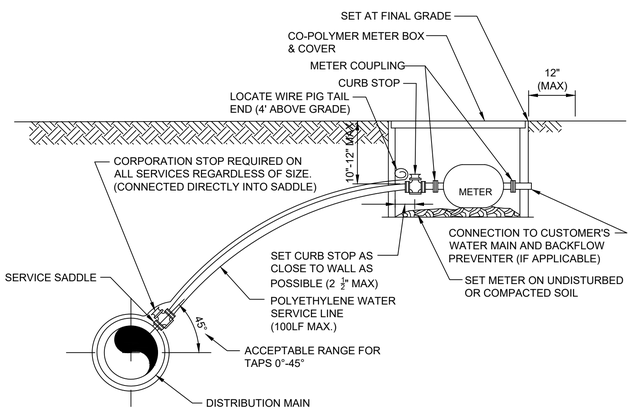
TEES

RUN SIZE (IN.)	BRANCH SIZE (IN.)	L (FT.)
4	4	F.O.
4	6	10
	4 < LESS	F.O.
8	8	29
	6 < LESS	F.O.
10	10	45
	8	13
	6 < LESS	F.O.
12	12	62
	10	32
	8 < LESS	F.O.
16	16	94
	12	39
	10	5
	10 < LESS	F.O.
20	20	125
	16	76
	12	14
	10 < LESS	F.O.
24	24	124
	20	84
	16	36
	12 < LESS	F.O.
30	30	159
	24	104
	20	60
	16	5
	16 < LESS	F.O.
36	36	192
	30	142
	24	83
	20	33
	16 < LESS	F.O.
42	42	223
	36	178
	30	124
	24	59
	20	5
	16 < LESS	F.O.
48	48	253
	42	209
	36	162
	30	104
	24	34
	20 < LESS	F.O.

F.O. = FITTING ONLY

2 PVC PIPE RESTRAINT JOINT SCHEDULE

N.T.S.



NOTES:

1. SINGLE BAND SADDLES SHALL BE UTILIZED ON NEW 1" WATER SERVICES WHICH ARE INSTALLED ON A DRY 10" SIZE OR SMALLER WATER MAIN (NEW WATER MAIN CONSTRUCTION). FOR WET TAPS OR WATER MAINS 12" SIZE AND LARGER, A DOUBLE BAND SADDLE IS REQUIRED. BRASS SADDLES MAY BE UTILIZED ON NEW 1 INCH AND SMALLER WATER SERVICES WHICH ARE INSTALLED ON A DRY 10 INCH OR SMALLER PVC WATER MAIN. NO 2" AND SMALLER WATER SERVICE TAPS PERMITTED ON WATER MAINS WHICH ARE 20" AND LARGER SIZE.
2. NO OPEN CUT UNDER ROADWAY PAVING ALLOWED UNLESS THE ROADWAY IS BEING RECONSTRUCTED OR IF DIRECTED OTHERWISE BY AHJ CONSTRUCT POLY LINE WITH 24" (MIN.) COVER UNDER ROADWAYS. THE POLY WATER SERVICE LINE SHALL BE SAME SIZE AS THE METER (1" MINIMUM) AND BE INSTALLED PERPENDICULAR TO THE MAIN AND NOT EXCEED 100LF UNLESS APPROVED OTHERWISE BY AHJ.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE METER OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD.
4. METER BOX AND TOP SHALL BE CLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (i.e. NO DIRT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX).
5. UNLESS SPECIFIED OTHERWISE BY THE APPLICABLE AHJ, THE METER BOX SHALL BE LOCATED IN THE ROW AND TWO FEET INSIDE OF THE PROLONGATION OF ONE OF THE SIDE PROPERTY LINES, UNLESS A DEDICATED UTILITY EASEMENT EXISTS. IF A CONFLICT EXISTS WITH OTHER UTILITIES, THE METER BOX MAY BE ADJUSTED TO INSIDE OF PROPERTY LINE WITHIN EASEMENT. UNLESS APPROVED OTHERWISE BY AHJ, THE WATER METER BOX SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN SIDEWALKS OR DRIVEWAYS). SET TOP OF BOX AT FINISHED GRADE. AHJ SHALL APPROVE ALL DEVIATIONS TO THE ABOVE PRIOR TO CONSTRUCTION.
6. FOR SINGLE SERVICES, THE HORIZONTAL DISTANCE (PERPENDICULAR TO THE MAIN)BETWEEN THE SERVICES SADDLE AND THE METER BOX SHALL BE 2 FEET MAXIMUM. LOCATE WIRING REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. IF LOCATE WIRE IS REQUIRED, THE WIRE SHALL RUN FROM THE METER BOX (W/ PIG TAIL) TO THE MAIN (DEAD END SHALL BE TAPED WITH NO CONNECTION TO MAIN WIRE WITH THE LAST 24 INCHES STRIPED OF INSULATION/BARE WIRE AS GROUND).
7. A 1" IRRIGATION SERVICE MAYBE TAPPED INTO THE (1" MIN) DOMESTIC WATER SERVICE LINE (WHICH SERVES THE SAME CUSTOMER) UTILIZING A 1" BRONZE "Y" FITTING. (IN AREAS WHERE NO RECLAIMED WATER IS AVAILABLE).
8. RECLAIMED WATER METER BOXES OR SERVICES SHALL BE CONSTRUCTED SIMILAR TO THE ABOVE AND SHALL BE LOCATED, AT A MIN. OF 10' FROM THE POTABLE WATER SERVICE, AND/OR BOX AND NOT ALLOWED IN CONCRETE OR ASPHALT UNLESS APPROVED OTHERWISE BY AHJ.
9. SERVICE SIZE SHALL BE SAME AS THE METER SIZE.

3 DOMESTIC & IRRIGATION 2" OR SMALLER METER

N.T.S.

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.
PLOT DATE: 10.5.2022

UTILITY DETAILS

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-560

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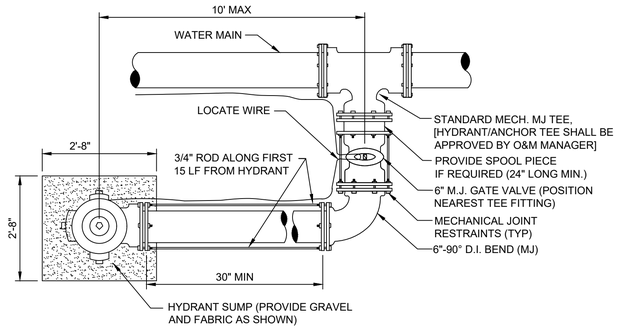
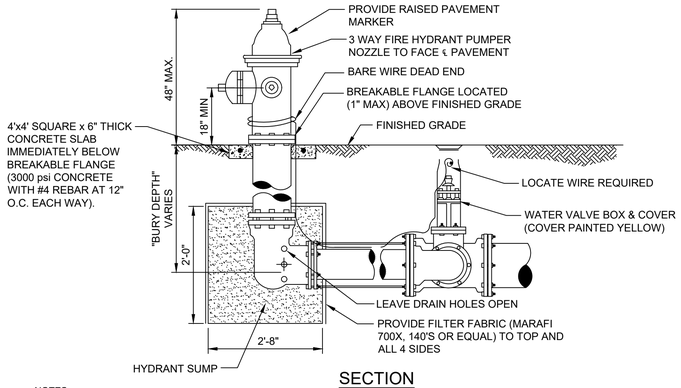
Plotted: Oct 05, 2022 - 8:36pm, By: kmarkiewi



PLAN

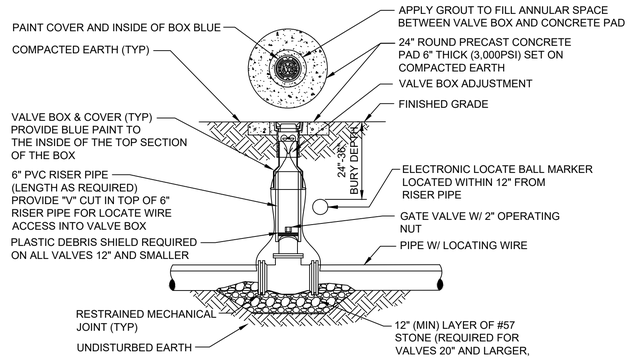


SECTION

NOTES:

1. LOCATE WIRE SHALL BE ROUTED FROM THE VALVE TO THE HYDRANT AS SHOWN ABOVE LEAVING ENOUGH SLACK TO REACH 4' ABOVE FINAL GRADE. THE END OF THE WIRE SHALL BE SECURED TO THE PIPE MAIN.
2. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK. ALL HYDRANTS SHALL BE LOCATED NO LESS THAN THREE (3) FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB OF THE ADJACENT ROADWAY AND NO LESS THAN THREE (3) FEET FROM ANY PHYSICAL FEATURE WHICH MAY OBSTRUCT ACCESS OR VIEW OF ANY HYDRANT UNLESS OTHERWISE APPROVED BY THE AHJ. THE MAXIMUM DISTANCE (BACK OF CURB) SHALL BE IN COMPLIANCE WITH LOCAL COUNTY FIRE DEPARTMENT RULES AND AS APPROVED BY AHJ. FOR OTHER LOCATION LIMITATIONS SEE NFPA STANDARDS. IF PIPING BETWEEN TEE AND HYDRANT IS LONGER THAN 80 LF, AN ADDITIONAL 6" GATE VALVE IS REQUIRED AT THE HYDRANT LOCATION (PROVIDE 30" SEPARATION). ALL PIPING, VALVES AND FITTINGS ALONG THE HYDRANT BRANCH MAIN WHICH IS WITHIN 15 LF OF THE HYDRANT SHALL BE RESTRAINED UTILIZING ONLY TWO 3/4" DIA (THREADED ENDS) STEEL RODS AND EYE BOLTS (NO JOINT RESTRAINT DEVICES REQUIRED). A SPLIT SERRATED RING WITH RESTRAINT EARS (EBAA 15 PF06 or EQUAL) MAYBE USED IN THIS ASSEMBLY. ALL OTHER JOINTS ALONG THE HYDRANT BRANCH MAIN OUTSIDE OF THE FIRST 15 LF SHALL INCLUDE JOINT RESTRAINTS.
3. OPERATION OF THE FIRE HYDRANT SHALL BE EITHER FULL OPEN POSITION OR TOTALLY CLOSED POSITION. THE HYDRANT SHALL NOT BE UTILIZED TO THROTTLE OUTLET FLOW.
4. PRIOR TO PROJECT FINAL INSPECTION, THE HYDRANT AND ALL ABOVE GROUND PIPING SHALL BE RE-OILED, GREASED AND REPAINTED (RUS- KIL ENAMEL-INTERNATIONAL YELLOW OR EQUAL). HYDRANT SHALL BE PAINTED PER AHJ REQUIRMENTS.
5. FIRE HYDRANTS SHALL BE ORDERED WITH PROPER "BURY DEPTH" TO MEET ACTUAL FIELD CONDITIONS. THIS IS ESPECIALLY IMPORTANT FOR BRANCH LINES WHICH TEE-OFF A 12" OR LARGER WATER MAIN. UNLESS APPROVED OTHERWISE BYAHJ, THE INSTALLATION OF (45°) BENDS IS NOT ACCEPTABLE WHEN UTILIZED TO CORRECT AN IMPROPERLY FURNISHED HYDRANT. THE USE OF HYDRANT EXTENSIONS SHOULD BE MINIMIZED.
6. BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE. THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

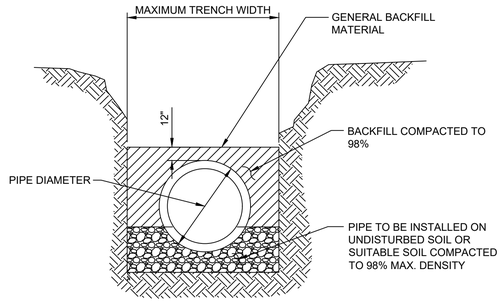
1 FIRE HYDRANT N.T.S.



NOTES:

1. FOR UNPAVED LOCATIONS, A PRECAST CONCRETE VALVE PAD SHALL BE PROVIDED AND INSTALLED FLUSH WITH GRADE. CONCRETE PAD IS NOT REQUIRED FOR VALVE LOCATED IN THE ROADWAY, UNLESS SHOWN OR NOTED OTHERWISE.
2. LOCATING WIRE IS REQUIRED ON ALL PRESSURE PIPING.
3. A "V" CUT SHALL BE CARVED IN THE CURB CLOSEST/ADJACENT/(ASPHALT IF NO CURB) TO ALL BELOW GRADE VALVES. THE "V" CUT IS TO BE PAINTED BLUE WATER/PURPLE RECLAIMED.
4. IN PAVED AREAS, INSTALL VALVE AT A DEPTH TO ALLOW A 12" MIN. DISTANCE BETWEEN THE VALVE COVER PLATE AND THE TOP OF THE VALVE OPERATING NUT. OUTSIDE OF PAVED AREAS (GRASS), INSTALL VALVE AT A DEPTH TO ALLOW A 6" MINIMUM DISTANCE BETWEEN THE VALVE COVER AND THE TOP OF THE VALVE OPERATING NUT. OPERATING NUT/STEM EXTENSION SHALL BE PROVIDED (WHERE APPLICABLE) SO THAT THE OPERATING NUT WILL BE NO MORE THAN 30 INCHES BELOW FINISHED GRADE.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS. ROUTE LOCATE WIRES THRU A "V" CUT IN THE TOP OF THE 6" PVC RISER PIPE FOR LOCATE WIRE ACCESS INTO VALVE BOX. THE LOCATE WIRES WITH A 24" LONG PIG-TAIL AT THE TOP SHALL BE CONNECTED TOGETHER WITH A WIRE NUT.
6. BRASS IDENTIFICATION TAG INDICATING "WATER", VALVE SIZE, DIRECTION AND TURNS TO OPEN & VALVE TYPE. PROVIDE A ¼" HOLE IN BRASS TAG AND ATTACH TAG (TWIST WIRE AROUND TAG) TO THE END OF THE LOCATE WIRE. TAGS ARE NOT REQUIRED ON VALVES INSTALLED ON FIRE HYDRANT BRANCH LINES.
7. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD W/2 - #4 REBAR AROUND PERIMETER, MAY BE USED.
8. GRAVEL SHALL BE PROVIDED UNDER ALL VALVES 20" AND LARGER. THE MINIMUM VERTICAL LIMIT OF GRAVEL IS 12" UNDER THE VALVE UP TO ⅓ THE OVERALL HEIGHT OF THE VALVE.
9. FOR VALVES 12 INCH AND SMALLER, PROVIDE A WHITE OR BLACK PLASTIC DEBRIS SHIELD WHICH INSTALLS BELOW THE OPERATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE OPERATING NUT AND MINIMIZE INFILTRATION. SHIELD SHALL BE BY AFC, BOXLOK OR APPROVED EQUAL.
10. ALL VALVES SHALL BE INSTALLED WITH AN ELECTRIC LOCATE MARKER. MARKER SHALL BE 4" DIA. COLOR CODED BALL MARKER (3M-1403XR FOR WATER AND 1408XR FOR RECLAIMED WATER).

2 WATER VALVE N.T.S.

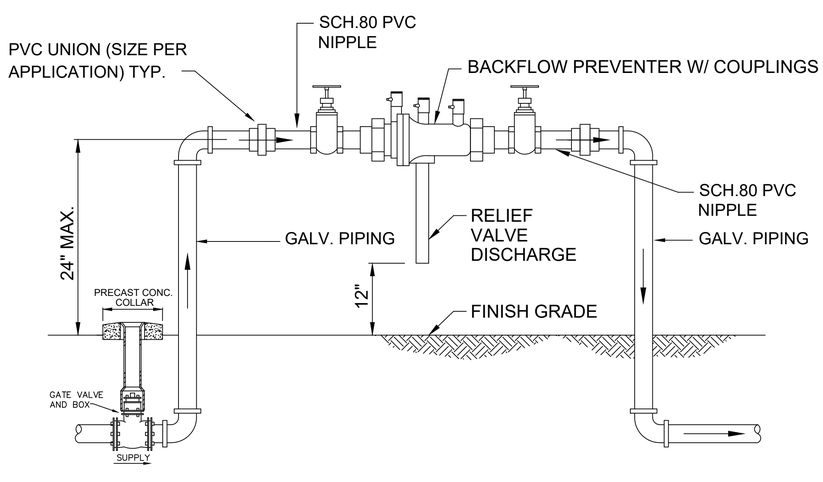


TYPICAL TRENCH

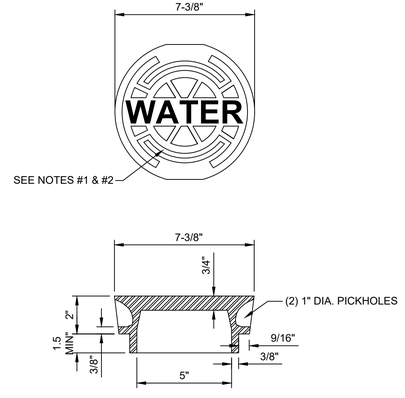
NOTES:

1. TRENCH SIDES SHALL BE APPROXIMATELY VERTICAL BETWEEN AN ELEVATION OF 1 FOOT ABOVE THE TOP OF THE PIPE AND THE CENTER LINE OF THE PIPE; OTHERWISE, TRENCH SIDES SHALL BE AS VERTICAL AS POSSIBLE OR AS REQUIRED BY OSHA STANDARDS.
2. BELL HOLE SHALL BE DUG TO PERMIT THE ENTIRE STRAIGHT BARREL OF THE PIPE TO REST ON THE UNDISTURBED TRENCH BOTTOM. BOULDERS OR LOOSE ROCKS LARGER THAN 3/4 INCH IN SIZE WILL NOT BE PERMITTED IN BACKFILL UP TO 1 FOOT ABOVE THE TOP OF THE PIPE.
3. BACK FILL MATERIAL UP TO A LEVEL OF 1 FOOT OVER THE PIPE SHALL CONSIST OF AASHTO CLASS A-3 SOIL (SUITABLE SOIL) AND SHALL EXCLUDE CLAY MATERIALS AND LOOSE ROCKS LARGER THAN 3/4 INCH SIZE.
4. BACKFILL MATERIAL UP TO A LEVEL 1 FOOT OVER THE TOP OF PIPE OR BOTTOM OF STRUCTURES SHALL BE PLACED IN 6 INCH COMPACTED THICKNESS LAYERS AND SHALL BE COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST, ASTM D1557.

3 OPEN CUT TRENCH FOR PRESSURE PIPE N.T.S.



4 REDUCED PRESSURE BFP - 2" SERVICE & SMALLER N.T.S.



NOTES:

1. PAINT TOP OF THE COVER WITH ENAMEL PAINT BLUE COLOR FOR WATER AND PAINT PURPLE COLOR FOR "REUSE".
2. SHALL BE HEAVY DUTY RATED

5 VALVE COVER N.T.S.

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	22-72
DESIGN:	E.J.A.
DRAWN:	M.R.P.
CHECKED:	E.J.A.
PLOT DATE:	10.5.2022

UTILITY DETAILS

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
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C-561

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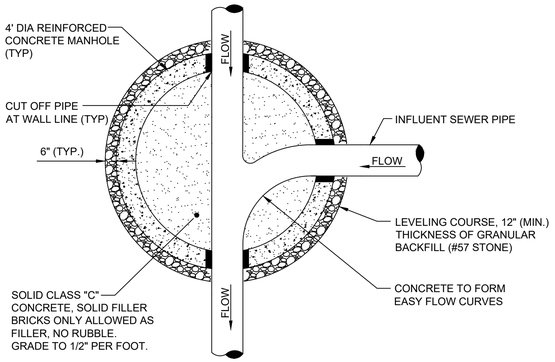
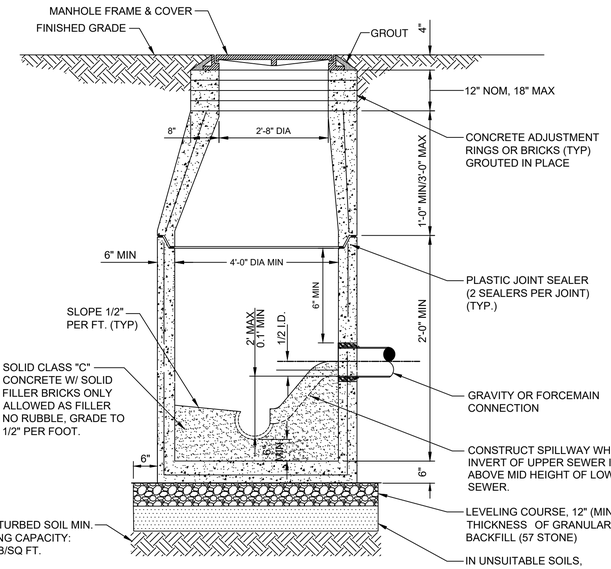


NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE BETWEEN 90° - 180° UNLESS OTHERWISE APPROVED BY AHJ.

PLAN VIEW

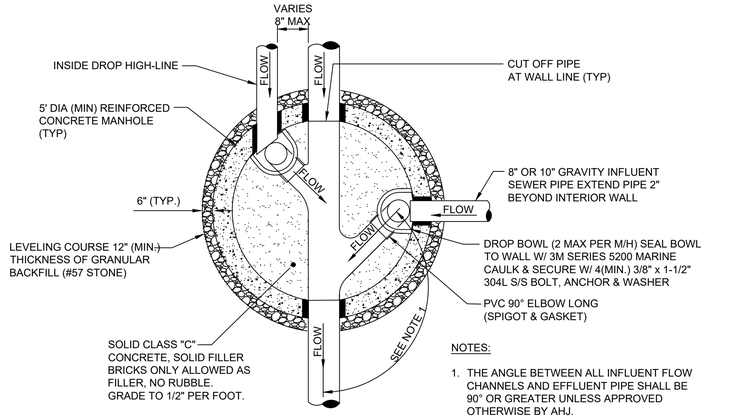


SECTION VIEW

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 PSI CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT. INTERIOR AND EXTERIOR OF MANHOLE AND ADJUSTMENT RINGS SHALL BE COATED WITH (2) COATS OF BITUMINOUS WATERPROOFING MATERIAL. STRUCTURE AND APPURTENANCES SHALL BE H-20 RATED.
2. ALL MANHOLE JOINTS BELOW THE TOP COVER SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (WITH PRIMER).
3. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).

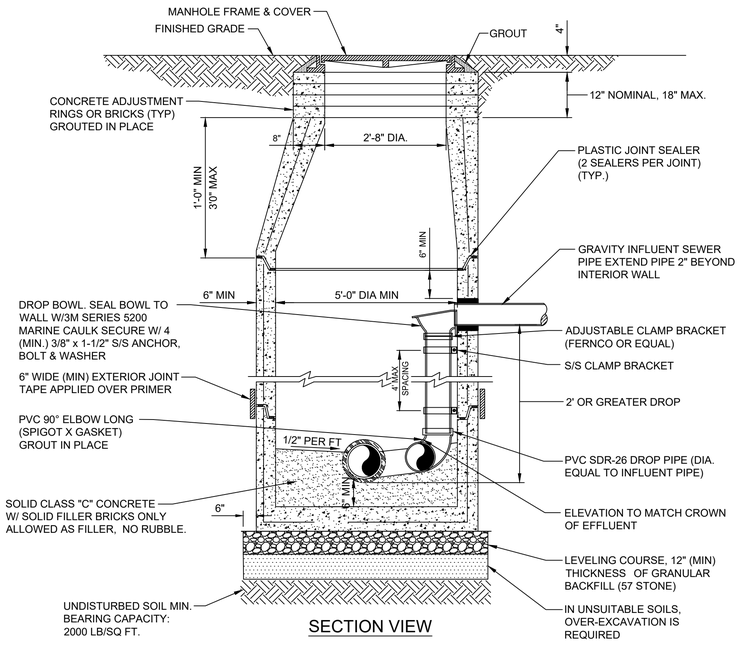
1 STANDARD PRECAST SANITARY MANHOLE N.T.S.



PLAN VIEW

NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE 90° OR GREATER UNLESS APPROVED OTHERWISE BY AHJ.
2. THE 8" HIGH-LINE, WHERE UTILIZED, SHALL ENTER THE MANHOLE ON-CENTER OR OFF-CENTER AS SHOWN ABOVE.

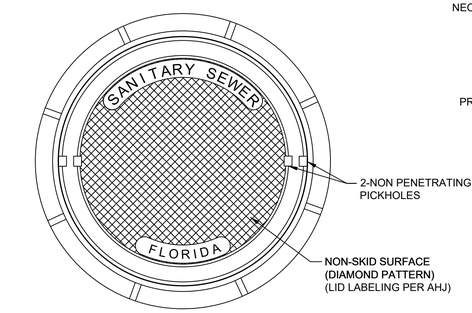


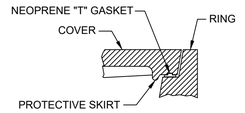
SECTION VIEW

NOTES:

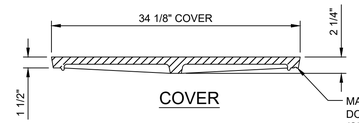
1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 PSI CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT. INTERIOR AND EXTERIOR OF MANHOLE AND ADJUSTMENT RINGS SHALL BE COATED WITH (2) COATS OF BITUMINOUS WATERPROOFING MATERIAL. STRUCTURE AND APPURTENANCES SHALL BE H-20 RATED.
2. ALL MANHOLE JOINTS BELOW THE TOP COVER SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (WITH PRIMER).
3. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).
4. MAXIMUM OF 2 INSIDE DROP BOWLS PER MANHOLE. A MIN 5'-0" DIA. MANHOLE (MIN 6" THICK WALLS) IS REQUIRED. DROP BOWL OR APPROVED EQUAL REQUIRED.
5. STANDARD DROP MANHOLE MUST BE USED FOR 2' OR GREATER INFLUENT PIPE DROPS.
6. THE DROP BOWL ASSEMBLY SHALL BE INSTALLED PRIOR TO APPLICATION OF SPECIALTY LINING MATERIAL.
7. ADJUSTABLE CLAMPING BRACKET (MIN. 2 PER DROP BOWL ASSY). 1-1/2" WIDE, 11 GA. W/ 3/8" DIA. 18-8 PINCH BOLTS AND NUTS. SECURE TO M/H WALL WITH (2) 3/8" X 1" BOLT, ANCHOR & WASHER PER BRACKET ASSY. ALL 304 OR 316 STAINLESS STEEL MATERIALS.

2 STANDARD PRECAST DROP MANHOLE N.T.S.





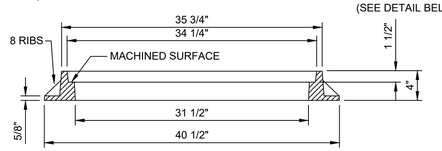
GROOVE & GASKET DETAIL



COVER

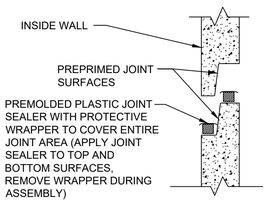
NOTES:

1. MATERIAL: ASTM A-48 CLASS 35B GRAY IRON.
2. RIM SHALL BE FLUSH WITH GRADE IN IMPERVIOUS AREAS

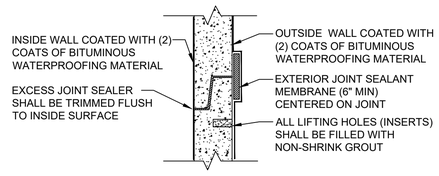


RING

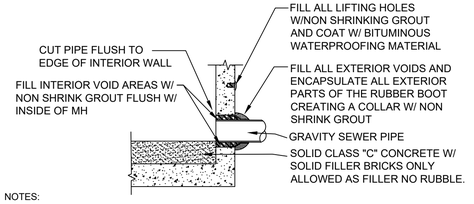
3 STANDARD MANHOLE RIM & RING N.T.S.



JOINT ASSEMBLY DETAIL



COMPLETED JOINT DETAIL



NOTES:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD

RUBBER BOOT

4 STANDARD PRECAST MISC DETAILS N.T.S.

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.
PLOT DATE: 10.5.2022

UTILITY DETAILS

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-565

Plotted: Oct 05, 2022 - 8:36am, By: kmarkham
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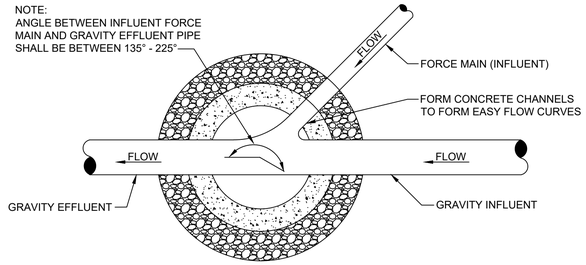
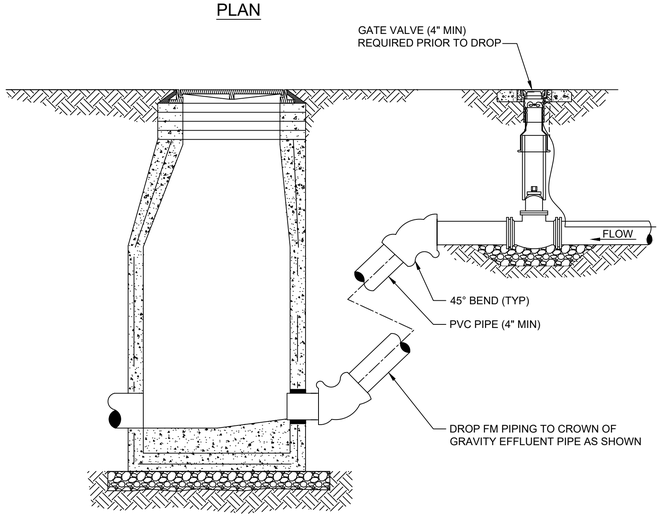
Plotted: Oct 05, 2022 - 8:36pm, By: kmarkwen

NOTE:
ANGLE BETWEEN INFLUENT FORCE MAIN AND GRAVITY EFFLUENT PIPE SHALL BE BETWEEN 135° - 225°



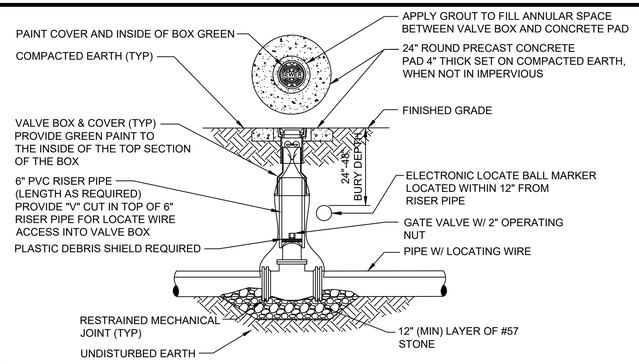
PLAN



SECTION

1 FORCE MAIN CONNECTION TO MANHOLE

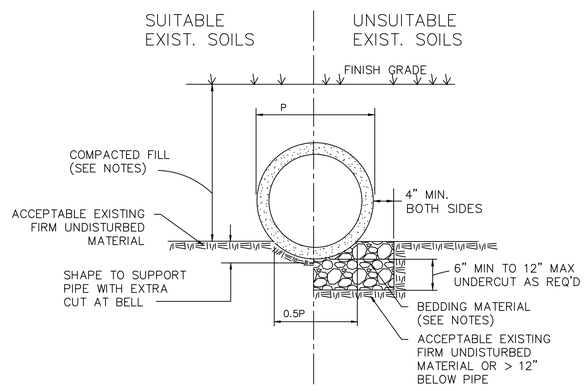
N.T.S.



NOTES:
1. FOR UNPAVED LOCATIONS, A PRECAST CONCRETE VALVE PAD SHALL BE PROVIDED AND INSTALLED FLUSH WITH GRADE. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD W/2 - #4 REBAR AROUND PERIMETER, MAY BE USED.
2. LOCATING WIRE IS REQUIRED ON ALL PRESSURE PIPING.
3. A "V" CUT SHALL BE CARVED IN THE CURB CLOSEST/(ASPHALT IF NO CURB) ADJACENT TO ALL BELOW GRADE VALVES. THE "V" CUT IS TO BE PAINTED GREEN.
4. IN PAVED AREAS, INSTALL VALVE AT A DEPTH TO ALLOW A 12" MIN. DISTANCE BETWEEN THE VALVE COVER PLATE AND THE TOP OF THE VALVE OPERATING NUT. OUTSIDE OF PAVED AREAS (GRASS), INSTALL VALVE AT A DEPTH TO ALLOW A 6" MINIMUM DISTANCE BETWEEN THE VALVE COVER AND THE TOP OF THE VALVE OPERATING NUT. OPERATING NUT/STEM EXTENSION SHALL BE PROVIDED (WHERE APPLICABLE) SO THAT THE OPERATING NUT WILL BE NO MORE THAN 30 INCHES BELOW FINISHED GRADE.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS. ROUTE LOCATE WIRES THRU A "V" CUT IN THE TOP OF THE 6" PVC RISER PIPE FOR LOCATE WIRE ACCESS INTO VALVE BOX. THE LOCATE WIRES WITH A 24" LONG PIG-TAIL AT THE TOP SHALL BE CONNECTED TOGETHER WITH A WIRE NUT.
6. BRASS IDENTIFICATION TAG INDICATING "SEWER", VALVE SIZE, DIRECTION AND TURNS TO OPEN & VALVE TYPE. PROVIDE A ¼" HOLE IN BRASS TAG AND ATTACH TAG (TWIST WIRE AROUND TAG) TO THE END OF THE LOCATE WIRE. TAGS ARE NOT REQUIRED ON VALVES INSTALLED ON FIRE HYDRANT BRANCH LINES.
7. GRAVEL SHALL BE PROVIDED UNDER ALL VALVES. THE MINIMUM VERTICAL LIMIT OF GRAVEL IS 12" UNDER THE VALVE UP TO ½ THE OVERALL HEIGHT OF THE VALVE.
8. PROVIDE A WHITE OR BLACK PLASTIC DEBRIS SHIELD WHICH INSTALLS BELOW THE OPERATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE OPERATING NUT AND MINIMIZE INFILTRATION.
9. ALL VALVES SHALL BE INSTALLED WITH AN ELECTRIC LOCATE MARKER. MARKER SHALL BE 4" DIA. COLOR CODED BALL MARKER.

2 GATE VALVE

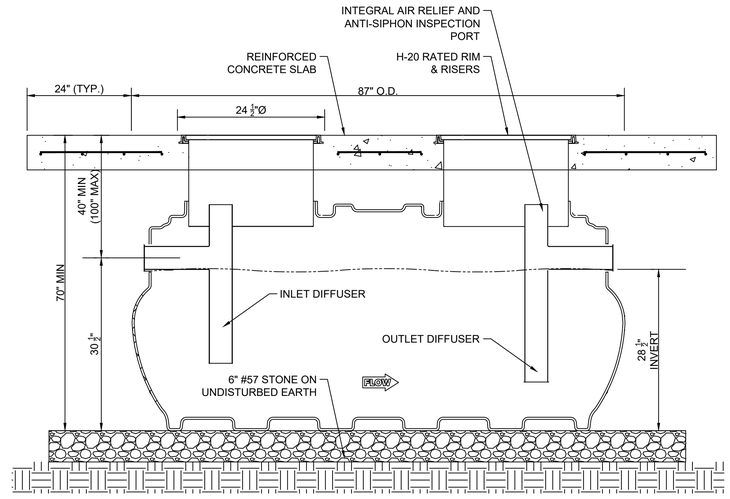
N.T.S.



NOTES
1. TO FACILITATE DEWATERING, POCKETS CAN BE UNDERCUT AT CONVENIENT INTERVALS AND FILLED WITH GRAVEL TO ESTABLISH LOCATIONS FOR FOR SUCTION END OF DEWATERING PUMP.
2. EACH LIFT TO BE COMPLETELY COMPACTED TO REQUIRED DENSITY BEFORE STARTING NEXT LIFT. NO LIFT TO EXCEED 6" WHEN COMPACTED.
3. BEDDING MATERIAL TO INCLUDE CRUSHED STONE, GRAVEL, OR APPROVED FILL MATERIAL.
4. ALL FILL TO BE COMPACTED TO 98% MAX. DENSITY PER AASHO T-180.
5. NO SECTION OF PIPE SHALL REST ON ROCK. EXCAVATION IN ROCK SHALL TO 6" BELOW BOTTOM OF PIPE AND REPLACED WITH SUITABLE BEDDING.
6. IN THE EVENT THE CONTRACTOR THROUGH ERROR OR OTHERWISE EXCAVATES BELOW THE ELEVATION REQUIRED, THE CONTRACTOR SHALL AT ITS OWN EXPENSE BACKFILL WITH AASHTO CLASS A-3 SOIL OR GRANULAR BACKFILL.

3 OPEN CUT TRENCH FOR GRAVITY PIPE

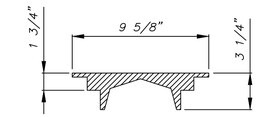
N.T.S.



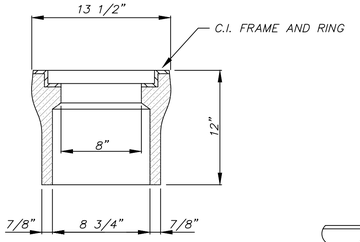
NOTES:
1. IF WATER ENTERING INTERCEPTOR IS IN EXCESS OF 150, A DRAIN WATER TEMPERING VALVE IS NEEDED, WITH ASSOCIATED APPURTENANCES, PER AHJ REQUIREMENTS (NOT SHOWN)
2. CONTRACTOR SHALL COMPACT WITHIN 5' AROUND INTERCEPTOR BY HAND ONLY
3. CONTRACTOR RESPONSIBLE FOR ANTI-FLOATATION MEASURES (NOT SHOWN)
4. AN 8" CONCRETE (4,000 PSI) REINFORCED SLAB (#6 12" O.C. E/W) IS REQUIRED OVER INTERCEPTOR WHEN IN TRAVEL WAY
5. RIM, RISER(S), AND STRUCTURE SHALL BE H-20 LOAD RATED

4 GB-250 GREASE INTERCEPTOR

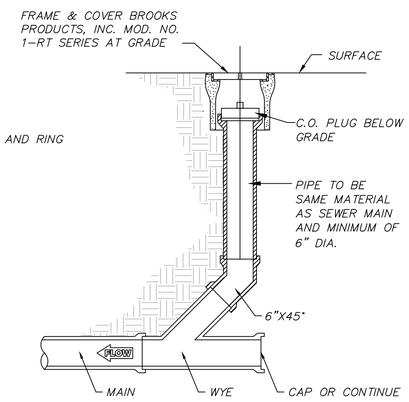
N.T.S.



C.I. COVER MARKED "SEWER"



BODY AND FRAME



NOTES:
1. PAINT TOP OF THE COVER WITH ENAMEL PAINT (GREEN COLOR).
2. CLEANOUTS SHALL BE HEAVY DUTY RATED

5 SANITARY SEWER CLEANOUT

N.T.S.

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	22-72
DESIGN:	E.J.A.
DRAWN:	M.R.P.
CHECKED:	E.J.A.
PLOT DATE:	10.5.2022

UTILITY DETAILS

7 BREW
DRIVE-THRU COFFEE
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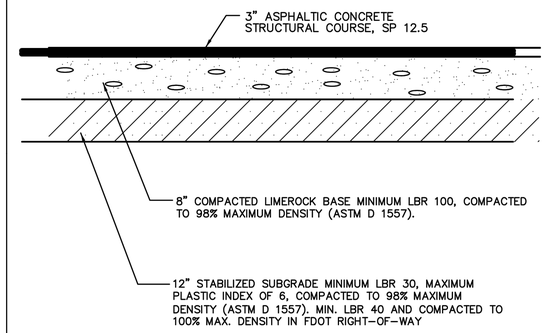
Plotted: Oct 05, 2022 - 8:36am, By: kmarkwen

FDOT NOTES GENERAL NOTES

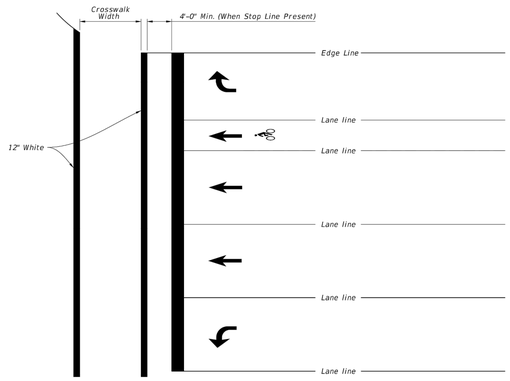
- All work performed within the department's right-of-way shall conform to the most current edition of the following publications:
  - Standard Specifications for Road and Bridge Construction (English).
  - FDOT Standards Index (English)
  - FDOT Plans Prep Manual
  - FDOT Flexible Pavement Design Manual for New Construction and Pavement Rehabilitation

  (Should a conflict arise between the details shown in the plans and the Department of Transportation Standards the Engineer/Applicant shall immediately confer with the department's engineer in order to resolve the discrepancy.)
- All traffic striping and markings are to be lead-free, non-solvent based thermoplastic.
- Removal of existing striping shall be accomplished using the "hydro-blast" method. If this process damages/scars pavement, then the pavement shall be milled and resurfaced per FDOT Standards.
- All directional arrows shall be placed as one segment.
- Alignment of proposed pavement markings shall match existing pavement markings at pavement marking limits of construction.
- All curb and gutter and sidewalk will be removed and replaced joint to joint.
- All broken/cracked driveways must be fully removed and replaced.
- All disturbed area with the department's right-of-way will restored to original or better condition by grading and sodding the area disturbed (Bermuda in rural, centipede in utility strips).
- Burning of any material or debris is prohibited in FDOT right-of-way.
- All lanes must be opened for traffic during an evacuation notice of a hurricane or other catastrophic event and shall remain open for the duration of the evacuation or event.

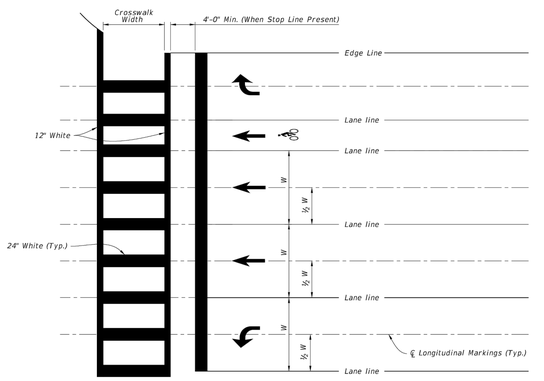


1 FDOT R/W ASPHALT PAVEMENT SECTION

PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST) N.T.S.



STANDARD CROSSWALK DETAILS

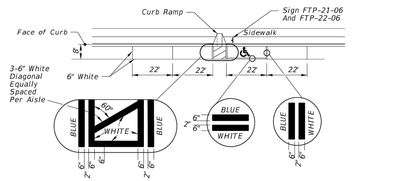


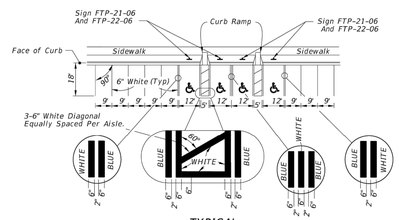
SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

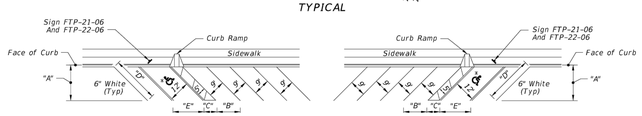
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 9 of 13





TYPICAL

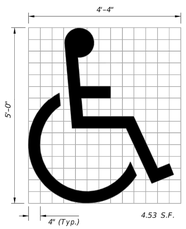


FORWARD-IN PARKING REVERSE-IN PARKING

*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING



(See Note 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 11 of 13

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.

PLOT DATE: 10.5.2022

FDOT - SITE DETAILS

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
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C-590

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Plotted: Oct 05, 2022 - 8:36am, By: kmarkwen

GENERAL NOTES:

1. Cross Slopes and Grades:

   A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.

   B. Landings must have cross-slopes less than or equal to 0.02 in any direction.

   C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.

   D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter and/or Sidewalk:

   A. Refer to Index 522-001 for concrete thickness and sidewalk details.

   B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.

   C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

   A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.

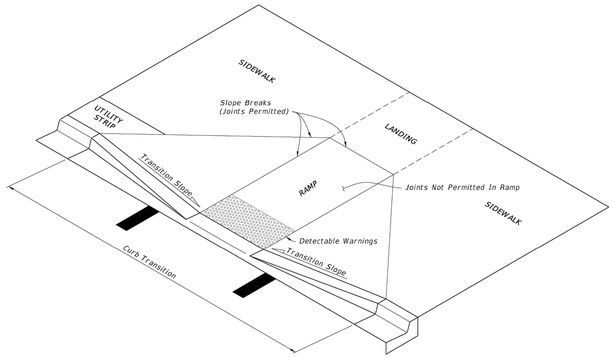
   B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

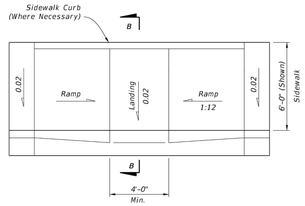
   A. Install detectable warnings in accordance with Specification 527.

   B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.

   C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

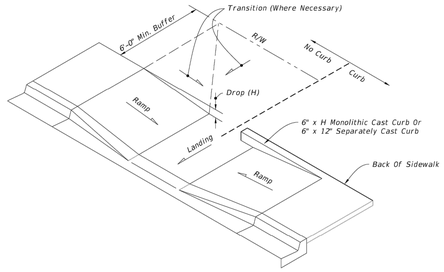


CURB RAMP NOMENCLATURE

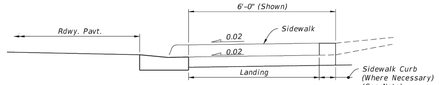


PLAN VIEW

CR-C

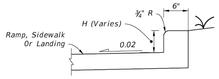


CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS

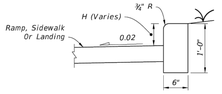


NOTE: For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details.

SECTION B-B



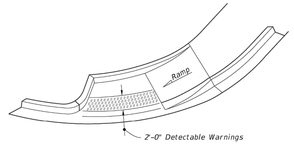
MONOLITHIC CAST CURB



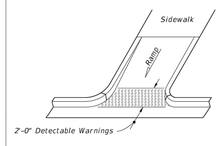
SEPARATELY CAST CURB

SIDEWALK CURB OPTIONS

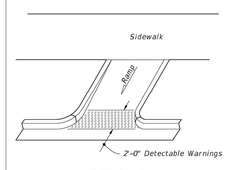
SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB



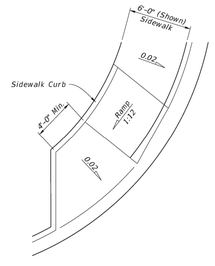
ISOMETRIC VIEW



OPTION A

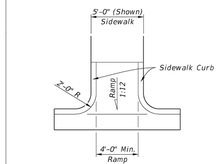


OPTION B
ISOMETRIC VIEW



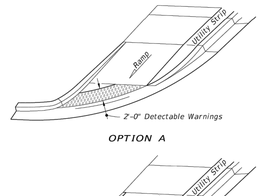
PLAN VIEW

CR-D



PLAN VIEW

CR-E



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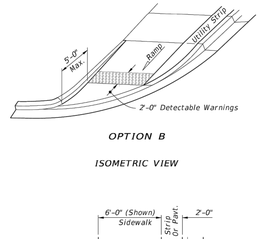
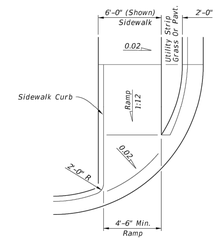
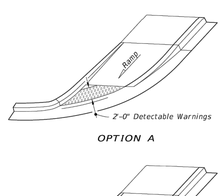


OPTION B
ISOMETRIC VIEW

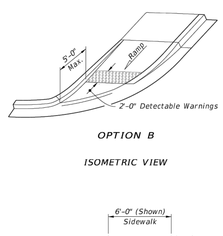


PLAN VIEW

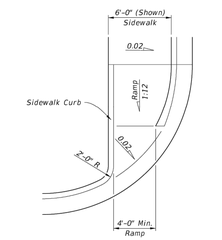
CR-F



OPTION A



OPTION B
ISOMETRIC VIEW



PLAN VIEW

CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	1 of 7
11/01/20		FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	3 of 7
11/01/21		FY 2022-23 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	4 of 7

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.
PLOT DATE: 10.5.2022

FDOT - CURB RAMPS

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-591

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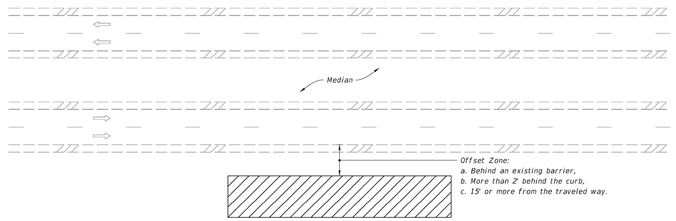


MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

SYMBOLS:

- Work Area
- Lane Identification and Direction of Traffic

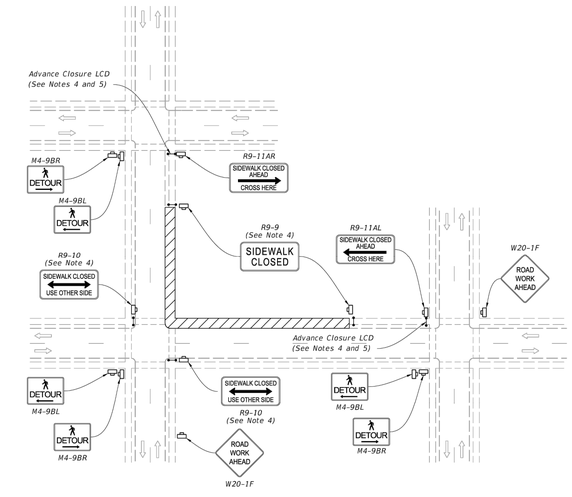
LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 1 of 2

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.

PLOT DATE: 10.5.2022

FDOT - MAINTENANCE OF TRAFFIC (MOT) INDEX

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-592

Plotted: Oct 05, 2022 - 8:36am, By: kmarkwen
P:\AE Projects\2022\22-72 7Brew - Fernandina Beach\Design\BASE\Civ-Notes-Details.dwg

Plotted: Oct 05, 2022 - 8:36am, By: xmarsiven

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
Seven Brew - Fernandina Beach
1940 14th Street South
Fernandina Beach, FL 32034

SECTION 30
TOWNSHIP 3 North
RANGE 28 East

OWNER NAME AND ADDRESS:
Geyer Morris Company
3060 Peachtree Road NW
Atlanta, GA 30305

DESCRIPTION:

THIS PROJECT WILL CONSIST OF:
COMMERCIAL DEVELOPMENT IN MASTER PLANNED DEVELOPMENT

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; GRADING; EXCAVATION FOR THE SEDIMENTATION POND, STORM SEWER, UTILITIES, AND BUILDING FOUNDATION; CONSTRUCTION OF CURB AND GUTTER, ROAD, AND PARKING AREAS; AND PREPARATION FOR FINAL PLANTING AND SEEDING.

RUNOFF CURVE NUMBERS
1. PRE-CONSTRUCTION = 80
2. DURING CONSTRUCTION = 90
3. POST-CONSTRUCTION = 94.6

SOILS:
SEE GEOTECHNICAL REPORT FOR SOILS DATA

* SEE ATTACHED SHEET C-012 FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS

SITE AREA:
1. TOTAL AREA OF SITE = 0.79 ACRES
2. TOTAL AREA TO BE DISTURBED = 0.58 ACRES

NAME OF RECEIVING WATERS: ST. MARYS RIVER

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUN OFF. DRAWING NO. C-012 HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS AS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS REQUIREMENTS" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORMWATER MANAGEMENT

STORMWATER DRAINAGE WILL BE PROVIDED BY CURB AND GUTTER STORM SEWER, CURB INLETS AND CATCH BASINS FOR THE DEVELOPED AREAS. AREAS WHICH ARE NOT DEVELOPED BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. WHEN CONSTRUCTION IS COMPLETE, A APPROXIMATE TOTAL OF 0.58 ACRES± WILL HAVE BEEN REGRADED WHERE PRACTICAL, THE TEMPORARY SEDIMENT BASIN WILL BE IN THE LOCATION OF THE PERMANENT RETENTION BASIN. WHEN UPSLOPE AREAS ARE STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM SEDIMENT BASIN, AND THE AREAS ON THE SIDE OF THE BASIN WILL BE PLANTED WITH VEGETATION.
THIS IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THIS TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

REFER TO " CONTRACTORS REQUIREMENTS" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN AN EFFORT TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS REGARDING EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.P. DREDGE/FILL PERMIT N/A
C.O.E. DREDGE/FILL PERMIT N/A
S.J.R.W.M.D. M.S.S.W. PERMIT IN PROGRESS
CITY OF FERNANDINA BEACH DEVELOPMENT PERMIT IN PROGRESS

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____

TITLE:_____
CORPORATE OFFICER, GENERAL PARTNER, PROPRIETOR, EXECUTIVE OFFICER, OR RANKING ELECTED OFFICIAL

DATE:_____

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
10. APPLY BASE TO PARKING AREAS
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

NOTE: VERTICAL CONSTRUCTION OF THE BUILDING WILL BE TAKING PLACE DURING ALL THE SEQUENCE STEPS LISTED ABOVE

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN. (DWG. NO. C-012) THE TIMEFRAME OF SAID ACTIVITIES WILL BE BETWEEN NOVEMBER OF THE YEAR 2022 AND MARCH OF THE YEAR 2023.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND SEDIMENT CONTROL PLAN AND AS REQUIRED TO MEET THE SEDIMENT AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. STRAW BALE BARRIER: STRAW BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT -LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

CONTRACTOR'S REQUIREMENTS

9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
11. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP IS USUALLY INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA WITH THE FOLLOWING LIMITATIONS:
   A. THE SEDIMENT TRAP MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE VELOCITY OF OF FLOW AT DESIGN CAPACITY OF THE OUTLET WILL EXCEED THE PERMISSIBLE VELOCITY OF THE RECEIVING CHANNEL OR AREA.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORMWATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

Concrete	Fertilizers	Wood
Asphalt	Petroleum Based Products	Masonry Blocks
Tar	Cleaning Solvents	Roofing Materials
Detergents	Paints	Metal Studs

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OF JACKSONVILLE OR AT THE END OF THE JOB.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM SHALL BE COMPLETED BY THE INSPECTOR.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORMWATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORMWATER DISCHARGES

* IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
* WATER FROM WATER LINE FLUSHING.
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

DEWATERING

PRIOR TO ANY DISCHARGE OF GROUND WATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUND WATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUND WATER) TO SURFACE WATERS OF THE STATE.

STORMWATER TEAM

CONTRACTORS' AREAS OF WORK

MOBILIZATION/ DEMOBILIZATION DATES: TBD

SIGNATURE	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	RESPONSIBLE FOR/DUTIES
	TBD	
	TBD	
	TBD	
	TBD	
	TBD	
	TBD	
	TBD	

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.
PLOT DATE: 10.5.2022

STORMWATER POLLUTION PREVENTION WRITTEN PLAN

7 BREW DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE I
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

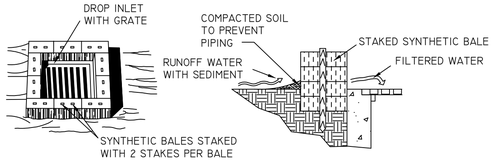
C-700

P:\JE Projects\2022\22-72 7Brew - Fernandina Beach\Design\ISAS\Civ-Notes-Details.dwg

Plotted: Oct 05, 2022 - 8:36am, By: xmarsiken

SEDIMENT AND EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON SEDIMENT FILTER DETAIL (SEE DETAIL THIS SHEET). THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE SYNTHETIC SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. SYNTHETIC BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE GIVEN TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. IT MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE, AFTER THE SYNTHETIC BALE OR FILTER BARRIERS, AND OR SILIT FENCES ARE NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAILS (THIS SHEET) FOR TYPICAL CONSTRUCTION.
25. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
26. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
27. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF FERNANDINA BEACH OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
28. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED AND MULCHED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR SHALL USE ADDITIONAL MEASURES TO STABLIZE DISTRUREB AREAS THROUGH COMPACTION, SILT SCREENS, HAY BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
29. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION, AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
30. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
31. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SJRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.
32. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS AND SPECIFICATIONS AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RULES AND REGULATIONS.
33. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS AND PRESERVATION EASEMENTS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER THE CONTRACT DOCUMENTS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND NASSAU CITY OF FERNANDINA BEACH STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.
35. THESE PLANS INCLUDING THE POLLUTION PREVENTION PLAN INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 6. CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS, AND FINES.
36. 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A "NOTICE OF INTENT" TO THE EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS. (FOR ANY CONSTRUCTION NOT COVERED BY THE OWNER'S "NOTICE OF INTENT" PERMIT)

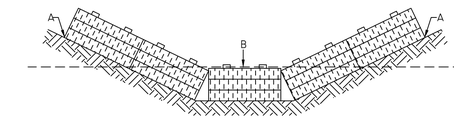


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER

N.T.S.

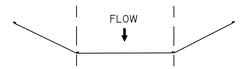


POINTS A SHOULD BE HIGHER THAN POINT B

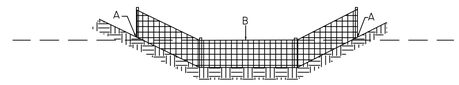
PROPER PLACEMENT OF SYNTHETIC BALE

IN A DRAINAGE WAY

N.T.S.



PLAN VIEW



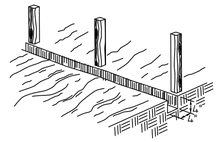
SECTION VIEW
POINTS A SHOULD BE HIGHER THAN POINT B

PROPER PLACEMENT OF A

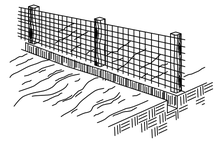
FILTER BARRIER IN DRAINAGE WAY

N.T.S.

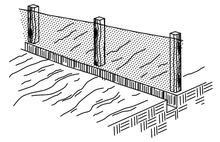
1. SET POSTS AND EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



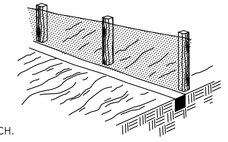
2. STAPLE WIRE FENCING TO THE POSTS.



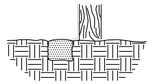
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



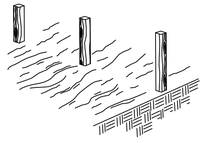
EXTENSION OF FABRIC
AND WIRE INTO THE TRENCH.



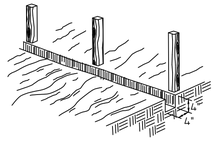
CONSTRUCTION OF SILT FENCE

N.T.S.

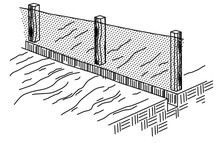
1. SET THE STAKES.



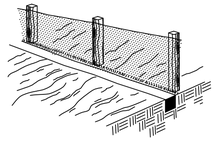
2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.

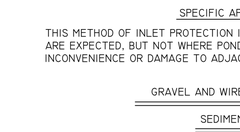


4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

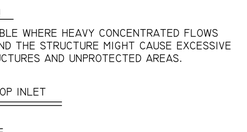


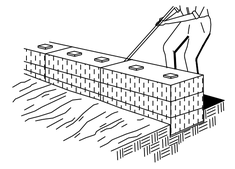
CONSTRUCTION OF A FILTER BARRIER

1. EXCAVATE THE TRENCH.

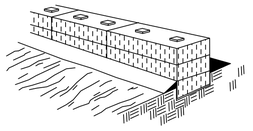


2. PLACE AND STAKE SYNTHETIC BALES.





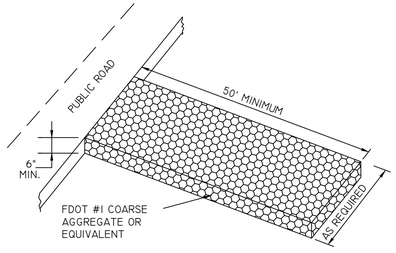
3. WEDGE LOOSE SYNTHETIC BETWEEN BALES.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

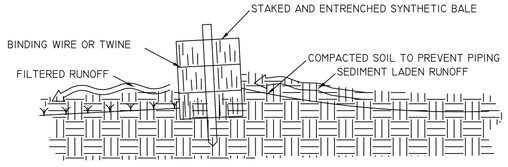
CONSTRUCTION OF A SYNTHETIC BALE BARRIER

N.T.S.



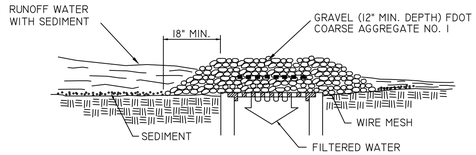
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



CROSS-SECTION OF A PROPERLY
INSTALLED SYNTHETIC BALE

N.T.S.



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

GRAVEL AND WIRE MESH DROP INLET

SEDIMENT FILTER

N.T.S.

10/5/2022
ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.: 22-72
DESIGN: E.J.A.
DRAWN: M.R.P.
CHECKED: E.J.A.

PLOT DATE: 10.5.2022

EROSION AND SEDIMENTATION CONTROL DETAILS

7 BREW
DRIVE-THRU COFFEE
SOUTH 14TH STREET
FERNANDINA BEACH, FL

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE 1
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

C-701

P:\JE Projects\2022\22-72 7Brew - Fernandina Beach\Design\BASE\Civ-Notes-Details.dwg

SEVEN BREW - FERNANDINA BEACH

STORMWATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR:_____ DATE:_____

INSPECTOR'S QUALIFICATIONS:

_____

_____

_____

_____

DAYS SINCE LAST RAINFALL:_____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

_____

_____

_____

_____

TO BE PERFORMED BY:_____ ON OR BEFORE:_____

SEVEN BREW - FERNANDINA BEACH

STORMWATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE:_____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

_____

_____

_____

_____

TO BE PERFORMED BY:_____ ON OR BEFORE:_____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE / OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

_____

_____

_____

_____

TO BE PERFORMED BY:_____ ON OR BEFORE:_____

SEVEN BREW - FERNANDINA BEACH

STORMWATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

_____

_____

_____

_____

TO BE PERFORMED BY:_____ ON OR BEFORE:_____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

_____

_____

_____

TO BE PERFORMED BY:_____ ON OR BEFORE:_____

SEVEN BREW - FERNANDINA BEACH

STORMWATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

REASONS FOR CHANGES:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE:_____

DATE:_____

C-702

ALMOND ENGINEERING

CONSULTING CIVIL ENGINEERS

6277 Dupont Station Court E., Suite 1

Jacksonville, FL 32217

(904) 306-0162 Phone

7 BREW

DRIVE-THRU COFFEE

SOUTH 14TH STREET

FERNANDINA BEACH, FL

CONTRACTOR CERTIFICATION SHEET

PLOT DATE: 10.5.2022

AE JOB NO.: 22-72

DESIGN: E.J.A.

DRAWN: M.R.P.

CHECKED: E.J.A.

DATE

REVISION

Issued

ERIC J. ALMOND, P.E.

FL# 59246

Print

Technical Review Committee: Application - Submission #10008

Date Submitted: 10/6/2022

Technical Review Committee: Application

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

Fees

- [ ] Initial submittal + two submittals of full site plans. $400 + 2% of the project construction cost (whichever is greater) for up to a maximum of $5,500.
- [ ] 3rd and subsequent resubmittals. 1/2 of original application fees
- [ ] Change of Use Determination Letter $50
- [ ] Engineering Review (Consultant Hourly Rate) $125

2022 Meeting Calendar

TRC 2022 Calendar

In observance of Thanksgiving on November 24, the TRC Regular Meeting is moved up to November 17.

