AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 16, 2024
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 March 21, 2024.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **HDC 2024-0006 - MIRANDA ARCHITECT, AGENT FOR CENTRE & FOURTH LLC, 15 S. 4TH STREET**
CONCEPTUAL Certificate of Approval (COA) to construct a 2-story mixed-use commercial structure. *(Quasi-Judicial)*

5.2 **HDC 2024-0007 - MIRANDA ARCHITECT, AGENT FOR RUTH MAESTRE, 11 S. 7TH STREET**
FINAL Certificate of Approval (COA) to construct additions in rear of principal structure. *(Quasi-Judicial)*

5.3 **HDC 2024-0008 - TILTON CONSTRUCTION SERVICES, AGENT FOR BLUE HERON INN BNB LLC, 102 S. 7TH STREET**
Certificate of Approval (COA) to replace front decking with TimberTech Landmark hardwood, replace vinyl siding with Hardie to match, and repaint to match. *(Quasi-Judicial)*

5.4 **HDC 2024-0009 - SEVERANCE CUSTOM HOMES, AGENT FOR JEANNE FOX, 211 S. 7TH STREET**
Certificate of Approval (COA) to construct an accessory structure (freestanding pergola). *(Quasi-Judicial)*

5.5 **HDC 2024-0010 - CITY OF FERNANDINA BEACH, 204 ASH STREET**
Certificate of Approval (COA) to modify brick wall on north side of City Hall parking area. *(Quasi-Judicial)*

6. BOARD BUSINESS

6.1 FDOT May 28, 2024 meeting.

6.2 Public Art: Permanent and Temporary Art Process - Added to Historic District Council Role and Responsibility when located in the Historic Districts or CRA

7. STAFF REPORT

7.1 Approved Staff Certificates of Approval - March 2024.

7.2 Approved Staff Certificates of Approval - April 2024.

7.3 Downtown and CRA Design Guidelines Update and Next Steps

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, JUNE 20, 2024.

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.

DRAFT

MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MARCH 21, 2024
5:00 PM
CITY HALL COMMISSION
CHAMBERS 204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

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

Member Absent: None

Others Present: Kelly Gibson, Planning & Conservation Deputy Director
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Spino announced the resignation of Member Norman. He noted that Member Kosack will recuse herself from case 2023-0113 item 4.2 and seated Member Filkoff as a voting member for this case only.

All Members except for Member Poynter and Vice-Chair Esclusa disclosed ex parte communications.

Ms. Bach explained the Quasi-Judicial procedures and appeals process.

Ms. McCann administered the oath to all parties that wished to give testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of January 18, 2024.

Member Pozzetta noted that he recused himself from case 2023-0112 which was item 5.1 and not 4.1. He also noted a correction to his comment mentioning that a window was actually rotated 180 degrees, not 90 degrees.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Vice-Chair Esclusa, to approve the Minutes from the Regular Meeting of January 18, 2024, as amended.

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

4. OLD BUSINESS

4.1 HDC 2023-0080 - MICHAEL STAUFFER ARCHITECT, AGENT FOR CHRISTOPHER + ELIZABETH NELSON, 614 BEECH STREET

FINAL Certificate of Approval (COA) to remove shed, replace window with French Door, add deck on west side, screen porch on east side, and replace front porch steps and walkway with brick. *(Quasi-Judicial)*

Ms. Gibson confirmed that this project already received conceptual approval and was awarded a variance back in February 2023. She then presented the Staff Analysis Report and recommended final approval with conditions that wooden steps remain on the front porch. She also added that extension of the variance was approved for a 6-month period.

Board Members asked questions to Staff.

Michael Stauffer, 422 S. 6th Street, addressed comments from the Board regarding the variance extension and the opinion regarding wooden steps. He requested that the Board consider changing the material to brick.

Board Members spoke about the reasoning of the applicant behind replacing the front steps and the change in material.

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

Board Discussion was opened.

Members spoke about design and materials.

After Board discussion, Chair Spino confirmed that the flooring of the porch and its railing will remain, that the steps will be replaced with brick, and that the 2 railing wings will be removed.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack, to approve HDC case 2023-0080 as presented with conditions that front step material be allowed to be changed to brick; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0080, as presented, is substantially compliant with the Comprehensive Plan, 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.

For the record, Chair Spino clarified the reasoning behind the approval as there are many properties with brick steps along Beech Street, that there is evidence that the wooden steps are non-historic, and that there is also evidence of previous masonry steps from the side porch.

4.2 HDC 2023-0113 - MIRANDA ARCHITECT, AGENT FOR DEAN PEARSON, 112 S. 10TH STREET

FINAL Certificate of Approval (COA) to remove additions, restore wood siding and wood windows, construct 600 SF addition and 1000 SF covered porch, construct new 1.5-story accessory dwelling and storage shed. *(Quasi-Judicial)*

At this time, Member Kosack recused herself from this case. Chair Spino seated Member Filkoff as a voting member for this case only.

Ms. Gibson noted that this case was conceptually approved with some modification provided in January 2024. She then presented the Staff Report Analysis and recommended final approval.

Vice-Chair Esclusa inquired about the allowance of 8-foot fencing. Ms. Gibson confirmed that 8-foot fencing is allowed because of the Central Business District (CBD) zoning.

Member Poynter asked Staff if she was concerned with the scale of the project. Ms. Gibson explained her rationale behind the acceptable scaling.

Member Filkoff inquired about some items from the HDC Guidelines, specifically on page 104 relating to item 2. *Limit of Size of new additions*, item 3. *Respect the scale, massing*, and item 6. *Respect the existing historic character*.

Jose Miranda, Miranda Architect, 309 ½ Centre Street, addressed Member Filkoff's concerns and spoke of the scaling of the new structures. He defended the design drawings which were created according to the Guidelines. He confirmed the reduction of the height of the accessory structure by 8 inches, the addition of 1 window (from 3 to 4), and the stucco material for the siding.

Adam Kaufman, 116 S. 10th Street, neighbor to the Pearson property, spoke of his concerns regarding the scaling of the new structures and the impact of the project on the character of the neighborhood. He also read from written comments. A copy of these comments was provided to Board Members. He finally asked the Board to deny this request.

D. Torre Kaufman, 116 S. 10th Street, neighbor to the Pearson property, voiced concerns about the proximity of the new structure and spoke of the history of her house and neighboring houses.

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

Board Discussion was opened.

Board Members discussed the main concerns being the scaling of the addition and the south wall.

Mr. Miranda provided a comparison of the current and new designs.

Mr. & Mrs. Kaufman, 116 S. 10th Street, both spoke again and brought up concerns mainly about the side setback and future solar panels.

Chair Spino provided comments to the Board and opined that the character of the neighborhood is not affected.

Vice-Chair Esclusa concluded that his only concern would be the south facade.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Esclusa, to approve HDC case 2023-0113 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0113, as presented, is substantially compliant with the Comprehensive Plan, 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.

4.3 HDC 2023-0089 - MIRANDA ARCHITECT, AGENT FOR 101 CENTRE STREET LLC, 101 CENTRE STREET

Update with minor amendment to previously approved Certificate of Approval (COA) with new scope of work to restore the exterior facade, to include new stucco, new trim, and new windows. *(Quasi- Judicial)*

At this time, Member Kosack returned as a voting member.

Ms. Gibson presented the Staff Analysis Report and recommended approval.

Jose Miranda, Miranda Architect, 309 ½ Centre Street, gave updates regarding the project and noted that this would no longer be a restaurant and that they would pursue the phase 1 restoration of the project which includes the storefront façades restoration and new windows. He also noted that the front door would be changed to temporary doors. He then spoke of the failure of the north wall which will be demolished and reconstructed.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Esclusa, to approve amendments to HDC case 2023-0089 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0089, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant approval of the amendments at this time.

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

4.4 HDC 2023-0091 - MIRANDA ARCHITECT, AGENT FOR STARK BUILDING LLC, 202 CENTRE STREET
Amendment to previously approved Certificate of Approval (COA) Emergency (Quasi-Judicial)

Ms. Gibson noted that this case was previously approved, and that emergency actions had been requested by Mr. Miranda.

Jose Miranda, Miranda Architect, 309 ½ Centre Street, spoke of the project and addressed the needed emergency attention to the failure of the front west façade and explained the corrective actions regarding rotten steel beams and degraded cast irons. He noted that there is no materials or mark ups that can be salvaged.

Member Filkoff voiced gratitude and appreciation for the work and financial investments put into protecting these buildings.

Public Hearing was opened and then closed with nobody wishing to speak.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Esclusa, to approve Emergency Action to HDC case 2023-0091 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0091, as presented, is substantially compliant with the Comprehensive Plan, 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.

5. NEW BUSINESS

5.1 HDC 2024-0002 - NOCCA CONTRACTING, LLC, AGENT FOR DREW + ELIZABETH RICE, 30 N. 6TH STREET
FINAL Certificate of Approval (COA) to demolish a garage, construct a retaining wall, install a new swimming pool and pool deck, and install fencing. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Analysis Report and recommended Final approval. She confirmed that fencing material, tile and lighting details have been provided.

Donald Garner, pool contractor, representative for NOCCA, spoke of the scope of the project.

Board Members asked about driveway location, parking area, and fencing.

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

Board Members discuss the concern of not having final scaled drawings. Ms. Gibson addressed the Board and voiced that she was comfortable with the project meeting all required guidelines.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Poynter, to approve HDC case 2024-0002 as presented with the condition that applicant provide final scaled architectural plans to Staff to review for compliance with respect to setbacks and height; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0002, as presented, is substantially compliant with the Comprehensive Plan, 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.

5.2 HDC 2024-0003 - A1A SOLAR CONTRACTING, INC, AGENT FOR JEAN GOULDEN, 315 S. S. 7TH STREET
FINAL Certificate of Approval (COA) to install 17 solar panels on the rear of the principal structure. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Analysis Report and recommended final approval.

Cliff Little, A1A Solar, 410 Cedar Street, presented the scope of work and location of the panels.

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

Board Discussion was opened.

Members discussed the quality of the drawing that was presented.

ACTION TAKEN: A motion was made by Vice-Chair Esclusa, seconded by Member Kosack, to approve HDC case 2024-0003 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0003, as presented, is substantially compliant with the Comprehensive Plan, 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.

5.3 HDC 2024-0004 - MICHAEL STAUFFER, ARCHITECT, AGENT FOR JAMES A. + KATHERINE BURBANK GALLI, 501 CEDAR STREET
CONCEPTUAL Certificate of Approval (COA) to construction a 2-story accessory dwelling and renovate porch. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Analysis Report. She noted that the HVAC unit and screening were provided on the plans. She recommended Conceptual approval with the condition that a detailed site plan on a scaled survey be provided.

Member Pozzetta asked for the height of the structure.

Michael Stauffer, Architect, 422 S. 6th Street, noted that the structure would be 21.5 feet in height and spoke of the project.

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

Board Discussion was opened.

Members Kosack asked about the height of the principal structure. Mr. Stauffer answered that the principal structure is 20 feet. Member Kosack asked if there is a current code restricting accessory structures' height from being higher than the principal structure. Board Members' consensus was that there is not.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Vice-Chair Esclusa, to approve HDC case 2024-0004 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0004, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant CONCEPTUAL approval at this time.

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

5.4 HDC 2024-0005 - FRANK + JENNIFER DAMATO, 111 S. 3RD STREET
FINAL Certificate of Approval (COA) to replace 13 windows. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Analysis Report and recommended Final approval.

Member Pozzetta noted that exterior mounted muntins should be required on all windows and that original colors should match.

Jennifer Damato, 111 S. 3rd Street, confirmed that the exterior mounted muntins will be installed on all windows and that trim and colors will match.

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

Member Filkoff asked about impact rated windows requirements. Members discuss the changes and updates to the Florida Building Code.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Pozzetta, to approve HDC case 2024-0005 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0005, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Amelia River Waterfront Community Redevelopment Area 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. BOARD BUSINESS

Member Kosack spoke of a church on S. 3rd Street, potentially being purchased by St. Michael Catholic Church. She also spoke about vacant property owned by the Port and its potential project and usage.

7. STAFF REPORT

7.1 Staff Certificates of Approval - January 2024

7.2 Staff Certificates of Approval - February 2024

Board Members had no comments regarding January 2024 and February 2024 certificates of approval.

7.3 Change in process for Staff Issued Certificates of Approval

7.4 Progress Update on the Downtown and CRA Design Guidelines

Ms. Gibson announced that Marquis Latimer + Hallback has been selected to work on the update of the Downtown Historic District Guidelines which will include an update to the CRA Guidelines as an appendix to the Downtown Guidelines. She also asked the Board to provide any insight, ideas, suggestions, updates, or/and "must have", and share these with Staff. She also confirmed that Board Members will be able to "red line" the updates.

DRAFT

8. PUBLIC COMMENT

9. ADJOURNMENT 7:24 PM

_____ _____

Sylvie McCann, Recording Secretary Michael Spino, Chair

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13578

Date Submitted: 3/27/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees

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

Basis for Review

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

2024 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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

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

Yes

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

3/12/2024

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*

15 South 4th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0013-0270

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Centre &

Last Name*

Fourth LLC

Mailing Address*

960194 Gateway Blvd. #203

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-753-1840

E-mail Address*

jonlasserre@icloud.com

OWNER'S AGENT

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

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

Yes

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309.5 Centre Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

Construction of new 2-story, mixed use commercial building with Retail/Mercantile on the first floor and Office/Business on the 2nd floor.

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

Design Vision Statement*

Building designed as a traditional commercial building in scale and context with the Downtown Historic District.

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
	painted brick veneer and stucco	(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
	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
	wood horizontal slat fencing at utility yard	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2
Lasserre Proof of Ownership.pdf	15 S 4th Street Survey.pdf

Upload 3

Centre and 4th Owners Authorization for Agent Representation.pdf

Upload 4

P1 Lasserre Building Floor Plans Concept 28 Feb 24.pdf

Upload 5

P2 Lasserre Building Elevations Concept 28 Feb 24.pdf

Upload 6

Lasserre Building Rendering.jpg

Upload 7

Choose File No…en

Upload 8

Choose File No…en

Certification*

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:
- [x] I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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 heating 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*

3/27/2024



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 _____

(print name of property owner(s))

hereby authorize: Jose Miranda c/o Miranda Architects

(print name of agent)

to represent me/us in processing an application for: Historic District Council 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 of owner) **(Signature of owner)**

_____ _____

(Print name of owner) **(Print name of owner)**

STATE OF FLORIDA

ss

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: _____

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0013-0270

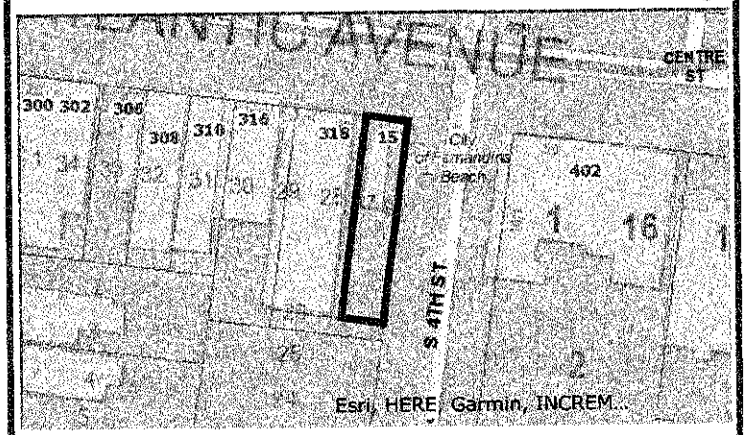
Owner Name	CENTRE & FOURTH LLC
Mailing Address	960185 GATEWAY BLVD STE #203
	FERNANDINA BEACH, FL 32034
Location Address	15 4TH ST S
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Milage	18.3806
Homestead	No
Property Usage	STORES, 1 001100
Deed Acres	0
Short Legal	BLOCK 13 LOT 27 & N15'OF E25' OF LOT 26 IN OR 2351/1513 CITY
	OF FDNA BEACH

2022 Certified Values

Land Value	$287,500
(+) Improved Value	$110
(=) Market Value	**$287,610**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$43,824
(=) Assessed Value	**$243,786**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$287,610
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$243,786**

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

PARCEL MAP



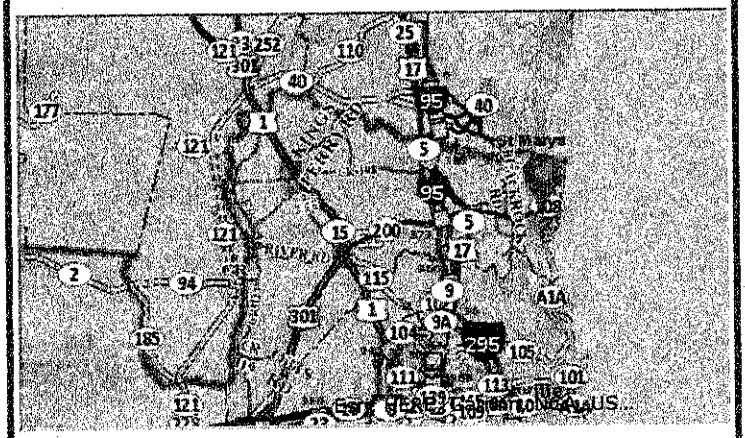
2021 AERIAL MAP



PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

MAP OF BOUNDARY SURVEY

PARCEL I.
ALL OF THOSE CERTAIN PIECES OR PARCELS 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 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) AS ALL OF LOT NUMBERED TWENTY SEVEN IN BLOCK NUMBERED THIRTEEN (13), WHICH LOT MEASURES AND FRONTS 25 FEET ON CENTER STREET (COMMONLY CALLED ATLANTIC AVENUE), WHICH BOUNDS IT ON THE NORTH, FROM WHENCE IT EXTENDS, AT RIGHT ANGLES, SOUTHERLY, TO A DEPTH OR LENGTH OF 100 FEET AND IS BOUNDED ON THE EAST BY FOURTH STREET; ALSO THE NORTH FIFTEEN (15) FEET OF THE EAST TWENTY-FIVE (25) FEET OF LOT NUMBERED TWENTY-SIX (26) IN SAID BLOCK NUMBERED THIRTEEN (13), WHICH PORTION OF SAID LOT 26 ADJOINS SAID LOT 27 ON THE SOUTH, AND MEASURES AND FRONTS FIFTEEN FEET ON SAID FOURTH STREET, WHICH BOUNDS IT ON THE EAST, FROM WHENCE IT EXTENDS, AT RIGHT ANGLES, WESTERLY, TO A DEPTH OR LENGTH OF TWENTY-FIVE (25) FEET.

PARCEL II.
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AND FURTHER DESCRIBED AS: THE EAST 25 FEET OF LOT 26 AND THE WEST 40 FEET OF THE EAST 65 FEET OF LOT 26, BLOCK 13, FERNANDINA BEACH, FLORIDA.
SUBJECT TO AN EASEMENT ENCOMPASSING PARCEL II PER OFFICIAL RECORDS BOOK 1899, PAGE 305 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
JON C LASSERRE

PROPERTY ADDRESS:
15 SOUTH 4TH STREET
FERNANDINA BEACH, FLORIDA 32034

GRAPHIC SCALE
0 5 10 20
(IN FEET) 1 inch = 10 ft.

MANZIE & DRAKE LAND SURVEYING

CENTRE STREET
80' RIGHT-OF-WAY

BLOCK

LOT 28

LOT 27

LOT 26

LOT 25

TWO-STORY COMMERICAL BUILDING #302-318

ONE-STORY COMMERICAL BUILDING #15

S07°28'00"W 115.00'

S07°28'00"W 10.00'

S82°33'00"E 40.00'

S82°33'00"E 25.00'

N07°28'00"E (BR) 125.00'

N82°33'00"W 65.00'

BUILDING 0.1' W

WOOD RAMP W/HANDRAILS

BUILDING 0.4' S

CONCRETE

WALK-IN FREEZER

GRASS

FOUND 1/2" IRON PIPE

CONCRETE WALK

ASPHALT PARKING

BRICK WALL

WOOD RAMP W/HANDRAILS

A/C

BRICK STAIRS

CONCRETE WALK

EDGE OF ASPHALT 1.5' CURB & GUTTER

BRICK PAVERS

0.5' BOX CURB EDGE OF ASPHALT

CONCRETE WALK

BRICK PAVERS

EDGE OF ASPHALT 0.5' BOX CURB

1.5' VALLEY CURB & GUTTER

ASPHALT ROAD

CONCRETE APRON

1.5' CURB & GUTTER

ELECTRIC BOX

EDGE OF ASPHALT

SOUTH 4TH STREET
60' RIGHT-OF-WAY

SITE BENCHMARK #1
SET NAIL & DISC
"MANZIE LB 7039"
FIELD BOOK X-339, PAGE 55
ELEVATION=12.01'
(N.A.V.D.88)

LEGEND
- = CONCRETE FLATWORK
- = LIGHT POLE
- SV = SEWER VALVE
- = WOOD POWER POLE
- = ELECTRIC MANHOLE
- = GREASE TRAP
- = WATER METER
- = WOOD FENCE
- = WOOD FLATWORK
- = BENCHMARK

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 as assumed bearing of N07°28'00"E for the Westerly right-of-way of South 4th Street. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
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 & disk found in the northeast quadrant of Centre Street & North Fourth Street. (Elevation = 11.15' N.A.V.D. 1988)

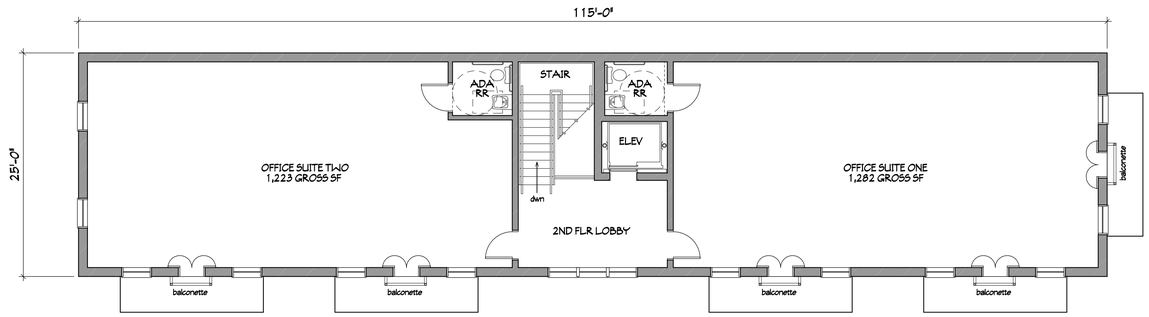
THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

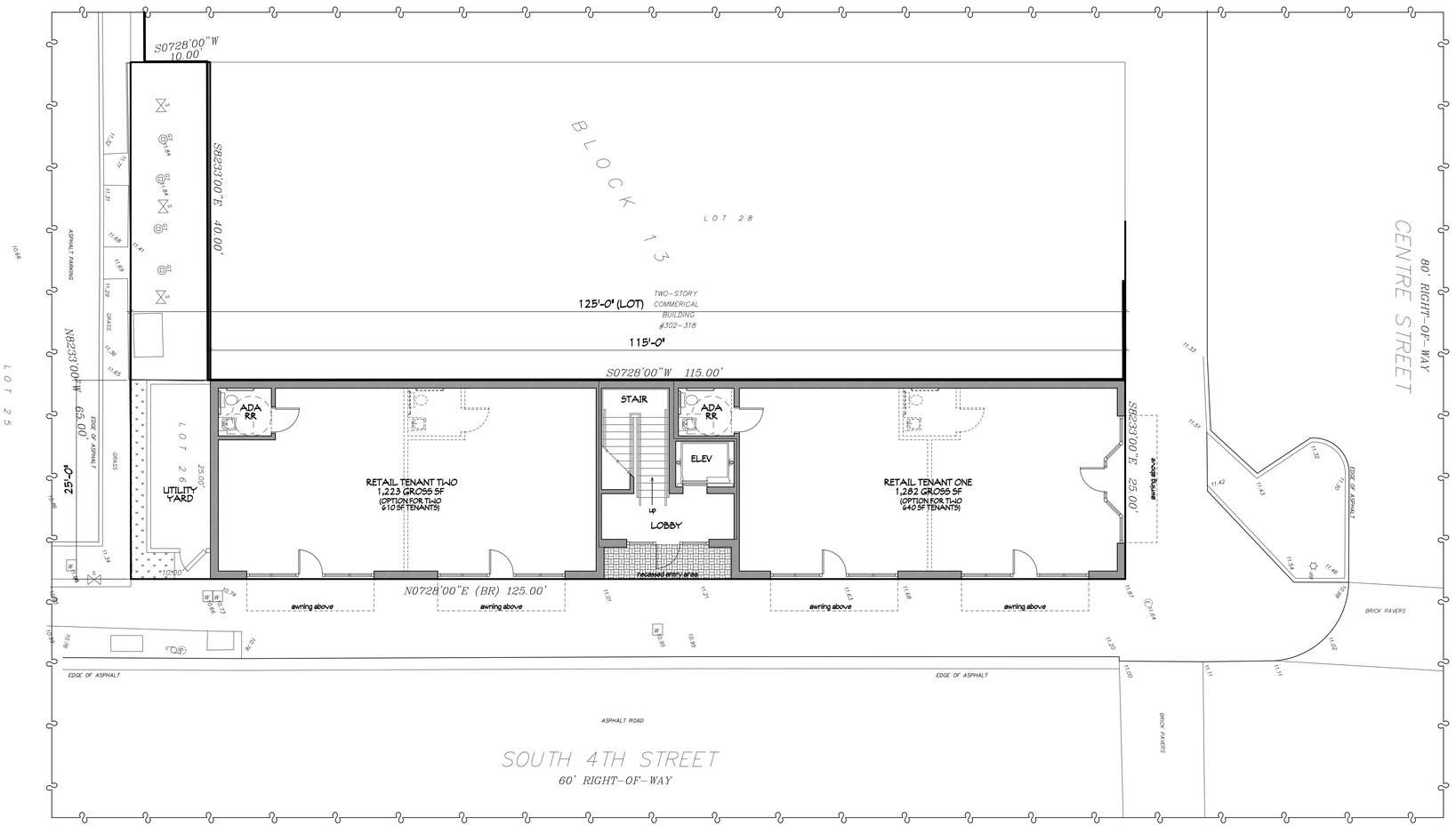
MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=10' JOB NO: 21439 DATE: 12/17/2021 CADD: B. DAVIS
F.B. NO: X-339 PAGE NO: 55 FIELD CREW: RS FILE NO: B-1660



SECOND FLOOR PLAN DESIGN CONCEPT | 1/8"=1'-0"



SITE PLAN / FIRST FLOOR PLAN DESIGN CONCEPT | 1/8"=1'-0"

This drawing and the design ideas and concepts it represents is the property of Jose L. Miranda, Jr. Architect, P.A. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.

LASSERRE CENTRE & 4TH DESIGN CONCEPT
PROJECT # L211203
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-28-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. AR14897

DESIGN FOR THE
LASSERRE BUILDING
CENTRE AND SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034

SITE PLAN/FLOOR PLANS

REVISIONS	DATE

P1



SOUTH ELEVATION | 1/8"=1'-0"



EAST ELEVATION / SOUTH FOURTH STREET | 1/8"=1'-0"



NORTH ELEVATION / CENTRE STREET CONTEXT | 1/8"=1'-0"

This drawing and the design ideas and concepts it represents is the property of Joshua K. Miranda, Jr. Architect, P.A. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.

LASSERRE CENTRE & 4TH DESIGN CONCEPT
PROJECT # L211203
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-28-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. AR46987

DESIGN FOR THE
LASSERRE BUILDING
CENTRE AND SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034

EXTERIOR ELEVATIONS

REVISIONS	DATE

P2

Untitled Map

Write a description for your map.

Legal

LASSERRE

DO NOT ENTER

Center of 4th Street

PARKING

Everything Kitchen & Bath

España Restaurant & Tapas

Pelindaba Lavender

Google Earth

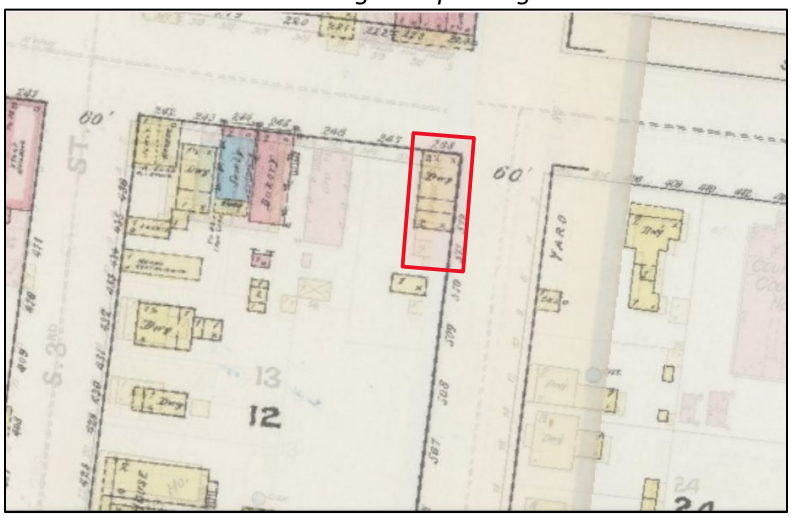
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0006
MAY 16, 2024

Owner/Applicant:	Centre & Fourth LLC
Property Address:	15 S 4th Street
Parcel ID #	00-00-31-1800-0013-0270
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Retail
FL Master Site File #	n/a
Year Built:	1971
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct new 2-story mixed use commercial building with retail on first floor and offices on second floor (Quasi-Judicial)

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



2024 Aerial and Current Google Maps Image



Sanborn Map overlay of corner at S. 4th and Centre Streets 1884-1909



Conceptual Rendering of Proposed New Building

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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.

The applicant seeks **CONCEPTUAL** approval to construct a new two-story mixed use commercial structure with retail on the first floor and offices on the second floor. The design vision statement is to create a "traditional commercial building in scaled and context with the Downtown Historic District." As proposed the new structure will accommodate multiple retail and office tenants in approximately 5,000 square feet with a central lobby, elevator, and staircase. The exterior finish is proposed as painted brick veneer and stucco with wood and glass exterior doors and double hung fixed windows with exterior awnings with a flat roof. The applicant proposes wood horizontal slat fencing to screen the utility yard.

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:

The proposed structure complements the existing context of the developed block face, which is currently dominated by retail storefronts and restaurants. While historically, the 4th Street and Centre Street block consisted of a wider variety of uses, including single-family residences alongside grocery and bakery storefronts, the current streetscape reflects a primarily commercial character comprised of one- and two-story buildings. The proposed design adheres to the Downtown Historic District guidelines for new construction, specifically sections regarding storefronts, awnings, and architectural details. Therefore, Staff finds that the proposed structure to be consistent with the Secretary of Interior Standards, Downtown Historic District Guidelines, and Land Development Code.

STAFF RECOMMENDATION:

Staff recommends: CONCEPTUAL Approval of HDC 2024-0006

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0006 **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 2024-0006, 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

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13579

Date Submitted: 3/27/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees

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

Basis for Review

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

2024 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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

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

Yes

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

3/8/2022

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

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website → Map Search

Historic District*

Downtown

Site Address*

11 South 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0037-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ruth

Last Name*

Maestre

Mailing Address*

11 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

216-235-1925

E-mail Address*

remaestre@cs.com

OWNER'S AGENT

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

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

Yes

First Name*

Miranda Architects

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309.5 Centre Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

Addition/Renovation to the historic Thompson House. Previously approved by HDC.

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

Design Vision Statement*

Compatible house additions to side and rear of home.

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
	Hardie Lap Siding (new construction)	(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
	metal roofing	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	wood	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	brick piers	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	pt wood	(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2
Maestre Lore Ownership.pdf	Maestre Lore Site Survey.pdf

Upload 3

HDC Agent Authorization Form Maestre Lore.pdf

Upload 4

Maestre Lore HDC Drawings 240322.pdf

Upload 5

Choose File No…en

Upload 6

Choose File No…en

Upload 7

Choose File No…en

Upload 8

Choose File No…en

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:

☑ I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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 heating 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*

3/27/2024

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.

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

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

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

2021 Certified Values

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

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

PARCEL MAP



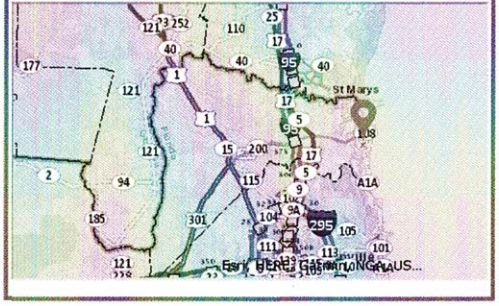
2021 AERIAL MAP



PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

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

MISCELLANEOUS INFORMATION

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

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-08-05	2382 / 777	$565,600	WD	Q	Y	PS FUNDING INC	MAESTRE RUTH E & PAUL A LORE (JT/RS)
2020-03-02	2343 / 27	$100	CT	U	Y	CLERK OF COURT	PS FUNDING INC
2018-05-29	2202 / 409	$574,000	WD	Q	Y	GRIMLEY BRIAN J & MELANIE B	JESSUP PROPERTIES LLC
2010-02-26	1665 / 688	$475,000	TD	Q	Y	BLACKWELDER LYNETTE B TRUSTEE	GRIMLEY BRIAN J & MELANIE B
2000-11-21	959 / 365	$100	WD	U	Y	BLACKWELDER LYNETTE B	BLACKWELDER LYNETTE B TRUSTEE
1994-09-15	714 / 97	$218,000	WD	Q	Y	LAKE HAROLD E & PHYLLIS P	BLACKWELDER LYNETTE B
1988-10-31	555 / 1170	$125,000	WD	Q	Y	BRIM DANIEL	LAKE HAROLD E

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Ruth Maestre & Paul Lore
(print name of property owner(s))

hereby authorize: Jose Miranda & Miranda Architects
(print name of agent)

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

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

Ruth E Maestre
(Signature of owner)

(Signature of owner)

Ruth E. Maestre
(Print name of owner)

Paul Lore
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 24th day of March, 20 22, by Ruth Maestre and Paul Lore.

Lydia Gilbert
Notary Public

Lydia Gilbert
Printed Name

5/21/24
My Commission Expires

Personally Known ✓ OR Produced Identification ✓ ID Produced: FL DL

LYDIA M. GILBERT
Commission # HH 002500
Expires May 21, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

This document has been electronically signed and sealed by Jose L. Miranda, Jr., 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.

RENOVATION TO THE

MAESTRE / LORE RESIDENCE

11 SOUTH 7TH STREET, FERNANDINA BEACH, FL 32034



PROJECT INFORMATION

SQUARE FOOTAGE	EXISTING	CHANGE	TOTAL
HOUSE - CONDITIONED, 1ST FLR	2,075 S.F.	+355	2,430 S.F.
HOUSE - CONDITIONED, 2ND FLR	1,365 S.F.	+148	1,513 S.F.
TOTAL CONDITIONED	3,440 S.F.	+503 S.F.	3,943 S.F.
COVERED PORCHES	449 S.F.	+163	612 S.F.
UNCOVERED PORCH	61 S.F.	N/A	61 S.F.
ACCESSORY BLDG.	641 S.F.	N/A	641 S.F.

CLASSIFICATION OF WORK: ADDITION + LEVEL 2 ALTERATION

AS DEFINED BY FLORIDA BUILDING CODE -- EXISTING BUILDING 8TH EDITION, 2023

WORK AREA = 390 SQUARE FEET — 390 SF / 3,943 SF = 9.9%

TYPE OF CONSTRUCTION: V-B, UNSPRINKLERED

NO. OF STORIES: TWO STORY

OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL

FLOOD ZONE: 'X' = NO MINIMUM

ZONING: C-3, CENTRAL BUSINESS DISTRICT

ZONING SETBACKS: NONE

BUILDING HEIGHT LIMIT: 45 FEET

NEW ADDITION HEIGHT: 25'-8"

WIND ZONE INFORMATION

THE NEW CONSTRUCTION PORTIONS OF THIS PROJECT HAVE BEEN DESIGNED IN COMPLIANCE WITH THE FLORIDA BUILDING CODE -- RESIDENTIAL, 2023 EDITION.

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION.

- -- ADDITION IS FULLY ENCLOSED
- -- BASIC WIND SPEED (3 SECOND GUST) 128 MPH (Vult) / 98 MPH (Vasd)
- -- BUILDING CATEGORY II
- -- WIND EXPOSURE CATEGORY 'C'
- -- INTERNAL PRESSURE COEFFICIENT +0.18/-0.18

AREA	ZONE				
	ROOF			WALL	
	1	2	3	4	5
10 S.F.	+10.0/-39.3	+10.0/-51.7	+10.0/-70.5	+24.6/-26.7	+24.6/-32.9
20 S.F.	+9.5/-36.6	+9.5/-48.5	+9.5/-63.9	+23.5/-25.7	+23.5/-30.8
50 S.F.	+8.5/-33.2	+8.5/-44.0	+8.5/-55.1	+22.0/-24.2	+22.0/-27.8
100 S.F.	+8.0/-30.6	+8.0/-40.6	+8.0/-48.5	+20.9/-23.1	+20.9/-25.7

CODE REFERENCES

FLORIDA BUILDING CODE -- RESIDENTIAL (8TH ED., 2023)
FLORIDA BUILDING CODE -- EXISTING (8TH ED., 2023)
FLORIDA BUILDING CODE -- MECHANICAL (8TH ED., 2023)
FLORIDA BUILDING CODE -- PLUMBING (8TH ED., 2023)
FLORIDA BUILDING CODE -- ENERGY CONSERVATION (8TH ED., 2023)

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A2.1	DEMOLITION PLAN - SECOND FLOOR
A3.0	FOUNDATION PLAN AND DETAILS
A4.0	FIRST FLOOR RENOVATION PLAN
A4.1	SECOND FLOOR RENOVATION PLAN
A5.0	SOUTH/EAST ELEVATIONS
A5.1	WEST/NORTH ELEVATIONS
A6.0	SECOND FLOOR FRAMING PLAN
A7.0	SECTIONS AND DETAILS
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E1.1	SECOND FLOOR ELECTRICAL PLAN

CITY OF FERNANDINA BEACH
HISTORIC DISTRICT COUNCIL
CASE # 2022-0054
COA APPROVED 04-21-2022

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A2 MAESTRE LORE RENOVATION COVER
JOB NO. -- M200901
DRAWN BY -- JLM
CHK'D BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. AR14697

MIRANDA architects

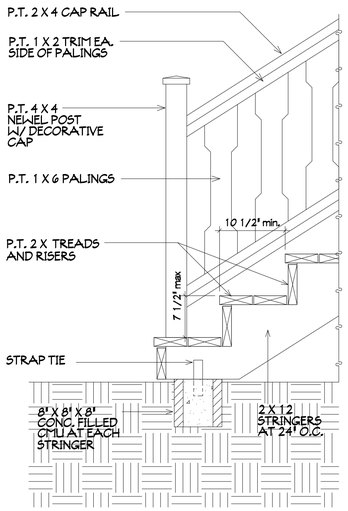
PROJECT DATA/SITE PLAN

REVISIONS	DATE

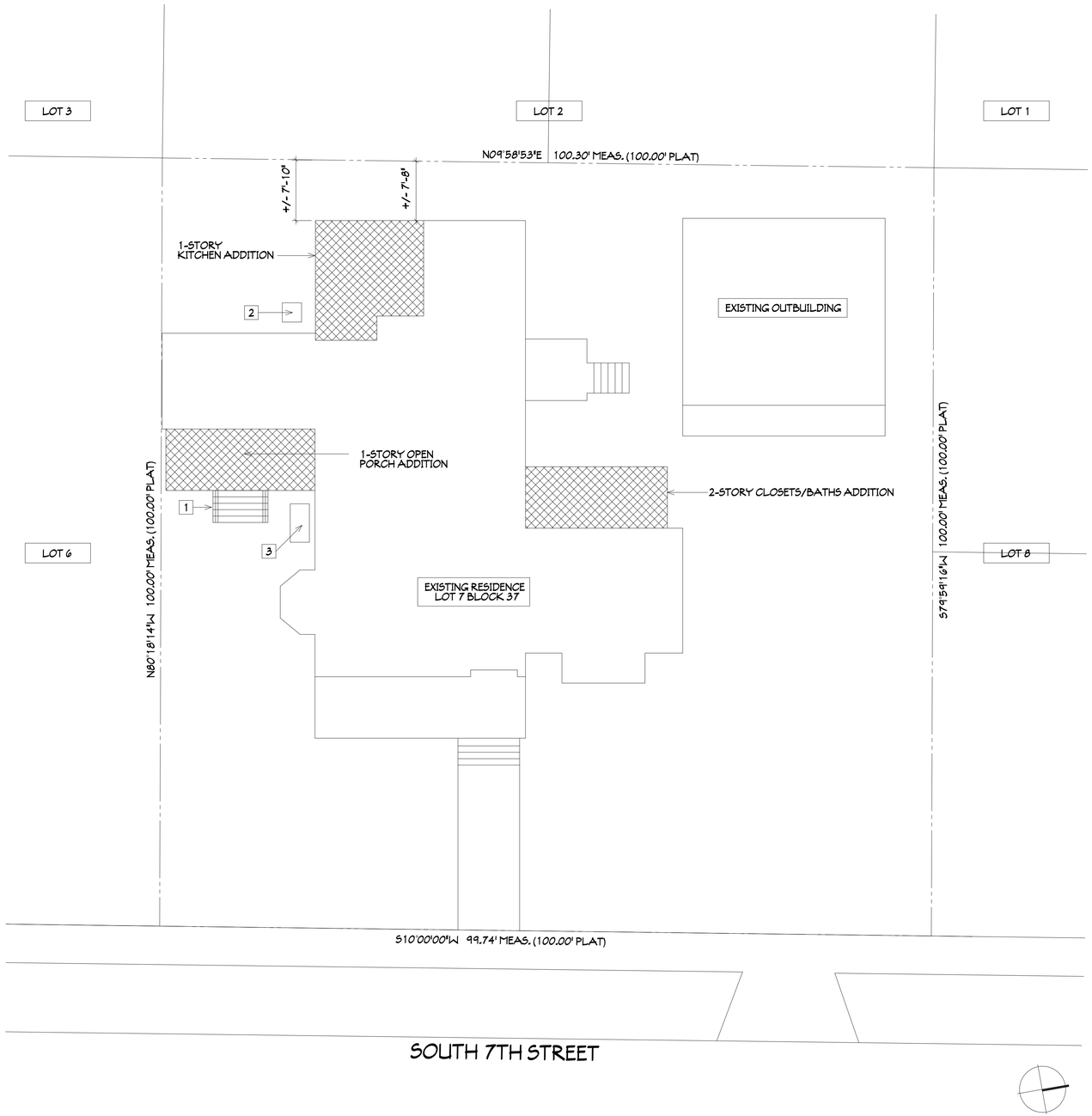
RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

A0

This document has been electronically signed and sealed by Jose L. Miranda, Jr., 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.



1 WOOD STEPS DETAIL 1"=1'-0"



SITE PLAN 1/8"=1'-0"

SITE PLAN NOTES

1. NEW P.T. WOOD STEPS PER DETAIL A/A1
2. EXISTING AC CONDENSOR
3. RELOCATE EXISTING AC UNIT TO NEW LOCATION PER DEMO PLAN A2.0

SITE PLAN LEGEND

- EXISTING BUILDING AS NOTED
- NEW ADDITION
- 1 SITE NOTE

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A1 MAESTRE LORE RENOVATION SITE PLAN
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AR94887

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

SITE PLAN

REVISIONS	DATE

A1

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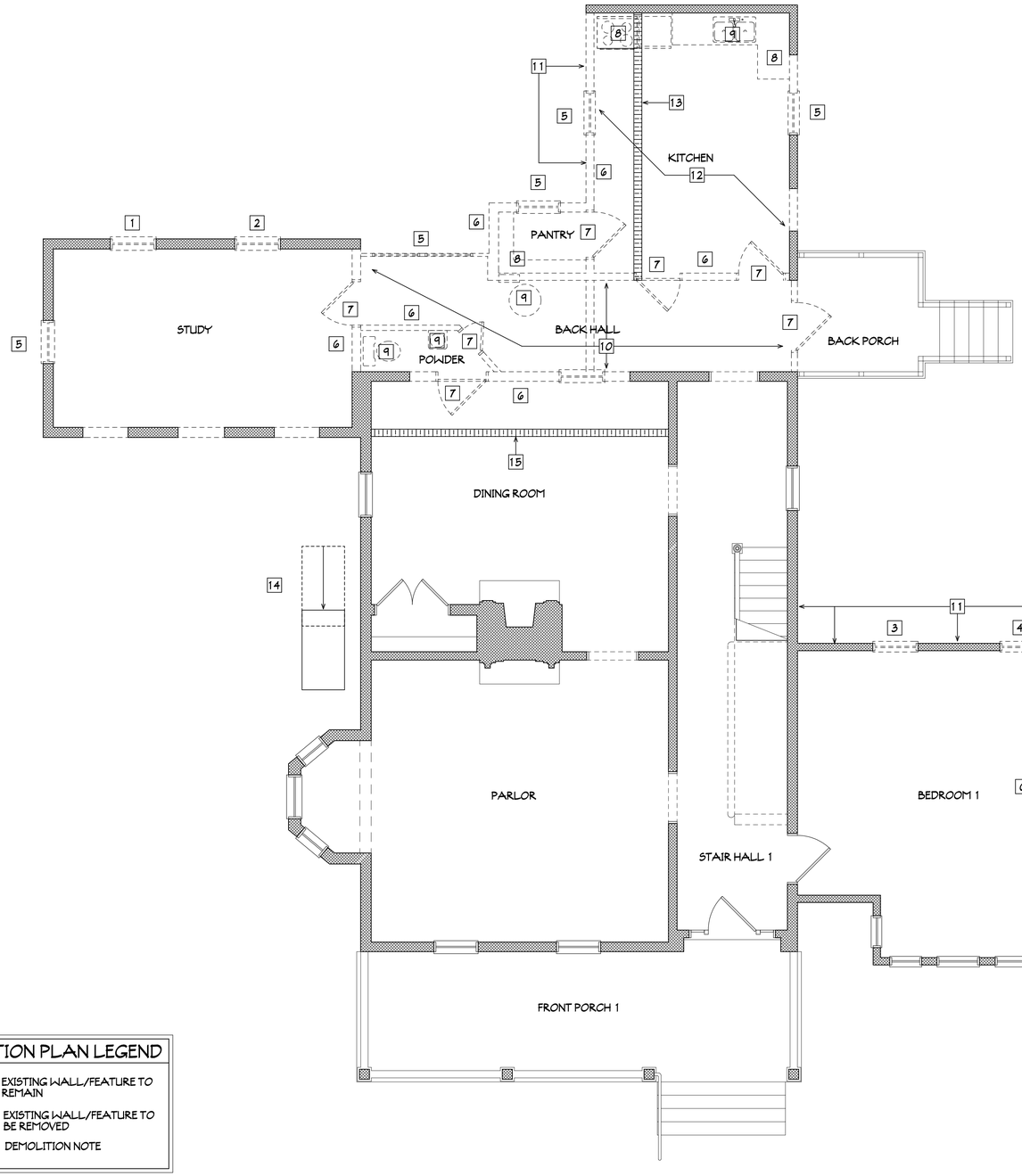

DEMOLITION NOTES

1. REMOVE EXISTING WINDOW AND SALVAGE FOR REINSTALLATION AS WINDOW 'A' PER A4.0
2. REMOVE EXISTING WINDOW AND SALVAGE FOR REINSTALLATION AS WINDOW 'B' PER A4.0
3. REMOVE EXISTING WINDOW AND SALVAGE FOR REINSTALLATION AS WINDOW 'C' PER A4.0
4. REMOVE EXISTING WINDOW AND SALVAGE FOR REINSTALLATION AS WINDOW 'D' PER A4.0
5. REMOVE EXISTING WINDOW.
6. REMOVE PORTION OF EXISTING WALL ASSEMBLY IN CONFLICT W/ PROPOSED RENOVATION WORK ON SHEET A4.0
7. REMOVE EXISTING DOOR.
8. REMOVE EXISTING APPLIANCE/CABINETRY.
9. REMOVE EXISTING PLUMBING FIXTURE AND ASSOCIATED WATER AND WASTE LINES.
10. REMOVE EXISTING FLOOR FRAMING AND SUB-FLOOR. SALVAGE FOR USE BY OWNER.
11. REMOVE EXISTING WOOD SIDING AND SALVAGE FOR USE BY OWNER.
12. REMOVE EXISTING WOOD FLOORING AND SALVAGE FOR USE BY OWNER.
13. INSTALL SHORING TO SUPPORT EXISTING FLOOR SYSTEM AND ROOF ASSEMBLY PRIOR TO REMOVAL OF EXTERIOR WALL AND INSTALLATION OF NEW SUPPORT BEAM.
14. RELOCATE EXISTING HVAC UNIT IN CONFLICT WITH PORCH ADDITION.
15. INSTALL SHORING TO SUPPORT EXISTING 2ND FLOOR SYSTEM AND 2ND FLOOR EXTERIOR WALL ASSEMBLY PRIOR TO REMOVAL OF 1ST FLOOR EXTERIOR WALL AND INSTALLATION OF SUPPORT BEAM AT WIDER OPENING.

DEMOLITION PLAN LEGEND

- EXISTING WALL/FEATURE TO REMAIN
- EXISTING WALL/FEATURE TO BE REMOVED
- [1] DEMOLITION NOTE

FIRST FLOOR DEMOLITION PLAN — 1/4"=1'-0"

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A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M2209.01
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4598 TEL
FL REG. NO. AA 0003668

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

1ST FLOOR DEMOLITION PLAN

REVISIONS	DATE

A2.0

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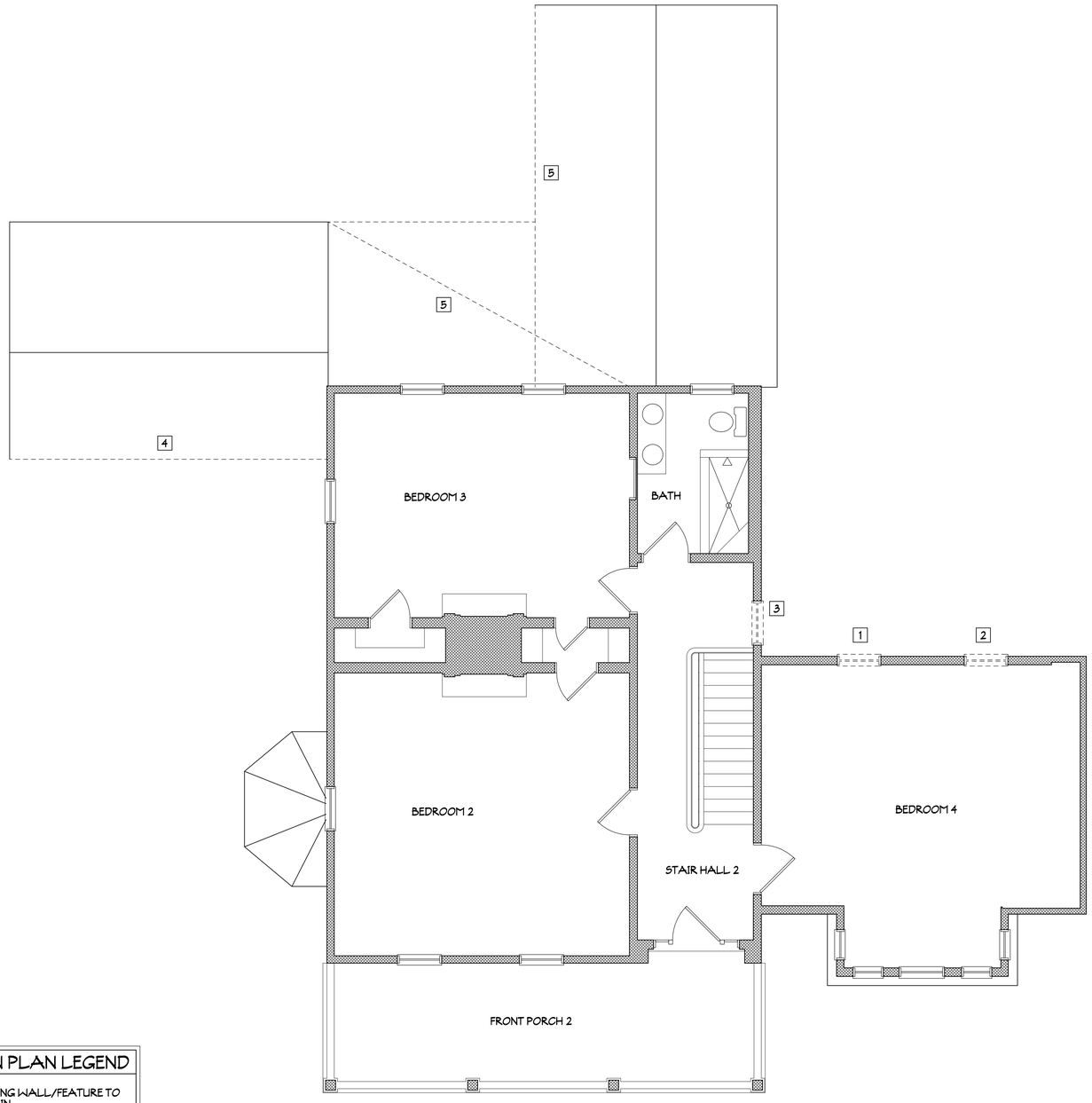

DEMOLITION NOTES

1. REMOVE EXISTING WINDOW AND SALVAGE FOR REINSTALLATION AS WINDOW 'E' PER A4.1
2. REMOVE EXISTING WINDOW AND SALVAGE FOR REINSTALLATION AS WINDOW 'F' PER A4.1
3. REMOVE EXISTING WINDOW AND SALVAGE FOR USE BY OWNER.
4. REMOVE PORTION OF EXISTING ROOF ASSEMBLY IN CONFLICT WITH PORCH ADDITION
5. REMOVE PORTION OF EXISTING ROOF/CEILING ASSEMBLY IN CONFLICT WITH KITCHEN ADDITION AND NEW BEAM. PROVIDE SHORING PER 1ST FLOOR DEMO PLAN.

