



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
AUGUST 17, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes from the Regular Meeting of July 20, 2023.
- 4. OLD BUSINESS**
 - 4.1 **HDC 2023-0090 - COTNER & ASSOCIATES, AGENT FOR MATTHEW + KATHARINE MEADE, 14 S. 6TH STREET**
Certificate of Approval (COA) to construct rear and side additions. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 **HDC 2023-0092 - COTNER ARCHITECTS LLC, AGENT FOR SPENCER + KRISTIN HAMILTON, 505 CEDAR STREET**
Certificate of Approval (COA) to rehabilitate a 1-story single-family contributing structure and construct a 2-story accessory dwelling. *(Quasi-Judicial)*
 - 5.2 **HDC 2023-0093 - DESIGN, DRAFTING & PERMITS INC, AGENT FOR RACHRIDGE LLC, 115 CENTRE STREET**
Certificate of Approval (COA) to construct a covered stage, and install a wood ramp, wood fence, metal picket fence, and overhead garage door. *(Quasi-Judicial)*
 - 5.3 **HDC 2023-0094 - MIRANDA ARCHITECTS, AGENT FOR 101 CENTRE STREET LLC, 101 CENTRE STREET**
CONCEPTUAL Certificate of Approval (COA) to construct a 2-story addition. *(Quasi-Judicial)*
 - 5.4 **HDC 2023-0096 - BRADLEY EVANS, 1015 SOMERUELUS STREET**
Certificate of Approval (COA) to construct a 2-story primary structure with detached accessory structure. *(Quasi-Judicial)*
- 6. BOARD BUSINESS**
 - 6.1 **HISTORIC STREETSCAPE ELEMENTS - ORDINANCE 2023-__ ESTABLISHES CITY POLICY CONCERNING THE PROTECTION, MAINTENANCE, AND PRESERVATION OF HISTORIC STREETSCAPE ELEMENTS** *Synopsis: Recognizes the value of the City's historic streetscape to*

the character of Fernandina Beach as well as establishes a requirement for the city to keep an inventory of these resources; create an annual inspection/ maintenance plan; require budgeting for maintenance during the annual budget; and requiring the coordination of all relevant city departments and outside agencies in support of the preservation of the City's historic streetscape elements.

6.2 **CODE ENFORCEMENT UPDATE: Pepper's Parking Lot Lighting** *(Placed on the agenda at the request of Chair Spino)*

6.3 **OCEAN HIGHWAY PORT AUTHORITY UPDATE** (Tammi Kosack)

7. STAFF REPORT

7.1 **HDC STUDENT MEMBER**

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, SEPTEMBER 21, 2023

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



**MINUTES
HISTORIC DISTRICT COUNCIL REGULAR MEETING
JULY 20, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Michael Spino (Chair), Arlene Filkoff (Alt 1), James Pozzetta, Froilan Esclusa (Vice-Chair), Tammi Kosack, Ron Norman (Alt 2)

Member Absent: Tim Poynter

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

2. PLEDGE OF ALLEGIANCE

Member Filkoff was seated as a voting member for this meeting.

Member Filkoff disclosed ex parte communications with Staff regarding the current case. Member Pozzetta disclosed some discussions with Mr. Jose Miranda, architect, regarding HDC case 2020-0013.

Ms. Bach explained the quasi-judicial procedures. She spoke of the law regarding Public Speaking.

Ms. McCann administered the oath to parties who would be providing testimonies.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of June 15, 2023.

ACTION TAKEN: A motion was made by Member Filkoff seconded by Member Kosack to approve the Minutes from the HDC Regular Meeting June 15, 2023, as presented.

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

4. PRESENTATIONS

4.1 **HARDSCAPE MATERIALS IN THE DOWNTOWN DISTRICT** - Jeremiah Glisson, Public Works Operations Director

This item was placed on the agenda at the request of Chair Spino.

Cathy Sabatini, Deputy Director for Public Works, provided a Power Point presentation regarding the 7 types of materials currently used on the Downtown sidewalks and walkways, brushed concrete which is standard, river rock, concrete/Coquina aggregate (used at the river walk), stamped pavers (mostly along side streets), stamped brick (mostly along side streets), brick pavers, and Hexagonal pavers (no longer available, some currently located at the courthouse and at Presbyterian church). She noted that there is currently an open bid out for Remove and Replacement of existing Downtown Sidewalks which deadline is August 10th, 2023. Chair Spino

DRAFT

asked if there was a comprehensive map of downtown identifying where these types of materials are located. Ms. Sabatini answered that there are none at this time but will present this request to Mr. Glisson, and Sal will provide a map at the August meeting.

4.2 **CAPITAL IMPROVEMENT PROJECTS FOR DOWNTOWN** - Charlie George, Interim City Manager

This item was placed on the agenda at the request of Chair Spino.

Charlie George, Interim City Manager for the City, spoke of the current published bid for removal, installation, and maintenance of pavers, he noted that there are no crosswalks included in the bid.

Mr. George then spoke of the budget for Capital Improvement Projects for the next fiscal year 2023-24. He noted that there have been some cuts and provided a list of some projects that have been postponed or cut down, such as Downtown lighting, sidewalks and streetscape, and streets resurfacing. He also talked of projects that will be taking place such as some of the projected work to the Lighthouse, the City Hall façade repairs, and elevator repair.

Member Filkoff spoke of the critical condition of the Historic District and suggested that we should take a hard look at the projects being cut and to take into consideration the “value” of the history of Downtown when prioritizing projects. Member Kosack concurred. Member Filkoff also asked that citizen participation be emphasized before any decisions are taken by the City Commission.

Member Pozzetta spoke of the importance of preserving the tactile experience of walking on our Downtown Street. Member Esclusa spoke of the cost of maintenance, and also suggested that the focus could be put on one area at a time instead of piecemealing projects. Member Filkoff asked about the granite curb which Mr. George noted would not be eliminated.

5. **OLD BUSINESS**

5.1 **HDC 2020-0013 - COAST HOMES LLC, AGENT FOR SUSAN DORNER, 606 CEDAR STREET AFTER THE FACT AMENDMENT** to previously approved COA to replace 17 windows. *(Quasi- Judicial)*

Mr. Cumella presented the Staff Report analysis and had 2 recommendations: a recommendation of denial of the amendment *OR* a recommendation of approval of the amendment with the condition that the 16 windows be replaced with wood double-hung true divided light windows in a 2/2 configuration with salvaged historic glass, and also the trim be replicated to match the trim that was removed.

Member Kosack asked about the process if the case is denied by the Board. Mr. Cumella answered that this case would have to be referred to the Code Enforcement Board. Member Pozzetta asked if there is an existing mechanism established by the Building Department to catch these kinds of violations. Mr. Cumella answered in the affirmative but also noted that in this case, there were no permits pulled for the removal of the additional windows.

Jon Lasserre, Rogers Towers, 96015 Gateway Boulevard, Suite 203, representing the owner, provided and read a written statement from the owner. He noted that he spoke with Staff and the City Attorney in order to look at all possible options to rectify the situation. He provided a pre-construction spreadsheet showing a list of all windows, their location, their type, and proposed replacement actions noting that according to this list, only 8 windows may have needed to be refurbished. He then spoke of a second spreadsheet showing a post-construction list proposing all windows being replaced with Marvin windows. Mr. Lasserre summarized by mentioning that he has pictures of the windows that were removed if the Board deemed them necessary.

Mr. Cumella noted that some of the dormers and windows had been replaced in the past and documentation of previous permitting was available to establish that finding. He also noted that he

DRAFT

would like to amend his original recommendation from 16 windows to 8 windows to be replaced.

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

Vice-Chair Esclusa inquired about the window specification suggested by Staff to which Mr. Cumella provided specification of the Marvin windows.

Member Kosack voiced some concern regarding the reason why this type of violation happens, the type of penalties that are in place for these violations, and how we can avoid them in the future.

Mr. Cumella noted that Staff recommendation can be used during the Board's motion with changes suggested by Mr. Lasserre.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Filkoff, to approve the After the Fact Amendments for HDC case 2020-0013 with the condition that the 8 windows provided in the applicant's presentation be replaced with wood double-hung true divided light windows in a 2/2 configuration with salvaged historic glass similar to the Austin Historical bid and that wood window trim be installed to match original size and configuration wood trim; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the After the Fact amendment to HDC case 2020-0013, as presented with conditions, is substantially compliant with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant final approval at this time.

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

6. NEW BUSINESS

Member Kosack commented that she received after 7 years she had her last inspection performed on her project.

7. BOARD BUSINESS

8. STAFF REPORT

8.1 Staff Certificates of Approval - June 2023

No comments were made regarding the Staff Certificates.

8.2 Concerned Old Town Neighbors Letter to Amelia Island Museum of History 07/01/2023

8.3 Amelia Island Museum of History response letter to Concerned Old Town Neighbors 07/14/2023

9. PUBLIC COMMENT

Andrea Powers, 1102 Someruelus Street, spoke of a letter she received from Bill Kavanaugh. She spoke of the concerns from neighbors regarding the defunct private club. She will provide copies of surveys to Mr. Cumella for record purposes.

Tim Green, 1119 Someruelus Street, voiced some concern about some actions from Old Town residents and commented that the Board should prioritize resident's needs instead of the needs of tourists.

Ronald Machado, 314 New Street, commented about life in Old Town and voiced concerns about the condition of the streets and the amount of dust generated by the traffic on these roads.

Mr. Cumella spoke of the purview of the Historic District Council regarding Old Town and its grid. The purview of the condition of the Street should be directed to the Street Department and City Commission.

DRAFT

Mr. Cumella gave a “shout out” to Amelia Coastal Realty for their blog series about the Historic Districts and Historic District Council.

10. ADJOURNMENT 6:31

Sylvie McCann, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0090
AUGUST 17, 2023

Owner/Applicant:	COTNER & ASSOCIATES, AGENT FOR MATTHEW & KATHARINE MEADE
Property Address:	14 S. 6 th Street
Parcel ID #	00-00-31-1800-0037-0022
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00370
Year Built:	+1884 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct rear and side additions. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking Final Approval to construct a two-story addition on the north elevation and a two-story addition on the east elevation. Conceptual approval was granted at the June 15, 2023 Regular Meeting of the HDC.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Staff finds that the proposed architecture of the additions is compatible with the Downtown Historic District and is substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines.

STAFF RECOMMENDATION:

Staff recommends:

FINAL Approval of HDC 2023-0090

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0090 **with or without** conditions;

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

That HDC case 2023-0090, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Plans & Elevations
- EXHIBIT 3 FL Master Site File 8NA00370
- EXHIBIT 4 Sanborn Fire Insurance Map Study

Respectfully Submitted,



Salvatore J. Cumella
Senior Planner | Historic Preservation

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #11889

Date Submitted: 7/6/2023

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

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

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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

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

Please see the Land Development Code (LDC) for detailed information:
☐ Historic District Overlays – see LDC Section 8.01.01
☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.bfl.us/LDC

Appeals

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

PROJECT TYPE* Addition	APPROVAL TYPE* Board Approval: Final <i>See Certificate of Approval Matrix for details</i>
---	--

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*	What was the date of your pre-application meeting?*
Yes	6/15/2023

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

14 S 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0037-0022

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Matthew and Katharine

Last Name*

Meade

Mailing Address*

13385 Sawpit Road

City*

Jacksonville

State*

FL

Zip Code*

32226

Telephone Number*

908-246-9895

E-mail Address*

mmeade@mwmgroup.com

OWNER'S AGENT

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

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

Yes

First Name*

Ann

Last Name*

Cotner-Pitman

Company (if applicable)

Cotner Architects, LLC

Street Address

15 North 18th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

ann@cotnerarchitects.com

Project Description*

The proposed addition to 14 S. 6th Street is a two-story addition to an existing historic house that is designed in a manner that is compatible with the existing historic elements while still differentiating itself as new. Through the use of subservient scale and setbacks as well as similar but less ornate detailing, the new addition is clearly deferential to the existing. Features that will be covered by the addition will be salvaged and re-used where possible, including but not limited to siding, trim, and windows. The new roof is gabled with the same pitch as the existing, but with a peak that sits 3 feet lower. New trim is similar, but less ornate and new siding will match the existing. The existing siding being covered up will also be encapsulated as best as possible to save the historic nature of the primary structure in the event that in the future it is desired to demolish this addition the historic structure remains as intact as possible. The overall vernacular is compatible, notably the proposed balcony over the decorative garage door, creating a rhythm and balance between old and new. New roofing is proposed to be either asphalt shingle roofing or standing seam metal. The existing character of the landscape will be maintained, and improvements will be in keeping with the existing type and style of plantings typical of the neighborhood. The proposed conceptual color scheme is Benjamin Moore White Dove siding, Sherwin Williams Upward 6239 main trim, white ornamentation, and Benjamin Moore Hale Navy HC-154 for the front door and garage door. The light color scheme helps to reduce the visual mass of the structure and highlights the historic trim and ornamentation. Great effort and attention have been made to ensure that the scale, massing, detailing, and materials of the proposed changes are highly compatible with the historic structure and the surrounding neighborhood. The additions are meant to be thoughtful elements that bring more interest to 6th street and result in a house that is respectful of its historic context but better suited for modern living.

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

Design Vision Statement*

The proposed addition to 14 S. 6th Street is a two-story addition to an existing historic house that is designed in a manner that is compatible with the existing historic elements while still differentiating itself as new. Through the use of subservient scale and setbacks as well as similar but less ornate detailing, the new addition is clearly deferential to the existing. Features that will be covered by the addition will be salvaged and re-used where possible, including but not limited to siding, trim, and windows. The new roof is gabled with the same pitch as the existing, but with a peak that sits 3 feet lower. New trim is similar, but less ornate and new siding will match the existing. The existing siding being covered up will also be encapsulated as best as possible to save the historic nature of the primary structure in the event that in the future it is desired to demolish this addition the historic structure remains as intact as possible. The overall vernacular is compatible, notably the proposed balcony over the decorative garage door, creating a rhythm and balance between old and new. New roofing is proposed to be either asphalt shingle roofing or standing seam metal. The existing character of the landscape will be maintained, and improvements will be in keeping with the existing type and style of plantings typical of the neighborhood. The proposed conceptual color scheme is Benjamin Moore White Dove siding, Sherwin Williams Upward 6239 main trim, white ornamentation, and Benjamin Moore Hale Navy HC-154 for the front door and garage door. The light color scheme helps to reduce the visual mass of the structure and highlights the historic trim and ornamentation. Great effort and attention have been made to ensure that the scale, massing, detailing, and materials of the proposed changes are highly compatible with the historic structure and the surrounding neighborhood. The additions are meant to be thoughtful elements that bring more interest to 6th street and result in a house that is respectful of its historic context but better suited for modern living.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
To Match Existing	To Match Existing	(Name/Number)

DOORS

Manufacturer	Product Description	Color
Anderson	A Series Include FL Product Approval # for Windows and Doors	Painted to Renderings (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Anderson	400 Series Include FL Product Approval # for Windows and Doors	Painted to Renderings (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF Slateline/ Pac-Clad Aluminum	Premium Roofing Products	English Grey/ Stone Grey (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
To Match Existing	To Match Existing	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
To Match Existing	Will match historical foundation and lattice infills. New Brick at rear steps to be Cherokee Brick	Match Existing/ Renderings (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
Not Applicable	No Shutters on the home, faux closed window shutters shall be wood and painted to match trim	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
To Match Existing	To Match Existing/Renderings- Cherokee Brick for Back Stairs	Match Existing/ Renderings (Name/Number)

FENCING

Manufacturer	Product Description	Color
To Match Existing	Concrete base with wrought iron, recreated and cut where needed along front and side, existing privacy fence to remain in rear with repair work as needed	Existing/ Concrete/Metal (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
To Match Renderings	Concrete	Concrete (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
None		(Name/Number)

OTHER

Manufacturer	Product Description	Color
None		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
2023-07-05_HDC Review.pdf	2023_07.pdf	FinishSelectionsHDC.pdf	14S6thStreetSurvey1.11.23.pdf
Upload 5	Upload 6	Upload 7	Upload 8
SiteCoverageDiagram.pdf	Meade Authorization for Agent Rep- Cotner Associates.pdf	PropertyAppraiserSite14S6thStreet 14S6thStreetRecordedDeed.pdf	

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*	Applicant Last Name*
Matthew & Katharine	Meade

Today's Date*

7/6/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Matthew and Katharine Meade
(print name of property owner(s))

hereby authorize: Ann Cotner Pittman and/or Cody Pistulka
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Matthew Meade
(Print name of owner)

Katharine Meade
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 20 23, by Matthew + Katharine Meade

Shelly L Frazier Shelly L. Frazier
Notary Public Printed Name

10/30/2026
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: Florida Drivers License



SHELLY L. FRAZIER
Notary Public, State of Florida
My Comm. Expires October 30, 2026
Commission No. HH 283604

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 22-205373

Parcel No.: 00-00-31-1800-0037-0022

This **WARRANTY DEED**, made the **12th day of January, 2023**, by **Alexandra C. Maddox**, an **unmarried woman** (whether one or more, the "Grantor"), to **Matthew Meade and Katharine Meade, husband and wife**, whose post office address is 13385 Sawpit Road, Jacksonville, FL 32226 (whether one or more, the "Grantee"):

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

All that certain piece, parcel or tract of land situate, lying and being in the City of Fernandina Beach (formerly named Fernandina) in the County of Nassau and State of Florida, known and described upon and according to the Official Plat of Said City (as Lithographed and issues by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887, Page 1901) as:

The South 1/2 of Lot 2 in Block 37.

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:



Witness Signature
Printed Name: Sandy Dean



Alexandra C. Maddox



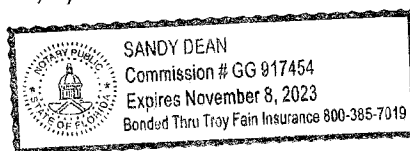
Witness Signature
Printed Name: Deborah J. Selich

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of January, 2023, by Alexandra C. Maddox.



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



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Florida drivers license

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0037-0022

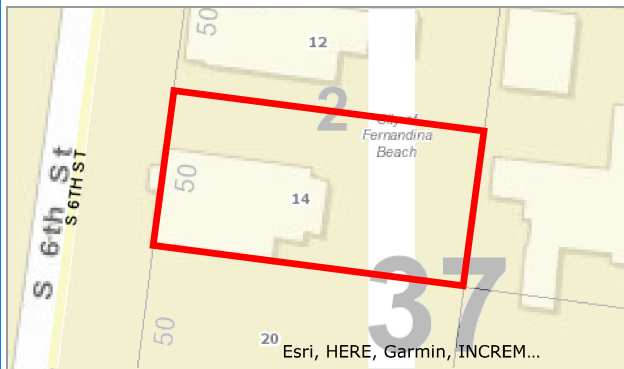
Owner Name MEADE MATTHEW & KATHARINE
Mailing Address 13385 SAWPIT ROAD
JACKSONVILLE, FL 32226
Location Address 14 6TH ST S
FERNANDINA BEACH 32034
Tax District 002 - FERNANDINA BEACH
Milage 18.3806
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal BLOCK 37 LOT S1/2 OF 2

2022 Certified Values

Land Value \$250,000
(+) Improved Value \$301,084
(=) Market Value \$551,084
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$165,017
(=) Assessed Value \$386,067
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$361,067
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$336,067

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

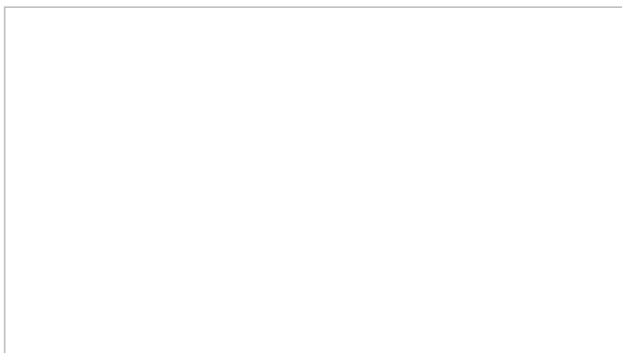
PARCEL MAP



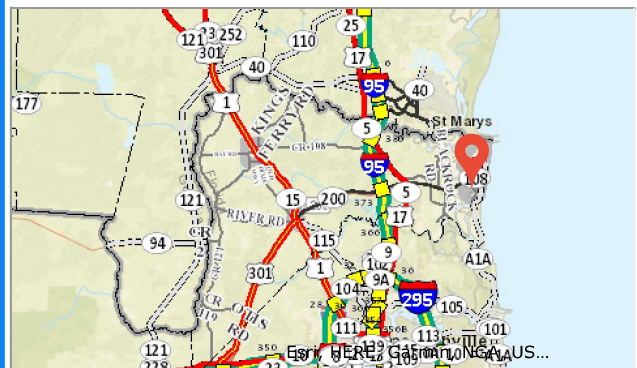
2021 AERIAL MAP



PROPERTY PHOTO



LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SFR CUST	2732	1996	2	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
FP-ELECTRI	0 X 0	2	1950
FP-ELECTRI	10 X 12	120	1989

BRICK	0 X 0	83	1960
GARAGE WD-	12 X 20	240	1960
CONCRETE A	8 X 14	112	1992

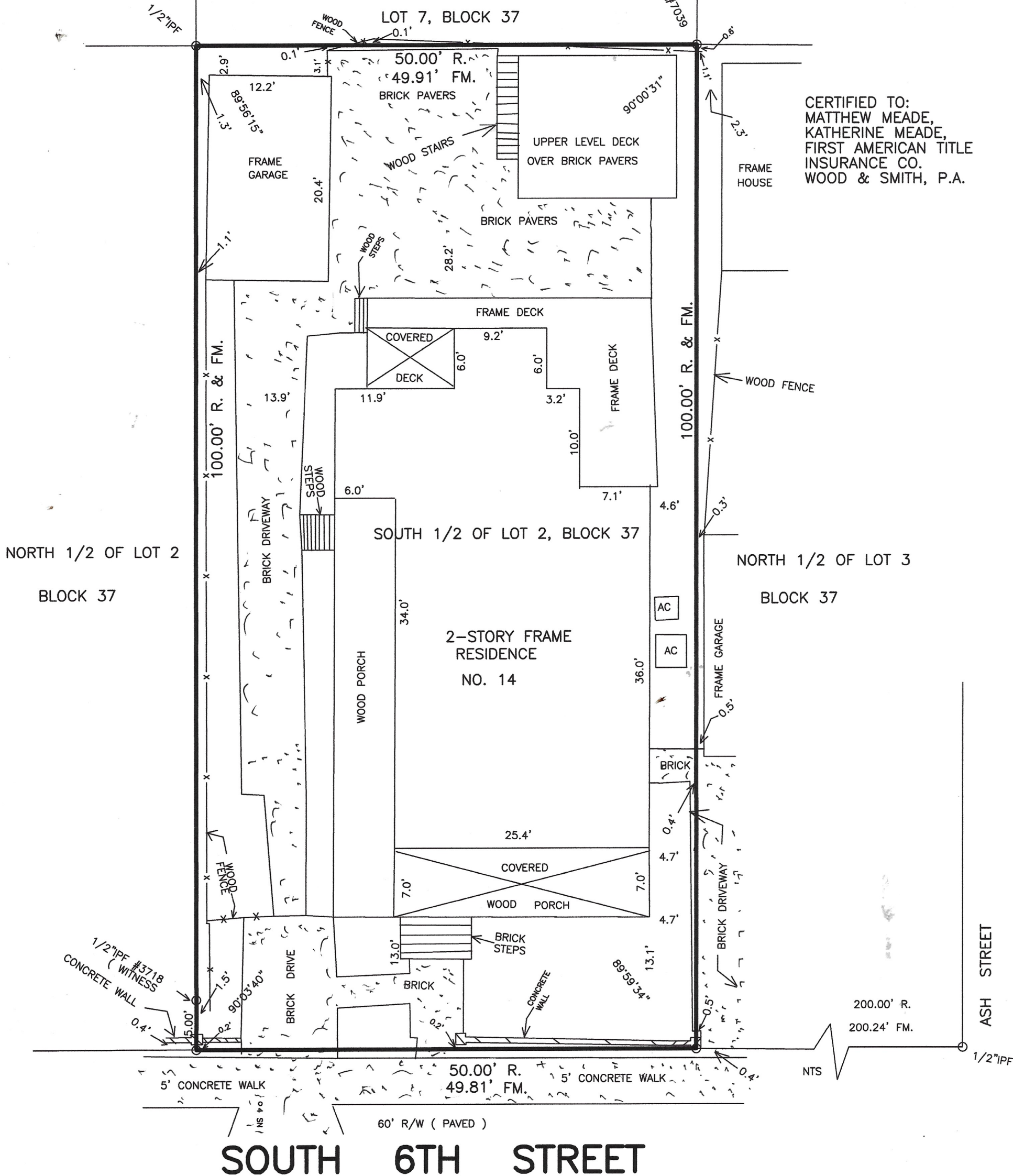
SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2023-01-12	2613 / 93	\$747,000	WD	Q	Y	MADDOX ALEXANDRA C	MEADE MATTHEW & KATHARINE (H&W)
2018-06-29	2207 / 337	\$450,000	WD	Q	Y	PAYNE GLORIA	MADDOX ALEXANDRA C
2014-10-31	1953 / 1751	\$100	QC	U	Y	PAYNE GLORIA & ALEZANDRIA MADDOX	PAYNE GLORIA
2013-06-24	1864 / 1150	\$255,000	WD	Q	Y	BOOK BARBARA A	PAYNE GLORIA & ALEXANDER MADDOX
1996-04-15	756 / 2008	\$15,000	PR	U	Y	ORRIS ARIA & POWELL HARRIETT P/R	BOOK BARBARA A BURNETTE
1981-07-01	341 / 348	\$45,000	WD	Q	Y		

MAP SHOWING BOUNDARY SURVEY OF THE SOUTH 1/2 OF LOT 2, BLOCK 37,

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).

NORTH



CERTIFIED TO:
MATTHEW MEADE,
KATHERINE MEADE,
FIRST AMERICAN TITLE
INSURANCE CO.
WOOD & SMITH, P.A.

COASTAL LAND SURVEYORS

& MAPPERS, INC.

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

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

LICENSED BUSINESS NO. 6412

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

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0237G
DATED 8/2/17

DATE OF SURVEY: JANUARY 10, 2023
SCALE 1"=10'
JOB NO. 2301-03 F.B. 366

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND - IPF

IRON PIPE SET - IPS

RE/BAR FOUND - RBF

NOT TO SCALE - NTS

BUILDING RESTRICTION LINE - BRL

CONCRETE MONUMENT FOUND - CMF

STAINLESS STEEL PIPE FOUND - SSPF

RIGHT-OF-WAY - R/W

POINT OF CURVE - PC POINT OF TANGENCY - PT

CENTERLINE - C L OFFICIAL RECORDS BOOK - O.R.B.

POWER LINE - P-----

PLAT - P.

FIELD MEASURED - FM.

RECORD - R. DEED - D.

POWER POLE - P

CONCRETE - CONC.

FENCE - F-----

RIGHT-OF-WAY - R/W

POINT OF REVERSE CURVE - PRC

**14 South 6th Street
Fernandina Beach, FL 32034
Finish Selections**

Exterior Paint Colors

Siding – Benjamin Moore Aura- OC-17 White Dove

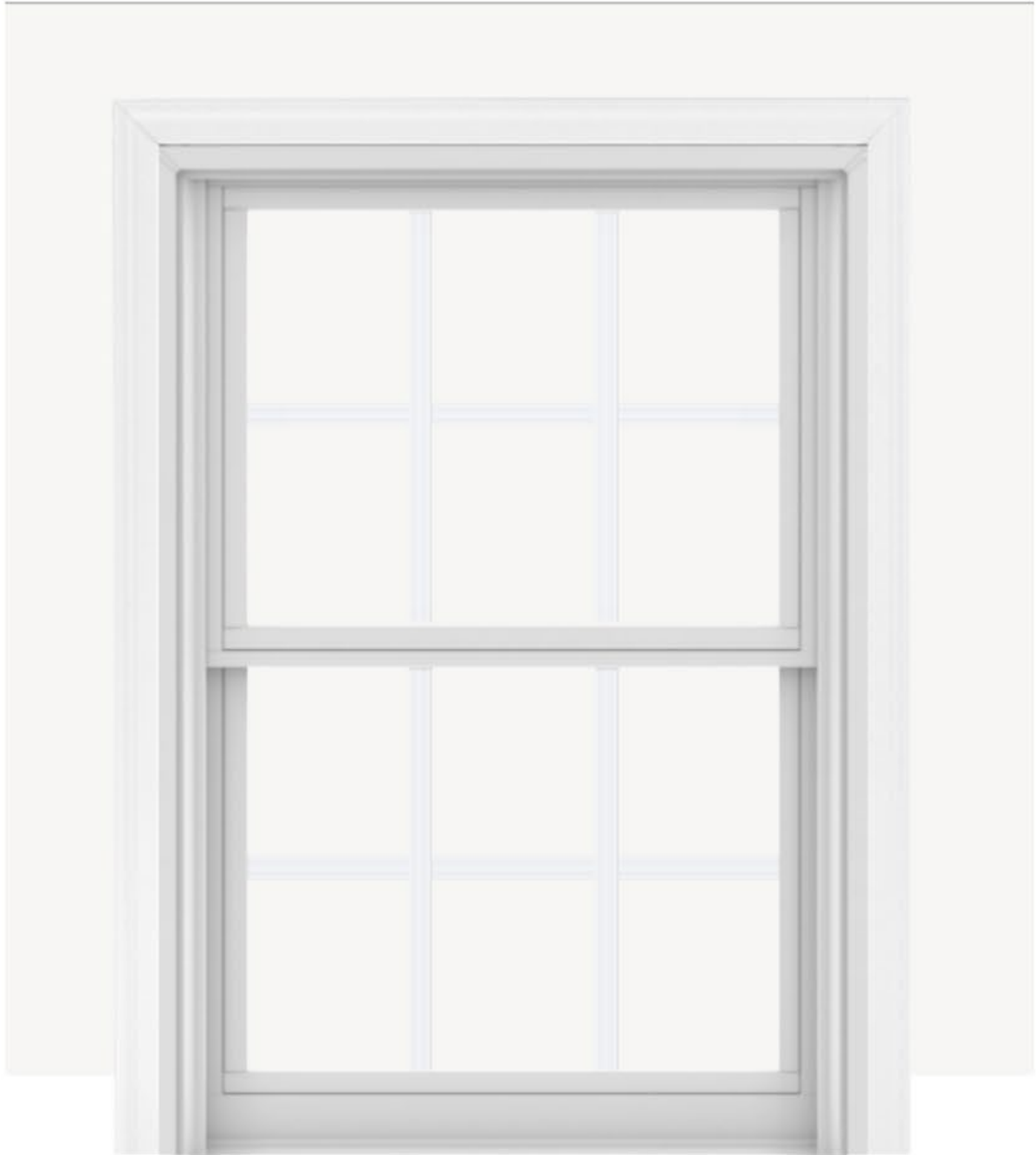
Primary Trim – Benjamin Moore Aura - Sherwin Williams SW 6239 Upward

Accents and Garage Door – Benjamin Moore Aura- HC-154 Hale Navy

Windows

Anderson 400 Series (Example Below of Typical Window)

400 SERIES DOUBLE-HUNG WINDOW



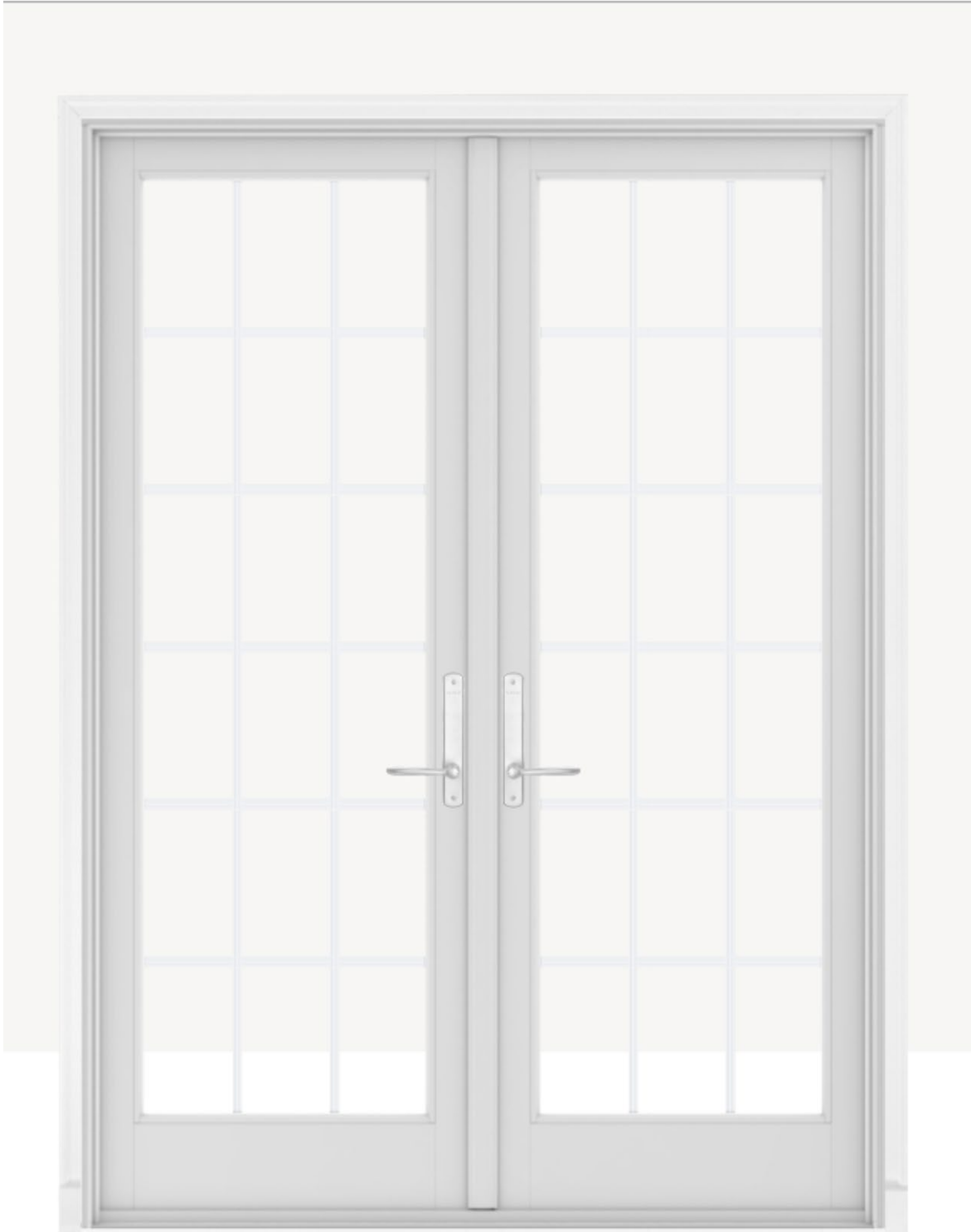
Summary

Product ID#	TW210310
Unit Width	35 5/8"
Unit Height	48 7/8"
Interior Color	Pine
Glass	SmartSun™ Glass
Hardware	Estate™ Lock and Keeper, Antique Brass
Optional Hardware	Estate™ Hand Lift, Antique Brass
Grille Pattern	Colonial
Grille Width	1"
Exterior Color	White
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	White

Exterior Doors

Anderson A Series French Doors (Rear of Home) and Porch Doors

A-SERIES HINGED PATIO DOOR



Summary

Product ID#	FWHID6080
Unit Width	71 1/4"
Unit Height	95 1/2"
Panel Style	Traditional
Bottom Rail Height	12"
Interior Color	Pine
Interior Stain	Unfinished Pine
Glass	SmartSun™ Glass
Hardware	Albany, White
Blinds Between Glass	None
Grille Pattern	Colonial
Grille Width	7/8"
Exterior Door Color	White
Exterior Trim Profile	2" Brick Mould
Exterior Trim Color	White

Clopay Coachman Series or Comparable Based on Design and Renderings

ENGINEERING SERVICES RESIDENTIAL TRACK WORKSHEET

SIDE VIEW

JAMB VIEW

DIM	DESCRIPTION	Value	
		FT	IN
A	DOOR WIDTH (6'-0" to 20'-0")	16	0
B	OPENING WIDTH	15	10
-	DOOR HEIGHT (6'-0" to 12'-0")	8	0
D	OPENING HEIGHT	8	0
E	HEADROOM (MIN.)	3'-10.75"	
F	JAMB HEIGHT (MIN.)	11'-10.75"	
G	HIGHLIFT CLEARANCE	3'-0"	
H	BACKROOM (MIN.)	9'-0.5"	
J	FLOOR TO CEILING (MIN.)	11'-10.75"	
M	TRACK SIDE ROOM	0'-5"	
-	COUNTERBALANCE SIDE ROOM	0'-5"	
R	FLOOR TO SHAFT CENTERLINE	11'-7"	

Model Type	CGU12
Windcode	W8
Spring Type	Torsion (T)
Track Size	2"
Track Mount	Bracket
Mtg. Surface	Wood
Track Lift	High-Lift (HL)
Track Radius	HL - 25 Degree Taper
High Lift Qty.	36

NOTES:

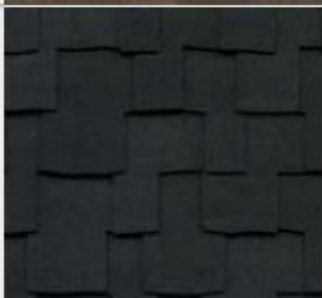
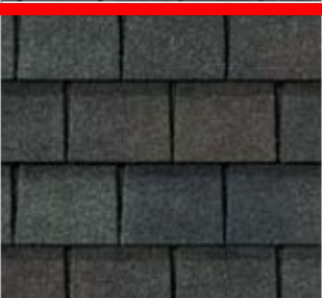
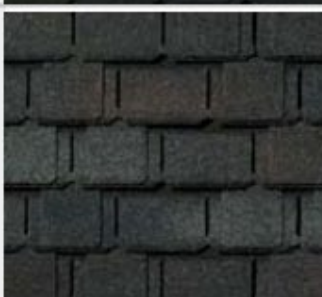
- CONTRACTOR TO CUT AND/OR PROVIDE ANGLES OR REINFORCEMENT TO PROPERLY SECURE TRACKS, ENDBEARING PLATES, ETC. TO WALL AND/OR CEILING. ADDITIONAL DRILLING OR ASSEMBLY MAY BE REQUIRED.
- CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND MAKE ADJUSTMENTS AS NECESSARY TO SUIT FIELD OR JOB SITE CONDITIONS.
- ADDITIONAL HEADROOM MAY BE REQUIRED FOR OPERATOR. MOST RESIDENTIAL TROLLEY OPERATORS REQUIRE 3" OR LESS ADDITIONAL HEADROOM CLEARANCE. SEE OPERATOR MANUFACTURER'S SPECIFICATIONS FOR EXACT SPACE REQUIREMENTS.
- VALUES CONVEYED HEREIN REPRESENT THE MOST COMMONLY USED DOOR CONFIGURATIONS AND MOUNTING CONDITIONS. SOME WEIGHT BASED OPTIONS COULD AFFECT COUNTERBALANCE COMPONENTS AND RELATED DIMENSIONAL CLEARANCES.

NOTICE: Confidential/Proprietary information of Clopay Corporation is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom. All product information contained herein is for reference only and is subject to revision.

Approval Signature:		Approval Date:	
Customer:	MILLER ARCHITECTS	Quote:	ADS
Job:	PRIVATE RESIDENCE	Date:	6/20/2023

Roofing

Option #1: GAF Designer Slateline Shingles – Color: English Gray

Grand Sequoia®		Camelot® II		Slateline®	
Autumn Brown		Antique Slate		Antique Slate	
Cedar		Barkwood		English Gray	
Charcoal		Charcoal		Royal Slate	
Mesa Brown		Royal Slate		Weathered Slate	
Weathered Wood		Weathered Timber			



Roofing

Option #2: Pac-Clad Aluminum Snap-Clad Roofing- Color: Slate Gray

SNAP-CLAD PANEL

MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

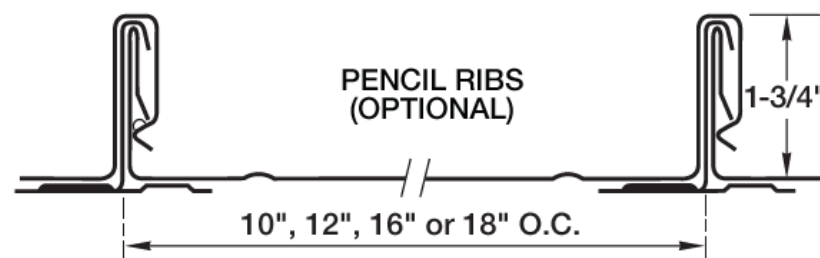
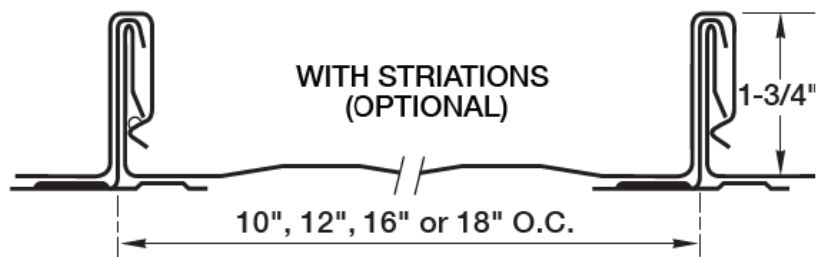
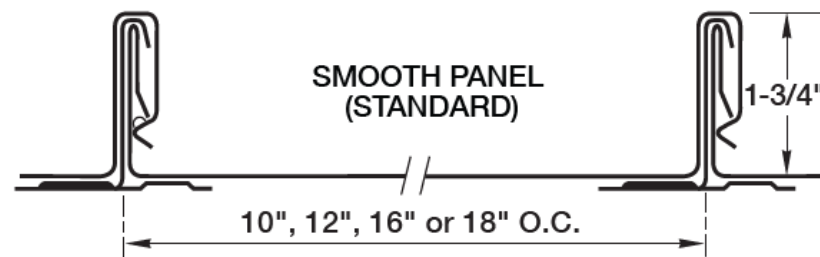
SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



SLATE GRAY



Brick Work (Rear of Home Porch Steps)

Cherokee Brick- Mississippi Handcrafted Collection- Color: Castleberry



Castlebury

I [Mississippi Handcrafted](#)

Castlebury is a standout brick in our Handcrafted Collection. Handcrafted also known as tumbled brick can make any project residential or architectural project noticeably striking. The signature texture captures the look and feel of reclaimed or salvaged brick. Our brick is far more structurally sound than salvaged, reclaimed or used brick and much more cost effective. At Cherokee Brick, we are proud to offer our Handcrafted Collection for builders who want their projects to truly stand out. Call us today to discuss your building or home project and let us help you find the perfect brick.

Skylights

Velux- VSE Series- M08

Deck-Mounted



Eligible for
30%
Federal Solar
Tax Credit*

VSS

1 2 3 4 5

Solar-Powered
“Fresh Air” Skylight

- Powered by a discreet solar panel allowing you to open and close your skylight with the touch of a button without using your home’s electricity
- Equipped with a built-in rain sensor to close the unit in the event of inclement weather



VSE

1 2 3 4 5

Electric
“Fresh Air” Skylight

- Concealed motor and control system easily opens and closes skylight with a remote
- Equipped with a built-in rain sensor to close the unit in the event of inclement weather



VS

1 4 5

Manual
“Fresh Air” Skylight

- Opens and closes by hand with a smooth turning handle for in-reach applications and a rod for out-of-reach ones
- Choose from a variety of different glasses from impacted, white laminated, snowload or tempered



FS

1 5

Fixed
Skylight

- Designed to visually expand a space by bringing in an abundance of natural light
- Choose between a variety of different glasses from impacted, white laminated or snowload
- Clean, low-profile appearance allows this skylight to fit in on any roof

Optional Upgrades: Impact Glass¹ | Snowload Glass² | Copper Cladding³ | Stain Grade Wood Interior⁴

¹ Excluding FS size C12. ² Excluding FS sizes C12, D26, D06. ³ Excluding VSS, VSE size M02. Pre-installed shades not available. ⁴ Excluding VSE. Pre-installed shades not available.

Standard Sizes	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
 14° - 85° 3:12 - 137:12														
Rough Opening (W-in. x H-in.)	14 1/2 x 45 3/4	21 x 26 3/4	21 x 37 3/4	21 x 45 3/4	21 x 54 1/8	21 x 70 1/4	22 1/2 x 22 13/16	22 1/2 x 45 3/4	30 1/16 x 30	30 1/16 x 37 3/4	30 1/16 x 45 3/4	30 1/16 x 54 1/8	44 1/4 x 26 3/4	44 1/4 x 45 3/4
VSS Solar / VSE Electric		•	•	•	•				•	•	•	•	•	•
VS Manual		•	•	•	•				•	•	•	•	•	•
FS Fixed	•	•	•	•	•	•	♦	♦	•	•	•	•	•	•

VSE not available in M02 size. ♦ Model FS sizes D26 and D06 fit perfectly between roof trusses.

A large, light-colored house with a porch, surrounded by trees and landscaping. The house has a prominent front porch with white columns and a decorative railing. A large tree stands in the front yard, and there are various plants and flowers. The house is situated on a street with a sidewalk and a road in the foreground.

**14 South 6th Street
Fernandina Beach, FL 32034**



























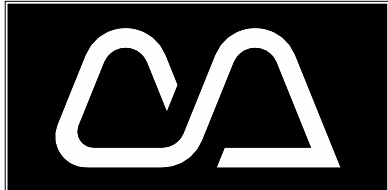


Drawing Index

C-101	Code Info & Site Plan
A-101	Level I Floor Plans
A-102	Level II Floor Plans
A-201	West Elevations
A-202	North Elevations
A-203	East Elevations
A-204	South Elevations
A-301	Wall Sections & Details



Meade Residence
14 South 6th Street
Fernandina Beach
Nassau County, Florida



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date
-----	------

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	06-30-2023
HDC REVIEW	07-05-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by
Ann Cotner Pittman, RA on the
date and/or time stamp shown
using a digital signature. Printed
copies of this document are not
considered signed and sealed
and the signature must be verified
on any electronic copies

AREA CALCS	
CONDITIONED AREA:	
LEVEL I	1,922 S.F.
LEVEL II	2,494 S.F.
TOTAL	4,416 S.F.
UNCONDITIONED AREA:	
GARAGE	718 S.F.
TOTAL	718 S.F.
COVERED PORCHES & TERRACES:	
LEVEL I	409 S.F.
LEVEL II	349 S.F.
TOTAL	758 S.F.

WIND DESIGN / OTHER PER FBC 2020

WIND ZONE: 128 mph
EXPOSURE: C
IMPORTANCE FACTOR: 1
LEVEL OF ALTERATION: 3
METHOD OF OPENING PROTECTION: NA
DESIGN PRESSURE: 40 PSF OR GREATER
TYPE OF CONSTRUCTION: V
FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: AE "X"
PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: MATCH EXISTING
PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): 6" ABV GRADE (GARAGE)
PROPOSED ELEVATION OF GRADE IMMEDIATELY ADJACENT TO STRUCTURE: EXISTING
ROOF HEIGHT: EXISTING
NUMBER OF STORIES: TWO
ZONING DESIGNATION: C-3
SETBACKS PER ZONING: NONE
CONDITIONED AREA: 4,416 SF
UNCONDITIONED AREA: 718 SF
COVERED TERRACES & PORCHES: 758 SF
LOT AREA: 5,000 SF
LOT COVERAGE: 73%
RESIDENCE: 3,045 SF
DRIVEWAY & WALKWAY: 492 SF
PAVER TERRACE & BRICK STAIR: 110 SF
TOTAL IMPERVIOUS: 3,647 SF (5,000 SF X 0.73 = 3,750 SF)

WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE.

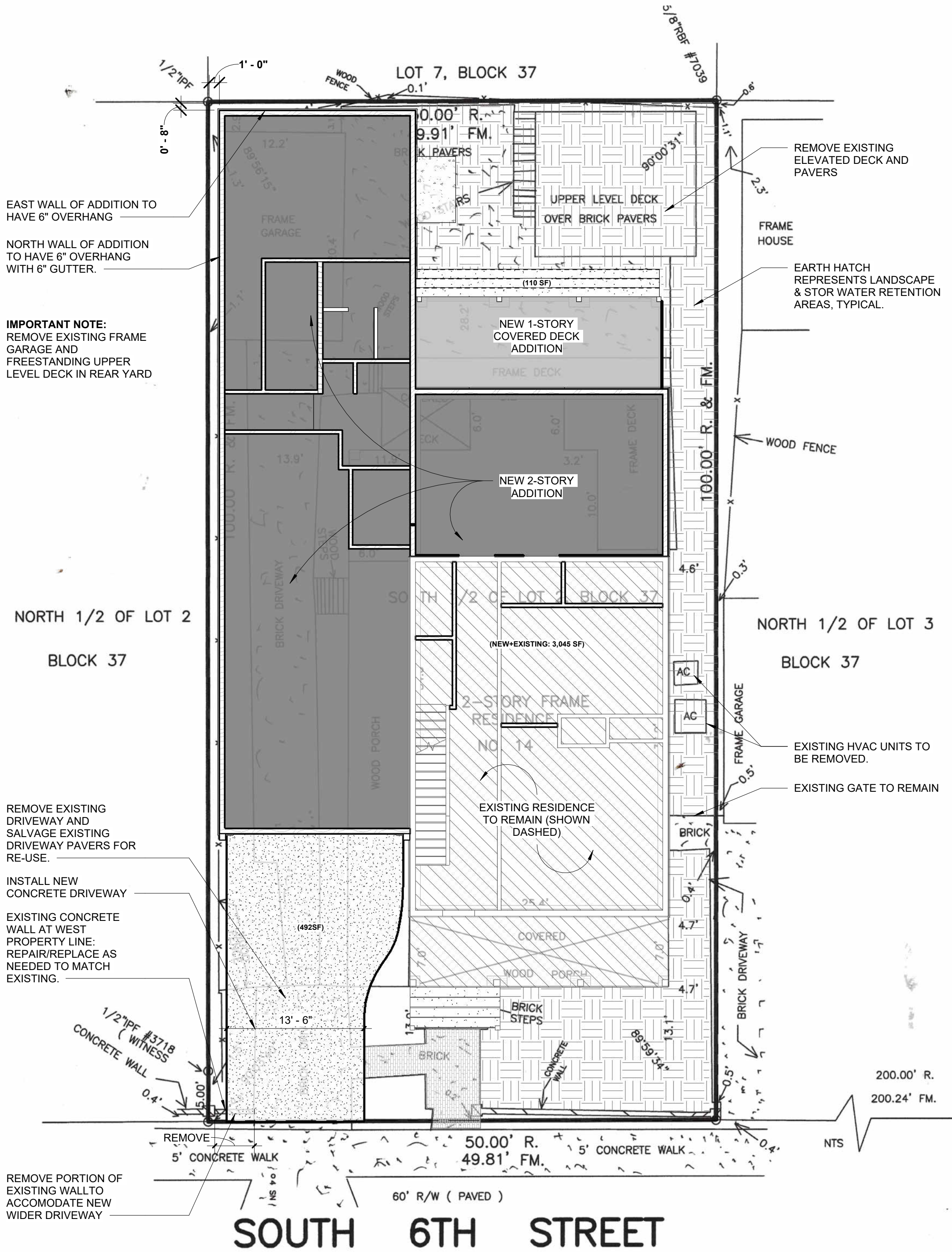
THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

I HEREBY CERTIFY THAT THIS BUILDING, AS DESIGNED AND DETAILED BY COTNER ARCHITECTS LLC, CONFORMS TO THE FLORIDA BUILDING CODE 2020 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986.

COTNER ARCHITECTS LLC DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OWNER DURING THE COURSE OF CONSTRUCTION.

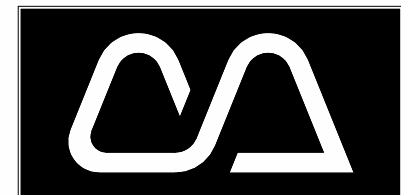
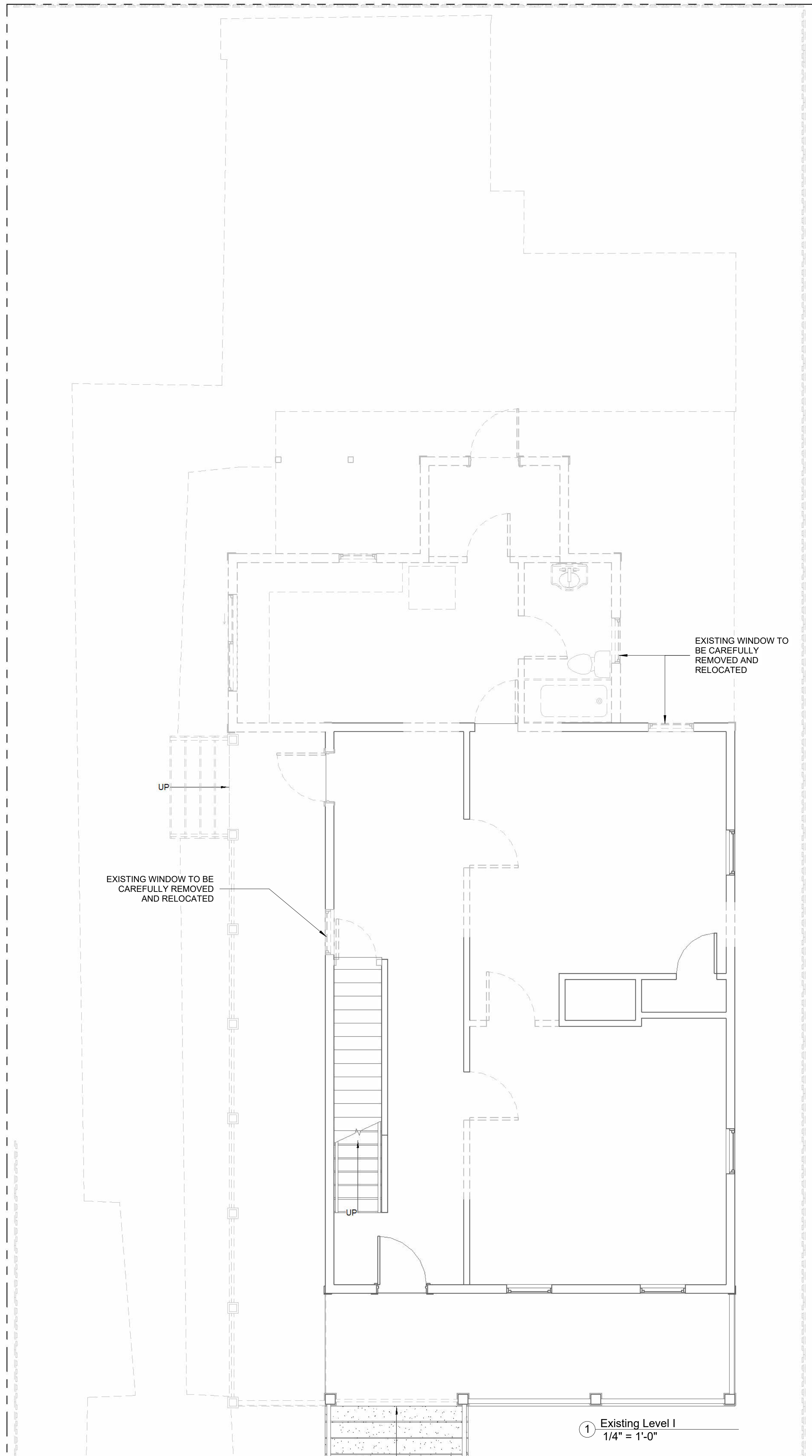
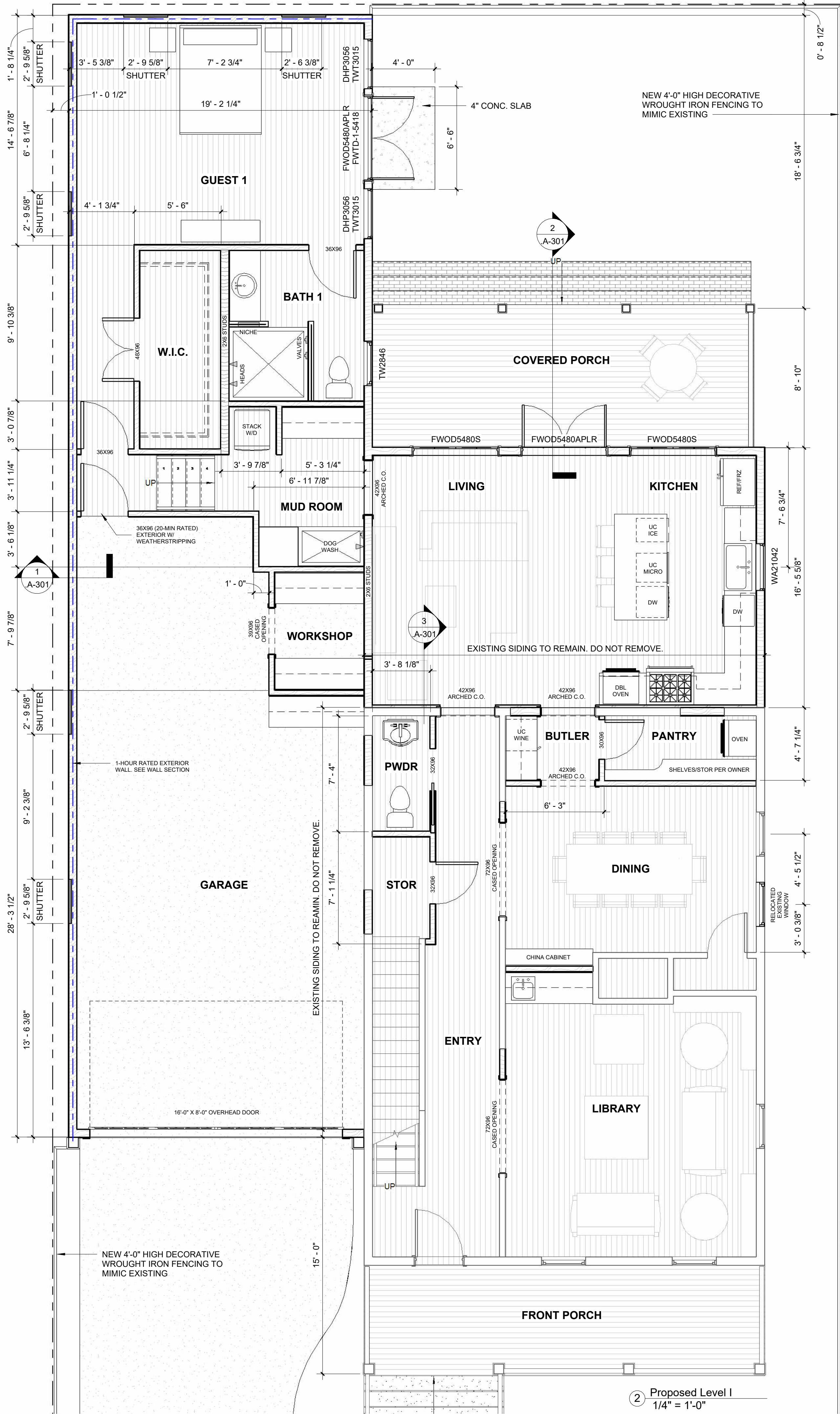
ANN COTNER PITTMAN, A.I.A. #AR0014700 DATE



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

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: ---
Released: ---



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

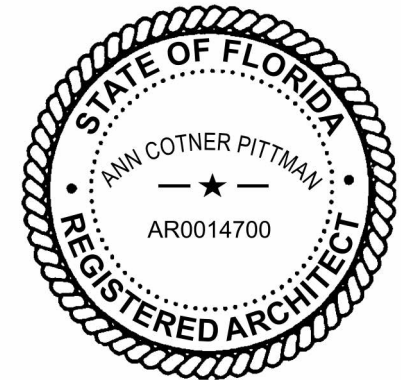
Progress Prints

Issued To/For	Date
CLIENT/REVIEW	06-30-2023
HDC REVIEW	07-05-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

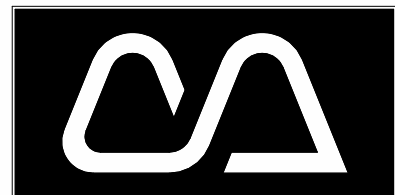
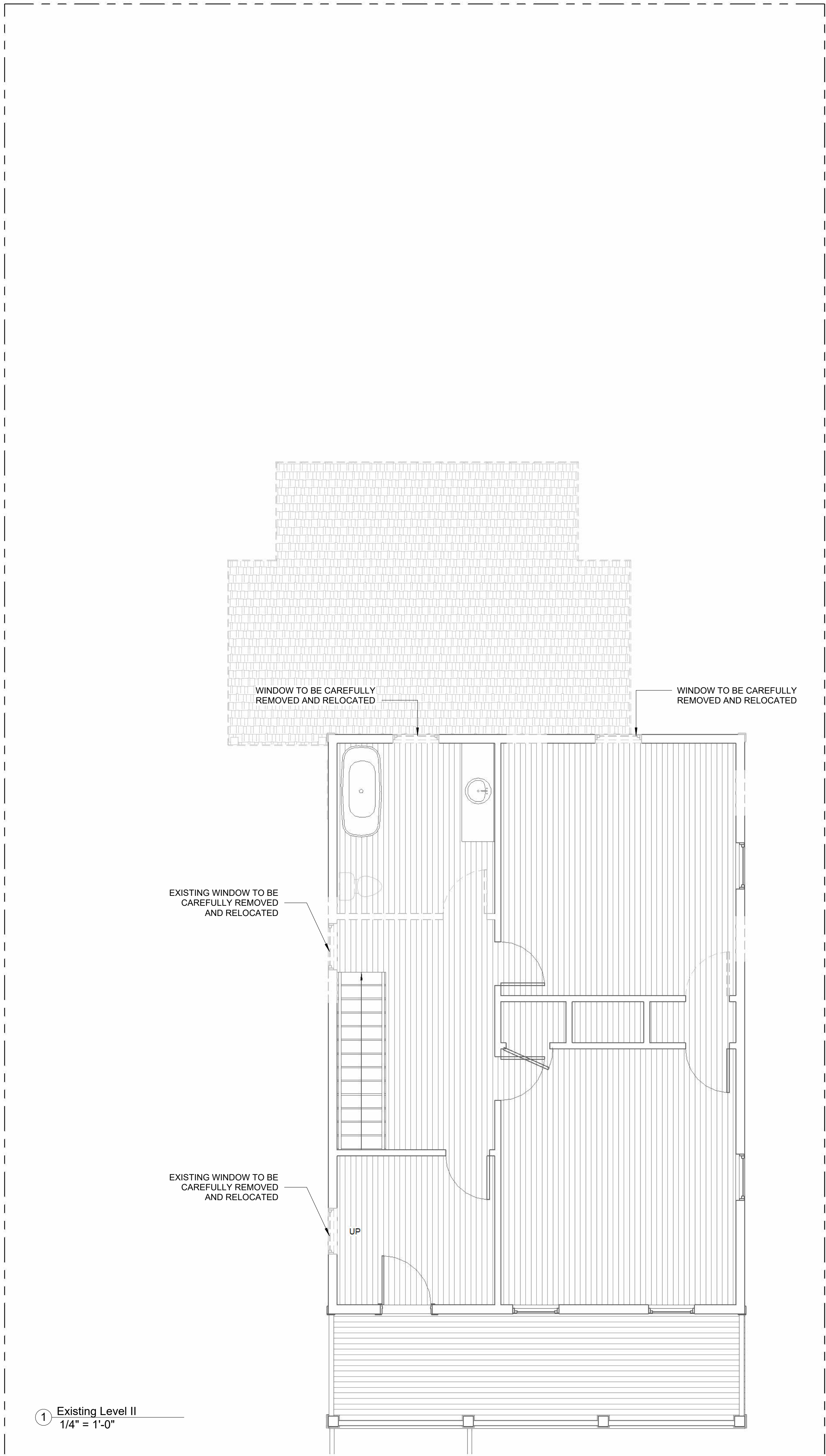
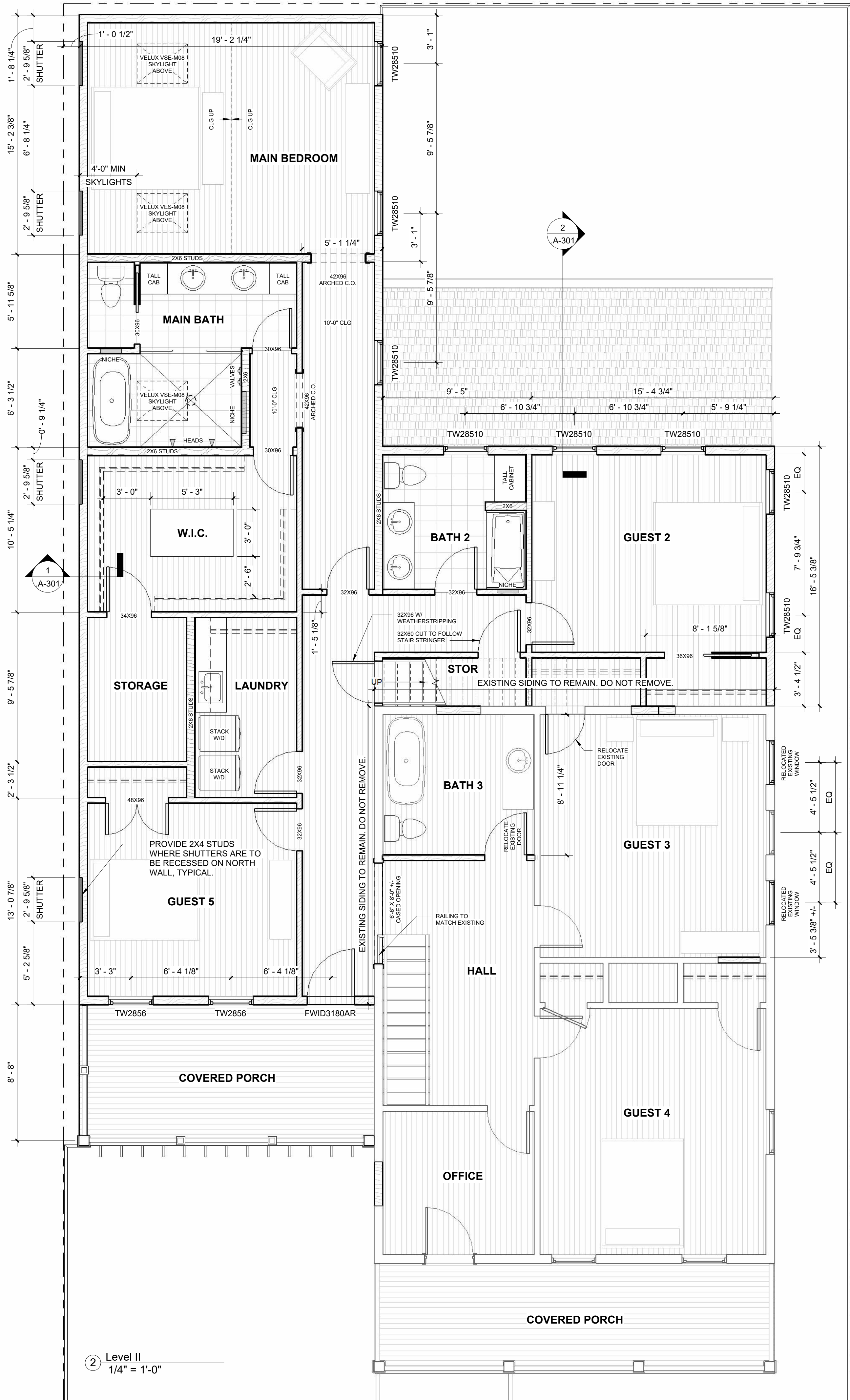
NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

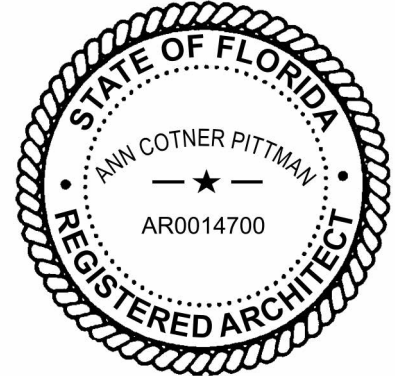
Issued To/For	Date
CLIENT/REVIEW	06-30-2023
HDC REVIEW	07-05-2023

Not Published

All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

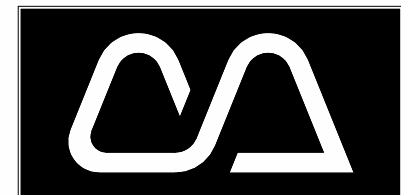
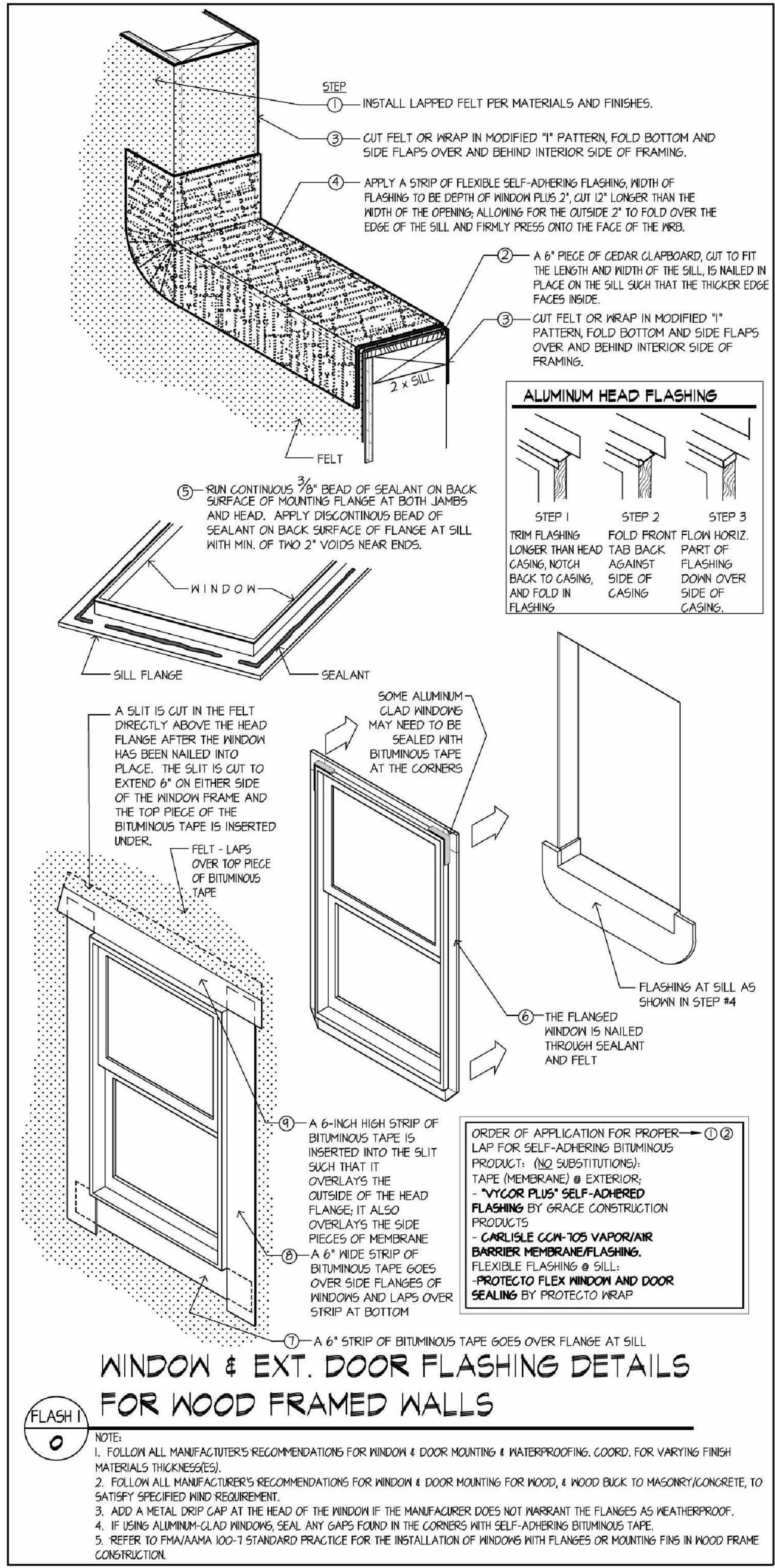
NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

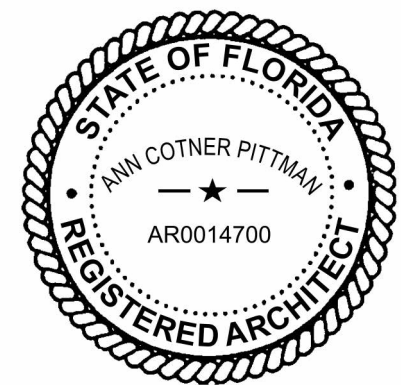
Progress Prints

Issued To/For	Date
CLIENT/REVIEW	06-30-2023
HDC REVIEW	07-05-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

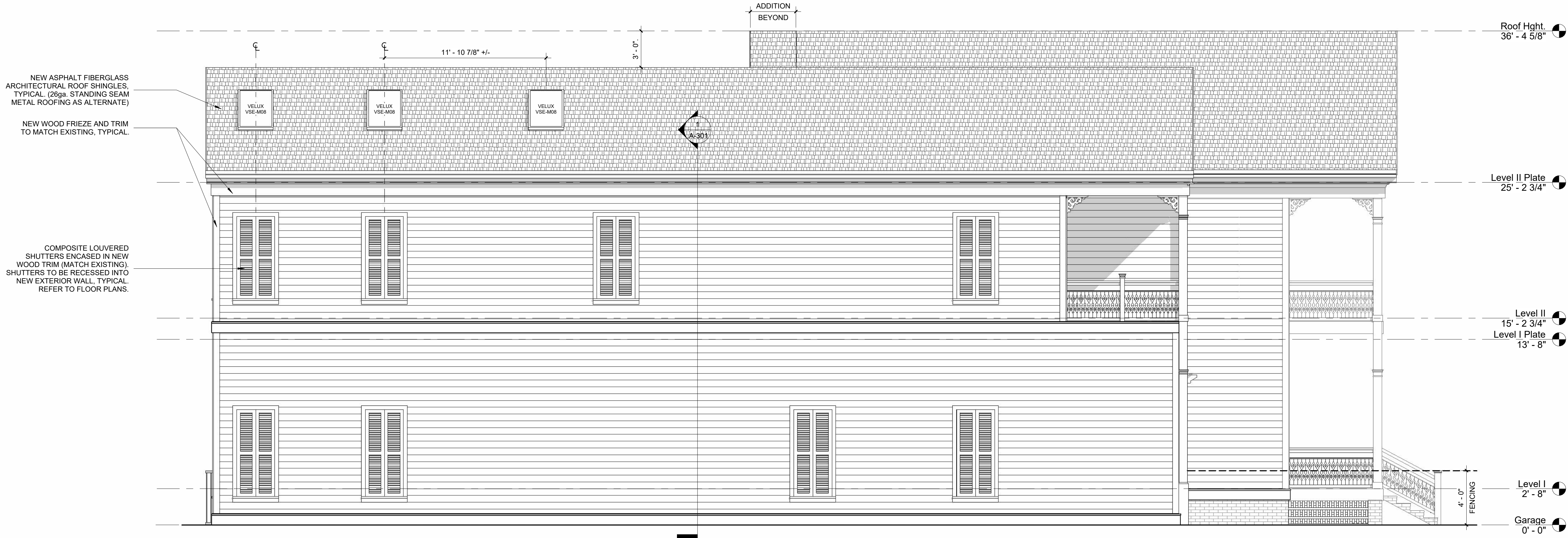


This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: ---
Released: ---

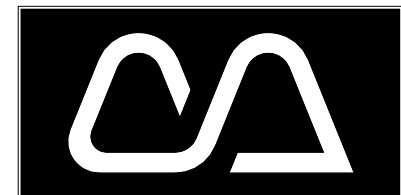
Sheet Number
A-201
Page of



② Proposed North Elevation
1/4" = 1'-0"



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



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions	
No.	Date

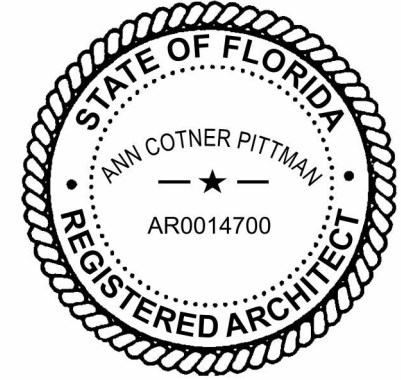
Progress Prints

Issued To/For	Date
CLIENT/REVIEW	06-30-2023
HDC REVIEW	07-05-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

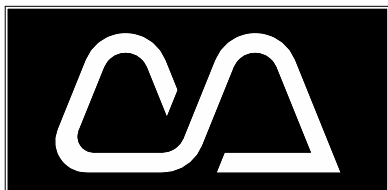
NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: ...
Released: ...



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date
-----	------

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	06-30-2023
HDC REVIEW	07-05-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: --
Released: --

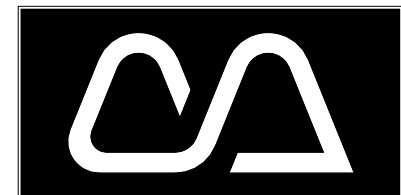




② Proposed South Elevation
1/4" = 1'-0"



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



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

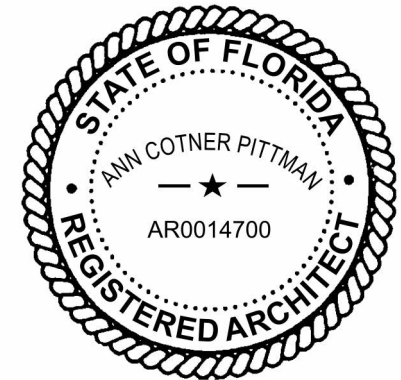
Progress Prints

Issued To/For	Date
CLIENT/REVIEW	06-30-2023
HDC REVIEW	07-05-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

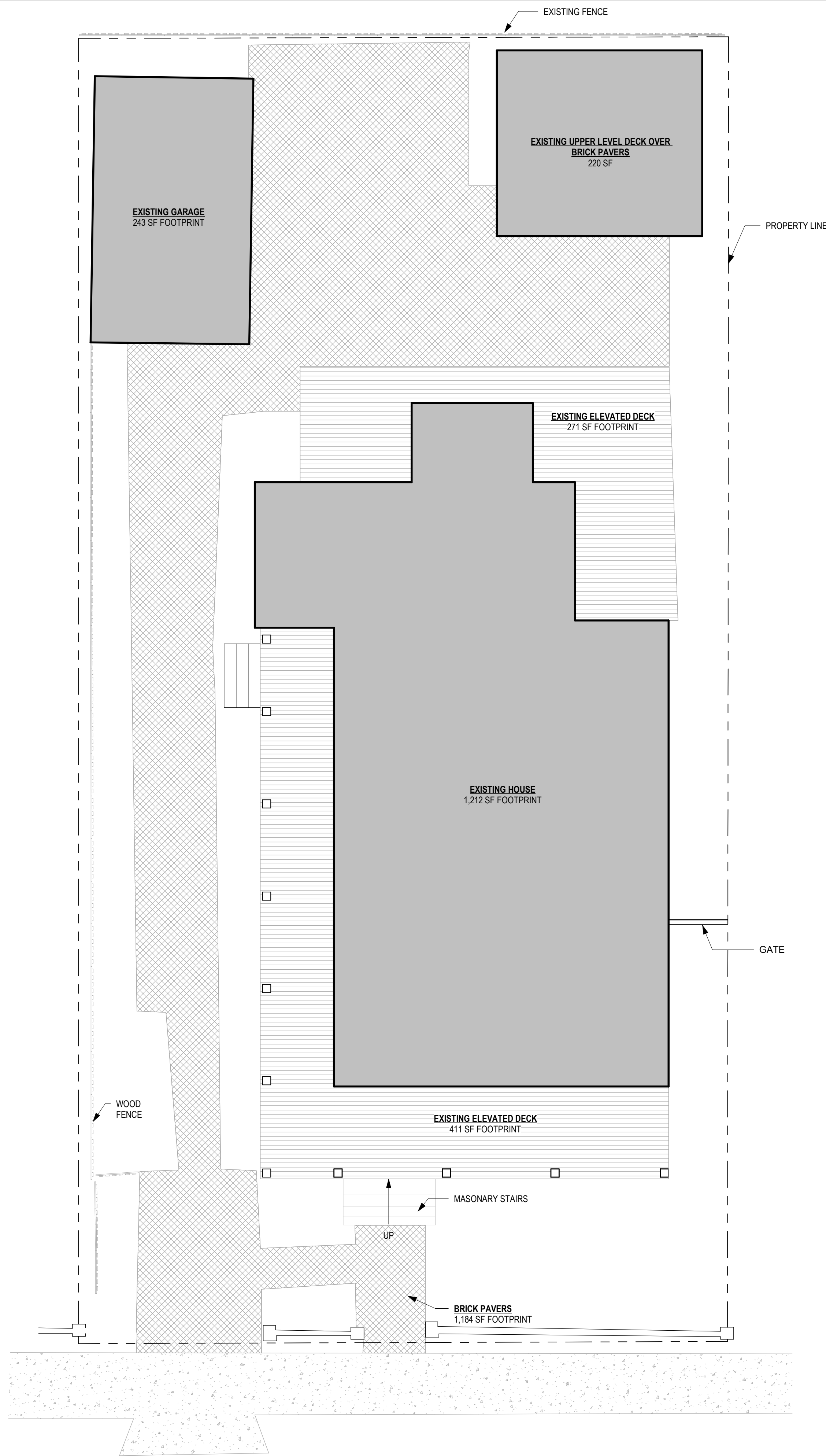


This item has been electronically signed and sealed by
Ann Cotner Pittman, RA on the
date and/or time stamp shown
using a digital signature. Printed
copies of this document are not
considered signed and sealed
and the signature must be verified
on any electronic copies

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: ...
Released: ...