IMPORTANT NOTES

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

****Please note that, unless otherwise indicated, the TRC meetings are scheduled as the following:**

TRC First Step Applications are presented at 10:00 AM on the 2nd Thursday of each month at the City Airport Conference Room;

TRC Application Review are reviewed at 10:00 AM on the 4th Thursdays of each month in City Hall Chambers.**

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

- Requirements for All Site Plans â€“ see LDC section 11.01.04
- Requirements for Subdivision Plats â€“ see LDC section 11.01.05
- Determination for Completeness & sufficiency â€“ see LDC section 11.03.01
- Review and Compliance Report by the Technical Review Committee â€“ see LDC Section 11.03.02
- Construction and Improvements â€“ see LDC section 11.05.00
- Amendments to Local Development Orders â€“ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- See Development Plan Submittal Checklist
- All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.
- A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.
- A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†’ Map Search

Site Address*

232 S 8th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0047-0040 and 00-00-31-1800-0047-0050

Lot

3 & 4

Block

47

Subdivision

Zoning District

MU-8

Future Land Use Designation*

8th Street Mixed Use

Overlay District*

None

Size of Property (acres)*

.69

Present Property Use*

Distillery

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Roger

Last Name*

Morenc

Company (if applicable)

Marlin & Barrel Distillery

Mailing Address*

232 S 8th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

904-321-4755

Email Address*

rtmorenc@yahoo.com

OWNER'S AGENT

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

First Name

Brett

Last Name

Manzie

Company (if applicable)

Mailing Address

301 Centre St STE 300

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-206-8685

Email Address

brett@mccranie-engineers.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

A1A Cidery

Proposed Access Road*

9th Street

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

75,000

Description of Request*

Add hard cider production to existing building and open attached yard up for recreation.

Site Plan Review Checklist

- [ ] The names, address, telephone number, fax number, and email address of the person preparing the plan.
- [ ] The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
- [ ] The legal description of the property, consistent with the required survey.
- [ ] A vicinity map showing the location of the property.

- [ ] The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
- [ ] The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
- [ ] The location of the mean high-water line, if such line is within the boundaries of the property.
- [ ] A topographic survey, soils report, grading plan, and an erosion control plan.
- [ ] A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
- [ ] A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
- [ ] The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
- [ ] The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning distr
- [ ] Elevations of all proposed structures.
- [ ] The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities
- [ ] The location of existing and proposed utilities, utility services, and easements.
- [ ] A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)
- [ ] A soil erosion and sediment control plan compliant with Section 3.01.04.
- [ ] For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.
- [ ] For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:
- [ ] o Timeline for the development; and
- [ ] o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.
- [ ] A summary block containing:
- [ ] o Land use category from the Future Land Use Map in the comprehensive plan;
- [ ] o Zoning district;
- [ ] o Total acreage;
- [ ] o Total square footage for non-residential uses;

- [ ] o Total density and number of units, proposed and permissible for residential uses;
- [ ] o Impervious surface ratio calculation, proposed and permissible;
- [ ] o Floor area ratio calculation, proposed and permissible;
- [ ] o Total number of parking spaces, required and provided; and
- [ ] o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.
- [ ] Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to:
- [ ] o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)
- [ ] o Concurrency analysis (concurrency analysis reports shall contain the information set forth in Section 7.04.00.)
- [ ] o Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)
- [ ] o Parking studies (requirements for parking studies are set forth in Section 7.01.04.)
- [ ] o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)
- [ ] o Environmental Impact Study (requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)
- [ ] o Tree Protection Plan (Section 4.05.09.)
- [ ] o Landscape Plan (Section 4.05.00.)
- [ ] o Lighting Plan (Section 3.05.00.), Section 7.01.04.B)
- [ ] o Signage Plan (Section 5.03.00.)
- [ ] o Proof of Ownership â€“ provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.
- [ ] Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies
- [ ] â€¢ Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as r

School Concurrency

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

Certification*

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

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

Applicant First Name*

Roger

Applicant Last Name*

Morenc

Today's Date*

10/6/2022

Upload Supporting Documentation*

Survey in pdf.pdf

Upload 2

Choose File No file selected

Upload 3

Choose File No file selected

Upload 4

Choose File No file selected

Upload 5

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Upload 6

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Upload 7

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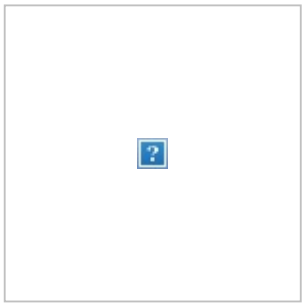

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES.
2. ALL MATERIAL SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITER'S LABORATORIES, INC., AND THE NATIONAL MANUFACTURERS ASSOCIATION.
3. ALL ELECTRICAL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.
4. DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE ONLY THE GENERAL ARRANGEMENT. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
5. SHOP DRAWING SUBMITTALS ARE ONLY REVIEWED FOR GENERAL CONFORMANCE WITH THE INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR MUST REVIEW AND APPROVE THE SHOP DRAWINGS PRIOR TO THEIR SUBMITTAL TO THE ARCHITECT/ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP SHALL BE RETURNED WITHOUT REVIEW. ANY REQUESTED CHANGES TO THE CONTRACT DOCUMENTS SHALL BE COMMUNICATED IN WRITING PRIOR TO SUBMITTING THE SHOP DRAWINGS AND CLOUDED ON THE SHOP DRAWINGS.
6. ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EFFECTIVE THE DAY THE PROJECT IS ACCEPTED BY THE OWNER.
7. ELECTRICAL CONTRACTOR SHALL MAKE ALL ELECTRICAL POWER CONNECTIONS TO HVAC, PLUMBING, AND OTHER EQUIPMENT AS REQUIRED.
8. A COMPLETE GROUNDING SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE NEC, AND AS SHOWN ON THE DRAWINGS.
9. ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
10. ALL WIRING SHALL BE INSTALLED IN GALVANIZED RIGID CONDUIT, INTERMEDIATE METAL CONDUIT, OR EMT. EMT SHALL NOT BE USED IN OR UNDER CONCRETE SLABS, OR IN MASONRY WALLS. USE SCHEDULE 40 PVC OUTDOORS WHERE NOT SUBJECT TO PHYSICAL DAMAGE OR BELOW FLOOR SLAB.

    HORIZONTALLY RUNNING CONDUIT **SHALL NOT BE ALLOWED** WITHIN ELEVATED CONCRETE SLABS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.

    CONCEALED BRANCH CIRCUITS RATED 30 AMPS OR LESS MAY UTILIZE TYPE MC FLEXIBLE METAL CABLE WHERE CODE ALLOWS. SUPPORT WITHIN 12" OF ALL CONNECTIONS AND NOT MORE THAN 4'-6" ON CENTER.

    ALL RACEWAYS (EXCEPT THOSE BELOW SLAB OR GRADE) SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO BUILDING LINES.
11. BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER RATED AT NOT LESS THAN 600 VOLTS. MINIMUM SIZE SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL WIRE #8 AWG AND LARGER SHALL BE STRANDED. ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID, UNLESS OTHERWISE NOTED.

    FEEDERS RATED GREATER THAN 150 AMPERES MAY UTILIZE 75°C COMPACT ALUMINUM CONDUCTORS OF EQUIVALENT AMPACITY, TYPE XHHW OR XHHW-2 INSULATION, EQUIVALENT TO ALCAN SERIES 8000 CONDUCTORS. CONTRACTOR TO VERIFY CONDUIT SIZES REQUIRED FOR ALUMINUM FEEDERS.
12. BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE THHN OR THWN AS REQ'D.
13. PROVIDE A PULLWIRE IN ALL EMPTY CONDUITS.
14. PROVIDE A TYPED DIRECTORY IN ALL PANELBOARDS CLEARLY DESCRIBING THE LOCATION OF AND TYPE OF LOAD BEING SERVED FOR ALL CIRCUITS.
15. PROVIDE ENGRAVED PHENOLIC NAMEPLATES FOR ALL PANELBOARDS AND DISCONNECT SWITCHES, BLACK LETTERS ON WHITE BACKGROUND.
16. FUSES 0 - 600 AMPS SHALL BE UL CLASS "RK-1" LOW PEAK DUAL ELEMENT TIME DELAY WITH 200,000 AMPERE INTERRUPTING RATING AS MANUFACTURED BY BUSS, UNLESS NOTED OTHERWISE.
17. VERIFY ALL REQUIREMENTS AND COORDINATE EXACT LOCATION OF INCOMING ELECTRICAL SERVICE WITH LOCAL POWER COMPANY PRIOR TO PROJECT START-UP. NOTIFY ENGINEER OF ANY CHANGES AS MAY BE REQUIRED.

    AVAILABLE FAULT CURRENT AT SERVICE TRANSFORMER TO BE FIELD VERIFIED WITH SERVING UTILITY. ACTUAL FAULT CURRENT VALUES TO BE FIELD MARKED ON ALL GEAR IN ACCORDANCE WITH NEC 110.24.
18. (RESERVED).
19. ALL TERMINALS, SPLICING CONNECTORS, LUGS, ETC. SHALL BE IDENTIFIED FOR USE WITH THE MATERIAL (CU/AL) OF THE CONDUCTOR AND SHALL BE PROPERLY INSTALLED.
20. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ELECTRICAL EQUIPMENT FROM FOREIGN MATERIAL DURING CONSTRUCTION (PAINT, SPACKLE, ETC.).
21. PENETRATIONS OF REQUIRED SMOKE PARTITIONS SHALL BE SEALED USING METHODS APPROVED UNDER THE STATE BUILDING CODE. COORDINATION WITH THE GENERAL CONTRACTOR SHALL BE MAINTAINED TO INSURE THAT THIS SMOKE STOPPING IS ACCOMPLISHED.
22. WHERE PENETRATIONS ARE MADE THROUGH A REQUIRED FIRE-RESISTIVE WALL, FLOOR, OR PARTITION FOR THE PURPOSE OF RUNNING RACEWAY CARRYING ELECTRICAL, TELEPHONE, TELEVISION, OR LOCAL COMMUNICATION AND/OR SIGNALING CIRCUITS, THE OPENING AROUND THE RACEWAY SHALL BE FIRE STOPPED PER THE STATE BUILDING CODE. COORDINATION WITH THE GENERAL CONTRACTOR SHALL BE MAINTAINED TO INSURE THAT THIS FIRE STOPPING IS ACCOMPLISHED. USE APPROVED ASSEMBLIES SUCH AS THE FOLLOWING:
    - UP TO 1" PENETRATIONS OF 1, 2, 3 & 4 HOUR GYPSUM WALLS - U.L.#WL1001
    - UP TO 4" PENETRATIONS OF 1 & 2 HOUR GYPSUM WALLS - U.L.#WL1001
    - UP TO 4" PENETRATIONS OF 1 & 2 HOUR CONC. OR BLOCK WALLS & FLOORS - U.L.#CAJ1009
    - UP TO 4" PENETRATIONS OF 3 & 4 HOUR CONC. OR BLOCK WALLS & FLOORS - U.L.#CBJ1020.
23. IN REQUIRED FIRE RATED WALLS AND PARTITIONS, OPENINGS FOR INSTALLATION OF BOXES THAT ARE GREATER THAN 16 SQUARE INCHES SHALL BE PROTECTED AS REQ'D BY U.L. COORDINATE CLOSELY WITH THE GENERAL CONTRACTOR TO INSURE THAT THE INTEGRITY OF THE U.L. RATING IS MAINTAINED.
24. WHERE A HOME RUN IS SHOWN, THE CIRCUIT SHALL BE INSTALLED IN A DEDICATED CONDUIT, DO NOT COMBINE WITH OTHER CIRCUITS. WHERE A CIRCUIT HOMERUN IS NOT SHOWN, THE CONTRACTOR SHALL COMBINE CIRCUITS AS FOLLOWS:
    - A MAXIMUM OF THREE 20A BRANCH CIRCUITS MAY BE COMBINED IN A COMMON HOMERUN SHARING A COMMON NEUTRAL OR WITH SEPARATE NEUTRALS FOR A MAXIMUM OF TOTAL OF SIX CURRENT CARRYING CONDUCTORS.
    - 20A BRANCH CIRCUITS SERVING NON-LINEAR LOADS (FLUOR. LIGHTING, EMPLOYEE WORKSTATIONS, DATA SYSTEMS, ETC.) USING SHARED NEUTRALS SHALL UTILIZE #10 CU NEUTRAL, MINIMUM.
    - ALL BRANCH CIRCUITS LARGER THAN 20A SHALL BE SEPARATELY HOMERUN TO THE PANEL.
25. ALL RACEWAYS SHALL BE CONCEALED UNLESS OTHERWISE NOTED. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CONCEALING RACEWAYS AFTER INITIAL CONSTRUCTION.
26. CLOSE OUT DOCUMENTS:
    - AS-BUILTS: WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING:
        1) A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
        2) FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.
    - OPERATION AND MAINTENANCE MANUALS: AN OPERATING MANUAL AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
        1) SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE;
        2) OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED;
        3) NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

ELECTRICAL SYMBOL LEGEND

WIRING AND WIRING DEVICES

WIRING SYSTEM CONCEALED IN WALL OR CEILING. DASHED LINES INDICATE WIRING RUN BELOW SLAB / GRADE.

LOW VOLTAGE CONTROL WIRING SYSTEM CONCEALED IN WALL OR CEILING.

WIRING SYSTEM TO BE RUN EXPOSED. DASHED LINES INDICATE WIRING RUN BELOW SLAB / GRADE.

BRANCH CIRCUIT HOMERUN TO PANEL. NUMBER OF ARROWHEADS INDICATE NUMBER OF CIRCUITS. THREE CIRCUITS OF ALTERNATING PHASES MAY BE COMBINED IN ONE CONDUIT, HOWEVER THEY SHALL EITHER BE EQUIPPED w/ DEDICATED NEUTRALS, COMMON TRIP CIRCUIT BREAKERS, OR HANDLE-TIES ON THEIR BREAKERS.

MOTOR PROVIDED AND INSTALLED BY MECH. CONTRACTOR, WIRED BY ELEC. CONTRACTOR, NUMERALS INDICATE HORSEPOWER.

JUNCTION BOX, CEILING AND WALL MOUNTED.
- 'P' INDICATES SYSTEMS FURNITURE POWER WHIP, SEE DETAILS.
- 'C' INDICATES SYSTEMS FURNITURE COMMUNICATIONS WHIP, SEE DETAILS.

SINGLE SERVICE FLOORBOX / POKE-THROUGH, JUNCTION BOX.
- ON-GRADE: HUBBELL B2536 SERIES BOX OR APPROVED EQUAL, UON.
- ABOVE GRADE: HUBBELL S1PT4X4-J BOX SERIES OR APPROVED EQUAL, UON.
- 'P' INDICATES SYSTEMS FURNITURE POWER WHIP, SEE DETAILS.
- 'C' INDICATES SYSTEMS FURNITURE COMMUNICATIONS WHIP, SEE DETAILS.

FIRE ALARM DEVICES

- 'C' INDICATES CEILING MOUNTED.

CM — CARBON MONOXIDE DETECTOR WALL OR CEILING MTD.
H — HEAT DETECTOR WALL OR CEILING MOUNTED.
S — SMOKE DETECTOR WALL OR CEILING MOUNTED.
D — SMOKE DETECTOR DUCT MOUNTED.
FACP — FIRE ALARM CONTROL PANEL.
FAAP — FIRE ALARM ANNUNCIATOR PANEL.
NAC — FIRE ALARM NOTIFICATION APPLIANCE CABINET.
ERRCS — EMERGENCY RESPONDER RADIO COVERAGE SYSTEM.
DH — DOOR HOLDER INTERFACE DEVICE.
IM — INPUT MODULE INTERFACE DEVICE.
R — RELAY INTERFACE DEVICE.
FS — FIRE ALARM FLOW SWITCH.
PS — FIRE ALARM PRESSURE SWITCH.
TS — FIRE ALARM TAMPER SWITCH.
F — FIRE ALARM PULL STATION.
LF — LOW FREQUENCY ALARM DEVICE.
V — VISUAL ONLY ALARM DEVICE.
V/A — VISUAL / AUDIBLE ALARM DEVICE.
B — BELL ALARM DEVICE.
SP — SPEAKER ALARM DEVICE.
SB — SPEAKER / STROBE ALARM DEVICE.
SC — SINGLE STATION CARBON MONOXIDE ALARM.
H — SINGLE STATION HEAT ALARM.
S — SINGLE STATION SMOKE ALARM.
D — SINGLE STATION DUCT SMOKE ALARM.
A — SINGLE STATION DUCT SMOKE REMOTE ALARM.

SITE

BOLLARD LIGHT FIXTURE.
GROUND MOUNTED FLOODLIGHT FIXTURE.
GROUND MOUNTED LINEAR SIGNLIGHT FIXTURE.
POST TOP LIGHT FIXTURE.
POLE MOUNTED SITE LIGHT FIXTURE (1 HEAD).
POLE MOUNTED SITE LIGHT FIXTURE (2 HEAD).

RECEPTACLES

ALL RECEPTACLES SHALL BE A MINIMUM RATING OF 120 VOLT, 20 AMP, UON. VERTICAL MOUNTED BOX HEIGHTS SHALL BE TO CENTER, HORIZONTAL MOUNTED BOX HEIGHTS SHALL BE TO TOP, UON.
- 'AFI' INDICATES ARC FAULT CIRCUIT INTERRUPTER.
- 'GFI' INDICATES GROUND FAULT CIRCUIT INTERRUPTER.
- 'WP' INDICATES WEATHERPROOF IN USE, WEATHER-RESISTANT RECEPTACLE w/ IN-USE EXTRA DUTY COVER. RECEPTACLES LOCATED IN WET OR DAMP LOCATIONS SHALL BE WP, WHETHER INDICATED OR NOT.
- 'EWC' INDICATES ELECTRIC WATER COOLER.
- 'EX' INDICATES EXISTING TO BE REUSED.
- 'HD' INDICATES HAND DRYER CONNECTION.
- 'TR' INDICATES TAMPER RESISTANT (INTEGRAL TO RECEPTACLE). ALL DWELLING UNIT DUPLEX RECEPTACLES SHALL BE LISTED TAMPER RESISTANT TYPE. ALL NON-LOCKING, 120V, 15A AND 20A RECEPTACLES SHALL BE TAMPER-RESISTANT, EXCEPT IN MECHANICAL ROOMS, ELECTRICAL ROOMS, AND JANITORS CLOSETS, WHETHER INDICATED OR NOT.
- 'CH' INDICATES HALF CONTROLLED.
- 'CF' INDICATES FULL CONTROLLED (BOTH PLUGS OF DUPLEX).
- 'SB' INDICATES RECEPTACLE FOR SMARTBOARD, SEE DETAIL.
- 'USB' INDICATES POWER/USB CHARGING.
- SHADING:
- CENTER SHADING INDICATES DEVICE MOUNTED ABOVE COUNTER TOP 3'-8" AFF, UON.
- 1/2 SHADING INDICATES DEVICE TO BE SWITCHED.

SIMPLEX RECEPTACLE, CEILING, FLOOR AND WALL MOUNTED.

DUPLEX RECEPTACLE, CEILING, FLOOR AND WALL MOUNTED. FLOOR IS SINGLE SERVICE FLOORBOX / POKE-THROUGH, ONE DUPLEX RECEPTACLE.
- ON-GRADE: HUBBELL B2536 SERIES BOX OR APPROVED EQUAL, UON.
- ABOVE GRADE: HUBBELL S1PT4X4-J SERIES BOX OR APPROVED EQUAL, UON.

DOUBLE DUPLEX RECEPTACLE, CEILING, FLOOR AND WALL MOUNTED.

220V RECEPTACLE, CEILING, FLOOR AND WALL MOUNTED.
- 'DRYER' INDICATES NEMA 14-30R.

SPECIAL RECEPTACLE (AS INDICATED), CEILING, FLOOR AND WALL MOUNTED.

MULTI-OUTLET ASSEMBLY.

MISCELLANEOUS DEVICES

FSD — 120V FIRE / SMOKE DAMPER (FURNISHED & INSTALLED BY DIV 23, CIRCUITED BY DIV 26).
SD — 120V SMOKE DAMPER (FURNISHED & INSTALLED BY DIV 23, CIRCUITED BY DIV 26).
M — 120V MOTORIZED DAMPER (FURNISHED & INSTALLED BY DIV 23, CIRCUITED BY DIV 26).
ER — EMERGENCY RELAY.

SECURITY INFRASTRUCTURE

ALL CONDUITS INDICATED BELOW SHALL BE ROUTED TO THE SECURITY PANEL IN THE COMM ROOM. COORDINATE w/ SECURITY INSTALLER FOR LOCATION OF SECURITY PANEL.

CCTV — CCTV CAMERA.
ACP — ACCESS CONTROL PANEL.
CR — CARD READER, OUTLET BOX AT 3'-10" AFF.
DC — DOOR CONTACT.
ML — MAGNETIC LOCK.
PB — PUSH BUTTON, OUTLET BOX AT 3'-10" AFF.
GC — GATE CONTACT.
REX — REQUEST TO EXIT.
ES — ELECTRIC STRIKE.
MS — MOTION SENSOR.
GB — GLASS BREAK SENSOR.

COMMUNICATIONS

OUTLETS SHALL BE MOUNTED AT SAME HEIGHT AS ADJACENT RECEPTACLE, w/ CONDUIT STUBBED OUT ABOVE ACCESSIBLE CEILING.
- 'W' INDICATES 48" AFF MOUNTING.
- 'INT' INDICATES INTERCOM OUTLET.

TELEPHONE OUTLET w/ 3/4"C, CEILING, FLOOR AND WALL MOUNTED.
DATA OUTLET w/ 1"C, CEILING, FLOOR AND WALL MOUNTED.
COMBINATION TEL / DATA OUTLET w/ 1"C, CEILING, FLOOR AND WALL MOUNTED.
TO — WALL MOUNTED TV OUTLET w/ 1"C, UON, SEE ARCH PLANS FOR MOUNTING HEIGHT.
RECEPTACLE (SIMPLEX, DUPLEX, DOUBLE DUPLEX, 220V OR SPECIAL), COMBINATION TEL/DATA OUTLET w/ 1"C, AND INTERCOM OUTLET IN FLOOR / WALL BOX, WIREMOLD FB-SERIES OR APPROVED EQUAL, UON.
GAP — GENERATOR ANNUNCIATOR PANEL.
SP / SP — SPEAKER CEILING AND WALL MOUNTED.
DS — DISCONNECT SWITCH FOR NOTIFICATION.
DB — DOOR BELL PUSH BUTTON.
TX — LOW VOLTAGE TRANSFORMER.
VA — VISUAL / AUDIBLE DOOR NOTIFICATION.
IC — INTERCOMM.
VC — VOLUME CONTROL.
GROUND BAR.
WAP — WAP.
DATA PATCH PANEL.

SWITCHING

20A, 120/277 VOLT, +48" AFF TO TOP, UON.
- '2' INDICATES 2-POLE.
- '3' INDICATES 3-WAY.
- '4' INDICATES 4-WAY.
- 'D' INDICATES 0-10V DIMMER SWITCH. COORDINATE EXACT TYPE AND RATING w/ LIGHTING CONTROLLED.
- 'T' INDICATES 0-60 MINUTE TIMER SWITCH.
- 'K' INDICATES KEY OPERATED SWITCH.
- 'LV' INDICATES LOW VOLTAGE SWITCH.
- 'LV2' INDICATES 2-RELAY LOW VOLTAGE SWITCH.
- '[#]' INDICATES LIGHTING CONTROL ZONE. SEE LIGHTING CONTROL SCHEDULE FOR DETAILS.

$ — SINGLE POLE SWITCH.
$VS — LINE VOLTAGE, VACANCY SENSOR SWITCH, MANUAL-ON / AUTO-OFF, DUAL-TECHNOLOGY, PROVIDE COMPLETE ROOM COVERAGE.
$OC — LINE VOLTAGE, OCCUPANCY SENSOR SWITCH, AUTO-ON / AUTO-OFF, DUAL-TECHNOLOGY, PROVIDE COMPLETE ROOM COVERAGE.
$OCD — LINE VOLTAGE, OCCUPANCY SENSOR SWITCH w/ DIMMING, AUTO-ON / AUTO-OFF, DUAL-TECHNOLOGY, PROVIDE COMPLETE ROOM COVERAGE.
OC $LV — LOW VOLTAGE, OCCUPANCY SENSOR SWITCH, AUTO-ON / AUTO-OFF, DUAL-TECHNOLOGY, PROVIDE COMPLETE ROOM COVERAGE.
PP / PP2 — LOW-VOLTAGE CONCEALED POWER PACK FOR OCCUPANCY SENSOR.
PPA / PPA2 — LOW-VOLTAGE CONCEALED POWER PACK FOR OCCUPANCY SENSOR, AUTO-ON / AUTO-OFF.
PPM / PPM2 — LOW-VOLTAGE CONCEALED POWER PACK FOR OCCUPANCY SENSOR, MANUAL-ON / AUTO-OFF.
PPD / PPD2 — LOW-VOLTAGE CONCEALED POWER PACK FOR OCCUPANCY SENSOR, MANUAL-ON / AUTO-OFF, 0-10V DIMMING.
VS / VS — LOW-VOLTAGE DUAL-TECHNOLOGY VACANCY SENSOR, CEILING AND WALL MOUNTED, MANUAL-ON / AUTO-OFF w/ EXTENDED RANGE (AT LEAST 56'-0" MINOR MOTION RANGE DIAMETER AT 9'-0" AFF MOUNTING HEIGHT).
OC / OC — LOW-VOLTAGE DUAL-TECHNOLOGY OCCUPANCY SENSOR, CEILING AND WALL MOUNTED, AUTO-ON / AUTO-OFF w/ EXTENDED RANGE (AT LEAST 56'-0" MINOR MOTION RANGE DIAMETER AT 9'-0" AFF MOUNTING HEIGHT).
PC — NORTH FACING ROOF MOUNTED PHOTOCELL.
TC — TIMECLOCK, REFER TO LIGHTING CONTROL DIAGRAM.
IV — INVERTER, 50W, 277V, 90 MINUTE BATTERY.

LIGHTING FIXTURES

SEE FIXTURE SCHEDULE FOR DETAILS.
- 'N/L' INDICATES FIXTURE UNSWITCHED (NITE LIGHT).
- LOWER CASE LETTERING DENOTES SWITCH / RELAY CONTROLLING THE FIXTURE.

SHADING:
- 1/2 SHADING INDICATES FIXTURE TO BE PROVIDED w/ 90-MINUTE, MINIMUM BATTERY BACKUP.

DOWNLIGHT RECESSED FIXTURE, ARROW INDICATES WALL WASH TYPE AND DIRECTION TO AIM FIXTURE.
DOWNLIGHT SURFACE MOUNTED FIXTURE.
EMERGENCY EGRESS LIGHT FIXTURE.
EXIT SIGN FIXTURE, CEILING AND WALL MOUNTED. SHADING INDICATES ILLUMINATED FACE, ARROWS INDICATE CHEVRONS.
CEILING FAN.
LINEAR PENDANT FIXTURE.
2' x 4' LIGHTING FIXTURE. DIAGONAL INDICATES FIXTURE UNSWITCHED (NITE LIGHT).
2' x 2' LIGHTING FIXTURE.
ROUND BOWL / DRUM PENDANT FIXTURE.
4' STRIP FIXTURE.
SURFACE FIXTURE.
WALL MOUNTED LIGHT FIXTURE.
TRACK LIGHT FIXTURE.
STEP LIGHT FIXTURE.

DISTRIBUTION DEVICES

- DASHED LINES ADJACET TO EQUIPMENT INDICATES CLEARANCES.

30/3/20 — HEAVY DUTY DISCONNECT SWITCH. PROVIDE NEMA 3R ENCLOSURES FOR EXTERIOR DISCONNECTS.
- NUMBERS INDICATE AMP FRAME / # POLES / AMP FUSE.
- 'NF' INDICATES NON-FUSIBLE.

120 / 208V PANELBOARD, SURFACE OR RECESS MOUNTED. SEE SCHEDULE FOR DETAILS.
277 / 480V PANELBOARD, SURFACE OR RECESS MOUNTED. SEE SCHEDULE FOR DETAILS.
T — TRANSFORMER.
SWITCHBOARD, SEE SCHEDULE FOR DETAILS.
SPD — SURGE PROTECTIVE DEVICE.
UTILITY METER
ENCLOSED CIRCUIT BREAKER

THOMAS C. NIELSEN — LICENSE — No. 53492 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

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This item has been electronically signed and sealed by Thomas C. Nielsen, PE on the date adjacent to this seal using a digital signature.

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AR 17749

#	DATE	COMMENT

RICE ARCHITECT
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MARLIN & BARREL DISTILLERY
232 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	MAR

DESCRIPTION: LEGEND & GENERAL NOTES

SHEET: E0.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt

ELECTRICAL ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CB, CKT BKR	CIRCUIT BREAKER
CLG	CEILING
CU	COPPER OR CONDENSING UNIT
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
ECB	ENCLOSED CIRCUIT BREAKER
ELEV	ELEVATOR
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING
EOR	ENGINEER OF RECORD
ERRCS	EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
ES	ENERGY SAVING
EVC	ELECTRIC VEHICLE CHARGER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FPC	FIRE PUMP CONTROLLER
FSD	FIRE SMOKE DAMPER
G, GND	GROUND
GACP	GENERATOR ANNUNCIATOR AND CONTROL PANEL
GD	GENERATOR DISCONNECT
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HT	HEIGHT
IG	ISOLATED GROUND
JB, J-BOX	JUNCTION BOX
JPC	JOCKEY PUMP CONTROLLER
KAIC	THOUSAND AMPERE INTERRUPTING CAPACITY
kcmil	THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERE
LC	LIGHTING CONTRACTOR
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
N/L	NIGHT LIGHT
NAC	NOTIFICATION APPLIANCE CABINET
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
OC	ON CENTER
PNL	PANEL
PVC	POLY-VINYL-CHLORIDE (SCHEDULE 40, UON)
SE	SERVICE ENTRANCE
TBB	TELECOMMUNICATIONS BACKBONE BONDING
TGB	TELECOMMUNICATIONS GROUND BAR
TMGB	TELECOMMUNICATIONS MAIN GROUND BAR
TR	TAMPER RESISTANT
TTB	TELECOMMUNICATIONS TERMINAL BOARD
TYP	TYPICAL
UD	UTILITY DISCONNECT
UON	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLT-AMPERE
W	WATT
WP	WEATHERPROOF

BRANCH CIRCUIT VOLTAGE DROP TABLE

NOTES:
A. BRANCH CIRCUIT UNGROUNDED AND NEUTRAL CONDUCTORS ADJUSTED FOR VOLTAGE DROP OF 3%.
B. EQUIPMENT GROUNDING CONDUCTOR SIZE INCREASE IN PROPORTION TO UNGROUNDED CONDUCTORS PER NEC 250.122(B).
C. VOLTAGE DROP CALCULATIONS BASED ON 100% CIRCUIT LOAD, 100% POWER FACTOR, AND 6 OR LESS CURRENT CARRYING CONDUCTORS PER RACEWAY.
D. DISTANCE INDICATES CONDUCTOR LENGTH FROM OVERCURRRENT DEVICE TO LAST DEVICE / OUTLET / EQUIPMENT.
E. THE LARGER OF THE CONDUCTOR SIZES INDICATED IN THE PANEL SCHEDULES AND THE VOLTAGE DROP TABLE ABOVE, SHALL BE USED.
F. WHERE THE WIRE SIZE IS LARGER THAN THE MAXIMUM WIRE SIZE TERMINAL OF THE EQUIPMENT, PROVIDE A JUNCTION BOX AND SPLICE DOWN TO THE LARGEST WIRE SIZE POSSIBLE. THE BOX SHALL
G. BE LOCATED AS CLOSE TO THE TERMINATION AS POSSIBLE, BUT NO FARTHER THAN 15 FEET. WHERE BRANCH CIRCUIT EXCEEDS DISTANCES NOTED ABOVE AND SIZES ARE NOT OTHERWISE NOTED ON PLANS, NOTIFY ENGINEER.

OVER-CURRENT PROTECTION	BRANCH CIRCUIT		MAXIMUM LENGTH					
	CONDUCTOR (PH&N / G)	RACEWAY	120V, 1Ø	208V, 1Ø	208V, 3Ø	277V, 1Ø	480V, 1Ø	480V, 3Ø
15A	#12 / #12	1/2"	60'	105'	121'	140'	242'	280'
	#10 / #10	1/2"	96'	167'	193'	222'	386'	445'
	#8 / #8	3/4"	153'	266'	307'	354'	614'	709'
	#6 / #6	1"	244'	423'	488'	563'	976'	1127'
20A	#12 / #12	1/2"	45'	78'	91'	105'	182'	210'
	#10 / #10	1/2"	72'	125'	144'	167'	289'	334'
	#8 / #8	3/4"	115'	199'	230'	265'	460'	532'
	#6 / #6	1"	183'	317'	366'	422'	732'	845'
30A	#10 / #10	1/2"	48'	83'	96'	111'	193'	222'
	#8 / #8	3/4"	76'	133'	153'	177'	307'	354'
	#6 / #6	1"	122'	211'	244'	281'	488'	563'
	#4 / #4	1-1/4"	194'	336'	388'	448'	776'	896'
40A	#8 / #10	3/4"	57'	99'	115'	132'	230'	266'
	#6 / #8	1"	91'	158'	183'	211'	366'	422'
	#4 /#4	1-1/4"	145'	252'	291'	336'	582'	672'
	#3 / #4	1-1/4"	183'	318'	367'	423'	734'	847'
50A	#6 / #10	1"	73'	126'	146'	169'	292'	338'
	#4 / #6	1-1/4"	116'	201'	233'	268'	465'	538'
	#3 / #6	1-1/4"	146'	254'	293'	338'	587'	678'
	#2 / #4	1-1/4"	185'	320'	370'	427'	740	855'
60A	#6 / #10	1"	61'	105'	122'	140'	244'	281'
	#4 / #6	1-1/4"	97'	168'	194'	224'	388'	448'
	#3 / #6	1-1/4"	122'	212'	244'	282'	489'	565'
	#2 / #4	1-1/4"	154'	267'	308'	356'	617'	712'
70A	#4 / #8	1-1/4"	83'	144'	166'	192'	332'	384'
	#3 / #6	1-1/4"	104'	181'	209'	242'	419'	484'
	#2 / #4	1-1/4"	132'	229'	264'	305'	529'	610'
	#1 / #4	1-1/2"	166'	298'	333'	385'	667'	770'
80A	#3 / #8	1-1/4"	91'	159'	183'	211'	367'	423'
	#2 / #6	1-1/4"	115'	200'	231'	267'	462'	534'
	#1 / #4	1-1/2"	145'	253'	292'	336'	583'	674'
	#1/0 / #4	1-1/2"	184'	319'	368'	425'	736'	850'
90A	#2 / #8	1-1/4"	102'	178'	205'	237'	411'	475'
	#1 / #6	1-1/2"	129'	224'	259'	299'	519'	599'
	#1/0 / #4	1-1/2"	163'	283'	327'	377'	654'	756'
	#2/0 / #4	2"	206'	357'	413'	476'	825'	953'
100A	#2 / #8	1-1/4"	92'	160'	185'	213'	370'	427'
	#1 / #6	1-1/2"	116'	202'	233'	269'	467'	539'
	#1/0 / #4	1-1/2"	147'	255'	294'	340'	589'	680'
	#2/0 / #4	2"	185'	321'	371'	428'	742'	857'

GENERAL SYMBOLS

PLAN OR DETAIL NO. / SHEET NUMBER	
1	KEYED NOTE TO PLAN
1	REVISION NUMBER
N	NORTH ARROW

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MODEL	MANUFACTURER	LAMP DATA QTY	LAMP DATA TYPE	VOLTS	WATTAGE	MOUNTING	COMMENTS
C8	8 FT LED VAPORTIGHT STRIP, 3500K (900 LUMENS/FT)	WBSLED-900-80-35-S-8-X-UNV-DP-1-SC	AXIS LIGHTING	1	LED	120 V	80 W	JOIST	
EM	EMERGENCY EGRESS WITH 90 MIN BATTERY BACKUP	SEL17	SURE-LITES	1	LED	120 V	5 W	WALL	
EX	COMBO EXIT-EMERG EGRESS WITH 90 MIN BATTERY BACKUP	APCH7R	SURE-LITES	1	LED	120 V	6 W	WALL	
S4	4 FT LED LENSED STRIP, 3500K (4010 LUMENS)	4WSL-LD2-40-SRS-UNV-L835-CD1-U	COOPER LIGHTING	1	LED	120 V	35 W	JOIST	
S8	8 FT LED LENSED STRIP, 3500K (8072 LUMENS)	8WSL-LD2-80-SRS-UNV-L835-CD1-U	COOPER LIGHTING	1	LED	120 V	73 W	JOIST	
V1	RESTROOM VANITY LIGHT	3-524-24-XX	OXYGEN LIGHTING	1	LED	120 V	0 W	WALL	

LIGHTING FIXTURE SCHEDULE NOTES:
1. CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF FIXTURE DESIRED. SUBMIT CUTSHEETS OF ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY FIXTURES.
2. ALL FIXTURES SHALL BE 3500°K, 80 CRI MIN UON.

LIGHTING SYSTEMS COMMISSIONING REQUIREMENTS

LIGHTING CONTROL SYSTEM SHALL UNDERGO FUNCTIONAL TESTING AS DESCRIBED BELOW. TESTING SHALL BE BY THE CONTRACTOR UNDER THE SUPERVISION OF A CERTIFIED REPRESENTATIVE OF THE LIGHTING CONTROL SYSTEMS MANUFACTURER(S).

PRIOR TO PASSING FINAL INSPECTION, THE LIGHTING CONTROL SYSTEMS SHALL HAVE BEEN TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL SUBMIT A LETTER CERTIFYING THE SUCCESSFUL COMPLETION OF FUNCTIONAL TESTING TO THE ENGINEER AT LEAST 2 DAYS PRIOR TO FINAL INSPECTION. THIS CERTIFICATION LETTER MUST BE AVAILABLE TO THE INSPECTOR AT THE TIME OF FINAL INSPECTION.

OCCUPANT SENSOR CONTROLS
1. CERTIFY THAT THE OCCUPANT SENSORS HAVE BEEN LOCATED AND AIMED FOR PROPER COVERAGE OF THE INTENDED AREA IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. FOR PROJECTS WITH SEVEN OR FEWER OCCUPANT SENSORS, EACH SENSOR SHALL BE TESTED.
3. FOR PROJECTS WITH MORE THAN SEVEN OCCUPANT SENSORS, TESTING SHALL BE DONE FOR EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY. WHERE MULTIPLES OF EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY ARE PROVIDED, NOT LESS THAN 10 PERCENT, BUT IN NO CASE LESS THAN ONE, OF EACH COMBINATION SHALL BE TESTED UNLESS THE CODE OFFICIAL REQUIRES A HIGHER PERCENTAGE TO BE TESTED. WHERE 30 PERCENT OR MORE OF THE TESTED CONTROLS FAIL, ALL REMAINING IDENTICAL COMBINATIONS SHALL BE TESTED.

FOR OCCUPANT SENSOR CONTROLS TO BE TESTED, VERIFY THE FOLLOWING:
1. WHERE OCCUPANT SENSOR CONTROLS INCLUDE STATUS INDICATORS, VERIFY CORRECT OPERATION.
2. THE CONTROLLED LIGHTS TURN OFF OR DOWN TO THE PERMITTED LEVEL WITHIN THE REQUIRED TIME.
3. FOR AUTO-ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON TO THE PERMITTED LEVEL WHEN AN OCCUPANT ENTERS THE SPACE.
4. FOR MANUAL-ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON ONLY WHEN MANUALLY ACTIVATED.
5. THE LIGHTS ARE NOT INCORRECTLY TURNED ON BY MOVEMENT IN ADJACENT AREAS OR BY HVAC OPERATION.

TIME-SWITCH CONTROLS
1. CONFIRM THAT THE TIME-SWITCH CONTROL IS PROGRAMMED WITH ACCURATE WEEKDAY, WEEKEND AND HOLIDAY SCHEDULES.
2. PROVIDE DOCUMENTATION TO THE OWNER OF TIME-SWITCH CONTROLS PROGRAMMING INCLUDING WEEKDAY, WEEKEND, HOLIDAY SCHEDULES, AND SET-UP AND PREFERENCE PROGRAM SETTINGS ARE AS DIRECTED BY THE OWNER.
3. VERIFY THE CORRECT TIME AND DATE IN THE TIME SWITCH.
4. VERIFY THAT ANY BATTERY BACK-UP IS INSTALLED AND ENERGIZED.
5. VERIFY THAT THE OVERRIDE TIME LIMIT IS SET TO NOT MORE THAN 2 HOURS (OR KEY SWITCH OVERRIDE PROVISION IN RETAIL APPLICATIONS).
6. SIMULATE OCCUPIED CONDITION. VERIFY AND DOCUMENT THE FOLLOWING:
   a. ALL LIGHTS CAN BE TURNED ON AND OFF BY THEIR RESPECTIVE AREA CONTROL SWITCH.
   b. THE SWITCH ONLY OPERATES LIGHTING IN THE ENCLOSED SPACE IN WHICH THE SWITCH IS LOCATED.
7. SIMULATE NOCCUPIED CONDITION. VERIFY AND DOCUMENT THE FOLLOWING:
   a. NONEXEMPT LIGHTING TURNS OFF.
   b. MANUAL OVERRIDE SWITCH ALLOWS ONLY THE LIGHTS IN THE ENCLOSED SPACE WHERE THE OVERRIDE SWITCH IS LOCATED TO TURN ON OR REMAIN ON UNTIL THE NEXT SCHEDULED SHUTOFF OCCURS.

EXTERIOR LIGHTING CONTROLS
1. PHOTOCELL/SENSORS HAVE BEEN PROPERLY LOCATED, FIELD CALIBRATED AND SET FOR ACCURATE SETPOINTS AND THRESHOLD LIGHT LEVELS.
2. TIME SWITCH CONTROL AS DESCRIBED ABOVE.
3. AFTER-HOURS LIGHTING LEVEL REDUCTION IS IMPLEMENTED IN ACCORDANCE WITH THE OWNER'S SCHEDULE DIRECTION (EITHER FROM MIDNIGHT TO 6AM OR, FROM ONE HOUR AFTER TO ONE HOUR PRIOR TO BUSINESS HOURS.)
4. THE LOCATIONS OF CALIBRATION ADJUSTMENT EQUIPMENT ARE READILY ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL.

AS-BUILT DOCUMENTATION
DOCUMENTS CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE DOCUMENTED PERFORMANCE CRITERIA OF FBC ENERGY CODE SECTION C405 SHALL BE PROVIDED IN THE PROJECT AS-BUILT DOCUMENTATION. DELIVERY OF AS-BUILT DOCUMENTATION SHALL BE PROVIDED TO THE BUILDING OWNER WITHIN 30 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

THOMAS C. NIELSEN LICENSE No. 53492 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DATE	COMMENT
1	

ARCHITECT
L.L.C. 961697 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MARLIN & BARREL DISTILLERY
232 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	MAR

DESCRIPTION: NOTES, SCHEDULES, AND ABBREVIATIONS

SHEET: E0.2

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt

PANEL: D1

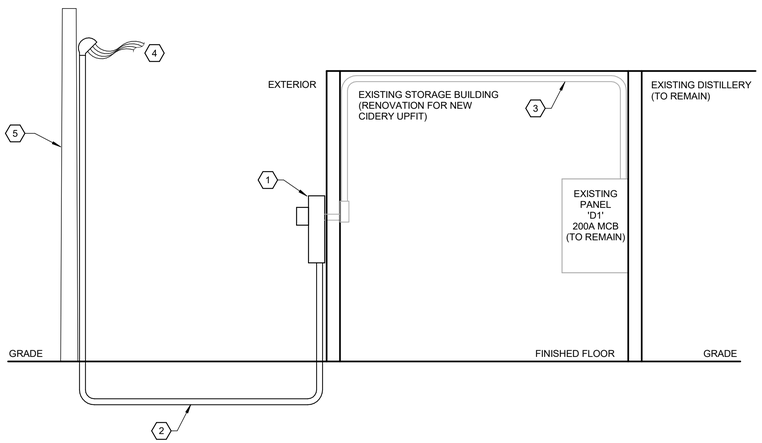
VOLTAGE: 120/240 Delta **PH:** 3 **WIRE:** 4 **ENCLOSURE:** NEMA 1
BUSSING: 200 A CU **ROOM:** STORAGE/WORK AREA 11 **MOUNTING:** SURFACE MOUNTED
MAINS: 200 A MCB **BRACING:**
INCOMING: TOP **FROM:** **GROUND BAR**

DESCRIPTION	POLE	CONT	CONDUIT	WIRE	GND	TRIP	*	CKT	LOAD PER PHASE A		CKT	B		CKT	C		CKT	*	TRIP	GND	WIRE	CONDUIT	CONT	POLE	DESCRIPTION
Rec. - Storage/Work Area	1		1/2	12	12	20 A		1	0.7	6.7				2											
High Leg	--	--	--	--	--	--	--	3			0.0	6.7		4			50 A	10	6	1		3	Immersion Water Heater
Rec. - Game Area	1		1/2	12	12	20 A		5					0.7	6.7	6										
Rec. - Bar/Serving Area	1		1/2	12	12	20 A		7	0.7	0.5				8											
High Leg	--	--	--	--	--	--	--	9			0.0	0.5		10			20 A	12	12	1/2		3	Pump
Rec. - Bar	1		1/2	12	12	20 A		11					0.7	0.5	12										
Rec. - Exterior	1		1/2	12	12	20 A		13	0.7	2.5				14											
High Leg	--	--	--	--	--	--	--	15			0.0	2.5		16			35 A	10	8	3/4		3	Glycol Chiller
Dishwasher	1		1/2	12	12	20 A		17					1.0	2.5	18										
Spare	1	--	--	--	--	20 A	--	19	0.0	3.0				20											
High Leg	--	--	--	--	--	--	--	21			0.0	6.0		22			70 A	8	4	1-1/4		3	EWH-1
Lighting - Interior	1		1/2	12	12	20 A		23					0.6	3.0	24										
Lighting - Exterior	1		1/2	12	12	20 A		25	0.3	1.0				26			20 A	12	12	1/2		1	Ice Maker
Walk-in Cooler - Comp	2		1/2	12	12	20 A		27			1.4	0.0		28	--	--	--	--	--	--	--	--	High Leg
								29					1.4	0.2	30		20 A	12	12	1/2		1	RCP-1
Walk-in Cooler - Coil	1		1/2	14	14	15 A		31	1.2	0.0				32	--	20 A	--	--	--	--	--	1	Spare
Hvac - AHU-1	2		1	6	10	60 A		33			5.7	0.0		34	--	--	--	--	--	--	--	--	High Leg
								35					5.7	0.0	36	--	20 A	--	--	--	--	1	Spare
Hvac - HP-1	2		1	6	10	50 A		37	3.1	0.0				38	--	20 A	--	--	--	--	--	1	Spare
								39			3.1	0.0		40	--	--	--	--	--	--	--	--	High Leg
Walk-in - Door Heater/Ltg	1		1/2	12	12	20 A		41					0.5	0.0	42	--	20 A	--	--	--	--	1	Spare
TOTAL PANEL LOAD (KVA/Ø):									20.4			25.8			23.5										
TOTAL CONNECTED KVA:												69.7													

PANEL NOTES (ALSO SEE GENERAL PANEL NOTES THIS SHEET) :

*** OCPD FEATURES: 1. GFCI BREAKER 2. AFCI BREAKER 3. RED LOCK-ON 4. LOCK-OFF**

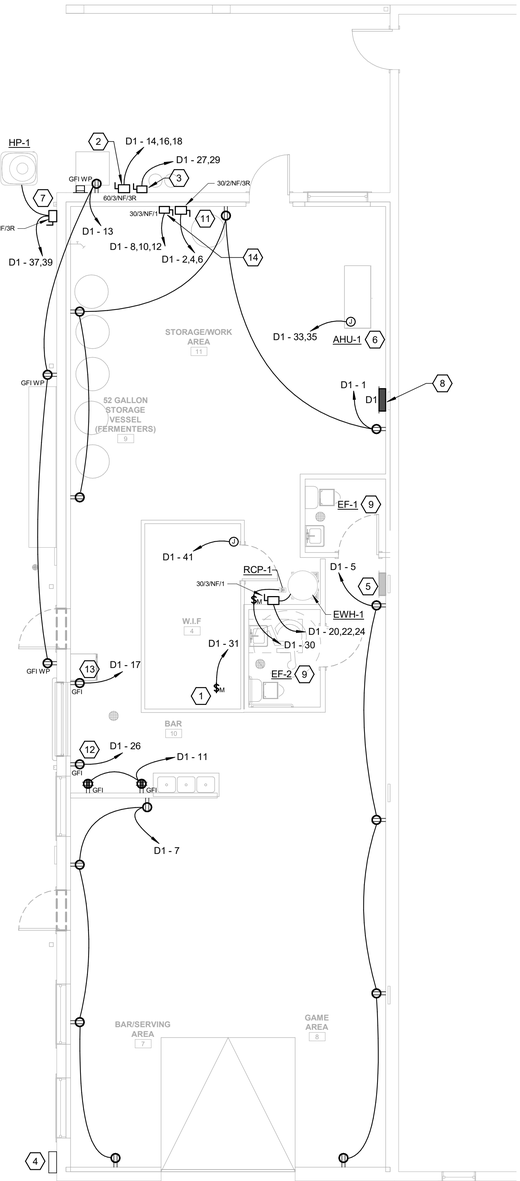
	CONN LOAD	DEM FACT	DEM LOAD
LIGHTING LOAD	0.9 kVA	1.25	1.2 kVA
RECEPTACLE LOAD	5.6 kVA	NEC	5.6 kVA
HVAC LOAD	50.0 kVA	1.00	50.0 kVA
EQUIPMENT LOAD	13.2 kVA	1.00	13.2 kVA
KITCHEN LOAD		0.65	
TOTAL LOAD	69.7 kVA		70.0 kVA
DEMAND AMPS			168.3 A



3 / E1.1 **POWER RISER DIAGRAM**
SCALE: 1/8" = 1'-0"

(#) KEYED NOTES:

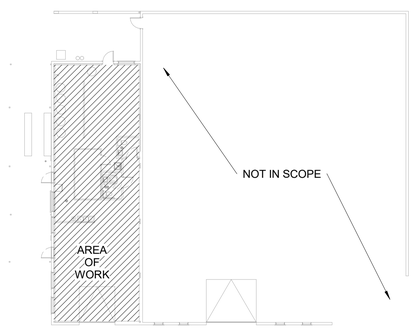
1. EXISTING UNUSED 200A, 240V, 1-PH METER/SERVICE DISCONNECT BASE TO BE REPLACED IN PLACE WITH 200A, 240V, 3-PH METER/SERVICE DISCONNECT.
2. PROVIDE 4#3/0, 1#6 GND IN 2"C DOWN/UNDERGROUND TO NEW FPUC POWER POLE
3. CONNECT EXISTING EMPTY 2"C THAT EXTENDS FROM METER TO EXISTING PANEL 'D1' WITH 4#3/0, 1#6 GND.
4. CONNECT TO EXISTING OVERHEAD 240/120, 3-PH FPUC UTILITY SERVICE.
5. NEW FPUC UTILITY POLE.



1 / E1.1 **Power Plan**
SCALE: 3/16" = 1'-0"

(#) KEYED NOTES:

1. PROVIDE CONNECTION TO WALK-IN COOLER CONDERSER FAN. FIELD COORDINATE LOCATION PRIOR TO ROUGH-IN.
2. PROVIDE CONNECTION TO GLYCOL CHILLER. FIELD COORDINATE LOCATION PRIOR TO ROUGH-IN.
3. PROVIDE CONNECTION TO WALK-IN COMPRESSOR. FIELD COORDINATE LOCATION PRIOR TO ROUGH-IN.
4. EXISTING UNUSED 200A, 240V, 1-PH METER/SERVICE DISCONNECT BASE TO BE REPLACED IN PLACE WITH 200A, 240V, 3-PH METER/SERVICE DISCONNECT. PROVIDE 2"C DOWN/UNDERGROUND TO NEW FPUC POWER POLE. CONNECT EXISTING EMPTY 2"C THAT EXTENDS FROM METER TO EXISTING PANEL 'D1'. (SEE POWER RISER DIAGRAM).
5. DEMOLISH EXISTING PANEL 'P' WHICH IS SERVED VIA 50A CONNECTION FROM ADJACENT SPACE. REMOVE EXISTING FEEDER AND BRANCH CIRCUITING.
6. COORDINATE AHU CONNECTION WITH M.C. (NO SEPARATE DISCONNECT REQUIRED DUE TO LINE OF SIGHT TO SERVING PANEL 'D1').
7. PROVIDE CONNECTION TO HVAC CONDENSING UNIT. FIELD COORDINATE LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
8. EXISTING EMPTY PANEL 'D1'. INSTALL CIRCUIT BREAKERS TO MATCH MANUFACTURER, TYPE AND AIC RATING (SEE POWER RISER DIAGRAM). LABEL BREAKERS AND PROVIDE TYPED PANEL DIRECTORY.
9. CONNECT TO LIGHT SWITCH CONTROLLING LIGHTS.
10. WALK-IN COOLER: PROVIDE SINGLE CIRCUIT 120V CONNECTIONS DOOR HEATER/LIGHTS.
11. PROVIDE CONNECTION TO IMMERSION WATER HEATER (60A, 3-PH+G SO CORD, FIELD VERIFY LENGTH. FIELD COORDINATE LOCATION PRIOR TO ROUGH-IN.
12. PROVIDE CONNECTION TO ICE MAKER. FIELD COORDINATE LOCATION PRIOR TO ROUGH-IN.
13. PROVIDE CONNECTION TO DISHWASHER. FIELD COORDINATE LOCATION PRIOR TO ROUGH-IN.
14. PROVIDE CONNECTION TO PUMP. FIELD COORDINATE LOCATION PRIOR TO ROUGH-IN.



KEYPLAN

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MARLIN & BARREL DISTILLERY
252 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT: 211173
DATE: 10/12/2021
DRAWN BY: MAR

DESCRIPTION: POWER PLAN, POWER RISER DIAGRAM AND PANEL SCHEDULE

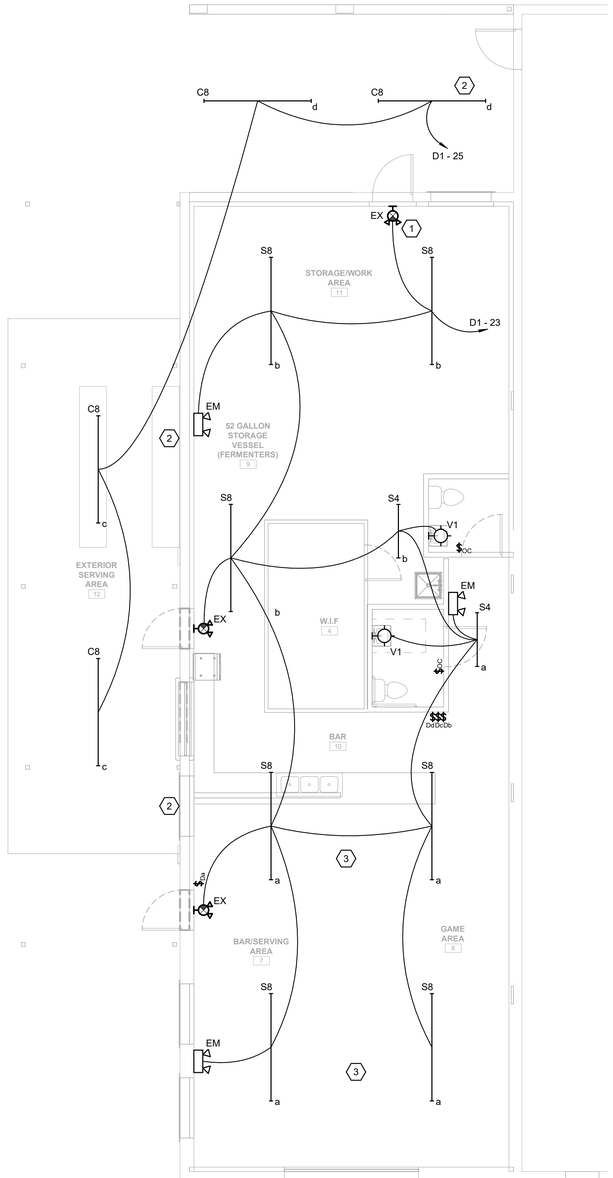
SHEET: E1.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt

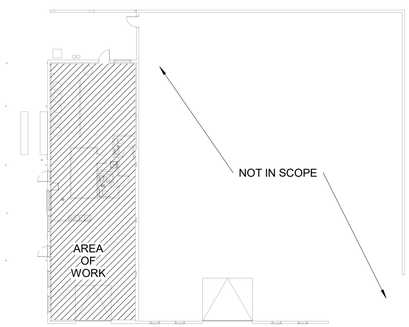
NOTES:
1. ELECTRICAL PLAN NOTES LINE ONE.
2. PLAN NOTES LINE TWO.

(#) KEYED NOTES:

1. REMOVE/REPLACE EXISTING FIXTURE.
2. REMOVE EXISTING NON-FUNCTIONING FLOOD LT.
3. REMOVE EXISTING LOWBAY FIXTURE.



1 / E2.1 Lighting Plan
SCALE: 3/16" = 1'-0"



KEYPLAN

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LICENSE
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
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PROJECT STATUS: CONSTRUCTION DOCUMENTS

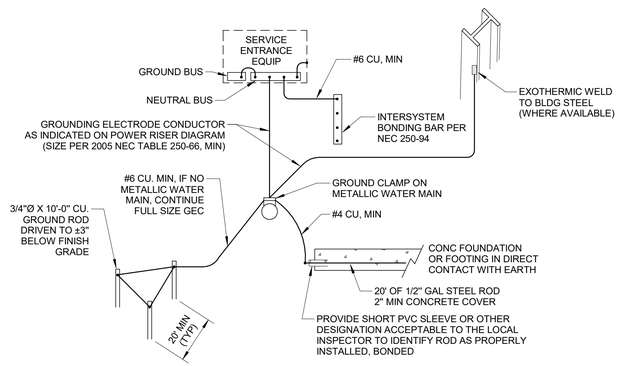
MARLIN & BARREL DISTILLERY
252 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	MAR

DESCRIPTION: LIGHTING PLAN

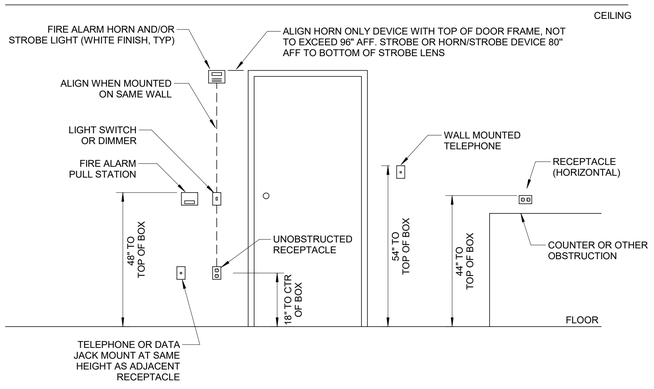
SHEET: E2.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt



1 E3.1 GROUNDING DETAIL

SCALE: 1/8" = 1'-0"



2 E3.1 MOUNTING HEIGHT DIAGRAM

SCALE: 1/2" = 1'-0"

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MARLIN & BARREL DISTILLERY

232 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

THOMAS C. NIELSEN LICENSE No. 53492 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CA 6330
Eng. of Record:Thomas C. Nielsen License No.:53492

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	MAR

DESCRIPTION: ELECTRICAL DETAILS

SHEET: E3.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt

MECHANICAL SPECS

1. ALL NEW CONCEALED SUPPLY AIR DUCTWORK SHALL BE GALVANIZED (G90) STEEL, LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 1" W.G., SEAL CLASS A, EXTERNALLY INSULATED WITH 2" THICK 1.0 PCF FIBERGLASS BLANKET WITH FSK JACKET, KNAUF INSULATION FRIENDLY FEEL DUCT WRAP OR ENGINEER APPROVED EQUAL, WITH A MINIMUM INSTALLED R-VALUE OF 6.0. DUCT SIZES INDICATED ARE ACTUAL INSIDE CLEAR DIMENSIONS.
2. ALL NEW EXPOSED RECTANGULAR SUPPLY AIR DUCTWORK SHALL BE GALVANIZED (G90) STEEL, LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 1" W.G., SEAL CLASS A, EXTERNALLY INSULATED WITH 2" THICK 3.0 PCF FIBERGLASS BOARD WITH FSK JACKET, KNAUF INSULATION BOARD WITH ECOSE TECHNOLOGY OR ENGINEER APPROVED EQUAL, WITH A MINIMUM INSTALLED R-VALUE OF 6.0. DUCT SIZES INDICATED ARE ACTUAL INSIDE CLEAR DIMENSIONS.
3. ALL NEW EXPOSED ROUND AND OVAL SUPPLY AIR DUCTWORK SHALL BE GALVANIZED (G90) STEEL, LOW PRESSURE, SPIRAL LOCKSEAM WITH SOLID INNER LINER, SMACNA STATIC PRESSURE CLASS 1" W.G., SEAL CLASS A, INSULATED WITH 2" THICK FIBERGLASS, MCGILL AIRFLOW ACOUSTI-K27 OR ENGINEER APPROVED EQUAL, WITH A MINIMUM INSTALLED R-VALUE OF 6.0. DUCT SIZES INDICATED ARE ACTUAL INSIDE CLEAR DIMENSIONS. PROVIDE EXPOSED DUCTWORK WITH PAINT GRIP FINISH.
4. ALL NEW RETURN AIR (OR TRANSFER AIR) DUCTWORK SHALL BE GALVANIZED (G90) STEEL LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 1" W.G., SEAL CLASS A. DUCTWORK SHALL BE INTERNALLY INSULATED WITH 1-1/2" THICK 1.5 PCF ACOUSTICAL DUCT LINER WITH A MINIMUM INSTALLED R-VALUE OF 6.0. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS. SHEET METAL DIMENSIONS SHALL BE INCREASED ACCORDINGLY. ACOUSTIC DUCT LINER SHALL HAVE THE AIR STREAM SURFACE COATED WITH AN EPA REGISTERED BIOCIDE TO PREVENT MICROBIAL GROWTH MEETING THE REQUIREMENTS OF ASTM C1338, ASTM G21, AND ASTM G22. ACOUSTIC INSULATION SHALL BE KNAUF ATMOSPHERE DUCT LINER WITH ECOSE TECHNOLOGY OR ENGINEER APPROVED EQUAL. CONTRACTOR SHALL INSTALL THE ACOUSTICAL LINING WITH 90% ADHESIVE COVERAGE AND IN STRICT COMPLIANCE WITH THE INSULATION MANUFACTURER'S RECOMMENDATIONS.
5. ALL NEW EXHAUST AIR DUCTWORK CONNECTED TO FANS EXHAUSTING ASHRAE 62.1, CLASS 1 AND 2 AIR SHALL BE GALVANIZED (G90) STEEL, LOW PRESSURE ROUND OR RECTANGULAR AS INDICATED, SMACNA STATIC PRESSURE CLASS 1" W.G., SEAL CLASS A, UNINSULATED. DUCT SIZES INDICATED ARE ACTUAL INSIDE CLEAR DIMENSIONS.
6. THE MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES ALL REQUIRED OPENINGS IN WALLS, FOUNDATIONS, FLOORS, AND ROOFS.
7. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL ITEMS DEMOLISHED AS PART OF THIS PROJECT OR ALL ITEMS GENERATED AS CONSTRUCTION DEBRIS AS A RESULT OF NEW WORK OR DEMOLITION OF THIS PROJECT.
8. UNDERCUT EACH RESTROOM, JANITOR'S CLOSET, AND OTHER DOORS INDICATED ON HVAC PLAN BY 3/4" TO ALLOW RETURN OR EXHAUST AIR FLOW. COORDINATE WITH ARCHITECTURAL DRAWINGS AND WITH GENERAL CONTRACTOR.
9. THE MECHANICAL CONTRACTOR SHALL VERIFY ALL MECHANICAL EQUIPMENT, DUCTWORK AND PIPE LOCATIONS AND BE RESPONSIBLE FOR ALL RELATED CLEARANCES IN THE FIELD. PROVIDE ADEQUATE MAINTENANCE CLEARANCE AROUND EACH PIECE OF EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CLEARANCE IN FRONT OF ALL ELECTRICAL PANELS PER NATIONAL ELECTRIC CODE REQUIREMENTS. COORDINATE EXACT LOCATION OF ALL EQUIPMENT EXPOSED TO VIEW IN THE FIELD WITH THE ARCHITECT AND THE OWNER.
10. ALL INDOOR CONDENSATE DRAIN PIPE NOT LOCATED IN RETURN AIR PLENUMS SHALL BE ASTM D 1785 SCH. 40 PVC WITH SOCKET FITTINGS JOINTED WITH ASTM F 656 PRIMER AND ASTM D 2564 SOLVENT CEMENT. ALL CONDENSATE DRAIN PIPE LOCATED IN RETURN AIR PLENUMS SHALL BE ASTM F 441 SCH. 40 CPVC WITH SOCKET FITTINGS JOINTED WITH ASTM F 656 PRIMER AND ASTM F 493 SOLVENT CEMENT.
11. ALL CONDENSATE DRAIN PIPES SHALL BE ASTM B 88 TYPE 'L' HARD DRAWN-TEMPER COPPER TUBE WITH WROUGHT-COPPER FITTINGS. CONDENSATE PIPES LOCATED INDOORS SHALL BE INSULATED WITH MINIMUM 1" ARMACELL AP ARMAFLEX BLACK LAPSEAL FLEXIBLE ELASTOMERIC PRE-FORMED PIPE INSULATION OR EQUAL. CONDENSATE PIPES TO BE SUPPORTED A MINIMUM OF EVERY 5 FT.
12. REFRIGERANT PIPES SHALL BE ASTM B 280 TYPE ACR ANNEALED-TEMPER COPPER TUBE AND WROUGHT-COPPER FITTINGS WITH SOLDERED JOINTS. SOLDER FILLER METALS SHALL BE ASTM B 32. USE 95-5 TIN ANTIMONY OR ALLOY HB SOLDER TO JOIN COPPER SOCKET FITTINGS ON COPPER PIPE. REFRIGERANT PIPING LOCATED INDOORS SHALL BE INSULATED WITH MINIMUM 1" ARMACELL AP ARMAFLEX BLACK LAPSEAL FLEXIBLE ELASTOMERIC PRE-FORMED PIPE INSULATION OR EQUAL. REFRIGERANT PIPES LOCATED OUTDOORS SHALL BE INSULATED WITH MINIMUM 2" ARMACELL AP ARMAFLEX BLACK LAPSEAL FLEXIBLE ELASTOMERIC PRE-FORMED PIPE INSULATION OR EQUAL WITH A FIELD-INSTALLED SMOOTH 20GA. ALUMINUM JACKET SECURED WITH 3/4" WIDE BANDS WITH WING SEAL. REFRIGERANT PIPES TO BE SUPPORTED A MINIMUM OF EVERY 5 FT.
13. INSTALL EQUIPMENT AND RUN PIPES AND DUCTS PARALLEL WITH OR AT RIGHT ANGLES TO THE WALLS OF THE BUILDING UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PARALLEL RUNS SHALL BE STRAIGHT AND TRUE WITH OFFSETS UNIFORM AND SYMMETRICAL.
14. FLEXIBLE DUCT INSTALLATION SHALL BE IN ACCORDANCE TO THE 2012 INTERNATIONAL MECHANICAL CODE SECTION 603.6.1 "FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS". THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: 1) DUCTS SHALL BE FULLY EXTENDED, 2) BENDS SHALL MAINTAIN A CENTERLINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER, 3) TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF FLEXIBLE DUCT, 4) HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS, 5) VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT NOT GREATER THAN 6 FEET, 6) HANGARS, SADDLES, AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND IN NO CASE SHALL THE MATERIAL IN DIRECT CONTACT WITH AND SUPPORTING THE FLEXIBLE DUCT BE LESS THAN 1-1/2 INCHES WIDE. FLEXIBLE DUCT SHALL BE FLEXMASTER TYPE 8M ACOUSTICAL INSULATED OR APPROVED EQUAL WITH CPE INNER FILM AND REINFORCED METALIZED VAPOR BARRIER, R-6.0 MINIMUM.
15. THE HVAC CONTRACTOR SHALL ENGAGE AN ENTITY SPECIALIZING IN THE TESTING AND BALANCING OF HVAC SYSTEMS AND CERTIFIED BY THE ASSOCIATED AIR BALANCE COUNCIL (AABC) OR THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB) TO PERFORM TEST AND BALANCE SERVICES FOR THE SYSTEMS ASSOCIATED WITH THE WORK OF THIS PROJECT IN ACCORDANCE WITH AABC'S "NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE" OR NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, AND BALANCING OF ENVIRONMENTAL SYSTEMS". THE TAB CONTRACTOR SHALL TAKE AND RECORD MEASUREMENTS IN INCH-POUND UNITS.