DEMOLITION PLAN LEGEND

- EXISTING WALL/FEATURE TO REMAIN
- EXISTING WALL/FEATURE TO BE REMOVED
- 1 DEMOLITION NOTE

SECOND FLOOR DEMOLITION PLAN

1/4"=1'-0"

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A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA-P000526

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

2ND FLOOR DEMOLITION PLAN

REVISIONS	DATE

A2.1

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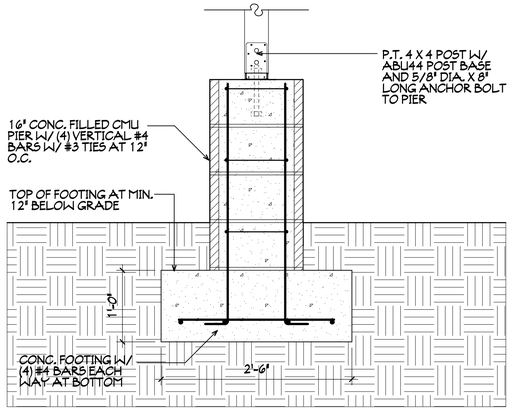
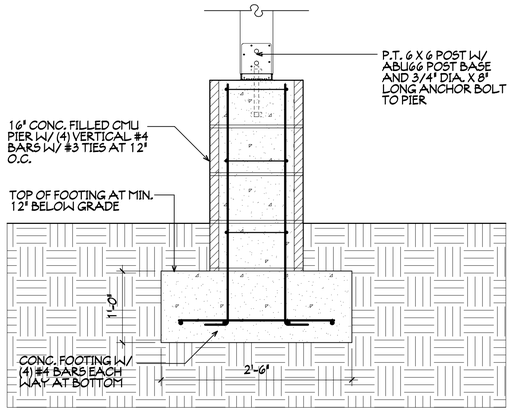
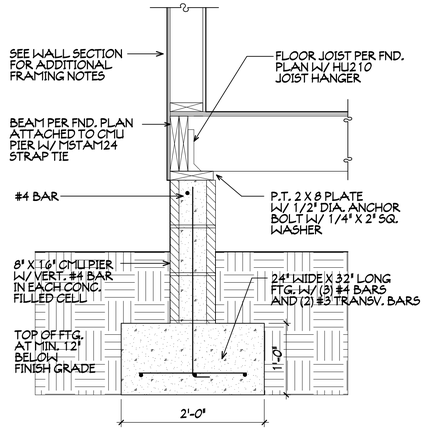


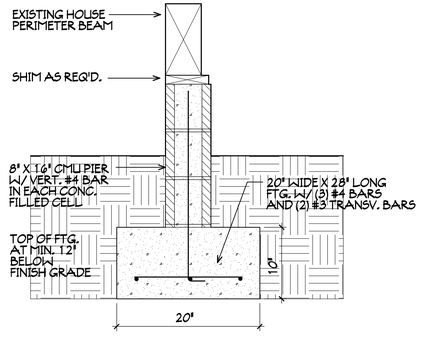
1 | 16" CMU PIER 4X4 POST DETAIL | 1"=1'-0"



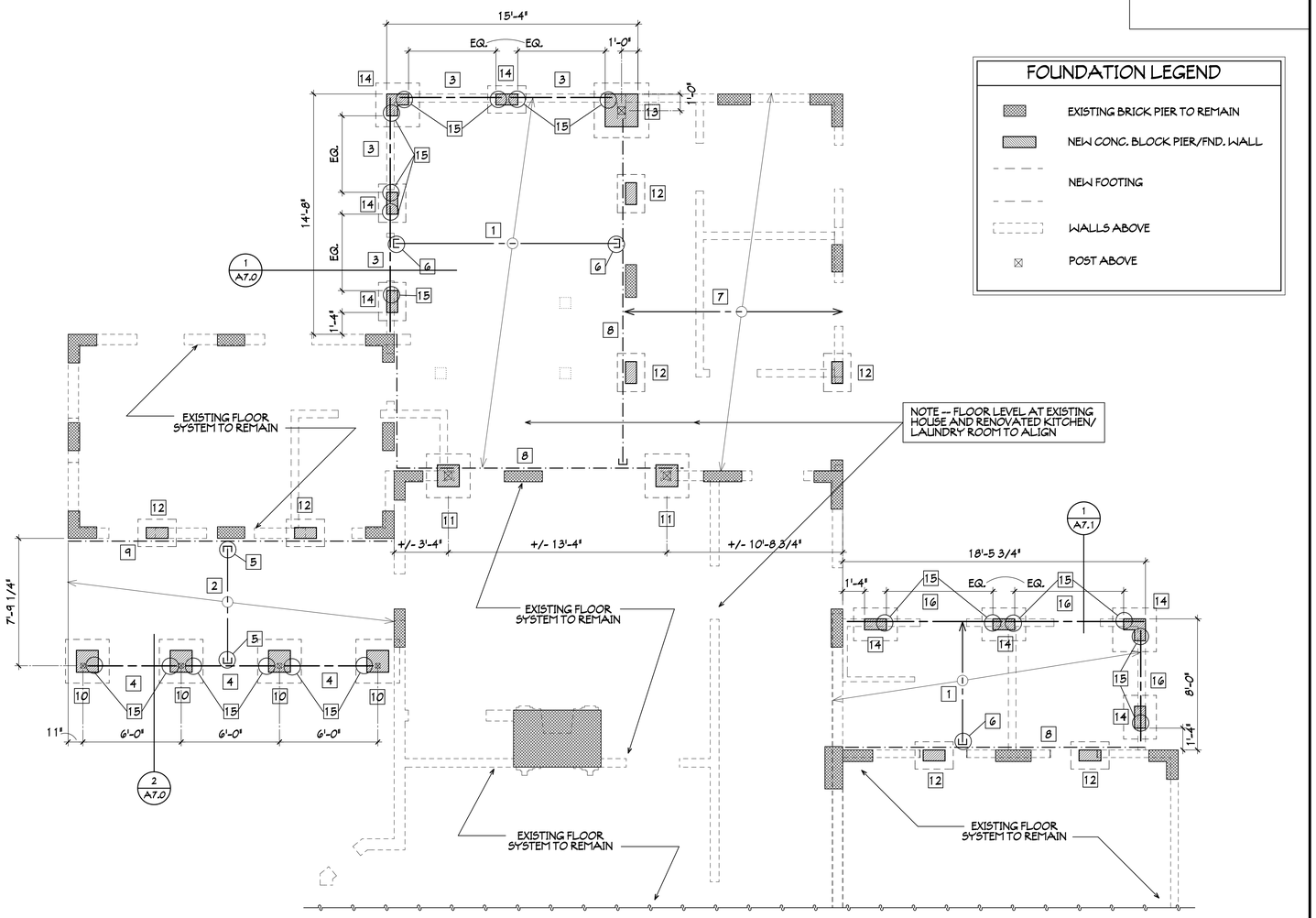
2 | 16" CMU PIER 6X6 POST DETAIL | 1"=1'-0"



3 | NEW 8 X 16 CMU PIER DTL. | 1"=1'-0"



4 | 8 X 16 CMU INFILL PIER | 1"=1'-0"



FOUNDATION LEGEND

- EXISTING BRICK PIER TO REMAIN
- NEW CONC. BLOCK PIER/FND. WALL
- NEW FOOTING
- WALLS ABOVE
- POST ABOVE

FOUNDATION NOTES

1. 2 X 10 F.J. AT 16" O.C.
2. P.T 2 X 8 F.J. AT 16" O.C.
3. (2) 2 X 10 BEAM
4. (2) P.T. 2 X 8 BEAM
5. HU28 JOIST HANGER
6. HU210 JOIST HANGER
7. ADD NEW 2 X 10 FJ TO SIDE OF EXISTING FLOOR JOISTS. VERIFY SPACING IN FIELD TO NOT EXCEED 16" O.C.
8. NEW 2 X 10 NAILER ATTACHED TO EXISTING WALL FRAMING WITH TWO (2) SDWC 15600 WOOD SCREWS AT EACH EXISTING WALL STUD
9. NEW P.T. 2 X 8 NAILER ATTACHED TO EXISTING WALL FRAMING WITH TWO (2) SDWC 15600 WOOD SCREWS AT EACH EXISTING WALL STUD
10. NEW P.T. 4 X 4 POST W/ ABU44 POST BASE ON 16" CMU PIER BELOW PER 1/A3
11. NEW P.T. 6 X 6 POST W/ ABU66 POST BASE ON 16" CMU PIER BELOW PER 1/A3
12. NEW 8 X 16 CMU PIER UNDER EXISTING PERIMETER BEAM ABOVE PER 4/A3
13. NEW P.T. 6 X 6 POST W/ ABU66 POST BASE ON 24" SQ. CMU PIER SIM. TO 2/A3 BUT W/ 36" SQ/ 12" DEEP FTG.
14. NEW 8 X 16 CMU PIER PER 3/A3. AT CORNERS PROVIDE 'L' SHAPED PIER.
15. ATTACH BEAM TO CMU PIER W/ ONE (1) MSTAM24 STRAP TIE (TYP.)
16. (3) 2 X 10 BEAM

FOUNDATION PLAN | 1/4"=1'-0"

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A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M2200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4596 TEL
FL. REG. NO. AA 0003626

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

FOUNDATION PLAN

REVISIONS	DATE

A3.0

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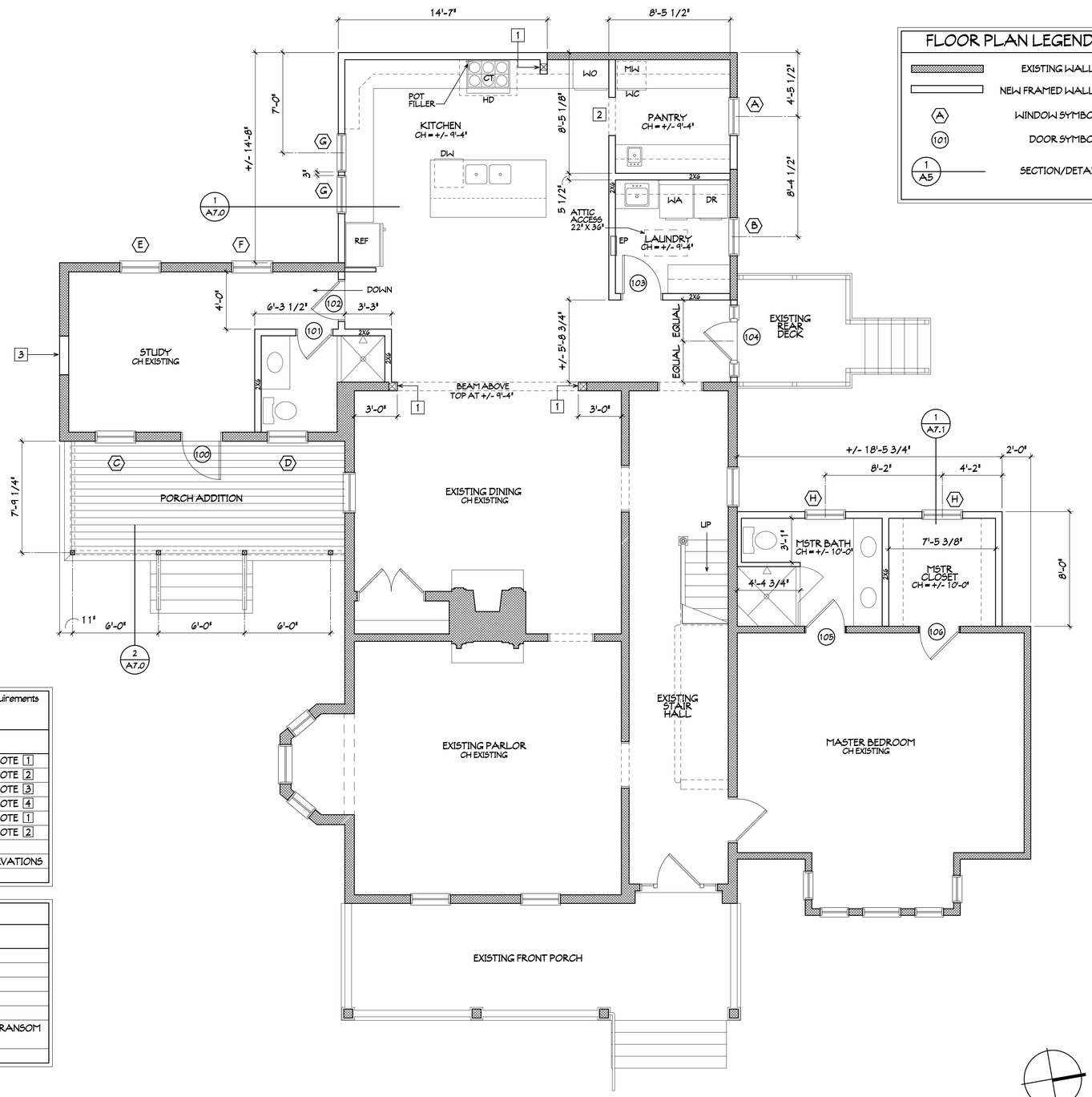

FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW FRAMED WALLS
- A — WINDOW SYMBOL
- 101 — DOOR SYMBOL
- 1 / A5 — SECTION/DETAIL

RENOVATION NOTES

1. NEW 6 X 6 POST PER FOUNDATION AND FRAMING PLANS.
2. CASED OPENING 2'-8" X 8'-0"
3. NEW INFILL IN EXISTING WINDOW OPENING. WOOD SIDING ON 1/2" ZIP-WALL PLYWD. SHTG. ON 2 X STUDS TO MATCH WALL FRAMING AT 16" O.C.

WINDOW SCHEDULE

egress = window unit per FBC egress requirements
temp = tempered glass unit
wocd = window opening control device

	MODEL	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
A	SALVAGED	VERIFY	VERIFY	DBL. HUNG	(EXISTING)	--	--	SEE A2.0 DEMO NOTE 1
B	SALVAGED	VERIFY	VERIFY	DBL. HUNG	(EXISTING)	--	--	SEE A2.0 DEMO NOTE 2
C	SALVAGED	VERIFY	VERIFY	DBL. HUNG	(EXISTING)	--	--	SEE A2.0 DEMO NOTE 3
D	SALVAGED	VERIFY	VERIFY	DBL. HUNG	(EXISTING)	--	--	SEE A2.0 DEMO NOTE 4
E	SALVAGED	VERIFY	VERIFY	DBL. HUNG	(EXISTING)	--	--	SEE A2.1 DEMO NOTE 1
F	SALVAGED	VERIFY	VERIFY	DBL. HUNG	(EXISTING)	--	--	SEE A2.1 DEMO NOTE 2
G	TW26310	2'-8 1/8"	4'-0 7/8"	DBL. HUNG	ANDERSEN	+ 24.6 / - 32.9	+ 40 / - 40	NO MUNTINS
H	TW2862	2'-10 1/8"	6'-4 7/8"	DBL. HUNG	ANDERSEN	+ 24.6 / - 32.9		MUNTINS PER ELEVATIONS

DOOR SCHEDULE

	SIZE	TYPE	MFR.	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
100	2'-10" X 8'-0"	OUTSWING	THERMA-TRU	+ 24.6 / - 32.9	+ 65 / - 65	
101	2'-4" X 8'-0"	SWING		--	--	
102	2'-8" X 8'-0"	SWING		--	--	
103	2'-8" X 8'-0"	SWING		--	--	
104	2'-8" X 8'-0"	INSWING	THERMA-TRU	+ 24.6 / - 32.9	+ 65 / - 65	DOOR + SIDELIGHTS
105	2'-8" X 6'-8"	SWING		--	--	W/ 1'-4" TALL OPERABLE TRANSOM ABOVE
106	2'-8" X 6'-8"	SWING		--	--	

FIRST FLOOR PLAN — 1/4"=1'-0"

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A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M2200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
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FL REG NO. AA 0003626

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

1ST FLOOR PLAN

REVISIONS	DATE

A4.0

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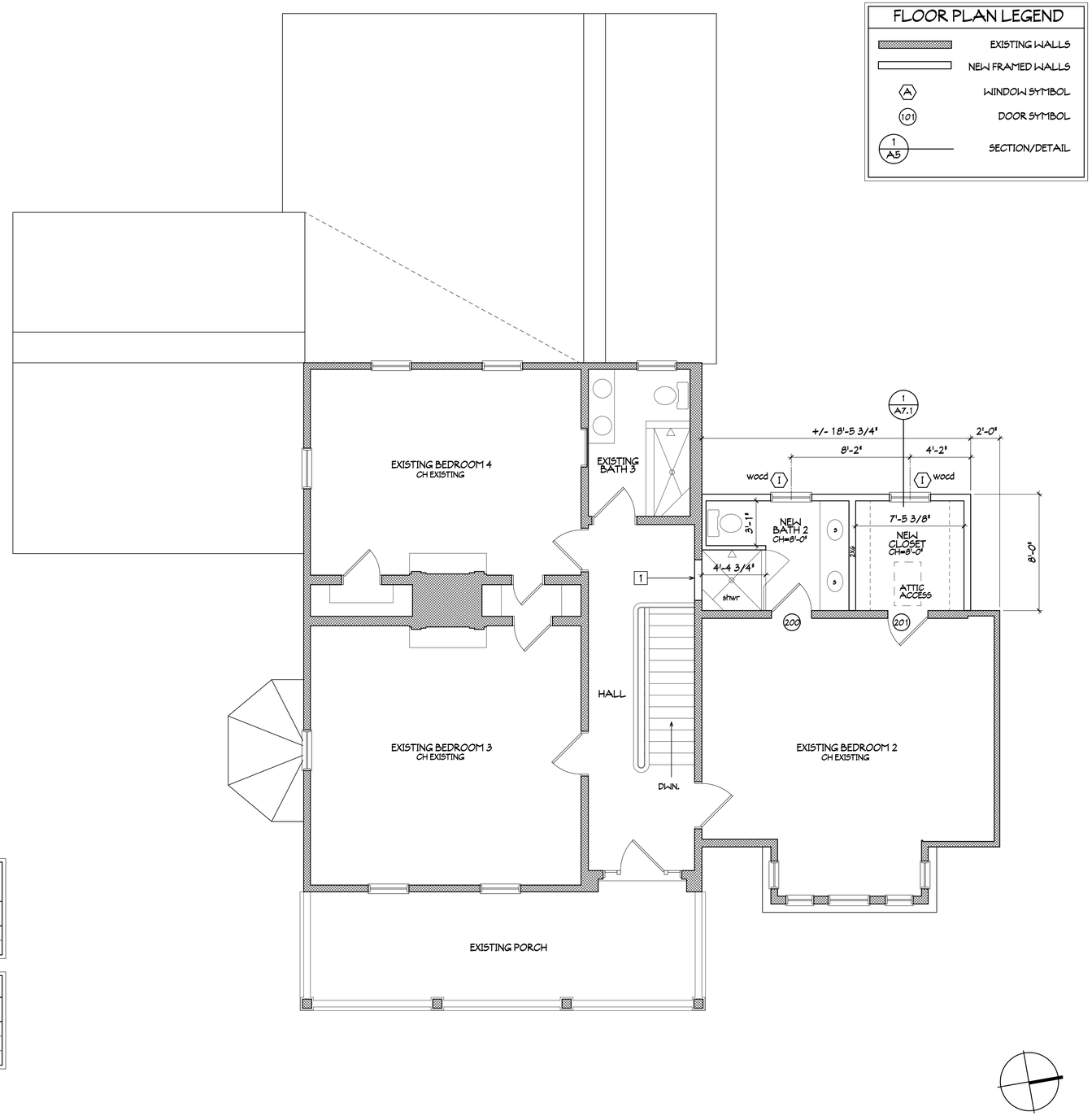
FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW FRAMED WALLS
- (A) WINDOW SYMBOL
- (101) DOOR SYMBOL
- (1 / A5) SECTION/DETAIL



RENOVATION NOTES

1. NEW 2 X 4 INFILL WALL IN EXISTING WINDOW CASED OPENING.

WINDOW SCHEDULE

egress = window unit per FBC egress requirements
temp = tempered glass unit
wocd = window opening control device

⬡	MODEL	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
I	TW26310	2'-8 1/8"	4'-0 7/8"	DBL. HUNG	ANDERSEN	+ 24.6 / - 32.9	+ 40 / - 40	MUNTINS PER ELEVATIONS

DOOR SCHEDULE

◯	SIZE	TYPE	MFR.	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
200	2'-8" X 6'-8"	SWING		--	--	
201	2'-8" X 6'-8"	SWING		--	--	

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

A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

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RENOVATION TO THE
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11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

2ND FLOOR PLAN

REVISIONS	DATE

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



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

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A5 MAESTRE LORE RENOVATION ELEVS
JOB NO. -- M200901
DRAWN BY -- JLM
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DATE -- 03-22-24

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RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

SOUTH/EAST ELEVATIONS

REVISIONS	DATE

A5.0



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



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

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A5 MAESTRE LORE RENOVATION ELEVS
JOB NO. -- M200901
DRAWN BY -- JLM
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DATE -- 03-22-24

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RENOVATION TO THE
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11 SOUTH 7TH STREET
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WEST/NORTH ELEVATIONS

REVISIONS	DATE

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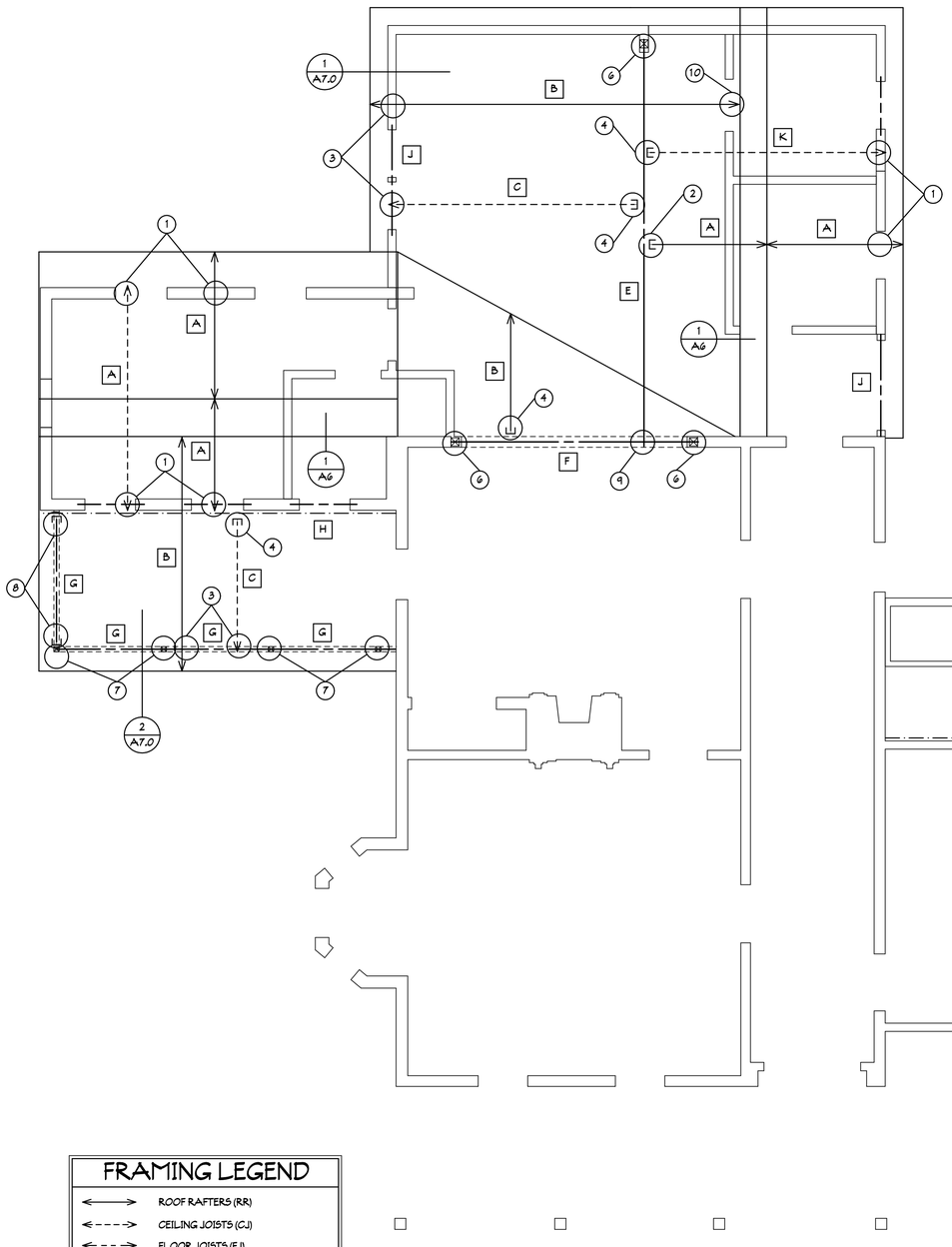
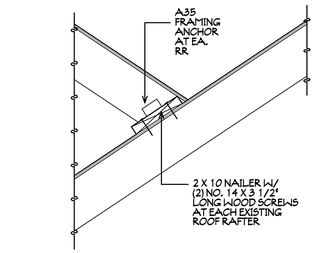


PARTIAL HIGH ROOF FRAMING | 1/4"=1'-0"



1 TYP. RR OVERFRAMING DTL.

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FRAMING LEGEND

- ROOF RAFTERS (RR)
- CEILING JOISTS (CJ)
- FLOOR JOISTS (FJ)
- BEAMS (BM) AND HEADERS (HDR)
- WALLS BELOW
- WALLS ABOVE
- ROOF LINES
- HANGERS
- (2) CONNECTOR PER SCHEDULE
- F BEAM/RR PER SCHEDULE

LOW ROOF AND 2ND FLOOR FRAMING PLAN | 1/4"=1'-0"

BEAM/FJ/RR/CJ SCHEDULE

A	EXISTING RR TO REMAIN. VERIFY SIZE AND SPACING IN FIELD AND NOTIFY ARCHITECT PRIOR TO COMMENCEMENT OF DEMO WORK.
B	NEW 2 X 8 RR AT 16" O.C.
C	NEW 2 X 8 CJ AT 16" O.C.
D	NEW 2 X 10 FJ AT 16" O.C.
E	NEW (3) 1 3/4" X 16" LVL BEAM IN CEILING
F	NEW (3) 1 3/4" X 16" LVL HEADER W/ TOP AT BOTTOM OF BEAM 'E'
G	NEW (2) 2 X 8 BEAM
H	NEW 2 X 8 NAILER W/ (2) 5DWC 15600 WOOD SCREWS AT EACH EXISTING WALL STUD
I	NEW 2 X 10 NAILER W/ (2) 5DWC 15600 WOOD SCREWS AT EACH EXISTING WALL STUD
J	NEW (3) 2 X 10 HEADER
K	NEW 2 X 8 CJ AT 16" O.C. LOCATED AT BOTTOM OF BEAM 'E' / TOP OF PLATE AT NEW KITCHEN ADDITION

CONNECTOR SCHEDULE

CONNECTION TYPE	MODEL/NOTES
(1) EXISTING RR/CJ TO TOP OF WALL	ONE (1) 5DWC 15600 WOOD SCREW
(2) EXISTING RR/CJ TO NEW BEAM	HU28 JOIST HANGER
(3) NEW RR/CJ/FJ TO TOP OF WALL/BEAM	ONE (1) 5DWC 15600 WOOD SCREW
(4) NEW RR/CJ TO NAILER OR BEAM	HU28 JOIST HANGER
(5) NEW FJ TO NAILER	HU210 JOIST HANGER
(6) NEW BEAM TO 6 X 6 POST BELOW	(2) ST6224 STRAP TIES
(7) NEW BEAM TO 4 X 4 POST BELOW	(2) LSTA21 STRAP TIES
(8) NEW BEAM TO POST OR NAILER	HUC28-2 JOIST HANGER
(9) NEW BEAM TO NEW BEAM	(2) TS22 TWIST STRAPS
(10) NEW RR TO NEW NAILER	A35 FRAMING ANCHOR

CJ = ROOF RAFTER F.A. = FRAMING ANCHOR FJ = FLOOR JOIST
H.A. = HURRICANE ANCHOR J.H. = JOIST HANGER RR = ROOF RAFTER
S.T. = STRAP TIE T.S. = TWIST STRAP

STRUCTURAL FRAMING NOTES

1 - STUD WALL FRAMING
ALL EXTERIOR WALLS SHALL BE 2 X 6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

2 - STUD WALL BLOCKING
PROVIDE ONE (1) ROW 2 X HORIZONTAL BLOCKING (SAME DEPTH AS STUD WALL) AT MID-HEIGHT OF ALL EXTERIOR AND INTERIOR BEARING WALLS. IN ADDITION PROVIDE BLOCKING AT ALL PLYWOOD SHEATHING JOINTS.

3 - JOIST/RAFTER BRIDGING
PROVIDE 2 X BRIDGING AT 8'-0" O.C. AND FULL DEPTH OF FLOOR JOIST OR ROOF RAFTER.

4 - PLYWOOD ROOF SHEATHING
USE 8 d COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE RAFTERS/TRUSSES UNLESS OTHERWISE NOTED.

5 - PLYWOOD WALL SHEATHING
USE 10 d COMMON NAILS AT 3" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE STUDS UNLESS OTHERWISE NOTED.

6 - WINDOW/DOOR HEADERS
ATTACH HEADER TO MIN. TWO (2) JACK STUDS W/ ST 2115 STRAP TIES.

7 - BUILT-UP BEAMS/HEADERS
BUILT-UP BEAMS/HEADERS SHALL BE MADE OF MINIMUM 2 X LUMBER FASTENED TOGETHER WITH TWO (2) ROWS 16 d NAILS AT MAX. 16" O.C. LOCATE ROWS WITHIN 2" OF TOP EDGE AND BOTTOM EDGE OF BEAM.

8 - MINIMUM HEADER SIZES
UNLESS OTHERWISE NOTED ON THE FRAMING PLANS MINIMUM HEADER SIZES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
EXTERIOR WALL -- (3) 2 X 8'S

9 - CONNECTORS/HANGERS
G.C. SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL CONNECTORS AND HANGERS WITH MANUFACTURER'S SPECIFICATIONS.

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A6 MAESTRE LORE RENOVATION FRAMING
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
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RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

FRAMING PLANS

REVISIONS	DATE

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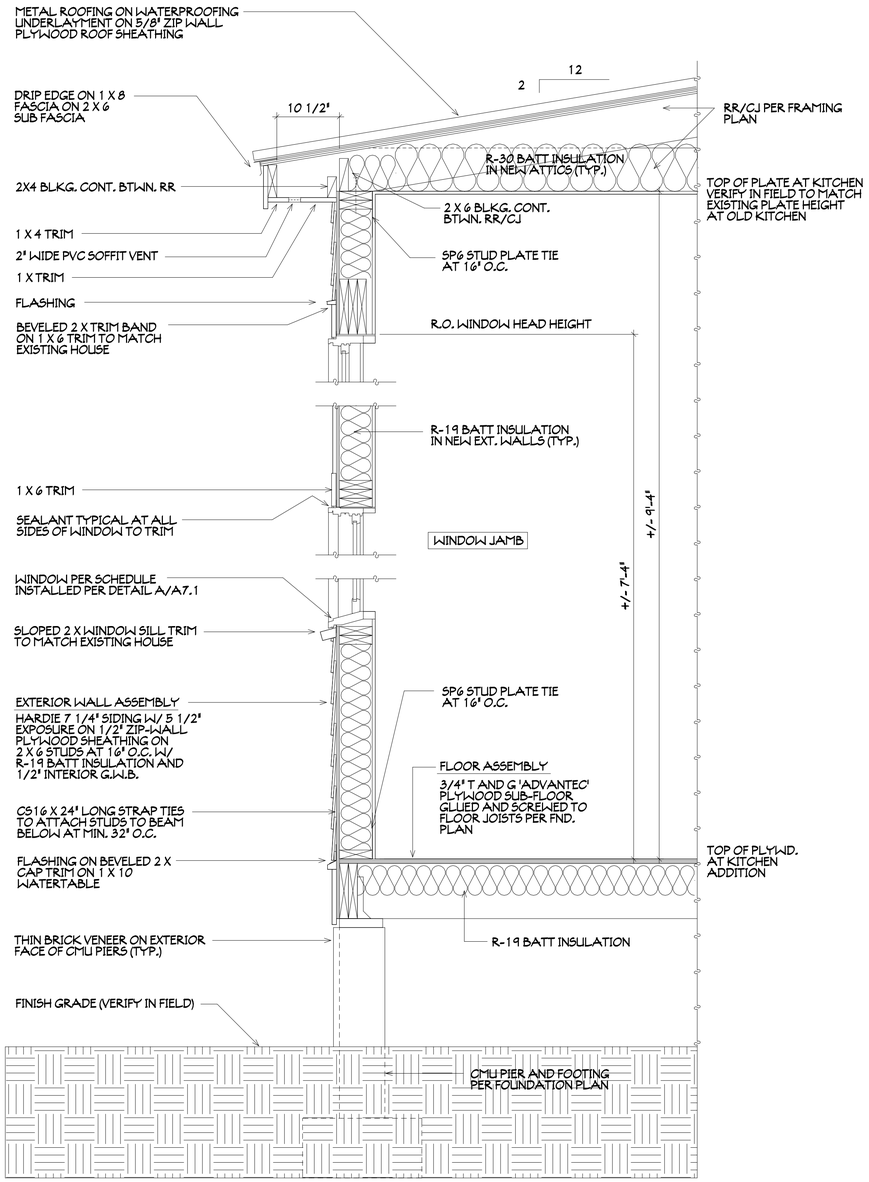
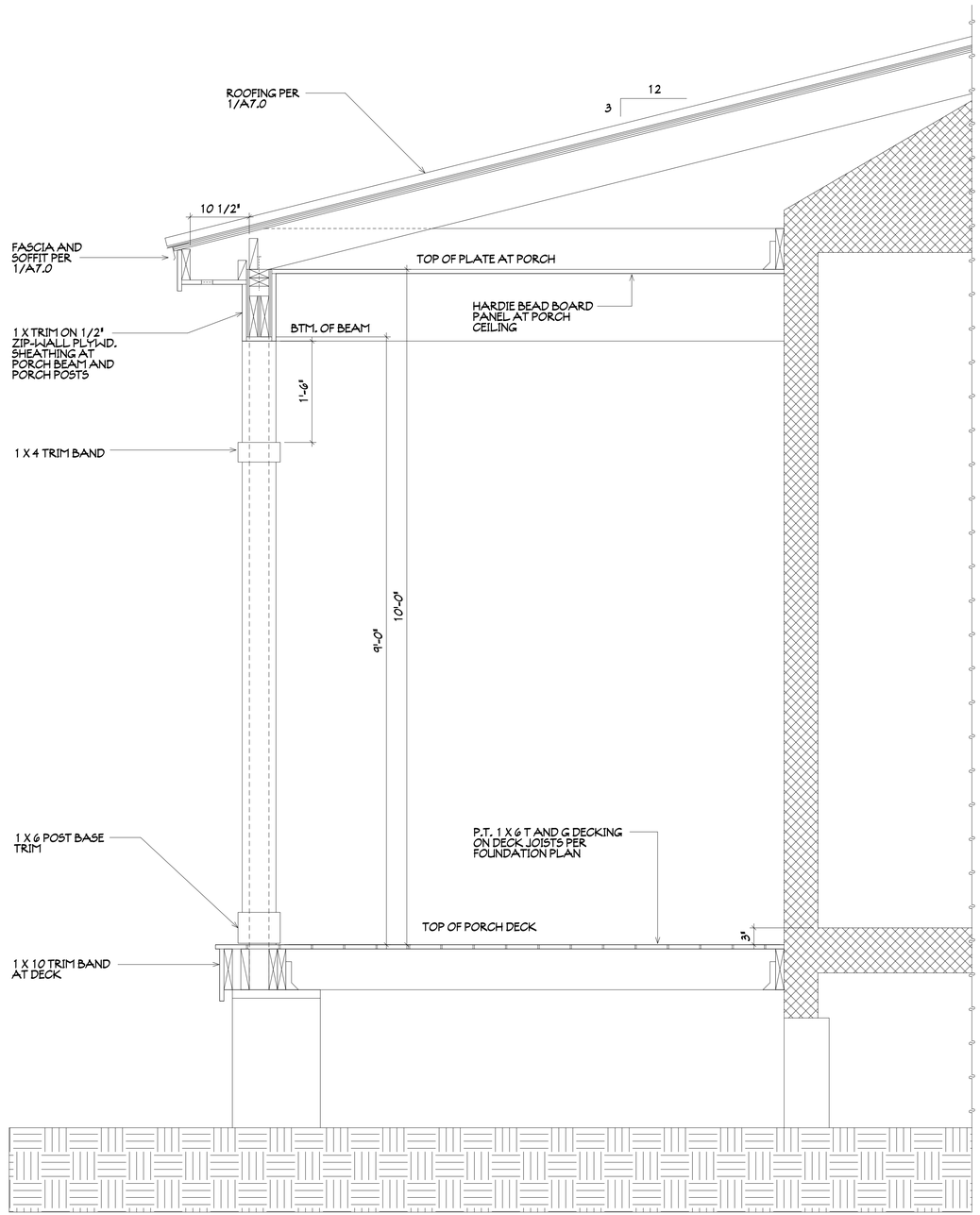


1 SECTION AT KITCHEN ADDITION 1"=1'-0"



2 SECTION AT PORCH ADDITION 1"=1'-0"

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A7 MAESTRE LORE RENOVATION SECTIONS
PROJECT # M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
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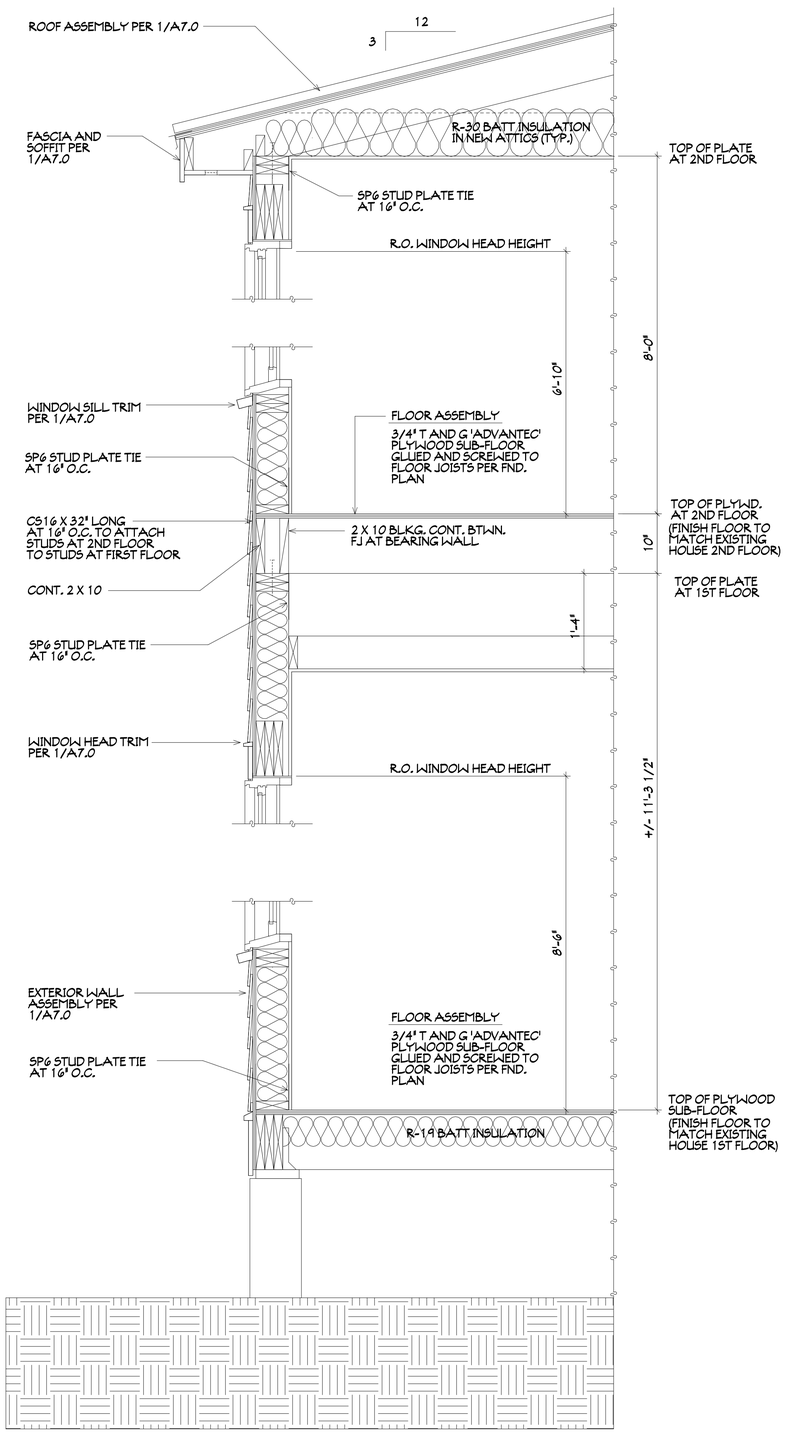
RENOVATION TO THE
MAESTRE/LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

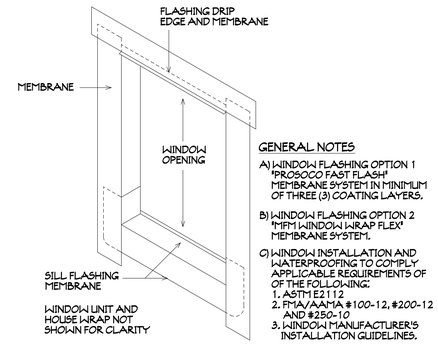
SECTIONS AND DETAILS

REVISIONS	DATE

A7.0



1 SECTION AT TWO-STORY ADDITION 1"=1'-0"



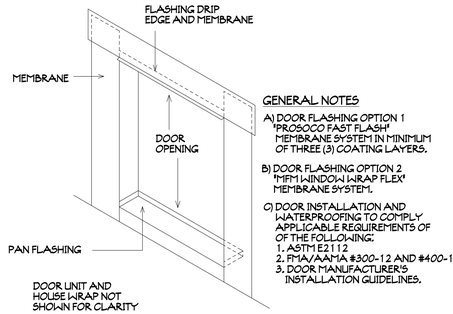
GENERAL NOTES

A) WINDOW FLASHING OPTION 1 'PROSOCO FAST FLASH' MEMBRANE SYSTEM IN MINIMUM OF THREE (3) COATING LAYERS.

B) WINDOW FLASHING OPTION 2 'MFM WINDOW WRAP FLEX' MEMBRANE SYSTEM.

C) WINDOW INSTALLATION AND WATERPROOFING TO COMPLY APPLICABLE REQUIREMENTS OF OF THE FOLLOWING:
1. ASTM E2112
2. FMA/AAMA #100-12, #200-12 AND #250-12
3. WINDOW MANUFACTURER'S INSTALLATION GUIDELINES.

A TYP. WINDOW INSTALLATION DETAIL N.T.S.



GENERAL NOTES

A) DOOR FLASHING OPTION 1 'PROSOCO FAST FLASH' MEMBRANE SYSTEM IN MINIMUM OF THREE (3) COATING LAYERS.

B) DOOR FLASHING OPTION 2 'MFM WINDOW WRAP FLEX' MEMBRANE SYSTEM.

C) DOOR INSTALLATION AND WATERPROOFING TO COMPLY APPLICABLE REQUIREMENTS OF OF THE FOLLOWING:
1. ASTM E2112
2. FMA/AAMA #300-12 AND #400-13
3. DOOR MANUFACTURER'S INSTALLATION GUIDELINES.

B TYP. EXT. DOOR INSTALLATION DETAIL N.T.S.

MATERIAL SPECIFICATIONS

DIVISION 3 -- CONCRETE

SECTION 3A: CONCRETE WORK

1.01 Concrete: Redi-Mix 3,000 PSI concrete per ASTM c-94.

1.02 Cement: Portland Cement, Type I, per ASTM C-150.

1.03 Aggregates: per ASTM C-33.
A. Fine Aggregate: Clean, sharp, natural sand, free from loan, clay, lumps, or other deleterious substances.
B. Coarse Aggregate: Clean, un-coated, processed aggregate containing no clay, mud, loam, or foreign matter, as follows_
1) Crushed stone, processed from natural rock or stone.
2) Washed gravel, natural or crushed. Use of pit or bank gravel not permitted.
3) Pea gravel aggregate per ASTM C-404, size No. 8.
4) Lightweight aggregates per ASTM C-330.

1.04 Water: Clean, drinkable, free of oils, acids, and organic matter.

DIVISION 4 -- MASONRY

SECTION 4A: UNIT MASONRY

1.01 Concrete Masonry Units (CMU): All masonry bearing walls shown on drawings shall be light-weight units in lieu of normal weight units; confirming to ASTM C90, Grade B1. Use with aggregate conforming to ASTM C331.

1.02 Masonry mortar for CMU: Type S; approximately 3:1:11 Portland cement: ASTM C 150, lime; ASTM C 270, sand; ASTM C 144. Grout per ASTM C-476.

1.03 Horizontal masonry wire reinforcing:
A. CMU Walls -- truss or ladder type, joint reiforcing, composed of welded wire units fabricated from cold-drawn steel wire per ASTM A-82. Width to be 1 1/2" - 2" less than wall thickness. All reinforcing shall be minimum 9 gauge welded steel wire, hot-dipped galvanized after fabrication, with 1.5 oz. zinc coating per ASTM A153-82.

1.04 Reinforcement bars: Deformed bars of following grades complying with ASTN A-615, unless otherwise noted (UON). Grade 60 bars, UON., Where #2 bars shown use plain, round, carbon steel bars, ASTM A-675, Grade 80. Shop-frabricate reinforcing bars which shown to be bent or hooked.

DIVISION 5 -- METALS

SECTION 5A: FASTENERS, NAILS AND BOLTS

1.01 Connectors and anchors: All joist hangers, hurricane ties, plywood clips, framing anchors, holddowns, straps, ties, column caps/bases, etc., in configuration to meet specific purposes as indicated on drawings, to be by Simpson Strong Tie Co. NOTE -- ALL CONNECTORS IN CONTACT WITH ACQ LUMBER TO BE STAINLESS STEEL.

1.02 Nails and fasteners: Hot-dipped galvanized fasteners.

1.03 Expansion bolts: "Kwick Bolts" II by Hilti Inc. or equal with minimum 4" embedment length in concrete tie beams.

1.04 Bolts, nuts and washers: All anchor bolts to be hot-dipped galvanized in sizes per drawings. Attach anchor bolts to sill plates with minimum 2" square X 1/8" thick, hot-dipped galvanized washers. All bolts per ASTM A-325.

DIVISION 6 -- WOODS AND PLASTICS

SECTION 6A: ROUGH CARPENTRY

1.01 Studs: SPF Fb 1200 rating (for single member use), 2 X 6 at exterior walls, 2 X 4 at interior walls, spaced at 16" o.c. UON.

1.02 Joists and Rafters: #2KD SYP Fb 1300 UON.

1.03 Plywood sub-floor: 23/32" T and G, AdvanTech flooring panels by J.M. Huber Corp.

1.04 Plywood roof sheathing: 5/8" thick, Zip System Sheathing and Tape, 40/20 Structural I.

1.05 Exterior wall sheathing: 1/2" thick, Zip System Sheathing and Tape, 32/16 Structural I.

1.06 Preservative pressure treated wood: All wood in direct contact with concrete, masonry or ground shall be presussure treated (PT). Treat cants, nailers, blocking, and similar items in conjunction with rooting, flashing, vapor barriers and waterproofing. Treat sills, sleepers, furring, blocking and similar items in direct contact with masonry or concrete. Brush treat end cuts of all PT lumber.
A. Above Ground: ACQ (Alkaline Copper Quarternary) lumber w./ .25 PCF treatment forumula.
B. Ground Contact: ACQ lumber w./ .40 PCF treatment formula.

1.07 Fasteners and anchorages: All metal fasteners exposed to weather and/or in contact with PT lumber shall be hot-dipped galvanized OR stainless steel.

SECTION 6D: PRE-FABRICATED STRUCTURAL WOOD (LVL)

1.01 Laminated Veneer Lumber (LVL)
A. Manufacturer: LP-Engineered Wood Products
B. Gang-Lam LVL 2650 Fb-19E

DIVISION 7 -- THERMAL AND MOISTURE PROTECTION

SECTION 7A: EXTERIOR TRIM AND SIDING (HARDIE)

1.01 Materials:
A. Siding: HardiePanel Smooth Lap Siding 5/16" thick, smooth finish.
B. Trim: Pine 3/4" thick.
E. Porch Ceilings: Hardie Beaded Porch Panel.
D. Fasteners: 0.089" shank X 0.221 head X 2" corrision resistant siding nail.

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A7 MAESTRE LORE RENOVATION SECTIONS
PROJECT # M1200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

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RENOVATION TO THE
MAESTRE/LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

SECTIONS AND DETAILS

REVISIONS	DATE

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EMERGENCY GENERATOR SUB-PANEL

PROVIDE SUB-PANEL FOR FUTURE EMERGENCY GENERATOR TO SERVICE:

AHU 1
MASTER SUITE
KITCHEN
PANTRY

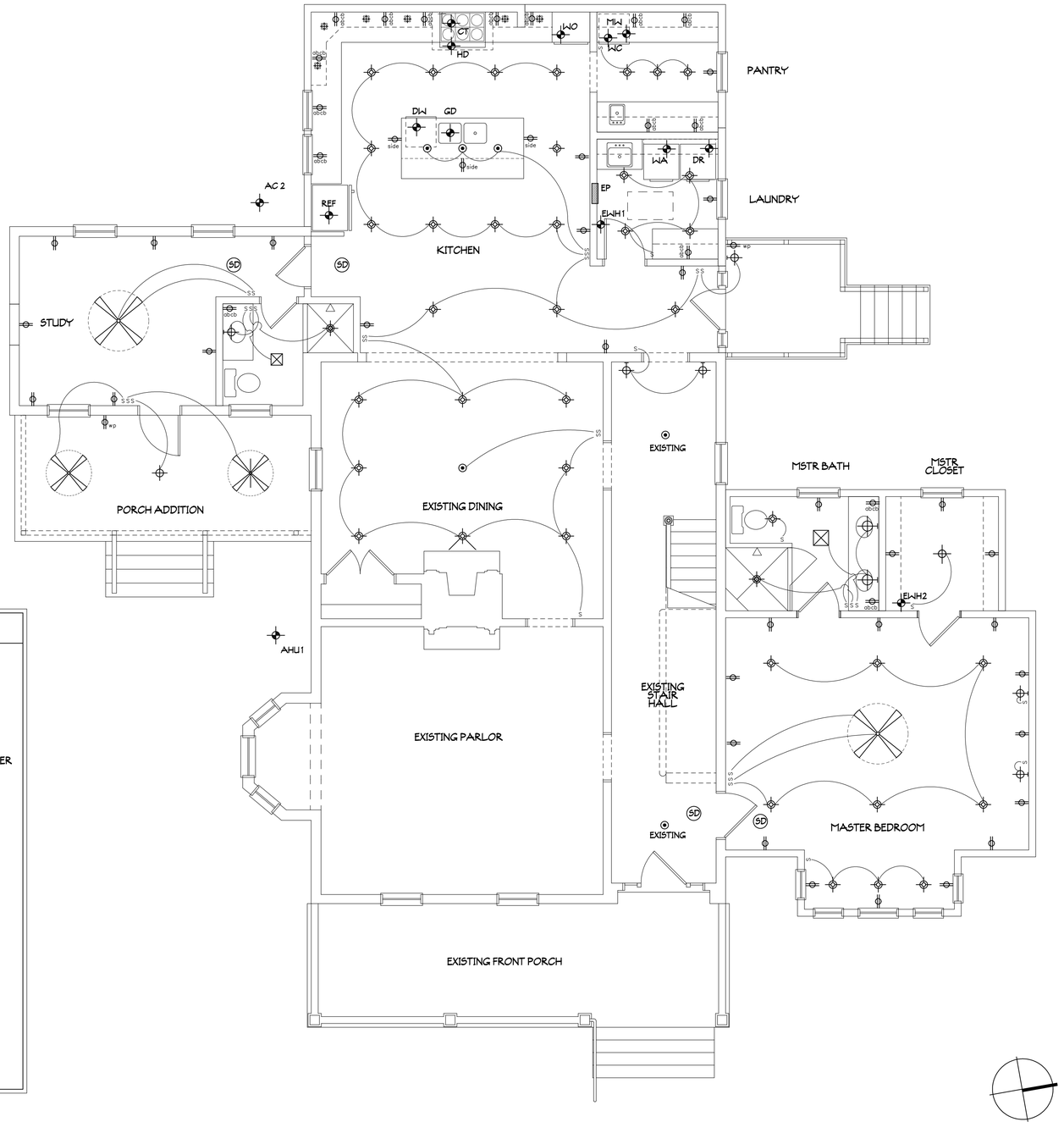
ON-DEMAND ELECT. WATER HEATERS

EWH #	MODEL #	SERVICE AREA	LOCATION
EWH 1	ECOSMART ECO36	KITCHEN SINK, PANTRY SINK, LAUNDRY SINK BATH 1 LAV, BATH 1 SHOWER	LAUNDRY
EWH 2	ECOSMART ECO27	MASTER BATH LAVS, MASTER BATH SHOWER	MASTER CLOSET
EWH 3	ECOSMART ECO27	BATH 2 LAVS, BATH 2 SHOWER	BR 2 CLOSET
EWH 4	ECOSMART ECO27	BATH 3 LAVS, BATH 3 SHOWER	BR 4 CLOSET

ELECTRICAL SYMBOLS KEY

- DUPLEX RECEPTACLE WALL OUTLET
- DUPLEX RECEPTACLE WALL OUTLET -- ABOVE CABINET (GFCI)
- DUPLEX RECEPTACLE WALL OUTLET -- SIDE OF CABINET (GFCI)
- DUPLEX RECEPTACLE WALL OUTLET -- WEATHERPROOF (GFCI)
- QUAD RECEPTACLE WALL OUTLET
- FLOOR OUTLET -- LOCATE IN FIELD W/ OWNER
- PHONE JACK
- T.V. CABLE JACK
- SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/ EQUIP. SPECS
- RECESSED DOWNLIGHT
- SURFACE MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- UNDER CABINET LIGHT
- SINGLE POLE LIGHT SWITCH
- EXHAUST FAN
- CEILING FAN
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL

AC	AIR CONDENSOR
AHU	AIR HANDLING UNIT
CT	COOKTOP
DR	DRYER
DW	DISHWASHER
EP	ELECTRICAL PANEL
GD	GARBAGE DISPOSAL
EWH	ON DEMAND ELEC WATER HEATER
HD	HOOD
MW	MICROWAVE OVEN
REF	REFRIGERATOR
WA	WASHER
WC	WINE COOLER
WO	DOUBLE WALL OVEN



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

A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA#0000208

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

1ST FLOOR ELECTRICAL PLAN

REVISIONS	DATE

E1.0

This document has been electronically signed and sealed by Jose L. Miranda, Jr., 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.