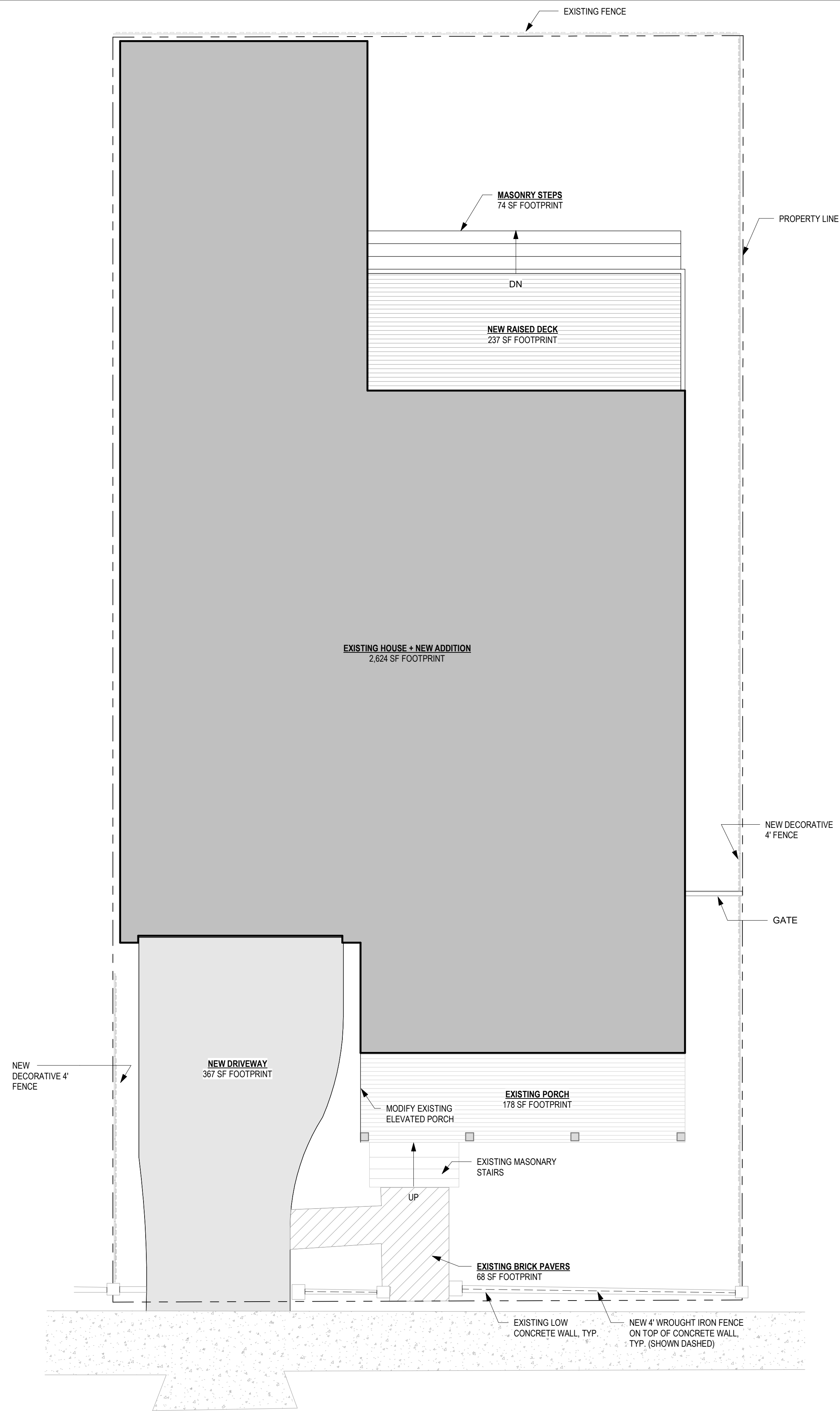
C:\Users\cpistulka\OneDrive - Miller Architects\Personal\Projects\Meade House FL\04 Drawings\Fernandina House.rvt



1 SITE PLAN - EXISTING
A1.0 SCALE 3/16" = 1'-0"

EXISTING IMPERVIOUS AREA CALCULATIONS

STRUCTURES:	1,675 SF
BRICK PAVERS:	1,184 SF
ELEVATED DECKS:	682 SF
TOTAL IMPERVIOUS AREA:	3,541 SF
TOTAL SITE AREA:	4,879 SF
PERCENTAGE IMPERVIOUS:	72.6%



2 SITE PLAN - NEW
A1.0 SCALE 3/16" = 1'-0"

EXISTING IMPERVIOUS AREA CALCULATIONS

STRUCTURES:	2,624 SF
BRICK PAVERS:	68 SF
DRIVEWAY:	367 SF
ELEVATED DECKS:	489 SF
TOTAL IMPERVIOUS AREA:	3,548 SF
TOTAL SITE AREA:	4,879 SF
PERCENTAGE IMPERVIOUS:	72.7%

Date Issued: 05-02-2023
NOT FOR CONSTRUCTION

MEADE RESIDENCE
14 SOUTH 6TH STREET
FERNANDINA BEACH, FL 32034

Job No.
1703

Sheet:
SITE PLANS

A1.0



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00370

Recorder # 419

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 14 South 6th St

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
14	South	6th	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2003

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 22 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular

Other Style

Exterior Plan Rectangular

Other Exterior Plan

Number of Stories 2.5

Structural System(s)

>> Wood frame

Other Structural System(s)

Foundation Type(s)

>> Piers

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>> Gable

Other Roof Type(s)

Roof Material(s)

>> Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Shed extension

Other Roof Secondary Structure(s)

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) south slope

HISTORICAL STRUCTURE FORM

8NA00370

DESCRIPTION (continued)

Window Descriptions metal sash, 4/4

Main Entrance Description (stylistic details)

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

Porch Roof Type(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

BNA00370

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/23/2007

SHPO's Evaluation of Resource

Date _____Form Comments: _____

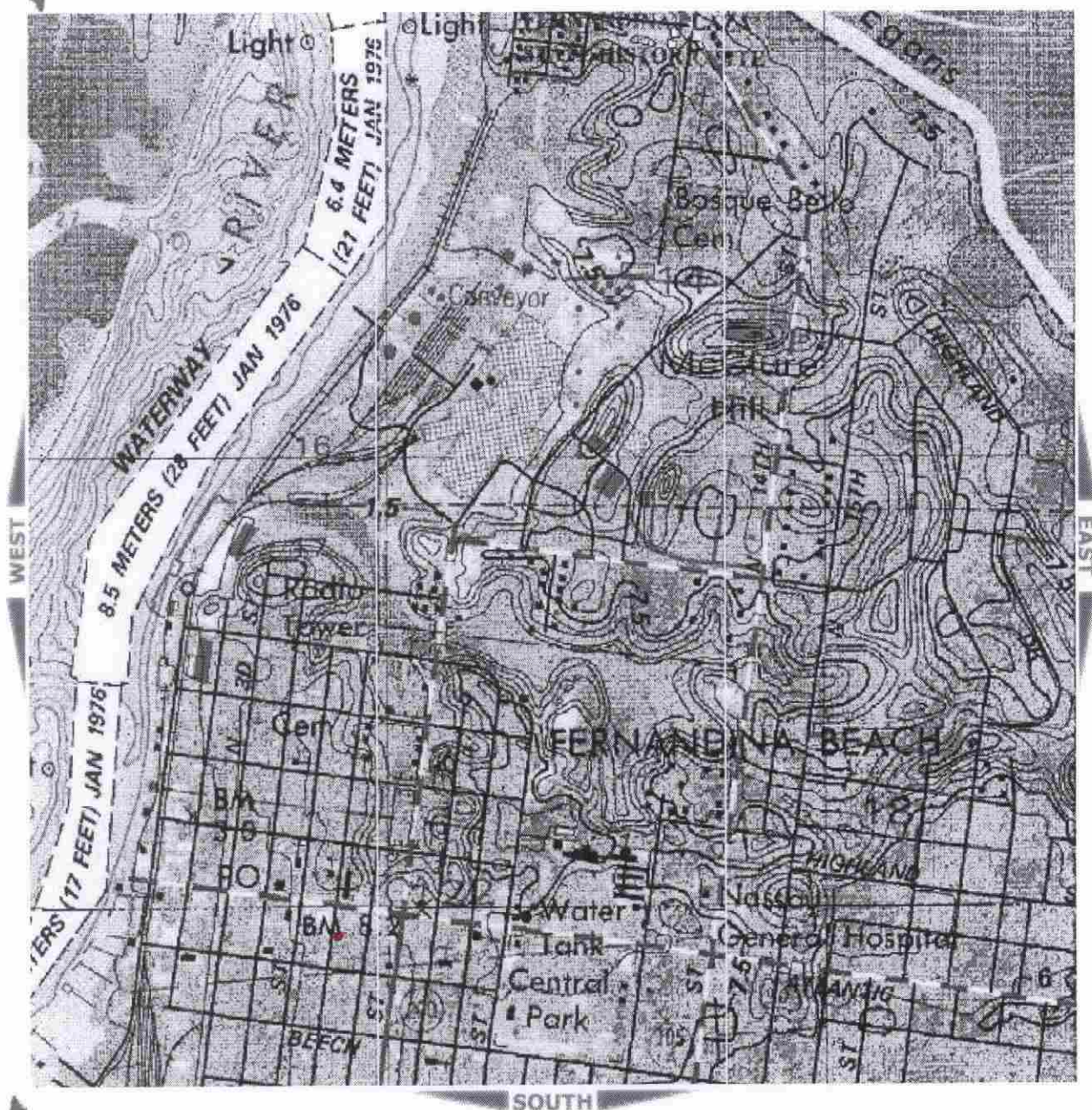
REQUIRED PAPER ATTACHMENTS

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

NA00370-200703

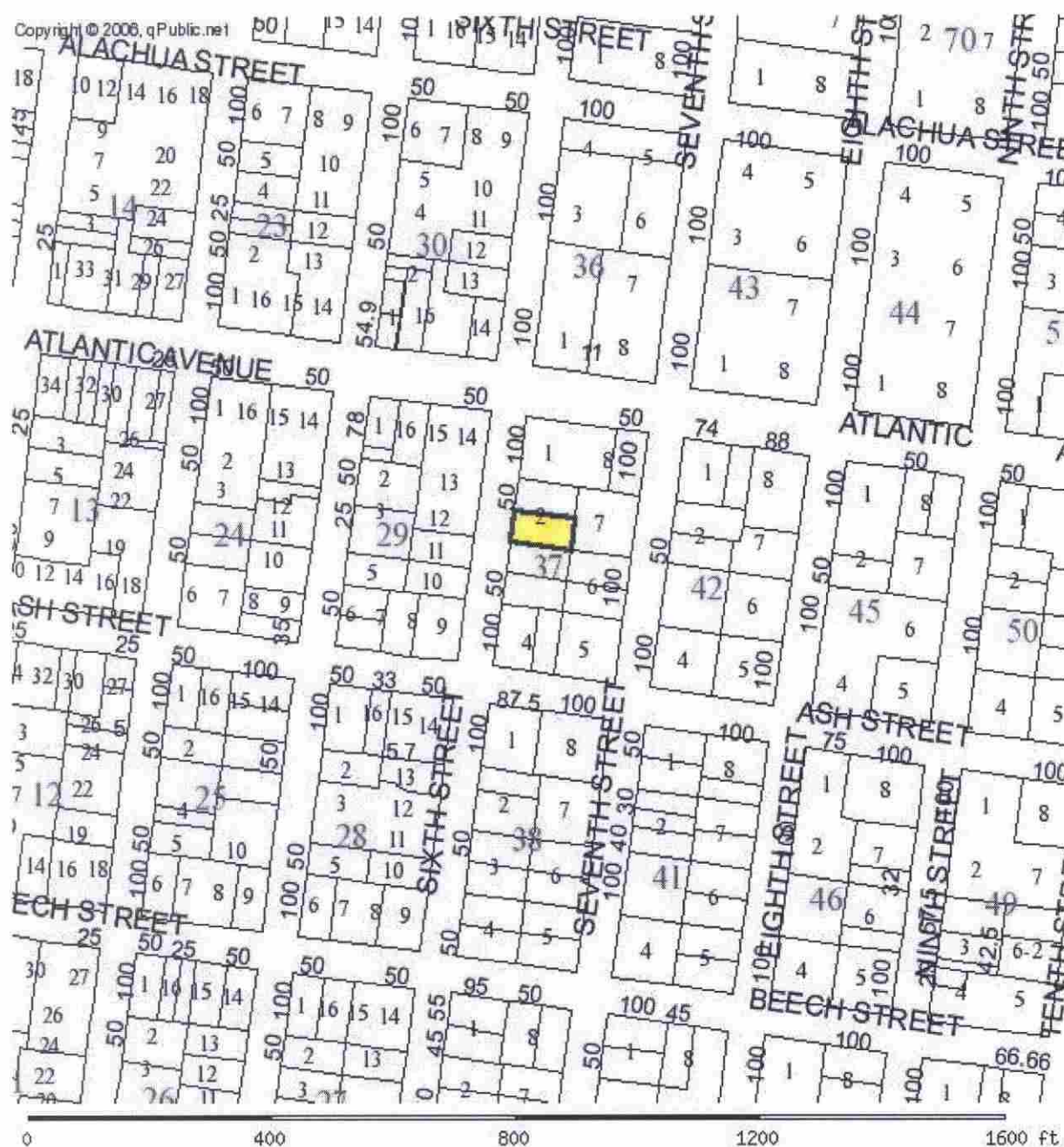
Supplementary Printout

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



NA 370

419



419
NA370

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0022
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BOOK BARBARA A BURNETTE
Mailing Address	14 SOUTH 6TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	14 SOUTH 6TH ST
2006 PROPOSED VALUES	
Land Value	120,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 370

SURVEY DATE: 09/30/85

SITE NAME: 14 S. 6th St.
ADDRESS OF SITE: 14 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 37 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Burnette, Conway H. & Barbara B.

ADDRESS: 14 S. 6th St.

ADDRESS: andina Beach, Fl 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT x ALTERED
GOOD UNALTERED
x FAIR x ORIGINAL SITE
DETERIORATED RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1884
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

DEVELOPMENT

DETERIORATION

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

TRANSPORTATION

FILL

DREDGE

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER

108

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/2-story end, tiered, 3-bay, access W, 3rd bay; roof is
ext. main gable roof; pedimented gable; ornamented brac./balus.
ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: center: ridge

WINDOW TYPE: DHS, 4/4, wood

CHIMNEY: brick

ROOF SURFACING: tar paper

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

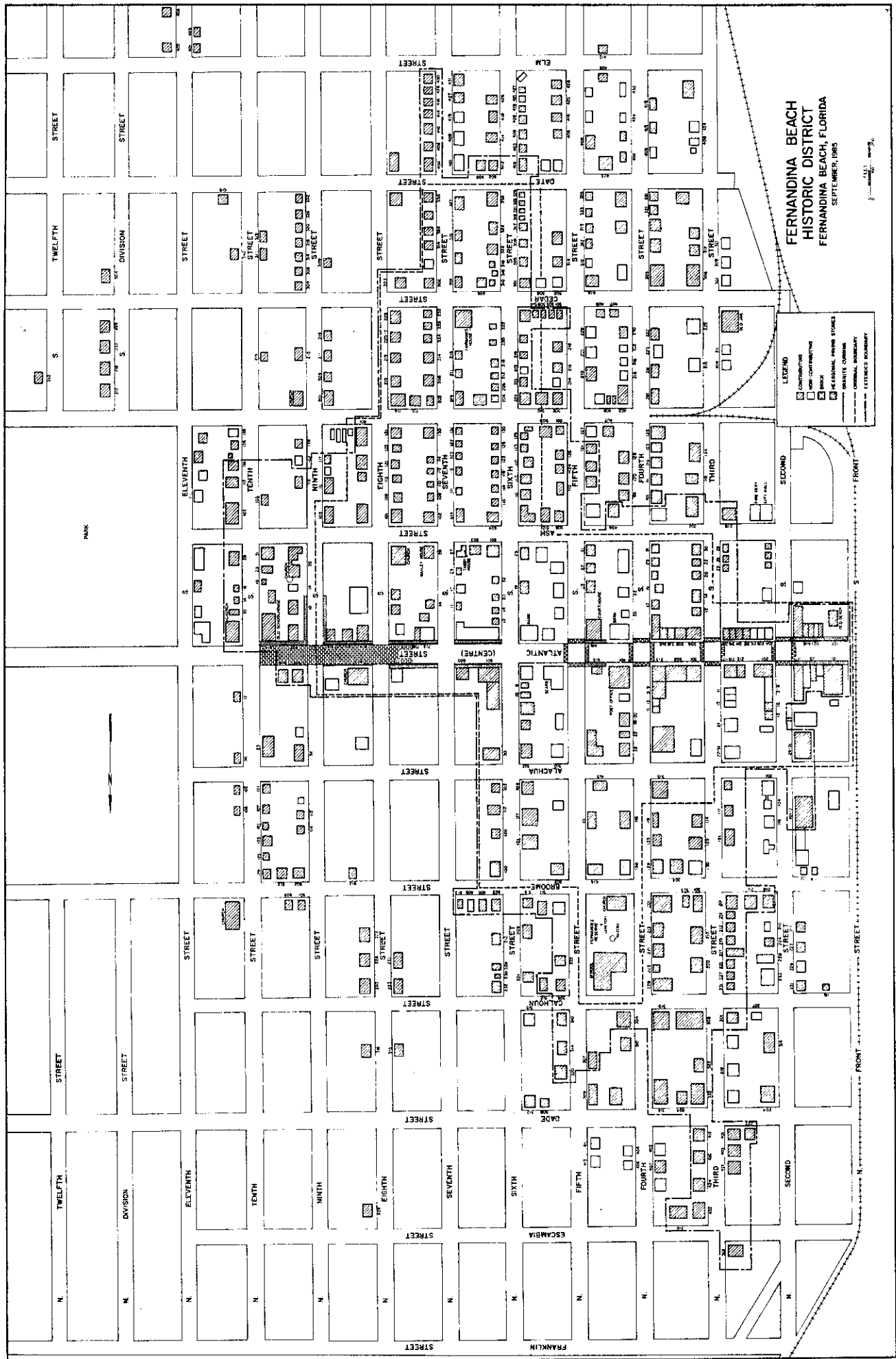


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00370**
 Field Date 2-13-2018
 Form Date 2-13-2018
 Recorder # _____

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

Site Name(s) (address if none) 14 S. 6th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 14 S 6th Street Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 221 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0037-0022 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear shed & gable extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2.5
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 4/4 Dhs

Distinguishing Architectural Features (exterior or interior ornaments) Queen Anne elements, pedimented gable, jig saw cut decorative brackets & railing, door w round arched lights & transom

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ ☐ Owner Objection	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER - Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)
--	---

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Round arch half light door w transom

Porch Descriptions (types, locations, roof types, etc.) Entry/W, 2 story, incised, pedimented gable, full facade, uncovered deck portion, square wood supports w decorative molding, jig saw cut brackets & railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

● USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

● LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

● PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





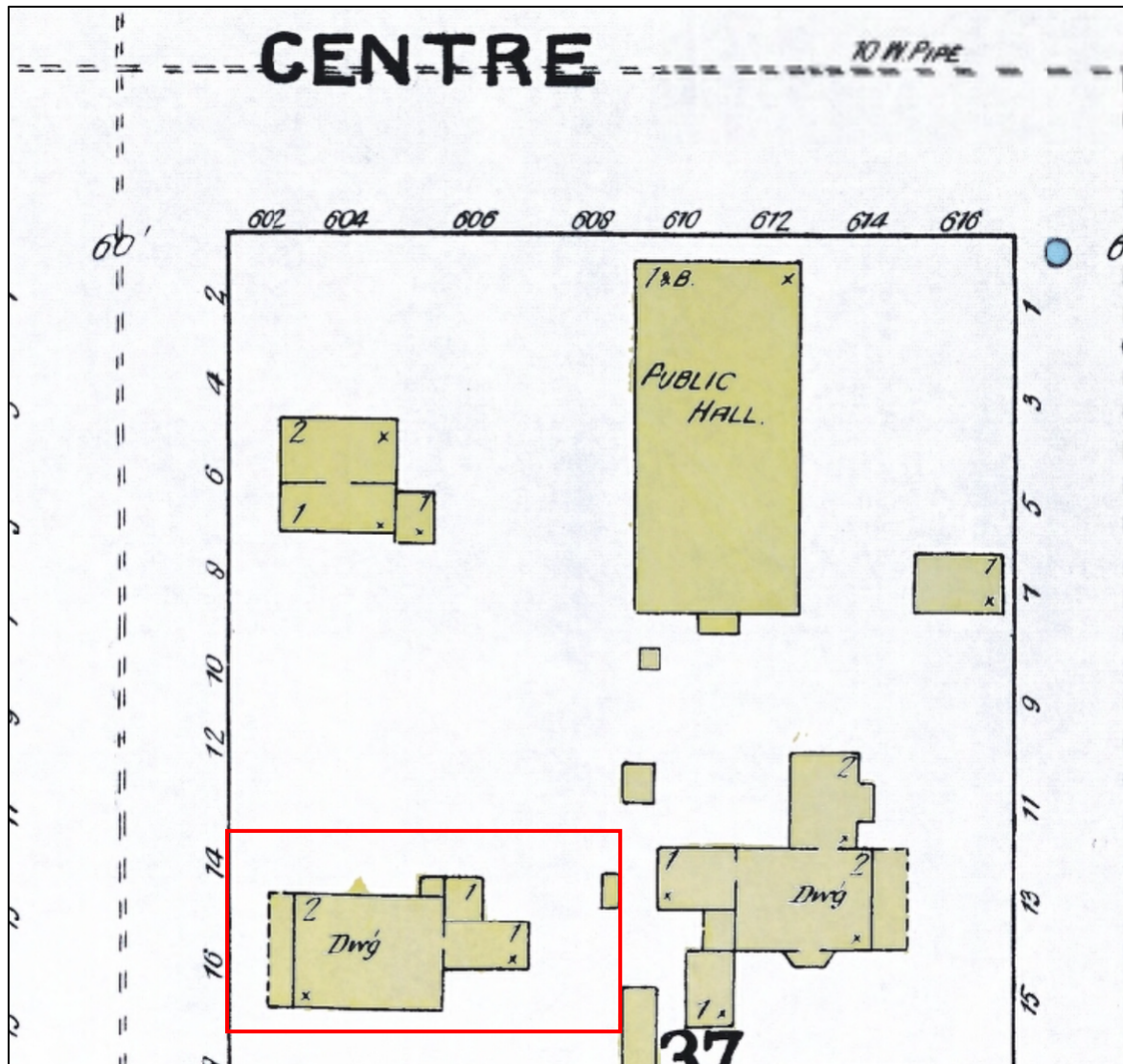
ONE WAY





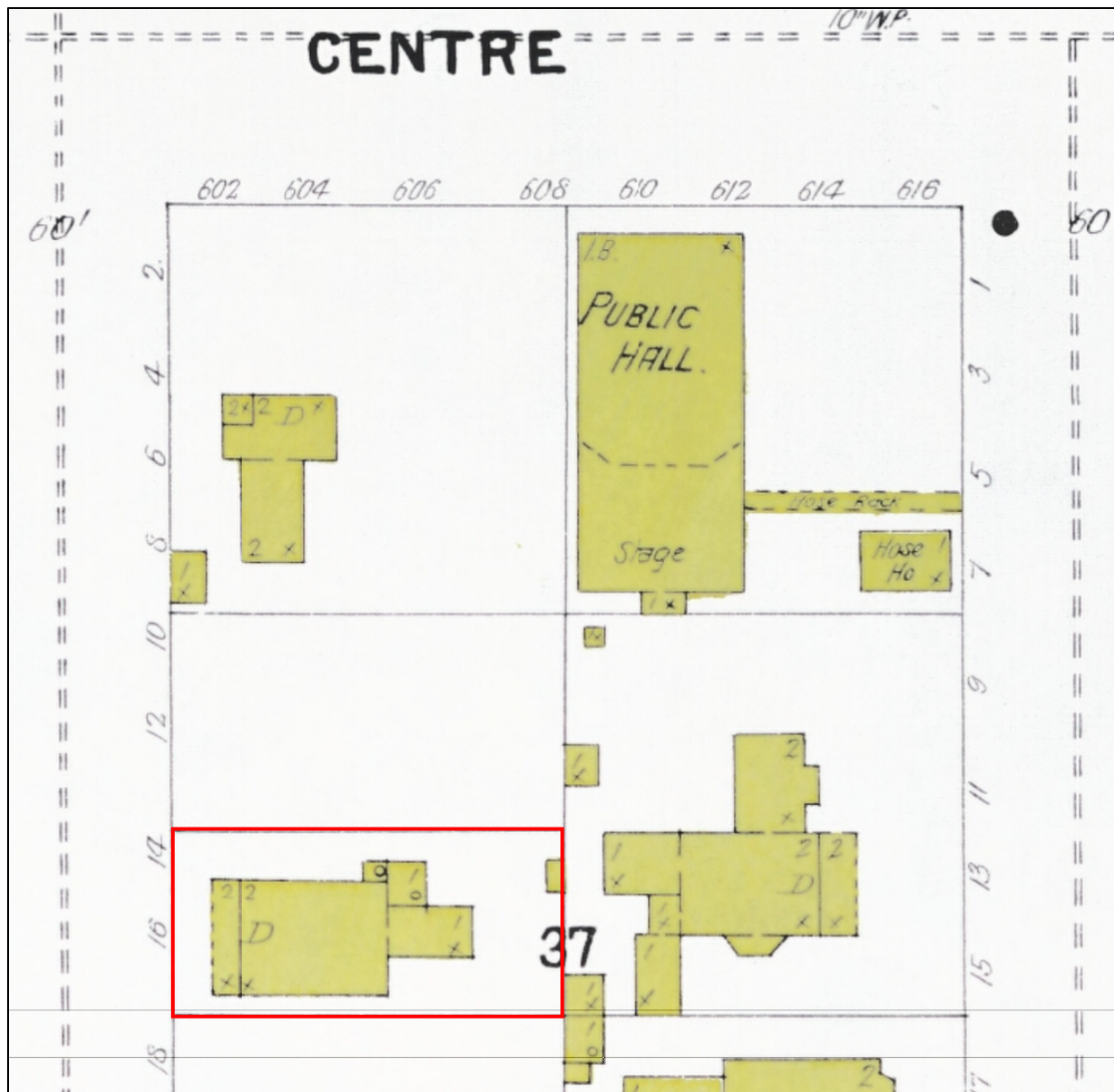
Sanborn Fire Insurance Map Study – 16 S. 6th Street

1891 (sheet 4)



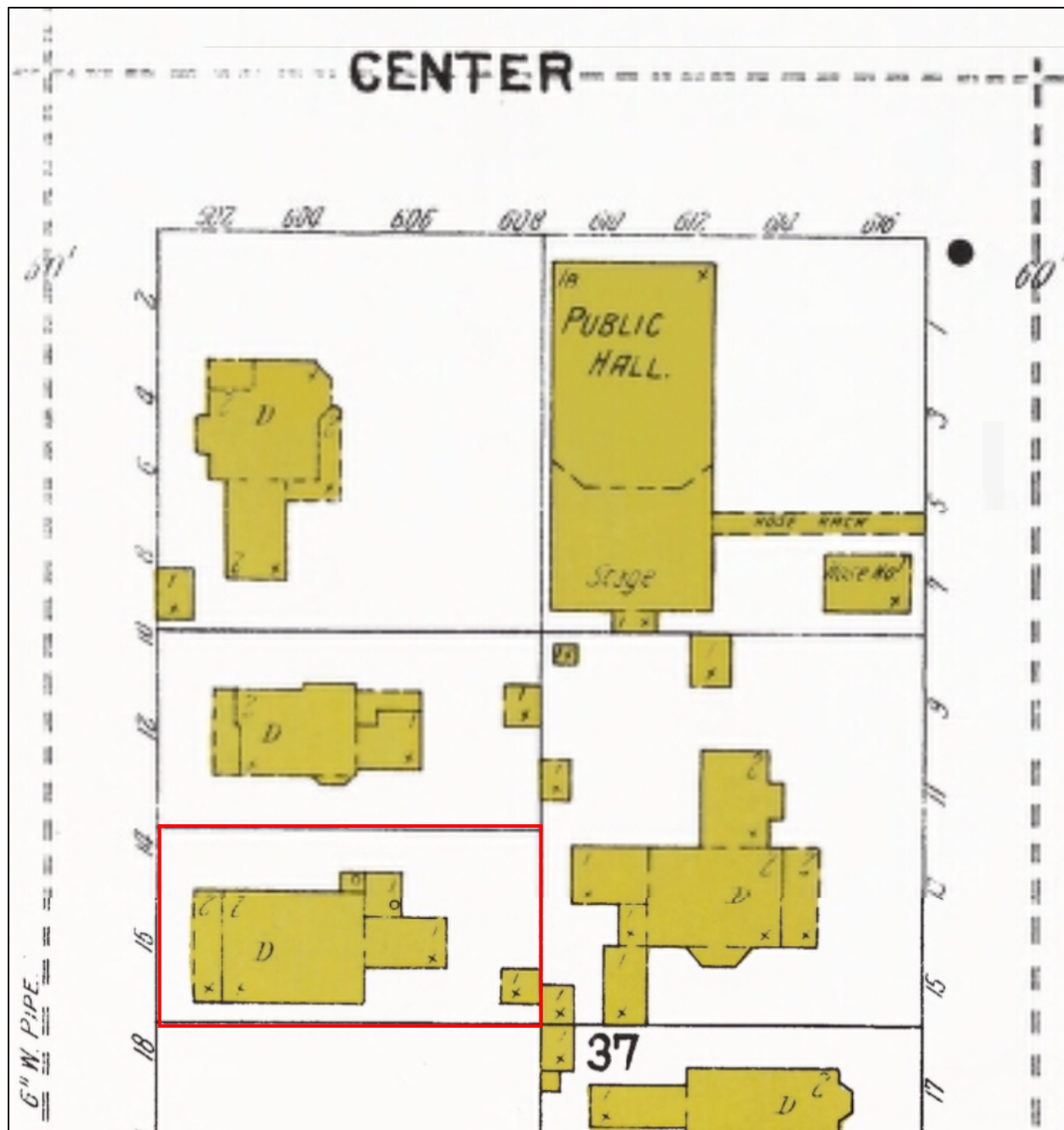
Sanborn Fire Insurance Map Study – 16 S. 6th Street

1897 (sheet 4)



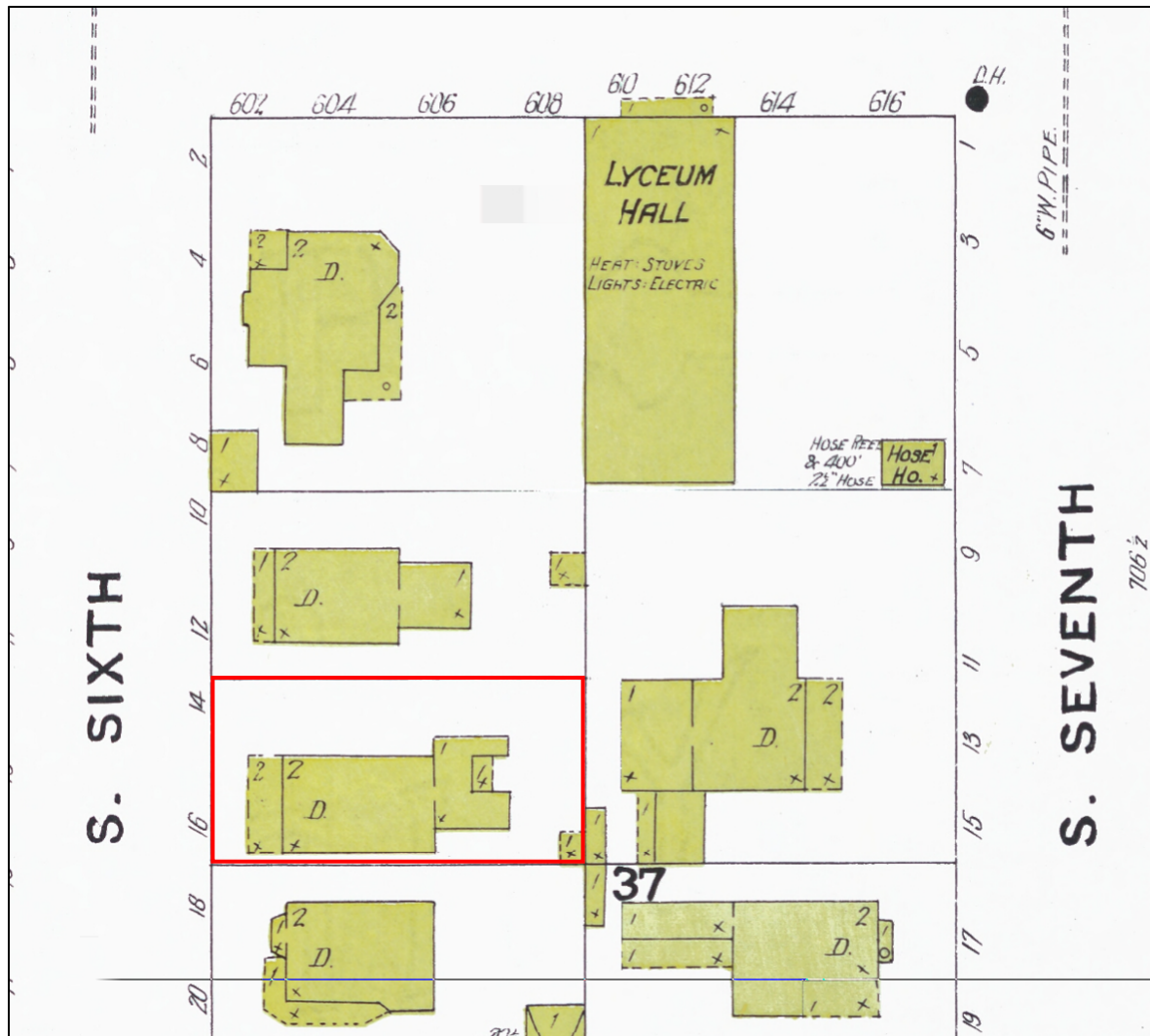
Sanborn Fire Insurance Map Study – 16 S. 6th Street

1903 (sheet 6)



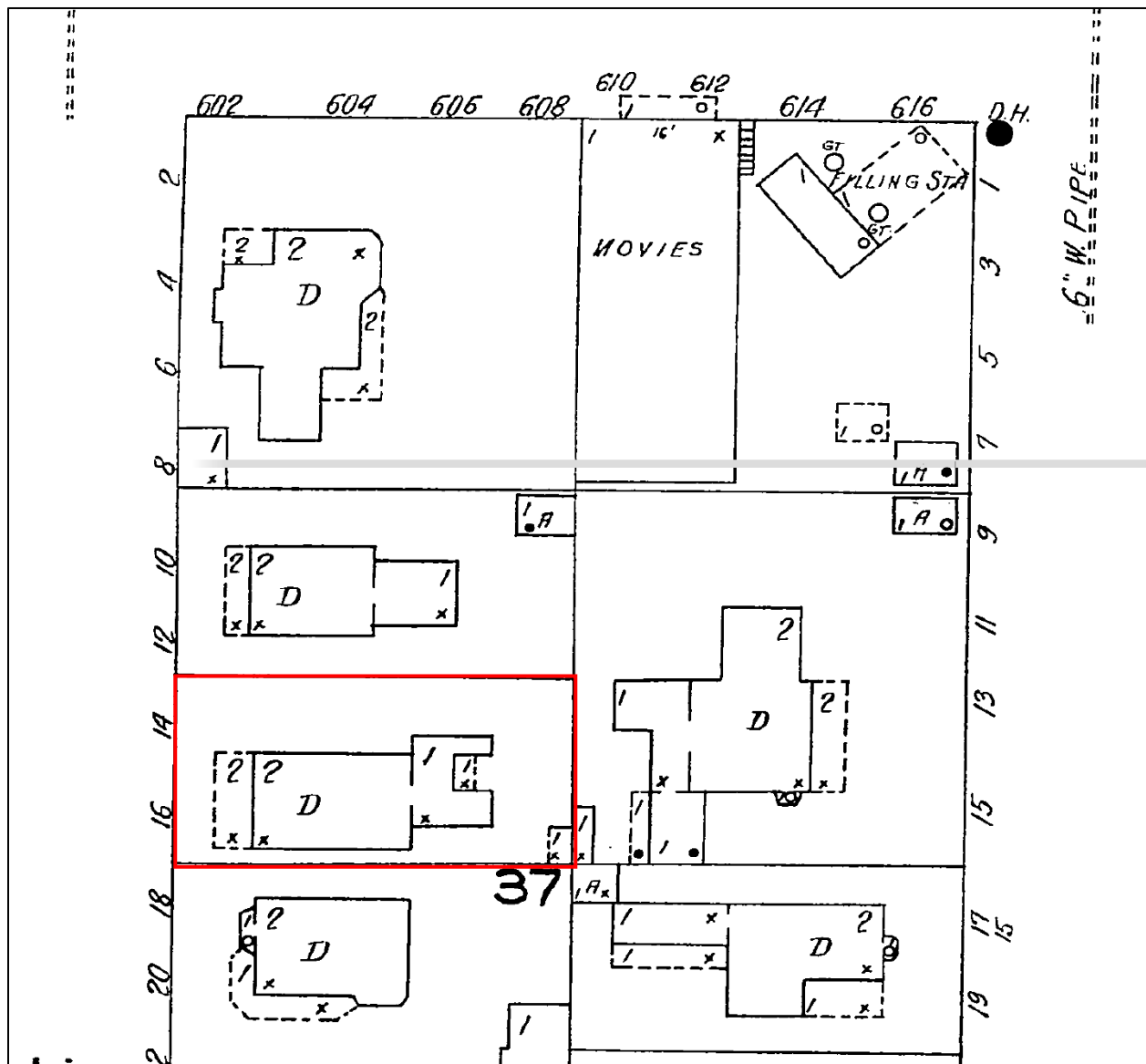
Sanborn Fire Insurance Map Study – 16 S. 6th Street

1909 (sheet 6)



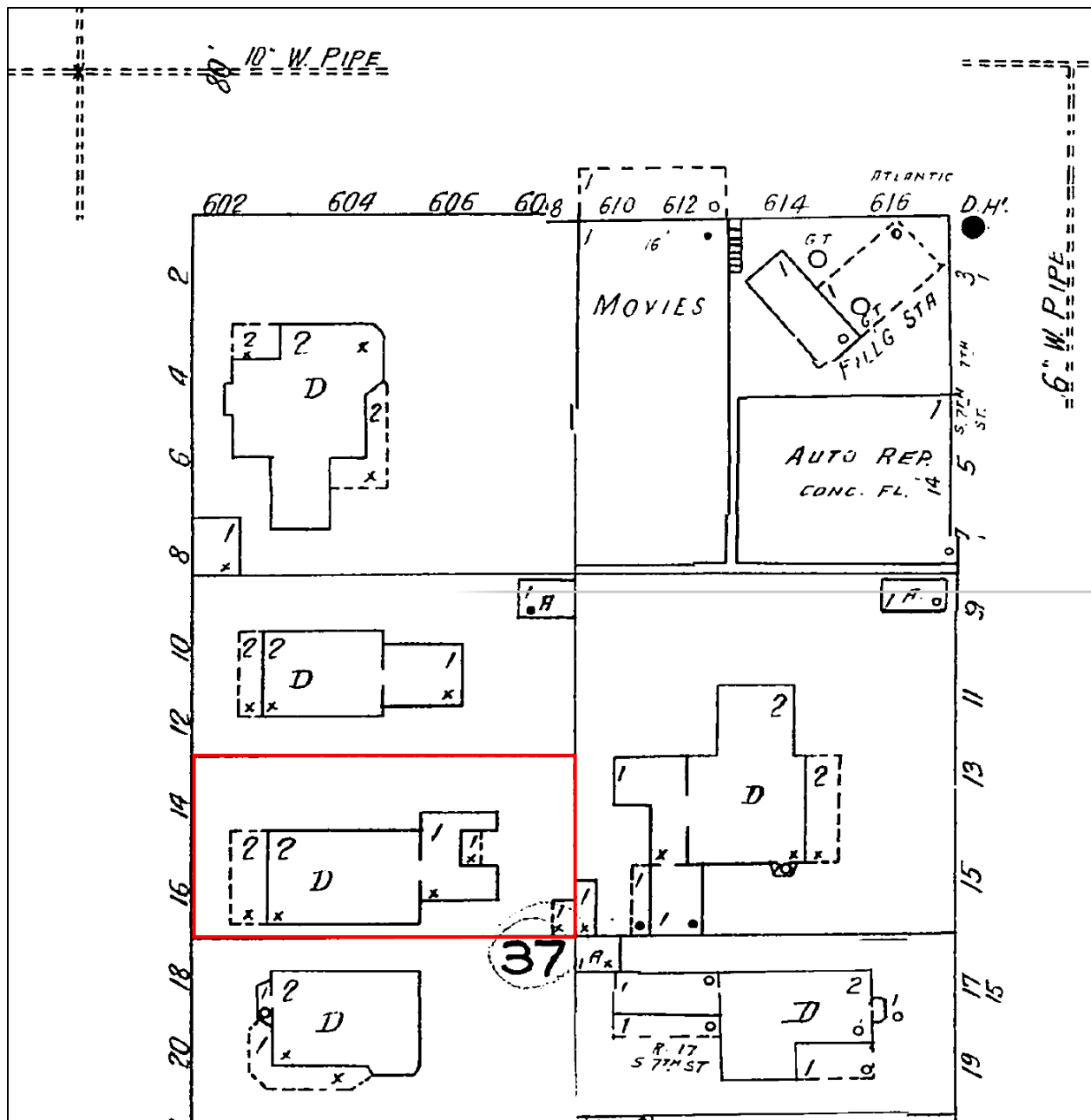
Sanborn Fire Insurance Map Study – 16 S. 6th Street

1926 (sheet 4)



Sanborn Fire Insurance Map Study – 16 S. 6th Street

1949 (sheet 4)





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0092
AUGUST 17, 2023

Owner/Applicant:	COTNER ARCHITECTS LLC, AGENT FOR SPENCER + KRISTIN HAMILTON
Property Address:	505 Cedar Street
Parcel ID #	00-00-31-1800-0027-0072
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00636
Year Built:	1909
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to rehabilitate a 1-story single-family contributing structure and construct a 2-story accessory dwelling. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This contributing structure was built circa 1909. It is a wood-frame vernacular residence, typical of this period. As noted in the 1985 survey, the home has undergone a number of insensitive alterations.

The applicant is seeking to rehabilitate the structure to include an 11.5' addition to the rear in the location where a deck now exists. A 2-story accessory dwelling will be constructed at the northeast corner of the property.



Figure 1. 1909 Sanborn Fire Insurance Map (sheet 8)

This proposed scope of work and design was previously heard as case HDC 2018-01 and HDC 2020-39 and was granted a Certificate of Approval (COA) on January 18, 2018, and October 12, 2020, respectively. Those COAs have expired, and the applicant is now seeking a new COA.

CERTIFICATE OF APPROVAL HISTORY		
COA #	Date	Scope of COA
HDC 2020-39	10/12/20	Certificate of Approval (COA) to rehabilitate a contributing primary structure; construct a 15' x 11'6" addition at rear; construct an approx. 384 sq. ft. 2-story accessory dwelling.
HDC 2018-01	01/18/18	Certificate of Approval (COA) to rehabilitate a contributing primary structure; construct a 15' x 11'6" addition at rear; construct an approx. 384 sq. ft. 2-story accessory dwelling.
HDC 2016-34 Amendment	05/25/17	Amendment to COA to remove existing siding on east, west and north side of home; apply OSB and house wrap; and reinstall as much of the original siding as feasible. Damaged siding will be replaced with cedar siding that matches in profile and design.
HDC 2016-34	12/15/16	Remove rear deck; replace all windows; replace exterior doors; repair wood siding.
HDC SA 2016-56	08/02/16	Install new CMU piers w/brick veneer
HDC 2016-38	05/02/16	Install 6' wood stockade fence.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Accessory Structure

Height – 24'6" which is under the allowable 25'.

Footprint – Approx. 384 sq. ft. which is under the allowable 625 sq. ft. max. per LDC 5.01.03(J).

Setbacks – proposed accessory structure is 3' from rear and side property line, as is required by LDC 5.01.03 (H)&(I).

Materials – accessory structure will utilize modern materials that replicate those that would have been used historically including Hardiboard and batten siding and a galvalume 5V crimp metal roof. The board and batten siding distinguishes the new structure from the historic primary structure. Windows and doors are proposed to be Anderson A Series. Drawings indicate the windows to are to be a 2/2 configuration and the doors are to be 8-lite.

Primary Structure

Fencing – The proposed 5-foot tall horizontal board fence is considered a "non-traditional" fence and the guidelines indicate that it should only be used where not visible from the street.

Siding – as was approved in previous COAs for this property, staff continues to recommend that all

salvageable historic siding be utilized on the front elevation of the home and new materials be utilized as needed at the sides. The use of Hardiboard and batten siding on the new addition at the rear is appropriate, as it will differentiate the historic portion of the home from the new addition.

Addition –A new 15'x11'6" addition will be located at the rear of the home. This addition will have a different roofline and utilize different siding to differentiate it from the historic section of the home. This addition will not be visible from the street and is appropriate in scale and massing. The carport at east elevation will also be expanded to the north to match existing,

Materials – The wood siding will be repaired and replaced as necessary. The roof will be replaced with galvalume 5V crimp metal. The rear addition will feature board and batten siding to distinguish it from the historic section of the primary structure. Windows and doors are proposed to be Anderson A Series. Drawings indicate the windows to be a 2/2 configuration and the doors are to be 8-lite.

Mechanical – mechanical is located in the rear yard and is appropriately screened from view from the street. Ground Surfaces – applicant is proposing to pave the patio and walkway in rear, under carport, and to create a ribbon driveway.

Foundation – Piers were repaired by previous owner as part of HDC SA 2016-56, approved on August 2, 2016. Piers on new addition will be designed to match existing. Entire house will receive new 1"x6" pressure treated horizontal skirting with ½" spacing.

Windows – new window openings are being proposed for all elevations and front and rear gable. Comparison of dimensions of new openings versus existing window openings was not possible, as no as-built drawings or photos were provided.

STAFF RECOMMENDATION:

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

Staff recommends APPROVAL of HDC 2023-0092 with the following conditions:

1. Salvaged historic siding be used on the front elevation, while replacement, if necessary, occur at sides with siding of same material, profile, and exposure.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0092 with or without conditions;

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

That HDC case 2023-0092, as presented, is or is not substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Plans and Elevations
- EXHIBIT 4 FL Master Site File #8NA00636

Respectfully Submitted,



Salvatore J. Cumella
Senior Planner | Historic Preservation

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #11865

Date Submitted: 6/30/2023

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

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

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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

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

Please see the Land Development Code (LDC) for detailed information:
☐ Historic District Overlays – see LDC Section 8.01.01
☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.bhfl.us/LDC

Appeals

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

PROJECT TYPE* Addition	APPROVAL TYPE* Board Approval: Final See Certificate of Approval Matrix for details
---	---

Previously Approved Case #

--

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

Yes

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

6/20/2023

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

505 Cedar Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0027-0072

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Spencer & Kristin

Last Name*

Hamilton

Mailing Address*

1153 King Street

City*

Charleston

State*

SC

Zip Code*

29403

Telephone Number*

(843) 990-2570

E-mail Address*

spencer@hamiltonbuilderssc.com

OWNER'S AGENT

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

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

Yes

First Name*

Ann

Last Name*

Pittman

Company (if applicable)

Cotner Architects, LLC

Street Address

1416 Lewis Street, Suite B

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

(904) 277-4593

E-mail Address

ann@cotnerarchitects.com

Project Description*

We are proposing the restoration of this one-story shotgun home. This will include adding approximately 11.5' to the rear (north) of the existing home to accommodate a bedroom where a deteriorated deck now exists. There is also proposed construction of a 16'x24' two-story carriage house accessory to the northeast corner of the property.
Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Design Vision Statement*

The intent is to restore the existing shotgun home as accurately as practical utilizing natural wood products of the same profiles as original. The design and details of the carriage house are to be in keeping with the character of the existing home and the neighborhood.
For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Wood siding - repair original wood siding / new to match existing	SW 7008 - Alabaster White (Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
Gibraltar Building Products	Galvalume 5V crimp metal roofing	Natural (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	P.T. SYP - repair existing as necessary	SW 7008 - Alabaster White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Brick Piers / Match Existing	 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	5/4 P.T. SYP T&G	SW 7008 - Alabaster White (Name/Number)

FENCING

Manufacturer	Product Description	Color
	Hog Board - P.T. 1x6 SYP	SW 7008 - Alabaster White (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremron	4x8 Reclaimed Bricks	Old Detroit (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		 (Name/Number)

OTHER

Manufacturer	Product Description	Color
	Wood handrails & guardrails - P.T. SYP	SW 7008 - Alabaster White (Name/Number)

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

Upload 1 2023-06-30_HDC Review.pdf	Upload 2 505_Cedar.pdf	Upload 3 Hamilton - Existing Photos.pdf	Upload 4 Hamilton - Materials and Colors.pdf
Upload 5 505 Cedar St Deed - Signed Deed (for recording).pdf (12).pdf			

Upload 6

Owner Authorization
For Agent
Representation
Signed.pdf

Upload 7

Choose File No fi...osen

Upload 8

Choose File No fi...osen

Certification*



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



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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Ann

Applicant Last Name*

Pittman

Today's Date*

6/30/2023

 City of FB logo NEW
Reflex

DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Spencer Hamilton & Kristin Hamilton
(print name of property owner(s))

hereby authorize: Ann Pittman
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Spencer Hamilton
(Print name of owner)

Kristin Hamilton
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day
of _____, 20_____, by _____.

Notary Public

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 23-205677

Parcel No.: 00-00-31-1800-0027-0072

This **WARRANTY DEED**, made the **27th day of June, 2023**, by **Mark Scott Heys and Sharon Lynn Heys, husband and wife** (whether one or more, the "Grantor"), to **Kristin Linesch Hamilton and Spencer Thomas Hamilton, wife and husband**, whose post office address is 1153 King Street, Charleston, SC 29403 (whether one or more, the "Grantee"):

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

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

The West 32.25 feet of Lot Numbered Seven (7), in Block Twenty-seven (27).

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

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

land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

Barbara J. Clark
Witness Signature
Printed Name: Barbara J Clark

Chance Majumdar
Witness Signature
Printed Name: Chance Majumdar

Mark Scott Heys
Mark Scott Heys
Sharon Lynn Heys
Sharon Lynn Heys

Address:
605 Hickory Mill Lane
Alpharetta, GA 30004

STATE OF GA
COUNTY OF Fulton

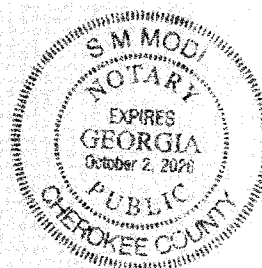
The foregoing instrument was acknowledged before me by means of (☒ physical presence or () online notarization this 23 day of June, 2023, by Mark Scott Heys and Sharon Lynn Heys.

S. M. Modi
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

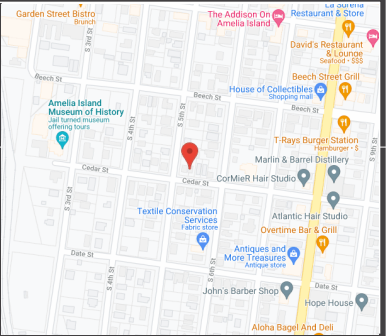
Type of Identification

Produced: Driver's license





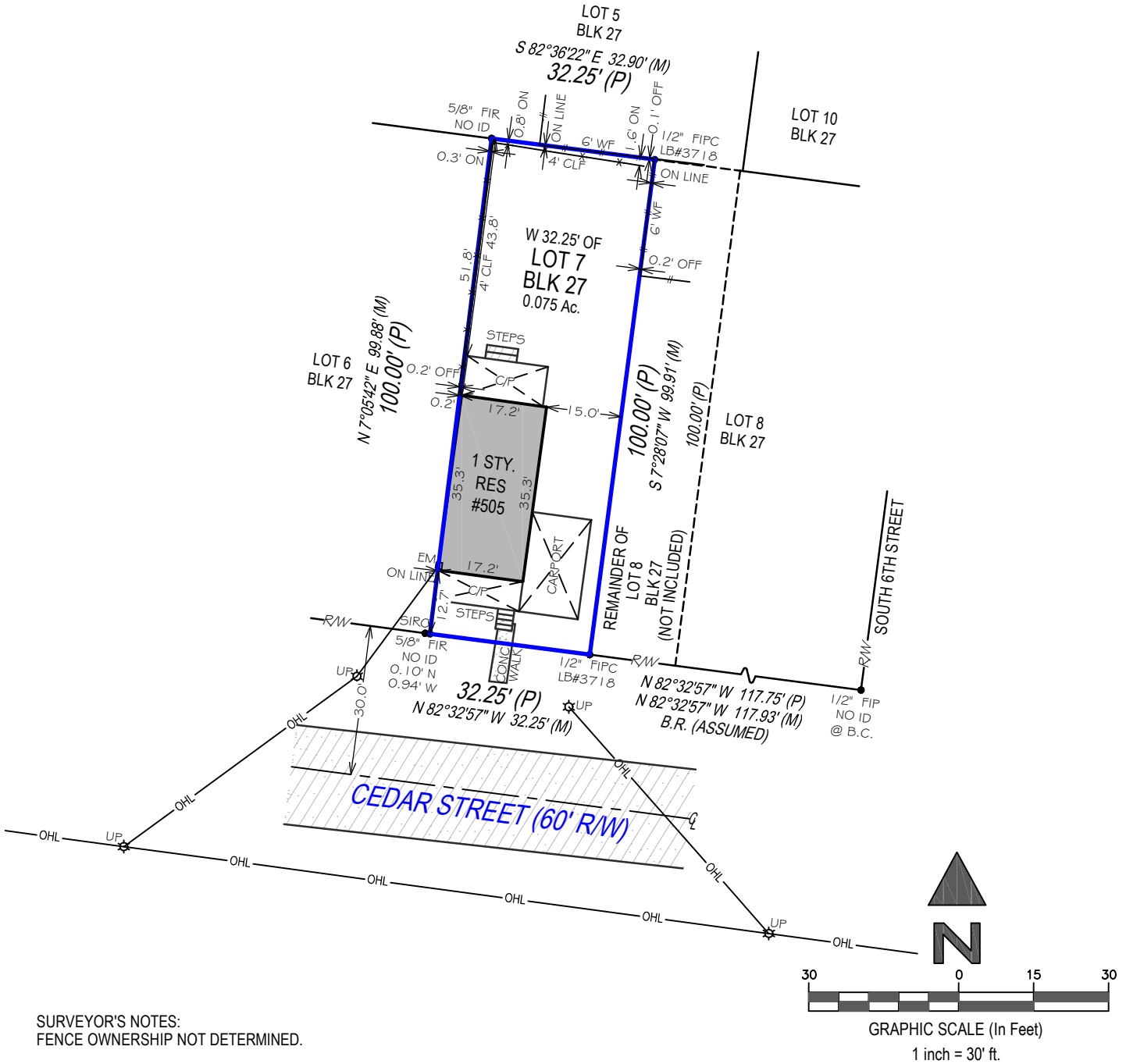
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 505 CEDAR STREET, FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: 2202.2337

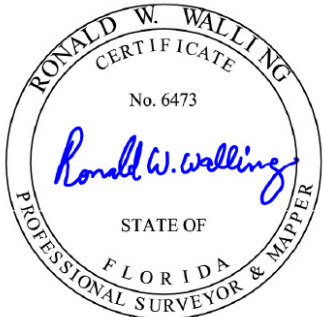
2202.2337
BOUNDARY SURVEY
NASSAU COUNTY



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



RONALD W. WALLING

State of Florida Professional Surveyor and Mapper
License Number 6473

Exacta Land Surveyors, LLC | LB# 8291

POINTS OF INTEREST:

NONE VISIBLE



Exacta Land Surveyors, LLC

LB# 8291

o: 866.735.1916 | f: 866.744.2882

3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE SIGNED: 02/18/22

FIELD WORK DATE: 2/16/2022

REVISION DATE(S): (REV.1 2/21/2022) (REV.1 2/18/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 505 CEDAR STREET, FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: 2202.2337

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 82 DEGREES 32 MINUTES 57 SECONDS WEST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET, LOCATED WITHIN CITY OF FERNANDINA BEACH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

LEGAL DESCRIPTION:

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD CO. IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT CO. IN 1887 AND 1901) AS THE WEST 32.25 FEET OF LOT NUMBERED SEVEN (7), IN BLOCK TWENTY-SEVEN (27)

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES		 Elevation	C/S - Concrete Slab	FIR - Found Iron Rod	ORB - Official Records Book	S/W - Sidewalk
	Boundary Line	 Fire Hydrant	CATV - Cable TV Riser	FIRC - Found Iron Rod & Cap	ORV - Official Record Volume	SBL - Setback Line
	Center Line	 Find or Set Monument	CB - Concrete Block	FN - Found Nail	O/A - Overall	SCL - Survey Closure Line
	Chain Link or Wire Fence	 Guywire or Anchor	CH - Chord Bearing	FN&D - Found Nail & Disc	O/S - Offset	SCR - Screen
	Easement	 Manhole	CHIM - Chimney	FRRSPK - Found Rail Road Spike	OFF - Outside Subject Property	SEC - Section
	Edge of Water	 Tree	CLF - Chain Link Fence	GAR - Garage	OH - Overhang	SEP - Septic Tank
	Iron Fence	 Utility or Light Pole	CME - Canal Maintenance Easement	GM - Gas Meter	OHL - Overhead Utility Lines	SEW - Sewer
	Overhead Lines	 Well	CO - Clean Out	ID - Identification	ON - Inside Subject Property	SIRC - Set Iron Rod & Cap
	Structure		CONC - Concrete	IE/EE - Ingress/Egress Easement	P/E - Pool Equipment	SMWE - Storm Water Management Easement
	Survey Tie Line		COR - Corner	ILL - Illegible	PB - Plat Book	SN&D - Set Nail and Disc
	Vinyl Fence		CS/W - Concrete Sidewalk	INST - Instrument	PC - Point of Curvature	SQFT - Square Feet
	Wall or Party Wall		CUE - Control Utility Easement	INT - Intersection	PCC - Point of Compound Curvature	STL - Survey Tie Line
	Wood Fence		CVG - Concrete Valley Gutter	IRRE - Irrigation Easement	PCP - Permanent Control Point	STY - Story
SURFACE TYPES			D/W - Driveway	L - Length	PI - Point of Intersection	SV - Sewer Valve
	Asphalt		DE - Drainage Easement	LAE - Limited Access Easement	PLS - Professional Land Surveyor	SWE - Sidewalk Easement
	Brick or Tile		DF - Drain Field	LB# - License No. (Business)	PLT - Planter	TBM - Temporary Bench Mark
	Concrete		DH - Drill Hole	LBE - Limited Buffer Easement	POB - Point of Beginning	TEL - Telephone Facilities
	Covered Area		DUE - Drainage & Utility Easement	LE - Landscape Easement	POC - Point of Commencement	TOB - Top of Bank
	Water		ELEV - Elevation	LME - Lake/Landscape Maintenance Easement	PRC - Point of Reverse Curvature	TUE - Technological Utility Easement
	Wood		EM - Electric Meter	LS# - License No. (Surveyor)	PRM - Permanent Reference Monument	TWP - Township
SYMBOLS			ENCL - Enclosure	MB - Map Book	PSM - Professional Surveyor & Mapper	TX - Transformer
	Benchmark		ENT - Entrance	ME - Maintenance Easement	PT - Point of Tangency	TYP - Typical
	Center Line		EOP - Edge of Pavement	MES - Mitered End Section	PUE - Public Utility Easement	UE - Utility Easement
	Central Angle or Delta		EOW - Edge of Water	MF - Metal Fence	R - Radius or Radial	UG - Underground
	Common Ownership		ESMT - Easement	MH - Manhole	R/W - Right of Way	UP - Utility Pole
	Control Point		EUB - Electric Utility Box	NR - Non-Radial	RES - Residential	UR - Utility Riser
	Catch Basin		F/DH - Found Drill Hole	NTS - Not to Scale	RGE - Range	VF - Vinyl Fence
			FCM - Found Concrete Monument	NAVD88 - North American Vertical Datum 1988	ROE - Roof Overhang Easement	W/C - Witness Corner
			FF - Finished Floor	NGVD29 - National Geodetic Vertical Datum 1929	RP - Radius Point	W/F - Water Filter
			FIP - Found Iron Pipe	OG - On Ground		WF - Wood Fence
			FIPC - Found Iron Pipe & Cap			WM - Water Meter/Valve Box

CERTIFIED TO:

JOHN A. HILLMAN AND DAWN M. HILLMAN; THE LAW OFFICE OF RONALD J. CONTE, P.L.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DATE SIGNED: 02/18/22

BUYER: JOHN A. HILLMAN AND DAWN M. HILLMAN

LENDER:

TITLE COMPANY: THE LAW OFFICE OF RONALD J. CONTE, P.L.

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, PANEL NUMBER 0237 DATED 08/02/2017.

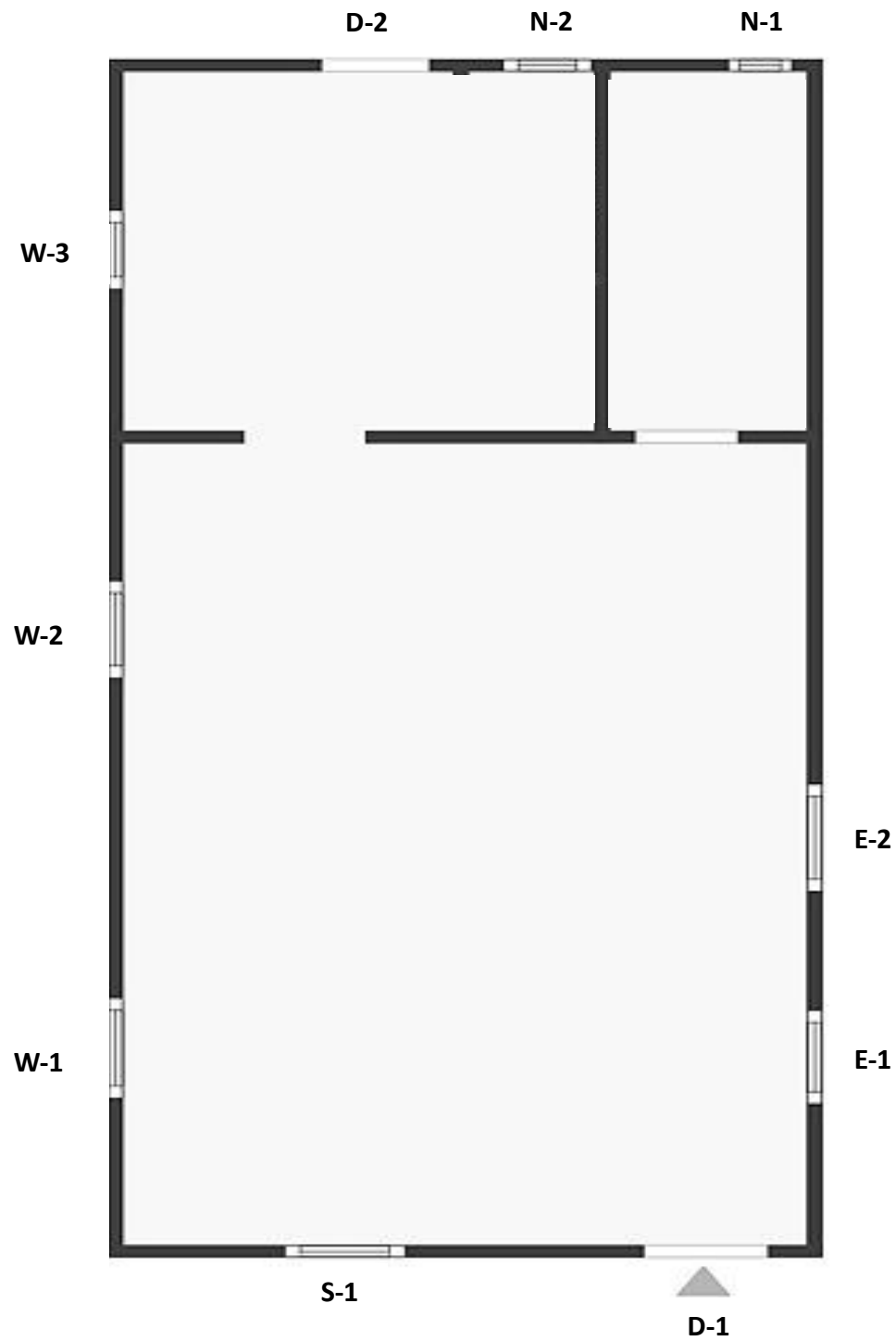


Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

[illegible]

Window Survey - 505 Cedar Street

Floorplan of Existing Structure with Window/Door IDs



Window/Door Detail: Description of Existing Window/Door Locations and Conditions

South Elevation

S-1

Only window on the front of house. May be the only original window left in the house. Minor wood rot on top of bottom sash. Sashes have been painted shut. 3/0 - 5/0

D-1

This door is not original. Six panel wooden door. Would need new jamb. 3/0 – 7/0

East elevation

E-1

This is not an original window. Missing interior sill and window stops. Not original window, not original trim. 3/0 – 5/0

E-2

This is not an original window. Sashes are rotten and weather beaten. Glazing is cracked and peeling. 3/0 – 5/0

North Elevation

N-1

This is not an original window. Old Aluminum Single Hung Window. 1/4 – 2/0

N-2

This is not an original window. Stationary wooden picture window. Missing exterior trim. Exterior sill is rotten. 1/10 – 1/10

D-2

This door is not original. 4- Panel Wooden door. Door is deteriorating. 2/6 – 6/8

West Elevation

W-1

This is not an original window. Muntins are rotten and glazing deteriorating. 3/0 – 5/0

W-2

This is not an original window. This window is vinyl. Exterior trim is not original and does not have a sill. 3/0 – 5/0

W-3

This window is not original. Wooden picture frame window. Missing sill. Sash is falling apart. 2/0 – 3/8

South Elevation Window: S-1 Exterior



South Elevation Window: S-1 Interior



South Elevation Door: D-1



East Elevation:



East Elevation: E-1



East Elevation: E-1 Interior



East Elevation: E-2



East Elevation: E-2 Interior



North Elevation:



North Elevation: N-1



North Elevation: N-1 Interior



North Elevation: N-2



North Elevation: N-2 Interior



North Elevation: D-2



West Elevation:



West Elevation: W-1



West Elevation: W-1 Interior



West Elevation: W-2



West Elevation: W-2 Interior



West Elevation: W-3

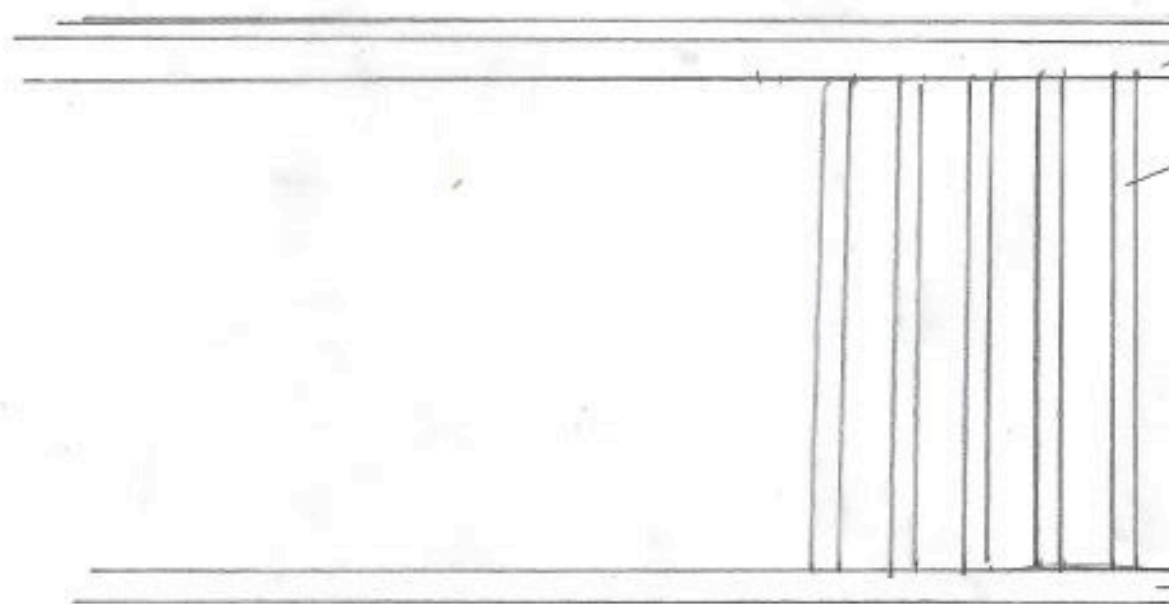


West Elevation: W-3 Interior



505 Cedar Street
Hand Rail + Column Detail

Profile



3/4" Square Trim
Detail

Top Cap Beveled

2x4 Top Rail

2x2 Square Wooden
Balusters

6x6 Hollow
Square Wooden
Column

Custom Milled 2x4
Bottom Rail

505 Cedar Street

Product Cut Sheet

Item	Manufacturer	Product	Description	Color	Notes
Windows	Andersen	A-Series with minimum D.P. 40 and Low-E4 Insulated Glass	Double Hung: 2 Over 2, Full-Divided Light Window Pains Casement/Picture Window: Full-Divided Light, 4 Light Grill Pattern	White, Exterior; White, Interior	See attached “Anderson A-Series Product Guide”, “A-Series Double Hung Windows Detail” and architectural drawings for more detail
Window/ Door Exterior Trim	N/A	Pressure-treated, pre-primed wood, painted	Main House: Match existing historic trim detail- 2x4 legs, 2x6 header with milled 1x4 cap and milled 2x6 flat sill, extended; Exterior door trim to match window legs and header ADU: See Wall Section Detail, Sheet Number A-7 in architectural drawings	painted “Alabaster” Sherwin Williams 7008	See architectural drawings, attached pictures (2) and paint swatch for more detail
Exterior Doors	Andersen	Main House Front Door: Straight-line, Glass Panel Style 194, Equal-Divided 4 Light, Vertical-Grain Douglas Fur Main House Back Door: Straight-line, Rectangular Glass Panel Style 102, Equal-Divided 8 Light, Vertical Grain Douglas Fur ADU Front Door: Straight-line, Glass Panel Style 102, Single Door With Side Lights, Equal-Divided 8 Light, Vertical-Grain Douglas Fur		Vertical Grain Douglas Fur, stained Minwax’s “Dark Walnut”	See attached “Anderson Entry Door Brochure” and ADU Elevation, Sheet Number A-6 in architectural drawings

Item	Manufacturer	Product	Description	Color	Notes
Exterior House Paint Color	Sherwin Williams	“Alabaster” White 7008		“Alabaster” White 7008	See attached paint swatch
Roof	Gibraltar Building Products	Galvalume 5V Crimp Metal Roofing, 29-gauge		Natural	See attached “Roof Product Data Sheet”
Hardscape	Tremron	4x8 Reclaimed Bricks	Brick-Pattern	Old Detroit	See attached “Reclaimed Brick Detail Old Detroit Tremron”

SW 7008
Alabaster

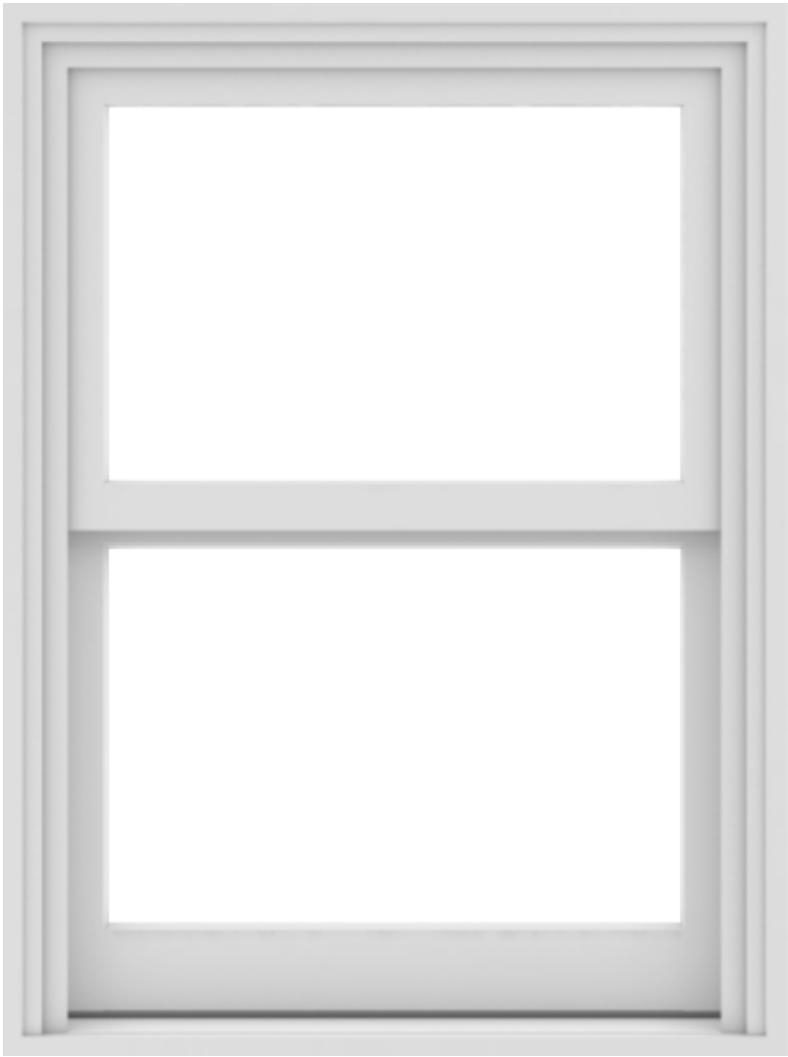
A-SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

♥ Add To My Favorites
Excellent choice
We like your style
Clear my choices ✕

Sizing Interior Hardware Grilles Exterior Trim Glass Summary



INTERIOR

EXTERIOR

♥ Add To My Favorites

All of your window details

🔗 Share My Design Print

Feedback

Previous

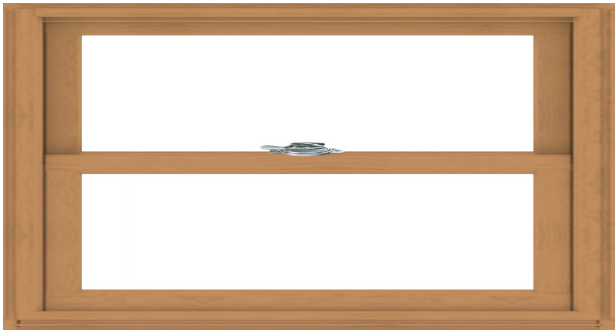
ADH2634
29 1/4"

Request a Quote →

Interior Color	Oak
Interior Stain	Unfinished Oak
Glass	Low-E4® Glass
Hardware	Lock and Keeper, White
Optional Hardware	None
Grille Pattern	None
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White

*Products designed in this tool are for visualization purposes only and are not intended to be a complete, accurate representation of the actual product ordered. For exact color and product options, please view samples available at your local Andersen window & door supplier.

A-SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

Product ID#	ADH2634
Unit Width	29 1/4"
Unit Height	39 1/4"
Interior Color	Oak
Interior Stain	Unfinished Oak
Glass	Low-E4® Glass
Hardware	Lock and Keeper, White
Optional Hardware	None
Grille Pattern	None
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White

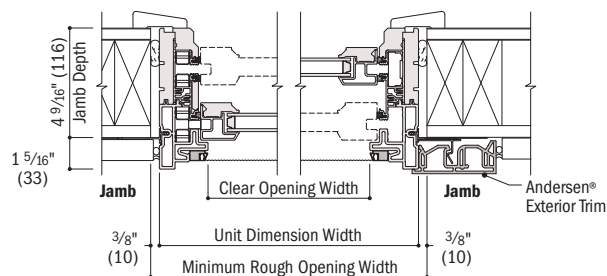
Feedback

Request a Quote →

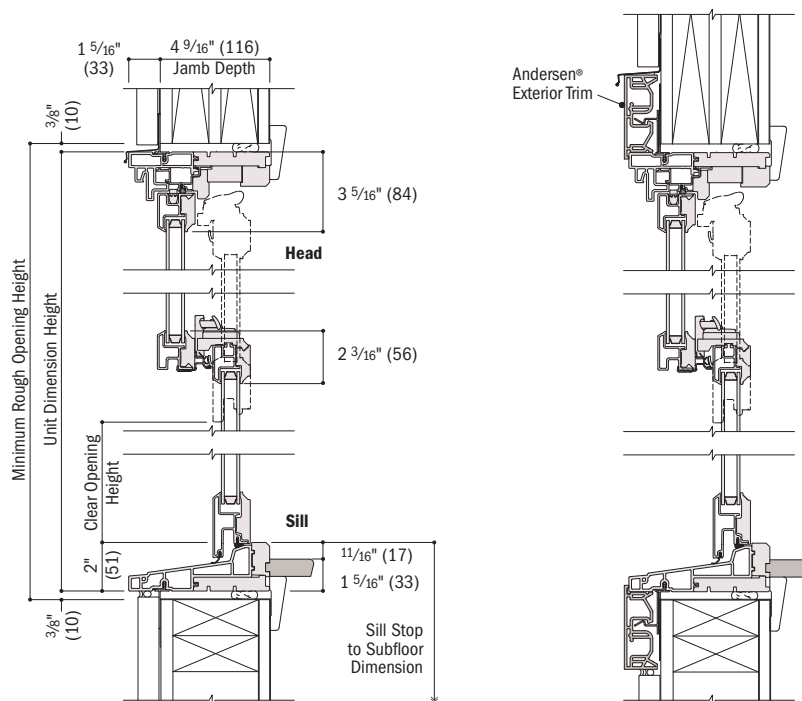
A-SERIES DOUBLE-HUNG WINDOWS

Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

Vertical Section

- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.







CREATE AN ENTRY DOOR WITH CHARACTER

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



- Select from a variety of richly-grained woods or make a bold first impression with color
- Choose from 50 commercial-grade, aluminum clad exterior colors
- Offered in 11 of the finest grades of wood species for both the interior and exterior
- Customize your door with a variety of decorative glass options and grille patterns
- Available as single-door or double-door configurations and either inswing or outswing operation
- Low-profile sill option available
- Many door styles are available, see andersenwindows.com/entrydoors for options

POPULAR DOOR STYLES



402

403

404

178

195

193

180

181

194

179

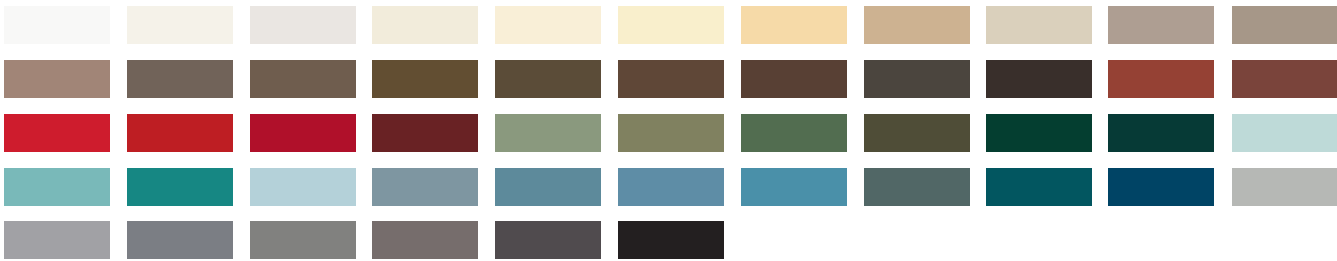
334

102

ENTRY DOORS

PRODUCT OPTIONS

EXTERIOR COLORS



EXTERIOR & INTERIOR WOOD SPECIES

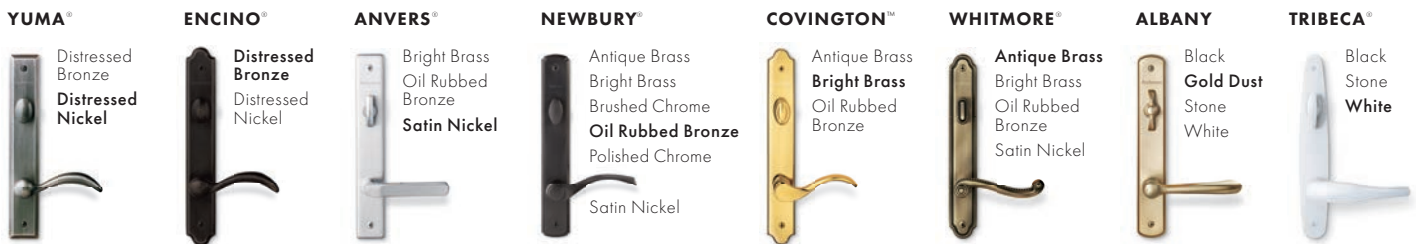


INTERIOR PAINTED OPTIONS



HARDWARE OPTIONS**

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



Bold name denotes finish shown.

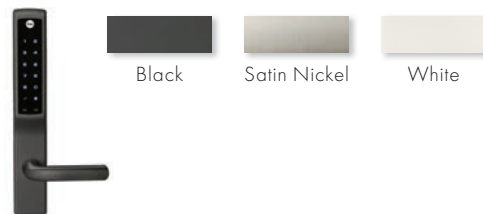
FSB® HARDWARE

Durable FSB hardware features clean lines and a sleek finish for a thoroughly modern look.



YALE® ASSURE LOCK®

The Yale Assure Lock allows you to monitor, lock and unlock your door from anywhere.



For more information, visit andersenwindows.com/entrydoors

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

**Hardware is sold separately.

†FSB style 1102 is not available in black anodized aluminum.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

All trademarks where denoted are marks of their respective owners. ©2021 Andersen Corporation. All rights reserved. 09/21

5V CRIMP



5V Crimp is a popular aesthetically-pleasing solution for residential applications. The 5V Crimp panel is one of the oldest, and most trusted in the industry backed by quality materials and more than 100 years of successful design. 5V Crimp require a solid roof deck with a waterproof membrane.

Product Specifications

Applications: Roof

Coverage Widths: 24"

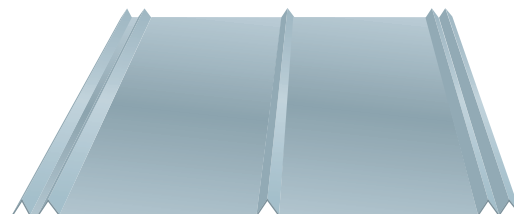
Rib Height: 1/2"

Panel Attachment: Exposed Fastening System

Gauges: 29, 26

Finishes: Siliconized Polyester

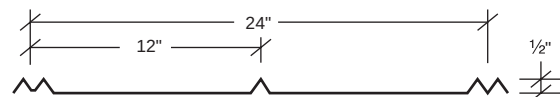
Coatings: Galvalume Plus®, Signature® 200, G-40 Galvanized



Features and Benefits

UL 580 rating is available, as well as UL 263 for internal fire and the UL 2218 Class 4 impact rating.

UL 790 - Class A Fire Rating.



5V CRIMP



CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
FIRE RESISTANCE	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819.
	Uplift Resistance	AISI S100	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Section Properties and Allowable Load Table Section
STRUCTURAL	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
	Roof Performance - Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof coverings materials	Class 90 Rating - Construction Number 453.
ROOF LISTINGS	Roof Performance - Miami-Dade County	TAS 125 TAS 100	The Product Control Approval System establishes a protocol to evaluate the standards of products used in construction in Miami-Dade County. Miami-Dade County, with its inclusion in the High Velocity Hurricane Zone (HVHZ) has the most stringent code requirements of the Florida Building Code. Therefore, all products that comprise the structure's building envelope — doors, shutters, windows, prefabricated buildings and truss plates — require the issuance of an approval in order to be used for construction in Miami-Dade County	See NOA # 11-0810.10
	Roof Performance - Florida Approval	TAS-125 UL 580 UL 1897 U790	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 11903.1
	Roof Performance - Texas Department of Insurance	UL 580 UL 1897	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 "first tier" Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-392

For a complete line of trim and accessories, as well as available colors, please visit our website at ABCMetalRoofing.com.

abcmetalroofing.com | shop.abcmetalroofing.com

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, American Building Components reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, including complete a list of trim, accessories and available colors, please inquire or visit our website at www.abcmetalroofing.com.



TREMIRON®



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

WE MAKE IT EASY



OLD DETROIT RECLAIMED CLAY PAVERS



OLD DETROIT RECLAIMED CLAY PAVERS

Featuring the telltale minor imperfections from decades of weathering, Old Detroit Reclaimed Bricks offer a distinct look and durable quality that stands the test of time. Very clean with sharp edges and a smooth texture, Old Detroit Reclaimed Clay Pavers feature a palette of oranges with some "Motor City Blacks" for extra authenticity.

PRODUCT SPECS

COLORS



OLD DETROIT RECLAIMED

PRODUCT CODE: CP21170A1005

THICKNESS: 2-¼" (60MM)

DIMENSIONS: 4"X8"

UNITS PER CUBE: 702

CUBE WEIGHT: 3030 LBS

f (<https://www.tremron.com/social-media/facebook>)

t (<https://www.tremron.com/social-media/twitter>)

g+ (<https://www.tremron.com/social-media/google-plus>)

h (<https://www.tremron.com/social-media/houzz>)

p (<https://www.tremron.com/social-media/pinterest>)

in (<https://www.tremron.com/social-media/linkedin>)

y (<https://www.youtube.com/channel/UCWTz9XV54s14JKbgvKFQM0g>)

i (<https://www.tremron.com/social-media/instagram>)

Products

PAVING SLABS ([HTTPS://WWW.TREMRON.COM/PRODUCTS#PAVING-SLABS](https://www.tremron.com/products#paving-slabs))

PAVERS ([HTTPS://WWW.TREMRON.COM/PRODUCTS#PAVERS](https://www.tremron.com/products#pavers))

RETAINING WALLS ([HTTPS://WWW.TREMRON.COM/PRODUCTS#RETAINING-WALLS](https://www.tremron.com/products#retaining-walls))

ACCENTS ([HTTPS://WWW.TREMRON.COM/PRODUCTS#ACCENTS](https://www.tremron.com/products#accents))

ACCESSORIES ([HTTPS://WWW.TREMRON.COM/PRODUCTS#ACCESSORIES](https://www.tremron.com/products#accessories))

About Us

[ABOUT US \(HTTPS://WWW.TREMRON.COM/ABOUT\)](https://www.tremron.com/about)

[PLANT LOCATIONS \(HTTPS://WWW.TREMRON.COM/LOCATIONS#MANUFACTURING-PLANTS\)](https://www.tremron.com/locations#manufacturing-plants)

[DESIGN CENTERS \(HTTPS://WWW.TREMRON.COM/LOCATIONS#DESIGN-CENTERS\)](https://www.tremron.com/locations#design-centers)

[LOCATE A SALES REP \(HTTPS://WWW.TREMRON.COM/SALES-REP\)](https://www.tremron.com/sales-rep)

[CONTACT \(HTTPS://WWW.TREMRON.COM/CONTACT\)](https://www.tremron.com/contact)

Resources

[PAY ONLINE \(HTTPS://WWW.TREMRON.COM/PROFESSIONALS/PAY\)](https://www.tremron.com/professionals/pay)

[INSPIRATION \(HTTPS://WWW.TREMRON.COM/INSPIRATION\)](https://www.tremron.com/inspiration)

[PROFESSIONALS \(HTTPS://WWW.TREMRON.COM/PROFESSIONALS\)](https://www.tremron.com/professionals)

Contact Us (<https://www.tremron.com/contact>)

HEADQUARTERS

2885 St. Clair Street

Jacksonville, FL 32254

✉ jaxorders@tremron.com (<mailto:jaxorders@tremron.com>)

[View All Locations \(https://www.tremron.com/locations\)](https://www.tremron.com/locations)

Catalog (<https://www.tremron.com/hardscape-catalog>)



(<https://www.tremron.com/hardscape-catalog>)

JACKSONVILLE PAVERS ([HTTPS://WWW.TREMRON.COM/LOCATIONS/MANUFACTURING-PLANTS/JACKSONVILLE](https://www.tremron.com/locations/manufacturing-plants/jacksonville)) | MIAMI PAVERS
([HTTPS://WWW.TREMRON.COM/LOCATIONS/MANUFACTURING-PLANTS/MIAMI](https://www.tremron.com/locations/manufacturing-plants/miami)) | ORLANDO PAVERS ([HTTPS://WWW.TREMRON.COM/LOCATIONS/DESIGN-CENTERS/ORLANDO](https://www.tremron.com/locations/design-centers/orlando))
| TAMPA PAVERS ([HTTPS://WWW.TREMRON.COM/LOCATIONS/MANUFACTURING-PLANTS/LAKELAND](https://www.tremron.com/locations/manufacturing-plants/lakeland))

DISCLAIMER: It is always recommended that you use more than two cubes at a time in order to maximize the color blends.

Furthermore, you should proceed with the cubes from top to bottom.