GENERAL MECHANICAL NOTES

1. IN PREPARATION OF THESE PLANS, THE ENGINEER HAS USED CERTAIN ABBREVIATIONS, CONVENTIONS, AND SYMBOLS, THE MEANING OF WHICH ARE ILLUSTRATED AND EXPLAINED WITHIN THE LEGEND.
2. PLANS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO INDICATE CAPACITY, SIZE, LOCATION, DIRECTION, AND GENERAL ARRANGEMENT, BUT NOT EXACT DETAILS OF CONSTRUCTION. THE FACT THAT ONLY CERTAIN FEATURES OF THE INSTALLATION ARE INDICATED MUST NOT BE TAKEN TO MEAN THAT OTHER FEATURES WILL NOT BE REQUIRED.
3. COORDINATE WITH THE OTHER TRADES TO ENSURE THAT EACH TRADE SHALL HAVE SUFFICIENT SPACE TO INSTALL THEIR EQUIPMENT (DUCTWORK, PIPING, ELECTRICAL WORK, ETC.).
4. IN GENERAL, ALL PIPING AND DUCTWORK SHALL BE RUN IN THE CEILING SPACE UNLESS NOTED OR INDICATED OTHERWISE.
5. SHOP DRAWING SUBMITTALS ARE ONLY REVIEWED FOR GENERAL CONFORMANCE WITH THE INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR MUST REVIEW AND APPROVE THE SHOP DRAWINGS PRIOR TO THEIR SUBMITTAL TO THE ARCHITECT/ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP SHALL BE RETURNED WITHOUT REVIEW. ANY REQUESTED CHANGES TO THE CONTRACT DOCUMENTS SHALL BE COMMUNICATED IN WRITING PRIOR TO SUBMITTING THE SHOP DRAWINGS AND CLOUDED ON THE SHOP DRAWINGS.
6. VERIFY ALL DIMENSIONS FROM ARCHITECTURAL PLANS AND FIELD DIMENSIONS.
7. DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
8. ALL RISES, DROPS, AND TRANSITIONS IN PIPING AND DUCTWORK MAY NOT NECESSARILY HAVE BEEN SHOWN. CONTRACTOR TO VERIFY.
9. PROVIDE ALL STRUCTURAL MEMBERS, SUPPORT BRACKETS, FLASHING, HARDWARE, ETC. REQUIRED TO INSTALL A COMPLETE SYSTEM.
10. DIFFUSERS AND REGISTER LOCATIONS SHALL BE COORDINATED WITH LIGHT FIXTURE AND OTHER CEILING DEVICE LOCATIONS, FIELD VERIFY.
11. MOUNT ALL THERMOSTATS AND/OR SENSORS 4 FEET ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
12. HORIZONTALLY RUNNING PIPE AND FITTINGS SHALL NOT BE ALLOWED WITHIN ELEVATED SLABS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.

AIR DISTRIBUTION DEVICE SCHEDULE

A - TITUS MODEL 300FL SIDEWALL SUPPLY DIFFUSER (w/ O.B.D.)

B - TITUS MODEL 350FS SIDEWALL RETURN GRILLE (w/ O.B.D.)

NOTES:
1. COLOR TO BE SPECIFIED BY ARCHITECT.
2. NECK SIZES TO MATCH SIZE OF DUCTWORK TO EACH AIR DEVICE.

EACH AIR DEVICE SHALL HAVE A VOLUME DAMPER IN THE DUCT CONNECTED TO THE DEVICE UNLESS NOTED OTHERWISE. IF AIR DEVICE IS LOCATED IN AN INACCESSIBLE CEILING, VOLUME DAMPER SHALL BE INTEGRAL WITH THE AIR DEVICE.

MECHANICAL SYMBOL LEGEND

	CEILING SUPPLY DIFFUSER
	CEILING RETURN GRILLE
	CEILING EXHAUST GRILLE
	CEILING EXHAUST FAN
	IN-LINE EXHAUST FAN
DUCT WALL FD	DYNAMIC FIRE DAMPER, STYLE 'B' FIRE DAMPER, STYLE 'CR' FIRE DAMPER FOR ROUND DUCTS
DUCT WALL SD	DYNAMIC SMOKE DAMPER
DUCT WALL FSD	COMBINATION DYNAMIC FIRE / SMOKE DAMPER
SD	DUCT SMOKE DETECTOR
	RETURN / EXHAUST DUCT TURNING DN
	RETURN / EXHAUST DUCT TURNING UP
	SUPPLY / OUTSIDE DUCT TURNING DN
	SUPPLY / OUTSIDE DUCT TURNING UP
	EXISTING DUCT
	TRANSFER OPENING IN WALL ABOVE CEILING
UC	3/4" UNDERCUT BELOW DOOR
RD	RADIANT DAMPER (RD)
	CONNECT TO EXISTING
	DISCONNECT FROM EXISTING
	SIDE WALL SUPPLY GRILLE
	SIDE WALL RETURN GRILLE
A-12x12 200 CFM	AIR DEVICE TYPE AND SIZE AIR FLOW CFM
T H C	THERMOSTAT, HUMIDISTAT, CO2 SENSOR
R	REFRIGERANT PIPING (LINE SET)
C	CONDENSATE DRAIN PIPING
	PIPE TURNING UP
	PIPE TURNING DOWN
M	2 POSITION MOTORIZED DAMPER
	MANUAL VOLUME DAMPER

MECHANICAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A	AMPERE
BHP	BRAKE HORSEPOWER
BTUH	BRITISH THERMAL UNIT PER HOUR
CLG	CEILING
CD	CONDENSATE DRAIN
CU	CONDENSING UNIT
CFM	CUBIC FEET PER MINUTE
Ø	DIAMETER
DX	DIRECT EXPANSION
DN	DOWN
DB	DRY BULB
EL	ELEVATION
EAT	ENTERING AIR TEMPERATURE
EQUIP	EQUIPMENT
EF	EXAUST FAN
EXH	EXHAUST
EA	EXHAUST AIR
ESP	EXTERNAL STATIC PRESSURE
FPM	FEET PER MINUTE
FB	FILTER BOX
FPI	FINS PER INCH
FD	FIRE DAMPER
FLEX	FLEXABLE
FL or FLR	FLOOR
GALV	GALVANIZED
HP	HORSEPOWER
KW	KILOWATT
VD	MANUAL VOLUME DAMPER
MANUF	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
OBD	OPPOSED BLADE DAMPER
OA	OUTSIDE AIR
Ø	OVAL
LBS	POUNDS
RA	RETURN AIR AND/OR ROOM AIR
RTU	ROOFTOP UNIT
SQFT	SQUARE FEET
SQIN	SQUARE INCHES
SA	SUPPLY AIR
TEMP	TEMPERATURE
MBH	THOUSAND BTU/H
TAD	TRANSFER AIR DUCT
TYP	TYPICAL
UC	UNDERCUT
V	VOLTS
WB	WET BULB
w/	WITH
w/O	WITHOUT

GENERAL SYMBOLS

	PLAN OR DETAIL NO. / SHEET NUMBER
1	KEYED NOTE TO PLAN
1	REVISION NUMBER
N	NORTH ARROW

EXHAUST FAN SCHEDULE

DESIGNATION	EF-1	EF-2
LOCATION	RESTROOM	ADA RESTROOM
AIRFLOW (CFM)	70	70
FAN TYPE	CEILING	CEILING
EXT. STATIC (IN. W.G.)	.25	.25
SONES	1.3	1.3
FAN RPM	688	688
HP (WATTS)	(20)	(20)
VOLTAGE/PHASE/HZ	120/1/60	120/1/60
CONTROL TYPE	1	1
MANUFACTURER	GREENHECK	GREENHECK
MODEL NO.	SP-B90	SP-B90
ACCESSORIES	A,B,C,D,E	A,B,C,D,E

CONTROL TYPE:
1. INTERLOCK WITH WALL LIGHT SWITCH.

ACCESSORIES:
A. PROVIDE POWER DISCONNECT.
B. PROVIDE VIBRATION ISOLATION.
C. PROVIDE MOTOR WITH THERMAL OVERLOAD.
D. PROVIDE BACKDRAFT DAMPER.
E. PROVIDE SOLID STATE SPEED CONTROLLER.

VENTILATION RATE SUMMARY - MARLIN & BARREL

PER 2020 FLORIDA BUILDING CODE, MECHANICAL

SPACE NAME: FLAGLER DOG PARK AND BAR	
FLOOR AREA	1684.00 SF
OPERABLE WINDOW AREA	40.0 SF
OPERABLE DOOR AREA	163.0 SF
OPERABLE OPENINGAREA TO FLOOR AREA PERCENTAGE	12%

SPLIT SYSTEM DX SCHEDULE

SYSTEM NUMBER	AHU-1 / HP-1
AREA SERVED	CIDERY
MANUFACTURER	TRANE
NOMINAL TONS	5.0
MIN. SYSTEM S.E.E.R/E.E.R. (@ ARI)	15.0 / 12.5
MIN. SYSTEM H.S.P.F/C.O.P. (@ ARI)	9.5 / 3.7
INDOOR UNIT NUMBER	AHU-1
SUPPLY AIRFLOW (CFM)	1750
OUTSIDE AIRFLOW (CFM)	--
EXT. STATIC (IN. W.G.)	0.5
EVAP. FAN HP	3/4
AUX ELEC. HEAT AT 240 V (kW)	9.6
UNIT VOLTS/PHASE/HZ.	208-230 / 1 / 60
ENT. AIR TEMP. DB/WB (DEG F)	80 / 67
NET TOTAL COOLING (BTU/H)	57,000
NET SENSIBLE COOLING (BTU/H)	46,600
NET REVERSE CYCLE HEATING (BTU/H)	55,000
MCA/MCOP	59 / 60
MODEL NUMBER	TEM6A0C60
OUTDOOR UNIT NUMBER	HP-1
AMBIENT TEMP. (DEG. F)	95
UNIT VOLT/PHASE/HZ.	208-230 / 1 / 60
MCA/MCOP	32.5/50
MODEL NUMBER	4TWR5060
REMARKS	1 THRU 12

NOTES:
1. PROVIDE AHU WITH SINGLE POINT POWER CONNECTION.
2. PROVIDE UNIT MOUNTED DISCONNECT SWITCH.
3. ELECTRONIC PROGRAMMABLE & COMMUNICABLE THERMOSTAT. HONEYWELL RTH6350D OR EQUAL. PROVIDE LOCK BOX.
4. TIME DELAY RELAY & THERMAL EXPANSION VALVE.
5. FILTER RACK W/ T-A FILTERS.
6. FILTER DRIER.
7. COMPRESSOR START ASSIST.
8. HIGH & LOW PRESSURE SWITCHES.
9. CRANKCASE HEATER.
10. SIZE REFRIGERANT LINES PER MANUFACTURER'S RECOMMENDATIONS FOR MINIMUM CAPACITY LOSS.
11. PROVIDE CONDENSATE OVERFLOW SWITCH.
12. PROVIDE R-410A REFRIGERANT.

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AR 17749

DATE COMMENT

ICE ARCHITECT
L.L.C. 961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MARLIN & BARREL DISTILLERY
252 S 8TH ST, FERNANDINA BEACH, FL 32034

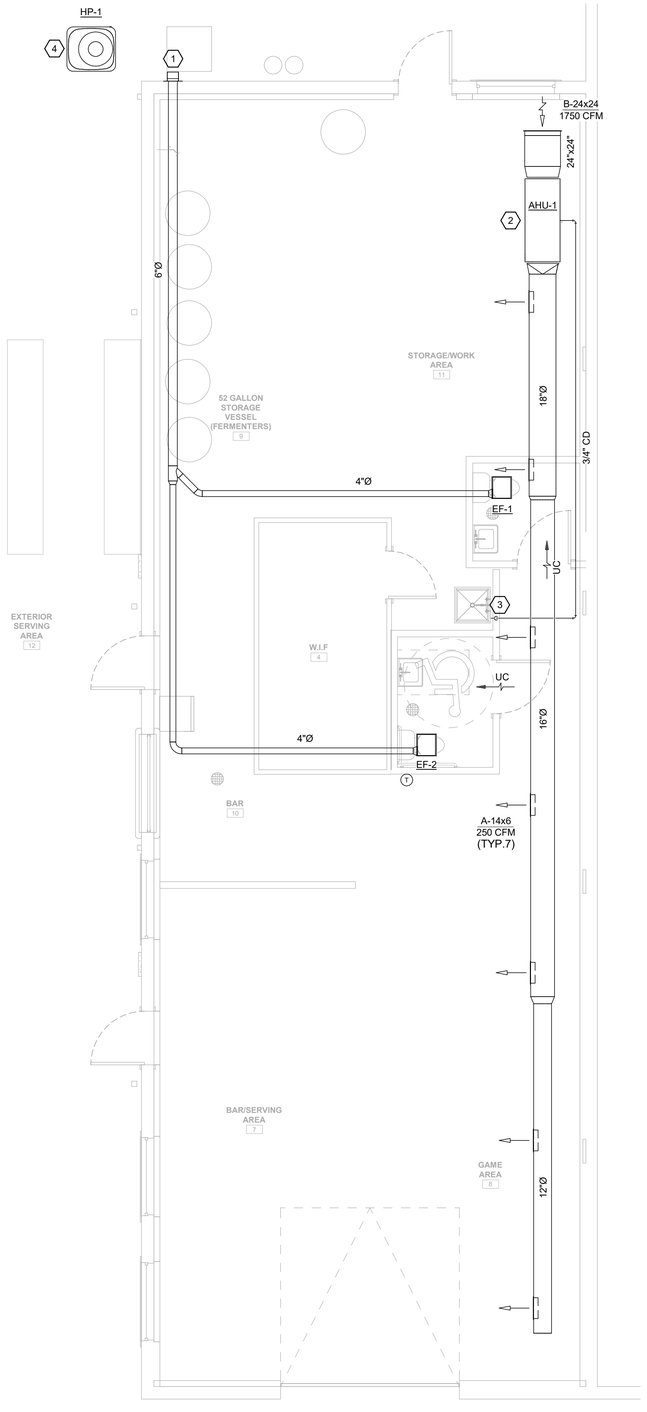
PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT: 211173
DATE: 10/12/2021
DRAWN BY: CSA

DESCRIPTION: MECHANICAL NOTES, LEGENDS, & SYMBOLS

SHEET: M0.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt



1 M1.1

MECHANICAL FLOOR PLAN

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

(#) KEYED NOTES:

1. TERMINATE EXHAUST DUCT AT EXTERIOR WALL WITH PRIMED AND PAINTED WALL CAP. COLOR TO MATCH EXTERIOR.
2. SUSPEND INDOOR UNIT FROM STRUCTURE ABOVE. SEE DETAIL 1/M2.1. RUN DOUBLE WALL, INSULATED SPIRAL SUPPLY DUCTWORK AT 11' AFF FROM MIDLINE OF DUCT.
3. RUN 3/4" CONDENSATE DRAIN DOWN IN WALL TO SPILL INTO MOP SINK. PROVIDE ESCUTCHEON AT WALL PENETRATIONS.
4. DETERMINE EXACT LOCATION OF OUTDOOR UNIT IN FIELD. RUN REFRIGERANT LINES TO INDOOR UNIT P[ER MANUFACTURER'S INSTRUCTIONS.

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#	DATE	COMMENT

R20 ARCHITECT
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MARLIN & BARREL DISTILLERY
232 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	CSA

DESCRIPTION: MECHANICAL FLOOR PLAN

SHEET: M1.1

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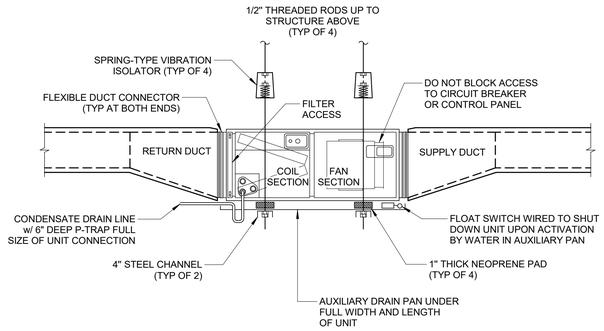
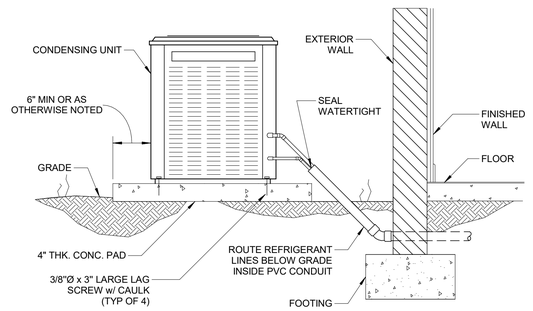


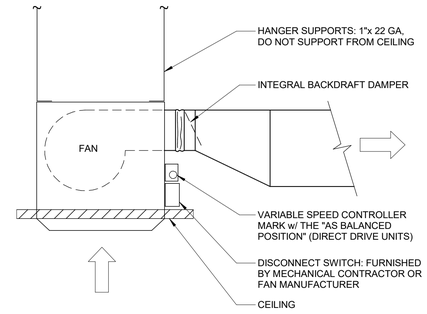
1 M2.1 **HORIZONTAL AIR HANDLING UNIT DETAIL**

SCALE: NTS



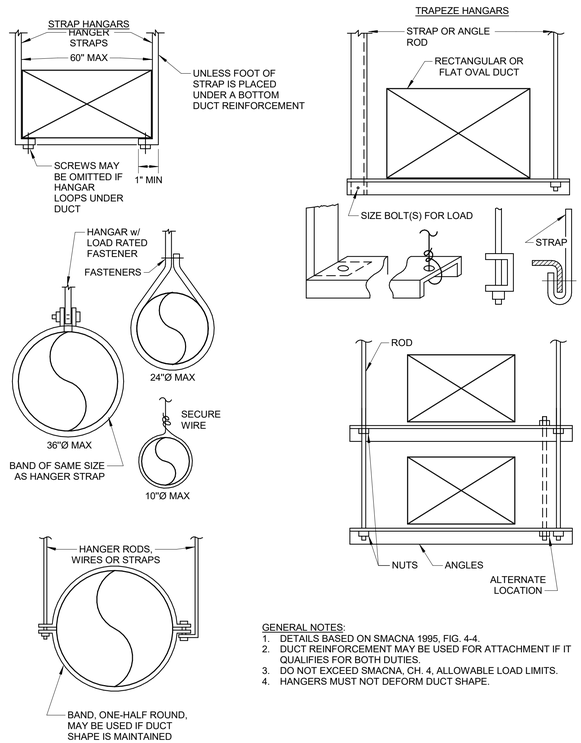
2 M2.1 **CONDENSING UNIT DETAIL**

SCALE: NTS



3 M2.1 **CEILING MOUNTED FAN DETAIL**

SCALE: NTS

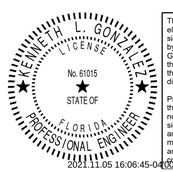


GENERAL NOTES:

1. DETAILS BASED ON SMACNA 1995, FIG. 4-4.
2. DUCT REINFORCEMENT MAY BE USED FOR ATTACHMENT IF IT QUALIFIES FOR BOTH DUTIES.
3. DO NOT EXCEED SMACNA, CH. 4, ALLOWABLE LOAD LIMITS.
4. HANGERS MUST NOT DEFORM DUCT SHAPE.

4 M2.1 **DUCT SUPPORT DETAIL**

SCALE: NTS



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MARLIN & BARREL DISTILLERY
252 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	CSA

DESCRIPTION: MECHANICAL DETAILS

SHEET: M2.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt

PLUMBING SPECS

1. EXECUTE ALL WORK TO IN SUCH MANNER TO MINIMUM INTERFERENCE WITH OTHER TRADES.
2. VERIFY EXACT PLUMBING FIXTURE ROUGH-IN AND FINAL HVAC EQUIPMENT REQUIREMENTS IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL CONNECTIONS TO PLUMBING FIXTURES. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, FURNISHING AND INSTALLING ALL TRAPS, DRAINS, AND SUPPLIES WITH STOPS. FURNISH AND INSTALL PLUMBING FIXTURES INDICATED OR SPECIFIED, COMPLETE WITH ALL EQUIPMENT, FITTINGS, TRIM AND ACCESSORIES INDICATED OR SPECIFIED. EXPOSED WATER PIPING TO FIXTURES SHALL BE CHROME-PLATED BRASS, IPS UNLESS NOTED OTHERWISE. ADJUST WATER FLOW THROUGH ALL FIXTURES TO PROVIDE PROPER FLUSHING ACTION WITH THE LEAST AMOUNT OF WATER.
4. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES ALL REQUIRED OPENINGS AND EXCAVATIONS.
5. ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY OUTSIDE AIR INTAKE.
6. ALL INDIRECT DRAINS SHALL HAVE A 6" DEEP SEAL AND TRAPS WITH TRAP PRIMERS AS REQUIRED BY CODE. CONTRACTOR TO ENSURE THAT EACH TRAP PRIMER VALVE IS CLEANED AND FREE OF DEBRIS JUST PRIOR TO PROJECT COMPLETION. FLUSH STRAINER FLOOR DRAINS SHALL BE CAST BRONZE OR NICKEL BRONZE STRAINER WITH ADJUSTABLE COLLAR AND DOUBLE DRAINAGE FLANGE.
7. FLOOR CLEANOUTS SHALL BE ADJUSTABLE HEIGHT POLISHED BRONZE OR NICKEL BRONZE WITH "CO" CAST IN THE FLOOR PLATE.
8. PROVIDE STOPS AND SHOCK ABSORBERS IN ACCORDANCE WITH PDI AND ASSE 1010. AN ACCESS PANEL MUST BE INSTALLED IF WATER HAMMER ARRESTER IS LOCATED INSIDE A WALL OR ABOVE A HARD CEILING. COORDINATE OPENINGS WITH ARCHITECT.
9. PROVIDE DIELECTRIC UNIONS AT ALL DISSIMILAR METAL CONNECTIONS.
10. INSULATE ALL WATER PIPING. DOMESTIC WATER PIPE SHALL BE INSULATED WITH 1/2" THICK 4 PCF MINERAL FIBER TYPE-I PRE-FORMED PIPE INSULATION WITH FACTORY APPLIED ALL SERVICE JACKET, JOHNS MANVILLE MICRO-LOK HP OR APPROVED EQUAL. INSULATION VAPOR BARRIER SHALL BE LAPPED AND CEMENTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DOMESTIC WATER PIPE EXPOSED TO VIEW SHALL BE FINISHED WITH A CORRUGATED ALUMINUM JACKET SUITABLE FOR PAINTING. FITTING SHALL BE MADE OF "QUICKSET" CEMENT MOLDED TO FIT AND COVERED WITH 8 OZ. CANVAS AND FINISHED WITH WHITE VAPOR BARRIER CEMENT, AND HAVE PLASTIC MOLDED FITTING COVERS. INSULATE DOMESTIC WATER AND WASTE PIPING UNDER HANDICAP LAVATORIES AND SINKS USING "LAVGUARD2 E-Z SERIES" MOLDED VINYL PIPING COVERS. COVER ALL PIPING, FITTING, VALVES, AND TRAPS EXPOSED TO VIEW.
11. ALL DOMESTIC WATER PIPE ABOVE FLOOR SHALL BE ASTM B 88 TYPE L HARD COPPER TUBE WITH CAST OR WROUGHT COPPER FITTINGS OR UNIONS AND SOLDERED JOINTS. SUPPORT HORIZONTAL COPPER PIPE AT 5'-0" MINIMUM INTERVALS AND VERTICAL PIPE AT 10'-0" MINIMUM INTERVALS. PIPE UNDER SLABS SHALL BE ASTM B 88 TYPE L SOFT COPPER TUBE. NO JOINTS ALLOWED BELOW SLAB. PROVIDE SELF-ADHESIVE PIPE LABELS WITH CONTACT-TYPE, PERMANENT-ADHESIVE BACKING INDICATING SERVICE, PIPE SIZE, AND FLOW DIRECTION FOR ALL PIPES ABOVE FLOORS.
12. ALL SANITARY WASTE AND VENT PIPE NOT LOCATED IN RETURN AIR PLENUMS SHALL BE SOLID-WALL ASTM D 2665 PVC DWV WITH SOCKET FITTINGS JOINTED WITH ASTM F 656 PRIMER AND ASTM D 2564 SOLVENT CEMENT. ALL SANITARY WASTE AND VENT PIPE LOCATED IN RETURN AIR PLENUMS SHALL BE CISPI 301 HUBLESS CAST-IRON SOIL PIPE WITH CISPI 310 HUBLESS-PIPING COUPLINGS INCLUDING STAINLESS STEEL CORRUGATED SHIELDS WITH STAINLESS-STEEL BANDS AND TIGHTENING DEVICES AND ASTM C 564 RUBBER SLEEVE WITH INTEGRAL CENTER PIPE STOPS.
13. ROUTE ALL PIPING AS TO CAUSE MINIMAL INTERFERENCE FOR MAINTENANCE OF ALL EQUIPMENT. UNLESS OTHERWISE NOTED, ALL DOMESTIC WATER PIPING SHALL BE ROUTED WITHIN CEILING SPACE. PIPING BELOW SLAB SHALL BE WITHOUT JOINTS AND TEES. PIPING PASSING THRU WALLS EXTENDING TO BOTTOM OF STRUCTURE SHALL BE SLEEVED AND SEALED.
14. PROVIDE SHUTOFF VALVE TO EACH HOSE BIBB, WALL HYDRANT, AND SILLCOCK WITH VALVE IDENTIFICATION AS REQUIRED BY CODE.
15. BEFORE FINAL ACCEPTANCE OF THE WORK, TEST EACH SYSTEM AS IN SERVICE TO DEMONSTRATE COMPLIANCE WITH INTERNATIONAL PLUMBING CODE AND LOCAL CODE REQUIREMENTS. ONCE TEST ARE IN COMPLIANCE WITH CONTRACT REQUIREMENTS DISINFECT WATER SYSTEM IN ACCORDANCE WITH AWWA C651.
16. CLEARLY NOTE ANY DEVIATIONS FROM PLANS OR SPECIFICATIONS ON SHOP DRAWINGS AND/OR PRODUCT SUBMITTALS.
17. CONTRACTOR SHALL VERIFY ALL WASTE AND WATER SUPPLY PIPE SIZES, LOCATIONS, INVERTS, AND DIRECTIONS OF FLOW WITH THE CIVIL DRAWINGS, SITE UTILITIES CONTRACTOR, AND EXISTING CONDITIONS PRIOR TO BEGINNING ANY NEW WORK. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT.
18. PIPE HANGERS AND SUPPORTS SHALL BE MSS SP-58 AND MSS SP-69, TYPE 1 OR 6, OF THE ADJUSTABLE TYPE, EXCEPT AS INDICATED OTHERWISE. ATTACHMENTS TO STEEL W OR S BEAMS SHALL BE WITH TYPE 21, 28, 29, OR 30 CLAMPS. ATTACHMENTS TO STEEL ANGLES AND CHANNELS (WITH WEB VERTICAL) SHALL BE WITH TYPE 20 CLAMP WITH A BEAM CLAMP CHANNEL ADAPTER. ATTACHMENTS TO STEEL CHANNEL (WITH WEB HORIZONTAL) SHALL BE WITH DRILLED HOLE ON CENTERLINE AND DOUBLE NUT AND WASHER. ATTACHMENTS TO CONCRETE SHALL BE WITH TYPE 18 INSERT OR A DRILLED HOLE WITH EXPANSION ANCHOR. HANGER RODS AND ATTACHMENTS SHALL BE FULL SIZE OF THE HANGER-THREADED DIAMETER. PROVIDE TYPE 40 INSULATION PROTECTION SHIELDS FOR INSULATED PIPING. PROVIDE STEEL SUPPORT RODS. PROVIDE NONMETALLIC, HAIR FELT, OR PLASTIC PIPING ISOLATORS BETWEEN COPPER TUBING AND THE HANGERS.
19. LABEL ALL WATER SERVICE VALVES IN ACCORDANCE WITH APPLICABLE CODES.
20. COORDINATE EXACT FLOOR DRAIN LOCATIONS ARCHITECTURAL DRAWINGS. SLOPE ENTIRE ROOM TO DRAINS.
21. ROUTE SANITARY PIPING AS HIGH AS POSSIBLE TO AVOID CONFLICT WITH FOOTERS.
22. PROVIDE CHROME PLATED WASTE AND WATER SUPPLY PIPING IN CABINETS AND WHERE EXPOSED TO VIEW.

GENERAL PLUMBING NOTES

1. IN THE PREPARATION OF THESE PLANS, THE ENGINEER HAS USED CERTAIN ABBREVIATIONS, CONVENTIONS, AND SYMBOLS, THE MEANING OF WHICH ARE ILLUSTRATED AND EXPLAINED WITHIN THE LEGEND.
2. PLANS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO INDICATE CAPACITY, SIZE, LOCATION, DIRECTION AND GENERAL ARRANGEMENT, BUT NOT EXACT DETAILS OF CONSTRUCTION. THE FACT THAT ONLY CERTAIN FEATURES OF THE INSTALLATION ARE INDICATED MUST NOT BE TAKEN TO MEAN THAT OTHER FEATURES WILL NOT BE REQUIRED.
3. COORDINATE WITH THE OTHER TRADES TO ENSURE THAT EACH TRADE SHALL HAVE SUFFICIENT SPACE TO INSTALL THEIR EQUIPMENT (DUCTWORK, PIPING, ELECTRICAL WORK, ETC.).
4. SHOP DRAWING SUBMITTALS ARE ONLY REVIEWED FOR GENERAL CONFORMANCE WITH THE INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR MUST REVIEW AND APPROVE THE SHOP DRAWINGS PRIOR TO THEIR SUBMITTAL TO THE ARCHITECT/ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP SHALL BE RETURNED WITHOUT REVIEW. ANY REQUESTED CHANGES TO THE CONTRACT DOCUMENTS SHALL BE COMMUNICATED IN WRITING PRIOR TO SUBMITTING THE SHOP DRAWINGS AND CLOUDED ON THE SHOP DRAWINGS.
5. VERIFY ALL DIMENSIONS FROM ARCHITECTURAL PLANS AND FIELD DIMENSIONS.
6. ALL RISES AND DROPS IN PIPING ARE NOT NECESSARILY SHOWN.
7. PROVIDE STOP OR ANGLE VALVES ON EACH WATER CONNECTION TO EACH PLUMBING FIXTURE.
8. PROVIDE ALL STRUCTURAL MEMBERS, SUPPORT BRACKETS, FLASHING, HARDWARE, ETC. REQUIRED TO INSTALL A COMPLETE SYSTEM.
9. PROVIDE CHROME PLATED ESCUTCHEON PLATES AT ALL EXPOSED WALL PENETRATIONS AND CEILING PENETRATIONS.
10. PROVIDE CLEANOUTS ON SANITARY LINES AND CONDENSATE DRAIN LINES AS REQUIRED BY CODE.
11. PROVIDE ACCESS PANELS FOR ALL SHUT-OFF VALVES LOCATED ABOVE GYPSUM BOARD CEILINGS. COORDINATE WITH GENERAL CONTRACTOR.
12. HORIZONTALLY RUNNING PIPE AND FITTINGS SHALL NOT BE ALLOWED WITHIN ELEVATED SLABS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.

PLUMBING SYMBOL LEGEND

	COLD WATER PIPE
	HOT WATER PIPE
	HOT WATER RETURN PIPE
	EXISTING COLD WATER PIPE
	EXISTING HOT WATER PIPE
	EXISTING HOT WATER RETURN PIPE
	FIRE
	GREASE WASTE
	SOIL OR WASTE PIPE
	EXISTING SOIL OR WASTE PIPE
	STORM
	STORM SECONDARY
	VENT PIPE
	EXISTING VENT PIPE
	CHILLED WATER RETURN PIPE
	CHILLED WATER SUPPLY PIPE
	CONDENSER WATER PIPE
	COOLING WATER RETURN PIPE
	COOLING WATER SUPPLY PIPE
	TURNED UP
	TURNED DOWN
	TEE, OUTLET DOWN
	TEE, OUTLET UP
T&P	TEMPERATURE AND PRESSURE RELIEF DRAIN PIPING
ED	EMERGENCY DRAIN PAN PIPING
	GATE VALVE
	PRESSURE RELIEF VALVE
	BALL VALVE
FIXTURE	PLUMBING FIXTURE DESIGNATION (UNDER LINED)
	CONNECT TO EXISTING
	DISCONNECT FROM EXISTING

PLUMBING ABBREVIATIONS

A/C	ABOVE CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
CO	CLEANOUT
CW	COLD WATER
CONN	CONNECTION
Ø	DIAMETER
DW	DOMESTIC WATER
DN	DOWN
DWV	DRAIN WASTE VENT
DFU	DRAINAGE FIXTURE UNIT
ED	EQUIPMENT DRAIN
ED	EXAUST FAN
EA	EXHAUST AIR
EX	EXISTING
FL or FLR	FLOOR
FCO	FLOOR CLEANOUT
GPM	GALLONS PER MINUTE
GC	GENERAL CONTRACTOR
GCO	GRADE CLEANOUT
GW	GREASE WASTE
HW	HOT WATER
HWR	HOT WATER RETURN
IN	INCHES
IE	INVERT ELEVATION
MANUF	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
OST	OVERFLOW STORM
PC	PLUMBING CONTRACTOR
SAN or S	SANITARY
ST	STORM
V	VENT
VTR	VENT TO ROOF
WCO	WALL CLEANOUT
W	WASTE
WTR	WATER
WSFU	WATER SUPPLY FIXTURE UNIT
w/	WITH
w/O	WITHOUT

GENERAL SYMBOLS

	PLAN OR DETAIL NO. / SHEET NUMBER
1	KEYED NOTE TO PLAN
1	REVISION NUMBER
N	NORTH ARROW

PLUMBING FIXTURE SCHEDULE

DESIGNATION	MANUFACTURER	MODEL #	FIXTURE DESCRIPTION	CONNECTION SCHEDULE			
				WASTE	VENT	CW	HW
EWH-1	A.O. SMITH	DEN-52-6	50-GALLON COMMERCIAL ELECTRIC WATER HEATER 6.0 KW, 240V-3PH-60HZ, 43.3/25.0 FLA (DUAL ELEMENT OPERATION) SET WATER TEMP. CONTROL TO 120° F	--	--	3/4"	3/4"
FD-1	ZURN	Z-415 W/ TYPE "E" STRAINER	FLOOR DRAIN W/ 5" NICKALOY STRAINER TOP W/ FUNNEL PROVIDE AUXILLARY INLET FITTING FOR TRAP PRIMER CONNECTION	3"	2"	--	--
GCO	ZURN	Z-1400	FLOOR CLEANOUT - PROVIDE SCREW COVER MATCH SIZE OF PIPE.	--	--	--	--
HB	WOODFORD	MODEL-24	HOSE BIBB (BRASS) - MANUFACTURED BY WOODFORD OR EQUAL 3/4" I.P.S. INLET; 3/4" HOSE CONNECTION OUTLET	--	--	3/4"	--
L-1	AMERICAN STANDARD	"LUCERNE" 0355.012	VITREOUS CHINA WALL-HUNG LAVATORY (HANDICAP) FAUCET - SPEAKMAN NO. SC-3075-BOCA/FLO W/ 4" LEVER HANDLES TRAP - 1 1/4" CAST BRASS WITH C.O. PLUG SUPPLY - 3/8" ANGLE-TYPE WITH STOPS PROVIDE OFFSET TAILPIECE INSULATE TRAP. OUTLET & HW SUPPLY TO MEET A.D.A. PROVIDE WITH THERMOSTATIC MIXING VALVE AS SCHEDULED (TMV)	2"	1 1/4"	1/2"	1/2"
MS-1	FIAT	MSB 2424	FLOOR-MOUNTED MOLDED STONE MOP BASIN FAUCET- FIAT 830-AA FURNISH WALL- MOUNTED MOP HANGER	3"	2"	1/2"	1/2"
S-1	BY OWNER	BY OWNER	THREE COMPARTMENT SINK	2"	1 1/2"	1/2"	1/2"
TD-1	ZURN	Z-886	CLASS C TRENCH DRAIN W/ DUCTILE IRON CAST BAR GRATE.	3"	2"	--	--
TMV	ZURN	ZW1070XL	ASSE 1070 THERMOSTATIC MIXING VALVE, LEAD-FREE, MIN. ACTIVATION FLOW: 0.25GPM. PROVIDE AT EACH LAVATORY AND AS DIRECTED BY THIS SCHEDULE.	--	--	3/8"	3/8"
TP-1	ZURN	Z1022-XL	AUTOMATIC TRAP PRIMER, PRESSURE ACTIVATED (MINIMUM PRESSURE DROP OF 2-3PSI REQUIRED BETWEEN 20-80PSI STATIC PRESSURE). REFER TO PLUMBING DETAILS FOR CONNECTION WITH LAVATORY SUPPLY.	--	--	3/8"	3/8"
WA	ZURN	Z-1700 SERIES	WATER HAMMER ARRESTOR. SIZE PER P.D.I. WH-201 VERIFY THAT COMPONENT IS ACCESIBLE.	--	--	--	--
WC-1	AMERICAN STANDARD	"CADET" 215FA.014	14" HIGH VITREOUS CHINA WATER CLOSET W/ ELONGATED BOWL LOW CONSUMPTION FLUSH TANK (1.6 GPF) SEAT (NO LID) - CHURCH MODEL 9500-SSC	3"	2"	1/2"	--
WC-2 (ADA)	AMERICAN STANDARD	"CADET" 3517.101	16 1/2" HIGH VITREOUS CHINA WATER CLOSET W/ ELONGATED BOWL (HANDICAP) LOW CONSUMPTION FLUSH TANK (1.6 GPF) SEAT (NO LID) - CHURCH MODEL 9500-SSC	3"	2"	1/2"	--

PLUMBING FIXTURE DEMAND TABULATION

Project Name: MARLIN & BARREL CIDERY
Project No.: 211173
BUILDING TYPE: NEW
PREDOMINANT ... FLUSH TANK

FIXTURE	DESCRIPTION	OCCUPANCY	QTY.	DRAINAGE FIXTURE UNITS	SUB-TOTAL	LOAD VALUES IN WATER (EACH) SUPPLY FIXTURE UNITS (WSFU) COLD	HOT	TOTAL	LOAD VALUES IN WATER (TOTAL) SUPPLY FIXTURE UNITS (WSFU) COLD	HOT	TOTAL	Remarks
WC	Water Closet, Flush Tank, 1.6 GPF	Public	2	4	8	5.0	0.0	5.0	10	0	10	
LAV1	Lavatory, Wall Hung, HC	Public	2	1	2	1.5	1.5	2.0	3	3	4	
KS	Kitchen Sink	Hotel, Restaurant	1	2	2	3.0	3.0	4.0	3	3	4	
MS	Mop (Service) Sink	Offices, etc.	1	2	2	2.3	2.3	3.0	2.25	2.25	3	
DW	Dishwashing Machine	Private	1	2	2	0.0	1.4	1.4	0	1.4	1.4	
IMB	Ice Maker Valve Box - (Refrigerator / Ice Maker)	Public or Private	1	0	0	0.3	0.0	0.3	0.25	0	0.25	
FD1	Floor Drain - General / Restroom		3	2	6	0.0	0.0	0.0	0	0	0	
HB	Hose Bibb	Public or Private	2	0	0	2.0	0.0	2.0	4	0	4	

TOTALS	22	DFU	22.5	9.65	26.65 WSFU
DFU = DRAINAGE FIXTURE UNITS	EIGHTH	INCH SLOPE PER FOOT	20.6	14.3	22.1 GPM
WSFU = WATER SUPPLY FIXTURE UNITS	3	DIAMETER OF PIPE (INCHES)	1.5	1.25	1.5 INCHES REQ'D.

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AR 17749

#	DATE	COMMENT

RICE ARCHITECT
L.L.C. 961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MARLIN & BARREL DISTILLERY
252 S 8TH ST, FERNANDINA BEACH, FL 32034

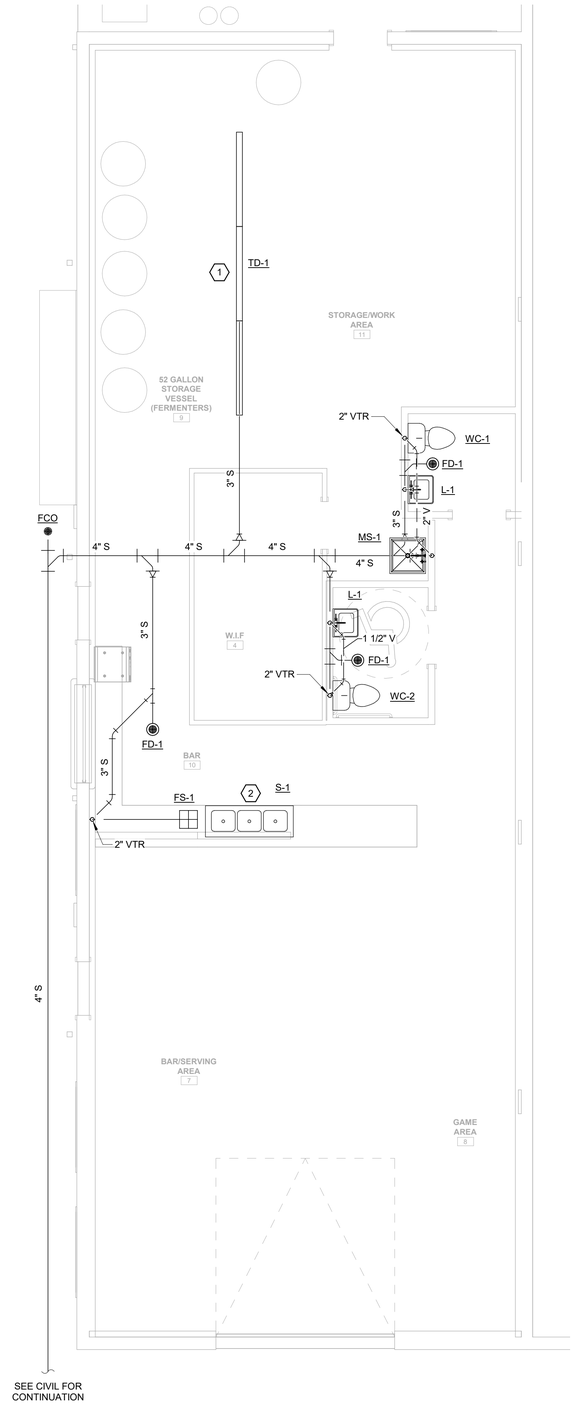
PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT: 211173
DATE: 10/12/2021
DRAWN BY: CSA

DESCRIPTION: NOTES, LEGENDS, & SYMBOLS

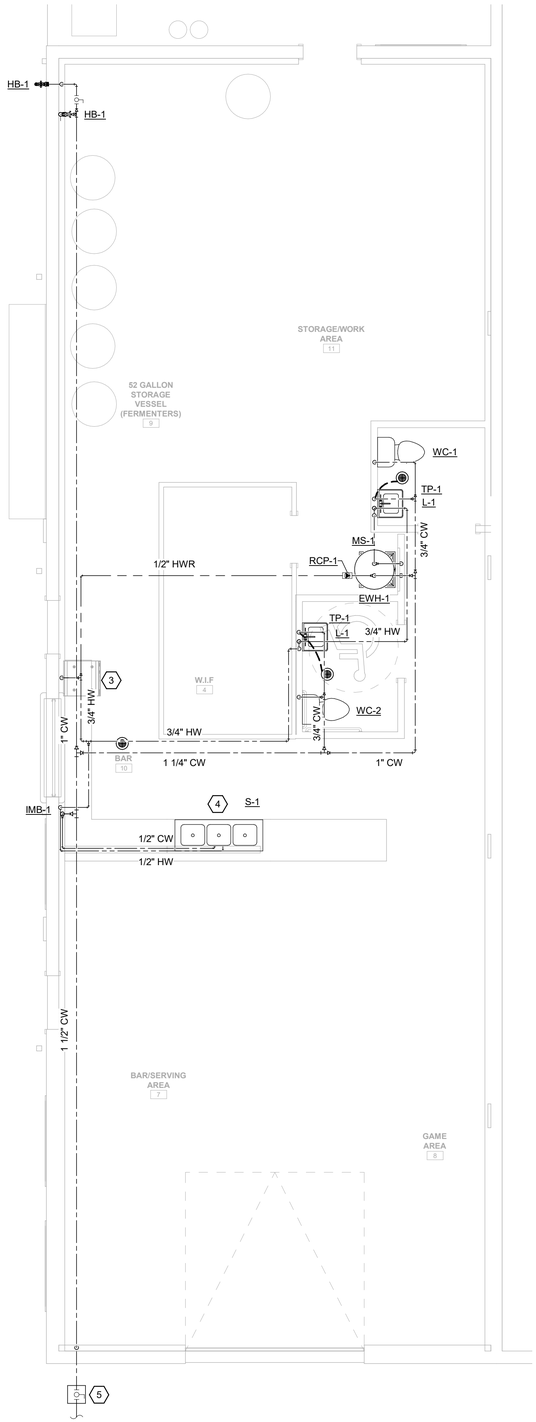
SHEET: P0.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt



1 P1.1 **DRAIN, WASTE & VENT FLOOR PLAN**

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



2 P1.1 **DOMESTIC WATER FLOOR PLAN**

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

KEYED NOTES:

1. LOCATE TRENCH DRAIN 5' FROM FRONT EDGE OF CIDER TANKS.
2. ROUTE ICE MAKER AND THREE COMPATMNET SINK DRAINS TO INDIRECTLY DRAIN INTO FS-1.
3. PROVIDE 1/2" HW FOR DISHWASHER.
4. PROVIDE 1/2" CW & HW FOR THREE COMPARTMENT SINK.
5. PROVIDE SHUTOFF VALVE IN VALVE BOX.

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MARLIN & BARREL DISTILLERY

252 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	CSA

DESCRIPTION: PLUMBING FLOOR PLANS

SHEET: P1.1

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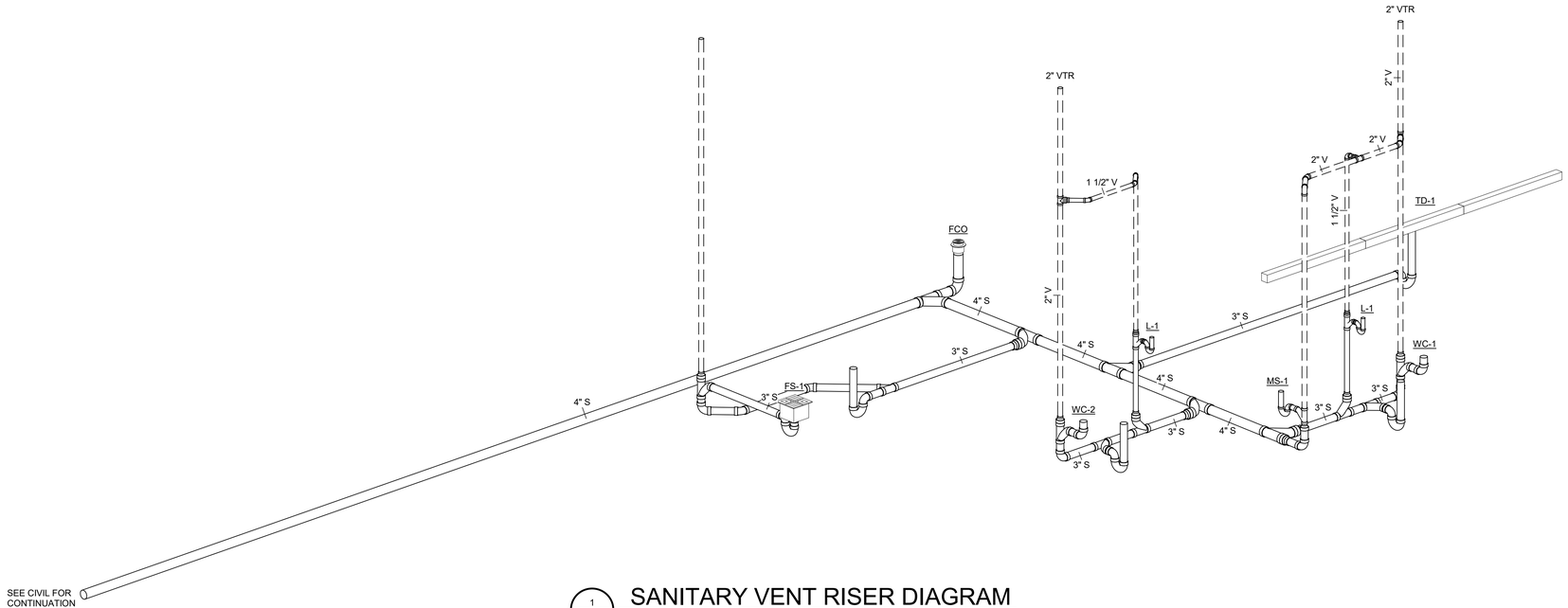
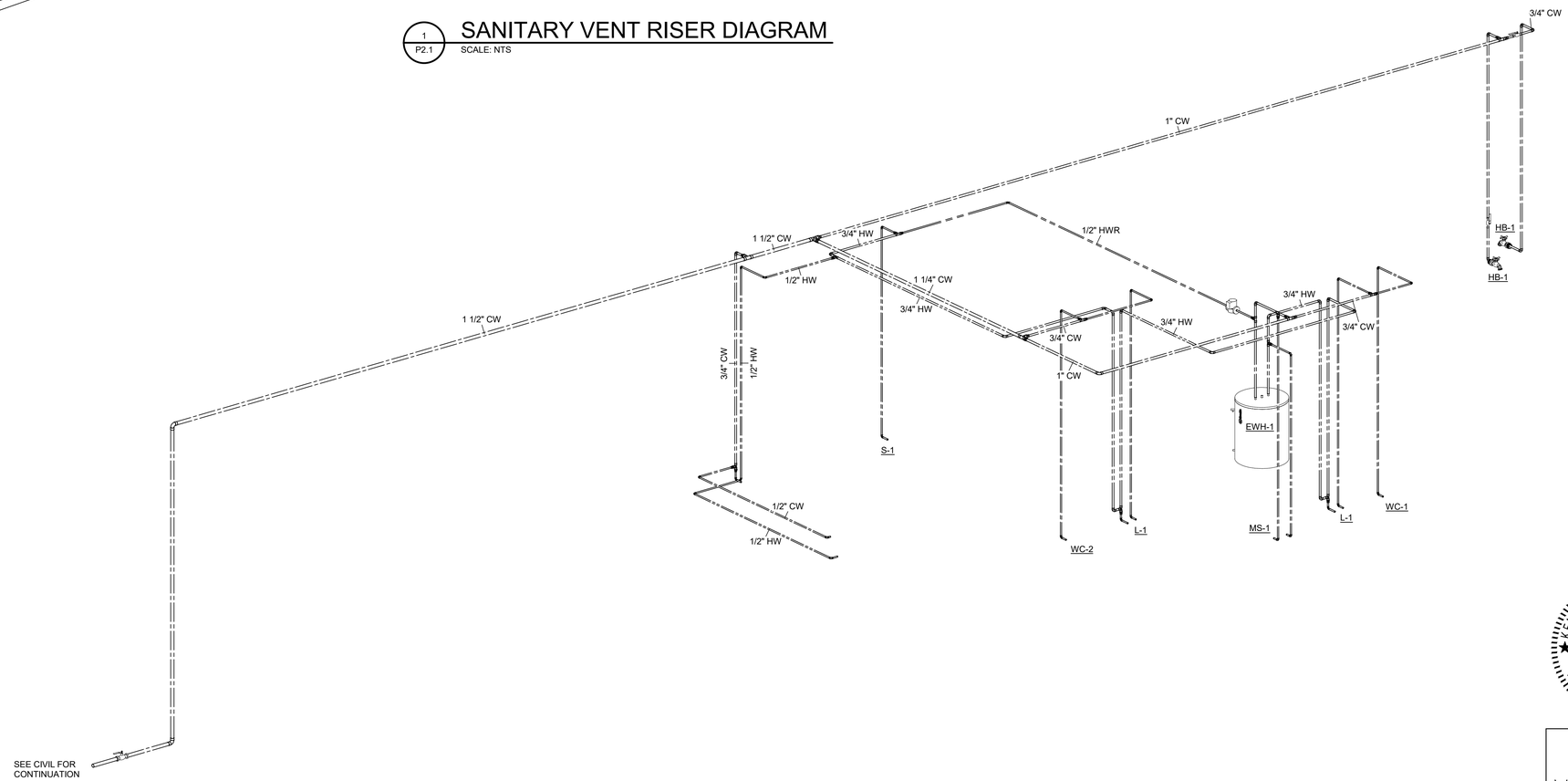


1 P2.1 **SANITARY VENT RISER DIAGRAM**

SCALE: NTS



2 P2.1 **DOMESTIC WATER RISER DIAGRAM**

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PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	CSA

DESCRIPTION: RISER DIAGRAMS

SHEET: P2.1

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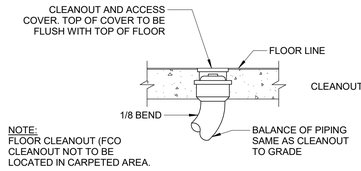
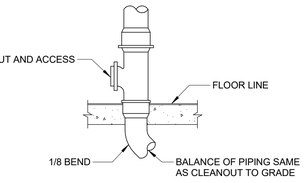
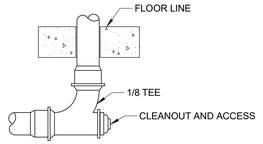


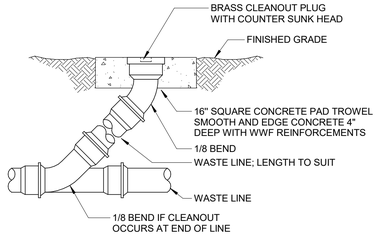
FLOOR CLEANOUT



WASTE STACK/ STORM LEADER CLEANOUT (VERTICAL)

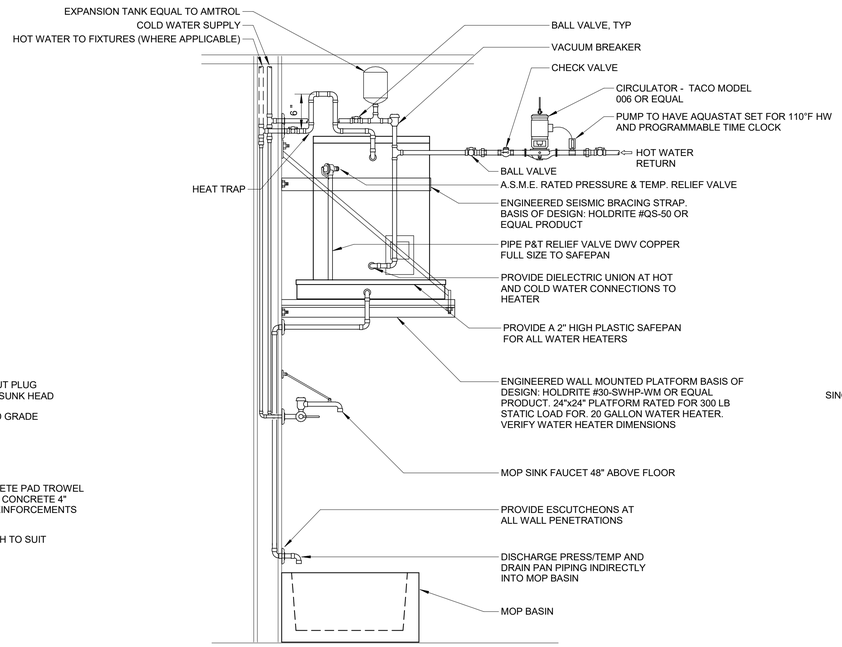


WASTE STACK/ STORM LEADER CLEANOUT (HORIZONTAL)



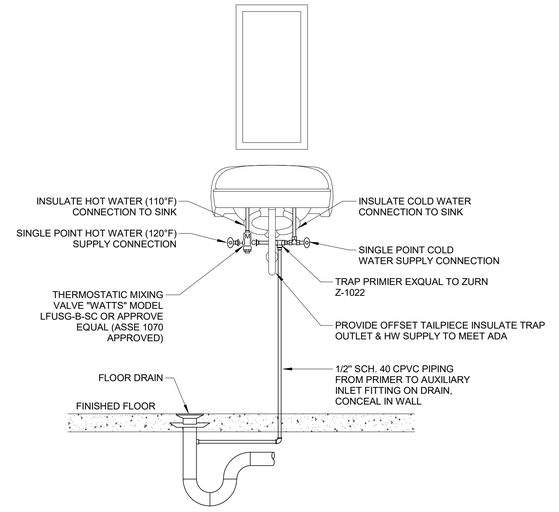
CLEANOUT TO GRADE (COTG)

1 / P3.1 **CLEANOUT DETAILS**
SCALE: NTS



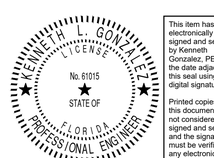
NOTE:
COORDINATE BLOCKING IN WALL FOR INSTALLATION OF WATER HEATER PLATFORM AND SEISMICBRACING STRAPS. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS DURING CONSTRUCTION.

2 / P3.1 **WATER HEATER DIAGRAM**
SCALE: NTS



NOTES:
1. MOUNT VALVE UP UNDER SINK HIGH AS POSSIBLE.
2. NO INSULATION ON VALVE.

4 / P3.1 **TRAP PRIMER & MIXING VALVE DETAIL**
SCALE: 1/4" = 1'-0"



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THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2020

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AR 17749

#	DATE	COMMENT

RICE ARCHITECT
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MARLIN & BARREL DISTILLERY
252 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	10/12/2021
DRAWN BY:	CSA

DESCRIPTION: DETAILS

SHEET: P3.1

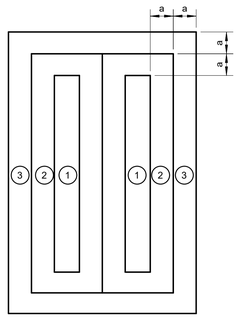
BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_MEP_R20.rvt

STRUCTURAL ABBREVIATIONS

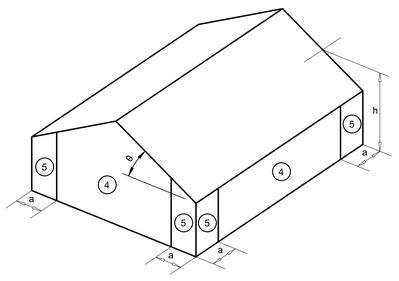
#	NUMBER OR POUND
Ø	ROUND OR DIAMETER
□	SQUARE
&	AND
@	AT
ALUM	ALUMINUM
AR	ANCHOR ROD
ARCH	ARCHITECTURE
ASSY	ASSEMBLY
B/	BOTTOM OF
BETWN	BETWEEN
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
BPL	BASE PLATE
BRG	BEARING
C TO C	CENTER TO CENTER
CANT	CANTILEVER
CFS	COLD FORMED STEEL
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTION
CTR	CENTER
CTRD	CENTERED
DBA	DEFORMED BAR ANCHOR
DEFL	DEFLECTION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFERENT
DIM	DIMENSION
DO	DITTO
DWG	DRAWING
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENGR	ENGINEER
EOD	EDGE OF DECK
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EW	EACH WAY
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GT	GIRDER TRUSS
HGT	HEIGHT
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HT	HIP TRUSS
IF	INSIDE FACE
INFO	INFORMATION
INT	INTERIOR
JNT	JOINT
JST	JOIST
LB	POUND
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
MANUF	MANUFACTURER
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NO or No	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
O/O	OUT TO OUT
OPNG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PL	PLATE
PNL	PANEL
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED
QTY	QUANTITY
R or RAD	RADIUS
RD	ROUND
REF	REFERENCE
REINF	REINFORCE(MENT)
REQ	REQUIRE
REQ'D	REQUIRED
RET	RETAINING
REV	REVISION
SECT	SECTION
SCHED	SCHEDULE
SIM	SIMILAR
SOG	SLAB ON GRADE
SP	SPRUCE PINE
SPA	SPACE
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STR	STRAIGHT
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
SYP	SOUTHERN YELLOW PINE
T&B	TOP & BOTTOM
T/	TOP OF
T/U PANEL	TILT-UP PANEL
TE	THICKENED EDGE
THK	THICK
THRD	THREADED
TRANSV	TRANSVERSE
TS	THICKENED SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VER	VERIFY
VERT	VERTICAL
WA	WHERE APPLICABLE
w/ or W/	WITH
w/o	WITHOUT
WP	WORK POINT
WS	WATERSTOP
WWF	WELDED WIRE FABRIC

GENERAL SYMBOLS

	PLAN, SECTION OR DETAIL NO / SHEET NUMBER
N	NORTH ARROW
1	KEYED NOTE TO PLAN
1	FOUNDATION TYPE
1	REVISION NUMBER
	FOOTING STEP



ROOF PLAN(GENERIC BUILDING SHOWN)



WALLS(GENERIC BUILDING SHOWN)

COMPONENT & CLADDING DESIGN WIND PRESSURES (PSF)

ROOF SURFACE PRESSURES(CLEAR WIND FLOW)

	ZONE 3		ZONE 2		ZONE 1	
EFFECTIVE WIND AREA	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
≤ 9 SF	65.0 PSF	-88.6 PSF	48.8 PSF	-45.4 PSF	32.5 PSF	-29.5 PSF
> 9 SF, ≤ 36 SF	48.8 PSF	-45.4 PSF	48.8 PSF	-45.4 PSF	32.5 PSF	-29.5 PSF
> 36 SF	32.5 PSF	-29.5 PSF	32.5 PSF	-29.5 PSF	32.5 PSF	-29.5 PSF

WALL

ZONE	10SF	100SF	200SF	500SF
4	+34.7 -37.6	+29.6 -32.5	+28.1 -31.0	+26.0 -28.9
5	+34.7 -46.3	+29.6 -36.1	+28.1 -33.0	+26.0 -28.9

NOTES:
1) TABLE PRESSURES ARE FOR THE SQUARE FOOT (SF) TRIBUTARY AREA SHOWN. FOR OTHER TRIBUTARY AREAS, LINEARLY INTERPOLATE BETWEEN VALUES SHOWN ABOVE.
2) POSITIVE PRESSURES ACT TOWARD THE BUILDING. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING.
3) SEE DIAGRAMS FOR LOCATION OF ZONES.
4) PRESSURES SHOWN ARE ULTIMATE PRESSURES(LRFD), MULTIPLY VALUES BY 0.6 FOR NOMINAL PRESSURES (ASD).

a=8'-0"

2 S0.1 WIND PRESSURE DIAGRAMS
SCALE: NTS

DESIGN CRITERIA

THE SCOPE OF WORK IS FOR NEW DOORS IN THE EXISTING CMU WALL.