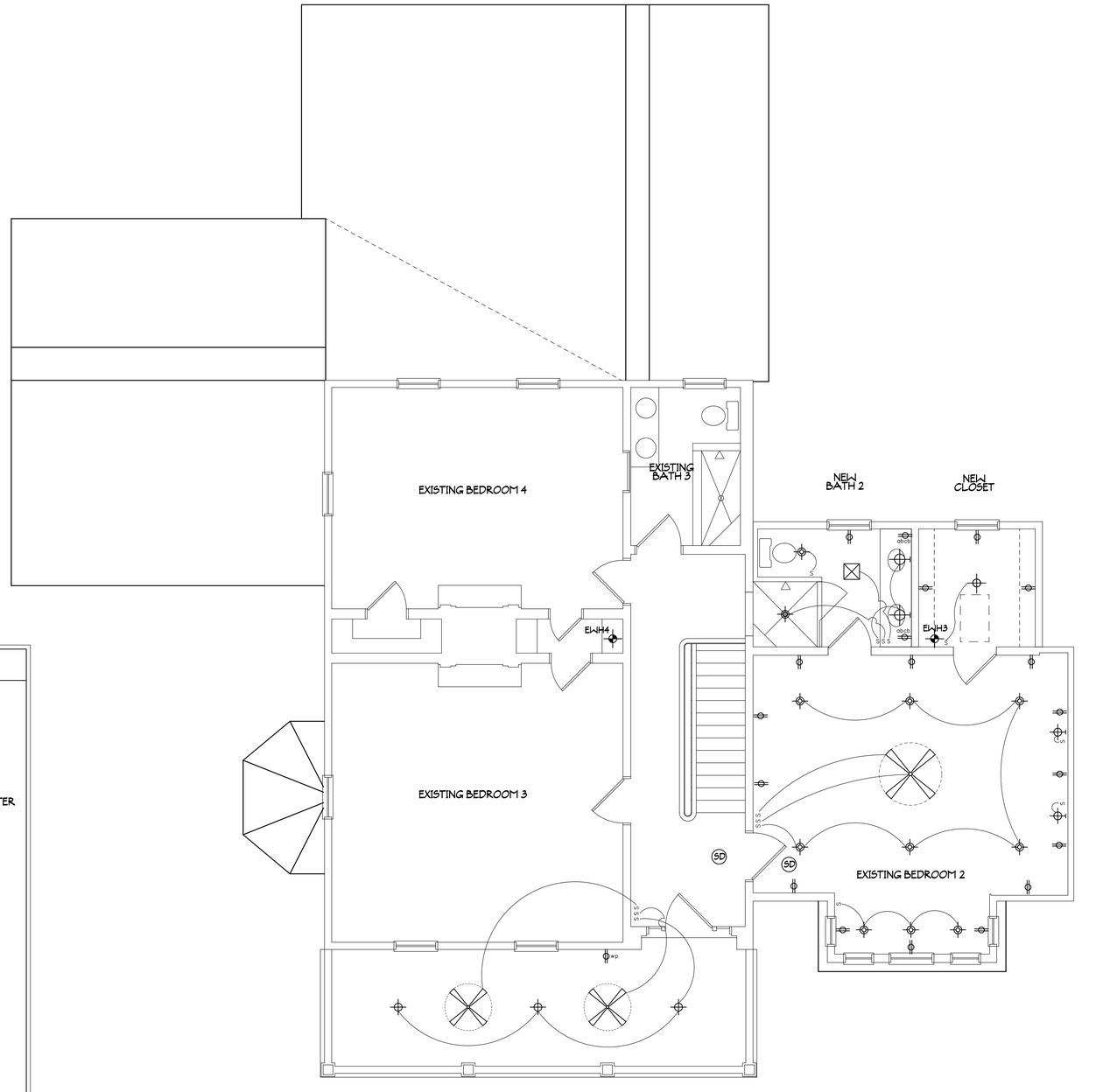
ON-DEMAND ELECT. WATER HEATERS

EWH #	MODEL #	SERVICE AREA	LOCATION
EWH 1	ECOSMART ECO36	KITCHEN SINK, PANTRY SINK, LAUNDRY SINK BATH 1 LAV, BATH 1 SHOWER	LAUNDRY
EWH 2	ECOSMART ECO27	MASTER BATH LAVS, MASTER BATH SHOWER	MASTER CLOSET
EWH 3	ECOSMART ECO27	BATH 2 LAVS, BATH 2 SHOWER	BR 2 CLOSET
EWH 4	ECOSMART ECO27	BATH 3 LAVS, BATH 3 SHOWER	BR 4 CLOSET

ELECTRICAL SYMBOLS KEY

- DUPLEX RECEPTACLE WALL OUTLET
- DUPLEX RECEPTACLE WALL OUTLET -- ABOVE CABINET (GFCI)
- DUPLEX RECEPTACLE WALL OUTLET -- SIDE OF CABINET (GFCI)
- DUPLEX RECEPTACLE WALL OUTLET -- WEATHERPROOF (GFCI)
- QUAD RECEPTACLE WALL OUTLET
- FLOOR OUTLET -- LOCATE IN FIELD W/ OWNER
- PHONE JACK
- T.V. CABLE JACK
- SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/ EQUIP. SPECS
- RECESSED DOWNLIGHT
- SURFACE MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- UNDER CABINET LIGHT
- SINGLE POLE LIGHT SWITCH
- EXHAUST FAN
- CEILING FAN
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL

AC	AIR CONDENSOR
AHU	AIR HANDLING UNIT
CT	COOKTOP
DR	DRYER
DW	DISHWASHER
EP	ELECTRICAL PANEL
GD	GARBAGE DISPOSAL
EWH	ON DEMAND ELEC WATER HEATER
HD	HOOD
MW	MICROWAVE OVEN
REF	REFRIGERATOR
WA	WASHER
WC	WINE COOLER
WO	DOUBLE WALL OVEN



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

This drawing and the design ideas and concepts it represents is the property of Jose L. Miranda, Jr., Architect, P.A. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.

A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 03-22-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA-0000036

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

2ND FLOOR ELECTRICAL PLAN

REVISIONS	DATE

E1.1

MAP OF BOUNDARY SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887 AND ENLARGED REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS; LOT SEVEN (7), BLOCK THIRTY-SEVEN (37)



SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings based on S 10°00'00" W on the Westerly right of way line of South 7TH Street, (Assumed).
5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0237G Dated 08-022017 .
8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuraces for the following surveyed.
   Surveyed Accuracy: 1 foot in 16231 feet
   Commercial / High risk Linear Accuracy: 1 foot in 10000 feet
   SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
RUTH MAESTRE
PAUL ANTHONY LORE

FOR THE BENEFIT OF:
FIFTH THIRD BANK NATIONAL ASSOC.
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD AND SMITH PA

LEGEND

- —E—E— = AERIAL UTILITY WIRES
- A/C = AIR CONDITIONER
- AKA = ALSO KNOWN AS
- B.R.L = BUILDING RESTRICTION LINE
- TV = CABLE TELEVISION PEDESTAL
- Δ = CENTRAL ANGLE
- ℄ = CENTERLINE
- —x—x— = CHAIN LINK FENCE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC. = CONCRETE
- = CONCRETE FLATWORK
- CMP = CORRUGATED METAL PIPE
- E = ELECTRICITY METER
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- = FIRE HYDRANT
- G = GAS METER
- L = ARC LENGTH
- = LIGHT POLE
- MEAS. = MEASURED
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORD BOOK
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S = SEWER CLEANOUT
- Ⓢ = SEWER MANHOLE
- Ⓓ = STORM MANHOLE
- T = TELEPHONE PEDESTAL
- —o—o— = WOOD FENCE
- = WOOD POWER POLE
- W = WATER METER
- Ⓦ = WELL

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

BY: _____

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

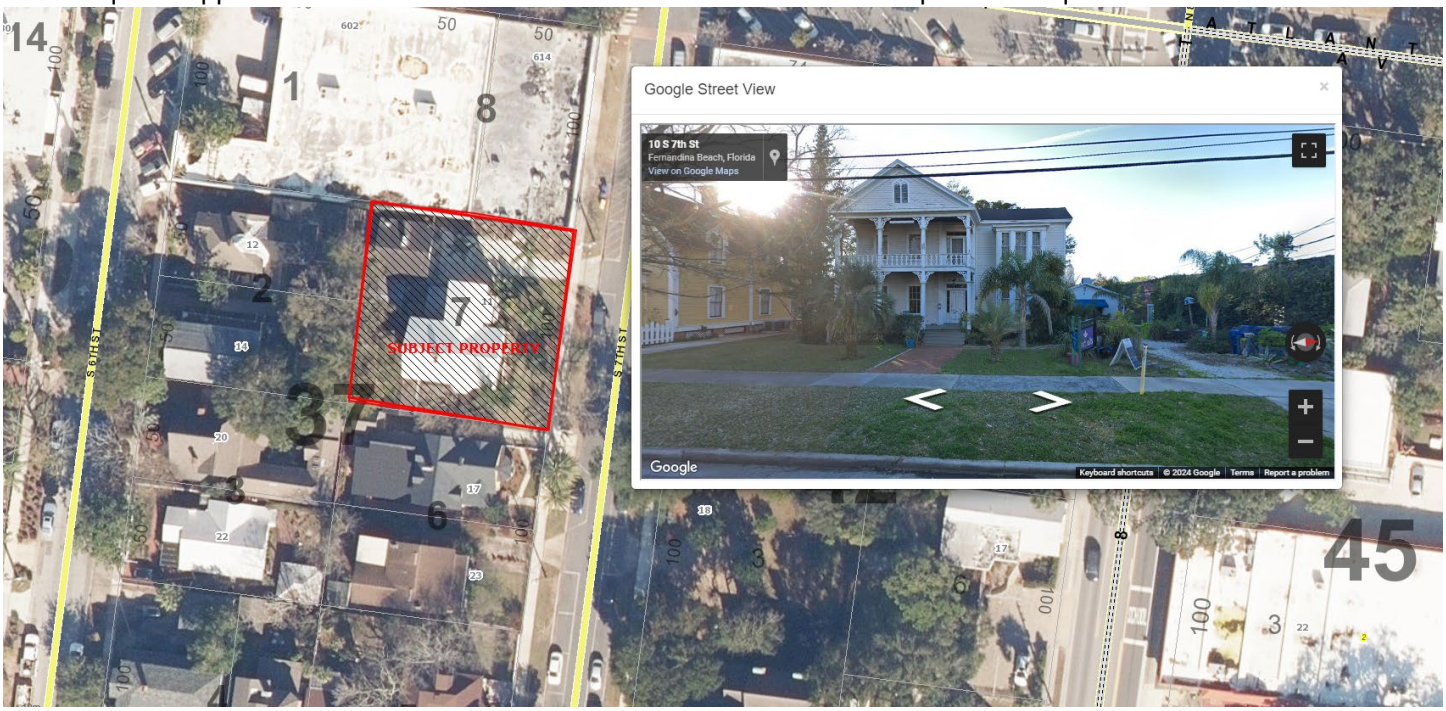
SCALE: 1" = 20'
DATE: 06-24-20
DRN BY: AFG
CKD BY: AFG
JOB NO: GLS-2083
F.B. NO: ALAN201
PAGE NO. 38

DWG NO GLS-2083

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0007
MAY 16, 2024

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

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

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

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

Conceptual approval of the design was issued under HDC Case 2022-0054 in April 2022. The applicant requests final approval of the design. All application materials have been provided to support the board's decision making.

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

ANALYSIS:

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

STAFF RECOMMENDATION:

Staff recommends: Approval of HDC 2024-0007

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0007 **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 2024-0007, 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 **FL Master Site File 8NA00439**

FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State
DIVISION OF HISTORICAL RESOURCES
R.A. Gray Building
500 South Bronough
Tallahassee, Florida 32399-0250
Director's Office (904) 488-1480
Telecopier Number (FAX) (904) 488-3353

August 21, 1992

Harold and Phyllis Lake
Post Office Box 1474
Fernandina Beach, Florida 32034

Re: Thompson House, 11 South Seventh Street, Fernandina Beach

Dear Mr. and Mrs. Lake:

In response to your recent inquiry, this is to confirm that the above referenced property is designated as a property contributing to the significance of the Fernandina Beach Historic District as listed in the National Register of Historic Places.

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

I hope that his information will be helpful. Please do not hesitate to write or call me at (904) 487-2333 if we can be of further assistance.

Sincerely,

William N. Thurston
Historic Preservationist Supervisor

WNT:bm

8-15-92

Florida Dept. of State
Div. of Historical Resources
R.A. Gray Building
Tallahassee, FL 32399-0250

Re: Thompson House
11 South Seventh St.
Fernandina Beach, FL

Dear Sir -

I am writing to ask for some type of documentation to prove the historical significance of the above home.

I assume that it was designated as a contributing structure in the Fernandina Beach Historic District Extension, which was listed in the National Register of Historic Places on March 20, 1987.

Thank you for your help.

Sincerely
Harold + Phyllis Lake

P.O. Box 1474
Fernandina Bch. FL 32034

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00439
Recorder # 422
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Thompson House
Multiple Listing (DHR only)
Other Names >> Lulu's Bar and Grill
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
11	South	7th	Street	

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

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2003
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Clapboard
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Cross gable
Other Roof Secondary Structure(s) square bay
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) north ridge

HISTORICAL STRUCTURE FORM

8NA00439

DESCRIPTION (continued)

Window Descriptions 6/6, 1/1,2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Restaurant;;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

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

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00439

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, 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 ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/23/2007

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"

NA00439-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Clapboard

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Cross gable
Other

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

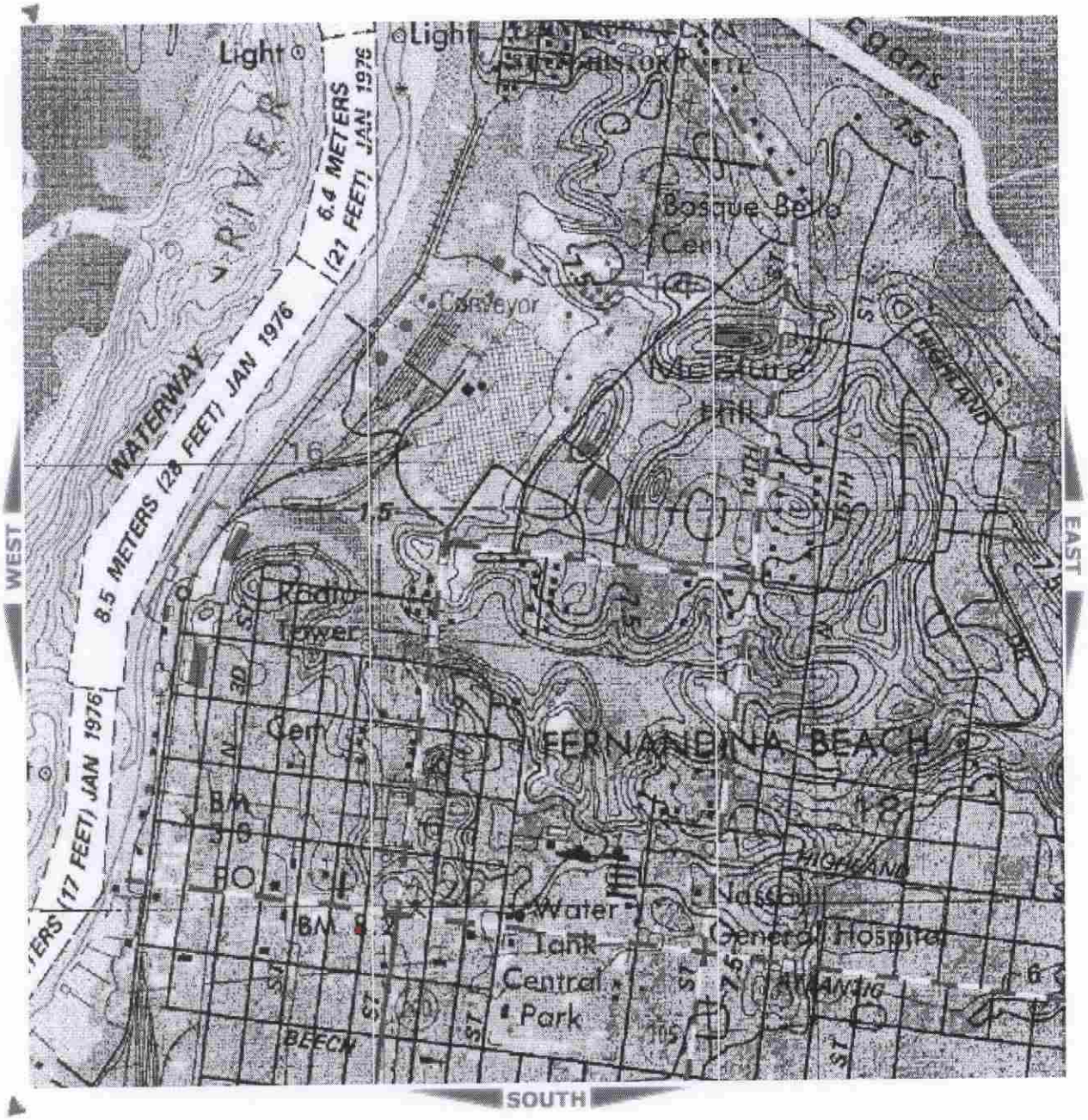
> **Original, intermediate, present uses/year started/year ended:**
Restaurant;;

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

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

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

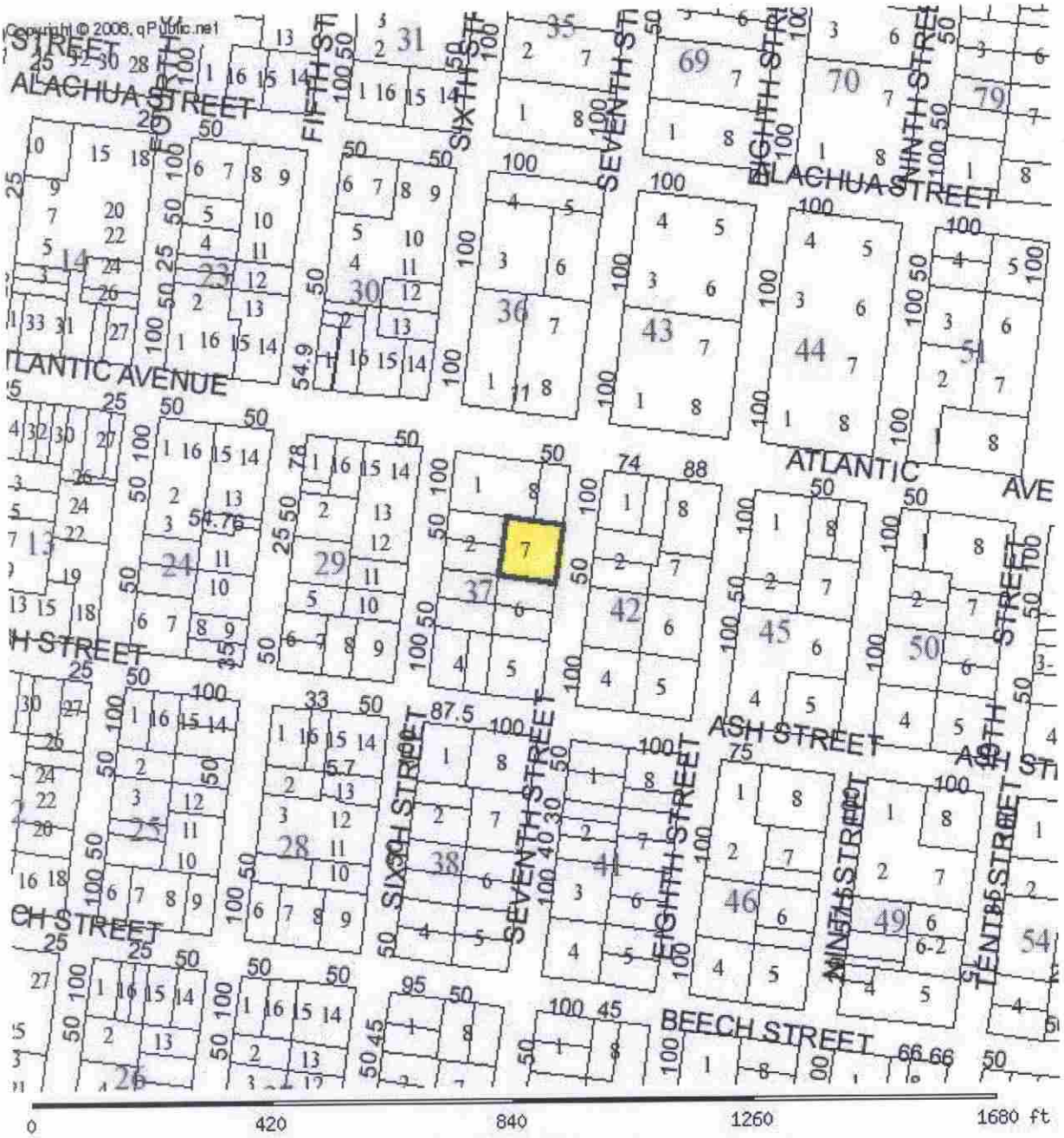
> **[Other name(s)]:**
Lulu's Bar and Grill


Light
Light
RIVER
6.4 METERS
(21 FEET) JAN 1976
WATERWAY
8.5 METERS (28 FEET) JAN 1976
(17 FEET) JAN 1976
Bosque Bello
Cem
Conveyor
Moisture
Hill
Radio
Tower
Cem
FERNANDINA BEACH
BM
PO
BM
Water
Tank
Central
Park
Nassau
General Hospital
HIGHLAND
BEECH
WEST
EAST
SOUTH

NA 439

422

NA439



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0070
GIS CALCULATED ACREAGE	0.23
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	BLACKWELDER LYNETTE B TRUSTEE
Mailing Address	LYNETTE B BLACKWELDER TRUST PO BOX 1204; FERNANDINA BEACH, FL 32035
Situs/Physical Address	11 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	500,000

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 439

SITE NAME: Thompson House SURVEY DATE: 09/30/85
ADDRESS OF SITE: 11 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 37 7
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+ 1872
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 19th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING	TRANSPORTATION
x DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 165

ARCHITECT: John Hedges

BUILDER:

STYLE AND/OR PERIOD: Greek Revival

PLAN TYPE: L-shape

EXTERIOR FABRIC(S): wood: weatherboard, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/2-story end, tiered, 3-bay, access E, 1st bay;
square columns; pedimented, gable roof; lacy brackets
ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: N:end,interior:ridge#center:ridge,other gable

WINDOW TYPE: DHS, 6/6, wood; bay, 2-story, sq., grouped(3) #
DHS, 4/4, wood # DHS, 1/1, wood; octagonal, 1-story, bay
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

11 S. 7th St., one of the Thompson Houses, is located within a subdivision known as the City of Fernandina. The subvision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1872, it is a two-story frame Greek Revival residential building. It is noteworthy for its sidelights and transom around entrance, and its two-story pedimented porch. It has been significantly altered by addition of lacey ornamentation on the porch. It was originally the residence of William N. Thompson, a Florida Senator and railroad man. It is one of three home built adjacent to each other for members of the Thompson family. Its subsequent owners included Miss Olive Galphin, Thompson's Granddaughter. The architect was John Hedges.

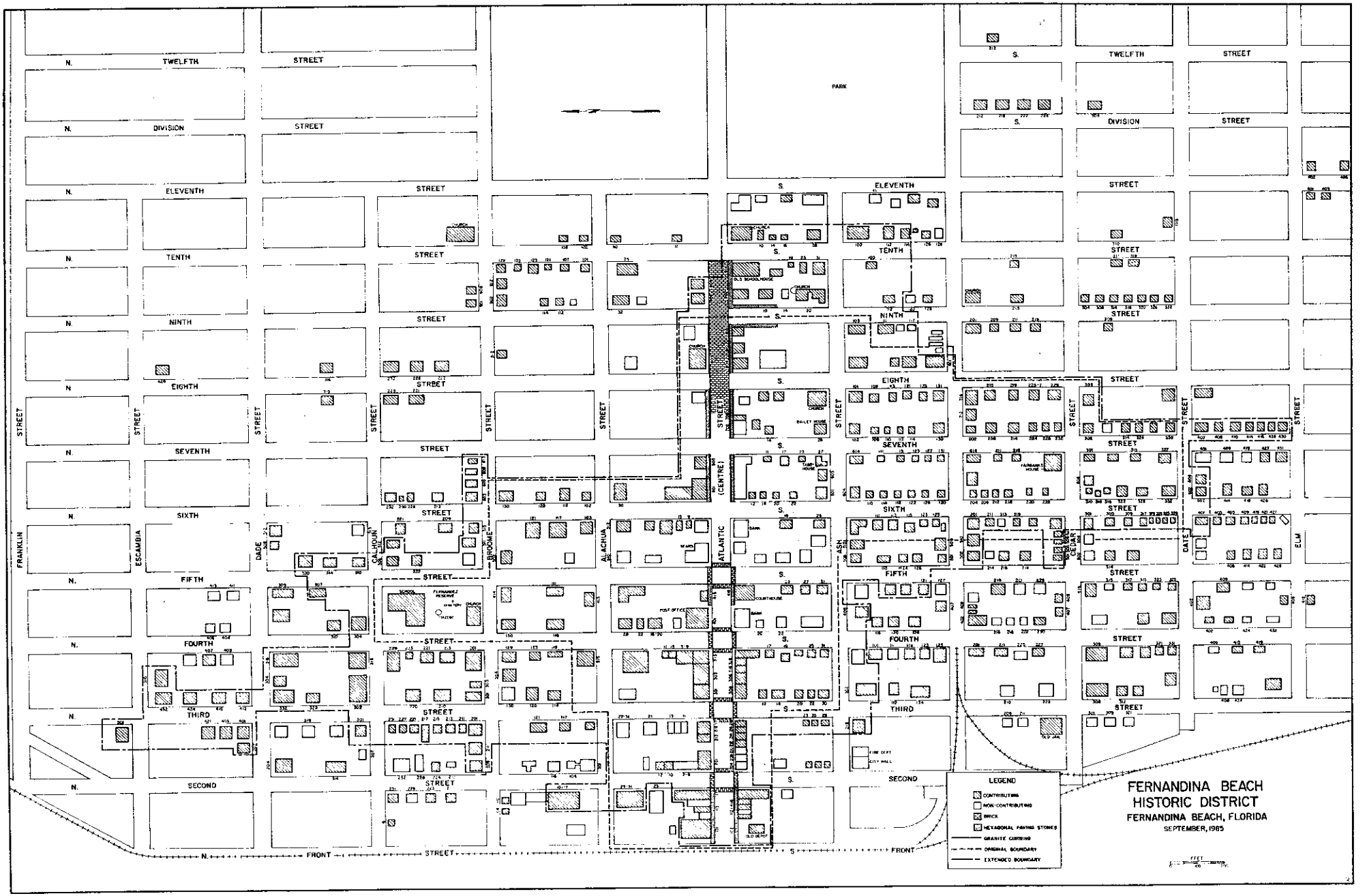
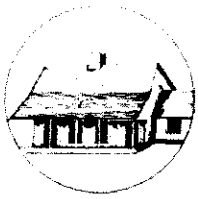

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1965
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
PARK
TWELFTH STREET
DIVISION STREET
ELEVENTH STREET
TENTH STREET
NINTH STREET
EIGHTH STREET
SEVENTH STREET
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FRONT STREET
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC STREET
ASH STREET
CEDAR STREET
DATE STREET
ELM STREET
(CENTRE)

Figure 24

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

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

Site #8 NA00439
Field Date 2-12-2018
Form Date 2-12-2018
Recorder # _____

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

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	11	S	7th	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** 22 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 00-00-31-1800-0037-0070 — Landgrant _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1872 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — **From (year):** _____ — **To (year):** _____
Current Use Private Residence (House/Cottage/Cabin) — **From (year):** _____ — **To (year):** _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — **Original address** _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — **Nature** Porch
Additions: ☒ yes ☐ no ☐ unknown — Date: _____ — **Nature** Rear gable extensions
Architect (last name first): Hedges, John — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Original, William N. Thompson, Senator & railroad man

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Irregular — **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 1/1, 2/2 & 6/6 Dhs, bay

Distinguishing Architectural Features (exterior or interior ornaments) Greek Revival elements; pedimented gable w 2 story porch; side & transom; jig saw cut decorations & arched vent; classical molding; 2 story bay window

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ 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 *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 NA00439

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) Wood panel door w round arches; simple pilasters; side and transom lights

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Community planning & development 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

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

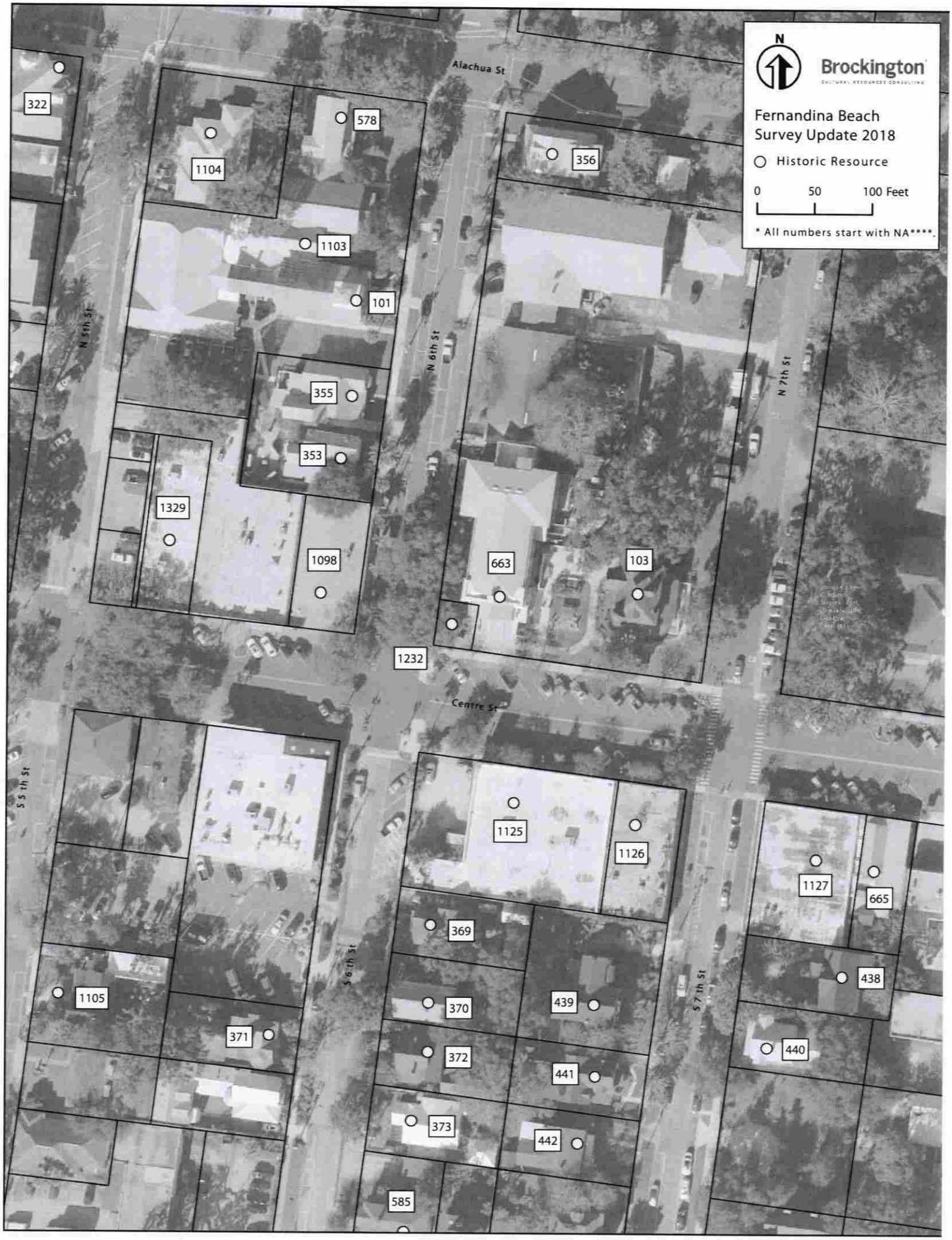
RECORDER INFORMATION

Recorder Name Sheldon Owens **Affiliation** Brockington and Assc. 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.**


N
Brockington
CULTURAL RESOURCES CONSULTING
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.
Alachua St
Centre St
N 5th St
N 6th St
N 7th St
S 5th St
S 6th St
S 7th St
322
578
1104
356
1103
101
355
353
1329
1098
663
103
1232
1125
1126
1127
665
369
438
1105
370
439
371
372
441
440
373
442
585


THOMPSON HOUSE
FOR SALE
$ 850,000
904-521-6247
LuLu's
BBQ & GRILL
261-7123


THOMPSON HOUSE
11 S 7TH





Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13599

Date Submitted: 3/29/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees

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

Basis for Review

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

2024 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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

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

Yes

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

1/11/2024

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*

102 South 7th Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0041-0011

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

BLUE HERON BNB

Last Name*

LLC

Mailing Address*

102 South 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9046524989

E-mail Address*

mowild@gmail.com

OWNER'S AGENT

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

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

Yes

First Name*

Oliver

Last Name*

Tilton

Company (if applicable)

Tilton Construction Servies

Street Address

1417 Sadler Road #423

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

7062964602

E-mail Address

oliver@tiltoncs.com

Project Description*

Replace deck boards on front of Inn and front of the residence with TimberTech Landmark Collection (crosscut hardwoods). Re install existing railings. Replace vinyl siding on Inn with Hardie board material to match the residence. The new hardie siding will be painted Valspar Sailboat 4005-5B to match the current paint color on the residence.

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
Hardie	Plank Lap Siding - Select Cedarmill	Boothbay Blue
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color (Name/Number)
TimberTeach by AZEK	Proprietary Polymer (PVC) Landmark Collection	Castle Gate

FENCING

Manufacturer	Product Description	Color (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color (Name/Number)

OTHER

Manufacturer	Product Description	Color (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
BLUE HERON BNB LLC DEED.pdf	BLUE HERON owners authorization.pdf	Hardie CatalogFlorida.pdf	James Hardie.pdf

Upload 5	Upload 6	Upload 7	Upload 8
TimberTech-AZEK-Product-Guide-2023.pdf	BLUE HERON survey.pdf	Choose File No…en	Choose File No…en

Certification*

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:
- [x] I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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 heating 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*

Oliver

Applicant Last Name*

Tilton

Today's Date*

3/29/2024

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.

Prepared by and return to:
Nassau Blue Ocean Title LLC
Justin G. Cerrato, Esq.
2227 Sadler Road
Fernandina Beach, FL, 32034
File No.: NBOT-23-211 #1697.50

Parcel: 00-00-31-1800-0041-0011 & 00-00-31-1800-0041-0012

2311348

General Warranty Deed

Made this 11th day of December, 2023 by, **David L. Jones and Julie W. Jones, a married couple** whose mailing address is 2754 First Avenue "A", Fernandina Beach, Fl, 32034, hereinafter called the grantor, to **Blue Heron BNB LLC, a Florida Limited Liability Company**, whose mailing address is c/o Elizabeth M. Moses at 4710 SR 13 N, Saint Johns, FL 32259, hereinafter called the grantee:

(Whenever used herein the term "**grantor**" and "**grantee**" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the **grantor**, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **grantee**, all that certain land situate in Nassau County, Florida, viz:

Lot 1 and the Southerly 33.0 feet of Lot 8, all in Block 41, lying and being in the City of Fernandina Beach (formerly named Fernandina), County of Nassau and State of Florida, and known and described upon and according to the official plat of said city (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901).

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

To Have and to Hold, the same in fee simple forever.

And the **grantor** hereby covenants with said **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; that the **grantor** hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to taxes for the current year.

In Witness Whereof, the said **grantor** has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness Signature

Laura E. Geiger
Printed Name

4309 Pablo Oaks Ct.
Address

Jacksonville, FL 32224
City. State. Zip

David L. Jones

Julie W. Jones

Witness Signature

Justin G. Cerrato
Printed Name

4309 Pablo Oaks Ct.
Address

Jacksonville, FL 32224
City. State. Zip

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument acknowledged before me by means of ☑ physical presence or ☐ online notarization. this 11th day of December. 2023. by **David L. Jones and Julie W. Jones**. who is/are ☐ personally known to me or who has/have ☑ produced FL DL as identification.

JUSTIN G. CERRATO
Commission # HH 382831
Expires August 4, 2027

Notary Public Signature

Justin G. Cerrato
Notary Public Printed Name

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Michael Moses
(print name of property owner(s))

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

to represent me/us in processing an application for: Design, Planning, Consulting for Upgrades and Repairs.
(type of application)

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

(Signature of owner) _____ (Signature of owner)

Michael Moses _____
(Print name of owner) _____ (Print name of owner)

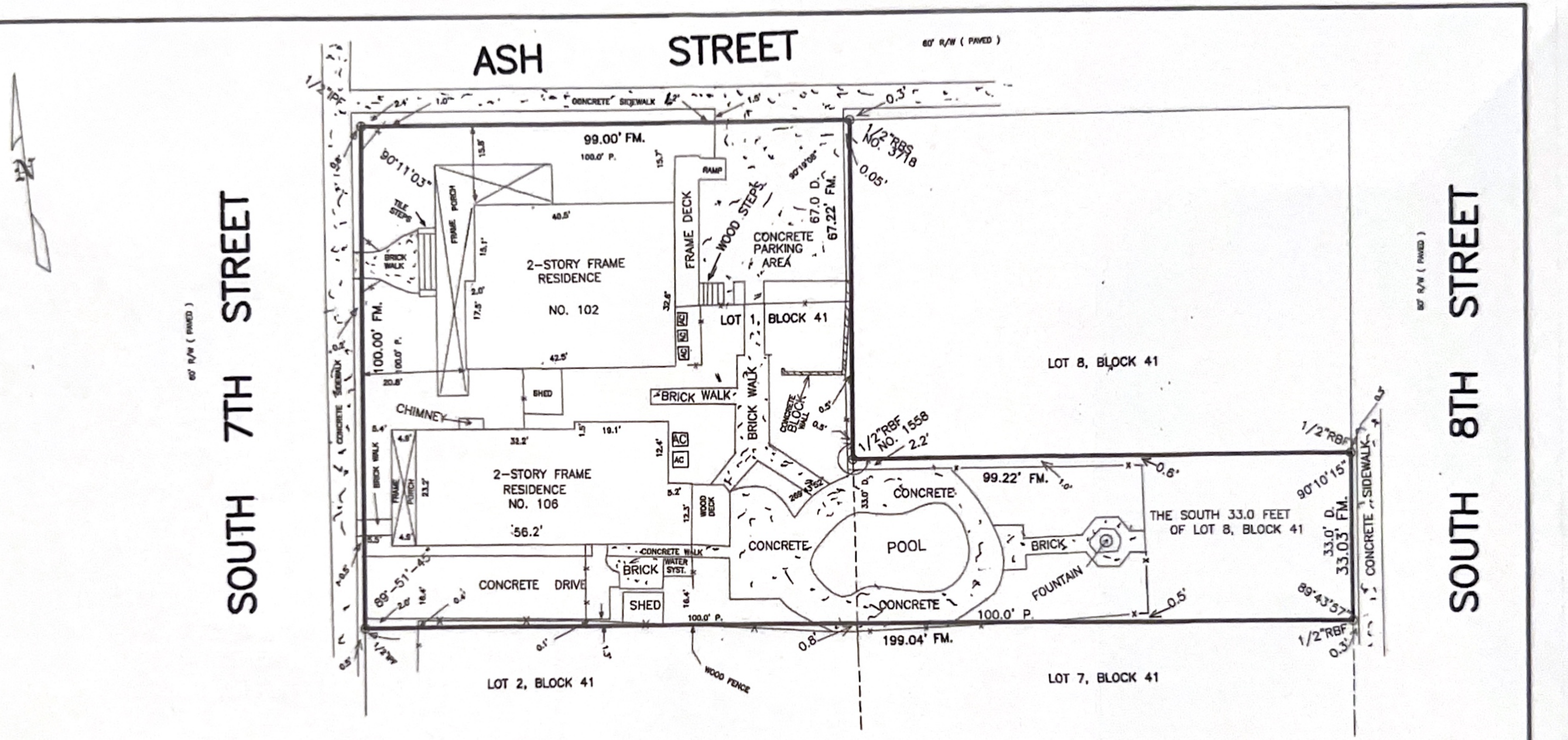
Notary Public State of Florida
Jessica L Hartline
My Commission HH 066921
Expires 11/24/2024

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of January, 20 24, by Michael Moses.

Jessica Hartline — Notary Public
Jessica Hartline — Printed Name
11/24/24 — My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



MAP SHOWING BOUNDARY SURVEY OF
ALL OF LOT 1 AND THE SOUTHERLY 33.0 FEET OF LOT 8, BLOCK 41,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

CERTIFIED TO:
BLUE HERON BNB, LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
BLUE OCEAN TITLE LLC,

NOTE: ALL FENCES ARE WOOD UNLESS NOTED OTHERWISE.

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

11-30-23

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 12-17-10

DATE OF SURVEY: NOVEMBER 28, 2023
SCALE 1"=20'
JOB NO. 9703-13 F.B. 136

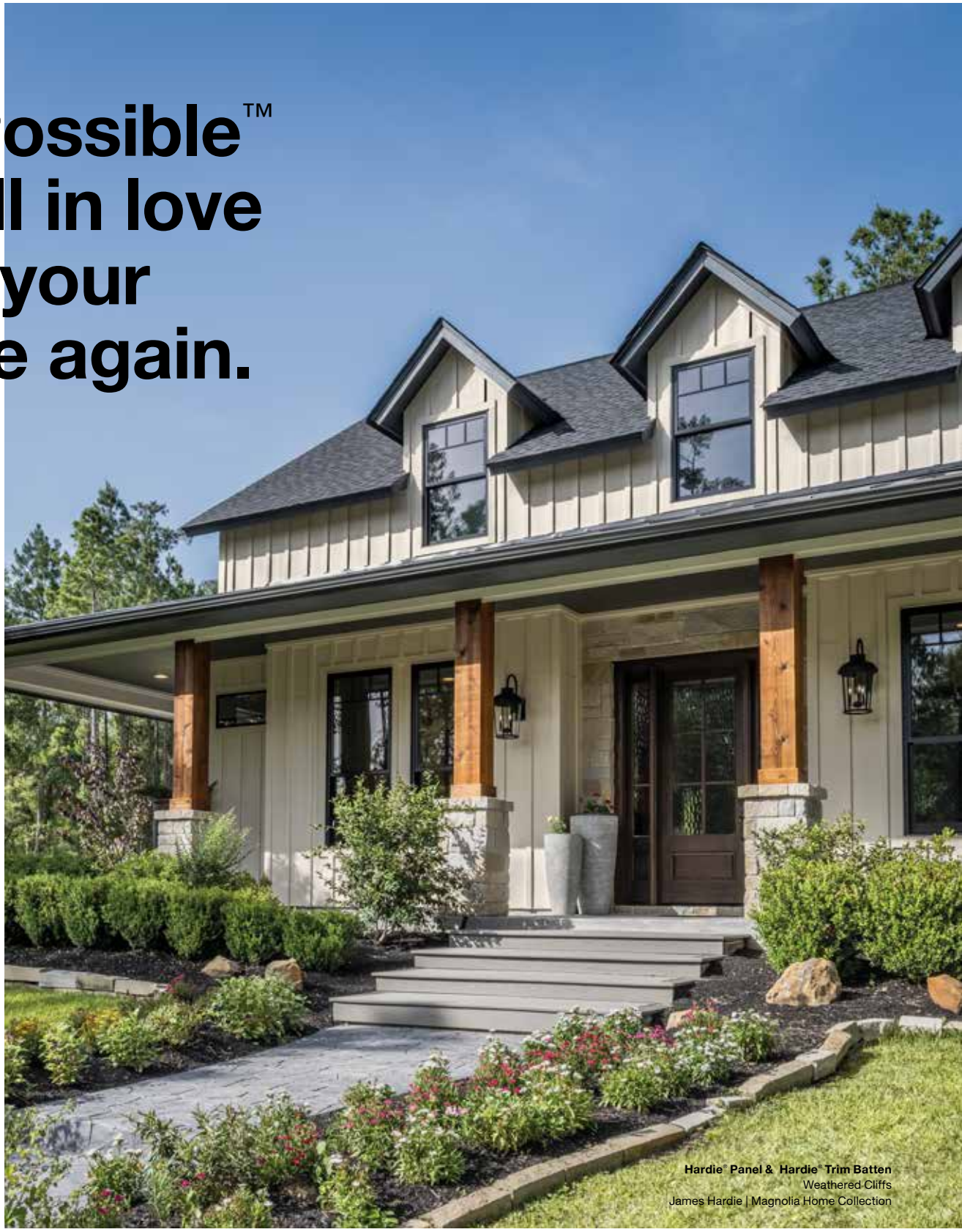
CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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
PLAT - P.
FIELD MEASURED - FM.
RECORD - R. DEED - D.
POWER POLE - PP
CONCRETE - CONC.
FENCE
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC

It's Possible™ to fall in love with your home again.

Florida Product Catalog



Hardie® Panel & Hardie® Trim Batten
Weathered Cliffs
James Hardie | Magnolia Home Collection

2023 SPRING & SUMMER EDITION

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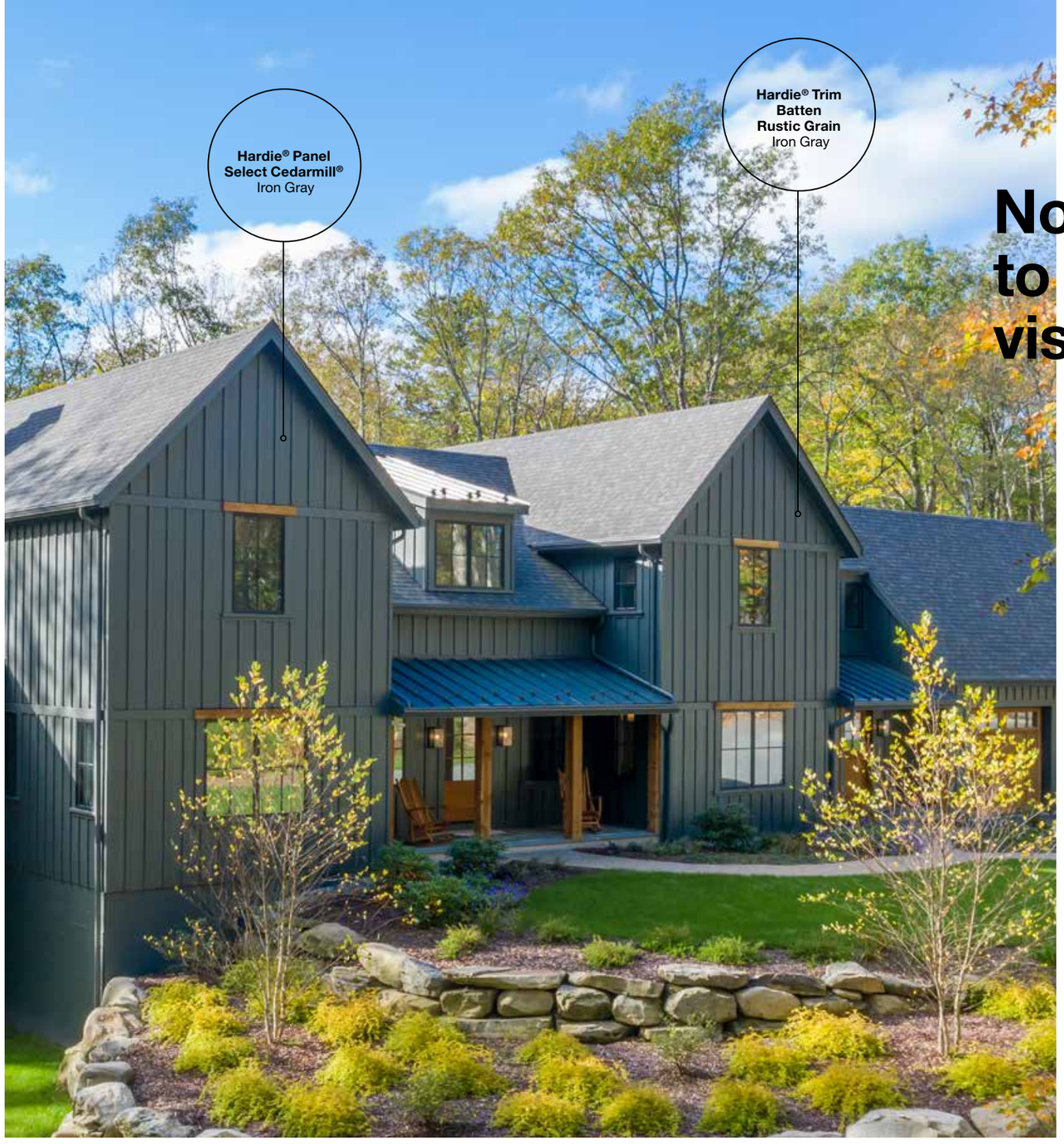


Now is the time to bring your vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes* from coast to coast, and rated the #1 brand of siding in North America, it's clear that the vast product offerings from James Hardie can make the home you've always wanted possible. **Revel in the beauty of your home's gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide.** With James Hardie, your dream home is possible.

ENDLESS DESIGN POSSIBILITIES

With a wide variety of colors, products and textures, you can create the personalized home exterior design that reflects your unique style – and that you'll love for years to come.

TRUSTED PROTECTION

Hardie® fiber cement products resist fire, moisture and extreme weather, and hold no appeal for pests. All to help protect your home, and everything you cherish.

LONG-LASTING BEAUTY

Enjoy the peace of mind that comes with a low-maintenance exterior, backed by a 30-year non-prorated substrate warranty.**

*Estimate based on total James Hardie sales through 2022 and average housing unit size. **30-Year limited non-prorated substrate warranty for Hardie® siding and soffit products. 15-Year non-prorated limited substrate warranty for Hardie® Trim products. ColorPlus® Technology finishes have a 15-year prorated limited finish warranty.





Endless design possibilities.

Endless ways to express yourself.



Products and colors that complement any style.