© 2023 ALL RIGHTS RESERVED TREMRON PAVERS ([HTTPS://WWW.TREMRON.COM](https://www.tremron.com))

PRIVACY POLICY ([HTTPS://WWW.TREMRON.COM/PRIVACY-POLICY](https://www.tremron.com/privacy-policy)) TERMS ([HTTPS://WWW.TREMRON.COM/TERMS](https://www.tremron.com/terms)) WARRANTY
([HTTPS://WWW.TREMRON.COM/PRODUCT-WARRANTY](https://www.tremron.com/product-warranty))















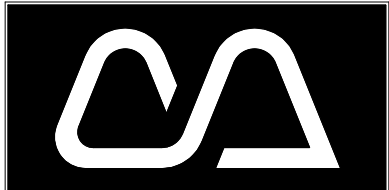
DRAWING INDEX

C-101	SITE PLAN & CODE INFO
A-101	FLOOR PLANS
A-201	MAIN HOUSE ELEVATIONS
A-202	CARRIAGE HOUSE ELEVATIONS
A-301	SECTIONS & DETAILS
A-801	SPECIFICATIONS
A-802	SPECIFICATIONS
S-001	GENERAL NOTES
S-101	FOUNDATION & FRAMING
S-102	FOUNDATION & FRAMING
E-101	ELECTRICAL PLANS



HAMILTON RESIDENCE

505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions	
No.	Date

Progress Prints	
Issued To/For	Date
HDC REVIEW	06-30-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

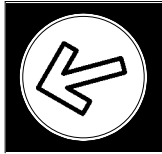


This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

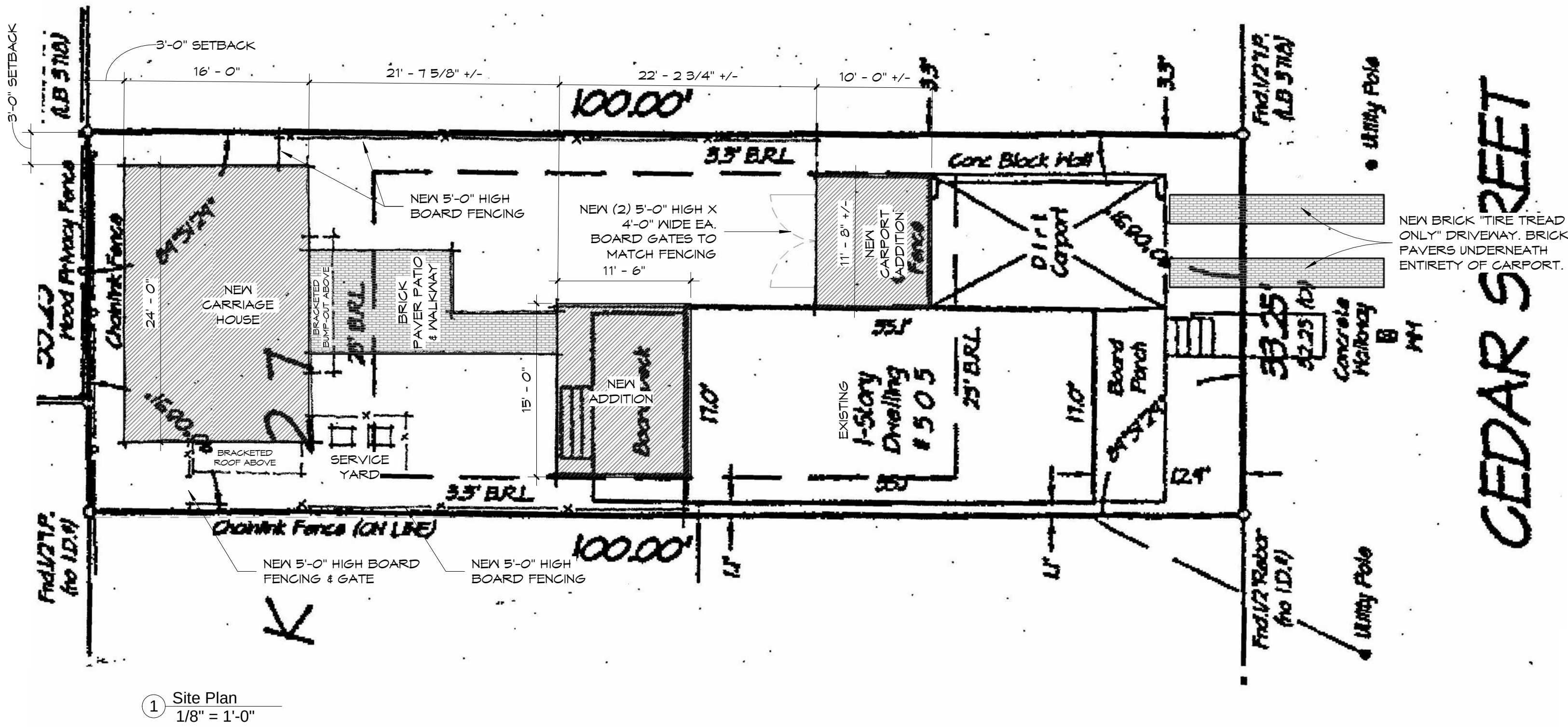
HAMILTON RESIDENCE
505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:	231920
Released:	--

SITE & CODE INFO



Sheet Number
C-101
Page 01 of



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

WIND DESIGN / OTHER PER FBC 2020

WIND ZONE: 128 mph
EXPOSURE: C
IMPORTANCE FACTOR: I
METHOD OF OPENING PROTECTION: NA
DESIGN PRESSURE: 40 PSF OR GREATER
TYPE OF CONSTRUCTION: V
FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: "X"
PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: EXISTING
PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): 6" ABV GRADE +/-
PROPOSED ELEVATION OF GRADE IMMEDIATELY ADJACENT TO STRUCTURE: EXISTING
AVERAGE ROOF HEIGHT: 21'-0" MAX (MAIN HOUSE) & 24'-6" MAX (ACCESSORY)
NUMBER OF STORIES: TWO
ZONING DESIGNATION: R-2
SETBACKS PER ZONING: Front: 25'-0" / Side: 3'-4" / Rear: 25'-0"
TOTAL NEW CONDITIONED AREA: 556.5 S.F. (ADDITION & ACCESSORY)
TOTAL NEW UNCONDITIONED AREA: EXISTING
TOTAL NEW COVERED PORCH AREA: EXISTING
LOT AREA: 3,325 sq. ft. +/-

WIND COMPLIANCE STATEMENT

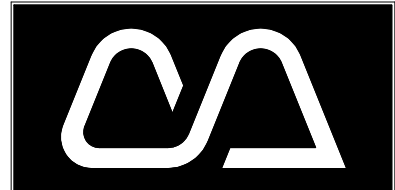
THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE.

THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

I HEREBY CERTIFY THAT THIS STRUCTURE, AS DESIGNED AND DETAILED BY COTNER ARCHITECTS LLC, CONFORMS TO THE FLORIDA BUILDING CODE 2017 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986.

COTNER ARCHITECTS LLC DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OWNER DURING THE COURSE OF CONSTRUCTION, NOR CAN OR DOES COTNER ASSOCIATES, INC. ARCHITECTS ASSUME RESPONSIBILITY OF THE EXISTING STRUCTURES TO WITHSTAND THE ABOVE CRITERIA OR THE EFFECTS THE EXISTING STRUCTURE MAY HAVE ON THE BUILDING ADDITIONS.



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC REVIEW	06-30-2023

Not Published All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

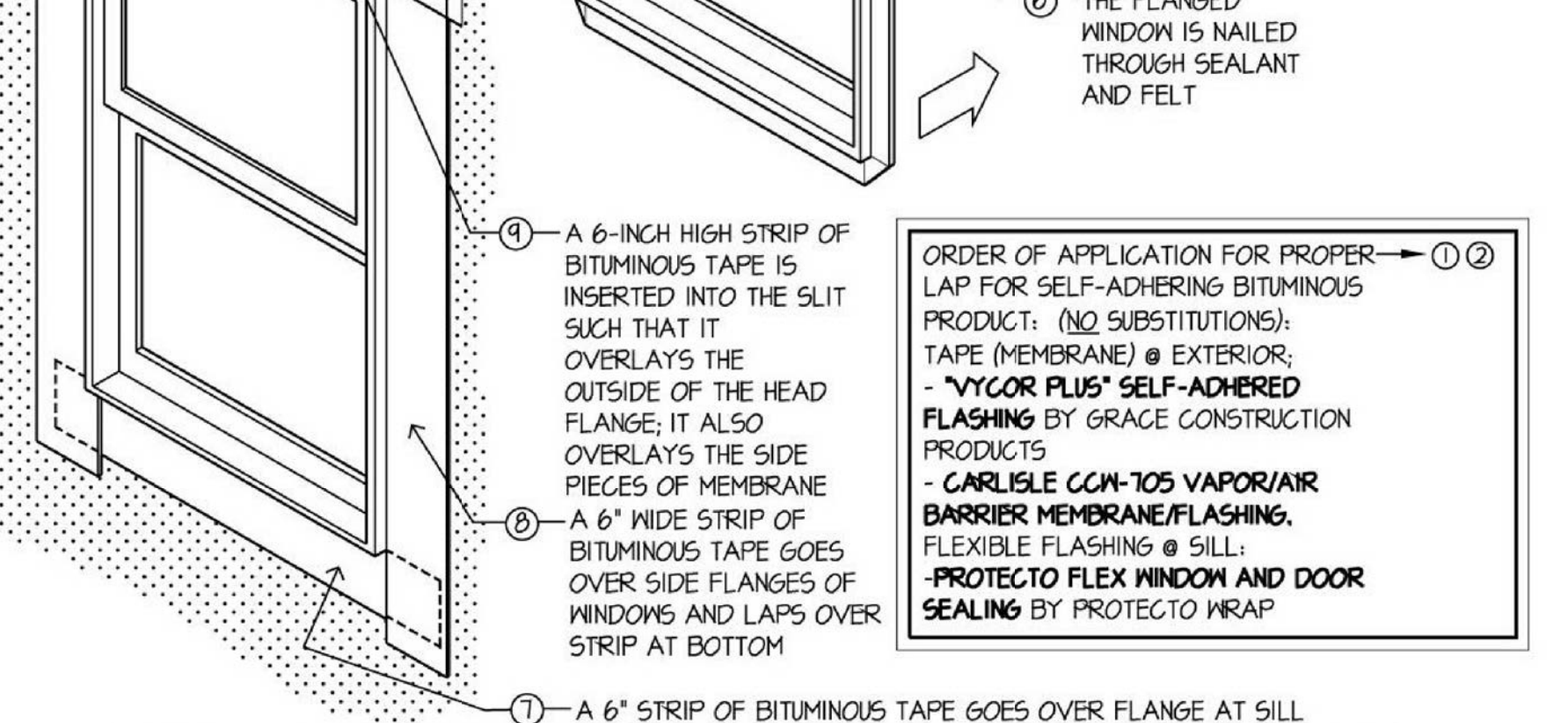
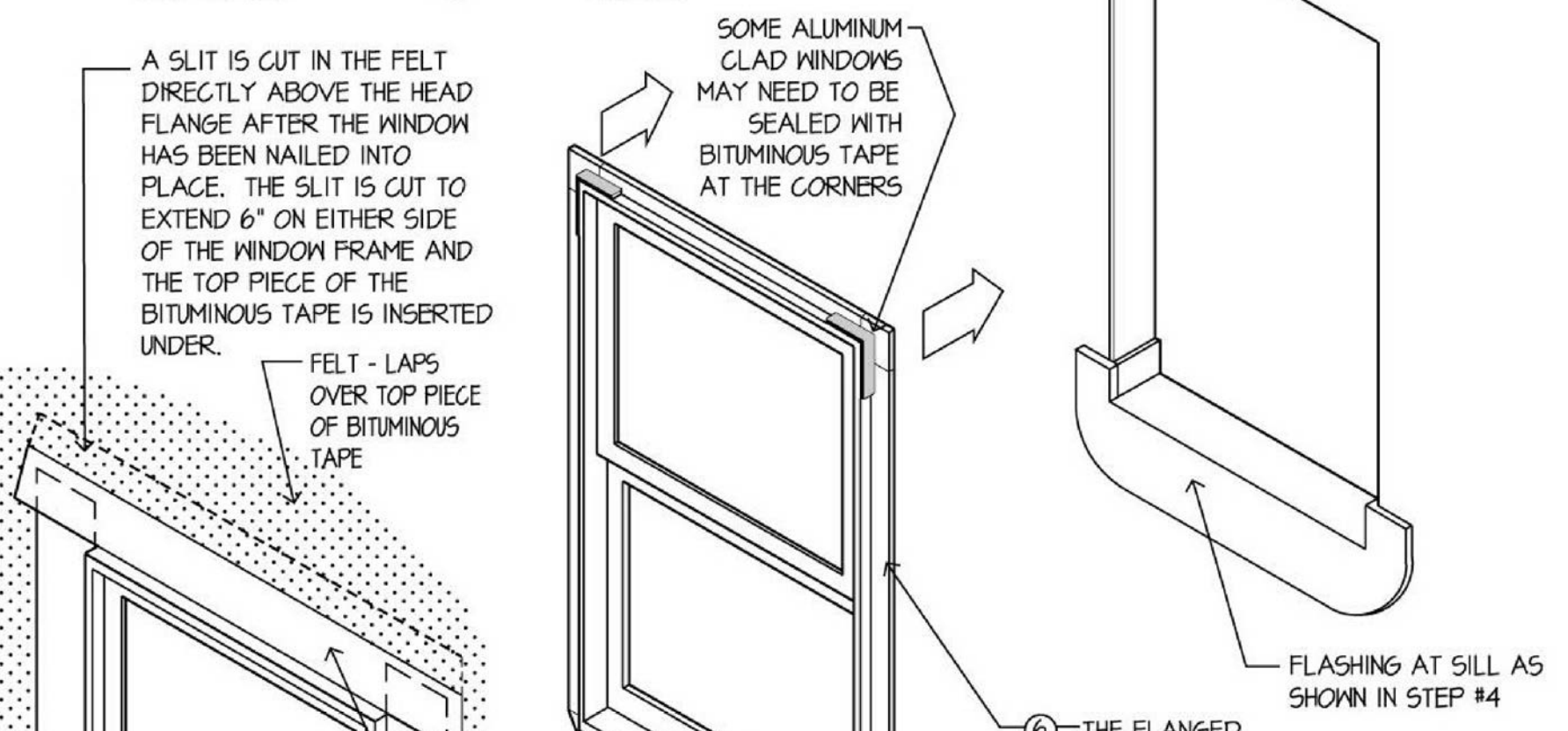
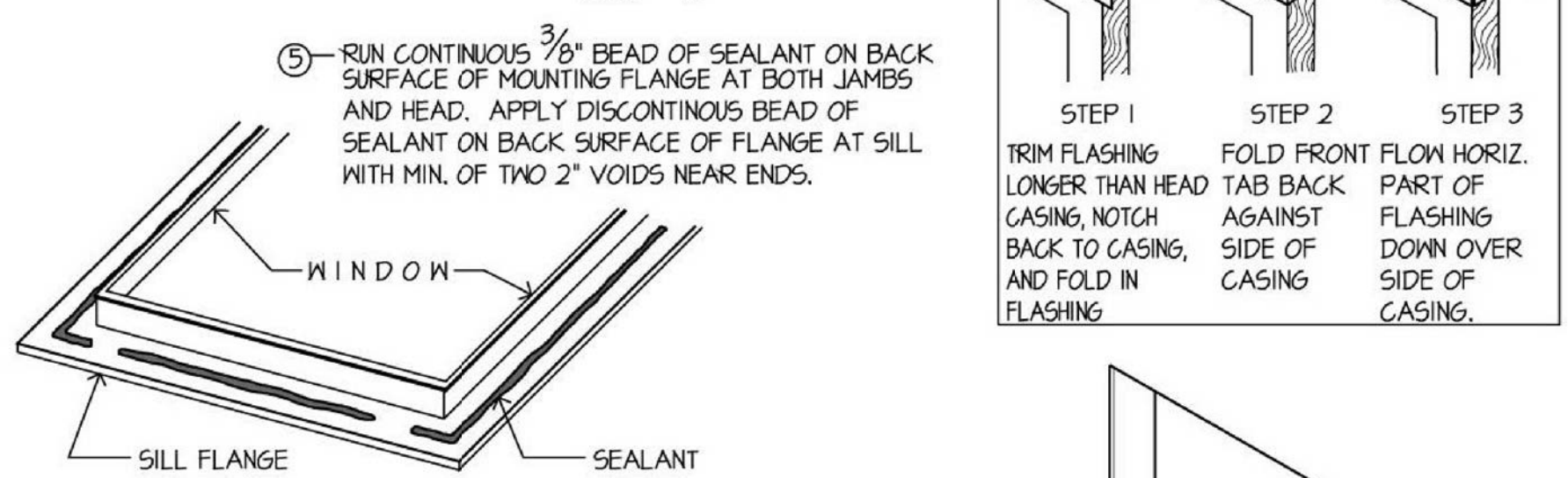
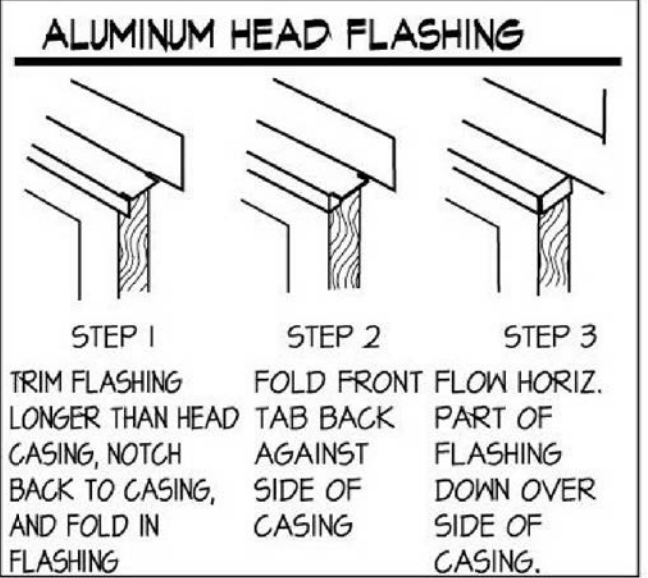
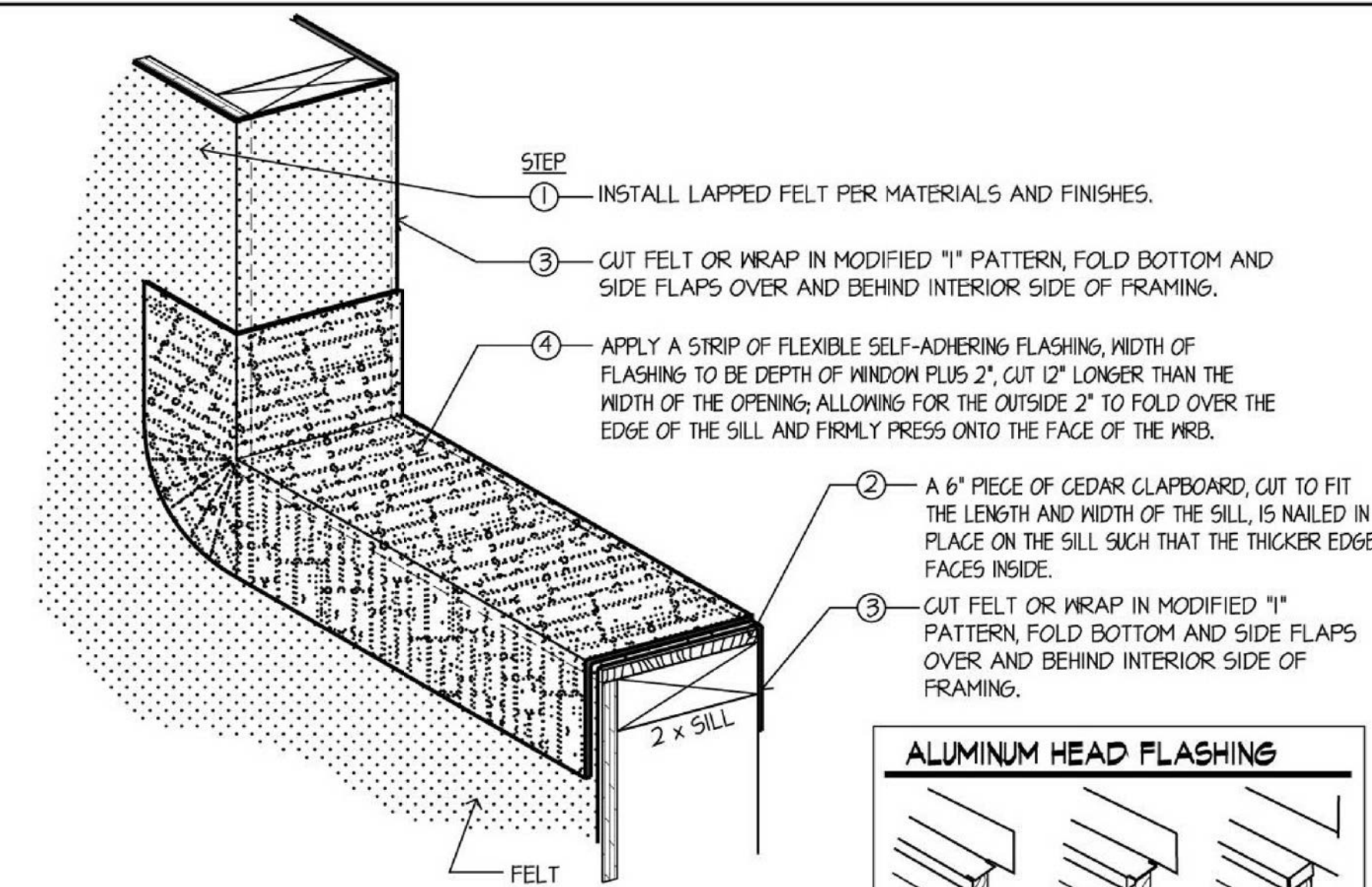


This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HAMILTON RESIDENCE

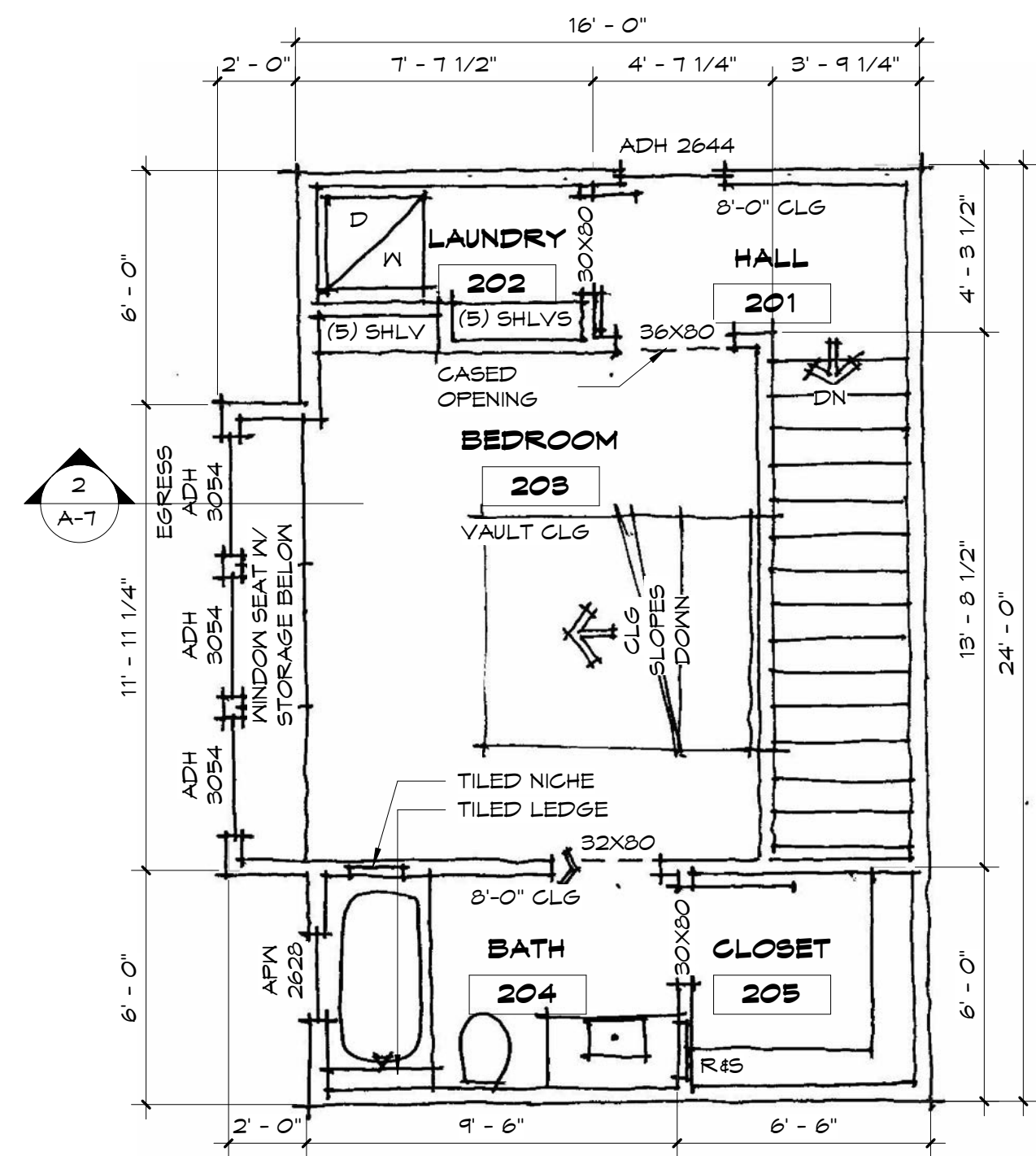
505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231920
Released: --

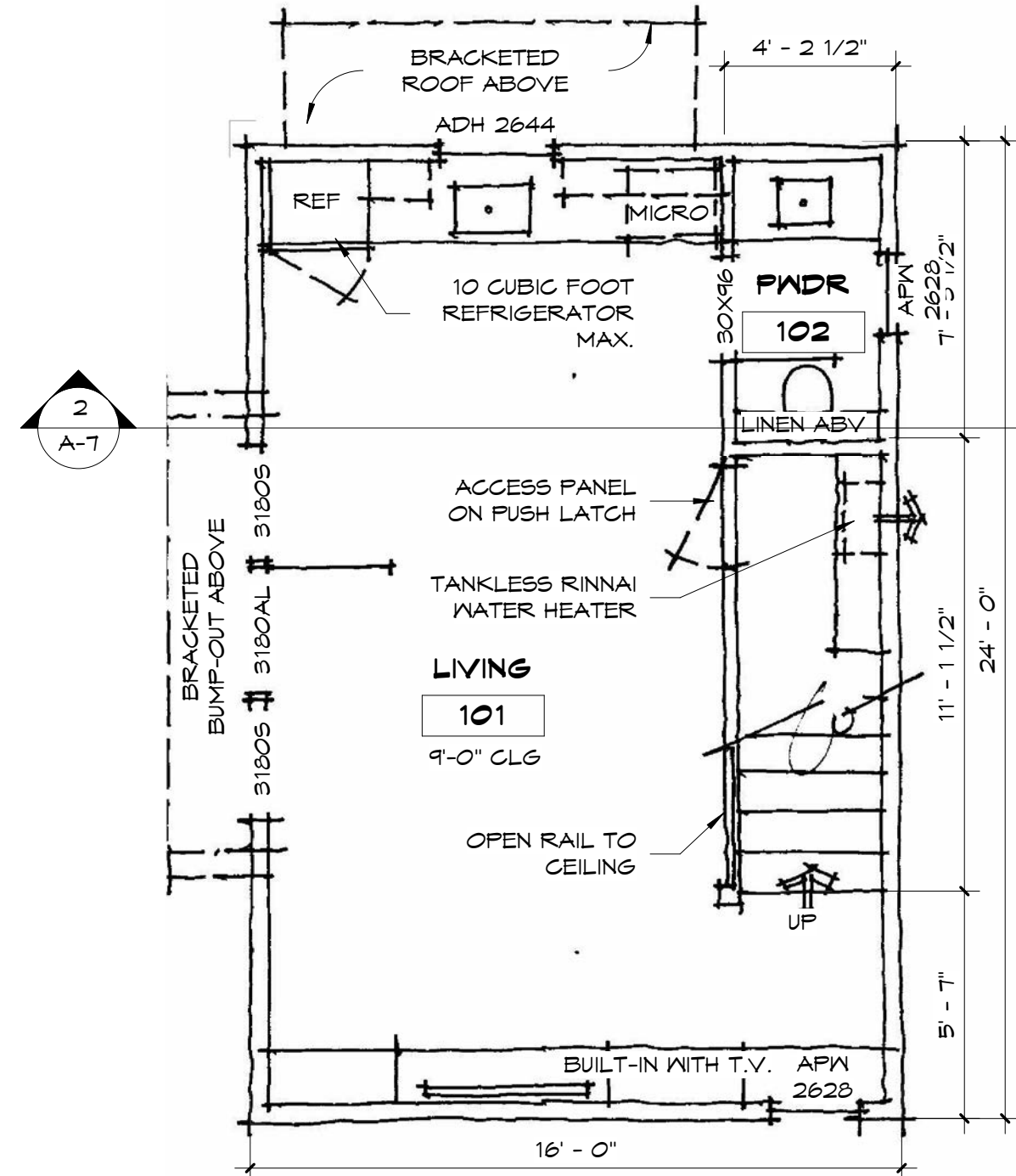


WINDOW & EXT. DOOR FLASHING DETAILS FOR WOOD FRAMED WALLS

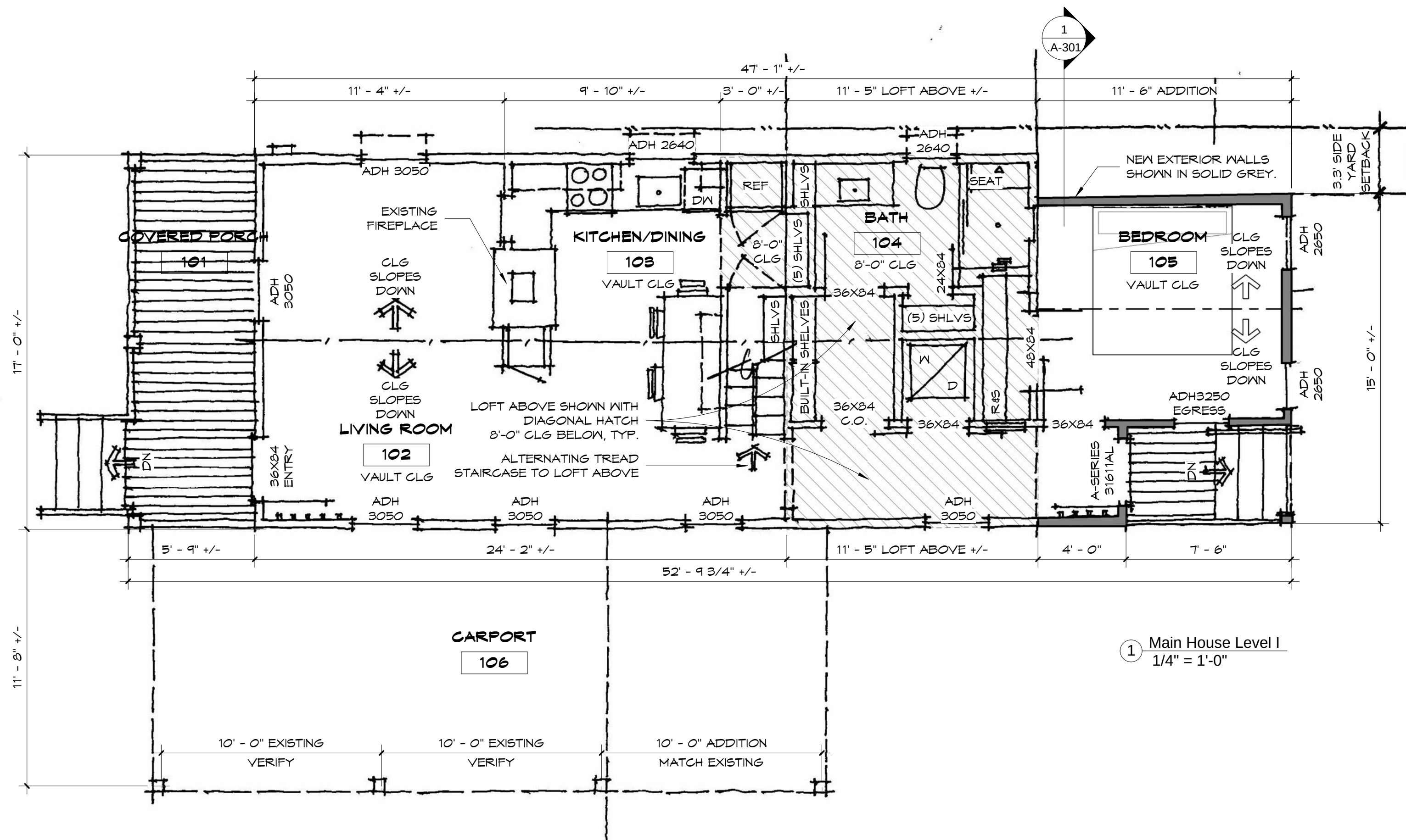
NOTE:
1. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR WINDOW & DOOR MOUNTING & WATERPROOFING, COORD. FOR VARYING FINISH MATERIALS THICKNESS(ES).
2. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR WINDOW & DOOR MOUNTING FOR WOOD, & WOOD BACK TO MASONRY/CONCRETE, TO SATISFY SPECIFIED WIND REQUIREMENT.
3. ADD A METAL DRIP CAP AT THE HEAD OF THE WINDOW IF THE MANUFACTURER DOES NOT WARRANT THE FLASHING AS WEATHERPROOF.
4. IF USING ALUMINUM-CLAD WINDOWS, SEAL ANY GAPS FOUND IN THE CORNERS WITH SELF-ADHERING BITUMINOUS TAPE.
5. REFER TO FMAAAMA 100-1 STANDARD PRACTICE FOR THE INSTALLATION OF WINDOWS WITH FLASHING OR MOUNTING FINS IN WOOD FRAME CONSTRUCTION.



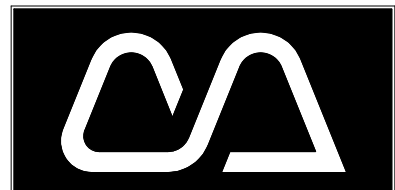
3 Carriage House Level II
1/4" = 1'-0"



2 Carriage House Level I
1/4" = 1'-0"



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



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions
No. Date

Progress Prints

Issued To/For Date
HDC REVIEW 06-30-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

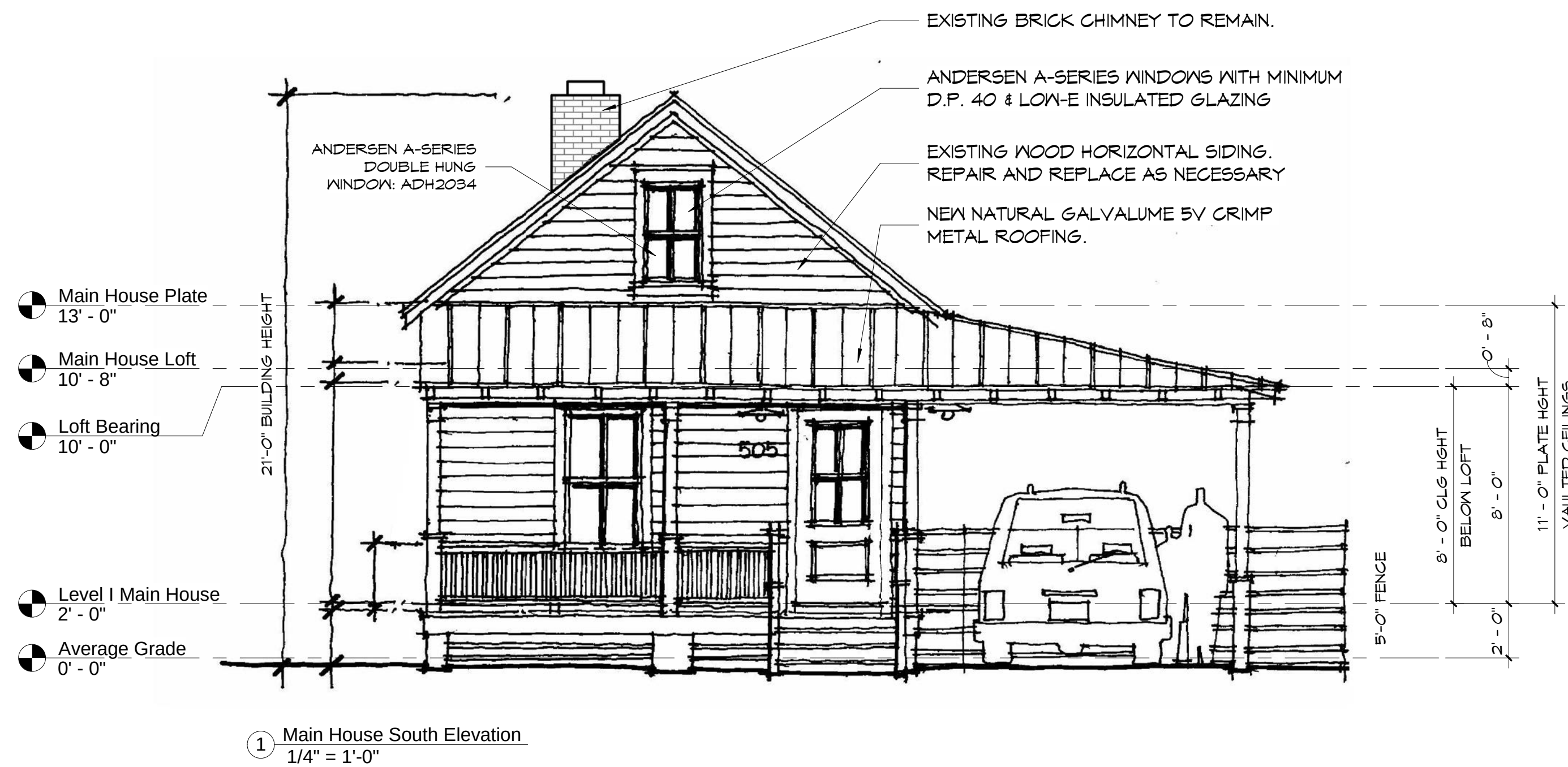
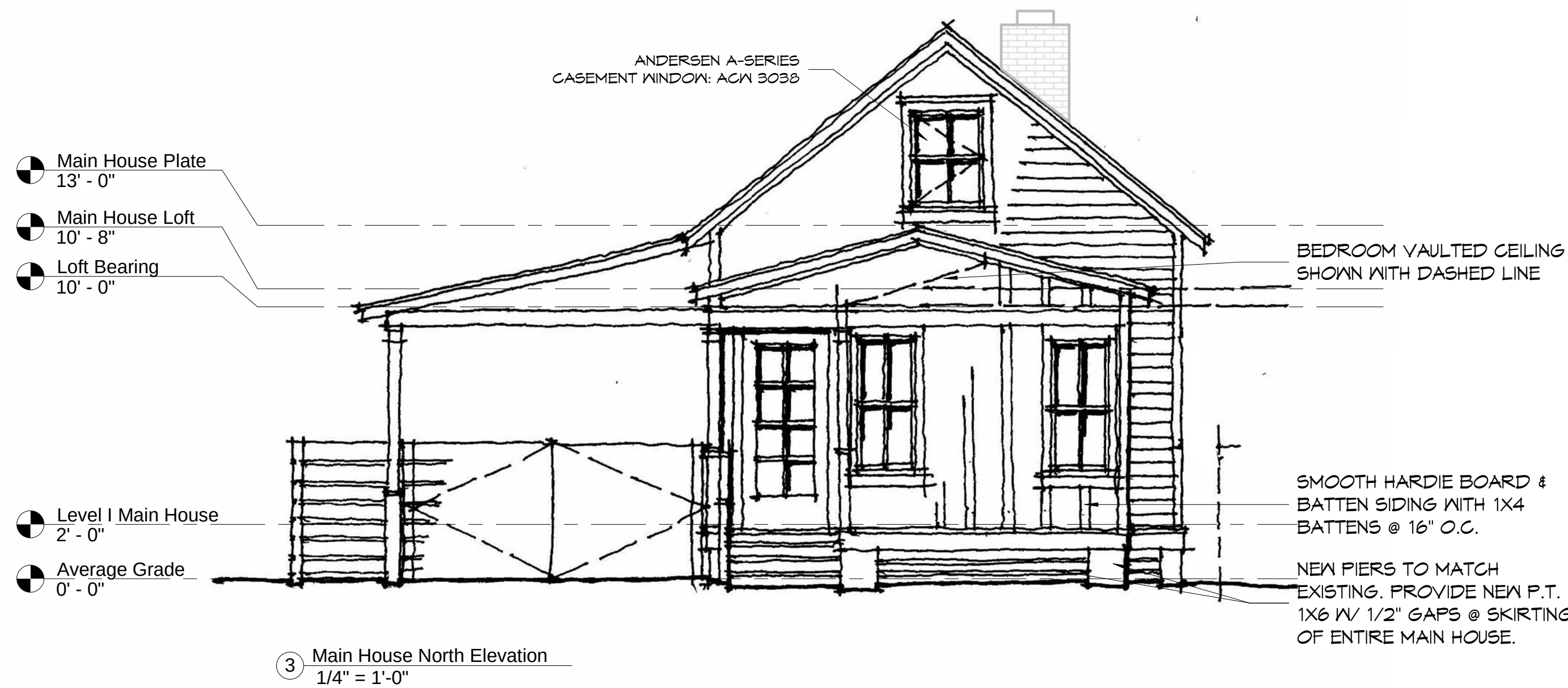
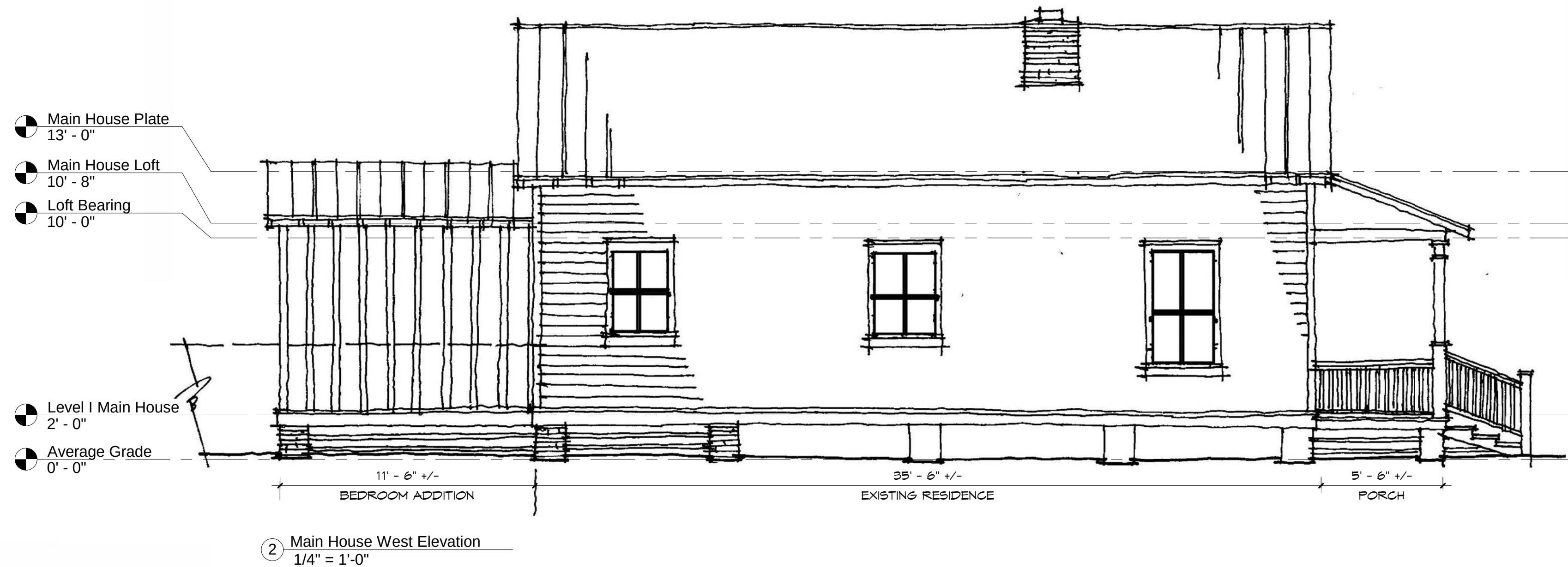
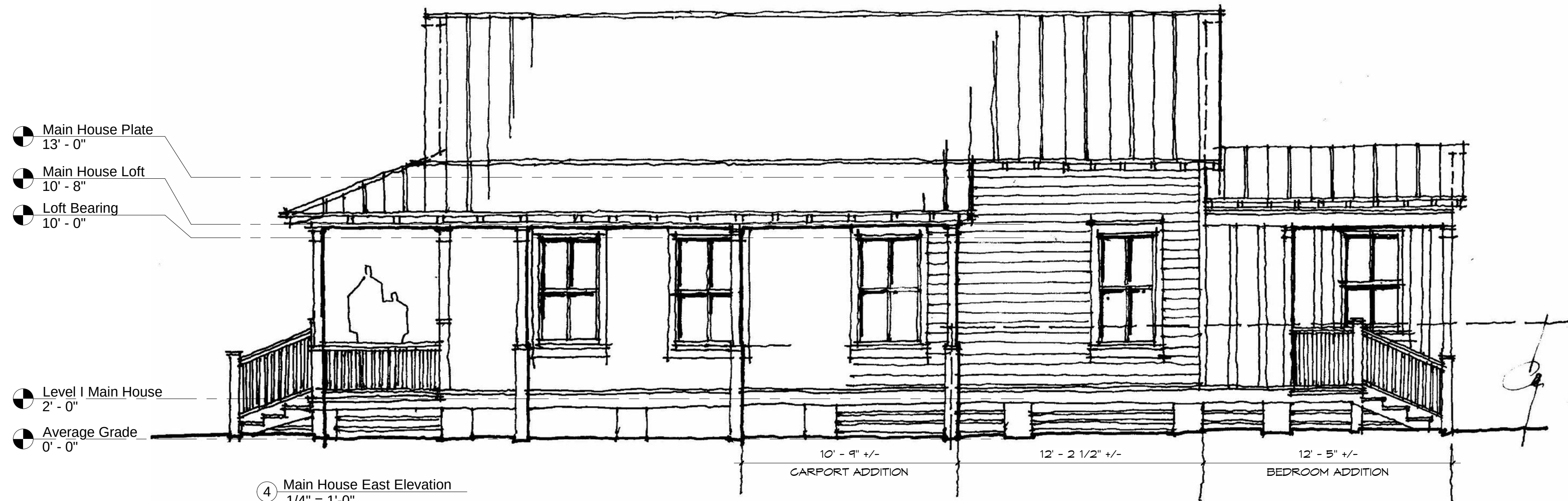


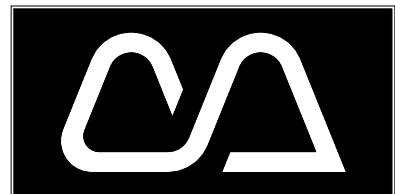
This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HAMILTON RESIDENCE
505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231920
Released: 1

PRIMARY ELEV.
Sheet Number
A-201
Page 03 of





Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions	
No.	Date

Progress Prints	
Issued To/For	Date
HDC REVIEW	06-30-2023

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

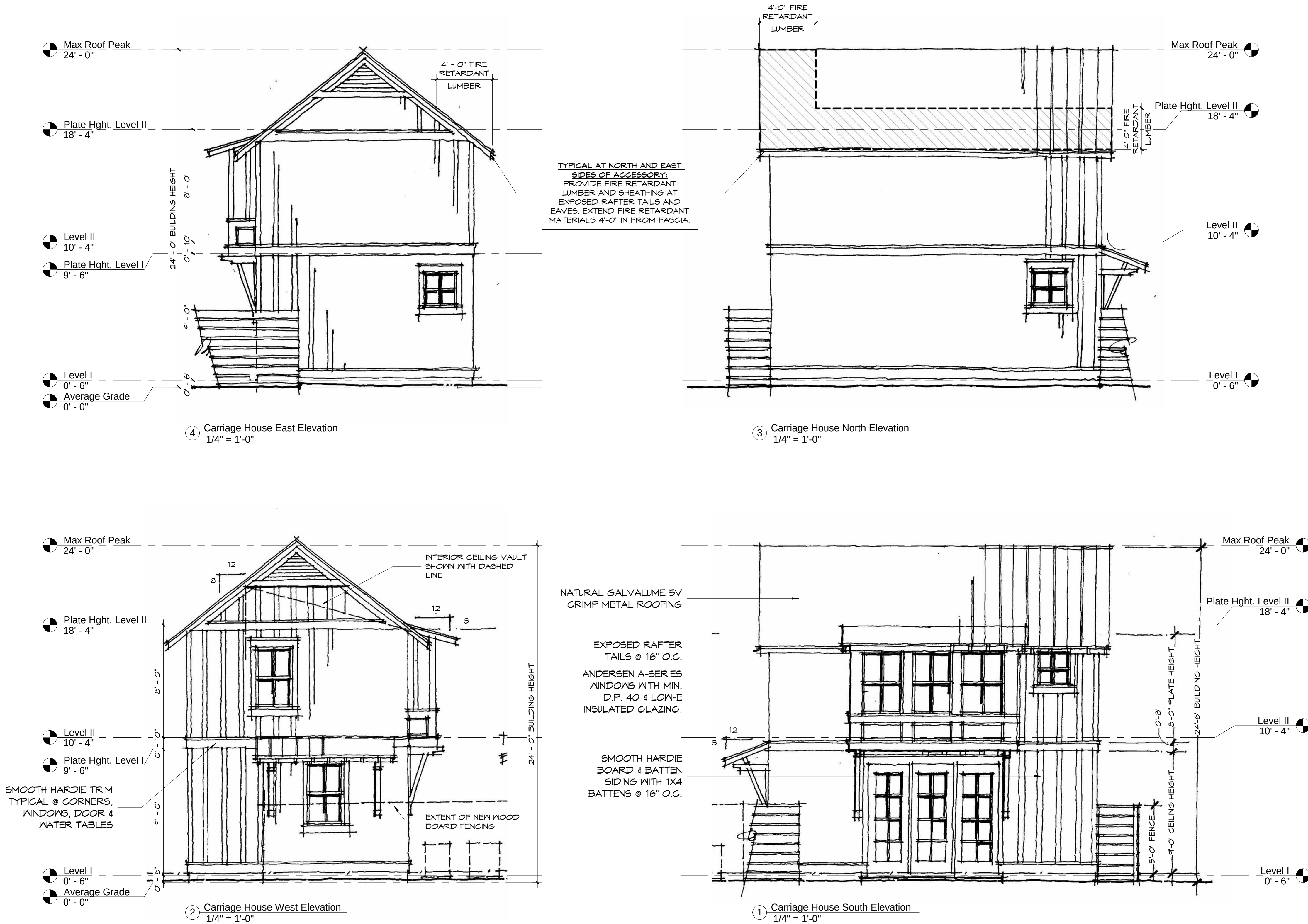


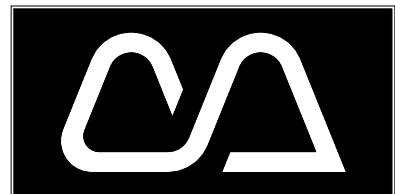
This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HAMILTON RESIDENCE
505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231920
Released: ..

CARRIAGE ELEV.
Sheet Number
A-202
Page 04 of





Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date
-----	------

Progress Prints

Issued To/For	Date
HDC REVIEW	06-30-2023

Not Published

All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HAMILTON RESIDENCE
505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

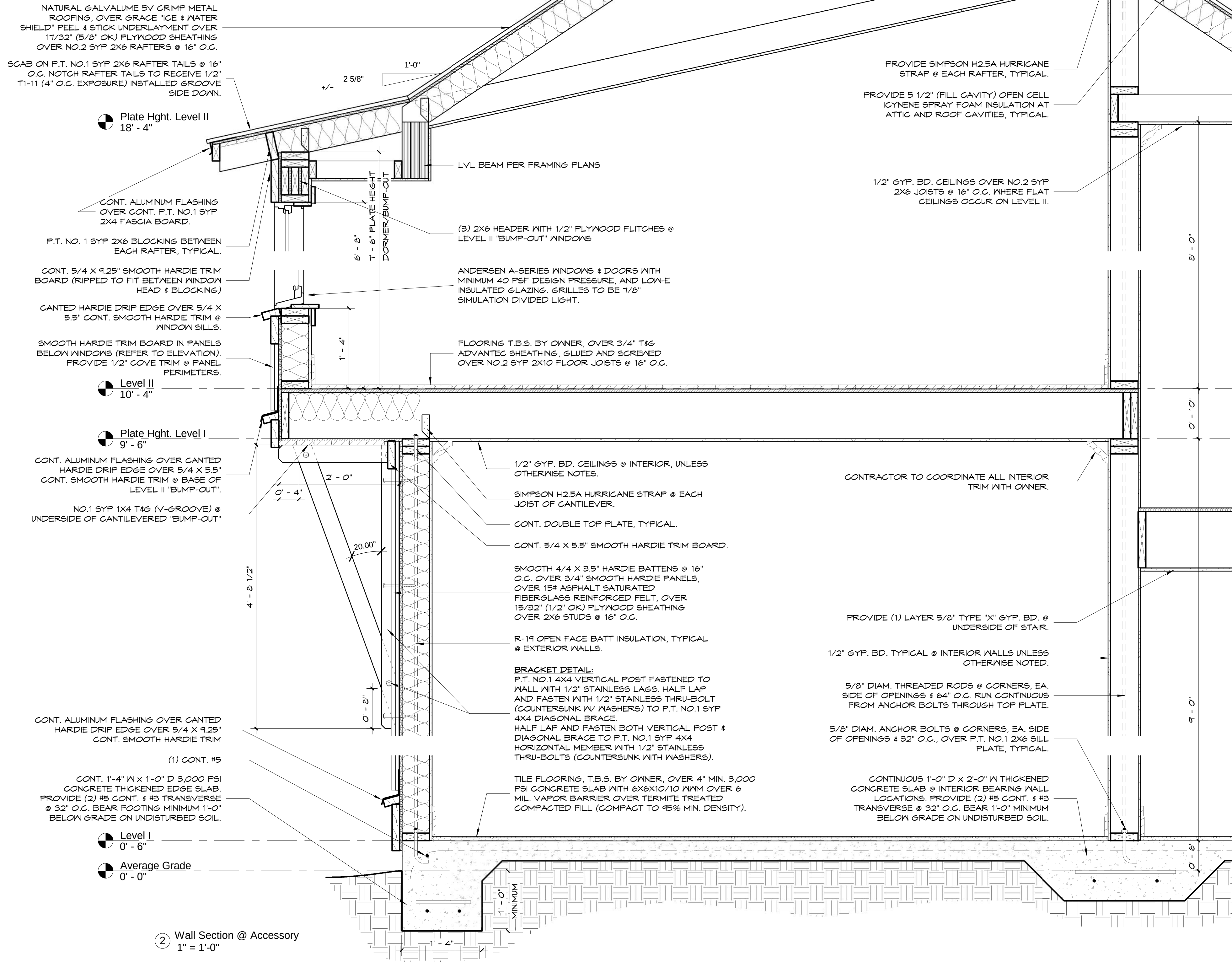
Project: 231920

Released: --

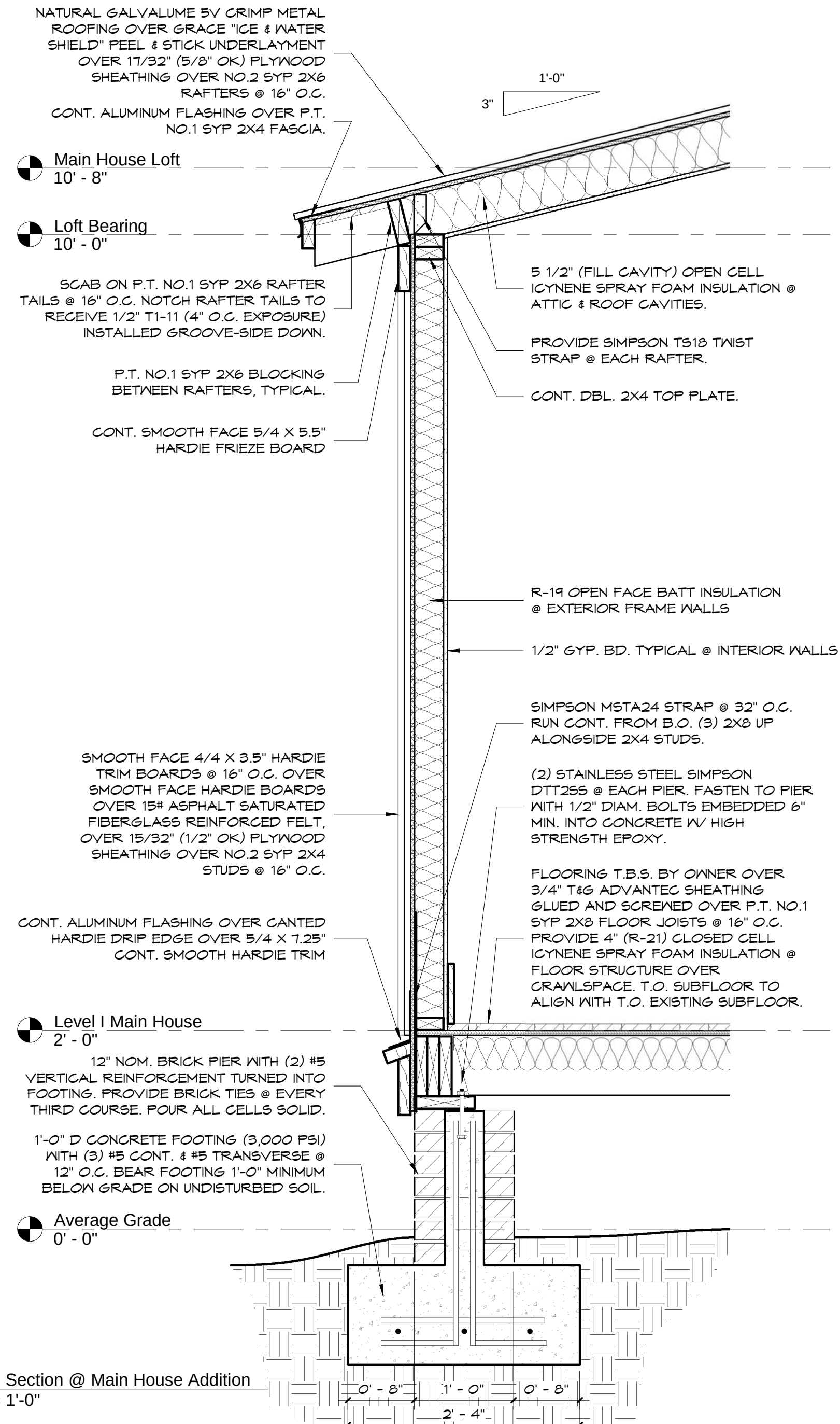
TYP. WALL SECTIONS

Sheet Number
A-301
Page 05 of

TYPICAL AT NORTH AND EAST SIDES OF ACCESSORY:
PROVIDE FIRE RETARDANT LUMBER AND SHEATHING AT EXPOSED RAFTER TAILS AND EAVES. EXTEND FIRE RETARDANT MATERIALS 4'-0" IN FROM FASCIA.



2 Wall Section @ Accessory
1" = 1'-0"



1 Wall Section @ Main House Addition
1" = 1'-0"

SPECIFICATIONS

NOTE: ALL SPECIFICATIONS MARKED WITH THIS SYMBOL: ☒ ARE APPLICABLE FOR THIS PROJECT

ROOFING

- ☒ **FLASHING:**
INSTALL FLASHING PRODUCTS WITH MATCHING MANUFACTURER'S PARTS, METAL FLASHING, COUNTERFLASHING, AND DRIPS AT:
1. WALL AND ROOF INTERSECTIONS
2. GUTTERS (WHERE OCCUR)
3. ALL CHANGES IN ROOF SLOPE OR DIRECTION
4. AROUND ROOF OPENINGS
FLASHING AREAS INCLUDE, BUT NOT LIMITED TO:
EAVE FLASHING, VALLEY FLASHING, RAKE/GABLE FLASHING, ROOF TO SIDING FLASHING, RIDGE/HIP FLASHING, PEAK FLASHING, VENT FLASHING, EAVE CLOSURE STRIPS, ETC.

FLASHING MATERIALS:

- ☐ ALUMINUM, 26 GAUGE MIN. THICKNESS
☒ GALVALUM, 26 GAUGE MIN. THICKNESS
☐ COPPER, 16 OZ TYPICAL AREAS, 20 OZ DRIP EDGES
☐ STAINLESS STEEL, GRADE 316 MIN.

- ☐ **"K" PROFILE ALUMINUM GUTTERS:**
5" WIDE SEAMLESS ALUMINUM (SMACNA "K" STYLE - RECTANGULAR BACK W/ DRAINAGE FRONT) W/ BAKED ENAMEL FINISH, 0.022" THK. LAP A PIECE OF FLASHING OVER THE BACK OF THE GUTTER AND UNDER THE DRIP EDGE AT THE FASCIA. ALL GUTTER AND DOWNSPOUT LOCATIONS AND SIZES ARE SUGGESTIVE ONLY AND FINAL DESIGN TO BE PERFORMED BY CONTRACTOR.

- ☐ **HALF ROUND PROFILE COPPER GUTTERS:**
STOCK PROFILE 6" DIAMETER HALF-ROUND COPPER; WEIGHT: 20 1/2 OZ.
- ☒ **HALF ROUND PROFILE ALUMINUM GUTTERS:**
STOCK PROFILE 6" DIAMETER HALF-ROUND ALUMINUM W/ BAKED ENAMEL FINISH; THICKNESS: 0.032". PROVIDE SCREENING AT TOP.

- ☒ **NOTE:** ALL GUTTERS TO BE BRACKET MOUNTED MINIMUM 1" BELOW ROOF FINISH (SO OVERFLOWS WILL FALL TO GROUND, NOT EDGE OF ROOF). SUBMIT SHOP DRAWINGS FOR ARCHITECT'S WRITTEN APPROVAL PRIOR TO PROCEEDING WITH WORK.

- ☐ **SQUARE PROFILE ALUMINUM GUTTERS:**
STOCK PROFILE ALUMINUM (6" SQUARE DIMENSION, 0.032" THK).

- ☒ **BAFFLES:**
TO AVOID OVERSHOOT OF RUNOFF WATER AT VALLEYS, INSTALL A BAFFLE (A SHEET METAL CORNER THAT RIVETS INSIDE THE GUTTER'S OUTSIDE EDGE) AT ABOUT 2" HIGHER THAN THE TOP OF THE GUTTER TO BLOCK Torrents. (OPTIONAL - VERIFY IF REQUIRED DURING INSTALL).

DOWNSPOUTS:

- 6" ☐ ROUND PROFILE ☐ SQUARE PROFILE
4" ☒ ROUND PROFILE ☐ SQUARE PROFILE

NOTE: DISCHARGE AWAY FROM BUILDING AND SPLASH BLOCK(S) AS REQUIRED. PROVIDE STAYS, HANGERS, FLASHING(S) AND OTHER ACCESSORIES AS REQUIRED. COLOR TBD BY ARCHITECT.
GUTTERS, DOWNSPOUTS AND CODE: CONTRACTOR TO VERIFY SIZING AND DISCHARGE OF GUTTERS, LEADERS AND DOWNSPOUTS IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-PLUMBING, ROOF DOWNSPOUTS SHALL DISCHARGE 12" MIN AWAY FROM STRUCTURAL SIDEWALLS. DOWNSPOUT LOCATIONS AND FREQUENCY, AS DEPICTED ON DRAWINGS, ARE SUGGESTIVE ONLY. CONTRACTOR TO PROVIDE FINAL DESIGN/IZING OF GUTTER AND DOWNSPOUT SYSTEM AND SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

ROOF UNDERLAYMENT:

- ☐ 30# FELT
☒ GRACE "ICE AND WATER SHIELD" PEEL & STICK (OR EQUAL)
☐ MODIFIED ROOFING (SEE SPECIFICATIONS BELOW)

- ☒ **5V CRIMP METAL ROOFING:**
SEMCO (SOUTH EASTERN METALS MANUF. CO., INC.) 5V METAL CRIMP ROOF, 26 GAUGE (0.187" THK) OR EQ. FINISH: KYNAR 500 (COLOR TBD). USE FULL LINE OF AVAILABLE STANDARD TRIM AND ACCESSORY ITEMS BY ROOF MANUFACTURER TO COMPLETE ROOF. ACCESSORIES TO BE 26 GAUGE. FASTENERS: ALL EXPOSED FASTENERS/SCREW HEADS TO BE STAINLESS STEEL GRADE 316 BY SEMCO AS REQUIRED TO BE **PROJECT SPECIFIC** WIND ZONE CRITERIA.

- ☐ **STANDING SEAM METAL ROOFING:**
SEMCO (SOUTH EASTERN METALS MANUF. CO., INC.) 5V METAL CRIMP ROOF, 26 GAUGE (0.187" THK) OR EQ. FINISH: KYNAR 500 (COLOR TBD). USE FULL LINE OF AVAILABLE STANDARD TRIM AND ACCESSORY ITEMS BY ROOF MANUFACTURER TO COMPLETE ROOF. ACCESSORIES TO BE 26 GAUGE. FASTENERS: ALL EXPOSED FASTENERS/SCREW HEADS TO BE STAINLESS STEEL GRADE 316 BY SEMCO AS REQUIRED TO BE **PROJECT SPECIFIC** WIND ZONE CRITERIA.

- ☐ **FIBERGLASS ROOF SHINGLES:**
GAF ULTRA LAMINATED FIBERGLASS SHINGLES. FASTEN ROOF FOR **PROJECT SPECIFIC** WIND ZONE CRITERIA PER MANUFACTURER'S INSTRUCTIONS.

- ☐ **MODIFIED ROOFING:**
MODIFIED ROOFING SYSTEM BY TAMKO, "TOTAL SYSTEM COVERAGE GUARANTEE" LIMITED WARRANTY FOR MINIMUM PERIOD OF 15 YEARS. BASE SHEET PRODUCTS (PICK ONE):
TAMKO TYPE 43 COATED BASE SHEET OR TAMKO GLASS-BASE OR BASE-N-PLY BASE SHEET. CAP SHEET PRODUCT: ONE LAYER TAMKO AWPLAN HEAT WELD APPLIED MEMBRANE.
LOW SLOPE ROOFING PROCEDURES/OTHER:
CONTRACTOR SHALL COMPLY WITH ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION, PERSONNEL AND MANUFACTURER'S REPRESENTATIVE, AND OTHER GENERAL REQUIREMENTS, TO COMPLY WITH WARRANTY REQUIREMENTS. THE FOLLOWING REQUIREMENTS MAY BE INCREASED BY WARRANTY REQUIREMENTS, BUT SHALL NOT BE DECREASED.

- ☐ **CONCRETE TILE ROOFING:**
MANUFACTURER(S): MONIER LIFE TILE-OR- HANSON
PROFILE: ☐ SPANISH "S" ☐ FLAT

COLOR: "COLOR-THRU" STANDARD COLOR TBD.
CUTTING: ALL TILES SHALL BE CUT WITH MASONRY SAW.
TILE FASTENING: (2) #8 LONG QUIDRIVE FASTENING SYSTEMS STAINLESS STEEL GRADE 316 SCREWS (SSWSC212S) (OR ARCHITECT APPROVED EQUAL) PER TILE. LENGTH PER MANUF. FOR **PROJECT SPECIFIC** WIND ZONE CRITERIA. FOR SLOPES LESS THAN 7:12, ROOF TILES INSTALLED OVER 1X2 PT #2 SYP BATTENS FASTENED WITH MINIMUM 8d COMMON H.D. S.S. NAILS AT 12" OC MAX. ALLOW BREAKS IN BATTEN PER MANUF. FOR PROPER ROOF DRAINAGE. FOR SLOPES 7:12 OR GREATER: ROOF TILES INSTALLED DIRECTLY OVER WATERPROOF MEMBRANE OVER 1X2 PT #2 SYP BATTENS FASTENED WITH MIN. 8d COMMON H.D. S.S. NAILS AT 12" OC MAX.

GENERAL NOTES AND DESIGN CRITERIA

- ☒ **APPLICABLE CODES:**
FLORIDA BUILDING CODE, RESIDENTIAL, 7TH EDITION (2020)
2018 NATIONAL ELECTRIC CODE (NFPA 70)
FLORIDA EROSION CONSERVATION CODE, 7TH EDITION (2020)
TMS402 / ACI 530 / ASCE 5
ASCE 7 / ACI 318

STRUCTURAL / LOADING DESIGN CRITERIA:

- A. ROOF LOADS DESIGN CRITERIA:**
C.WIND LOADS DESIGN CRITERIA:
LIVE LOAD 35 PSF
ROOF DEAD LOAD (ASPHALT, METAL) 20 PSF
ROOF DEAD LOAD (CONCRETE TILE) 30 PSF
B. FLOOR LOADS DESIGN CRITERIA:
TYPICAL INTERIOR ROOMS:
LIVE LOAD 40 PSF
DEAD LOAD (NO TILE) 15 PSF
DEAD LOAD (WITH TILE) 35 PSF

TYPICAL EXTERIOR DECKS:

- LIVE LOAD 50 PSF
DEAD LOAD (NO TILE) 35 PSF
DEAD LOAD (WITH TILE) 35 PSF
NOTE: ASSUMES NO SPECIAL EQUIPMENT / HOT TUBS, ETC.
STAIRS AND EXITWAYS (INTERIOR & EXTERIOR) 50 PSF
ATTIC (WITH STORAGE) LIVE LOAD 50 PSF
ATTIC (WITHOUT STORAGE) LIVE LOAD 10 PSF

C.WIND LOADS DESIGN CRITERIA:

- REFER TO **PROJECT SPECIFIC** WIND ZONE CRITERIA
D. DEFLECTION: LIMIT TO 1/480 OF SPAN (MAX) BASED ON COMBINED LIVE AND DEAD LOADS.
E. SOIL BEARING DESIGN CRITERIA:
UNCLASSIFIED, BEARING CAPACITY: 2,500 PSF. SEE ANY RELATED NOTES IN THESE DRAWINGS REGARDING SOILS TESTS AND CONTRACTOR/OWNER RESPONSIBILITIES.

SITE CONDITIONS AND DIMENSIONS:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE BUILDING SITE PRIOR TO FABRICATION AND CONSTRUCTION. NOTIFY THE ARCHITECT AT ONCE IF DISCREPANCIES ARE DISCOVERED. DO NOT PROCEED WITH THE CONSTRUCTION UNTIL ALL SUCH DISCREPANCIES ARE FULLY RESOLVED.

DRAWINGS:

- THESE DRAWINGS PROVIDE THE INTENT AND GENERAL DESCRIPTION OF THE WORK. THE CONTRACTOR SHALL PROVIDE NECESSARY MATERIALS AND WORK FOR A COMPLETELY FINISHED PROJECT. DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS. DO NOT SCALE DRAWINGS. CONSULT WITH THE ARCHITECT IN THE EVENT OF DISCREPANCY OR UNCERTAINTY.

REPAIRS:

- REPAIR AND PATCH ALL OPENINGS AND AREAS DAMAGED DURING THE COURSE OF THE WORK TO MEET AND MATCH ADJACENT MATERIALS AND FINISHES.

UTILITIES / SERVICES:

- CONTRACTOR SHALL PROVIDE ALL CONDUITS, METERS, METER CANS, PIPING, SLEEVES AND FIXTURES REQUIRED BY UTILITY COMPANIES FOR SERVICE TO STRUCTURE, INCLUDING POWER, TV CABLE, TELEPHONE, WATER AND SEWER. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AND PIPING BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR ALL DAMAGES WHICH MAY OCCUR DUE TO FAILURE TO EXACTLY LOCATE UTILITIES.

CLEANING:

- PROVIDE ADEQUATE TRASH DUMPSTER CONTAINERS TO PREVENT ACCUMULATION OF WASTE MATERIAL OR DEBRIS IN OR ABOUT THE BUILDING. CLEAN ALL WORK AREAS DAILY.

JOB COPY:

- PERMIT SET OF APPROVED PLANS SHALL BE POSTED ON SITE AND PROTECTED FROM WEATHER.

COORDINATION:

- COORDINATE ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK WITH THE ARCHITECTURAL FEATURES. DO NOT CUT STRUCTURAL MEMBERS TO ACCOMMODATE THE WORK WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT.

ACCESSORIES:

- FURNISH AND INSTALL ACCESS PANELS WHERE REQUIRED FOR ACCESS TO ALL CONCEALED BOXES, PANELS, CONTROLS, VALVES OR EQUIPMENT. REFER TO LOCATIONS NOTED IN DRAWING SET.

BLOCKING:

- PROVIDE BLOCKING FOR CABINETS, BATH ACCESSORIES, HANDRAILS, AND OTHER WALL MOUNTED ITEMS.

PERMITS:

- CONTRACTOR TO PROVIDE AND INCLUDE NECESSARY BUILDING PERMITS, BONDS AND IMPACT FEES.

CONFORMANCE:

- ALL WORK IS TO BE PERFORMED WITHIN ALL LOCAL, STATE AND NATIONAL CODES CURRENTLY ADOPTED BY THE LOCAL MUNICIPALITY.

LOCATION:

- CONTRACTOR TO VERIFY BUILDING LOCATION ON SITE PER SITE PLAN IN DRAWINGS SET W/ ARCHITECT & OWNER PRIOR TO CLEARING; NOTIFY ARCHITECT OF ANY DISCREPANCIES IN SITE INFORMATION PROVIDED

RELEASE DATE:

- THIS DRAWING IS NOT RELEASED FOR THE PURPOSES OF CONSTRUCTION OR CONTRACTING UNLESS THE RELEASE DATE IN THE TITLE BLOCK OF THIS DRAWING IS DATED BY THE ARCHITECT. ANY DRAWINGS ISSUED WITHOUT A RELEASE DATE ARE PRELIMINARY AND NON-SUITABLE FOR CONSTRUCTION OR CONTRACTING.

CONSTRUCTION:

- MATERIALS, DIMENSIONS AND ALL OTHER CONDITIONS WHICH ARE NOT OTHERWISE DEFINED ON THIS DRAWING SHALL BE CONSIDERED AS HAVING THE SAME MEANING AS SIMILARLY INDICATED CONDITIONS WHICH ARE MORE FULLY DEFINED ELSEWHERE ON THIS PROJECT OR OTHER DRAWINGS FOR THIS PROJECT.

DEVIATIONS FROM DRAWINGS:

- ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR OR SUBCONTRACTORS DURING THE COURSE OF CONSTRUCTION. DEVIATIONS FROM DRAWINGS ARE AT THE CONTRACTOR(S) RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM THE ARCHITECT.

SURVEY INFO:

- EXISTING SITE SURVEY AND CONDITIONS PROVIDED BY OWNER AND HAS NOT BEEN VERIFIED.

FINISH FLOOR ELEVATION:

- CONTRACTOR TO LOCATE BUILDING SLAB ELEVATION PER DRAWING SET. MAINTAIN MINIMUMS AS SHOWN ON DRAWINGS.

FLOOD ZONE:

- CONTRACTOR TO SUBMIT SURVEYOR SIGNED AND SEALED ELEVATION CERTIFICATE OF SLAB HEIGHT OR FLOOR SYSTEM HEIGHT

GENERAL NOTES AND DESIGN CRITERIA CONTINUED

SOILS REPORT:

- ☒ NO SOILS REPORT HAS BEEN PERFORMED (AT OWNER'S OPTION AND RISK). ARCHITECT HAS ASSUMED TYPICAL BEARING AND DRAINAGE SOILS CONDITIONS FOR THE PURPOSES OF FOUNDATION AND STRUCTURAL DESIGN, AND SITE DRAINAGE.

- ☐ A GEOTECHNICAL REPORT HAS BEEN ISSUED BY AN INDEPENDENT TESTING COMPANY AND IS AVAILABLE TO THE CONTRACTOR FOR REVIEW BY THE ARCHITECT IF REQUESTED.

- IT IS THE CONTRACTOR'S FULL RESPONSIBILITY TO PERFORM EARTHWORK AND ADDITIONAL SOIL TESTS AS REQUIRED TO ENSURE THAT THE SUBSURFACE SOIL CONDITIONS ARE ADEQUATE TO SUPPORT THE DESIGN FOUNDATION LOAD AND PROVIDE THE MINIMUM ALLOWABLE BEARING CAPACITY DESIGNATED IN THE STRUCTURAL DESIGN CRITERIA. WHERE THE BEARING CAPACITY OF THE SOIL IS IN QUESTION, THE CONTRACTOR SHALL NOTIFY BOTH THE OWNER AND ARCHITECT IN WRITING FOR INSTRUCTIONS ON HOW TO PROCEED. ARCHITECT ASSUMES NO LIABILITY FOR VARYING SUBSURFACE CONDITIONS AND THEIR RESULTING IMPACT OR DETRIMENT TO THE BUDGET, STRUCTURE, OR DRAINAGE.

EARTHWORK:

- ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH REPORT OF GEOTECHNICAL EXPLORATION.

WATERPROOFING DETAILS:

- WATERPROOFING DETAILS IN THIS SET OF DRAWINGS IS NOT ALL ENCOMPASSING TO INCLUDE THE VAST QUANTITY OF DETAILS REQUIRED TO BUILD A COMPLETELY WATERPROOF BUILDING. OWNER SHALL RELY ON CONTRACTOR TO PERFORM TO INDUSTRY STANDARD AND BUILDING CODE MINIMUMS IN ALL WATERPROOFING DETAILS. ARCHITECT ASSUMES NO LIABILITY FOR DETAILS OTHER THAN THOSE DEPICTED IN THESE DOCUMENTS.

PUBLISHING / RIGHTS RESERVED:

- THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT. ARCHITECT RESERVES THE RIGHT TO REUSE PORTIONS OR ALL OF THE DRAWINGS.

ARCHITECT'S ROLE:

- CONSTRUCTION OBSERVATION AND PROJECT ADMINISTRATION ARE NOT PART OF THIS AGREEMENT. ANY SITE VISITS BY ARCHITECT HAVE NO IMPLICATION OF ARCHITECT PERFORMING CONSTRUCTION OBSERVATION, UNLESS A WRITTEN AGREEMENT EXISTS FOR THIS PURPOSE.

TERMITE PROTECTION TO BE SOIL CHEMICAL BARRIER METHOD:

- 1. (FBC R-318.1.1)** TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO SUPPORT NEW CONSTRUCTION. 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING INFORMATION: 1. DATE OF TREATMENT. 2. NAME OF THE COMPANY. 3. NAME OF THE TREATMENT. 4. NAME OF THE APPLICATOR. 5. NAME OF THE INSPECTOR. 6. NAME OF THE ARCHITECT. 7. NAME OF THE OWNER. 8. NAME OF THE ADDRESS. 9. NAME OF THE CITY. 10. NAME OF THE COUNTY. 11. NAME OF THE STATE. 12. NAME OF THE ZIP CODE. 13. NAME OF THE PROJECT. 14. NAME OF THE DRAWING. 15. NAME OF THE SCALE. 16. NAME OF THE DATE. 17. NAME OF THE PROJECT. 18. NAME OF THE DRAWING. 19. NAME OF THE SCALE. 20. NAME OF THE DATE. 21. NAME OF THE PROJECT. 22. NAME OF THE DRAWING. 23. NAME OF THE SCALE. 24. NAME OF THE DATE. 25. NAME OF THE PROJECT. 26. NAME OF THE DRAWING. 27. NAME OF THE SCALE. 28. NAME OF THE DATE. 29. NAME OF THE PROJECT. 30. NAME OF THE DRAWING. 31. NAME OF THE SCALE. 32. NAME OF THE DATE. 33. NAME OF THE PROJECT. 34. NAME OF THE DRAWING. 35. NAME OF THE SCALE. 36. NAME OF THE DATE. 37. NAME OF THE PROJECT. 38. NAME OF THE DRAWING. 39. NAME OF THE SCALE. 40. NAME OF THE DATE. 41. NAME OF THE PROJECT. 42. NAME OF THE DRAWING. 43. NAME OF THE SCALE. 44. NAME OF THE DATE. 45. NAME OF THE PROJECT. 46. NAME OF THE DRAWING. 47. NAME OF THE SCALE. 48. NAME OF THE DATE. 49. NAME OF THE PROJECT. 50. NAME OF THE DRAWING. 51. NAME OF THE SCALE. 52. NAME OF THE DATE. 53. NAME OF THE PROJECT. 54. NAME OF THE DRAWING. 55. NAME OF THE SCALE. 56. NAME OF THE DATE. 57. NAME OF THE PROJECT. 58. NAME OF THE DRAWING. 59. NAME OF THE SCALE. 60. NAME OF THE DATE. 61. NAME OF THE PROJECT. 62. NAME OF THE DRAWING. 63. NAME OF THE SCALE. 64. NAME OF THE DATE. 65. NAME OF THE PROJECT. 66. NAME OF THE DRAWING. 67. NAME OF THE SCALE. 68. NAME OF THE DATE. 69. NAME OF THE PROJECT. 70. NAME OF THE DRAWING. 71. NAME OF THE SCALE. 72. NAME OF THE DATE. 73. NAME OF THE PROJECT. 74. NAME OF THE DRAWING. 75. NAME OF THE SCALE. 76. NAME OF THE DATE. 77. NAME OF THE PROJECT. 78. NAME OF THE DRAWING. 79. NAME OF THE SCALE. 80. NAME OF THE DATE. 81. NAME OF THE PROJECT. 82. NAME OF THE DRAWING. 83. NAME OF THE SCALE. 84. NAME OF THE DATE. 85. NAME OF THE PROJECT. 86. NAME OF THE DRAWING. 87. NAME OF THE SCALE. 88. NAME OF THE DATE. 89. NAME OF THE PROJECT. 90. NAME OF THE DRAWING. 91. NAME OF THE SCALE. 92. NAME OF THE DATE. 93. NAME OF THE PROJECT. 94. NAME OF THE DRAWING. 95. NAME OF THE SCALE. 96. NAME OF THE DATE. 97. NAME OF THE PROJECT. 98. NAME OF THE DRAWING. 99. NAME OF THE SCALE. 100. NAME OF THE DATE. 101. NAME OF THE PROJECT. 102. NAME OF THE DRAWING. 103. NAME OF THE SCALE. 104. NAME OF THE DATE. 105. NAME OF THE PROJECT. 106. NAME OF THE DRAWING. 107. NAME OF THE SCALE. 108. NAME OF THE DATE. 109. NAME OF THE PROJECT. 110. NAME OF THE DRAWING. 111. NAME OF THE SCALE. 112. NAME OF THE DATE. 113. NAME OF THE PROJECT. 114. NAME OF THE DRAWING. 115. NAME OF THE SCALE. 116. NAME OF THE DATE. 117. NAME OF THE PROJECT. 118. NAME OF THE DRAWING. 119. NAME OF THE SCALE. 120. NAME OF THE DATE. 121. NAME OF THE PROJECT. 122. NAME OF THE DRAWING. 123. NAME OF THE SCALE. 124. NAME OF THE DATE. 125. NAME OF THE PROJECT. 126. NAME OF THE DRAWING. 127. NAME OF THE SCALE. 128. NAME OF THE DATE. 129. NAME OF THE PROJECT. 130. NAME OF THE DRAWING. 131. NAME OF THE SCALE. 132. NAME OF THE DATE. 133. NAME OF THE PROJECT. 134. NAME OF THE DRAWING. 135. NAME OF THE SCALE. 136. NAME OF THE DATE. 137. NAME OF THE PROJECT. 138. NAME OF THE DRAWING. 139. NAME OF THE SCALE. 140. NAME OF THE DATE. 141. NAME OF THE PROJECT. 142. NAME OF THE DRAWING. 143. NAME OF THE SCALE. 144. NAME OF THE DATE. 145. NAME OF THE PROJECT. 146. NAME OF THE DRAWING. 147. NAME OF THE SCALE. 148. NAME OF THE DATE. 149. NAME OF THE PROJECT. 150. NAME OF THE DRAWING. 151. NAME OF THE SCALE. 152. NAME OF THE DATE. 153. NAME OF THE PROJECT. 154. NAME OF THE DRAWING. 155. NAME OF THE SCALE. 156. NAME OF THE DATE. 157. NAME OF THE PROJECT. 158. NAME OF THE DRAWING. 159. NAME OF THE SCALE. 160. NAME OF THE DATE. 161. NAME OF THE PROJECT. 162. NAME OF THE DRAWING. 163. NAME OF THE SCALE. 164. NAME OF THE DATE. 165. NAME OF THE PROJECT. 166. NAME OF THE DRAWING. 167. NAME OF THE SCALE. 168. NAME OF THE DATE. 169. NAME OF THE PROJECT. 170. NAME OF THE DRAWING. 171. NAME OF THE SCALE. 172. NAME OF THE DATE. 173. NAME OF THE PROJECT. 174. NAME OF THE DRAWING. 175. NAME OF THE SCALE. 176. NAME OF THE DATE. 177. NAME OF THE PROJECT. 178. NAME OF THE DRAWING. 179. NAME OF THE SCALE. 180. NAME OF THE DATE. 181. NAME OF THE PROJECT. 182. NAME OF THE DRAWING. 183. NAME OF THE SCALE. 184. NAME OF THE DATE. 185. NAME OF THE PROJECT. 186. NAME OF THE DRAWING. 187. NAME OF THE SCALE. 188. NAME OF THE DATE. 189. NAME OF THE PROJECT. 190. NAME OF THE DRAWING. 191. NAME OF THE SCALE. 192. NAME OF THE DATE. 193. NAME OF THE PROJECT. 194. NAME OF THE DRAWING. 195. NAME OF THE SCALE. 196. NAME OF THE DATE. 197. NAME OF THE PROJECT. 198. NAME OF THE DRAWING. 199. NAME OF THE SCALE. 200. NAME OF THE DATE. 201. NAME OF THE PROJECT. 202. NAME OF THE DRAWING. 203. NAME OF THE SCALE. 204. NAME OF THE DATE. 205. NAME OF THE PROJECT. 206. NAME OF THE DRAWING. 207. NAME OF THE SCALE. 208. NAME OF THE DATE. 209. NAME OF THE PROJECT. 210. NAME OF THE DRAWING. 211. NAME OF THE SCALE. 212. NAME OF THE DATE. 213. NAME OF THE PROJECT. 214. NAME OF THE DRAWING. 215. NAME OF THE SCALE. 216. NAME OF THE DATE. 217. NAME OF THE PROJECT. 218. NAME OF THE DRAWING. 219. NAME OF THE SCALE. 220. NAME OF THE DATE. 221. NAME OF THE PROJECT. 222. NAME OF THE DRAWING. 223. NAME OF THE SCALE. 224. NAME OF THE DATE. 225. NAME OF THE PROJECT. 226. NAME OF THE DRAWING. 227. NAME OF THE SCALE. 228. NAME OF THE DATE. 229. NAME OF THE PROJECT. 230. NAME OF THE DRAWING. 231. NAME OF THE SCALE. 232. NAME OF THE DATE. 233. NAME OF THE PROJECT. 234. NAME OF THE DRAWING. 235. NAME OF THE SCALE. 236. NAME OF THE DATE. 237. NAME OF THE PROJECT. 238. NAME OF THE DRAWING. 239. NAME OF THE SCALE. 240. NAME OF THE DATE. 241. NAME OF THE PROJECT. 242. NAME OF THE DRAWING. 243. NAME OF THE SCALE. 244. NAME OF THE DATE. 245. NAME OF THE PROJECT. 246. NAME OF THE DRAWING. 247. NAME OF THE SCALE. 248. NAME OF THE DATE. 249. NAME OF THE PROJECT. 250. NAME OF THE DRAWING. 251. NAME OF THE SCALE. 252. NAME OF THE DATE. 253. NAME OF THE PROJECT. 254. NAME OF THE DRAWING. 255. NAME OF THE SCALE. 256. NAME OF THE DATE. 257. NAME OF THE PROJECT. 258. NAME OF THE DRAWING. 259. NAME OF THE SCALE. 260. NAME OF THE DATE. 261. NAME OF THE PROJECT. 262. NAME OF THE DRAWING. 263. NAME OF THE SCALE. 264. NAME OF THE DATE. 265. NAME OF THE PROJECT. 266. NAME OF THE DRAWING. 267. NAME OF THE SCALE. 268. NAME OF THE DATE. 269. NAME OF THE PROJECT. 270. NAME OF THE DRAWING. 271. NAME OF THE SCALE. 272. NAME OF THE DATE. 273. NAME OF THE PROJECT. 274. NAME OF THE DRAWING. 275. NAME OF THE SCALE. 276. NAME OF THE DATE. 277. NAME OF THE PROJECT. 278. NAME OF THE DRAWING. 279. NAME OF THE SCALE. 280. NAME OF THE DATE. 281. NAME OF THE PROJECT. 282. NAME OF THE DRAWING. 283. NAME OF THE SCALE. 284. NAME OF THE DATE. 285. NAME OF THE PROJECT. 286. NAME OF THE DRAWING. 287. NAME OF THE SCALE. 288. NAME OF THE DATE. 289. NAME OF THE PROJECT. 290. NAME OF THE DRAWING. 291. NAME OF THE SCALE. 292. NAME OF THE DATE. 293. NAME OF THE PROJECT. 294. NAME OF THE DRAWING. 295. NAME OF THE SCALE. 296. NAME OF THE DATE. 297. NAME OF THE PROJECT. 298. NAME OF THE DRAWING. 299. NAME OF THE SCALE. 300. NAME OF THE DATE. 301. NAME OF THE PROJECT. 302. NAME OF THE DRAWING. 303. NAME OF THE SCALE. 304. NAME OF THE DATE. 305. NAME OF THE PROJECT. 306. NAME OF THE DRAWING. 307. NAME OF THE SCALE. 308. NAME OF THE DATE. 309. NAME OF THE PROJECT. 310. NAME OF THE DRAWING. 311. NAME OF THE SCALE. 312. NAME OF THE DATE. 313. NAME OF THE PROJECT. 314. NAME OF THE DRAWING. 315. NAME OF THE SCALE. 316. NAME OF THE DATE. 317. NAME OF THE PROJECT. 318. NAME OF THE DRAWING. 319. NAME OF THE SCALE. 320. NAME OF THE DATE. 321. NAME OF THE PROJECT. 322. NAME OF THE DRAWING. 323. NAME OF THE SCALE. 324. NAME OF THE DATE. 325. NAME OF THE PROJECT. 326. NAME OF THE DRAWING. 327. NAME OF THE SCALE. 328. NAME OF THE DATE. 329. NAME OF THE PROJECT. 330. NAME OF THE DRAWING. 331. NAME OF THE SCALE. 332. NAME OF THE DATE. 333. NAME OF THE PROJECT. 334. NAME OF THE DRAWING. 335. NAME OF THE SCALE. 336. NAME OF THE DATE. 337. NAME OF THE PROJECT. 338. NAME OF THE DRAWING. 339. NAME OF THE SCALE. 340. NAME OF THE DATE. 341. NAME OF THE PROJECT. 342. NAME OF THE DRAWING. 343. NAME OF THE SCALE. 344. NAME OF THE DATE. 345. NAME OF THE PROJECT. 346. NAME OF THE DRAWING. 347. NAME OF THE SCALE. 348. NAME OF THE DATE. 349. NAME OF THE PROJECT. 350. NAME OF THE DRAWING. 351. NAME OF THE SCALE. 352. NAME OF THE DATE. 353. NAME OF THE PROJECT. 354. NAME OF THE DRAWING. 355. NAME OF THE SCALE. 356. NAME OF THE DATE. 357. NAME OF THE PROJECT. 358. NAME OF THE DRAWING. 359. NAME OF THE SCALE. 360. NAME OF THE DATE. 361. NAME OF THE PROJECT. 362. NAME OF THE DRAWING. 363. NAME OF THE SCALE. 364. NAME OF THE DATE. 365. NAME OF THE PROJECT. 366. NAME OF THE DRAWING. 367. NAME OF THE SCALE. 368. NAME OF THE DATE. 369. NAME OF THE PROJECT. 370. NAME OF THE DRAWING. 371. NAME OF THE SCALE. 372. NAME OF THE DATE. 373. NAME OF THE PROJECT. 374. NAME OF THE DRAWING. 375. NAME OF THE SCALE. 376. NAME OF THE DATE. 377. NAME OF THE PROJECT. 378. NAME OF THE DRAWING. 379. NAME OF THE SCALE. 380. NAME OF THE DATE. 381. NAME OF THE PROJECT. 382. NAME OF THE DRAWING. 383. NAME OF THE SCALE. 384. NAME OF THE DATE. 385. NAME OF THE PROJECT. 386. NAME OF THE DRAWING. 387. NAME OF THE SCALE. 388. NAME OF THE DATE. 389. NAME OF THE PROJECT. 390. NAME OF THE DRAWING. 391. NAME OF THE SCALE. 392. NAME OF THE DATE. 393. NAME OF THE PROJECT. 394. NAME OF THE DRAWING. 395. NAME OF THE SCALE. 396. NAME OF THE DATE. 397. NAME OF THE PROJECT. 398. NAME OF THE DRAWING. 399. NAME OF THE SCALE. 400. NAME OF THE DATE. 401. NAME OF THE PROJECT. 402. NAME OF THE DRAWING. 403. NAME OF THE SCALE. 404. NAME OF THE DATE. 405. NAME OF THE PROJECT. 406. NAME OF THE DRAWING. 407. NAME OF THE SCALE. 408. NAME OF THE DATE. 409. NAME OF THE PROJECT. 410. NAME OF THE DRAWING. 411. NAME OF THE SCALE. 412. NAME OF THE DATE. 413. NAME OF THE PROJECT. 414. NAME OF THE DRAWING. 415. NAME OF THE SCALE. 416. NAME OF THE DATE. 417. NAME OF THE PROJECT. 418. NAME OF THE DRAWING. 419. NAME OF THE SCALE. 420. NAME OF THE DATE. 421. NAME OF THE PROJECT. 422. NAME OF THE DRAWING. 423. NAME OF THE SCALE. 424. NAME OF THE DATE. 425. NAME OF THE PROJECT. 426. NAME OF THE DRAWING. 427. NAME OF THE SCALE. 428. NAME OF THE DATE. 429. NAME OF THE PROJECT. 430. NAME OF THE DRAWING. 431. NAME OF THE SCALE. 432. NAME OF THE DATE. 433. NAME OF THE PROJECT. 434. NAME OF THE DRAWING. 435. NAME OF THE SCALE. 436. NAME OF THE DATE. 437. NAME OF THE PROJECT. 438. NAME OF THE DRAWING. 439. NAME OF THE SCALE. 440. NAME OF THE DATE. 441. NAME OF THE PROJECT. 442. NAME OF THE DRAWING. 443. NAME OF THE SCALE. 444. NAME OF THE DATE. 445. NAME OF THE PROJECT. 446. NAME OF THE DRAWING. 447. NAME OF THE SCALE. 448. NAME OF THE DATE. 449. NAME OF THE PROJECT. 450. NAME OF THE DRAWING. 451. NAME OF THE SCALE. 452. NAME OF THE DATE. 453. NAME OF THE PROJECT. 454. NAME OF THE DRAWING. 455. NAME OF THE SCALE. 456. NAME OF THE DATE. 457. NAME OF THE PROJECT. 458. NAME OF THE DRAWING. 459. NAME OF THE SCALE. 460. NAME OF THE DATE. 461. NAME OF THE PROJECT. 462. NAME OF THE DRAWING. 463. NAME OF THE SCALE. 464. NAME OF THE DATE. 465. NAME OF THE PROJECT. 466. NAME OF THE DRAWING. 467. NAME OF THE SCALE. 468. NAME OF THE DATE. 469. NAME OF THE PROJECT. 470. NAME OF THE DRAWING. 471. NAME OF THE SCALE. 472. NAME OF THE DATE. 473. NAME OF THE PROJECT. 474. NAME OF THE DRAWING. 475. NAME OF THE SCALE. 476. NAME OF THE DATE. 477. NAME OF THE PROJECT. 478. NAME OF THE DRAWING. 479. NAME OF THE SCALE. 480. NAME OF THE DATE. 481. NAME OF THE PROJECT. 482. NAME OF THE DRAWING. 483. NAME OF THE SCALE. 484. NAME OF THE DATE. 485. NAME OF THE PROJECT. 486. NAME OF THE DRAWING. 487. NAME OF THE SCALE. 488. NAME OF THE DATE. 489. NAME OF THE PROJECT. 490. NAME OF THE DRAWING. 491. NAME OF THE SCALE. 492. NAME OF THE DATE. 493. NAME OF THE PROJECT. 494. NAME OF THE DRAWING. 495. NAME OF THE SCALE. 496. NAME OF THE DATE. 497. NAME OF THE PROJECT. 498. NAME OF THE DRAWING. 499. NAME OF THE SCALE. 500. NAME OF THE DATE. 501. NAME OF THE PROJECT. 502. NAME OF THE DRAWING. 503. NAME OF THE SCALE. 504. NAME OF THE DATE. 505. NAME OF THE PROJECT. 506. NAME OF THE DRAWING. 507. NAME OF THE SCALE. 508. NAME OF THE DATE. 509. NAME OF THE PROJECT. 510. NAME OF THE DRAWING. 511. NAME OF THE SCALE. 512. NAME OF THE DATE. 513. NAME OF THE PROJECT. 514. NAME OF THE DRAWING. 515. NAME OF THE SCALE. 516. NAME OF THE DATE. 517. NAME OF THE PROJECT. 518. NAME OF THE DRAWING. 519. NAME OF THE SCALE. 520. NAME OF THE DATE. 521. NAME OF THE PROJECT. 522. NAME OF THE DRAWING. 523. NAME OF THE SCALE. 524. NAME OF THE DATE. 525. NAME OF THE PROJECT. 526. NAME OF THE DRAWING. 527. NAME OF THE SCALE. 528. NAME OF THE DATE. 529. NAME OF THE PROJECT. 530. NAME OF THE DRAWING. 531. NAME OF THE SCALE. 532. NAME OF THE DATE. 533. NAME OF THE PROJECT. 534. NAME OF THE DRAWING. 535. NAME OF THE SCALE. 536. NAME OF THE DATE. 537. NAME OF THE PROJECT. 538.