DESIGN PER 2020 FLORIDA BUILDING CODE, UNLESS OTHERWISE NOTED.

LIVE LOADS:
- ROOFS AND CANOPIES (REDUCIBLE) . . . . . 20 PSF

DEAD LOADS:
- ROOF . . . . . 20 PSF

WIND LOADS:
- ULTIMATE WIND SPEED: (ASCE 7-16) . . . . . 128 MPH
- NOMINAL WIND SPEED . . . . . 99 MPH
- MEAN ROOF HEIGHT . . . . . 20 FT
- RISK CATEGORY II
- WIND EXPOSURE C
- ENCLOSURE CLASSIFICATION . . . . . ENCLOSED
- INTERNAL PRESSURE COEFFICIENT . . . . . ± 0.18
- DIRECTIONALITY FACTOR (Kd) 0.85
- SHAPE FACTORS . . . . . PER CODE

THIS BUILDING IS LOCATED IN THE WIND BORNE DEBRIS REGION.
IMPACT RESISTANT GLAZING IS REQUIRED.

CONCRETE (DESIGN PER CURRENT EDITION ACI 318):
- FOOTINGS . . . . . F'C=3,000 PSI
- ALL OTHER CONCRETE . . . . . F'C=3,000 PSI

ALL REINFORCING STEEL ASTM A615 GRADE 60. REINFORCING STEEL SHOWN ON THESE DRAWINGS TO BE WELDED SHALL BE ASTM A706 AND WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4.

WELDED WIRE FABRIC . . . . . ASTM A1064

CONCRETE MASONRY (DESIGN PER CURRENT EDITION TMS 402)
- COMPRESSIVE STRENGTH . . . . . F'M= 2,000 PSI

STRUCTURAL STEEL (DESIGN PER CURRENT EDITION AISC), UNLESS OTHERWISE NOTED (UON) MATERIALS SHALL BE AS FOLLOWS:

- W-SHAPES . . . . . ASTM A992, Fy=50 KSI
- OTHER SHAPES & PLATES . . . . . ASTM A36, Fy=36 KSI
- HSS SQUARE & RECTANGULAR SHAPES . . . . . ASTM A500 GRADE C, Fy=50 KSI
- HSS ROUND SHAPES . . . . . ASTM A500 GRADE C, Fy=46 KSI
- STEEL PIPES . . . . . ASTM A53 GRADE B, Fy=35 KSI
- WELDING ELECTRODES . . . . . AWS A5.1 OR A5.5 SERIES E70
- HIGH-STRENGTH BOLTS . . . . . MIN 3/4Ø ASTM A325
- ANCHOR RODS . . . . . GRADE 36 ASTM F1554
- WELDED STUDS . . . . . ASTM A108
- DEFORMED BARS . . . . . ASTM A496
- WELDABLE BARS . . . . . ASTM A706
- PAINT & PROTECTION . . . . . SSPC PAINT 25
- GROUT - NONMETALLIC, SHRINKAGE-RESISTANT . . . . . ASTM C1107

SOIL BEARING (ASSUMED DESIGN MAXIMUM) . . . . . 2,500 PSF

CONCRETE

UNLESS OTHERWISE NOTED (UON) ON THE DRAWINGS, MINIMUM COVER FOR REINFORCING SHALL BE AS FOLLOWS:

- FOOTINGS . . . . . 3"
- SLABS ON GRADE . . . . . 2" FROM TOP

ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES IN CONFORMANCE WITH CRSI MANUAL OF STANDARD PRACTICE AND ACI 318 DURING THE PLACING OF THE CONCRETE.

UNLESS OTHERWISE NOTED, SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS:

- WELDED WIRE FABRIC . . . . . WIRE SPACING PLUS 6"
- REINFORCING BARS . . . . . 60 BAR DIAMETERS

ALL HOOKS IN REINFORCING BARS SHALL BE AN ACI STANDARD HOOK, UNLESS OTHERWISE NOTED.

MASONRY

ALL LOAD BEARING WALLS AND EXTERIOR WALLS SHALL BE COMPOSED OF ASTM C90 HOLLOW CONCRETE MASONRY UNITS WITH ASTM C270 TYPE "S" MORTAR. GROUT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C476 AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.

ALL EXTERIOR CMU WALLS SHALL BE REINFORCED FULL HEIGHT IN A GROUT FILLED CELL WITH (1) #5 AT:
- EACH CORNER, WALL ENDS, WALL INTERSECTIONS
- AT A MAXIMUM SPACING OF 2'-0" OC, UON

LAPPED BARS SHALL BE SECURED WITH WIRE TIES OR OTHER MEANS TO ENSURE THAT THE BAR IS NOT DISPLACED DURING GROUT PLACEMENT OUTSIDE THE TOLERANCES ESTABLISHED BY ACI 530. LAP BARS WITH THE FOLLOWING MINIMUM LENGTH.

BAR SIZE	BAR EA FACE	BARS CTR'D 8" CMU
#3	16"	16"
#4	26"	21"
#5	40"	26"
#6	54"	43"
#7	63"	60"

GROUT ALL CELLS CONTAINING VERTICAL REINFORCEMENT IN 5'-0" MAXIMUM LIFTS. DO NOT BEGIN PLACEMENT OF GROUT UNTIL ALIGNMENT OF CELLS ARE INSPECTED AND APPROVED.

FILL ALL CELLS BELOW FINISHED GRADE.

PROVIDE HORIZONTAL JOINT REINFORCEMENT IN WALLS AT 16" OC VERTICALLY, UON. IN ADDITION, INSTALL JOINT REINFORCING IN THE FIRST TWO MORTAR JOINTS ABOVE & BELOW OPENINGS, EXTENDING AT LEAST 24 INCHES BEYOND THE OPENING. PROVIDE HORIZONTAL JOINT REINFORCEMENT IN PARAPETS AND FREE STANDING WALLS AND 8" OC VERTICALLY. LAP JOINT REINFORCEMENT 6" MINIMUM. HORIZONTAL REINFORCING SHALL CONSIST OF AT LEAST TWO W1.7 WIRES OR GREATER.

SEE ARCHITECTURAL DRAWING FOR EXPANSION OR CONTROL JOINTS. IF NOT SHOWN, LOCATE VERTICAL CONTROL JOINTS AT 25'-0" OC MAXIMUM, BUT NOT LESS THAN 2'-0" FROM A JOIST OR BEAM BEARING PLATE. AT BUILDING CORNERS, PROVIDE ONE JOINT IN ONE OF THE TWO WALL SIDES NO MORE THAN 5'-0" FROM THE BUILDING CORNER. HORIZONTAL REINFORCING SHALL CONSIST OF W1.7 JOINT REINFORCEMENT OR GREATER.

BOND/TIE BEAM REINFORCEMENT SHALL BE CONTINUOUS ACROSS CONTROL JOINTS.

16" U-BLOCK OR BOND BEAM SHALL CONSIST OF TWO 8" KNOCK-OUT BLOCKS.

BARS SPECIFIED TO BE EACH FACE SHALL BE HELD IN PLACE WITH SPACERS AND SHALL BE LOCATED 2 3/8" FROM EACH FACE TO THE CENTER OF THE BAR.

MASONRY WORK SHALL BE INSPECTED IN ACCORDANCE WITH TMS 402 QUALITY ASSURANCE LEVEL B.

FASTENERS

EXPANSION BOLTS SHALL BE HILTI KWIK BOLT 3, SIMPSON STRONG-TIE STRONG-BOLT2, DEWALT POWER-STUD+ SD1 OR APPROVED EQUAL, UON. EMBEDMENT DEPTH INTO CONCRETE OR SOLID GROUTED MASONRY SHALL BE AT LEAST 7 TIMES THE BOLT DIAMETER, UON. CLEAN HOLE AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

SCREW ANCHORS SHALL BE HILTI KWIK HUS-EZ, SIMPSON STRONG-TIE TITEN HD, DEWALT SCREW-BOLT+ OR APPROVED EQUAL, UON. EMBEDMENT IN CONCRETE OR SOLID GROUTED MASONRY SHALL BE AT LEAST 9 TIMES THE BOLT DIAMETER, UON. CLEAN HOLE AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

POWER ACTUATED FASTENERS (PAF) SHALL BE 0.157" DIAMETER HILTI X-U, SIMPSON STRONG-TIE PDPA, DEWALT CSI PIN OR EQUAL, UON. EMBED MINIMUM1 1/4" INTO CONCRETE AND CMU, UON. DO NOT PLACE WITHIN 1" OF CMU MORTAR JOINT. PAF SHALL COMPLETELY PENETRATE STRUCTURAL STEEL.

ADHESIVE ANCHORING (EPOXY):
- ADHESIVE ANCHORING FOR CONCRETE SHALL BE HILTI RE-500 V3 CARTRIDGE SYSTEM, SIMPSON STRONG-TIE SET-3G, DEWALT PURE 110+ (OR EQUIVALENT ACRYLIC AC200+, HY 200, OR ATXP) OR APPROVED EQUAL, UON. EMBEDMENT DEPTH SHALL BE AT LEAST 12 TIMES THE INSERT DIAMETER, UON. HOLE DIAMETER SHALL BE NO GREATER THAN RECOMMENDED BY MANUFACTURER. THE HOLE SHALL BE CLEANED PER MANUFACTURER'S RECOMMENDATIONS BY BRUSHING OUT WITH WIRE BOTTLE BRUSH AND BLOWN OUT WITH AIR USING A COMPRESSOR WITH A FUNCTIONAL OIL TRAP (EXCEPT WHERE PERMITTED WHEN USING A DUST EXTRACTION SYSTEM IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS).
- ADHESIVE ANCHORING FOR MASONRY SHALL BE HILTI HIT-HY 70 OR HY 270 CARTRIDGE SYSTEM, SIMPSON STRONG-TIE SET-XP, DEWALT AC100+ OR APPROVED EQUAL, UON. EMBEDMENT DEPTH INTO SOLID GROUTED MASONRY SHALL BE AT LEAST 9 TIMES THE INSERT DIAMETER, UON. HOLE DIAMETER SHALL BE NO GREATER THAN RECOMMENDED BY MANUFACTURER. HOLES SHALL NOT BE PLACED WITHIN 1" OF A VERTICAL MORTAR JOINT. CLEAN HOLE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
- GENERAL - ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 355.4. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS AND PERFORMED BY AN INSTALLER TRAINED BY THE MANUFACTURER. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY, WHICH SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER IN ACCORDANCE WITH ACI318 AND CONTINUOUSLY INSPECTED PER ACI318. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- CAPACITIES - UON, DESIGN BOND STRENGTH OF ANCHORS HAVE BEEN BASED ON CRACKED CONCRETE, ACI 355.4 TEMPERATURE CATEGORY B, AND INSTALLATIONS INTO DRY HOLES DRILLED WITH A ROTARY IMPACT DRILL OR ROCK DRILL INTO CONCRETE THAT HAS CURED AT LEAST 21 DAYS AND HAS A CONCRETE TEMPERATURE OF AT LEAST 50 DEGREES F AT TIME OF ANCHOR INSTALLATION.

SUPPLEMENTARY NOTES

PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THE STRUCTURE SHOULD NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

MCVEIGH & MANGUM ENGINEERING, INC. OR ANY OF ITS EMPLOYEES SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES OR SEQUENCES FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

VISUAL OBSERVATIONS OF THE STRUCTURAL SYSTEM BY MCVEIGH & MANGUM ENGINEERING FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY THE INTERNATIONAL BUILDING CODE.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.

ALL STRUCTURAL OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH STRUCTURAL WORK AFFECTED.

CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND SITES THAT ARE AFFECTED BY NEW WORK BEFORE PROCEEDING WITH FABRICATION AND CONSTRUCTION.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

SHOP DRAWINGS AND SUBMITTALS

SHOP DRAWING SUBMITTALS ARE ONLY REVIEWED FOR GENERAL CONFORMANCE WITH THE INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR MUST REVIEW AND APPROVE THE SHOP DRAWINGS PRIOR TO THEIR SUBMITTAL TO THE ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP SHALL BE RETURNED WITHOUT REVIEW. ANY REQUESTED CHANGES TO THE CONTRACT DOCUMENTS SHALL BE COMMUNICATED IN WRITING PRIOR TO SUBMITTING THE SHOP DRAWINGS AND CLOUDED ON THE SHOP DRAWINGS.

SHOP DRAWINGS MUST BE SUBMITTED FOR ENGINEER'S REVIEW OF THE FOLLOWING ITEMS: (S/S = SIGNED & SEALED SHOP DRAWING WITH CALCS, SD = SHOP DRAWING FOR REVIEW ONLY)

• MASONRY REINFORCEMENT LAYOUT	S/S☐	SD■
• CONCRETE MIX DESIGNS	S/S☐	SD■
• PRE-ENGINEERED CANOPY DESIGN	S/S■	SD☐

COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM OF RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT AND SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

SOME STRUCTURAL SYSTEMS ARE DEFINED AS VENDOR-DESIGNED COMPONENTS PER THE STRUCTURAL DOCUMENTS. THESE ELEMENTS OF THE DESIGN ARE DEFERRED SUBMITTAL COMPONENTS AND HAVE NOT BEEN PERMITTED UNDER THE BASE BUILDING APPLICATION. VENDOR-DESIGNED COMPONENT SHOP DRAWINGS SHALL BE APPROVED BY THE COMPONENT DESIGNER ENGINEER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASE STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. THE CONTRACTOR SHALL SUBMIT THE STAMPED COMPONENT SYSTEM DOCUMENTS TO THE BUILDING OFFICIAL FOR APPROVAL.

SPECIFICATIONS

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION). EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL EMPLOY AND PAY AN INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE TESTING.

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES - TMS 602 (LATEST EDITION), EXCEPT AS MODIFIED BY REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL EMPLOY AND PAY AN INDEPENDENT TESTING LABORATORY TO PERFORM MASONRY TESTING.

PRE-ENGINEERED CANOPY NOTES

THESE DRAWINGS SPECIFY FOUNDATION REQUIREMENTS TO ACCOMMODATE A PRE-ENGINEERED CANOPY STRUCTURE. FOUNDATIONS HAVE BEEN DESIGNED FOR COLUMN REACTIONS SHOWN IN THE PRELIMINARY CANOPY FOUNDATION DESIGN REACTION SCHEDULE, 3/S.01. FINAL REACTIONS SHALL BE PROVIDED TO THE EOR FOR REVIEW. FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL REACTIONS PROVIDED BY THE DELEGATE CANOPY ENGINEER.

MCVEIGH & MANGUM ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF ANY ASPECTS OF THIS BUILDING OTHER THAN ITS FOUNDATIONS AS SHOWN. OTHER STRUCTURAL ELEMENTS INCLUDING ROOF FRAMING, WIND FRAMES, METAL BUILDING COLUMNS, ANCHOR BOLTS, AND METAL BUILDING COLUMN BASE PLATES ARE TO BE DESIGNED BY THE METAL BUILDING ENGINEER, REGISTERED IN THE STATE OF THE PROJECT. SUBMIT CALCULATIONS FOR REVIEW OF DESIGN INTENT.

PRELIMINARY CANOPY FOUNDATION DESIGN REACTION SCHEDULE (KIPS)

COLUMN LOCATION	GRAVITY		UPLIFT	LATERAL		
ALL CANOPY COLUMNS	DL	LL		DL	LL	WIND
	3	3	4.5	0	0	1

NOTES:
1. GRAVITY LOADS ARE UN-FACTORED & WIND REACTIONS ARE NOMINAL (ASD).
2. IF PEMB REACTIONS ARE MORE SEVERE FROM OUR PRELIMINARY REACTIONS, MODIFICATIONS TO THE FOUNDATION DESIGN WILL BE REQUIRED.

3 S0.1 PRELIMINARY CANOPY FOUNDATION REACTIONS
SCALE: NTS

CODY FRAZIER LICENSE No. 85369 STATE OF FLORIDA PROFESSIONAL ENGINEER
2021.11.05 16:04:33-04'00'

This item has been electronically signed and sealed by Cody Frazier, PE on the date adjacent to the seal using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Eng. of Record:Cody Frazier License No.:85369

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L.L.C. 961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MARLIN & BARREL DISTILLERY
232 S 8TH ST, FERNANDINA BEACH, FL 32034

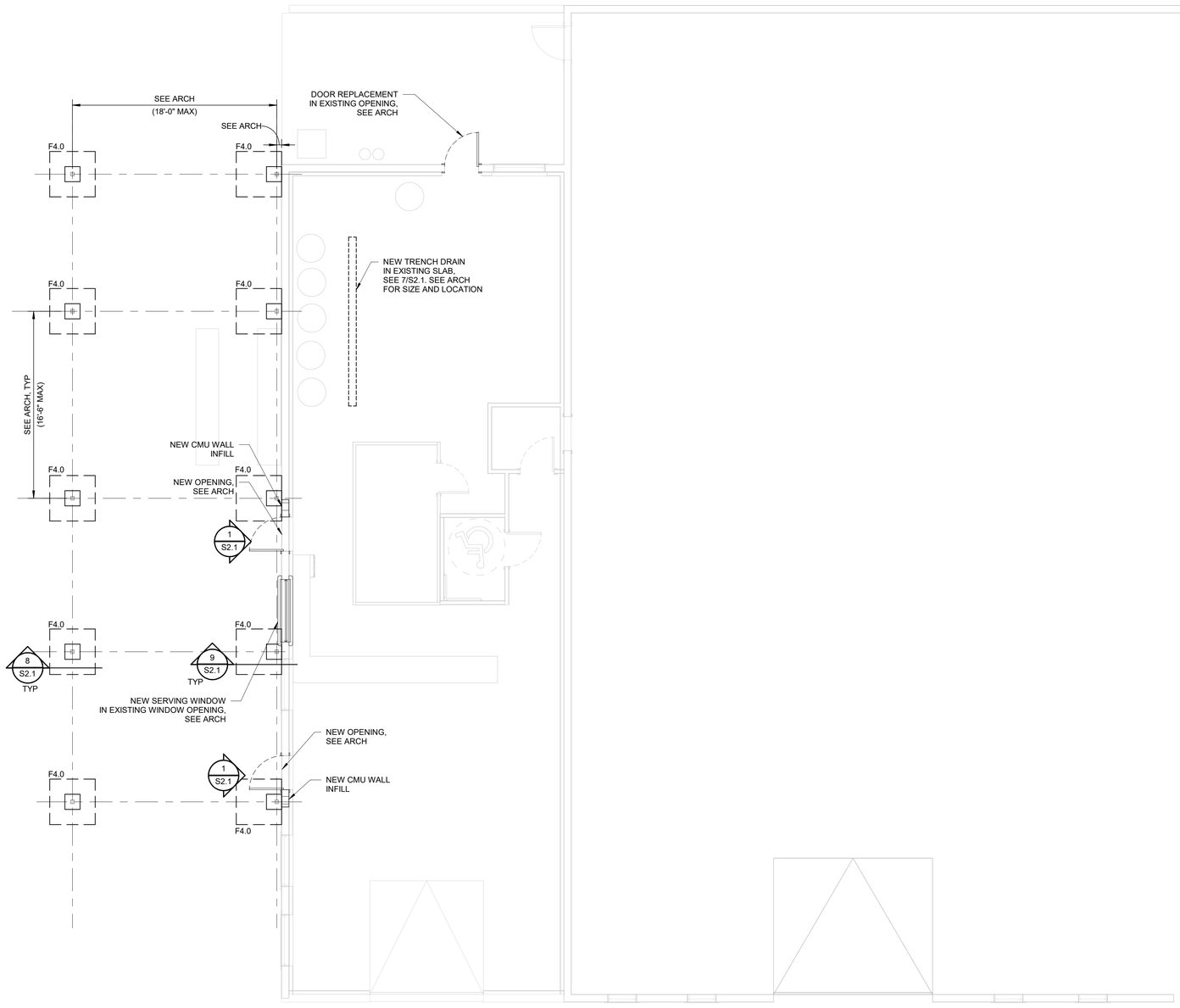
PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT: 211173
DATE: 11/05/2021
DRAWN BY: MME

DESCRIPTION: DESIGN CRITERIA & GENERAL NOTES

SHEET: S0.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_STRU_R20.rvt



1 / S1.0

FOUNDATION PLAN

SCALE: NTS

FOUNDATION & SLAB ON GRADE NOTES:

1. FOR DESIGN CRITERIA AND GENERAL NOTES, SEE SHEET S0.1.
2. FOR DIMENSIONS, SECTIONS AND ELEVATIONS NOT SHOWN, SEE ARCH.
3. ELEVATIONS ARE BASED ON A T/GROUND FLOOR SLAB DATUM OF 100'-0". SEE CIVIL & ARCH DWGS FOR ACTUAL ELEVATIONS.
4. ▯▯▯▯▯▯▯▯ DENOTES 8" CMU WALL. SEE GENERAL NOTES AND MASONRY DETAILS ON SHEET S2.1.
5. T/FTG EL = 98'-8", U.O.N.
6. FOUNDATION SIZES ARE PRELIMNARY, SEE GENERAL NOTES.

FOOTING SCHEDULE

TYPE	LENGTH	WIDTH	THICKNESS	BOTTOM REINF (LONG WAY)	BOTTOM REINF (SHORT WAY)	TOP REINF (LONG WAY)	TOP REINF (SHORT WAY)	REMARKS
F4.0	4'-0"	4'-0"	1'-0"	5-#5	5-#5			

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2020

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AR 17749

#	DATE	COMMENT

R20 ARCHITECT L.L.C. 961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MARLIN & BARREL DISTILLERY

252 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	11/05/2021
DRAWN BY:	MME

DESCRIPTION: FOUNDATION PLAN

SHEET: S1.0

CODY FRAZIER LICENSE No. 85369 STATE OF FLORIDA PROFESSIONAL ENGINEER

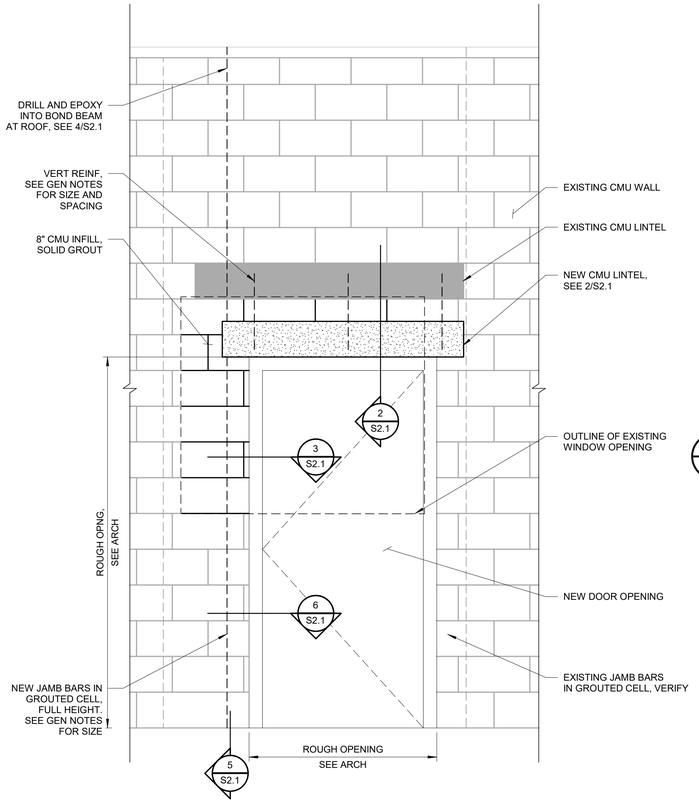
2021.11.05 16:04:38-04'00'

This item has been electronically signed and sealed by Cody Frazier, PE on the date adjacent to the seal using a digital signature.

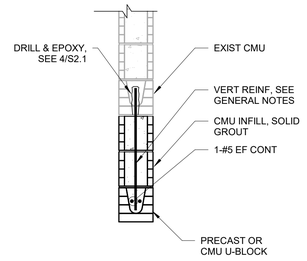
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

McVEIGH&MANGUM
ENGINEERING · INC
Atlanta · Charlotte · Jacksonville · Raleigh
www.McVeighMangum.com
9133 R.G. Skinner Parkway
Jacksonville, Florida 32256
Ph: (904) 483-5200
email: mail@McVeighMangum.com
CA 6330
Eng. of Record:Cody Frazier License No.:85369

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_STRU_R20.rvt

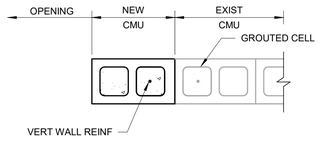


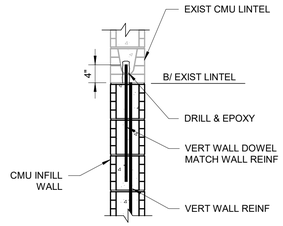
1 S2.1 WALL ELEVATION
SCALE: NTS



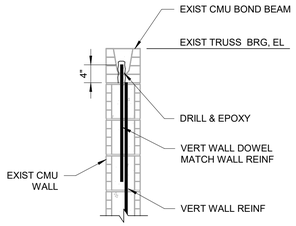
MASONRY OPNG (LESS THAN 5'-0")

NOTES:
1) FOR OPNG LOCATIONS SEE ARCH DWGS.
2) PROVIDE 8" BEARING EA SIDE OF OPNG.





AT EXIST LINTEL

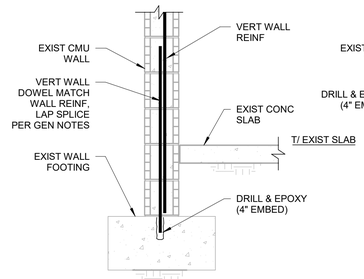


AT EXIST ROOF BOND BEAM

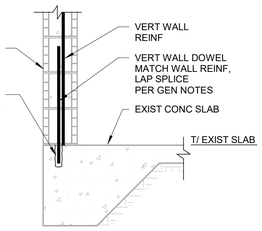
2 S2.1 CMU LINTEL
SCALE: NTS

3 S2.1 CMU INFILL @ EXSITING JAMB
SCALE: NTS

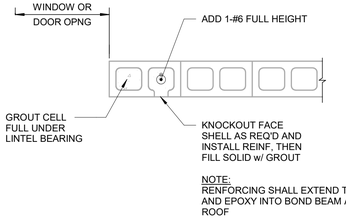
4 S2.1 CMU INFILL @ EXIST BOND BEAM
SCALE: NTS



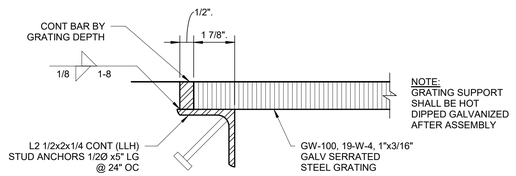
AT WALL FOOTING



THICKENED SLAB EDGE

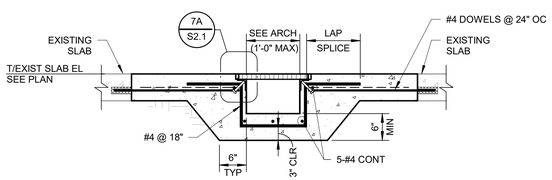


NOTE:
RENFORCING SHALL EXTEND TO AND EPOXY INTO BOND BEAM AT ROOF

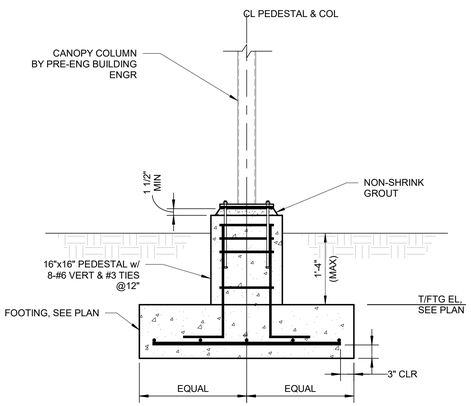


NOTE:
GRATING SUPPORT SHALL BE HOT DIPPED GALVANIZED AFTER ASSEMBLY

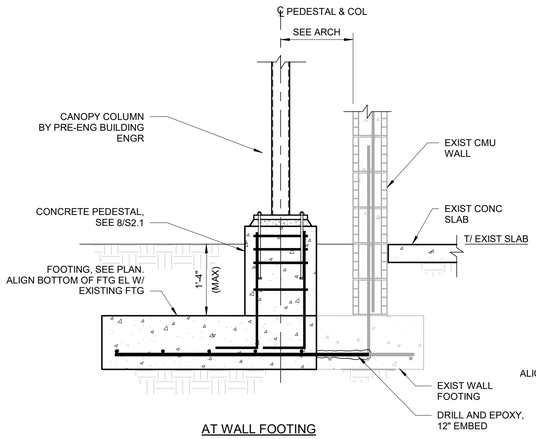
DETAIL A



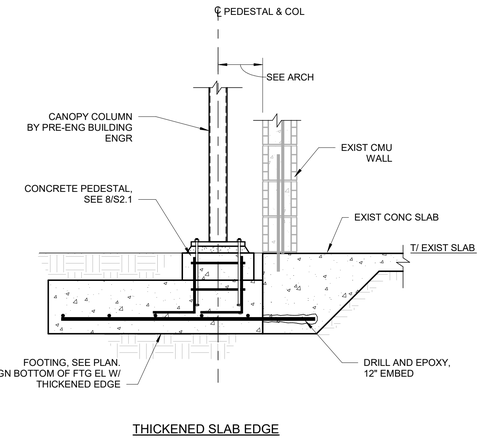
7 S2.1 TRENCH w/ GRATING
SCALE: NTS



8 S2.1 CANOPY COLUMN DETAIL
SCALE: NTS



AT WALL FOOTING



THICKENED SLAB EDGE

NOTE: FOR INFO NOT SHOWN, SEE 8/S2.1

9 S2.1 CANOPY COLUMN DETAIL AT EXISTING FTG
SCALE: NTS

CODY FRAZIER LICENSE No. 85369 STATE OF FLORIDA PROFESSIONAL ENGINEER
2021.11.05 16:04:43-04'00'

This item has been electronically signed and sealed by Cody Frazier, PE on the date adjacent to the seal using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

McVEIGH&MANGUM
ENGINEERING · INC
Atlanta · Charlotte · Jacksonville · Raleigh
www.McVeighMangum.com
9133 R.G. Skinner Parkway
Jacksonville, Florida 32256
Ph: (904) 483-5200
email: mail@McVeighMangum.com
CA 6330
Eng. of Record:Cody Frazier License No.:85369

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2020

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AR 17749

#	DATE	COMMENT

RICE ARCHITECT
L.L.C. 961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MARLIN & BARREL DISTILLERY
252 S 8TH ST, FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS

PROJECT:	211173
DATE:	11/05/2021
DRAWN BY:	MME

DESCRIPTION: FOUNDATION SECTIONS & DETAILS

SHEET: S2.1

BIM 360://211173 Marlin & Barrel Cidery/211173 Marlin & Barrel Cidery_STRU_R20.rvt

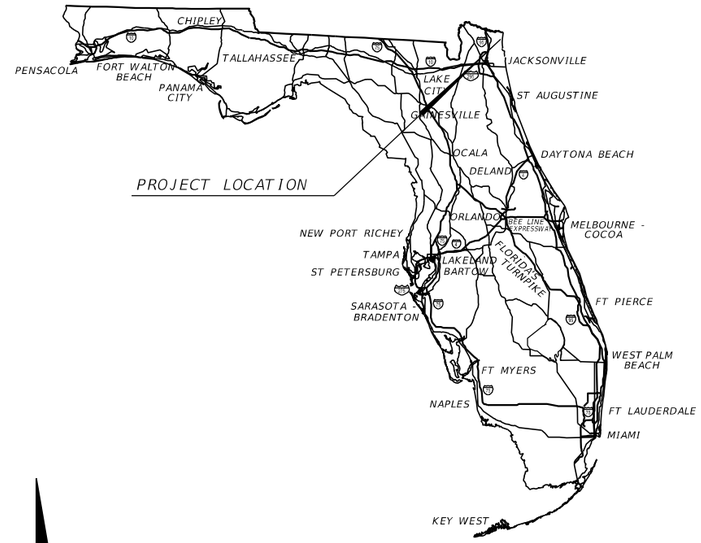
A1A CIDERY

Plans prepared for:
Roger Morenc &
City of Fernandina Beach

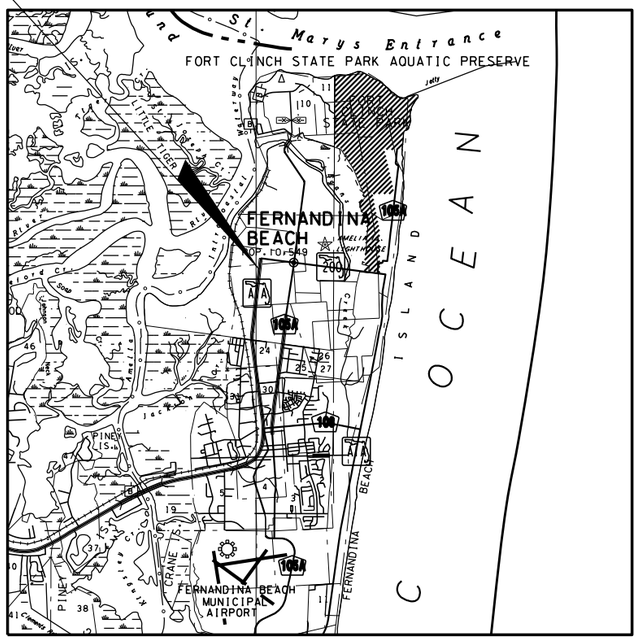
230 S 8TH ST
FERNANDINA BEACH

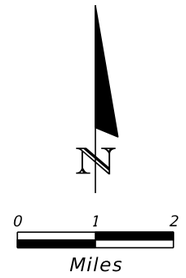
INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	PROJECT NOTES
3	LOT SURVEY
4	PRE/POST DRAINAGE PLAN
5	SITE PLAN
6	LANDSCAPE PLAN
7	SITE USAGE
8	SEWER PLAN
9	SEWER DETAILS



PROJECT LOCATION





OWNER:
ROGER MORENC
230 S 8TH ST
FERNANDINA BEACH, 32034
(321) 230-4755
rtmorenc@gmail.com

ARCHITECT:
MARK H. AKINS
RICE ARCHITECT LLC
961687 GATEWAY BLVD, SUITE 201 H
FERNANDINA BEACH, 32034
(904) 491-0072
mhakins@ricearchitect.com

ENGINEER:
BRETT MANZIE, PE
629 S 8TH ST
FERNANDINA BEACH, FL. 32034
(904) 206-8586
brett@mccranie-engineers.com

BRETT MANZIE, PE
LICENSE
No 74640
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHOP DRAWINGS TO BE SUBMITTED TO:

BRETT MANZIE, P.E.

629 S 8TH ST
FERNANDINA BEACH, FL. 32034

Brett Manzie 2022.10.05 16:11:37 -04'00'

PLANS PREPARED BY:

BRETT MANZIE, PE
629 S 8TH ST
FERNANDINA BEACH, FL. 32034
TEL. NO. (904) 335-8586
BRETT@MCCRANIE-ENGINEERS.COM
CERTIFICATE OF AUTHORIZATION NO. 8269

FINAL PLANS
OCTOBER 2022

ENGINEER OF RECORD: BRETT MANZIE, PE

P.E. NO.: 74640

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

SHEET NO.
1

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: COASTAL LAND SURVEYORS (904) 261-8950

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED, AND INSURANCE REQUIRED FOR THE PROJECT.

6. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

7. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

9. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A REGULAR BASIS.

10. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

11. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

12. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

13. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

14. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE A MINIMUM OF 14 GUAGE SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

15. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

16. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED.

17. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

18. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE COMMENCING WORK.

19. IN CITY R/W, THE MINIMUM DEPTH REQUIREMENT UNDER PAVEMENT IS 36" AND 30" IN UNPAVED AREAS FOR SEWER, FORCE, AND WATER MAINS.

20. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

21. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.

22. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY STANDARDS.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRETT MANZIE, PE
P.E. LICENSE NUMBER 74640

629 S 8TH ST
FERNANDINA BEACH, FL. 32034

A1A Cidery
Plans Prepared for Roger Morenc

STATE	COUNTY	PLAN TYPE
FL	NASSAU	ENGINEERING

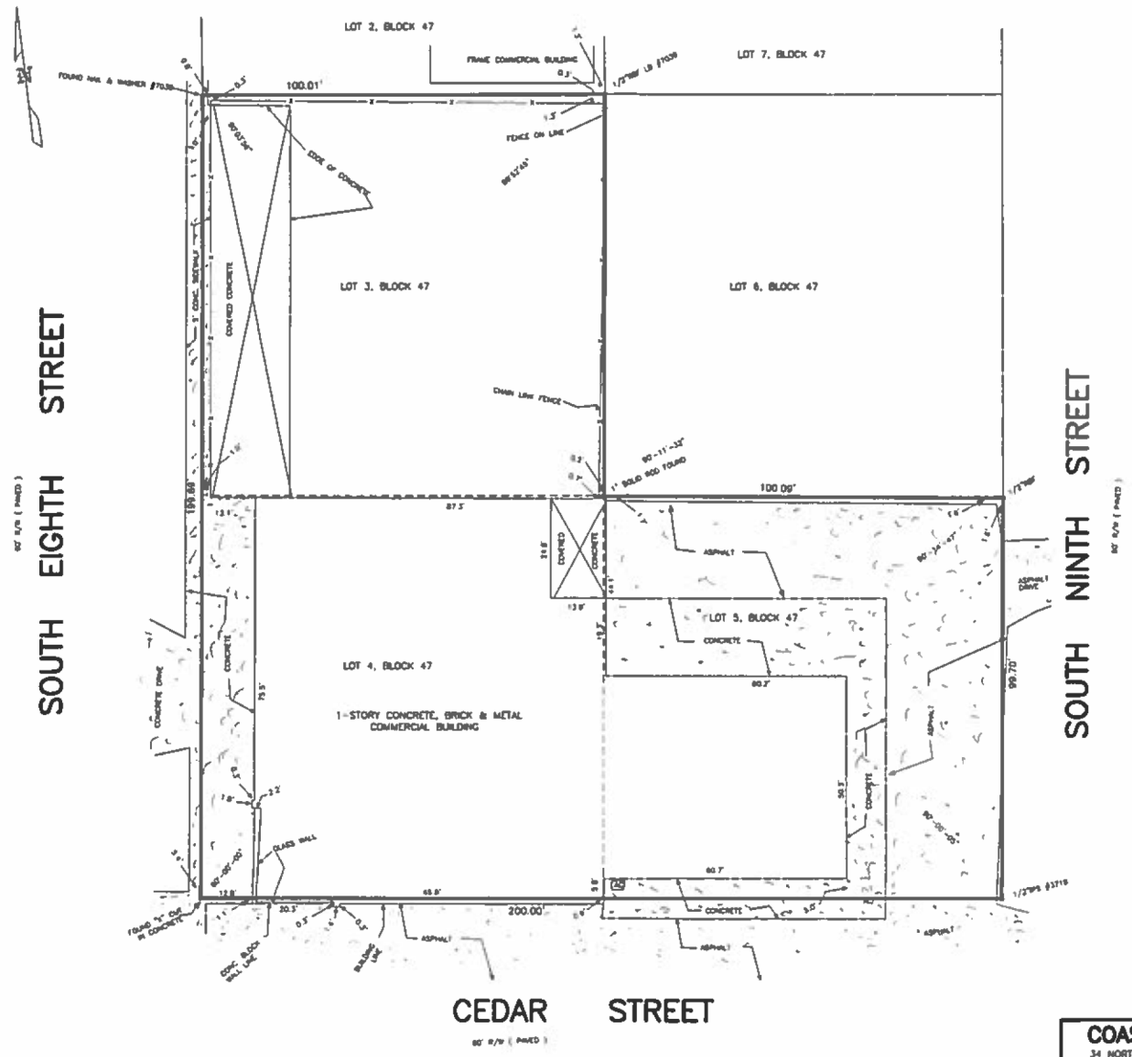
PROJECT NOTES

SHEET NO. 2

MAP SHOWING BOUNDARY SURVEY OF LOTS 3, 4 AND 5, BLOCK 47,

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

CERTIFIED TO:
MARLIN & BARREL DISTILLARY, LLC.
VYSTAR CREDIT UNION.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
AMELIA TITLE AGENCY,



20 0 20 40 60
GRAPHIC SCALE - FEET

COASTAL LAND SURVEYORS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL 904-261-8950 FAX 904-277-6850

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 61G17-6, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 8412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2385
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/3/17

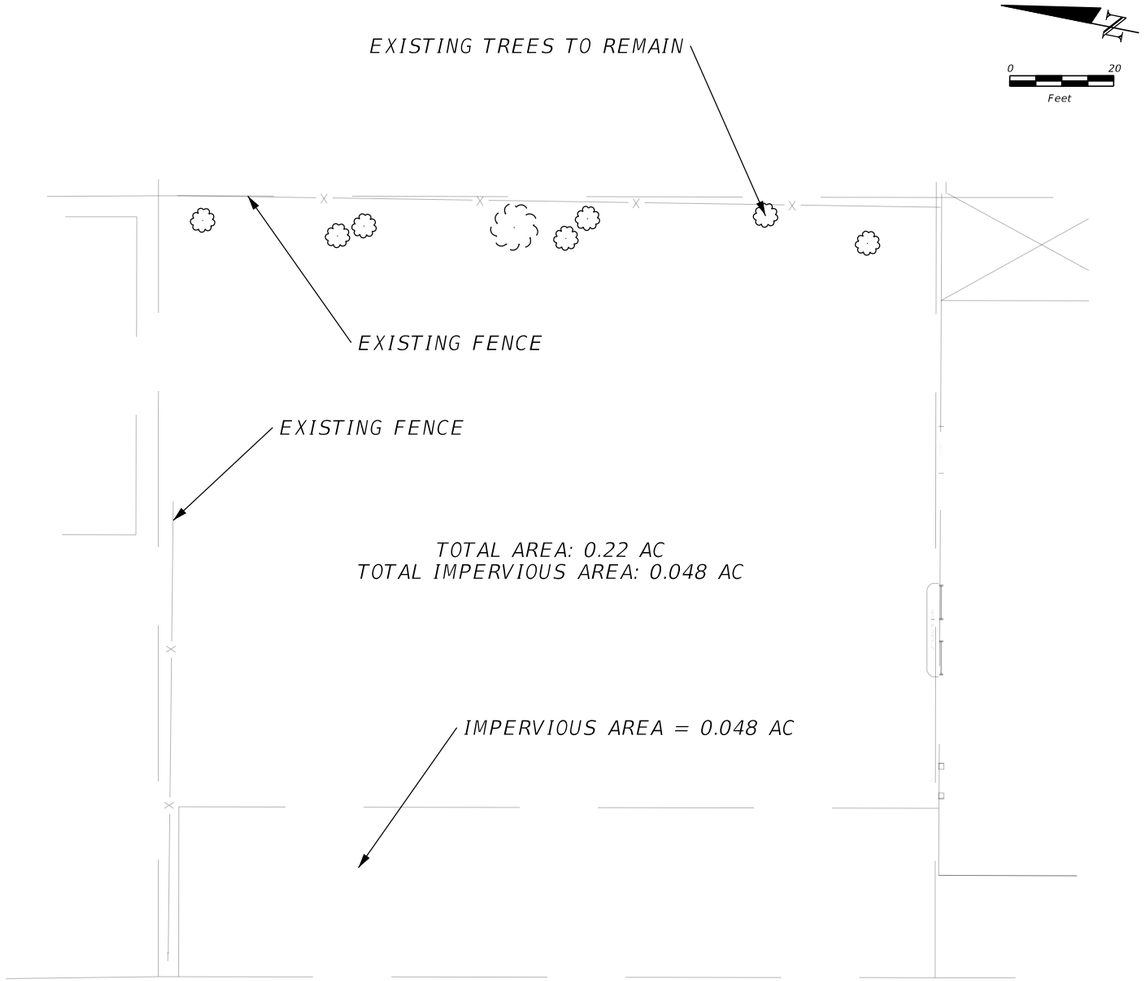
DATE OF SURVEY: MAY 3, 2019
SCALE 1"=20'
JOB NO 090A-01 F.B. 301

CORNER MARKERS HAVE NO IDENTIFICATION @ N.D.

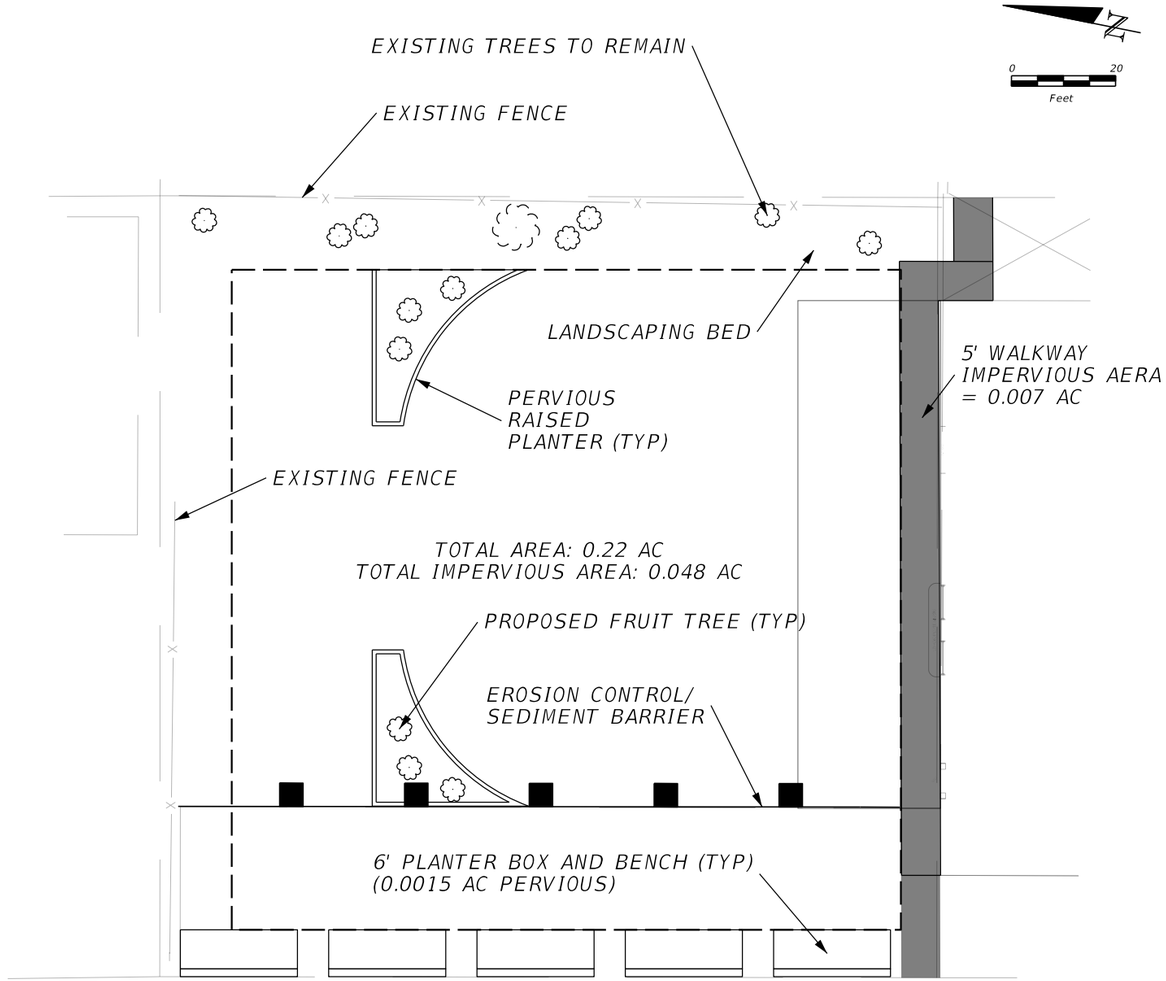
LEGEND:

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

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.



PRE-DEVELOPMENT DRAINAGE PLAN



POST-DEVELOPMENT DRAINAGE PLAN

NOTE:
PLANTER BOXES AND BENCHES ARE PROVIDED TO MEET THE "8TH STREET SMALL AREA DESIGN STANDARDS" OF 4.03.03.

ZONING: MU-8
MAX IMPERVIOUS RATIO: 60%
ACTUAL IMPERVIOUS RATIO: 22%

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRETT MANZIE, PE
P.E. LICENSE NUMBER 74640

629 S 8TH ST
FERNANDINA BEACH, FL. 32034

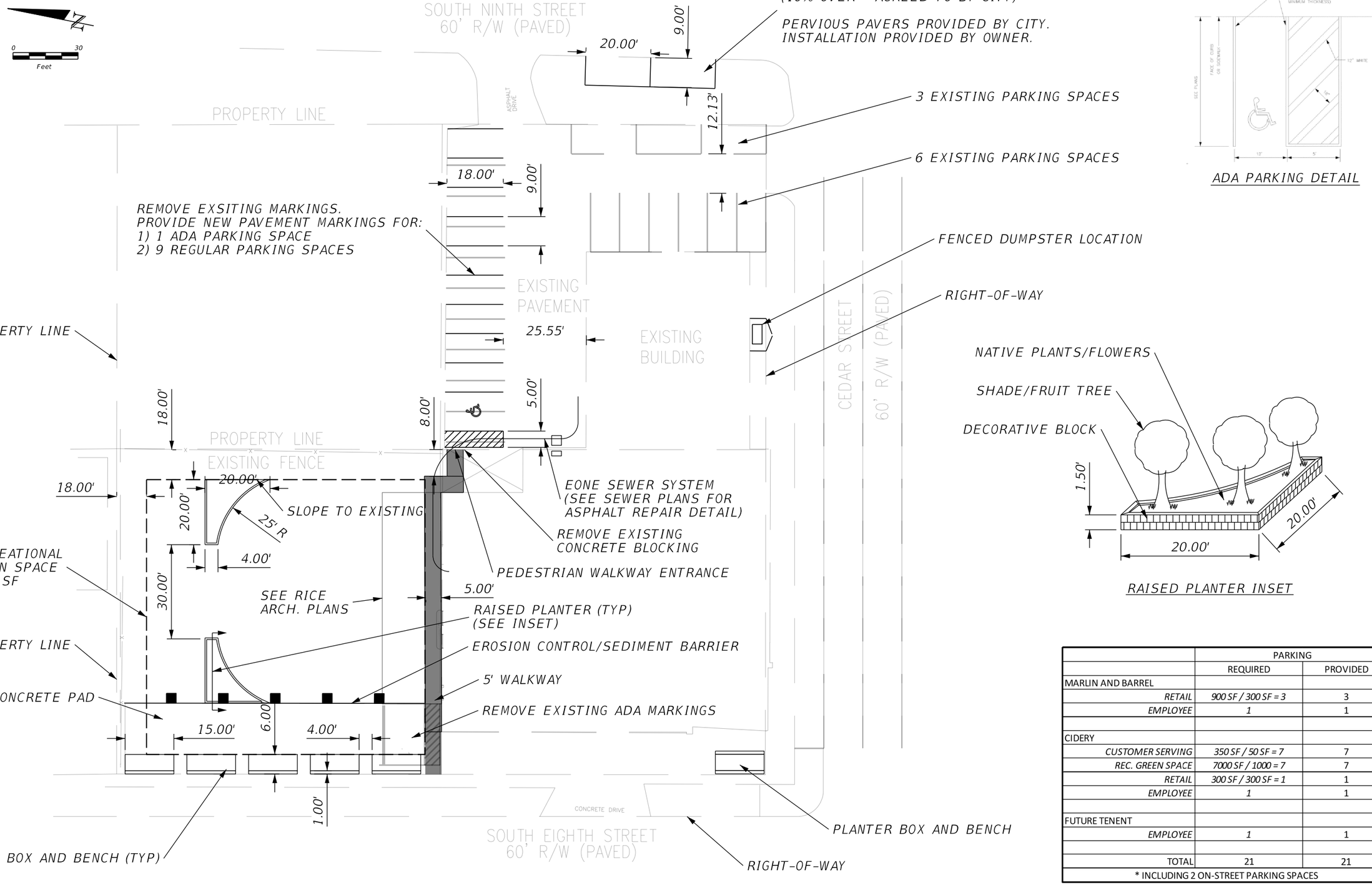
A1A Cidery
Plans Prepared for Roger Morenc

STATE	COUNTY	PLAN TYPE
FL	NASSAU	ENGINEERING

PRE/POST DRAINAGE PLAN

SHEET NO. 4

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



	PARKING	
	REQUIRED	PROVIDED
MARLIN AND BARREL		
RETAIL	*900 SF / 300 SF = 3*	3
EMPLOYEE	*1*	1
CIDERY		
CUSTOMER SERVING	*350 SF / 50 SF = 7*	7
REC. GREEN SPACE	*7000 SF / 1000 = 7*	7
RETAIL	*300 SF / 300 SF = 1*	1
EMPLOYEE	*1*	1
FUTURE TENENT		
EMPLOYEE	*1*	1
TOTAL	21	21
* INCLUDING 2 ON-STREET PARKING SPACES		

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRETT MANZIE, PE
P.E. LICENSE NUMBER 74640

629 S 8TH ST
FERNANDINA BEACH, FL. 32034

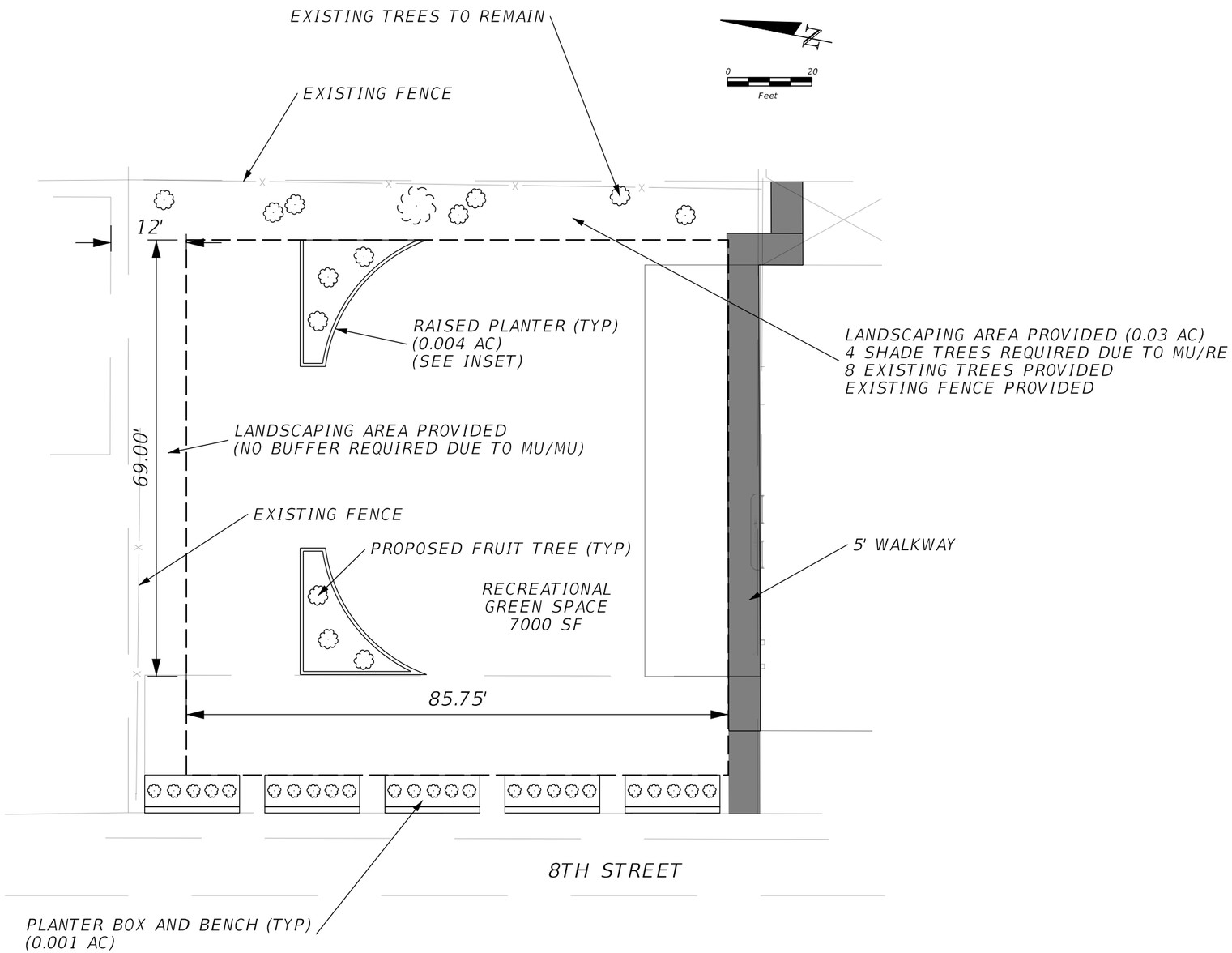
A1A Cidery
Plans Prepared for Roger Morenc

STATE	COUNTY	PLAN TYPE
FL	NASSAU	ENGINEERING

SITE PLAN

SHEET NO. 5

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



ZONING TYPE: MU-8
LANDSCAPE REQUIREMENTS:
TOTAL LOT AREA: 0.22 AC (9583 SF)
PER 4.05.06:
REQUIRED LANDSCAPE AREA: 10%
PROVIDED LANDSCAPE AREA: 22%
((0.03 AC + 0.004 AC x 2 + 0.001 AC x 5)/ 0.22 AC)

REQUIRE TREES:
9583 SF / 1500 SF = 7 TREES
EXISTING TREES TO REMAIN: 8
ADDITIONAL TREES PROVIDED: 4 TO 6 FRUIT TREES

NOTE: RECREATIONAL GREEN SPACE WILL BE PERVIOUS MATERIAL. AREA WILL CONSIST OF GRASSES, PLANTS, ROCK, WOOD CHIPS, SAND, TREES, ETC. THE PURPOSE OF THIS AREA IS TO PROVIDE A DESIREABLE AREA FOR PEOPLE TO REGULARLY FREQUENT.