With a wide portfolio of products and nearly 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

Modern

Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

Transitional

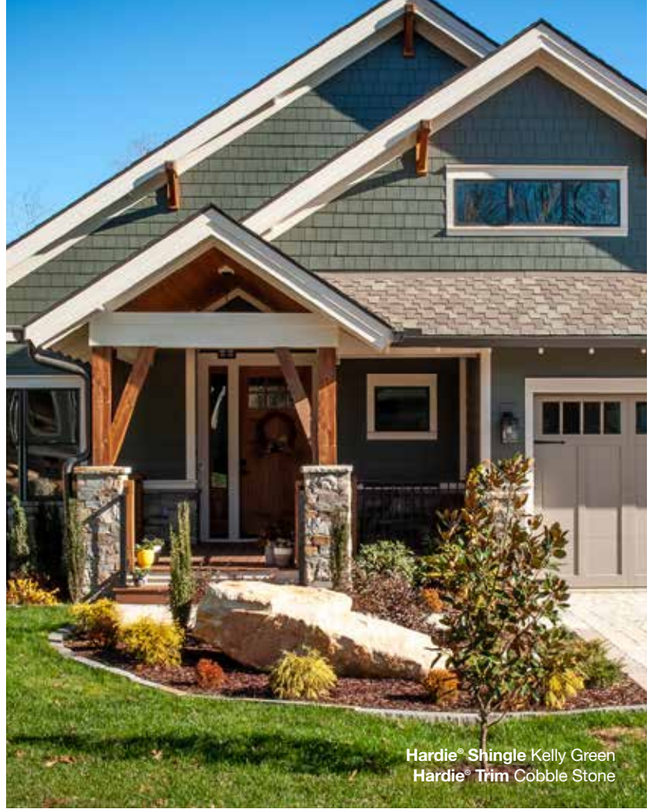
Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

Traditional

Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.













Statement Collection® Products

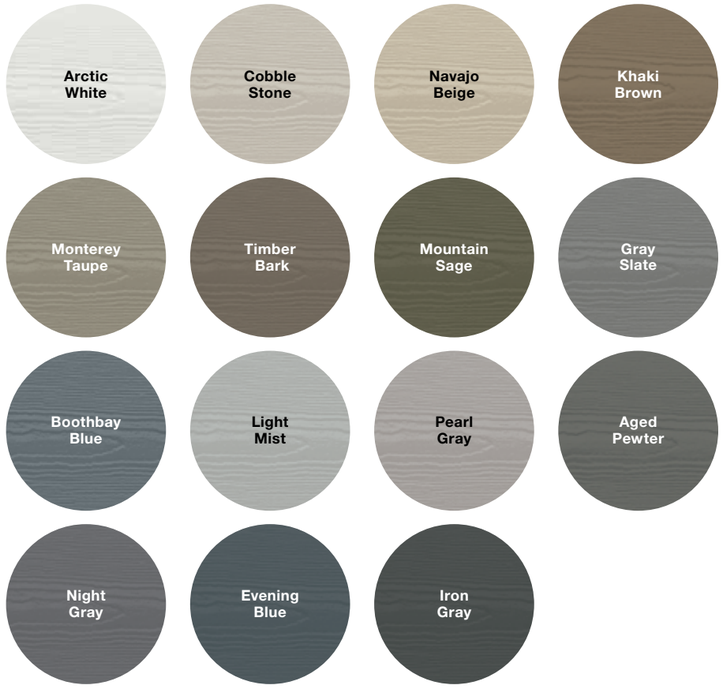
It's your turn to let your home stand out with our Statement Collection® products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

Scan code to request a sample.

Hardie® Plank Color Offering



Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering



Hardie® Trim Color Offering

Arctic White

Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill®

Width 7.25 in

Exposure 6 in

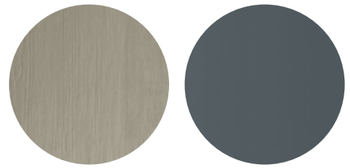


Hardie® Panel

Thickness 5/16 in

Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in
Length 48 in

Staggered Edge Panel

Height 15.25 in

Exposure 6 in



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width 3.5 in 5.5 in 7.25 in 11.25 in

5/4 Smooth

Thickness 1 in

Width 3.5 in 5.5 in

Batten Boards

Smooth

Thickness .75 in

Length 12 ft

Width 2.5 in

Hardie® Trim

Length 12 ft

4/4 Rustic Grain

Thickness .75 in

Width 3.5 in 5.5 in 7.25 in 11.25 in

5/4 Rustic Grain

Thickness 1 in

Width 3.5 in 5.5 in

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

Dream Collection® Products

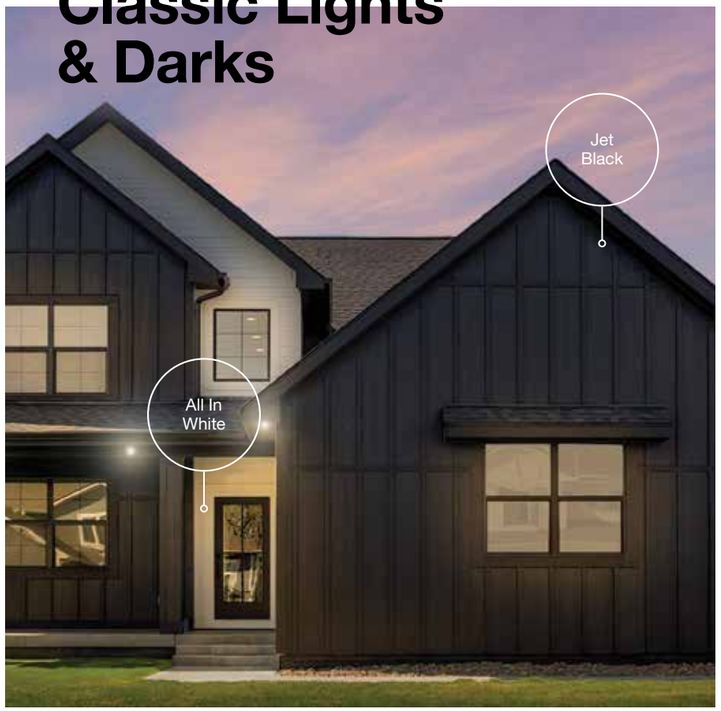
Looking to further express your sense of style? Look to our Dream Collection® products.

- Featuring a color palette of **nearly 700 ColorPlus® Technology finishes**
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see the full 700-color range of the Dream Collection® products, visit **jameshardie.com/dream**

Scan code to view colors and request a product sample.

Classic Lights & Darks



Peaceful Pastels



Earth Tones



Blues & Greens



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Grays & Neutrals



MAGNOLIA HOME

JamesHardie™



Hardie® Shingle Straight Edge Panel
It's About Thyme

"CHIP AND I WERE REALLY EXCITED TO COLLABORATE WITH JAMES HARDIE. OUR AIM IS ALWAYS TO NOT ONLY GIVE CLIENTS A BEAUTIFUL HOME, BUT ONE THAT WILL STAND THE TEST OF TIME.

— Joanna & Chip Gaines

Hardie® Plank, Hardie® Panel, Hardie® Trim Batten Slate Steps



introducing the

MAGNOLIA HOME | JAMES HARDIE COLLECTION

We've partnered with Magnolia Home to create an inspired collection of exteriors in colors, styles and textures curated by Joanna Gaines to transform your home into your favorite place to be. This collection was created to help simplify the process of re-siding your home, so you can design with confidence. You'll have added peace of mind knowing your project is backed by the trusted protection and long-lasting beauty of the recognized leader in exterior siding, James Hardie.



EVERY HOME TELLS A STORY

When it comes to design, Joanna's favorite style is anything that's beautiful and timeless and tells a unique story. That's what made the idea of partnering with James Hardie so easy. With the beautiful, nature-inspired colors and styles of Hardie® siding and trim curated for this collection, Jo created an inspiring palette of possibilities. She's made it easy for homeowners to choose what they want for their exterior transformation.

The Magnolia Home | James Hardie Collection can help you create an exterior you love.

"WHEN PEOPLE TELL THEIR OWN STORY RATHER THAN FEELING PRESSURE TO FIT WITHIN A SPECIFIC STYLE, THERE'S MORE FREEDOM - AND THEIR SPACE BEGINS TO FEEL LIKE HOME."

— Joanna Gaines

WATCH JO'S INSPIRATION

STYLES

find your perfect mix of exterior products



HARDIE® PANEL
& HARDIE® TRIM BATTEN



HARDIE® SHINGLE



HARDIE® PLANK



HARDIE® TRIM



HARDIE® SOFFIT

For more detailed product size and availability information,
visit jameshardie.com/magnolia.

TEXTURES

choose the texture you prefer

HARDIE® TRIM SMOOTH

HARDIE® SIDING SMOOTH*



HARDIE® TRIM RUSTIC GRAIN



HARDIE® SIDING SELECT CEDARMILL®*

* Textures available for siding and soffit.
Hardie® Shingle only offered in Select Cedarmill®.

DESIGN *the* HOME YOU'VE ALWAYS IMAGINED

Visualize Hardie® products on a 3D model of your home with HOVER® Design Studio, brought to you by James Hardie.

Every home tells a story. What will yours be? Start your free design.

VISUALIZE THE COLLECTION ON YOUR HOME

COLORS

select the hue that's right for you

BIRCH TREE

WEATHERED CLIFFS



RUSTIC ROAD



RUGGED PATH



IT'S ABOUT THYME



STONE BEACH



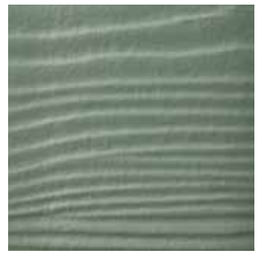
STONE PAVER



WARM CLAY



DRIED EUCALYPTUS



CHISELED GREEN



WANDERING GREEN



MUDFLATS



SLATE STEPS



PEPPERY ASH



LAST EMBERS



MIDNIGHT SOOT

All products in this collection come prefinished with ColorPlus® Technology finishes by James Hardie.

A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth

Thickness 5/16 in **Length** 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Statement Collection®			•			
Dream Collection®	•	•	•	•		
Prime	•	•	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Statement Collection®						
Dream Collection®	•	•	•	•		
Prime	•	•	•	•	•	•

Beaded Select Cedarmill® & Beaded Smooth

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection®	
Dream Collection®	•
Prime	

Classic cedar style in cutting-edge material.

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle



Staggered Edge Panel

Staggered Edge Panel	
Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0
Statement Collection®	•
Dream Collection®	•
Prime	•



Straight Edge Panel

Straight Edge Panel	
Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0
Statement Collection®	
Dream Collection®	•
Prime	•

Designed for versatility and beautiful performance.

Hardie® Panel

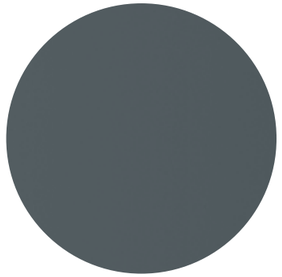
Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	16 in x 12 ft
Prime Pcs/Pallet	50	50	50	108
ColorPlus® Pcs/Pallet	50	—	50	—
Pcs/Sq.	3.2	2.8	2.5	1

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	16 in x 12 ft
Statement Collection®				
Dream Collection®	•		•	
Prime	•	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft	16 in x 12 ft
Statement Collection®			•	
Dream Collection®	•		•	
Prime	•	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection®			
Dream Collection®	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection®			
Dream Collection®			
Prime	•	•	•

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim

4/4 Rustic Grain	Thickness .75 in			Length 12 ft boards	
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	322	184	138	115	92
ColorPlus® Pcs/Pallet	322	184	138	115	92
Statement Collection®	•	•	•		•
Dream Collection®	•	•	•	•	•
Prime	•	•	•	•	•

4/4 Smooth	Thickness .75 in			Length 12 ft boards	
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	322	184	138	115	92
ColorPlus® Pcs/Pallet	322	184	138	115	92
Statement Collection®	•	•	•		•
Dream Collection®	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Rustic Grain	Thickness 1 in			Length 12 ft boards	
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	238	136	102	85	68
ColorPlus® Pcs/Pallet	238	160	120	100	80
Statement Collection®	•	•			
Dream Collection®	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Smooth	Thickness 1 in			Length 12 ft boards	
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	236	136	102	85	68
ColorPlus® Pcs/Pallet	236	160	120	100	80
Statement Collection®	•	•			
Dream Collection®	•	•	•	•	•
Prime	•	•	•	•	•

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190

Rustic Grain	
Statement Collection®	
Dream Collection®	•
Prime	•

Smooth	
Statement Collection®	•
Dream Collection®	•
Prime	•

Protection in every detail, complete confidence in every area.



Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

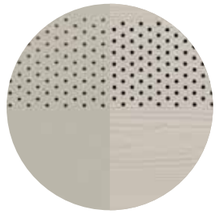
DID YOU KNOW?

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

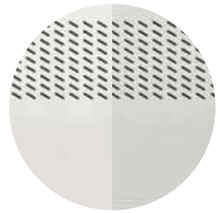
Hardie® Soffit



Vented Smooth & Vented Select Cedarmill®



Non-Vented Smooth & Non-Vented Select Cedarmill®



VentedPlus™ Smooth & VentedPlus™ Select Cedarmill®

		Thickness 1/4 in		
Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

VentedPlus™ Smooth & VentedPlus™ Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®			
Dream Collection®	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection®				
Dream Collection®	•	•	•	
Prime	•	•	•	•

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®			
Dream Collection®	•	•	•
Prime	•	•	•

Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
Statement Collection®				
Dream Collection®	•	•	•	
Prime	•	•	•	•

Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®			
Dream Collection®	•	•	•
Prime	•	•	•

Beaded Porch Panel



Thickness	1/4 in
Size	4 ft x 8 ft
Bead Size	2 in o.c.
Prime Pcs/Pallet	50

Statement Collection®	
Dream Collection®	•
Prime	•

Bead edge lands on long edge of sheet to hide seams.



Hardie™ Architectural Collection
Hardie® Artisan Shiplap Siding (left)
Hardie® Architectural Panel in Fine Sand Panel (right)

Hardie™ Architectural Collection

Reimagining what's possible for your home exterior.

Now, you can modernize your home's aesthetic in a variety of never-before-seen ways. Our latest, most innovative products go beyond more traditional exterior designs to create new looks to help you make your personalized vision a reality.



Distinctive design, engineered to last.

Hardie®
Artisan Siding

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan siding will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.

TONGUE & GROOVE SYSTEM

Hardie® Artisan siding flat wall profiles have a tongue & groove system that helps enable faster, cleaner installation. Orient vertically, horizontally or use as soffit.

MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan profile.



Tongue & Groove System



Mitered Corners



Hardie® Artisan Siding



Shiplap

Shiplap	Thickness 5/8 in
Width	10.25 in (9 in exposure)
Length	12 ft
Pcs/Pallet	105
Prime	•

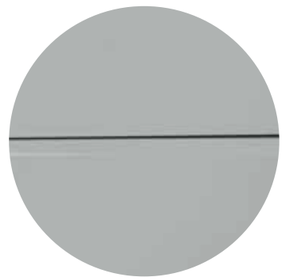




V-Groove

V-Groove	Thickness 5/8 in
Width	8.25 in (7 in exposure)
Length	12 ft
Pcs/Pallet	126
Prime	•

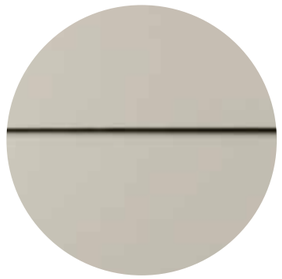




Square Channel

Square Channel	Thickness 5/8 in
Width	10.25 in (9 in exposure)
Length	12 ft
Pcs/Pallet	105
Prime	•





Lap Siding

Lap Siding*	Thickness 5/8 in	
Width	7.25 in (6 in exposure)	8.25 in (7 in exposure)
Length	12 ft	12 ft
Pcs/Pallet	144	125
Prime	•	•

**Lap siding does not offer the tongue & groove system.*



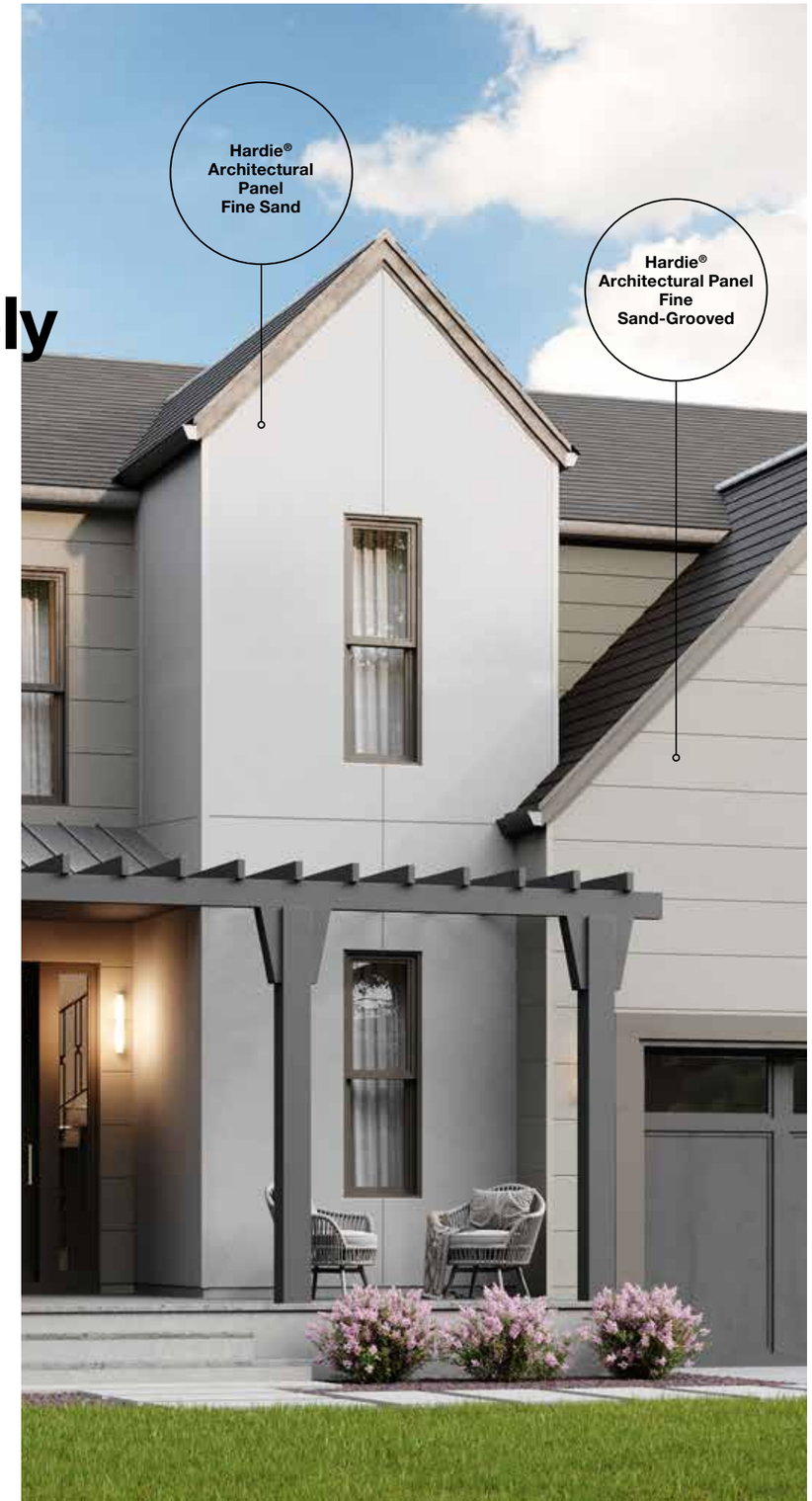
Discover a fresh look that is unmistakably you.

Hardie® Architectural Panel

Reimagine what's possible for your home with the Hardie™ Architectural Collection. Offering contemporary design solutions to fit any style, you can elevate your exterior with a gorgeous, fresh perspective.

Going beyond wood-look designs, the clean lines of the Hardie® Architectural Panels can help achieve a range of styles from traditional to more modern looks. Orient them horizontally or vertically, or mix them with other Hardie® products, to create a truly unique design that speaks to your aesthetic.

Scan code to view the Look Book.

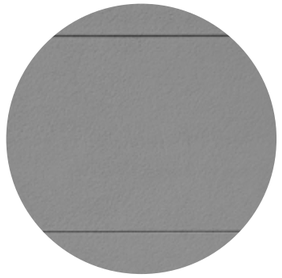


Hardie® Architectural Panel



Fine Sand

Fine Sand			Thickness 5/16 in
Width	4 ft	4 ft	4 ft
Length	8 ft	10 ft	12 ft
Pcs/Pallet	50	50	40
Statement Collection®			
Dream Collection®			
Prime	•	•	•



Fine Sand-Grooved

Fine Sand-Grooved			Thickness 5/16 in
Width	4 ft	4 ft	4 ft
Length	8 ft	10 ft	12 ft
Pcs/Pallet	50	50	40
Statement Collection®			
Dream Collection®			
Prime	•	•	•



Mounded Sand

Mounded Sand			Thickness 5/16 in
Width	4 ft	4 ft	4 ft
Length	8 ft	10 ft	12 ft
Pcs/Pallet	50	50	40
Statement Collection®			
Dream Collection®			
Prime	•	•	•



Sea Grass

Sea Grass			Thickness 5/16 in
Width	4 ft	4 ft	4 ft
Length	8 ft	10 ft	12 ft
Pcs/Pallet	50	50	40
Statement Collection®			
Dream Collection®			
Prime	•	•	•

Visit jameshardie.com/hardie-architectural-collection for current availability.

Clean lines that are sure to make your home shine.

Hardie™ Architectural Trim

New looks with new metal trim options to match. As part of the Hardie™ Architectural Collection, Hardie™ Architectural Trim offer a variety of benefits in helping you achieve a seamless, lasting look for your exterior:

- Slim profiles complement panel sizes and deliver clean architectural lines
- Multiple aesthetic options that enable endless design possibilities
- Delivers long-lasting beauty and stands up to the elements
- Integrated solution of panels and metal trims designed for better water management
- Easy to cut and install

Scan code to view the Look Book.



Hardie™ Architectural Trim

Corner trims

Slimline corner trims designed to deliver a sleek contemporary look.



Low-Profile Inside Corner Trim
Aluminum extrusion to be used for inside corners.



Low Profile 45° Inside Corner Trim
Aluminum extrusion to be used for bay windows.



Inside Corner Trim
Aluminum extrusion to be used for inside corners.



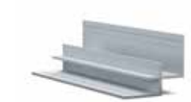
Low Profile 45° Outside Corner Trim
Aluminum extrusion to be used for bay windows.



Low-Profile Outside Corner Trim
Aluminum extrusion to be used for outside corners.

Transition trims

Helps accentuate transition areas for a more complete and finished look.



Low Profile Inside Corner Transition
Provides clean vertical and horizontal options for transitions from panel siding to lap siding.



2-piece J Trim
Provides a clean finish at openings, edges of panels and at material transitions.



Low Profile Outside Corner Transition
Very popular face sizes which offer a clean outside corner for transitioning from vertical siding panels to lap siding.



J Trim
Aluminum extrusion to be used as a trim at abutments (e.g. soffits, masonry, windows, etc.).



Vertical Siding H-Mold Transition
Designed to cover vertical joints where you transition from panel siding to lap siding.

Joint and end trims

Designed for clean finishes on short and cut ends of panels.



Vertical Y Trim
Aluminium extrusion to be used along vertical butt joints. For horizontal panel orientations only.



Vertical H Trim
Aluminum extrusion to be used along vertical butt joints. For horizontal panel orientations only.



Low Profile Horizontal Z Trim
Aluminium extrusion to be used along horizontal control joints.



Horizontal Z Flashing Trim
Aluminum extrusion to be used along horizontal control joints.

Base trims

Base trim and accessories for a clean and robust ground finish.



Base Trim
Aluminum extrusion to be used as a base edge solution.



Base Outside Corner Trim
To be used as an outside corner connection for Base trim.



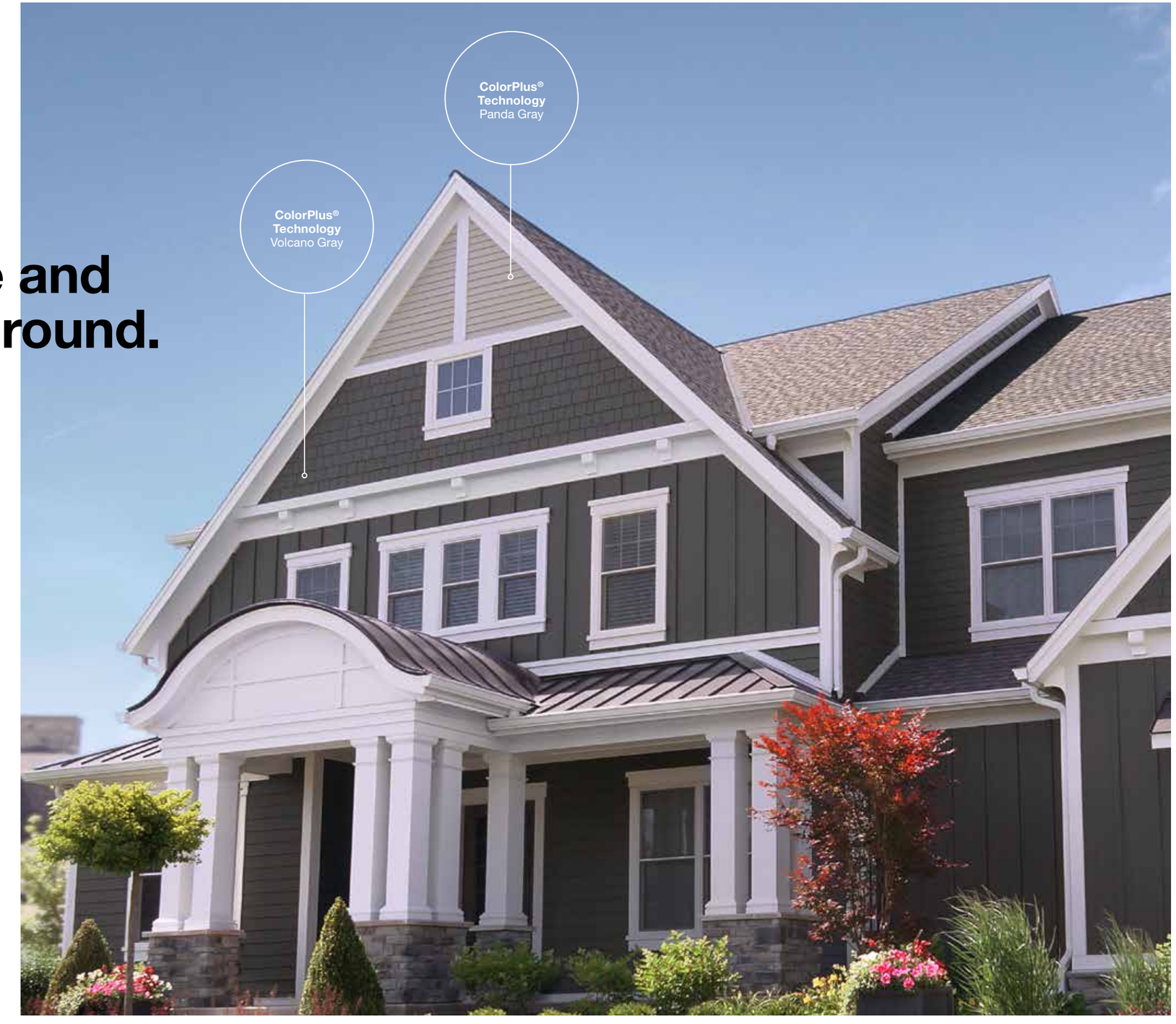
Base Outside Inside Trim
To be used as an inside corner connection for Base trim.



Base Jointer
To be used to connect Base trims.

Complete Exterior by James Hardie™

Confidence and beauty all around.



Scan code to visualize Hardie® products on your home.

Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you'll have complete peace of mind, so you can sit back, relax and enjoy your home's exterior.



Hardie® Shingle



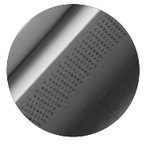
Hardie® Panel & Hardie® Trim Batten



Hardie® Plank



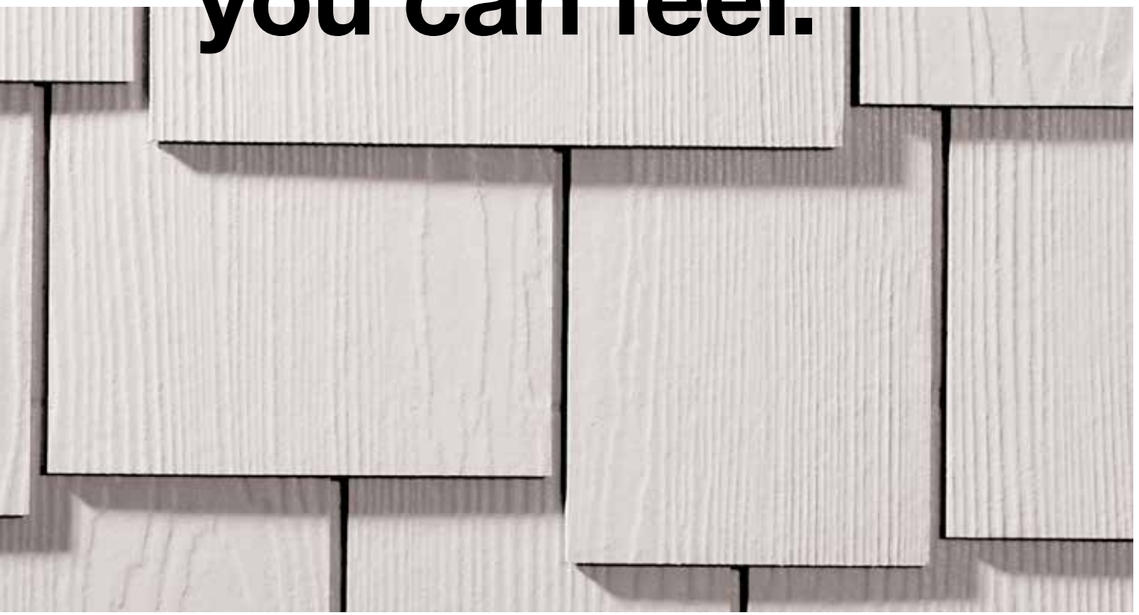
Hardie® Trim Boards



Hardie® Soffit

Durability you can trust.

Protection you can feel.







Tougher than the elements.



Fire

A home's exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won't burn and is recognized by fire departments nationwide.*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

Cal-Fire Compliant

Fiber Cement Siding

James Hardie

LISTING

STATE OF CALIFORNIA

STATE FIRE MARSHAL

SERVICE

8140-2026:0005

*Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.



Pests

Mother Nature's creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



Mother Nature

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida



Water Resistant

From rain to ice to snow, Mother Nature's precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.



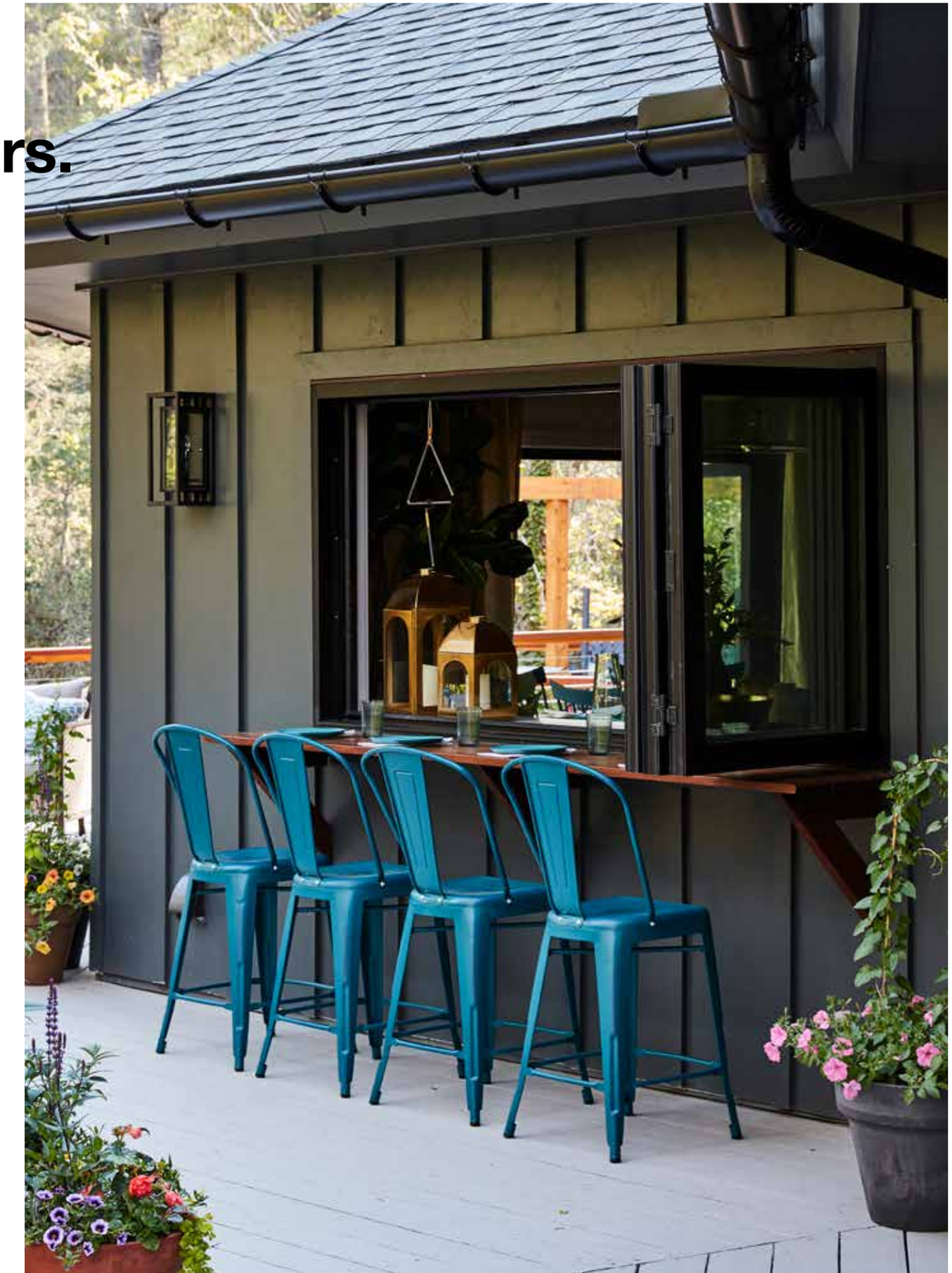
Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

Made for what matters.

Hardie® fiber cement products offer leading performance so you can have added peace of mind. Know your options when choosing your exterior products, considering a variety of factors.

Hardie® Siding	Vinyl Siding	Wood-Based Siding
Non-Combustible		
✓	✗	✗
Hail and Impact Resistant		
✓	✗	✓
Pest Resistant		
✓	✓	✗
Resistant to Warping, Shrinking, and Swelling		
✓	✗	✗
Will Not Melt		
✓	✗	✓





"We're so grateful we chose Hardie® Plank. Our community was devastated by Hurricane Sandy…our home was not."

BILL JUSTUS
Vice-President of Supply Chain Services for David Weekley Homes



"Everything outside the house was destroyed. But the house was standing. We were lucky… Hardie® siding really helped keep our house safe through the fire."

DREW AND JESSICA
Homeowners from Tubbs Fire in Santa Rosa, CA





Exterior solutions inspired by nature and designed to help protect your home from it.

Hardie™ Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie® siding and trim, your home's exterior will be as tough as it is beautiful.





The highest-quality materials for your highest satisfaction.

Unique Formulation
HZ10® Substrate

Not all fiber cement is the same. The Hardie® HZ10® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

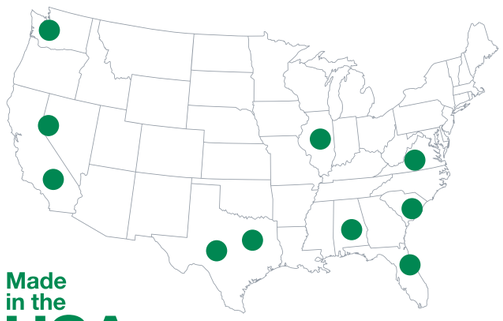
Proprietary enhancements create durable Hardie® siding

Perfect balance of strength and workability
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

Enhanced moisture resistance for unmatched durability
Patented and proprietary additives are chemically bonded within the substrate matrix to provide durable moisture resistance.

Increased dimensional stability
Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.





Made in the USA

James Hardie Manufacturing Plant

10 manufacturing facilities in the United States which source 80% of their raw materials locally



Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- Over 7x the North American manufacturing capacity of our nearest fiber cement competitors
- More than 100 process and product quality checks
- Over 95 scientists and engineers in R&D providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

Building sustainable communities.

Sustainability is built into our DNA.

At James Hardie, our business is about building better communities that have a lower impact on our environment and are built to last. We operate with a global mindset and at the same time take great care in how our business affects households, our James Hardie community, the local communities in which we live and operate, and across the largest shared community of all, our global ecosystem. Building sustainable communities is at the forefront of our strategy and integral to our success.

- Global Impact
- Community Impact
- James Hardie
- Homeowner

Scan code to find out more about our sustainability efforts.





Adding value to our communities

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Creating an impact

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.

CONTRIBUTED
$1.42B
To communities in which we operate

HIRED
75%
From the local communities in which we operate

SOURCED
80%
Of raw materials locally

DELIVERED
65%
Of manufactured products locally

*Above statistics are the James Hardie impact from fiscal year 2022.

The right kind of impact

Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

2030 goals

Energy & Emissions
We aim to minimize our Scope 1+2 Greenhouse gas intensity by 40% from 2019 baseline.

ON TRACK →
21%
reduction in scope 1+2 GHG intensity in CY21 (MT CO2e/$ revenue)
(CY19 baseline)

Waste
We aim to minimize manufacturing waste intensity by 50% from 2019 baseline.

ON TRACK →
47%
reduction in landfill waste intensity in CY21 (MT/$ revenue)
(CY19 baseline)

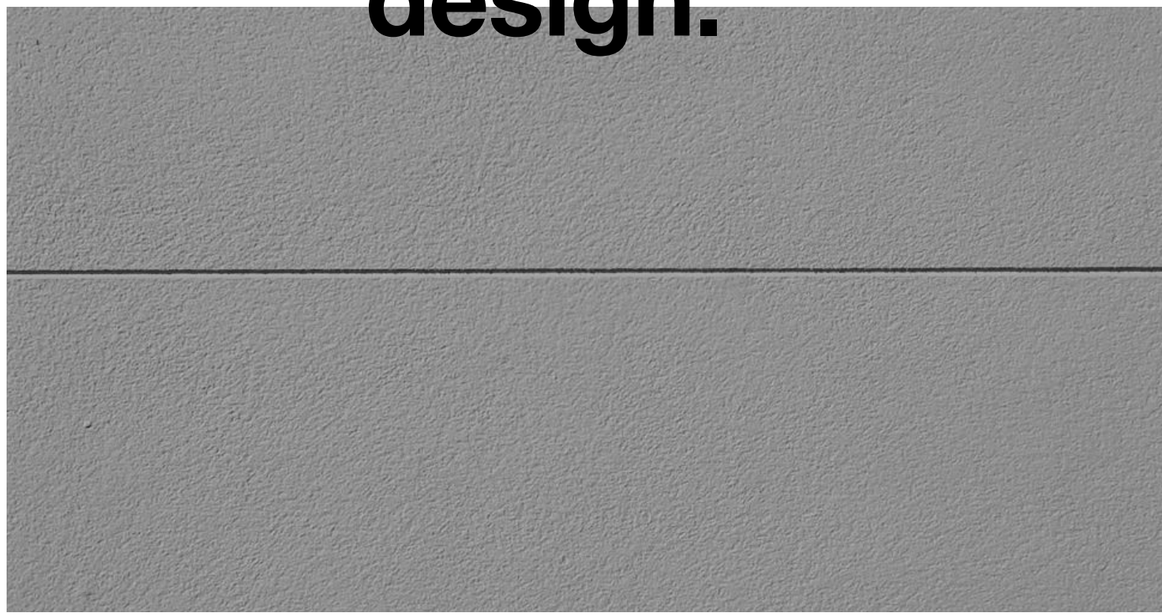
Water
We aim to increase water recycling by 20 Million cubic feet/year from 2019 baseline.

ON TRACK →
3.87M
additional cubic feet of water recycled in CY21
(CY19 baseline)



Long-lasting beauty by design.





Beauty begins with a finish that lasts.



ColorPlus® Technology

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With nearly 700 colors available, ColorPlus® Technology finishes offer endless design possibilities and help keep your home looking beautiful longer.



Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.



Exceptional finish adhesion

Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

Unparalleled beauty with unparalleled performance.

See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes*, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees and partners, and with our exceptional warranties, we're committed to helping protect your home and investment every step of the way.

10 Million Homes & counting
TRUSTED PROTECTION • LONG-LASTING BEAUTY

*Estimate based on total James Hardie sales through 2022 and average housing unit size.



Warranty — for peace of mind

Help protect your home with North America's #1 brand of siding, backed by exceptional warranties.
Unlike other companies, James Hardie doesn't prorate Hardie® siding and trim substrate warranty coverage. We stand 100% behind Hardie® siding for 30 years and Hardie® trim for 15 years.

- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

Non-Prorated Siding Substrate Warranty Coverage by James Hardie



Endorsements — a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.



Featured on
Magnolia Network's Fixer Upper:
***Welcome Home* 2021**

HGTV URBAN OASIS PROUD SPONSOR 2022

Featured on
HGTV's
***Urban Oasis* 2022**

FAST COMPANY

Fast Company's 2022 Innovation by
Design Awards
"The best home design of 2022"
Hardie™ Architectural Collection

Make your home stand up and stand out.

Increase your home's re-sale value*

Re-siding with fiber cement siding is one of the top ways to increase your home's re-sale value*.

COST vs VALUE 2023

Scan code to view the Cost vs. Value Report.



*According to the Remodeling 2023 Cost vs. Value Report (www.costvsvalue.com). © 2023 Zonda Media, a Delaware Corporation.
Complete data from the Remodeling 2023 Cost vs. Value Report can be downloaded free at www.costvsvalue.com.

FOR THE PROS

Protection that performs at every layer.

Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.



INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

Weather Barrier

Thickness	11 mil		
Length	100 ft	100 ft	150 ft
Width	3 ft	9 ft	9 ft

Flex Flashing

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

Pro-Flashing

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

Seam Tape

Thickness	3.2 mil
Length	164 ft
Width	1-7/8 in

Installation Done Right

INSTALLATION ACCESSORIES

Hardie™ Blade Saw Blades

Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.



PacTool® Gecko Gauge

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.



Finishing Touches

COLORPLUS® TECHNOLOGY ACCESSORIES

Touch-Up Kits

Specially formulated to match ColorPlus® Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.



Color-Matched Caulk

OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection® products.* About 18–20 linear feet per tube. Refer to packaging for manufacturer's recommendations.

**For matching Dream Collection® products, contact your local James Hardie representative.*

TRIM ACCESSORIES

Flat Tabs

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.

Scan code to view install and technical documents.



#MyHardieHome | 1.888.542.7343 | jameshardie.com

JamesHardie™

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Date of Issue: 04/11/22

SAFETY DATA SHEET

Section 1. Identification	
Product Identifier:	**Exterior Fiber-Cement (Medium Density)** – Includes all HZ5 and HZ10 products with the following product names: HardiePlank® lap siding, HardiePanel® vertical siding, HardieSoffit® panel, HardieSoffit®, Beaded Porch Panel, HardieShingle® siding, HardieShingle® notched panels, HardieShingle® individual shingles, Hardie® Reveal ™ Panel, 7/16" HardieTrim® boards , Prevail® lap siding, Prevail® panel, Cemplank lap siding, Hardie® Architectural Panel
Manufacturer Name, Address and Phone Number:	James Hardie Building Products 231 S. LaSalle Street, Suite 2000 Chicago, IL 60604 1-800-942-7343 (1-800-9HARDIE)
Emergency Phone Number:	1-800-942-7343 (1-800-9HARDIE)
Recommended Use:	Exterior Fiber-Cement (Medium Density) is used as an external wall cladding
Restrictions on Use:	None known
Section 2. Hazards Identification	
GHS Classification:	Carcinogenity, Category 1A Target Organ Systemic Toxicity Repeated Exposure, Category 1
GHS Label Element(s): Symbol	
Signal Word	DANGER
Hazard Statement(s)	May cause cancer if dust from product is inhaled Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product
Precautionary Statement(s)	Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Do not breathe dust from product. Wash hands and face thoroughly after handling. Use personal protective equipment as required. If exposed or concerned: Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention. Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.

Section 3. Composition / Information on Ingredients		
CAS#	Chemical Ingredient	%
14808-60-7	Crystalline Silica (Quartz)	15-45%
1333-86-4	Carbon Black	<1%
Section 4. First Aid Measures		
Inhalation	Acute effects – Dust may cause irritation of the nose, throat and airways, resulting in coughing and sneezing. Certain susceptible individuals may experience wheezing (spasms of the bronchial airways) upon inhaling dust during cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust.	
	Chronic effects – Repeated or prolonged over exposures to crystalline silica can cause silicosis (scarring of the lung) and increases the risk of bronchitis, tuberculosis, lung cancer, renal disease, and scleroderma (a disease affecting the connective tissue of the skin, joints, blood vessels, and internal organs.) Some studies suggest that cigarette smoking increases the risk of silicosis, bronchitis and lung cancer in persons also exposed to crystalline silica.	
	Acute silicosis – A sub-chronic disease associated with acute, massive silica exposure, is a rapidly progressive, incurable lung disease that is typically fatal. Symptoms include, but are not limited to, shortness of breath, cough, fever, weight loss and chest pain. Such exposure may cause pneumoconiosis and pulmonary fibrosis.	
	Required treatment – If inhalation of dust occurs, remove to fresh air. If shortness of breath or wheezing develops, seek medical attention.	
Skin	Dust may cause irritation of the skin from friction but cannot be absorbed through intact skin. If skin contact occurs, wash with mild soap and water. Contact physician if irritation persists or later develops.	
Eyes	Dust may irritate the eyes from mechanical abrasion causing watering or redness. If eye contact occurs, remove contact lenses (if applicable). Flush with running water or saline for at least 15 minutes. Seek medical attention if redness persists or if visual changes occur.	
Ingestion	Ingestion is unlikely under normal conditions of use, but swallowing the dust from the product may result in irritation or	

	damage to the mouth and gastrointestinal tract due to alkalinity of dust. If ingestion occurs, dilute by drinking large amounts of water. Do not induce vomiting. Seek medical attention. If unconscious, loosen tight clothing and lay the person on his/her left side. Give nothing by mouth to an individual who is not alert and conscious.
Section 5. Fire-Fighting Measures	
Hardie® fiber-cement products are neither flammable nor explosive	
Suitable extinguishing techniques:	Appropriate extinguishing techniques for surrounding fire should be used.
Fire-fighting equipment:	Fire fighting personnel should wear normal protective equipment and positive self-contained breathing apparatus.
Special hazards arising from the substance or mixture:	Hardie ® fiber-cement products are neither flammable nor explosive. Hazardous reactions will not occur under normal conditions. Fight fire with normal precautions from a reasonable distance.
Section 6. Accidental Release Measures	
Emergency procedures:	No special precautions are necessary in the event of an accidental release. The following precautions apply to spills or releases of dust generated during cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement.
Protective equipment:	Good housekeeping practices are necessary for cleaning up areas where spills or leaks have occurred. Take measures to either eliminate or minimize the creation of dust. Respirable dust and silica levels should be monitored regularly. Wherever possible, practices likely to generate dust should be controlled with engineering such as local exhaust ventilation, dust suppression through containment (e.g. wetting loose dust), enclosure, or covers. Use respiratory protection as described in Section 8.
Proper methods of containment and clean-up:	NEVER dry sweep as it may generate airborne respirable silica. Instead, wet debris down with a fine mist or sweeping compound to suppress dust during sweeping, or use a vacuum to collect particles. Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.
Section 7. Handling and Storage	

Precautions of safe handling and storage:	Fiber-cement boards in their intact state do not present a health hazard. The controls below apply to dust generated from the boards by cutting, drilling, routing, sawing, crushing or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. James Hardie® recommended best practices for handling fiber-cement: Keep exposure to dust as low as reasonably possible. Respirable crystalline silica limits are specified by OSHA and MSHA and identified in Section 8 of this SDS. Exposure to respirable (fine) silica dust depends on a variety of factors, including activity rate (e.g. cutting rate), method of handling (e.g. electric shears), environmental conditions (e.g. weather conditions, workstation orientation) and control measures used. Practices likely to generate dust should be performed outside if possible, or in a well ventilated area. The work practices and engineering controls set out in Section 8 should be followed to reduce silica exposures. Keep away from reactive products. Do not store near food, beverages or smoking materials. Avoid spilling and creating dust. Maintain appropriate dust controls during handling. Use appropriate respiratory protection during handling as described in Section 8.
Incompatibilities:	Hydrofluoric acid will dissolve silica and can generate silicon tetrafluoride, a corrosive gas. Contact with strong oxidizing agents such as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride or oxygen difluoride may cause fires and /or explosions. Furthermore, limestone is incompatible with acids and ammonium salts.

Section 8. Exposure Controls / Personal Protection		
OSHA Permissible Exposure Limits (PEL): Exposures shall not exceed an 8-hour time weighted average (TWA) concentration limit as provided in 29 CFR 1910.1000 Table Z-1. The American Conference of Governmental Industrial Hygienists (ACGIH) Threshold Limit Values (TLV) are non-regulatory recommended occupational exposure limits based on an 8-hour TWA exposures.		
	ACGIH TLV	OSHA PEL
Crystalline Silica (Respirable Quartz)	0.025 mg/m^3	0.05 mg/m^3
Nuisance Dust (Not Otherwise Specified) (Total Dust) (Respirable)	10 mg/m^3(inhalable) 3 mg/m^3	15 mg/m^3 5 mg/m^3
Carbon Black	3.5 mg/m^3	3.5 mg/m^3
Other limits recommended: The National Institute for Occupational Safety and Health (NIOSH) also has a Recommended Exposure Limit (REL) of 0.05 mg/m^3 for respirable crystalline silica, based on a 10-hour time-weighted average.		
Engineering Controls		
The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the immediate work area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep		
Cutting Outdoors	1. Position cutting station so that wind will blow dust away from user or others in working area and allow for ample dust dissipation 2. Use one of the following methods based on job site conditions and local regulation: BEST • Score and snap using carbide-tipped scoring knife or utility knife • Fiber-cement shears (electric or pneumatic) BETTER • Circular saw equipped with Hardieblade® saw blade and dust collection system GOOD • Circular saw with Hardieblade® saw blade and supplemental ventilation	

Cutting Indoors	• Cut only using score and snap method or with fiber-cement shears (manual, electric or pneumatic) • Position cutting station in well-ventilated area to allow for dust dissipation
Sanding / Grinding / Drilling / Other Machining	If sanding, grinding, drilling or other machining is necessary, you should always wear a NIOSH-approved dust mask or respirator (e.g. N-95) and warn others in the immediate area.
Clean-Up	During clean-up of dust and debris, wet debris down with a fine water mist, apply a dust reducing sweeping compound in sufficient quantities, or use a vacuum to collect dust and debris. NEVER used compressed air or dry sweep without first applying a dust reducing control measure.

Personal Protective Equipment

- **Respiratory –** If respirators are selected, use and maintain in accordance with ANSI Standard (Z88.2) for particulate respirators. Select respirators based on the level of exposure to crystalline silica as measured through exposure monitoring. Use respirators that offer protection to the highest concentrations of crystalline silica if the actual concentrations are unknown. Put in place a respiratory protection and monitoring program that complies with MSHA or OSHA (e.g. 29CFR1910.134) standards, which include provisions for a user training program, respirator repair and cleaning, respirator fit-testing and other requirements. Comply with all other applicable federal and state laws.
- **Eye –** When cutting material, dust resistant safety goggles / glasses should be worn and used in compliance with ANSI Standard Z87.1 and applicable OSHA (e.g. 29CFR1910.133) standards.
- **Skin –** Loose comfortable clothing should be worn. Direct skin contact with dust and debris should be avoided by wearing long sleeved shirts and long trousers, a cap or hat, and gloves. Work clothes should be washed regularly.