SPECIFICATIONS

ROUGH CARPENTRY

FLOOR SHEATHING:
APA RATED STURD-I-FLOOR, 3/4" T&G PLYWOOD; BOND CLASSIFICATION: EXPOSURE 1; ATTACHMENT: NAILED AND GLUED, SEE DETAIL "GLUE" ON DWG 5-001.

WALL SHEATHING:
15/32" THK, EXTERIOR GRADE STRUCTURAL PANELS; BOND CLASSIFICATION: EXPOSURE 1 (WATERPROOF BOND).

ROOF SHEATHING:
17/32" THK, EXTERIOR GRADE APA RATED SHEATHING; BOND CLASSIFICATION: EXPOSURE 1 (WATERPROOF BOND).

FRAMING:
FOR OTHER ROUGH CARPENTRY ITEMS, SEE DWG 5-001.

FASTENERS:
HOT DIPPED GALVANIZED IN GENERAL APPLICATIONS; STAINLESS STEEL GRADE 316 IN ALL INSTANCES WHERE FASTENERS ARE STAINLESS STEEL EXPOSED TO THE ELEMENTS.

EXTERIOR FINISHES

BUILDING WRAP:
GAF "SHINGLE MATE" 15# ASPHALT SATURATED FIBERGLASS REINFORCED FELT, APPLIED HORIZONTALLY, LAPPING EACH SUCCEEDING COURSE 4" MIN IN DOWNWARD DIRECTION. DO NOT SUBSTITUTE SYNTHETIC HOUSEWRAP. NOTE: ONE LAYER REQUIRED BEHIND FINISH PRODUCTS IN ALL CONDITIONS EXCEPT WHERE STUCCO IS BEING INSTALLED, WHERE TWO LAYERS ARE REQUIRED BY CODE.

BUILDING WRAP ALTERNATE:
VISQUEEN VAPOUR BARRIER, INSTALLED ON EXTERIOR FACE OF SHEATHING. FASTENING & OVERLAP PER MANUF'S REQUIREMENTS.

HARDIE ARCHITECTURAL PANEL SIDING:
HARDIE ARCHITECTURAL COLLECTION: HARDIE ARCHITECTURAL PANEL; FINE SAND FINISH OVER AIR/VAPOR BARRIER OVER SHEATHING OVER STUDS; CORNER TRIMS: LOW-PROFILE OUTSIDE CORNER TRANSITIONAL TRIM. FACE NAIL W/ STAINLESS STEEL GRADE 316 5d OR 6d RING SHANK SIDING NAILS. SET NAILS SLIGHTLY AND PUTTY THE HOLE.

CEMENTITIOUS HORIZONTAL SIDING:
SMOOTHFACE CEMENTITIOUS HARDIE/PLANK SIDING BY JAMES HARDIE. REFER TO PLANS FOR EXPOSURE SPECIFICATIONS. BLIND NAIL W/ STAINLESS STEEL GRADE 316 5d OR 6d RING SHANK SIDING NAILS. REFER TO ELEVATIONS FOR PROPER CORNER TREATMENTS, I.E. MITER OR CORNER BOARD TRIM.

CEMENTITIOUS SHINGLES:
CEMENTITIOUS HARDIESHINGLES BY JAMES HARDIE. LAID W/ 5 1/2" EXPOSURE UNLESS NOTED OTHERWISE. DOUBLE STARTER COURSE. BLIND NAIL W/ STAINLESS STEEL GRADE 316 NAILS TO MEET MANUFACTURER'S WIND LOAD REQUIREMENTS.

WOOD HORIZONTAL LAP SIDING:
1X6 METAL KEBONY CLADDING BOARD (#2682) INSTALLED USING KEBONY CLICK-IN CLADDING SYSTEM WITH GRAD MINI RAIL. CONTRACTOR TO PROVIDE FULL-SCALE MOCKUP ON SITE FOR ARCHITECT REVIEW PRIOR TO COMMENCEMENT TO ILLUSTRATE RELATIONSHIP BETWEEN AIR/VAPOR BARRIER, GRAD RAIL, CLADDING AND TRIM CONDITIONS AT OPENINGS, CORNERS AND WATER TABLES.

WOOD SHINGLES:
18" LENGTH RANDOM WIDTH BLUE LABEL MACHINE-CUT WESTERN RED CEDAR SHINGLES. PREMIUM GRADE, 100% EDGE GRAIN, 100% ALL CLEAR, 100% HEARTWOOD. LAID 5 1/2" EXPOSURE UNLESS NOTED OTHERWISE. DOUBLE STARTER COURSE. BLIND NAIL WITH STAINLESS STEEL GRADE 316 NAILS TO MEET MANUFACTURER'S WIND LOAD REQUIREMENTS.

WOOD WINDOW, CORNER TRIM, WATER TABLES:
2X KEBONY CLEAR ROUGH SAWN TRIM BOARDS (SIZING NOTED IN DRAWINGS SET), FACE NAIL W/ STAINLESS STEEL GRADE 316 5d OR 6d RING SHANK SIDING NAILS. SET NAILS SLIGHTLY AND PUTTY THE HOLE. BACK PRIME OR STAIN ALL WOOD TRIM PRIOR TO INSTALLATION.

CEMENTITIOUS WINDOW, CORNER TRIM, WATER TABLES:
SMOOTH FACE CEMENTITIOUS HARDIETRIM (SEE DRAWINGS FOR DIMENSIONS) BY JAMES HARDIE. FACE NAIL W/ STAINLESS STEEL GRADE 316 5d OR 6d RING SHANK SIDING NAILS. SET NAILS SLIGHTLY AND PUTTY THE HOLE.

STUCCO:
REFER TO STUCCO APPLICATION DETAILS AND SPECIFICATIONS IN THE DRAWING SET FOR MORE INFO.

WOOD T&G EXTERIOR CEILINGS:
#1 PT SYP 1X6 T&G MATERIAL. BACK PRIME OR STAIN ALL MATERIAL PRIOR TO INSTALLATION. BLIND NAIL USING STAINLESS STEEL GRADE 316 NAILS.

CONCRETE PAVERS:
REFERENCES: ASTM C33, C144, C150, C902. FOR VEHICULAR TRAFFIC AREAS, USE PEDESTRIAN AND LIGHT TRAFFIC PAVING BRICK. FOR PEDESTRIAN AREAS, MAY USE PEDESTRIAN BRICK. SUBMIT TWO SAMPLE PAVERS, CURBS, AND BORDER UNITS ILLUSTRATING COLOR, SURFACE FINISH, AND TEXTURE. SUGGESTED MANUF: TREMOR OR EQUAL. CEMENTITIOUS MATERIALS: PORTLAND CEMENT: TYPE 1. WHITE COLOR; SAND: SHARP CLEAN SAND FREE FROM DETRIMENTOUS MATERIALS; ADMIXTURES: AIR ENTRAINMENT TO ACHIEVE 5 TO 7%. SE EXTRUDED PAVERS ONLY (NOT FORMED); TO BE INSTALLED PER MANUF. REQUIREMENTS (I.E. SAND BED OVER GRAVEL, THICKSET, ETC.)

CONCRETE DECKS, PORCHES AND WALKS AT GRADE:
CONFIRM FINISH:
BROOM FINISHED CONCRETE
COLORED CONCRETE
SALT FINISHED CONCRETE

WOOD FLOORING AT DECKS (NOT-WATERPROOF):
NO.1 SYP P.T. 2X6 DECKING. USE STAINLESS STEEL GRADE 316 FASTENERS AT ALL EXTERIOR LOCATIONS. EXTERIOR DECKING TO RECEIVE STAIN PER SPECIFICATIONS (COLOR: TBD)

WOOD FLOORING AT DECKS (WATERPROOF):
5/4 X 6 CLEAR KEBONY DECK BOARD (#2637), INSTALLED USING STEP-CLIP FOR KEBONY. OUTER BOARD (#2638) TO BE USED AT ALL EXTERIOR PERIMETER LOCATIONS. INSTALLED OVER #2 PT SYP 2X SLEEPERS @ 16" OC W/ STAINLESS STEEL GRADE 316 FASTENERS. SLEEPERS TO BE "HOT-MOPPED" TO ATTACH TO MODIFIED ROOFING UNDERLAYMENT. DO NOT PENETRATE MODIFIED ROOFING WITH ANY FASTENERS. SEE DETAILS IN DRAWING SET.

NOTE: ALL SPECIFICATIONS MARKED WITH THIS SYMBOL: ☒ ARE APPLICABLE FOR THIS PROJECT

EXTERIOR FINISHES CONTINUED

TILE FLOOR AT DECKS (PROTECTED SPACES BELOW):
NONSLIP TILE OR STONE TO BE SELECTED BY OWNER OVER MULTILAYER WATERPROOFING SYSTEM CONSISTING OF THE FOLLOWING PRODUCTS IN ORDER OF INSTALLATION:
1/2" CEMENT BACKER BOARD OVER FLOOR DECKING
MODIFIED ROOFING PER SPECIFICATIONS
SCHLUTER TROBA-PLUS DRAINAGE MAT
1" MIN THICKSET W/ 2X2 GALV WIRE MESH
SCHLUTER DITRA POLYETHYLENE MAT
SCHLUTER KERDI-BAND FLASHING AT ALL JOINTS AND PERIMETER
SCHLUTER BARA-RV EDGE PROFILE
ANSI 118.1 PREMIUM DRY SET MORTAR
TILE OR STONE BY OWNER.

TILE FLOOR AT DECKS (UN-PROTECTED SPACES BELOW):
NONSLIP TILE OR STONE TO BE SELECTED BY OWNER OVER MULTILAYER WATERPROOFING SYSTEM CONSISTING OF THE FOLLOWING PRODUCTS IN ORDER OF INSTALLATION:
1/2" CEMENT BACKER BOARD OVER FLOOR DECKING
MODIFIED ROOFING PER SPECIFICATIONS
SCHLUTER DITRA POLYETHYLENE MAT
SCHLUTER KERDI-BAND FLASHING AT ALL JOINTS AND PERIMETER
SCHLUTER BARA-RV EDGE PROFILE
ANSI 118.1 PREMIUM DRY SET MORTAR
TILE OR STONE BY OWNER.

IMPORTANT NOTE REGARDING SCHLUTER SYSTEMS:
USE OF SCHLUTER TILE UNDERLAYMENT SYSTEM INVOLVES VERY SPECIFIC AND TECHNICAL METHODS AND MATERIALS, THIS INCLUDES SPECIAL MORTARS, AND ADDITIONAL SUBSTRATE UNDERLAYMENT FOR VARYING STRUCTURE/SPACING. CONTRACTOR SHALL INCLUDE IN BID ALL COSTS ASSOCIATED WITH USE OF THIS SYSTEM. CONTRACTOR SHALL ADHERE TO SCHLUTER SYSTEMS' WRITTEN INSTRUCTIONS FOR A COMPLETELY WATERPROOF AND DEFECT FREE INSTALLATION. DISCLOSE WARRANTY INFO FOR BOTH WATERPROOFING PRODUCTS AND TILES INSTALLATION TO OWNER PRIOR TO BEGINNING OF WORK. CONTACTS: STEVE BRASINGTON, SCHLUTER REP. (803) 407-9153 work; (803) 429-2949 cell; INSTALLATION INSTRUCTIONS ARE AVAILABLE ON WEBSITE (http://www.schluter.com).

INTERIOR FINISHES

WALLS:
1/2" THK GYPSUM BOARD, SCREWED INTO PLACE PER INDUSTRY STANDARD. WALL FINISH: LEVEL 5 SMOOTH FINISH TYPICAL; SEE FASTENING SCHEDULE FOR REQUIREMENTS. MINIMUM LEVEL OF FINISH TO BE LEVEL 4 GYP. BD. FINISH - ALL JOINTS AND INTERIOR ANGLES SHALL HAVE A TAPE EMBEDDED IN JOINT COMPOUND AND (2) SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND (1) SEPARATED COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED W/ (3) SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTHER AND FREE OF TOOL MARKS AND RIDGES. NOTE: IT IS RECOMMENDED THAT THE PREPARED SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES SPECIFIED: WHERE FLAT PAINTS, LIGHT TEXTURES, OR WALL COVERING ARE TO BE APPLIED. NOTE: GLOSS, SEMI-GLOSS, OR ENAMEL PAINTS ARE NOT RECOMMENDED FOR THIS FINISH. NOTE: THE WEIGHT AND EXTENTURE AND SIZE OF WALL COVERINGS APPLIED OVER THIS LEVEL OF FINISH SHOULD BE CAREFULLY EVALUATED. JOINTS AND FASTENERS MUST BE ADEQUATELY CONCEALED ID THE WALL COVERING MATERIAL IS LIGHTWEIGHT, CONTAINS LIMITED PATTERN, HAS A GLASS FINISH, OR ANY COMBO OF THESE FINISHES ARE NOT RECOMMENDED FOR THIS FINISH. NOTE: OWNER REGARDING WALL COVERING: NO VINYL WALL COVERING SHAR BE USED ON THE INTERIOR SIDE OF THE EXTERIOR WALLS ON THIS PROJECT. THIS TYPE OF COVERING CAN CAUSE MOISTURE TO BE TRAPPED IN THE WALL CAVITY, WHICH CAN FOSTER THE GROWTH OF MILD AND LEAD TO OTHER MOISTURE ISSUES.

CEILINGS:
5/8" THK GYPSUM BOARD @ FRAMING 24" OC. 1/2" THK GYPSUM BOARD @ FRAMING 16" OC. 5/8" THK TYPE "X" GYPSUM BOARD MUST BE USED IN GARAGE CEILING WITH HABITABLE SPACE ABOVE. SMOOTH FINISH UNLESS OTHERWISE SPECIFIED.

WALLS WITH TILE:
TO BE INSTALLED OVER CEMENT BACKER BOARD OR DENS SHIELD LIGHTWEIGHT TILE BACKER BY GEORGIA PACIFIC.

WET LOCATIONS:
USE MOISTURE RESISTANT WALL BOARD AT ALL BATHS, LAUNDRY, OTHER WALLS & CEILINGS PRONE TO DAMAGE FROM MOISTURE/STEAM.

TILE FLOORING:
REFER TO FLOOR TILE DETAIL IN DRAWING SET FOR INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR VARIOUS SUBSTRATES. ALL TILE INSTALLATION TO COMPLY WITH NATIONAL QUALITY STANDARDS. ALL TILE AND GROUT SELECTIONS BY OWNER. PROVIDE NON-SLIP TILE AT AREAS SUBJECT TO MOISTURE.

SHOWER SYSTEMS:
KERDI SHOWER AND KERDI DRAINS BY SCHLUTER SYSTEMS, INC.

SHOWER ENCLOSURES:
3/8" THK CLEAR TEMPERED FRAMELESS GLASS SHOWER ENCLOSURES. COORD. HARDWARE & FINISHES WITH OWNER/INTERIOR DESIGNER.

WOOD FLOORS:
COORDINATE TYPE WITH OWNER, STAINED W/ (3) SANDINGS & (3) COATS OF POLYURETHANE. INSTALL OVER FELT UNDERLAYMENT. BLIND NAIL WHERE POSSIBLE. WHEN FACE NAILING, USE SMALL HEAD FINISH NAILS.

INTERIOR STAIR TREADS AND RISERS:
COORDINATE TYPE WITH OWNER, STAINED W/ (3) SANDINGS & (3) COATS OF POLYURETHANE. INSTALL OVER FELT UNDERLAYMENT. BLIND NAIL WHERE POSSIBLE. WHEN FACE NAILING, USE SMALL HEAD FINISH NAILS.

INTERIOR RAILINGS:
COORDINATE TYPE WITH OWNER. REFER TO STAIR RAIL DETAIL ON DRAWING SET FOR CODE RELATED INFORMATION.

CARPET:
CARPET (COORDINATE TYPE WITH OWNER) OVER WALL-TO-WALL PAD OVER FLOOR SHEATHING.

PREFABRICATED METAL FIREPLACE BOX:
MANUFACTURED BY EARTHCHORE/SOKERN. CONTRACTOR TO VERIFY DIMENSIONS AND REQUIRED CLEARANCES PER CODE/MANUFACTURER, AND FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION. USE MANUFACTURER'S VENTING SYSTEM & TERMINATIONS, INCLUDING ROOF FLASHINGS(S) AND COLLARS(S) FOR WATERPROOF JOINTS AT ALL PENETRATIONS. (FBC R1003.9: CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF).

INTERIOR FINISHES CONTINUED

PREFABRICATED MASONRY FIREPLACE BOX:
MANUFACTURED BY EARTHCHORE/SOKERN. CONTRACTOR TO VERIFY DIMENSIONS AND REQUIRED CLEARANCES PER CODE/MANUFACTURER, AND FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION. USE MANUFACTURER'S VENTING SYSTEM & TERMINATIONS, INCLUDING ROOF FLASHINGS(S) AND COLLARS(S) FOR WATERPROOF JOINTS AT ALL PENETRATIONS. (FBC R1003.9: CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF).

INTERIOR TRIMS:
CONTRACTOR TO COORDINATE ALL PROFILES W/ OWNER/INTERIOR DESIGNER UNLESS OTHERWISE NOTED IN DRAWING SET. ALL TRIMS TO BE MITER CUT AT INSIDE OR OUTSIDE CORNERS, AND ANY ROUNDED PROFILES TO BE COPED AT INSIDE CORNERS. WOOD TYPES: CLEAR POPLAR, ASH, OR WHITE PINE. REFER TO INTERIOR DESIGN DOCUMENTS FOR ADDITIONAL INFORMATION.

CLOSET SHELVING:
CONTRACTOR TO COORDINATE AND VERIFY WOOD AND/OR WIRE (VENTILATED) SHELVING STYLE, LOCATIONS AND QUANTITIES WITH OWNER. PROVIDE ADEQUATE BLOCKING PRIOR TO INSTALLATION OF DRYWALL. REFER TO INTERIOR DESIGN DOCUMENTS FOR ADDITIONAL INFORMATION.

THERMAL AND SOUND INSULATION

EXTERIOR WOOD/METAL WALL INSULATION:
☐ R-19 MIN (2X6), R-13 MIN (2X4) UNFACED BATT
☒ 5 1/2" THK (2X6), 3 1/2" THK (2X4) OPEN CELL INSULATION
☒ 5 1/2" THK (2X6), 3 1/2" THK (2X4) CLOSED CELL INSULATION

EXTERIOR MASONRY/CONCRETE WALL INSULATION:
☐ 1 1/2" THK POLYSTYRENE INSULATION BOARD
☐ 1 1/2" THK OPEN CELL INSULATION

ATTIC AND ROOF CAVITY INSULATION:
☐ R-38 MIN UNFACED BATT
☒ R-38 MIN UNFACED BATT WITH RIGID FOAM BAFFLES
☐ 6" THK OPEN CELL INSULATION

FLOOR CAVITIES BETWEEN CONDITIONED AND UNCONDITIONED AREAS:
☒ R-21 MIN UNFACED BATT
☐ 4" THK OPEN CELL INSULATION

INTERIOR WALLS FOR SOUNDPROOFING:
☒ R-13 MIN UNFACED BATT
☐ 2" THK OPEN CELL INSULATION

INTERIOR FLOOR CAVITIES FOR SOUNDPROOFING:
☒ R-13 MIN UNFACED BATT
☐ 2" THK OPEN CELL INSULATION

NOTE REGARDING OPEN CELL INSULATION PRODUCTS:
IN AREAS WHERE THE INSULATION WILL NOT BE COVERED WITH DRYWALL OR OTHER INTERIOR FINISH PRODUCTS, IT IS NECESSARY TO APPLY "BLAZELOCK" - TB' INTUMESCENT COATING (OR EQUAL) AFTER THE INSULATION HAS BEEN INSTALLED. IN AREAS WHERE THE INSULATION WILL BE LEFT EXPOSED AND NOT COVERED WITH ANY OTHER FINISH MATERIALS, "BLAZELOCK" - IBA" IGNITION BARRIER (OR EQUAL) MUST BE APPLIED AFTER THE INSULATION HAS BEEN INSTALLED. FOR MORE INFORMATION ON THESE PRODUCTS, CONTACT LOU KOUFAKIS AT SPRAY FOAM INSULATION TECH, (904) 673-8436 cell.

REQUIRED SUBMITTALS

☒ THE FOLLOWING MUST BE SUBMITTED TO ARCHITECT, OR OWNER, AND APPROVED IN WRITING PRIOR TO PROCEEDING WITH ORDERING:

☒ EXTERIOR DOORS AND WINDOWS INCLUDING HARDWARE

☐ EXTERIOR DOORS AND WINDOWS WATERPROOFING PRODUCTS

☒ INTERIOR DOORS AND ASSOCIATED HARDWARE

☐ STRUCTURAL STEEL SHOP DRAWINGS AND SPECIFICATIONS

☒ SCREEN ENCLOSURE SYSTEMS / SCREEN MATERIALS

☐ PRE-ENGINEERED ROOF TRUSSES

☒ PRE-ENGINEERED FLOOR TRUSSES

☐ FRP WALL PANELS AND ASSOCIATED COMPONENTS

☐ ACOUSTIC CEILING PANELS

☒ TILE (INTERIOR & EXTERIOR) INCLUDING UNDERLAYMENT

☒ PAINT(S) & SEALANT(S)

☒ ROOFING PRODUCTS AND UNDERLAYMENT, FLASHING

☒ PLUMBING, HVAC, AND ELECTRICAL COMPONENTS

☒ STUCCO AND LATH SYSTEMS, INCLUDING PVC ACCESSORIES

☐ LIGHTNING PROTECTION SYSTEMS

☐ INSULATION PRODUCTS

☐ FIRE PROTECTIONS SYSTEMS

☐ DRYWALL AND CEMENT BACKER BOARD PRODUCTS

☐ GLASS SHOWER ENCLOSURES

☒ PREFABRICATED EXTERIOR SHUTTERS & BAHAMAS SHUTTERS

☐ PREFABRICATED CAST STONE ACCENT ELEMENTS

☐ PREFABRICATED AND CUSTOM FABRICATED METAL RAILINGS

☐ COMMERCIAL KITCHEN EQUIPMENT

☒ INTERIOR / EXTERIOR CABINETRY AND COUNTERTOPS

☐ STANDBY GENERATORS

☒ CONCRETE PAVERS, SEALERS AND UNDERLAYMENT MATERIALS

☐ CONCRETE DATA FOR ON-GRADE AND/OR ABOVE-GRADE WORK

☐ MASONRY PRODUCTS INCLUDING PRECAST LINTELS

☐ GUTTERS AND ASSOCIATED DOWNSPOUTS

☐ WALL, FLOOR AND ROOF SHEATHING / DECKING PRODUCTS

PLUMBING / MECHANICAL

GENERAL NOTE:
DESIGN AND ENGINEERING OF PLUMBING AND MECHANICAL SYSTEMS FOR BUILDING(S) PER MECHANICAL ENGINEER CONTRACTED BY OWNER APPROVAL.

SERVICE DUCTING:
PROVIDE BATH EXHAUST FANS, DRYER AND RANGE EXHAUST DUCTING TO EXTERIOR DISCHARGE TYPICAL W/ NON-COMBUSTIBLE RIGID DUCT (NO FLEX). CONTRACTOR RESPONSIBLE FOR COORDINATING DUCTWORK IN CRAWLSPACES AND STRUCTURAL FRAMING.

CLOTHES DRYER HOOKUP:
PROVIDE "THE DRYER BOX" RECESSED BOX FOR DRYER DUCT CONNECTION (ALLOWS DRYER TO BE PUSHED TIGHT TO WALL), BY IN-O-VATE TECHNOLOGIES.

SOUND INSULATION:
ALL PVC SANITARY LINES IN WALL AND FLOORS FROM 1ST FLOOR LEVEL UP TO BE ENCASED WITH INSULATION.

THERMAL INSULATION:
INSULATE ALL WATER LINES IN CRAWL SPACES AND ALL HOT WATER LINES ABOVE FLOOR LEVEL. INSULATE ALL LINES IN NON-CONDITIONED SPACES. PIPE INSULATION: RUBEFLEX OR EQUAL, ELASTOMERIC FOAM, 1/2" NOMINAL WALL THICKNESS.

WATER PIPING:
ASTM-D1785 CPVC PIPE, SCHEDULE 40.

SANITARY PIPE AT INTERIORS:
ASTM-2665 PVC PIPE, SCHEDULE 40.

SANITARY PIPE ABOVE SLAB:
DUCTILE IRON PIPE

EXTERIOR HOSE BIBS:
5/8" OR 3/4" SUPPLY LINES. BRONZE OR BRASS, HOSE THREADED SPOUT WITH VACUUM BREAKER AND/OR APPROVED NON-REMOVABLE BACK FLOW PREVENTION DEVICE.

SEWER/SEPTIC:
CONTRACTOR SHALL VERIFY FOR PUBLIC SEWER CONNECTION OR IF SEPTIC SYSTEM IS REQUIRED. IF SEWER, PROVIDE CONNECTION TO MUNICIPAL SERVICE. IF SEPTIC, CONTRACTOR SHALL PROVIDE DESIGN AND INSTALLATION OF SEPTIC SYSTEM AND RELATED FIELD AND TANK PER LOCAL MUNICIPALITY'S CODE(S) AND ALL OTHER APPLICABLE RULES AND LAWS.

WATER SUPPLY:
ENGINEER TO DESIGN AND PROVIDE WATER SUPPLY FROM STRUCTURE TO RIGHT-OF-WAY.

TANKED WATER HEATERS:
"ENERGY SAVER" MODEL LINE BY A.O. SMITH (OR EQUAL), AS LOCATED ON DRAWINGS AND SIZED PER PLUMBING CODE. ALL HEATERS INSTALLED ABOVE THE GROUND FLOOR SLAB, OVER ANY WOOD FRAMED FLOORS, OR IN ATTIC OR CEILING AREAS SHALL BE INSTALLED IN A METAL OR PLASTIC PAN OR 1 1/2" MIN DEPTH. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF 3/4" MIN DIAMETER. PAN DRAIN SHALL EXTEND AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING, AND TERMINATE NOT LESS THAN 6" OR MORE THAN 24" ABOVE THE ADJACENT GROUND SURFACE. REFER TO CURRENT PLUMBING CODE. DISCHARGE FOR HOT-WATER HEAT RELIEF VALVE SHALL BE PIPED FILL SIZE TO THE OUTSIDE AND SHALL NOT BE TRAPPED. WATER HEATERS IN GARAGES SHALL BE MIN 18" AFF.

TANKLESS WATER HEATERS:
L.P. OR ELECTRIC (SEE PLANS) TANKLESS WATER HEATER SYSTEM BY RINNAI (OR EQUAL) LOCATED PER PLANS AND SIZED PER PLUMBING CODE.

HVAC & MECHANICAL EQUIPMENT AND APPLIANCE LOCATION:
EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND GARAGES (FMC 304)

WATER SOFTENER:
PROVIDE LOOP TO WHOLE HOUSE INTERIOR. FUTURE SOFTENER BY OWNER. CONTRACTOR TO COORDINATE FUTURE LOCATION OF WATER SOFTENER WITH OWNER.

WATER PURIFIER:
PROVIDE LOOP TO KITCHEN AND BAR SINKS, AND ICE MAKERS. CONTRACTOR TO FUTURE LOCATION OF WATER PURIFIER WITH OWNER

GAS TANK:
L.P. GAS TANK WITH PIPING TO ALL GAS APPLIANCES/OTHER, AS INDICATED ON DRAWINGS. SELECT ONE:

☐ ABOVE GROUND 100 GALLON TANK

☐ LABOR TO LOCATE & BURY 125 GALLON TANK

☒ LABOR TO LOCATE & BURY 250 GALLON TANK

☐ LABOR TO LOCATE & BURY 500 GALLON TANK

☐ LABOR TO LOCATE & BURY 1,000 GALLON TANK

LOCATION (ALL TANKS MUST BE 10 FEET MIN FROM PROPERTY LINE):
ABOVE GROUND TANKS: MUST BE 10 FEET FROM ANY SOURCE OF IGNITION (I.E. AIR CONDITIONERS, ETC). MUST BE 5 FEET FROM ANY OPENINGS IN BUILDING.
BELOW GROUND TANKS: 125 GALLON OR LESS: MUST BE 10 FEET FROM ANY SOURCE OF IGNITION. MUST BE 3 FEET FROM ANY OPENINGS IN BUILDING.
BELOW GROUND TANKS 125 GALLON OR MORE: MUST BE 10 FEET FROM ANY SOURCE OF IGNITION. MUST BE 5 FEET FROM ANY OPENINGS IN BUILDING.

HVAC

GENERAL NOTE:
CONTRACTOR SHALL PROVIDE DESIGN AND ENGINEERING OF HVAC SYSTEMS FOR BUILDING(S).

AIR CONDITIONING & VENTILATION:
CONTRACTOR TO ENGINEER AND PROVIDE MIN 14.0 SEER AIR TO AIR HEAT PUMP SYSTEM. CONTRACTOR TO CONSULT SUBCONTRACTOR(S) AS NECESSARY AND NOTIFY ARCHITECT OF ANY DIFFICULTY WITH INSTALLATION AD PERFORMANCE OF SYSTEMS PRIOR TO CONSTRUCTION. COORDINATE NUMBER OF CLIMATE CONTROL ZONES WITH OWNER. PROVIDE ALUMINUM REGISTERS, DIFFUSERS AND PROGRAMMABLE THERMOSTATS AS REQUIRED & VERIFY COUNT AND LOCATIONS WITH OWNER. THE RATED WALLS TO BE PLACED ON CONCRETE PAD. REFER TO PLANS FOR LOCATIONS.

DUCTING:
FLEX DUCT TO BE LIMITED TO TERMINALS OF 8 FEET IN LENGTH OR LESS. ALL OTHER DUCTING TO BE RIGID GALV. METAL ROUND OR SQUARE DUCT

HVAC CONTINUED

RIGID DUCT:
DUCTBOARD -OR- 24 GAUGE GALV. METAL SHEETS. INSULATE WITH 2" THICK 0.75 PCF DENSITY FIBERGLASS DUCT WRAP INSULATION W/ FACTORY APPLIED REINFORCED FOIL FACED FLAME RESISTANT KRAFT PAPER VAPOR BARRIER FACING WITH A 2" TAB ON EDGE. R-VALUE OF 8.7 MINIMUM. JOINTS SHALL BE SEALED WITH GLASS FABRIC AND MASTIC.

FLEX DUCTING:
FLEXIBLE DUCTS SHALL BE UL-181, CLASS 1 AIR DUCT CONSTRUCTED OF POLYESTER CORE ENCAPSULATING A STEEL WIRE HELIX SURROUNDED BY HIGH DENSITY FIBERGLASS INSULATION WITH A TEAR-RESISTANT POLYESTER VAPOR BARRIER JACKET. TAPE TO BE ALUMINUM

SUPPLY AND RETURN GRILLS:
TO BE FACTORY FINISHED ALUMINUM (STANDARD COLOR TBD)

ENERGY CALCS:
CONTRACTOR TO PROVIDE FLORIDA ENERGY CODE CALCULATIONS.

MANUFACTURERS:
CARRIER, BRYANT, TRANE/AMER. STD., OR RHEEM/RUUD.

NOTES:
ALL MECHANICAL SYSTEMS COMPONENTS IN ARCHITECTURAL DRAWINGS ARE PRELIMINARY LOCATIONS AND SIZES AND ARE SUBJECT TO CHANGE, ADJUST SPCS AS REQUIRED. FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR CLEARANCES FOR CONDENSER UNITS (TO BE VERIFIED WITH MANUFACTURER) AS FOLLOWS: ALLOW 30" CLEARANCE TO SERVICE SIDE OF UNIT, 48" ABOVE UNIT, 6" ON ONE SIDE, AND 12" ON REMAINING SIDE, AND 24" BETWEEN UNITS FOR PROPER AIRFLOW. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING ALL ELECTRICAL REQUIREMENTS.

CONDENSATE DRAIN SYSTEMS:
CONDENSATE DRAIN SYSTEMS SHALL BE PROVIDED FOR AIR HANDLERS. CONDENSATE SHALL BE CONVEYED TO AN APPROVED PLACE OF DISPOSAL AS FOLLOWS:

A. UNITS 6 TONS OR MORE:
DISCHARGE TO A SANITARY SEWER DRAIN, STORM SEWER DRAIN, OR A FRENCH DRAIN; WHEN DISCHARGING TO A SANITARY SEWER, DRAIN SHALL BE INDIVIDUALLY CONNECTED PER PLUMBING CODE.

B. UNITS 6 TONS OR SMALLER:
DISCHARGE PER (A) ABOVE, OR SHALL DISCHARGE TO A GUTTER, ROOF DRAIN, OR OTHER FBC APPROVED LOCATION.

C. CONDENSATE DRAINS FROM ROOFTOP UNITS:
SHALL DISCHARGE IN BUILDING CONTENTS, AS A RESULT OF AN OVERFLOW OF THE EQUIPMENT OR APPLIANCE DRAIN PAN OR A STOPPAGE IN THE PRIMARY CONDENSATE DRAIN PIPING, AUXILIARY DRAIN PANS SHALL HAVE A MIN. DEPTH OF 3", SHALL NOT BE LESS THAN 3" LARGER THAN THE UNIT OR COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF AN APPROVED CORROSION RESISTANT MATERIAL.

D. FRENCH DRAIN (FOR A & B ABOVE):
SHALL CONSIST OF A PIT EXCAVATED IN THE EARTH NOT LESS THAN 24" IN ANY DIMENSION COMPLETELY FILLED WITH COARSE GRAVEL. THE DRAIN PIPE HALL EXTEND TO THE PIT AND SHALL BE SECURELY ANCHORED IN PLACE.

E. DRAINPIPE MATERIALS AND SIZES:
REFER TO PLUMBING CODE.

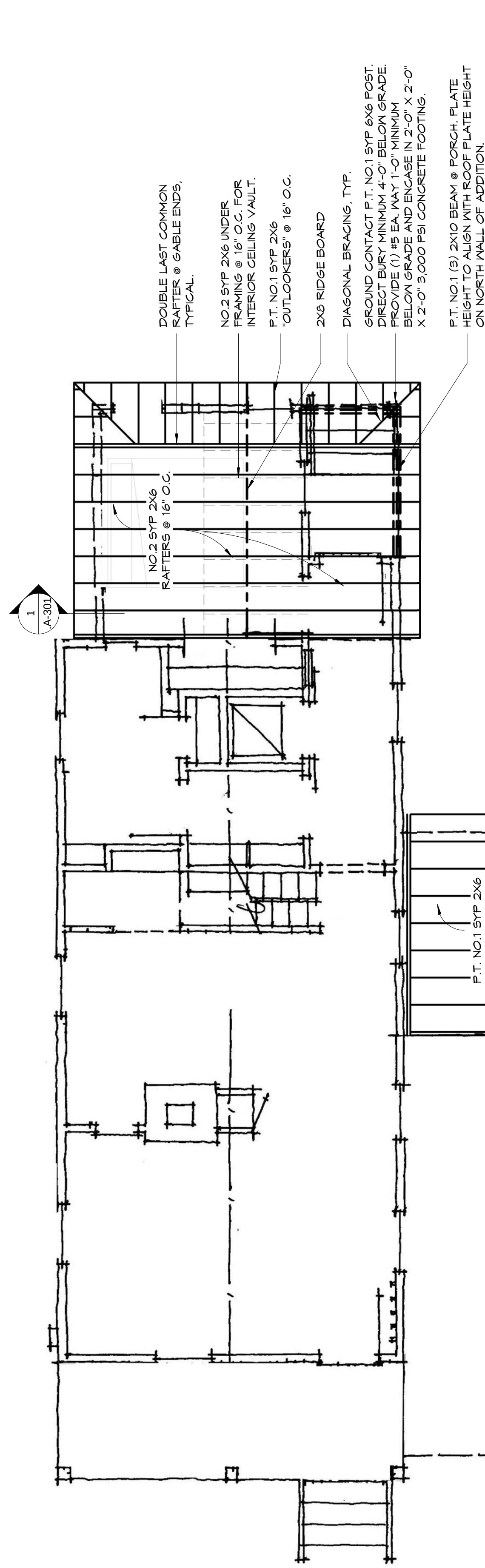
AUXILIARY DRAIN PANS:
AUXILIARY DRAIN PANS SHALL BE INSTALLED UNDER ALL COILS ON WHICH CONDENSATION WILL OCCUR AND UNDER UNITS CONTAINING COILS THAT ARE LOCATED IN ATTIC SPACES, SUSPENDED CEILING SPACES, FURRED SPACES, OR ANY AREA WHERE DAMAGE WILL OCCUR TO THE BUILDING OR BUILDING CONTENTS, AS A RESULT OF AN OVERFLOW OF THE EQUIPMENT OR APPLIANCE DRAIN PAN OR A STOPPAGE IN THE PRIMARY CONDENSATE DRAIN PIPING. AUXILIARY DRAIN PANS SHALL HAVE A MIN. DEPTH OF 3", SHALL NOT BE LESS THAN 3" LARGER THAN THE UNIT OR COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF AN APPROVED CORROSION RESISTANT MATERIAL.

PROTECTION 1 OF 2 REQUIRED:
INSIDE THE DRAIN PAN, AN APPROVED FLOAT VALVE OR OTHER WATER LEVEL DETECTOR SHALL BE USED TO CONTROL OVERFLOW BY AUTOMATICALLY SHUTTING DOWN THE EQUIPMENT THAT PRODUCES THE OVERFLOW WITHIN THE RATED SWITCH ACTIVATES.

PROTECTION 2 OF 2 REQUIRED:
A SEPARATE DRAIN LINE SHALL EXTEND FROM THE TOP OF THE PAN (ABOVE THE FLOAT VALVE ACTIVATION LEVEL) TO A CONSPICUOUS POINT AND SERVE AS AN ALARM WHICH INDICATES THAT THE PRIMARY DRAIN IS RESTRICTED AND THE FLOAT VALVE IS NOT FUNCTIONING.

CONDITIONS FOR AIR HANDLING UNITS IN ATTIC:
A. THE SERVICE PANEL OF THE EQUIPMENT IS LOCATED WITHIN 6" OF AN ATTIC ACCESS.
B. A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT THE UNITS DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.
C. THE ATTIC ACCESS OPENING IS OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER. CONTRACTOR TO VERIFY SIZE OF UNIT AND COORDINATE TRUSS/Rafter SPACING AS REQUIRED.
D. A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC.

FIRE DAMPERS AT RATED SEPARATIONS:
FIRE DAMPERS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, SHALL BE PROVIDED IN DUCTS PENETRATING WALLS OR PARTITIONS HAVING A FIRE RESISTANCE RATING OF 1 HOUR OR MORE. FIRE DAMPERS SHALL COMPLY WITH UL-555 AND SHALL BEAR THE LABEL OF AN APPROVED TESTING AGENCY.
EXCEPTIONS:
A. WHERE BR



DOUBLE LAST COMMON
RAFTERS @ GABLE ENDS,
TYPICAL.

NO.2 SYP 2X6 INTERIOR
CEILING VAULT.

P.T. NO.1 SYP 2X6
OUTLOOKERS @ 16' O.C.

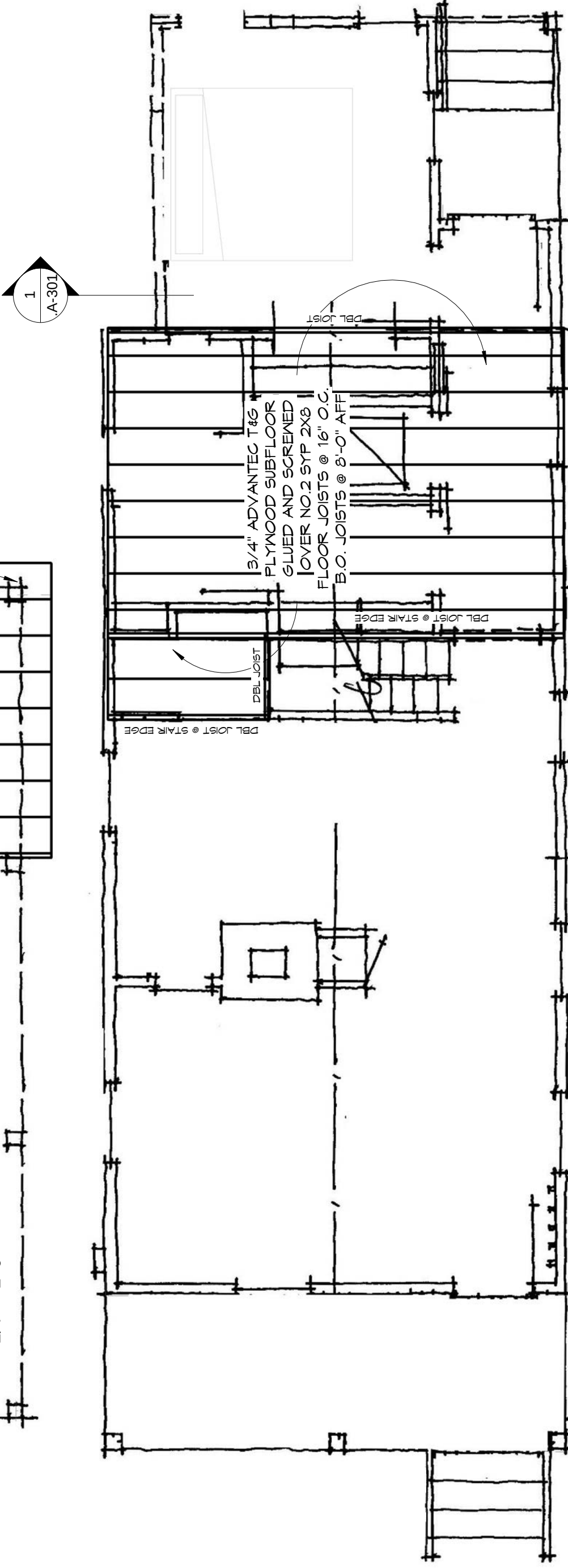
2X6 RIDGE BOARD

DIAGONAL BRACING, TYP.

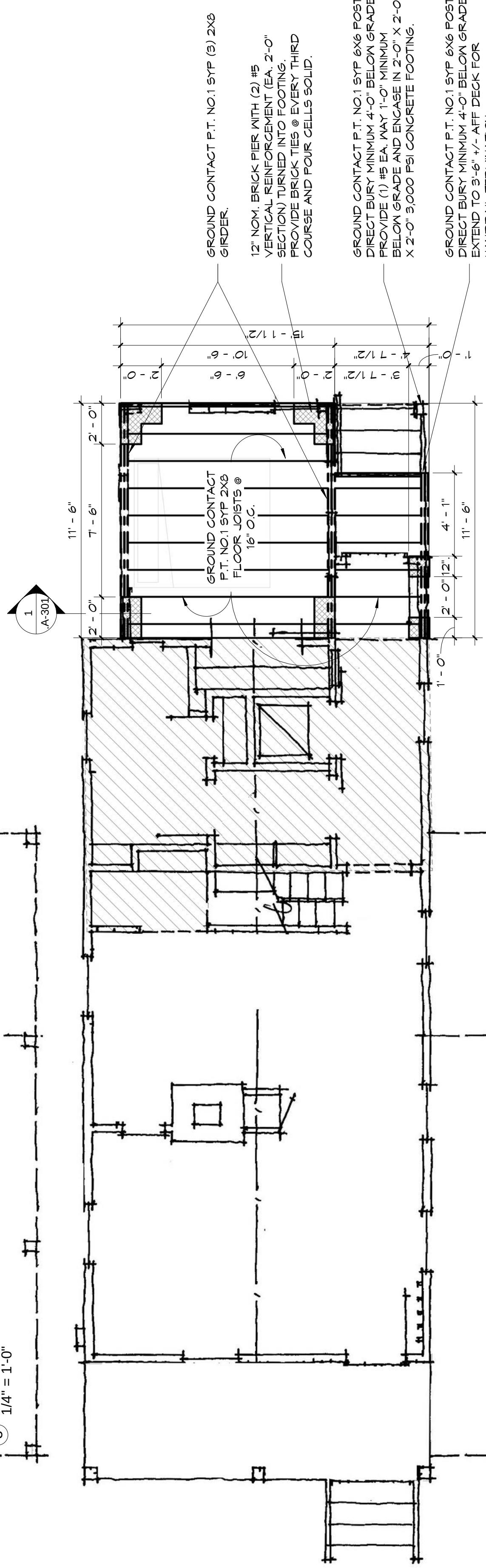
GROUND CONTACT P.T. NO.1 SYP 6X6 POST.
DIRECT BURY MINIMUM 4'-0" BELOW GRADE.
PROVIDE (1) 15 EA. MAY 1'-0" MINIMUM
BELOW GRADE AND ENCASE IN 2'-0" X 2'-0"
X 2'-0" 3,000 PSI CONCRETE FOOTING.

P.T. NO.1 (3) 2X10 BEAM @ PORCH PLATE
HEIGHT TO ALIGN WITH ROOF PLATE HEIGHT
ON NORTH WALL OF ADDITION.

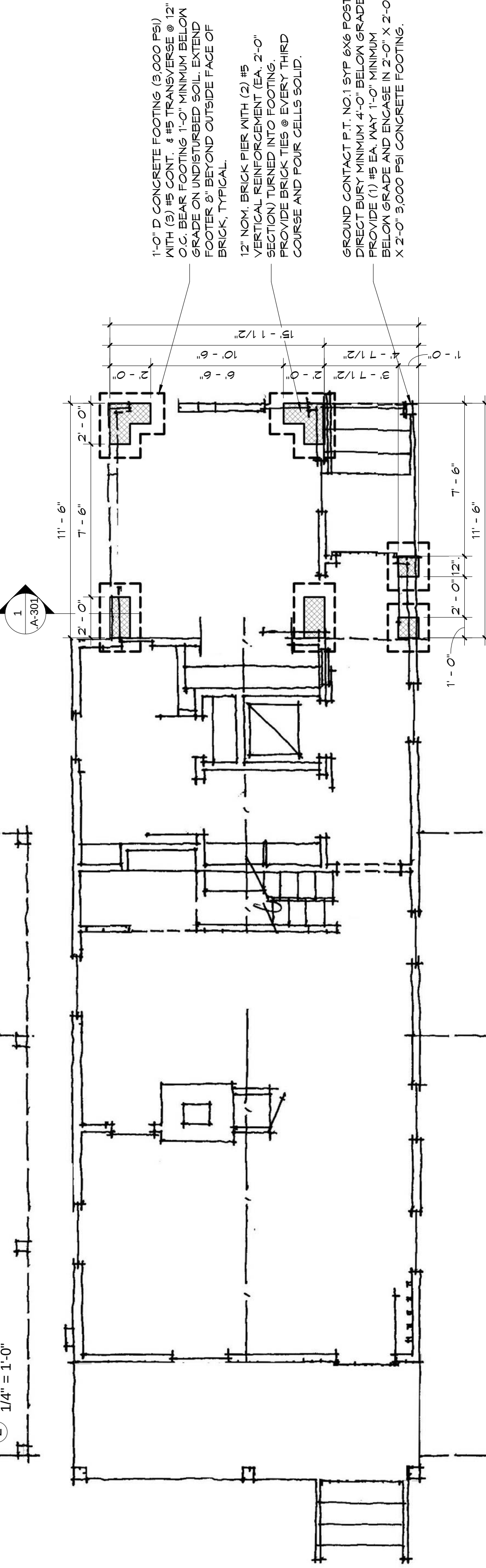
④ Roof Framing Main House
1/4" = 1'-0"



③ Loft Floor Framing Main House
1/4" = 1'-0"



② Floor Framing Main House
1/4" = 1'-0"



① Foundation Main House
1/4" = 1'-0"

HAMILTON RESIDENCE

505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231920
Released: --

Revisions	
No.	Date

Progress Prints	
Issued To/For	Date
HDC REVIEW	06-30-2023

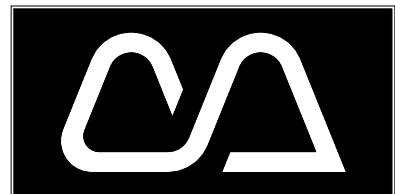
Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No. Date

Progress Prints

Issued To/For Date

HDC REVIEW 06-30-2023

Not Published

All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

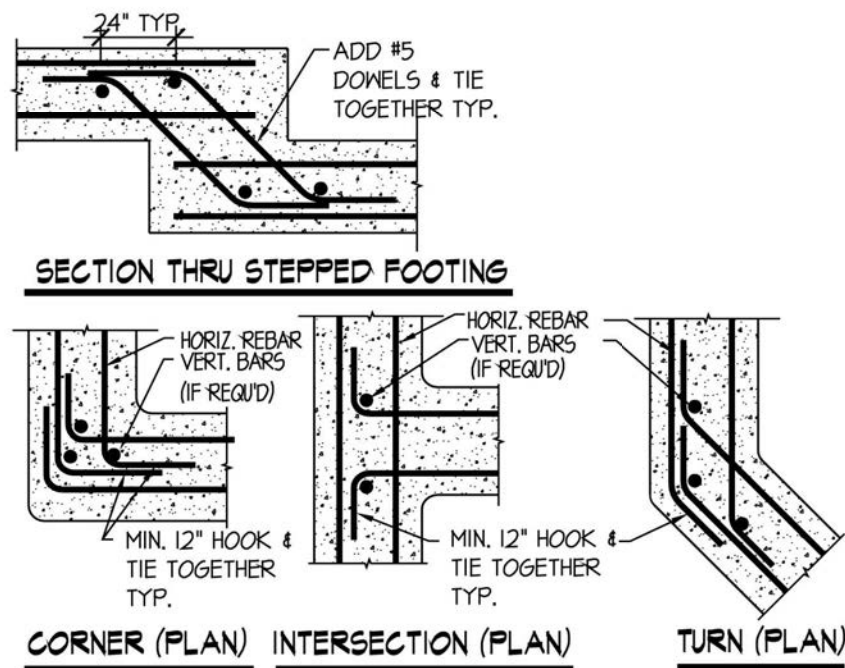
HAMILTON RESIDENCE
505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231920

Released: --

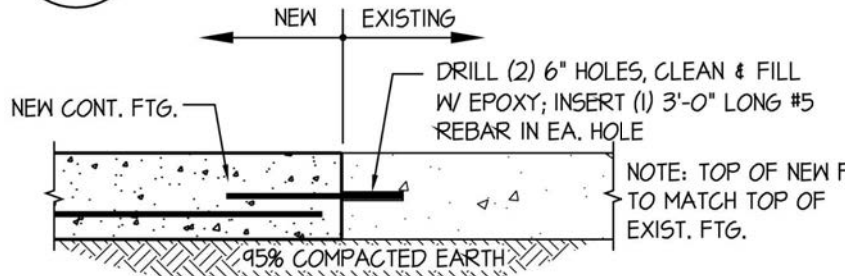
FOUND. & FRAM.

Sheet Number
S-102
Page 10 of



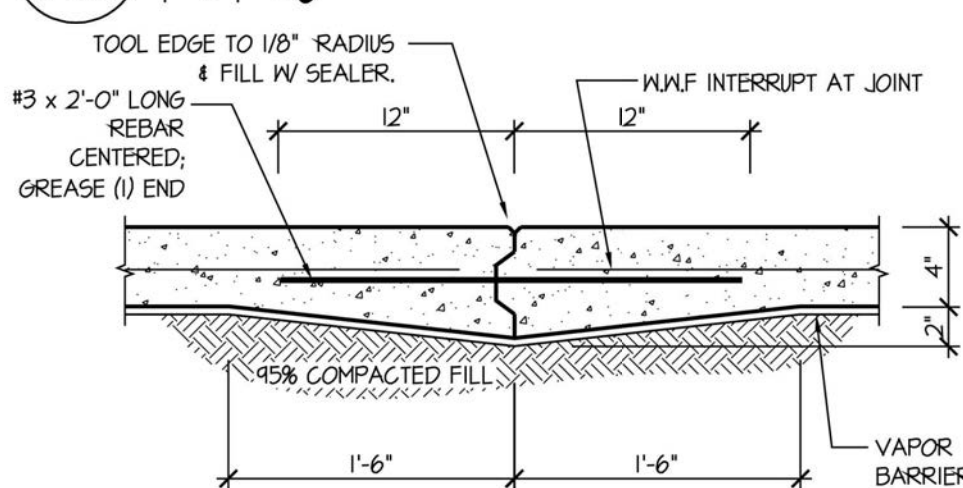
FOOTING LAPS DETAIL

LAP5 S-O-O NTS REFER TO OTHER DWGS FOR REBAR SIZE/QUANTITY



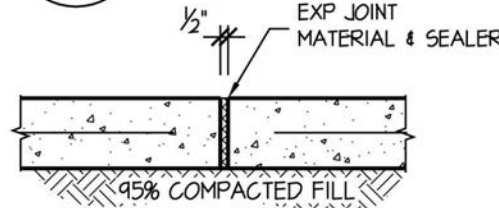
FOOTING JOIN DETAIL

JOIN S-O-O 1" = 1'-0"



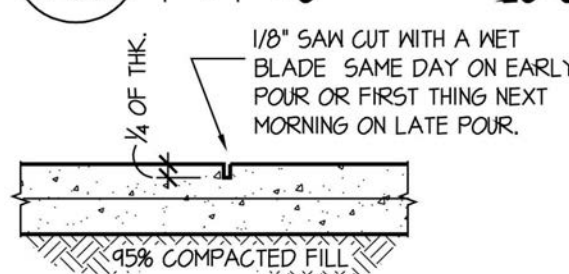
CONSTRUCTION JOINT DETAIL

CONJ S-O-O 1" = 1'-0" @ COLD JOINT



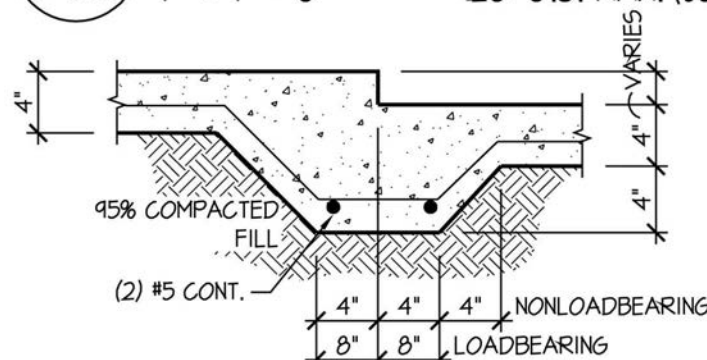
EXPANSION JOINT SLAB

E.J.S S-O-O 1" = 1'-0" 20' O.C. MAX. (CON)



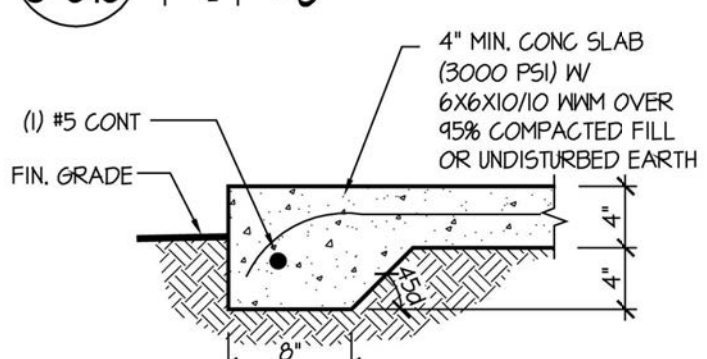
CONTROL JOINT SLAB

C.J.S S-O-O 1" = 1'-0" 20' O.C. MAX. (CON)



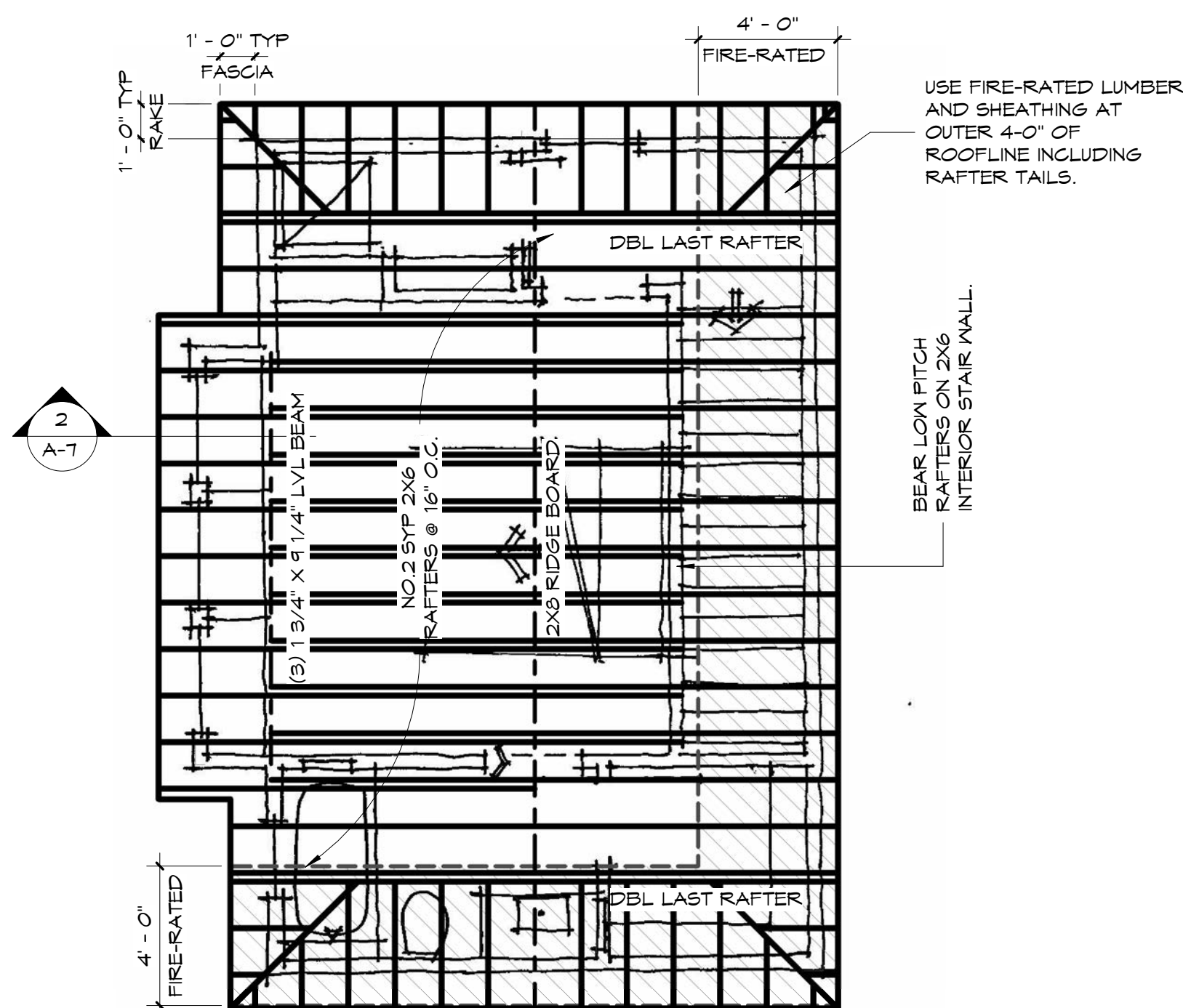
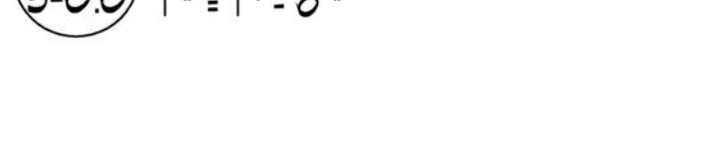
STEP DOWN SLAB

SDSLAB S-O-O 1" = 1'-0"

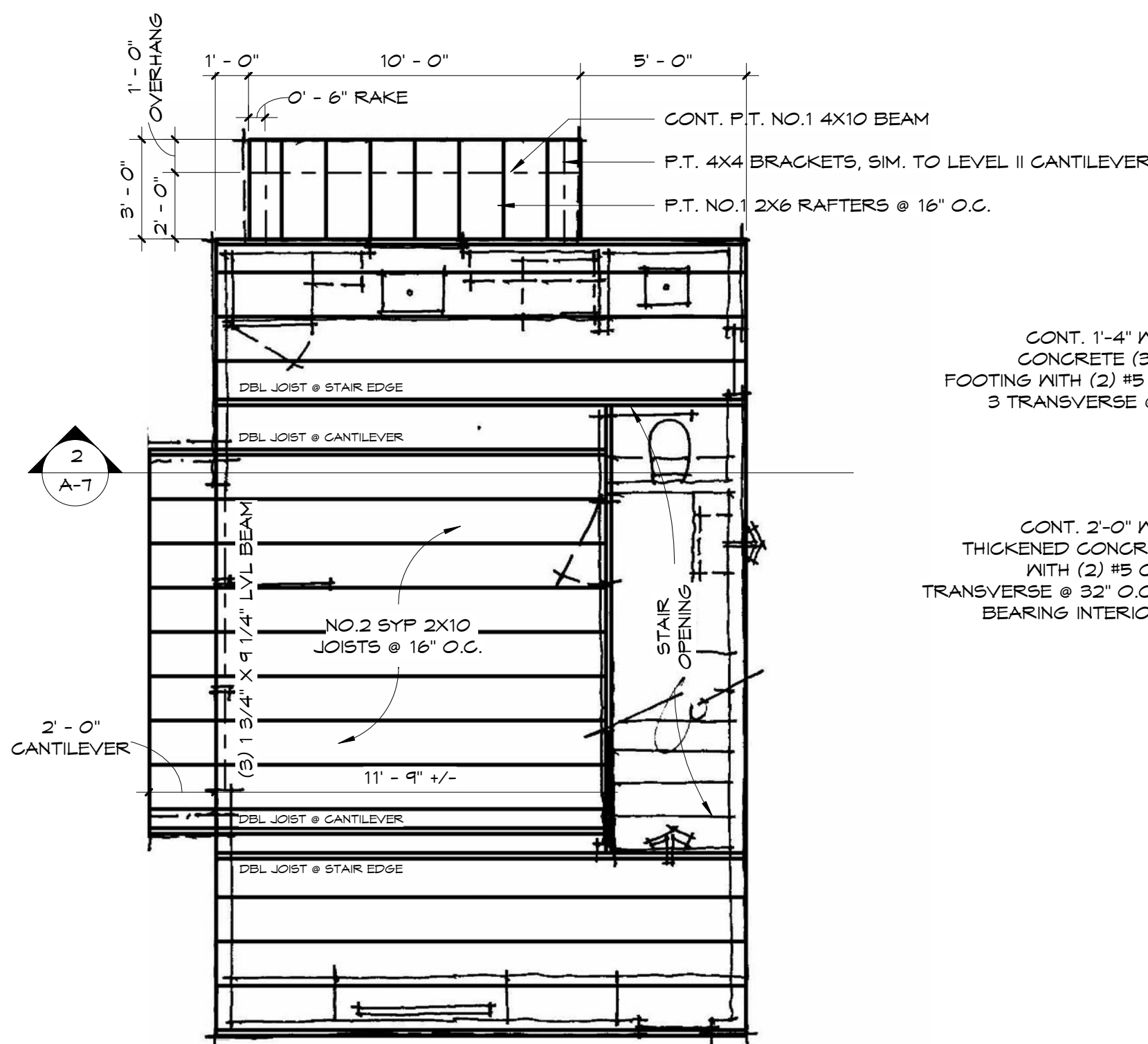


THKN'D EDGE SLAB

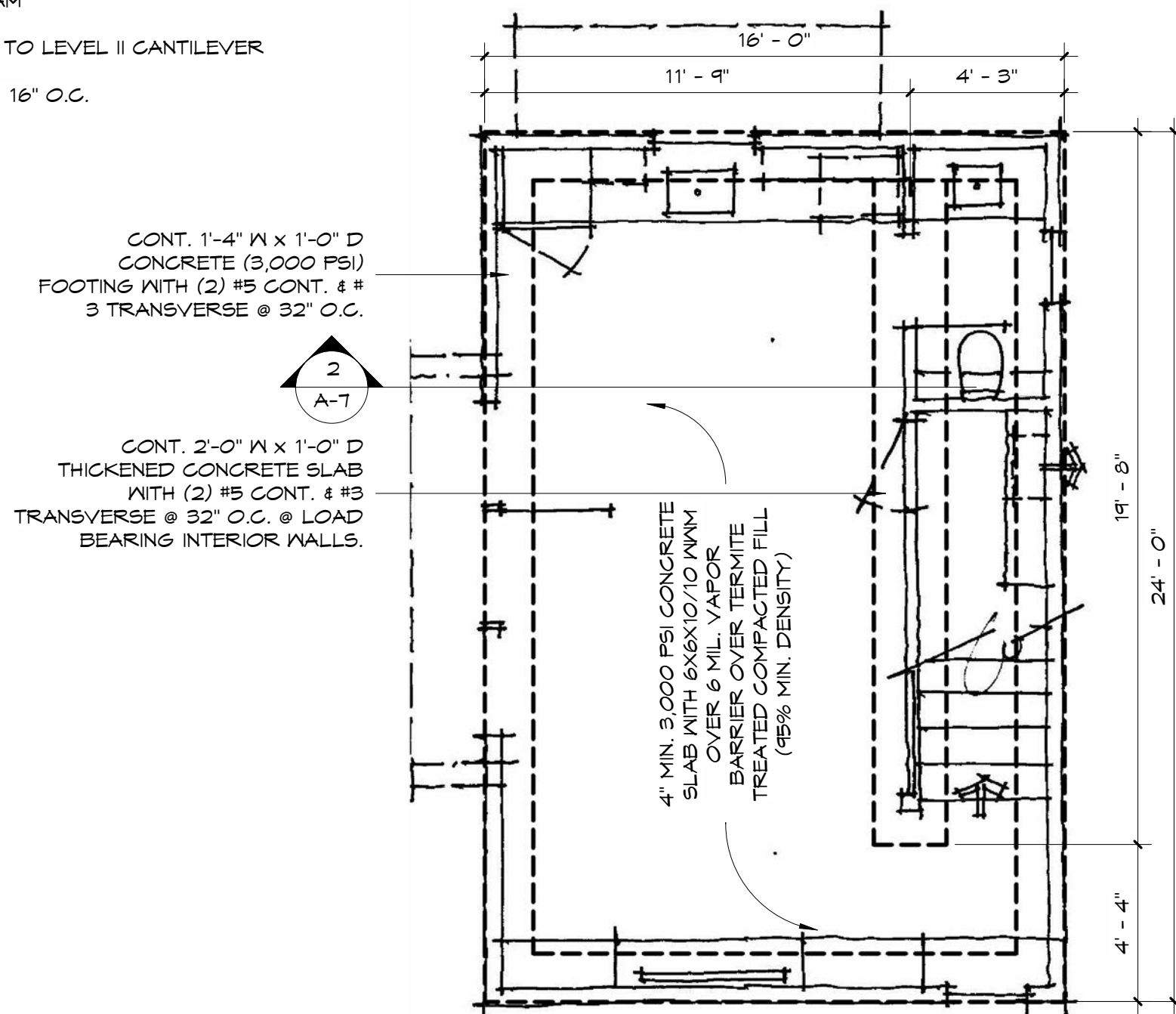
THKN'D S-O-O 1" = 1'-0"



3 Roof Framing Carriage House
1/4" = 1'-0"

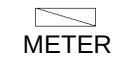
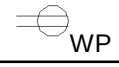
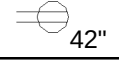
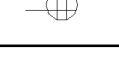
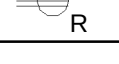
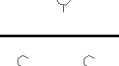
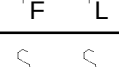
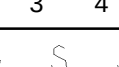
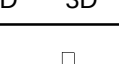
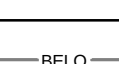
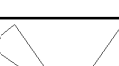


2 Floor Framing Carriage House
1/4" = 1'-0"



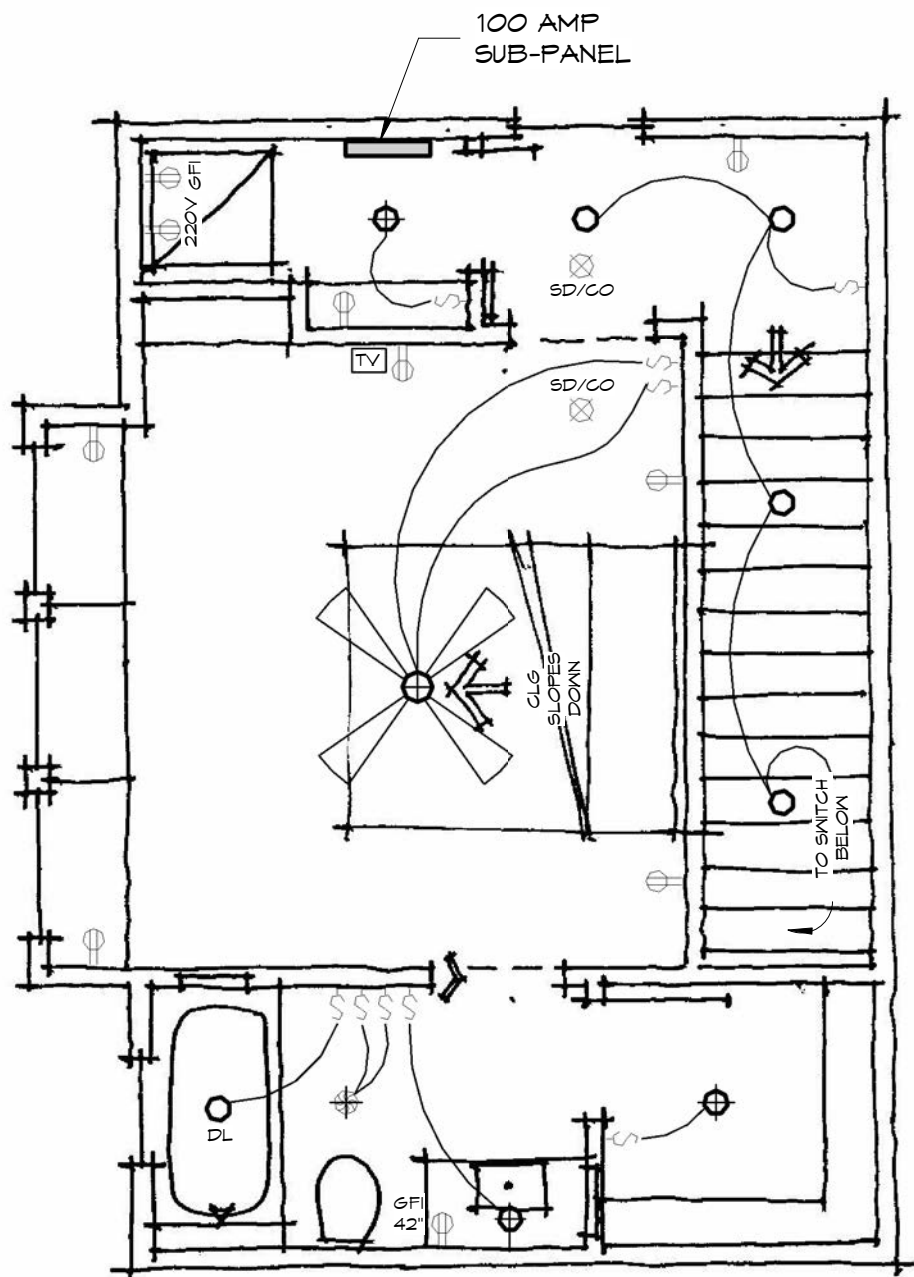
1 Foundation Carriage House
1/4" = 1'-0"

ELECTRICAL LEGEND

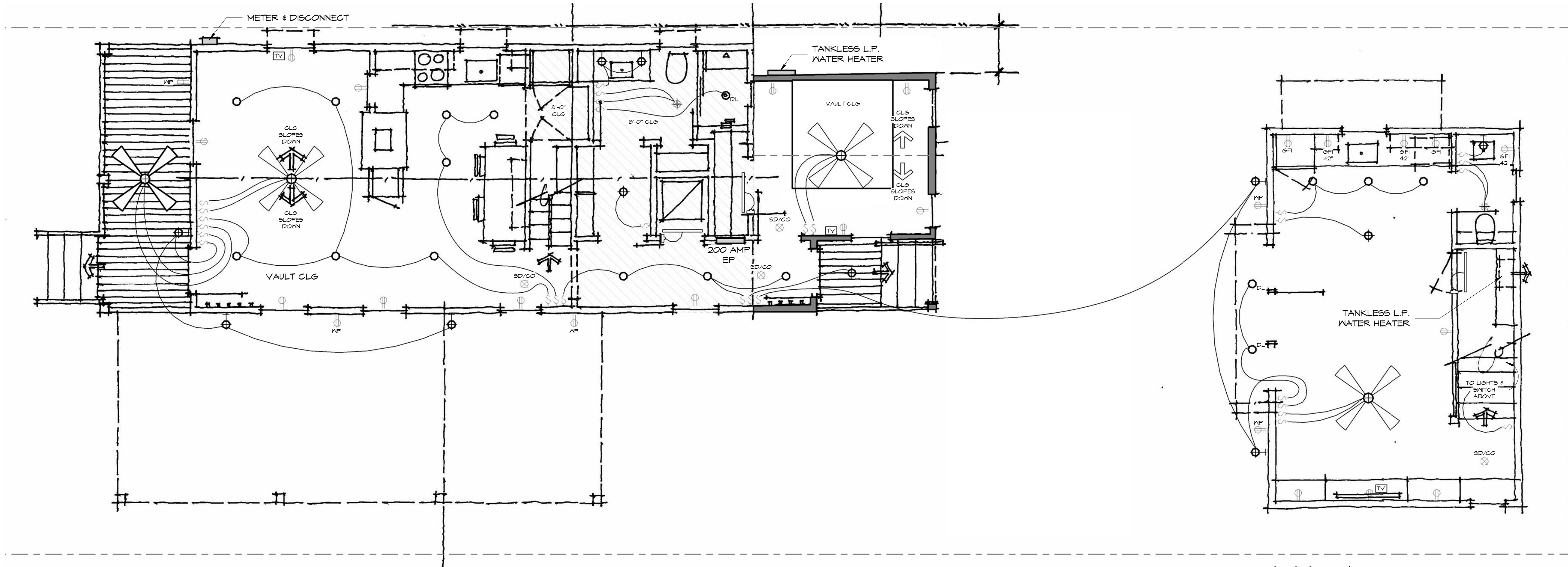
	UTILITY SERVICE/METER/DISCONNECT		RECESSED 4" LED LIGHT FIXTURE
	ELECTRIC PANEL (FLUSH MOUNTED)		RECESSED LED LIGHT FIXTURE RATED FOR DAMP LOCATIONS
	DUPLEX RECEPTACLE OUTLET (18" AFF, TYP.) DUPLEX RECEPTACLE OUTLET SPLIT WIRED		"HOCKEY PUCK" HALOGEN OR SIM. DOWN-LIGHT FIXTURE (CONCEALED OR UNDER CABINET)
	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER WEATHERPROOF @ 18" AFF		WALL WASHER RECESSED LIGHT FIXTURE. ARROW DESIGNATES BEAM DIRECTION
	DUPLEX RECEPTACLE OUTLET @ 4" ABV BACKSPLASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT(42")		CEILING MOUNTED OR PENDANT LED LIGHT FIXTURE
	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER @ 18" AFF		WALL MOUNTED LED LIGHT FIXTURE
	DUPLEX RECEPTACLE OUTLET GFI @ 4" ABV BACKSPLASH OR DESIGNATED HEIGHT		UNDER UPPER CABINET FLUORESCENT STRIP FIXTURE (1) SINGLE TUBE; MAXIMIZE LENGTH (18", 24", 30", ETC)
	QUADRUPLEX RECEPTACLE OUTLET		1 X 4 FLUORESCENT STRIP FIXTURE (2) TUBE
	220 VOLT OUTLET		2 X 4 FLUORESCENT STRIP FIXTURE (3) TUBE
	FLOOR MOUNTED DUPLEX OUTLET -OR- CEILING MOUNTED DUPLEX OUTLET (GAR. DOOR)		EXHAUST FAN EXHAUST FAN & LIGHT COMBO. UNIT
	SINGLE POLE SWITCH		SOFFIT MOUNTED DBL. BULB FLOOD LIGHT
	SINGLE POLE FAN CONTROL SWITCH SINGLE POLE LIGHT SWITCH (LIGHT/FAN COMBO)		TELEPHONE OUTLET @ 18" AFF -OR- 4" ABV BACKSPLASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT (42")
	3-WAY SWITCH & 4-WAY SWITCH		DATA COMP. OUTLET @ 18" AFF -OR- 4" ABV BACKSPLASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT (42")
	SWITCH WITH DIMMER; 3-WAY & 4-WAY SWITCH WITH DIMMER		TELEVISION OUTLET @ 18" AFF, U.O.N
	DOOR-ACTIVATED SWITCH		DOOR CHIME BUTTON -OR- DOOR CHIME -OR- GARAGE DOOR OPENER BUTTON
	LED STRIP LIGHTING BELOW UPPER CABINETRY		CONT. PLUG MOLD MOUNTED BELOW UPPER CABINETS
	CEILING SURFACE MOUNT FAN CROSSED = WITH LIGHT FIXTURE		HARDWIRED SMOKE/FIRE AND CARBON MONOXIDE DETECTOR SUGGESTED MODEL: KIDD NIGHTHAWK AC COMBO SMOKE/FIRE & CO ALARM W/ VOICE ALARM WARNING SYSTEM, MODEL KN-COSM-IB NOTE: INTERCONNECT ALL ALARMS

ELECTRICAL NOTES

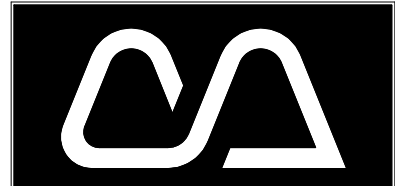
- **GENERAL NOTE:** CONTRACTOR SHALL PROVIDE DESIGN AND ENGINEERING OF **ELECTRICAL** FOR BUILDING(S). ELECTRICAL, CIRCUIT, AND ELECTRICAL PANEL SIZING BY CONTRACTOR. CONTRACTOR TO EVALUATE PANEL SIZE FOR CAPACITY REQ'D. CAPACITY LISTED ON DRAWINGS IS ESTIMATE ONLY.
- **CODE: 2018 NATIONAL ELECTRIC CODE:** ALL WORK TO BE PERFORMED WITHIN ALL LOCAL, STATE AND NATIONAL CODES CURRENTLY ADOPTED.
- **CIRCUITS:** PROVIDE ALL NECESSARY CIRCUITS TO APPLIANCES, WATER HEATERS AND OTHER MISC. EQUIPMENT AS REQ'D. COORD. W/ OWNER. CONTRACTOR TO VERIFY AND PROVIDE ELECTRICAL FOR ALL HVAC EQUIPMENT. PROVIDE ELECTRICAL HOOKUP TO ALL DIRECT WIRED APPLIANCES PER MANUFACTURER'S SPECS.
- **ARC FAULT RECEPTACLES:** PROVIDE ARC-FAULT BREAKER RECEPTACLES @ ALL BEDROOM RECEPTACLES
- **PANELBOARD:** INSTALL MAIN PANEL LARGE ENOUGH TO HANDLE CURRENT NEEDS COMFORTABLY WITH ROOM TO GROW. COORDINATE W/ OWNER FOR ANTICIPATED GROWTH. **CLEARANCES:** (A) DEPTH: SHALL NOT BE LESS THAN 3" (CONTRACTOR TO VERIFY PANEL CONDITIONS PER NEC TABLE 110.26, P.70-43). (B) WIDTH: THE WIDTH OF THE WORKING SPACE IN FRONT OF THE ELECTRIC EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30", WHICHEVER IS GREATER. (C) **HEADROOM:** THE MIN. CLEAR HEADROOM SHALL BE 6'-6".
- **DISCONNECTS:** PROVIDE IN-LINE DISCONNECTS FOR WATER HEATERS AND OTHER APPLIANCES AS REQ'D BY CODE.
- **SMOKE DETECTORS/CARBON MONOXIDE DETECTORS:** SHALL BE HARDWIRED AND BATTERY BACKUP IN ALL SLEEPING AREAS AND ADJACENT TO SLEEPING AREAS. INTERCONNECT ALL DETECTORS.
- **IN-SLAB:** PROVIDE ALL NECESSARY PIPING, CONDUITS, VENTS, AND SLEEVES IN CONCRETE FLOORS TO INSURE A COMPLETE INSTALLATION.
- **CMU WALLS:** ALL CONDUIT AND WIRING TO BE CONCEALED IN CAVITY. NO SURFACE MOUNTED CONDUIT.
- **WET FIXTURES:** PROVIDE UL APPROVED LIGHT FIXTURES AT ALL WET LOCATIONS.
- **RECESSED FIXTURES:** CONTRACTOR TO VERIFY ALL RO SIZES FOR RECESSED FIXTURES, AND ADJUST DUE TO ANY FURRING FOR FLUSH FIXTURES.
- **DIMMERS:** CONTRACTOR TO COORDINATE DIMMABLE LIGHTS/RHEOSTATS W/ OWNER, IF NOT INDICATED ON DRAWING.
- **FIXTURES SELECTION:** ALL ELECTRICAL FIXTURES TO BE SELECTED BY OWNER, U.O.N.
- **WIRE/CIRCUITS:** ALL BRANCH CIRCUIT WIRING TO BE MINIMUM SIZED AS DICTATED BY NATIONAL ELECTRIC CODE.
- **WIRING DEVICES AND WALL PLATES:** DECOR, ROCKER STYLE. VERIFY COLOR W/ OWNER.
- **TELEPHONE:** PRE-WIRE TELEPHONE OUTLETS W/ ENTRY PER DRAWINGS. PROVIDE QTY. (1) LINES. OWNER TO VERIFY LINE LOCATIONS AND COUNT, INCLUDING ANY COMPUTER LINES, FAX LINES, HIGH SPEED DIGITAL, ETC.
- **TELEVISION/CABLE:** PRE-WIRE FOR TELEVISION CABLE OUTLETS
- **SECURITY:** PRE-WIRE FOR SECURITY TO INCLUDE ALL OPERABLE OPENINGS AND MOTION DETECTION. VERIFY DESIRED SECURITY FEATURES WITH OWNER.
- **TELEPHONE/TELEVISION/CABLE:** PRE-WIRE OUTLETS PER DRAWINGS. PROVIDE QTY. (1) TELEPHONE/DATA LINES. OWNER TO VERIFY LINE LOCATIONS AND COUNT.
- USE ALL CATEGORY V CABLE FOR ALL COMMUNICATIONS.
- **FLOOD ZONE CONSTRUCTION:** ALL ELECTRICAL FIXTURES AND EQUIPMENT AND HVAC EQUIPMENT TO BE LOCATED 1'-0" MIN. ABOVE FLOOD ZONE HEIGHT (IE FLOOD ZONE "AE-9.0" NAVD" MEANS MIN. HEIGHT OF 10.0' NAVD).