LEGEND

EXISTING TREE TO REMAIN

PROPOSED DECORATIVE SHADE/FRUIT TREE

PROPOSED DECORATIVE SHRUB/PLANT

PER CITY DISCUSSION/REQUIREMENT:
PLANTER BOX/PEDESTRIAN BENCH

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRETT MANZIE, PE
P.E. LICENSE NUMBER 74640

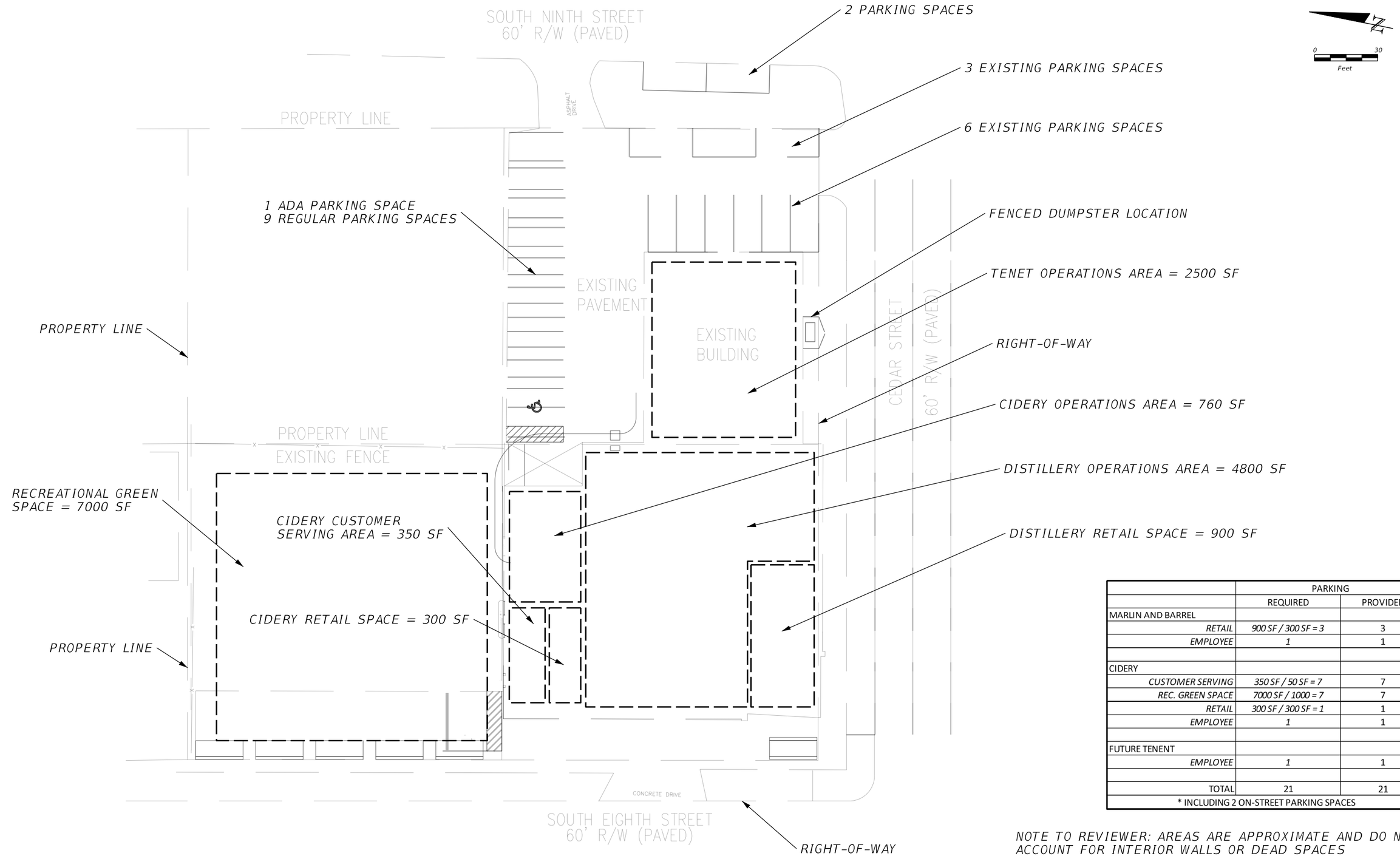
629 S 8TH ST
FERNANDINA BEACH, FL. 32034

A1A Cidery
Plans Prepared for Roger Morenc

STATE	COUNTY	PLAN TYPE
FL	NASSAU	ENGINEERING

LANDSCAPE PLAN

SHEET NO. 6



	PARKING	
	REQUIRED	PROVIDED
MARLIN AND BARREL		
RETAIL	*900 SF / 300 SF = 3*	3
EMPLOYEE	*1*	1
CIDERY		
CUSTOMER SERVING	*350 SF / 50 SF = 7*	7
REC. GREEN SPACE	*7000 SF / 1000 = 7*	7
RETAIL	*300 SF / 300 SF = 1*	1
EMPLOYEE	*1*	1
FUTURE TENENT		
EMPLOYEE	*1*	1
TOTAL	21	21
* INCLUDING 2 ON-STREET PARKING SPACES		

NOTE TO REVIEWER: AREAS ARE APPROXIMATE AND DO NOT ACCOUNT FOR INTERIOR WALLS OR DEAD SPACES

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRETT MANZIE, PE
P.E. LICENSE NUMBER 74640

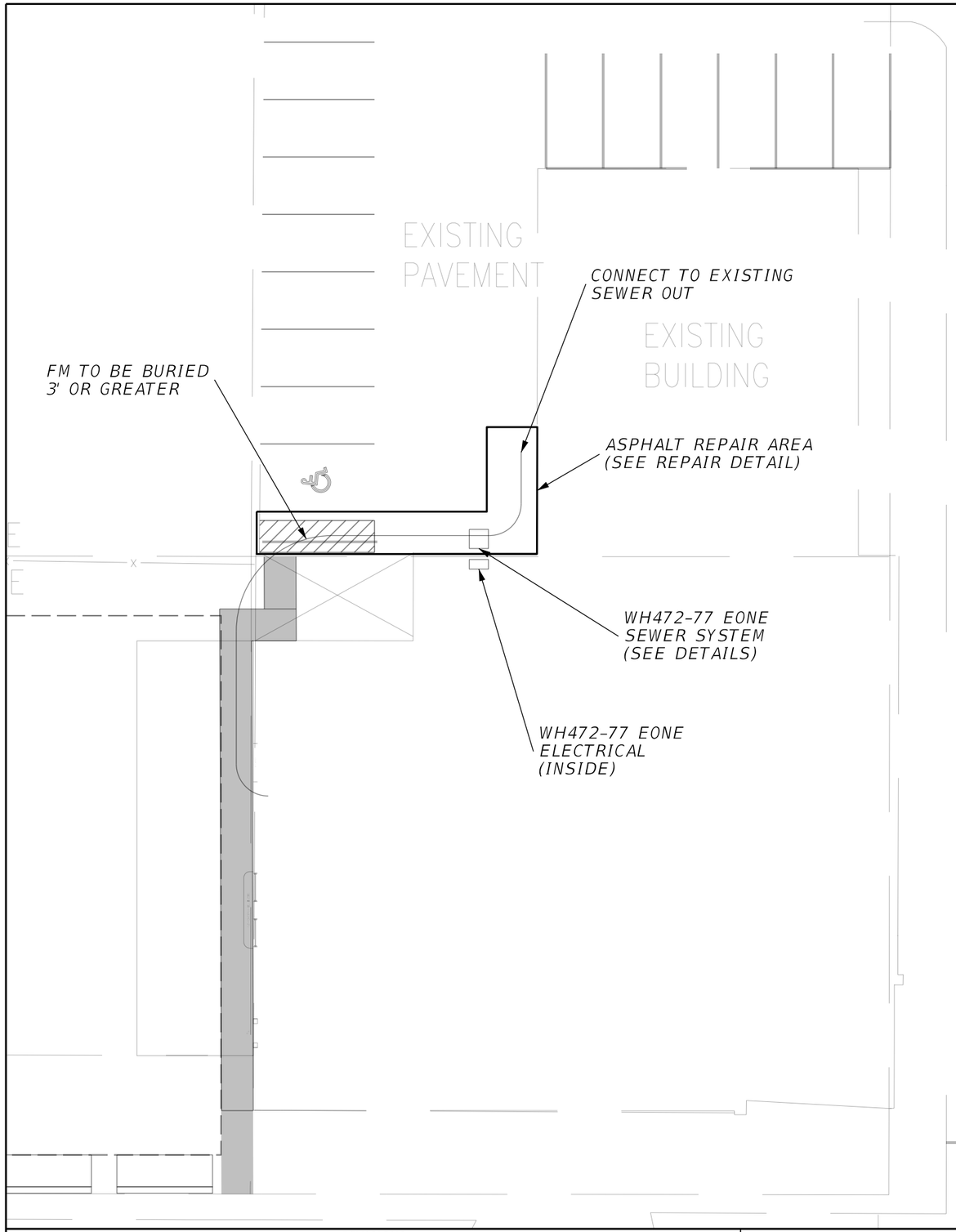
629 S 8TH ST
FERNANDINA BEACH, FL. 32034

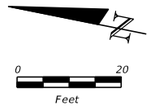
A1A Cidery
Plans Prepared for Roger Morenc

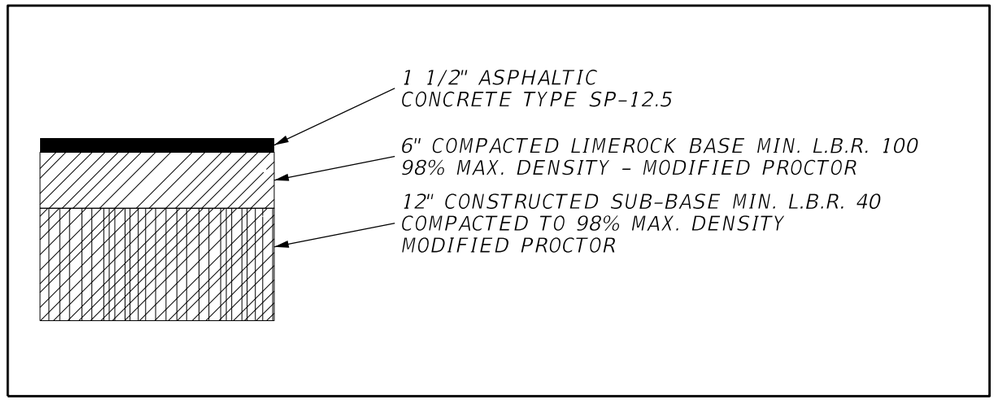
STATE	COUNTY	PLAN TYPE
FL	NASSAU	ENGINEERING

SITE USAGE

SHEET NO. 7







ASPHALT REPAIR DETAIL

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRETT MANZIE, PE
P.E. LICENSE NUMBER 74640

629 S 8TH ST
FERNANDINA BEACH, FL. 32034

A1A Cidery
Plans Prepared for Roger Morenc

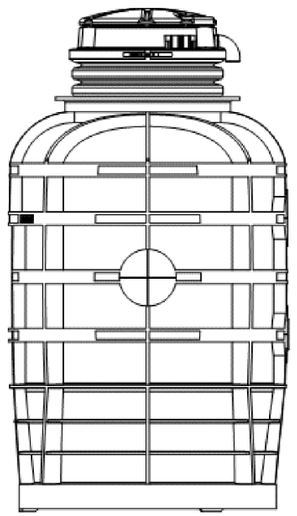
STATE	COUNTY	PLAN TYPE
FL	NASSAU	ENGINEERING

SEWER PLAN

SHEET NO. 8

E/ONE EXTREME CIDERS

WH472/WR472



General Features

The model WH472 or WR472 grinder pump station is a complete unit that includes: two grinder pumps, check valve, polyethylene tank, controls, and alarm panel. Designed specifically for higher-flow applications where local codes dictate higher storage requirements. The lower portion of the tank has a smaller diameter, tapered down to a dish-shaped bottom. The tank access opening is ideally sized for smaller diameter, low-profile covers for minimal "footprint."

- Rated for flows of 3500 gpd (13,249 lpd)
- 476 gallons (1802 liters) of capacity
- Standard outdoor heights range from 77 inches to 122 inches

The WH472 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The WR472 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One recommends that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

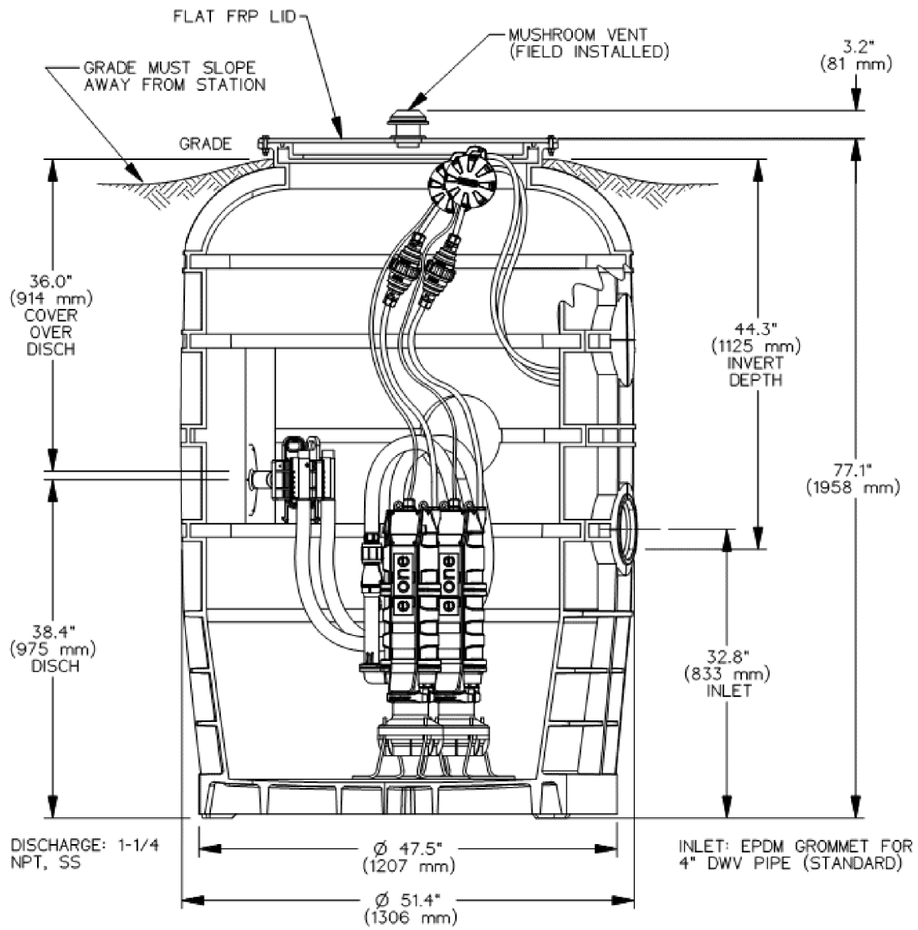
The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

Patent Numbers: 5,752,315
5,562,254 5,439,180

NA0223P01 Rev C

OPTIONS :

☐ WH472-77 (HARD WIRED LEVEL CONTROLS)
☐ WR472-77 (WIRELESS LEVEL CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY

SGS	PD	12/28/10	A	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e one SEWER SYSTEMS

MODEL WH472-77 / WR472-77

NA0223P03

REVISIONS				BRETT MANZIE, PE P.E. LICENSE NUMBER 74640 629 S 8TH ST FERNANDINA BEACH, FL. 32034	A1A CIDERY PLANS PREPARED FOR ROGER MORENC			SEWER DETAIL	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		STATE	COUNTY	PLAN TYPE		
					FL	NASSAU	ENGINEERING		9

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/WE Roger Morenc

(print name of property owner(s))

hereby authorize: BRETT MANZIE

(print name of agent)

to represent me/us in processing an application for: _____

(type of application)

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

(Signature of owner)

(Signature of owner)

Roger T. Morenc

(Print name of owner)

(Print name of owner)

Notary Public State of Florida
Brett Manzie
My Commission GG 282835
Expires 12/09/2022

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 21ST day of SEPTEMBER, 20 22, by ROGER MORENC.

Notary Public

BRETT MANZIE
Printed Name

12/9/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

GAGE TREE CARE

Eager to please. Experts with trees.

1335 S. 8th St. Fernandina Beach, FL 32034
gagetreecare@gmail.com
Phone: 904-491-1710
Fax: 904-624-7798

Work Site: 232 S 8th St

Customer: Marlin and Barrel Distillery

Roger Morenc

Address: 232 S 8th St, Fernandina Beach, FL 32034

Phone: 404-790-6600

Email: rtmorenc@gmail.com

Lot and Tree Survey:

Tree ID Map
Common Name
Cabbage palmetto (4)
Camphor tree (2)
Carolina Cherry Laurel (2)
Eastern red cedar
Hackberry (3)
Laurel oak (5)
Pignut hickory
Queen Palm
Natey's Place
S 9th St
S 9th St
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Tree ID Map
Common Name
Cabbage palmetto (4)
Camphor tree (2)
Carolina Cherry Laurel (2)
Eastern red cedar
Hackberry (3)
Laurel oak (5)
Pignut hickory
Queen Palm
Natey's Place
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Tree Condition
Condition
Good (8)
Fair (7)
Poor (4)
Natey's Place
S 9th St
S 9th St
11
10
9
8
7
6
5
4
3
2
1
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Tree Condition
Condition
Good (8)
Fair (7)
Poor (4)
14
13
15
12
16
17
18
19
Natey's Place
11
10
9
8
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Invasive Trees
Common Name
Camphor tree (2)
18
8
Natey's Place
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Trees to be Removed
Common Name
Cabbage palmetto (2)
Camphor tree (2)
Carolina Cherry Laurel (2)
Laurel oak (2)
Queen Palm
18
19
11
10
9
8
6
2
1
Natey's Place
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Trees to be Removed - DBH
Common Name
Cabbage palmetto (2)
Camphor tree (2)
Carolina Cherry Laurel (2)
Laurel oak (2)
Queen Palm
Natey's Place
3
4.12
12
16
15
5.66
5
7
12
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Trees to be Retained
Common Name
Cabbage palmetto (2)
Eastern red cedar
Hackberry (3)
Laurel oak (3)
Pignut hickory
Natey's Place
14
13
15
12
16
17
7
5
4
3
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Trees to be Retained - DBH
Common Name
Cabbage palmetto (2)
Eastern red cedar
Hackberry (3)
Laurel oak (3)
Pignut hickory
18
13
11
16
9
23
25
13
11.75
16
Natey's Place
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Tree Protection Zone
Common Name
Cabbage palmetto (2)
Eastern red cedar
Hackberry (3)
Laurel oak (3)
Pignut hickory
Natey's Place
S 9th St
7
5
4
3
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Tree Protection Zone
Common Name
Cabbage palmetto (2)
Eastern red cedar
Hackberry (3)
Laurel oak (3)
Pignut hickory
14
13
12
15
16
17
Natey's Place
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Critical Root Zone
Common Name
Cabbage palmetto (2)
Eastern red cedar
Hackberry (3)
Laurel oak (3)
Pignut hickory
Natey's Place
S 9th St
7
5
3
Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Tree Protection and Critical Root Zones

Tree Number	Species	Diameter at Breast Height (DBH)	Tree Protection Zone Measurement	Critical Root Zone Measurement
3	Hackberry	16 inches	19.75 ft	16.5 ft
4	Hackberry	11.75 inches	15.75 ft	12.25 ft
5	Laurel Oak	13 inches	17 ft	12.75 ft
7	Laurel Oak	25 inches	31.25 ft	23.75 ft
12	Cabbage Palm	16 inches	20.75 ft	14.75 ft
13	Cabbage Palm	13 inches	16.5 ft	12.5 ft
14	Eastern Red Cedar	18 inches	22.75 ft	20 ft
15	Cabbage Palm	11 inches	14.5 ft	10 ft
16	Pignut Hickory	9 inches	13.25 ft	7.75 ft
17	Laurel Oak	23 inches	30.25 ft	22.25 ft

Trees to be Removed

Tree Number	Species	Scientific Name	Diameter at Breast Height (DBH)	Overall Health	Within the Development Zone
1	Laurel Oak	*Quercus laurifolia*	12	Poor	No
2	Laurel Oak	*Quercus laurifolia*	7	Fair	No
6	Cherry Laurel	*Prunus caroliniana*	5	Poor	No
8	Camphor Tree	*Cinnamomum camphora*	5.66	Good	No
9	Cabbage Palm	*Sabal palmetto*	15	Good	No
10	Cabbage Palm	*Sabal palmetto*	16	Good	No
11	Queen Pam	*Syagrus romanzoffiana*	12	Good	No
18	Camphor Tree	*Cinnamomum camphora*	3	Fair	No
19	Cherry Laurel	*Prunus caroliniana*	4.12	Fair	No

Trees to be Retained

Tree Number	Species	Scientific Name	Diameter at Breast Height (DBH)	Oveall Health	Within the Development Zone
3	Hackberry	*Celtis occidentalis*	16 inches	Fair	No
4	Hackberry	*Celtis occidentalis*	11.75 inches	Fair	No
5	Laurel Oak	*Quercus laurifolia*	13 inches	Good	No
7	Laurel Oak	*Quercus laurifolia*	25 inches	Fair	No
12	Cabbage Palm	*Sabal palmetto*	16 inches	Good	No
13	Cabbage Palm	*Sabal palmetto*	13 inches	Fair	No
14	Eastern Red Cedar	*Juniperus virginiana*	18 inches	Poor	No
15	Cabbage Palm	*Sabal palmetto*	11 inches	Good	No
16	Pignut Hickory	*Carya glabra*	9 inches	Poor	No
17	Laurel Oak	*Quercus laurifolia*	23 inches	Good	No

Mitigation Calculations:

A. **DBH of Trees Removed** – **67 inches**
B. **Total DBH of Trees through Preservation** – **155.75 inches**

Disclaimers:

Although all the recommendations in this report are based on sound and accepted horticultural practices, the author cannot be held responsible for the final outcome of the recommendations, or any liabilities associated with this project. tree inspections, in this case, do not cover internal cavities, structural defects, or diseases with non-visible symptoms.

Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Gage Tree Care are intended to minimize or reduce hazardous conditions that made be associated with trees. However, there is and there can be no guaranty or certainty that efforts to correct unsafe conditions will prevent breakage or failure of the tree. Any recommendations made should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any act of God. There can be no guaranty or certainty that all hazardous conditions will be detected. Common sense, experience, and professional judgment are required of the trained Arborist. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.

This report is specific to the identified client prepared for, as well as the unique identified site, the address enclosed. Although some of the principles here discussed might appear to be applicable to another site, tree or situation, it is not possible to effectively carry any of these ideas across to another scenario or site.

Jake Bolden

Arborist # FL 9626 A

Tree Risk Assessment Qualified

MARLIN & BARREL DISTILLERY
232 S 8TH STREET, FERNANDINA BEACH, FL 32034

CODE & COMPLIANCE DATA

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THESE CODES AND STANDARDS:

2020 FLORIDA BUILDING CODE - RESIDENTIAL, 7TH EDITION
2020 FLORIDA EXISTING BUILDING CODE, 7TH EDITION
2020 FLORIDA BUILDING CODE - MECHANICAL, 7TH EDITION
2020 FLORIDA BUILDING CODE - PLUMBING, 7TH EDITION
ASCE 24-14 FLOOD RESISTANT DESIGN & CONSTRUCTION
NATIONAL ELECTRIC CODE, 2017 EDITION
2020 FLORIDA BUILDING CODE, 7TH EDITION

OCCUPANCY GROUP: B

OCCUPANCY LOAD: MAX 75

FLOOD ZONE: X BFE: N/A

PROPOSED ELEV. OF 1st HABITABLE FLOOR: UNCHANGED

PROPOSED ELEV. OF GROUND SLAB: UNCHANGED

PROPOSED ELEV. OF ADJACENT GRADE: UNCHANGED

ZONING: MU-8 ADJACENT ZONING: VARIES

SETBACKS / FRONT: N/A SIDE: N/A REAR: N/A

PROPOSED STRUCTURE HEIGHT: UNCHANGED

NUMBER OF STORIES: 1 UNCHANGED

SITE GROSS S.F.: 20,000 sf

BUILDING FOOTPRINT: 8,760 sf

PERCENT OF LOT COVERAGE: 43%

CONSTRUCTION TYPE: TYPE V COMBUSTIBLE MATL

LEVEL OF ALTERATION: 2

WIND ZONE INFORMATION

WIND ZONE:128 MPH EXPOSURE: C

WIND BORNE DEBRIS ZONE: NO IMPORTANCE FACTOR: 1.0

ENCLOSURE: FULLY ENCLOSED
ALL WINDOWS AND DOORS DESIGNED FOR 40 PSF MIN

VICINITY MAP

232 S 8TH STREET, FERNANDINA BEACH, FL 32034

ALTERATIONS FOR

MARLIN & BARREL DISTILLERY

DRAWING SHEET INDEX

A0.0	COVER SHEET
A0.1	GENERAL NOTES, GENERAL STRUCTURAL NOTES
A0.2	AS-BUILT/DEMO FLOOR PLANS
A0.3	SITE PLAN & SITE NOTES
A1.0	FLOOR PLAN
A2.0	TYPICAL ADA DETAILS
E0.1	LEGEND & GENERAL NOTES
E0.2	NOTES, SCHEDULES, AND ABBREVIATIONS
E1.1	POWER PLAN, POWER RISER DIAGRAM AND PANEL SCHEDULE
E2.1	LIGHTING PLAN
E3.1	ELECTRICAL DETAILS
M0.1	MECHANICAL NOTES, LEGENDS, & SYMBOLS
M1.1	MECHANICAL FLOOR PLAN
M2.1	MECHANICAL DETAILS
P0.1	NOTES, LEGENDS, & SYMBOLS
P1.1	PLUMBING FLOOR PLANS
P2.1	RISER DIAGRAMS
P3.1	DETAILS
S0.1	DESIGN CRITERIA & GENERAL NOTES
S1.0	FOUNDATION PLAN
S2.1	FOUNDATION SECTIONS & DETAILS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2020

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	COMMENT	DATE

ICE ARCHITECT L.L.C.
9961687 Gateway Blvd. Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

PROJECT STATUS: CONSTRUCTION DOCUMENTS / NOT VALID WITHOUT SEAL

MARLIN & BARREL DISTILLERY
232 S 8TH STREET,
FERNANDINA BEACH, FL 32034

PROJECT:	21080.0
DATE:	9/07/2022
DRAWN BY:	MHA/JAV

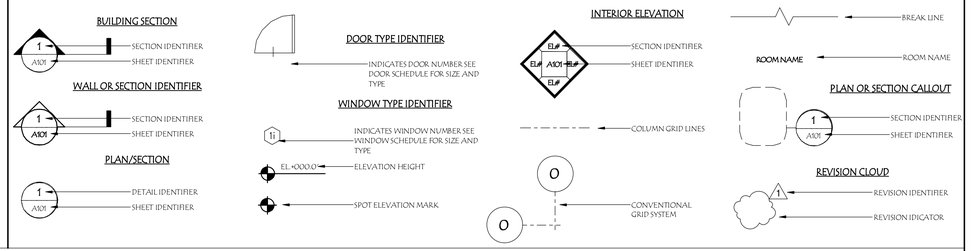
DESCRIPTION:
COVER SHEET

SHEET:
A0.0

COMMON ABBREVIATIONS LIST

AFF	ABOVE FINISHED FLOOR
AG	ABOVE GROUND/GRADE
ADD	ADDITIVE
A/C	AIR CONDITIONING
AL	ALUMINUM
ANO	ANODIZED
ARCH	ARCHITECT/ARCHITECTURAL
ASPH	ASPHALT
BLKG	BLOCKING
BOT	BOTTOM
BLDG	BUILDING
BUR	BUILT-UP-ROOFING
CAB	CABINET
CLG	CEILING
CL	CENTERLINE
CT	CERAMIC TILE
CFMS	COLD FORMED METAL STUDS
CO	CLEANOUT
CLR	CLEAR
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS/CONTINUE
CJT	CONTROL JOINT
CU	COPPER
CTR	COUNTER
DEMO	DEMOLISH/DEMOLITION
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DWG	DRAWING
ELEC	ELECTRIC/ELECTRICAL
ELEC	ELECTRIC/ELECTRICAL
EL	ELEVATION
ELEV	ELEVATION
EQ	EQUAL/EQUIVALENT
EXIST	EXISTING
EXT	EXTERIOR
FOF	FACE OF FINISH
FOC	FACE OF CONCRETE
FOB	FACE OF BRICK
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FIN	FINISH
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FP	FIRE PROOF/FIREPROOFING
FRT	FIRE RETARDENT
FLR	FLOOR/FLOORING
FCO	FLUSH CLEANOUT
FLUOR	FLUORESCENT
FTG	FOOTING
FND	FOUNDATION
GA	GAGE/GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GYPBD	GYPSUM BOARD
HDWR	HARDWARE
HVAC	HEATING-VENITLATION-AIR CONDITIONING
HT	HEIGHT
HOR	HORIZONTAL
INCL	INCLUDE/INCLUDED/INCLUDING
INV EL	INVERT ELEVATION
ID	INSIDE DIAMETER
INT	INTERIOR
JT	JOINT
LBL	LABEL
LAB	LABORATORY
LAV	LAVATORY
MFR	MANUFACTURE/MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNL	PANEL
PVMT	PAVEMENT
PLAM	PLASTIC LAMINATE
PL	PLATE
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PIP	POURED-IN-PLACE
PP	POWER POLE
PL	PROPERTY LINE
R	RADIUS
REBAR	REINFORCING BAR
REQD	REQUIRED
RA	RETURN AIR
REV	REVISION/REVISED/REVISES
ROW	RIGHT OF WAY
RD	ROOF DRAIN
SS	SANITARY SEWER
SCH	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPK	SPEAKER
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SUS	SUSPENDED
SYS	SYSTEM
THK	THICK/THICKNESS
T-HOLD	THRESHOLD
TBR	TO BE REMOVED
TOS	TOP OF STEEL
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
VB	VAPOR BARRIER
VERT	VERTICAL
VCP	VITRIFIED CLAY PIPE
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC
w/	WITH
w/out	WITHOUT
WD	WOOD

SYMBOL LEGEND



GENERAL CONTRACTOR & CONSTRUCTION NOTES

GENERAL REQUIREMENTS

THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RICE ARCHITECT, LLC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS SHALL NOT BE USED BY OWNER, TENANT OR OTHERS FOR ALTERNATE OR FUTURE PROJECTS OR EXTENSIONS TO THE PROJECT, NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AN AGREEMENT IN WRITING WITH RICE ARCHITECT, LLC., INC.

IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ALIGNMENTS SHALL GOVERN. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR DECISION PRIOR TO PROCEEDING WITH THE WORK. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FACE OF STUD UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED +/-.

THE GENERAL CONTRACTOR SHALL ALSO PROVIDE A SCHEDULE OF REQUIRED SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT AND OWNER IF APPLICABLE. SHOP DRAWINGS SHALL BE REPRODUCIBLE. THE GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEETS AND /OR SHOP DRAWINGS FOR THE ARCHITECT'S REVIEW AND APPROVAL INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SHOP FABRICATED MILLWORK LAYOUT; ROOFING MANUFACTURE, SPECIFICATIONS, DETAILS AND WARRANTY; ALUMINUM AND GLASS "STOREFRONT", LIGHTING FIXTURES. AND PLUMBING FIXTURES.

THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL RULES AND REGULATIONS OF ALL APPLICABLE SAFETY AND BUILDING CODES. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND ALL CONSTRUCTION SHALL BE OF INDUSTRY STANDARD QUALITY OR BETTER. THE ARCHITECT SHALL BE ULTIMATE JUDGE OF QUALITY AS STATED IN AIA DOCUMENT A201.

THE GENERAL CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS.

THE GENERAL CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OF GOVERNING CODES, ORDINANCES, ETC. REQUIRE INCREASED QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.

THE GENERAL CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR TO HAVE A LONG LEAD TIME. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY. AVAILABLE IN THE SCHEDULED TIME FRAME NECESSARY TO COMPLETE THE PROJECT ON SCHEDULE & BUDGET.

GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY DEFICIENCIES IN EXISTING WORK PRIOR TO THE COMMENCEMENT OF THE WORK. ANY UNREPORTED DEFICIENCIES, READILY IDENTIFYABLE THRU A THOUROUGH PROPERTY INSPECTION, WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE, PROTECTION FOR ANY EXISTING FINISHES TO REMAIN. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTIONS DURING CONSTRUCTION OF THE WORK, AND SCHEDULE THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT PROPERTIES AND/OR STRUCTURES AND THEIR OCCUPANTS, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES.

ALL LOOSE DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS, OR, WHEN POSSIBLE. IMMEDIATELY UPON COMPLETION OF THE WORK. REMOVE ALL DEBRIS FROM THE PROPERTY CREATED BY WORK PROVIDED UNDER THIS CONTRACT AND LEAVE ALL AREAS CLEAN.

THE GENERAL CONTRACTOR SHALL PROVIDE NEW FIRE EXTINGUISHERS AS REQUIRED) TO FULLY COMPLY WITH APPLICABLE LOCAL BUILDING CODES. LOCATIONS TO BE COORDINATED IN THE FIELD WITH THEARCHITECT.

SUBSTITUTIONS AND QUALIFICATIONS

ALL PRICING SHALL BE BASED ON THE CONSTRUCTION DOCUMENTS WITHOUT SUBSTITUTION OR ALTERATION. HOWEVER, THE GENERAL CONTRACTOR MAY OFFER PRODUCT OF CONSTRUCTION METHOD SUBSTITUTIONS WHEREVER SUBSTANTIAL SAVINGS MAY BE AVAILABLE TO THE OWNER. THE GENERAL CONTRACTOR SHALL CALL OUT AND CLEARLY IDENTIFY PROPOSED SUBSTITUTIONS. PROPOSED SUBSTITUTIONS SHALL BE REVIEWED BY THE ARCHITECT AND HE/SHE SHALL HAVE FINAL AUTHORITY TO ACCEPT OR REJECT SUBSTITUTIONS AS "EQUAL" TO THE SPECIFIED ITEM OR ASSEMBLY. ANY QUALIFICATIONS TO GENERAL CONTRACTORS OPINION REDUCE THE TOTAL COST OF THE JOB SHALL BE OUTLINED AND ATTACHED TO THE BID FOR REVIEW BY THE ARCHITECT AND OWNER.

SUBSTITUTIONS AND QUALIFICATIONS CONT

IF THE GENERAL CONTRACTOR DOES NOT IDENTIFY AND RECEIVE OWNER APPROVAL FOR SUBSTITUTIONS. THEN THE OWNER RETAINS THE RIGHT TO DEMAND THAT THE PRODUCTS OR CONSTRUCTION METHOD ORIGINALLY SPECIFIED BE INSTALLED WITHOUT ADDITIONAL EXPENSE TO THE OWNER. PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR AND APPROPRIATE SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL RELEVANT FIELD CONDITIONS AND REQUIREMENTS AFFECTING THE WORK.

MILLWORK

ALL MILLWORK SHALL BE FABRICATED AND INSTALLED BY A QUALIFIED MILLWORK CONTRACTOR WITH EXPERIENCE IN COMMERCIAL APPLICATIONS. SIMILAR TO THE SCOPE OF THIS JOB.THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HARDWARE CATALOGUE CUTS OF ALL MILLWORK AND HARDWARE FOR REVIEW BY THE ARCHITECT AS NECESSARY AND IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. SHOP DRAWINGS SHALL BE AT A LARGE SCALE. SUFFICIENT TO INDICATED TO THE ARCHITECT THE METHOD AND MEANS OF CONSTRUCTION, INCLUDING JOINT LOCATIONS & DETAILS. FABRICATION OF MILLWORK SHALL NOT PROCEED UNTIL SHOP DRAWINGS HAVE BEEN APPROVED BY THE ARCHITECT.

ENGINEERING

ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS (LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS, ETC) MILLWORK AND/OR FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE INITIATING WORK.

THE METHOD OF MANUFACTURING, FABRICATING AND INSTALLING MILLWORK, EQUIPMENT, AND IT'S STRUCTURAL COMPONENTS DEFINED IN THE CONTRACT DOCUMENTS IS REPRESENTATIVE AND INDICATE DESIGN INTENT ONLY. IF THE MATERIALS, DETAILS OR DIMENSIONAL PROPERTIES ARE AT VARIANCE WITH THE GENERAL CONTRACTOR'S OR MANUFACTURER'S RECOMMENDATIONS, ALTERNATED DETAILS WILL BE CONSIDERED FOR REVIEW BY THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO GUARANTEE THAT THE MILLWORK AND EQUIPMENT WILL HAVE PROPER SUPPORT STABILITY AND FAULT PERFORMANCE ALL WORK SHALL CONFORM TO AMERICAN WOODWORKING INSTITUTE (AWI) STANDARDS FOR PREMIUM CONSTRUCTION ANY SUBSTITUTIONS MUST RESUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

MILLWORK COVERED WITH PLASTIC LAMINATE SHALL BE FABRICATED AND ASSEMBLED BY SKILLED CRAFTSMEN TO THE SATISFACTION OF THE ARCHITECT. ALL EXPOSED SURFACES SHALL BE FREE FROM DENTS. TOOL MARKS, WARPAGE, BUCKLING, OR OPEN JOINTS. ALL JOINTS, CORNERS AND MITERED CONNECTIONS SHALL BE MADE TIGHTLY SO THAT EDGES ARE ENTIRELY CONCEALED. ALL EXPOSED SURFACES AND EDGES SHALL BE FINISHED AND COVERED UNLESS OTHERWISE NOTED.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND TO VERIFY DIMENSIONS AND TO PROVED SHOP DRAWINGS TO ENSURE AND ACCURATE FIT.

ONLY EXPOSED HARDWARE IS SPECIFIED IN THIS DOCUMENT. THE GENERAL CONTRACTOR SHALL SUPPLY ALL OTHER NECESSARY HARDWARE TO COMPLETE THE WORK ALL UNSPECIFIED HARDWARE SHALL BE OF THE HIGHEST QUALITY AND DURABILITY. THE GENERAL CONTRACTOR SHALL PROVIDE CATALOGUE CUTS OF ALL HARDWARE FOR REVIEW BY THE ARCHITECT.

WOOD CABINETS, COUNTERTOPS, TRIM, AND RAILS ARE TO COMPLY WITH CURRENT AWI "WOOD CABINET" DIVISIONS AND SECTIONS AND ALL OTHER APPLICABLE AMERICAN WOODWORKING INSTITUTE STANDARDS (AWI). ALL LUMBER, PLYWOOD, BLOCKING, ETC. SHALL BE FIRE RETARDANT WHERE PART OF A FIRE-RATED ASSEMBLY.

INSTALL MILLWORK TO BE PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. PROVIDE ALL REQUIRED BLOCKING AT NEW OR EXISTING CONSTRUCTION FOR INSTALLATION OF MILLWORK. SCRIBE AND CUT MILLWORK TO FIT TIGHTLY ADJOINING WORK. PROVIDE SEALANT AT ALL GAPS. ALL EXPOSED ANCHORS, NAIL HEADS, SCREW HEADS, CHIPS, INDENTATIONS OR IMPERFECTIONS IN WOOD SURFACES TO BE PAINTED SHALL BE FILLED. SANDED, SEALED AND PREPARED FOR PAINTING.

PROVIDE ALL HARDWARE, DOOR PULLS, HINGES, CLOSERS, ELECTRO-MAGNETIC DEVICES, WEATHER-STRIPPING ETC. REQUIRED TO PROVIDE A FULL AND COMPLETE INSTALLATION.

CONTRACTOR SHALL PROVIDE A HARDWARE SCHEDULE AND CATALOGUE CUTS FOR ALL FINISH HARDWARE FOR APPROVAL BY THE ARCHITECT.

ALL KNOBS, PULLS, AND LOCKS ARE TO BE PROVIDED BY A SINGLE MANUFACTURER IN MATCHING FINISHES. ALL HINGES AND OTHER MISCELLANEOUS EXPOSED HARDWARE TO BE IN SIMILAR AND COMPLETE FINISHES.

PROVIDE THREE (3) HINGES PER DOOR TYPICALLY, UNLESS THE WEIGHT OR SIZE OF THE DOOR REQUIRES ADDITIONAL HINGES.

PROVIDE SILENCERS AT ALL DOORS OR AS OTHERWISE REQUESTED BY OWNER. PROVIDE WALL OR FLOOR MOUNTED DOOR STOPS AT ALL DOORS. (INSURE ADEQUATE BLOCKING FOR WALL MOUNTED STOPS.) FIELD REVIEW WITH ARCHITECT FOR APPROVAL.

PARTITIONS

ALL DRYWALL WORK SHALL BE DONE BY A QUALIFIED INSTALLER WITH EXPERIENCE IN COMMERCIAL APPLICATIONS SIMILAR IN SCOPE TO THIS JOB. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.

AT ALL NON PARTITIONS AND CEILINGS. GYPSUM WALL BOARD SHALL BE 1/2" THICK, ASTM C-36. ALL PARTITIONS, CORNER TRIM, EDGE TRIM AND JOINTS TO EXISTING DRYWALL SURFACES SHALL BE TAPED. BEDDED IN JOINT COMPOUND AND SANDED SMOOTH WITH NO VISIBLE JOINTS. GALVANIZED METAL BEADS SHALL BE USED AT ALL EXPOSED CORNERS, EDGES, AND REVEALS.

PROVIDE ACOUSTICAL BATT INSULATION AND ACOUSTICAL SEALANT AT ALL ACOUSTICAL PARTITIONS. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND SET METAL RUNNERS IN A BEAD OF SEALANT.

ALL DRYWALL SHALL BE FINISHED SMOOTH, PAINT READY.

ALL WALL LOCATIONS TO BE FULLY CHALKED-OUT ON THE SLAB (INCLUDING DOOR LOCATIONS) AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WALL CONSTRUCTION.

CEILINGS

CONTRACTOR SHALL COORDINATE WITH OWNER TO PROVIDE NEW DRYWALL CEILING FINISH.

FLOOR FINISH

ALL CONCRETE FLOORS SHALL BE SMOOTH FINISH. PROVIDE CONTROL JOINTS EVERY 400 S.F. OF POUR UNLESS DIRECTED OTHERWISE IN WRITING BY OWNER OR ARCHITECT. SAMPLES OF APPLIED FLOOR FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.

WALL FINISH AND PAINT

ALL SURFACES TO BE PAINTED ARE TO BE PREPARED FOR PRIMING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL PREVIOUSLY UNPAINTED SURFACES SHALL RECEIVE ONE (1) PRIME AND TWO (2) FINISH COATS. ALL PREVIOUSLY PAINTED SURFACES SHALL RECEIVE A MINIMUM OF TWO (2 COATS OR NUMBER OF COATS AS REQUIRED TO COMPLETELY COVER PREVIOUSLY PAINTED SURFACE.

ROOF MATERIALS

ROOFING (MATERIAL SHALL MET THE FOLLOWING SPECIFICATIONS), ROOF UNDERLAYMENT- ASTM 4869 TYPE 1, ROOF FLASHING (DRIP, RAKE, CAP, VALLEY) - 24 GAUGE, ROOF SHINGLES - ASTM D3462 & ASTM D3161 TYPE -1, WIND RESISTANCE MODIFIED TO 120 MPH, ASTM E108 CLASS-A FIRE RESISTANCE RATING SHINGLE NAILING (4 NAILS PER SHINGLE) PER MANUFACTURER'S SPEC. ROOF DECKING - NAILING PATTERN, EDGE CONDITION: 3" O.C. PERIMETER, 4" O.C. FIELD, FIELD CONDITION: 4" O.C. PERIMETER, 6" O.C. FIELD.

DEMOLITION

IF UPON COMMENCEMENT OF DEMOLITION WORK HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO THE OWNER'S AGENT FOR DIRECTION.

EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS. DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSET DISPOSAL OF THE FOLLOWING:

REMOVAL OF INTERIOR PARTITIONS AS INDICATED ON DRAWINGS. REMOVAL OF DOORS AND FRAMES AS INDICATED ON DRAWINGS, RELOCATION OF PIPES, CONDUITS, DUCTS, OTHER MECHANICAL AND ELECTRICAL WORK ARE SPECIFIED BY RESPECTIVE TRADES.

OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED,

STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.

PROVIDE PROTECTIVE MEASURES AS REQUIRED TO ASSURE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.

PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. CONSTRUCT TEMPORARY DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.

DEMOLITION CONT

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS CONFLICT ING WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED INVESTIGATE AND MEASURE BOTH THE NATURE AND THE EXTENT OF THE CONFLICT, SUBMIT REPORT TO ARCHITECT OR AS DIRECTED BY ARCHITECT. PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. CONSTRUCT TEMPORARY DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED. INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO ARCHITECT OR AS DIRECTED BY ARCHITECT. PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

PROVIDE ALL HARDWARE, DOOR PULLS, HINGES, CLOSERS, ELECTRO-MAGNETIC DEVICES, WEATHER-STRIPPING ETC. REQUIRED TO PROVIDE A FULL AND COMPLETE INSTALLATION.

REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.
UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY DEMOLITION WORK.

ELECTRICAL WORK

ALL ELECTRICAL RECEPTACLES SHALL BE 1'-6" AFF UNLESS NOTED OTHERWISE. RECEPTACLES AND TELEPHONE OUTLETS SHALL NOT BE MOUNTED BACK TO BACK. ALL OUTLETS SHOWN GROUPED TOGETHER SHALL NOT BE MORE THAN 5" APART AND SHALL BE SPACED EQUALLY. ALL SWITCHES SHALL BE LOCATED AT 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. SHOULD A CONFLICT OCCUR BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY REQUIREMENT FOR PROPER FUNCTIONING, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BRING THE CONFLICT TO THE ATTENTION OT THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.

OUTLETS WITHIN 6'-0" OF "WET" AREAS ARE TO BE GROUND FAULT INTERRUPTION CIRCUIT TYPE (GFI).

ALL COVER PLATE MATERIAL TO BE COORDINATED WITH ARCHITECT UNLESS NOTED OTHERWISE. WHERE MULTIPLE WALL SWITCHES OCCUR, SWITCHES ARE TO BE GANGED AND COVERED WITH A SINGLE, CONTINUOUS COVER PLATE. COVER PLATES SHALL NOT BE CUT AND BUTTED TOGETHER.

ADDITIONAL NOTES TO CONTRACTOR

PRIOR TO WORK, LOCATE THE PERMIT IN A CONSPICUOUS, WEATHER PROTECTED LOCATION, WHICH ALLOWS ACCESS BY CODE ENFORCEMENT PERSONNEL. PROVIDE TERMITE PROTECTION PRIOR TO AND DURING CONSTRUCTION AS PER INSTALLER'S SPECIFICATIONS. PROVIDED ON SITE DOCUMENTATION - "TERMITE CERTIFICATE" - IN DUPLICATE, IN A WEATHER PROTECTED JOB POSTING BOARD. THE TERMITE CERTIFICATE SHALL INCLUDED THE FOLLOWING INFORMATION:
A. THE PRODUCT USED
B. THE IDENTITIY OF THE INSTALLER
C. TIME AND DATE OF TREATMENT
D. SITE LOCATION
E. AREA TREATED
F. CHEMICAL USED
G. PERCENT CONCENTRATION
H. NUMBER OF GALLONS USED
SUBMIT TERMITE SUPPLIER AND METHOD TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. PROVIDE A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER CONTRACT RENEWAL. PROVIDE A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER CONTRACT RENEWAL.

NOTE 1: USE OF THESE PLANS AND OR SPECIFICATIONS (REFERED TO HEREAFTER AS "PLANS")

1.1 THE PLANS COMMUNINCATE DESGN INTENT. IF THERE IS AN OCCURANCE WHERE THE EXISTING CONDITION AND THE DESIGN INTENT CONFLICT, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT.
1.2 THE DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXECUTION OF THE WORK. IF A DIMENSIONAL CONFLICT IS DISCOVERED THE CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION.
1.3 THE PLANS, ONCE SEALED, ARE LEGAL DOCUMENTS AND MAY NOT BE ALTERED WITHOUT WRITTEN, SEALED FIELD CHANGES.

NOTE 2: REQUIRED PROJECT MEETINGS

2.1 THERE SHALL BE A PRE-CONSTRUCTION MEETING TO REVIEW THE PLANS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2.2 THERE SHALL BE A STAKE OUT MEETING AT THE SITE TO FINALIZE GRADE, TREE SAVE, NATURAL AREAS, AND FINAL BUILDING LOCATION.
2.3 THERE SHALL BE A FRAMING REVIEW MEETING TO CONFIRM WALL LOCATIONS AND ADDRESS HVAC ISSUES PRIOR TO THE INSTALLATION OF HVAC EQUIPMENT.
2.4 THERE SHALL BE A FINAL REVIEW MEETING AT THE POINT OF COMPLETION OF THE CONTRACTOR FINAL PUNCHLIST.
2.5 OTHER MEETINGS DURING CONSTRUCTION ARE ENCOURAGED AT ANY POINT OF DIVERGENCE FROM THE DESIGN INTENT OF THE PLANS OR FOR ANY OTHER REASON AT THE OWNER'S REQUEST.

NOTE 3: GROUT

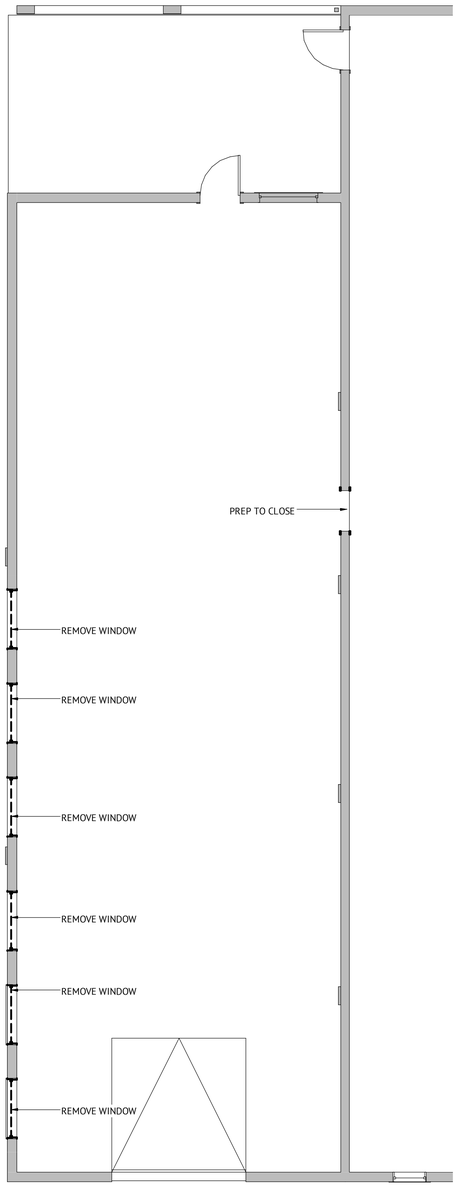
1.1 THE GROUT SHALL BE IN ACCORDANCE WITH ASTM C 476 AND SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACE AT AN 8" TO 11" SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019

MASONRY CONSTRUCTION

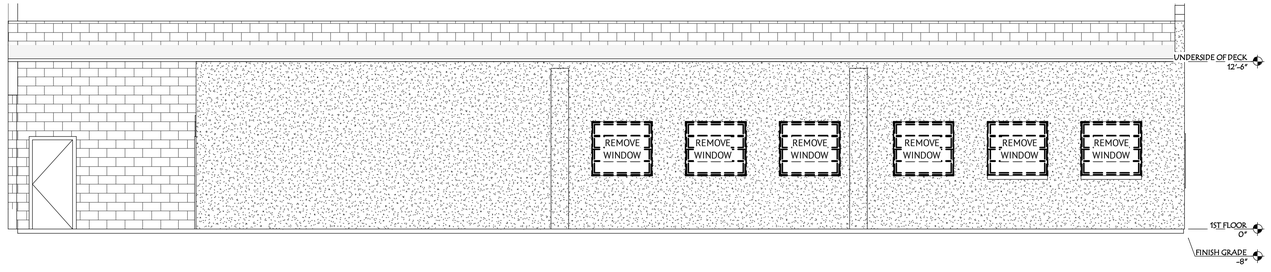
1.1 CONCRETE MASONRY UNITS: SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI WHEN USING TYPE M OR S MORTAR
(ASTM C 270) IN ACCORDANCE WITH ACI 530, THE 1900 PSI BLOCK IN COMBINATION WITH TYPE M OR S MORTAR PROVIDES A DESIGN COMPRESSIVE STRENTH (f'm) OF 1500 PSI

MASONRY CONSTRUCTION AND INSPECTION GUIDELINES:

1.1 LAY UP MASONRY IN RUNNING BOND FOR SIZES AND REINFORCING PER PLANS AND ELEVATIONS.
1.2 FACE SHELLS OF BED JOINT SHALL BE MORTARED.
1.3 WEBS SHALL BE MORTARED AT CELLS TO BE GROUTED
1.4 VERTICAL CELLS ARE TO BE ALIGNED WHERE THEY ARE TO BE GROUT FILLED UNLESS BOND IS SHIFTED DUE TO SITE CONDITIONS.
1.5 INSTALL HORIZONTAL JOINT REINFORCING AT 16 INCHES (407 MM) ON CENTER STARTING FIRST BLOCK ABOVE FOUNDATION.
1.6 MAINTAIN MINIMUM OF 1/2 INCH (12.7 MM) COVER ON JOINT REINFORCING TO EXTERIOR AND REINFORCING SHALL BE EMBEDDED IN MORTAR.
1.7 GROUT SPACES BOTH VERTICAL AND HORIZONTAL ARE TO BE SUBSTANTIALLY FREE OF DROPPINGS, DEBRIS, LOOSE AGGREGATE AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
1.8 INSTALL REINFORCING IN GROUTS CELLS PRIOR TO GROUTING
1.9 GROUT SPACES ARE TO BE INSPECTED PRIOR TO PLACING GROUT
1.10 Fill CELLS AS NOTED ON THE PLANS, ELEVATIONS AND DETAILS.
1.11 PLACE GROUT IN LIFT TO 60 INCHES IN HEIGHT (CLEAN OUT HOLES ARE NOT REQUIRED
1.12 A REINFORCING BAR MAY BE USED TO ROD GROUT IN CELL, TO ENSURE THERE ARE NO VOIDS IN GROUT.
1.13 PLACE REINFORCING APPROXIMATELY 1 INCH (25 MM) TO THE SIDE OF DOWEL IN CELL (ACI 530-1.12.3.3)
1.14 GROUT SHOULD SET IN APPROXIMATELY 90 MINUTES DEPENDING ON GROUT SLUMP AND WEATHER CONDITIONS.
1.15 DO NOT BEND OR MOVE REINFORCEMENT AFTER GROUT HA



1 A02 AS-BUILT/DEMO - FLOOR PLAN
SCALE: 3/16" = 1'-0"



5 A02 AS-BUILT/DEMO - L.SIDE ELEVATION
SCALE: 3/16" = 1'-0"

DEMOLITION

IF UPON COMMENCEMENT OF DEMOLITION WORK HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO THE OWNER'S AGENT FOR DIRECTION.

EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS. DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSET DISPOSAL OF THE FOLLOWING:

REMOVAL OF INTERIOR PARTITIONS AS INDICATED ON DRAWINGS. REMOVAL OF DOORS AND FRAMES AS INDICATED ON DRAWINGS, RELOCATION OF PIPES, CONDUITS, DUCTS, OTHER MECHANICAL AND ELECTRICAL WORK ARE SPECIFIED BY RESPECTIVE TRADES.

OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED,

STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.

PROVIDE PROTECTIVE MEASURES AS REQUIRED TO ASSURE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.

PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. CONSTRUCT TEMPORARY DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.

CONTRACTOR SHALL ENSURE BRACING AND SHORING OF STRUCTURES DURING THE COURSE OF CONSTRUCTION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2020

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	COMMENT	DATE

RICE ARCHITECT
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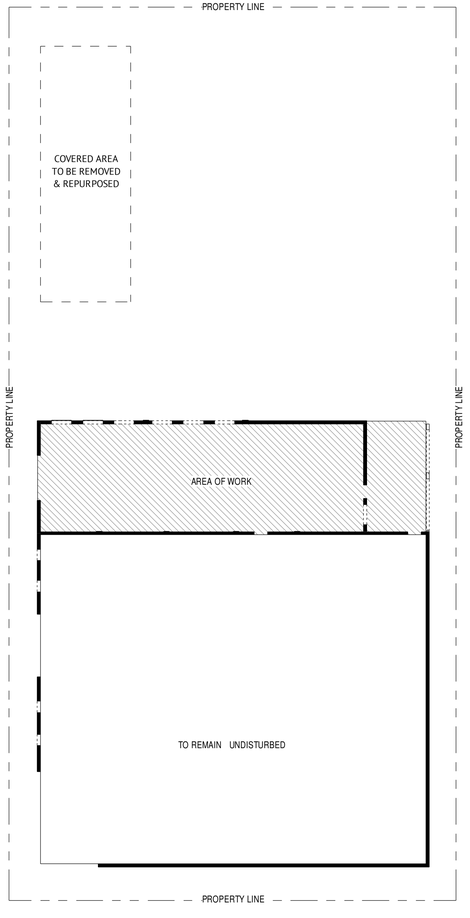
MARLIN & BARREL DISTILLERY
252 S 8TH STREET,
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS / NOT VALID WITHOUT SEAL

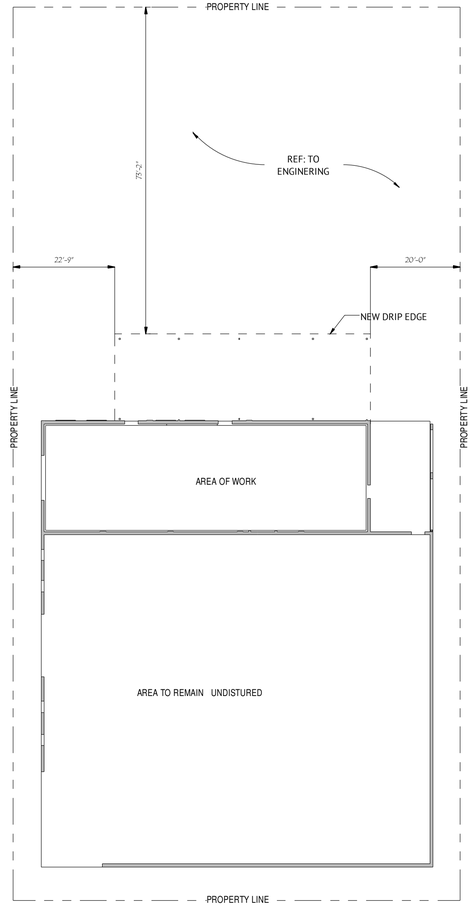
PROJECT:	21080.0
DATE:	9/07/2022
DRAWN BY:	MHA/JAV

DESCRIPTION:
AS-BUILT/DEMO FLOOR PLANS

SHEET:
A0.2



2 EXISTING - SITE PLAN
A0.3 SCALE: 1/16" = 1'-0"



1 PROPOSED - SITE PLAN
A0.3 SCALE: 1/16" = 1'-0"

SITE WORK NOTES

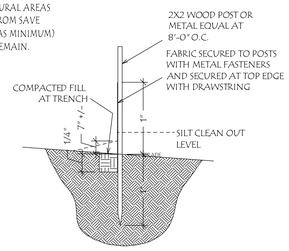
NOTE 1: SITE MANAGEMENT

1.1 THE SITE AND CONSTRUCTION SHALL BE MANAGED IN A CLEAN ORDERLY WAY THRU A DAILY CLEAN UP REGIMENT. THE CLEAN UP SHALL KEEP THE SITE FREE OF GARBAGE AND CONSTRUCTION DEBRIS, AND THE INTERIOR CLEAR AND FREE FOR SAFE WORKING CONDITIONS.

1.2 THE CONTRACTOR SHALL CONVEY A WORKING STRATEGY THAT WILL SATISFY MATERIAL STORAGE, SITE ACCESS, DUMPSTER LOCATION, TEMPORARY POWER LOCATION, CONSTRUCTION SITE SIGNAGE , DRAINAGE DURING CONSTRUCTION, AND PARKING IN SUCH A WAY THAT THE SAVED TREES AND NATURAL AREAS WILL REMAIN IN PRISTINE CONDITION.

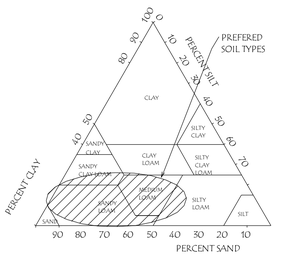
1.3 SPECIAL ATTENTION SHALL BE TAKEN TO PROTECT ROOT SYSTEMS OF SAVED TREES BY MAINTAINING THE AREA OF THE ROOT SYSTEM CLEAR FROM ACTIVITIES THAT WOULD COMPRESS THE SOIL IN THESE AREAS (I.E. DIRT STORAGE, TRUSS OR PRODUCT STAGING, DUMPSTER STAGING, ETC.).

1.4 CONTINUOUS SILT FENCING SHALL SEPARATE ANY CONSTRUCTION AREA FROM ADJACENT PROPERTIES, STREETS OR OTHER EASEMENTS, WATER FEATURES, TREES (8' FROM BASE MINIMUM) AND NATURAL AREAS (3' FROM SAVE AREAS MINIMUM) TO REMAIN.



NOTE 2: SOILS

2.1 THE CONTRACTOR SHALL EXPLORE THE SITE TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL THROUGHOUT THE FOUNDATION BEARING AREA AND OTHER LOAD BEARING LOCATIONS INCLUDING PAVED EXTERIOR SURFACES HAVE A COMPACTION STRENGTH OF 2000 P.S.I. MIN. IF DURING CONSTRUCTION THE CONTRACTOR FINDS SUSPECT SOILS, INCLUDING SOILS MIXED WITH TRASH OR OTHER FOREIGN OBJECTS, HIGH ORGANIC (SILT)CONTENT SOILS, OR CLAYS, THE CONTRACTOR SHALL CONSULT THE ARCHITECT. WHEN IN DOUBT, A SOILS TEST BY A LICENSED TESTING SERVICE SHALL BE PERFORMED.



2.2 THE CONTRACTOR SHALL PROVIDE SOILS COMPACTION FOR ALL AREAS SUPPORTING FOUNDATIONS AND OTHER LOAD POINTS. ANY AREAS REQUIRING FILL SHALL BE COMPACTED TO 2000 PSF IN 12" LIFTS. SPECIAL CARE SHALL BE TAKEN IN AREAS WHERE A SLOPING GRADE OR OTHER GRADE DIFFERENTIAL MAY EFFECT FOUNDATION STABILITY. NO FOUNDATION SHALL BE INSTALLED IN A MANNER SUCH THAT THE ANGLE OF REPOSE AT THE FOUNDATION BASE IS STEEPER THAN 45 DEGREES.