Section 9. Physical and Chemical Properties

Appearance and odor: Solid gray boards with varying dimensions according to product. Some product may have a surface coat of water-based acrylic paint or acrylic sealer

Vapor Pressure: Not relevant	Flash Point: Not relevant
Specific Gravity: Not relevant	Autoignition Temperature: Not relevant
Flammability Limits: Not relevant	Volatility: Not relevant
Boiling Point: Not relevant	Solubility in water: Not relevant
Melting Point: Not relevant	Evaporation rate: Not applicable

Section 10. Stability and Reactivity

Stability:	Crystalline silica and fiber cement are stable under ordinary conditions
Conditions to Avoid:	Excessive dust generation when cutting
Materials to Avoid:	Hydrofluoric acid will dissolve silica and can generate silicon tetrafluoride, a corrosive gas. Contact with strong oxidizing agents such

	as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride or oxygen difluoride may cause fires and /or explosions. Furthermore, limestone is incompatible with acids and ammonium salts.
Section 11. Toxicological Information	
Routes of exposure:	Fiber-cement is not toxic in its intact form. The following applies to dust that may be generated during cutting, grinding , drilling, routing, sawing, crushing or otherwise abrading fiber cement.
Related symptoms:	Repeated and prolonged overexposures to dust containing crystalline silica can cause silicosis (scarring of the lung) and increases the risk of bronchitis, tuberculosis, lung cancer, renal disease and scleroderma (a disease affecting the connective tissue of the skin, joints, blood vessels and internal organs). Some studies suggest that cigarette smoking increases the risk of silicosis, bronchitis, and lung cancer in persons also exposed to crystalline silica. Acute silicosis is a rapidly progressive, incurable lung disease that is typically fatal. Symptoms include, but are not limited to: shortness of breath, cough, fever, weight-loss and chest pain. Such exposure may cause pneumoconiosis and pulmonary fibrosis. The following relates to health effects of cellulose: Based on limited animal research, it is possible that repeated chronic inhalation exposure to cellulose fiber dust over time may lead to inflammation and scarring of the lung in humans. Precautions taken for crystalline silica dust will protect against cellulose. Medical conditions generally aggravated by exposure – Pulmonary function may be reduced by inhalation of respirable crystalline silica and/or cellulose. If lung scarring occurs, such scarring could aggravate other lung conditions such as asthma, emphysema, pneumonia or restrictive lung diseases. Lung scarring from crystalline silica may also increase risks to pulmonary tuberculosis. Smoking – some studies suggest that cigarette smoking increases the risk of occupational respiratory diseases, including silica-related respiratory diseases.
Acute and chronic effects:	• Acute toxicity – not classified • Skin corrosion / irritation – not classified • Serious eye damage / irritation – not classified • Respiratory or skin sensitization – not classified • Germ cell mutagenicity – not classified • Carcinogenicity – may cause cancer if dust from product is inhaled

	• Specific target organ toxicity (repeated exposure) – causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product
Carcinogenicity:	California Proposition 65 Warning: WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. International Agency for Research on Cancer (IARC): Crystalline silica inhaled in the forms of quartz or cristobalite from occupational sources is carcinogenic to humans Carbon black is possibly carcinogenic to humans The National Toxicology Program (NTP): NTP has concluded that respirable crystalline silica is a known human carcinogen LD50 (Silicon dioxide): Rat oral >22,500 mg / kg Mouse oral > 10,500 mg/kg

Section 12. Ecological Information
There is a very limited amount of ecological data available on the effects of releases that may occur from this product being released into the environment. Clean up of the spilled product would not be expected to leave any hazardous material that could cause a significant adverse impact. There is a limited amount of ecological data available on crystalline silica, primarily because it is a naturally occurring mineral. An adequate representation of these data is beyond the scope of this document.
Section 13. Disposal Considerations
Dispose of material as inert, non-metallic mineral in conformance with local, state and federal regulations. Fiber cement and crystalline silica are not RCRA hazardous wastes.
Section 14. Transport Information
There are no special requirements for storage and transport

UN No:	None allocated
Dangerous goods class:	None allocated
Hazchem code:	None allocated
Poisons schedule:	None allocated
Packing group:	Not applicable
Label:	Not a DOT hazardous material. Local regulations may apply

Section 15. Regulatory Information	
DOT hazard classification:	None

Placard requirement:	Not a DOT hazardous material. Local placarding regulations may apply
California Proposition 65:	WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information
CERCLA hazardous substance (40CFR Part 302):	Listed substance: No Unlisted substance: No Reportable quantity (RQ): None Characteristic(s): Not applicable RCRA waste number: Not applicable
SARA. Title III. Sections 302 / 303 (40CFR part 355 – Emergency Planning and Notification):	Extremely hazardous substance: No
SARA. Title III. Section 311 / 312 (40CFR part 370 – Hazardous Chemical Reporting: Community Right-To-Know):	Acute: Yes Chronic: Yes Fire: No Pressure: No Reactivity: No
SARA. Title III. Section 313 (40CFR part 372 – Toxic Chemical Release Reporting: Community Right-To-Know	Not a RCRA hazardous waste
TSCA Inventory List:	Yes
TSCA 8(d):	No
Section 16. Other Information	
Prepared by Lou Hoffman	Issue Date: 03/01/21 Updated: 04/11/22

This form has been prepared to meet the current Federal OSHA Hazard Communication Standard and is offered without any warranty or guarantee of any type. James Hardie Building Products cannot control the use of its products, and therefore specifically disclaims liability and responsibility arising from the use, misuse and alteration of its products.

The information contained within this SDS was produced without independent scientific or medical studies analyzing the effects of silica upon human health. The information contained herein is based upon scientific and other data James Hardie Building Products believes is valid and reliable and provides the basis for this SDS. The information contained herein relates only to specific materials listed in the document. It does not address the effects of silica when used in combination with other materials or substances, or when used in other processes. Because conditions of use are beyond James Hardie Building Products control, the company makes no representation, guarantee or warranty of any kind in this SDS, either express or implied, including the implied warranties of merchantability or fitness of the

product for use for a particular purpose, and assumes no liability related to the information contained above.

James Hardie Building Products requires, as a condition of use of its products, that purchasers comply with all applicable federal, state, and local health and safety laws, regulations, orders, requirements, and strictly adhere to all instructions and warnings which accompany the product.

TimberTech®
BY AZEK®

PRODUCT GUIDE



2023

LIT-PRODUCTGUIDE
REV 12/22

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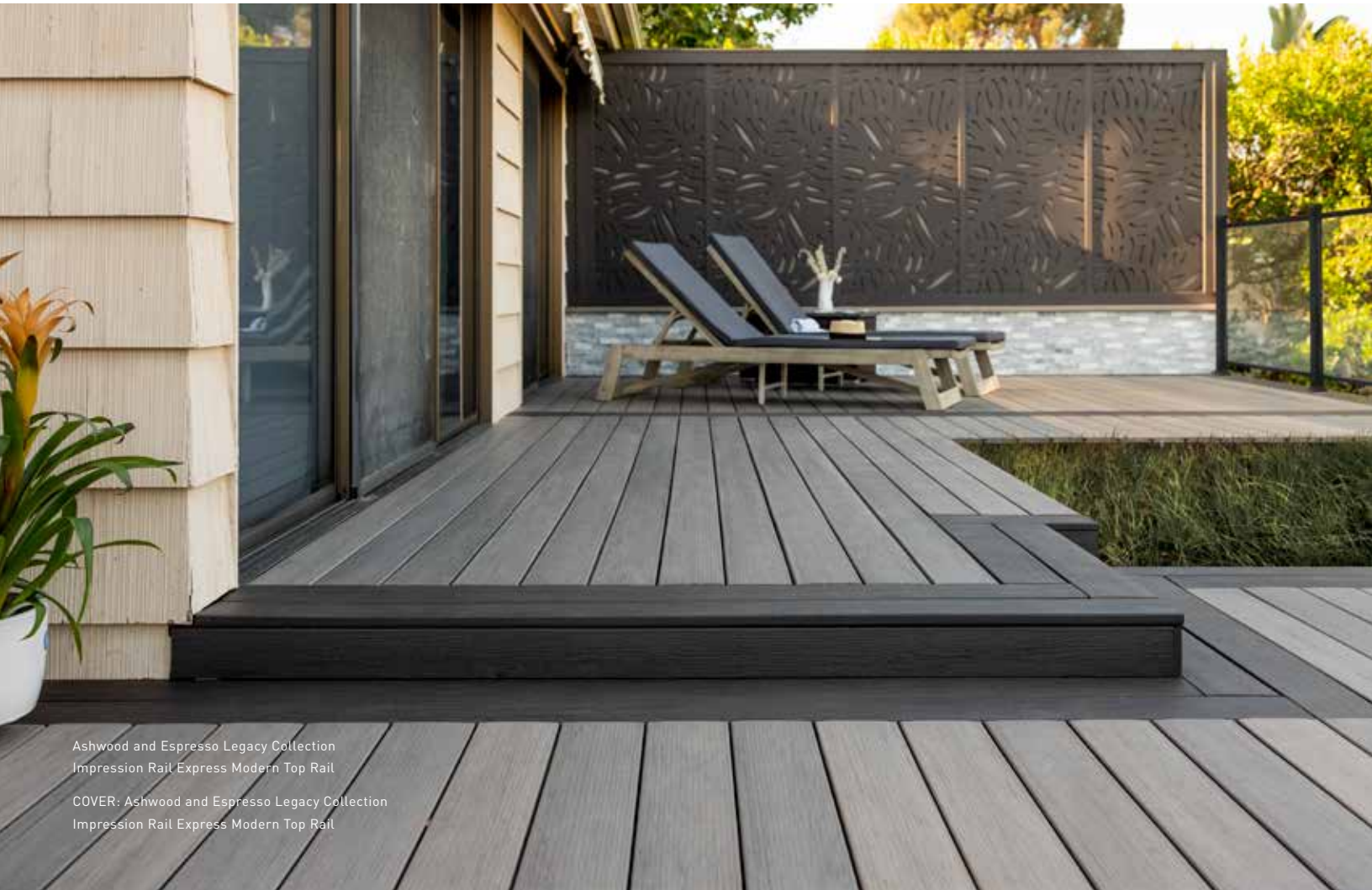


Ashwood and Espresso Legacy Collection
Impression Rail Express Modern Top Rail

COVER: Ashwood and Espresso Legacy Collection
Impression Rail Express Modern Top Rail

OUR STORY

TIMBER + TECH

At TimberTech, our goal is to help our customers live their best lives outdoors. To do that, we deliver a superior product that embodies an unrivaled combination of Timber + Tech. Our name says it all. "Timber" captures the beauty, textures, and colors of real wood. "Tech" defines how our decking is engineered to perform far better than wood (or any other composite product), to be low maintenance and high performance—and give you a lifetime of enjoyment.



IN SHORT? TIMBERTECH IS

EVERYTHING WOOD SHOULD BE™

WHY CHOOSE

TimberTech®

Timber: The Most Realistic Wood Looks

Designed to resemble the looks of your clients' favorite wood species and types, **TimberTech delivers the most natural-looking composite decking** — and the largest selection of colors and textures to suit every project.

Tech: Engineered for Performance

With innovative materials technology, our decking **resists fading and staining** — and **won't splinter, peel, crack, or rot.** So your deck will look and perform beautifully for decades with little to no maintenance required. That means you can spend more time with the ones you love — and less time (and money) working on your deck.

Planet: Made Sustainably

Made from up to 80% recycled content — utilizing landfill-bound waste such as milk jugs, plastic bags and even post-industrial scrap like vinyl siding — TimberTech decking is an environmentally friendly choice

TimberTech®

ADVANCED PVC

BY AZEK®

For clients who want the best performance coupled with the most realistic wood looks, choose TimberTech Advanced PVC Decking. With innovative advanced materials science, our PVC boards deliver superior benefits to anything else in the marketplace.



Coastline Vintage Collection
Classic Composite Series Premier Rail

**Although TimberTech PVC Decking is cooler to the touch than many other deck board products, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel. For hotter climates, consider choosing a lighter color.*

VINTAGE COLLECTION®

Exotic Hardwood Aesthetic

Give your clients the look of sought-after premium hardwoods like Ipe, mahogany, and teak with the Vintage Collection. With a refined wire-brushed finish and multi-tonal color blending with highlights and lowlights, the Vintage Collection features a truly authentic wood look.



COASTLINE®



ENGLISH WALNUT®



MAHOGANY



WEATHERED TEAK®



DARK HICKORY



CYPRESS®

CLASS A FLAME SPREAD INDEX & WUI-COMPLIANT

For Homes in Fire Zones

With a Class A Flame Spread Index rating and WUI compliance, the Vintage Collection is the best choice for homes in fire zones.

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
VINTAGE COLLECTION®			
1 x 4 Square-Shoulder Coastline	—	ADB13516CS	ADB13520CS
1 x 6 Square-Shoulder Coastline	—	ADB15516CS	ADB15520CS
2 x 6 Square-Shoulder Coastline MAX	ADB25512CS	ADB25516CS	ADB25520CS
1 x 6 Grooved Coastline	AGB15512CS	AGB15516CS	AGB15520CS
1 x 8 Square-Shoulder Coastline	—	ADB172516CS	ADB172520CS
1 x 4 Square-Shoulder English Walnut	—	ADB13516EW	ADB13520EW
1 x 6 Square-Shoulder English Walnut	—	ADB15516EW	ADB15520EW
1 x 6 Grooved English Walnut	AGB15512EW	AGB15516EW	AGB15520EW
1 x 8 Square-Shoulder English Walnut	—	ADB172516EW	ADB172520EW
1 x 4 Square-Shoulder Weathered Teak	—	ADB13516WT	ADB13520WT
1 x 6 Square-Shoulder Weathered Teak	—	ADB15516WT	ADB15520WT
1 x 6 Grooved Weathered Teak	AGB15512WT	AGB15516WT	AGB15520WT
1 x 8 Square-Shoulder Weathered Teak	—	ADB172516WT	ADB172520WT
1 x 4 Square-Shoulder Mahogany	—	ADB13516MH	ADB13520MH
1 x 6 Square-Shoulder Mahogany	—	ADB15516MH	ADB15520MH
1 x 6 Grooved Mahogany	AGB15512MH	AGB15516MH	AGB15520MH
1 x 8 Square-Shoulder Mahogany	—	ADB172516MH	ADB172520MH
1 x 4 Square-Shoulder Dark Hickory	—	ADB13516DH	ADB13520DH
1 x 6 Square-Shoulder Dark Hickory	—	ADB15516DH	ADB15520DH
1 x 6 Grooved Dark Hickory	AGB15512DH	AGB15516DH	AGB15520DH
1 x 8 Square-Shoulder Dark Hickory	—	ADB172516DH	ADB172520DH
1 x 4 Square-Shoulder Cypress	—	ADB13516CY	ADB13520CY
1 x 6 Square-Shoulder Cypress	—	ADB15516CY	ADB15520CY
1 x 6 Grooved Cypress	AGB15512CY	AGB15516CY	AGB15520CY
1 x 8 Square-Shoulder Cypress	—	ADB172516CY	ADB172520CY
VINTAGE FASCIA			
12" Fascia Coastline	ADR5117512CS	—	—
12" Fascia English Walnut	ADR5117512EW	—	—
12" Fascia Weathered Teak	ADR5117512WT	—	—
12" Fascia Mahogany	ADR5117512MH	—	—
12" Fascia Dark Hickory	ADR5117512DH	—	—
12" Fascia Cypress	ADR5117512CY	—	—

MULTI-WIDTH DECKING

FOR DESIGN FLEXIBILITY

For design-forward clients, choose from narrow (3.5"), standard (5.5"), and wide (7.25") width deck boards to create a curated design. Available with all colors in the Vintage Collection.

MAX DECKING

FOR WIDER JOIST SPANS

MAX boards are 1.5" thick and can span up to 24" on center, making them ideal for docks, boardwalks, and many commercial applications. Available in Coastline.

PROFILE OPTIONS

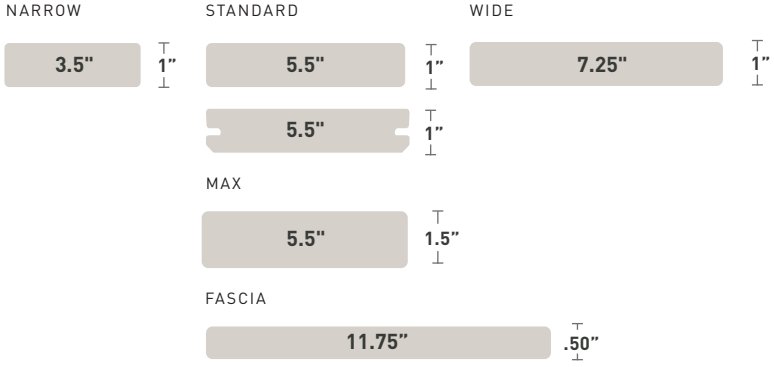


Illustration does not represent capping.

LANDMARK COLLECTION™

Crosscut Hardwoods

For a look that resembles popular hardwoods like white oak and walnut, choose the Landmark Collection. Featuring a crosscut cathedral grain with a matte finish and cascading color blending, this collection is perfect for clients looking for a character-rich aesthetic.



FRENCH WHITE OAK®



CASTLE GATE™



AMERICAN WALNUT®



BOARDWALK®

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
LANDMARK COLLECTION™			
1 x 6 Square-Shoulder Castle Gate™	—	ADB15516CG	ADB15520CG
1 x 6 Grooved Castle Gate™	AGB15512CG	AGB15516CG	AGB15520CG
1 x 6 Square-Shoulder American Walnut™	—	ADB15516AW	ADB15520AW
1 x 6 Grooved American Walnut™	AGB15512AW	AGB15516AW	AGB15520AW
1 x 6 Square-Shoulder French White	—	ADB15516FW	ADB15520FW
1 x 6 Grooved French White Oak®	AGB15512FW	AGB15516FW	AGB15520FW
1 x 6 Square-Shoulder Boardwalk®	—	ADB15516BD	ADB15520BD
1 x 6 Grooved Boardwalk®	AGB15512BD	AGB15516BD	AGB15520BD
LANDMARK FASCIA			
12" Fascia Castle Gate™	ADR5117512CG	—	—
12" Fascia American Walnut™	ADR5117512AW	—	—
12" Fascia French White Oak®	ADR5117512FW	—	—
12" Fascia Boardwalk®	ADR5117512BD	—	—

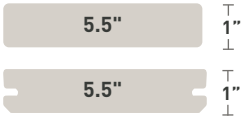
CLASS A FLAME SPREAD INDEX RATING

For Homes in Fire Zones

With a Class A Flame Spread Index rating the Landmark Collection is a better choice for homes in fire zones.

PROFILE OPTIONS

STANDARD



FASCIA



Illustration does not represent capping.

HARVEST COLLECTION®

Cathedral Grain

Introduce your clients to the inviting versatility of the Harvest Collection, featuring an attractive cathedral grain with varying peaks and swirls and soft, solid colors that suit a range of styles.



BROWNSTONE



SLATE GRAY



KONA®

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
HARVEST COLLECTION®			
1 x 6 Square-Shoulder Brownstone	ADCB15512BS	ADCB15516BS	ADCB15520BS
1 x 6 Grooved Brownstone	AGB15512BS	AGB15516BS	AGB15520BS
1 x 8 Square-Shoulder Brownstone	—	ADCB172516BS	ADCB172520BS
1 x 6 Square-Shoulder Slate Gray	ADCB15512SG	ADCB15516SG	ADCB15520SG
1 x 6 Grooved Slate Gray	AGB15512SG	AGB15516SG	AGB15520SG
1 x 8 Square-Shoulder Slate Gray	—	ADCB172516SG	ADCB172520SG
2 x 6 Square-Shoulder Slate Gray MAX	ADCB25512SG	ADCB25516SG	ADCB25520SG
1 x 6 Square-Shoulder Kona®	—	ADB15516K0AAT	ADB15520K0AAT
HARVEST FASCIA			
12" Fascia Brownstone	ADCR5117512BS	—	—
12" Fascia Slate Gray	ADCR5117512SG	—	—
12" Fascia Kona®	ADR5117512K0AAT	—	—

WUI-COMPLIANT

For Homes in Fire Zones

With WUI compliance, the Harvest Collection is a better choice for homes in fire zones.

MULTI-WIDTH DECKING

FOR DESIGN FLEXIBILITY

Slate Gray and Brownstone are available in both standard (5.5") and wide (7.25") widths for curated design options. Kona only available in standard-width.

MAX DECKING

FOR WIDER JOIST SPANS

MAX boards are 1.5" thick and can span up to 24" on center, making them ideal for docks, boardwalks, and many commercial applications. Available in Slate Gray.

PROFILE OPTIONS

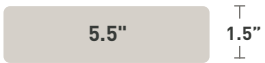
STANDARD



WIDE



MAX



FASCIA



Illustration does not represent capping.



Weathered Teak Porch Collection
Classic Composite Series Drink Rail

FADE & STAIN LIMITED 50 YEAR WARRANTY

BEST CHOICE FOR FIRE ZONES* *DETAILS AT TIMBERTECH.COM/FIRE

BAREFOOT-FRIENDLY COOL TOUCH STAYS UP TO 30° COOLER* *DETAILS AT TIMBERTECH.COM/COOL

RECYCLED MATERIAL MADE IN THE USA

PORCH COLLECTION

Bring all the real wood looks and performance benefits of TimberTech Advanced PVC Decking to your clients' porches. Plus, the innovative tongue-and-groove installation of our Porch Collection allows for smaller gaps between boards, which delivers a traditional hardwood flooring look your clients will love.



SLATE GRAY



OYSTER®



MAHOGANY



DARK HICKORY



COASTLINE®



WEATHERED TEAK®

WUI-COMPLIANT

For Homes in Fire Zones

With WUI compliance, the Porch Collection is a better choice for homes in fire zones.

PRODUCT DESCRIPTION	TimberTech Model Number		
	10'	12'	16'
AZEK PORCH			
1 x 4 T&G Porch Slate Gray	ADCP13510SG	ADCP13512SG	ADCP13516SG
1 x 4 T&G Porch Oyster	—	ADP13512OR	ADP13516OR
1 x 6 T&G Porch Mahogany	—	ADP15512MH	ADP15516MH
1 x 4 T&G Porch Mahogany	—	ADP13512MH	ADP13516MH
1 x 6 T&G Porch Dark Hickory	—	ADP15512DH	ADP15516DH
1 x 4 T&G Porch Dark Hickory	—	ADP13512DH	ADP13516DH
1 x 6 T&G Porch Coastline	—	ADP15512CS	ADP15516CS
1 x 4 T&G Porch Coastline	—	ADP13512CS	ADP13516CS
1 x 6 T&G Porch Weathered Teak	—	ADP15512WT	ADP15516WT
1 x 4 T&G Porch Weathered Teak	—	ADP13512WT	ADP13516WT

Extended lead times may apply to certain geographies.

MULTI-WIDTH PORCH BOARDS

FOR DESIGN FLEXIBILITY

Standard (3.13") width boards available in all colors. Wide (5.5") width porch boards available in Coastline, Mahogany, Weathered Teak, and Dark Hickory for curated design options.

PROFILE OPTIONS

STANDARD



WIDE



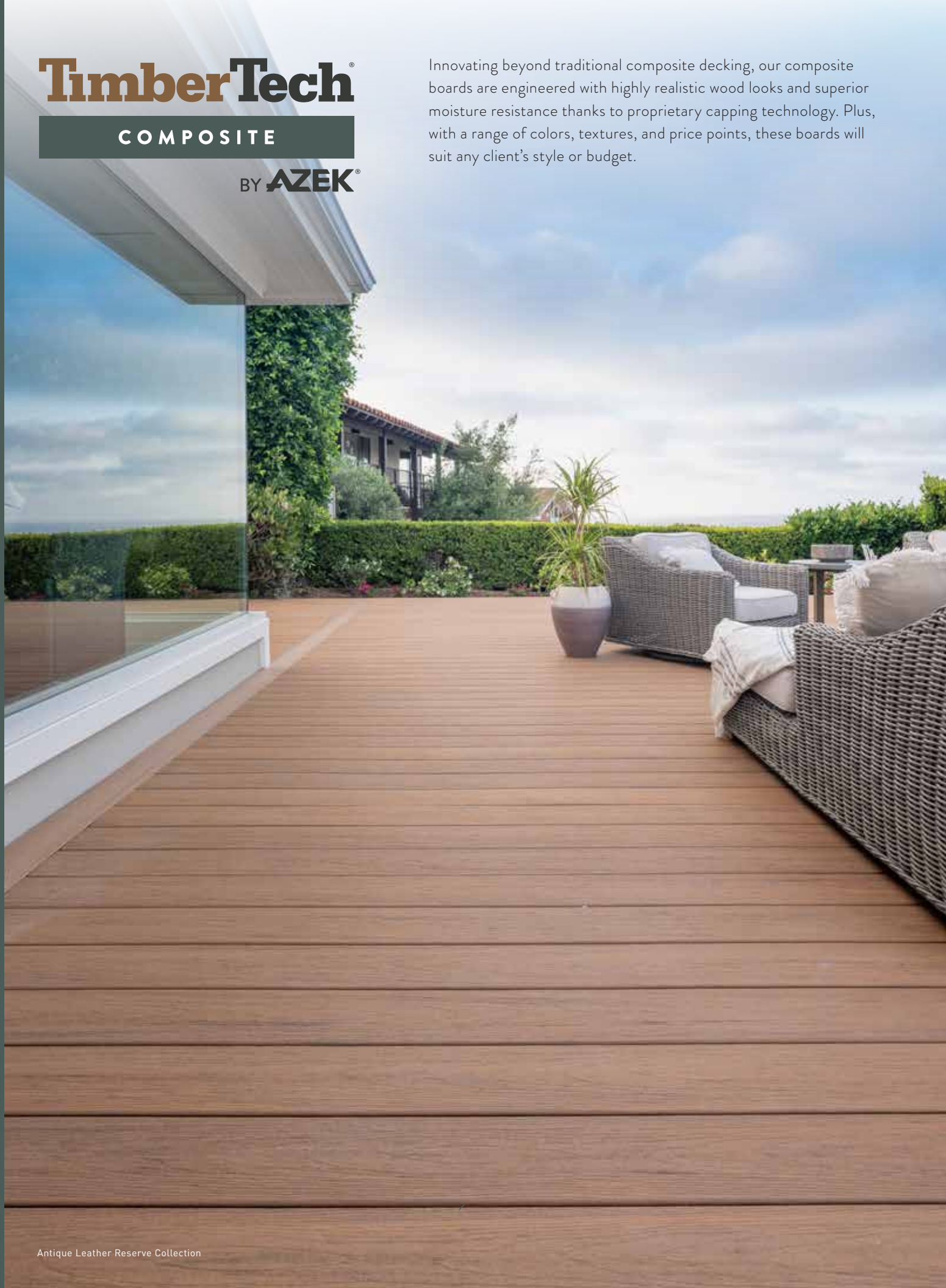
Illustration does not represent capping.

TimberTech®

COMPOSITE

BY AZEK®

Innovating beyond traditional composite decking, our composite boards are engineered with highly realistic wood looks and superior moisture resistance thanks to proprietary capping technology. Plus, with a range of colors, textures, and price points, these boards will suit any client's style or budget.



Antique Leather Reserve Collection

LEGACY COLLECTION

Hand-Scraped Finish

Choose the Legacy Collection for an artisanal, craftsman-inspired aesthetic. With cascading hues, a textured, hand-scraped finish, and a variable grain pattern, each board is unique for clients looking for a one-of-a-kind final deck appearance.



ESPRESSO™



WHITEWASH CEDAR®



MOCHA



PECAN



TIGERWOOD



ASHWOOD

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
LEGACY COLLECTION			
1 x 6 Grooved Espresso	LCGV5412E	LCGV5416E	LCGV5420E
1 x 6 Square-Shoulder Espresso	—	LC5416E	LC5420E
1 x 6 Grooved Whitewash Cedar	LCGV5412WC	LCGV5416WC	LCGV5420WC
1 x 6 Square-Shoulder Whitewash Cedar	—	LC5416WC	LC5420WC
1 x 6 Grooved Mocha	LCGV5412M	LCGV5416M	LCGV5420M
1 x 6 Square-Shoulder Mocha	—	LC5416M	LC5420M
1 x 6 Grooved Pecan	LCGV5412P	LCGV5416P	LCGV5420P
1 x 6 Square-Shoulder Pecan	—	LC5416P	LC5420P
1 x 6 Grooved Tigerwood	LCGV5412TW	LCGV5416TW	LCGV5420TW
1 x 6 Square-Shoulder Tigerwood	—	LC5416TW	LC5420TW
1 x 6 Grooved Ashwood	LCGV5412AW	LCGV5416AW	LCGV5420AW
1 x 6 Square-Shoulder Ashwood	—	LC5416AW	LC5420AW
LEGACY FASCIA			
12" Fascia Espresso	FBLC12E	—	—
12" Fascia Whitewash Cedar	FBLC12WC	—	—
12" Fascia Mocha	FBLC12M	—	—
12" Fascia Pecan	FBLC12P	—	—
12" Fascia Tigerwood	FBLC12TW	—	—
12" Fascia Ashwood	FBLC12AW	—	—
LEGACY RISER			
7-1/4" Riser Espresso	LCRISERE	—	—
7-1/4" Riser Whitewash Cedar	LCRISERWC	—	—
7-1/4" Riser Mocha	LCRISERM	—	—
7-1/4" Riser Pecan	LCRISERP	—	—
7-1/4" Riser Tigerwood	LCRISERTW	—	—
7-1/4" Riser Ashwood	LCRISERAW	—	—

PROFILE OPTIONS

STANDARD



RISER



FASCIA



Illustration does not represent capping.

RESERVE COLLECTION

Reclaimed Wood Look

For clients looking to capture the character-rich look and feel of reclaimed wood, go with the Reserve Collection. These boards feature bold, cascading colors, a rustic cathedral grain, and a wire-brushed finish.



DRIFTWOOD



DARK ROAST®



ANTIQUE LEATHER®



RECLAIMED CHESTNUT™

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
RESERVE COLLECTION			
1 x 6 Grooved Driftwood	RCGV5412DW	RCGV5416DW	RCGV5420DW
1 x 6 Square Shoulder Driftwood	—	RC5416DW	RC5420DW
1 x 6 Grooved Antique Leather	RCGV5412AL	RCGV5416AL	RCGV5420AL
1 x 6 Square Shoulder Antique Leather	—	RC5416AL	RC5420AL
1 x 6 Grooved Dark Roast	RCGV5412DR	RCGV5416DR	RCGV5420DR
1 x 6 Square Shoulder Dark Roast	—	RC5416DR	RC5420DR
1 x 6 Grooved Reclaimed Chestnut	RCGV5412RC	RCGV5416RC	RCGV5420RC
1 x 6 Square Shoulder Reclaimed Chestnut	—	RC5416RC	RC5420RC
RESERVE FASCIA			
12" Fascia Driftwood	FBRC12DW	—	—
12" Fascia Antique Leather	FBRC12AL	—	—
12" Fascia Dark Roast	FBRC12DR	—	—
12" Fascia Reclaimed Chestnut	FBRC12RC	—	—
RESERVE RISER			
7-1/4" Riser Driftwood	RCRISERDW	—	—
7-1/4" Riser Antique Leather	RCRISERAL	—	—
7-1/4" Riser Dark Roast	RCRISERDR	—	—
7-1/4" Riser Reclaimed Chestnut	RCRISERRC	—	—

PROFILE OPTIONS

STANDARD



RISER



FASCIA



Illustration does not represent capping.

WUI-COMPLIANT FIRE-RESISTANT SKUS

For Homes in Fire Zones

The fire-resistant (FR) SKUs of the Reserve Collection are WUI-compliant, making them an ideal choice for fire zones.

TERRAIN COLLECTION®

Rugged Cathedral Grain

Embrace a timeless, authentic wood look with the subtle coloring and rugged cathedral grain of the Terrain Collection. Clients can choose from boards with varied color blending, or those with a solid, stained wood look. Plus, with their scalloped profile, these boards are lighter in weight for easier installation — without sacrificing a solid underfoot feel.



RUSTIC ELM®



STONE ASH®



SANDY BIRCH (SPECIAL ORDER)



SILVER MAPLE

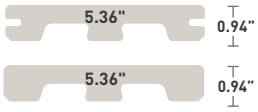


BROWN OAK

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
TERRAIN COLLECTION™			
1 x 6 Grooved Brown Oak	TCGV5412BO	TCGV5416BO	TCGV5420BO
1 x 6 Square-Shoulder Brown Oak	—	TC5416BO	TC5420BO
1 x 6 Grooved Silver Maple	TCGV5412SM	TCGV5416SM	TCGV5420SM
1 x 6 Square-Shoulder Silver Maple	—	TC5416SM	TC5420SM
1 x 6 Grooved Rustic Elm	TCGV5412RE	TCGV5416RE	TCGV5420RE
1 x 6 Square-Shoulder Rustic Elm	—	TC5416RE	TC5420RE
1 x 6 Grooved Stone Ash	TCGV5412SA	TCGV5416SA	TCGV5420SA
1 x 6 Square-Shoulder Stone Ash	—	TC5416SA	TC5420SA
1 x 6 Grooved Sandy Birch	TCGV5412SB	TCGV5416SB	TCGV5420SB
1 x 6 Square-Shoulder Sandy Birch	—	TC5416SB	TC5420SB
TERRAIN FASCIA			
12" Fascia Brown Oak	FBTC12BO	—	—
12" Fascia Silver Maple	FBTC12SM	—	—
12" Fascia Rustic Elm	FBTC12RE	—	—
12" Fascia Stone Ash	FBTC12SA	—	—
12" Fascia Sandy Birch	FBTC12SB	—	—
TERRAIN RISER			
7-1/4" Riser Brown Oak	TCRISERBO	—	—
7-1/4" Riser Silver Maple	TCRISERSM	—	—
7-1/4" Riser Rustic Elm	TCRISERRE	—	—
7-1/4" Riser Stone Ash	TCRISERSA	—	—
7-1/4" Riser Sandy Birch	FBTC12SA	—	—

PROFILE OPTIONS

STANDARD



RISER



FASCIA



Illustration does not represent capping.



Silver Maple Terrain Collection

PRIME COLLECTION*

Opaque Stained Wood

For an opaque stained or painted wood look, introduce clients to the Prime Collection, which features earthy, vivid wood stain colors and a subtle straight grain pattern. The Prime Collection features the same colors as the Premier Collection, but with a scalloped board for a lighter weight, without compromising a secure underfoot feel.



MARITIME GRAY™



DARK TEAK™

PRODUCT DESCRIPTION	TimberTech Item Number		
	12'	16'	20'
PRIME COLLECTION			
1 x 6 Grooved Dark Teak	ESGV5412DT	ESGV5416DT	ESGV5420DT
1 x 6 Square-Shoulder Dark Teak	—	ES5416DT	ES5420DT
1 x 6 Grooved Maritime Gray	ESGV5412MG	ESGV5416MG	ESGV5420MG
1 x 6 Square-Shoulder Maritime Gray	—	ES5416MG	ES5420MG
PRIME FASCIA			
12" Fascia Dark Teak	FBE12DT	—	—
12" Fascia Maritime Gray	FBE12MG	—	—
PRIME RISER			
7-1/4" Riser Dark Teak	ERISERDT	—	—
7-1/4" Riser Maritime Gray	ERISERMG	—	—

PROFILE OPTIONS

STANDARD



RISER



FASCIA



Illustration does not represent capping.

PREMIER COLLECTION*

Opaque Stained Wood

The Premier Collection features the same vivid wood stain colors and subtle straight grain as the Prime Collection, but with a full-profile board.



MARITIME GRAY™



DARK TEAK™

Availability varies by region.

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
PREMIER COLLECTION			
1 x 6 Grooved Dark Teak	EFGV5412DT	EFGV5416DT	EFGV5420DT
1 x 6 Square-Shoulder Dark Teak	—	EF5416DT	EF5420DT
1 x 6 Grooved Maritime Gray	EFGV5412MG	EFGV5416MG	EFGV5420MG
1 x 6 Square-Shoulder Maritime Gray	—	EF5416MG	EF5420MG
PREMIER FASCIA			
12" Fascia Dark Teak	FBE12DT	—	—
12" Fascia Maritime Gray	FBE12MG	—	—
PREMIER RISER			
7-1/4" Riser Dark Teak	ERISERDT	—	—
7-1/4" Riser Maritime Gray	ERISERMG	—	—

PROFILE OPTIONS

STANDARD



RISER



FASCIA



Illustration does not represent capping.

*TimberTech Prime+, Prime, and Premier Collections are covered by a 25-Year Limited Product Warranty and a 25-Year Fade & Stain Limited Warranty.
*The proprietary capping on the Prime+, Prime, and Premier Collections does not feature Mold Guard Technology. Availability varies by region.

PRIME+ COLLECTION®*

Traditional Wood Aesthetic

Opt for a simple, traditional wood aesthetic with the natural, inviting colors and textured straight grain pattern of the Prime+ Collection. The authentic wood visual, minimal maintenance needs, and attainable price point make this collection the ideal choice for clients looking to upgrade from wood.


COCONUT HUSK®

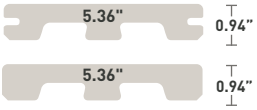

SEA SALT GRAY


DARK COCOA

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
PRIME+ COLLECTION			
1 x 6 Grooved Coconut Husk	PRGV5412CH	PRGV5416CH	PRGV5420CH
1 x 6 Square-Shoulder Coconut Husk	—	PR5416CH	PR5420CH
1 x 6 Grooved Sea Salt Gray	PRGV5412ST	PRGV5416ST	PRGV5420ST
1 x 6 Square-Shoulder Sea Salt Gray	—	PR5416ST	PR5420ST
1 x 6 Grooved Dark Cocoa	PRGV5412DC	PRGV5416DC	PRGV5420DC
1 x 6 Square-Shoulder Dark Cocoa	—	PR5416DC	PR5420DC
PRIME+ FASCIA			
12" Fascia Coconut Husk	FBE12CH	—	—
12" Fascia Sea Salt Gray	FBE12ST	—	—
12" Fascia Dark Cocoa	FBE12DC	—	—
PRIME+ RISER			
7-1/4" Riser Coconut Husk	ERISERCH	—	—
7-1/4" Riser Sea Salt Gray	ERISERST	—	—
7-1/4" Riser Dark Cocoa	ERISERDC	—	—

PROFILE OPTIONS

STANDARD



RISER



FASCIA



Illustration does not represent capping.


CEDAR


GRAY

Availability varies by region.

PROFILE OPTIONS

STANDARD



RISER



FASCIA



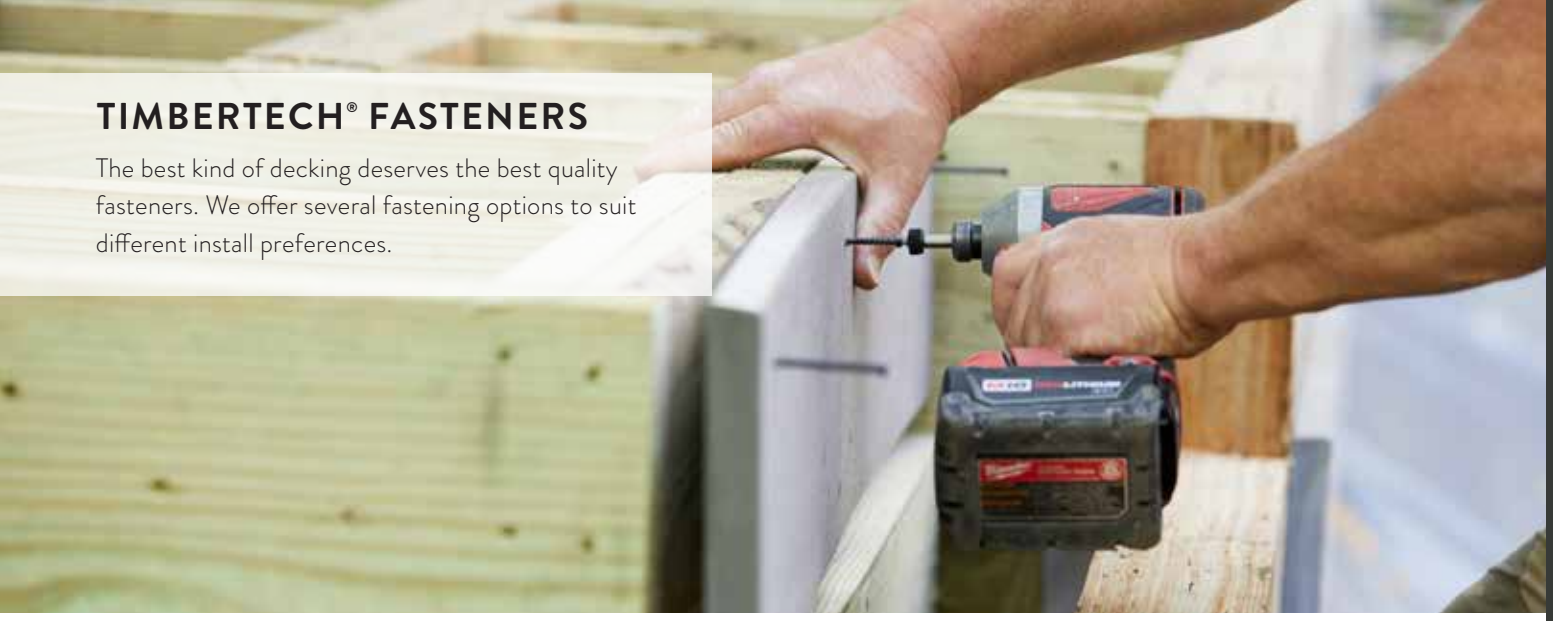
Illustration does not represent capping.

RELIABOARD®

ReliaBoard delivers an elegant cathedral grain and monochromatic color that resembles the simple beauty of painted wood. These boards are protected with a four-sided, low-maintenance shell and offer a practical, attainable option for homeowners looking to ditch wood for good. Covered by a 30-Year Limited Product Warranty and WUI-Compliant, ideal for homes in fire zones.

PRODUCT DESCRIPTION	TimberTech Model Number		
	12'	16'	20'
RELIABOARD			
1 x 6 Square Shoulder Cedar	RB5412C	RB5416C	RB5420C
1 x 6 Square Shoulder Gray	RB5412G	RB5416G	RB5420G
FASCIA			
12" TwinFascia Board Cedar	FBVG12C	—	—
12" TwinFascia Board Gray	FBVG12G	—	—
RISER			
7-1/4" TwinRiser Board Cedar	FBRISERC	—	—
7-1/4" TwinRiser Board Gray	FBRISERG	—	—

*TimberTech Prime+, Prime, and Premier Collections are covered by a 25-Year Limited Product Warranty and a 25-Year Fade & Stain Limited Warranty.
*The proprietary capping on the Prime+, Prime, and Premier Collections does not feature Mold Guard Technology.



TIMBERTECH® FASTENERS

The best kind of decking deserves the best quality fasteners. We offer several fastening options to suit different install preferences.

TOPLOC® FOR ADVANCED PVC

Top-down, color-matched decking fasteners.



- Top-down, stainless steel fasteners with hand-painted, color-matched heads to complement TimberTech Advanced PVC colors
- 305-grade stainless steel screws, ACQ-approved, with TORX® ttap® drive for wobble-free installation
- Compatible with all TimberTech Advanced PVC boards

PRODUCT DESCRIPTION	TimberTech Model Number	
	100 SQ FT	300 SQ FT
TOPLOC FOR ADVANCED PVC		
2½" TOPLoc Screws Brown	ATLOC100B	ATLOC300B
2½" TOPLoc Screws Dark Brown	ATLOC100DB	ATLOC300DB
2½" TOPLoc Screws Light Tan	ATLOC100LT	ATLOC300LT
2½" TOPLoc Screws Light Gray	ATLOC100LG	ATLOC300LG
2½" TOPLoc Screws Dark Gray	ATLOC100DG	ATLOC300DG

TOPLOC® FOR ADVANCED PVC FASCIA

Top-down, color-matched fasteners designed for fascia boards.



- Top-down, stainless steel fasteners with hand-painted, color-matched heads to complement TimberTech Advanced PVC fascia colors
- 305-grade stainless steel screws, ACQ-approved, with TORX ttap drive for wobble-free installation
- Compatible with all TimberTech Advanced PVC fascia boards

PRODUCT DESCRIPTION	TimberTech Model Number
	30 LIN FT
TOPLOC FASCIA FOR ADVANCED PVC	
1⅝" TOPLoc Fascia Screws Brown 100/Pkg	ATLOCFAS30B
1⅝" TOPLoc Fascia Screws Dark Brown 100/Pkg	ATLOCFAS30DB
1⅝" TOPLoc Fascia Screws Light Tan 100/Pkg	ATLOCFAS30LT
1⅝" TOPLoc Fascia Screws Light Gray 100/Pkg	ATLOCFAS30LG
1⅝" TOPLoc Fascia Screws Dark Gray 100/Pkg	ATLOCFAS30DG

Colors:
TOPLoc for TimberTech Advanced PVC Decking & Fascia

Brown: Mahogany, English Walnut®

Dark Brown: Kona®, Dark Hickory, American Walnut™

Light Gray: Slate Gray, Coastline®, Boardwalk®

Dark Gray: Castle Gate™

Light Tan: Weathered Teak®, French White Oak®, Brownstone

Tan: Cypress®

TOPLOC® FOR FOR COMPOSITE

Top-down, color-matched decking fasteners.



- Top-down, carbon steel or stainless steel fasteners coated with select colors to complement TimberTech Composite Decking
- Designed for dense composite material using an 18v drill set at high speed for maximum performance
- Compatible with all TimberTech Composite Decking boards

PRODUCT DESCRIPTION	TimberTech Model Number		
	85 SQ FT	100 SQ FT	500 SQ FT
TOPLOC FOR COMPOSITE			
2½" TOPLoc Screws Ivory	—	TLOC350I	TLOC1750I
2½" TOPLoc Screws Cedar	—	TLOC350C	TLOC1750C
2½" TOPLoc Screws Sand	—	TLOC350S	TLOC1750S
2½" TOPLoc Screws Teak	—	TLOC350T	TLOC1750T
2½" TOPLoc Screws Walnut	—	TLOC350W	TLOC1750W
2½" TOPLoc Screws Light Gray	—	TLOC350LG	TLOC1750LG
2½" TOPLoc Screws Gray	—	TLOC350G	TLOC1750G
2½" TOPLoc Screws Dark Gray	—	TLOC350DG	TLOC1750DG
3" TOPLoc SS Screws Ivory	TLOC300SSI	—	—
3" TOPLoc SS Screws Cedar	TLOC300SSC	—	—
3" TOPLoc SS Screws Sand			TLOC1750S
3" TOPLoc SS Screws Teak	TLOC300SST	—	—
3" TOPLoc SS Screws Walnut	TLOC300SSW	—	—
3" TOPLoc SS Screws Light Gray	TLOC300SSLG	—	—
3" TOPLoc SS Screws Gray	TLOC300SSG	—	—
3" TOPLoc SS Screws Dark Gray	TLOC300SSDG	—	—

TOPLOC® FOR COMPOSITE FASCIA

Top-down, color-matched fasteners designed for fascia boards.



- Top-down, stainless steel fasteners coated with select colors to complement TimberTech Composite Decking fascia boards
- Designed to decrease unsightly oil-canning
- Compatible with all TimberTech Composite Decking fascia boards

PRODUCT DESCRIPTION	TimberTech Model Number
TOPLOC FASCIA FOR COMPOSITE	
1¾" TOPLoc Fascia Screws Ivory 100/Pkg	TLOCFAS100I
1¾" TOPLoc Fascia Screws Cedar 100/Pkg	TLOCFAS100C
1¾" TOPLoc Fascia Screws Sand 100/Pkg	TLOCFAS100S
1¾" TOPLoc Fascia Screws Teak 100/Pkg	TLOCFAS100T
1¾" TOPLoc Fascia Screws Walnut 100/Pkg	TLOCFAS100W
1¾" TOPLoc Fascia Screws Light Gray 100/Pkg	TLOCFAS100LG
1¾" TOPLoc Fascia Screws Gray 100/Pkg	TLOCFAS100G
1¾" TOPLoc Fascia Screws Dark Gray 100/Pkg	TLOCFAS100DG
TOPLoc Fascia Drill Bit	TLOCFASBIT

Colors:
TOPLoc for TimberTech Composite Decking & Fascia

Light Gray: Stone Ash®, Sea Salt Gray

Gray: Gray*, Maritime Gray™, Driftwood

Dark Gray: Silver Maple, Ashwood, Espresso™

Teak: Antique Leather®, Pecan, Tigerwood, Coconut Husk®

Walnut: Brown Oak, Rustic Elm®, Dark Roast®, Mocha, Dark Cocoa

Ivory: Whitewash Cedar®

Sand: Sandy Birch, Cedar*, Reclaimed Chestnut™

Stainless Steel: Cedar*

*Color-matched to ReliaBoard®

FUSIONLOC®

Collated stainless steel clips provide three points of board-to-joist connection for a secure hold and a hidden appearance.



- Collated hidden fastener system engineered for strength and speed of installation
- Offers a pneumatic installation with the FastenMaster FiveShot Tool or manual installation using the FUSIONLoc Hand Driven Guide
- Compatible with all TimberTech grooved boards

PRODUCT DESCRIPTION	TimberTech Model Number
FUSIONLOC FOR ADVANCED PVC & COMPOSITE	
FUSIONLoc 225 SF/Pkg (Pneumatic)	FLOC225
FUSIONLoc 450 SF/Pkg (Pneumatic)	FLOC450
FUSIONLoc Hand Driven Guide	FLOCHDGUIDE
FUSIONLoc 50 SF/Pkg (Hand Driven)	FLOCHD50
FUSIONLoc 225 SF/Pkg (Hand Driven)	FLOCHD225

CONCEALOC®

Clips with a matte brown finish secured to joists with screws in between grooved boards for a hidden appearance.



- Hidden fastener system that can be installed pneumatically with the FastenMaster Tiger Claw Gun or using a drill
- Stainless steel clips for long-term performance
- Compatible with all TimberTech grooved deck boards

PRODUCT DESCRIPTION	TimberTech Model Number
CONCEALOC FOR ADVANCED PVC & COMPOSITE	
CONCEALoc 100 SF/Carton Clips and Screws	CLOCFAST
CONCEALoc 500 SF/Pkg Gun Pail Clips and Screws for Pneumatic	CLOCGUNPAIL
CONCEALoc 1000 SF/Bucket Clips and Screws	CLOCBULK
CONCEALoc L-Bracket 50/Pk Brackets and Screws	CLOCLBKT
CONCEALoc Router Bit	CLOCRBIT
CONCEALoc Replacement Screws, 50 Screws	CLOCSCREW

SIDELOC™

Screws installed at an angle through the side of the board and into the joist with the SIDELoc guide for a secure hold and discreet ⅛" spacing.



- Hidden fastener system with superior holding power that requires no pre-drilling
- Stainless steel composition resists screw shear and installs creating a perfect ⅛" gap
- Compatible with all TimberTech Advanced PVC square-shouldered deck boards

PRODUCT DESCRIPTION	TimberTech Model Number		
	100 SQ FT	200 SQ FT	500 SQ FT
SIDELOC FOR ADVANCED PVC			
1⅞" SIDELoc 304 Stainless Steel Screws	SLOC100SF188	SLOC200SF188	SLOC500SF188
2⅜" SIDELoc 316 Marine Grade SS Screws	SLOC100SF238MG	SLOC200SF238MG	SLOC500SF238MG

	TimberTech Model Number
TOOLS AND ACCESSORIES	
SIDELoc 3" Driver Bits (set of 2)	SLOCBIT
SIDELoc 5½" Guide for standard width Advanced PVC Deck	SLOCGUIDE
SIDELoc 3½" Guide for narrow width Advanced PVC Deck	SLOC350GUIDE
SIDELoc 7¼" Extension for wide width Advanced PVC Deck	SLOC725EXT

EDGELOC®

Nylon 12-clip collated strips & pre-set stainless steel screws provide a consistent 7/32" gap.



- Hidden fastener system with pre-set screws that is easy to use
- 12-clip collated strip reduces installation time
- Compatible with TimberTech Prime+, Prime, & Premier grooved boards

PRODUCT DESCRIPTION	TimberTech Model Number	
	55 SQ FT	250 SQ FT
EDGELOC FOR COMPOSITE		
EDGELoc Hidden Fasteners	ELOC55	ELOC250

CORTEX® FOR ADVANCED PVC DECKING

Top-down fastener with material-matched plugs made of the same decking as the surface boards to completely blend in.



- A top-down hidden fastener system that features a high-quality, ACQ-approved, specialty deck screw with a TORX ttap drive system
- Material-matched plugs made from the TimberTech deck boards of your choice to hide the fastener
- Compatible with all TimberTech full-profile deck boards

PRODUCT DESCRIPTION	TimberTech Model Number			
	100 SQ FT	300 SQ FT	100 SQ FT COLLATED	300 SQ FT COLLATED
CORTEX FOR ADVANCED PVC				
Cortex Screws - Brownstone	CTX100SFBS	CTX300SFBS	CTC100SFBS	CTC300SFBS
Cortex Screws - Kona	CTX100SFKO	CTX300HCKOAAT	CTC100SFKO	CTC300SFKO
Cortex Screws - Slate Gray	CTX100SFSG	CTX300SFSG	CTC100SFSG	CTC300SFSG
Cortex Screws - American Walnut	—	—	CTC100SFAW	CTC300SFAW
Cortex Screws - French White Oak	CTC100SFFW	CTC300SFFW	—	—
Cortex Screws - Castle Gate	—	—	CTC100SFCG	CTC300SFCG
Cortex Screws - Boardwalk	—	—	CTC100SFBD	CTC300SFBD
Cortex Screws - Coastline	CTX100SFCS	CTX300SFCS	CTC100SFCS	CTC300SFCS
Cortex Screws - Dark Hickory	CTX100SFDH	CTX300SFDH	CTC100SFDH	CTC300SFDH
Cortex Screws - English Walnut	CTX100SFEW	CTX300SFEW	CTC100SFEW	CTC300SFEW
Cortex Screws - Mahogany	CTX100SFMH	CTX300SFMH	CTC100SFMH	CTC300SFMH
Cortex Screws - Weathered Teak	CTX100SFWT	CTX300SFWT	CTC100SFWT	CTC300SFWT
Cortex Screws - Cypress	CTX100SFCY	CTX300SFCY	CTC100SFCY	CTC300SFCY
CORTEX FOR ADVANCED PVC MAX				
Cortex Screws - Slate Gray - ADVANCED PVC MAX			CTCM100SFSG	
Cortex Screws - Coastline - ADVANCED PVC MAX			CTCM100SFCS	

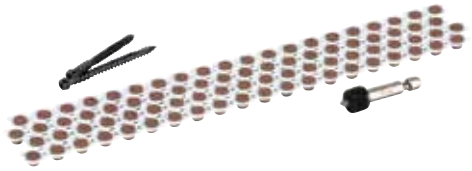
PRODUCT DESCRIPTION	TimberTech Model Number	
	Cortex 40 Plug Pack (no bit)	Collated Cortex 400 Plug Pack (1 bit)
CORTEX PLUGS SOLD SEPARATELY		
Harvest Brownstone	CTC40PCBS	CTC400PCBS
Harvest Kona	CTC40PCKO	CTC400PCKO
Harvest Slate Gray	CTC40PCSG	CTC400PCSG
Harvest MAX Slate Gray	—	CTCM400PCSG
Landmark American Walnut	CTC40PCAW	CTC400PCAW
Landmark French White Oak	CTC40PCFW	CTC400PCFW
Landmark Castle Gate	CTC40PCCG	CTC400PCCG
Landmark Boardwalk	—	CTC400PCBD
Vintage Coastline	CTC40PCCS	CTC400PCCS
Vintage Dark Hickory	CTC40PCDH	CTC400PCDH
Vintage English Walnut	CTC40PCEW	CTC400PCEW
Vintage Mahogany	CTC40PCMH	CTC400PCMH
Vintage Cypress	—	CTC400PCCY
Vintage Weathered Teak	CTC40PCWT	CTC400PCWT
CORTEX SCREWS SOLD SEPARATELY		
Cortex 316 Stainless Steel 100 SQ FT (350 screws, 1 bit)		CTS350SS25
Cortex for Decking as Cladding 100 SQ FT (365 screws, 1 bit)		CTS350CS2

CORTEX® FOR COMPOSITE DECKING

Top-down fastener with color-matched plugs made from TimberTech deck boards for the ultimate fastener-free surface.