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



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



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No. Date

Progress Prints

Issued To/For Date

HDC REVIEW 06-30-2023

Not Published

All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA



This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HAMILTON RESIDENCE
505 CEDAR STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231920

Released: --

ELECTRICAL PLANS





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00636
Recorder # 367
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 505 Cedar St
Other Names _____ Multiple Listing (DHR only) _____
Survey or Project Name _____
National Register Category Building(s) Survey# _____

LOCATION & IDENTIFICATION

Address _____
Street No. Direction Street Name Street Type Direction Suffix
505 _____ Cedar Street

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

MAPPING

USGS 7.5' Map Name _____ Publication Date >> FERNANDINA BEACH; 2003
Township: _____ Range: _____ Section: _____ 1/4 section: >> 3N ; 28E ; 23; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Stick Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Asbestos
Other Exterior Fabric(s) _____
Roof Type(s) >> Gable
Other Roof Type(s) _____
Roof Material(s) >> Sheet metal: 3V crimp
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Other
Other Roof Secondary Structure(s) porte cochere
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) west slope

HISTORICAL STRUCTURE FORM

8NA00636

DESCRIPTION (continued)

Window Descriptions 1/1, 3/1

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) southPorch Roof Types(s) shed

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Fair

Structure Surroundings

Commercial: _____

Residential: MOSTly this category

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) shedArchaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1930

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1930;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00636

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/10/2007

Form Comments: _____

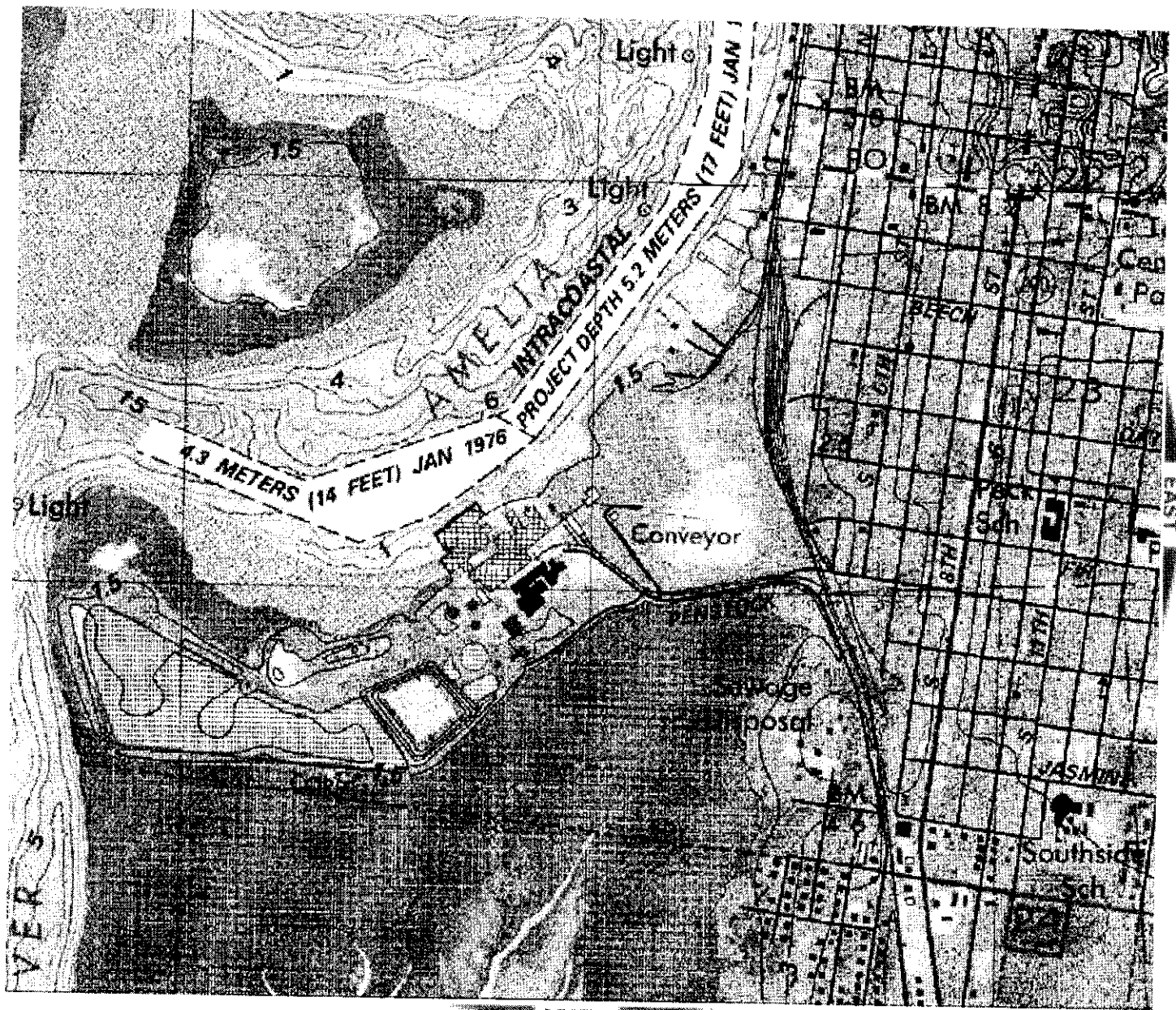
REQUIRED PAPER ATTACHMENTS

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

NA00636-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Asbestos
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1930;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA636

367

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

SITE NO. 8 NA 636

SURVEY DATE: 09/30/85

SITE NAME: 505 Cedar St.
ADDRESS OF SITE: 505 Cedar St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 27 7
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Moore, Eileen S.

ADDRESS: 337 N. Fletcher Ave. Apt. 4

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT
GOOD
FAIR
DETERIORATED

x ALTERED
UNALTERED
ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+ 1909
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

DEVELOPMENT

DETERIORATION

BORROWING

OTHER (See Remarks Below)

TRANSPORTATION

FILL

DREDGE

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 297

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: bungalow

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S/1-story end, 2-bay, access S, 1st bay; shed roof;
porte cochere on east side

ORIENTATION: S

FOUNDATION: piers: brick, concrete block

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: W: offset: lateral slope

WINDOW TYPE: DHS, 3/1, wood #
DHS, 1/1, wood # DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: corrugated

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

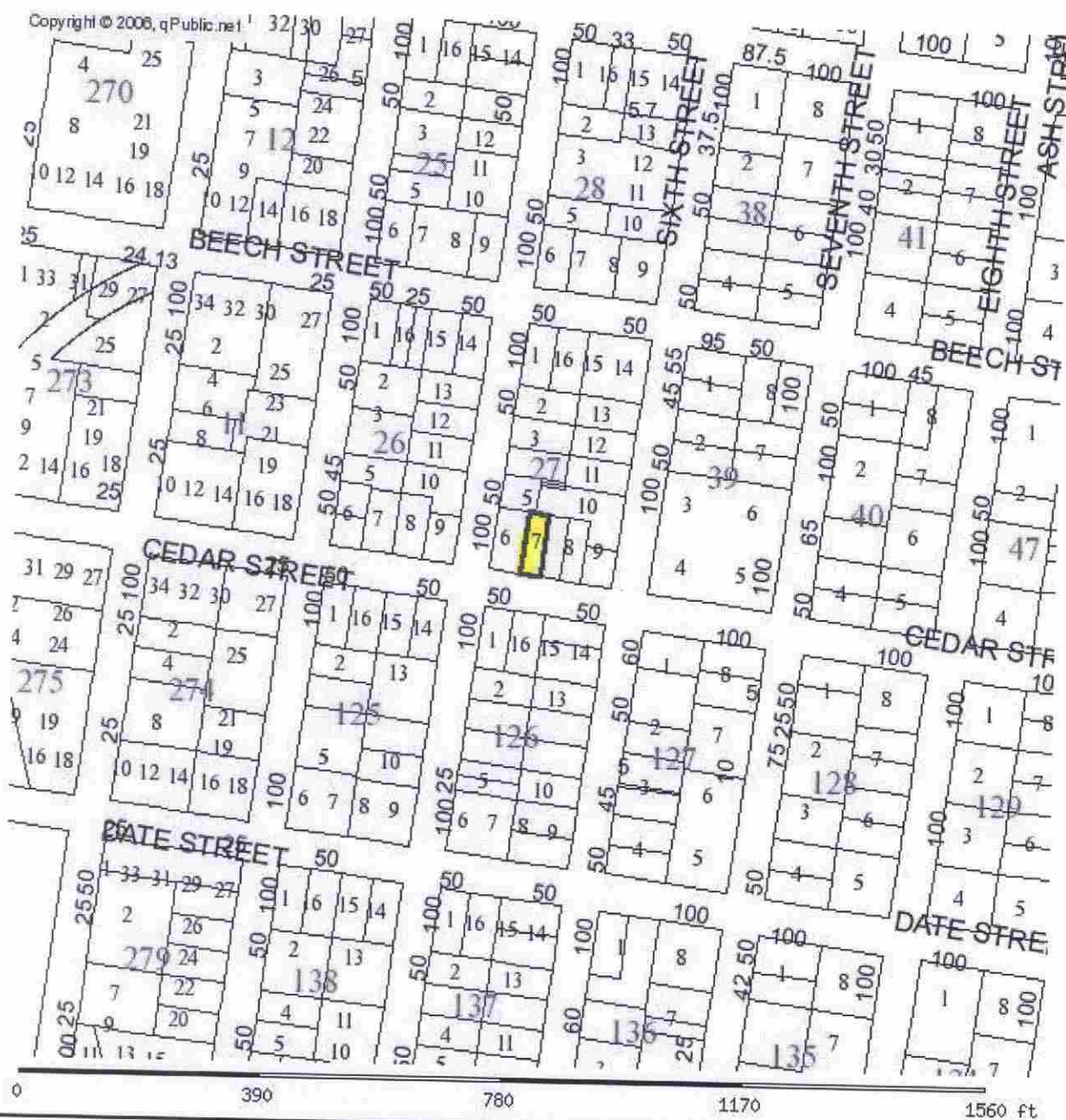
UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1909, it is a one-story frame Bungalow residential building. It is noteworthy for its exposed rafters. Its size and design are similar to 509 Cedar St. It has been significantly altered by use of asbestos shingle siding.

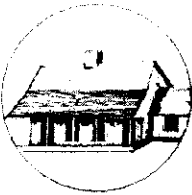


367

NA636

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0027-0072
GIS CALCULATED ACREAGE	0.07
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	MOORE EILEEN S
Mailing Address	208 SOUTH 7TH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	505 CEDAR ST
2006 PROPOSED VALUES	
Land Value	48,000
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00636**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

Site Name(s) (address if none) 505 Cedar St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 505 Cedar Street
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0027-0072 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; some windows; some siding
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Weatherboard 2. Shingles-asbestos 3.
 Roof Type(s) 1. Gable 2. 3.
 Roof Material(s) 1. Sheet metal: 5V crimp 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) 6/6 dhs; 3/1 & 1/1 replacements

Distinguishing Architectural Features (exterior or interior ornaments) Shotgun form; exposed rafters; porte cochere addition

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door

Porch Descriptions (types, locations, roof types, etc.) Entry/S, was screened w square wood supports, hip, full facade; porte cochere/E, extended from entry porch

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens

Affiliation Brockington and Assoc. Inc.

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

Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

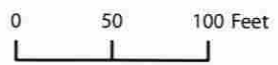
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.



19010



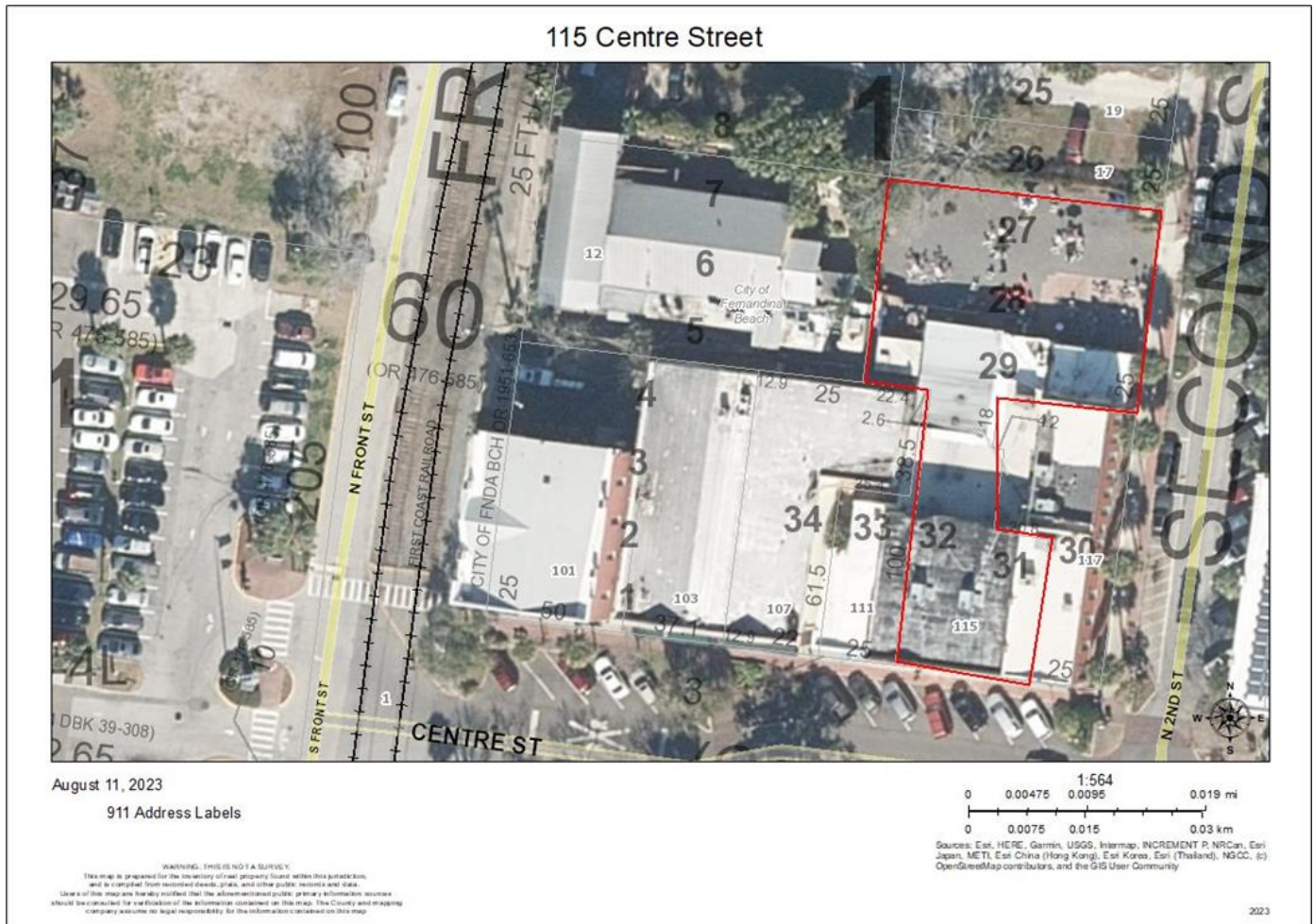




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0093
AUGUST 17, 2023

Owner/Applicant:	DESIGN, DRAFTING & PERMITS INC, AGENT FOR RACHRIDGE LLC
Property Address:	115 CENTRE STREET
Parcel ID #	00-00-31-1800-0001-0310
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Bar (Palace Saloon/ The Decantery)
FL Master Site File #	8NA00643
Year Built:	1884 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct a covered stage, and install a wood ramp, wood fence, metal picket fence, and overhead garage door. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Centre and North Second Streets were the focal points of commercial development in Fernandina during the late 19th century. The commercial buildings along Centre and North Second Streets are significant for their architecture, which frequently includes features associated with the Italianate style. They embody a period and type of architecture rarely found in the state of Florida. Furthermore, they have additional significance as a result of their associations with many of the pioneer merchants, chandlers, lumber factors, bankers and other businessmen who fostered the economic development of Fernandina during its most intense period of growth.

During the 1870's and 1880's, the two streets began developing the physical appearance which they largely retain today. Brick commercial blocks began displacing wood-frame structures to a significant degree. The use of brick as a building material was, as in many communities, made imperative by fire. Major conflagrations in 1876 and 1883 destroyed wooden structures from the docks to Third Street and from South Second Street to South Third." -FMSF 8NA0643

The applicant seeks After-the-Fact Approval to

- Construct a covered stage;
- Construct a wooden ramp;
- Construct a wooden fence;
- Construct a metal picket fence; and
- Install and overhead garage door

Note: Although this is an After-the-Fact case, the applicant was inadvertently charged the standard commercial Board Review Fee. As such, the applicant will be required to pay the after-the-fact fee (\$1,500 total) before a COA can be released.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☒	☐	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☒	☐	☐
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☒	☐	☐

6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☒	☐	☐
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☒	☐	☐
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☒	☐	☐

ANALYSIS:

Staff finds that the proposed After-the-fact modifications and new additions are substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines. The roll up door is located at the rear of the building on a non-historic addition.

The downtown guidelines do not offer any guidance on the construction of stages, but it is evaluated similarly to an accessory carport. Staff had asked the applicant to address the concern of noise that the would be created by this addition. The applicant has responded that the speakers being used are directional in order to limit where the sound is targeted. Additionally, they are installing vegetated planters along the edges of the property to aid in dampening sound.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2023-0093 with the Condition(s):

1. After the Fact Fee be paid before COA can be finalized

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0093 with or without conditions;

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

That HDC case 2023-0093, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **After-the-Fact FINAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
- EXHIBIT 2 Site Plan
- EXHIBIT 3 Sheet A-1 (1)
- EXHIBIT 4 Sheet A-2 (1)
- EXHIBIT 5 Sheet E-1

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #11840

Date Submitted: 6/26/2023

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

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

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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

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

Please see the Land Development Code (LDC) for detailed information:
☐ Historic District Overlays – see LDC Section 8.01.01
☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.bfl.us/LDC

Appeals

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

PROJECT TYPE* Alteration	APPROVAL TYPE* Staff Approval <i>See Certificate of Approval Matrix for details</i>
---	---

Previously Approved Case #

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

-- Select One --

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

115 Centre

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0001-0310

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

RACHRIDGE

Last Name*

LLC

Mailing Address*

PO BOX 16569

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32035

Telephone Number*

3058077715

E-mail Address*

harrys@ddandp.net

OWNER'S AGENT

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

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

Yes

First Name*

HARRY

Last Name*

SANCHEZ

Company (if applicable)

Design, Drafting & Permits, Inc.

Street Address

4175 SW 98 CT

City

Miami

State

FL

Zip

33165

Telephone Number

3058077715

E-mail Address

harrys@ddandp.net

Project Description*

New wood stage. New wood ramp. New wood fence. New metal picket fence. Overhead garage door.
Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS
List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
C.H.I.	FL12065 Include FL Product Approval # for Windows and Doors	Black (Name/Number)

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
N.A.	New wood fence	Stained wood (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
N.A.	New Stage	Stained wood (Name/Number)

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

Upload 1 115 CENTRE ST - A-1.pdf	Upload 2 115 CENTRE ST - A-2.pdf	Upload 3 115 CENTRE ST - E-1.pdf	Upload 4 115 CENTRE ST - PHOTO 01.jpg
Upload 5 115 CENTRE ST - PHOTO 02.jpg	Upload 6 115 CENTRE ST - PHOTO 03.jpg	Upload 7 115 CENTRE ST - PHOTO 04.jpg	Upload 8 115 CENTRE ST - PHOTO 05.jpg

Certification*

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

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

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

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

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

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

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

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

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

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

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

10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

HARRY

Applicant Last Name*

SANCHEZ

Today's Date*

8/26/2023

City of FB logo NEW
Reflex

DEPARTMENT OF PLANNING & CONSERVATION

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

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











4x4 P.T. WOOD POST (REFER TO TABLE FOR SPACING)

1x4 P.T. No. 3 SOUTHERN PINE WOOD RAILS FASTENED TO WOOD POST W/ (2)10d NAILS AT EACH SUPPORT

6'-0"

6 1/2" (TYP.)

4"

2'-2"

2'-0"

2"

10" Ø x 26" DEEP CONCRETE FOOTING

4x4 P.T. WOOD POST (REFER TO TABLE FOR SPACING)

2x4 P.T. No. 3 SOUTHERN PINE WOOD RAILS FASTENED TO WOOD POST W/ (4)10d NAILS

10" Ø x 26" DEEP CONCRETE FOOTING

REFER TO TABLE FOR SPACING

2x4 P.T. No. 3 SOUTHERN PINE WOOD RAILS FASTENED TO WOOD POST W/ (4)10d NAILS

8"x6 WOOD PICKETS FASTENED TO EACH RAIL W/ (2)5d NAILS OR 16G STAPLES

ALUMINUM POST CAP

1 1/2"x1/2" ALUMINUM CHANNEL TOP RAIL

2"x2 1/2" ALUMINUM POST

1 1/2"x60" ALUMINUM PICKET

1 1/2"x1/2" ALUMINUM CHANNEL BOTTOM RAIL

12" DIA. x 14" EMBEDMENT IN CONCRETE

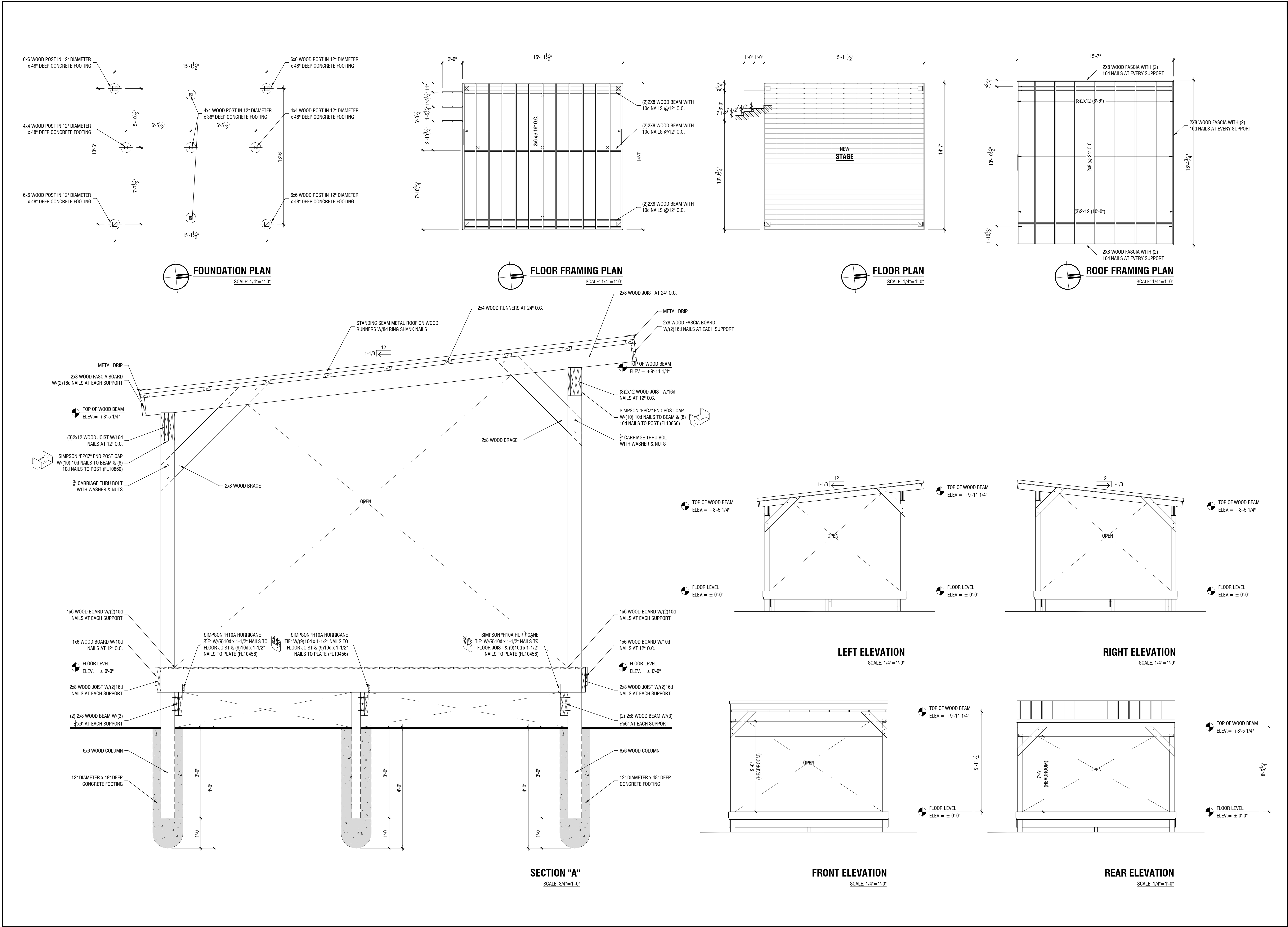
6'-0" (MAX. SPACING)

NEW HEDGE IN 2" REMOVABLE GALVANIZED PLANTERS BY "FREELAND" INC. (TOTAL OF 7) (82 S.F.) THIS

FENCE HEIGHT ABOVE GRADE	POST SPACING
6'-0"	4'-0" O.C.
5'-0"	5'-0" O.C.
4'-0"	6'-0" O.C.

AREA RATIO: 7,500 S.F. (50 %)

AREA RATIO: 9,157 S.F. (61 %)



REVISIONS

JOAQUIN MONTESINO

P.E. LIC. 69969

6219 SW 131 PL, UNIT 102, MIAMI, FL 33183

CELL 786-252-2768

NEW STAGE

AT PALACE SALOON

LOCATED AT:

115 & 117 CENTRE ST, FERNANDINA BEACH, FL 32034

SCALE: AS SHOWN

DATE: 06/14/2023

JOB NO.

SHEET NO.:

A-1

STATE OF FLORIDA

PROFESSIONAL ENGINEER

JOAQUIN MONTESINO

69969

Digitally signed by Joaquin Montesino
Date: 2023.06.21 13:31:07 -04'00'
STATE OF FLORIDA
REGISTRATION No. 69969

REVISIONS

JOAQUIN MONTESINO
P.E. LIC. 69969
6219 SW 131 PL, UNIT 102, MIAMI, FL 33183
CELL 786-252-2768

NEW STAGE
AT PALACE SALOON
LOCATED AT:
115 & 117 CENTRE ST, FERNANDINA BEACH, FL 32034

SCALE:	AS SHOWN
DATE:	06/14/2023
JOB NO.	

SHEET NO.:
A-2

STATE OF FLORIDA

PROFESSIONAL ENGINEER

No. 12058

6/14/2023

13:30:41

2023.06.21

Date:

2023.06.21

13:30:41

-04'00"

STATE OF FLORIDA

REGISTRATION No. 69969

Digitally signed by

Joaquin Montesino

Date:

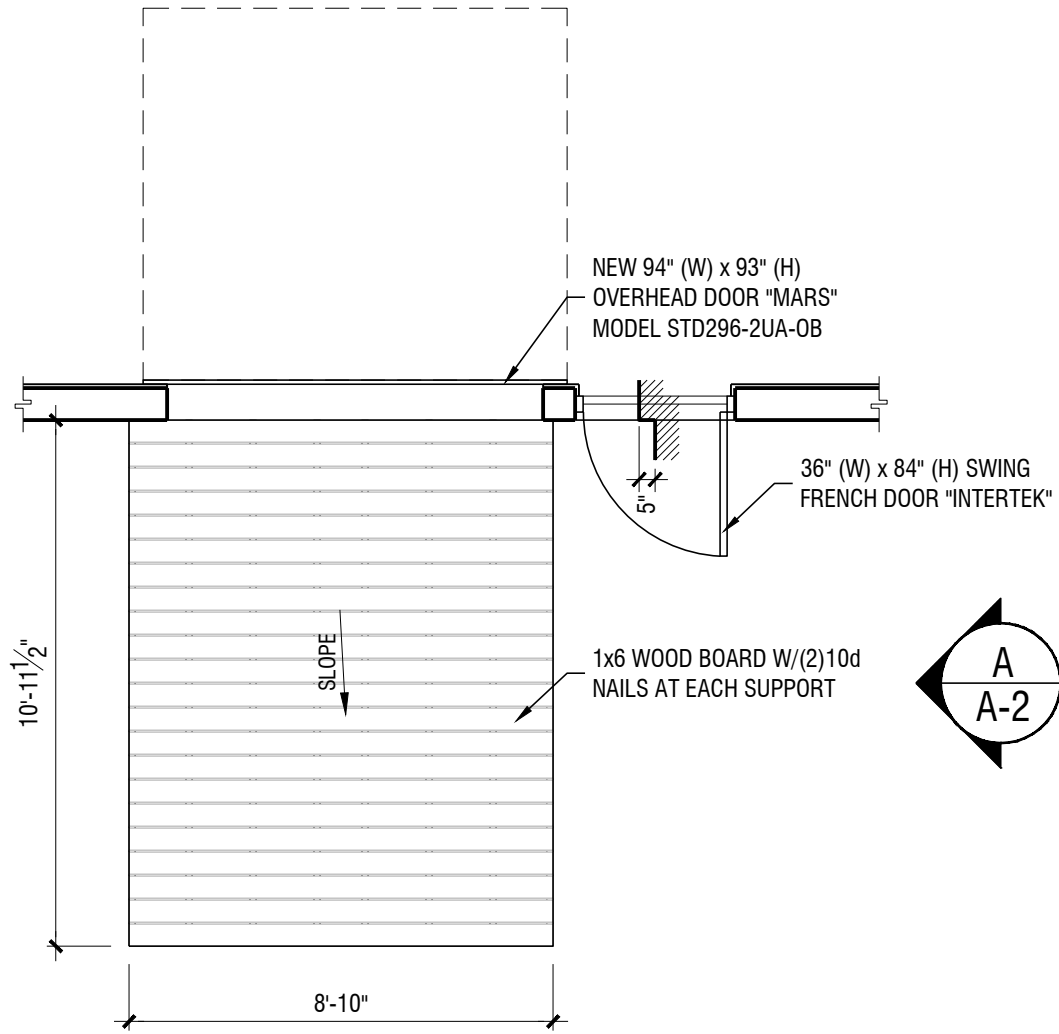
2023.06.21

13:30:41

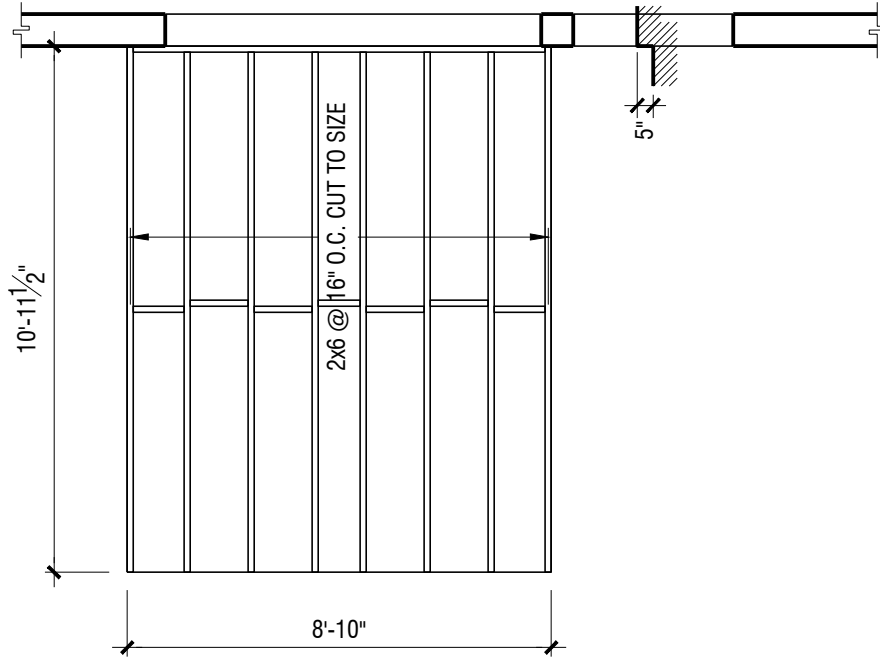
-04'00"

STATE OF FLORIDA

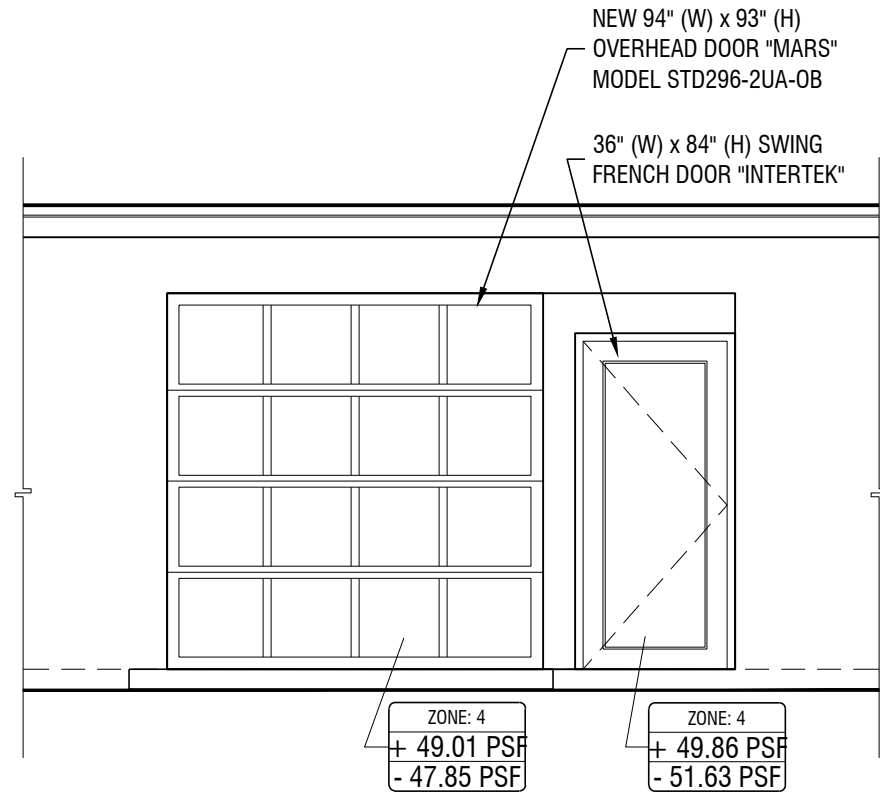
REGISTRATION No. 69969



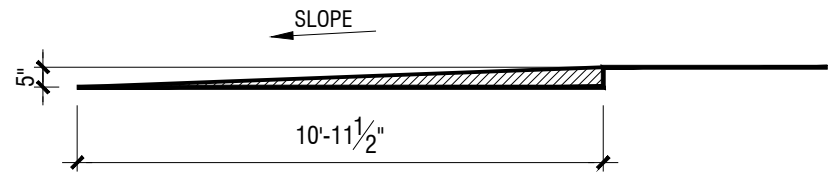
PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"



RAMP FRAMING PLAN
SCALE: 1/4"=1'-0"



PARTIAL EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



SIDE VIEW "A"
SCALE: 1/4"=1'-0"

ELECTRICAL GENERAL NOTES:

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE **NATIONAL ELECTRICAL CODE 2017 (N.E.C. 2017)** AND ALL APPLICABLE LOCAL CODES.
- COORDINATE ELECTRICAL SERVICE WITH FLORIDA POWER AND LIGHT COMPANY.
- ALL TELEPHONE RELATED EQUIPMENT PER **F.B.C. 2020 RESIDENTIAL 7th EDITION (A) (11)**
- ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
- THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID EXISTING CONDITIONS.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, AS REQUIRED.
- SUBSTITUTE MATERIALS EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE REQUIRES ANY CHANGE IN WORK, THE NECESSARY FOR SUCH CHANGE WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. AND IF APPROVED, SHALL BE MADE AT NO COST TO THE OWNER.
- CLEAN UP SUCH TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE COMPLETED WORK IN A CLEAN, UNDAMAGED, AND FINISHED CONDITION READY TO RECEIVE WITHOUT FURTHER PREPARATION, UNLESS SO SPECIFIED IN OTHER SECTIONS, ANY ADJACENT OR ABUTTING WORK TO BE PERFORMED BY OTHERS.
- MATERIALS, APPLIANCES, DEVICES AND EQUIPMENT SHALL MEET WITH THE REQUIREMENTS OF UNDERWRITERS' LABORATORIES AND SHALL BE NEW AND THE LATEST STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM, UNLESS OTHERWISE INDICATED. LIKE ITEMS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.
- ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT. WIRE SIZE SHALL BE THWN UNLESS OTHERWISE NOTED ON PLANS. PROVIDE GROUND CONDUCTOR PER NEC 250-122.
- LOCATION OF OUTLETS IN ELECTRICAL DRAWINGS IS DIAGRAMMATIC. CHECK MANUFACTURER'S DRAWING FOR EXACT LOCATION OF OUTLETS.
- CIRCUIT NUMBERS SHOWN ARE FOR CALCULATION PURPOSES ONLY. ACTUAL CIRCUITING MAY VARY ACCORDING TO **N.E.C. 2017** AND **F.B.C. 2020 7th EDITION** PROVIDE PANEL SCHEDULE AFTER COMPLETION.
- A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON ORIGINAL CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST. HACR CIRCUIT BREAKERS MAY BE USED IN PLACE OF FUSES. USE NON-AUTOMATIC SWITCH FOR A/C CONDITIONING DISCONNECT.
- ALL SMOKE DETECTORS TO BE INTERCONNECTED ON SAME CIRCUIT (KITCHEN OR BATH LIGHTS)
- RANGE AND DRYER SHALL HAVE BOTH NEUTRAL & GROUNDING WIRE PER **N.E.C. 2017**.
- APPLIANCES LOAD ARE SHOWN AS MAXIMUM TO BE INSTALLED WIRES TO BE SIZED ACCORDING TO NAME PLATE DATA. IT SHALL BE PERMISSIBLE TO CHANGE CIRCUIT NO. WITHOUT CHANGING QUANTITY OF CIRCUITS.
- ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, LAUNDRY, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- PAD FANS EXCEEDING 35 LBS. WITH OR WITHOUT ACCESSORIES SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX. (TYP.)
- ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT IN DWELLING UNITS.
- A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- THE USE OF ROMEX ON GENERAL LIGHTING & RECEPTACLE CIRCUITS IS ACCEPTABLE.
- RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. SUCH ENCLOSURE SHALL BE LISTED AND IDENTIFIED AS "EXTRA DUTY".
- GFCI & AFCI PROTECTIVE DEVICES MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
- AFCI RECEPTACLES MAY BE INSTALLED AT THE FIRST OUTLET OF A BRANCH CIRCUIT ONLY WHERE RMC, IMC, EMT, MC CABLES OR STEEL ARMORED AC CABLE WITH METAL OUTLET BOXES IS INSTALLED FORM PANEL BOARD TO THE FIRST OUTLET.

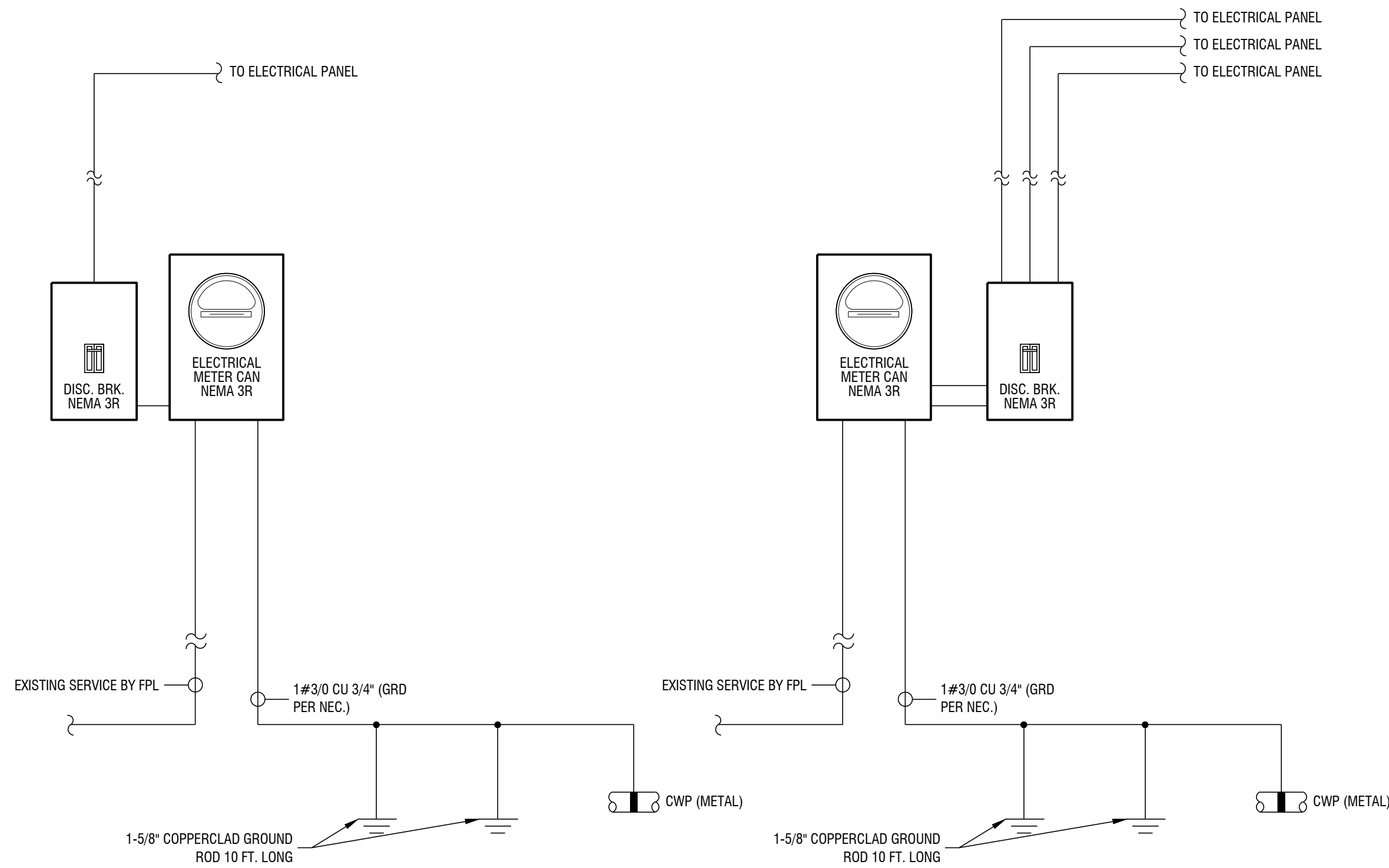
FIELD COORDINATION NOTES:

- EVERY CONTRACTOR SHALL COORDINATE IN FIELD WITH OTHER TRADES PRIOR STARTING OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCTWORKS, RETURN GRILLES, LIGHTING FIXTURE, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY PROFESSIONAL OF RECORDS IN WRITING IF ANY CONFLICT OCCUR PRIOR TO ITS INSTALLATION. NO ADDITIONAL COST TO OWNER CAN BE APPLIED.
- THE COMPLETE SET OF CONSTRUCTION DOCUMENTS CONSISTS OF DRAWINGS, DETAILS & SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEERS FOR CLARIFICATION. ANY DEVIATION FROM THESE DRAWINGS, WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND/OR ENGINEERS IS PROHIBITED. GENERAL CONTRACTOR OR SUBCONTRACTORS ASSUMES FULL RESPONSIBILITY FOR ANY UNAUTHORIZED DEVIATION FROM THE INFORMATION DEPICTED IN THE CONSTRUCTION DOCUMENTS.
- ENGINEERS ARE NOT RESPONSIBLE OR LIABLE FOR ANY DISCREPANCY BETWEEN THESE DRAWINGS AND THE EXISTING CONDITIONS. ANY WORK PERFORM ON THE PROPERTY PRIOR THESE CONSTRUCTION DOCUMENTS AND WILL NOT MATCH WITH THE INFORMATION IN THE EXISTING CONSTRUCTION DOCUMENTS ON CITY RECORDS OR IT WAS NOT VISIBLE AT TIME OF INSPECTION OR THE WORK WAS DONE ILLEGALLY WITHOUT PERMIT BY OTHERS AND WILL CAUSE A DISCREPANCY WITH THE NEW DRAWINGS IS THE RESPONSIBILITY OF THE CURRENT OWNER OF THE PROPERTY AT HIS OWN EXPENSE TO PERFORM ALL THE NECESSARY CORRECTIONS IN ORDER THAT ALL WORK IS IN ACCORDANCE WITH THE CURRENT FLORIDA BUILDING CODE AND THE LOCAL ORDINANCE AND WILL MATCH WITH THE NEW CONSTRUCTION DOCUMENTS FOR WHICH WORK WILL BE PERFORM.

SITE INVESTIGATION NOTE:

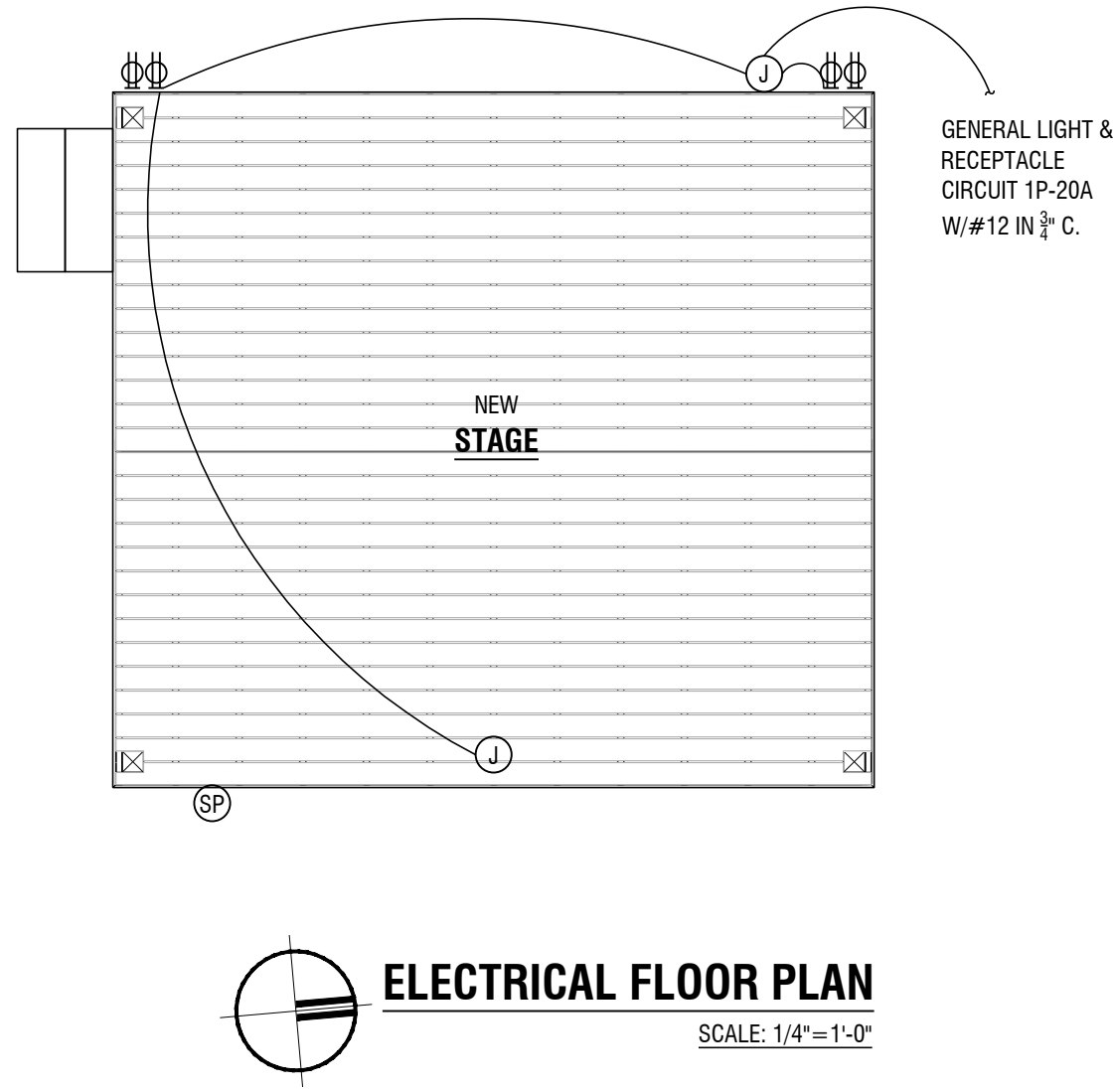
EXAMINATION OF CONTRACT DOCUMENTS AND SITE:
THE BIDDER IS REQUIRED BEFORE SUBMITTING PROPOSAL, TO VISIT THE JOB SITE AND FAMILIARIZE WITH THE NATURE AND EXTENT OF THE WORK TO BE PERFORMED. ANY DEVIATIONS THAT MAY AFFECT THE WORK TO BE PERFORMED, SHALL BE SUBMITTED IN WRITING TO THE PROFESSIONAL OF RECORDS, PRIOR SUBMITTAL OF BID.

VARIATION FROM CONTRACT DOCUMENTS:
ROUTING AND/OR CONSTRUCTION DEVIATIONS SHALL BE ANTICIPATED BY THE CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE DEVIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK TO BE PERFORMED WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL IN NO WAY BE RELIEVED OF THE CONTRACTOR OBLIGATIONS AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT. CONSIDERATION WILL BE GIVEN TO UNFORESEEN CONDITIONS.



ELECTRICAL POWER RISER

SCALE: NTS



LEGEND	
	WALL SWITCH 15A, 125V
	3-WAY WALL SWITCH 15A, 125V
	WALL DIMMER SWITCH 15A, 125V
	DUPLEX RECEPTACLE OUTLET 15A, 125V
	SWITCHED DUPLEX RECEPT. OUTLET 15A, 125V
	DUPLEX FLOOR RECEPTACLE, 15A, 125V
	SIMPLEX RECEPTACLE OUTLET 15A, 125V
	SPECIAL RECEPTACLE OUTLET
	WALL MOUNTED LIGHTING FIXTURE
	CEILING LIGHTING FIXTURE
	JUNCTION BOX
	RECESSED CEILING LIGHTING
	TELEPHONE JACK
	TELEVISION OUTLET
	FUSE OR DISCONNECT SWITCH
	CHIME
	CARBON-MONOXIDE SMOKE DETECTOR
	SMOKE DETECTOR
	FIRE ALARM
	EXHAUST FAN
	ELECTRICAL METER/MAIN
	ELECTRICAL PANEL
	UNDER-COUNTER LIGHTING
	CEILING FAN WITH LIGHT

REVISIONS

JOAQUIN MONTESINO
P.E. LIC. 69969
6219 SW 131 PL, UNIT 102, MIAMI, FL 33183
CELL 786-252-2768

NEW STAGE
AT PALACE SALOON
LOCATED AT:
115 & 117 CENTRE ST, FERNANDINA BEACH, FL 32034

SCALE: **AS SHOWN**

DATE: **06/14/2023**

JOB NO.

SHEET NO.:

E-1

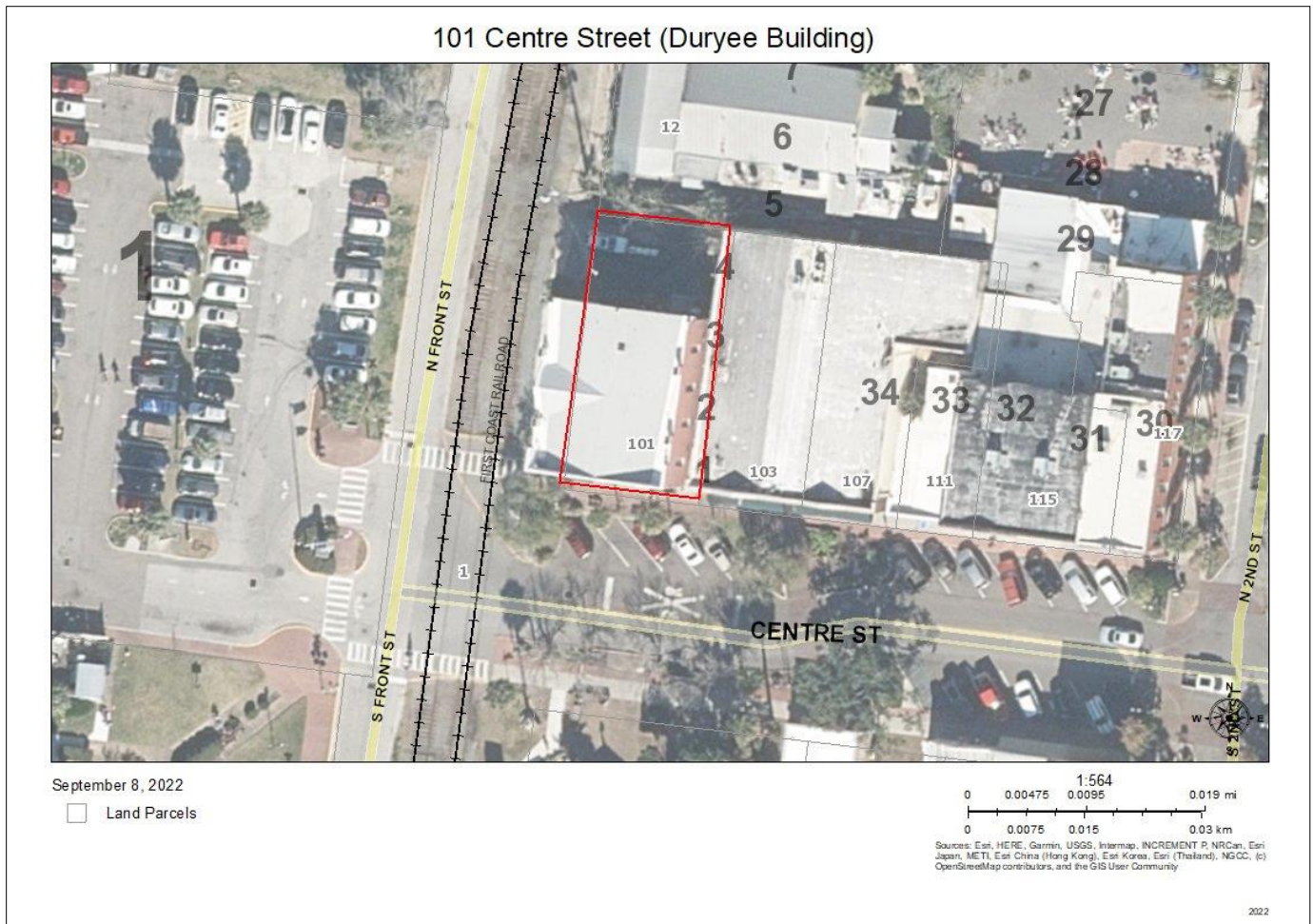
Digitally signed by
Joaquin Montesino
Date:
2023.06.21
13:29:53
-04'00'
STATE OF FLORIDA
REGISTRATION No. 69969



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0094
AUGUST 17, 2023

Owner/Applicant:	Miranda Architect, agent for 101 Centre Street LLC
Property Address:	101 Centre Street (Duryee Building)
Parcel ID #	00-00-31-1800-0001-0012
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Restaurant & Offices
FL Master Site File #	8NA00641
Year Built:	1882 (FMSF)
Contributing Status:	Contributing
Requested action:	CONCEPTUAL Certificate of Approval (COA) to construct a 2-story addition. (Quasi-Judicial)

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



CONCEPTUAL APPROVAL

This proposal is being brought before the Historic District Council for Conceptual Approval. Conceptual approvals are provided by the HDC as a courtesy to the applicant to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed in 1882, it is a two-story masonry vernacular commercial building. It is noteworthy for its paired arched windows, two facades with arcaded pilasters, and for its triangular parapet. It has been altered by stuccoing the original brick surface and by storefront modifications. It was originally occupied by Major William B. C. Duryee, a Union officer of the occupation who returned to Fernandina to act as Customs Collector and merchant of hay, grain, and oats, The building contained Duryee's office, the Florida Mirror, the local bank, and a bar. Extensive remodeling took place during the depression... Fernandina's first customs house is said to have been on the second floor of the building." -FMSF 8NA0641

The applicant seeks approval to construct a two-story addition at the rear of the Duryee Building. Rehabilitation of the historic portion of the building was approved by the HDC at its regular meeting on June 15, 2023, though HDC 2023-0089.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

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

ANALYSIS:

Staff finds that the proposed addition is conceptually in keeping with the Secretary of the Interiors Standards for Rehabilitation, the Fernandina Beach Downtown Historic District Guidelines, the Comprehensive Plan, and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends:

CONCEPTUAL Approval of HDC 2023-0094

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0094 **with or without** conditions;

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

That HDC case 2023-0094, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **Plans, Elevations, & Renderings**

EXHIBIT 3 **FMSF 8NA00641**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #11863

Date Submitted: 6/30/2023

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

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

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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

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

Please see the Land Development Code (LDC) for detailed information:
☐ Historic District Overlays – see LDC Section 8.01.01
☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.bfl.us/LDC

Appeals

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

PROJECT TYPE* Addition	APPROVAL TYPE* Board Approval: Conceptual See Certificate of Approval Matrix for details
---	--

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*	What was the date of your pre-application meeting?*
Yes	6/26/2023

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

101 Centre Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0001-0012

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

101 Centre Street

Last Name*

LLC

Mailing Address*

960194 Gateway Blvd. #101

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-583-1064

E-mail Address*

ibild@comcast.net

OWNER'S AGENT

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

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

Yes

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmirandaarch@gmail.com

Project Description*

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS
List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Stucco and Brick Veneer	
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
GAF	Flat TPO Roofing	
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 Duryee Site Survey.pdf	Upload 2 Duryee Proof of Ownership.pdf	Upload 3 Duryee Owners Authorization for Agent Representation.pdf	Upload 4 Marina Restaurant Conceptual Design Bundle 14 June 23.pdf
Upload 5 Marina Restaurant Clay Model 19 June 23.jpg	Upload 6 Choose File No fi...osen	Upload 7 Choose File No fi...osen	Upload 8 Choose File No fi...osen

Certification*

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

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

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

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

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

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

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

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

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

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

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

10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Jose

Applicant Last Name*

Miranda

Today's Date*

8/30/2023

City of FB logo NEW
Reflex

DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Wendy & Robert Hogan
(print name of property owner(s))

hereby authorize: Jose Miranda & Miranda Architects
(print name of agent)

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

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

Wendy Hogan
(Signature of owner)

Robert Hogan
(Signature of owner)

Wendy Hogan
(Print name of owner)

Robert Hogan
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

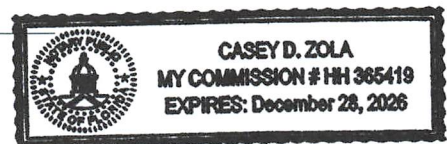
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 2023, by Wendy Hogan and Robert Hogan.

Casey D. Zola
Notary Public

Casey D. Zola
Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0001-0012

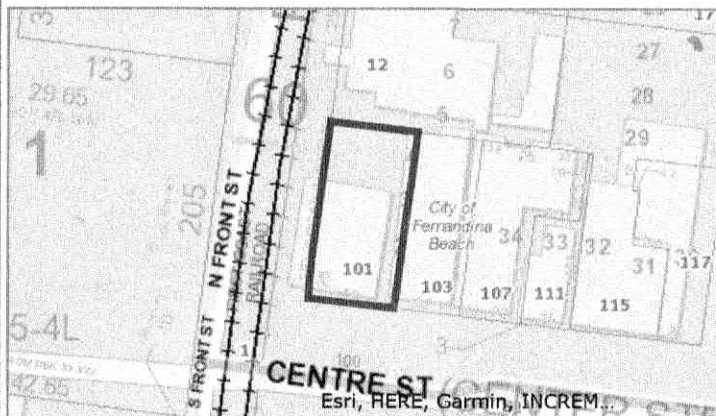
Owner Name 101 CENTRE STREET LLC
Mailing Address 960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034
Location Address 101 CENTRE ST
FERNANDINA BEACH 32034
Tax District 002 - FERNANDINA BEACH
Milage 18.3806
Homestead No
Property Usage RESTAURANT 002100
Deed Acres 0
Short Legal BLK 1 W1/2 OF LOTS 1,2,3 & 4

2022 Certified Values

Land Value	\$500,000
(+) Improved Value	\$873,963
(=) Market Value	\$1,373,963
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$754,201
(=) Assessed Value	\$619,451
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$1,373,652
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$619,451

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

PARCEL MAP



2021 AERIAL MAP

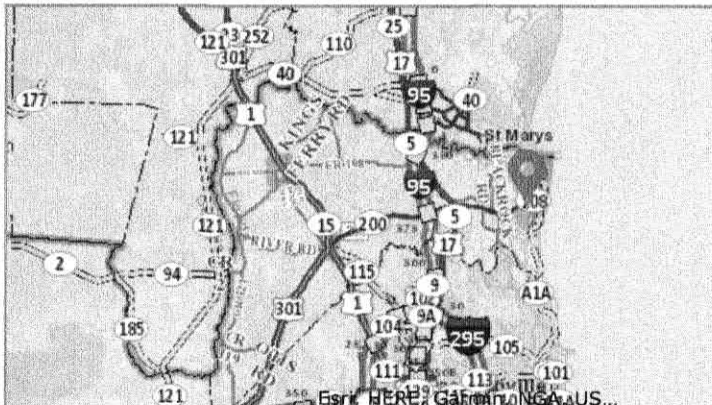


PROPERTY PHOTO



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

LOCATION MAP

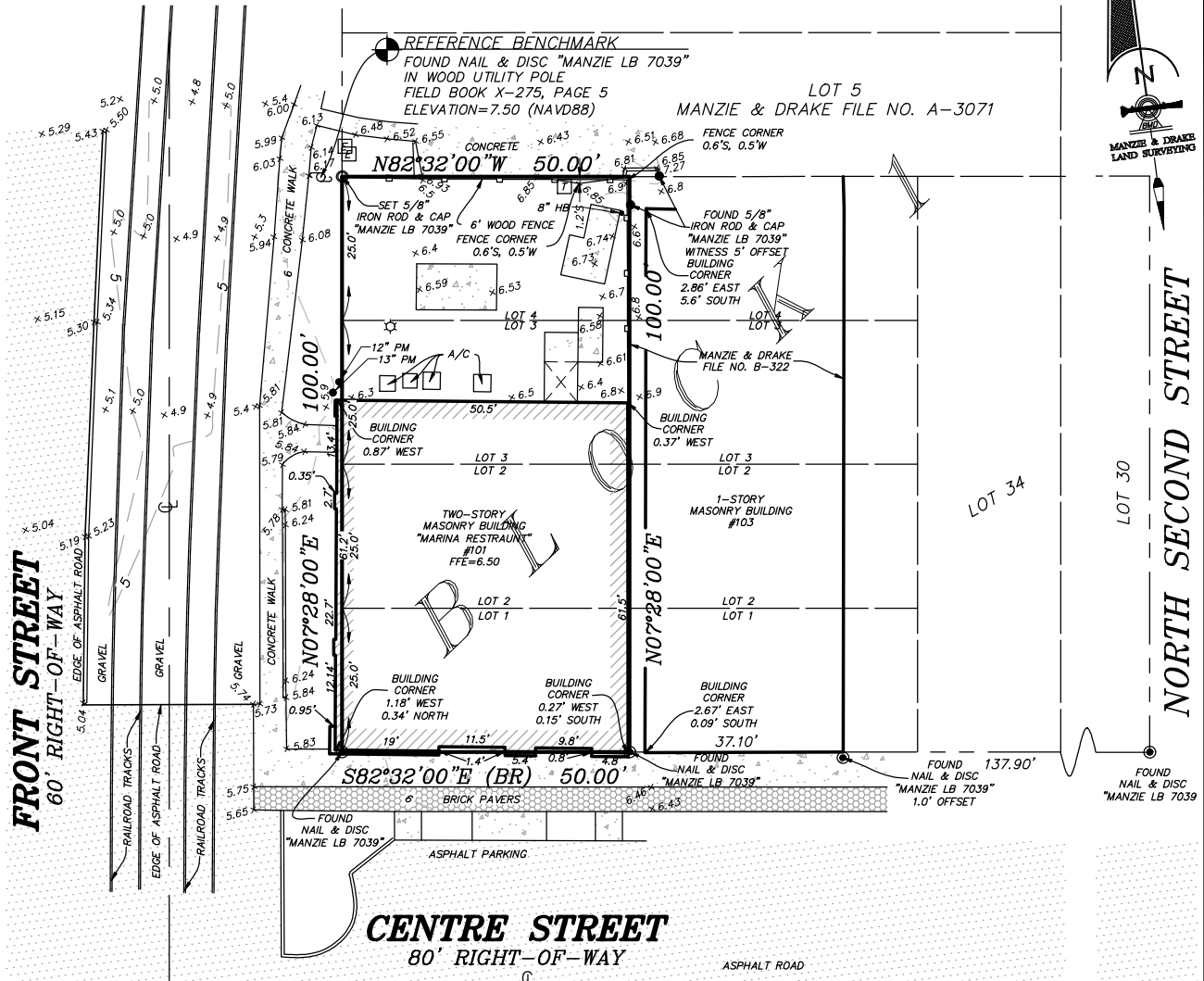


BUILDING INFORMATION

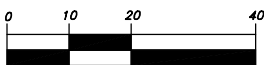
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
------	------------	-------------	----------	-------	------------------	--------------------	---------	---------	-------------------

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY THE WEST ONE-HALF OF LOTS 1, 2, 3, & 4, BLOCK 1, FERNANDINA BEACH, FLORIDA

AS SHOWN ON THE OFFICIAL MAP OF SAID CITY (AS LITHOGRAPHED & ISSUED BY THE
FLORIDA RAILROAD COMPANY IN 1857 & ENLARGED, REVISED & RE-ISSUED BY THE
FLORIDA TOWN IMPROVEMENT COMPANY IN (1887 & 1901)



GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on an assumed bearing of S82°32'00"E. The bearing reference line is indicated as thus (BR).
- 5) The property shown hereon lies within flood zone "AE(9)" 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.
- 6) Site Benchmark is as shown hereon.
- 7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 8) The Reference Benchmark is a nail & disc "Manzie LB 7039" in the west side of a utility pole at the Northwest corner of Lot 4, Block 1. (Elevation = 7.50 (NAVD88))

CERTIFIED TO:
101 CENTRE STREET, LLC
WOOD & SMITH, P.A.

PROPERTY ADDRESS:
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

TREE LEGEND

HB = HACKBERRY
PM = PALM

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 3

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

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

LEGEND

CL = CENTERLINE
CA = COVERED AREA
CF = CONCRETE FLATWORK
BF = BRICK FLATWORK
EM = ELECTRICITY METER
LP = LIGHT POLE
A/C = AIR CONDITIONER
TP = TELEPHONE PEDESTAL
WF = WOOD OR VINYL FENCE
UP = UTILITY POLE
B = BENCHMARK
FFE = FINISHED FLOOR ELEVATION

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

Manzie & Drake
MICHAEL A. MANZIE, P.L.S. 4069

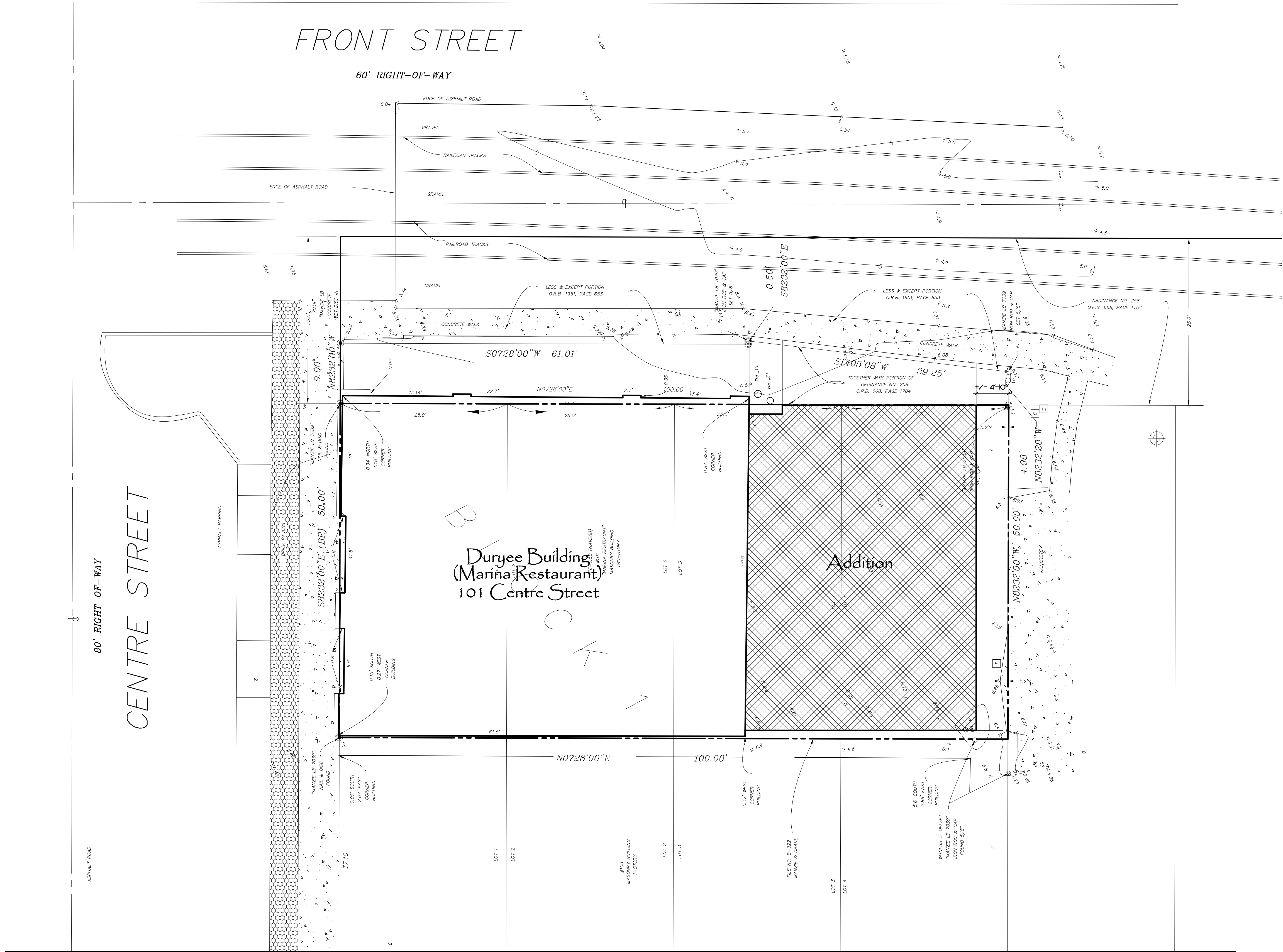
MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 16951 DATE: 3/30/2022 CADD: B. DAVIS
F.B. NO: X-358 PAGE NO: 41 CREW: GS FILE NO: A-5588



PROPOSED SITE PLAN

1/8"=1'-0"

PRELIMINARY SITE PLAN	
#	REVISIONS

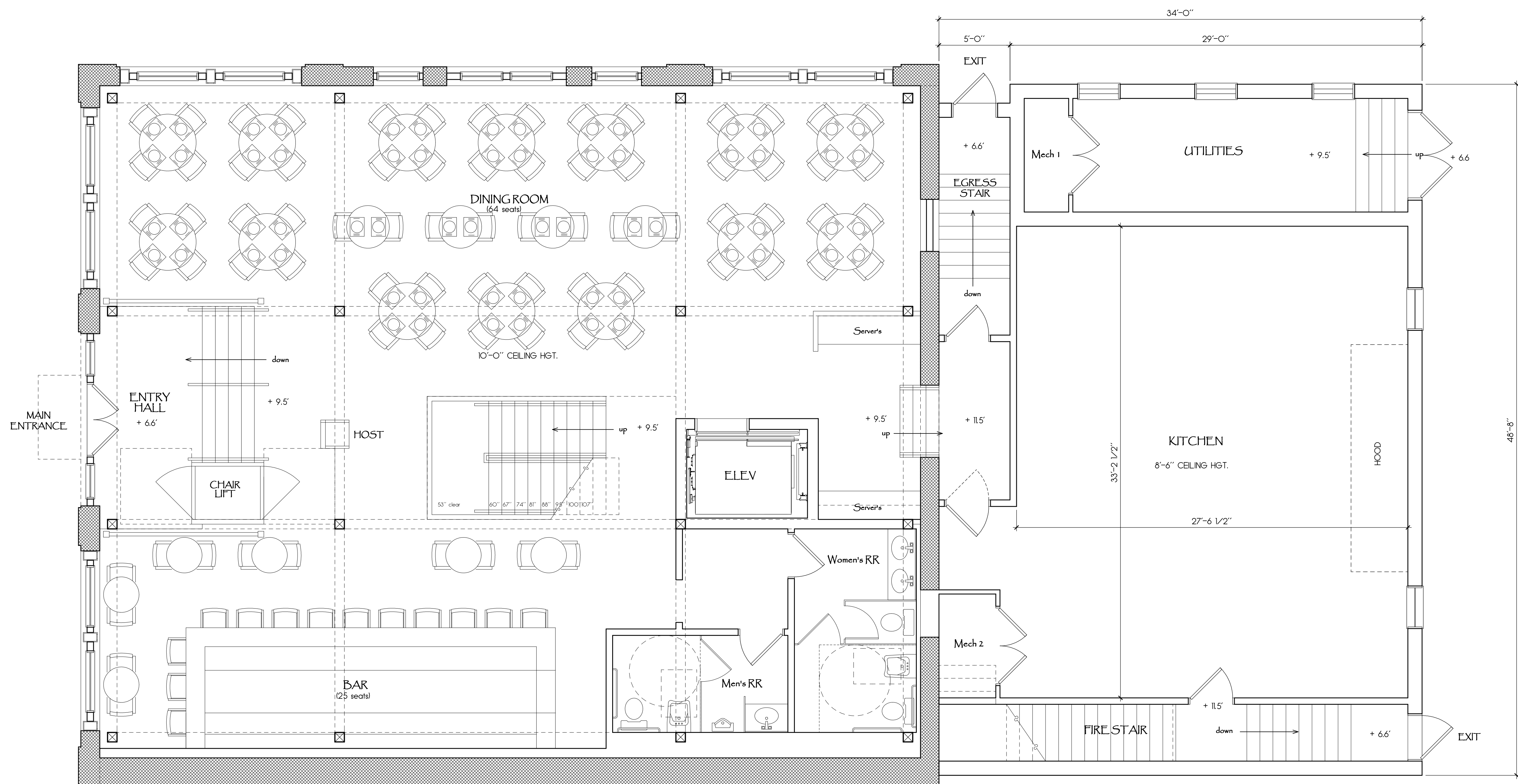
RENOVATION AND ADDITION TO THE
DURYEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034



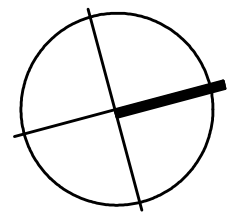
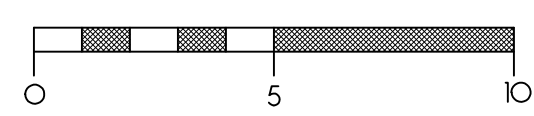
MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
P.L. #005,000,000,000
904.261.4586 TEL

PHASE 2 MARINA RELIEF SITE PLAN	
PROJECT #	M230208
DRAWN BY	JLH
CHECKED BY	JLH
DATE	06-14-23

This drawing and the design ideas contained herein are the property of Miranda Architects, Inc. and are not to be reproduced or used in whole or in part without the written consent of the firm.



PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

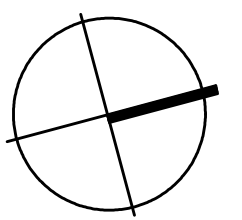
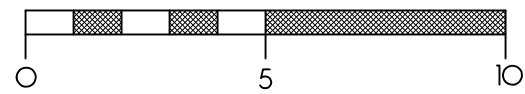
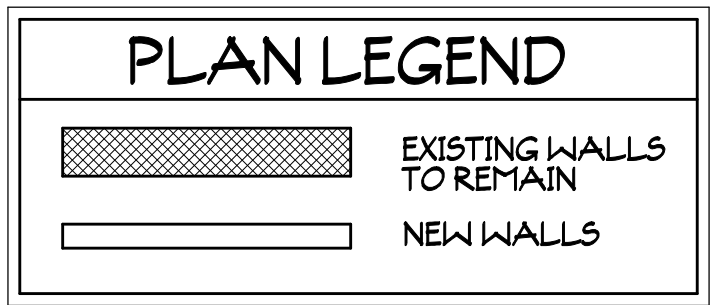
This drawing and the design ideas contained herein represent the preliminary design of the project and are not to be used for construction or any other project and is to be returned on request.			
PHASE 2 MARINA RESTAURANT DESIGN	PROJECT # M230208	DRAWN BY -- JLT	DATE -- 06-14-23
		CHECKED BY -- JLT	



MIRANDA ARCHITECTS
303 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 24887

RENOVATION AND ADDITION TO THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY FIRST FLOOR PLAN	
#	REVISIONS


$$1/4'' = 1' - 0''$$

PHASE 2 MARINA
RESTAURANT DESIGN

PROJECT # M230208

DRAWN BY -- JLM

CHKD BY -- JLM

DATE -- 06-14-23

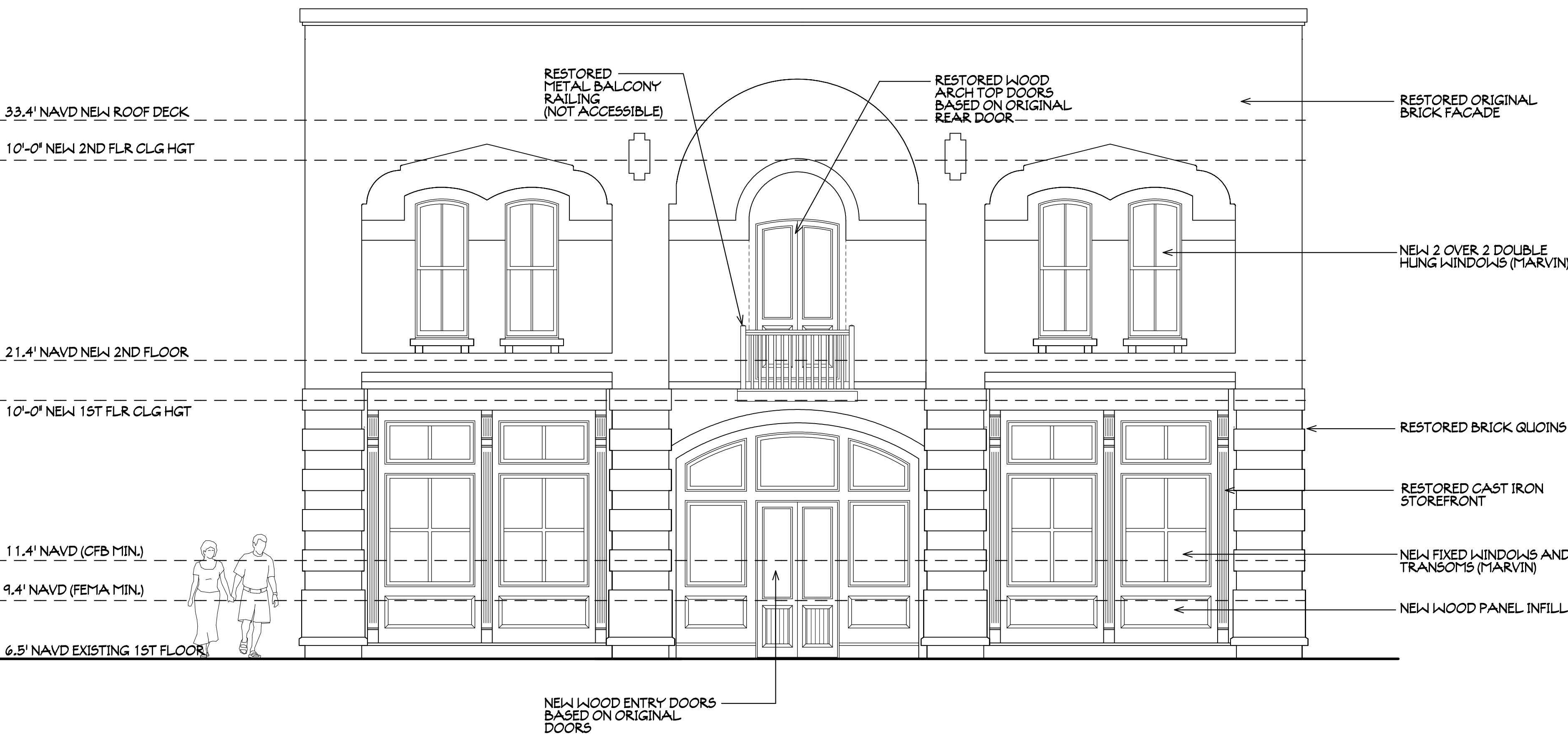


RENOVATION AND ADDITION TO THE
DURYEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL. 32034

PRELIMINARY FIRST FLOOR PLAN		
#	REVISIONS	DATE



EXISTING SOUTH ELEVATION (CENTRE STREET) 1/4"=1'-0"



PROPOSED SOUTH ELEVATION (CENTRE STREET) 1/4"=1'-0"

The drawings and the design ideas contained herein are the property of the Architect. They shall not be used for any other project without the written consent of the Architect. The Architect shall not be held responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings for any purpose other than that for which they were prepared.