2.3 WHERE POSSIBLE PRESERVE QUALITY TOPSOIL FOR USE IN FINAL GRADING.

ADDITIONAL SITE WORK NOTES

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2020

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

AR 17749

#	COMMENT	DATE

RICE ARCHITECT
L.L.C. 9816687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

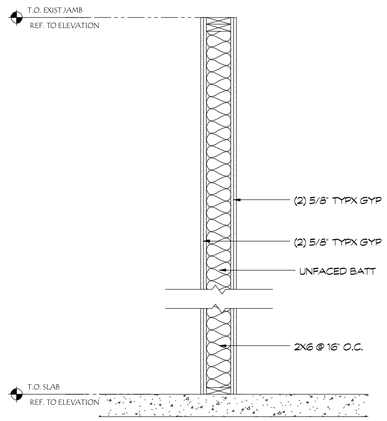
MARLIN & BARREL DISTILLERY
252 S 8TH STREET,
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS / NOT VALID WITHOUT SEAL

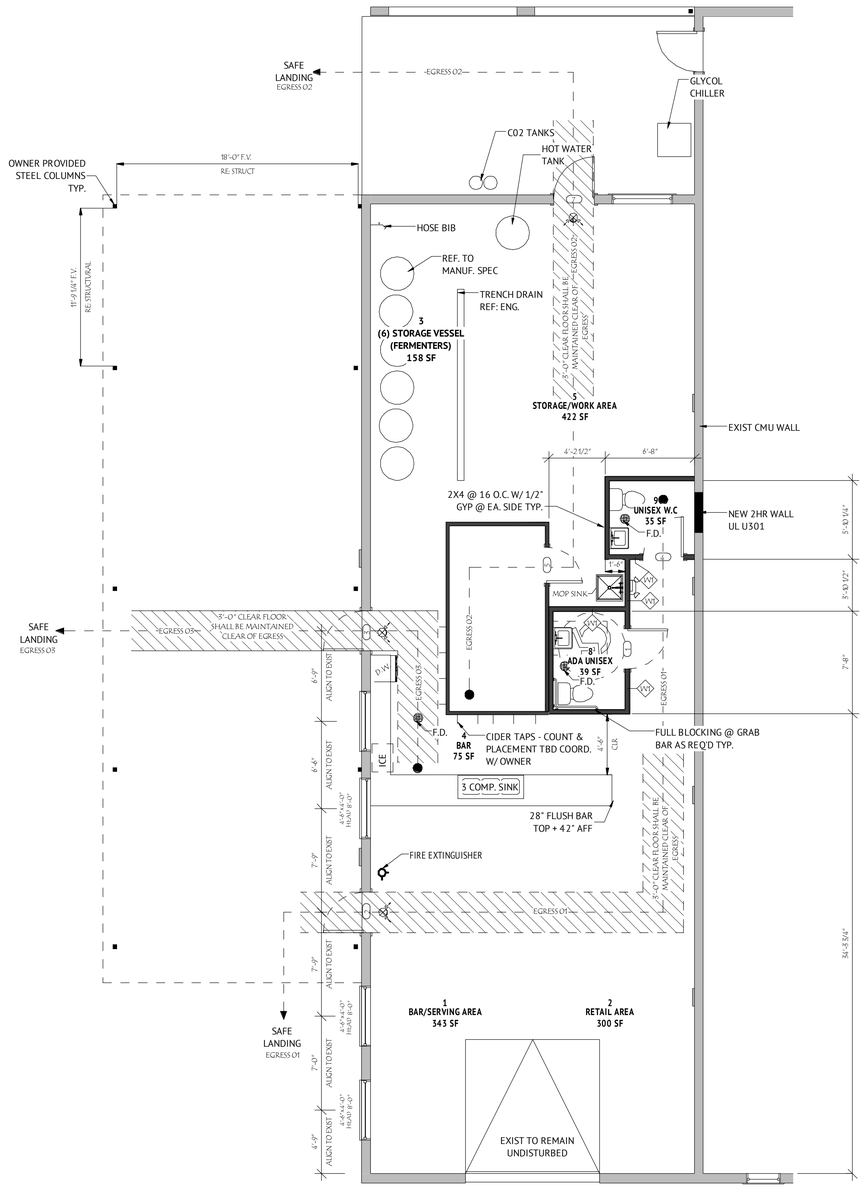
PROJECT:	21080.0
DATE:	9/07/2022
DRAWN BY:	MHA/JAV

DESCRIPTION:
SITE PLAN & SITE NOTES

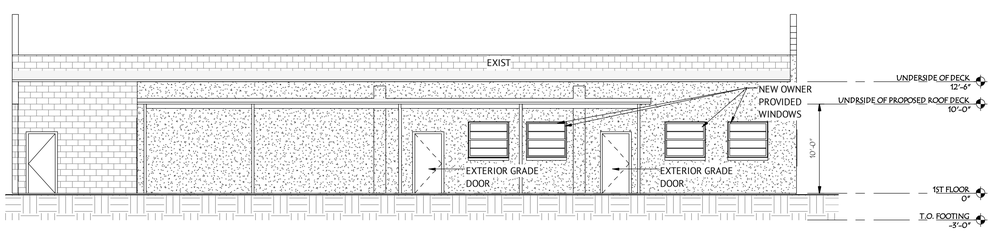
SHEET:
A0.3



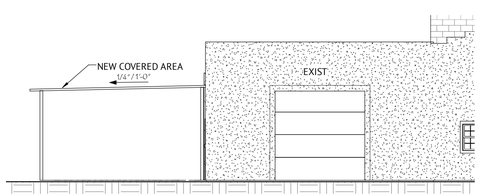
4 / A1.0 — 2 HR FIRE RATED WALL
SCALE: 3/4" = 1'-0"



1 / A1.0 — PROPOSED - FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 / A1.0 — NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 / A1.0 — WEST ELEVATION
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

MARK	DOOR PROPERTIES		Type	LOCATION	COMMENTS
	WIDTH	HEIGHT			
1	3'-0"	6'-8"	HINGED SOLID CORE	ADA UNISEX	
2	3'-0"	6'-8"	EXTERIOR GRADE	BAR/SERVING AREA	
3	3'-0"	6'-8"	EXTERIOR GRADE	BAR/SERVING AREA	
4	3'-0"	6'-8"	HINGED SOLID CORE	UNISEX W.C	
5	2'-8"	6'-8"	W.I.C	STORAGE/WORK AREA	

WINDOW SCHEDULE

Mark	SIZE		HEAD HEIGHT	Type	LOCATION	COMMENTS
	WIDTH	HEIGHT				
1ST FLOOR						
A	4'-6"	4'-0"	8'-0"	SINGLE HUNG	BAR/SERVING AREA	SERVING WINDOW W/ ROLL UP SHUTTER
B	4'-6"	4'-0"	8'-0"	SINGLE HUNG	BAR/SERVING AREA	OWNER PROVIDED
C	4'-6"	4'-0"	8'-0"	SINGLE HUNG	BAR/SERVING AREA	OWNER PROVIDED
D	4'-6"	4'-0"	8'-0"	SINGLE HUNG	BAR/SERVING AREA	OWNER PROVIDED

FLOOR FINISHES SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
BAR/SERVING AREA	PER OWNER	PER OWNER	PER OWNER	PER OWNER	
RETAIL AREA					
(6) STORAGE VESSEL (FERMENTERS)					
BAR					
STORAGE/WORK AREA					
ADA UNISEX					
UNISEX W.C					

ADDITIONAL NOTES

EMERGENCY LIGHTING UNIT, 90 MIN. BATTERY BACK UP

EXIT SIGN/EMERGENCY LIGHTING UNIT COMBO, 90 MIN. BATTERY BACK UP

EXIT SIGN 90 MIN. BATTERY BACK UP

EGRESS PATH

FIRE ALARM PULL STATION

SMOKE DETECTOR

RECESSED FIRE EXTINGUISHER

FIRE ALARM AUDIO VISUAL

TRAVEL DISTANCES	
TRAVEL PATH	MAX DISTANCE OF TRAVEL TO EXIT
EGRESS 01	67'-3 1/2"
EGRESS 02	73'-8 1/4"
EGRESS 03	37'-2 3/4"

EGRESS CAPACITY		
DOOR	Width	EGRESS CAPACITY
1	36"	180
2	36"	180
3	36"	180
TOTAL:		540

RM #	NAME	AREA	AREA PER OCCUP.	NO. OCCUP.
1	BAR/SERVING AREA	343 SF	15.00 SF	22
2	RETAIL AREA	300 SF	60.00 SF	5
3	(6) STORAGE VESSEL (FERMENTERS)	158 SF	300.00 SF	0
4	BAR	75 SF	15.00 SF	4
5	STORAGE/WORK AREA	422 SF	300.00 SF	1
8	ADA UNISEX	39 SF	0.00 SF	0
9	UNISEX W.C	35 SF	0.00 SF	0
: 7		1372 SF		MAX 32

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FL BLDG CODE & MEETS THE REQUIREMENTS OF SECTION 1606 FL BLDG CODE 2020

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AR 17749

#	COMMENT	DATE

RICE ARCHITECT
L.L.C. 9616687 Gateway Blvd. Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

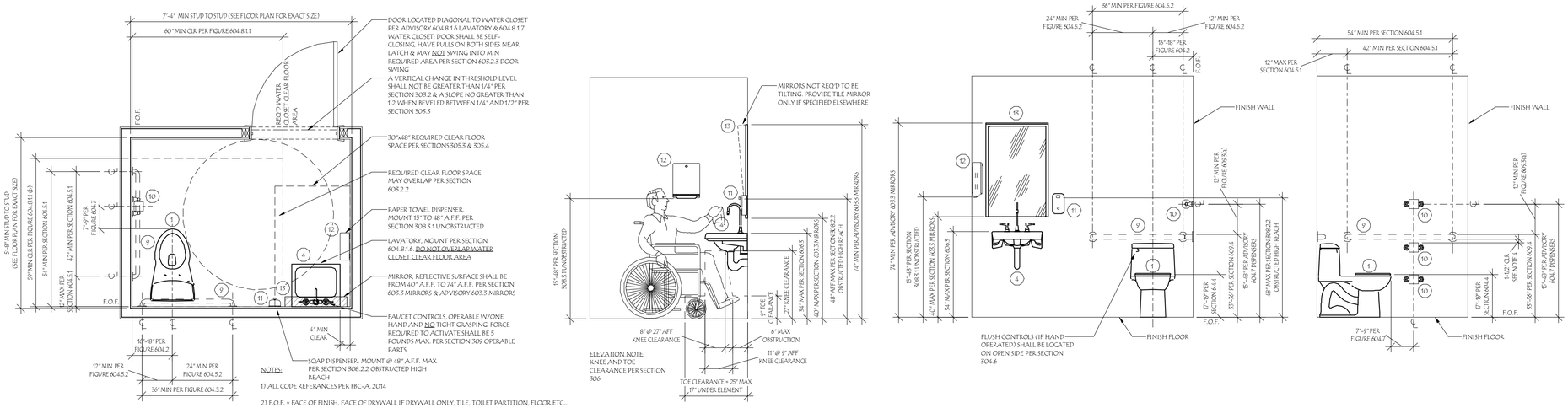
MARLIN & BARREL DISTILLERY
232 S 8TH STREET,
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS / NOT VALID WITHOUT SEAL

PROJECT:	21080.0
DATE:	9/07/2022
DRAWN BY:	MHA/JAV

DESCRIPTION:
FLOOR PLAN

SHEET:
A1.0



STANDARD ADA RESTROOM

SCALE: 1/2" = 1'-0"

STANDARD MOUNTING HEIGHTS

SCALE: 3/8" = 1'-0"

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AR 17749

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RICE ARCHITECT
L.L.C. 9641687 Gateway Blvd. Suite 201 H, Amelia Island, FL 32034 P:904-491-0072

MARLIN & BARREL DISTILLERY
232 S 8TH STREET,
FERNANDINA BEACH, FL 32034

PROJECT STATUS: CONSTRUCTION DOCUMENTS / NOT VALID WITHOUT SEAL

PROJECT:	21080.0
DATE:	9/07/2022
DRAWN BY:	MHA/JAV

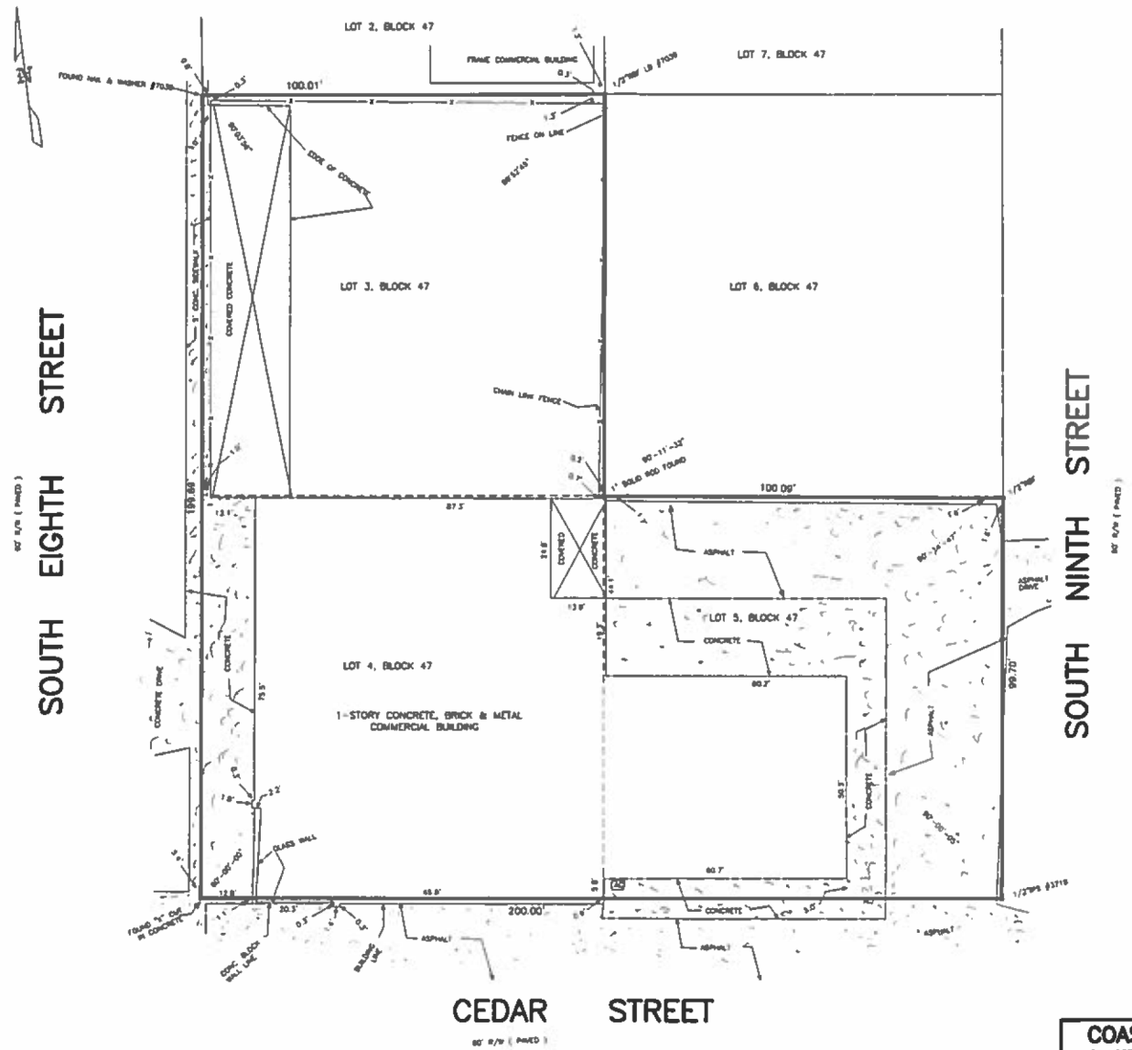
DESCRIPTION: TYPICAL ADA DETAILS

SHEET: A2.0

MAP SHOWING BOUNDARY SURVEY OF LOTS 3, 4 AND 5, BLOCK 47,

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

CERTIFIED TO:
MARLIN & BARREL DISTILLARY, LLC.
VYSTAR CREDIT UNION.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
AMELIA TITLE AGENCY,



20 0 20 40 60
GRAPHIC SCALE - FEET

COASTAL LAND SURVEYORS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL 904-261-8950 FAX 904-277-6850

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 61G17-6, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 8412

JAMES E. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2385
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/3/17

DATE OF SURVEY: MAY 3, 2019
SCALE 1"=20'
JOB NO 090A-01 F.B. 301

CORNER MARKERS HAVE NO IDENTIFICATION @ N.D.
LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC
CENTERLINE - ℄
POINT OF TANGENCY - PT
REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - ORB
POWER LINE
PLAT - P
FIELD MEASURED - FM
RECORD - R DEED - D
POWER POLE - ⊙
CONCRETE - CONC.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Print

Technical Review Committee: Application - Submission #10039

Date Submitted: 10/13/2022

Technical Review Committee: Application

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

Fees

- [x] Initial submittal + two submittals of full site plans. $400 + 2% of the project construction cost (whichever is greater) for up to a maximum of $5,500.
- [ ] 3rd and subsequent resubmittals. 1/2 of original application fees
- [ ] Change of Use Determination Letter $50
- [ ] Engineering Review (Consultant Hourly Rate) $125

2022 Meeting Calendar

TRC 2022 Calendar

In observance of Thanksgiving on November 24, the TRC Regular Meeting is moved up to November 17.

IMPORTANT NOTES

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

****Please note that, unless otherwise indicated, the TRC meetings are scheduled as the following:**

TRC First Step Applications are presented at 10:00 AM on the 2nd Thursday of each month at the City Airport Conference Room;

TRC Application Review are reviewed at 10:00 AM on the 4th Thursdays of each month in City Hall Chambers.**

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

- Requirements for All Site Plans â€“ see LDC section 11.01.04
- Requirements for Subdivision Plats â€“ see LDC section 11.01.05
- Determination for Completeness & sufficiency â€“ see LDC section 11.03.01
- Review and Compliance Report by the Technical Review Committee â€“ see LDC Section 11.03.02
- Construction and Improvements â€“ see LDC section 11.05.00
- Amendments to Local Development Orders â€“ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- See Development Plan Submittal Checklist
- All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.
- A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.
- A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†’ Map Search

Site Address*

101 N 2nd Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

00-00-31-1800-0002-0290

Lot

29-33

Block

2

Subdivision

Zoning District

C-3

Future Land Use Designation*

Central Business District

Overlay District*

Downtown Historic District

Size of Property (acres)*

.29

Present Property Use*

Commercial

Wetlands*

No

Flood Zone*

AE

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jenny

Last Name*

Schaffer

Company (if applicable)

IP Holdings Group, LLC

Mailing Address*

316 Ash Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

904-557-4739

Email Address*

jenny@summerhouserealty.com

OWNER'S AGENT

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

First Name

Last Name

Company (if applicable)

Mailing Address

City

State

Zip

Telephone Number

Email Address

PROJECT INFORMATION

Project Type*

Non-Residential Building Expansio

Project Name

Standard Marine

Proposed Access Road*

North Second Street

Rd Maintenance Jurisdiction*

Unimproved ROW

Project Estimated Cost*

12,000,000.00

Description of Request*

Construction of mixed use project with ten (10) room boutique hotel, restaurant and event venue with food truck parking.

Site Plan Review Checklist

- [x] The names, address, telephone number, fax number, and email address of the person preparing the plan.
- [x] The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
- [x] The legal description of the property, consistent with the required survey.
- [x] A vicinity map showing the location of the property.
- [x]

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

☐

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

☐

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

☑

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

☑

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

☐

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

☑

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

☑

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

☑

Elevations of all proposed structures.

☑

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

☑

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

☑

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

☑

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

☐

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

☐

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

☑

o Timeline for the development; and

☑

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

☑

A summary block containing:

☑

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

☑

o Zoning district;

☑

o Total acreage;

☑

o Total square footage for non-residential uses;

☑

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

☑

o Impervious surface ratio calculation, proposed and permissible;

☑

o Floor area ratio calculation, proposed and permissible;

☑

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

☑

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

☑

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

☐

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

☐

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

☐

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

☐

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

☑

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

☐

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

☑

o Tree Protection Plan (Section 4.05.09.)

☑

o Landscape Plan (Section 4.05.00.)

☑

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

☑

o Signage Plan (Section 5.03.00.)

☑

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

☐

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

☐

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

School Concurrency

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

Certification*

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

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

Applicant First Name*

Matthew

Applicant Last Name*

Lahti

Today's Date*

10/13/2022

Upload Supporting Documentation*

00.pdf

Upload 2

01.pdf

Upload 3

02.pdf

Upload 4

03.pdf

Upload 5

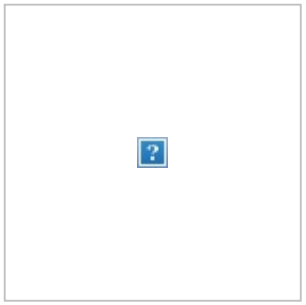
04.pdf

Upload 6

05_22-084 Construction Set-2022-10-13.pdf

Upload 7

06.pdf



DEPARTMENT OF PLANNING & CONSERVATION

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

GULFSTREAM
DESIGN GROUP, LLC

Via Electronic Delivery
(kgibson@fbfl.org)

October 13, 2022

Ms. Kelly N. Gibson, AICP
Planning and Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

RE: **Standard Marine**
GDG: 22-084
Technical Review Committee Application

Dear Ms. Gibson:

On behalf of my client, please find the following documents in regard to the Technical Review Committee Application associated with the Standard Marine project.

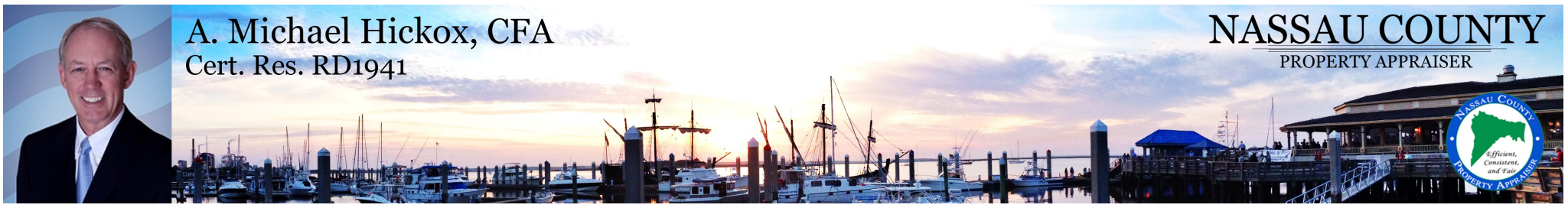
- One (1) Application Review Fee of $5,500.00 provided to the City of Fernandina Beach
- One (1) Set of Property Record Cards per Nassau County Property Appraiser
- One (1) Set of Project Maps
- One (1) Legal Description
- One (1) Gulfstream Design Group Agent Authorization for IP Holdings Group, LLC
- One (1) Set of Sign and Sealed Civil Engineering Drawings
- One (1) Signed and Sealed Survey
- One (1) Set of Sign and Sealed Landscape and Irrigation Drawings

If you have any questions or require additional information, please do not hesitate to email me at matt@gulfstreamdesign.com.

Sincerely,

Lindsay Rasher

Matthew H Lahti, P.E.
President
Gulfstream Design Group, LLC



Change of Address

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0002-0290

Owner Name	I P HOLDINGS GROUP LLC
Mailing Address	316 ASH ST
	FERNANDINA BEACH, FL 32034
Location Address	101 N 2ND ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Millage	19.5052
Homestead	No
Property Usage	STORES, 1 001100
Deed Acres	0
Short Legal	BLOCK 2 LOTS 29 THRU 33 IN OR 2471/1649 CITY OF FDNA BEACH

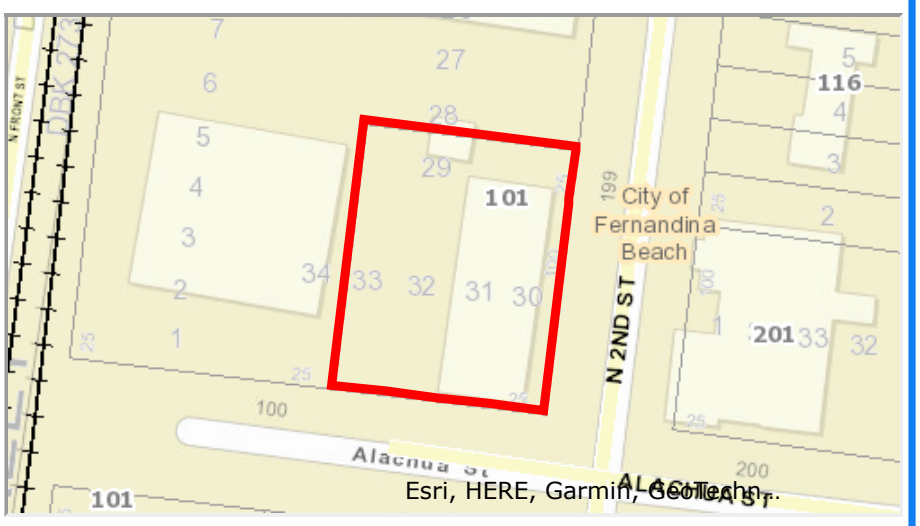
2021 Certified Values

Land Value	$
(+) Improved Value	$
(=) Market Value	**$**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$**

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

Property Search
Map This Parcel
GIS Report
Property Record Card
Print Friendly Page

PARCEL MAP



2021 AERIAL MAP

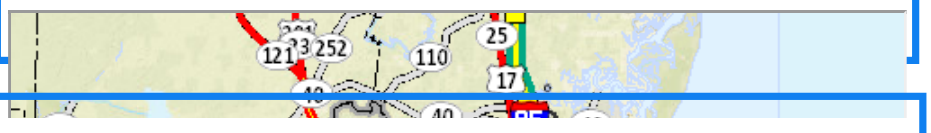
PROPERTY PHOTO

3/15/2020

© CycloMedia (https://cyclomedia.com/)

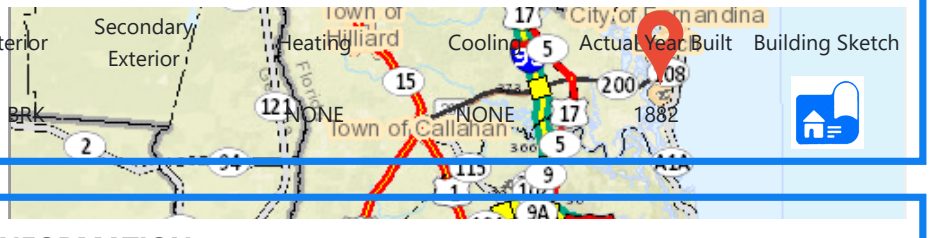
If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
STORE RETL	8160	4080	0	0	COMMON BRK		NONE	NONE	1882	



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CL FNC 6B	0 X 0	44	1980
CL FNC 6B	0 X 0	1	1980
FIRE SPRNK	0 X 0	8160	1950

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-06-18	2471 / 1649	$750,000	SW	Q	Y	FRONT STREET ALACHUA LLC	I P HOLDINGS GROUP LLC

Image Source: ESRI 2020
Date: 07-13-2022
Project Number: 22-084

US Feet
0 110 220

N
W E
S

AERIAL MAP
STANDARD MARINE
NASSAU COUNTY, FLORIDA

GULFSTREAM DESIGN GROUP, LLC
Gulfstream Design Group, LLC
2225 A1A S, Suite A2
St. Augustine, FL 32080
904.794.4231

Image Source: ESRI 2020
Date: 07-13-2022
Project Number: 22-084

US Feet
0 55 110

N
W E
S

FUTURE LAND USE MAP
STANDARD MARINE
NASSAU COUNTY, FLORIDA

Gulfstream Design Group, LLC
2225 A1A S, Suite A2
St. Augustine, FL 32080
904.794.4231

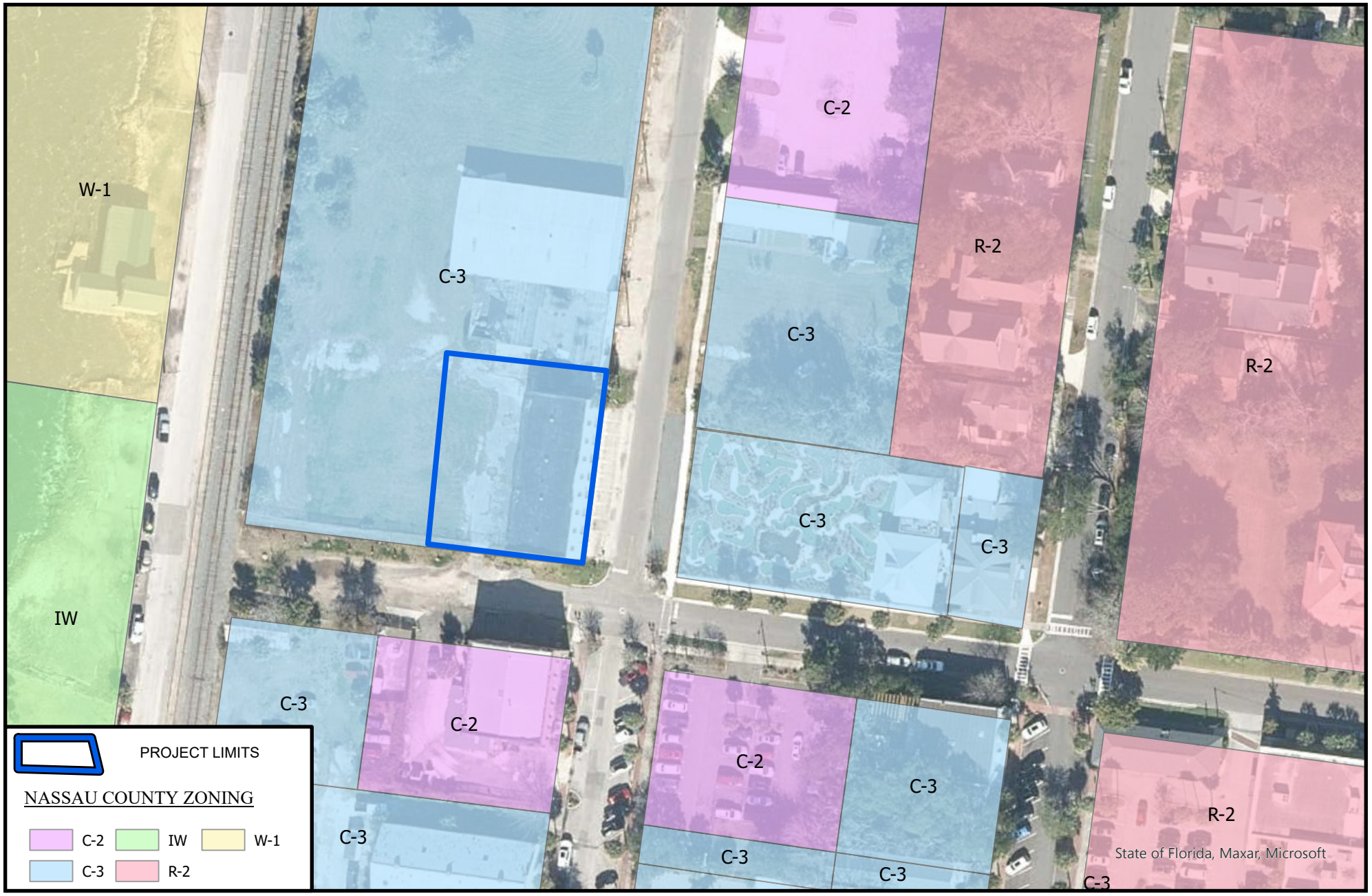


Image Source: ESRI 2020
Date: 07-13-2022
Project Number: 22-084

US Feet
0 55 110

N
W E
S

EXISTING ZONING MAP
STANDARD MARINE
NASSAU COUNTY, FLORIDA

GULFSTREAM DESIGN GROUP, LLC
Gulfstream Design Group, LLC
2225 A1A S, Suite A2
St. Augustine, FL 32080
904.794.4231

Image Source: ESRI 2020
Date: 07-13-2022
Project Number: 22-084
FIRM PANEL: 12089C0237G
Effective: 08/02/2017
Datum: NAVD 88

US Feet
0 55 110

N
W E
S

FLOOD MAP
STANDARD MARINE
NASSAU COUNTY, FLORIDA

Gulfstream Design Group, LLC
2225 A1A S, Suite A2
St. Augustine, FL 32080
904.794.4231

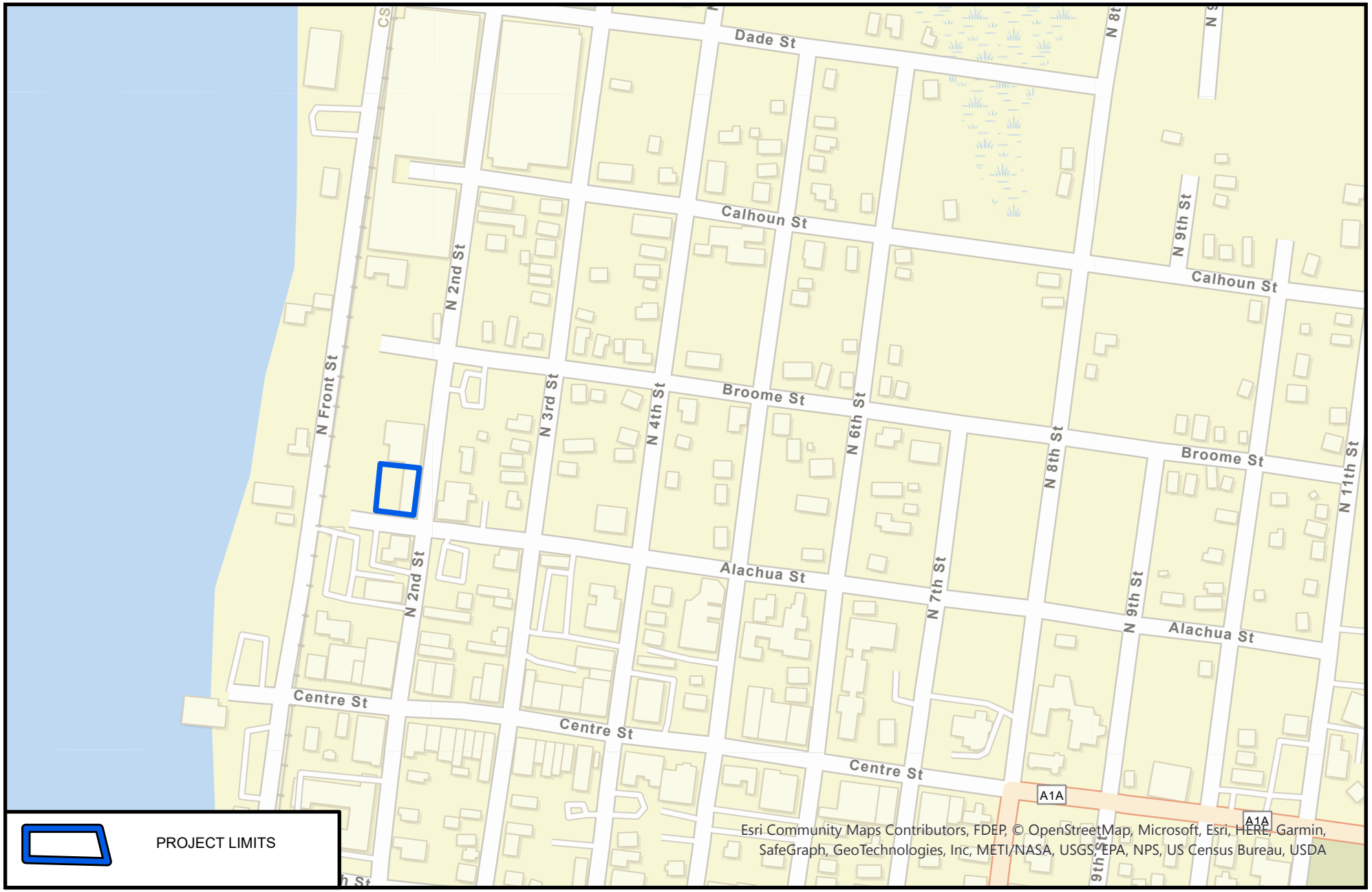


Image Source: ESRI 2020
Date: 07-13-2022
Project Number: 22-084

US Feet
0 237.5 475

N
W E
S

LOCATION MAP
STANDARD MARINE
NASSAU COUNTY, FLORIDA

GULFSTREAM DESIGN GROUP, LLC
Gulfstream Design Group, LLC
2225 A1A S, Suite A2
St. Augustine, FL 32080
904.794.4231

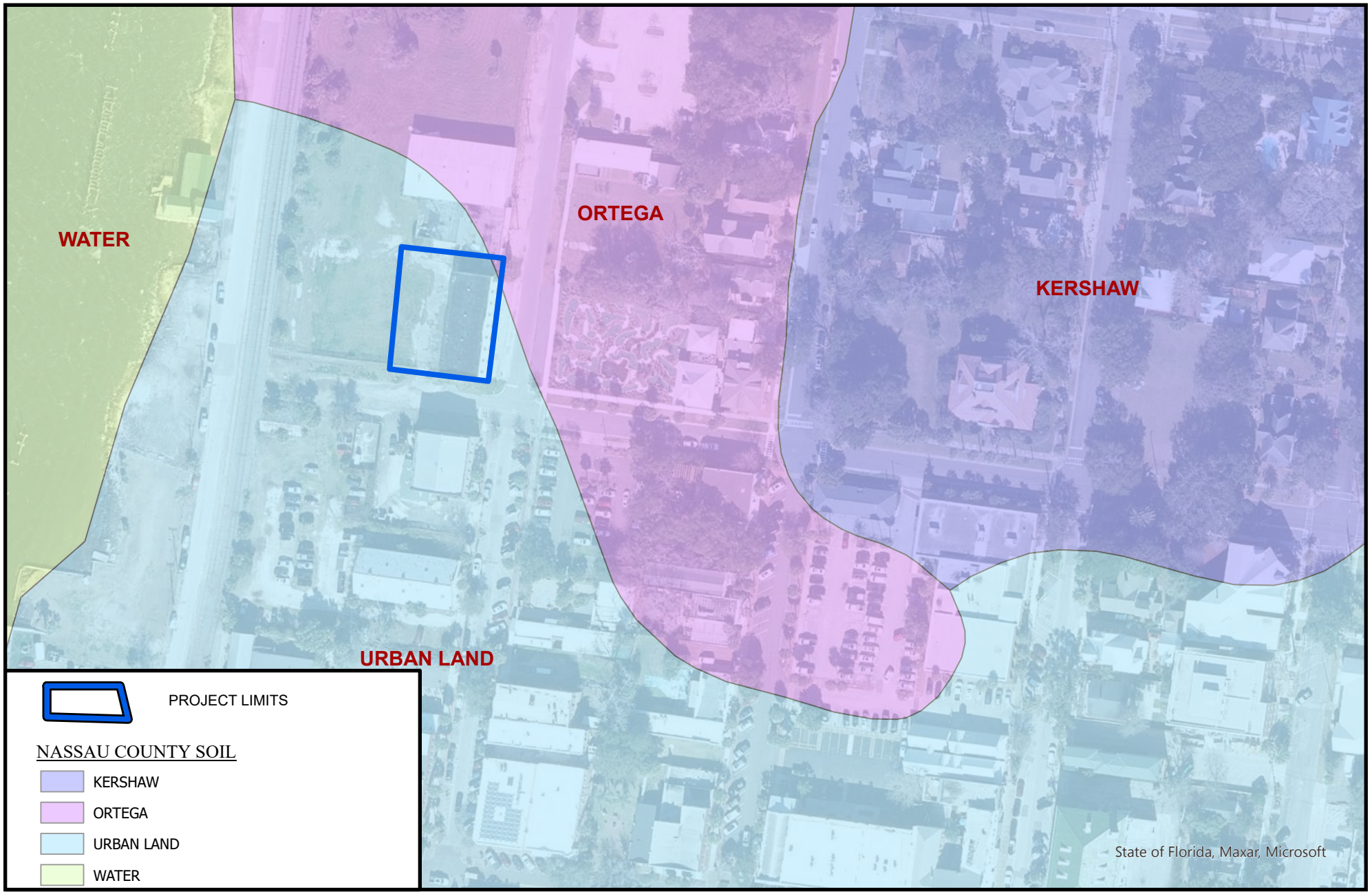


Image Source: ESRI 2020
Date: 07-13-2022
Project Number: 22-084

US Feet
0 90 180

N
W E
S

SOILS MAP
STANDARD MARINE
NASSAU COUNTY, FLORIDA

GULFSTREAM DESIGN GROUP, LLC
Gulfstream Design Group, LLC
2225 A1A S, Suite A2
St. Augustine, FL 32080
904.794.4231

LEGAL DESCRIPTION

MAP OF BOUNDARY SURVEY

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

LOTS 29 THROUGH 33, BLOCK 2, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
IP HOLDINGS GROUP, LLC
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

MAP OF BOUNDARY SURVEY

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

LOTS 29 THROUGH 33, BLOCK 2, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
IP HOLDINGS GROUP, LLC
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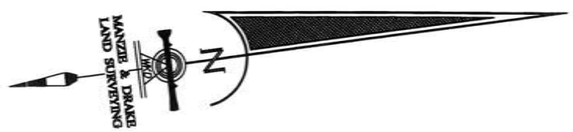
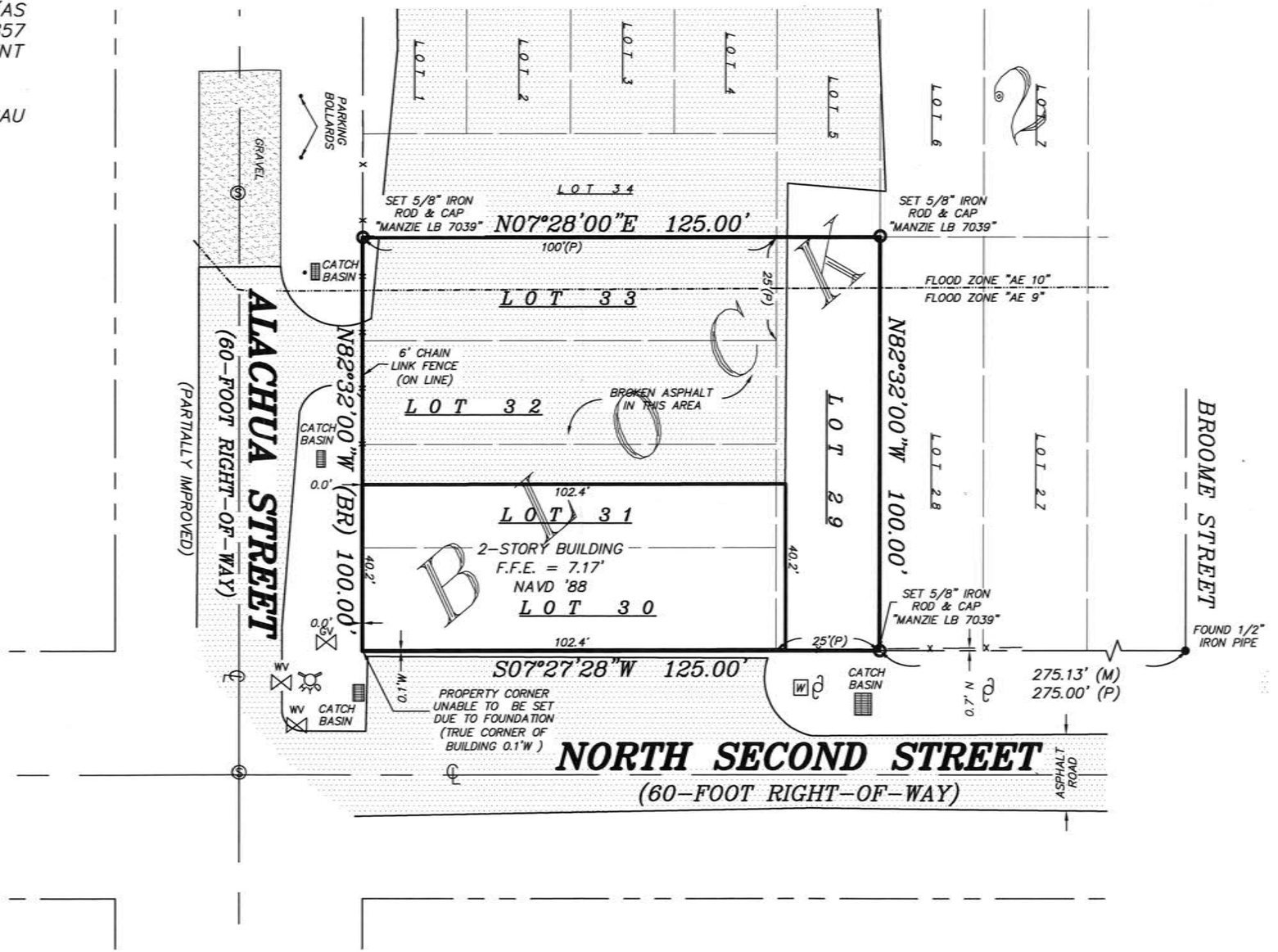
FIRST AMERICAN TITLE INSURANCE COMPANY





LEGEND
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
F.F.E. = FINISHED FLOOR ELEVATION
= FIRE HYDRANT
= LIGHT POLE
(M) = MEASURED
(P) = PLAT
Ⓢ = SEWER MANHOLE
Ⓣ = TELEPHONE PEDESTAL
Ⓦ = WATER METER
= WOOD POWER POLE
WV = WATER VALVE
GV = GATE VALVE

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on an assumed bearing Of N082°32'00"W for the northerly right-of way line of Alachua Street. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "AE 9 & AE 10" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

MICHAEL A. MANZIE, P.L.S. 4069 6/2/21

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

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

SCALE: 1"=30' JOB NO: 18929-29-33 DATE: 05/18/2021 CADD: LP
F.B. NO: X-328 PAGE NO: 67 FIELD CREW: JM FILE NO: A-5393

GULFSTREAM
DESIGN GROUP, LLC

LETTER OF OWNER AUTHORIZATION

Date: 10/10/2022
Project: Standard Marine
GDG #: 22-084

To Whom It May Concern:

Please be advised that **Gulfstream Design Group, LLC** is hereby authorized to act on behalf of **I P Holdings Group LLC,** as the Civil Engineer for the above referenced project. In this regard, this letter authorizes, Gulfstream Design Group, LLC, to act as our agent for and with all regulatory agencies (SJRWMD, City of Fernandina Beach), as well as Nassau County departments and their respective personnel, in an effort to receive all governmental approvals and permits necessary for the construction and development of **Standard Marine** project located in City of Fernandina Beach, Florida.

By: James Schaffer Date: 10 - 11 - 2022

ASHLEY MANNING
Notary Public - State of Florida
Commission # GG 955560
My Comm. Expires Feb 5, 2024
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 11th day of October 2022 by James Schaffer. He/she is personally known to me or has produced Florida DL as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of October, 2022.

Notary Public My commission expires: 2/5/24

ENGINEERING PLANS
FOR
STANDARD MARINE
NASSAU COUNTY, FLORIDA

PROJECT TEAM

LAND OWNER
IP HOLDINGS GROUP, LLC
316 ASH STREET
FERNANDIA BEACH, FL 32034
PHONE:
CONTACT:

SURVEYOR:
MANZIE & DRAKE LAND SURVEYING
117 SOUTH NINTH STREET
FERNANDIA BEACH, FL 32034
PHONE: 904.491.5700
CONTACT: MICHAEL A. MANZIE, P.L.S.

ARCHITECT:
MIRANDA ARCHITECTS
309 ½ CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
PHONE: 904.261.4586
CONTACT: JOSE MIRANDA, RA

DEVELOPER/APPLICANT
MIRANDA ARCHITECTS
309 ½ CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
PHONE: 904.261.4586
CONTACT: JOSE MIRANDA, RA

MECHANICAL ENGINEER
TBD

LANDSCAPE ARCHITECT:
TRIM ALL LAWN SERVICES
942360 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034
PHONE: 904.491.3232
CONTACT: TOM ANDERSON

CIVIL ENGINEER:
GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FL 32080
PHONE: 904.794.4231
CONTACT: MATT LAHTI, P.E.

PRIVATE UTILITY COMPANIES

ELECTRIC/NATURAL GAS/PROPANE
FLORIDA PUBLIC UTILITIES
780 AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FLORIDA 32034
PHONE: 800-427-7712

TV CABLE
COMCAST
5934 RICHARD ROAD
JACKSONVILLE, FL 32216
PHONE: 904-380-6341
CONTACT: JAMES GRAHAM

TELEPHONE
AT&T
735 MILL CREEK ROAD
JACKSONVILLE, FL 32211
PHONE: 904-727-1572
CONTACT: SCOTT HIGGINS

PUBLIC UTILITY PROVIDERS

WATER AND SEWER
CITY OF FERNANDINA BEACH UTILITY DEPARTMENT
1180 SOUTH 5TH ST
FERNANDINA BEACH, FL 32034
CONTACT: ANDRE DESILET
PHONE: 904-310-3431

REGULATORY AGENCY

FDEP - WATER & SEWER
8800 BAYMEADOWS WAY, SUITE 100
JACKSONVILLE, FL 32256
CONTACT: JENNIFER LYLES
PHONE: (904) 256-1700

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
7775 BAYMEADOWS WAY W #102
JACKSONVILLE, FL 32256
CONTACT: EVERETT FRYE, P.E.
PHONE: (904) 448-7913

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034
CONTACT: KELLEY GIBSON, AICP
PHONE: (904) 310-3481

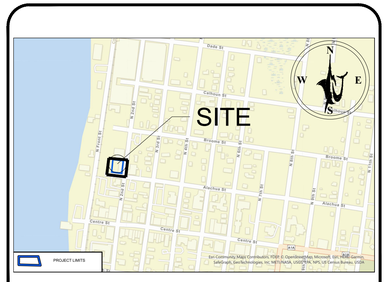
NASSAU COUNTY ENGINEERING SERVICES DEPARTMENT
96161 NASSAU PLACE
YULEE, FL 32097
PHONE: (904) 530-6225

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
2. GULFSTREAM DESIGN GROUP AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR MISSIONS RESULTING FROM SURVEY INACCURACIES.
3. ANY AND ALL WORK CONDUCTED WITHIN THE NASSAU COUNTY RIGHT-OF-WAYS MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.
4. ALL ELEVATIONS SHOWN HEREIN ARE REFERENCED TO NORTH AMERICAN GEODETIC VERTICAL DATUM 1988 (NAVD 88).
5. HORIZONTAL PROJECTION FOR THIS PLAN SET IS BASED ON NAD83 FLORIDA STATE PLANES, EAST ZONE, US FOOT.
6. LEGAL DESCRIPTIONS - SEE SURVEY.

LOCATION OF SITE

101 N 2ND STREET
PARCEL ID # 00-00-31-1800-0002-0290



LOCATION MAP
SCALE: N.T.S.

PREPARED FOR

MIRANDA ARCHITECTS, INC.
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-4586
CONTACT: JOSE MIRANDA

PREPARED BY

GULFSTREAM DESIGN GROUP, LLC

©GDG 2022
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
Phone: (904) 794-4231
www.gulfstreamdesign.com

(NOT) FOR CONSTRUCTION

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	STORMWATER POLLUTION PREVENTION PLAN
4	SURVEY PDF
5	DEMOLITION PLAN
6	SITE PLAN
7	PAVING, GRADING & DRAINAGE PLAN
8	UTILITY PLAN
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
##	###

ENGINEERING PLANS BASED ON

PLAN TYPE	COMPANY NAME	REVISION	REVISION DATE
SURVEYOR	MANZIE & DRAKE LAND SURVEYING		05/18/2022
ARCHITECT	MIRANDA ARCHITECTS		09/22/2022
LANDSCAPE ARCHITECT	TRIM ALL LAWN SERVICES		TBD
CITY OF FERNANDINA BEACH	CPH, INC.		10/2019
GEOTECHNICAL ENGINEER			

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN THE FLOOD ZONE "AE" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12089C 0237G, DATED AUGUST 2, 2017

This item has been digitally signed and sealed by Matthew Lahti, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	----	----	----
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----
6	----	----	----
7	----	----	----
8	----	----	----
9	----	----	----

ENGINEERING PLANS
FOR
STANDARD MARINE
COVER SHEET
NASSAU COUNTY, FLORIDA

811 Know what's below. Call before you dig.

(NOT) FOR CONSTRUCTION

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

© GULFSTREAM DESIGN GROUP, LLC 2022

PROJECT NO:	22-084
ISSUE DATE:	10-13-22
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

Matthew Lahti, P.E. FL# 71395
Digitally signed by Matthew Lahti, P.E. FL# 71395
Date: 2022.10.13 12:18:35 -04'00'

\\fm gulfstream project files\22-1 proj 22-084a standard marine\04 - drawings\05 - construction set\22-084a CoverSheet.dwg, STYLER: SHEET, 10/13/2022 11:37:20 AM, JGD

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH EACH NOTE LISTED WITHIN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EACH SUBCONTRACTOR IS FAMILIAR AND PRESENTLY AWARE OF THESE NOTES AND CONDITIONS AS ESTABLISHED BY GULFSTREAM DESIGN GROUP, LLC THROUGHOUT THE ENTIRE PLAN SET AS LISTED ON THE COVER SHEET. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY REVIEW THIS PLAN PACKAGE TO BE FULLY PREPARED TO PROVIDE ACCURATE BID PRICES AND SERVICES.

2. EXISTING SURVEY INFORMATION PROVIDED BY MANZIE & DRAKE LAND SURVEYING PROFESSIONAL SURVEYORS & MAPPERS DATED MAY 18, 2021. ALL INFORMATION WITHIN THIS PLAN SET HAS BEEN BASED OFF OF THE ABOVE REFERENCED SURVEY, THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR LACK THEREOF.

3. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND SHOWN IN FEET. BENCHMARK A319, ELEVATION BEING 26.00'.

4. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS TO VERIFY IN WRITING WITH THE ENGINEER OF RECORD THAT THE DOCUMENTS BEING UTILIZED IN THE FIELD ARE INDEED THE MOST CURRENT AND ACCURATE VERSIONS. ADDITIONALLY, THE GEOTECHNICAL REPORT CORRESPONDING TO THIS PLAN SET IS A REQUIRED CONSTRUCTION DOCUMENT, MEANING THE ENGINEERING DESIGN PLANS AND RECOMMENDATIONS AS DESCRIBED IN THE REPORT SHALL TAKE PRECEDENCE UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL PROVIDE THE ENGINEER OF RECORD IN WRITING WITH A TENTATIVE SCHEDULE OF CONSTRUCTION ACTIVITIES.

5. PRIOR TO THE AWARD OF THE CONTRACT, THE CONTRACTOR SHALL BECOME ACQUAINTED WITH THEMSELVES WITH ALL SITE CONDITIONS BOTH ABOVE AND BELOW GROUND. THE CONTRACTOR SHOULD ADDITIONALLY ENSURE THEY ARE PROPERLY FAMILIARIZED WITH ALL MATERIALS REFERENCED FOR USE WITHIN THIS PLAN AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND CODE SECTION(S) THAT APPLY TO THIS PROJECT.

6. THE ENGINEER OF RECORD AND THE OWNER ASSUME NO RESPONSIBILITY IN THE SUPERVISION OR INSPECTION OF THE WORK INVOLVED IN THE EXECUTION OF THIS CONTRACT BEYOND OBSERVATION TO ENSURE, TO THE OWNER'S SATISFACTION, THAT THE DRAWINGS AND SPECIFICATIONS ARE BEING PROPERLY INTERPRETED. THIS OBSERVATION AND CHECKING WILL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE PERFORMANCE OF HIS WORK IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.

7. THE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING FEATURES, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES, UTILITIES, CONDUITS, SPRINKLERS, CONTROL CABLES AND HYDRANTS OF WATERING SYSTEMS, SURVEY BENCHMARKS/PROPERTY MONUMENTS, ETC. SHOULD ANY OVERHEAD OR UNDERGROUND OBSTRUCTION BE ENCOUNTERED WHICH INTERFERES WITH CONSTRUCTION, THE ENGINEER OF RECORD SHALL BE CONSULTED AND WILL HAVE THE OPPORTUNITY TO ADJUST THE LOCATION OF CONFLICT ITEMS TO CLEAR SUCH OBSTRUCTIONS.

8. THE CONTRACTOR SHALL CONTACT THE APPLICABLE FRANCHISE UTILITY COMPANY (IE: AT&T, TECO GAS, FP&L, ETC. AS APPLICABLE) AND COORDINATE ANY CONSTRUCTION IN ADVANCE OF COMMENCING CONSTRUCTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK AT NO COST TO THE OWNER. ADDITIONALLY, THE CONTRACTOR SHOULD ENSURE THAT EXISTING STRUCTURES TO REMAIN ARE RESTORED TO THEIR ORIGINAL CONDITION, INCLUDING: PAVEMENTS, CONCRETES, LANDSCAPING, DRAINAGE, AND UTILITIES. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS AND OR VIDEO FOOTAGE OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ENSURE PROPER DOCUMENTATION OF PRECONSTRUCTION CONDITIONS OF THE SITE AND TO AID IN ANY POSSIBLE CONFLICTS DURING CONSTRUCTION. THIS INFORMATION SHOULD BE PROVIDED TO THE ENGINEER OF RECORD AND OWNER.

10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NASSAU COUNTY LAND DEVELOPMENT CODE OR THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), WHICHEVER IS MORE RESTRICTIVE.

11. ALL WORK WITHIN THE NASSAU COUNTY RIGHT-OF-WAY MUST CONFORM TO MOST CURRENT LAND DEVELOPMENT CODE & STANDARDS AND SPECIFICATIONS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES, SHOWN OR NOT SHOWN, ON THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES TO REMAIN AND COORDINATING THE RELOCATION (IF REQUIRED) OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGES TO EXISTING UTILITIES. IF UTILITIES OR OTHER IMPROVEMENTS NOT SHOWN ON THE DRAWINGS ARE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF RECORD IN WRITING AND THE OWNER'S REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.

13. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER OF RECORD, ANY EXTRA WORK REQUESTED BY ANY REGULATORY AGENCY THAT IS NOT SHOWN ON THE PLANS. THIS WORK MUST BE APPROVED BY THE ENGINEER OF RECORD IN WRITING AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, AND NOTIFY THE ENGINEER OF RECORD IN WRITING REGARDING ANY POTENTIAL CONFLICTS. THIS IS RECOMMENDED TO BE COMPLETED IN THE FORM OF FIELD STAKEOUT WHICH MAY INCLUDE: LOCATIONS OF BUILDINGS/BUILDING ELEMENTS (TO BE VERIFIED THROUGH ENGINEER OF RECORD AND APPROVED ARCHITECTURAL PLANS), EDGES OF PAVEMENT, UTILITY STUB OUT LOCATIONS, ETC.

14. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATION FOR REMOVAL AND DISPOSAL OF ALL TRASH, DEBRIS, PIPE, EXCESS MATERIAL AND EQUIPMENT OFFSITE.

15. THE CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY, INCLUDING BENCHMARKS, TO OWNER AS REQUIRED BY THE NASSAU COUNTY, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND ENGINEER OF RECORD. THE AS-BUILT SURVEY SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR. ENGINEER OF RECORD IS TO PROVIDE ENGINEER'S CERTIFICATION TO OWNER WITH AS-BUILT PLANS.

16. IN THE EVENT THAT UNEXPECTED ARCHEOLOGICAL RESOURCES ARE ENCOUNTERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK SHALL HALT AND THE ENGINEER OF RECORD'S OFFICE SHALL BE CONTACTED IMMEDIATELY IN WRITING.

17. ALL MATERIALS AND LABOR ASSOCIATED ITEMS ARE TO BE WARRANTED BY THE CONTRACTOR FOR A TIME PERIOD OF ONE (1) CALENDAR YEAR UPON THE ACCEPTANCE OF THE PROJECT BY THE OWNER AND ALL APPLICABLE GOVERNMENT AGENCIES.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCES, AND LICENSES PERTAINING TO THE WORK ILLUSTRATED IN THIS PLAN SET.

19. ANY POTENTIAL DISCREPANCIES WITHIN THIS PLAN SET THAT THE CONTRACTOR FINDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY IN WRITING.

20. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREAS DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

21. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY IN REGARDS TO CONSTRUCTION METHODS AND PROCEDURES EXERCISED BY THE CONTRACTOR. IT IS ASSUMED BY THE ENGINEER OF RECORD THAT THE CONTRACTOR SHALL OPERATE WITHIN THE BOUNDARIES OF ALL APPLICABLE SAFETY STANDARDS (REGARDING TRENCHING AND EXCAVATION OPERATIONS) WITH THE BEST INTEREST OF ALL EMPLOYEES TAKEN INTO CONSIDERATION. THE CONTRACTOR MUST CARRY THE REQUIRED STATUTORY LIABILITY AND WORKERS COMPENSATION INSURANCE. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR UPHOLDING ANY OF THESE ITEMS, THE OWNER IS THE ONLY ENTITY WHICH MAY CHOOSE TO TAKE ACTION REGARDING THESE ITEMS. GULFSTREAM DESIGN GROUP DOES NOT HAVE THE AUTHORITY TO RELIEVE THE CONTRACTOR OF HIS DUTIES DUE TO VIOLATIONS OF THESE POLICIES.

22. THE USE OF THE WORD "CERTIFY" WITHIN THIS ENGINEERING PLAN SET, IMPLIES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE SUBJECT TOPIC. THIS HOWEVER, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY (EXPRESSED OR IMPLIED).

23. BURNING OF ANY MATERIAL OR DEBRIS ONSITE IS PROHIBITED.

24. ALL ADJACENT PROPERTY OWNERS AND BUSINESSES ARE TO BE PROVIDED ACCESS TO THEIR SITES AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

25. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF THE CONTRACTOR AND/OR OWNER FAILS TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD HARMLESS FOR ALL INJURIES AND DAMAGES THAT THE ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

CLEARING/DEMO AND EROSION CONTROL NOTES:

1. AREAS ADJACENT TO THE PROJECT AREA ARE TO BE PROTECTED AND LEFT UNDISTURBED UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES, EROSION CONTROL STRUCTURES, AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, FILTER FABRIC, SILT FENCES AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.

3. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED: (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES AND (5) AT ANY ADDITIONAL AREAS THAT NASSAU COUNTY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, NASSAU COUNTY, FDEP, AND SJRWMD RESERVE THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED THROUGHOUT PROJECT CONSTRUCTION.

4. PRIOR TO, AND DURING, LAND CLEARING ACTIVITIES ALL PRESERVED TREES (AS PER THE NASSAU COUNTY APPROVED PLANS) WILL BE CLEARLY MARKED. THIS INCLUDES "TREE PROTECTION BARRICADES" WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. "TREE PROTECTION BARRICADES" SHALL BE INSTALLED AT THE DRIP LINE OF THE SUBJECT TREE. ANY PROPOSED ACTIVITIES WITHIN THIS DRIP LINE MUST BE APPROVED BY THE APPLICABLE GOVERNMENT AGENCY.

5. ONLY SUPPORTIVE LANDSCAPING ELEMENTS MAY BE ATTACHED TO PRESERVED OR PLANTED TREES, NO SIGNAGE, PERMITS, AND OR STAKES MAY BE ATTACHED TO A TREE ON THE SUBJECT PROPERTY.

6. ANY TREE THAT IS DAMAGED DURING THE TIME OF CONSTRUCTION SHALL BE CONSIDERED "REMOVED" AND SHALL BE REPLACED BY THE CONTRACTOR WITH NO COST TO THE OWNER.

7. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THESE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.

8. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF NEW CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.

9. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY UNDER SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER.

10. IF ANY UNSUITABLE MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROTECTOR METHOD AND AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

11. ALL EXISTING CATCH BASINS ADJACENT TO THE SITE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED AND MAINTAINED DAILY THROUGHOUT THE DURATION OF CONSTRUCTION.

12. THE CONTRACTOR IS REQUIRED TO USE THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ON THE PROJECT FOR FINAL FILL COMPACTION AND DENSITY SPECIFICATIONS THROUGHOUT THE PROJECT.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AN EROSION CONTROL AND DEWATERING PLAN 14 DAYS PRIOR TO THE PRECONSTRUCTION CONFERENCE. THE PROPOSED PLANS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CRITERIA SET FORTH IN THE FDOT STANDARD SPECIFICATIONS FOR ROADS, FDEP LAND DEVELOPMENT MANUAL, AND SJRWMD APPLICANTS HANDBOOK.

14. EROSION CONTROL AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION. THEY SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. AS STRUCTURES AND ELEMENTS ARE ADDED TO THE PROJECT SITE, STAKE OUT MUST BE PERFORMED UNDER SUPERVISION OF A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

15. SILT FENCE SHALL BE INSTALLED ALONG THE CLEARING LIMITS. GRAPHICAL REPRESENTATION OF CLEARING LIMITS AND SILT FENCE IS EXAGGERATED FOR PICTORIAL PURPOSES ONLY.

16. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE ENTIRE SITE TO BE CLEARED.

17. WHERE MUCK OR OTHER ORGANIC MATERIAL IS REMOVED, IT SHALL BE REPLACED BY GOOD QUALITY NEW BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED IN WRITING BY THE ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER OF RECORD. THE ORGANIC MATERIAL SHALL THEN BE USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AND APPROVED BY THE OWNER AND ENGINEER.

18. CONTRACTOR SHALL SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.

19. CONTRACTOR MUST REFER TO STORMWATER POLLUTION PREVENTION PLAN ON SHEET 3 SWPPP AND ABIDE BY ALL CONDITIONS.

20. WITHIN 48 HOURS PRIOR TO CLEARING, THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NPDES NOTICE OF COMMENCEMENT AND NOTICE OF TERMINATION APPLICATIONS TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. CONTRACTOR SHALL PROVIDE A COPY OF THESE DOCUMENTS TO THE OWNER AND THE ENGINEER OF RECCORD AS WELL AS A COPY OF THE NOTICE LETTER PROVIDED BY THE FDEP. PLEASE CONTACT NPDES STORMWATER NOTICES CENTER, MS#2510, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FL 32399-2400 FOR FURTHER INFORMATION.

21. ALL EXISTING CURB AND GUTTER AND SIDEWALK SHOWN TO BE REMOVED, WILL BE REMOVED AND REPLACED JOINT TO JOINT.

22. ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.

23. THE OVERALL PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED, THE CONTRACTORS BID SHOULD INCLUDE THE ANTICIPATED COST OF THIS ITEM.

SITE LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO THE EDGES OF PAVEMENT UNLESS OTHERWISE NOTED.

2. SIDEWALKS ADJACENT TO PAVEMENT SURFACES ARE TO BE THICKENED EDGE SIDEWALKS.

3. ALL TYPE "F" CURBING SHALL HAVE A THREE (3) FOOT TRANSITION AT ALL TERMINUS LOCATIONS WHEN TYING BACK TO GRADE.

4. ALL TYPE "D" CURBING SHALL HAVE A ONE (1) FOOT TRANSITION AT ALL TERMINUS LOCATIONS WHEN TYING BACK TO GRADE.

5. THE CONTRACTOR SHALL LAYOUT EACH AREA OF WORK TO CHECK DIMENSIONING PRIOR TO CONSTRUCTION AND COORDINATE WITH OTHER DISCIPLINES. SHOULD ANY DISCREPANCIES EXIST, THE CONTRACTOR IS TO NOTIFY, IN WRITING, THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY.

6. ALL AMERICANS WITH DISABILITIES ACT (ADA) RAMPS TO MEET CURRENT ADA CRITERIA AND INCLUDE A DETECTABLE WARNING. COLOR SELECTION FOR DETECTABLE WARNING TO BE COORDINATED WITH OWNER PRIOR TO ORDER AND PLACEMENT.

7. THE CONTRACTOR SHALL COORDINATE ANY OFF-SITE IMPROVEMENTS WITH NASSAU COUNTY 7 DAYS PRIOR TO CONSTRUCTION.

9. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EXISTING EASEMENTS BEFORE BEGINNING CONSTRUCTION.

11. ADA RAMPS SHALL BE INSTALLED AT ALL SIDEWALK-CURB INTERSECTIONS. ALL ADA RAMPS SHALL CONFORM TO DETAILS, NOTES AND SPECIFICATIONS FROM THE FDOT DESIGN MANUAL, LATEST EDITION, INDEX NO. 304 SHEETS 1 THROUGH 8, AS APPLICABLE.

ADA GUIDANCE TO CONTRACTOR:

1. CONTRACTORS MUST EXERCISE CARE AND PRECISION WHEN CONSTRUCTING ADA ACCESSIBLE COMPONENTS OF THE PRESCRIBED WORK AS PERTAINING TO THIS PLAN SET. THESE COMPONENTS MUST COMPLY WITH THE CURRENT ADA STANDARDS AT THE TIME OF PLAN APPROVAL. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO:
   - 1.1. PARKING SPACES AND AISLES -
     - 1.1.1. SLOPE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION
   - 1.2. CURB RAMPS -
     - 1.2.1. SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET
   - 1.3. LANDINGS -
     - 1.3.1. MUST BE AT EACH END OF RAMPS, PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
   - 1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE -
     - 1.4.1. MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF A VEHICLE. THIS SLOPE MUST BE NO GREATER THAN 5% IN THE DIRECTION OF TRAVEL (LONGITUDINAL), AND MUST NOT EXCEED 2% IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 5%, ADA RAMP MUST ADHERE TO A MAXIMUM SLOPE OF 8.3%, FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST ALSO INCLUDE ADA HANDRAILS AND LEVEL LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 2% IN ANY DIRECTION.
   - 1.5. DOORWAYS -
     - 1.5.1. MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 2% TO ENSURE POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN FIVE (5) FEET LONG, UNLESS OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING DESIGN.

2. WHEN THE PROPOSED CONSTRUCTION INVOLVES REMEDIATION OF CONSTRUCTION ACTIVITIES REGARDING ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY ELEVATIONS SHOWN ON PLAN. REFER TO THE MOST RECENT VERSION OF THE ADA CODE TO CONFIRM DESIGN REQUIREMENTS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS AND OR DISCREPANCIES IN THE FIELD THAT DIFFER FROM WHAT IS ILLUSTRATED ON THE PLAN SET, IN WRITING, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL CONSTRUCTION IMPROVEMENTS MUST MEET ALL REQUIREMENTS SET FORTH BY THE MOST RECENT VERSION OF ADA REQUIREMENTS.

3. CONTRACTOR MUST VERIFY SLOPES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES. IF THERE ARE ANY NON-CONFORMANCES THAT EXIST, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD IN WRITING IMMEDIATELY.

4. IT IS ENCOURAGED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODES AND FIELD INSPECTOR AFTER STAGING AND BEFORE COMMENCEMENT OF CONSTRUCTION.

PAVING, GRADING, AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINE OF DRAINAGE STRUCTURES AND TO END OF MITERED END SECTIONS.

2. ALL HP, HDPE OR RCP PIPE JOINTS TO BE WRAPPED WITH 4" WIDE "TYPE R" STRIPS OR EQUAL.
   PIPE ABBREVIATIONS ARE DEFINED AS FOLLOWS:
   PVC = POLYVINYL CHLORIDE PIPE
   RCP = REINFORCED CONCRETE PIPE
   HDPE = HIGH DENSITY POLYETHYLENE
   HP = HIGH PERFORMANCE

3. ALL PIPE SHALL MEET MINIMUM SLOPE REQUIREMENTS FOR THEIR SPECIFIC TYPE. AT A MINIMUM THE FOLLOWING SHOULD BE MET THROUGHOUT THE SITE.
   a. RCP SHALL BE A MINIMUM OF 0.30%
   b. PVC SHALL BE A MINIMUM OF 0.80%
   c. HDPE SHALL BE A MINIMUM OF 0.80%

4. DRAINAGE PIPE NOT LOCATED IN PAVED AREAS CAN BE PVC SDR-26 OR HDPE N-12 EQUIVALENT. STRUCTURES TO BE ADJUSTED ACCORDINGLY DEPENDING ON PIPE MATERIAL CHOSEN. THE CONTRACTOR MUST SUBMIT A REQUEST IN WRITING AND OBTAIN APPROVAL FROM THE OWNER AND THE ENGINEER OF RECORD BEFORE ANY SUBSTITUTIONS ARE ALLOWED.