PRODUCT DESCRIPTION	TimberTech Model Number
	100 LIN FT
CORTEX FOR COMPOSITE	
Cortex Screws - Dark Teak	CTX100EDT
Cortex Screws - Maritime Gray	CTX100EMG
Cortex Screws - Ashwood	CTX100LCAW
Cortex Screws - Espresso	CTX100LCE
Cortex Screws - Mocha	CTX100LCM
Cortex Screws - Pecan	CTX100LCP
Cortex Screws - Tigerwood	CTX100LCTW
Cortex Screws - Whitewash Cedar	CTX100LCWC
Cortex Screws - Antique Leather	CTX100RCAL
Cortex Screws - Dark Roast	CTX100RCDR
Cortex Screws - Driftwood	CTX100RCDW
Cortex Screws - Reclaimed Chestnut	CTX100RCRC



PRODUCT DESCRIPTION	TimberTech Model Number	
	Cortex 40 Plug Pack (no bit)	Collated Cortex 400 Plug Pack (1 bit)
CORTEX PLUGS SOLD SEPARATELY		
Premier Dark Teak	CTX40PCDT	CTX400PCDT
Premier Maritime Gray	CTX40PCMG	CTX400PCMG
Reserve Driftwood	CTX40PCDW	CTX400PCDW
Reserve Antique Leather	CTX40PCAL	CTX400PCAL
Reserve Dark Roast	CTX40PCDR	CTX400PCDR
Reserve Reclaimed Chestnut	—	CTX400PCRC
Legacy Ashwood	CTX40PCAW	CTX400PAW
Legacy Espresso	CTX40PCE	CTX400PCE
Legacy Mocha	CTX40PCM	CTX400PCM
Legacy Pecan	CTX40PCP	CTX400PCP
Legacy Tigerwood	CTX40PCTW	CTX400PCTW
Legacy Whitewash Cedar	CTX40PCWC	CTX400PCWC

TimberTech RAILING

The TimberTech Railing portfolio delivers enduringly beautiful designs as well as superior performance, whether choosing from our composite, PVC, or metal railing collections. Plus, lots of customization options mean creating a unique look is easily done.

LIMITED 25 YEAR WARRANTY

COMPOSITE RAILING

High-performance composite material protected by a polymer cap for impressive durability

- **Highly durable:** Won't crack, warp, split, or splinter
- **Moisture-resistant:** Protected from mold, mildew & rot
- **Resembles the look of painted wood**
- **Matte colors protected by 25-Year Fade & Stain Limited Warranty**
- **Low maintenance:** Never needs painting or staining
- **Made from up to 50% recycled material**
- **Offers the most customizations & styles**



Coastline Vintage Collection
Classic Composite Series Drink Rail with Cable Rail

METAL RAILING

Powder-coated aluminum for high-performance and corrosion resistance

- **Superior durability:** Resists fading, staining & scratching
- **Moisture-resistant:** Won't warp, rot, crack, or corrode
- **Narrower balusters for a less obstructed view** (up to 30% less than competitors)
- **Panelized railing system for a quick install** (no fastening of individual balusters)
- **Wrought-iron-inspired aesthetics**
- **Sleek top rail options with no visible hardware**
- **Low maintenance:** No sanding, staining, or sealing



Ashwood Legacy Collection
Impression Rail Express Drink Rail

PVC RAILING

Extruded PVC material with aluminum reinforcement for exceptional performance

- **Best moisture resistance & durability:** Won't crack, chip, rot, swell, or split
- **UV-resistant for color protection**
- **Lightweight for easier handling**
- **Paintable for a custom look,** but not required
- **Milled-wood-inspired designs**
- **Elevated design potential:** Crisp corners & tight, clean lines
- **Low maintenance:** No sanding, staining, or sealing



Pinnacle Rail with Square Web Decorative Panel

TIMBERTECH® COMPOSITE RAILING

Made from a mix of recycled wood and plastic fibers, our composite railing boasts superior durability to wood, while being extremely low maintenance. Your clients can explore stylish railing options from traditional milled-wood-inspired looks to sleek, contemporary designs to find the right fit for their space.

LIMITED 25 YEAR WARRANTY



Coastline Porch Collection
Premier Rail

CLASSIC COMPOSITE SERIES

With several top rails and a universal bottom rail, the Classic Composite Series offers the most customization options, making mixing and matching components a breeze.

TOP RAIL PROFILES



DRINK RAIL

Compatible with full profile, square-shouldered boards. Not compatible with glass infill.



RADIANCERAIL®



PREMIER RAILING®



TRADEMARK RAIL™

Only available in White and Matte White.

INFILL OPTIONS



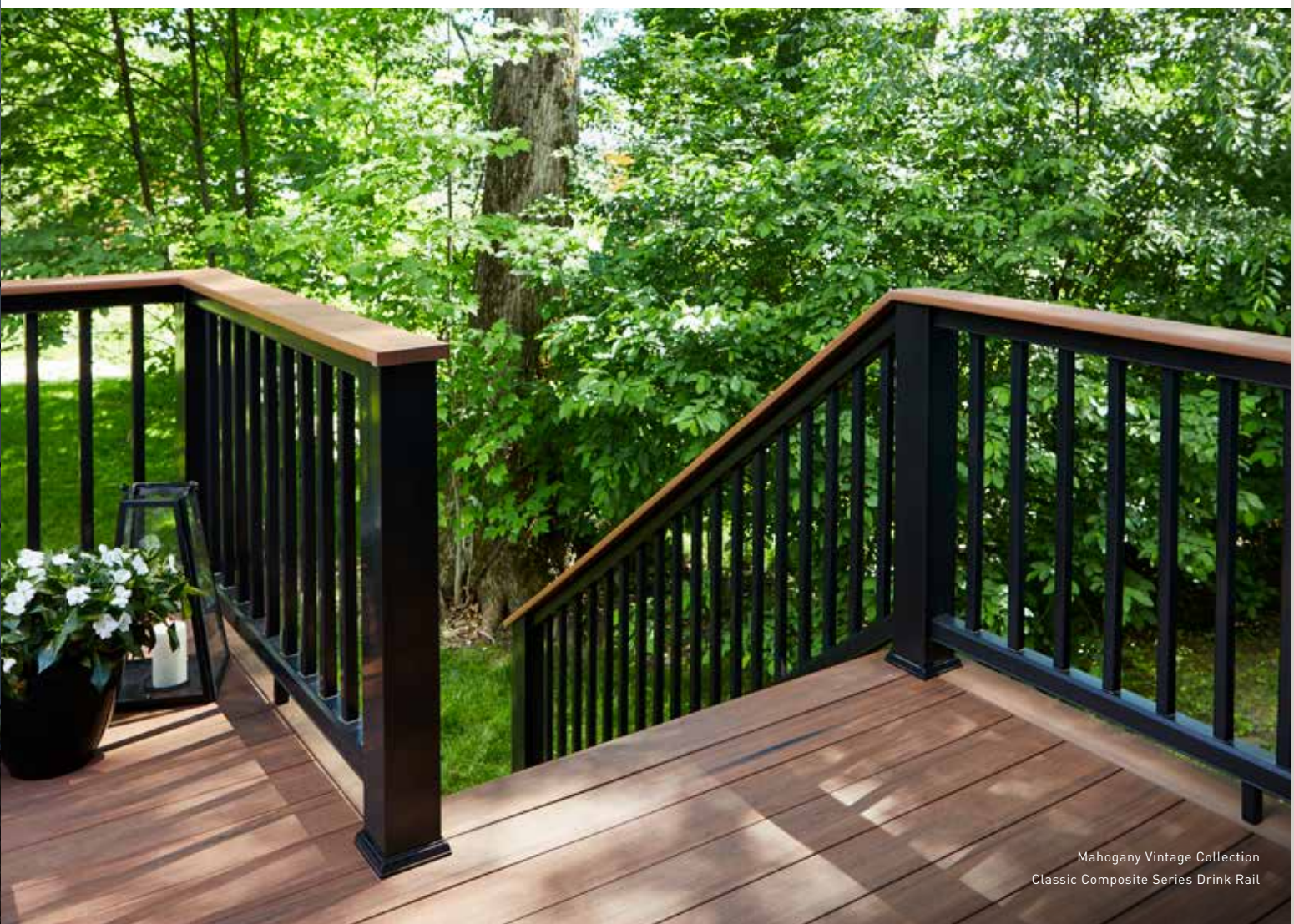
COMPOSITE | ALUMINUM | GLASS | CABLERAIL

COLOR OPTIONS

Matte colors also include a 25-Year Fade & Stain Limited Warranty



WHITE | BLACK | MATTE WHITE | MATTE ESPRESSO | MATTE BLACK



Mahogany Vintage Collection
Classic Composite Series Drink Rail

CLASSIC COMPOSITE SERIES KITS, PACKS, AND TOP RAILS

PRODUCT DESCRIPTION	TimberTech Model Number				
	WHITE	BLACK	MATTE WHITE	MATTE ESPRESSO	MATTE BLACK
UNIVERSAL RAIL KITS - Kits include 1 Universal Rail, 2 Support Rails, Hardware, Footblocks, and 13 Balusters for 6', 18 Balusters for 8'					
6' Universal Rail Kit	TCU36KIT6W	—	TCU36KIT6MW	—	—
8' Universal Rail Kit	TCU36KIT8W	—	TCU36KIT8MW	—	—
UNIVERSAL RAIL PACKS - Packs include 1 Universal Rail, 2 Support Rails, Hardware, and Footblocks					
6' Universal Rail Pack	TCURP6W	TCURP6B	TCURP6MW	TCURP6ME	TCURP6ME
8' Universal Rail Pack	TCURP8W	TCURP8B	TCURP8MW	TCURP8ME	TCURP8MB
10' Universal Rail Pack	TCURP10W	TCURP10B	TCURP10MW	—	TCURP10MB
6' Custom Universal Rail Pack - Laser Etched	TCURPCUST6W	TCURPCUST6B	TCURPCUST6MW	TCURPCUST6ME	TCURPCUST6MB
8' Custom Universal Rail Pack - Laser Etched	TCURPCUST8W	TCURPCUST8B	TCURPCUST8MW	TCURPCUST8ME	TCURPCUST8MB
10' Custom Universal Rail Pack - Laser Etched	TCURPCUST10W	TCURPCUST10B	TCURPCUST10MW	—	TCURPCUST10MB
PREMIER TOP RAIL					
6' Premier Top Rail	APTR6W	APTR6B	APTR6MW	APTR6ME	APTR6MB
8' Premier Top Rail	APTR8W	APTR8B	APTR8MW	APTR8ME	APTR8MB
10' Premier Top Rail	APTR10W	APTR10B	APTR10MW	—	APTR10MB
RADIANCERAIL TOP RAIL					
6' RadianceRail Top Rail	TRRTR06W	TRRTR06B	TRRTR06MW	TRRTR06ME	TRRTR06MB
8' RadianceRail Top Rail	TRRTR08W	TRRTR08B	TRRTR08MW	TRRTR06ME	TRRTR08MB
10' RadianceRail Top Rail	TRRTR10W	TRRTR10B	TRRTR10MW	—	TRRTR10MB
TRADEMARK TOP RAIL					
6' Trademark Top Rail	ATTR6W	—	ATTR6MW	—	—
8' Trademark Top Rail	ATTR8W	—	ATTR8MW	—	—
10' Trademark Top Rail	ATTR10W	—	ATTR10MW	—	—
DRINK RAIL (UNIVERSAL RAIL) - Includes Undrilled Rail and Hardware to attach deck board					
6' Universal Rail	UDCUSTCUBR6W	UDCUSTCUBR6B	UDCUSTCUBR6MW	UDCUSTCUBR6ME	UDCUSTCUBR6MB
8' Universal Rail	UDCUSTCUBR8W	UDCUSTCUBR8B	UDCUSTCUBR8MW	UDCUSTCUBR8ME	UDCUSTCUBR8MB
10' Universal Rail	UDCUSTCUBR10W	UDCUSTCUBR10B	UDCUSTCUBR10MW	—	UDCUSTCUBR10MB

	TimberTech Model Number
CLASSIC COMPOSITE SERIES HARDWARE KITS	
Universal Hardware Kit	AZTHWKITRT
8' Baluster Fastener Kit	AZTFAST8

CLASSIC COMPOSITE INFILLS

PRODUCT DESCRIPTION	TimberTech Model Number				
	WHITE	BLACK	MATTE WHITE	MATTE ESPRESSO	MATTE BLACK
COMPOSITE BALUSTERS - 18/Pack					
29" Square Composite Balusters	AZT29BALW	AZT29BALB	AZT29BALMW	AZT29BALME	AZT29BALMB
31" Square Composite Balusters	AZT31BALW	AZT31BALB	AZT31BALMW	AZT31BALME	AZT31BALMB
35" Square Composite Balusters	AZT35BALW	AZT35BALB	AZT35BALMW	AZT35BALME	AZT35BALMB
37" Square Composite Balusters	AZT37BALW	AZT37BALB	AZT37BALMW	AZT37BALME	AZT37BALMB

	TimberTech Model Number			
	ROUND ALUMINUM	ROUND STAIR ALUMINUM	SQUARE ALUMINUM	SQUARE STAIR ALUMINUM
ALUMINUM BALUSTERS - 20/Pack				
29" Use with 36" Rail	AZT29RABALB	—	AZT29SABALB	–
31" Use with 36" Rail	AZT31RABALB	AZT31RASTAIRBALB	AZT31SABALB	AZT31SASTAIRBALB
35" Use with 42" Rail	AZT35RABALB	—	AZT35SABALB	—
37" Use with 42" Rail	AZT37RABALB	AZT37RASTAIRBALB	AZT37SABALB	AZT37SASTAIRBALB

- **Required number of Balusters for Composite: 23 per 10' section, 18 per 8' section, 13 per 6' section.**
- **Required number of Balusters for Aluminum: 25 per 10' section, 20 per 8' section, 15 per 6' section.**

CLASSIC COMPOSITE INFILLS (CONTINUED)

	TimberTech Model Number
CABLERAIL KITS	
36" CableRail Hardware Kit - 9 Quick-Connect fittings, 9 Quick-Connect swivel fittings, 18 Hanger Bolts, 9 Lock Nuts	AZTCR36HWKIT
42" CableRail Hardware Kit - 11 Quick-Connect fittings, 11 Quick-Connect swivel fittings, 22 Hanger Bolts, 11 Lock Nuts	AZTCR42HWKIT
36" CableRail Intermediate Baluster - 9-Hole Baluster, Intermediate Base Plate, #10X2" Pan Head Screw, (3) #10X1" Flat Head Screws	AZTCR36BAL
42" CableRail Intermediate Baluster - 11-Hole Baluster, Intermediate Base Plate, #10X2" Pan Head Screw, (3) #10X1" Flat Head Screws	AZTCR42BAL
36" CableRail Stair Intermediate Baluster - Angled 9-Hole Baluster, Intermediate Base Plate, #10X2" Pan Head Screw, (3) #10X1" Flat Head Screws	AZTCR36STAIRBAL
42" CableRail Stair Intermediate Baluster - Angled 11-Hole Baluster, Intermediate Base Plate, #10X2" Pan Head Screw, (3) #10X1" Flat Head Screws	AZTCR42STAIRBAL
CableRail 100' Stainless Steel Cable	AZTCR100CABLE
CableRail 500' Stainless Steel Cable	AZTCR500CABLE
CableRail Accessory Kit	AZTCRACCKIT
CableRail Cutter	AZTCRCUTTER
CableRail Protector Sleeves (20/Pg)	AZTCRSLEEVE
CableRail SteelRenewal™ SteelProtect™ Combo	AZTCRSRSPC
GLASS CHANNEL KITS	
6' Glass Channel Kit White - Glass Panel Sourced Locally	AZTGLASS6W
6' Glass Channel Kit Black - Glass Panel Sourced Locally	AZTGLASS6B

CLASSIC COMPOSITE POST SLEEVES, CAPS, SKIRTS

PRODUCT DESCRIPTION	TimberTech Model Number				
	WHITE	BLACK	MATTE WHITE	MATTE ESPRESSO	MATTE BLACK
POST SLEEVES					
4" x 4" x 39" Post Sleeve	AZT4X4PCV39W	AZT4X4PCV39B	AZT4X4PCV39MW	AZT4X4PCV39ME	AZT4X4PCV39MB
4" x 4" x 96" Post Sleeve	AZT4X4PCV96W	AZT4X4PCV96B	AZT4X4PCV96MW	AZT4X4PCV96ME	AZT4X4PCV96M
5" x 5" x 42" Post Sleeve	T5X5PCV42W	T5X5PCV42B	T5X5PCV42MW	T5X5PCV42ME	T5X5PCV42MB
5" x 5" x 144" Post Sleeve	T5X5PCV144W	T5X5PCV144B	T5X5PCV144MW	T5X5PCV144ME	T5X5PCV144MB
5.5" x 5.5" x 39" Post Sleeve	A55X55PCV39W	A55X55PCV39B	A55X55PCV39MW	A55X55PCV39ME	A55X55PCV39MB
5.5" x 5.5" x 54" Post Sleeve	A55X55PCV54W	A55X55PCV54B	A55X55PCV54MW	A55X55PCV54ME	A55X55PCV54MB
5.5" x 5.5" x 144" Post Sleeve	A55X55PCV144W	A55X55PCV144B	A55X55PCV144MW	A55X55PCV144ME	A55X55PCV144MB
6" x 6" Post Sleeve	A6X6PCV108W	—	—	—	—
POST CAPS AND SKIRTS					
4" x 4" Post Cap	TX4X4PCAPW	TX4X4PCAPB	TX4X4PCAPMW	TX4X4PCAPME	TX4X4PCAPMB
4" x 4" Island Cap	TX4X4ICAPW	TX4X4ICAPB	TX4X4ICAPMW	TX4X4ICAPME	TX4X4ICAPMB
4" x 4" Post Skirt	AZT4X4PSKIRTW	AZT4X4PSKIRTB	AZT4X4PSKIRTMW	AZT4X4PSKIRTME	AZT4X4PSKIRTMB
5" x 5" Post Cap	T5X5PCAPW	T5X5PCAPB	T5X5PCAPMW	T5X5PCAPME	T5X5PCAPMB
5" x 5" Post Skirt	T5X5PSKIRTW	T5X5PSKIRTB	T5X5PSKIRTMW	T5X5PSKIRTME	T5X5PSKIRTMB
5.5" x 5.5" Pyramid Cap	A55X55PCAPW	A55X55PCAPB	A55X55PCAPMW	A55X55PCAPME	A55X55PCAPMB
5.5" x 5.5" Island Cap	A55X55ICAPW	A55X55ICAPB	A55X55ICAPMW	A55X55ICAPME	A55X55ICAPMB
5.5" x 5.5" Post Skirt	A55X55PSKIRTW	A55X55PSKIRTB	A55X55PSKIRTMW	A55X55PSKIRTME	A55X55PSKIRTMB
6" x 6" Island Cap	A6X6PCAPW	—	—	—	—
6" x 6" Post Skirt	A6X6PSKIRTW	—	—	—	—

• A 5.5" x 5.5" post sleeve is required for applications with 45° or other angled cuts.

• For 42" railing use 8' Post Sleeves.

CLASSIC COMPOSITE SUPPORT RAILS

PRODUCT DESCRIPTION	TimberTech Model Number			
	WHITE	BLACK	MATTE ESPRESSO	MATTE BLACK
CUSTOM SUPPORT RAILS - Laser-Etched for Aluminum Balusters				
8' Custom Support Rails	AZTBULKSR8W	AZTBULKSR8B	—	—
CUSTOM SUPPORT RAILS - Blank for 10' Bottom Support Rails				
10' Custom Support Rails	AZTBULKUDSR10W	AZTBULKUDSR10B	—	—
ALUMINUM SUPPORT RAILS - Drilled for Composite Balusters				
8' Aluminum Support Rails	—	—	AZTBULKSR8ME	—
ALUMINUM SUPPORT RAILS - Drilled for Composite Balusters				
10' Aluminum Support Rails	AZTBULKSR10W	AZTBULKSR10B	—	—
CUSTOM ALUMINUM SUPPORT RAILS- Marked for Aluminum Balusters				
10' Custom Aluminum Support Rails	AZTBULKCUSTSR10W	AZTBULKCUSTSR10B	—	—

Composite Railing

How to Order: ❶ Select preferred style and color ❷ Select preferred infill

1. STYLES AND COLORS | **2.** INFILLS

CLASSIC COMPOSITE SERIES



PREMIER RAILING®
3.5"W x 2.7"H



RADIANCERAIL®
2.9"W x 2.9"H



TRADEMARK RAIL™
3.5"W x 2.7"H

Only available in White and Matte White



DRINK RAIL

Compatible with full-profile, square-shoulder boards

- TimberTech PVC Boards 5.5"W x 1"H
- TimberTech Composite Boards 5.36"W x .94"H

COLOR OPTIONS

Matte colors also include a 25-Year Fade & Stain Limited Warranty



WHITE | BLACK | MATTE WHITE | MATTE ESPRESSO | MATTE BLACK

1.25" x 1.25"
Composite



.75" x .75" Aluminum
Round and Square (black only)



Glass Channel
to fit 1/4" Tempered Glass



CableRail



3 Select post sleeve and finishing touches — caps, skirts, lighting

3. POSTS SLEEVES

Available in
4" x 4"
5" x 5"
5.5" x 5.5"
6" x 6" (white only)



3. CAPS AND SKIRTS

4" x 4" Cap
5.63" x 5.63" Profile



4" x 4" Island Cap
7.1" x 7.1" Profile



5" x 5" Cap
7.11" x 7.11" Profile



5.5" x 5.5" Island Cap
8.32" x 8.32" Profile



5.5" x 5.5" Pyramid Cap
8.32" x 8.32" Profile



6" x 6" Island Cap (white only)



4" x 4" Skirt
5.42" x 5.42" Profile



5" x 5" Skirt
6.36" x 6.36" Profile



5.5" x 5.5" Skirt
8.0" x 8.0" Profile



6" x 6" Skirt (white only)



3. LIGHTING

5.5" x 5.5" Lighted Island Cap
8.32" x 8.32" Profile



4" x 4", 5" x 5", 5.5" x 5.5"
Post Cap Light



Accent Lights
(Available in white, matte white or architectural bronze)



Under Rail Lights



RADIANCERAIL EXPRESS®

Simple, versatile milled-wood-inspired design



ALL IN 1 RAILING SYSTEM

The Smart Set makes ordering and installation easier by bundling all the railing components together in a single kit.

PRODUCT DESCRIPTION	TimberTech Model Number		
	WHITE	BLACK	KONA
RADIANCERAIL EXPRESS SMART SETS - Includes Top & Bottom Rail, 4x4 Post Sleeve, 4" Post Cap, 4" Post Skirt, Hardware, Footblocks, Gaskets, 13 Balusters for 6', 18 Balusters for 8'			
6' RadianceRail Express Smart Set	TXSS6W	—	—
6' RadianceRail Express Stair Smart Set	TXSSS6W	—	—
8' RadianceRail Express Smart Set	TXSS8W	—	—
8' RadianceRail Express Stair Smart Set	TXSSS8W	—	—
RADIANCERAIL EXPRESS PACKS Packs include Top & Bottom Rail, Hardware, Gaskets, and Footblocks			
6' RadianceRail Express Pack	TXRP6W	TXRP6B	TXRP6K
8' RadianceRail Express Pack	TXRP8W	TXRP8B	TXRP8K
RADIANCERAIL EXPRESS STAIR PACKS Packs include Top & Bottom Rail, Hardware, and Footblocks			
8' RadianceRail Express Stair Pack	TXSRP8W	TXSRP8B	TXSRP8K
RADIANCERAIL EXPRESS ROUND ALUMINUM BALUSTER (RAB) RAIL PACKS Packs include Top & Bottom Rail, Hardware, Gaskets, and Footblocks			
6' RadianceRail Express RAB Pack	TXRPRAB6W	TXRPRAB6B	TXRPRAB6K
8' RadianceRail Express RAB Pack	TXRPRAB8W	TXRPRAB8B	TXRPRAB8K
RADIANCERAIL EXPRESS ROUND ALUMINUM BALUSTER (RAB) STAIR PACKS Packs include Top & Bottom Rail, Hardware, and Footblocks			
8' RadianceRail Express RAB Stair Pack	TXSRPRAB8W	TXSRPRAB8B	TXSRPRAB8K

Rail Packs are available in different lengths for level and stair applications with baluster options to accommodate a 36" or 42" railing height. RadianceRail Express pairs with the 4" x 4" Post Sleeve.

RadianceRail Express gaskets are included with the level Rail Packs, and RadianceRail Express hardware is included in all Rail Packs. Hardware and gaskets are also offered separately for installing two shorter sections while using one Rail Pack and for replacements.

How to Order: ❶ Select preferred style and color ❷ Select preferred infill

1. STYLES AND COLORS

COLOR OPTIONS

WHITE

BLACK

KONA®



2.7"W x 2.4"H

2. INFILLS

1.25" x 1.25" Composite



.75" x .75" Metal Round



PRODUCT DESCRIPTION	TimberTech Model Number		
	WHITE	BLACK	KONA
RADIANCERAIL EXPRESS COMPOSITE BALUSTERS - 18/Pack			
29.75" Square Composite Baluster	TX30BALW	TX30BALB	TX30BALK
35.75" Square Composite Baluster	TX36BALW	TX36BALB	TX36BALK
RADIANCERAIL ROUND ALUMINUM BALUSTERS - 18/Pack			
29" Round Aluminum Balusters	–	TX30RABALB	–
35" Round Aluminum Balusters	–	TX36RABALB	–
RADIANCERAIL EXPRESS POST SLEEVES			
4" x 4" x 39" Post Sleeve	AZT4X4PCV39W	AZT4X4PCV39B	AZT4X4PCV39K
4" x 4" x 96" Post Sleeve	AZT4X4PCV96W	AZT4X4PCV96B	AZT4X4PCV96K
RADIANCERAIL EXPRESS POST CAPS AND SKIRTS			
4" x 4" Post Cap	TX4X4PCAPW	TX4X4PCAPB	TX4X4PCAPK
4" x 4" Island Cap	TX4X4ICAPW	TX4X4ICAPB	TX4X4ICAPK
4" x 4" Post Skirt	AZT4X4PSKIRTW	AZT4X4PSKIRTB	AZT4X4PSKIRTK
RADIANCERAIL EXPRESS HARDWARE KITS			
Mounting Kit	TXBKTKITW	TXBKTKITB	TXBKTKITK
Mounting Kit for Stairs	TXBKTSTAIRKITW	TXBKTSTAIRKITB	TXBKTSTAIRKITK
Gasket Pack Kit - Includes 4 gaskets (for level applications only)	TXGSTPKW	TXGSTPKB	TXGSTPKK

- **Required number of composite balusters for level applications: 18 per 8' section, 13 per 6' section.**
- **Required number of composite balusters for stairs: 14 per 8' section, 11 per 6' section.**
- **Required number of round aluminum balusters for level applications: 20 per 8' section, 15 per 6' section.**
- **Required number of round aluminum balusters for stairs: 20 per 8' section, 15 per 6' section.**
- **Additional Post Sleeves, Post Caps, and Post Skirts may be purchased separately if needed.**

3 Select post sleeve and finishing touches — caps, skirts, lighting

3. POSTS SLEEVES

Available in
4" x 4"



3. CAPS AND SKIRTS

4" x 4" Cap
5.63" x 5.63" Profile



4" x 4" Island Cap
7.1" x 7.1" Profile



4" x 4" Skirt
5.42" x 5.42" Profile



3. LIGHTING

Accent Lights
(Available in white, matte white, and architectural bronze)



4" x 4" Post Cap Light



TIMBERTECH® PVC RAILING

For clients who love the look of elegant, milled wood railing, but want to avoid the costly upkeep, choose our PVC railing. These railing designs feature classic aesthetics with superior performance and durability to ensure a long-lasting railing that requires minimal maintenance.

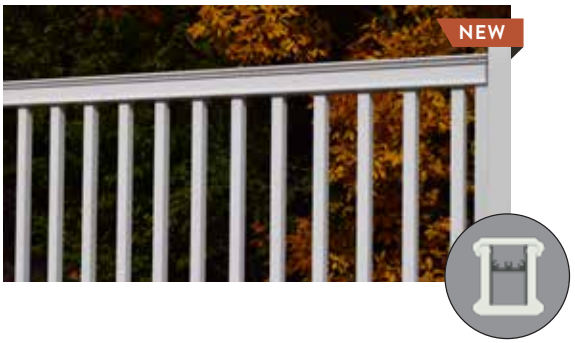
LIMITED 25 YEAR WARRANTY



Statement Rail

STATEMENT RAIL™

An elegant, milled-wood-inspired railing with a pre-routed design for easy installation. The wide, flat top rail lends clients functionality to set down their drinks, as well as an attractive, classic design. Plus, the innovative Racking Stair Section accommodates nearly any angle (18° to 40°) for stair applications.

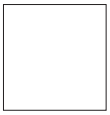


INFILL OPTIONS


HOLLOW SQUARE BALUSTERS


BLACK ALUMINUM BALUSTERS

COLOR OPTION


WHITE

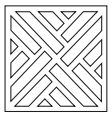
PINNACLE RAIL™

A flat top rail with beauty and functionality, ideal for clients looking for a traditional aesthetic with modern functionality. The wide, flat top rail gives clients a useful surface to place drinks, plates, or décor, while the simple milled-wood-inspired detailing delivers an elegant aesthetic.



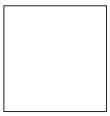
INFILL OPTIONS


SOLID SQUARE BALUSTERS


CHIPPENDALE TYPE 1
Panel (36")


SQUARE WEB
Panel (36")

COLOR OPTION


WHITE

PRODUCT DESCRIPTION	TimberTech Model Number WHITE
STATEMENT SERIES Rail Kits - (2-3/4" Graspable Rail Kit with Reinforcements, 14 Hollow Balusters for 6', 18 Hollow Balusters for 8', Hardware and Footblocks)	
6' 36" Statement PVC Level Rail Kit	ST60275-6K36H
8' 36" Statement PVC Level Rail Kit	ST60275-8K36H
6' 36" Statement PVC Stair Rail Kit	ST60275-6K36/SH
8' 36" Statement PVC Stair Rail Kit	ST60275-8K36/SH
6' 42" Statement PVC Level Rail Kit	ST60275-6K42H
8' 42" Statement PVC Level Rail Kit	ST60275-8K42H
STATEMENT SERIES RAIL Kits - Round Aluminum Baluster (RAB) - (2-3/4" Graspable Rail Kit with Reinforcements, 16 Hollow Round Balusters for 6' Level, 22 for 8' Level, (14) for 6' Stair, and (19) for 8' Stair, Hardware and Footblocks)	
6' 36" Statement PVC Level Rail Kit - Round Aluminum Balusters	ST60275-6K36-AL
8' 36" Statement PVC Level Rail Kit - Round Aluminum Balusters	ST60275-8K36-AL
6' 36" Statement PVC Stair Rail Kit - Round Aluminum Balusters	ST60275-6K36/S-AL
8' 36" Statement PVC Stair Rail Kit - Round Aluminum Balusters	ST60275-8K36/S-AL
6' 42" Statement PVC Level Rail Kit - Round Aluminum Balusters	ST60275-6K42-AL
8' 42" Statement PVC Level Rail Kit - Round Aluminum Balusters	ST60275-8K42-AL
PINNACLE SERIES Rail Kits - (3-1/2" Rail Kit with Reinforcements, 13 Solid Balusters for 6', 18 Solid Balusters for 8', Hardware and Footblocks)	
6' 36" Pinnacle PVC Level Rail Kit	PN40350F-6K36
8' 36" Pinnacle PVC Level Rail Kit	PN40350F-8K36
6' 36" Pinnacle PVC Stair Rail Kit	PN40350F-6K36/S
8' 36" Pinnacle PVC Stair Rail Kit	PN40350F-8K36/S
6' 42" Pinnacle PVC Level Rail Kit	PN40350F-6K42
8' 42" Pinnacle PVC Level Rail Kit	PN40350F-8K42
PINNACLE SERIES RAIL DECO PANELS	
Pinnacle Decorative Panel, "Chippendale Type 1" for 36" High Rails. Panel Size 1-1/4" x 29-3/4" x 29-3/4"	PN40DP36-1
Pinnacle Decorative Panel, "Square Web" for 36" High Rails. Panel Size 1-1/4" x 29-3/4" x 29-3/4"	PN40DP36-3
Pinnacle Decorative Panel, "Chippendale Type 1" for 42" High Rails. Panel Size 1-1/4" x 35-3/4" x 35-3/4"	PN40DP42-1
Pinnacle Decorative Panel, "Square Web" for 42" High Rails. Panel Size 1-1/4" x 35-3/4" x 35-3/4"	PN40DP42-3
PVC SERIES POST SLEEVES, POST CAPS, AND POST SKIRTS (For use with Statement or Pinnacle Rail Kits)	
5" Sq X 48" Post Sleeve 3/8" Wall, with adjustable Shims	TTNEWEL5-EX
5" Sq X 108" Post Sleeve 3/8" Wall, with adjustable Shims	TTNEWEL5X108-EX
1" x 6-3/4" Plain Flat Post Cap to fit 5" Sq Post Sleeve	TTNCFLAT5
Base Post Skirt Ring for 5" Extruded Post Sleeve	TTNBTR5-EX
PVC SERIES HARDWARE	
Statement Series Rail Bracket Kit, 4 Brackets & Screws, for Straight Level Rail Section	ST60BKTSET
Statement Series Stair Rail Bracket Kit, 4 Brackets & Screws, for Stair Rail Section	ST60STAIRSET
Pinnacle Rail Bracket Kit, 4 Brackets & Screws, for Straight Level Rail Section	PN40BKTSET
Pinnacle Stair Rail Bracket Kit, 2 Top Brackets, 2 Bottom Brackets & Screws, for Stair Rail Section	PN40STAIRSET
PVC SERIES GATES (actual Gate size = 2" less than gate opening width)	
Statement 2-3/4" Top Reinforced Gate for 36 Wide Opening, 36" Rail Height (actual size 34" x 33-3/8") Includes Hardware	ST60BKTSET
Statement 2-3/4" Top Reinforced Gate for 42 Wide Opening, 36" Rail Height (actual size 40" x 33-3/8") Includes Hardware	ST60STAIRSET
Pinnacle Flat Top Reinforced Gate for 36 Wide Opening, 36" Rail Height (actual size 34" x 33") Includes Hardware	PN40BKTSET
Pinnacle Flat Top Reinforced Gate for 42 Wide Opening, 36" Rail Height (actual size 40" x 33") Includes Hardware	PN40STAIRSET

TIMBERTECH® METAL RAILING

Introduce your clients to our metal railing portfolio to give them sleek designs that offer clear sightlines and stylish aesthetics. Made from powder-coated aluminum, our metal railings deliver safe, sturdy profiles that are easy on the eyes. Clients can choose from several options from traditional wrought-iron-inspired designs to modern, minimalist options.



Ashwood and Espresso Legacy Collection
Impression Rail Express Modern Top Rail

IMPRESSION RAIL EXPRESS® SERIES

A panelized design, featuring pre-assembled balusters for easy installation. Available in three attractive top rail designs.

TOP RAIL OPTIONS



CLASSIC



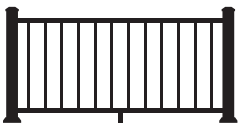
MODERN



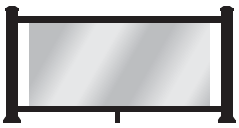
DRINK RAIL

The Drink Rail system works with all full profile, square-shouldered deck boards, but NOT with scalloped boards (i.e., Terrain, Prime, Prime+ or ReliaBoard). Drink Rail cannot be used with glass infil. Only use 3" posts with the Drink Rail System including in over-the-post applications.

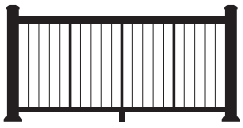
INFILL OPTIONS



ALUMINUM



GLASS



VERTICAL CABLE

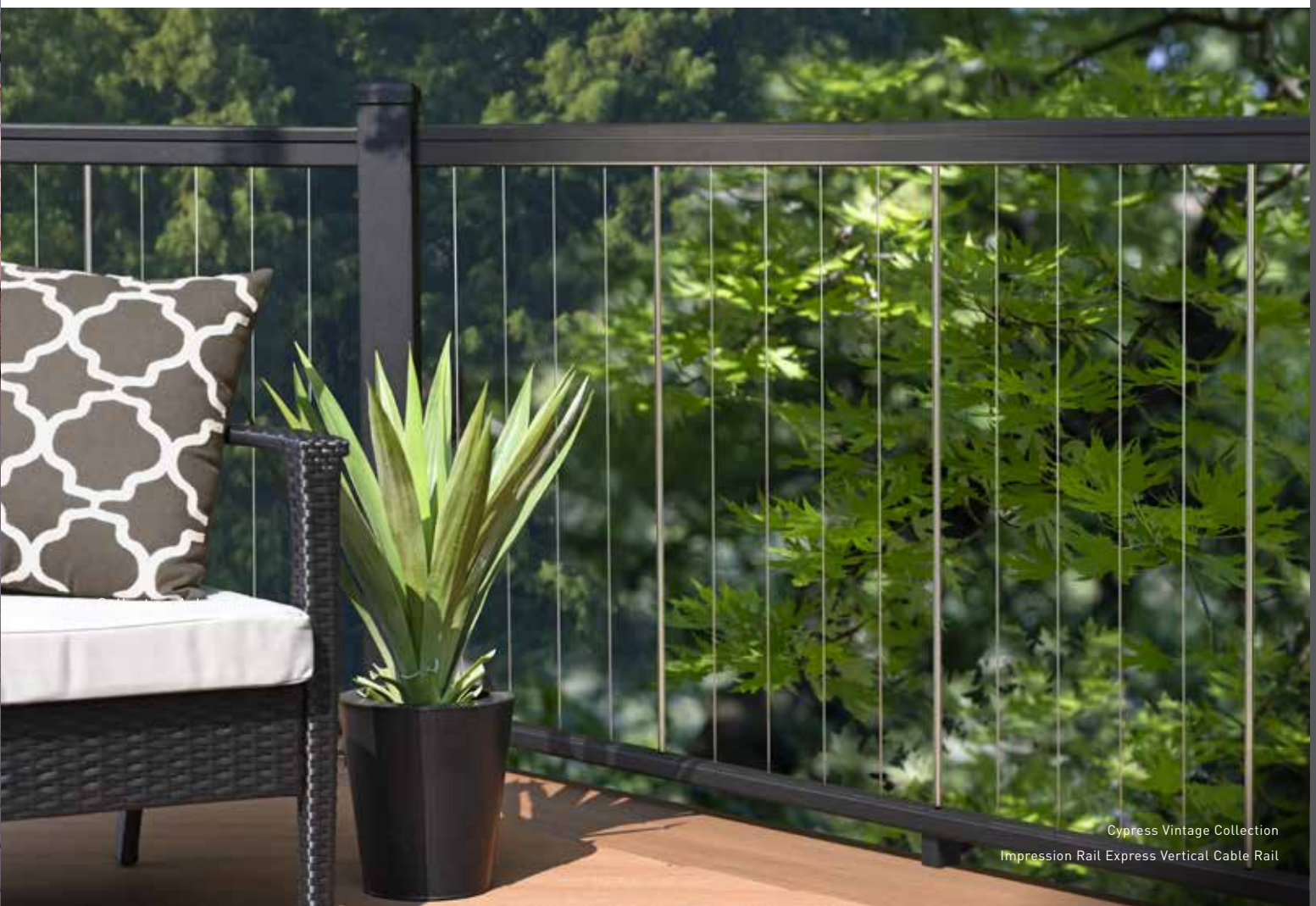
COLOR OPTIONS



WHITE

BLACK

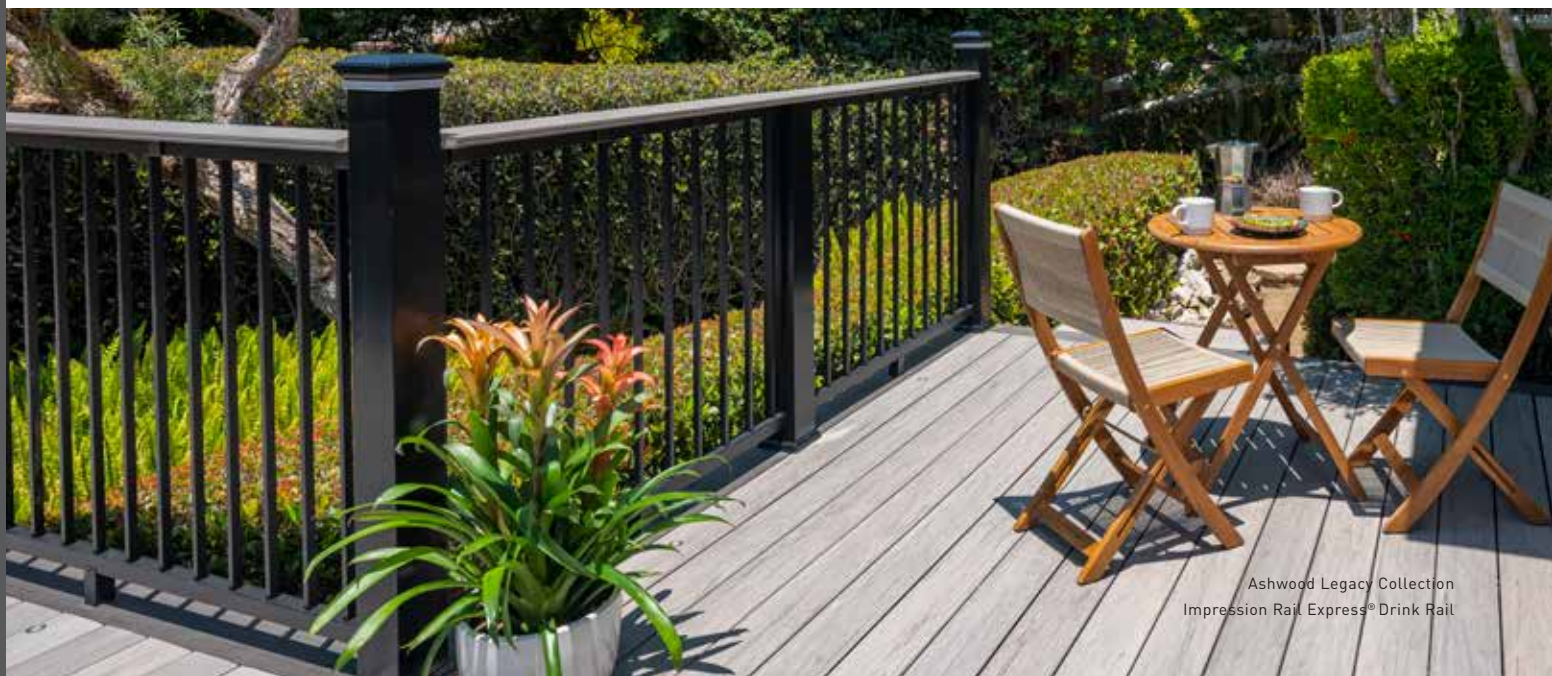
DARK BRONZE



Cypress Vintage Collection
Impression Rail Express Vertical Cable Rail

IMPRESSION RAIL EXPRESS PANELS & TOP RAILS

PRODUCT DESCRIPTION	TimberTech Model Number		
	WHITE	BLACK	DARK BRONZE
IMPRESSION RAIL EXPRESS STANDARD UNIVERSAL PANEL - Baluster Panel, Bottom Rail, Bracket Hardware **(TOP RAIL NOT INCLUDED)**			
36" 6' Level Universal Panel - 15 Baluster Panel	AZTIX36UNLP6W	AZTIX36UNLP6B	AZTIX36UNLP6BR
42" 6' Level Universal Panel- 15 Baluster Panel	AZTIX42UNLP6W	AZTIX42UNLP6B	AZTIX42UNLP6BR
36" 8' Level Universal Panel - 20 Baluster Panel	AZTIX36UNLP8W	AZTIX36UNLP8B	AZTIX36UNLP8BR
42" 8' Level Universal Panel - 20 Baluster Panel	AZTIX42UNLP8W	AZTIX42UNLP8B	AZTIX42UNLP8BR
IMPRESSION RAIL EXPRESS STANDARD UNIVERSAL STAIR PANEL - Baluster Panel, Bottom Rail, Bracket Hardware **(TOP RAIL NOT INCLUDED)**			
36" 6' Stair Universal Panel - 15 Baluster Panel	AZTIX36UNSP6W	AZTIX36UNSP6B	AZTIX36UNSP6BR
42" 6' Stair Universal Panel- 15 Baluster Panel	AZTIX42UNSP6W	AZTIX42UNSP6B	AZTIX42UNSP6BR
36" 8' Stair Universal Panel - 20 Baluster Panel	AZTIX36UNSP8W	AZTIX36UNSP8B	AZTIX36UNSP8BR
42" 8' Stair Universal Panel - 20 Baluster Panel	AZTIX42UNSP8W	AZTIX42UNSP8B	AZTIX42UNSP8BR
IMPRESSION RAIL EXPRESS UNIVERSAL GLASS PANEL KIT - (¼" Tempered Glass sold separately)			
Universal Glass Panel Kit	AZTIXUGLASSP6W	AZTIXUGLASSP6B	AZTIXUGLASSP6BR
Universal Glass Slats Kit	AZTIXUGLASSSL6W	AZTIXUGLASSSL6B	AZTIXUGLASSSL6BR
Glass Panel Extra Bracket Kit	AZTIXGBTKITW	AZTIXGBTKITB	AZTIXGBTKITBR
Glass Level 22½° Bracket Kit	AZTIXGBKT22KITW	AZTIXGBKT22KITB	AZTIXGBKT22KITBR
IMPRESSION RAIL EXPRESS UNIVERSAL VERTICAL CABLE PANEL KIT - Vertical Cable Railing Section with Stainless Steel Intermediate Balusters, Universal Panel Cover, Hardware, and Footblock **(TOP RAIL NOT INCLUDED)**			
36" 6' Level Vertical Cable Railing Universal Panel	AZTIX36VCLP6W	AZTIX36VCLP6B	AZTIX36VCLP6BR
36" 8' Level Vertical Cable Railing Universal Panel	AZTIX36VCLP8W	AZTIX36VCLP8B	AZTIX36VCLP8BR
42" 6' Level Vertical Cable Railing Universal Panel *(Residential Only)*	AZTIX42VCLP6W	AZTIX42VCLP6B	AZTIX42VCLP6BR
42" 8' Level Vertical Cable Railing Universal Panel *(Residential Only)*	AZTIX42VCLPW	AZTIX42VCLP8B	AZTIX42VCLP8BR
IMPRESSION RAIL EXPRESS UNIVERSAL VERTICAL CABLE STAIR PANEL KIT - Vertical Cable Railing Section, Universal Panel Cover, Hardware, and Footblock **(TOP RAIL NOT INCLUDED)**			
36" 6' Stair Vertical Cable Railing Universal Panel	AZTIX36VCSP6W	AZTIX36VCSP6B	AZTIX36VCSP6BR
42" 6' Stair Vertical Cable Railing Universal Panel *(Residential Only)*	AZTIX42VCSP6W	AZTIX42VCSP6B	AZTIX42VCSP6BR
TOP RAILS (for Drink Rail please refer to "Drink Rail and Custom Top Rail Components" below)			
6' Classic Top Rail	AZTIXCSTR6W	AZTIXCSTR6B	AZTIXCSTR6BR
8' Classic Top Rail	AZTIXCSTR8W	AZTIXCSTR8B	AZTIXCSTR8BR
6' Modern Top Rail	AZTIXMDTR6W	AZTIXMDTR6B	AZTIXMDTR6BR
8' Modern Top Rail	AZTIXMDTR8W	AZTIXMDTR8B	AZTIXMDTR8BR
DRINK RAIL AND CUSTOM TOP RAIL COMPONENTS			
6' Universal Panel Cover (for drink rail and open mid-rail)	AZTBULKIXBR6W	AZTBULKIXBR6B	AZTBULKIXBR6BR
8' Universal Panel Cover (for drink rail and open mid-rail)	AZTBULKIXBR8W	AZTBULKIXBR8B	AZTBULKIXBR8BR
6' Unpunched Support Channel for open mid-rail*	AZTBULKIXCHN6W	AZTBULKIXCHN6B	AZTBULKIXCHN6BR
8' Unpunched Support Channel For open mid-rail*	AZTBULKIXCHN8W	AZTBULKIXCHN8B	AZTBULKIXCHN8BR
Drink Rail Kit -12 Clips with Screws (4 clips/6' section & 6 clips/8' section)	AZTIXDRCKITW	AZTIXDRCKITB	AZTIXDRCKITBR
Drink Rail 3" Post Insert - 8 pack (works for all colors)		AZTIX3X3PPLG	



Ashwood Legacy Collection
Impression Rail Express® Drink Rail

POST KITS AND ACCESSORIES

Rail panels include balusters, bottom rail, and hardware to fasten the railing to the posts. 3" post kits include cap and skirt. 2" posts kits include bracket to run rail over the post and skirt.

2" posts are only intented for use with 18' Classic and Modern Top rails to run over the post on straight runs.