THANE J. MARINA
RESTAURANT DESIGN
PROJECT # M230208
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-14-23

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
904.261.4586 FAX



RENOVATION AND ADDITION TO THE
DURFEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY SOUTH ELEVATION

#	REVISIONS	DATE



EXISTING WEST ELEVATION (AMELIA RIVER)

1/4"=1'-0"



PROPOSED WEST ELEVATION (AMELIA RIVER)

1/4"=1'-0"

PHASE 2 MARINA RESTAURANT DESIGN			
PROJECT # 1230208			
DRAWN BY -- JLM			
CHKD BY -- JLM			
DATE -- 06-14-23			

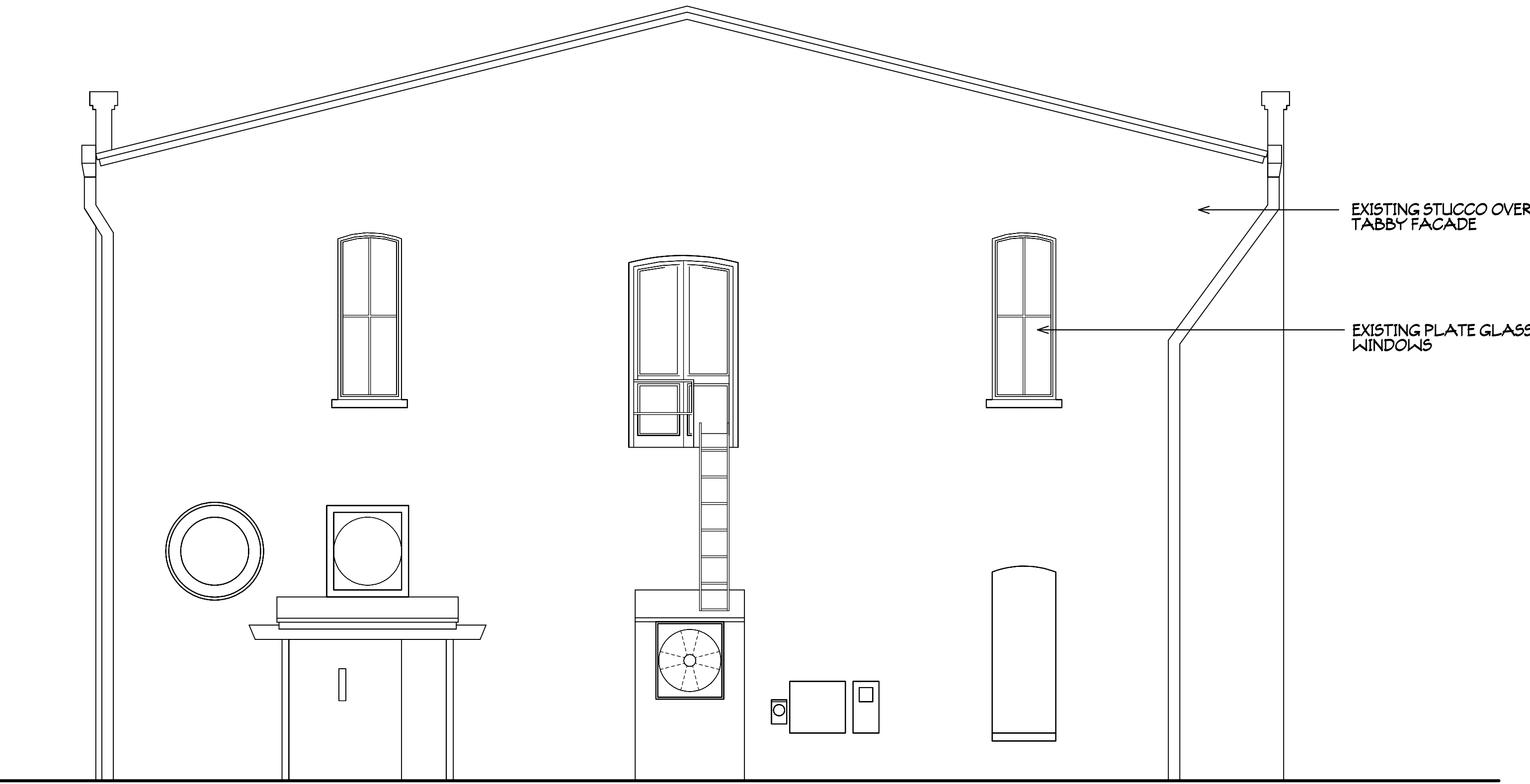
MIRANDA ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
FL REG. NO. 204887

MIRANDA ARCHITECTS

RENOVATION AND ADDITION TO THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY WEST ELEVATION		DATE
#	REVISIONS	



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



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

This drawing and the design ideas herein are the property of the architect and shall remain confidential. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the architect.			
MIRANDA ARCHITECTS	PROJECT # 1230208	DRAWN BY -- JLM	DATE -- 06-14-23
		CHECKED BY -- JLM	



MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4588 TEL
904.281.4588 FAX

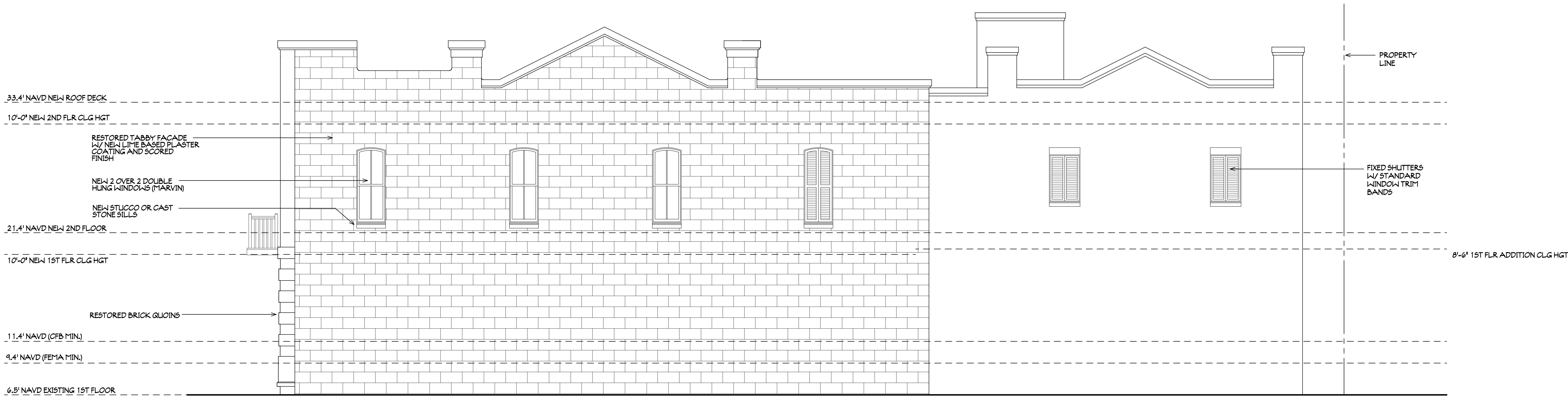
RENOVATION AND ADDITION TO THE
DURYEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY NORTH ELEVATION		DATE
#	REVISIONS	



EXISTING EAST ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION

1/4"=1'-0"

This drawing and the design, plans and concepts it represents are the property of the Architect. It is to be used only for the project and site for which it was prepared. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Architect.			
PHASE 2 MARINA RESTAURANT DESIGN	PROJECT #1230208	DRAWN BY -- JLT	CHKD BY -- JLT
DATE -- 06-14-23			

MIRANDA ARCHITECT S

88 W. CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL: 904.281.4586
WWW.MIRANDAARCHITECTS.COM



MIRANDA
ARCHITECTS

RENOVATION AND ADDITION TO THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY EAST ELEVATION		DATE	
#	REVISIONS		





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00641

Recorder # 66

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Duryee Building Multiple Listing (DHR only) _____
 Other Names _____ >> Marina Seafood Restaurant
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
101		Centre	Street	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FERNANDINA BEACH; 2003

Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 22 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular

Other Style _____

Exterior Plan Rectangular

Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____ >> Brick

Other Structural System(s) _____

Foundation Type(s) _____ >> Continuous

Other Foundation Types _____

Foundation Material(s) _____ >> Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____ >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) _____ >> Flat

Other Roof Type(s) _____

Roof Material(s) _____ >> Tar & gravel

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____ >> _____

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) western exterior

HISTORICAL STRUCTURE FORM

8NA00641

DESCRIPTION (continued)

Window Descriptions 2/2 light fixed

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential:

Institutional:

Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1882

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

Use Year Use Started Year Use Ended >> Commercial unspecified; 1882;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00641

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips Hwy, Ste. 5-129 Jacksonville, Fl 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/6/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00641-200703

Supplementary Printout

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

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

- > **Structural system(s):**
Brick

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Stucco

- > **Roof types:**
Flat

- > **Roof materials:**
Tar & gravel

- > **Roof secondary structures (dormers etc):**

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

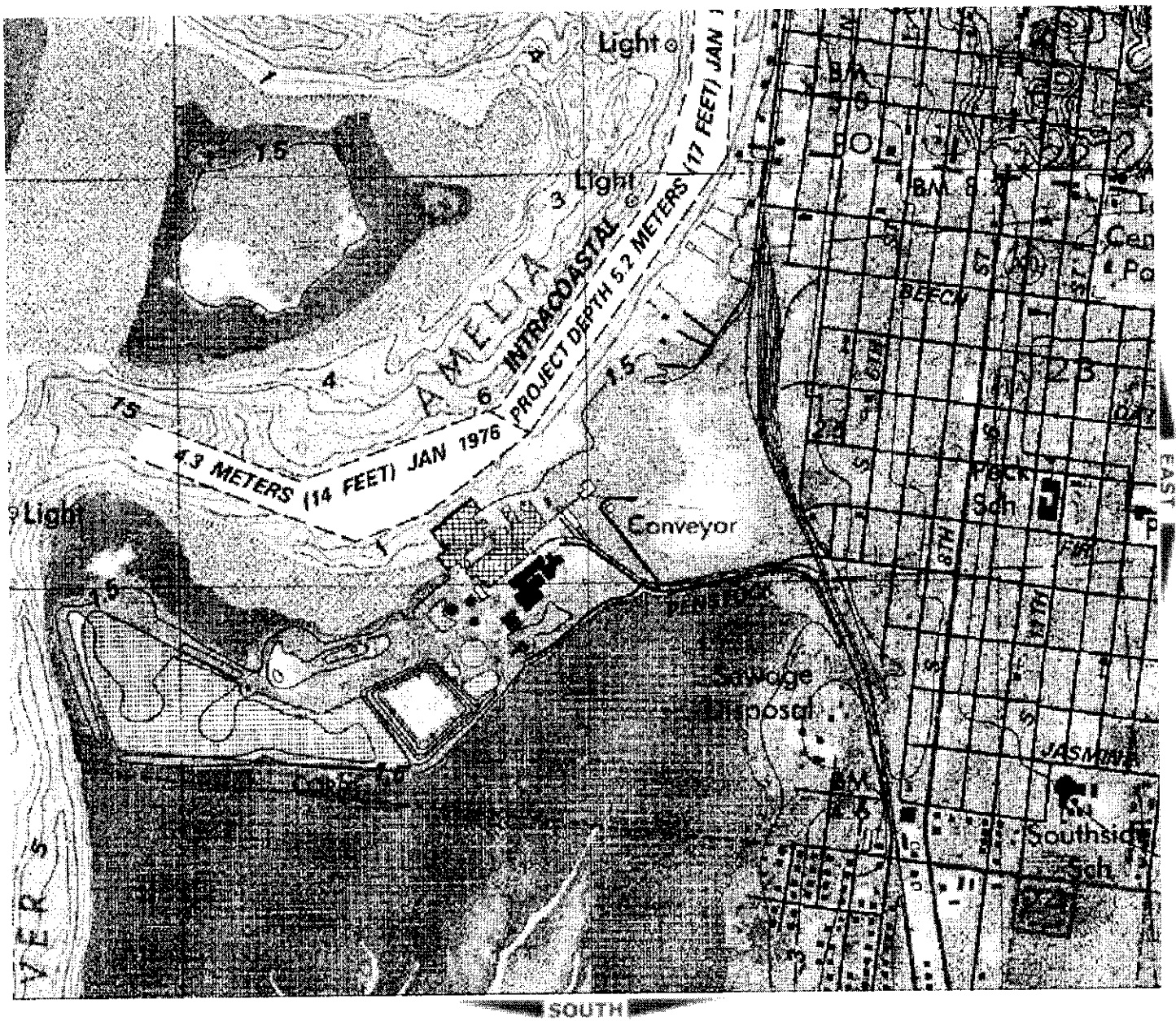
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1882;

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

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

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

- > **[Other name(s)]:**
Marina Seafood Restaurant



NA641

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 641

SITE NAME: Duryee Bldg.
ADDRESS OF SITE: 101 Centre St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

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

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

ORIGINAL USE commercial

GOOD

UNALTERED

PRESENT USE commercial

FAIR

x

ORIGINAL SITE

DATES + 1882

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 459

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: rough cast

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: S

FOUNDATION: continuous: brick

ROOF TYPE: flat: built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset, on wall # E: offset, on wall

WINDOW TYPE: DHS, 2/2, wood; paired

CHIMNEY: stucco

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

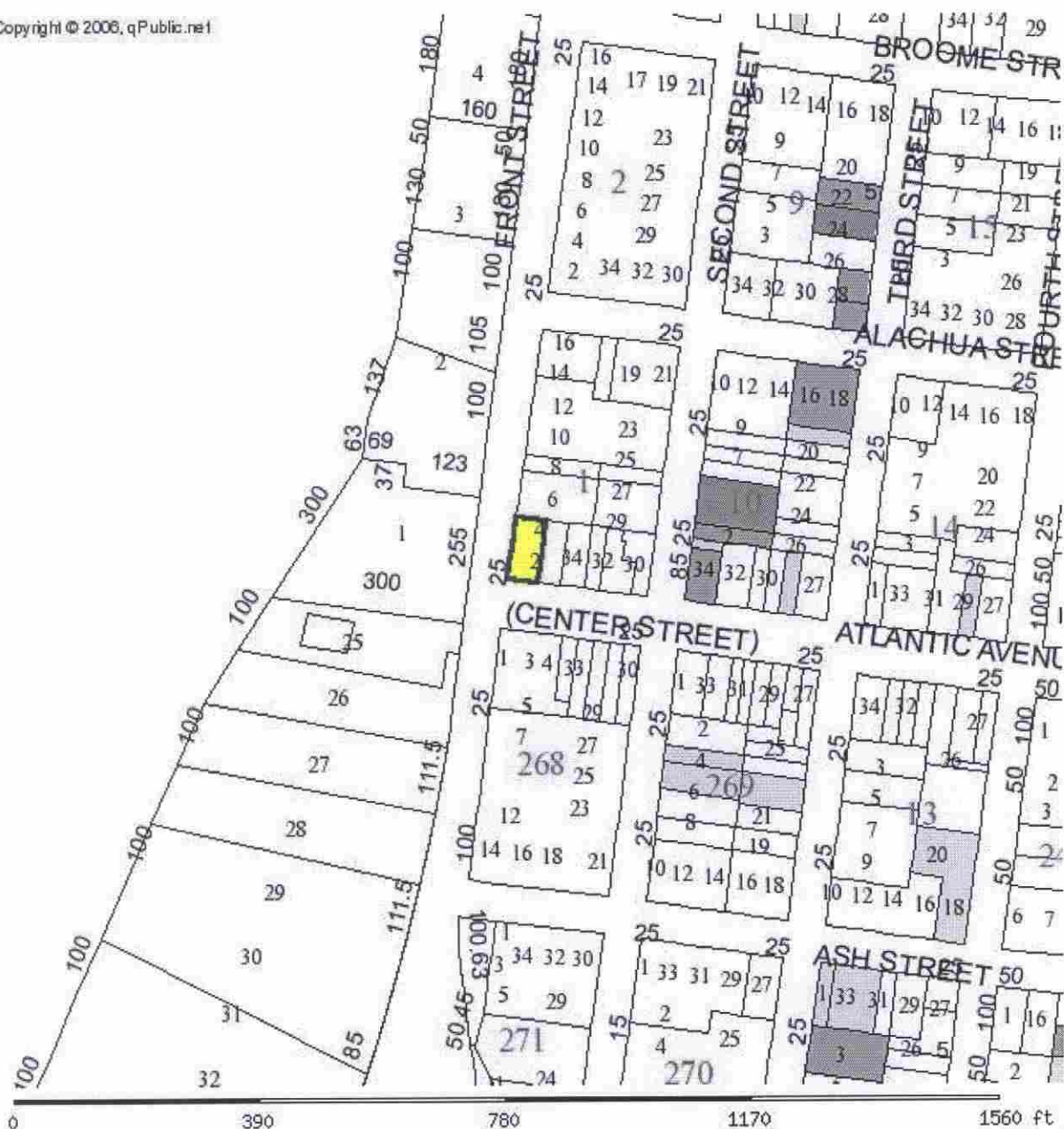
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed in 1882, it is a two-story masonry vernacular commercial building. It is noteworthy for its paired arched windows, two facades with arcaded pilasters, and for its triangular parapet. It has been altered by stuccoing the original brick surface and by storefront modifications. It was originally occupied by Major William B. C. Duryee, a Union officer of the occupation who returned to Fernandina to act as Customs Collector and merchant of hay, grain, and oats. The building contained Duryee's office, the Florida Mirror, the local bank, and a bar. Extensive remodeling took place during the depression. The building currently houses the Marina Restaurant and the Florida Times-Union office. Fernandina's first customs house is said to have been on the second floor of the building.

Copyright © 2006, qPublic.net



66

NA641

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0001-0012
GIS CALCULATED ACREAGE	0.11
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	TOUNDAS ALICE T
Mailing Address	101 CENTRE STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	101 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00641**
 Field Date 1-31-2018
 Form Date 1-31-2018
 Recorder # 1312

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

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

LOCATION & MAPPING

Street Number 101 Direction _____ Street Name Centre Street Type _____ Suffix Direction _____
 Address: 101 Street Centre
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0001-0012 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1882 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Siding; storefront; some windows
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Major William B.C. Duryee, Union officer during occupation returned to act as Customs Collector/merchant
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. Stucco 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) 2/2 dhs, paired, segmental arches; modern storefront

Distinguishing Architectural Features (exterior or interior ornaments) Masonry decorative detailing, arches, pilasters; decorative brackets; gable dormer and parapet

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

DESCRIPTION (continued)Chimney: No. 2 Chimney Material(s): 1. Stucco 2. _____Structural System(s): 1. Brick 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Multiple modern storefront entries of glass and metal frame along S and W facades

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

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource Fernandina's first customs house; also Florida Mirror, a local bank and a barArchaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (check all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☐ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☐ property appraiser / tax records☒ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☒ HABS/HAER record search☐ other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☒ no☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes☐ no☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

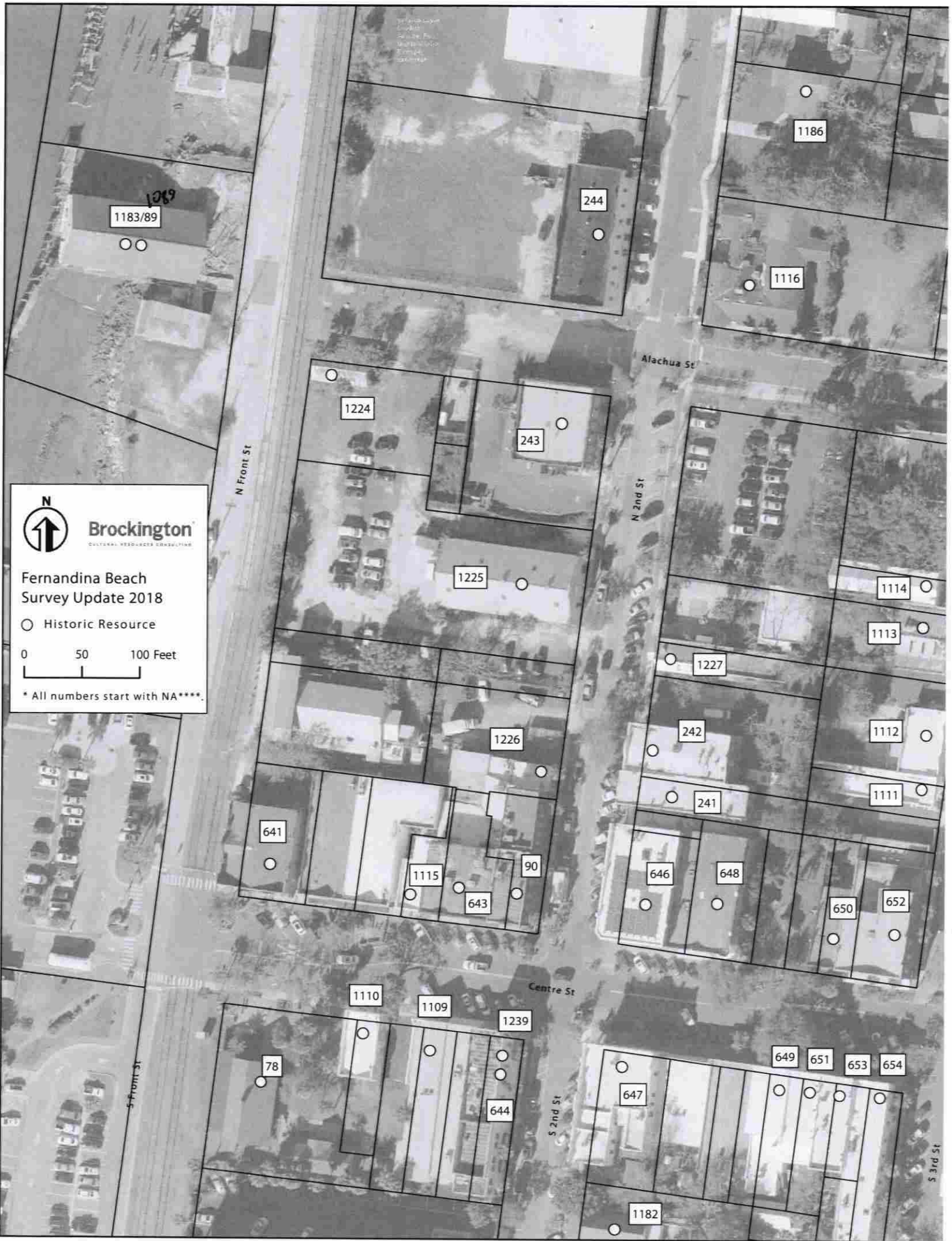
Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).

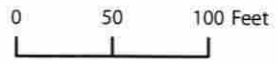
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL HERITAGE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.

1183/89

1269

244

1186

1116

Alachua St

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

1226

641

1115

643

90

1110

1109

1239

78

644

Centre St

S 2nd St

647

649

651

653

654

1182

S Front St

S 3rd St









HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0096
AUGUST 17, 2023

Owner/Applicant:	Bradley Evans, owner
Property Address:	1015 Someruelus Street (Old Town)
Parcel ID #	00-00-31-1580-0011-0060
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure with detached accessory structure. <i>(Quasi-Judicial)</i>

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a 2-story primary structure with detached accessory structure.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the requested new construction is compatible with Old Town in terms of materials, scale, proportions, roof forms, and orientation.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2023-0096

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to case number HDC 2023-0096 **with or without** conditions;

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

That HDC case HDC 2023-0096, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2023-0096 Application & Backup Materials**

EXHIBIT 2 **Plans and Elevations**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12000

Date Submitted: 7/25/2023

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

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

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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

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

Please see the Land Development Code (LDC) for detailed information:
☐ Historic District Overlays – see LDC Section 8.01.01
☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.bhfl.us/LDC

Appeals

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

PROJECT TYPE* New Construction	APPROVAL TYPE* Board Approval: Final <i>See Certificate of Approval Matrix for details</i>
---	--

Previously Approved Case #

--

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

Yes

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

4/16/2021

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

1015 Someruelus Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Evans

Last Name*

Bradley

Mailing Address*

2904 West 5th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-504-5695

E-mail Address*

bradfevans1@bellsouth.net

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

2-story wood framed residence 2,952 square feet under roof & a detached carport 336 square feet
Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Design Vision Statement*

This new home has been designed with a Florida Coastal Vernacular style in mind that is similar to many of the homes already present in Old Town. The materials and detail elements are meant to reinforce the Vernacular style and the massing and arrangement of the spaces has been designed to present a home with proportions appropriate for the Vernacular style.
For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
James Hardie	Lap Siding with a 6" reveal	per sample photo submitted (Name/Number)

DOORS

Manufacturer	Product Description	Color
Andersen	Andersen 400 Series - clad wood Include FL Product Approval # for Windows and Doors	per sample photo submitted (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	Andersen 400 Series -- clad wood with exterior muntins Include FL Product Approval # for Windows and Doors	per sample photo submitted (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Architectural Grade Asphalt Shingles	TBD (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
James Hardie	5/4 X Hardie Trim	per sample photo submitted (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
TBD	Sand Finish Stucco	per sample photo submitted (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
NA		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
TBD	Preservative Treated Lumber	per sample photo submitted (Name/Number)

FENCING

Manufacturer	Product Description	Color
NA		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremron	Pervious Pavers	Sierra Blend White (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
NA		 (Name/Number)

OTHER

Manufacturer	Product Description	Color
NA		 (Name/Number)

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

Upload 1 Choose File No fi...osen	Upload 2 Choose File No fi...osen	Upload 3 Choose File No fi...osen	Upload 4 Choose File No fi...osen
Upload 5 Choose File No fi...osen	Upload 6 Choose File No fi...osen	Upload 7 Choose File No fi...osen	Upload 8 Choose File No fi...osen

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Bradley

Applicant Last Name*

Evans

Today's Date*

7/25/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

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

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

File Number: 22-233

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

Straight Cut Construction LLC

Signed and Sealed in Our Presence:

Witness
Print Name: Lynne Trust
Lynne Trust

Witness
Print Name: TERESA A. MAY

By: David R. Shields Sr.
David R. Shields, Sr.
Its: Managing Member

State of Florida
County of Nassau

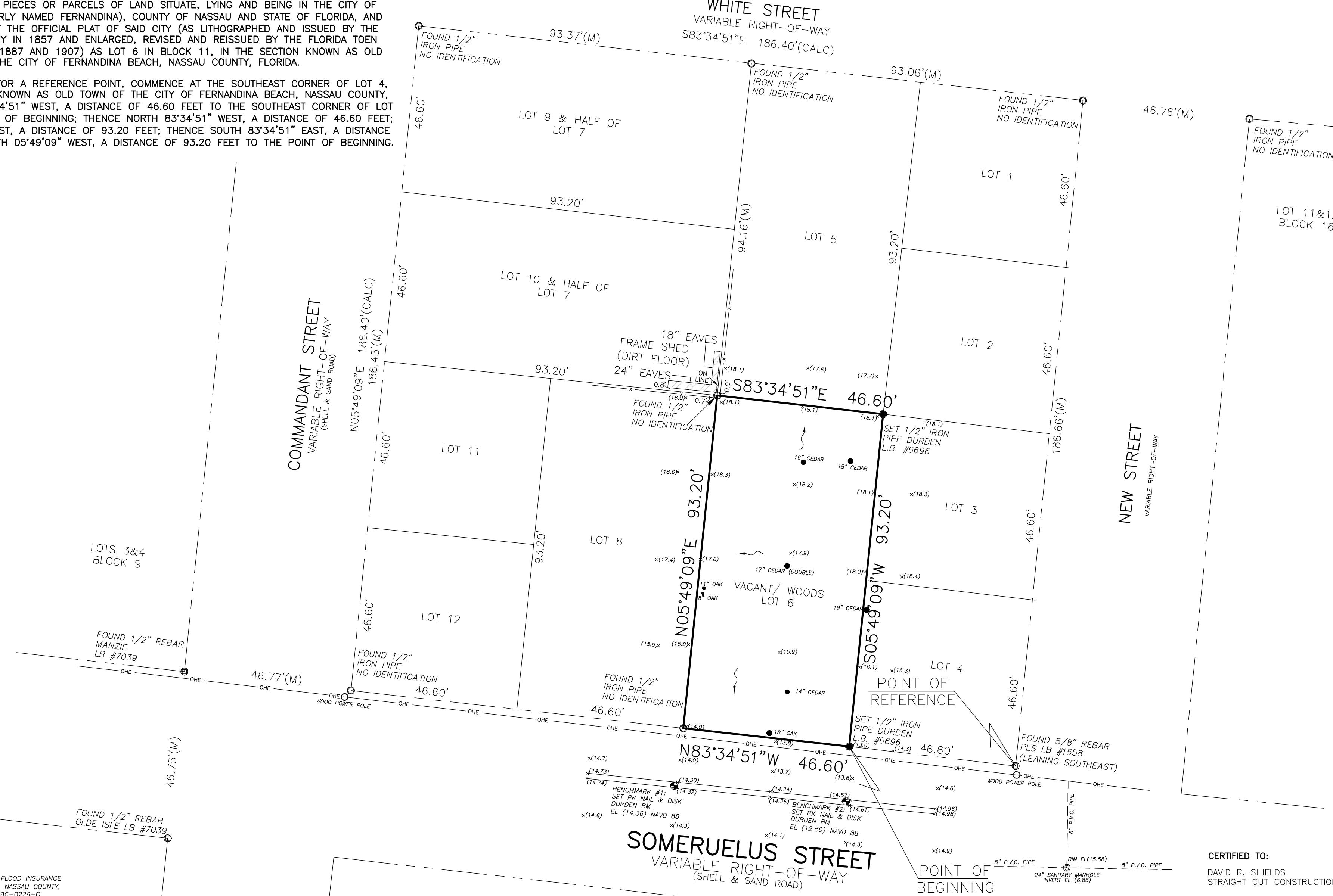
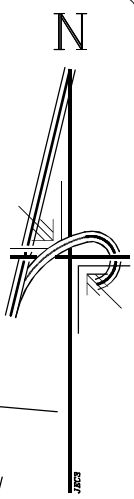
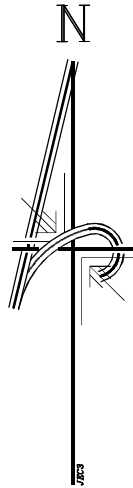
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 6th day of April, 2022, by David R. Shields, Sr., Managing Member of Straight Cut Construction LLC, a company existing under the laws of the State of Florida, on behalf of the company. They have produced a driver's license as identification.

Teresa Ann May (Seal)
Notary Public
Notary Printed Name: TERESA ANN MAY
My Commission Expires: September 4, 2023
Commission # GG 910497
Expires September 4, 2023
Bonded Thru Budget Notary Services

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED OF 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 TOEN IMPROVEMENT COMPANY IN 1887 AND 1907) AS LOT 6 IN BLOCK 11, IN THE SECTION KNOWN AS OLD TOWN OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

MORE APPROPRIATE LEGAL: FOR A REFERENCE POINT, COMMENCE AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 11 IN THE SECTION KNOWN AS OLD TOWN OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA; THENCE NORTH 83°34'51" WEST, A DISTANCE OF 46.60 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 11 AND THE POINT OF BEGINNING; THENCE NORTH 83°34'51" WEST, A DISTANCE OF 46.60 FEET; THENCE NORTH 05°49'09" EAST, A DISTANCE OF 93.20 FEET; THENCE SOUTH 83°34'51" EAST, A DISTANCE OF 46.60 FEET; THENCE SOUTH 05°49'09" WEST, A DISTANCE OF 93.20 FEET TO THE POINT OF BEGINNING.



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF FERNANDINA BEACH, NASSAU COUNTY, COMMUNITY No. 120172, MAP/PANEL No. 12089C-0229-G, REVISED AUGUST 2, 2017

BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF SOMERUELUS AS BEING N 83°34'51" W

ELEVATIONS SHOWN AS THUS (14.36) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF 2 TO 3 FEET. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

NO BUILDING RESTRICTION LINE BY PLAT

(CALC) DENOTES CALCULATED MEASUREMENT

(M) DENOTES MEASURED

F.F.E. DENOTES FINISH FLOOR ELEVATION

— DENOTES EXISTING DRAINAGE FLOW

OHE DENOTES OVERHEAD ELECTRIC

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 11 EXCEPT AS NOTED

—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:

DAVID R. SHIELDS
STRAIGHT CUT CONSTRUCTION, INC.

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5317 FLORIDA ADMINISTRATIVE CODE.

Bruce Durden
FLORIDA REGISTERED SURVEYOR NO. 4707
H. BRUCE DURDEN JR.

SIGNED AUGUST 25, 2020
SCALE: 1" = 20'
CAD FILE NO. NEW STREET(OLD TOWN).DWG
WORK ORDER NUMBER: 20361 FILE NUMBER C-1885

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.







Consider removal
OR reducing the length
of the longest branches
for better stability



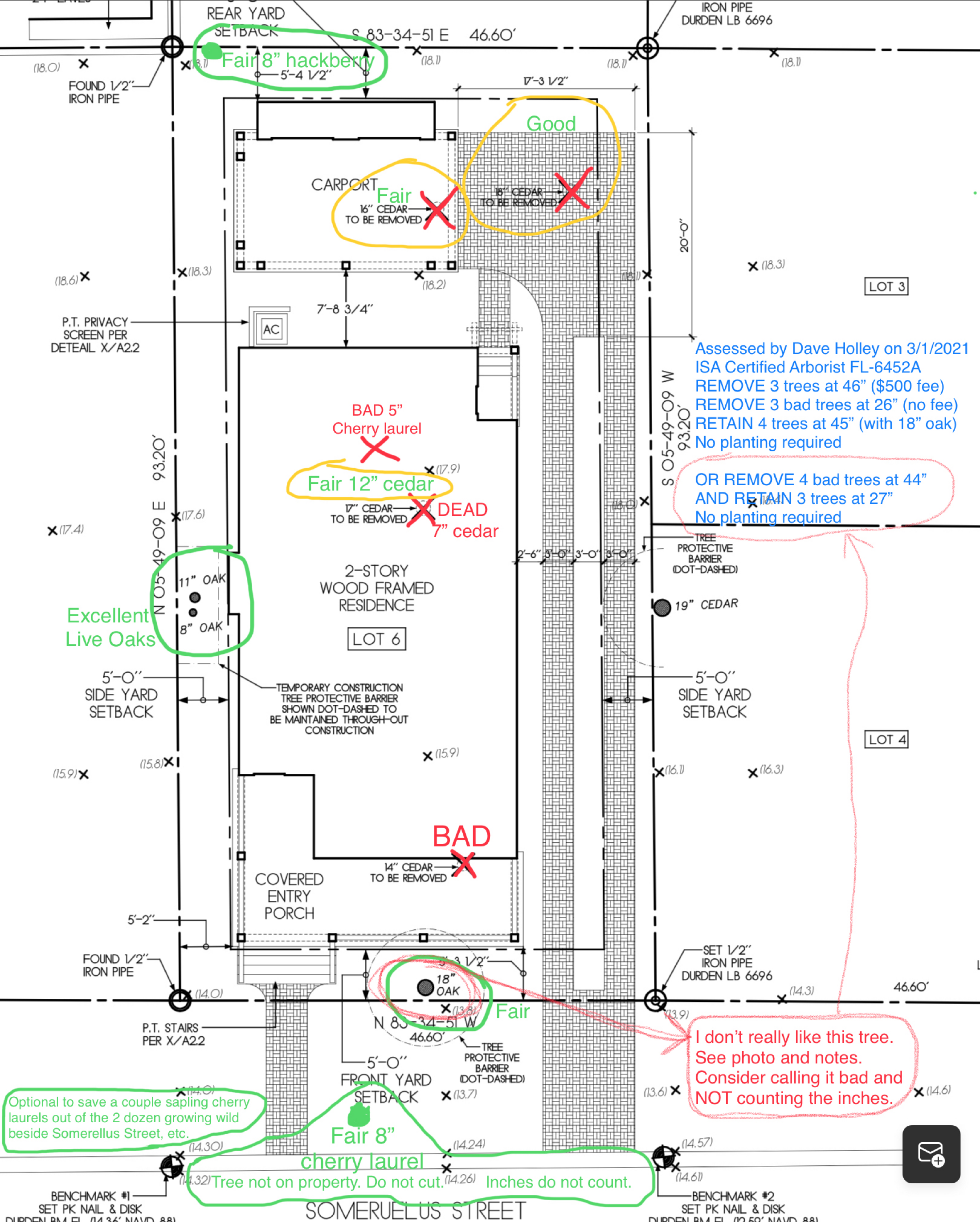
Compromised stem will become
weaker over the next 10 to 20 years.
Plus, the tree leans over the future home.
Not the greatest tree to retain. Undecided.



Fair
live
oak

BAD
Cedar

BAD
Chinaberry





AQUA PAVER

SF RIMA

4X8 PERMEABLE

OLDE TOWNE PERMEABLE

TURF BLOCK

PERVIOUS PAVERS

PERVIOUS PAVERS

A permeable, environmentally-friendly interlocking paver designed to allow water to flow through the paver and be recaptured in the subsoil. Pervious Pavers are available in 4x8 or Olde Towne sizes. Tremron pervious pavers are recommended for parking areas that do not receive heavy vehicular traffic. (Not recommended for roadways)

PRODUCT SPECS

COLORS

OFFERED COLORS



AUTUMN BLEND

Blend: White



CAPPUCCINO

Blend: White



HERITAGE

Blend: Grey



SAND DUNE

Blend: White



SIERRA

Blend: White

* White based colors may be subject to an upcharge







CERTIFICATE OF APPROVAL (COA) HDC2021-0007 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 03/04/2021
Work Class: Residential	District: Default	Exp Date: 04/05/2021
Status: Approved	Square Feet: 0.00	Completed: 04/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to construct a 2-story primary structure with detached accessory structure		Expire Date: 04/18/2022

Parcel: 00-00-31-1580-0011-0060 Main	Address: 1015 Someruelus St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
---	---	-------------------------------

Applicant James Pozzetta, Architect 103 S 18th ST S Fernandina Beach , FL 32034 Business: 9042063447 Mobile: 9042063447	Agent James Pozzetta, Architect 103 S 18th ST S Fernandina Beach , FL 32034 Business: 9042063447 Mobile: 9042063447	Owner DAVID SHIELDS 1015 SOMERUELUS ST FERNANDINA BEACH, FL 32034 Mobile: 904-716-0131
---	---	--

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-001205-2021		Taylor Hartmann	03/04/2021
HDC Decision	DEC-001260-2021		Salvatore Cumella	04/16/2021
Notice	NOT-001251-2021		Taylor Hartmann	04/16/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013102	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00013102		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDC2021-0007 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 03/04/2021
Work Class: Residential	District: Default	Exp Date: 04/05/2021
Status: Approved	Square Feet: 0.00	Completed: 04/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
		Expire Date: 10/18/2022

Description: Certificate of Approval (COA) to construct a 2-story primary structure with detached accessory structure.

*6-month extension granted 4/16/2022. New expiration 10/18/2022.

08/15/2022 - Amendment to previously approved Certificate of Approval (COA) to expand the second floor and remove rafter tail detail from the non-porch roof elements

Parcel: 00-00-31-1580-0011-0060 Main	Address: 1015 Someruelus St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
---	---	-------------------------------

Applicant James Pozzetta, Architect 103 S 18th ST Fernandina Beach, FL 32034 Business: 9042063447 Mobile: 9042063447	Agent James Pozzetta, Architect 103 S 18th ST Fernandina Beach, FL 32034 Business: 9042063447 Mobile: 9042063447	Owner Bradley + John Evans 1015 Someruelus ST Fernandina Beach, FL 32034 Mobile: 9045045695
--	--	--

Note	Created By	Date and Time Created
1. *6-month extension granted 4/16/2022. New expiration 10/18/2022.	Salvatore Cumella	05/23/2022
2. 7/29/22 - Revision received	Sylvie McCann	07/29/2022

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-001205-2021		Taylor Hartmann	03/04/2021
HDC Decision	DEC-001490-2022		Salvatore Cumella	09/18/2022
HDC Decision	DEC-001260-2021		Salvatore Cumella	04/16/2021
Notice	NOT-001251-2021		Taylor Hartmann	04/16/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013102	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00013102		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00

LOT COVERAGE CALCULATION

AREA OF LOT (0.1 ACRE) = 4,356 SQ.FT.
HOUSE + COVERED PORCHES = 1,586 SQ.FT.
CARPORT = 336 SQ.FT.
TOTAL LOT COVERAGE = 1,922 SQ.FT.

(1,922 / 4,356) = 44.1% LOT COVERAGE

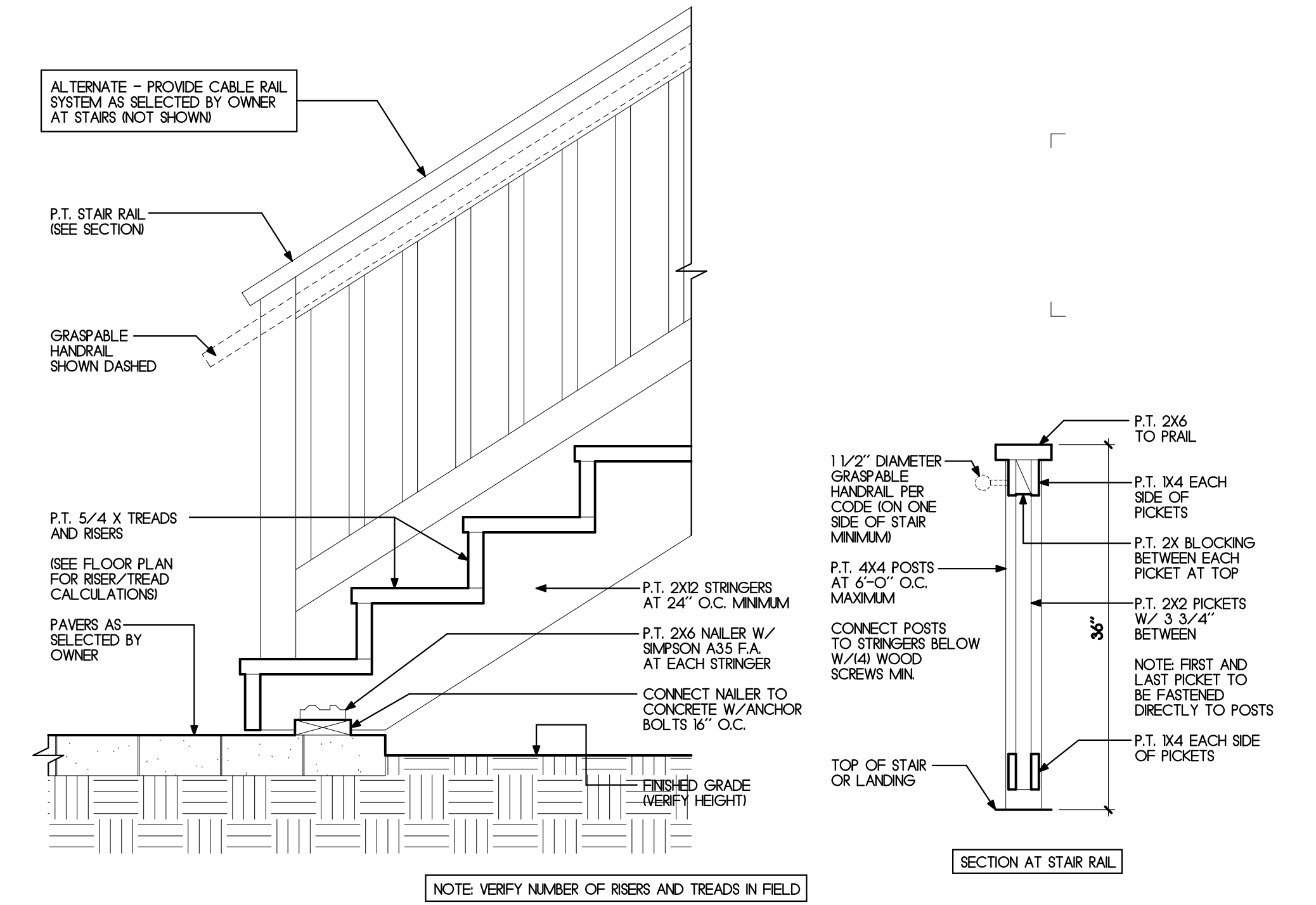
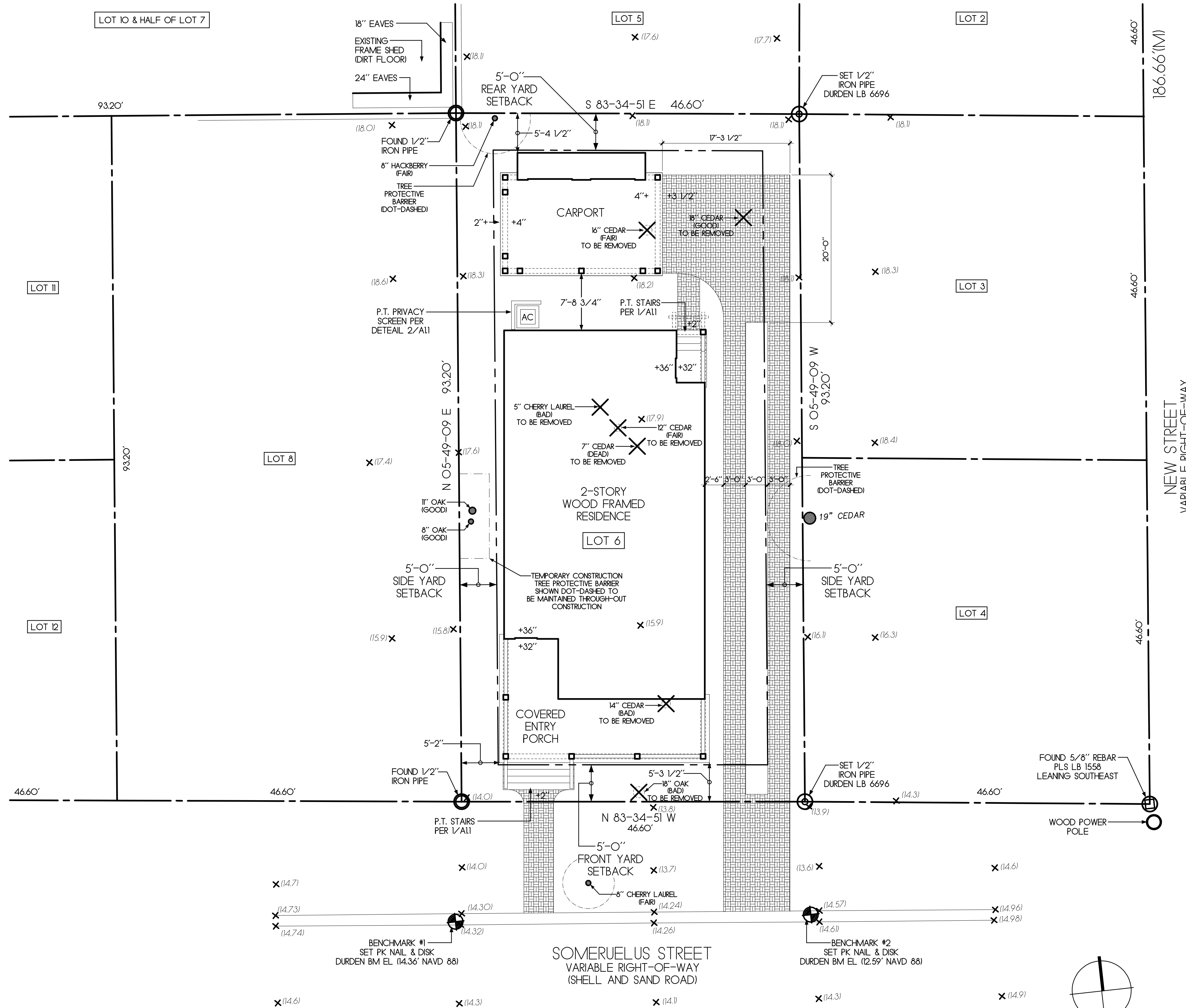
IMPERVIOUS SURFACE CALCULATION

AREA OF LOT (0.1 ACRE) = 4,356 SQ.FT.
HOUSE + COVERED PORCHES = 1,586 SQ.FT.
CARPORT = 336 SQ.FT.
TOTAL IMPERVIOUS SURFACE = 1,922 SQ.FT.
(1,922 / 4,356) = 44.1% IMPERVIOUS
DRIVEWAY (PERVIOUS PAVERS) = 693 SQ.FT.
WALKWAYS (PERVIOUS PAVERS) = 65 SQ.FT.

TREE CALCULATION

ASSESSED BY DAVE HOLLEY ON 03/01/21
ISA CERTIFIED ARBORIST FL-6452A
REMOVE (4) BAD TREES = 44"
RETAIN (3) TREES = 27"
NO REPLACEMENT PLANTING REQUIRED

This document has been electronically signed and sealed by James Pozzetta, Architect, AR950244 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SITE PLAN NOTES

- 1) ALL SITE INFORMATION FROM SURVEY PROVIDED BY:
DURDEN SURVEYING & MAPPING, INC.
265 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 653-6822
- 2) FLOOD ZONE 'X' PER
DURDEN SURVEYING & MAPPING, INC.
- 3) CLEAR ONLY AREAS WITHIN IMMEDIATE CONSTRUCTION AREA; ALL OTHERS TO REMAIN NATURAL - SUBJECT TO OWNER APPROVAL.
- 4) G.C. TO INSPECT FOR DEAD TREES, VERIFY W/ OWNER PRIOR TO REMOVAL.
- 5) G.C. TO PROVIDE POSITIVE DRAINAGE AWAY FROM NEW WORK. REVIEW ANY DIFFICULT CONDITIONS W/ ARCHITECT.

CONSTRUCTION SILT FENCE NOTE:
PROVIDE SILT FENCING ALONG PROPERTY LINE IN AREAS OF CONSTRUCTION AND MAINTAIN THROUGHOUT CONSTRUCTION.

CONSTRUCTION DUMPSTER NOTE:
DUMPSTER SHALL NOT BE PLACED WITHIN THE RIGHT-OF-WAY.

PORTALET NOTE:
PORTALET SHALL NOT BE PLACED WITHIN THE RIGHT-OF-WAY.

CONSTRUCTION MATERIALS NOTE:
CONSTRUCTION MATERIALS ARE TO BE STORED/STAGED ON THE PROJECT SITE. DO NOT STORE/STAGE MATERIALS OUTSIDE OF PROJECT PROPERTY.

SITE PLAN LEGEND

- BUILDING FOOTPRINT
- AREA OF PERVIOUS PAVING
- PROPERTY LINE
- SETBACK LINE
- SITE FEATURES
- FENCE LINE
- TREE TO BE REMOVED
- TREE TO REMAIN

SITE PLAN

1/8"=1'-0"

2) P.T. SCREEN DETAIL

1"=1'-0"

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT

1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034
jamespozzeita@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR960064

PROJECT: EVANS

DRAWN BY: J.M.P.

CHD BY: J.M.P.

DATE: 07/12/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A1.1

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DRAINAGE CALCULATIONS

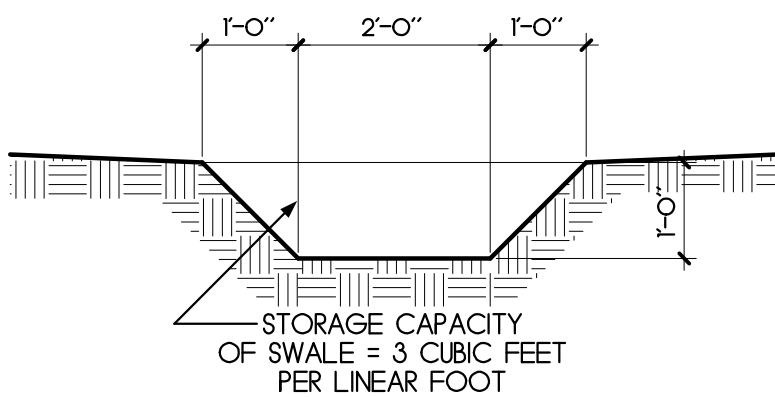
NEW STORMWATER SURFACES CALCULATION

HEATED SPACE SURFACE	1,278 SQUARE FEET
COVERED PORCHES SURFACE	308 SQUARE FEET
CARPORT SURFACE	336 SQUARE FEET
TOTAL STORMWATER SURFACE	1,922 SQUARE FEET

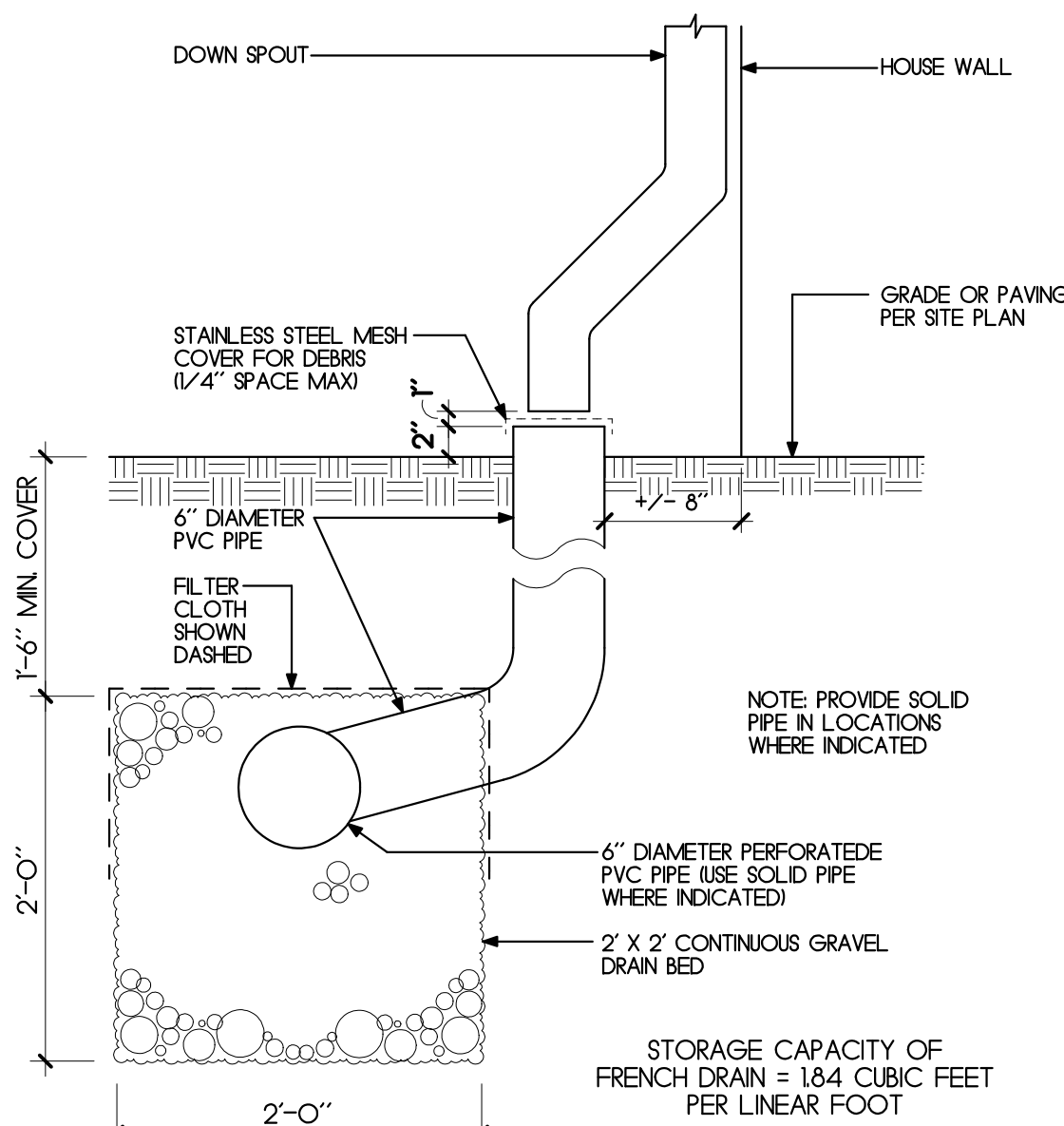
STORMWATER CALCULATION (1,922 / 12) = 161 CUBIC FEET REQUIRED

ITEM	CAPACITY	LENGTH	CAPACITY
FRENCH DRAIN #1	1.84 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #2	1.84 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #3	1.84 / FOOT	10'	18.4 CUBIC FEET
FRENCH DRAIN #4	1.84 / FOOT	10'	18.4 CUBIC FEET
SWALE #1	3 / FOOT	46'	138 CUBIC FEET

TOTAL PROVIDED 211.6 CUBIC FEET



1 SWALE SECTION 1' = 1'-0"

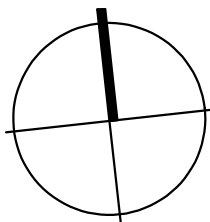


2 FRENCH DRAIN SECTION 1' = 1'-0"

DRAINAGE LEGEND

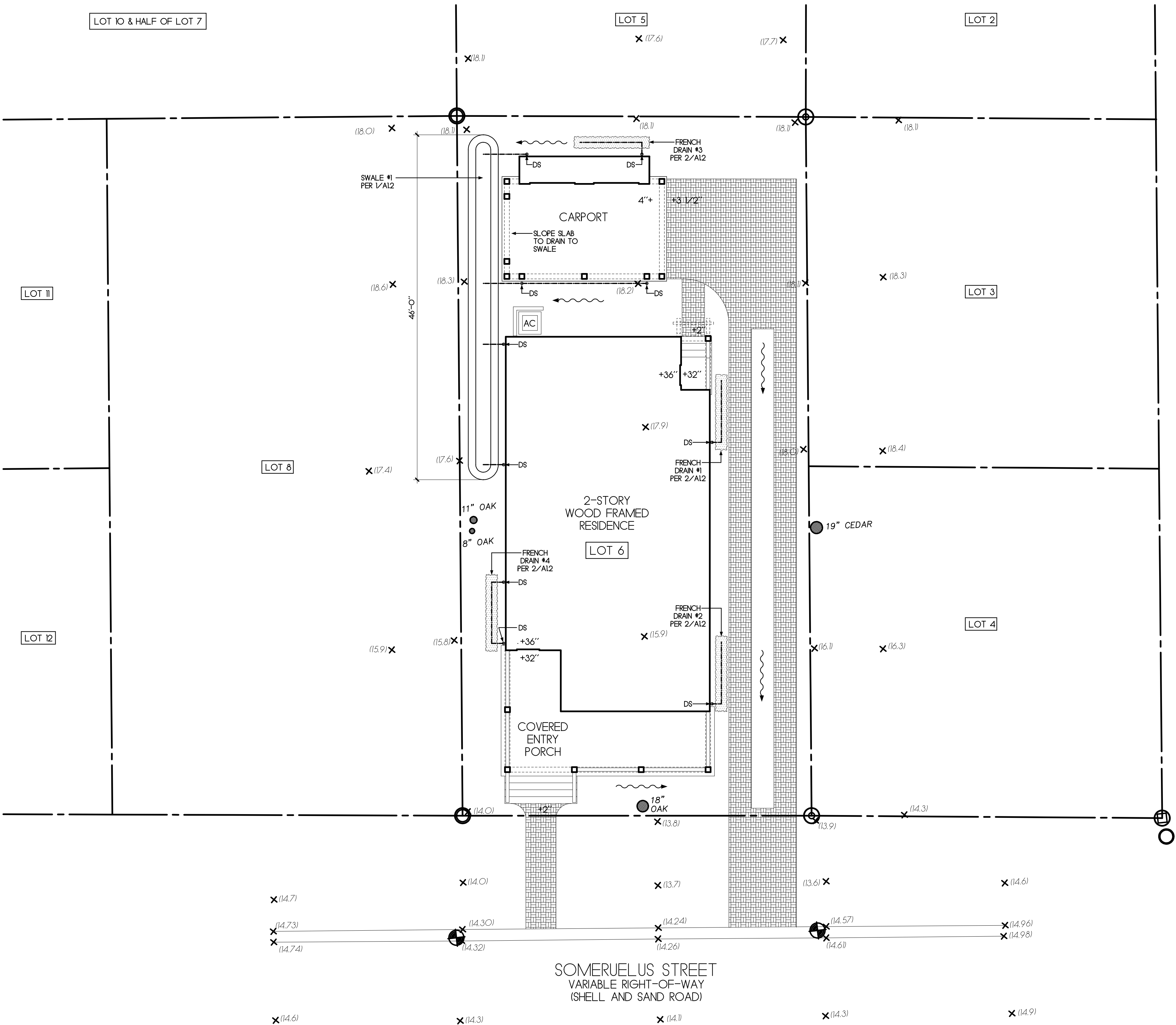
- BUILDING FOOTPRINT
- AREA OF PERVIOUS PAVING
- FRENCH DRAIN PER DETAIL
- SWALE PER DETAIL
- DOWNSPOUT
- BURIED PERFORATED PVC PIPE
- PROPERTY LINE
- SITE FEATURES
- FENCE LINE
- TREE TO REMAIN

NEW STREET
VARIABLE RIGHT-OF-WAY



1/8" = 1'-0"

DRAINAGE PLAN



DRAINAGE PLAN

DATE

REVISIONS

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT

103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034

904-206-3447
jamespozze1ta@comcast.net

FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: EVANS

DRAWN BY: J.P.

CHKD BY: J.P.

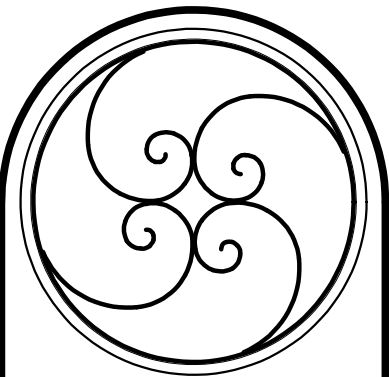
DATE: 07/12/2022

EVANS RESIDENCE

1015 SOMERUELUS STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A1.2

This document has been electronically signed and sealed by James Pozzetta, Architect, AIA#25064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



FOUNDATION PLAN

REVISIONS

DATE

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA, ARCHITECT, AIA#25064. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JAMES POZZETTA, ARCHITECT, AIA#25064. ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.

JAMES POZZETTA, ARCHITECT

FLORIDA REGISTERED ARCHITECT

103 SOUTH 18TH STREET

FERNANDINA BEACH, FLORIDA 32034

904-206-3447

jamespozze@aia.com

FLORIDA REGISTERED ARCHITECT, LIC#AR94064

PROJECT: EVANS

DRAWN BY: JAP

CHKD BY: JAP

DATE: 07/12/2022

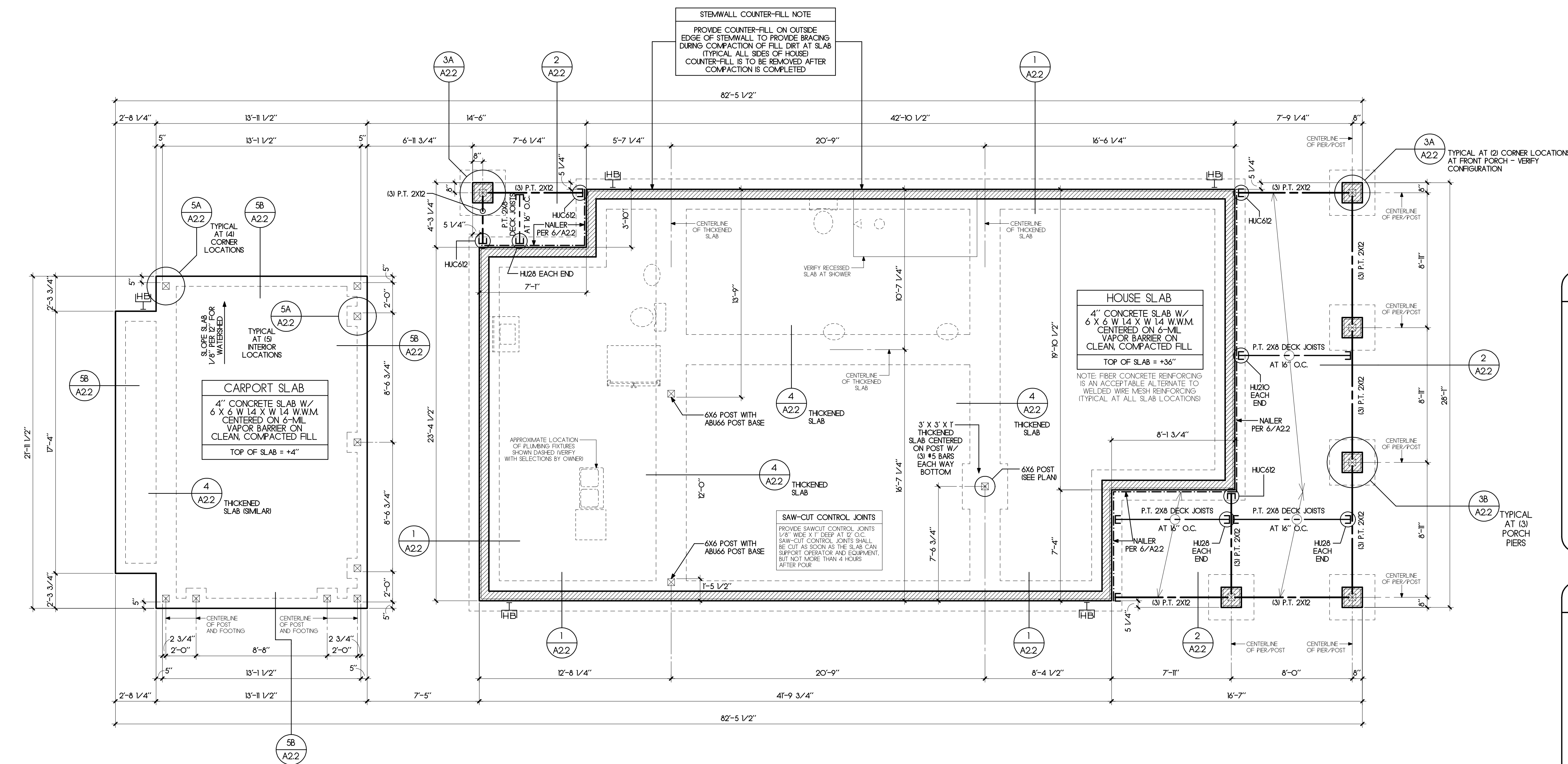
EVANS RESIDENCE

1015 SOMERUELES STREET

BLOCK 11, LOT 6 OLD TOWN

FERNANDINA BEACH, FLORIDA 32034

A2.1



FOUNDATION PLAN

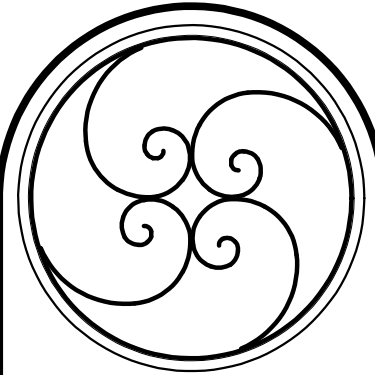
1/4"=1'-0"

FOUNDATION NOTES

- STANDARDS COMPLY WITH ALL APPLICABLE CODES AND THE AMERICAN CONCRETE INSTITUTE (ACI) REQUIREMENTS FOR PLACING CONCRETE, FORMWORK, REINFORCING STEEL, (INC. SPLICES, TIES, OVERLAPS, ETC.) AND ALL OTHER ASPECTS OF THE CONCRETE WORK.
- SUBSURFACE CONDITIONS: GC TO INSPECT THE SITE FOR ANY SITE DEVIATIONS. GC TO NOTIFY THE ARCHITECT AND OWNER AS SOON AS POSSIBLE ONCE UNACCEPTABLE CONDITIONS HAVE BEEN IDENTIFIED.
- FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON VIRGIN SOIL (UNLESS OTHERWISE NOTED (UON)).
- CONCRETE: ALL CONCRETE SHALL BE 3000 PSI CONCRETE UON.
- BELOW GRADE WORK: GC SHALL BE RESPONSIBLE FOR COORDINATING ALL BELOW GRADE WORK INCLUDING BUT NOT LIMITED TO CONDUITS, VENTS, PLUMBING, ELECTRICAL, GAS, OTHER UTILITIES, ETC.
- FILL: ALL STRUCTURAL FILL SHALL BE COMPACTED IN MAXIMUM 12" LAYERS TO AT LEAST 95% MAXIMUM DENSITY.
- SAWCUT CONTROL JOINTS: INSTALL SAWCUT CONTROL JOINTS PER FOUNDATION PLAN NOTE IN SECTIONS MAXIMUM 12" ON CENTER.
- TEMPORARY COUNTERFILL: INSTALL TEMPORARY COUNTERFILL ON EXTERIOR SIDE OF CMU STEMWALL TO PREVENT BLOW-OUT WHILE COMPACTING INTERIOR FILL DIRT. REMOVE COUNTERFILL AFTER INTERIOR FILL DIRT HAS BEEN COMPACTED AND SLAB POURED.

FOUNDATION LEGEND

- FOOTINGS BELOW
- POSTS
- CMU HEADER BLOCK
- CMU FOUNDATION WALL
- DENOTES APPROXIMATE LOCATION OF PLUMBING FIXTURES (VERIFY W/PLAN)
- SAW CUT CONTROL JOINT



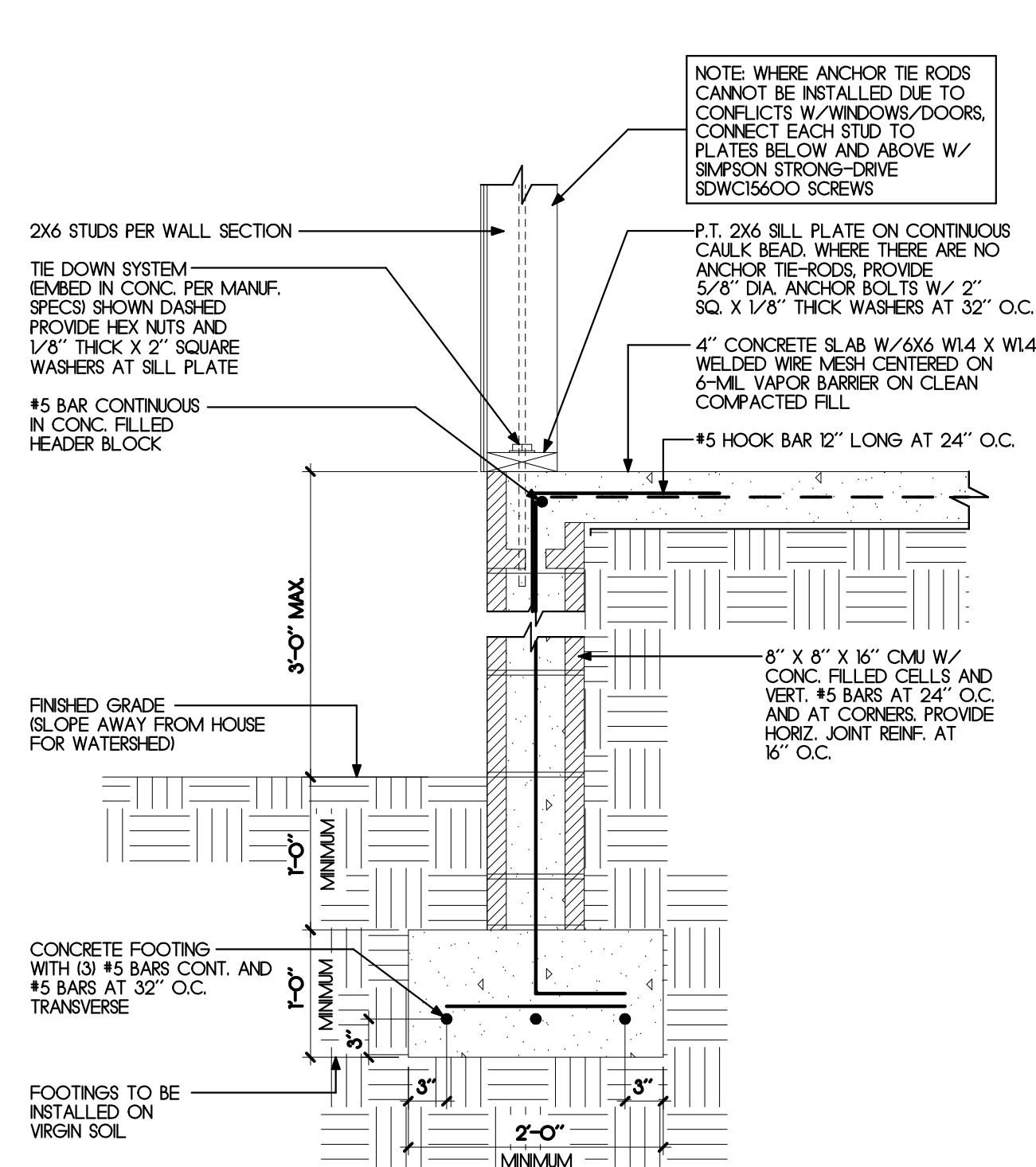
FOUNDATION DETAILS	
REVISIONS	DATE
1	
2	
3	
4	
5	

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: EVANS
DRAWN BY: JWP
CHKD BY: JWP
DATE: 07/12/2022

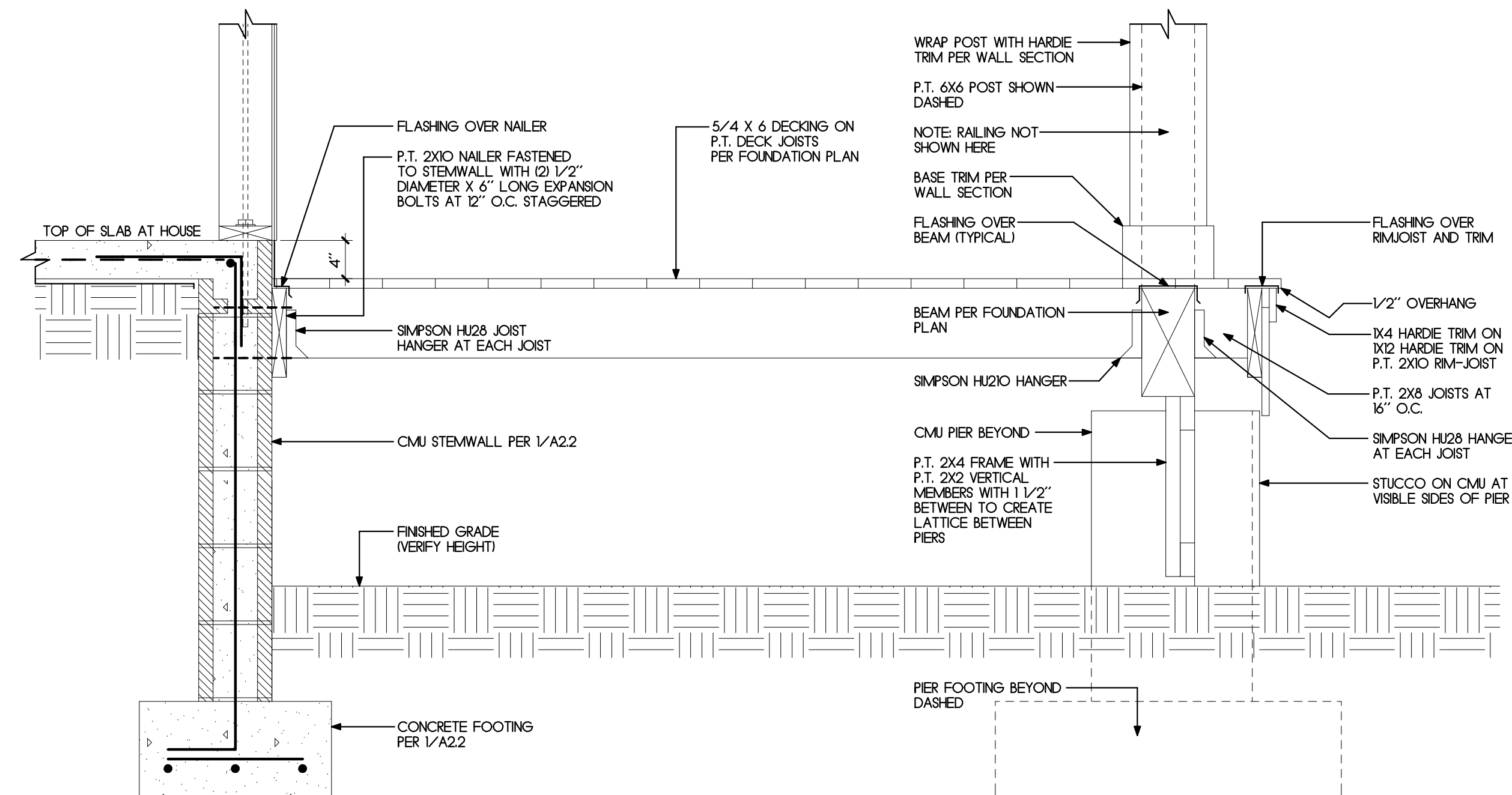
EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A2.2



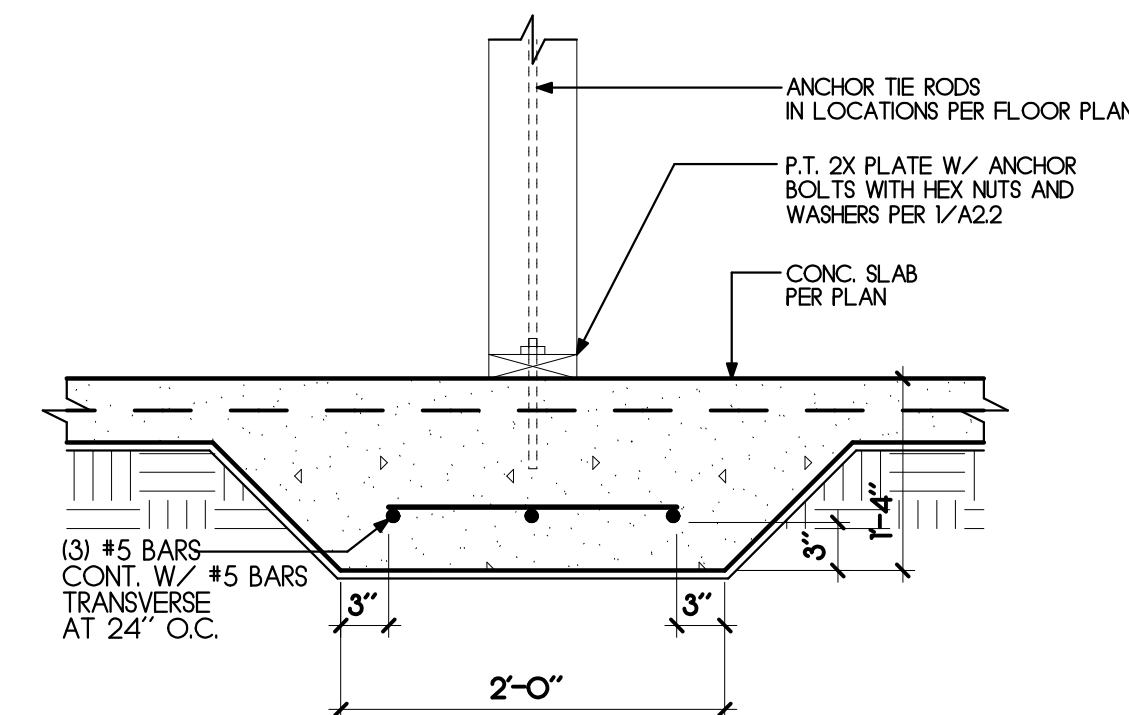
1) TYPICAL FOUNDATION WALL

1" = 1'-0"



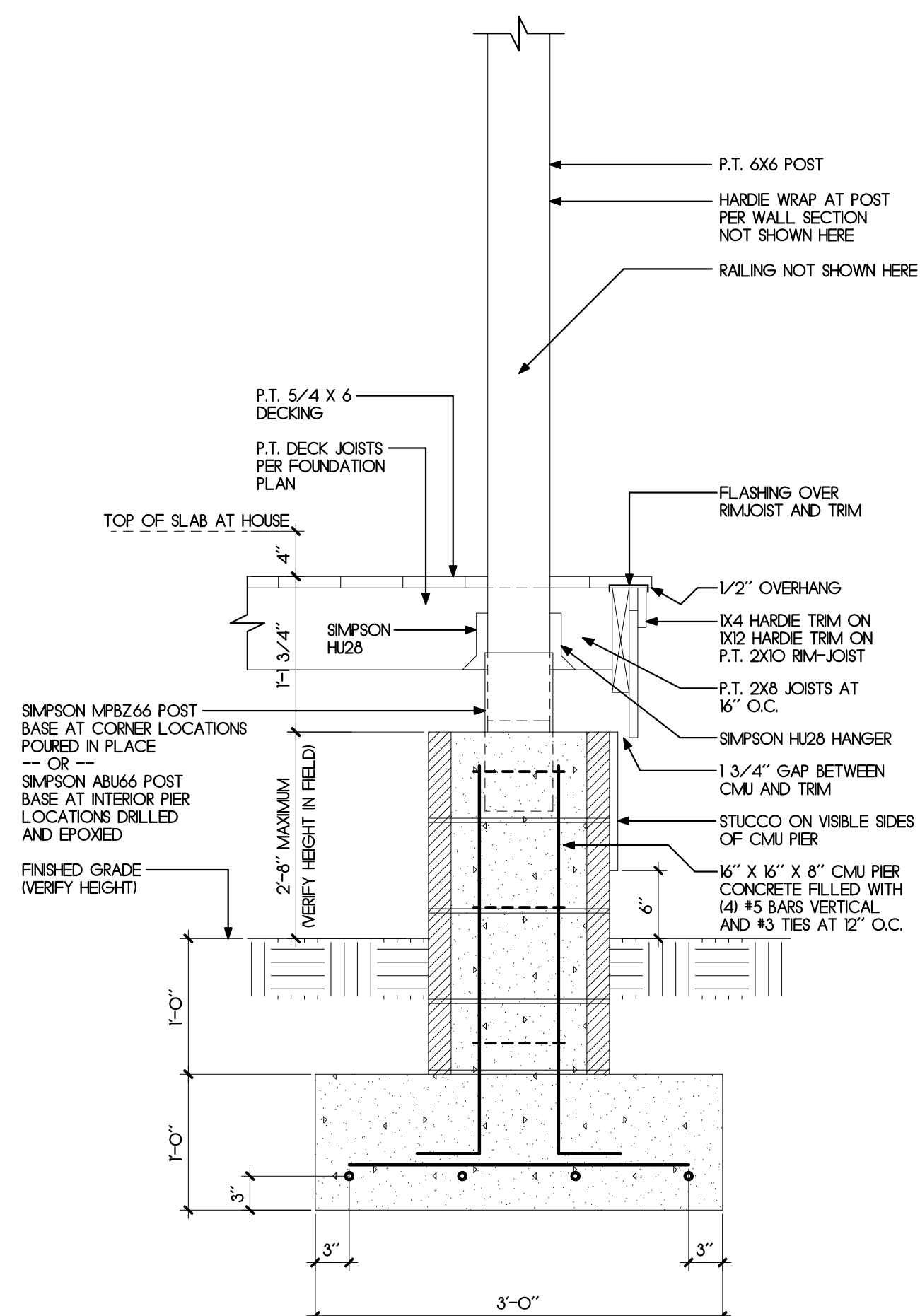
2) TYPICAL PORCH DETAIL

1" = 1'-0"

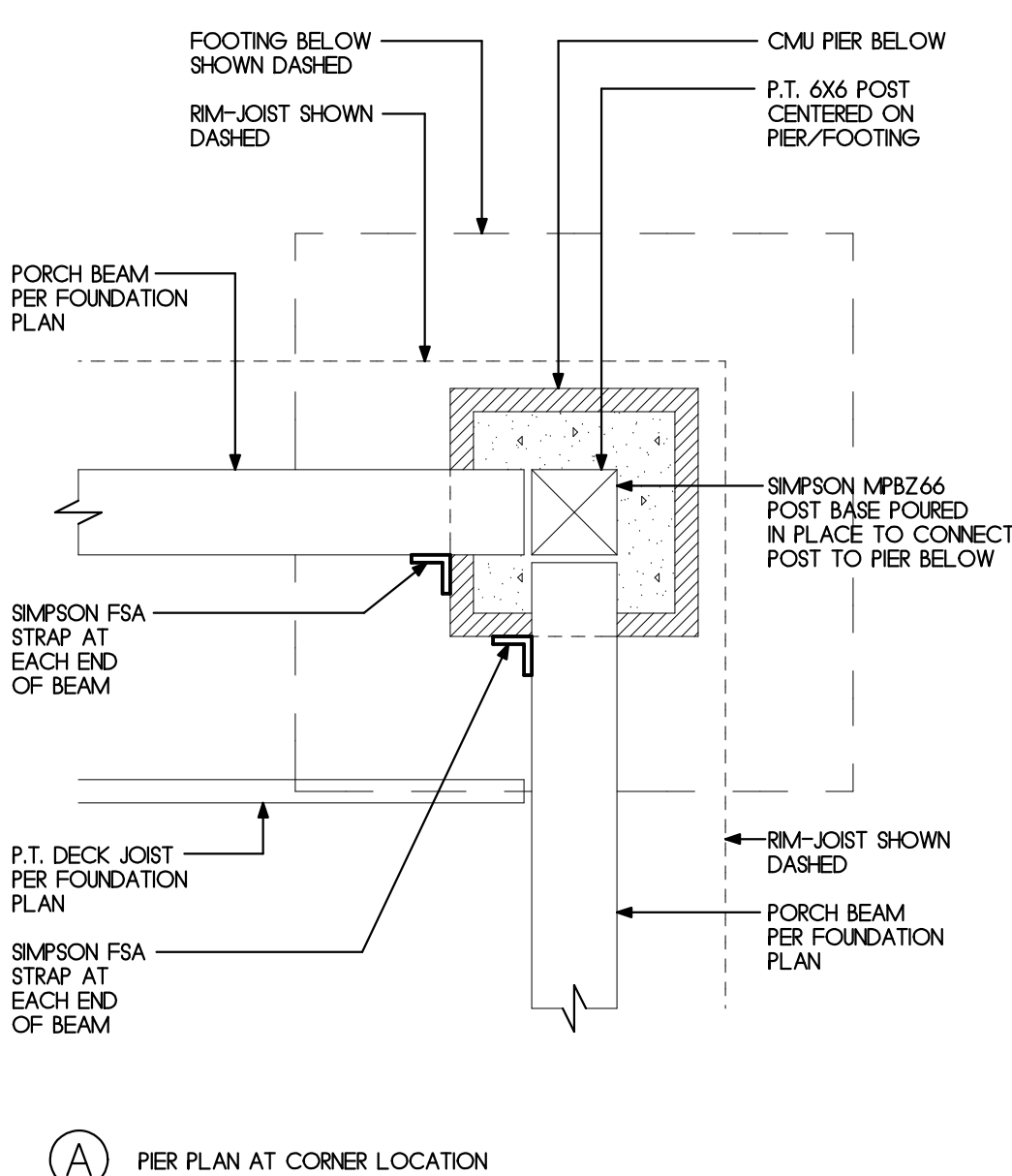


4) THICKENED SLAB

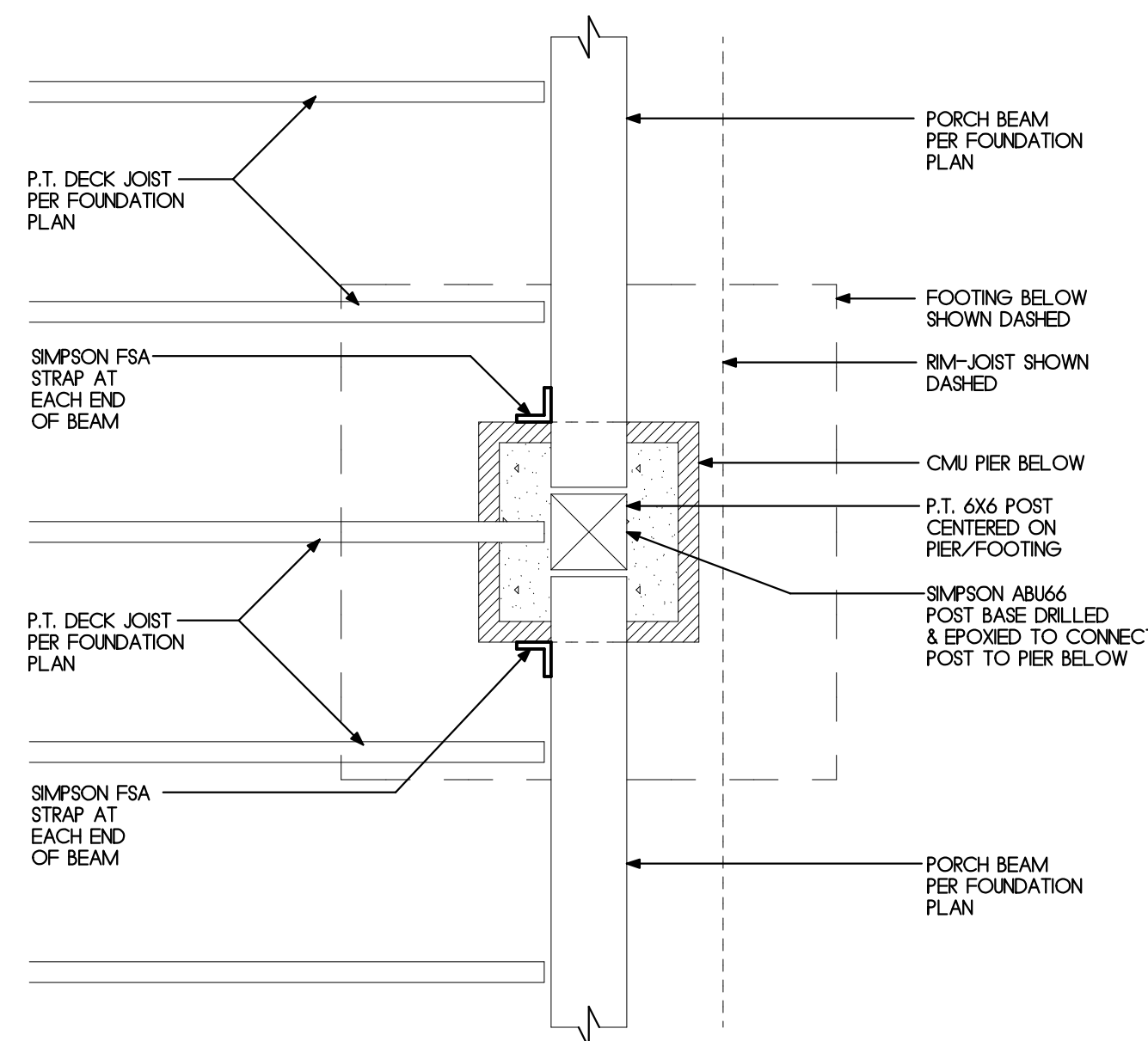
1" = 1'-0"



3) TYPICAL PORCH PIER DETAIL

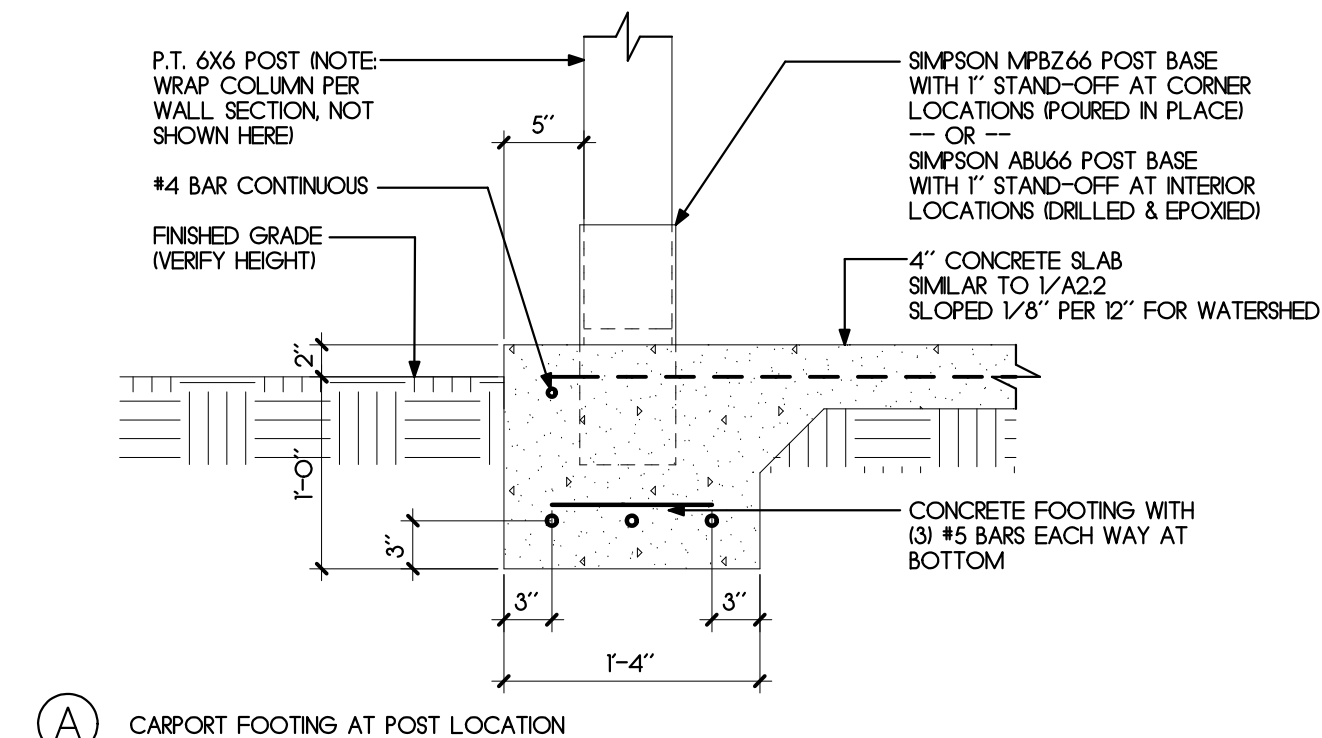


A) PIER PLAN AT CORNER LOCATION

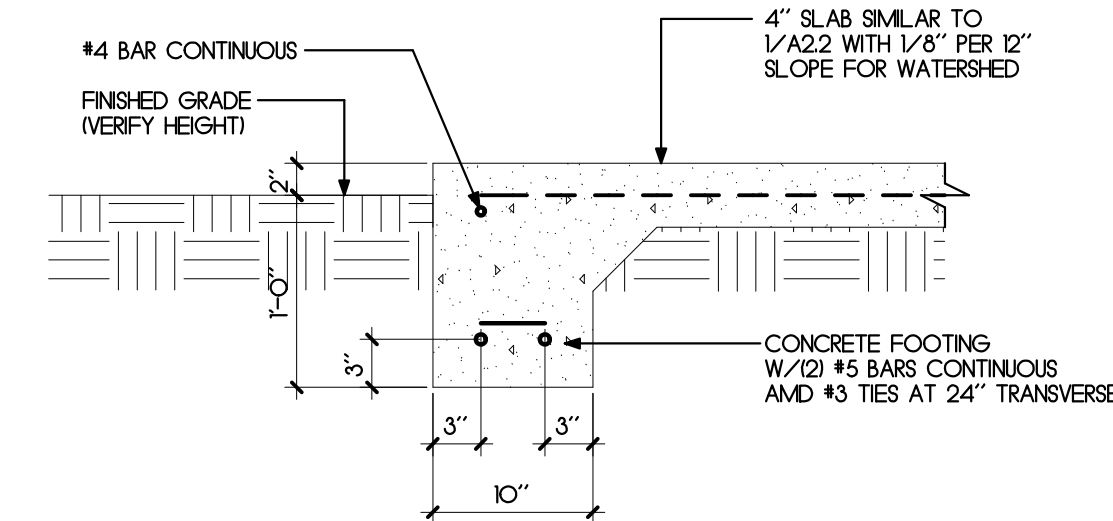


B) PIER PLAN AT INTERIOR LOCATION

1" = 1'-0"



A) CARPORT FOOTING AT POST LOCATION



B) CARPORT FOOTING AT SLAB EDGE

5) CARPORT SLAB EDGE

1" = 1'-0"



FIRST FLOOR PLAN

DATE

REVISIONS

#

JAMES POZZETTA, ARCHITECT

FLORIDA REGISTERED ARCHITECT

103 SOUTH 18TH STREET

FERNANDINA BEACH, FLORIDA 32034

904-206-3447

jamespozze@comcast.net

PROJECT: EVANS

DRAWN BY: J.P.