5. UNLESS OTHERWISE STATED, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M249 AND TYPE-S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT(S). PVC PIPE FOR ROOF DRAIN CONNECTION(S) MUST BE SDR 26 OR SCHEDULE 80 UNLESS INDICATED OTHERWISE. PVC PIPE AND FITTINGS MUST CONFORM TO ASTM D 3034, SDR 35, WITH PUSH ON OR RUBBER GASKETS. NO MATERIAL SUBSTITUTES WILL BE ALLOWED.

6. INSTALLATION OF PIPE SHOULD OCCUR ON A MINIMUM OF 8" STABILIZED MATERIAL FREE OF JAGGED MATERIAL. BACKFILL MATERIAL SHALL BE WELL GRADED AND MEET COVER VALUES AS SHOWN ON THE APPLICABLE PLAN SHEETS. STORM SEWER PIPES SHOULD BE PROTECTED BY A MINIMUM OF 18" OF FILL DURING CONSTRUCTION. DRAINAGE FROM OFFSITE ENTERING THE SITE VIA DITCH OR AN OPEN CUT PIPE MUST BE ACCOMMODATED FOR AND NOT HINDERED DURING CONSTRUCTION ACTIVITIES. CONTRACTOR TO UTILIZE ALL NECESSARY EQUIPMENT TO ENSURE POSITIVE DRAINAGE.

7. ALL NON-PAVED DISTURBED AREAS TO BE SODDED AND STABILIZED WITHIN SEVEN (7) DAYS OF THE DISTURBANCE UNLESS OTHERWISE NOTED.

8. ALL PAVEMENT RETURN RADII SHALL BE MEASURED TO THE EDGE OF PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

9. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SEATED PROPERLY.

10. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS, ETC.

11. THE STORM DRAINAGE SYSTEM SHALL BE FREE OF DIRT, SAND AND DEBRIS PRIOR TO FINAL ACCEPTANCE.

12. MITERED END SECTIONS SHALL CONFORM TO FDOT INDEX #430-022. MITERED END SECTIONS IN PONDS SHALL CONFORM TO FDOT INDEX #430-021. DITCH BOTTOM INLETS SHALL CONFORM TO FDOT INDEX #425-052. STORM MANHOLES SHALL CONFORM TO FDOT INDEX #425-001.

13. THE CONTRACTOR IS TO COORDINATE THE CONFLICT POINTS AT UTILITY INTERFACES AROUND THE SITE. CLEARANCES SHOULD BE MET IN ACCORDANCE WITH FDEP RULES AND PER THE NASSAU COUNTY STANDARDS NOTED IN THIS PLAN SET.

14. STORM STRUCTURE PIPES THAT EXCEED THE SIZING FOR TYPE C INLETS ARE TO BE CONSTRUCTED WITH ALTERNATE BOTTOMS WITH MINIMUM DIAMETERS TO ACCOMMODATE PIPE SIZES AND/OR PIPE ANGLES PER FOOT INDEX NO. 425-010 AND 425-001 - TYPE J BOTTOM.

15. NYLOPLAST OR EQUAL SHALL BE USED WHERE NOTED AND SHALL ACCOMMODATE THE PIPE SIZING AND ANGLES NOTED. SHOULD THE PIPES NOT BE ABLE TO BE ACCOMMODATED, THEN A TYPE 'C' INLET SHALL BE SUBSTITUTED AT NO ADDITIONAL CHARGE TO THE OWNER.

16. PAVEMENT SHALL BE PLACED IN TWO EQUAL LIFTS. THE SECOND LIFT SHOULD BE PLACED AFTER THE FINAL CERTIFICATE OF OCCUPANCY UNLESS THE OWNER AND THE ENGINEER OF RECORD REQUESTS OTHERWISE IN WRITING.

17. ALL DISTURBED AREA THAT WILL BE EXPOSED FOR MORE THAN SEVEN (7) DAYS REQUIRE EROSION CONTROL, TO ADDRESS RAIN DRIVEN AND WIND BLOWN SEDIMENT.

18. GULFSTREAM DESIGN GROUP, LLC. WILL REVIEW OR TAKE APPROPRIATE ACTION AS PERTAINING TO THE CONTRACTORS SUBMITTALS INCLUDING BUT NOT LIMITED TO: SHOP DRAWINGS, RFI, PRODUCT SAMPLES, FIELD DATA, ETC. GULFSTREAM DESIGN GROUP, LLC. WILL NOT BE REQUIRED TO PERFORM A COMPLETE REVIEW ON A SUBMITTAL WHICH IS CONSIDERED TO BE "INCOMPLETE" BY THE ENGINEER OF RECORD. SUCH SUBMITTAL WILL BE REJECTED IN WRITING AND RETURNED TO THE CONTRACTOR.

19. THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER AND GEOTECHNICAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO PLACEMENT OF ANY CONCRETE PAVEMENT.

20. THE CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT ABUTMENTS OF CONCRETE AND ANY STRUCTURE.

21. THE CONTRACTOR IS THE RESPONSIBLE PARTY FOR MAINTAINING THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED IN ACCORDANCE WITH THE TESTING SCHEDULE FOUND ON THIS SHEET UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER OF RECORD SHALL SUBMIT CERTI

GENERAL NOTES

1. THE OWNER SHALL OBTAIN THE FDEP NPDES NOI PERMIT.
2. THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST SIGN THE SWPPP CERTIFICATION.
4. FDEP NPDES NOI MUST BE POSTED AT CONSTRUCTION SITE. PERMITEE MUST KEEP RECORDS 3 YEARS FROM DATE OF FINAL STABILIZATION.
5. CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL REQUIREMENTS IN THE FDEP NPDES NOI PERMIT, INCLUDING FILLING OUT ALL DAILY AND MONTHLY RECORDS AS OUTLINED IN APPROVED SWPPP REPORT AND SHALL SEND COPIES OF THESE RECORDS EACH MONTH TO THE OWNER AND ENGINEER OF RECORD.
6. CONTRACTOR SHALL EXECUTE ALL APPLICABLE SWPPP FORMS IN ACCORDANCE WITH CITY OF PALM COAST STANDARDS.

SEQUENCE OF MAJOR EVENTS

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES AND SYNTHETIC BALES AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
7. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
8. COMPLETE GRADING.
9. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE CLEARING AND EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS FOLLOWS:

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:

   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:

   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.

3. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF SITE TO LIMIT THE AREA OF DISTURBANCE.

4. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY. ANY EXCAVATED MATERIAL MUST REMAIN ON THE PROJECT SITE.

5. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES, UNLESS APPROVED BY THE ENGINEER OF RECORD.

6. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

7. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING, OR SOD.

8. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 6 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

9. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

   TEMPORARY REGRASSING: IF AFTER 7 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER.

   MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

11. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

12. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SOD INSTALLED.

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.

2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. REFER TO DETAILS.

3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

WASTE DISPOSAL

WASTE DISPOSAL:

WASTE MATERIALS:

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

WASTE DISPOSAL

WASTE DISPOSAL:

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER OF RECORD.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.

  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION. IT IS DESIGNED IN ACCORDANCE WITH AN EXISTING SYSTEM AND QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION OBTAINED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE.

SIGNED: _____ DATE:_____

MATTHEW H. LAHTI, P.E.
PROFESSIONAL ENGINEER
GULFSTREAM DESIGN GROUP, LLC

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM LARGE AND SMALL PROJECTS AND FOR THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

*LIST THE 24 HOUR CONTACT NUMBER AND PERSON(S) BELOW.

SIGNATURE/DATE	COMPANY NAME/ADDRESS	RESPONSIBILITY

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

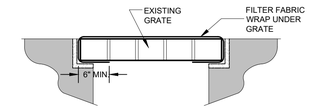
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

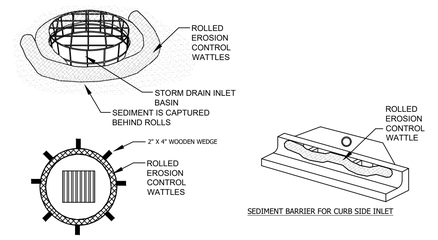
THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.



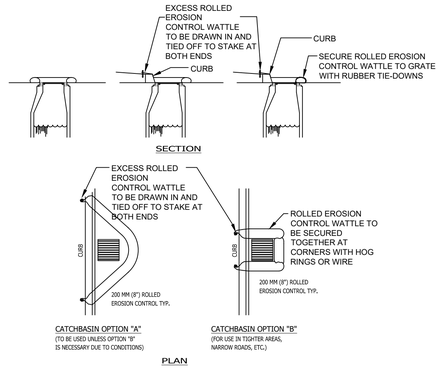
CATCH BASIN SEDIMENT PROTECTION DETAIL

N.T.S.



INLET PROTECTION FOR DROP INLETS OR MANHOLES

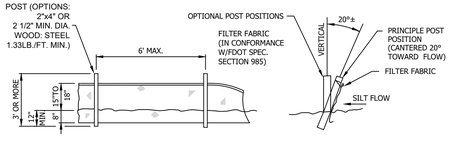
SEDIMENT BARRIER FOR CURB SIDE INLET



NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SECURE ROLLED EROSION CONTROL PRODUCT TO GROUND AT EACH END.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOG RINGS OR WIRE. USE 2"x2"x24" WOODEN WEDGES TO HOLD DOWN WATTLE ROLLS.

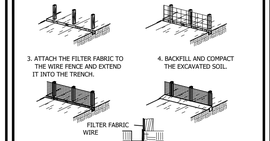
ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS

N.T.S.

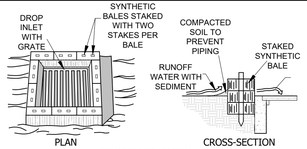


TYPE III SILT FENCE DETAIL

N.T.S.



SILT FENCE CONSTRUCTION

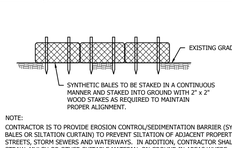


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER

N.T.S.



NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER OF RECORD AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER OF RECORD AND/OR LOCAL AUTHORITIES.

SEDIMENT BARRIER

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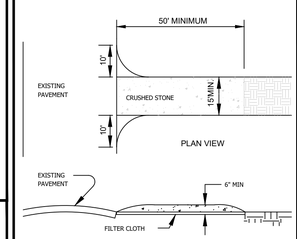

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

TRACKING PAD NOTES:
STONE SIZE - USE 2" CRUSHED STONE
FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHOULD BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHOULD BE PERMITTED.
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	----	----	----
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ENGINEERING PLANS FOR STANDARD MARINE STORMWATER POLLUTION PREVENTION PLAN

NASSAU COUNTY, FLORIDA

Know what's below. Call before you dig.

(NOT) FOR CONSTRUCTION

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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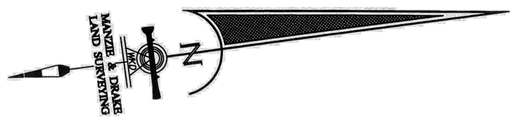
PROJECT NO:	22-084
ISSUE DATE:	10-13-22

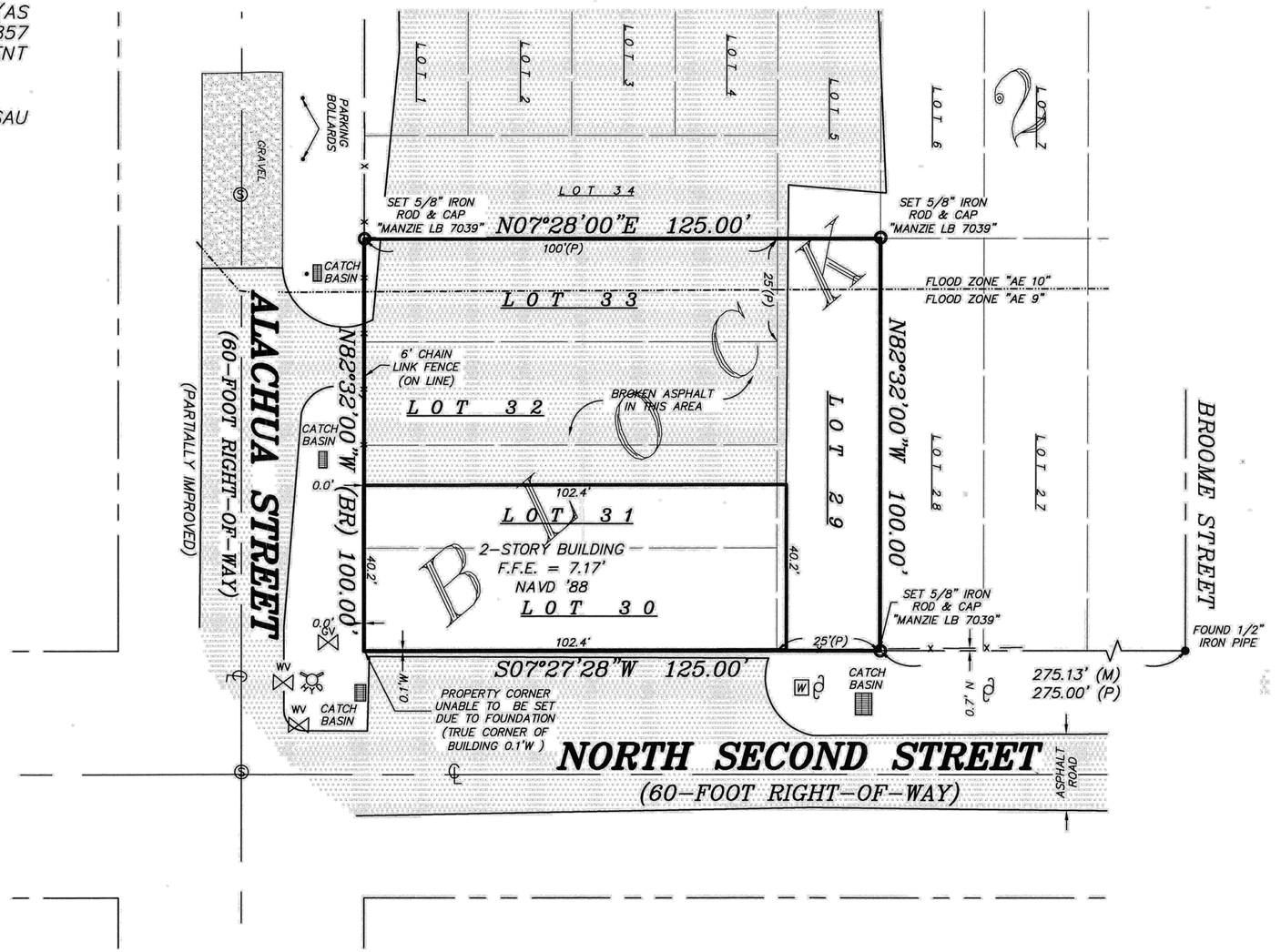
MAP OF BOUNDARY SURVEY

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

LOTS 29 THROUGH 33, BLOCK 2, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
IP HOLDINGS GROUP, LLC
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY





LEGEND
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
F.F.E. = FINISHED FLOOR ELEVATION
= FIRE HYDRANT
= LIGHT POLE
(M) = MEASURED
(P) = PLAT
Ⓢ = SEWER MANHOLE
T = TELEPHONE PEDESTAL
W = WATER METER
= WOOD POWER POLE
WV = WATER VALVE
GV = GATE VALVE

SURVEY NOTES:

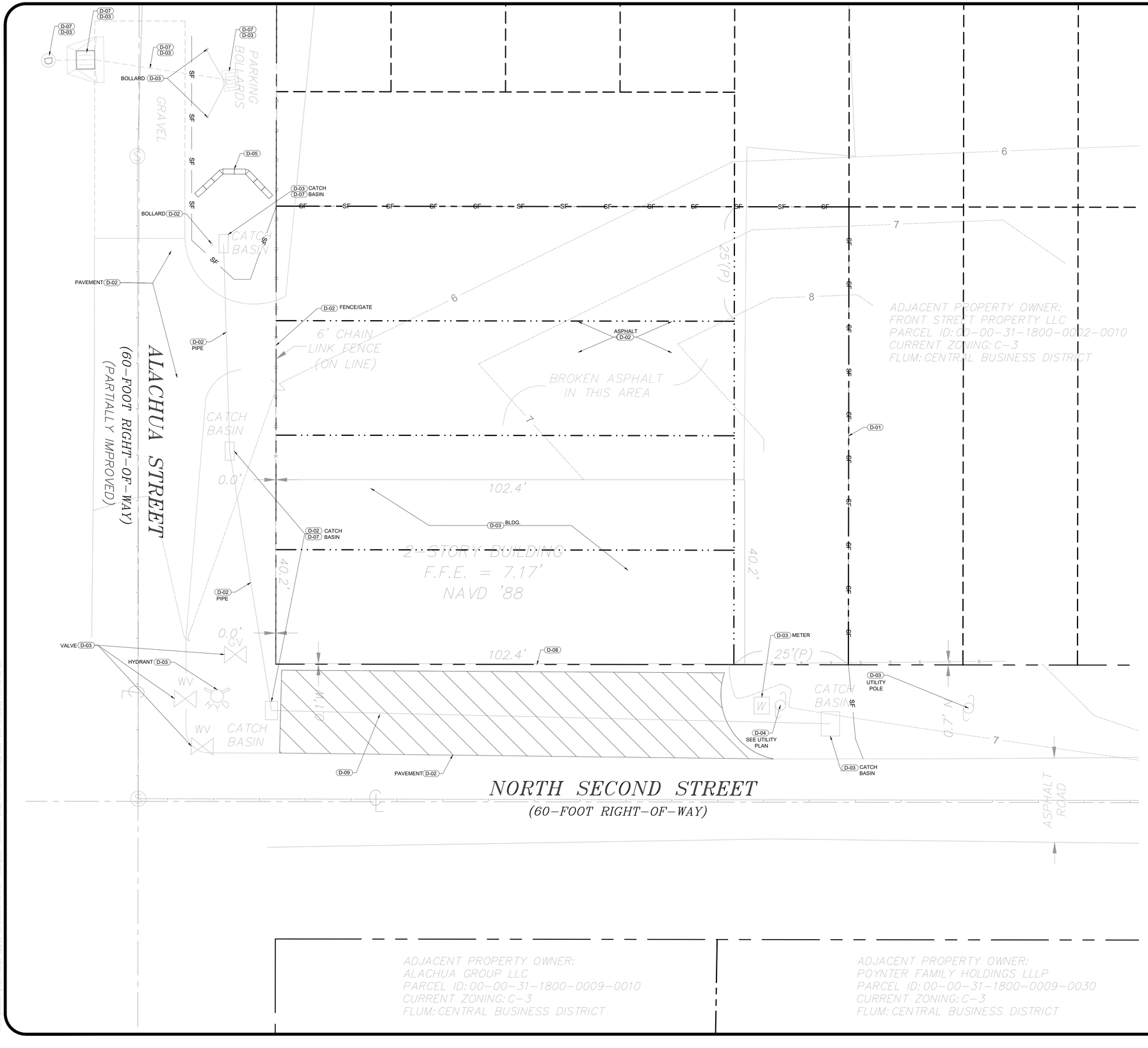
1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on an assumed bearing Of N082°32'00"W for the northerly right-of way line of Alachua Street. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "AE 9 & AE 10" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

MICHAEL A. MANZIE, P.L.S. 4069 6/2/21

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE,
SET YOUR *SITES* ON US."

SCALE: 1"=30' JOB NO: 18929-29-33 DATE: 05/18/2021 CADD: LP
F.B. NO: X-328 PAGE NO: 67 FIELD CREW: JM FILE NO: A-5393



GRAPHIC SCALE

0 10 15 20

1"=10'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- SF — SILT FENCE
- EXISTING CONTOUR
- LOTLINES
- SYNTHETIC BALE BARRIER
- PAVEMENT TO BE REMOVED

DEMOLITION KEY NOTES: (D-XX)

D-01 TYPE III SILT FENCE (SEE SHEET 3 SWPPP FOR DETAILS)
D-02 EXISTING TO BE REMOVED
D-03 EXISTING TO REMAIN
D-04 EXISTING TO BE RELOCATED
D-05 SYNTHETIC BALE BARRIER (SEE SHEET 3 SWPPP FOR DETAILS)
D-07 SEE CITY OF FERNANDINA BEACH DESIGN PLANS BY CPH, INC. DATED 03-06-21.
D-08 SAWCUT AND REMOVE PAVEMENT AT BUILDING EDGE.
D-09 CONTRACTOR TO VERIFY PIPE SIZE, TYPE AND ELEVATION AND EXTEND TO PROPOSED DRAINAGE STRUCTURE OR REMOVE AND REPLACE, AS NEEDED.

EROSION CONTROL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, FILTER FABRIC, SILT FENCES, AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
2. CONTRACTOR SHALL STAKE AND VERIFY RIGHT-OF-WAY LINE AND AVOID PRIVATE PROPERTY CONFLICT WITH EXCAVATED DRILL PIT.
3. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES, AND (5) AT ANY ADDITIONAL AREAS THAT THE COUNTY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, THE COUNTY RESERVES THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED THROUGHOUT PROJECT CONSTRUCTION.
4. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH A SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
6. ALL EXISTING CATCH BASINS ADJACENT TO THE SITE SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED AND MAINTAINED DAILY THROUGHOUT THE DURATION OF CONSTRUCTION.

DEMOLITION AND CLEARING NOTES:

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

REVISIONS

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ENGINEERING PLANS
FOR
STANDARD MARINE
DEMOLITION PLAN
NASSAU COUNTY, FLORIDA

811 Know what's below. Call before you dig.

(NOT) FOR CONSTRUCTION

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	22-084
ISSUE DATE:	10-13-22
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

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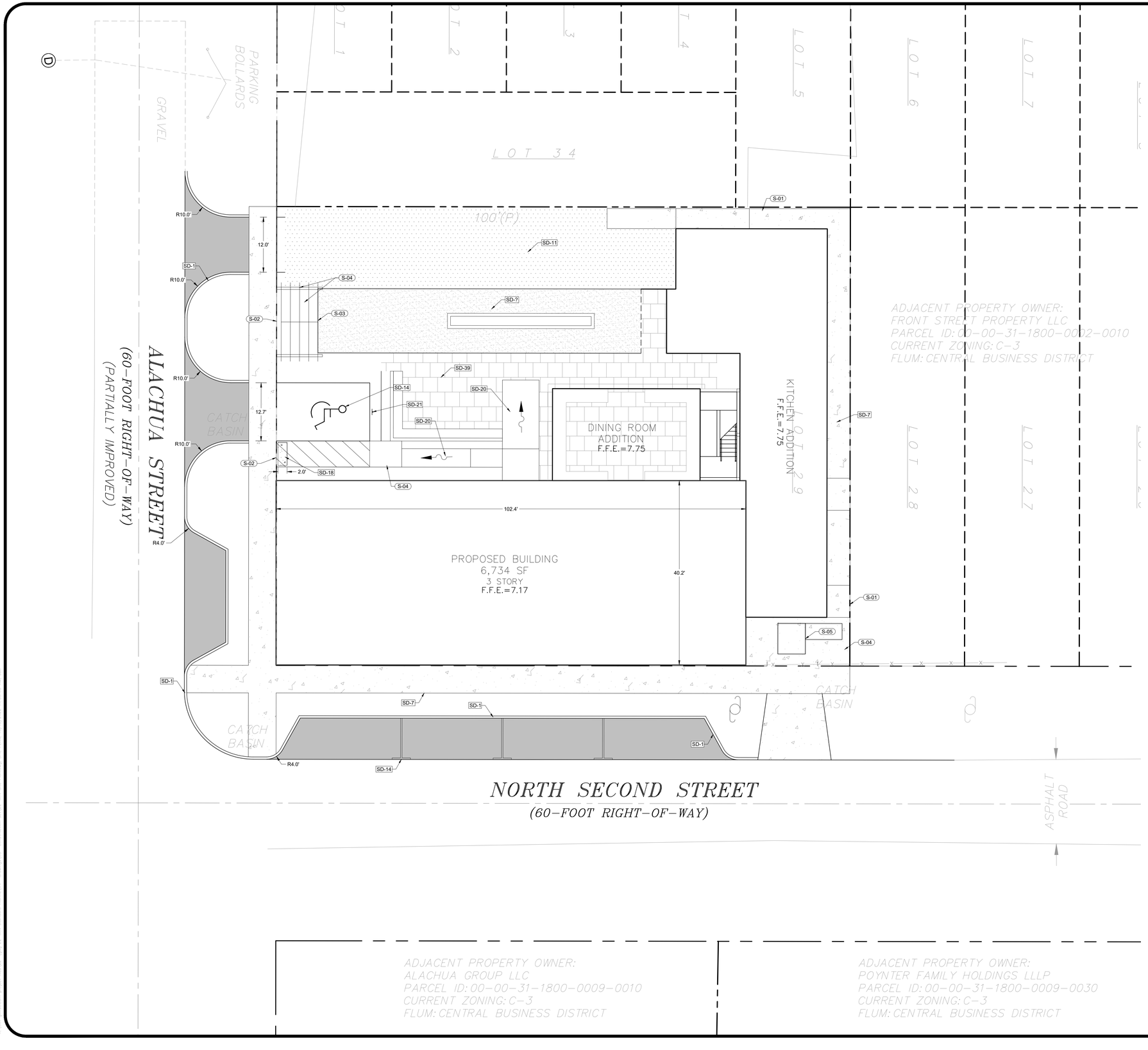

GRAPHIC SCALE

0 10 15 20

1"=10'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- PROPOSED BUILDING OUTLINE
- PROPOSED PEA GRAVEL
- PROPOSED PAVERS
- PROPOSED SYNTHETIC GRASS

SITE DETAILS SD-XX

SD-1	TYPE D CURB
SD-7	TYPICAL SIDEWALK DETAIL
SD-12	TYPICAL PAVEMENT SECTION
SD-14	PARKING PAINT STRIPING
SD-18	DETECTABLE WARNING DETAIL
SD-20	WHEELCHAIR RAMP IN SIDEWALK
SD-21	ACCESSIBLE PARKING SIGN
SD-39	PATIO BRICK PAVER SECTION

SITE KEY NOTES: S-XX

S-01	PROPERTY LINE
S-02	CONNECT TO EXISTING SIDEWALK
S-03	PERGOLA (BY OTHERS)
S-04	FENCE/GATE (BY OTHERS)
S-05	DUMPSTER ENCLOSURE (BY OTHERS)

GENERAL SITE NOTES:

1. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE.
2. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS BY DR HORTON, FOR EXACT DIMENSIONS. CIVIL PLANS REFERENCE EXTERIOR WALL DIMENSIONS. CONTRACTOR TO VERIFY FOUNDATION AND ROOF OVERHANG.
4. ALL HANDICAP RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND INCLUDE DETECTABLE WARNING PER ST. JOHNS COUNTY REQUIREMENTS.
5. CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC. IMMEDIATELY IF CONDITIONS DIFFER IN THE FIELD.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EXISTING EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER, ANY EXTRA WORK REQUESTED BY ANY REGULATORY AGENCY THAT IS NOT SHOWN ON THE PLANS. THIS EXTRA WORK MUST BE APPROVED BY THE ENGINEER AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK.
8. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA BUILDING CODE - ACCESSIBILITY AND THE FAIR HOUSING ACT, WHEN APPLICABLE.

SITE DATA TABLE

GROSS PROPERTY AREA:	12,498.80 SF	0.29 AC
NET DEVELOPABLE PROJECT AREA:	12,498.80 SF	0.29 AC
EXISTING BUILDING FOOTPRINT AREA:	4,113 SF	0.09 AC
PROPOSED BUILDING FOOTPRINT AREA:	6,946 SF	0.16 AC
EXISTING PAVEMENT & SIDEWALK AREA:	6,074 SF	0.14 AC
PROPOSED PAVEMENT & SIDEWALK AREA:	5,061 SF	0.12 AC
PROPOSED PAVERS AREA:	1,627 SF	0.04 AC
PROPOSED PEA GRAVEL AREA:	879.00 SF	0.02 AC
EXISTING TOTAL IMPERVIOUS AREA:	10,187.57 SF	0.23 AC
EXISTING TOTAL PERVIOUS AREA:	2,311.23 SF	0.05 AC
PROPOSED TOTAL IMPERVIOUS AREA:	12,007.44 SF	0.28 AC
PROPOSED TOTAL PERVIOUS AREA:	491.36 SF	0.01 AC
IMPERVIOUS SURFACE AREA RATIO:		81.51 %
FLOOR AREA RATIO:		32.91 %
PROPERTY ID NO:		00-00-31-1800-0002-0290
ZONING:		C-3
FLUM:		CENTRAL BUSINESS DISTRICT
FEMA FIRM PANEL NUMBER		12089C0237G
FRONT YARD SETBACK		
SIDE YARD SETBACK		
REAR YARD SETBACK		

REVISIONS

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YIELD ANALYSIS PLAN
FOR
STANDARD MARINE
SITE PLAN
NASSAU COUNTY, FLORIDA

811 Know what's below. Call before you dig.

(NOT) FOR CONSTRUCTION

GULFSTREAM DESIGN GROUP, LLC

2225 A1A S, SUITE A2
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matt@gulfstreamdesign.com

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PROJECT NO:	22-084
ISSUE DATE:	10-13-22
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

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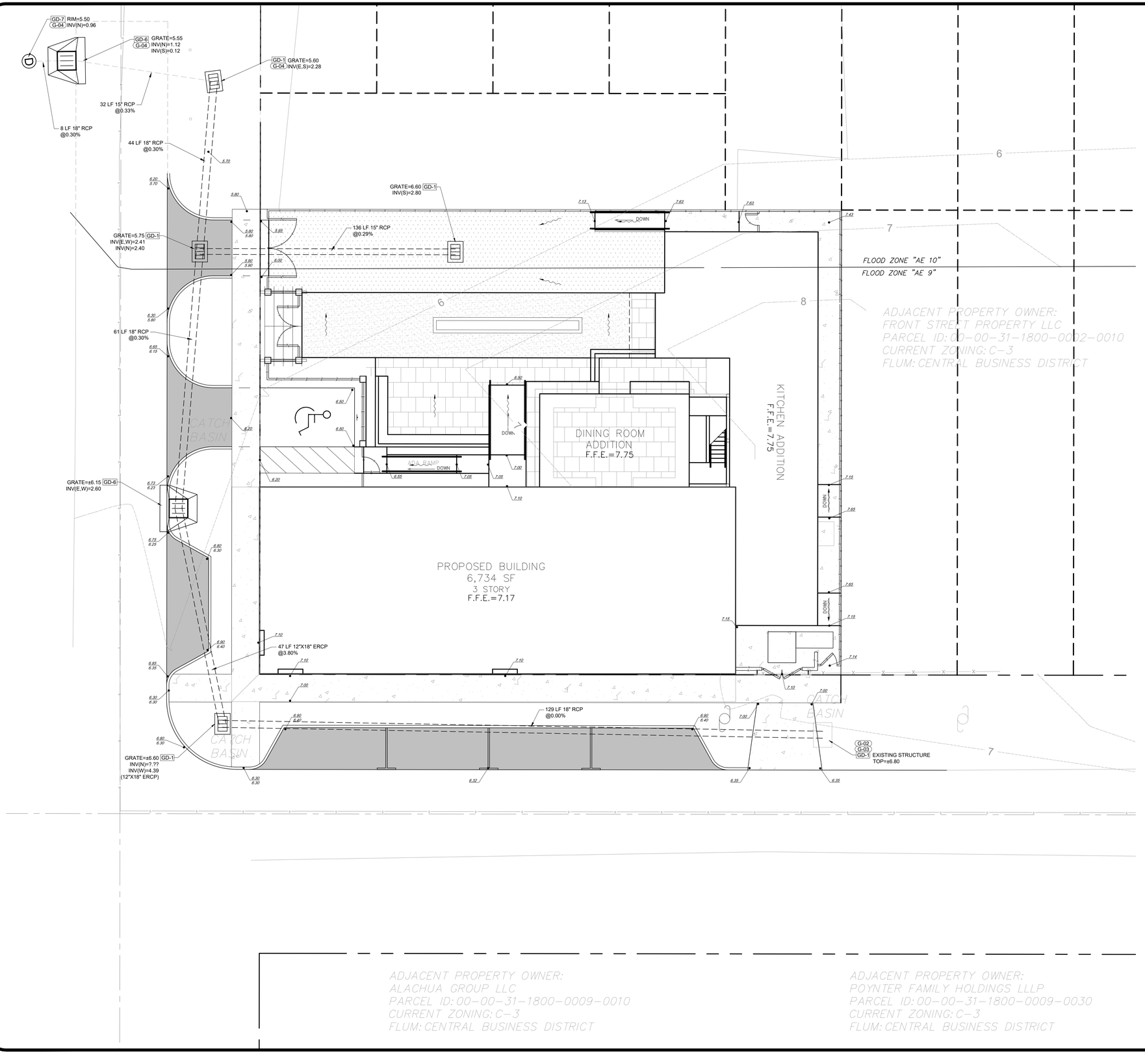

GRAPHIC SCALE

0 10 15 20

1"=10'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED BUILDING
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- FLOW ARROW
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- CURB INLET
- TYPE C INLET
- STORM MANHOLE

GRADING & DRAINAGE DETAILS: GD-XX

GD-1 TYPE "C" INLET
GD-6 FDOT TYPE 9 CURB INLET
GD-7 STORM DRAIN MANHOLE

GRADING & DRAINAGE KEY NOTES: G-XX

G-01 TIE TO EXISTING ELEVATION
G-02 CONTRACTOR TO ADJUST TOP OF STRUCTURE AS NEEDED TO ACCOMMODATE PROPOSED DRIVEWAY
G-03 CONTRACTOR TO VERIFY PIPE TYPE, SIZE AND ELEVATION AND EXTEND TO PROPOSED DRAINAGE STRUCTURE OR REMOVE AND REPLACE, AS NEEDED.
G-04 EXISTING STRUCTURES PER CITY OF FERNANDINA BEACH DESIGN PLANS BY CPH, INC. DATED 03-06-21.

PAVING AND GRADING NOTES:

1. ALL NON-PAVED DISTURBED AREAS TO BE SEEDED AND STABILIZED UNLESS OTHERWISE NOTED.
2. FIVE FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS, ETC.
3. CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC. IMMEDIATELY IF FIELD CONDITIONS DIFFER.

DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINE OF DRAINAGE STRUCTURES AND TO END OF MITERED END SECTIONS.
2. ALL NON-PAVED DISTURBED AREAS TO BE SEEDED AND STABILIZED UNLESS OTHERWISE NOTED.
3. FIVE FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS, ETC.
4. THE STORM DRAINAGE SYSTEM SHALL BE FREE OF DIRT, SAND AND DEBRIS PRIOR TO FINAL ACCEPTANCE.
5. CONTRACTOR SHALL STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC. IMMEDIATELY IF FIELD CONDITIONS DIFFER.

REVISIONS

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ENGINEERING PLANS
FOR
STANDARD MARINE
PAVING, GRADING & DRAINAGE PLAN
NASSAU COUNTY, FLORIDA

Know what's below. Call before you dig.

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GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
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904.794.4231
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DESIGNED BY:	MHL
CHECKED BY:	MHL

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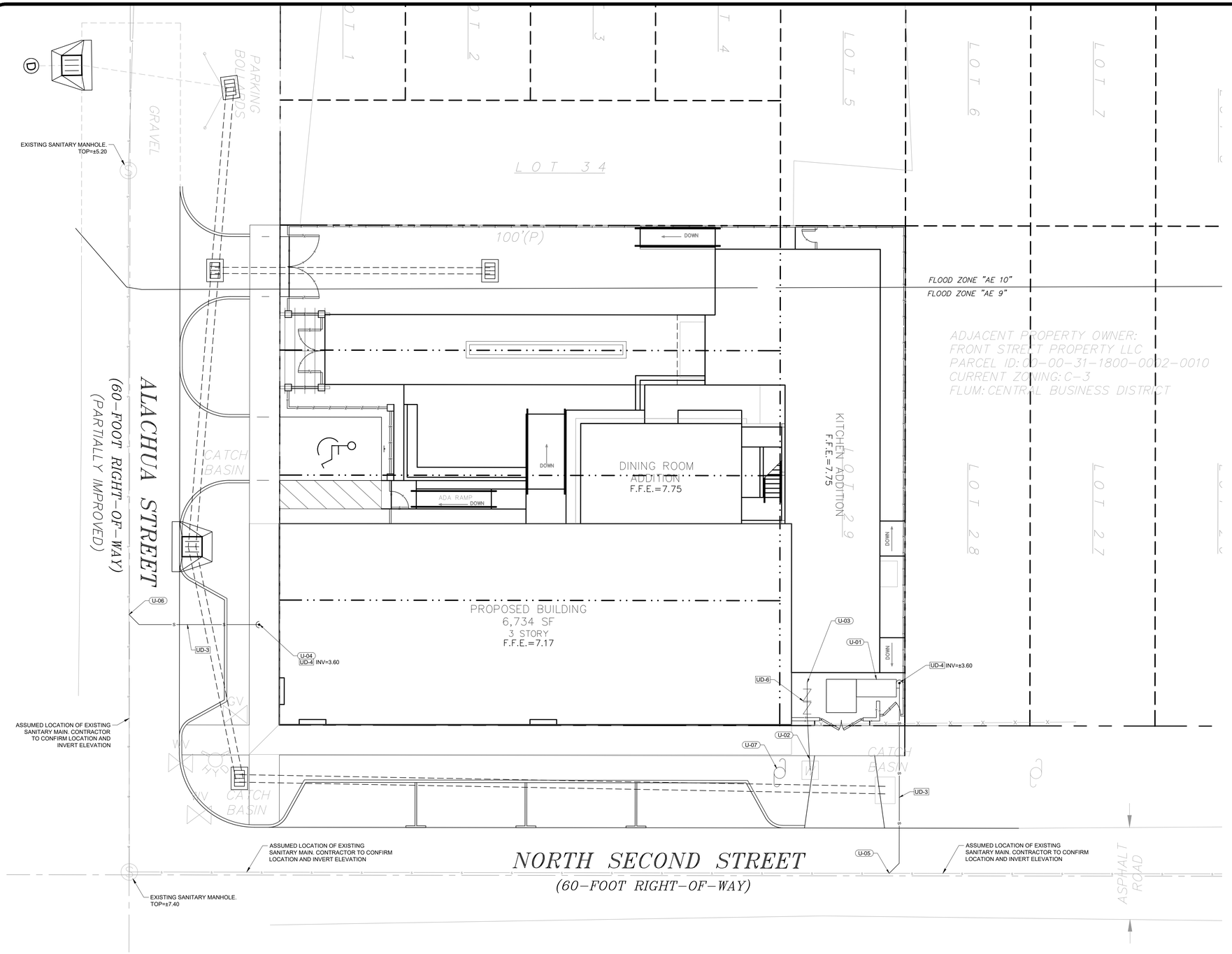

GRAPHIC SCALE

0 10 15 20

1"=10'

LEGEND

- EXISTING PROPERTY LINE
- STORM SEWER MAIN
- S — SANITARY SEWER LATERAL
- W — WATER SERVICE
- 6" SEWER SERVICE WITH CLEANOUT
- EXISTING FIRE HYDRANT
- 1" WATER SERVICE WITH RPZ BFP

UTILITY DETAILS XXX

UD-3	SANITARY SEWER SERVICE LATERAL
UD-4	SANITARY SEWER CLEANOUT
UD-6	REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY

UTILITY KEY NOTES: U-XX

U-01	GREASE TRAP (BY OTHERS)
U-02	1" WATER SERVICE. CONNECT TO EXISTING WATER METER. CONTRACTOR TO CONFIRM LOCATION.
U-03	POTABLE WATER POINT OF CONNECTION AT BUILDING (SEE ARCHITECTURAL PLANS FOR CONTINUATION)
U-04	SANITARY POINT OF CONNECTION AT BUILDING (SEE ARCHITECTURAL PLANS FOR CONTINUATION)
U-05	CONNECT TO EXISTING GRAVITY SEWER MAIN IN NORTH SECOND STREET. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION)
U-06	CONNECT TO EXISTING GRAVITY SEWER IN ALACHUA STREET. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION.
U-07	APPROXIMATE RELOCATION OF POWER POLE

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL REFER TO GENERAL NOTES SHEET #2 IN THESE PLANS FOR ADDITIONAL SPECIFIC INFORMATION NOT SHOWN ON INDIVIDUAL PLAN SHEETS.
2. ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA AND MAY NOT HAVE BEEN SURVEYED OR FIELD LOCATED. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES VIA POTHOLING AND LOCATES PRIOR TO CONSTRUCTION.
3. PLANS SUBJECT TO CHANGE BASED ON REVIEW BY REGULATORY AGENCIES.
4. PIPE LENGTHS HEREIN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ANY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF FIELD CONDITIONS VARY GREATLY FROM THESE PLANS.
5. THE CONTRACTOR SHALL FIELD STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. THE CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC IMMEDIATELY IF CONDITIONS DIFFER IN THE FIELD.
6. ALL FIRE HYDRANTS SHALL OPEN COUNTER CLOCKWISE, LARGEST HOSE OUTLET NOT LESS THAN 18" ABOVE FINAL GRADE AND FACING ROADWAY.
7. APPROVAL OF THESE PLANS DO NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN AND FIRE HYDRANTS. PRIVATE FIRE HYDRANTS SHALL BE RED AND PUBLIC FIRE HYDRANTS SHALL BE YELLOW.
8. THE CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
9. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
10. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED PRIOR TO SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT AND THE FIRE MARSHALL.
11. CITY OF FERNANDINA BEACH DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED TWENTY-FOUR (24) HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND FIVE (5) DAYS PRIOR TO FINAL INSPECTION.
12. WHERE PROPOSED UTILITIES CONFLICT OR CROSS, A MINIMUM 16" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE CLOSEST POINTS OF THE PROPOSED UTILITIES AND CROSSING POTABLE WATER SHALL BE KEPT ABOVE FORCEMAIN OR SANITARY SEWER.
13. GATE VALVES SHALL NOT BE SPACED MORE THAN 500 FEET APART.

REVISIONS

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ENGINEERING PLANS FOR STANDARD MARINE UTILITY PLAN

NASSAU COUNTY, FLORIDA

Know what's below. Call before you dig.

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GULFSTREAM DESIGN GROUP, LLC

2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	22-084
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DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

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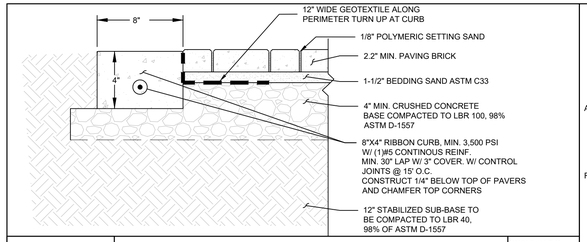
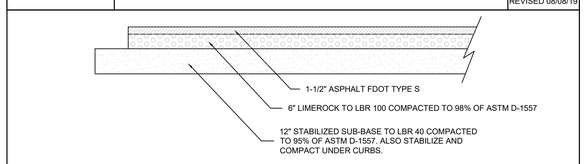


GULFSTREAM DESIGN GROUP, LLC

PATIO BRICK PAVER SECTION

SCALE: N.T.S.
DETAIL#: SD-39
REVISED 08/08/19



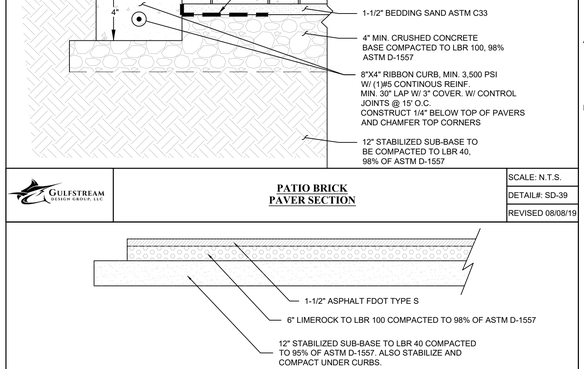
NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED. ALL AREAS WHERE SOD HAS BEEN DISTURBED OR REMOVED SHALL BE RE SODDED TO SATISFACTION OF OWNER.

THE ABOVE INFORMATION WAS OBTAINED FROM THE GEOTECHNICAL EXPLORATION FOR THE PROPOSED SITE PROVIDED BY MESKEK & ASSOCIATES ENGINEERING (DATED JUNE 6, 2017).

GULFSTREAM DESIGN GROUP, LLC

TYPICAL PAVEMENT SECTION

SCALE: N.T.S.
DETAIL#: SD-12
REVISED 08/08/19

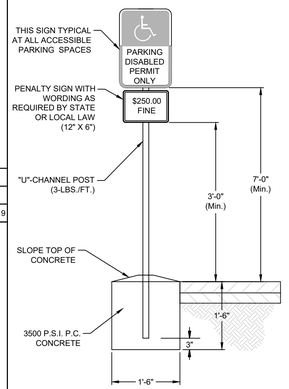


NOTES:
1. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.
2. SEE FDOT STANDARD INDEX 304, LATEST EDITION FOR MORE DETAILS.
3. DETECTABLE WARNING SURFACE SHALL BE "SAFETY YELLOW" COMPOSITE MATERIAL ANCHORED IN THE RAMP. WARNING SURFACE SHALL BE SET INTO THE CONCRETE AND BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES.
4. DETECTABLE WARNING SURFACE TO BE CAST IN PLACE COMPOSITE TACTILE BY ADA SOLUTIONS, INC. OR CAST IN PLACE DETECTABLE WARNING PANEL BY ARMORCAST.

GULFSTREAM DESIGN GROUP, LLC

DETECTABLE WARNING DETAIL

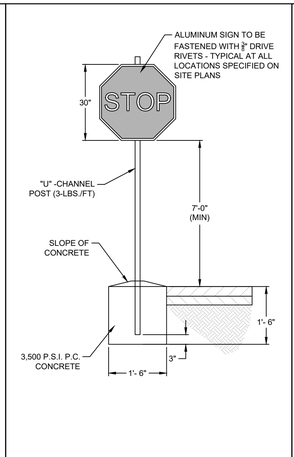
SCALE: N.T.S.
DETAIL#: SD-18
REVISED 08/08/19



GULFSTREAM DESIGN GROUP, LLC

ACCESSIBLE PARKING SIGN

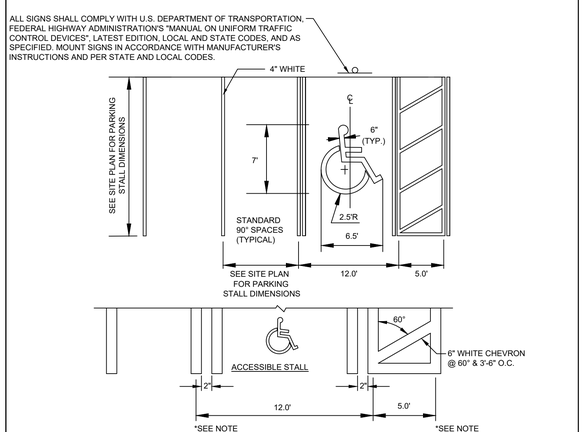
SCALE: N.T.S.
DETAIL#: SD-21
REVISED 08/08/19



GULFSTREAM DESIGN GROUP, LLC

STOP SIGN

SCALE: N.T.S.
DETAIL#: SD-21A
REVISED 08/08/19

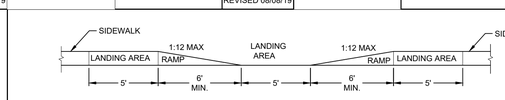


*NOTE: WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE STRIPING SHOWN ABOVE. AS AN EXCEPTION, WHERE PARKING SPACES OR AISLES THAT ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.

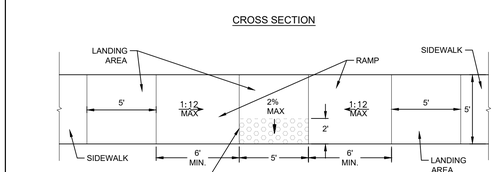
GULFSTREAM DESIGN GROUP, LLC

PARKING PAINT STRIPING

SCALE: N.T.S.
DETAIL#: SD-14
REVISED 08/08/19



CROSS SECTION



PLAN - RAMP IN SIDEWALK

NOTES:
1. THE SURFACE OF RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP OF 45°.
3. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 12% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
4. CONSTRUCT PER A.D.A. STANDARDS
5. DETECTABLE WARNING SURFACE SHALL BE "SAFETY YELLOW" COMPOSITE MATERIAL ANCHORED IN THE RAMP. WARNING SURFACE SHALL BE SET INTO THE CONCRETE AND BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES.
6. DETECTABLE WARNING SURFACE TO BE CAST IN PLACE COMPOSITE TACTILE BY ADA SOLUTIONS, INC. OR CAST IN PLACE DETECTABLE WARNING PANEL BY ARMORCAST.
7. DETECTABLE WARNING AREA SHALL CONFORM TO FDOT STANDARD INDEX 304 AND 28 CFR PART 36 APPENDIX A, LATEST REVISION.

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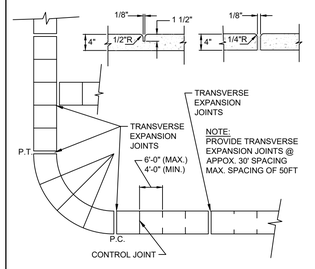
WHEELCHAIR RAMP IN SIDEWALK

SCALE: N.T.S.
DETAIL#: SD-20
REVISED 08/08/19

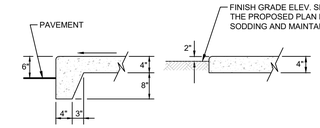


NOTES:
WHERE REQUIRED, REINFORCEMENT WILL BE NO. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 X 6 - W1.4 X W1.4 WWF. CONCRETE TO BE 4", 2500 P.S.I. P.C. CONCRETE

TOOLED CONTRACTION JOINT IN FRESH CONCRETE TO BE GROOVED JOINT 1/4 OF CONCRETE DEPTH MIN. WITH 1/2" MIN. RADIUS ON EXPOSED EDGES.

CONTRACTION JOINT TYPICAL EXCEPT WHERE NOTED AS EXPANSION JOINT.

NOTE:
PROVIDE TRANSVERSE EXPANSION JOINTS @ APPROX. 30' SPACING MAX. SPACING OF 50FT



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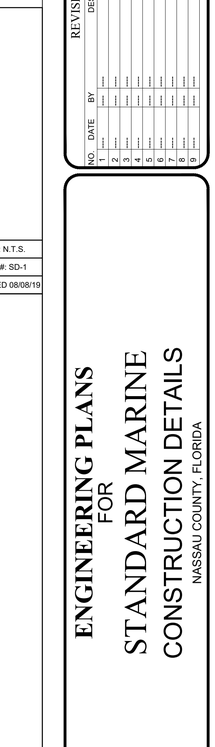
TYPICAL SIDEWALK DETAIL

SCALE: N.T.S.
DETAIL#: SD-9
REVISED 08/08/19



GULFSTREAM DESIGN GROUP, LLC

TYPE D CURB

SCALE: N.T.S.
DETAIL#: SD-1
REVISED 08/08/19

REVISIONS

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ENGINEERING PLANS
FOR
STANDARD MARINE
CONSTRUCTION DETAILS
NASSAU COUNTY, FLORIDA

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GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
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904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	22-084
ISSUE DATE:	10-13-22
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

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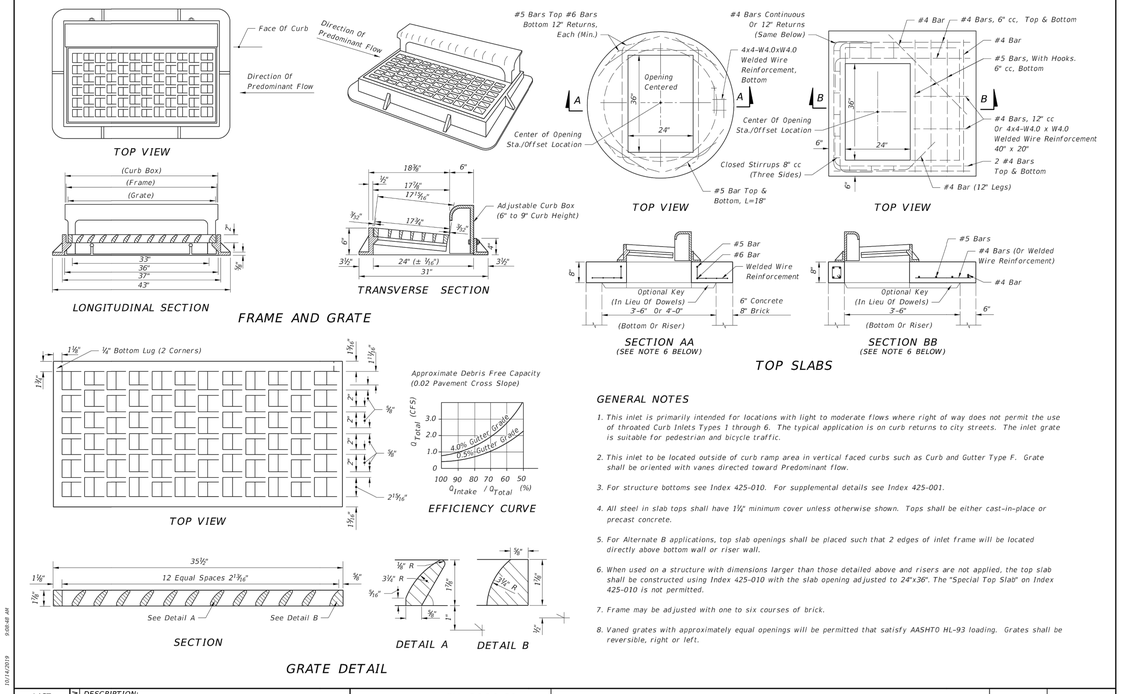


LAST REVISION	DESCRIPTION:		INDEX	SHEET
11/01/17	REV/SION	FY 2020-21 STANDARD PLANS	425-024	1 of 1

CURB INLET TOP TYPE 9

10/14/2019 9:09:47 AM

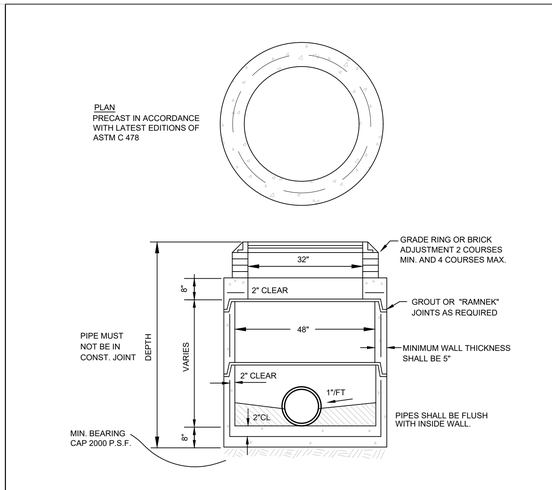
Stormwater Drainage Notes:

1. All stormwater drainage facilities within Public Right-of-Way and paved areas, including Nassau County Right-of-Way, turn lanes, residential roadways, drive aisles for multi-family developments, and major drive aisles for commercial developments shall be laser profiled per FDOT Section 430.
2. A builder cannot modify the County's storm water management system including the pipes, inlets, area drains, ditches and related elements typically within the street or within a drainage easement without the prior written approval of the County Engineer or designee.
3. Drainage easements and ditches should remain free of stockpiled soil, sediment, mud, construction materials/waste, et cetera at all times. Positive stormwater flow must be maintained throughout construction.
4. The contractor shall temporarily or permanently stabilize bare soil areas and soil stockpiles when the area is inactive for fourteen days or more or has reached finished grade.
5. Per Ordinance 99-17 Section 11.11.5.4, all gravity flow pipe installations shall have a soil tight joint performance unless specific site factors warrant watertight joint performance.
6. Per Ordinance 99-17 Section 10.6.5.1, immediately install additional Erosion Protection Sediment Control measures if sediment is leaving your site. Failure to contain sediment to your site may result in delayed inspections, notices of violation, citations, fines, penalties, and/or stop work orders.
7. Per 99-17 Section 10.1.2.a-e, stormwater management for a project shall not have adverse effects on adjacent properties, downstream structures, or rights of other landowners.

Paving Notes:

1. Per Nassau County Roadway and Drainage Standards, Ordinance 99-17 Section 12.2 and 12.4, a construction bond and 26-month maintenance bond will be required for all work within Nassau County Right-of-Way.
2. A pre-pave meeting is required prior to any paving operations within Nassau County ROW, residential subdivisions, or multi-family developments.
3. Approved mix designs shall be provided to Nassau County Construction Inspector 48 hours prior to pre-pave meeting or placement of concrete.
4. Contractor is required to have a Certified QC Asphalt Level II Technician during any asphalt operations within Nassau County ROW, residential subdivision, or multi-family developments.
5. All bases shall be primed in accordance with Ordinance 99-17 Section 11.5.2.3, Nassau County Standard Details, and FDOT Standard Specifications.
6. Signage and pavement markings shall be in compliance with Nassau County Standards, Manual on Uniform Traffic Control Devices (MUTCD), and FDOT Standard Plans.
7. Maintenance of Traffic (MOT) shall be in compliance with FDOT Standard Index 600 Series.
8. All work, materials, and testing performed within Nassau County right-of-way and single-family/multi-family developments shall be in accordance with the current revision of Nassau County's Ordinance 99-17 and all current Nassau County Standard Details.
9. Per Ordinance 99-17 Section 11.9.2, all pavement markings within Nassau County ROW shall be lead free thermoplastic meeting Nassau County and FDOT Standard Specification Latest Edition.
10. Removing pavement markings within Nassau County ROW shall be:
    a. Grinding or hydro-blasting on weathered asphalt surfaces.
    b. Hydro-blasting only on new asphalt surfaces.
    c. Paint Blackout is prohibited.
11. Per Ordinance 99-17 Section 8.5.5, any damage to pavement resulting from construction or pavement marking removal withinPublic ROW not planned as part of the project shall be milled and overlaid for entire width of roadway and length of damage plus 50' in each direction.
12. All underground utilities, or appropriate conduit sleeves, that are to be installed under pavement must be installed prior to preparation of the subgrade for pavement.
13. Single Vertical Joints in roadway construction shall be avoided in Nassau County Right-of-Way using Nassau County Standard Detail #26.
14. All drainage structures shall have traffic bearing grates that meet or exceed the rating for the facilities expected traffic.
15. All concrete shall be a minimum of 3000 psi within Public Right-of-Way.

ROADWAY AND DRAINAGE STANDARDS NASSAU COUNTY ENGINEERING SERVICES DEPARTMENT	REVISION DATES		STORMWATER DRAINAGE & PAVING NOTES	NOTE SHEET: 2
				DWG:
				ISSUED: 12/09/2020



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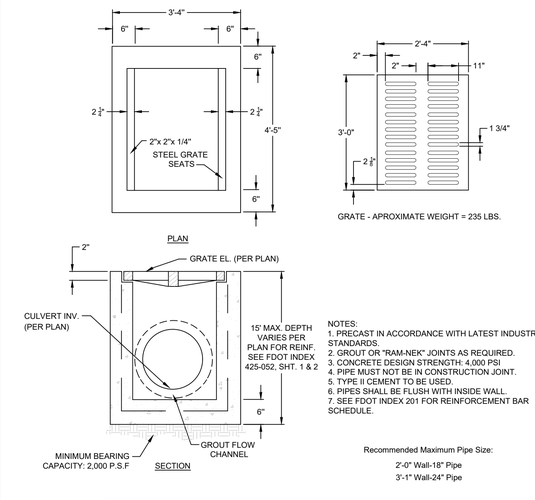
STORM DRAIN MANHOLE

SCALE: N.T.S.
DETAIL#: GD-7
REVISED 08/08/19



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TYPE "C" INLET

SCALE: N.T.S.
DETAIL#: GD-1
REVISED 04/22/22

REVISIONS

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ENGINEERING PLANS
FOR
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NASSAU COUNTY, FLORIDA

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904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	22-084
ISSUE DATE:	10-13-22
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

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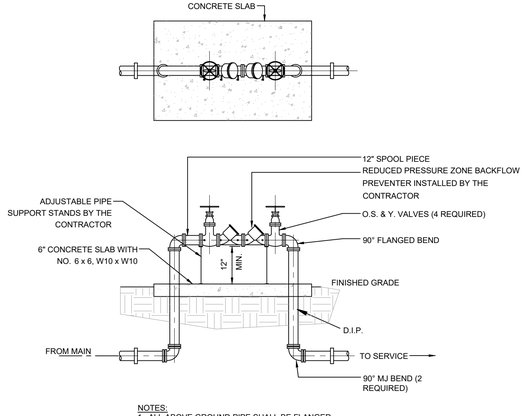
SANITARY SEWER CLEAN-OUT

SCALE: N.T.S.
DETAIL#: UD-4
REVISED 03/10/20



NOTES:
1. ALL ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.

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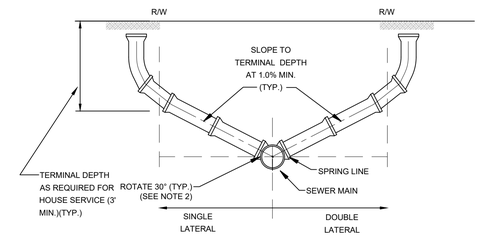
REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY

SCALE: N.T.S.
DETAIL#: UD-6
REVISED 08/08/19



PROFILE

NOTES:

1. CLEAN-OUTS SHALL BE INSTALLED BY THE UTILITY CONTRACTOR IN ACCORDANCE WITH STD. PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. WYE BRANCH FITTINGS SHALL BE USED FOR LATERAL CONNECTIONS TO THE MAIN.