PRODUCT DESCRIPTION	TimberTech Model Number		
	WHITE	BLACK	DARK BRONZE
IMPRESSION RAIL EXPRESS STANDARD 3" POST KIT - Inlcudes Post, Cap, and Skirt			
38" x 3" x 3" Post Kit	AZTIX3X3PK38W	AZTIX3X3PK38B	AZTIX3X3PK38BR
43" x 3" x 3" Post Kit	AZTIX3X3PK43W	AZTIX3X3PK43B	AZTIX3X3PK43BR
48" x 3" x 3" Post Kit	AZTIX3X3PK48W	AZTIX3X3PK48B	AZTIX3X3PK48BR
IMPRESSION RAIL EXPRESS ALUMINUM POST SKIRTS			
2-Piece Aluminum Post Skirt for 3" Post	AZTIX3X3SKTALW	AZTIX3X3SKTALB	AZTIX3X3SKTALBR
IMPRESSION RAIL EXPRESS® 3" FASCIA MOUNT POST KITS AND BRACKET KITS - Inlcudes Post, Cap, and Base Insert			
Fascia Mount 52" Post Kit (post, cap, and base insert)	AZTIX3X3FP52W	AZTIX3X3FP52B	AZTIX3X3FP52BR
Fascia Mount Bracket Kit Straight	AZTIX3X3FBSW	AZTIX3X3FBSB	AZTIX3X3FBSBR
Fascia Mount Bracket Outside Corner	AZTIX3X3FBOCW	AZTIX3X3FBOCB	AZTIX3X3FBOCBR
Fascia Mount Bracket Inside Corner	AZTIX3X3FBICW	AZTIX3X3FBICB	AZTIX3X3FBICBR
IMPRESSION RAIL EXPRESS 4" POST COMPONENTS			
4"x 39" Post Sleeve	AZTIX4x4PS39W	AZTIX4x4PS39B	AZTIX4x4PS39BR
4"x 48" Post Sleeve	AZTIX4x4PS48W	AZTIX4x4PS48B	AZTIX4x4PS48BR
4"x 108" Post Sleeve	AZTIX4x4PS108W	AZTIX4x4PS108B	AZTIX4x4PS108BR
4" Post Cap	AZTIX4x4PCW	AZTIX4x4PCB	AZTIX4x4PCBR
4" Post skirt (2 piece polymer based skirt)	AZTIX4x4PSKW	AZTIX4x4PSKB	AZTIX4x4PSKBR
IMPRESSION RAIL EXPRESS OVER-THE-POST 2" POST KIT			
36" x 2" x 2" Over-the-Post Bracket & Skirt	AZTIX2X2PK36W	AZTIX2X2PK36B	AZTIX2X2PK36BR
42" x 2" x 2" Over-the-Post Bracket & Skirt	AZTIX2X2PK42W	AZTIX2X2PK42B	AZTIX2X2PK42BR
18' Classic Top Rail	AZTBULKIXTR18W	AZTBULKIXTR18B	AZTBULKIXTR18BR
18' Modern Top Rail	AZTIXBMDTR18W	AZTIXBMDTR18B	AZTIXBMDTR18BR

DECORATIVE COLLARS

PRODUCT DESCRIPTION	TimberTech Model Number		
	WHITE	BLACK	DARK BRONZE
NEW! DECORATIVE COLLARS			
Decorative Collar Kit - Classic (2 top rail & 2 bottom rail collars)	AZTIXLCVRKITW	AZTIXLCVRKITB	AZTIXLCVRKITBR
35˚ Stair Decorative Collar Kit - Classic (2 top rail & 2 bottom rail collars)	AZTIXSCVRKITW	AZTIXSCVRKITB	AZTIXSCVRKITBR
Level Classic Top Rail Decorative Collar Bulk (30 classic top rail collars)	AZTIXLTCVR30W	AZTIXLTCVR30B	AZTIXLTCVR30BR
35˚ Stair Classic Top Rail Decorative Collar Bulk (30 classic top rail collars)"	AZTIXSTCVR30W	AZTIXSTCVR30B	AZTIXSTCVR30BR
Level Decorative Collar Kit - Modern (2 top rail & 2 bottom rail collars)	AZTIXLMDDCKITW	AZTIXLMDDCKITB	AZTIXLMDDCKITBR
35˚ Stair Decorative Collar Kit - Modern (2 top rail & 2 bottom rail collars)	AZTIXSMDDCKITW	AZTIXSMDDCKITB	AZTIXSMDDCKITBR
Level Modern Top Rail Decorative Collar Bulk (30 modern top rail collars)	AZTIXLTMDDC30W	AZTIXLTMDDC30B	AZTIXLTMDDC30BR
35˚ Stair Modern Top Rail Decorative Collar Bulk (30 modern top rail collars)	AZTIXSTMDDC30W	AZTIXSTMDDC30B	AZTIXSTMDDC30BR
Level Bottom Rail Decorative Collar Bulk (30 bottom Rail collars)	AZTIXLBCVR30W	AZTIXLBCVR30B	AZTIXLBCVR30BR
35˚ Stair Bottom Rail Decorative Collar Bulk (30 bottom rail collars)	AZTIXSBCVR30W	AZTIXSBCVR30B	AZTIXSBCVR30BR

INSTALLATION TOOLS AND BRACKETS

IMPRESSION RAIL EXPRESS INSTALLATION TOOLS & BRACKETS			
Touch-Up Paint and Bracket Jig - **Order at least 1 per job**	AZTIXACCKITW	AZTIXACCKITB	AZTIXACCKITBR
Wall Mount Kit	AZTIXWBKTKITW	AZTIXWBKTKITB	AZTIXWBKTKITBR
Extra Bracket Kit Level and Stair	—	AZTIXBKTKIT	—
Level 22.5˚ Angle Bracket Kit	—	AZTIXBKT22KIT	—
Level 45˚ Angle Wall Bracket Kit	—	AZTIXWBKT45KIT	—

1. STYLES AND COLORS

2. INFILLS

IMPRESSION RAIL EXPRESS® SERIES

COLOR OPTIONS

WHITE BLACK DARK BRONZE



CLASSIC
2.5" x 2.3"



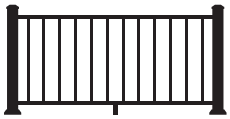
MODERN
2.25" X 1.8"

The Drink Rail system works with all full profile, square-shouldered deck boards, but NOT with scalloped boards (i.e., Terrain, Prime, Prime+, or ReliaBoard). Drink Rail cannot be used with glass infill. Only use 3" posts with the Drink Rail System including in over-the-post applications.

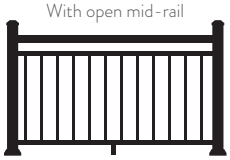


DRINK RAIL
2.7" X 5.5"

Aluminum Balusters
Rectangular only



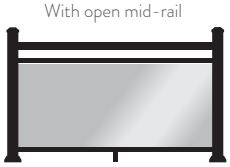
Aluminum Balusters
With open mid-rail



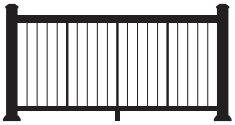
Glass Channel Kit
Glass not Included



Glass Channel Kit
With open mid-rail



Vertical Cable Rail





Impression Rail Express Classic Top Rail

3 Select post sleeve and finishing touches — caps, skirts, lighting

3. POSTS SLEEVES

For 3" Post Applications

3" x 3" Post



For Over-the-Post Applications with 18' Classic or Modern Top Rail

2" x 2" Post



For 4" Post Applications

4" x 4" Post Sleeve



3. CAPS AND SKIRTS

3" x 3" Cap
3.39" x 3.39" Profile



3" x 3" Skirt
5.38 x 5.38" Profile



2" x 2" Skirt
3.88" x 3.88" Profile



4" x 4" Cap
4.4" x 4.4" Profile



4" x 4" Skirt
5.38" x 5.38" Profile



3. LIGHTING

3" x 3"
Indirect Light Post Cap



3" x 3"
Perimeter Light Post Cap





COMPOSITE ADA HANDRAIL

- ADA-compliant handrail system with aluminum reinforcement to reduce bowing and provide enduring strength
- Adjustable joiners to accommodate any transition
- Installs easily with no special tools required

COLOR OPTIONS

WHITE

BLACK

PRODUCT DESCRIPTION	TimberTech Model Number	
	WHITE	BLACK
COMPOSITE ADA HANDRAIL		
ADA 104" Grab Rail	AZTADA104RSAW	AZTADA104RSAB
ADA 90° Corner with Joiners	AZTADA90DCWJW	AZTADA90DCWJB
ADA 90° Inside Corner Bracket	AZTADA90DICBW	AZTADA90DICBB
ADA Grab Rail End Cap - 4/Pkg	AZTADARECW	AZTADARECB
ADA Hand Rail Bracket Kit	AZTADAHRBKW	AZTADAHRBKB
ADA Handicap Loop	AZTADAHLW	AZTADAHLB
ADA Joint Ring - 4/Pkg	AZTADAJRW	AZTADAJRB
ADA Post Return	AZTADAPRW	AZTADAPRB
ADA Rail End Cap - 4/Pkg	AZTADARECW	AZTADARECB
ADA Straight Wall Return Kit	AZTADASWRKW	AZTADASWRKB
ADA Wall Return Cover Plate - 4/Pkg	AZTADAWRCPW	AZTADAWRCPB
ADA Wall Return with Joiner, Cover, and Plate	AZTADAWRCPWJW	AZTADAWRCPWJB
ADA External Adjustable Joiner	AZTADAEAJW	AZTADAEAJB

	TimberTech Model Number
ADA Straight Joiner - 4/Pkg	AZTADASJ
ADA Adjustable Joiner - 4/Pkg	AZTADAAJ

METAL ADA HANDRAIL

- ADA-compliant handrail system, made of powder-coated aluminum, that passes codes for guardrail loads
- Adjustable joiners to accommodate any transition
- Installs easily with no special tools required

COLOR OPTIONS

WHITE

BLACK

DARK BRONZE

PRODUCT DESCRIPTION	TimberTech Model Number		
	WHITE	BLACK	DARK BRONZE
ADA HANDRAIL FOR IMPRESSION RAIL EXPRESS® - Kits include all the components for the most common ADA handrail applications. Combine kits for a custom application.			
Aluminum ADA Pipe Rail and 90° Return Kit Black (2 Wall Return Brackets, 1.5" x 94" aluminum railing; 2 backer plates, hardware, Rings, and Covers)	AZTIXADAPR90DRKW	AZTIXADAPR90DRKB	AZTIXADAPR90DRKBR
Aluminum ADA Pipe Rail Extension Kit (2 Support Brackets, 1.5" x 94" aluminum railing; 2 backer plates, hardware, connectors and covers)	AZTIXADAPREKW	AZTIXADAPREKB	AZTIXADAPREKBR
Aluminum ADA Handicap Loop Kit (2 "D" Loops; 1 support Bracket; 2 adjustable joiners, 2 backer plates, hardware, connectors, and covers)	AZTIXADAHLKW	AZTIXADAHLKB	AZTIXADAHLKBR
Aluminum ADA 90° Wall Return Kit (2 Wall Return Brackets, Hardware, Rings, Covers, and backer plates)	AZTIXADA90DRKW	AZTIXADA90DRKB	AZTIXADA90DRKBR
Aluminum ADA Support Bracket - 1 Support Bracket & Hardware	AZTIXADAMSBW	AZTIXADAMSBB	AZTIXADAMSBBR
Aluminum ADA Adjustable Elbow	AZTIXADAADJW	AZTIXADAADJB	AZTIXADAADJBR
Aluminum ADA 90 Degree Wall Return, Hardware and Ring Cover	AZTIXADA90WRW	AZTIXADA90WRB	AZTIXADA90WRBR
Aluminum ADA Handrail Pipes 1.5" x 94"	AZTIXADA94RW	AZTIXADA94RB	AZTIXADA94RBR



SECURE MOUNT POST

- Allows for railing installations without a wood post
- Can be installed on wood, concrete, and composite surfaces

PRODUCT DESCRIPTION	TimberTech Model Number
SECURE MOUNT POST	
4" Secure Mount Post	AZTSMP3642
6" Secure Mount Post Adapter	AZTSMP6ADAPTOR
Deck Mounting Kit	AZTSMPDMK



UNIVERSAL GATE KIT

- For use with the Classic Composite Series
- Does not include top rail, bottom rail, or balusters
- Maximum width opening: 48"

PRODUCT DESCRIPTION	TimberTech Model Number			
	WHITE	BLACK	MATTE WHITE	MATTE BLACK
UNIVERSAL GATE KIT - ***For use with Classic Composite Series*** Includes Hinge and Latch and side supports to convert Classic Composite Rail Pack or Kit to a gate (railing and balusters sold separately)				
36" Universal Gate Kit	AZTGATEW	AZTGATEB	AZTGATEMW	AZTGATEMB

COLOR OPTIONS



WHITE BLACK MATTE WHITE MATTE BLACK



IMPRESSION RAIL EXPRESS® GATE KIT

- For 38" or 42" railing heights
- Available in White, Black, or Dark Bronze
- Maximum width opening: 50"

PRODUCT DESCRIPTION	TimberTech Model Number		
	WHITE	BLACK	DARK BRONZE
IMPRESSION RAIL EXPRESS GATE KIT - Kit includes Panel, Top & Bottom Channel Covers, Latch and Hinge Kit (for up to 50" openings)			
36" IRX Gate Kit	AZTIXGATE36W	AZTIXGATE36B	AZTIXGATE36BR
42" IRX Gate Kit	AZTIXGATE42W	AZTIXGATE42B	AZTIXGATE42BR

COLOR OPTIONS



WHITE BLACK DARK BRONZE



Coastline Vintage Collection
Classic Composite Series Drink Rail

TIMBERTECH® LIGHTING

Give your clients greater functionality in their deck build with in-deck and railing light from TimberTech. These durable, stylish designs can be incorporated into nearly any part of the deck layout for curated lighting.

LIMITED 25 YEAR WARRANTY



IN-DECK LIGHT



RISER LIGHT

DECK LIGHTING

PRODUCT DESCRIPTION	TimberTech Model Number
DECK LIGHTING	
LED In-Deck Light - Architectural Bronze - 4/Pkg	AZTDLLEDINDECKG2
LED Riser Light - Architectural Bronze	AZTDLLEDRISERB
LED Riser Light - White	AZTDLLEDRISERW
100w Transformer for LED Lighting (12 volt)	AZTDL100TRAN
16/2 100' wire for LED Lighting	AZTDLLEDWIRE
150W PowerPack/Dimmer	AZTDL150PP



POST CAP LIGHT



LIGHTED ISLAND CAP



ACCENT LIGHT



UNDER RAIL LIGHT

COMPOSITE RAIL LIGHTING

PRODUCT DESCRIPTION	TimberTech Model Number
COMPOSITE RAIL LIGHTING	
4" x 4" LED Post Cap Light	TDL4X4CAPMOD
5" x 5" LED Post Cap Light	TDL5X5CAPMOD
5½" x 5½" LED Post Cap Light	ADL55X55CAPMOD
5½" x 5½" LED Lighted Island Cap - Black	ADL55X55ICAPMODB
5½" x 5½" LED Lighted Island Cap - White	ADL55X55ICAPMODW
5½" x 5½" LED Lighted Island Cap - Matte White	ADL55X55ICAPMODMW
5½" x 5½" LED Lighted Island Cap - Matte Black	ADL55X55ICAPMODMB
5½" x 5½" LED Lighted Island Cap - Matte Espresso	ADL55X55ICAPMODME
LED Accent Light - Architectural Bronze	AZTDLLEDACCB
LED Accent Light - White	AZTDLLEDACCW
LED Accent Light - Matte White	AZTDLLEDACCMW
LED Under Rail Light - 4/Pkg	AZTDLLEDURAIL



INDIRECT LIGHT POST CAP



PERIMETER LIGHT POST CAP

IMPRESSION RAIL EXPRESS® LIGHTING

PRODUCT DESCRIPTION	TimberTech Model Number
IMPRESSION RAIL EXPRESS® LIGHTING	
3" x 3" Perimeter Light Post Cap - Black	AZTIXLIGPCB
3" x 3" Perimeter Light Post Cap - White	AZTIXLIGPCW
3" x 3" Perimeter Light Post Cap - Dark Bronze	AZTIXLIGPCBR
3" x 3" Indirect/Concealed Down Light Post Cap - Black	AZTIXLIGDCB
3" x 3" Indirect/Concealed Down Light Post Cap - White	AZTIXLIGDCW
3" x 3" Indirect/Concealed Down Light Post Cap - Dark Bronze	AZTIXLIGDCBR

DRYSPACE®

Our extruded vinyl underdeck water management system, DrySpace, collects and redirects water to keep the area beneath the deck clean and dry. Ideal for second-story decks, DrySpace can be attached to new or existing joists, helping to double your clients' outdoor living spaces.

COLOR OPTIONS

BONE WHITE

Available In:

- 12" on-center spans in 12' lengths
- 16" on-center spans in 12' and 16' lengths

PRODUCT DESCRIPTION	TimberTech Model Number			
	12' BONE	16' BONE	12' WHITE	16' WHITE
DRYSPACE				
Combo Brackets	DSCOMBO12B	DSCOMBO16B	DSCOMBO12W	DSCOMBO16W
Double Combo Brackets	—	DSDBLCOMBO16B	—	DSDBLCOMBO16W
12" Panel Only	DS12PANEL12B	DS12PANEL16B	DS12PANEL12W	DS12PANEL16W
16" Panel Only	DS16PANEL12B	DS16PANEL16B	DS16PANEL12W	DS16PANEL16W
Ledger Bracket	DSFBRACKET12B	—	DSFBRACKET12W	—
12" O.C. DrySpace Kit	DS12KIT12B	—	DS12KIT12W	—
16" O.C. DrySpace Kit	DS16KIT12B	DS16KIT16B	DS16KIT12W	DS16KIT16W

PRO-TAC™ FLASHING AND JOIST TAPE



- Heavy-duty, flexible, all-weather tape that resists moisture to extend the life of decking substructures
- Butyl adhesive provides an advanced, secure bond to joists and won't peel off
- Can be installed in all weather conditions; rated for use in temperatures from -70°F to 200°F

PRODUCT DESCRIPTION	TimberTech Model Number	
	25'	65'
PRO-TAC TAPE		
1.625" Pro-Tac Joist Tape	—	PTCS1625X65B
2.5" Pro-Tac Joist Tape	—	PTCS25X65B
3.25" Pro-Tac Joist Tape	—	PTCS325X65B
4" Pro-Tac Joist Tape	—	PTCS4X65B
12" Pro-Tac Joist Tape	PTCS12X25B	—

TIMBERTECH DECKCLEANER™



Non-toxic, bleach-free, and biodegradable

- Cleans decking, railing, trim, and moulding
- Concentrated formula that removes dirt, mold, mildew, dust, pollen, and more
- Cleans approximately 1,000 square feet of surface area when properly diluted
- Guaranteed not to damage TimberTech products, or affect the warranty, when used as directed on the recommended products
- Not intended for wood or traditional composite decking (non-capped)

PRODUCT DESCRIPTION	TimberTech Model Number
TIMBERTECH DECKCLEANER	
1 Gallon DeckCleaner (case of 4)	TTCLNCASE1G

PRODUCT	BRUSH TYPE & RECOMMENDATION
Advanced PVC Decking and Porch	A stiff natural fiber brush
Composite Decking, Specialty Decking	Medium to stiff nylon brush | Quickie Bulldozer Poly Fiber Deck Brush

AZEK EXTERIORS #1 in Performance Trim

Trim 4

Moulding 10

Shingle Siding 14

Board and Batten 15

TimberTech Cladding 16

Adhesive and Tools 18

Cortex 20







#1 in Performance Trim

AZEK Trim is the perfect replacement for wood trim and also performs beautifully as fascia, soffit, beadboard, cornerboards, window and door surrounds, column wraps, decorative mouldings, millwork, and much more.

AZEK® EXTERIORS LIFETIME LIMITED WARRANTY

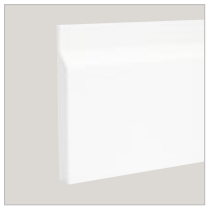

TRIM - SMOOTH


TRIM - WOODGRAIN


RABBETED TRIM


UNIVERSAL SKIRT BOARD


INTEGRATED DRIP EDGE


ONE-PIECE SKIRT BOARD


CORNERBOARDS - SMOOTH


CORNERBOARDS - WOODGRAIN


RABBETED CORNERBOARDS


COLUMN WRAP


QUICK CORNER®


BEADBOARD


AZEK SHEETS


AZEK-TO-MILL (ATM)


AZEK FLANGE SLOTTED WINDOW TRIM


J-CASING


BRICK MOULD J-CASING


TONGUE-AND-GROOVE

AZEK EXTERIORS

AZEK® Trim with Protective Film

AZEK Trim is cellular PVC with a crisp white semi-matte finish providing years of low maintenance for homeowners. To ensure that it looks as beautiful on your homes as it does when it leaves our facilities, our Classic AZEK Trim in Smooth and Woodgrain finish is now produced with a protective film.

AZEK Trim with protective film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective film can be removed prior to, during or immediately after installation.

AZEK TRIM FILM WILL BE ON THE FOLLOWING SMOOTH AND WOODGRAIN TRIM PRODUCTS

Nominal Thickness	Nominal Width						
	4	5	6	8	10	12	16
5/8	•	•	•	•	•	•	•
4/4	•	•	•	•	•	•	•
5/4	•	•	•	•	•	•	•



	12'	18'	20'
5/8 TRIMBOARD, 5/8" THICKNESS			
5/8" x 3-1/2" Trimboard Smooth	AT06204144	AT06204216	–
5/8" x 3-1/2" Trimboard Woodgrain	AF06204144	AF06204216	–
5/8" x 5-1/2" Trimboard Smooth	AT06206144	AT06206216	–
5/8" x 5-1/2" Trimboard Woodgrain	AF06206144	AF06206216	–
5/8" x 7-1/4" Trimboard Smooth	AT06208144	AT06208216	–
5/8" x 7-1/4" Trimboard Woodgrain	AF06208144	AF06208216	–
5/8" x 9-1/4" Trimboard Smooth	AT06210144	AT06210216	–
5/8" x 9-1/4" Trimboard Woodgrain	AF06210144	AF06210216	–
5/8" x 11-1/4" Trimboard Smooth	AT06212144	AT06212216	–
5/8" x 11-1/4" Trimboard Woodgrain	AF06212144	AF06212216	–
5/8" x 15-1/4" Trimboard Smooth	AT06216144	AT06216216	–
5/8" x 15-1/4" Trimboard Woodgrain	AF06216144	AF06216216	–

		12'	18'	20'
4/4 TRIMBOARD, 3/4" THICKNESS				
Nominal	Actual			
4/4 x 2	3/4" x 1-1/2" Trimboard Smooth	–	AT10002216	–
4/4 x 2	3/4" x 1-1/2" Trimboard Woodgrain	–	AF10002216	–
4/4 x 3	3/4" x 2 1/2" Trimboard Smooth	–	AT10003216	–
4/4 x 4	3/4" x 3-1/2" Trimboard Smooth	AT10004144	AT10004216	–
4/4 x 4	3/4" x 3-1/2" Trimboard Woodgrain	AF10004144	AF10004216	–
4/4 x 5	3/4" x 4-1/2" Trimboard Smooth	AT10005144	AT10005216	–
4/4 x 5	3/4" x 4-1/2" Trimboard Woodgrain	AF10005144	AF10005216	–
4/4 x 6	3/4" x 5-1/2" Trimboard Smooth	AT10006144	AT10006216	–
4/4 x 6	3/4" x 5-1/2" Trimboard Woodgrain	AF10006144	AF10006216	–
4/4 x 8	3/4" x 7-1/4" Trimboard Smooth	AT10008144	AT10008216	–
4/4 x 8	3/4" x 7-1/4" Trimboard Woodgrain	AF10008144	AF10008216	–
4/4 x 10	3/4" x 9-1/4" Trimboard Smooth	AT10010144	AT10010216	–
4/4 x 10	3/4" x 9-1/4" Trimboard Woodgrain	AF10010144	AF10010216	–
4/4 x 12	3/4" x 11-1/4" Trimboard Smooth	AT10012144	AT10012216	–
4/4 x 12	3/4" x 11-1/4" Trimboard Woodgrain	AF10012144	AF10012216	–
4/4 x 16	3/4" x 15-1/4" Trimboard Smooth	AT10016144	AT10016216	–
4/4 x 16	3/4" x 15-1/4" Trimboard Woodgrain	AF10016144	AF10016216	–

Classic AZEK Trim, Smooth and Woodgrain

AZEK Trim is a finishing touch that is far superior to wood. AZEK Trim is more durable and keeps its appearance longer with little maintenance. It is easily milled, routed, and heat formed for exquisite custom looks or curved applications. No staining or sealing needed. AZEK Trim is easily painted for personal styling.

		12'	18'	20'
5/4 TRIMBOARD, 1" THICKNESS				
Nominal	Actual			
5/4 x 4	1" x 3-1/2" Trimboard Smooth	AT12504144	AT12504216	AT12504240
5/4 x 4	1" x 3-1/2" Trimboard Woodgrain	AF12504144	AF12504216	AFT12504240
5/4 x 5	1" x 4-1/2" Trimboard Smooth	AT12505144	AT12505216	AT12505240
5/4 x 5	1" x 4-1/2" Trimboard Woodgrain	AF12505144	AF12505216	AF12505240
5/4 x 6	1" x 5-1/2" Trimboard Smooth	AT12506144	AT12506216	AT12506240
5/4 x 6	1" x 5-1/2" Trimboard Woodgrain	AF12506144	AF12506216	AF12506240
5/4 x 8	1" x 7-1/4" Trimboard Smooth	AT12508144	AT12508216	AT12508240
5/4 x 8	1" x 7-1/4" Trimboard Woodgrain	AF12508144	AF12508216	AF12508240
5/4 x 10	1" x 9-1/4" Trimboard Smooth	AT12510144	AT12510216	AT12510240
5/4 x 10	1" x 9-1/4" Trimboard Woodgrain	AF12510144	AF12510216	AF12510240
5/4 x 12	1" x 11-1/4" Trimboard Smooth	AT12512144	AT12512216	AT12512240
5/4 x 12	1" x 11-1/4" Trimboard Woodgrain	AF12512144	AF12512216	AF12512240
5/4 x 16	1" x 15-1/4" Trimboard Smooth	AT12516144	AT12516216	AT12516240
5/4 x 16	1" x 15-1/4" Trimboard Woodgrain	AF12516144	AF12516216	AF12516240

		12'	18'	20'
6/4 TRIMBOARD, 1-1/4" THICKNESS				
Nominal	Actual			
6/4 x 4	1-1/4" x 3-1/2" Trimboard Woodgrain	–	–	AF15004240
6/4 x 6	1-1/4" x 5-1/2" Trimboard Woodgrain	–	–	AF15006240
6/4 x 8	1-1/4" x 7-1/4" Trimboard Woodgrain	–	–	AF15008240
6/4 x 10	1-1/4" x 9-1/4" Trimboard Woodgrain	–	–	AF15010240
6/4 x 12	1-1/4" x 11-1/4" Trimboard Woodgrain	–	–	AF15012240

AZEK Trim with PaintPro® Technology

No primer needed. Get work finished faster thanks to quicker drying time. PaintPro can be handled 30 minutes after painting. AZEK Trim with PaintPro technology has all the benefits of AZEK Classic Trim including being virtually impervious to moisture, but also adds the benefit of a superior paint bond that enhances long-term performance.

		12'	16'	20'
PAINTPRO® TRIM Two-Sided, Reversible Finish: Smooth and Woodgrain				
Nominal	Actual			
4/4 x 2	3/4" x 1-1/2"	–	AF10002192PP	–
4/4 x 3	3/4" x 2-1/2"	–	AF10003192PP	–
4/4 x 4	3/4" x 3-1/2"	–	AF10004192PP	–
4/4 x 6	3/4" x 5-1/2"	–	AF10006192PP	–
4/4 x 8	3/4" x 7-1/4"	–	AF10008192PP	–
4/4 x 10	3/4" x 9-1/4"	–	AF10010192PP	–
4/4 x 12	3/4" x 11-1/4"	–	AF10012192PP	–
4/4 x 16	3/4" x 15-1/4"	–	AF10016192PP	–
5/4 x 4	1" x 3-1/2"	–	AF12504192PP	–
5/4 x 6	1" x 5-1/2"	–	AF12506192PP	–
5/4 x 8	1" x 7-1/4"	–	AF12508192PP	–
5/4 x 10	1" x 9-1/4"	–	AF12510192PP	–
5/4 x 12	1" x 11-1/4"	–	AF12512192PP	–
5/4 x 16	1" x 15-1/4"	–	AF12516192PP	–

Classic AZEK Sheet

Applications over 16" wide are easy with Classic AZEK Sheet. Ideal for use in bay windows, dormers and raised panels.

	8'	10'	12'	18'	20'
CLASSIC AZEK SHEET					
Actual					
3/8" x 48" Sheet Smooth	AS03848096	AS03848120	AS03848144	AS03848216	–
3/8" x 48" Sheet Woodgrain	ASF03848096	ASF03848120	–	–	–
1/2" x 48" Sheet Smooth	AS01248096	AS01248120	AS01248144	AS01248216	–
1/2" x 48" Sheet Woodgrain	ASF01248096	ASF01248120			–
5/8" x 48" Sheet Smooth	AS05848096	AS05848120	AS05848144	AS05848216	–
3/4" x 48" Sheet Smooth	AS03448096	AS03448120	AS03448144	AS03448216	–
3/4" x 48" Sheet Woodgrain	ASF03448096	ASF03448120	–	–	–
1" x 48" Sheet Smooth	AS10048096	AS10048120	AS10048144	AS10048216	AS10048240

PaintPro Sheet

Applications over 16" wide are easy with AZEK PaintPro Sheet. Ideal for use in bay windows, dormers, and raised panels.

	8'	10'	12'	20'
PAINTPRO® SHEET Two-Sided, Reversible Finish: Smooth and Woodgrain				
Actual				
3/4 x 4	ASF03448096PP	ASF03448096PP	–	–
1/2 x 4	ASF01248096PP	ASF01248120PP	ASF0128144PP	–

	8'	10'	12'	18'	20'
AZEK TO MILL					
Actual					
1 1/4" x 9 1/4" ATM Board Smooth	–	–	–	AT15010216	–
1-1/2" x 3-1/2" ATM Board Smooth	–	–	–	AT20004216	–
1-1/2" x 5-1/2" ATM Board Smooth	–	–	–	AT20006216	–
1-1/2" x 7-1/4" ATM Board Smooth	–	–	–	AT20008216	–
1-1/2" x 9-1/4" ATM Board Smooth	–	–	–	AT20010216	–
1-1/2" x 11-1/4" ATM Board Smooth	–	–	–	AT20012216	–

AZEK-to-Mill (ATM)

ATM's thick profile makes it an ideal material for fabrication. Its consistent density offers a superior product for milling operations.



	8'	10'	12'	18'	20'
AZEK TO MILL (ATM)					
Actual					
1-1/4" x 48" ATM Sheet Smooth	–	AS11448096	–	–	–
1-1/2" x 48" ATM Sheet Smooth	AS11248096	AS11248120	AS11248144	–	AS11248240

		12'	18'	20'
RABBETED TRIM				
Nominal	Actual			
5/4 x 4	1" x 3-1/2" Smooth	–	ATR12504216	–
5/4 x 4	1" x 3-1/2" Woodgrain	–	AFR12504216	–
5/4 x 6	1" x 5-1/2" Smooth	–	ATR12506216	–
5/4 x 6	1" x 5-1/2" Woodgrain	–	AFR12506216	–
5/4 x 8	1" x 7-1/4" Smooth	–	ATR12508216	–
5/4 x 8	1" x 7-1/4" Woodgrain	–	AFR12508216	–

Rabbeted Trim

With rabbeted edges, this one-piece trimboard is designed to ease siding installation and deliver a crisp facade.

		12'	18'	20'
FLANGE SLOTTED WINDOW TRIM				
Nominal	Actual			
5/4 x 4	Slotted - Smooth	–	ATS12504216	–
5/4 x 4	Slotted - Woodgrain	–	AFS12504216	–
5/4 x 4	Slotted & Rabbeted - Smooth	–	ATSR12504216	–
5/4 x 4	Slotted & Rabbeted - Woodgrain	–	AFSR12504216	–
5/4 x 6	Slotted - Smooth	–	ATS12506216	–
5/4 x 6	Slotted - Woodgrain	–	AFS12506216	–
5/4 x 6	Slotted & Rabbeted - Smooth	–	ATSR12506216	–
5/4 x 6	Slotted & Rabbeted - Woodgrain	–	AFSR12506216	–

Flange Slotted Trim

Typical window trims installed over a window nailing fin need to be shimmed or pulled back for the trim to lay flat. Flange Slotted Window Trim does not and is engineered to create consistent long-lasting window surrounds by removing the installation challenges created by windows installed with a nailing fin.

		8'	10'	12'	18'	20'
CORNERBOARDS						
Nominal	Actual					
5/4 x 4" x 4"	1" x 3-1/2" Cornerboard Smooth	–	AMT04120C	–	–	AMT04240C
5/4 x 4" x 4"	1" x 3-1/2" Cornerboard Woodgrain	–	AMF04120C	–	–	AMF04240C
5/4 x 6" x 6"	1" x 5-1/2" Cornerboard Smooth	–	AMT06120C	–	–	AMT06240C
5/4 x 6" x 6"	1" x 5-1/2" Cornerboard Woodgrain	–	AMF06120C	–	–	AMF06240C
5/4 x 8" x 8'	1" x 7 1/4" Cornerboard Smooth	–	–	–	–	AMT08240C

Cornerboards

With dirt-free seams that will not open, AZEK Cornerboards offer faster and more aesthetically pleasing installations to complement any home exterior.

		8'	10'	12'	18'	20'
PAINTPRO® CORNERBOARDS						
Nominal	Actual					
5/4 x 4" x 4"	1" x 3-1/2" Cornerboard Smooth	–	–	–	–	AMT04240CPP
5/4 x 4" x 4"	1" x 3-1/2" Cornerboard Woodgrain	–	–	–	–	AMF04240CPP
5/4 x 6" x 6"	1" x 5-1/2" Cornerboard Smooth	–	–	–	–	AMT06240CPP
5/4 x 6" x 6"	1" x 5-1/2" Cornerboard Woodgrain	–	–	–	–	AMF06240CPP

		8'	10'	12'	18'	20'
RABBETED CORNERBOARDS						
Nominal	Actual					
5/4 x 4" x 4"	1" x 3-1/2" Rabbeted - Smooth	–	AMTR04120C	–	–	AMTR04240C
5/4 x 4" x 4"	1" x 3-1/2" Rabbeted - Woodgrain	–	AMFR04120C	–	–	AMFR04240C
5/4 x 6" x 6"	1" x 5-1/2" Rabbeted - Smooth	–	AMTR06120C	–	–	AMTR06240C
5/4 x 6" x 6"	1" x 5-1/2" Rabbeted - Woodgrain	–	AMFR06120C	–	–	AMFR06240C
5/4 x 8" x 8"	1" x 7-1/4" Rabbeted - Smooth	–	–	–	–	AMTR08240C

Rabbeted Cornerboards

With rabbeted edges, this one-piece cornerboard is designed to make siding installations a breeze and help deliver a crisp facade with smooth outside edges and dirt-free seams.

Quick Corner®

The inner and outer quick corners are installed with hidden fasteners, completely eliminating the need for excessive face nailing and touch-up. It is also versatile enough to be used with multiple types of sidings.

QUICK CORNER® OUTSIDE CORNER		8'	10'	12'	18'	20'
Nominal	Actual					
5/4 x 4" x 4"	1" x 3-1/2" x 3-1/2" with J-Channel	–	–	–	–	AMT04240JC
5/4 x 6" x 6"	1" x 5-1/2" x 5-1/2" with J-Channel	–	–	–	–	AMT06240JC

QUICK CORNER® INSIDE CORNER		8'	10'	12'	18'	20'
Nominal	Actual					
3/8 x 3 x 3	3/8" x 2-1/2" x 2-1/2" with J-Channel	–	–	–	–	AMJCIC03240

J-Casing

J-Casing offers the most beautiful and seamless transition between your siding and trim. Engineered to reduce labor and save costs by eliminating paint and extra j-channel installs.

J-CASING		8'	10'	12'	16'	18'	20'
Nominal	Actual						
1 x 4	1-1/8 x 3-1/2" J-Casing	–	–	–	AMFC04192JCB	AMFC04216JCB	–
1 x 6	1-1/8 x 5-1/2" J-Casing	–	–	AMFC06144JCB	–	–	–
-	1-1/4 x 2" Brick Mould	–	–	–	–	AMBM02216JCB	–

Universal Skirt Board

A two-piece skirt board with a two-sided trimboard (one side in smooth, the other in woodgrain) designed to assist with water management. Routed with a universal siding interface. Installation is quick and easy.

UNIVERSAL SKIRT BOARD			8'	10'	12'	18'	20'
Nominal	Actual						
5/4 x 6"	1" x 5-1/2"	Universal Skirt Board - Woodgrain	–	–	–	AFUS07216	–
5/4 x 8"	1" x 7-1/4"	Universal Skirt Board - Woodgrain	–	–	–	AFUS09216	–
5/4 x 10"	1" x 9-1/4"	Universal Skirt Board - Woodgrain	–	–	–	AFUS11216	–
5/4 x 12	1" x 11 1/4"	Universal Skirt Board - Woodgrain	–	–	–	AFUS12216	–

One-Piece Skirt Board

One-Piece Skirt Board is designed to eliminate purchasing and installing a separate starter strip, skirt board and flashing while helping drain water away from the main structure. Save time and cost without compromising aesthetics.

ONE-PIECE SKIRT BOARD			8'	10'	12'	18'	20'
Nominal	Actual						
4/4 x 8"	3/4" x 7-1/4"	One-Piece Skirt Board - Smooth	–	–	–	ATSB10008216	–
4/4 x 8"	3/4" x 7-1/4"	One-Piece Skirt Board - Woodgrain	–	–	–	AFSB10008216	–
4/4 x 10"	3/4" x 9-1/4"	One-Piece Skirt Board - Smooth	–	–	–	ATSB10010216	–
4/4 x 10"	3/4" x 9-1/4"	One-Piece Skirt Board - Woodgrain	–	–	–	AFSB10010216	–
5/4 x 6"	1" x 5-1/2"	One-Piece Skirt Board - Smooth	–	–	–	ATSB12506216	–
5/4 x 6"	1" x 5-1/2"	One-Piece Skirt Board - Woodgrain	–	–	–	AFSB12506216	–
5/4 x 8"	1" x 7-1/4"	One-Piece Skirt Board - Smooth	–	–	–	ATSB12508216	–
5/4 x 8"	1" x 7-1/4"	One-Piece Skirt Board - Woodgrain	–	–	–	AFSB12508216	–
5/4 x 10"	1" x 9-1/4"	One-Piece Skirt Board - Smooth	–	–	–	ATSB12510216	–
5/4 x 10"	1" x 9-1/4"	One-Piece Skirt Board - Woodgrain	–	–	–	AFSB12510216	–

ONE-PIECE SKIRT BOARD PAINTPRO		8'	10'	12'	16'	18'	20'
Nominal	Actual						
5/4 x 10 x 16'	1" x 9 1/4" x 16'	–	–	–	AFSB12510192PP	–	–

Integrated Drip Edge

Designed to assist with water management efforts around doors and windows. Comes in two pieces with a two-sided trimboard; one side in Smooth and the other in Woodgrain. Easy to install, the drip edge has an integrated nailing flange to reduce installation time and costs.

INTEGRATED DRIP EDGE			8'	10'	12'	18'	20'
Nominal	Actual						
5/4 x 4"	1" x 3-1/2"	Integrated Drip Edge	–	–	–	AFWB05216	–
5/4 x 6"	1" x 5-1/2"	Integrated Drip Edge	–	–	–	AFWB07216	–
5/4 x 8"	1" x 7-1/4"	Integrated Drip Edge	–	–	–	AFWB09216	–

BEADBOARD, SMOOTH FINISH	8'	10'	12'	18'	20'
Actual					
3/4" x 5-1/2" Beadboard E & CB	—	—	—	AM1006216ECB	—
1/2" x 3 1/2" Beadboard E & CB	—	—	—	AM01204216ECB	—
3/4" x 3 1/2" Beadboard E & CB	—	—	—	AM1004216ECB	—
5/8" x 3-1/2" Beadboard	—	—	—	AM0620418	—
1/2" x 5-1/2" Beadboard	—	—	—	AM0120618F	—
1/2" x 4' Beadboard Sheet E & CB	AS01248096ECB				

TONGUE AND GROOVE	8'	10'	12'	18'	20'
Actual					
3/4" x 5-1/2" WP4/Nickel Gap	—	—	—	AM1006216WPN	—
3/4" x 5-1/2" Tongue & Groove Shiplap	—	—	—	AM10006216TGS	—
3/4" x 7-1/4" Tongue & Groove Shiplap	—	—	—	AM10008216TGS	—

AZEK 3-PLUS-1 COLUMN WRAP			8'6"	10'
Nominal	Inside Dimension	Outside Dimension		
4 x 4	3-3/4" x 3-3/4"	4-3/4" x 4-3/4"	ATCW0404096.6	ATCW0404120
6 x 6	5-3/4" x 5-3/4"	6-3/4" x 6-3/4"	ATCW0606096.6	ATCW0606120
8 x 8	7-3/4" x 7-3/4"	8-3/4" x 8-3/4"	ATCW0808096.6	ATCW0808120

COLUMN KITS AND ACCESSORIES (for 3-Plus-1 Column Wraps only)	4"	6"
Description		
TRIM KIT - BASE MLDG	ACW4"TRIMKITBASE	ACW6"TRIMKITBASE
TRIM KIT - BED MLDG	ACW4"TRIMKITBED	ACW6"TRIMKITBED
TRIM KIT - BED MLDG XL	ACW4"TRIMKITBEDXL	ACW6"TRIMKITBEDXL
TRIM KIT - CROWN MLDG	ACW4"TRIMKITCROWN	ACW6"TRIMKITCROWN
TRIM KIT - CROWN MLDG XL	ACW4"TRIMKITCROWNXL	ACW6"TRIMKITCROWNXL
ACCENT WRAP 10"	ACWAW040410	ACWAW060610 * for use with Accent Wraps.

TAPERED COLUMN WRAP	5'	6'
Actual		
12" base / 8" cap x 5' Tapered Column Wrap	ATCWT1208060	ATCWT1208072
16" base / 12" cap x 6' Tapered Column Wrap	ATCWT1612060	ATCWT1612072

SOFFIT SYSTEM		12'	18'	20'
Nominal	Actual			
1/2 x 12	1/2" x 12" Vented Soffit	—	ATVS01212216	—
1/2 x 16	1/2" x 16" Vented Soffit	—	ATVS01216216	—
1/2 x 12	1/2" x 12" Solid Soffit	—	ATSS01212216	—
1/2 x 16	1/2" x 16" Solid Soffit	—	ATSS01212216	—
1 x 8	3/4" x 7-1/4" Notched Fascia	—	AT10008216NF	—
5/4 x 6	5/4 x 6 Frieze Board	—	AT12508216FB	—

Beadboard

AZEK Beadboard is reversible with an edge and center bead on one side and a v-groove on the other. AZEK Beadboard (E & CB) is certified UL580 class 90 wind gust uplift-resistant, making it ideal for use in coastal areas.

Nickel Gap and Shiplap

AZEK Tongue-and Groove profiles, available in shiplap and reversible WP4/ nickel gap form factors, offer enhanced design and installation flexibility.

Columns

AZEK Column Wrap profile allows for easy one-person installation, saving time and costs. Three connected panels and a fourth "locking" panel fit easily around a structural support with press fit seams and smooth, finished corners. AZEK Column Wrap is available in semi-matte white smooth finish.

New Soffit System

Available in two profiles, solid and vented. Both provide climate-resistant material for smooth, beautiful finishing to match any home exterior. Add the notched fascia and frieze board and you have an efficient, easy-to-install system.



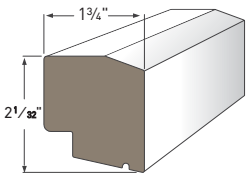
MOULDING

CREATE STUNNING DETAILS THAT LAST. Backed by AZEK's promise of high-quality and lasting performance, AZEK Moulding will retain a like-new appearance despite the tests of time and weather. With over 30 different profiles to mix and match, you can customize any build with a distinctive look.

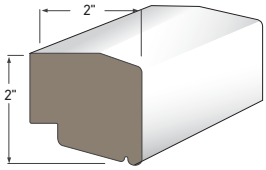
AZEK® EXTERIORS LIFETIME LIMITED WARRANTY

Detail and Sill/Drip Profiles

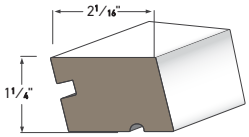
The AZEK Drip Cap can be used as a water table or brick ledge for separation and watershed against two different materials. AZEK's Sill profiles shed water and offer architectural detail.



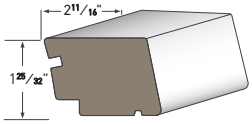
HISTORIC SILL
AZM-6930
Length: 16'



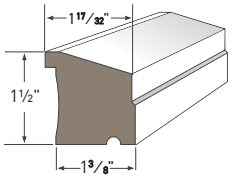
LARGE SILL NOSE
AZM-7979
Length: 16'



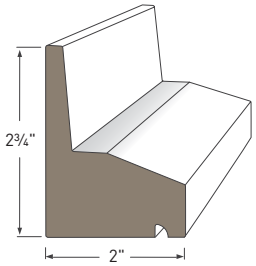
WINDOW SILL NOSE
AZM-7974
Length: 12'



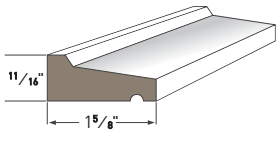
LARGE HISTORIC SILL
AZM-7958
Length: 16'



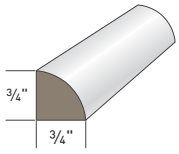
SUB SILL NOSE
AZM-6933
Length: 16'



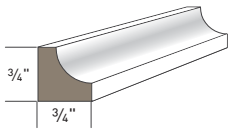
WATER TABLE
AZM-6935
Length: 18'



DRIP CAP
AZM-197
Length: 16'



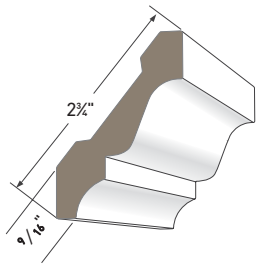
QUARTER ROUND
AZM-105
Length: 16'



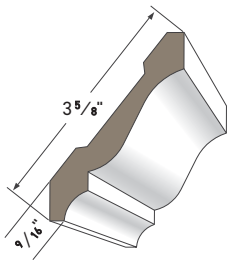
SCOTIA
AZM-93
Length: 16'

Crown Profiles

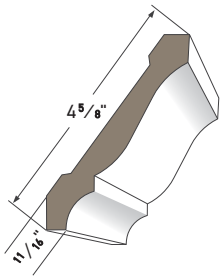
Use AZEK Crown Moulding as decorative accents along the intersection of a wall and ceiling or choose a combination of profiles to create an elegantly custom look.



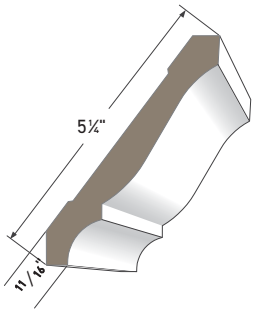
3" CROWN
AZM-52
Length: 16'



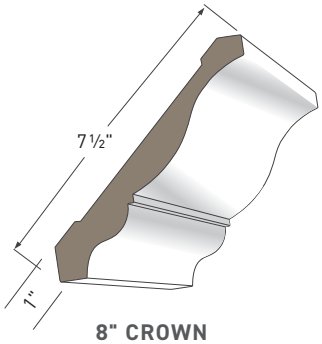
4" CROWN
AZM-49
Length: 16'



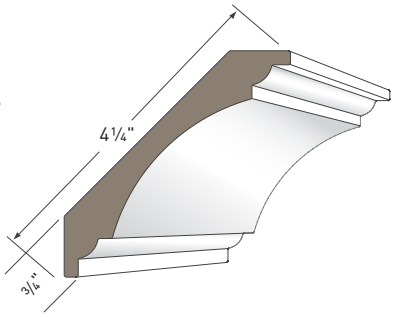
5" CROWN
AZM-47
Length: 16'



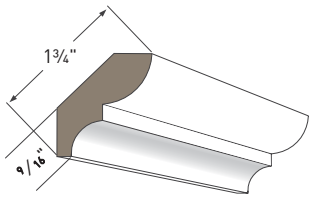
6" CROWN
AZM-45
Length: 16'



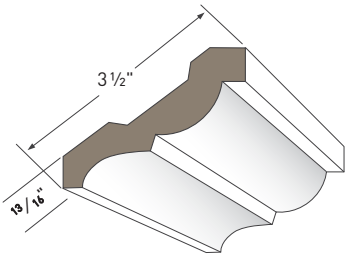
8" CROWN
AZM-43
Length: 16'



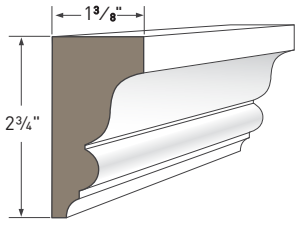
COVE MOULDING
AZM-80
Length: 16'



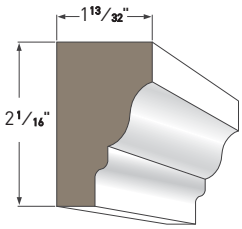
BED MOULDING
AZM-75
Length: 16'



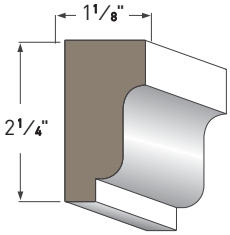
3½" BED MOULDING
AZM-28
Length: 16'



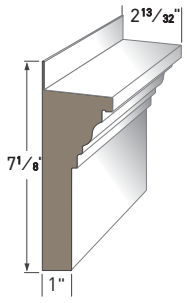
IMPERIAL RAKE CROWN
AZM-6937
Length: 16'



RAMS CROWN
AZM-6934
Length: 16'



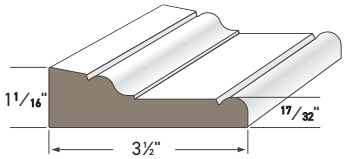
SOLID CROWN
AZM-7954
Length: 16'



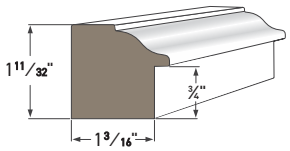
CROSSHEAD PEDIMENT
AZM-6216
Length: 18'

Casing Profiles

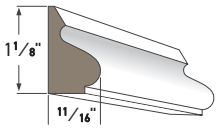
Use AZEK Casing profiles as decorative mouldings against a wall, door, or window to create surrounds. Complement windows and doors with a single profile or combine multiple profiles for a personalized exterior transformation.



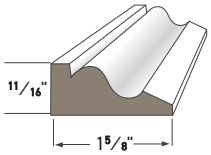
ADAMS CASING AZM-97
Length: 16'



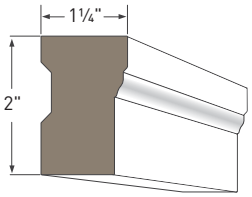
BACK BAND AZM-6931
Length: 16'



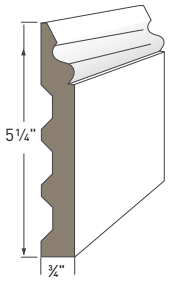
BASE CAP AZM-164
Length: 16'



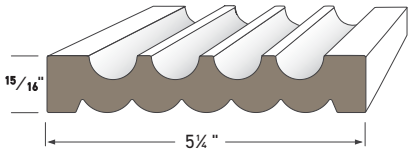
BAND AZM-217
Length: 16'



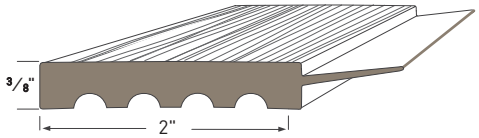
BRICK MOULD AZM-180
Lengths: 16, 17' and 18'



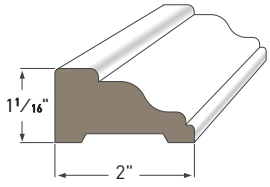
COLONIAL BASE CAP AZM-163
Length: 16'



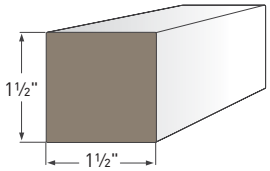
FLUTED/REEDED AZM-606
Length: 16'



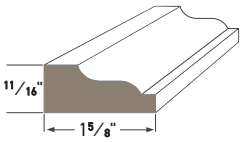
GARAGE DOOR THERMOSTOP AZM-6936
Lengths: 7', 9', and 16'



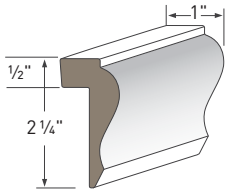
RAKE MOULDING AZM-287
Length: 16'



SQUARE PROFILE AZM-236
Length: 12'



SHINGLE MOULD AZM-210
Length: 16'



WAINSCOT CAP AZM-284
Length: 16'

	AZEK Item Number			
	12'	16'	17'	18'
MOULDING				
Actual				
9/16" x 2-3/4" 3" Crown AZM-52	—	AMCM03192	—	—
9/16" x 3-5/8" 4" Crown AZM-49	—	AMCM04192	—	—
11/16" x 4-5/8" 5" Crown AZM-47	—	AMCM05192	—	—
11/16" x 5-1/4" 6" Crown AZM-45	—	AMCM06192	—	—
1" x 7-1/2" 8" Crown AZM-43	—	AMCM08192	—	—
3/4" x 4-1/4" Cove Moulding AZM-80	—	AMCC05192	—	—
1-13/32" x 2-1/16" Rams Crown AZM-6934	—	AMRC02192	—	—
1-3/8" x 2-3/4" Imperial/Rake Crown AZM-6937	—	AMIR03192	—	—
9/16" x 1-3/4" Bed Moulding AZM-75	—	AMBD02192	—	—
13/16" x 3-1/2" Bed Moulding AZM-28	—	AMBD04192	—	—
3/4" x 3/4" Scotia AZM-93	—	AMSC01192	—	—
3/4" x 3/4" Quarter Round AZM-105	—	AMQR01192	—	—
11/16" x 1-5/8" Shingle Mould AZM-210	—	AMSM02192	—	—
11/16" x 1-5/8" Band Moulding AZM-217	—	AMBN02192	—	—
1" x 2-1/4" Wainscot Cap AZM-284	—	AMWC03192	—	—
11/16" x 1-1/8" Base Cap AZM-164	—	AMBC02192	—	—
1-1/4" x 2" Brick Mould AZM-180	—	AMBM02192	AMBM02204	AMBM02216
1-11/32" x 1-3/16" Back Band AZM-6931	—	AMBB02192	—	—
1-1/16" x 2" Rake Moulding AZM-287	—	AMRM02192	—	—
1-1/16" x 3-1/2" Adams Casing AZM-97	—	AMAC04192	—	—
3/4" x 5-1/4" Colonial Base Cap AZM-163	—	AMCB06192	—	—
15/16" x 5-1/4" Fluted/Reeded Casing AZM-606	—	AMFR06192	—	—
Crosshead Pediment AZM-6216	—	—	—	AMCP04216
1-1/2" x 1-1/2" Square AZM-236	AMIC02144	—	—	—
11/16" x 1-5/8" Drip Cap AZM-197	—	AMDC02192	—	—
2-3/4" x 2" Water Table AZM-6935	—	—	—	AMWT03216
1-3/4" x 2-1/32" Historic Sill AZM-6930	—	AMHS02192	—	—
1-17/32" x 1-1/2" x 1-3/8" Sub Sill Nose AZM-6933	—	AMSS02192	—	—
1-1/8" x 2-1/4" Solid Crown AZM-7954	—	AMCM02192CB	—	—
1-25/32" x 2-11/16" Large Historic Sill AZM-7958	—	AMHS03192CB	—	—
2"x 2" Large Sill Nose AZM-7979	—	AMLSN02192CB	—	—
1-1/4" x 2-1/16" Window Sill Nose AZM-7974	AMWSN02144CB	—	—	—

	AZEK Item Number				
	7'	9'	12'	16'	18'
GARAGE DOOR THERMOSTOP AZM-6936					
Actual					
3/8" x 2" Garage Door Thermostop AZM-6936	AMGT03084	AMGT03108	—	AMGT03192	—

Industry-Leading Warranties

With decades in the business partnered with dedicated investments to research and development, AZEK makes it our mission to provide the best materials on the market. We guarantee the integrity of our siding, cladding, trim and moulding with a lifetime limited warranty that covers rotting, splitting, splintering, peeling, and warping. It is also easy to maintain and resistant to mold, mildew, and moisture damage. For more information, visit **AZEKexteriors.com/warranty.**

Contractor and Builder Information

AZEK® Siding, Cladding, Trim & Moulding should be installed using the same good building principles used to install wood trim and mouldings and in accordance with the local building codes and established installation guidelines. AZEK accepts no liability or responsibility for the improper installation of this product.