CHKD BY: J.P.

DATE: 07/02/2022

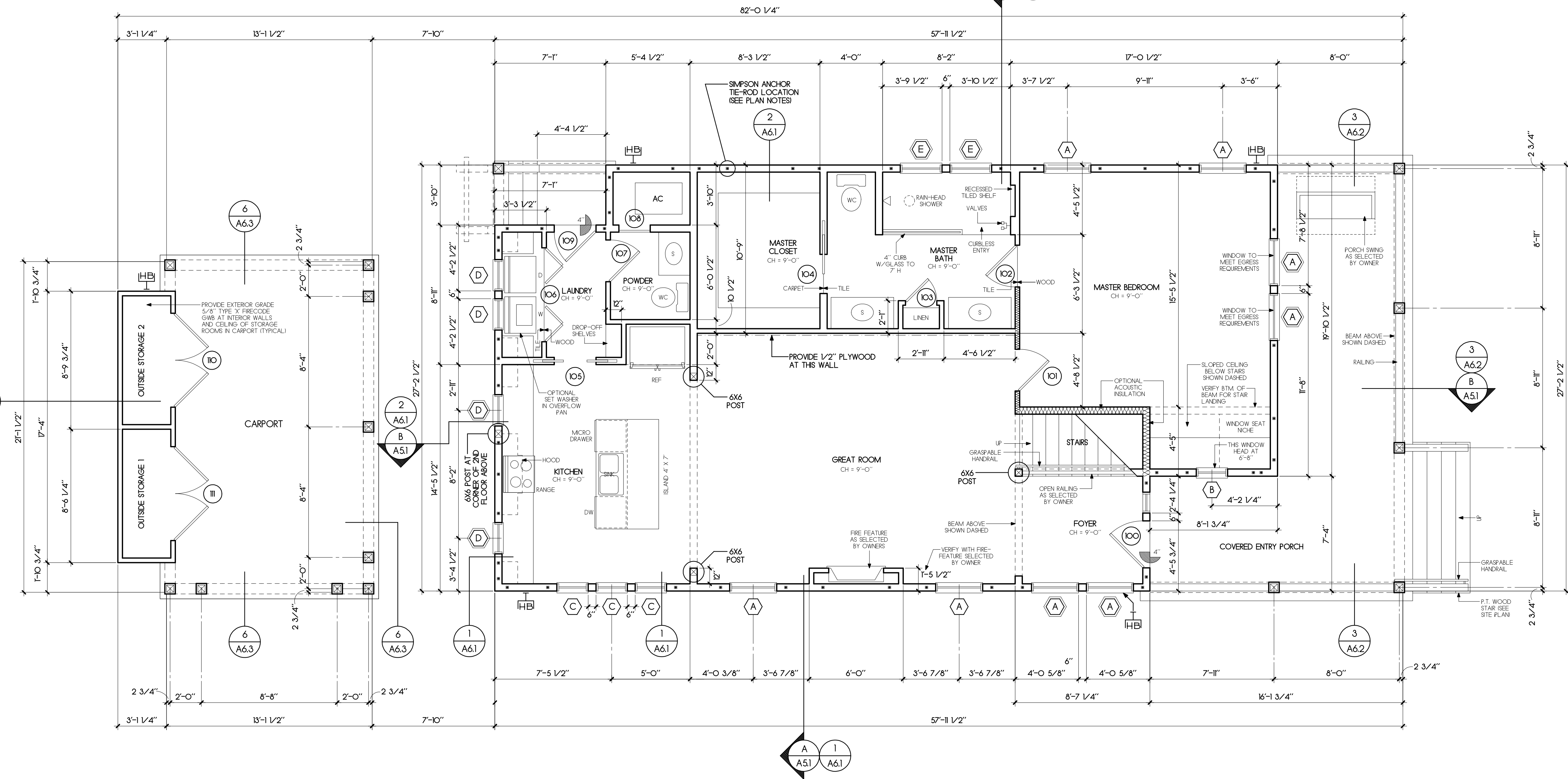
EVANS RESIDENCE

1015 SOMERIELES STREET

BLOCK 11, LOT 6 OLD TOWN

FERNANDINA BEACH, FLORIDA 32034

A3.1



FIRST FLOOR PLAN

1/4"=1'-0"

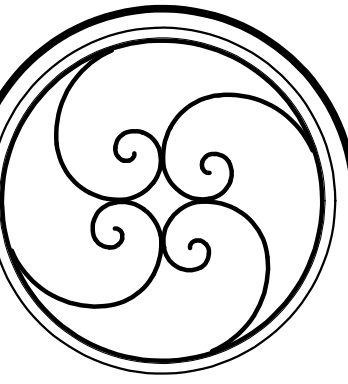
PLAN NOTES

1. LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB PLUMBING.
2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER
3. WHERE INDICATED ON FLOOR PLAN, SUPPLY ANCHOR TIE RODS BY SIMPSON STRONG TIE COMPANY OR EQUAL. COORDINATE TIE-ROD LOCATIONS WITH WINDOWS/DOORS AT SECOND FLOOR.
4. GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER.
5. CLOSET SHELVING: CLOSET SHELVING AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
7. CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)

PLAN LEGEND

- STUD FRAMED WALL
- OPTIONAL ACOUSTIC INSULATION
- FEATURES ABOVE
- FEATURES BELOW
- 1/2" PLYWOOD SHEARWALL
- ANCHOR TIE ROD LOCATION
- DOOR NUMBER PER DOOR SCHEDULE
- WINDOW NUMBER PER WINDOW SCHEDULE
- HOSE BIB (VERIFY LOCATION W/OWNER)
- AS S.O. AS SELECTED BY OWNER

This document has been electronically signed and sealed by James Pozzetta, Architect, AIA #96064 on the date/time stamp shown, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SECOND FLOOR PLAN	
REVISIONS	DATE
•	
THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA, ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JAMES POZZETTA, ARCHITECT. OTHER PROJECTS AND IT IS TO BE RETURNED ON REQUEST.	

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze@aia.com
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

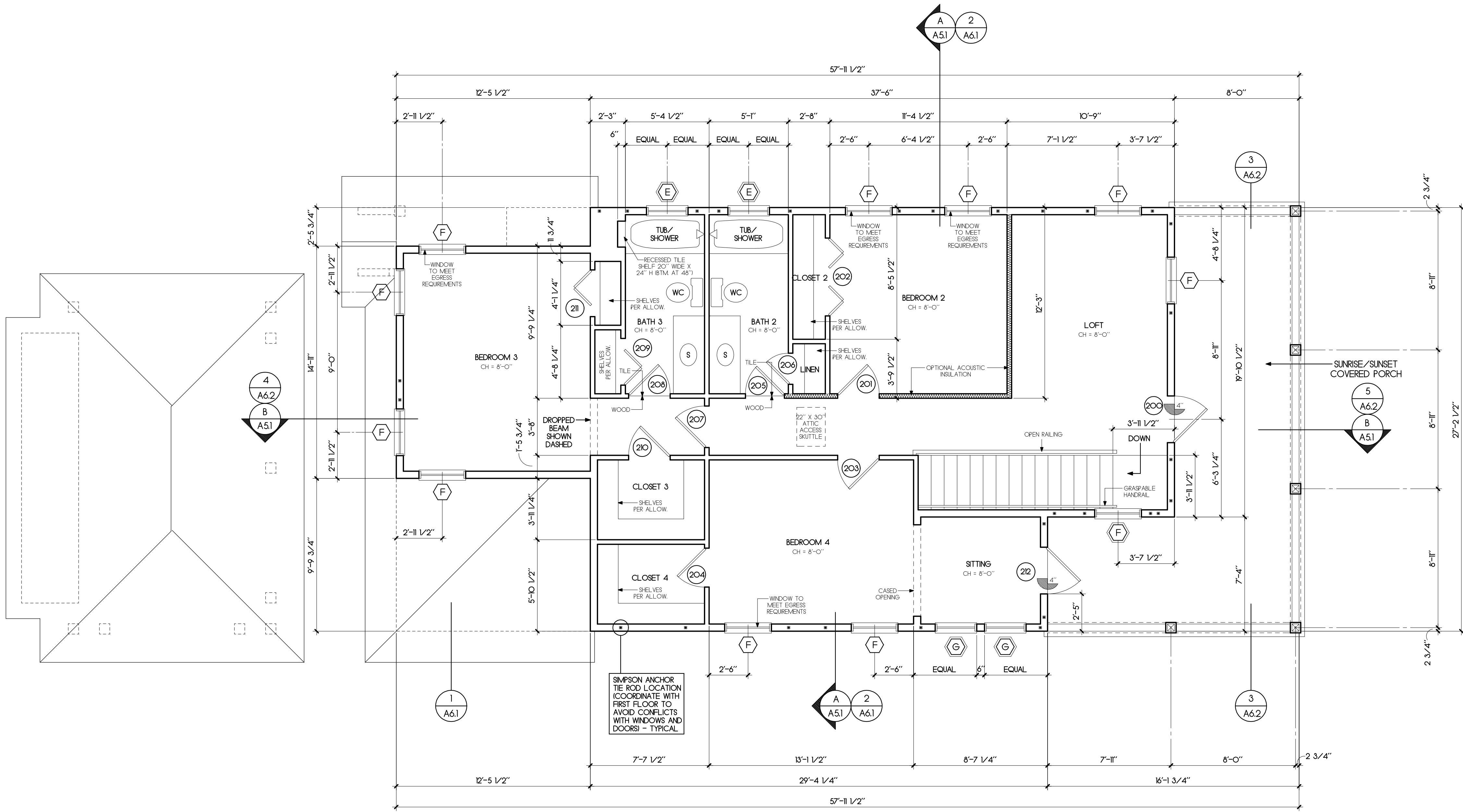
PROJECT: EVANS
DRAWN BY: J.M.P.
CHKD BY: J.M.P.
DATE: 07/12/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A3.2

SECOND FLOOR PLAN

1/4"=1'-0"



PLAN NOTES

1. LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB PLUMBING.
2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER.
3. WHERE INDICATED ON FLOOR PLAN, SUPPLY ANCHOR TIE RODS BY SIMPSON STRONG TIE COMPANY OR EQUAL. COORDINATE ANCHOR TIE ROD LOCATIONS WITH WINDOWS/DOORS AT FIRST FLOOR BELOW.
4. GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER.
5. CLOSET SHELVE: CLOSET SHELVE AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED).
6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED).
7. CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED).

PLAN LEGEND

- STUD FRAMED WALL
- OPTIONAL ACOUSTIC INSULATION
- FEATURES ABOVE
- FEATURES BELOW
- 1/2" PLYWOOD SHEARWALL
- ANCHOR TIE ROD LOCATION
- DOOR NUMBER PER DOOR SCHEDULE
- WINDOW NUMBER PER WINDOW SCHEDULE
- HOSE BB (VERIFY LOCATION W/OWNER)
- AS S.O. AS SELECTED BY OWNER

FINISH SCHEDULE

ROOM NAME	FLOORS	BASE	WALLS	TRIM	CEILING	NOTES
	WIDE PLANK WOOD FLOOR AS SELECTED BY OWNER TILE AS SELECTED BY OWNER CARPET AS SELECTED BY OWNER SEALED CONCRETE	1/4" BASE --- PAINTED	DRYWALL --- PAINTED AT SHOWER/TUB: TILE FLOOR TO CEILING (A.S.B.O.) EXTERIOR SIDING --- SEE ELEVATIONS	DOOR TRIM PER 1/A3.3 --- PAINTED WINDOW TRIM PER 1/A3.3 --- PAINTED	DRYWALL --- SMOOTH FINISH --- PAINTED HARDEE PANEL WITH BATTENS --- PAINTED	
FOYER	●	●	●	●	●	
GREAT ROOM	●	●	●	●	●	
KITCHEN	●	●	●	●	●	
LAUNDRY	●	●	●	●	●	
POWDER	●	●	●	●	●	
AC ROOM	●	●	●	●	●	
STAIR	●	●	●	●	●	
MASTER BEDROOM	●	●	●	●	●	
MASTER BATH	●	●	●	●	●	
MASTER CLOSET	●	●	●	●	●	
CARPORT	●	●	●	●	●	
OUTSIDE STORAGE 1	●	●	●	●	●	
OUTSIDE STORAGE 2	●	●	●	●	●	
LOFT	●	●	●	●	●	
BEDROOM 2	●	●	●	●	●	
CLOSET 2	●	●	●	●	●	
BATH 2	●	●	●	●	●	
BEDROOM 3	●	●	●	●	●	
CLOSET 3	●	●	●	●	●	
BATH 3	●	●	●	●	●	
BEDROOM 4	●	●	●	●	●	
CLOSET 4	●	●	●	●	●	
SITTING	●	●	●	●	●	

* A.S.B.O. = AS SELECTED BY OWNER

FINISH NOTES: 1. TILE AT FLOORS TO BE PLACED OVER CRACK ISOLATION MEMBRANE
2. TILE AT WET LOCATIONS TO BE PLACED OVER SCHLUTER WATERPROOFING MEMBRANE
3. TILE AT WALLS TO BE PLACED OVER SCHLUTER WATERPROOFING MEMBRANE



#	REVISIONS	DATE

THE DRAWINGS AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: EVANS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 07/12/2022

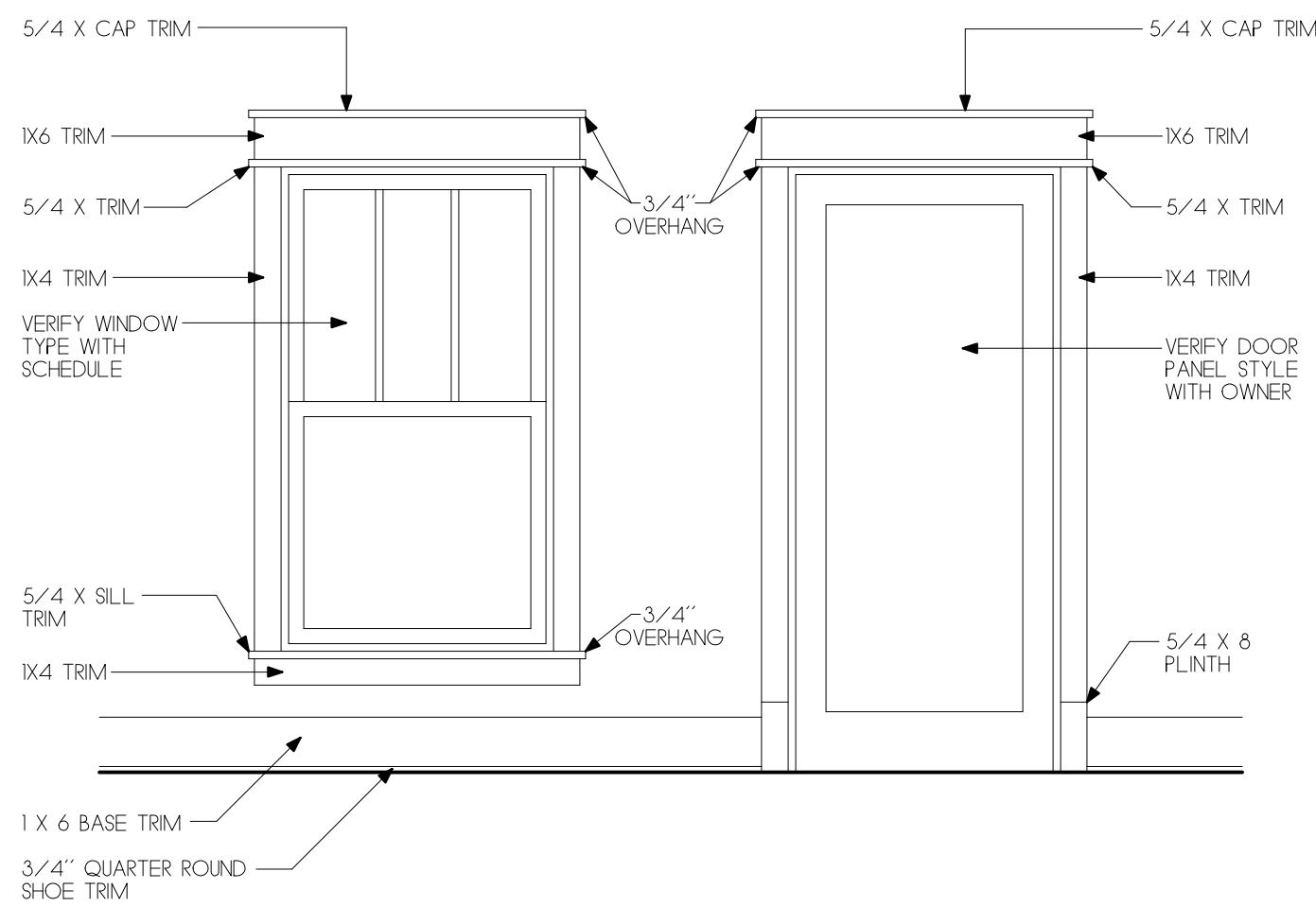
EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

(A3.3)

	MODEL NUMBER	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	MINIMUM DP.	NOTES	
A	TW2IO56	3'-0 1/8"	5'-8 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES, VERIFY TO MEET EGRESS REQUIREMENTS	W/MINTNS PER ELEV.
B	OVL2030	2'-0 1/2"	3'-0 1/2"	OVAL	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES, THIS WINDOW AT 6'-8" HEAD HEIGHT	W/MINTNS PER ELEV.
C	TW2O4IO	2'-2 1/8"	5'-0 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES	W/MINTNS PER ELEV.
D	TW2O42	2'-2 1/8"	4'-4 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES	W/MINTNS PER ELEV.
E	AX28I	2'-8"	2'-8"	AWNING	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES, PG UPGRADE	W/MINTNS PER ELEV.
F	TW2IO4IO	3'-0 1/8"	5'-0 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES, VERIFY TO MEET EGRESS REQUIREMENTS	W/MINTNS PER ELEV.
G	TW2636	2'-8 1/8"	3'-8 7/8"	DOUBLE HUNG	ANDERSEN	+27.9/-36.8	ANDERSEN 400 SERIES	W/MINTNS PER ELEV.

NOTES: 1. ALL WINDOWS TO HAVE INSULATED, DOUBLE PANE GLASS
2. PROVIDE WINDOWS WITH EXTERIOR MOUNTED MUNTINS AS SHOWN ON ELEVATIONS (TYPICAL)

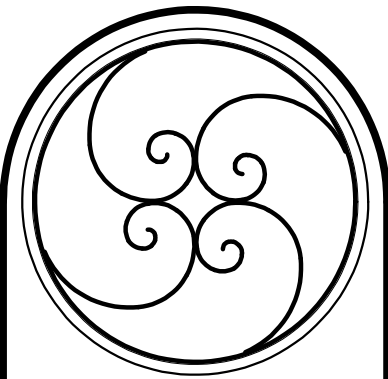
WINDOW NOTE: G.C. TO FIELD VERIFY WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING - NOTIFY ARCHITECT OF ANY CHANGES



(A) INTERIOR TRIM DETAILS

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

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



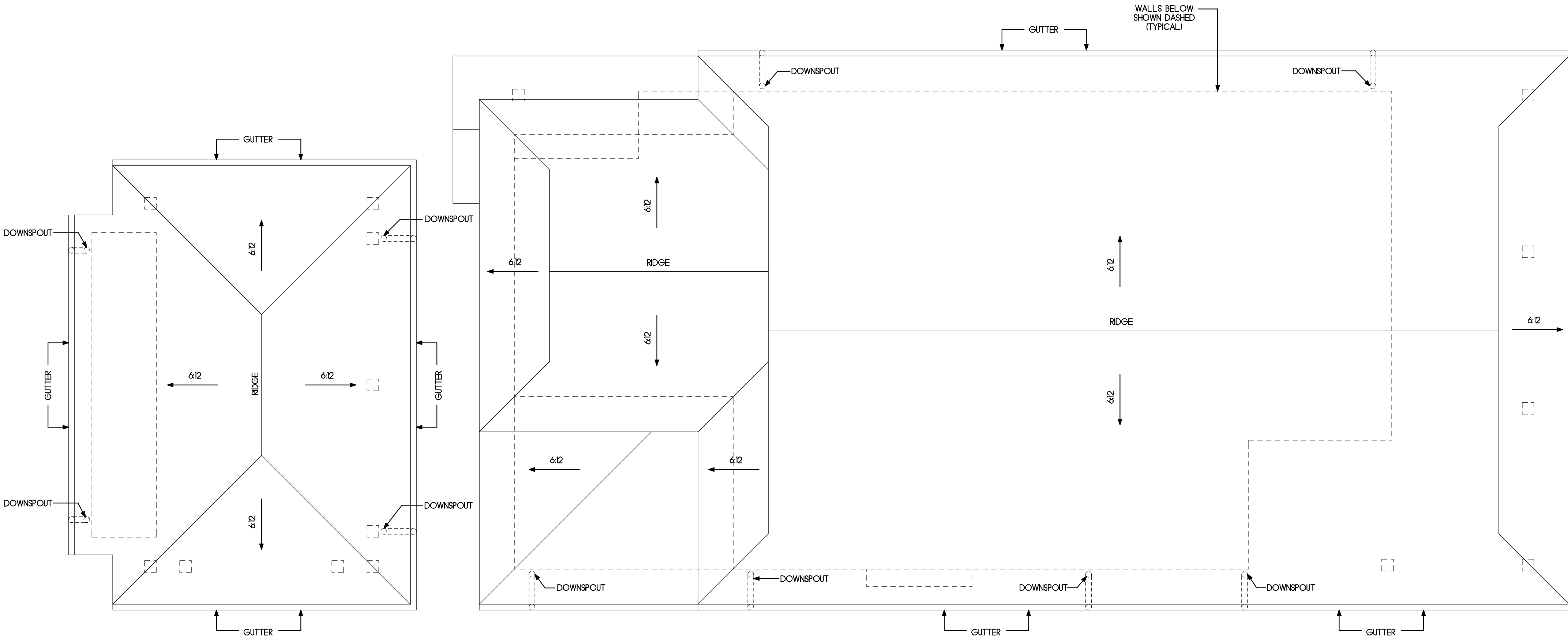
ROOF PLAN	
#	REVISIONS
ALL DRAWINGS AND THE DESIGN TEAM ARE CONSIDERED TO REPRESENT THE PROPERTY OF JAMES POZZETTA ARCHITECT, P.A. ANY REPRODUCTION OR OTHER PROJECT AND IT IS TO BE RETURNED TO THE DESIGNER.	

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeita@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: EVANS
DRAWN BY: J.M.P.
CHKD BY: J.M.P.
DATE: 07/12/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A3.4



GUTTER NOTE

VERIFY THE QUANTITY AND LOCATION OF GUTTERS AND DOWNSPOUTS IN THE FIELD WITH RECOMMENDATIONS PER THE GUTTER SUPPLIER

1. PROVIDE GUTTERS AND DOWNSPOUTS IN LOCATIONS PER ROOF PLAN

2. COORDINATE IN FIELD TO AVOID WINDOWS/DOORS FOR DOWNSPOUTS

3. SEE DRAINAGE PLAN FOR FRENCH DRAIN LOCATIONS

4. PROVIDE HALF-ROUND GUTTERS AND ROUND DOWNSPOUTS IN COLOR AS SELECTED BY OWNER

ROOF PLAN

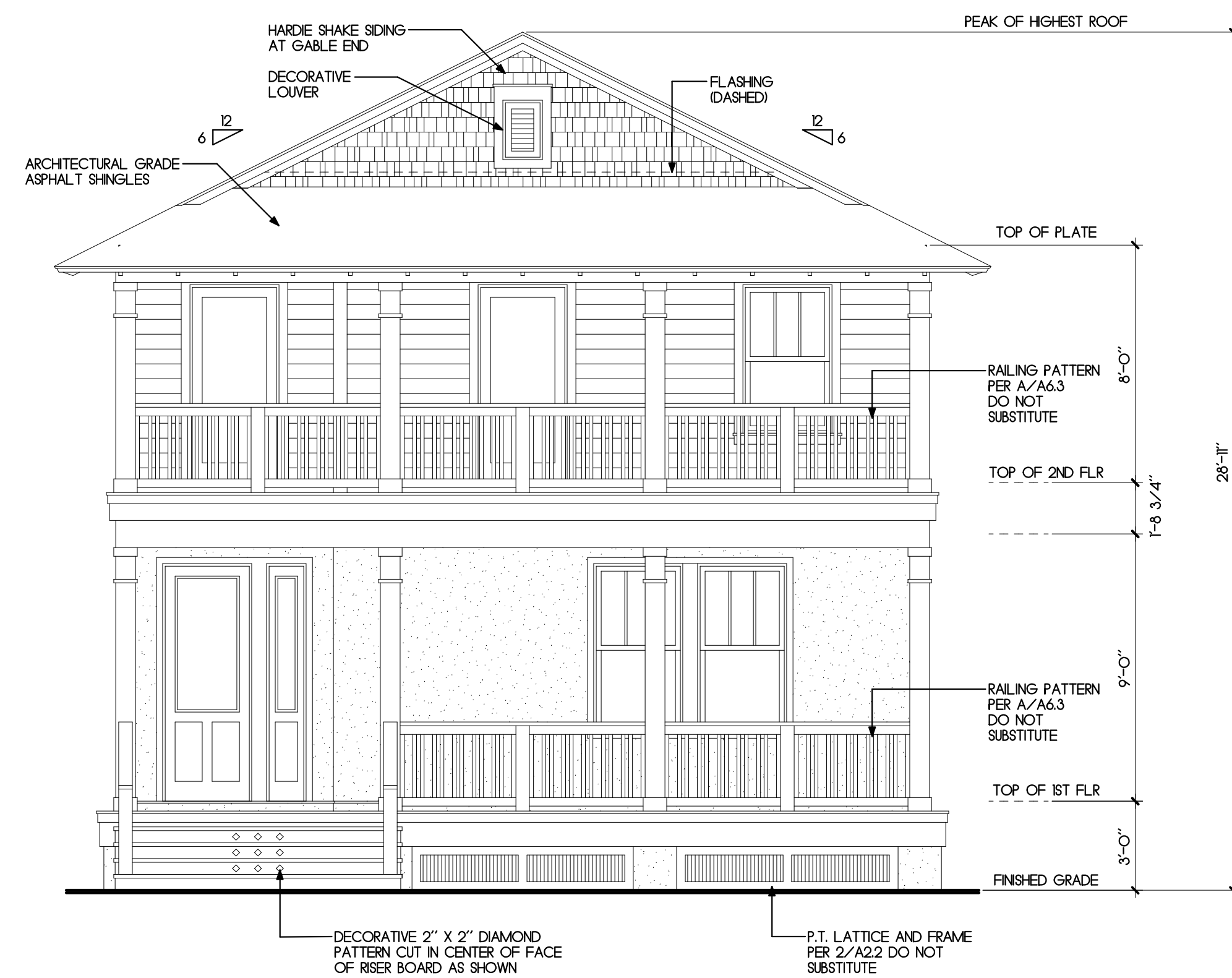
1/4"=1'-0"

The document has been electronically signed and sealed by James Pozzetta, Architect (BPP50364) on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



RIGHT SIDE ELEVATION

1/4"=1'-0"

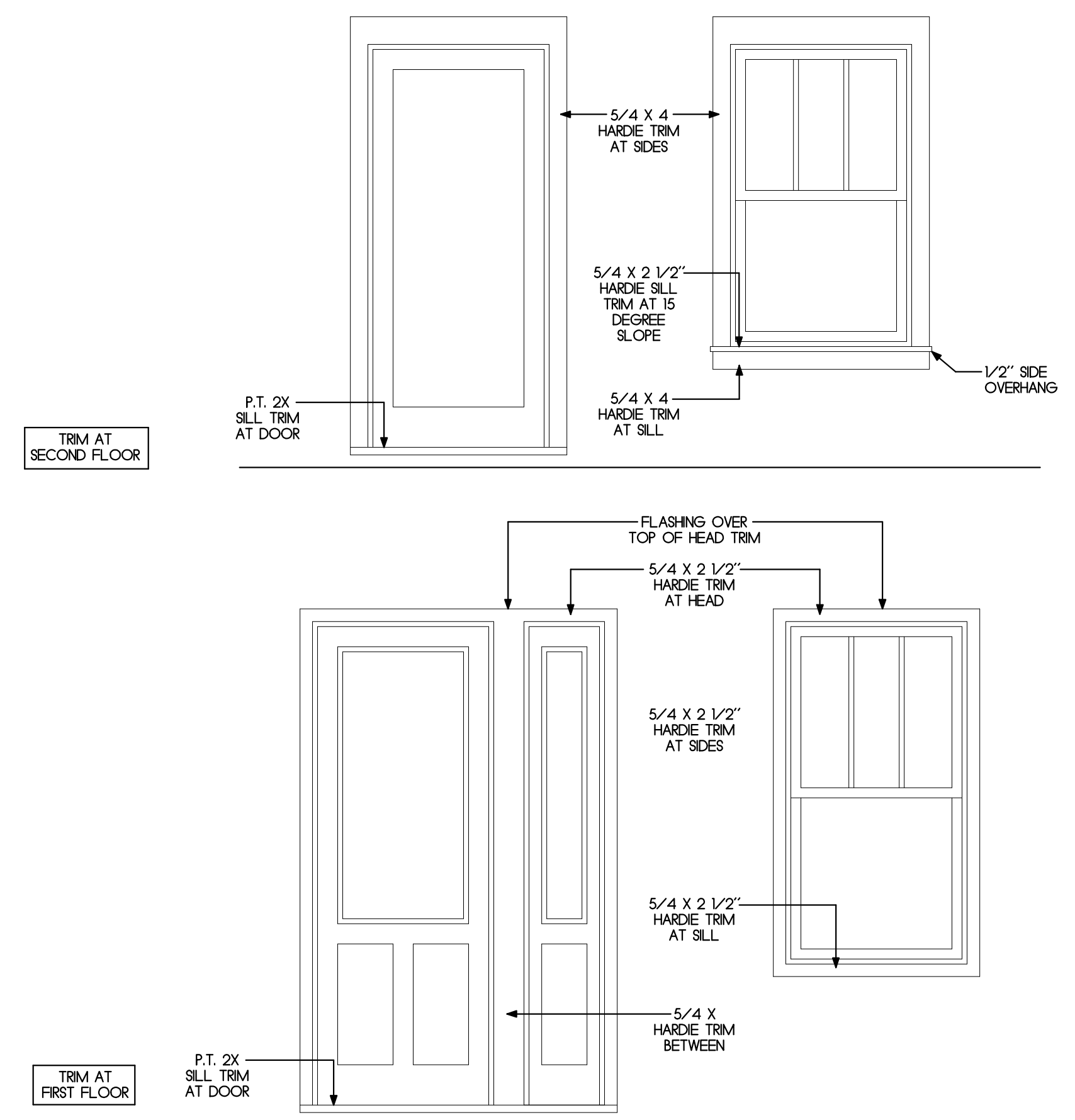


FRONT ELEVATION

1/4"=1'-0"

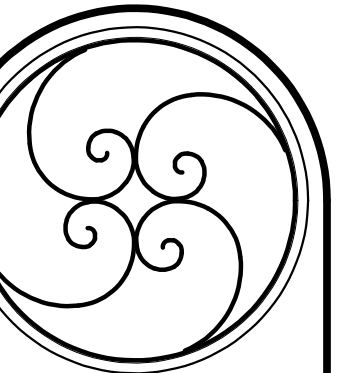
GUTTER NOTE

1. PROVIDE GUTTERS AND DOWNSPOUTS IN LOCATIONS PER ROOF PLAN
2. COORDINATE IN FIELD TO AVOID WINDOWS/DOORS FOR DOWNSPOUTS
3. SEE DRAINAGE PLAN FOR FRENCH DRAIN LOCATIONS
4. PROVIDE HALF-ROUND GUTTERS AND ROUND DOWNSPOUTS IN COLOR AS SELECTED BY OWNER



A) EXTERIOR WINDOW AND DOOR TRIM

1/2"=1'-0"



ELEVATIONS		DATE
REVISIONS		
1		

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeffa@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#A96064

PROJECT: EVANS	DRAWN BY: JWP	CHECKED BY: JWP	DATE: 07/12/2022
----------------	---------------	-----------------	------------------

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A4.1

This document has been electronically signed and sealed by James Pozzetta, Architect, RPA6204, on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



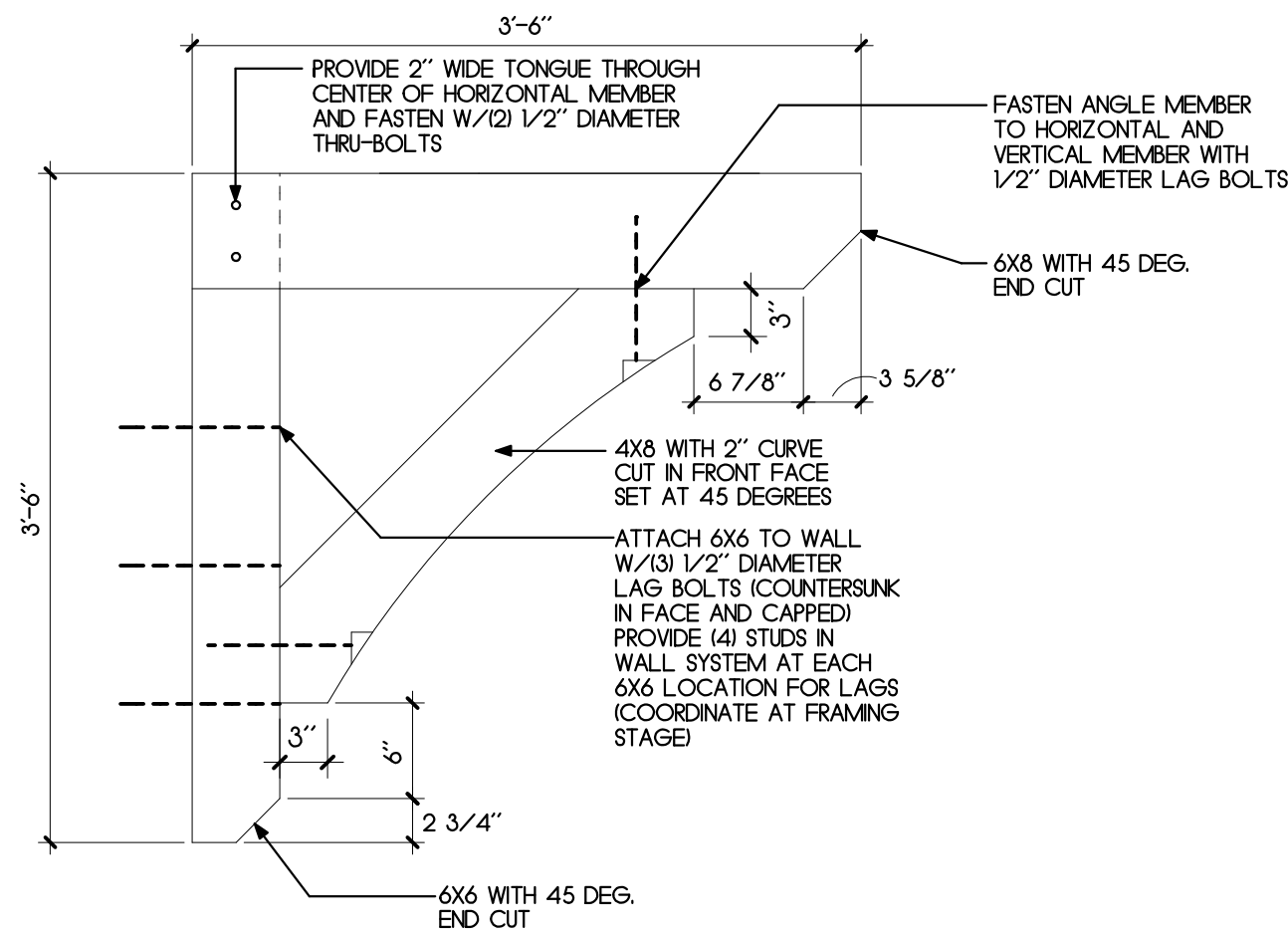
LEFT SIDE ELEVATION

1/4"=1'-0"



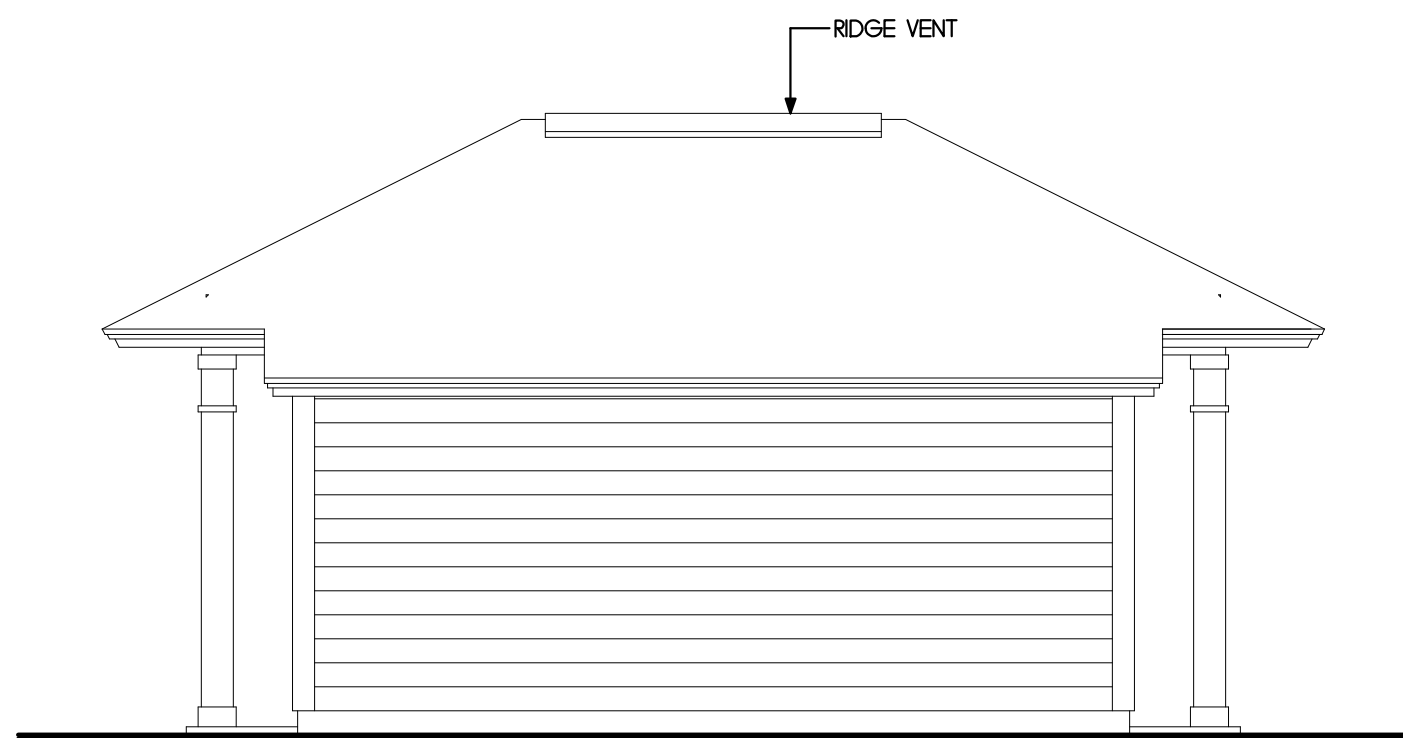
REAR ELEVATION

1/4"=1'-0"



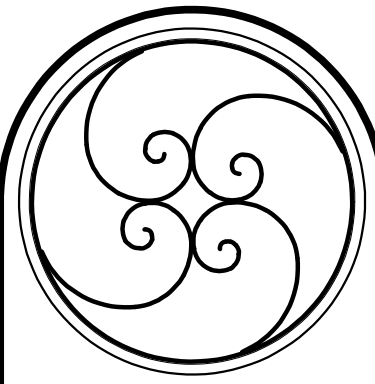
A) BRACKET DETAIL

1"=1'-0"



REAR CARPORT ELEVATION

1/4"=1'-0"



ELEVATIONS		DATE
REVISIONS		

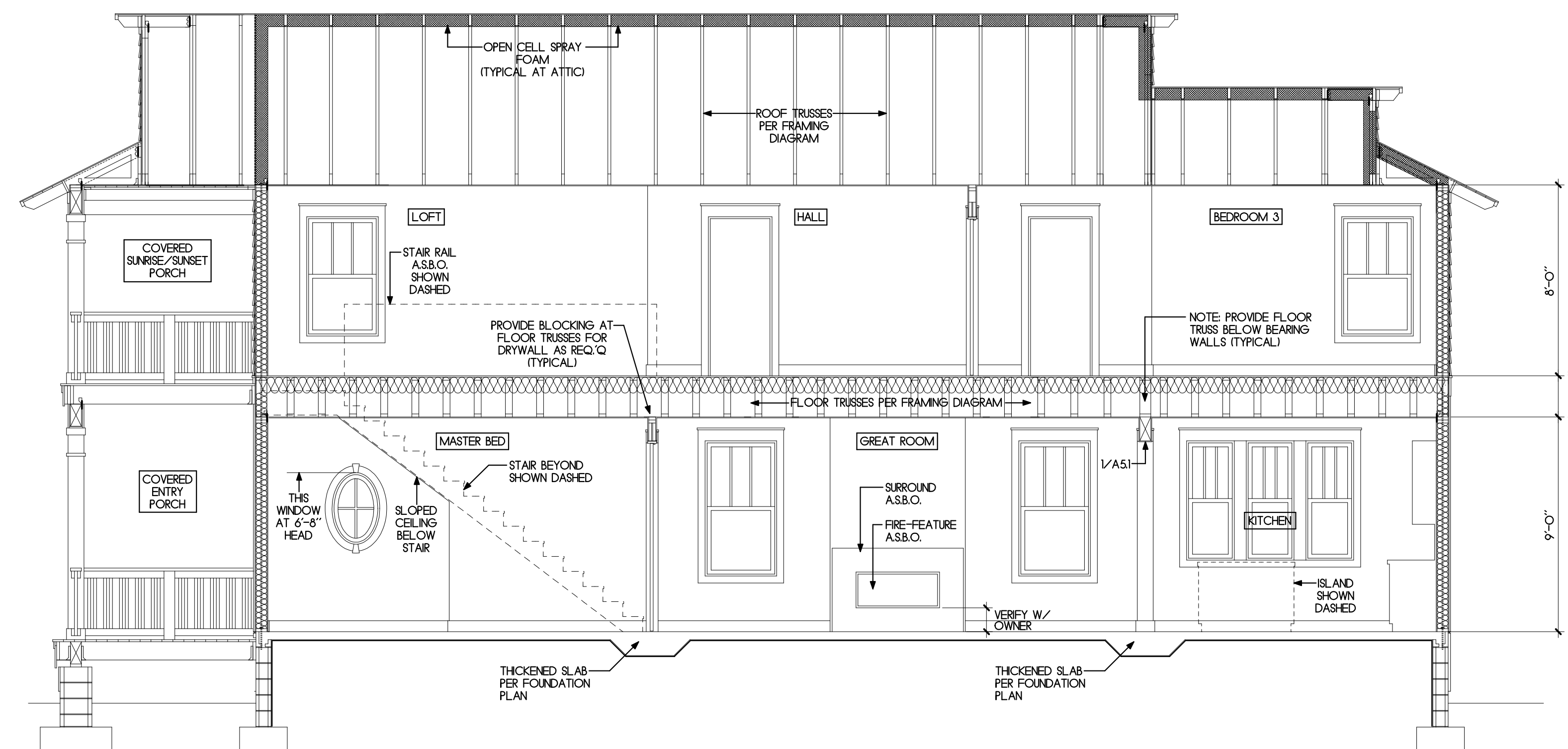
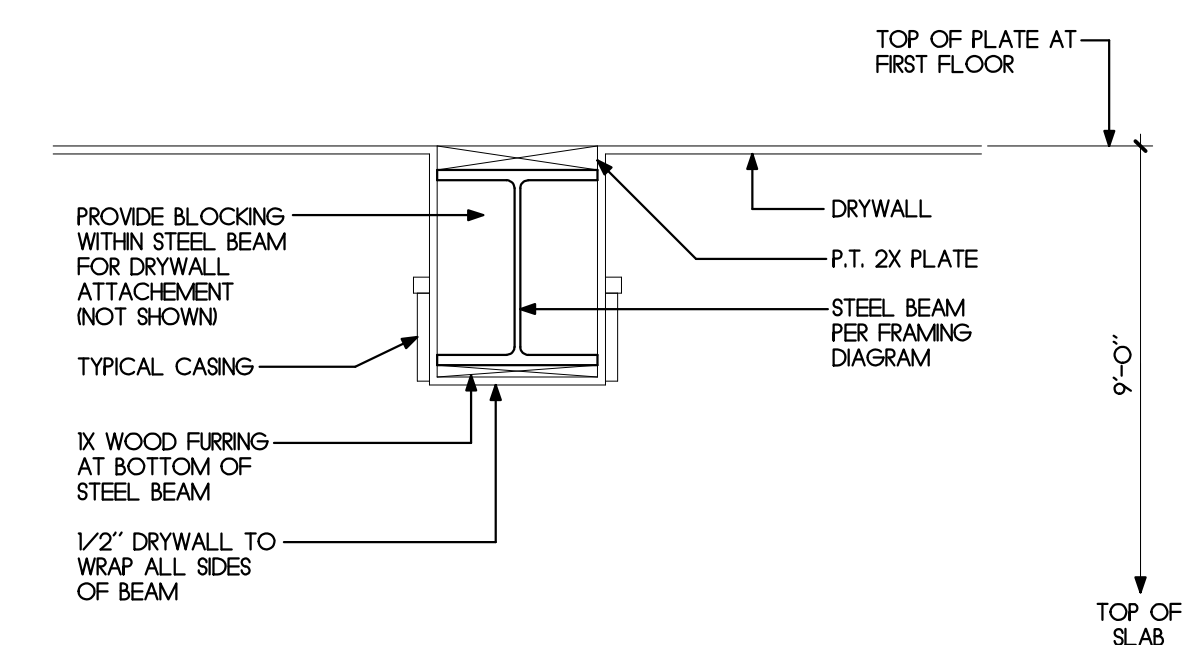
JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeita@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR60064

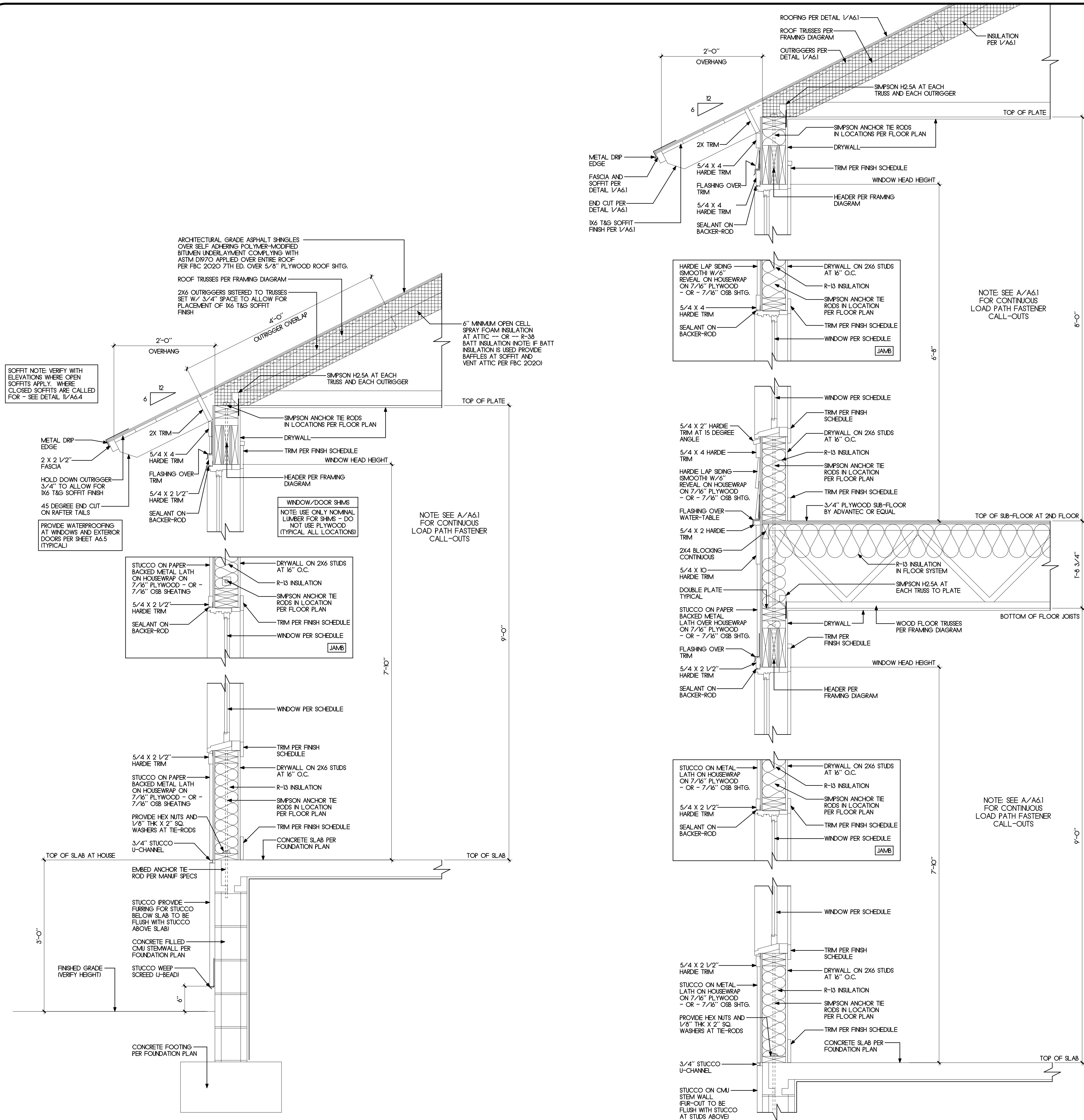
PROJECT: EVANS
DRAWN BY: J.P.
CHECKED BY: J.P.
DATE: 07/27/2022

EVANS RESIDENCE
1015 SOVERIELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A4.2

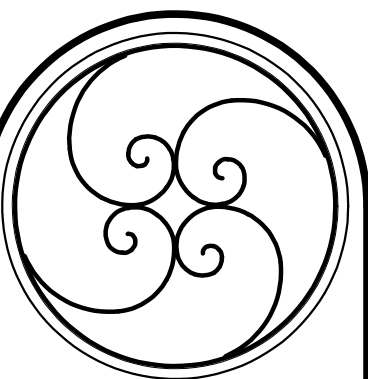
This architectural cross-section drawing illustrates the structural details of a two-story house. The roof is gabled with a 12/6 pitch on both sides, featuring an open cell spray foam insulation layer. The second floor includes Bedroom 4, a central Hall, and Bedroom 2, with a total height of 8'-0" from the sub-floor to the top of the plate. The first floor consists of a Great Room with a kitchen island and a cased opening leading to the kitchen beyond, and a Master Bath with a glass shower. The height from the bottom of the floor joists to the top of the slab is 9'-0". Structural details include 1/2" plywood sheathing on the exterior walls, floor trusses supporting the second floor, and a thickened slab per foundation plan at the base. A recessed slab is shown at the shower area. The drawing also indicates the top of the plate at the second floor, the top of the sub-floor at the second floor, the bottom of the floor joists, the top of the slab, and the finished grade level, which is noted as 'VERIFY SEE SITE PLAN'.

$$1/4''=1'-0''$$

$$1/4'' = 1'-0''$$

$$\overline{I'' = I' - O''}$$



- CONTINUOUS LOAD PATH STRUCTURAL FASTENERS**
- CONNECT 2ND FLOOR ROOF TRUSSES TO TOP PLATES WITH (I) SIMPSON H2.5A FRAMING ANCHOR AT EACH BEARING POINT.
 - 2A. 2ND FLOOR STUDS AT LOCATIONS WITHOUT ANCHOR TIE-RODS ARE TO BE FASTENED TO TOP PLATE WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD - AND - FASTEN TO SILL PLATE WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD.
 - 2B. 2ND FLOOR STUDS AT LOCATIONS WITH SIMPSON ANCHOR TIE-RODS DO NOT REQUIRE ADDITIONAL FASTENERS (NOTE: PROVIDE HEX NUTS AND 1/8" THICK X 2" SQUARE WASHERS AT TOP PLATES AND SILL PLATES AT ALL ANCHOR TIE ROD LOCATIONS)
 - CONNECT 2ND FLOOR SILL PLATE TO SUB-FLOOR AND FLOOR TRUSSES BELOW WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT 16" O.C. (AT EXTERIOR WALL LOCATIONS)
 - CONNECT FLOOR TRUSSES TO BEARING LOCATION (TOP PLATE OR BEAM) WITH SIMPSON H2.5A FRAMING ANCHORS AT EACH BEARING LOCATION.
 - CONNECT 1ST FLOOR ROOF TRUSSES TO TOP PLATES WITH (I) SIMPSON H2.5A FRAMING ANCHOR AT EACH BEARING POINT.
 - 1A. 1ST FLOOR STUDS AT LOCATIONS WITHOUT ANCHOR TIE-RODS ARE TO BE FASTENED TO TOP PLATE WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD - AND - FASTEN TO SILL PLATE WITH (I) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD.
 - 1B. 1ST FLOOR STUDS AT LOCATIONS WITH SIMPSON ANCHOR TIE-RODS DO NOT REQUIRE ADDITIONAL FASTENERS (NOTE: PROVIDE HEX NUTS AND 1/8" THICK X 2" SQUARE WASHERS AT TOP PLATES AND SILL PLATES AT ALL ANCHOR TIE ROD LOCATIONS)
 - CONNECT 1ST FLOOR SILL PLATES TO SLAB BELOW WITH ANCHOR BOLTS AT 24" O.C. WITH HEX NUTS AND 1/8" THICK X 2" SQUARE WASHERS (NOTE: OMIT ANCHOR BOLTS AT LOCATIONS WHERE ANCHOR TIE RODS OCCUR. PROVIDE HEX NUTS AND WASHERS AT ANCHOR TIE-RODS)
 - HEADER AND BEAM FASTENERS ARE PER WALL SECTIONS AND FRAMING NOTES.

This document has been electronically signed and sealed by James Pozzetta, Architect APR06044 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



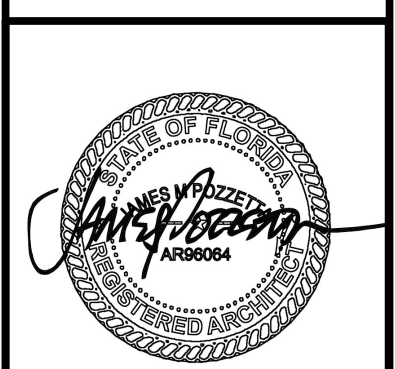
WALL SECTIONS	REVISIONS	DATE
#		

JAMES POZZETTA, ARCHITECT
 FLORIDA REGISTERED ARCHITECT
 103 SOUTH 18TH STREET
 FERNANDINA BEACH, FLORIDA 32034
 904-206-3447
 jamespozze11a@comcast.net
 FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: EVANS	DRAWN BY: JWP	CHECK BY: JWP	DATE: 07/12/2022
----------------	---------------	---------------	------------------

EVANS RESIDENCE
 1015 SOMERUELES STREET
 BLOCK 11, LOT 6 OLD TOWN
 FERNANDINA BEACH, FLORIDA 32034

A6.1



WALL L SECTIONS		
#	REVISIONS	DATE

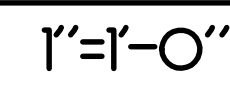
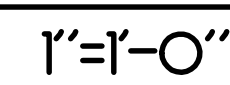
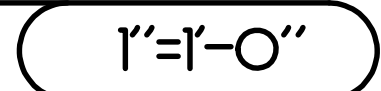
THIS DRAWING AND THE DESIGN TEAM AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED, COPIED, OR PARTIAL COPIED IN WHOLE OR IN PART, BE USED ON ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.

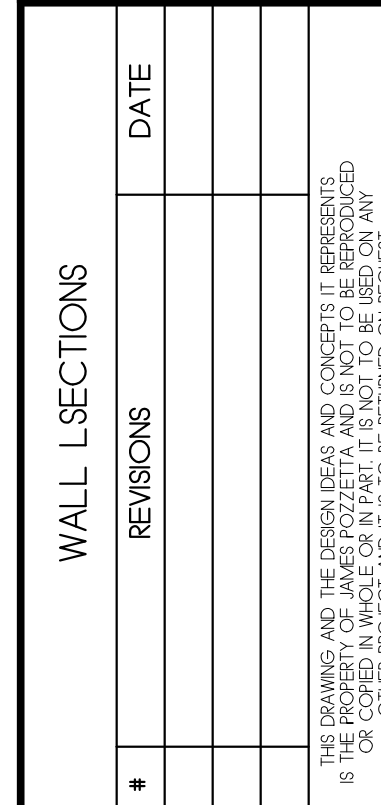
JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR90604

PROJECT: EVANS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 07/12/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

(A6.2)





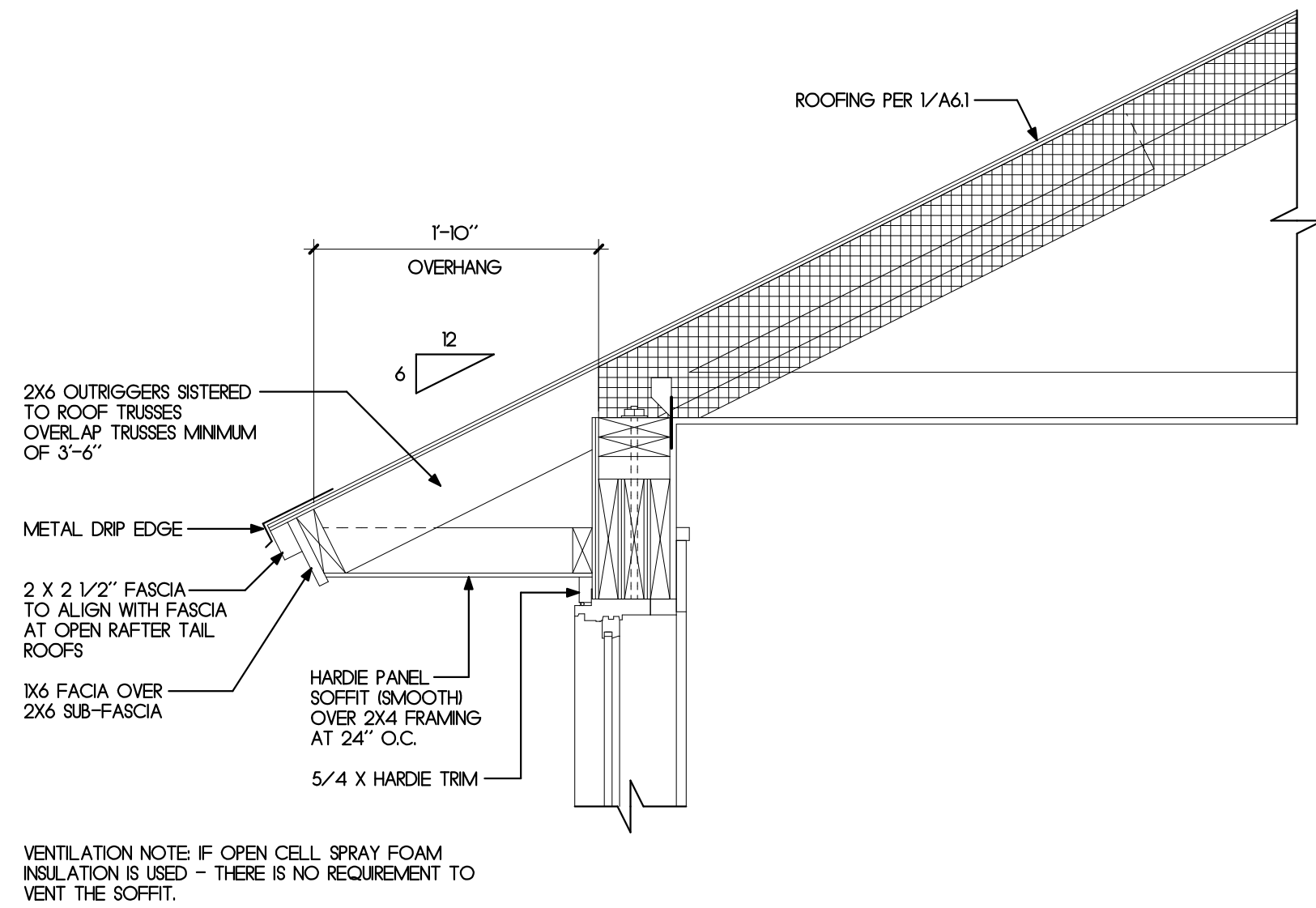
PROJECT: EVANS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 07/12/2022

(A6.3)



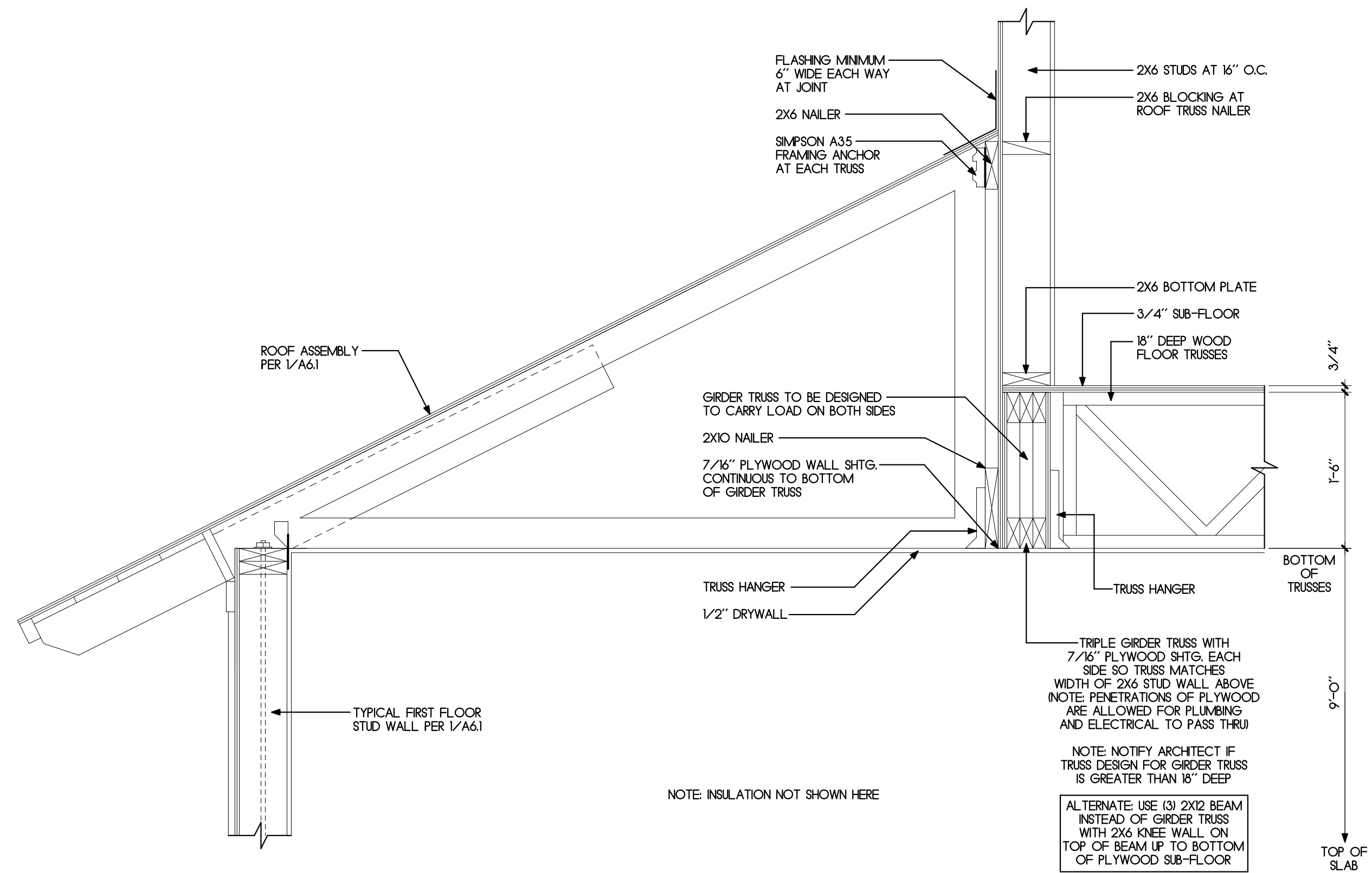
DETAIL OMITTED INTENTIONALLY

This document has been electronically signed and sealed by James Pozzetta, Architect APR06064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



11 CLOSED SOFFIT DETAIL

1"=1'-0"



DETAIL OMITTED INTENTIONALLY

9

1"=1'-0"

10 TRIPLE GIRDER TRUSS DETAIL

1"=1'-0"



WALL SECTIONS

REVISIONS	DATE
*	

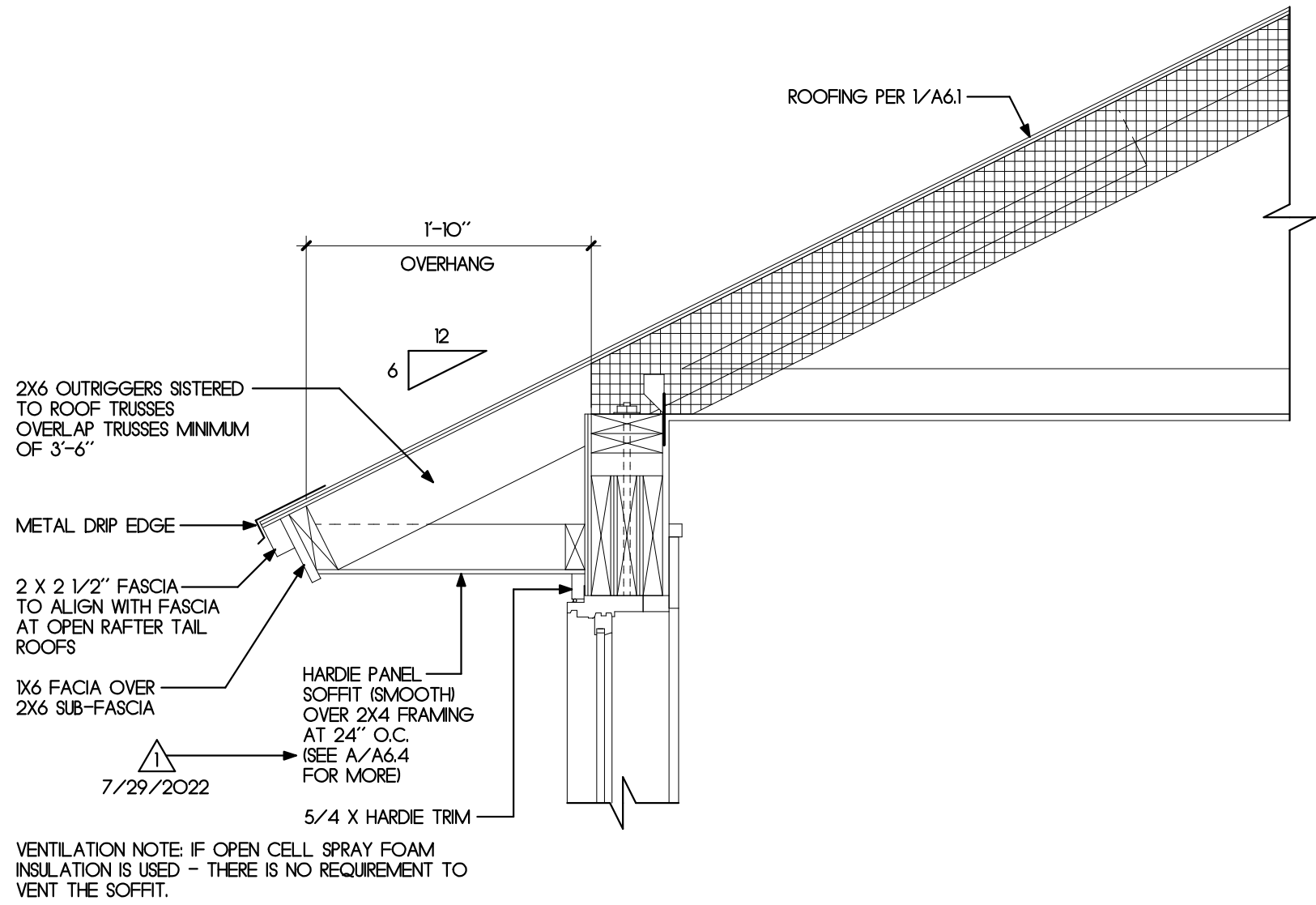
THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA, ARCHITECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AS96064

PROJECT: EVANS
DRAWN BY: J.M.P.
CHECK BY: J.M.P.
DATE: 07/12/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A6.4



11 CLOSED SOFFIT DETAIL

1"=1'-0"

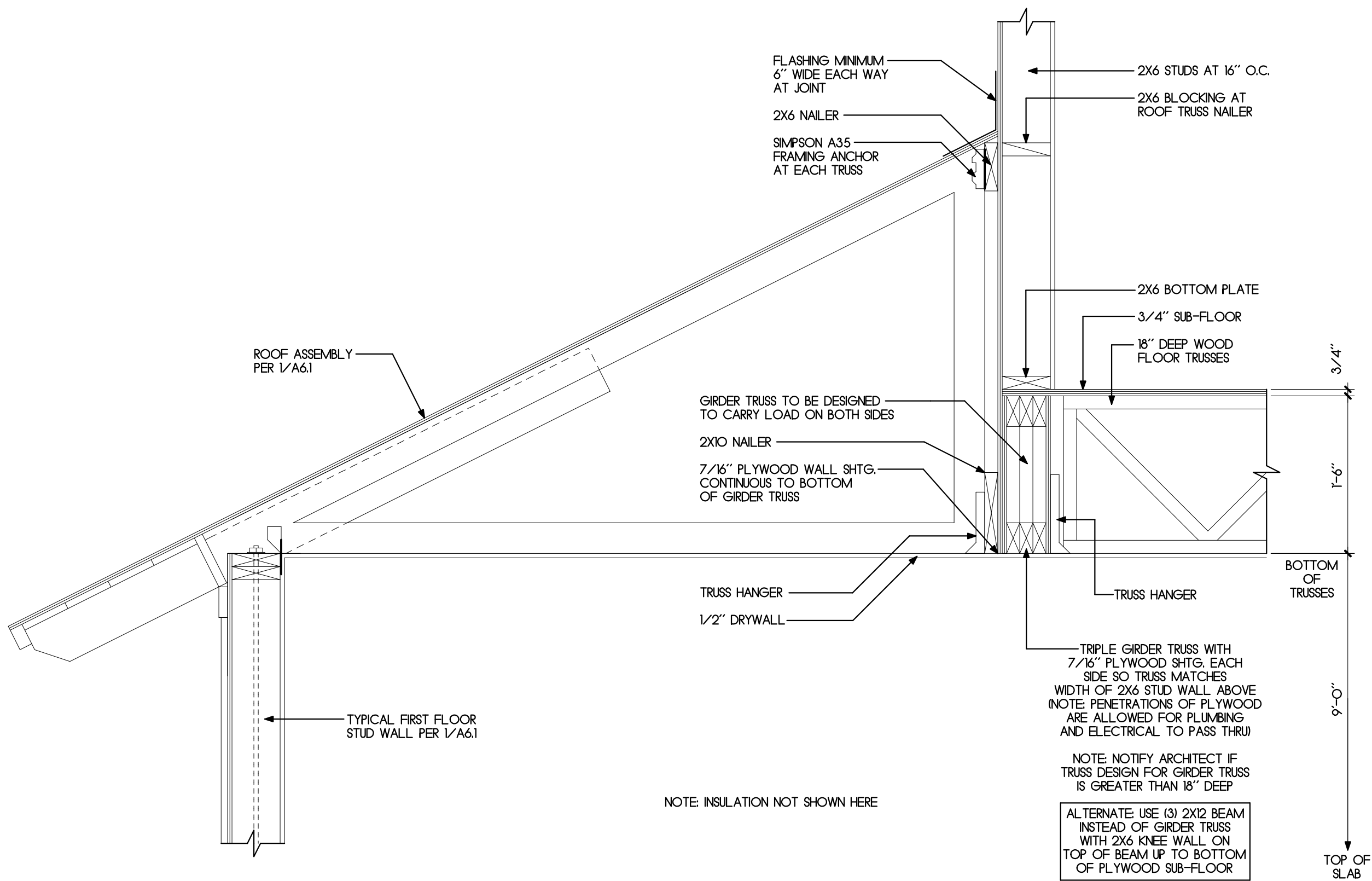
FLORIDA BUILDING CODE 2020 RESIDENTIAL R704.2.3 HARDBOARD SOFFIT PANELS

WHERE THE DESIGN WIND PRESSURE IS 30 PSF OR LESS, SOFFIT PANELS SHALL BE A MINIMUM OF 7/16 INCH IN THICKNESS AND SHALL BE FASTENED TO FRAMING OR NAILING STRIPS WITH 2 1/2" X 0.133" SIDING NAILS SPACED NOT MORE THAN 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. WHERE THE DESIGN WIND PRESSURE IS GREATER THAN 30 PSF, HARDBOARD SOFFIT PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION AND LIMITATIONS OF USE.

7/29/2022

A HARDBOARD SOFFIT NOTES

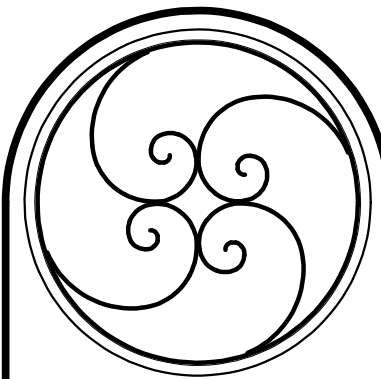
1"=1'-0"



1"=1'-0"

10 TRIPLE GIRDER TRUSS DETAIL

1"=1'-0"



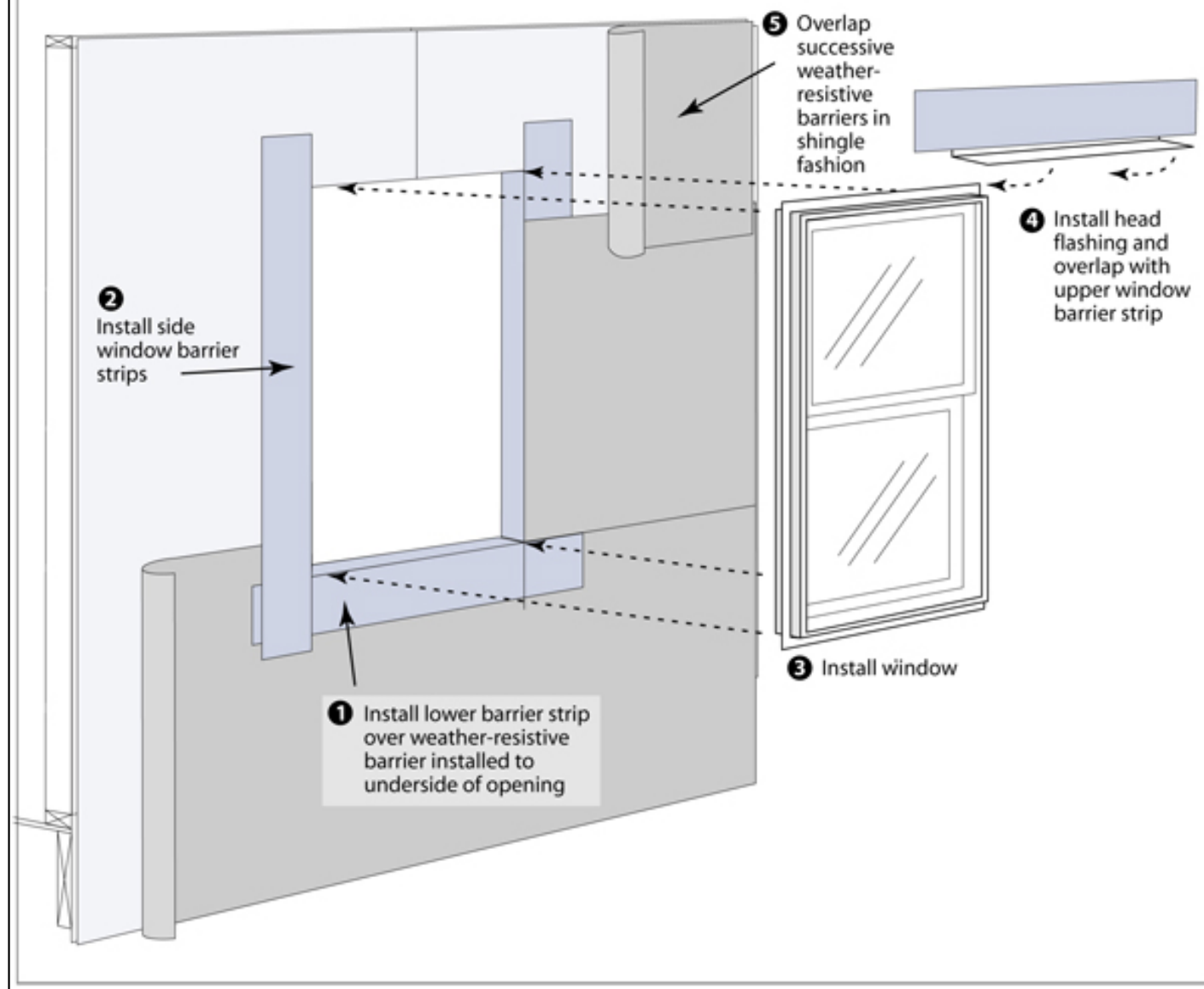
WALL L SECTIONS	
REVISIONS	DATE
1	07/29/2022
ADDED DETAIL A/A6.4 SOFFIT NOTES	
THIS DRAWING AND ALL INFORMATION AND CONTENT THEREON IS THE PROPERTY OF JAMES POZZETTA, ARCHITECT, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JAMES POZZETTA, ARCHITECT.	