GULFSTREAM DESIGN GROUP, LLC

SANITARY SEWER SERVICE LATERAL

SCALE: N.T.S.
DETAIL#: UD-3
REVISED 03/10/20

REVISIONS

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ENGINEERING PLANS
FOR
STANDARD MARINE
CONSTRUCTION DETAILS
NASSAU COUNTY, FLORIDA

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PROJECT NO:	22-084
ISSUE DATE:	10-13-22
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

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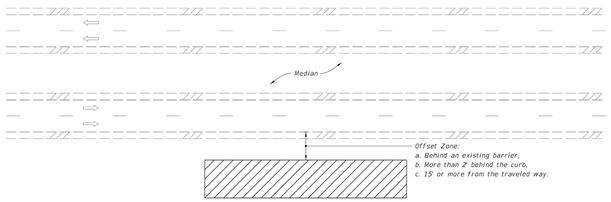


MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

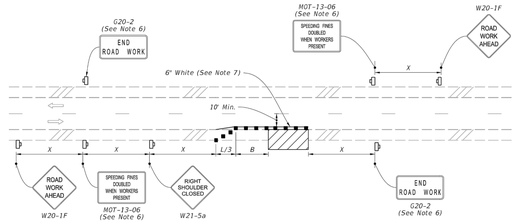
SYMBOLS:

- Work Area
- Lane Identification and Direction of Traffic

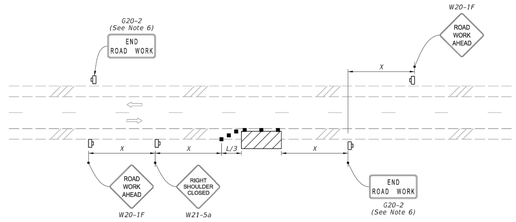
LAST REVISION 11/01/20	DESCRIPTION:	FY 2022-23 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1

NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omited when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS

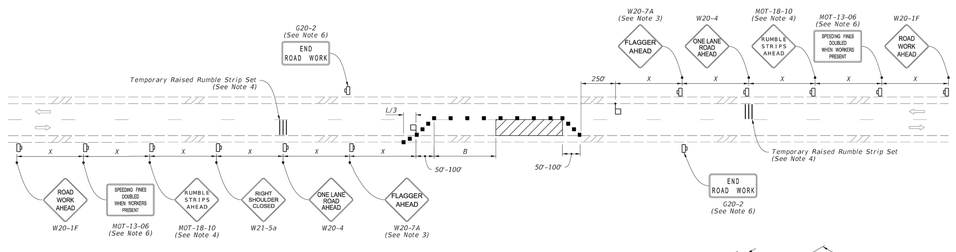


TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

LAST REVISION 11/01/21	DESCRIPTION:	FY 2022-23 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2



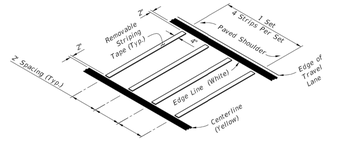
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

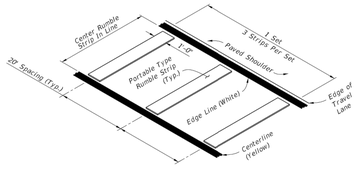
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



OPTION - 1
REMOVABLE STRIPING TYPE



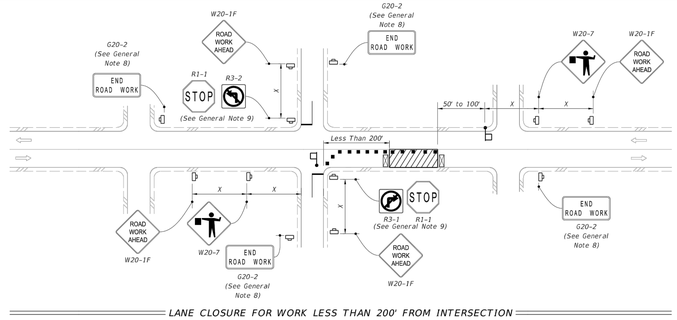
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

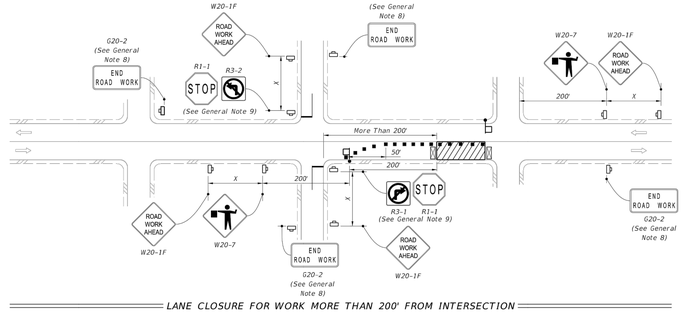
LAST REVISION 11/01/21	DESCRIPTION:	FY 2022-23 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 2

GENERAL NOTES:

1. This Index applies to two-lane, two-way roadways with work within or near the intersection.
2. X = Work Zone Sign Spacing
   See Index 102-600 for "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with text (W20-7A) instead of "Flagger Ahead" sign with symbol (W20-7).
4. If vehicles in a parking zone block the line of sight to TCZ signs, locate and post mount signs in accordance with Index 700-101.
5. If the work area extends across a crosswalk, close the crosswalk in accordance with Index 102-660.
6. District Traffic Operations Engineer must approve temporary signal phasing modifications prior to beginning of work
7. For unsignalized intersections, use Temporary Raised Rumble Strips in accordance with Index 102-603. Placement of Rumble Strips and additional signs should begin at FLAGGER sign location.
8. The "End Road Work" signs (G20-2) along with the associated work zone sign distances may be omitted when the work zone will be in place for 24 hours or less.
9. As an option to the "STOP" sign (R1-1) and Restricted Left/Right Turning Movement sign (R3-1 or R3-2), the "SIDE ROAD INTERSECTING THE WORK ZONE" flagging operation from Index 102-600 may be used.



LANE CLOSURE FOR WORK LESS THAN 200' FROM INTERSECTION



LANE CLOSURE FOR WORK MORE THAN 200' FROM INTERSECTION

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic

LAST REVISION 11/01/21	DESCRIPTION:	FY 2022-23 STANDARD PLANS	TWO-LANE, TWO-WAY, INTERSECTION WORK	INDEX 102-604	SHEET 1 of 2

REVISIONS

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ENGINEERING PLANS FOR STANDARD MARINE MAINTENANCE OF TRAFFIC PLAN

NASSAU COUNTY, FLORIDA

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PROJECT NO:	22-084
ISSUE DATE:	10-13-22
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

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LEGEND			
COMMON NAME	QTY	BOTANICAL NAME	SIZE
FLOWER, PERENNIAL			
JASMINE, CONFEDERATE	51	TRACHELOSPERMUM JASMINOIDES	3 GAL.
LILY TURF	95	LIRIOPE MUSCARI	1 GAL., 'SUPER BLUE'
PENSTEMON, FIRECRACKER	19	PENSTEMON EATONI	EACH
SHRUB, EVERGREEN BROADLEAF			
PALM, CARDBOARD	24	ZAMIA MARTIMA	7 GAL.
PALM, LADY	9	RHAPIS EXCELSA	7 GAL.
YEW, JAPANESE PODOCARPUS	39	PODOCARPUS MACROPHYLLUS	7 GAL.
TREE, EVERGREEN			
DWARF CITRUS TREE, IMPROVED MEYER LEMON	2	CITRUS X MEYERI IMPROVED 'MEYER LEMON'	15 GAL.
HOLLY FOSTER	7	ILEX X ATTENUATA 'EAGLESTON'	45 GAL., SINGLE TRUNK
PALM, MEDJOOL DATE	4	PHOENIX DACTYLIFERA MEDJOOL	10' CLEAR TRUNK
CREEPING FIG	40	FICUS PUMILA	1 GAL.

LED LOW VOLTAGE LIGHTING LEGEND:

- 47-LED SINGLE TIERED BRASS PATHLIGHT, 2900 KELVIN BULB
- 15-LED BRASS SPOT UPLIGHT, 2900 KELVIN BULB

LANDSCAPE NOTES:

1. ALL PLANTED AREAS TO BE MULCHED WITH PINE BARK MINI NUGGETS 3" THICK.
2. ALL PLANTED AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE AND MEET LOCAL CODE.
3. STREET TREES TO BE INSTALLED WITH A ROOT BARRIER AND HAVE A MIN. 3' SETBACK FROM A PAVED SURFACE. STAKING OF TREES AS REQUIRED.

TREE CALCULATION:

SITE 100'X125' = 12500 SF / 1500 SF = 8 TREES REQUIRED (50% SHADE TREES)
7 SHADE TREES PROVIDED AND 3 PALMS IN RIGHT-OF-WAY ISLANDS

LANDSCAPE AREA REQUIRED: (ZONING-C3, CENTRAL BUSINESS DISTRICT)

SITE 100'X125' = 12500 SF X 10% = 1250 SF REQUIRED, 1526 SF PROVIDED
1495 SF OF PERVIOUS SYNTHETIC TURF AREA ALSO PROVIDED

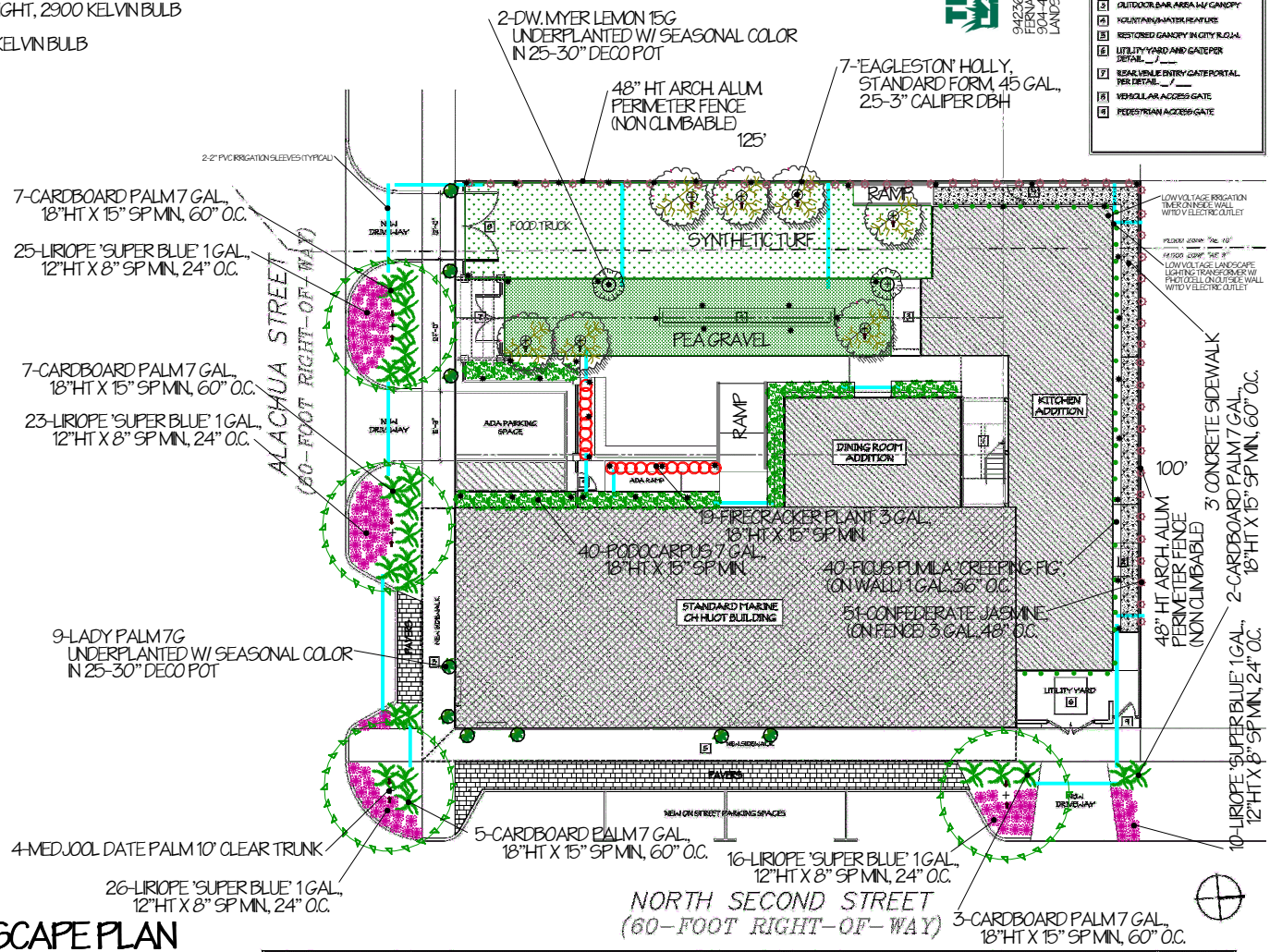
TRIM ALL LAWN SERVICE
942360 OLD NASSAUVILLE RD.
FERNANDINA BEACH, FL 32034
904-491-3232
LANDSCAPE DESIGN BY: TOM ANDERSON ASLA

SITE PLAN LEGEND

- EXISTING BUILDING AS NOTED
- NEW ADDITION
- SITE NOTE

SITE PLAN NOTES

1. OUTSIDE FIRE EXIT STAIR
2. KITCHEN DELIVERY ENTRY DOOR
3. OUTDOOR BAR AREA W/ CANOPY
4. FOUNTAIN/WATER FEATURE
5. RESTORED CANOPY IN CITY R.O.W.
6. UTILITY YARD AND GATE PER DETAIL __/__
7. REAR VENUE ENTRY GATE PORTAL PER DETAIL __/__
8. VEHICULAR ACCESS GATE
9. PEDESTRIAN ACCESS GATE



ARCHITECTURAL SITE PLAN 1/8"=1'-0"

PRELIMINARY LANDSCAPE PLAN 10-12-22

MIRANDA ARCHITECTS
309 ATLANTIC STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4588 TEL.

ADAPTIVE REUSE OF THE
CH HUOT BUILDING (STANDARD MARINE)
121 NORTH 2ND STREET
FERNANDINA BEACH, FL 32034

ARCHITECTURAL SITE PLAN

REVISIONS	DATE
*	

A1.0

Technical Review Committee: Application

Technical Review Committee: Application
USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.
Fees Initial submittal + two submittals of full site plans. $400 + 2% of the project construction cost (whichever is greater) for up to a maximum of $5,500.
IMPORTANT NOTES
This application will be routed to the various departments for review of the applicable codes and design standards.

Please note that, unless otherwise indicated, the TRC meetings are scheduled as the following:

TRC First Step Applications are presented at 10:00 AM on the 2nd Thursday of each month at the City Airport Conference Room;

TRC Application Review are reviewed at 10:00 AM on the 4th Thursdays of each month in City Hall Chambers.*

Please see the Land Development Code (LDC) for detailed information: *Field not completed.*
The LDC is available for review at www.fbfl.us/LDC
Application Requirements *Field not completed.*
Key Contacts
TRC will guide your application from start to finish, engaging other City departments as needed.
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address 101 N 2nd Street
City Fernandina Beach
State FL
Zip 32034
Parcel ID #(s) 00-00-31-1800-0002-0290
Lot 29-33
Block 2

Subdivision *Field not completed.*
Zoning District C-3
Future Land Use Designation Central Business District
Overlay District Downtown Historic District
Size of Property (acres) .29
Present Property Use Commercial
Wetlands No
Flood Zone AE
Coastal Construction Control Line (CCCL) No
OWNER OF RECORD
As recorded with the Nassau County Property Appraiser
First Name Jenny
Last Name Schaffer
Company (if applicable) IP Holdings Group, LLC
Mailing Address 316 Ash Street
City Fernandina Beach
State Florida
Zip 32034
Telephone Number 904-557-4739
Email Address jenny@summerhouserealty.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
First Name *Field not completed.*
Last Name *Field not completed.*
Company (if applicable) *Field not completed.*
Mailing Address *Field not completed.*
City *Field not completed.*
State *Field not completed.*
Zip *Field not completed.*
Telephone Number *Field not completed.*
Email Address *Field not completed.*
PROJECT INFORMATION
Project Type Non-Residential Building Expansion
Project Name Standard Marine
Proposed Access Road North Second Street
Rd Maintenance Jurisdiction Unimproved ROW
Project Estimated Cost 12,000,000.00
Description of Request Construction of mixed use project with ten (10) room boutique hotel, restaurant and event venue with food truck parking.
Site Plan Review Checklist The names, address, telephone number, fax number, and email address of the person preparing the plan., The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale., The legal description of the property, consistent with the required survey., A vicinity map showing the location of the property., The location of streams, bodies of water, natural features, roads, rights-of-way,

street intersections, and paved areas within the boundaries of the property., A topographic survey, soils report, grading plan, and an erosion control plan., A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification., The name, plat book, and page number of any recorded subdivision comprising all or part of the site., The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning distr, Elevations of all proposed structures., The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities, The location of existing and proposed utilities, utility services, and easements., A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.), A soil erosion and sediment control plan compliant with Section 3.01.04., o Timeline for the development; and, o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping., A summary block containing:, o Land use category from the Future Land Use Map in the comprehensive plan;, o Zoning district;, o Total acreage;, o Total square footage for non-residential uses;, o Total density and number of units, proposed and permissible for residential uses;, o Impervious surface ratio calculation, proposed and permissible;, o Floor area ratio calculation, proposed and permissible;, o Total number of parking spaces, required and provided; and, o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted., Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to: , o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.) , o Tree Protection Plan (Section 4.05.09.), o Landscape Plan (Section 4.05.00.), o Lighting Plan (Section 3.05.00.), Section 7.01.04.B), o Signage Plan (Section 5.03.00.), o Proof of Ownership – provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.

School Concurrency

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

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

Applicant First Name Matthew

Applicant Last Name Lahti

Today's Date 10/13/2022

Upload Supporting Documentation 00_Cover Letter.pdf

Upload 2 01_Proof of Ownership.pdf

Upload 3 02_Project Maps.pdf
Upload 4 03_legal description and signed and sealed survey.pdf
Upload 5 04_Owner Form Gulfstream.pdf
Upload 6 05_22-084 Construction Set-2022-10-13_signed.pdf
Upload 7 06_Standard Marine 10-12-22 Rev.pdf
DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 | www.fbfl.us/planning

Email not displaying correctly? View it in your browser.

Print

Technical Review Committee: Application - Submission #9789

Date Submitted: 8/24/2022

Technical Review Committee: Application

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

Fees

- [ ] Initial submittal + two submittals of full site plans. $400 + 2% of the project construction cost (whichever is greater) for up to a maximum of $5,500.
- [ ] 3rd and subsequent resubmittals. 1/2 of original application fees
- [ ] Change of Use Determination Letter $50
- [ ] Engineering Review (Consultant Hourly Rate) $125

2022 Meeting Calendar

trc 2022

November 24 Meeting is cancelled in observance of Thanksgiving Day.

IMPORTANT NOTES

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

****Please note that, unless otherwise indicated, the TRC meetings are scheduled as the following:**

TRC First Step Applications are presented at 10:00 AM on the 2nd Thursday of each month at the City Airport Conference Room;

TRC Application Review are reviewed at 10:00 AM on the 4th Thursdays of each month in City Hall Chambers.**

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

- Requirements for All Site Plans â€“ see LDC section 11.01.04
- Requirements for Subdivision Plats â€“ see LDC section 11.01.05
- Determination for Completeness & sufficiency â€“ see LDC section 11.03.01
- Review and Compliance Report by the Technical Review Committee â€“ see LDC Section 11.03.02
- Construction and Improvements â€“ see LDC section 11.05.00
- Amendments to Local Development Orders â€“ see LDC section 11.06.00

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- See Development Plan Submittal Checklist
- All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.
- A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.
- A determination of completeness is not a determination of compliance with substantive standards and criteria.

Key Contacts

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiserâ€™s Website â†’ Map Search

Site Address*

700 Airport Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)

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

Lot

Block

Subdivision

Zoning District

IA

Future Land Use Designation*

Industrial

Overlay District*

Airport

Size of Property (acres)*

2.13

Present Property Use*

airport-vacant lot

Wetlands*

No

Flood Zone*

X, 0.2% chance flood h

Coastal Construction Control Line (CCCL)*

No

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Dale

Last Name*

Martin

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

304-310-3100

Email Address*

dmartin@fbfl.org

OWNER'S AGENT

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

First Name

Asa

Last Name

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-261-8819

Email Address

asa@gilletteassociates.com

PROJECT INFORMATION

Project Type*

Site Plan Review

Project Name

Bulk Aircraft Hangar for Brian Echard

Proposed Access Road*

Airport Road

Rd Maintenance Jurisdiction*

City Maintained

Project Estimated Cost*

300,000

Description of Request*

5 airport hangar units

Site Plan Review Checklist

- [ ] The names, address, telephone number, fax number, and email address of the person preparing the plan.
- [ ] The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
- [ ] The legal description of the property, consistent with the required survey.
- [ ] A vicinity map showing the location of the property.

- [ ] The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
- [ ] The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
- [ ] The location of the mean high-water line, if such line is within the boundaries of the property.
- [ ] A topographic survey, soils report, grading plan, and an erosion control plan.
- [ ] A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
- [ ] A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
- [ ] The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
- [ ] The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning distr
- [ ] Elevations of all proposed structures.
- [ ] The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities
- [ ] The location of existing and proposed utilities, utility services, and easements.
- [ ] A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)
- [ ] A soil erosion and sediment control plan compliant with Section 3.01.04.
- [ ] For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.
- [ ] For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:
- [ ] o Timeline for the development; and
- [ ] o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.
- [ ] A summary block containing:
- [ ] o Land use category from the Future Land Use Map in the comprehensive plan;
- [ ] o Zoning district;
- [ ] o Total acreage;
- [ ] o Total square footage for non-residential uses;

- o Total density and number of units, proposed and permissible for residential uses;
- o Impervious surface ratio calculation, proposed and permissible;
- o Floor area ratio calculation, proposed and permissible;
- o Total number of parking spaces, required and provided; and
- o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.
- Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to:
- o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)
- o Concurrency analysis (concurrency analysis reports shall contain the information set forth in Section 7.04.00.)
- o Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)
- o Parking studies (requirements for parking studies are set forth in Section 7.01.04.)
- o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)
- o Environmental Impact Study (requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)
- o Tree Protection Plan (Section 4.05.09.)
- o Landscape Plan (Section 4.05.00.)
- o Lighting Plan (Section 3.05.00.), Section 7.01.04.B)
- o Signage Plan (Section 5.03.00.)
- o Proof of Ownership â€“ provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.
- Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies
- â€¢ Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as r

School Concurrency

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

Certification*

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

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

Applicant First Name*

Asa

Applicant Last Name*

Gillette

Today's Date*

8/24/2022

Upload Supporting Documentation*

Agent Authorization - City of Fernandina Beach.pdf

Upload 2

Echard Bulk Hangar Drainage Report.pdf

Upload 3

ECHARD Bulk_8_22_22.pdf

Upload 4

Choose File No file selected

Upload 5

Choose File No file selected

Upload 6

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Upload 7

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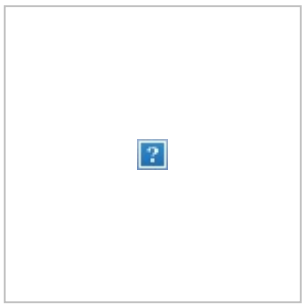


Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

AGENT AUTHORIZATION

I, Mr. Dale L. Martin, City Manager for the City of Fernandina Beach, owner of the following property(s) do hereby authorize, Gillette & Associates, Inc. to act as my Agent in conjunction with all site plan applications and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice. This authorization only applies to development authorized under the ground lease between FHB Aircraft Hangars LLC and the City of Fernandina Beach, dated February 4, 2020.

Property ID Number(s): 06-2N-28-0000-0001-0000

Location: City of Fernandina Beach Airport

Signature	Date	Telephone Number
Dale L Martin	08/22/22	904-310-3100

ATTEST:
By: Caroline Best
Printed Name: Caroline Best
Title: City Clerk
Date: _____

APPROVED AS TO FORM AND LEGALITY:
CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF Nassau

Subscribed and sworn to before me this 22nd day of August, 20 22.

Who is personally known to me X or has produced identification

Notary Pubic: Signature

Printed Name: Kimberly Elliott-Briley

My Commission Expires: _____

KIMBERLY ELLIOTT-BRILEY
Notary Public - State of Florida
Commission # GG 938349
My Comm. Expires Feb 5, 2024
Bonded through National Notary Assn.

NOT FOR CONSTRUCTION

Engineering Plans

For

BULK AIRCRAFT HANGAR

For

BRIAN ECHARD

BULK AIRPORT HANGAR
For
BRIAN ECHARD

RELEASED FOR CONSTRUCTION ____ BY ____

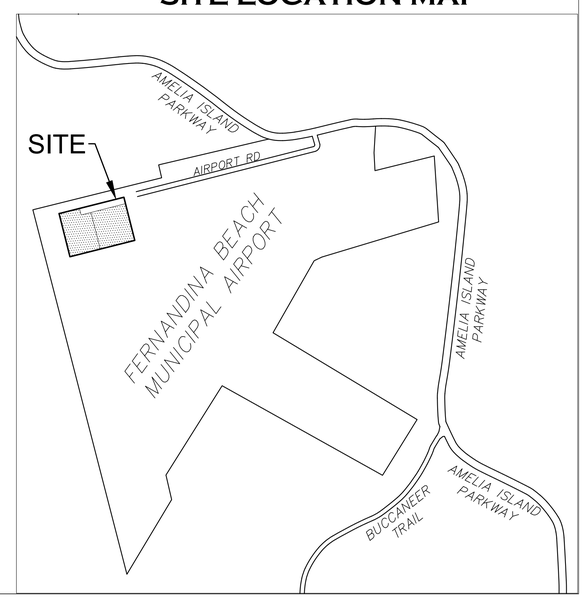
Gillette & Associates, Inc.

Civil & Environmental Engineering
Mechanical & Structural Engineering
Permitting & Construction Management

20 South 4th Street Amelia Island, Florida 32034
Phone: 904/261-8819

G & A

SITE LOCATION MAP



PERMITTING AGENCIES
CITY OF FERNANDINA BEACH: 904-310-3421

ISSUE DATE: AUGUST 22, 2022

ASA RAY GILLETTE LICENSE No. 56177 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by ASA R GILLETTE
DN: cn=ASA R GILLETTE, c=US, o=Florida, email=asa@gilletteassociates.com
Date: 2022.08.24 15:47:35 -04'00'

G&A Project No.: XX-XX-XX

NOT FOR CONSTRUCTION

SITE / GEOMETRY NOTES

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988.

5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYORS (904-491-5700).

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.

10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.

13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND
APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.

17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS

18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.

21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

23. BLANK

24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE #10 UF SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.

26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.

28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD.

30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK.

32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.

33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY.

35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION

38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS

WATER NOTES

1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY.

2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.

3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.

4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.

5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.

6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS.

7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.

8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT.

9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".

16. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING

INDEX

PAGE #	SHEET	DESCRIPTION
1	CVR	COVER SHEET
2	IN-1	INDEX SHEET
3	PRE-1	PREDEVELOPMENT PLAN
4	GE-1	GEOMETRY PLAN
5	DR-1	DRAINAGE PLAN
6	DT-1	MISCELLANEOUS DETAILS
7	DT-2	WATER & SEWER DETAILS
8	DT-3	WATER & SEWER DETAILS

FIRE NOTES

1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2009 EDITION)

2. CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2009)

3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.

LEGEND

WM	NEW WATER LINE
FM	NEW FORCE MAIN LINE
15.3	PROPOSED SPOT ELEVATION
S-5	DRAINAGE STRUCTURE
P-1	PIPE
	EXISTING PROPERTY LINE
16	EXISTING TOPO CONTOUR

SEWER NOTES

1. THE CONTRACTOR SHALL PROVIDE, TO THE ENGINEER OF RECORD , A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.

2. SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.

3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE

4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.

5. A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.

6. GRAVITY SEWER TO BE GREEN IN COLOR

7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.

8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.

9. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

10. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

11. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT

13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.

14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.

15. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.

16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN.

17. CONTACT ANDRE DESILET, COFB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.

No.	By	Date	Revision
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C	AB	04/26/22	OWNER REVIEW
B	AG	01/25/22	REVISED PER OWNER & AIRPORT COMMENTS
A	AG	01/24/22	DEVELOPMENT - OWNER REVIEW

Scale: NONE
Project Mgr: AG
Designed by: AG
Drawn by: AB
QA/QC: NG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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GILLETTE & ASSOCIATES, INC
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PHONE: (904) 261-8819

ECHARD & GILTZ BULK HANGAR

FERNANDINA BEACH MUNICIPAL AIRPORT
FERNANDINA BEACH, FLORIDA

NEW BULK HANGAR
NORTHWEST AREA

GEOMETRY
SITE PLAN

REGISTERED DESIGN PROFESSIONAL

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 08/18/22
Sheet
IN-1
Page 2 of 8
Project No.: XX-XX-XX

NOT FOR CONSTRUCTION

PROPERTY INFORMATION:

- PID#: 06-2N-28-0000-0001-0000
- ACREAGE: 2.13 AC. (92,598 SF)
- LOCATION: FERNANDINA BEACH, FL
- FLOOD ZONE: X
- ZONING: I-A
- FUTURE LAND USE: INDUSTRIAL
- PROPOSED USE: AIRCRAFT HANGAR
- MAX BUILDING HEIGHT: 45 FT

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60%
- MAX FLOOR AREA RATIO (PERCENTAGE): 50%

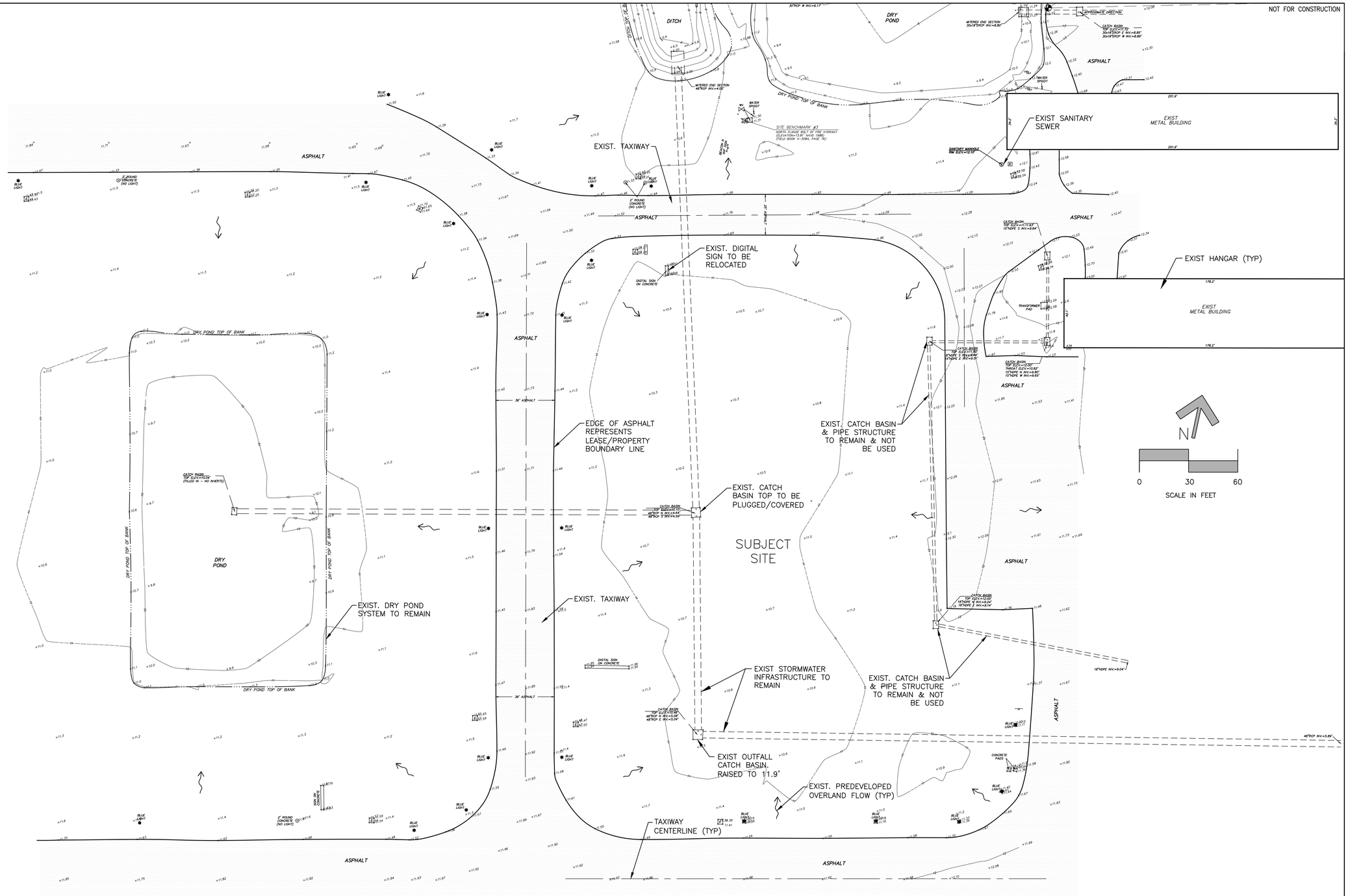
SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

NEAREST FIRE HYDRANT IS 100 FEET NORTH FROM NORTHERN PROPERTY LINE



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Sheet
PRE-1

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- FLOOD ZONE: X
- ZONING: I-A
- FUTURE LAND USE: INDUSTRIAL
- PROPOSED USE: AIRCRAFT HANGAR
- MAX BUILDING HEIGHT: 45 FT

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: 60.0%
- MAX FLOOR AREA RATIO (PERCENTAGE): 50.0%
- PROPOSED FLOOR AREA RATIO (PERCENTAGE): 25.5%

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

NEAREST FIRE HYDRANT IS 100 FEET NORTH FROM NORTHERN PROPERTY LINE

LANDSCAPING:

- PROPERTY LOCATED WITHIN THE AIRPORT OPERATIONS AREA (AOA). STANDARDS REQUIRE ONLY GRASS OR LOW-LYING VEGETATION FOR UNPAVED AREAS

PARKING REQUIREMENTS:

- (1) ONE SPACE PER 2,000 SF OF HANGAR SPACE (MIN. 3 SPOTS REQ'D)
- (1) ONE SPACE PER 300 SF OF OFFICE SPACE

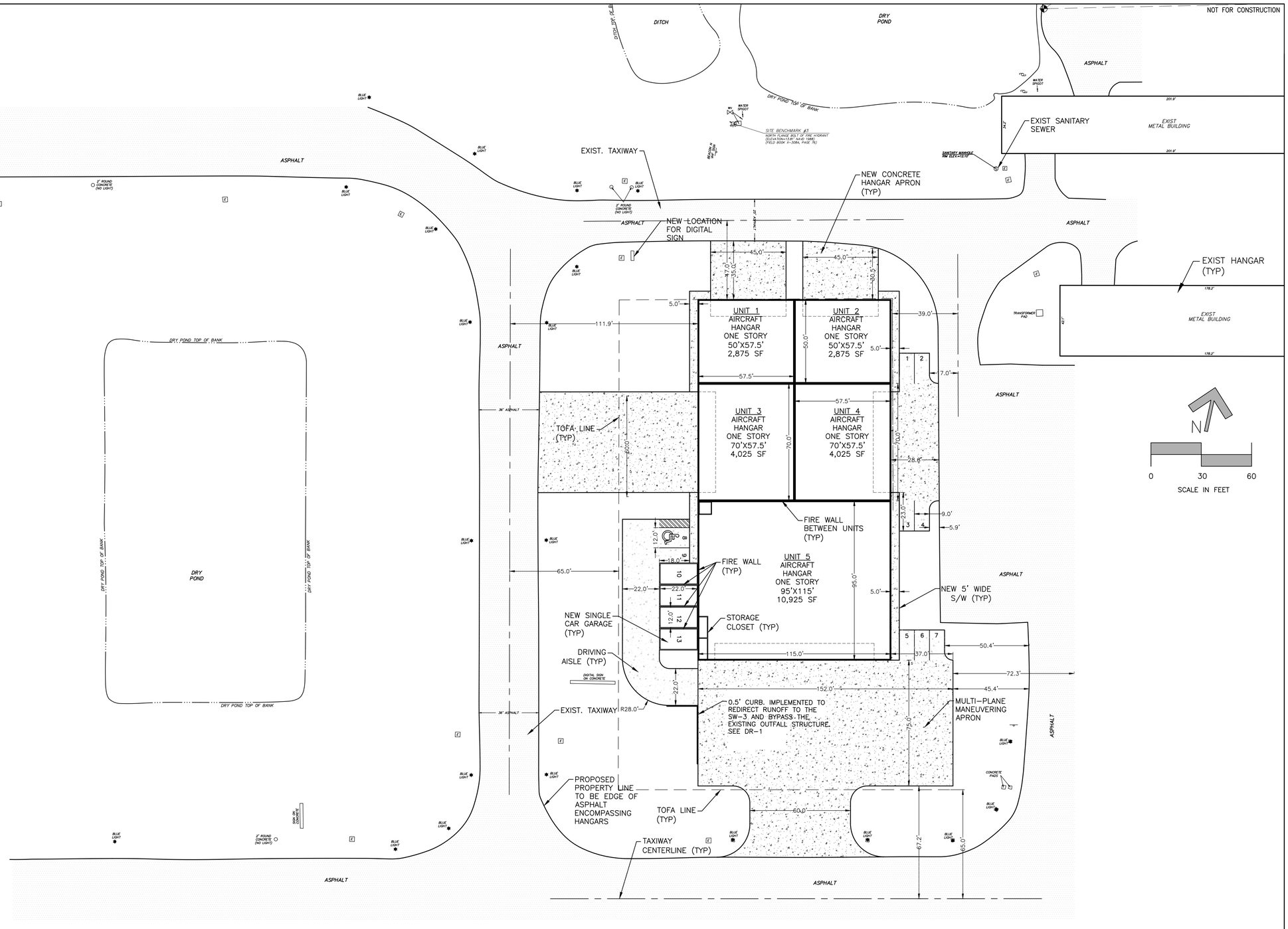
24,725 SF/ 2,000 SF = 12.36 SPOTS

MINIMUM 13 PARKING SPOTS REQUIRED

- ADA PARKING SPOT SHOWN IS 12' WIDE BY 18' STALL DEPTH
- TYPICAL PARKING SPOT DIMENSIONS ARE 9' WIDE BY 18' STALL DEPTH

NOTES:

- ROOF RUNOFF TO BE DIRECTED TO NEAREST SWALE OR STRUCTURE
- EXTERIOR HANGAR MATERIAL: METAL SIDING IN NEUTRAL AIRPORT APPROVED COLOR



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Digitally signed by ASA R GILLETTE, P.E.
DN: cn=ASA R GILLETTE, P.E., o=FL, ou=florida, email=asa@gillettesolutions.com
Date: 2022.08.24 15:48:32 -04'00'

ASA R. GILLETTE, P.E.
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Sheet
GE-1

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- FUTURE LAND USE: INDUSTRIAL
- PROPOSED USE: AIRCRAFT HANGAR
- MAX BUILDING HEIGHT: 45 FT

DEVELOPMENT REQUIREMENTS:

- MAX IMPERVIOUS AREA: 60.0%
- PROPOSED IMPERVIOUS AREA: 60.0%
- MAX FLOOR AREA RATIO (PERCENTAGE): 50.0%
- PROPOSED FLOOR AREA RATIO (PERCENTAGE): 25.5%

SETBACK REQUIREMENTS:

- FRONT: 0 FEET
- REAR: 0 FEET
- SIDES: 0 FEET

NOTES:

- DRAINAGE STRUCTURE DETAILS ON SHEET DT-1
- WATER RUNOFF TO BE DIRECTED TO NEAREST DRAINAGE SWALE.

DRAINAGE CALCULATIONS:

DRAINAGE AREA: 92,598 SF
IMPERVIOUS AREA: 56,365 SF

TOTAL LOT RUNOFF:
(92,598 SF)*(1.5")*(1/12 FT/IN) = 11,575 C.F.

TOTAL IMPERVIOUS AREA RUNOFF:
(56,365 SF)*(2.5")*(1/12 FT/IN) + [(92,598 SF)*(0.5")*(1/12 FT/IN)] = 15,600 C.F.

TOTAL TREATMENT VOLUME REQUIRED: 15,600 C.F.
TOTAL TREATMENT VOLUME PROVIDED: 16,529 C.F.

SWALE NOTES:

SWALE 1[SW-1]:
TOB: 4,833 SF
BOP: 4,033 SF
SIDESLOPE: 3:1
STORAGE: 4,433 CF

SWALE 2[SW-2]:
TOB: 3,114 SF
BOP: 2,404 SF
SIDESLOPE: 3:1
STORAGE: 2,579 CF

SWALE 3[SW-3]:
TOB: 6,246 SF
BOP: 5,180 SF
SIDESLOPE: 3:1
STORAGE: 5,713 CF

SWALE 4[SW-4]:
TOB: 3,952 SF
BOP: 2,812 SF
SIDESLOPE: 3:1
STORAGE: 3,382 CF

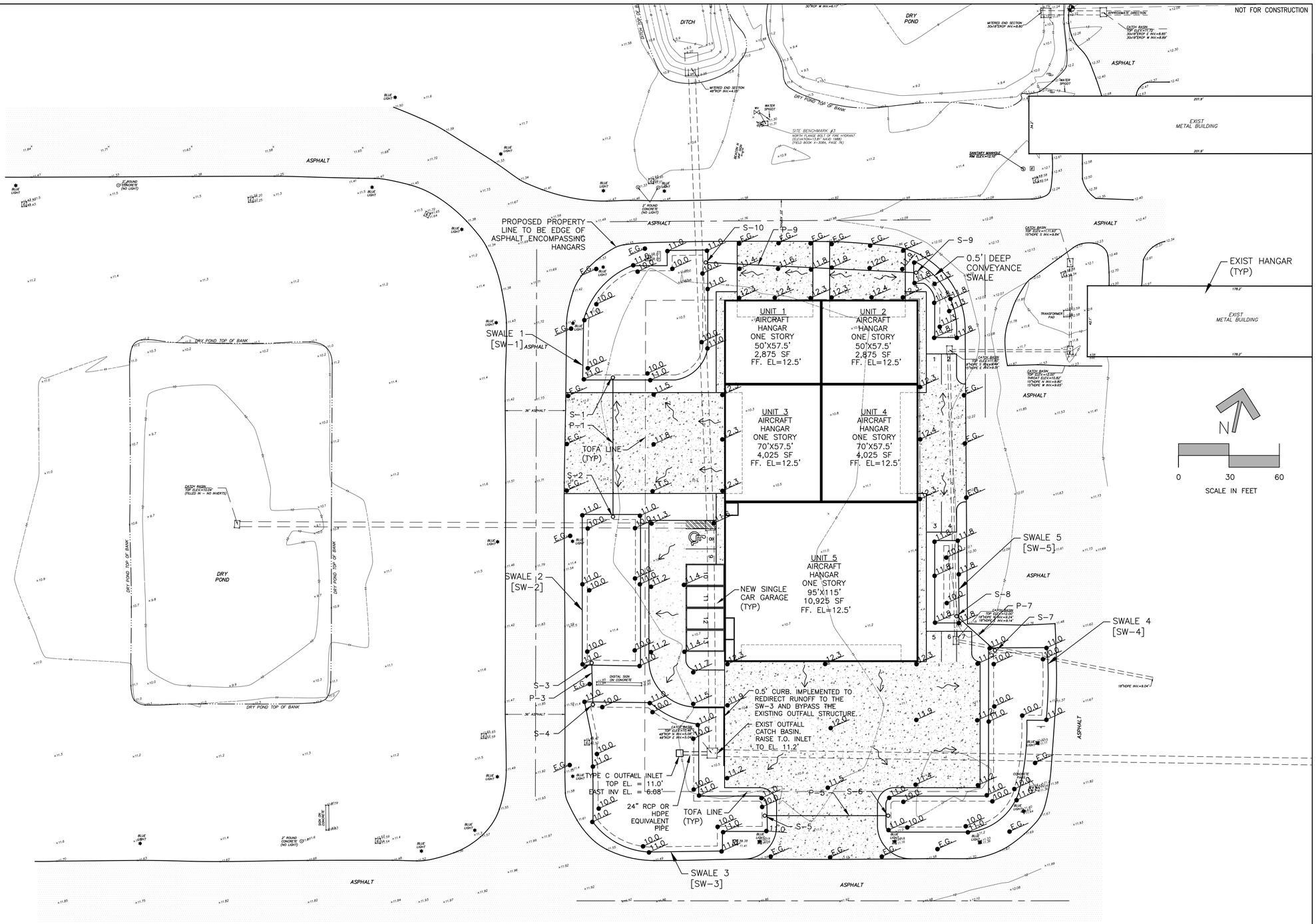
SWALE 5[SW-5]:
TOB: 697 SF
BOP: 147 SF
SIDESLOPE: 3:1
STORAGE: 422 CF

STRUCTURE TABLE						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	NYOPLAST 24" DRAIN BASIN	11.0	–	10.0	–	–
S-2	NYOPLAST 24" DRAIN BASIN	11.0	10.0	–	–	–
S-3	NYOPLAST 24" DRAIN BASIN	11.0	–	10.0	–	–
S-4	NYOPLAST 24" DRAIN BASIN	11.0	10.0	–	–	–
S-5	NYOPLAST 24" DRAIN BASIN	11.0	–	–	10.0	–
S-6	NYOPLAST 24" DRAIN BASIN	11.0	–	–	–	10.0
S-7	NYOPLAST 24" DRAIN BASIN	11.0	10.0	–	–	–
S-8	NYOPLAST 24" DRAIN BASIN	11.8	–	10.4	–	–
S-9	NYOPLAST 24" DRAIN BASIN	11.8	–	–	–	10.4
S-10	NYOPLAST 24" DRAIN BASIN	11.0	–	–	10.0	–

PIPE TABLE					
NAME	SIZE	TYPE	LENGTH	FROM	TO
P-1	12"	HDPE	81'	S-1	S-2
P-3	12"	HDPE	24'	S-3	S-4
P-5	12"	HDPE	73'	S-5	S-6
P-7	12"	HDPE	29'	S-8	S-7
P-9	12"	HDPE	125'	S-9	S-10

LEGEND

CONCRETE ASPHALT



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NEW BULK HANGAR
NORTHWEST AREA

DRAINAGE
PLAN

REGISTERED DESIGN PROFESSIONAL

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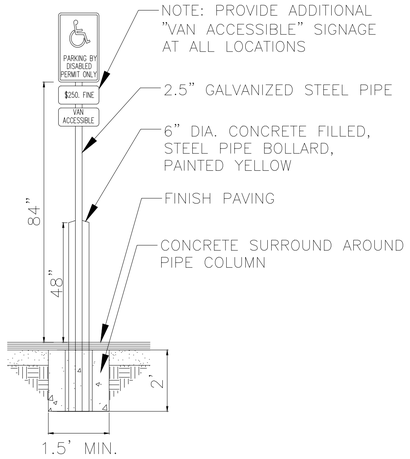
Sheet
DR-1

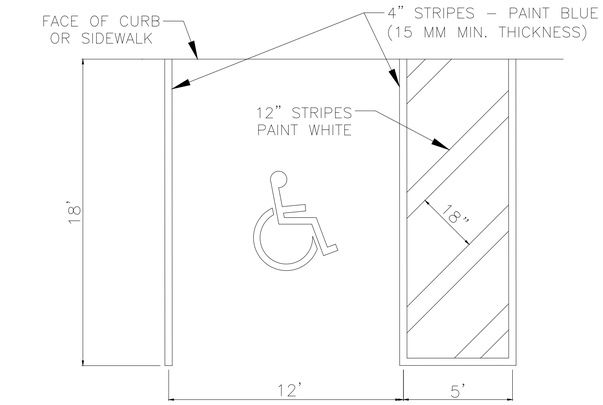
Project No.: XX-XX-XX



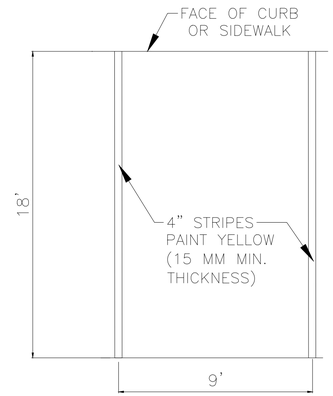
NOTES:

1. ALL SIGNS SHOWN SHALL CONFORM TO FEDERAL ACCESSIBILITY SPECIFICATIONS.
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

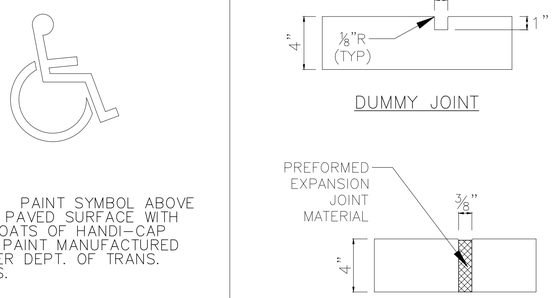
HANDICAP SIGN DETAIL



TYPICAL DISABLED PARKING

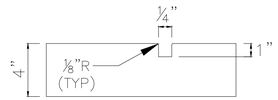


TYPICAL PARKING DETAIL



NOTE: PAINT SYMBOL ABOVE ONTO PAVED SURFACE WITH (2) COATS OF HANDI-CAP BLUE PAINT MANUFACTURED AS PER DEPT. OF TRANS. SPECS.

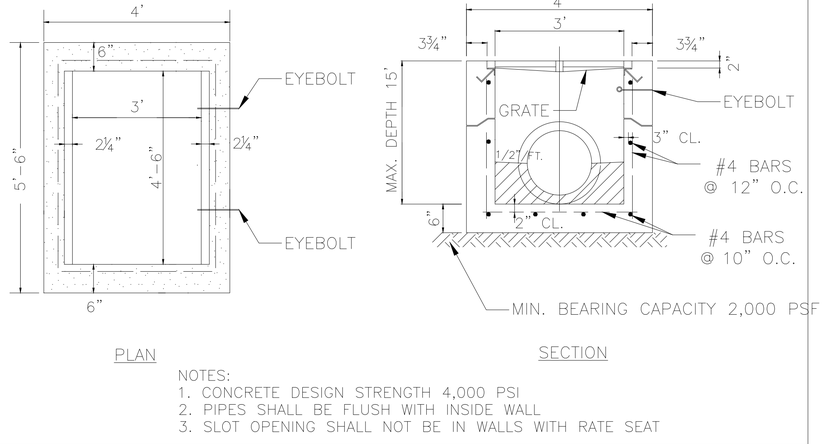
HANDICAPPED SYMBOL



DUMMY JOINT

EXPANSION JOINT

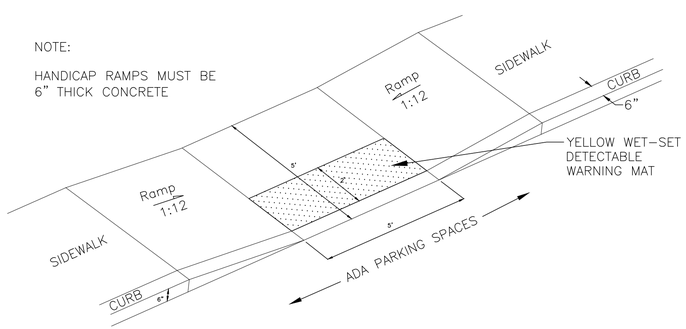
SIDEWALK JOINT DETAILS



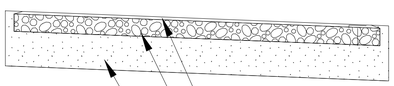
PLAN SECTION

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. SLOT OPENING SHALL NOT BE IN WALLS WITH RATE SEAT

TYPE E INLET DETAIL

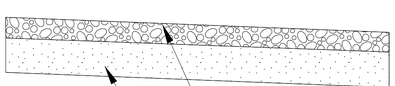


PARKING LOT CURB RAMP DETAIL



NOTE:
SOIL ANALYSIS MAY INDICATE THE NEED FOR A THICKER BASE COURSE THAN SHOWN HEREIN. THE PAVEMENT THICKNESSES SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITIES OF VARIOUS SUBGRADES.

ASPHALT PAVEMENT DETAIL



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CONCRETE PAVEMENT DETAIL

No.	By	Date	Revision
K			
J			
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E	AB	08/18/22	TRC SUBMITTAL
D	AB	05/18/22	PRE APP SUBMITTAL
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B	AG	01/25/22	REVISED PER OWNER & AIRPORT COMMENTS
A	AG	01/24/22	DEVELOPMENT – OWNER REVIEW

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Project Mgr: AG
Designed by: AG
Drawn by: AB
QA/QC: NG

Gillette & Associates, Inc.
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Certificate of Authorization No. 9332

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ECHARD & GILTZ BULK HANGAR

FERNANDINA BEACH MUNICIPAL AIRPORT
FERNANDINA BEACH, FLORIDA

NEW BULK HANGAR
NORTHWEST AREA

MISCELLANEOUS DETAILS

REGISTERED DESIGN PROFESSIONAL

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 08/18/22

Sheet
DT-1

Project No.: XX-XX-XX

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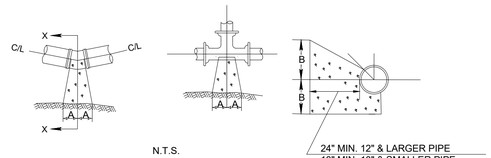
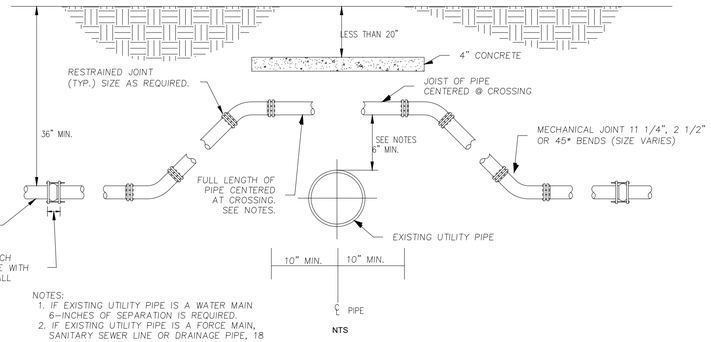


SIZE	1/4 BENDS A	1/4 BENDS B	CU FT CONC.	1/8 BENDS A	1/8 BENDS B	CU FT CONC.	1/16 BENDS A	1/16 BENDS B	CU FT CONC.	SIZE	TEE A	TEE B	CU FT CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	12"	3.5
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	20"	9.4
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6	12"	18"	24"	16.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9	14"	22"	27"	23.2
16"	38"	27"	37.8	21"	27"	18.1	12"	24"	11.2	16"	24"	30"	28.6
20"	47"									20"			

NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL, (A-1 THROUGH A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

THRUST BLOCKS FOR BENDS & TEE'S

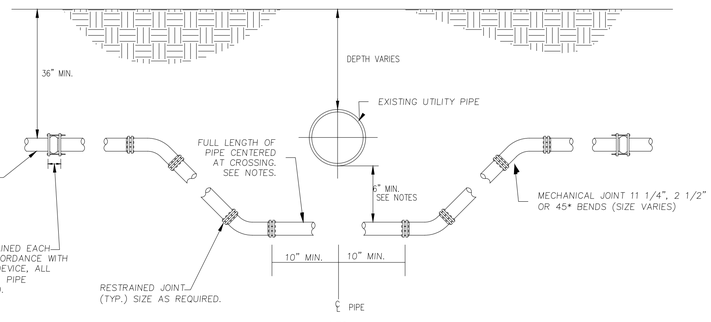


NTS

THE LENGTH OF THE PIPE TO RESTRAINED EACH SIDE OF THE BEND SHALL BE IN ACCORDANCE WITH TABLE FOR MECHANICAL RESTRAINT DEVICE, ALL JOINTS 20' MIN. EACH SIDE OF EXIST. PIPE SHALL BE MECHANICALLY RESTRAINED.

NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE, 18 INCHES OF SEPARATION IS REQUIRED. IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900, C905 OR D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL 20FT. PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS.
3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

UTILITY CONFLICT DETAIL "A"



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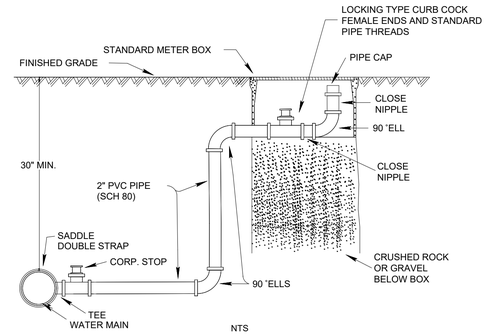
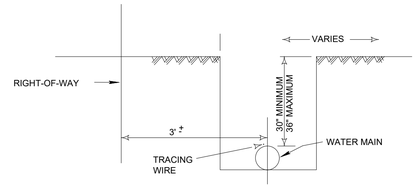
3. LOCATING WIRING REQUIRED. SEE DETAIL W-44.

UTILITY CONFLICT DETAIL "B"



NTS

FLUSHING VALVE



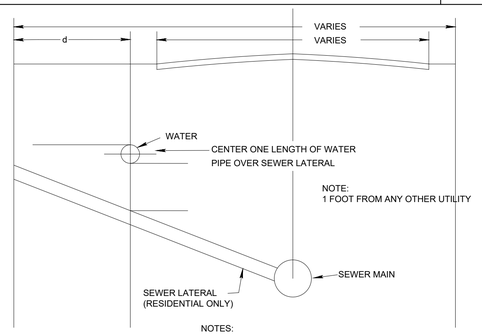
NTS

WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS

#10 UF SOIID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET

PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

TRENCH DETAILS



NOTES:

1. MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED. (BY OTHERS)
2. MAINTAIN MINIMUM 6" VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS.
3. MAINTAIN MINIMUM 12" SEPARATION BETWEEN ALL OTHER FACILITIES

HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS

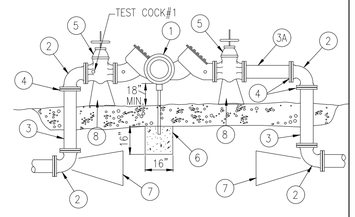
TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE

TIE RODS

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

BELL RESTRAINT REQUIREMENTS

ITEM	QUANT.	DESCRIPTION
		MATERIALS
1	1	2.5"-10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5"-10" BEND - 90° F-F
3	2	2.5"-10" D.I.P. (48" LONG) F-PE
3A	1	2.5"-10" D.I.P. (24" LONG) F-PE (OPT.X)
4	3	2.5"-10" FLANGE, D.I.P.
5	2	2.5"-10" VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAT)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VALVES (6" AND LARGER SIZES)



N.T.S.

LARGE WATER SERVICE

DOUBLE CHECK AND REDUCED PRESSURE BACKFLOW PREVENTION
SINGLE SERVICE: 2 1/2" - 10"

BACKFLOW PREVENTER

WATER MAIN NOTES

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

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

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

HYDRANT PAINT

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

BELL RESTRAINT REQUIREMENTS

No.	By	Date	Revision
K			
J			
I			
H			
G			
F			
E	AB	08/18/22	TRC SUBMITTAL
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Fernandina Beach, FL 32034

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PHONE: (904) 261-8819

ECHARD & GILTZ BULK HANGAR

FERNANDINA BEACH MUNICIPAL AIRPORT
FERNANDINA BEACH, FLORIDA

NEW BULK HANGAR
NORTHWEST AREA

WATER & SEWER DETAILS

REGISTERED DESIGN PROFESSIONAL

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 08/18/22
Sheet
DT-2
Page 7 of 8
Project No.: XX-XX-XX

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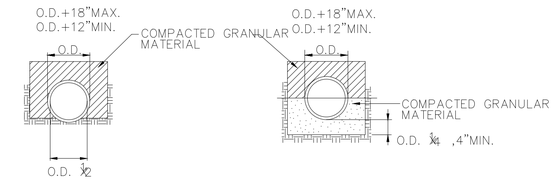
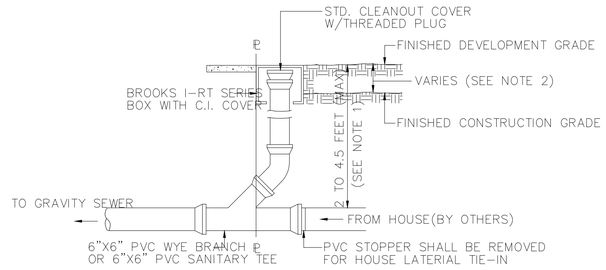


CLASS "B"

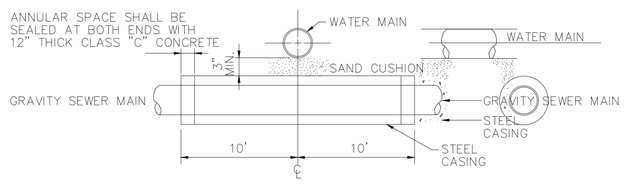
BEDDING DETAILS



NOTE:

1. DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT, PLUS ONE FOOT.
2. CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.

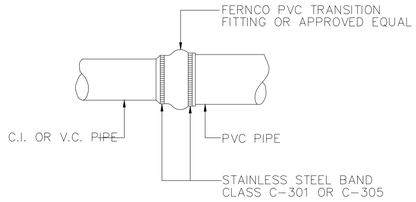
CLEANOUT



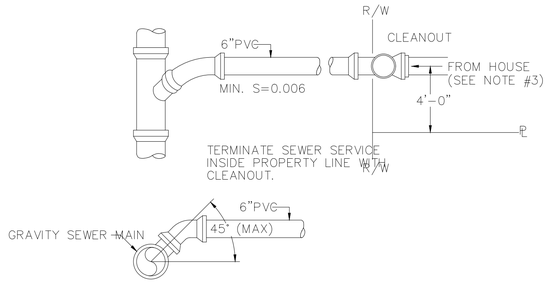
NOTE:

1. SEWER MAIN SHALL BE ENCASED AS SHOWN ON THE ABOVE DETAIL WHERE LESS THAN 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER MAIN AND SEWER MAIN.
2. CLASS 51 STEEL CASING SHALL BE SIZED FOR 2 INCHES PLUS THE OUTSIDE DIAMETER OF THE CARRIER PIPE JOINT.
3. THE ABOVE DETAIL APPLIES TO WATER MAINS 2 INCH DIAMETER AND LARGER.

ENCASEMENT AT WATER LINE



C.I. TO PVC COUPLING ADAPTER



NOTE:

1. SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
2. TEMPORARY 4"x4"x8" POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE.
3. CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.

TYPICAL SEWER SERVICE

GRAVITY SEWER STANDARD SPECIFICATIONS

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,00 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.

2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.

3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.

4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.

5. SEWER SERVICES SHALL BE CAST IRON IF 2FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE SERVICE LINE.

6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLINE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.

7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1-INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

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WATER & SEWER DETAILS

REGISTERED DESIGN PROFESSIONAL

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DN: cn=ASA R GILLETTE, o=UL, ou=Engineering, email=asa@gillettesassociates.com
Date: 2022.08.24 15:49:41 -04'00'

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

ISSUE DATE: 08/18/22

Sheet
DT-3

Project No.: XX-XX-XX

Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

SITE DRAINAGE EVALUATION

Echard Airport Bulk Hangar Development
700 Airport Road
Fernandina Beach, Florida

BY

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL

Issue Date: August 23, 2022

ASA RAY GILLETTE LICENSE No. 56177 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by ASA R GILLETTE
DN: cn=ASA R GILLETTE, c=US, o=Florida, email=asa@gilletteassociates.com
Date: 2022.08.24 15:50:15 -04'00'

EXISTING CONDITIONS

The site consists of 2.13 acres of land at the Fernandina Beach Airport in Nassau County, Florida. The site is currently undeveloped with four (4) existing storm structures on the property. A copy of the soils report is included. The soils report assessment of the subsurface was found to be leon fine sand.

PROPOSED CONDITIONS

The proposed development for this property includes the construction of five airport hangar units, associated concrete aprons, and required asphalt parking. The property will be served by five (5) dry swales, hydraulically connected, that provide stormwater retention for the developed area.

Swales 1-4 have been designed with a top of bank elevation of 11.00′ and a bottom of pond elevation of 10.00′. Swale 5 has been designed with a top of bank elevation of 11.80′ and a bottom of pond elevation of 10.00′. The banks of the swales have a 3:1 slope. The dry retention ponds together provide 16,529 cubic feet of stormwater treatment volume. The seasonal high groundwater level was found to be 3-4 feet beneath the existing ground surface. See SJRWMD permit number 40-089-19837-2, for additional details on the existing storm system and existing soils data.

Stormwater runoff from the proposed improvements is routed to the ponds through proper grading and sheet flow. The proposed outfall for the ponds is a type C inlet with a top elevation of 11.0′, which resides within Swale 3. The outfall will be connected to the existing outfall system on site.

Stormwater calculations included determining the greatest required treatment volume for the site. Treatment volume was calculated for the total lot runoff and the total impervious area runoff. See attached dry pond calculations.

The required treatment volume calculated was 15,600 cubic feet of volume. The provided treatment volume from onsite retention was 16,529 cubic feet of volume; thus meeting the required calculations.

DRY POND CALCULATIONS

Echard Hangar Development
Post Developed - Total Area

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area =	92598	ft^2
Impervious Area =	56365	ft^2
Pond Area =	0	ft^2
Impervious Cn =	98.0	
Pond Cn =	100.0	
Pervious Cn =	39.0	
Composite Cn =	74.9	

Pond Information (Swales)

El. (ft.)		Area ft^2	Volume ft^3
11.00	TOB	18842	16529
10.00		14576	0

Treatment Volume Required, TVR

(on-line retention)

TVR = 1.5" * (1'/12")*Total Drainage Area = 11575 ft^3

or

TVR = 2.5" * (1'/12")*Total Impervious Drainage Area + (0.5")*(1'/12")*Total Drainage Area = 15600 ft^3

TVR = 15600 ft^3

Treatment Volume Provided, TVP

TVP = 16529 ft^3 OK

SOILS REPORT DATA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Nassau County, Florida

August 19, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:822 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 21, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Leon fine sand, 0 to 2 percent slopes	2.1	94.9%
17	Urban land	0.1	5.1%
Totals for Area of Interest		**2.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, Florida

9—Leon fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sxqv
Elevation: 0 to 250 feet
Mean annual precipitation: 47 to 61 inches
Mean annual air temperature: 55 to 81 degrees F
Frost-free period: 267 to 347 days
Farmland classification: Not prime farmland

Map Unit Composition

Leon, non-hydric, and similar soils: 89 percent
Minor components: 11 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Leon, Non-hydric

Setting

Landform: Flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 8 inches: fine sand
E - 8 to 18 inches: fine sand
Bh - 18 to 37 inches: fine sand
E' - 37 to 45 inches: fine sand
B'h - 45 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 2.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)
Hydric soil rating: No

Minor Components

Leon, hydric
Percent of map unit: 5 percent
Landform: Flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Mandarin
Percent of map unit: 3 percent
Landform: Rises
Landform position (three-dimensional): Rise, talf
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)
Hydric soil rating: No

Mascotte
Percent of map unit: 3 percent
Landform: Flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

17—Urban land

Map Unit Composition
Urban land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting
Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups
Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G153AA999FL)
Other vegetative classification: Forage suitability group not assigned (G153AA999FL)
Hydric soil rating: Unranked

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