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeita@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96264

PROJECT: EVANS	DRAWN BY: JWP	DATE: 07/12/2022
CHD BY: JWP		

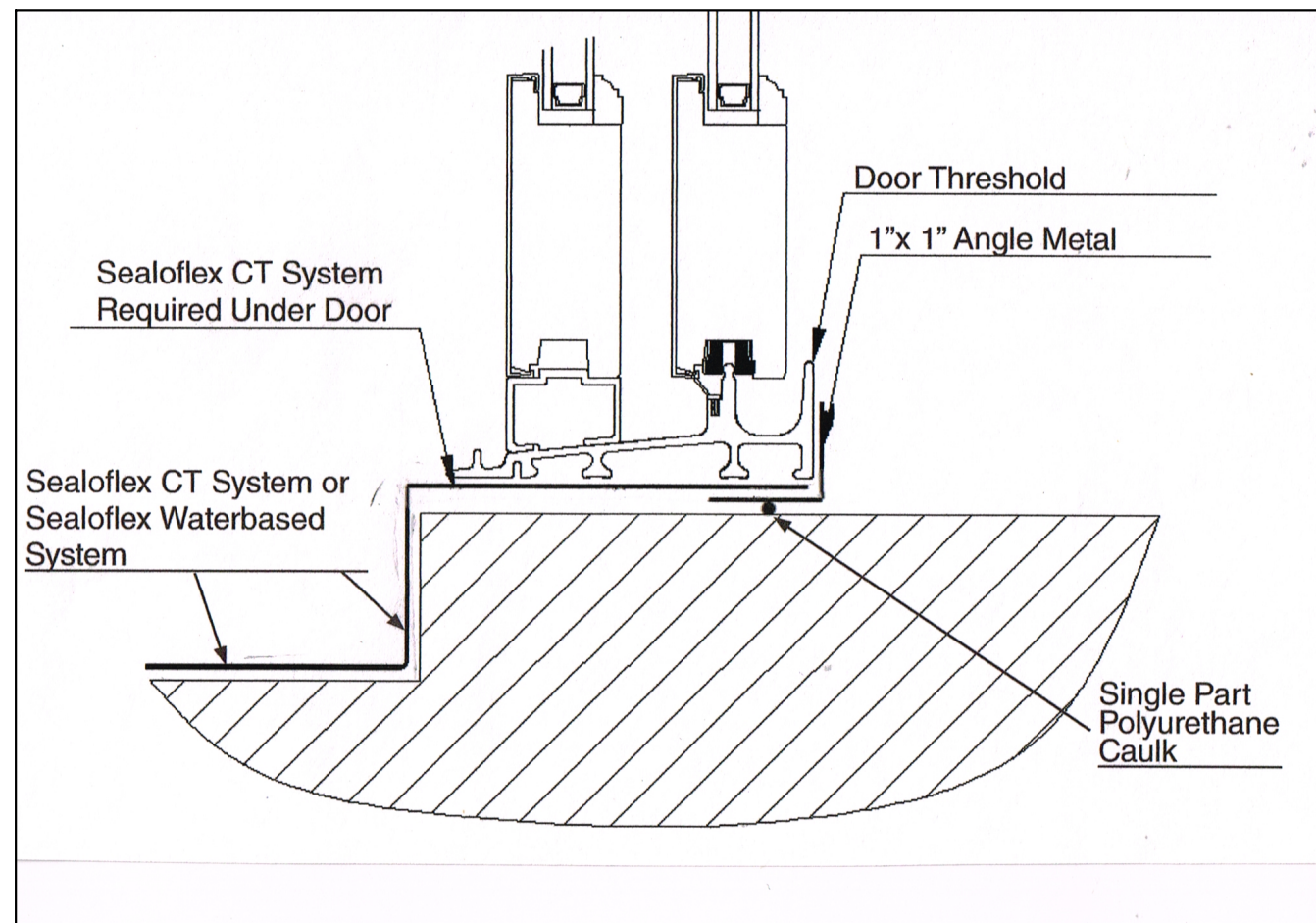
EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

Flashing Window Openings



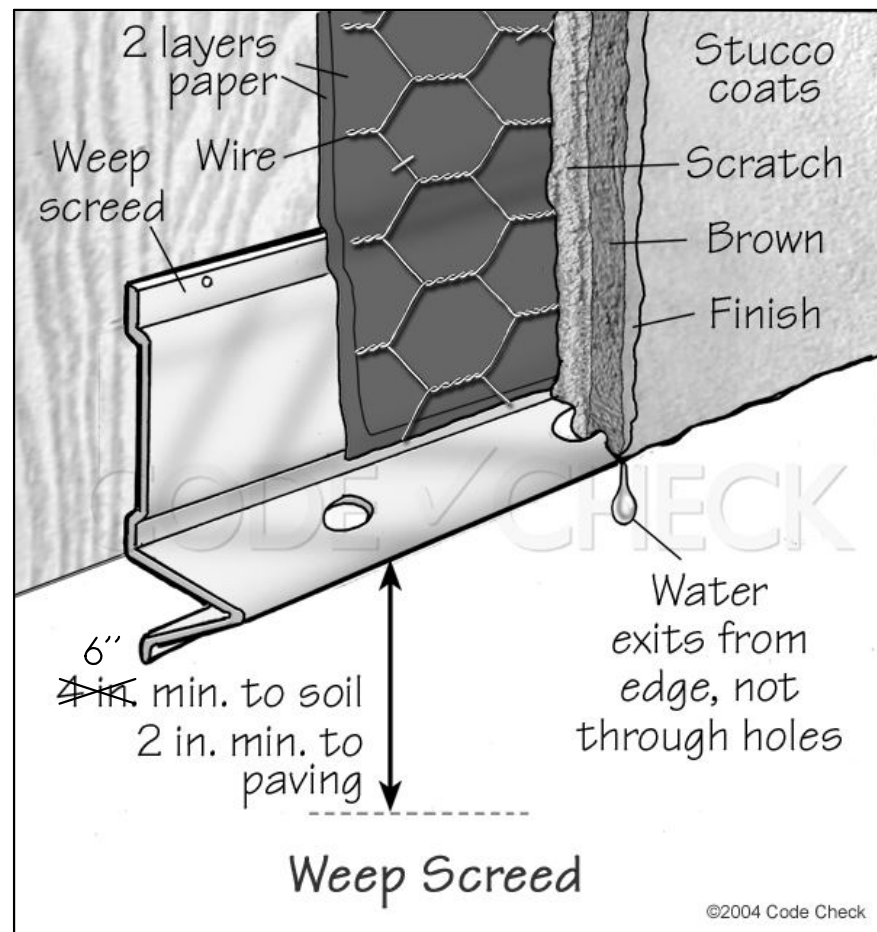
WINDOW/DOOR INSTALLATION AND WATERPROOFING TO COMPLY W/ APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1) ASTM E212
2) FMA/AAMA #100-12, # 100-07, # 200-09 AND # 250-10
3) WINDOW MANUFACTURER'S INSTALLATION GUIDELINES

A) TYPICAL WINDOW WATERPROOFING DETAIL N.T.S.

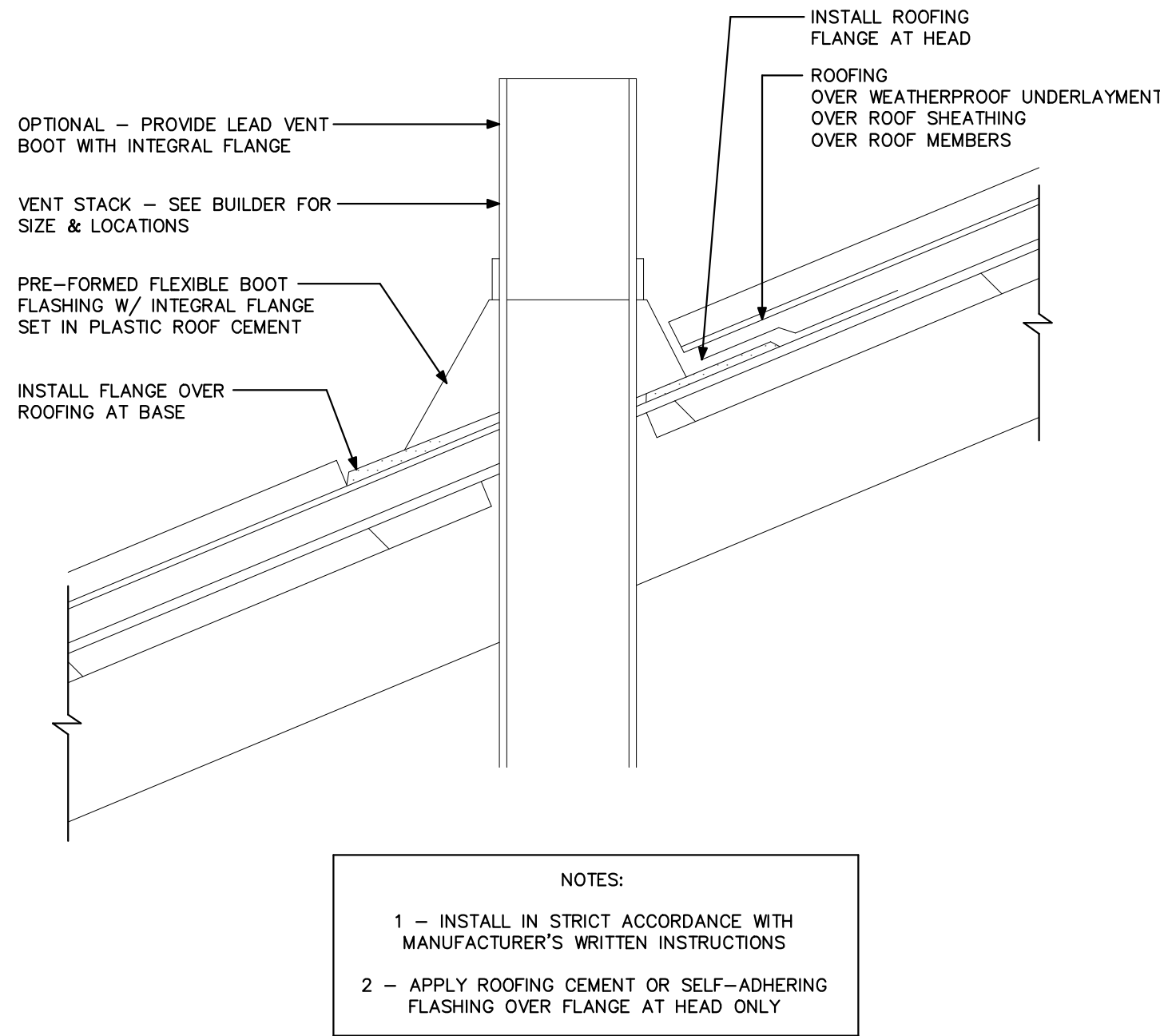


DOOR INSTALLATION AND WATERPROOFING TO COMPLY W/ APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1) ASTM E212
2) FMA/AAMA #300-12, # 100-07, # 200-09 AND # 250-10
3) DOOR MANUFACTURER'S INSTALLATION GUIDELINES

B) WATERPROOFING DETAIL AT DOOR THRESHOLD N.T.S.

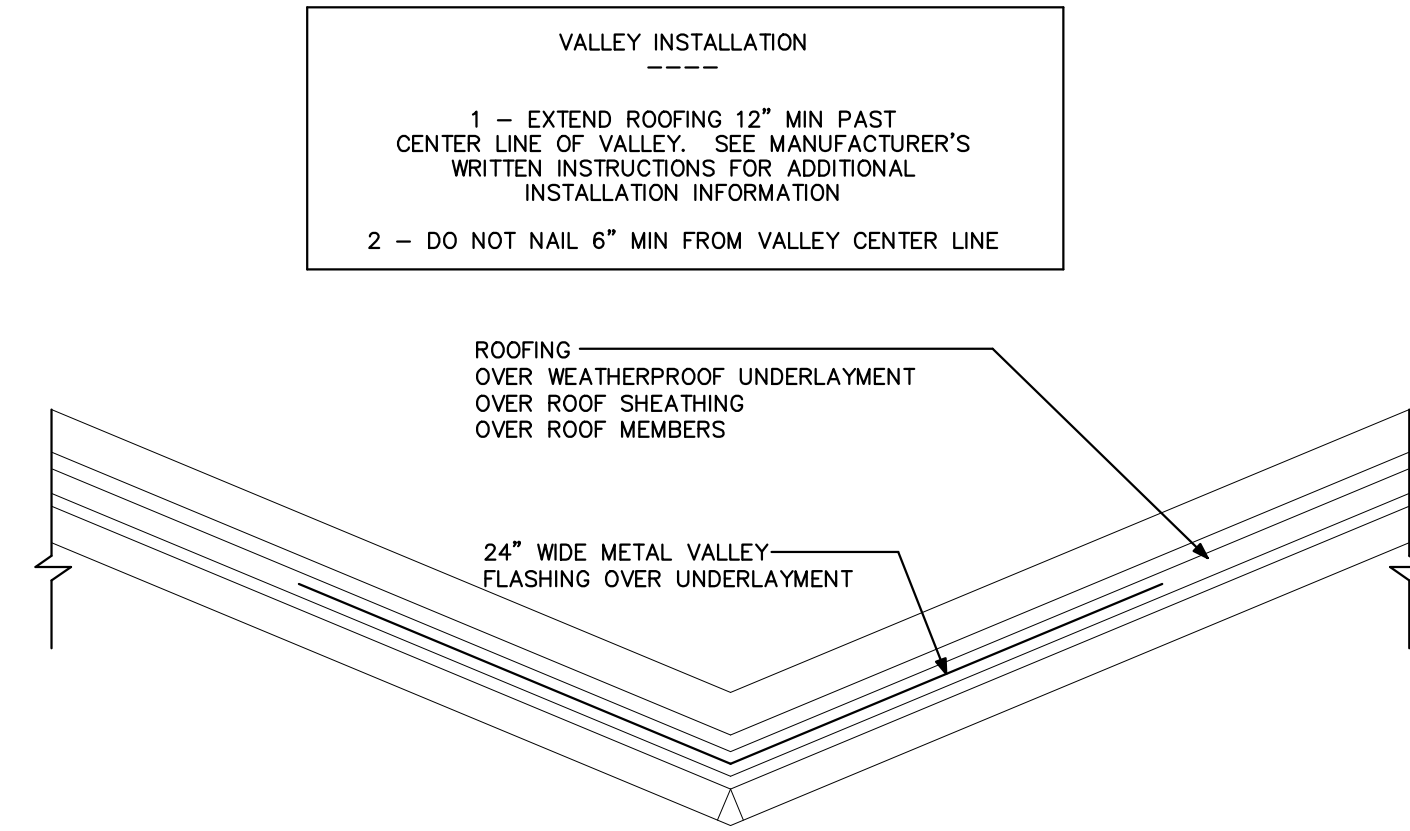


C) WEEP SCREED DETAIL N.T.S.

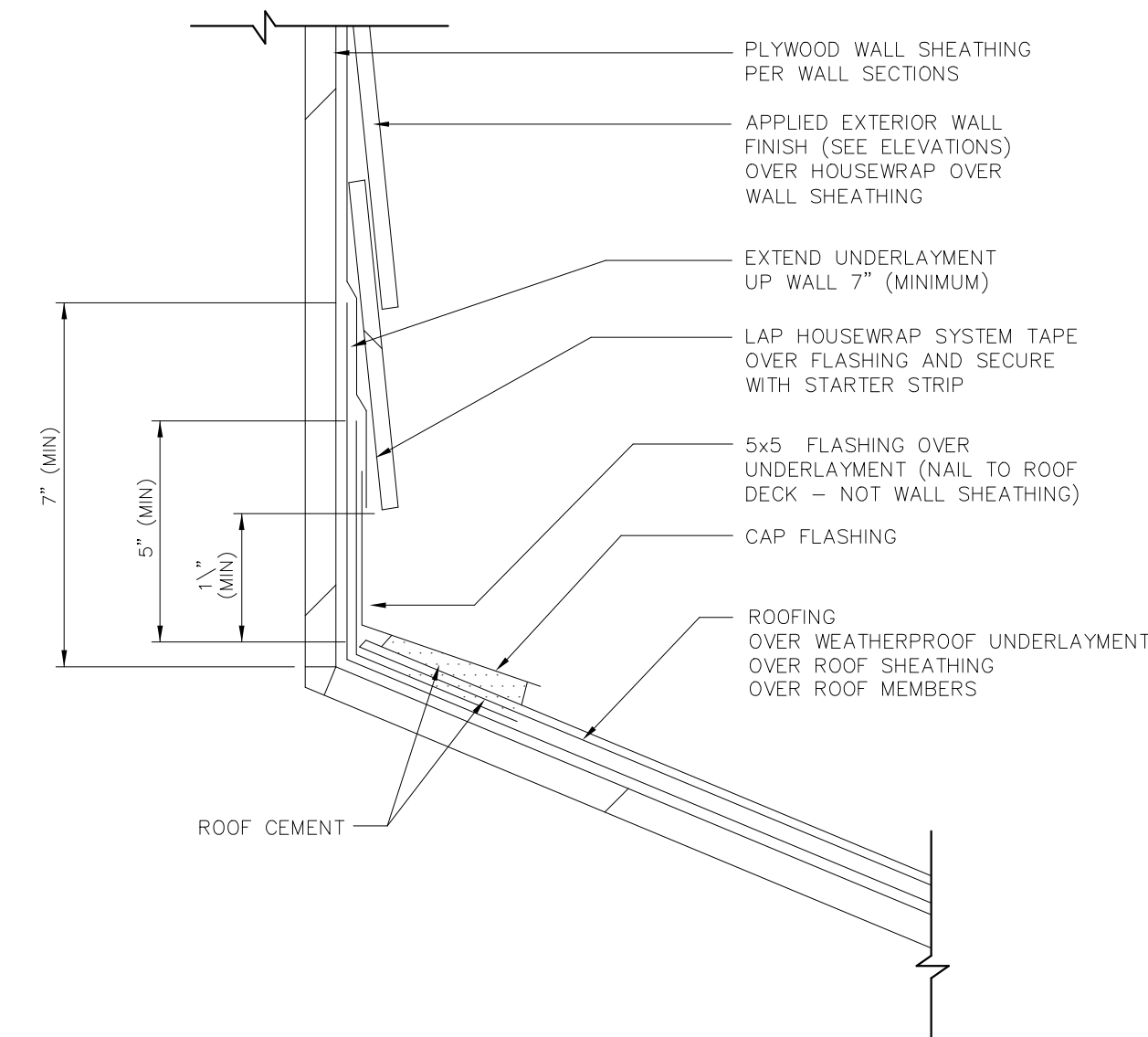


NOTES:
1 - INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
2 - APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY

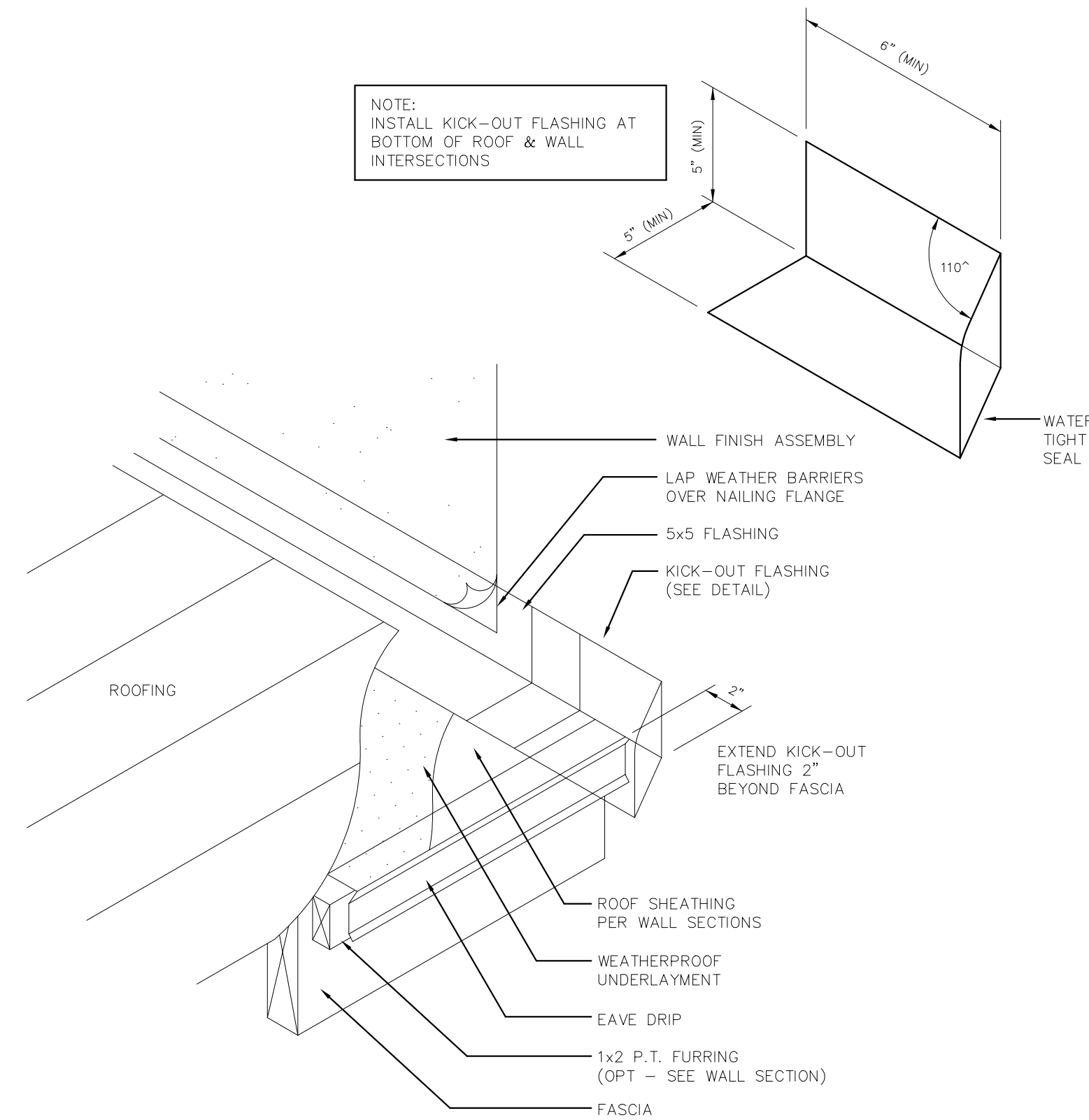
D) VENT STACK FLASHING N.T.S.



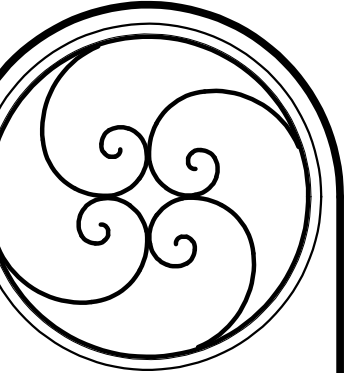
F) VALLEY FLASHING N.T.S.



E) WALL FLASHING AT APPLIED WOOD FINISH N.T.S.



G) WALL/KICK-OUT FLASHING N.T.S.

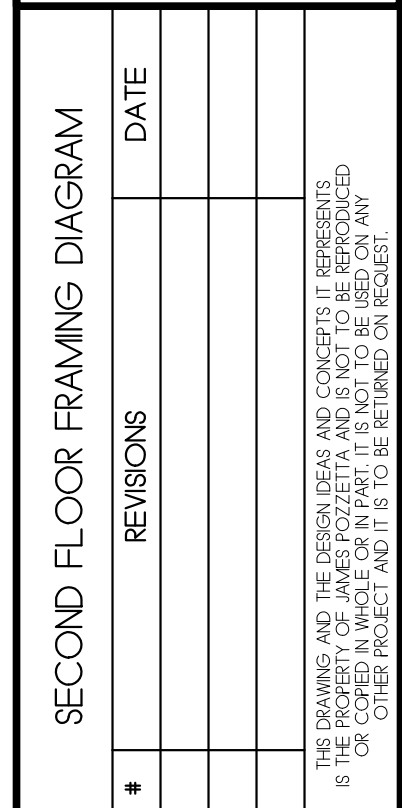


WATERPROOFING DETAILS		DATE
#	REVISIONS	

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze@aol.com
FLORIDA REGISTERED ARCHITECT, LIC#AR906064

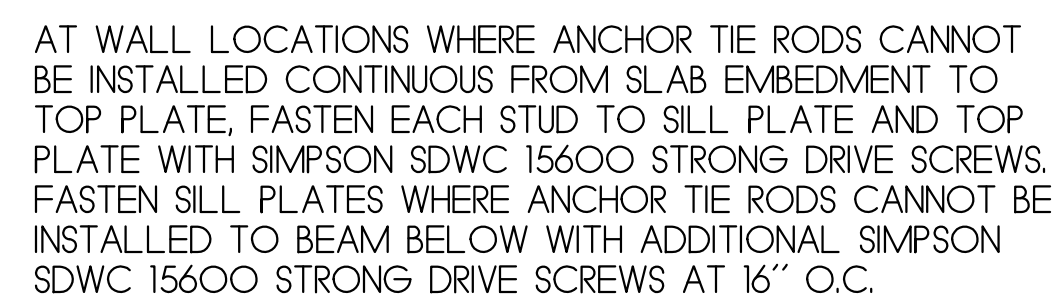
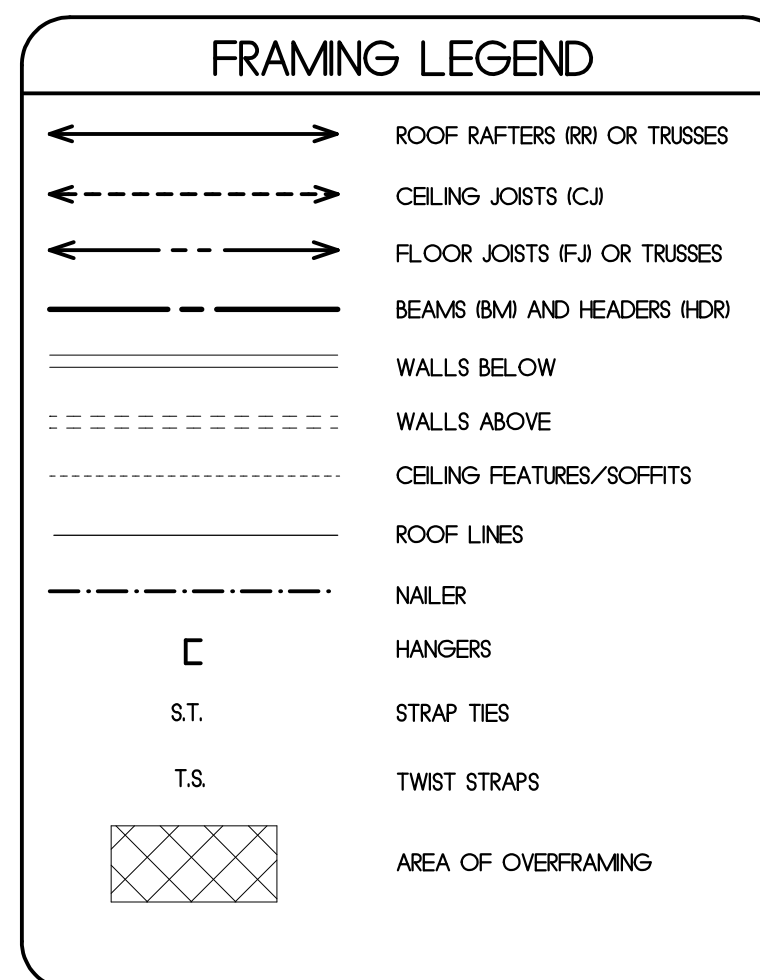
PROJECT: EVANS	DRAWN BY: JMP	CHKD BY: JMP	DATE: 07/12/2022
----------------	---------------	--------------	------------------

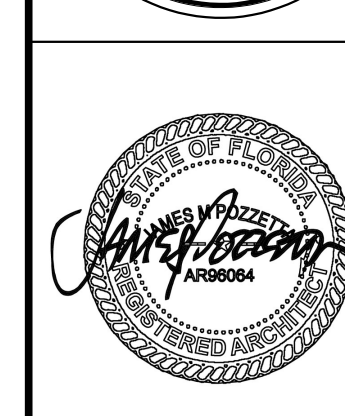
EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034



PROJECT: EVANS
DRAWN BY: JNP
CHKD BY: JNP
DATE: 07/12/2022

A7.1


$$\overline{I''=I'-O''}$$
$$\overline{I'' = I' - O''}$$

$$1/4'' = 1' - 0''$$



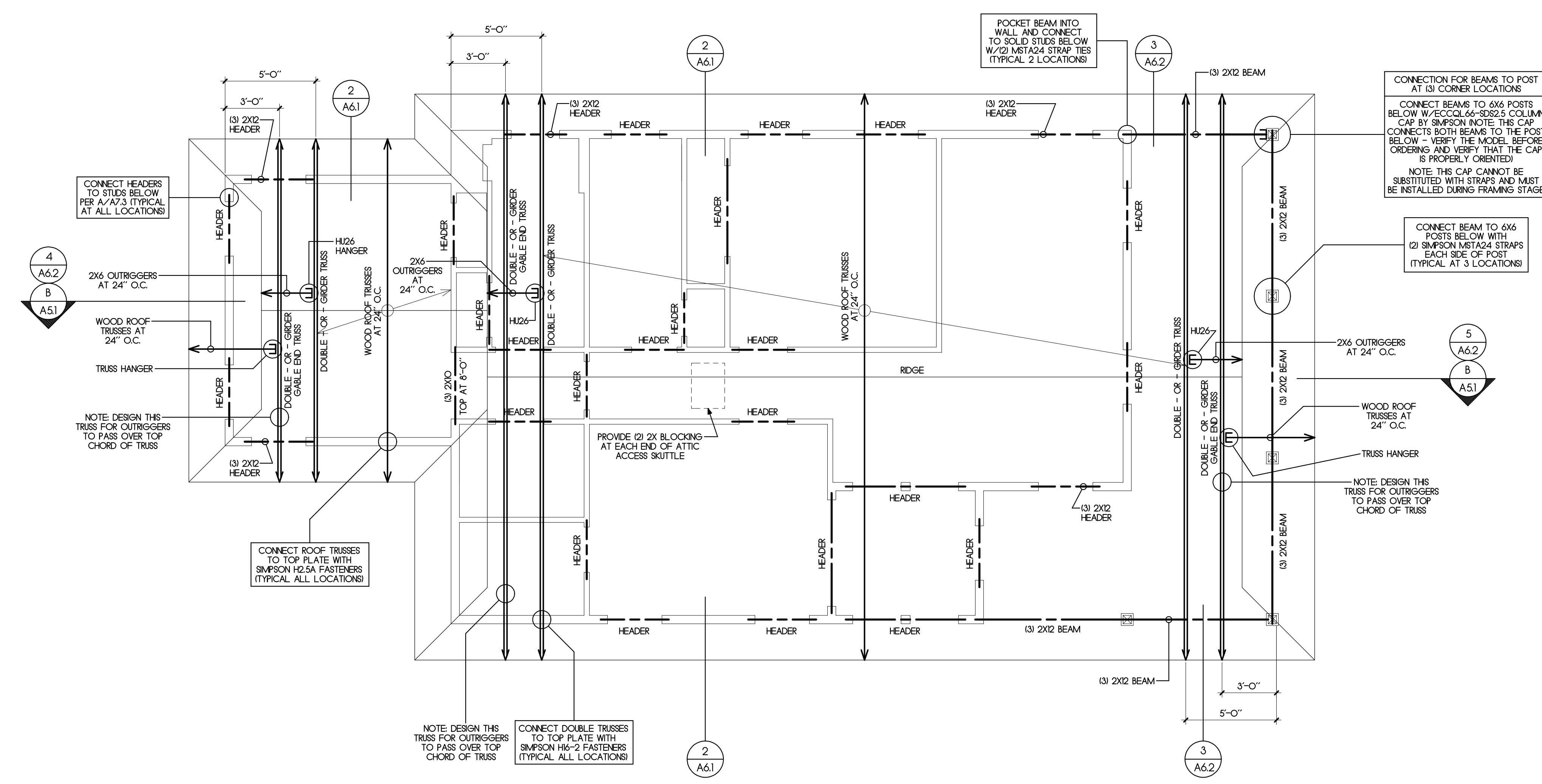
ROOF FRAMING DIAGRAM		
	REVISIONS	DATE
THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS		

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeffa@comcast.net

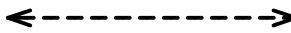
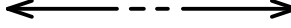
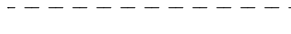
PROJECT: EVANS
DRAWN BY: JMP
CHKD BY: JMP

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

(A7.2)



FRAMING LEGEND

	ROOF RAFTERS (RR) OR TRUSSES
	CEILING JOISTS (CJ)
	FLOOR JOISTS (FJ) OR TRUSSES
	BEAMS (BM) AND HEADERS (HD)
	WALLS BELOW
	WALLS ABOVE
	CEILING FEATURES/SOFFITS
	ROOF LINES
	NAILER
	HANGERS
S.T.	STRAP TIES
T.S.	TWIST STRAPS
	AREA OF OVERFRAMING

ROOF FRAMING DIAGRAM

1/4"=1'-0"

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET		WALL MOUNTED FIXTURE		DOORBELL AND CHIME		SMOKE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - 1/2 WIRED TO WALL SWITCH		SURFACE MOUNTED ATTIC FIXTURE		EXHAUST FAN		CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF		PENDANT FIXTURE		CEILING FAN		COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - INSIDE CABINET LOCATION		SURFACE MOUNTED FLUORESCENT FIXTURE		UNDERCABINET PUCK LIGHT		PHOTOCELL
	DUPLEX RECEPTACLE WALL OUTLET - ABOVE CABINET LOCATION		SINGLE POLE LIGHT SWITCH		ELECTRICAL PANEL		GROUND FAULT CIRCUIT INTERRUPTER
	QUADRUPLE RECEPTACLE WALL OUTLET		MULTI POLE SWITCH		LOCATE IN FIELD		UNDERCABINET LIGHTS
	DUPLEX RECEPTACLE FLOOR OUTLET		SWITCH WITH RHEOSTAT DIMMER		STEP/WALL LIGHTS MOUNT AT +/-24" ABOVE DECK (VERIFY)		LIGHTED MIRROR
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS		T.V. JACK		ELEVATOR CALL BUTTON		
	RECESSED DOWNLIGHT		PHONE JACK				
	SURFACE MOUNTED FIXTURE		FLOOR MOUNTED PHONE JACK				
	RECESSED (DIRECTIONAL)		DATA PORT				

WATER HEATERS

1. WATER HEATERS: PROVIDE TANKLESS WALL-MOUNTED WATER HEATER AS SELECTED BY OWNER. VERIFY MOUNTING LOCATION IN FIELD WITH OWNER.

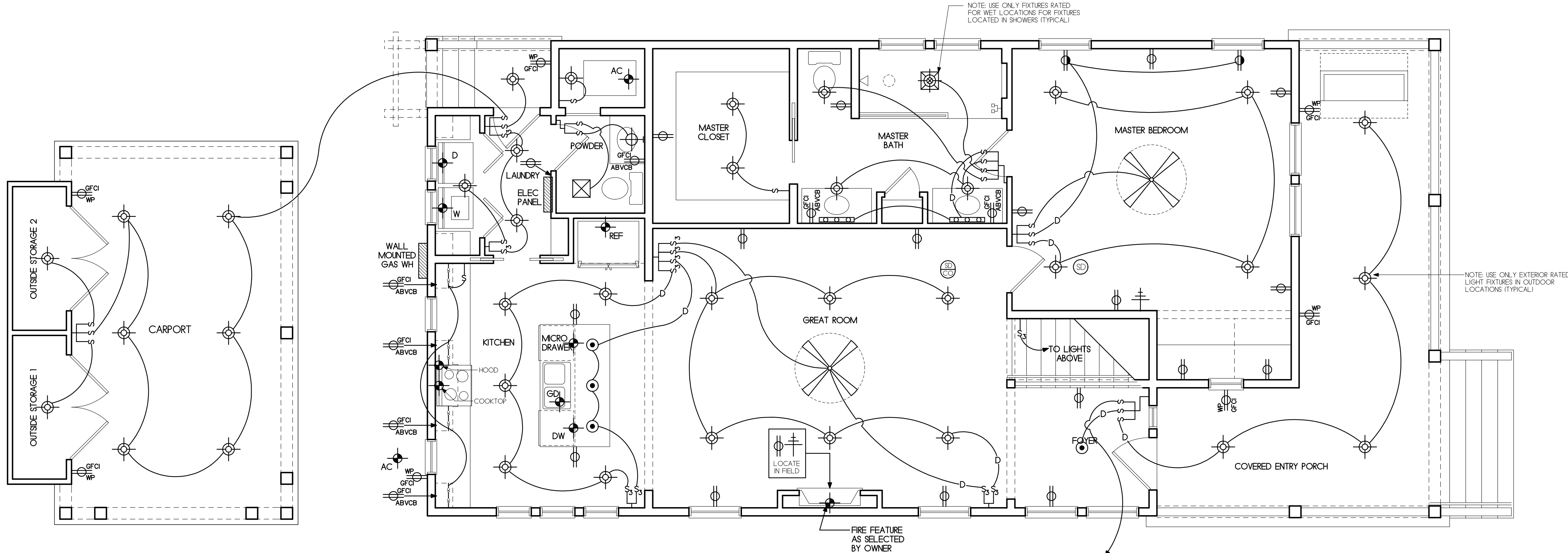
ELECTRICAL NOTES

- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVICES, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE DETECTORS: GC TO VERIFY THAT SMOKE DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GC TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOMERUNS TO BOX FOR ALL PHONE AND CABLE WIRES. PROVIDE CONDUIT FROM OUTSIDE FOR FUTURE PHONE CONNECTION. LOCATE BOX W/OWNER.
- FIXTURE HEIGHTS/WEIGHTS: GC TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH NFPA 70 - 2014 NATIONAL ELECTRIC CODE.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B), AND (C) AND FBC 839.0216.
- 75% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICIENCY (OR LED) LAMPS PER FBC - ENERGY CONSERVATION R404.

HVAC NOTES

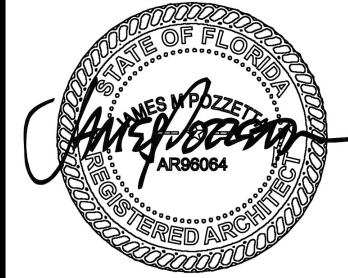
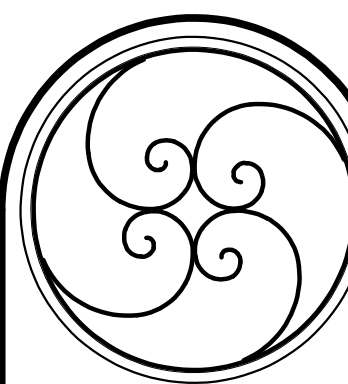
- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. HVAC EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF ANY HVAC EQUIPMENT AND CONFIRM LOCATIONS OF SUPPLY AND RETURN GRILLES, THERMOSTATS, ETC.
 - CODES: GC TO CONFIRM THAT ALL HVAC REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO SIZING OF EQUIPMENT, ENCLOSURES, EFFICIENCY RATINGS, ETC.
 - COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
 - EXHAUST FANS: PROVIDE EXHAUST FANS IN LOCATIONS INDICATED. VENT TO EXTERIOR WALL, SOFFIT, OR ROOF. VERIFY VENT LOCATIONS. PROVIDE CAPS ON EXTERIOR DESIGNED TO PREVENT "BACK FLOW."
 - PROVIDE MINIMUM 15 SEER HEAT PUMPS WITH ZONES AS FOLLOWS:
UNIT 1: FIRST FLOOR & SECOND FLOOR
- NOTE: VERIFY QUANTITY OF UNITS W/OWNER (1 UNIT SHOWN ON PLANS)
- AHJS: FOR ALL AHJS PROVIDE PVC CONDENSATE DRAINS TO THE EXTERIOR. PROVIDE CUT-OFF FLOAT SWITCH IN PAN AS BACK UP.
 - COMPRESSORS: VERIFY LOCATION OF COMPRESSORS IN FIELD.
 - VERIFY LOCATIONS OF THERMOSTATS W/OWNER PRIOR TO INSTALLATION.

This document has been electronically signed and sealed by James Pozzetta, Architect, APR/2024 on the date/time stamp shown, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



FIRST FLOOR ELECTRICAL DIAGRAM

1/4"=1'-0"



FIRST FLOOR ELECTRICAL DIAGRAM	
DATE	
REVISIONS	
1	

THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA, ARCHITECT, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JAMES POZZETTA, ARCHITECT. IT IS TO BE RETURNED ON REQUEST.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzeita@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR6064

PROJECT: EVANS
DRAWN BY: JMP
CHKD BY: JMP
DATE: 07/10/2022

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

A8.1

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET		WALL MOUNTED FIXTURE		DOORBELL AND CHIME		SMOKE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - 1/2 WIRED TO WALL SWITCH		SURFACE MOUNTED ATTIC FIXTURE		EXHAUST FAN		CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF		PENDANT FIXTURE		CEILING FAN		COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - INSIDE CABINET LOCATION		SURFACE MOUNTED FLUORESCENT FIXTURE		UNDERCABINET PUCK LIGHT		PHOTOCELL
	DUPLEX RECEPTACLE WALL OUTLET - ABOVE CABINET LOCATION		SINGLE POLE LIGHT SWITCH		ELECTRICAL PANEL		GFCI GROUND FAULT CIRCUIT INTERRUPTER
	QUADRUPLE RECEPTACLE WALL OUTLET		MULTI POLE SWITCH		L.I.F. LOCATE IN FIELD		
	DUPLEX RECEPTACLE FLOOR OUTLET		SWITCH WITH RHEOSTAT DIMMER		STEP/WALL LIGHTS MOUNT AT +/-24" ABOVE DECK (VERIFY)		
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS		T.V. JACK		ELEVATOR CALL BUTTON		
	RECESSED DOWNLIGHT		PHONE JACK				
	SURFACE MOUNTED FIXTURE		FLOOR MOUNTED PHONE JACK				
	RECESSED (DIRECTIONAL)		DATA PORT				

WATER HEATERS

1. WATER HEATERS: PROVIDE TANKLESS WALL-MOUNTED WATER HEATER AS SELECTED BY OWNER. VERIFY MOUNTING LOCATION IN FIELD WITH OWNER.

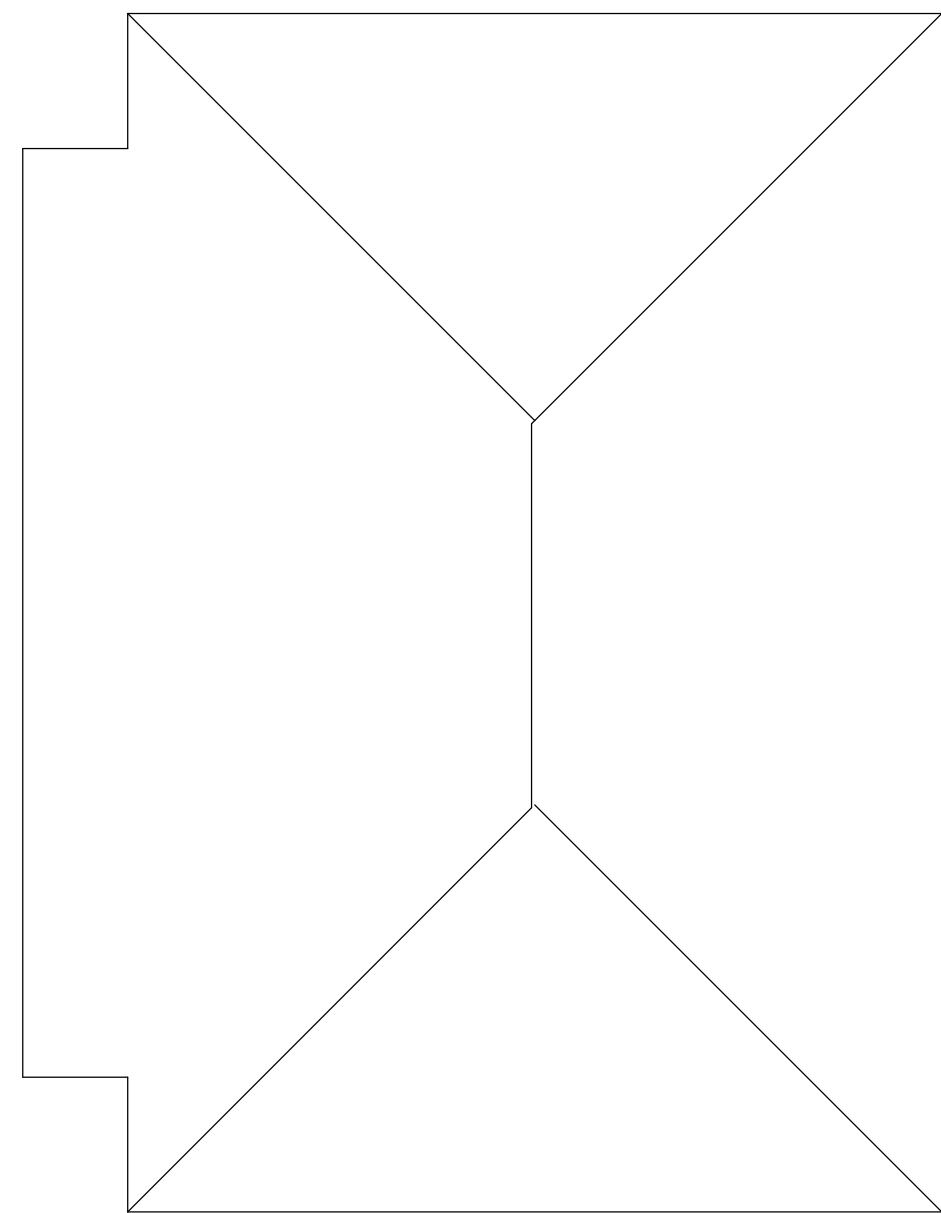
ELECTRICAL NOTES

- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVICES, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE DETECTORS: GC TO VERIFY THAT SMOKE DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GC TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOMERUNS TO BOX FOR ALL PHONE AND CABLE WIRES. PROVIDE CONDUIT FROM OUTSIDE FOR FUTURE PHONE CONNECTION. LOCATE BOX W/OWNER.
- FIXTURE HEIGHTS/WEIGHTS: GC TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH NFPA 70 - 2014 NATIONAL ELECTRIC CODE.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B), AND (C) AND FBC R3902.6.
- 75% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICIENCY (OR LED) LAMPS PER FBC - ENERGY CONSERVATION R404.

HVAC NOTES

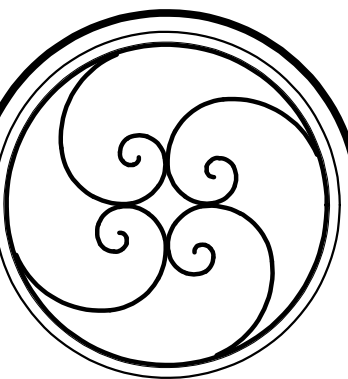
- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. HVAC EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF ANY HVAC EQUIPMENT AND CONFIRM LOCATIONS OF SUPPLY AND RETURN GRILLES, THERMOSTATS, ETC.
 - CODES: GC TO CONFIRM THAT ALL HVAC REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO SIZING OF EQUIPMENT, ENCLOSURES, EFFICIENCY RATINGS, ETC.
 - COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
 - EXHAUST FANS: PROVIDE EXHAUST FANS IN LOCATIONS INDICATED. VENT TO EXTERIOR WALL, SOFFIT, OR ROOF. VERIFY VENT LOCATIONS. PROVIDE CAPS ON EXTERIOR DESIGNED TO PREVENT "BACK FLOW."
 - PROVIDE MINIMUM 15 SEER HEAT PUMPS WITH ZONES AS FOLLOWS:
UNIT 1: FIRST FLOOR & SECOND FLOOR
- NOTE: VERIFY QUANTITY OF UNITS W/OWNER (1 UNIT SHOWN ON PLANS)
- AHUS: FOR ALL AHUS PROVIDE PVC CONDENSATE DRAINS TO THE EXTERIOR. PROVIDE CUT-OFF FLOAT SWITCH IN PAN AS BACK UP.
 - COMPRESSORS: VERIFY LOCATION OF COMPRESSORS IN FIELD.
 - VERIFY LOCATIONS OF THERMOSTATS W/OWNER PRIOR TO INSTALLATION.

This document has been electronically signed and sealed by James Pozzetta, Architect, APR/2024 on the date/time stamp shown, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SECOND FLOOR ELECTRICAL DIAGRAM

1/4"=1'-0"



SECOND FLOOR ELEC DIAGRAM	DATE
REVISIONS	
1	

THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JAMES POZZETTA. IF IT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JAMES POZZETTA.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozze1ta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: EVANS	DATE: 07/10/2022
DRAWN BY: JMP	
CHECKED BY: JMP	

EVANS RESIDENCE
1015 SOMERUELES STREET
BLOCK 11, LOT 6 OLD TOWN
FERNANDINA BEACH, FLORIDA 32034

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Board Business

REQUESTED ACTION: Consider Ordinance 2023- at First Reading.

SYNOPSIS: This ordinance recognizes the value of the City's historic streetscape to the character of Fernandina Beach as well as establishes a requirement for the city to keep an inventory of these resources; create an annual inspection/ maintenance plan; require budgeting for maintenance during the annual budget; and requiring the coordination of all relevant city departments and outside agencies in support of the preservation of the City's historic streetscape elements.

FISCAL IMPACT: This ordinance does have a fiscal impact in that it requires annual budgeting to be included for the maintenance of the historic streetscape elements. The level of annual funding to be set during the annual budget process. The ordinance also requires annual inspection of the historic streetscape elements, which will require staff time.

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Sal Cumella, Senior Planner 8/11/2023

Kelly Gibson, Planning Deputy Director

Submitted By: _____ Date: August 11, 2023
Sal Cumella, Senior Planner

COMMISSION ACTION: Approve

ORDINANCE 2023-~~XX~~

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA ESTABLISHING CITY POLICY CONCERNING THE PROTECTION, MAINTENANCE, AND PRESERVATION OF HISTORIC STREETScape ELEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Citizens of Fernandina Beach have expressed a shared community value in preserving Fernandina Beach's unique historic character; and

WHEREAS, Objective 11.01 of the City of Fernandina Beach Comprehensive Plan encourages the protection, preservation, and conservation of districts, sites, landmarks and/or structures within the City that are included on the National Register of Historic Places, or in a locally designated historic district, to ensure their protection from demolition, deterioration, reconstruction, or alteration; and

WHEREAS, Objective 11.03 of the City of Fernandina Beach Comprehensive Plan directs that the City shall continue to develop programs and policies to protect and preserve the City's historic, cultural and archaeological resources; and

WHEREAS, Policy11.06.03 of the City of Fernandina Beach Comprehensive Plan directs that the City shall utilize urban design and streetscape plans when seeking to revitalize neighborhoods, particularly for the historic districts, in order to accomplish the goals of preservation and sustainable development and to maintain the character of the neighborhood and quality of life.; and

WHEREAS, Policy11.06.04 of the City of Fernandina Beach Comprehensive Plan directs that street, sidewalk, utility and other improvements undertaken by the City in designated historic districts shall be consistent, where practical, with the historic character of those districts.; and

WHEREAS, The City of Fernandina Beach installed its first streetscape elements between 1900 and 1904 including hexagon block sidewalks, granite curbs, and concrete street markers. Centre Street was later paved with brick, which was later removed and utilized to create brick crosswalks; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, AS FOLLOWS:

SECTION 1. The City of Fernandina Beach recognizes that our historic streetscape, including hexagon block sidewalks; brick crosswalks, granite curbs, and concrete street markers add to the historic and architectural character of our community and should be preserved.

Applicability. This section applies to a traditional streetscape, subject to the limitations set forth herein, that includes one or more of the following elements:

1. Hexagon block sidewalks;
2. Granite curbs;
3. Concrete street markers; and
4. Brick crosswalks.

PURPOSE.

Hexagon block sidewalks; brick crosswalks, granite curbs, and concrete street markers add to the historic and architectural character of our community. The purpose of this section is to preserve these desirable elements, as directed by policies of the City of Fernandina Beach Comprehensive Plan.

- A. **Sidewalks.** Hexagon block sidewalks must be preserved and maintained, in the manner set forth in this section, in the following areas:
 1. All local and National Register historic districts, including districts that have received official designation or have applied for local or National Register designation and which contain hexagon block sidewalks;
 2. In areas regulated by this section, where hexagon blocks currently exist as part of the public sidewalk, the City and the adjoining property owner(s) must maintain and preserve the hexagon blocks and are prohibited from installing any alternative construction material that is different from the existing hexagon block sidewalks. The use of a decorative hexagon block surface pattern is prohibited at these locations. When street trees are to be installed adjacent to these sidewalks, proper root barrier systems will be utilized to prevent conflict.
- B. **Granite curbing.** All existing granite curbing throughout the City must be repaired or replaced in-kind. Use of concrete curbs along radii, curb cuts, and handicapped ramps to replace existing granite curbs is allowed. If granite curbing is removed where radii, curb cuts, and handicapped ramps are to be installed, the granite removed must be utilized elsewhere in the downtown area.
- C. **Concrete street markers.** All existing concrete street markers throughout the city must be repaired or replaced in-kind. Markers will retain their original appearance by being painted white with black text as necessary.
- D. **Brick crosswalks.** All existing brick crosswalks throughout the City

must be repaired or replaced in-kind.

- E. **Inventory/Mapping.** All historic streetscape elements (hexagon block pavers, granite curbs, concrete street markers, and brick crosswalks must be identified and mapped utilizing GIS. This information shall be made available to city staff and the public either as a layer on the Nassau County Property Appraiser's website or the City of Fernandina Beach website.
- F. **Budgeting.** The City will adequately budget for the maintenance of these identified historic assets during the annual budget as well as in the Capital Improvement Plan, when appropriate.
- G. **Annual Inspections/ Management Plan.** The City will create and follow a management plan to include annual inspections of these assets.
- H. **Interdepartmental and Interagency coordination.** The City will coordinate efforts affecting historic streetscape elements with all relevant departments and outside agencies. All applicable reviews and permits must be received before a project is undertaken.

SECTION 2. All ordinances or parts of ordinances and all resolutions in conflict herewith be and the same are hereby repealed.

SECTION 3. Severability. In the event that any word, phrase, clause, sentence, or paragraph hereof shall be held invalid by any court of competent jurisdiction, such holding shall not affect any other word, clause, phrase, sentence or paragraph hereof.

SECTION 4. Effective Date. This Ordinance shall take effect immediately upon enactment.

ENACTED this Xth day of MONTH, 2023.

CITY OF FERNANDINA BEACH

BRADLEY M. BEAN
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney

Date of First Reading:
Date of Publication:

FERNANDINA BEACH
MAIN STREET

To: Historic District Council

From: Lisa Finkelstein, Executive Director for Fernandina Beach Main Street

Re: Historic Downtown Streetscape

Concrete sidewalks and asphalt streets could be anywhere, but brick, granite, and hex pavers, with their texture, design, and scale, tell stories about where we are and contribute powerfully to a city's sense of place.

In Fernandina Beach, original bricks from streets installed in the early 1900's were repurposed as crosswalks, preserving history while accommodating the needs of people and cars rather than horse drawn carriages. These brick crosswalks, besides being unique and beautiful, contribute to a walkable downtown by slowing traffic with visual and audible signals to drivers.

The sidewalks installed in 1904 in Fernandina were hexagonal in shape, commonly known as hex pavers. The historical hex pavers that remain, located in front of the Nassau County Courthouse, the Lesesne House, and along Atlantic Avenue between 8th and 11th Streets, bring authenticity and charm to the downtown historic business district. The hex pavers require annual maintenance, like any sidewalk material does, but this has not been done in many years. We are now in danger of losing this valuable historic element in our streetscape.

Making streets and sidewalks from centuries past meet modern-day accessibility standards is not easy but accessibility and preservation need not be mutually exclusive. Designing sidewalks and streets that are accessible for all is an opportunity to ensure that historic neighborhoods and their place-defining materials are given the resources they need to endure and inspire for generations to come.

On behalf of Fernandina Beach Main Street and our entire city, I ask you to protect the historic streetscape elements including hex pavers, granite curbs, and concrete street markers by recommending passage of the Historic Streetscape Preservation Ordinance. The proposed Historic Streetscape Preservation Ordinance is compatible with Objective 11.01 of the City of Fernandina Beach Comprehensive Plan.

Historic hex pavers are preserved in many historic cities, including St. Petersburg, Florida, where they have an ordinance that protects them that is like the one proposed here. Even New York City has made provisions to protect many of its historic pavement materials (see links below). Once gone, these historic streetscape elements can never be replaced.

We also recommend that the City of Fernandina Beach, to maintain a sense of place that contributes to its vibrant small business-based economy, use modern hex pavers as the preferred sidewalk material within the historic downtown business district (Front Street to 8th Street, between Ash and Alachua Streets). Recent advances in materials and installation standards allow us to accommodate accessibility concerns while maintaining our historic charm and uniqueness.

The cost for material and installation compares favorably to that of stamped concrete, based on high-level cost estimates. The most significant determining factor, however, is that hex pavers are a cohesive, authentic, and scalable design standard with maintenance options that allow for ease of repair and accessibility to other services (lighting, irrigation, tree maintenance, etc.).

Modern hex pavers are currently being used in neighborhoods in Ybor City (Tampa) and Riverside (Jacksonville), among others. Tremron, a national supplier of modern hex pavers, is conveniently located nearby in Jacksonville.

In the 1970's, a visionary group of citizens joined together with city officials to save our downtown at a time when people throughout the country were abandoning downtowns to shop at suburban malls. Long time residents remember a time when empty storefronts were part of the downtown Fernandina streetscape. We have an opportunity today to come together to preserve our remaining public historic assets and ensure that new streetscape projects add to our sense of place.

Resources:

[St. Petersburg Historic Preservation](#)

[Toward Accessible Historic Streetscapes: A Study of New York City's Belgian Block Heritage](#)

A M E L I A I S L A N D
MUSEUM OF HISTORY



August 11, 2023

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

RE: Historic Streetscape Preservation Ordinance

Dear Commissioners,

This letter is written in support of the City of Fernandina Beach's Historic Streetscape Preservation Ordinance 2023-XX.

In 2002 Amelia Island was named by the National Trust for Historic Preservation as one of the Dozen Distinctive Destinations in the U.S. because of its unique history and its efforts to preserve our past. This ordinance will help preserve that uniqueness by recognizing the value of the City's historic streetscape which characterizes our historic downtown and separates it from more generic and modern visages.

The Amelia Island Museum of History for over 45 years has been a place of opportunity and boasts a membership of over 400 people who are concerned with preserving and celebrating our area's rich history. It is in this capacity that we are lending our support to the City of Fernandina Beach in its continuing efforts to protect this special and unique place that has played a role for well over 200 years in the history of Amelia Island and the State of Florida.

Thank you very much for your careful consideration of the Historic Streetscape Ordinance and the great potential it has in safeguarding our downtown heritage.

Sincerely,

Phyllis E. Davis
Executive Director

RESOLUTION NO. 827

RESOLUTION AUTHORIZING THE EXECUTION
OF THE JOINT MAINTENANCE AGREEMENT
BETWEEN THE STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION AND
THE CITY OF FERNANDINA BEACH, FLORIDA

On motion of Vice Mayor Sapp, seconded by
Commissioner Roberts, the following Resolution was adopted:

WHEREAS, the CITY OF FERNANDINA BEACH, FLORIDA, deems
it in the public interest to enter into the attached agreement
with the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION relative
to Maintenance of Said Project with the STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION on State Project No. 74060,
Work Program Item No. N/A, and Location Description:
Between 8th and 11th Streets.

NOW, THEREFORE, be it resolved by the CITY OF FERNANDINA
BEACH, FLORIDA, that:

1. That the CITY OF FERNANDINA BEACH concurs in the
provisions of that certain agreement attached hereto pertaining
to the CITY OF FERNANDINA BEACH participation with the DEPARTMENT OF
TRANSPORTATION in the project described above.

2. That the CITY OF FERNANDINA BEACH authorizes the said
agreement to be executed by a legally designated officer of this
public body.

STATE OF FLORIDA
CITY OF FERNANDINA BEACH

I HEREBY CERTIFY that the foregoing is a true and correct
copy of a Resolution adopted by the CITY OF FERNANDINA BEACH at a
meeting held on the 21st day of October, A.D., 1986 and
recorded in its minutes.

IN WITNESS WHEREOF, I hereunto set my hand and official
seal this th day of January, 1987.

ATTEST: Vicki P. Wingate
(Seal)

BY: Vicki P. Wingate
City Clerk

HEXAGONAL PAVERS

MEMORANDUM OF AGREEMENT

THIS AGREEMENT, made and entered into this 29th day of July, 1986, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, a component Agency of the State of Florida, hereinafter called the "Department", and the CITY OF FERNANDINA BEACH, a municipal corporation in Nassau County, Florida, existing under the laws of the State of Florida, hereinafter called the "CITY".

W I T N E S S E T H:

WHEREAS, the parties hereto wish to relevel and/or replace the hexagonal pavers in the sidewalk areas at State Road 200 (Atlantic Avenue) with same and maintain.

WHEREAS, the parties desire to delineate the responsibilities for the installation and maintenance thereof;

NOW, THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

- 1.) The City will relevel and/or replace the pavers (pavers are concrete in texture, thickness 1" with colors of white and black and hexagonal in shape) fronting on State Road 200 (Atlantic Avenue) between 8th Street and 11th Street with same style pavers which maintains the features. All such installations shall be made under the supervision of and to the satisfaction of the Department.
- 2.) Following the installation thereof, the City agrees to maintain the sidewalks, including any appurtenances, if applicable, and replacement hereof, to the Department's standards following the Department's recommendations as to procedure and safety, at the sole expense of the City.
- 3.) If at any time after the City has assumed the maintenance responsibility as above-mentioned, it shall come to the attention of the Department's Director of Maintenance that the project or a part thereof is not being properly maintained pursuant to the terms of this Agreement, said Director of Maintenance may at his option issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter in care of

Ferris B. Jones, City Manager, 204 Ash Street, Fernandina Beach, Florida, 32034, to place said City on notice thereof. Thereafter the City shall have a period of ninety (90) days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period the Department may at its option, proceed as follows:

- (a) Maintain said pavers for the entire length within the limits of said project with the Department or Contractor's personnel and charge the City for the reasonable value of said work; or
 - (b) Remove, by Department or Contractor's personnel, all of the pavers installed by the City and replace it with the standard sidewalks and install at the expense of the Department of Transportation.
- 4.) It is understood between the parties hereto that the pavers covered by this Agreement may be removed, relocated or adjusted at any time in the future as found necessary by the Department in order that the adjacent state road may be widened, altered or otherwise changed to meet with future criteria or planning of the Department.
- 5.) The City of Fernandina Beach shall indemnify, defend, save and hold harmless the Department and all of it's offices, agents, or employees from all suits, actions, claims, demands, liability of any nature whatsoever arising out of, because of, or due to breach of this Agreement by the City of Fernandina Beach, it's subconsultants, agents or employees or due to any negligent act or occurrence or omission or commission of the City of Fernandina Beach, it's subconsultants, agents or employees. Neither the City of Fernandina Beach nor any of it's agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the DEPARTMENT or any of it's officers, agents, or employees.
- 6.) It is specifically understood and agreed that this indemnification agreement does not cover or indemnify the Department for its sole negligence or breach of contract.
- 7.) The Department's Director of Maintenance shall decide all questions, difficulties and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution or fulfillment of the services hereunder and the character, quality, amount and

value thereof; and his decision upon all claims, questions and disputes shall be final and conclusive upon the parties hereto.

8.) This Agreement is nontransferable and nonassignable in whole or in part without written consent of the Department. Either party shall have the right to cancel this Agreement upon thirty (30) days written notice.

IN WITNESS WHEREOF the parties have caused these presents to be executed the day and year first above written.

SIGNED, SEALED and DELIVERED
in the PRESENCE of:

Edmund D. Carr

Sandra H. Richards

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

BY: [Signature]

Deputy Assistant Secretary

ATTEST: _____

Its: _____

Approved as to Form:

Wesley R. Poole
WESLEY R. POOLE
City Attorney

CITY OF FERNANDINA BEACH

BY: [Signature]

Charles L. Albert, Jr.
Mayor

ATTEST: [Signature] (SEAL)

Vicki P. Wingate
City Clerk



D.O.T. FISCAL APPROVED

FEB 16 1987

Approved

[Signature]
Attorney - D.O.T.

RE: Cancellation of Sidewalk Maintenance Agreement (Resolution 2023-105)

Charles George <cgeorge@fbfl.org>

Tue 6/20/2023 3:01 PM

To: mikespino@bellsouth.net <mikespino@bellsouth.net>; Salvatore Cumella <scumella@fbfl.org>

Cc: Kelly Gibson <kgibson@fbfl.org>; Tammi Bach <tbach@fbfl.org>; Lorelei Jacobs <ljacobs@fbfl.org>; lisa@mainstreet.com <lisa@mainstreet.com>; Jeremiah Glisson <jglisson@fbfl.org>

The cancellation of the FDOT agreement is actually in the City's best interest. This 1987 agreement stated that the City is responsible for the maintenance in the right-of way with the statement that if the City did not perform the maintenance, the State would perform the maintenance by "installing standard sidewalks." The agreement states that either party can cancel this agreement upon thirty days written notice.

Cancelling this agreement takes away the State's authority to install their standard sidewalk and allows the City to place what it chooses to utilize as the sidewalk material.

With this said, as the City Engineer, I am still opposed to hexagonal pavers that do not have a concrete slab underneath to maintain the paver integrity and elevation to meet the ADA criteria.

Staff is currently developing a bid document to receive prices from contractors on both the hexagonal pavers on a compacted granular base and hexagonal pavers on a concrete slab so that the costs can be truly identified.

Charles George
Interim City Manager
City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida 32034
(904) 310-3101 | cgeorge@fbfl.org
www.fbfl.us



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: mikespino@bellsouth.net <mikespino@bellsouth.net>

Sent: Tuesday, June 20, 2023 2:36 PM

To: Salvatore Cumella <scumella@fbfl.org>; Charles George <cgeorge@fbfl.org>

Cc: Kelly Gibson <kgibson@fbfl.org>; Tammi Bach <tbach@fbfl.org>; Lorelei Jacobs <ljacobs@fbfl.org>; lisa@mainstreet.com

Subject: RE: Cancellation of Sidewalk Maintenance Agreement (Resolution 2023-105)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Mr. George,

I respectfully ask that we pause action on the maintenance agreement till the HDC, Mainstreet and the Preservation Foundation have time to consider our options and provide input.

Best regards,

ms

From: Salvatore Cumella <scumella@fbfl.org>

Sent: Tuesday, June 20, 2023 10:59 AM

To: Charles George <cgeorge@fbfl.org>

Cc: Kelly Gibson <kgibson@fbfl.org>; Tammi Bach <tbach@fbfl.org>; mikespino@bellsouth.net

Subject: Cancellation of Sidewalk Maintenance Agreement (Resolution 2023-105)

Importance: High

Good Morning Mr. George,

I am writing to formally express my concern about Item 6.5 *Resolution 2023-105 Cancellation of Sidewalk Maintenance Agreement* that is on this evening's (6/20/23) City Commission meeting. I am concerned that this is a knee-jerk reaction to an incident that occurred this spring and has not been properly vetted, and its negative consequences fully considered.

The State of Florida's Certified Local Government (CLG) program links three levels of government -federal, state and local- into a preservation partnership for the identification, evaluation and protection of historic properties. As a CLG (established in 1997 and recertified yearly) designated Certified Local Government (CLG), the City of Fernandina Beach has a Preservation Program (located within the Department of Planning and Conservation) and Historic District Council to handle preservation matters at the local level rather than having them go through the Division of Historical Resources, as is done with non-CLG cities.

I am aware that there has been some confusion and misunderstanding as to what the role of our preservation program is within the City. Below are a few important sections of our Land Development Code that relate to the purpose and function of the program and the Council.

LDC 8.00.01 HISTORIC DISTRICT COUNCIL INTENT

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;

B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;

C. Foster awareness and pride in the accomplishments and events of the City's past;

D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;

E. Stabilize and improve property values and encourage compatible redevelopment;

F. Enhance the visual and aesthetic character of the City; and

G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

LDC 8.00.02 HISTORIC DISTRICT COUNCIL PURPOSE

In addition to protecting and preserving the historic, cultural and archaeological resources of Fernandina Beach, the City Commission declares its intention to maintain the City of Fernandina Beach Certified Local Government status with the Florida Division of Historic Resources. The City shall comply with the rules and regulations of the Division of Historic Resources pursuant to the Certified Local Government program.

LDC 8.02.02 HISTORIC DISTRICT ROLES AND RESPONSIBILITIES

The HDC shall have the duty and responsibility to:

C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

J. Evaluate and comment upon proposals pending before other public agencies affecting the physical development and land use patterns in or around historic landmarks, sites, or districts.

The 1986 *Sidewalk Maintenance Agreement* was put into place after the 1985 Historic Resource Survey was completed which identified buildings, structures, and landscapes that date to Fernandina's period of significance (1850-1926) and contribute to the history and culture that makes Fernandina Beach unique. Understanding that some of these features such as hexagonal sidewalk pavers, granite curbs, and concrete street markers lie within Florida Department of Transportation rights-of-way on Atlantic Avenue, the City entered into the maintenance agreement with FDOT, which is common in historic cities. This is necessary, as roadways within FDOT control must conform to DOT standards if a maintenance agreement is not in place.

Just as our leaders in 1986 understood the shared cultural value that Fernandina places on its history and character, the citizens of Fernandina Beach echoed those shared values in the creation of the City's current Vision Statement:

"The City of Fernandina Beach is a historic barrier island community that maintains its small-town quality of life by protecting its rich array of natural, cultural, and historic resources..."

In fact, **preservation of character** was one of the top themes identified as important to citizens in the Vision 2045 process with one of the goals being "ensuring preservation and upkeep of historic assets." I strongly believe that we need to be asking ourselves how ALL decisions of the city support the City's Vision Statement. Through this lens, we can make better decisions that are in keeping with the long-term vision for Fernandina Beach.

It is recognized that maintenance is needed on the sidewalks along Atlantic Avenue, but this CAN be achieved without wholesale removal of the streetscape elements. One of the advantages of being a CLG is our lessened requirements for state grant funding. It is my hope that going forward the preservation program can be a more integral part of discussions and solutions related to our historic assets. The program is here as a resource to support these functions.

As this resolution has not been vetted by staff or gone before the Historic District Council for comment, I respectfully request that Resolution 2023-105 be pulled from this evening's agenda. When you are available, I would like to sit down and have a conversation about this project as

well as our preservation program as a whole. I believe there needs to be some type of education about what Fernandina's preservation program is for staff, the Commission, as well as the public and would like to get your thoughts on what that might look like.

Thank you in advance for your consideration of this important issue.

Best,

-Sal

Salvatore Cumella
Senior Planner/Preservation Planner
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
(904) 310-3483 | scumella@fbfl.org
www.fbfl.us



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



**ACTION TAKEN
FERNANDINA BEACH CITY COMMISSION
REGULAR MEETING
JUNE 20, 2023**

1. CALL TO ORDER 6:00 PM

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE / INVOCATION

The invocation was given by Reverend John Kasper of Blackrock Baptist Church.

4. PRESENTATION/PROCLAMATION

4.1 **PRESENTATION - MISS FERNANDINA BEACH TEEN USA ISABELL STURGES** - *Miss Fernandina Beach Teen USA Isabell Sturges provided an update on the prestigious recognition and awards she recently received at the Miss Florida Teen USA Pageant. Vice Mayor Sturges, Isabell's father, presented her with a letter of congratulations.*

4.2 **PROCLAMATION - "JUNETEENTH"** – *Mayor Bean read the Proclamation in full recognizing June 19, 2023 as "Juneteenth" commemorating the official end of slavery in 1865. 4 The Culture Board of Directors Chairman Wendall McGahee was in attendance to accept the Proclamation.*

4.3  **BUDGET SUMMARY** - *Comptroller Pauline Testagrose reviewed the budget summary for May 2023, and was available to answer any questions.*

5. The following two items were on the Consent Agenda and approved by one motion:

5.1 **SCRIVENER'S ERROR CORRECTION - PASSERO WORK ORDER 23-100 -TAXIWAY A - RESOLUTION 2023-85 APPROVING PASSERO WORK ORDER 23-100 FOR ENGINEERING DESIGN, BID PHASE SERVICES, AND DBE PLAN UPDATE FOR THE TAXIWAY A REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$185,600; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Corrects the work order described in the third whereas clause to match the work described in the Resolution title.*

ACTION TAKEN: 5-0 Approved

5.2 **AUTHORIZATION TO DEFEND - ASHLEY SINGLETARY - RESOLUTION 2023-100 AUTHORIZING THE CITY ATTORNEY TO DEFEND THE CITY IN CERTAIN LITIGATION; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Authorizes the City Attorney to work with the City claims administrator to defend the City of Fernandina Beach in the matter of Ashley Singletary v. City of Fernandina Beach, Case No: 23-CA-236, in the Fourth Circuit Court in and for Nassau County, Florida.*

ACTION TAKEN: 5-0 Approved

6. RESOLUTIONS

6.1 **CONCEPTUAL APPROVAL - AMELIA ISLAND BEACH PARK HARMONIZATION CONCEPTUAL PLAN - RESOLUTION 2023-101 APPROVING THE AMELIA ISLAND BEACH PARK HARMONIZATION CONCEPTUAL PLAN; AUTHORIZING NEGOTIATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: Approves the conceptual plan for the Amelia Island Beach Park Harmonization Conceptual Plan.*

ACTION TAKEN: 5-0 Approved as amended

- 6.2 **VOLUNTARY ANNEXATION AGREEMENT - 123 HIRTH ROAD AND 96030 SOMERSET DRIVE** - RESOLUTION 2023-102 APPROVING THE EXTENSION OF WASTEWATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE-HUNDRED-TWENTY-ONE (121) PARCELS CONTAINING APPROXIMATELY 20.89 ACRES OF LAND LOCATED AT 123 HIRTH ROAD AND 96030 SOMERSET DRIVE, ALSO IDENTIFIED AS MARSH COVE AND SOMERSET APARTMENTS/CONDOS, AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Authorizes the extension of wastewater services to the property owner identified whose properties are located within 123 Hirth Road and 96030 Somerset Drive, Parcel Numbers listed within Exhibit A and also approves the Voluntary Annexation Petition.*
ACTION TAKEN: 5-0 Approved
- 6.3 **VOLUNTARY ANNEXATION AGREEMENT - 2323 CLINCH DRIVE** - RESOLUTION 2023-103 APPROVING THE EXTENSION OF WATER AND WASTEWATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE PARCEL CONTAINING APPROXIMATELY 0.48 ACRES OF LAND LOCATED AT LOT 8, 2323 CLINCH DRIVE, AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Authorizes the extension of water and wastewater services to the property owner identified whose property is located at 2323 Clinch Drive, Parcel Number #00-00-30-0660-0008-0000 and also approves the Voluntary Annexation Petition.*
ACTION TAKEN: 5-0 Approved
- 6.4 **AWARD OF BID 23-10 - DIXIE CONTRACT CARPET, INC** - RESOLUTION 2023-104 AWARDED ITB 23-10 TO DIXIE CONTRACT CARPET, INC. FOR FLOORING INSTALLATION SERVICES: AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Awards Bid 23-10 to Dixie Contract Carpet, Inc. for the installation of flooring in various City facilities.*
ACTION TAKEN: 5-0 Approved
- 6.5 **CANCELLATION OF SIDEWALK MAINTENANCE AGREEMENT** - RESOLUTION 2023-105 REPEALING RESOLUTION 827 AND DIRECTING THE INTERIM CITY MANAGER TO SEND NOTICE CANCELING THE MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR A PORTION OF ATLANTIC AVENUE SIDEWALKS DATED JULY 29, 1986; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Directs the Interim City Manager to send written notice to cancel the 1986 sidewalk maintenance agreement between FDOT and the City of Fernandina Beach for Atlantic Avenue.*
ACTION TAKEN: 5-0 Approved
- 6.6 **SETTLEMENT AGREEMENT - KUDZUE 3 TRUCKING, INC** - RESOLUTION 2023-106 APPROVING A SETTLEMENT AGREEMENT WITH KUDZUE 3 TRUCKING, INC. FOR ADDITIONAL COSTS ASSOCIATED WITH THE RESURFACING AND STRIPING PROJECT; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a settlement agreement with Kudzue 3 Trucking, Inc., in the amount of \$34,850 for overages incurred with the streets resurfacing and striping project.*
ACTION TAKEN: 5-0 Approved
- 6.7  **AGREEMENT APPROVAL - FLOCK SAFETY GROUP** - RESOLUTION 2023-107 APPROVING A 5-YEAR CONTRACT WITH THE FLOCK SAFETY GROUP SECURING PRICING FOR LICENSE PLATE READERS AND SOFTWARE; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a 5-year agreement with the Flock Safety Group to purchase license plate readers and video cameras.*

ACTION TAKEN: 5-0 Approved

- 6.8 **AGREEMENT APPROVAL - KIMLEY HORN AND ASSOCIATES, INC., - RESOLUTION 2023- 108** APPROVING AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC FOR ENGINEERING, DESIGN, AND PERMITTING FOR THE WATERFRONT RESILIENCY PROJECT; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the agreement for engineering and design of the downtown seawall project.*
ACTION TAKEN: 5-0 Approved

7. ORDINANCE - SECOND READING

- 7.1  **WASTE MANAGEMENT FRANCHISE AGREEMENT** – City Attorney Bach read ORDINANCE 2023-10 by title only, which was as follows: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, REPEALING ORDINANCE 2018-10 EFFECTIVE JANUARY 14, 2024; PROVIDING A NEW EXCLUSIVE FIVE-YEAR FRANCHISE TO WASTE MANAGEMENT INC. OF FLORIDA EFFECTIVE JANUARY 15, 2024, FOR THE COLLECTION AND DISPOSAL OF ALL RESIDENTIAL AND COMMERCIAL TRASH, GARBAGE, AND OTHER REFUSE AND PROVIDING FOR THE COLLECTION OF RESIDENTIAL RECYCLABLE MATERIALS WITHIN THE CITY LIMITS; FURTHER PROVIDING FOR DEFINITIONS; GRANT OF FRANCHISE; LIMITS OF FRANCHISE; TERM OF FRANCHISE; FRANCHISE CONSIDERATION; ASSIGNMENT; BANKRUPTCY OR INSOLVENCY; DEFAULT; RATE CHANGES AND RIGHT OF FIRST REFUSAL; PUBLIC NOTICES AND EDUCATION SERVICES; RESTORATION; COMPLIANCE WITH LAWS; LIABILITY INSURANCE, HOLD HARMLESS, WORKERS COMPENSATION; PERFORMANCE BOND; RIGHT TO REQUIRE PERFORMANCE; DISPUTE RESOLUTION; OPERATIONS DURING DISPUTE; STANDARD OF PERFORMANCE; CURBSIDE RECYCLABLE MATERIALS COLLECTION AND DISPOSAL; RECYCLING PROGRAM; COLLECTION SERVICES AND OPERATIONS; OFFICE HOURS; COLLECTION EQUIPMENT; DISPOSAL; ROUTES AND SCHEDULES; GRANTEE PERSONNEL; SPILLAGE AND LITTER; STORMS AND FORCE MAJEURE EVENTS; NONDISCRIMINATION PROVISION; RATES, CHANGES, BILLING AND AUDITS; MISCELLANEOUS PROVISIONS; PUBLIC RECORDS LAW AND OBLIGATIONS; REPEAL OF SECTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a five-year franchise agreement beginning January 15, 2024, with Waste Management Inc of Florida for solid waste and recyclables.*
ACTION TAKEN: 5-0 Approved

- 7.2 **RIGHT-OF-WAY VACATION - PORTION OF THE UNIMPROVED POMPANO STREET - ORDINANCE 2023-23** APPROVING THE VACATION OF PUBLIC RIGHT OF WAY FOR A PORTION OF THE UNIMPROVED POMPANO STREET RIGHT-OF-WAY BETWEEN TROUT STREET AND DOLPHIN STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the vacation of an approximately 142 feet by 50 feet section of the unimproved Pompano Street right of way to allow for future skate park improvements.*
ACTION TAKEN: 5-0 Approved as amended

8. BOARD APPOINTMENT

- 8.1 **AMELIA RIVER WATERFRONT COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD** - *One appointment.*
ACTION TAKEN: 5-0 Approved (Appointment of Jenny Schaffer)

9. **PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA:** The following individuals spoke to this item: Sheila Cocchi

10. CITY MANAGER REPORTS

TRAFFIC: Interim City Manager George proposed an alternate route and parking area for incoming tour buses to alleviate congestion and promote traffic and pedestrian safety. *The consensus of the Commission was to direct staff to implement the new traffic pattern and designate loading/unloading zones and parking areas.*

BEACH: Interim City Manager George requested consensus on allowing a permit for a second horseback riding company to allow nine horses on the beach. *The consensus of the Commission was to discuss this item further at a future meeting.*

11. CITY ATTORNEY REPORTS:

DECISION: City Attorney Bach reported on the Compass Group negotiation and is anticipating an impending settlement.

LEGISLATION: Commissioner Ross gave a presentation on recently passed legislation regarding the live local act and its potential impact within the City.

12. CITY CLERK REPORTS – City Clerk Best had no reports.

13. MAYOR/COMMISSIONER COMMENTS

EVENT: Commissioner Ross attended the recent Pride and Juneteenth events.

BUDGET: Commissioner Ross supports impact fees due to them not being taxes levied on all property owners and advocated for more roll back rate discussion and funding for capital improvements in fiscal year 2023/2024.

BUDGET: Commissioner Ayscue expressed confidence that the fiscal year 2023/2024 budget will not be negatively affected by adopting the rollback rate.

EVENT: Commissioner Sturges enjoyed the well-attended community supported Juneteenth event.

BUDGET: Commissioner Sturges assured the fiscal year 2023/2024 rollback rate budget will be reviewed and is confident its adoption will reduce fees and taxes.

CONGRATULATIONS: Mayor Bean congratulated the district champion Babe Ruth 11 Under Allstars who will compete in the state tournament June 29-July 2 and wished them well.

CONGRATULATIONS: Mayor Bean congratulated Hot Paws proprietor Octavio Martinez and his dog, Rey, for their recent win at the prestigious Westminster Kennel Club Dog Show.

THANK YOU: Mayor Bean read a citizen's text commending Sergeant Jon Hepler and other Police Officers for their professionalism and enthusiastic participation in the Juneteenth event.

14. ADJOURNMENT 7:19 PM

RE: Peppers Parking Lot Lighting

Michelle Forstrom <mforstrom@fbfl.org>

Tue 8/8/2023 12:28 PM

To: mikespino@bellsouth.net <mikespino@bellsouth.net>; CEAB 5 <CEAB5@fbfl.org>; CEAB 3 <CEAB3@fbfl.org>; nicolemkress@gmail.com <nicolemkress@gmail.com>; bernardthompson200@gmail.com <bernardthompson200@gmail.com>; Andy Fotiades <andyfotiades@aol.com>; Barb Kent <bktours@comcast.net>; rcstines@gmail.com <rcstines@gmail.com>

Cc: George Wells <gwells@fbfl.org>; Crystal Turner <cturner@fbfl.org>; Salvatore Cumella <scumella@fbfl.org>

Mike,

Officer Wells and I met with the manager last night. We made some suggestions to bring the property into compliance. We will revisit the property when requested adjustments have been made.

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida 32034
(904) 310-3441 | mforstrom@fbfl.org
www.fbfl.us



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: mikespino@bellsouth.net <mikespino@bellsouth.net>

Sent: Tuesday, August 8, 2023 11:09 AM

To: CEAB 5 <CEAB5@fbfl.org>; CEAB 3 <CEAB3@fbfl.org>; nicolemkress@gmail.com; bernardthompson200@gmail.com; Andy Fotiades <andyfotiades@aol.com>; Barb Kent <bktours@comcast.net>; rcstines@gmail.com

Cc: Michelle Forstrom <mforstrom@fbfl.org>; George Wells <gwells@fbfl.org>; Crystal Turner <cturner@fbfl.org>; Salvatore Cumella <scumella@fbfl.org>

Subject: Peppers Parking Lot Lighting

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Code Enforcement Board Members,

As a resident of downtown and a member of the Historic District Council I write to express my objections to the lighting shining out of Peppers parking lot and onto the surrounding neighborhood. I understand that the CEB recently heard a complaint about the parking lot lighting at Peppers. These lights are shining well over the property line and into the neighborhood. This situation is out of compliance with the LDC and must be remedied. These lights are intrusive and inappropriate for the Historic District.

Please fix it.

Mike Spino
317 S. 5th St.
Fernandina Beach, FL