AZEK® Siding, Cladding, Trim & Moulding may not be suitable for every application and it is the sole responsibility of the installer to be sure that AZEK Siding, Cladding, Trim and Moulding are fit for the intended use. Since all installations are unique, it is also the installer's responsibility to determine specific requirements in regard to each application. AZEK recommends that all applications be reviewed by a licensed architect, engineer or local building official before installation.



AZEK Shingle Siding with PaintPro Technology

Made from a state-of-the-art proprietary engineered polymer, AZEK Shingle matches the attractive texture of cedar shingles while adding the performance and low-maintenance benefits of rot-proof PVC building materials. Leveraging our innovative new PaintPro Technology, AZEK Shingle offers a rapid dry time, superior paint adhesion, and a painted finish that lasts without needing touch-ups or frequent maintenance.



Straight Edge Shingle

Consistency with a dash of variety. Uniform horizontal lines with varied width tabs and keyways for the most natural-looking shingle to beautifully complement modern or classic exterior architecture.



Staggered Edge Shingle

Patterns with individual character, dimension, and diversity. Each random edge panel enhances the overall pattern for an amazing exterior picture. Beautiful variety in both vertical and horizontal lines.

SHINGLE SIDING		
5" Reveal Straight Edge Shingle Panel	48" x 12" x 1/4"	ASSTRE02512048
7" Reveal Straight Edge Shingle Panel	48" x 16" x 1/4"	ASSTRE02516048
6" Reveal Staggered Edge Shingle Panel	48" x 15" x 1/4"	ASSTGE02515048



AZEK Board and Batten

Both AZEK Sheet (board) and Trim Boards (batten strips) are made from moisture-resistant, premium cellular PVC engineered to endure. For a finished look that requires paint, use board and batten enhanced with AZEK PaintPro Technology. If a timeless white board and batten look is desired, use AZEK Classic that comes in a semi-matte white and requires no painting. See full listing of trim board and sheet sizes on pages 44-45.





		AZEK Item Number	
		12'	16'
Batten Strips with PaintPro® Technology			
Nominal	Actual		
4/4 x 2	3/4" x 1-1/2"	—	AF10002192PP
4/4 x 3	3/4" x 2-1/2"	—	AF10003192PP

	AZEK Item Number		
	8'	10'	12'
Boards (PVC Sheet) s with PaintPro® Technology			
Actual			
3/4 x 4	ASF03448096PP	ASF03448096PP	—
1/2 x 4	ASF01248096PP	ASF01248120PP	ASF0128144PP



TimberTech® Cladding by AZEK

The incredible realism of TimberTech Cladding comes from science and art. Proprietary color blending and texturing processes capture the look of exotic hardwoods, while the advanced PVC construction ensures decades of low-maintenance, enduring good looks. Color, board width, and open- and closed-joint profile options open unlimited design possibilities for both residential and commercial applications. Find details on the Vintage Collection on page 5.

Class A Flame Spread Index

TimberTech Cladding carries a Class A (the highest ranking) Flame Spread Index, meaning it is most likely to minimize the spread of an active flame. This can be especially important in multi-family construction or for building in fire-prone areas.

ADVANCED PVC	3⅛" WIDE TONGUE-AND-GROOVE	5½" WIDE TONGUE-AND-GROOVE	3½" WIDE SQUARE-SHOULDER	5½" WIDE SQUARE-SHOULDER	7¼" WIDE SQUARE-SHOULDER
COASTLINE®	12' or 16'	12' or 16'	16' or 20'	16' or 20'	16' or 20'
DARK HICKORY	12' or 16'	12' or 16'	16' or 20'	16' or 20'	16' or 20'
MAHOGANY	12' or 16'	12' or 16'	16' or 20'	16' or 20'	16' or 20'
WEATHERED TEAK®	12' or 16'	12' or 16'	16' or 20'	16' or 20'	16' or 20'
CYPRESS®	—	—	16' or 20'	16' or 20'	16' or 20'
ENGLISH WALNUT®	—	—	16' or 20'	16' or 20'	16' or 20'
FRENCH WHITE OAK®	—	—	—	16' or 20'	—
CASTLE GATE™	—	—	—	16' or 20'	—
AMERICAN WALNUT®	—	—	—	16' or 20'	—

AZEK EXTERIORS



TONGUE-
AND-GROOVE

SQUARE-
SHOULDER



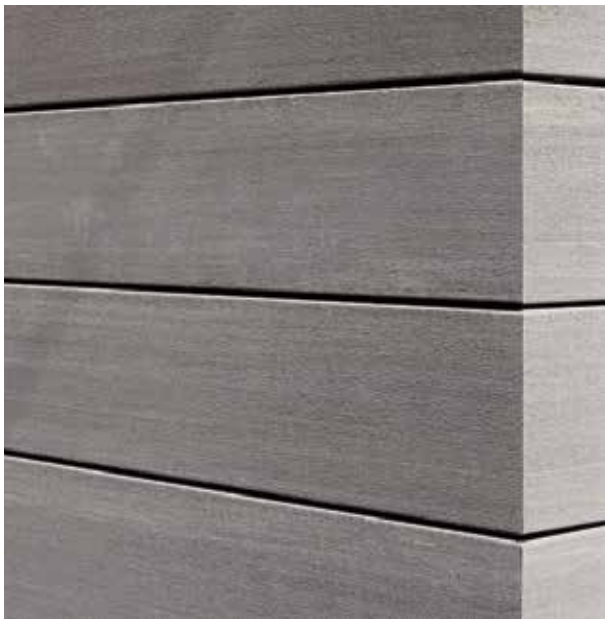
Closed-Joint Cladding

Sometimes referred to as "closed-joint," tongue-and-groove boards interlock together with ease, creating a solid barrier with a neat, smoothly finished look without gaps.

TONGUE-AND-GROOVE BOARD SIZES:

**3 1/8"
WIDTH**

**5 1/2"
WIDTH**



Open-Joint Cladding

The open joints between the cladding elements create a strong, linear design pattern while also functionally providing ventilation for proper air circulation.

SQUARE-SHOULDER BOARD SIZES:

**3 1/2"
WIDTH**

**5 1/2"
WIDTH**

**7 1/4"
WIDTH**



MADE IN
THE USA



Adhesive and Tools

Quickly, easily, and securely bond AZEK trim to multiple surfaces with AZEK adhesives engineered specifically to bond with PVC products. Get a permanent solution for core-to-core bonding, surface bonding, sealing and filling PVC trim and moulding for an attractive finish.

	AZEK Item Number					
	4 OZ	8 OZ	16 OZ	32 OZ	128 OZ	640 OZ
PVC CEMENT						
Cellular PVC Cement	AAD004OZ	AAD008OZ	AAD016OZ	AAD032OZ	AAD128OZ	AAD640OZ

	AZEK Item Number					
	4 OZ	8 OZ	16 OZ	32 OZ	128 OZ	640 OZ
PVC CEMENT SQUEEZE BOTTLE						
Cellular PVC Cement	AADB004OZ	AADB008OZ				

		AZEK Item Number	
		50 ML	220 ML
FAST CURE/SLOW CURE ADHESIVES & TOOLS			
Fast Cure Structural Starter Kit	Includes 2 mixers, 50 ml adhesive and caulk gun adapter	AAD50MLFCSK	–
Slow Cure Structural Starter Kit	Includes 2 mixers, 50 ml adhesive and caulk gun adapter	AAD50MLSCSK	–
Fast Cure Structural Adhesive		AAD50MLFCS	AAD220MLMLFCS
Slow Cure Structural Adhesive		AAD50MLSCS	AAD220MLSCS
Qwik-Mixers		AAD50MLSQM	AAD220MLQM
Manual Dispense Gun		AAD50MLMG	AAD220MLHF
Fill & Flex Caulking Gun Adapter, 300 ml	AAD50MLCGA		

	AZEK Item Number
ADHESIVE & TOOLS	
Fill & Flex, 300 ml	AAD300MLFF
Nail Eraser, 0.5 oz	AADNEBLIS
Plastic Joining Biscuits	AADPJB
AZEK Adhesive Opening Order SKU	AAD14POOS



Fast Cure Adhesive

White, two-part, acrylic-based adhesive ideal for bonding AZEK to AZEK products. Also bonds PVC to wood, metal, brick, vinyl, glass, and other PVC. Work time 4-7 minutes at 70°F. Fully cures in 24 hours. Fills nail holes and gaps up to 1/8". Requires Qwik-Mixer for easy mixing and dispensing.



Slow Cure Adhesive

White, two-part, acrylic-based adhesive ideal for bonding AZEK to AZEK products. Also bonds PVC to wood, metal, brick, vinyl, glass and other PVC. Work time 15-25 minutes at 70°F. Fully cures in 24 hours. Fills nail holes and gaps up to 1/2". Requires Qwik-Mixer for easy mixing and dispensing.



Cellular PVC Cement

Clear, contact-style adhesive bonds with PVC in a fast working time. Ideal for securing joints. Creates a powerful and reliable material bond with no sanding or scraping required. Use AZEK Cellular PVC Cement to connect trim when a tight compression is required, such as connecting trim end-to-end (scarf joints) and at corners (miter joints).



Fill & Flex

Use for expansion and contraction joints on PVC trim boards. Seals gaps around windows and doors. Slow curing, one-part, urethane-based sealant with high level of flexibility and elongation to absorb expansion and contraction from heat or cold.

Adhesive Accessories



QWIK-MIXERS

50 ml: AAD50MLSQM,
220 ml: AAD220MLQM

Required dispenser for Fast Cure and Slow Cure AZEK Adhesive products. The resin and catalyst blend together as they travel down the tube to the applicator tip. Ensures 1:1 ratio mix and provides easy adhesive application. 24 per pack.



NAIL ERASER

Fills finish nail and brad holes in PVC trim board. Resists yellowing. .5oz



MANUAL 220 ML DISPENSING GUN

Its 26:1 mechanical advantage dispenses high and low viscosity adhesives with less user fatigue. Designed to maximize durability.



MANUAL 50 ML DISPENSING GUN

Made of highly engineered plastic to be lightweight and powerful. Easy loading breech provides secure cartridge fit.



CAULKING GUN ADAPTER

Tool adapter for caulking guns.



PLASTIC JOINING BISCUITS

Easy way to join, seal and finish PVC trim. 50 per pack.



CORTEX®

Save time, money, and labor costs with Cortex for AZEK Trim. The only concealed fastening system that quickly and easily fastens AZEK Trim to your building project comes with collated strips to make fastening up to 50% faster. The felt tip on the unique bit prevents surface marring while driving fasteners securely below the trim surface. Plugs made of AZEK Trim tap in for a clean, flush finish. No mess or fading over the life of the project. Plus, Cortex fasteners offer a stronger connection than nails.

Cortex Benefits

- Fast and easy; eliminates the need to caulk, sand and paint each nail hole
- Plugs made out of same AZEK material as trim; eliminates fading or streaking
- Can be painted
- Guaranteed corrosion resistance for life of the project; ACQ approved



	AZEK Item Number
CORTEX® PLUGS. NO SCREWS	
Smooth Collated Cortex - 40 Plugs (no screws)	ATCTC40PC
Woodgrain Collated Cortex - 40 Plugs (no screws)	AFCTC40PC

	AZEK Item Number		
	50 LN FT	250 LN FT	750 LN FT
SCREW, PLUG AND BIT KITS			
Smooth Cortex 2" Screws	ATCTL50LF200	ATCTL250LF200	ATCTL750LF200
Smooth Collated Cortex 2" Screws	—	ATCTC250LF200	ATCTC750LF200
Smooth Cortex 2-3/4" Screws	ATCTL50LF275	ATCTL250LF275	ATCTL750LF275
Smooth Collated Cortex 2-3/4" Screws	—	ATCTC250LF275	ATCTC750LF275
Woodgrain Cortex 2" Screws	AFCTL50LF200	AFCTL250LF200	AFCTL750LF200
Woodgrain Collated Cortex 2" Screws	—	AFCTC250LF200	AFCTC750LF200
Woodgrain Cortex 2-3/4" Screws	AFCTL50LF275	AFCTL250LF275	AFCTL750LF275
Woodgrain Collated Cortex 2-3/4" Screws	—	AFCTC250LF275	AFCTC750LF275

	AZEK Item Number		
	50 LN FT	250 LN FT	750 LN FT
PAINTPRO® SCREW, PLUG AND BIT KITS			
Smooth Collated Cortex 2" Screws	—	ATCTC250LF200PP	ATCTC750LF200PP
Smooth Collated Cortex 2-3/4" Screws	—	ATCTC250LF275PP	ATCTC750LF275PP
Woodgrain Collated Cortex 2" Screws	—	AFCTC250LF200PP	AFCTC750LF200PP
Woodgrain Collated Cortex 2-3/4" Screws	—	AFCTC250LF275PP	AFCTC750LF275PP





Paintable Cortex
for PaintPro Trim

AZEK EXTERIORS

PRODUCT GUIDE



2023

LIT-PRODUCTGUIDE
REV 12/22

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0008
MAY 16, 2024

Owner/Applicant:	Blue Heron Inn BNB LLC, Tilton Construction Services
Property Address:	102 S. 7th Street
Requested action:	Certificate of Approval (COA) to replace wood flooring of porch with composite alternative material
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Bed and Breakfast Inn
FL Master Site File #	8NA00445
Year Built:	1904 (FMSF)
Contributing Status:	Certificate of Approval (COA) to replace front decking with Timber Tech hardwood planks and existing vinyl siding with Hardie-plank painted to match. (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 a Certificate of Approval (COA) to replace front decking with TimberTech Landmark hardwood, replace vinyl siding with Hardie plank painted to match. Per LDC 8.03.03(A)5, Staff has referred this request to the HDC for review of the alternative decking material proposed. The remaining requested improvements can be approved as a staff amendment but should be covered by the board approval since this case has been escalated.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

DOWNTOWN HISTORIC DISTRICT GUIDELINES

ANALYSIS:

Staff finds that the proposed "TimberTecch by Azek a proprietary polymer (PVC) Landmark Collection" is not a suitable replacement material for the existing wood decking.

STAFF RECOMMENDATION:

Staff recommends denial of the removal of historic wood porch flooring with replacement of the proposed alternative PVC material as it would materially alter the existing historic structure. This type of change has the *potential* impact of affecting the property status as a contributing structure to the downtown historic district. Staff does recommend that the board hear a presentation by the applicant and review samples of the proposed product and alternative treatments for it.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0008 **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 2024-0008, 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 Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application and Backup Materials

Reset Form

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 **NA00445**
Field Date 2-14-2018
Form Date 2-14-2018
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) 102 S. 7th St./Blue Heron Inn 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

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
102	S	7th	Street	

Address:
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 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 00-00-31-1800-0041-0011 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

Clear History Values

Construction Year: 1904 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Current Use Inn From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Windows; 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

Clear Description Values

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
Exterior Fabric(s) 1. Vinyl 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
Windows (types, materials, etc.) Modern replacement

Distinguishing Architectural Features (exterior or interior ornaments) Gable projection w pent roof; wide overhangs; transom; wraparound porch

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 Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 **NA00445**

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 2 Chimney Material(s): 1. Brick 2.

Structural System(s): 1. Balloon wood frame 2. 3.

Foundation Type(s): 1. Piers 2.

Foundation Material(s): 1. Brick 2.

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details) Half light door w blue heron lead glass decoration & transom

Porch Descriptions (types, locations, roof types, etc.) Entry/W & N wraparound, open, hip, chamfered supports and jig saw cut railing & brackets

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

Clear Significance Values

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

Clear Documentation Values

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 Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ 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.

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13837

Date Submitted: 4/28/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees

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

Basis for Review

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

2024 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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

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

Yes

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

4/25/2024

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*

211 S. 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0071

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jeanne

Last Name*

Fox

Mailing Address*

211 S. 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9045566635

E-mail Address*

schomes24@yahoo.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*

Robert

Last Name*

Severance

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

9045566635

E-mail Address

Project Description*

Construct a freestanding pergola without structure with wood materials to match existing house materials painted white to match existing house (plans attatched)

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

Design Vision Statement*

Construct a freestanding pergola without structure with wood materials to match existing house materials painted white to match existing house (plans attatched)

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color (Name/Number)

FENCING

Manufacturer	Product Description	Color (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color (Name/Number)

OTHER

Manufacturer	Product Description	Color (Name/Number)
n/a	Wooden pergola	white

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

Upload 1

211 S 7th St Drawing.pdf

Upload 2

211 S 7th Survey.pdf

Upload 3

211 S. 7th Elevations.pdf

Upload 4

211 S. 7th St After Pergula Pic.pdf

Upload 5

211 S. 7th St before pergola pic.pdf

Upload 6

A. Michael Hickox, CFA (1).pdf

Upload 7

211 S. 7th St before pergola pic.pdf

Upload 8

Choose File No…en

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:

☑ I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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 heating 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*

Robert

Applicant Last Name*

Severance

Today's Date*

4/28/2024

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.

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0039-0071

Owner Name	FOX JEANNE CUTLER REV TRUST
Mailing Address	211 S 7TH ST
	FERNANDINA BEACH, FL 32034
Location	211 S 7TH ST
Address	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Milage	18.3806
Homestead	Yes
Property Usage	SINGLE FAMILY 000100
Deed Acres	0
Short Legal	BLOCK 39 LOT N1/2 OF 7 CITY OF FDNA BEACH

2023 Certified Values

Land Value	$200,000
(+) Improved Value	$248,054
(=) Market Value	**$448,054**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$52,598
(=) Assessed Value	**$395,456**
(-) Homestead	$25,000
(-) Additional Exemptions	$5,000
(=) School Taxable Value	$365,456
(-) Non-School HX & Other Exempt Value	$25,000
(=) County Taxable Value	**$340,456**

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

PARCEL MAP



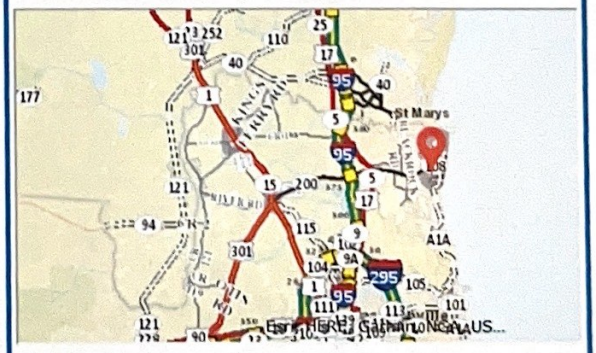
2023 AERIAL MAP



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
SNGL FAM	2266	1882	3	2.5	CEDAR		AIR DUCTED	FORCED AIR	1909

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
SHEDS/PORT	8 X 14	112	1994
SHEDS/PORT	14 X 16	224	1994
BRICK	15 X 5	75	1994
BRICK	7 X 4	28	1994
BRICK	9 X 9	81	1994

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-12-27	2525 / 261	$100	SW	U	I	FOX JEANNE CUTLER	FOX JEANNE CUTLER REVOCABLE TRUST
2020-11-17	2436 / 1017	$100	WD	U	I	STEWART MONTIETH H	FOX JEANNE CUTLER
2020-11-17	2411 / 805	$560,000	WD	Q	I	STEWART MONTIETH H	FOX JEANNE CULTER
1997-12-24	817 / 1562	$186,300	WD	Q	I	VAN TOMME JOHN J & JANET L	STEWART MONTIETH H
1995-10-10	741 / 665	$120,000	WD	Q	I	HAY KATHRYN D & THOMAS I	VAN TOMME JOHN J & JANET L
1988-09-06	551 / 905	$100	QC	U	I	HAY THOMAS I	HAY KATHRYN DIANE
1973-01-01	138 / 7	$5,400	WD	Q	I		
1900-01-01	183 / 463	$7,500	WD	Q	I		

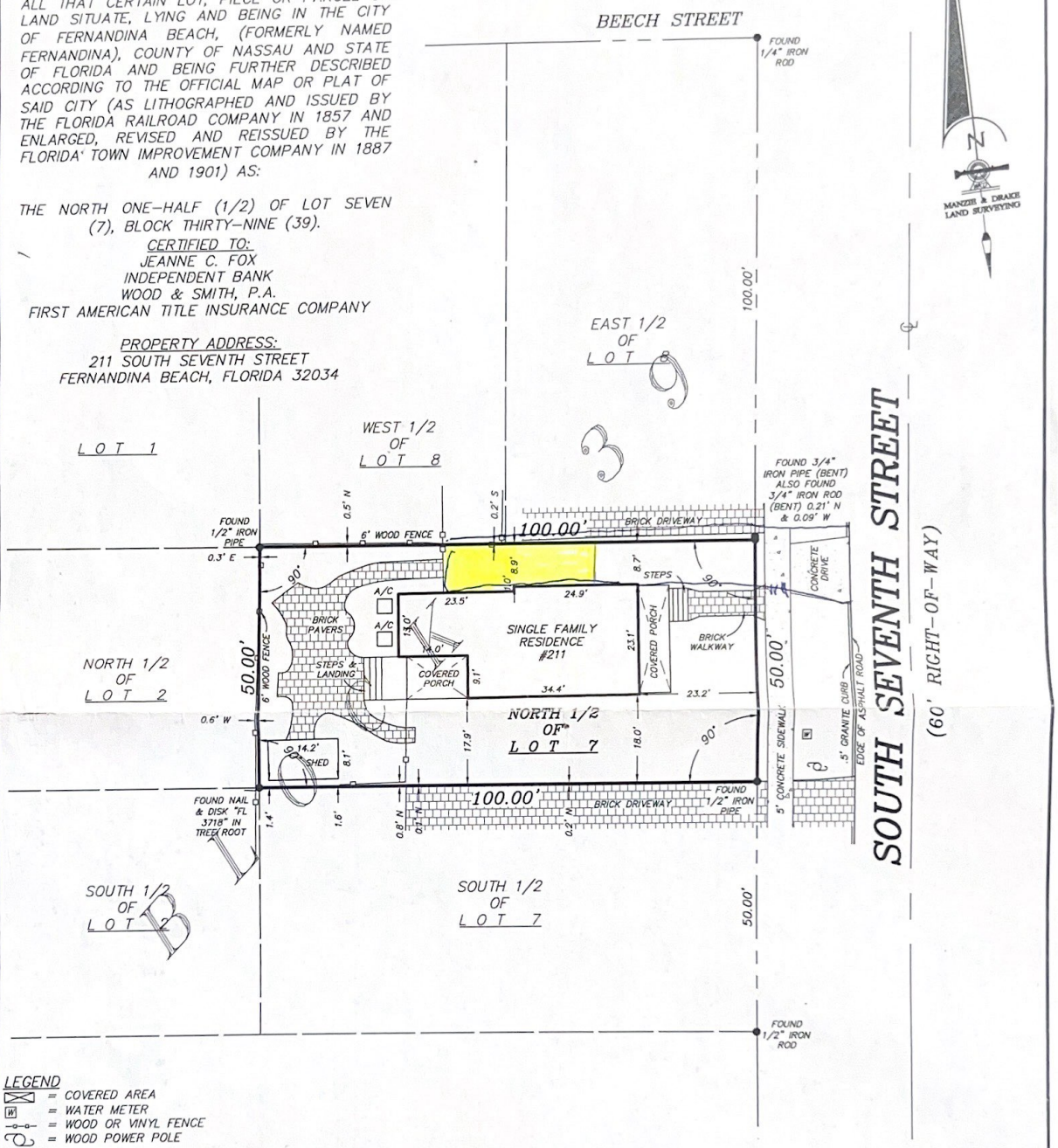
MAP OF BOUNDARY SURVEY

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

THE NORTH ONE-HALF (1/2) OF LOT SEVEN (7), BLOCK THIRTY-NINE (39).

CERTIFIED TO:
JEANNE C. FOX
INDEPENDENT BANK
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
211 SOUTH SEVENTH STREET
FERNANDINA BEACH, FLORIDA 32034



LEGEND
- = COVERED AREA
- W = WATER METER
- = WOOD OR VINYL FENCE
- = WOOD POWER POLE
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER

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) Internal lot angles shown hereon are based on recovered monumentation
5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

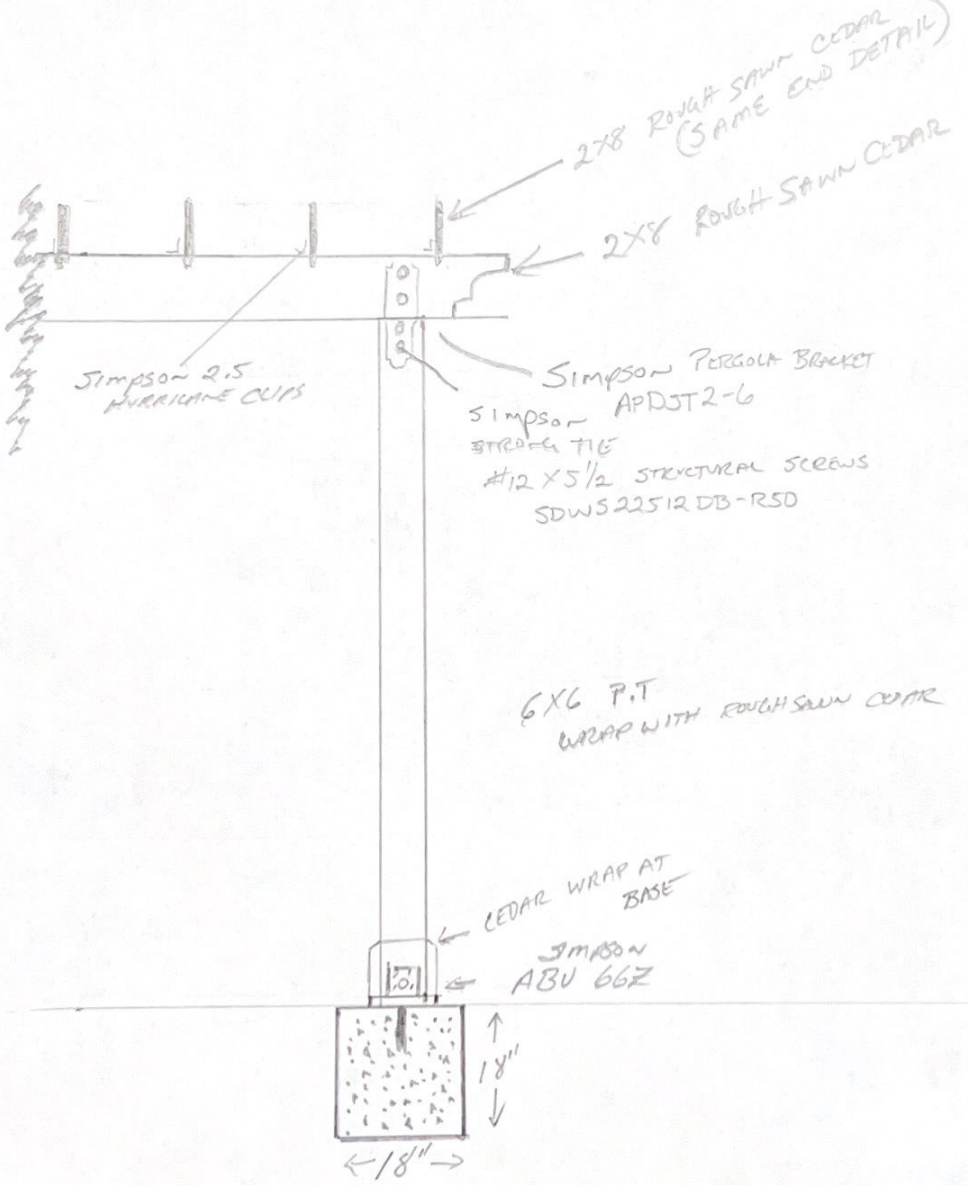
THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069 10/29/20

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."

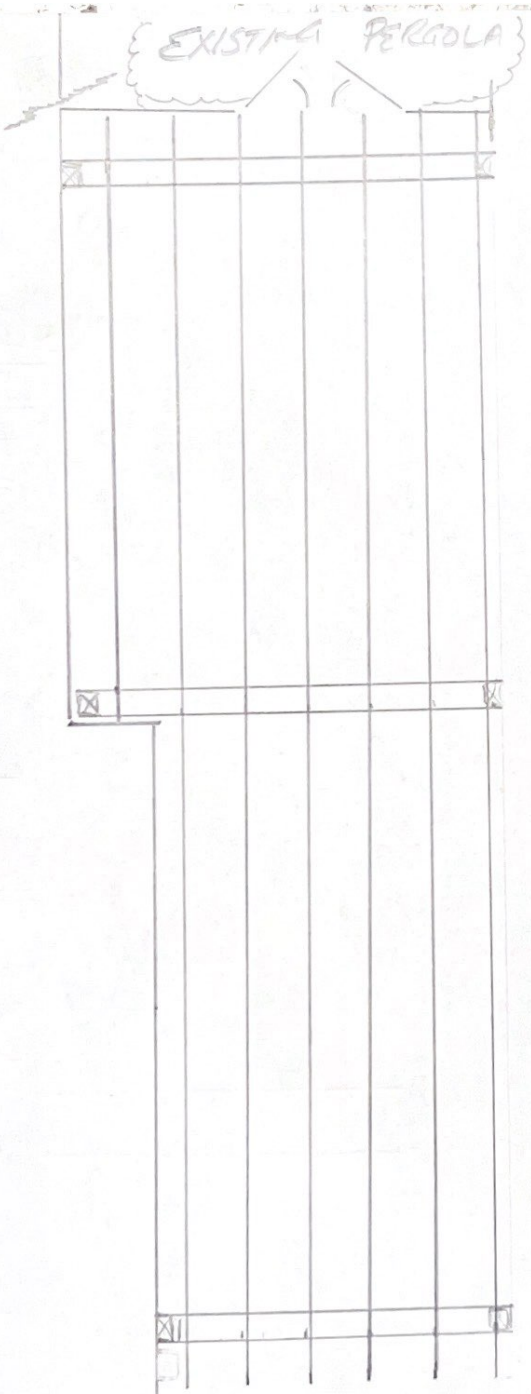
SCALE: 1"=20' JOB NO: 21075 DATE: 10/27/2020 CADD: LP
F.B. NO: X-345 PAGE NO: 42 FIELD CREW: SS FILE NO: A-5227





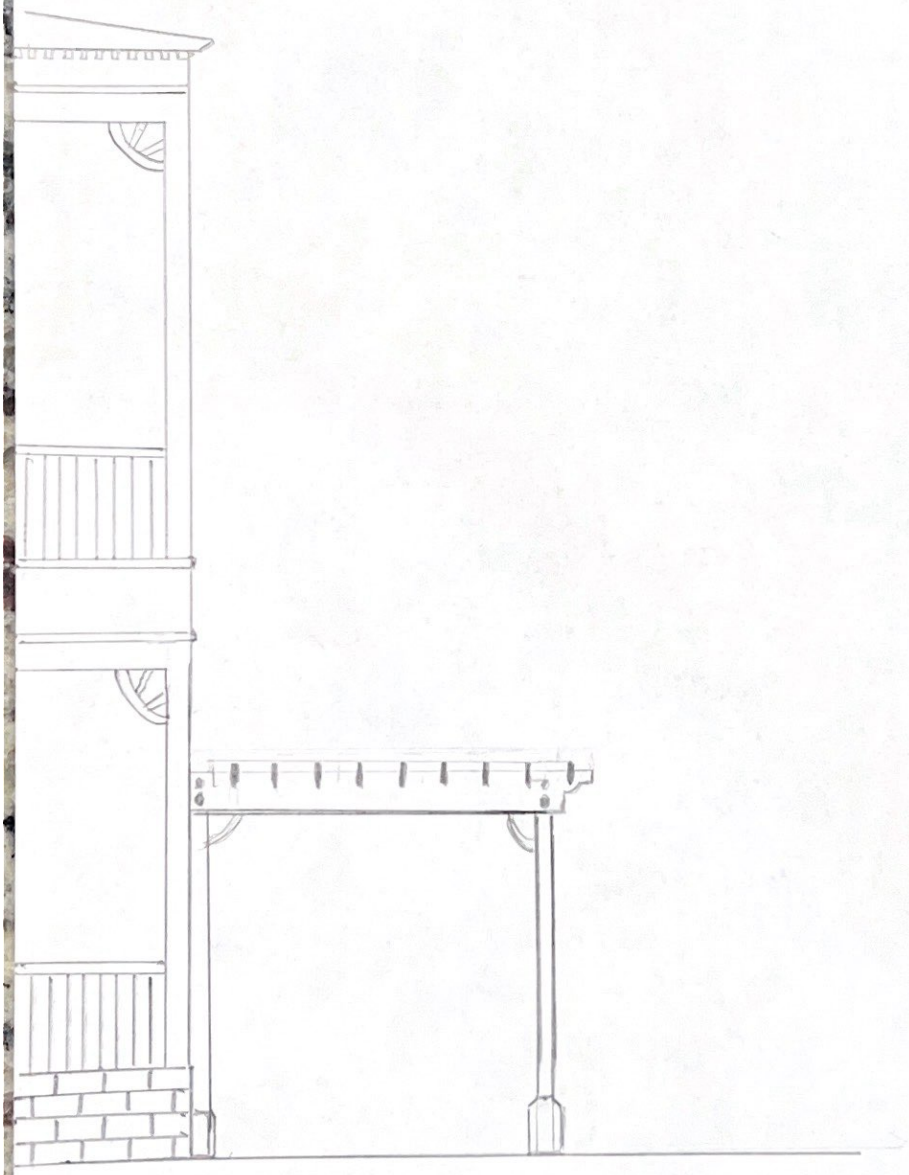
TYPICAL POST & BEAM DETAIL

FOX RESIDENCE 211 S. 7TH STREET



TOP ELEVATION

1/4"=1' SCALE FOX RESIDENCE 211 S. 7th STREET



EAST ELEVATION

FOX RESIDENCE 211 S. 7th STREET 1/4" SCALE = 1'

AFTER



BEFORE PERGOLA



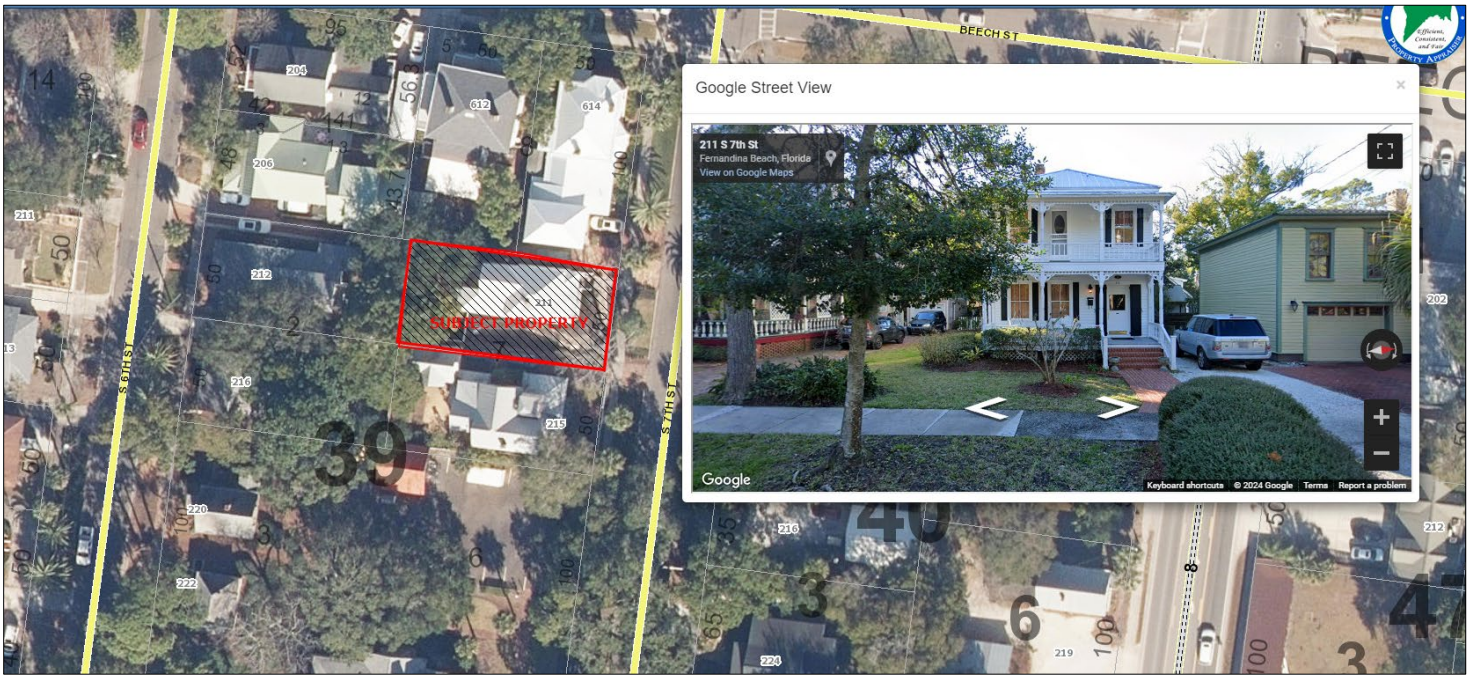
BEFORE PERGOLA



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0009
MAY 16, 2024

Owner/Applicant:	Jeanne Fox, Severance Custom Homes
Property Address:	211 S. 7th Street
Requested action:	Certificate of Approval (COA) to construct a side yard pergola
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residence
FL Master Site File #	8NA00458
Year Built:	1904 (FMSF)
Contributing Status:	Certificate of Approval (COA) to construct a pergola within view of the public right-of-way. (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 a Certificate of Approval (COA) to construct pergola.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT GUIDELINES

ANALYSIS:

Staff finds that the proposed improvement contains historically appropriate materials and is in keeping with the historic character of the residential block.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0009 **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 2024-0009, 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 Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application and Backup Materials

Reset Form

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 **NA00458**
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) 211 S 7th Street 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

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	211	S	7th	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 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 00-00-31-1800-0039-0071 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

Clear History Values

Construction Year: 1909 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1909 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 materials; decorative shutters
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

Clear Description Values

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 2/2 DHS

Distinguishing Architectural Features (exterior or interior ornaments) Turned columns; decorative brackets and balustrade; doors on each porch level

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

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 Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 **NA00458**

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2.

Structural System(s): 1. Balloon wood frame 2. 3.

Foundation Type(s): 1. Continuous 2.

Foundation Material(s): 1. Brick 2.

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details) Original door E elevation with paneling (lower half) and fixed light (upper);

Porch Descriptions (types, locations, roof types, etc.) Two-story, three bays; turned posts and decorative jig saw brackets; replacement balustrade, railing and steps

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

Clear Significance Values

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

Clear Documentation Values

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 Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ 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.

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13863

Date Submitted: 5/2/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees

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

Basis for Review

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

2024 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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Repair

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?*

5/1/2024

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*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

0

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Charlie

Last Name*

George

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9043103480

E-mail Address*

planninginfo@fbfl.city

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*

Kelly

Last Name*

Gibson

Company (if applicable)

City of Fernandina Beach

Street Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9043103480

E-mail Address

planninginfo@fbfl.city

Project Description*

Repairs to brick wall fronting City hall parking area on Ash Street.

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer | **Product Description** | **Color**

(Name/Number)

PORCH/DECK

Manufacturer | **Product Description** | **Color**

(Name/Number)

FENCING

Manufacturer | **Product Description** | **Color**

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer | **Product Description** | **Color**

(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 Choose File No…en

Upload 2 Choose File No…en

Upload 3 Choose File No…en

Upload 4 Choose File No…en

Upload 5

Choose File No…en

Upload 6

Choose File No…en

Upload 7

Choose File No…en

Upload 8

Choose File No…en

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:

☑ I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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 heating 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*

Kelly

Applicant Last Name*

Gibson

Today's Date*

5/2/2024

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.

City of Fernandina Beach **Jeremiah Glisson**

Public Works - Operations Department jglisson@fbfl.org

May 1, 2024

To: Kelly Gibson, Planning Director

From: Jeremiah Glisson, Operations Director JAG

CC: Charles George, Interim-City Manager

The brick wall along the northeastern part of the City Hall lot has been deemed a safety issue due to the line-of-sight obstruction for all traffic exiting the City Hall parking lot. This 50' x 58" wall blocks the view of vehicular and pedestrian traffic along Ash St.

Staff recommends modifying the wall to eliminate these safety concerns. The top courses of brick will be removed to lower the wall height from the current 58" to approx 30". Care will be given to preserve the wall columns and the wall cap. Additionally, cutting down the wall will provide bench seating for the various parades held throughout the City. See illustration below as a reference and there may be minor changes to this design once under construction. Please contact my office if you have any questions.




Museum of History
Community Theatre
8th St. A1A SR200
HERSHEY'S Ice Cream
NO PARKING
May 2, 2024
PARADE ROUTE
2PM - 5PM




STOP

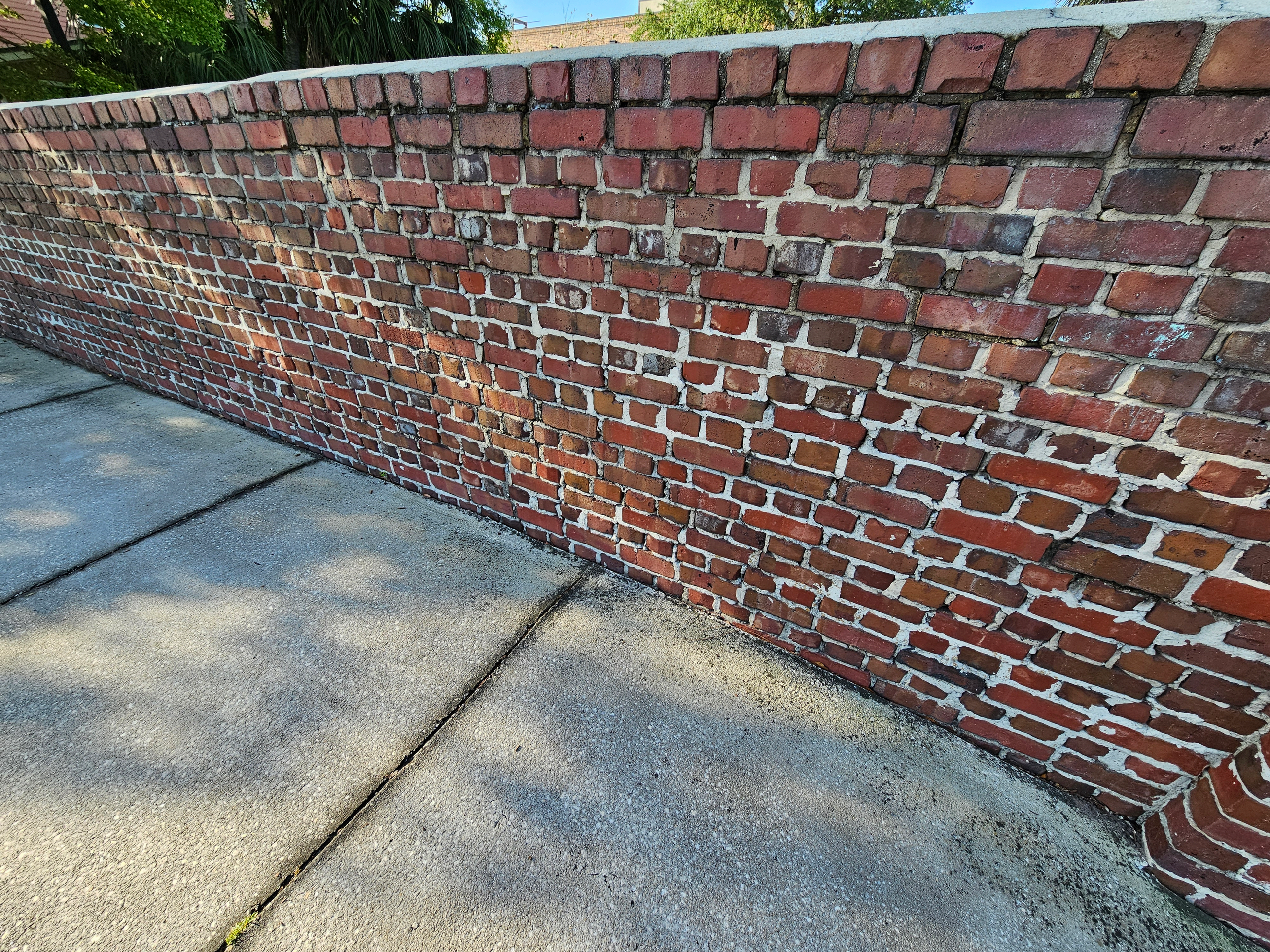

STOP


STOP


STOP


Museum of History
Community Theatre
8th St. A1A
SR200
DO N
ENTER


DO NOT
ENTER




STOP


DO NOT ENTER
DO NOT ENTER



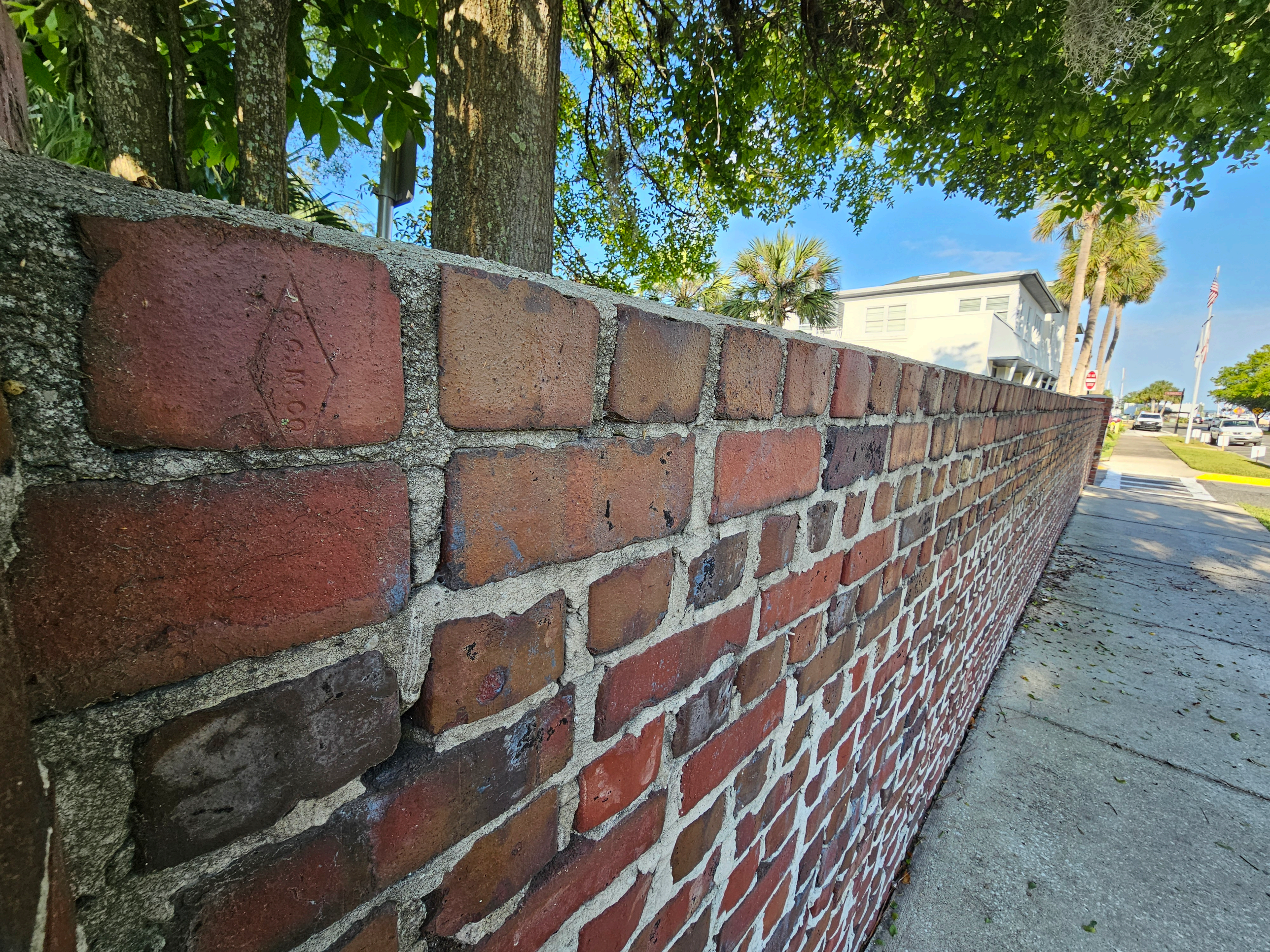

S.C.M.CO.
S.C.M.CO.
S.C.M.CO.


S.C.M.CO.








S.C.M.Co.


S.C.M.CO.












DO NOT
ENTER


DO NOT
ENTER


DO NOT
ENTER
PARKING
RESERVED
FOR CITY
BUSINESS


Museum of History
Community Theatre
8th St. A1A SR200
DO NOT
ENTER


DO NOT
ENTER


MAINTENANCE
204




Museum of History
Community Theatre
TRUCK ROUTE
STOP
NO PARKING
May 2, 2024
PARADE ROUTE
3PM - 9PM


Museum of History
Community Theatre
TRUCK ROUTE
STOP
DO NOT ENTER
NO PARKING
May 2, 2024
PARADE ROUTE:
3PM - 9PM

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0010
MAY 16, 2024

Owner/Applicant:	City of Fernandina Beach
Property Address:	204 Ash Street
Requested action:	Certificate of Approval (COA) to reduce brick wall at City Hall
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	N/A
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to modify the existing brick wall located at City Hall. Pedestrian traffic has greatly increased within this area of the City which poses additional concerns with vehicular and pedestrian conflicts. Near miss collisions have become a regular sight at City Hall. Staff has determined that this is a safety issue and recommends modifying the existing wall to reduce its height. The proposed modification will keep the columns on both sides. The design will have a gentle slope down to approximately 30" in height with a domed concrete cap in a finish that matches the existing cap. All bricks removed will be retained for a future downtown project.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT GUIDELINES
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	*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:

The chosen design compliments both the Historic District and the Community Redevelopment Area. The modification serves to reduce the safety concerns.

STAFF RECOMMENDATION:

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

Staff recommends: Approval of HDC 2024-0010

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0010 **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 2024-0010, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

ARTICLE III. ART IN PUBLIC PLACES

Sec. 70-150. Purpose.

The City of Fernandina Beach recognizes that providing for public art and enhancing the appearance of buildings and spaces provides benefits to the community by expanding the historical, cultural, and creative knowledge of citizens. It further recognizes the diverse aesthetic character of the City's built environment is vital to the quality of the life of its citizens, the economic successes of its businesses, an attraction for visitors and a benefit to tourism; and that a public art and design program contributes to the aesthetic enhancement of the community.

Sec. 70-151. Definitions.

[The following words, terms and phrases, when used in this article, ~~shall~~ have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Aggregate job value means the total of all construction costs associated with a particular permanent art installation. Construction costs ~~shall~~ include all labor, structural materials, plumbing, electrical, mechanical, infrastructure, and site work.

Art, artwork, or *works of art* means tangible creations by an artist exhibiting the highest quality of skill and aesthetic principles and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, paintings, sculptures, engravings, carvings, frescos, stained glass, mosaics, mobiles, tapestries, murals, photographs, video projections, digital images, bas-relief, high relief, fountains, kinetics, collages, drawings, monuments erected to commemorate a person or an event, functional furnishings, such as artist designed seating and pavers, unique or original architectural elements and artist designed landforms or landscape elements. The following ~~shall~~ is not ~~be~~ considered artwork or works of art for purpose of this article:

(1) Reproductions or unlimited copies of original artwork,

(2) Art objects, which are mass-produced, or

(3) Works that are decorative, ornamental, or functional elements of the architecture or landscape design, except when commissioned from an artist or designed as an integral aspect of a structure or site.

Art in Public Places Design Guidelines means a set of guidelines established by the ~~Arts and Culture Nassau~~ City of Fernandina Beach in cooperation with the ~~city attorney and city staff~~ Parks and Recreation Advisory Board and Historic District Council to provide procedures for the review and approval of public art.

Art in Public Places Program fund means a separate, non-interest bearing account set-up by the City to receive monies for the Art in Public Places Program.

Art permit fee ~~shall be~~ means a one-time fee to be paid by the artist or entity applying for each temporary art installation. The fee ~~shall go~~ is deposited into the Art in Public Places maintenance fund and must be utilized for the creation of artist recognition plaques and insurance coverage.

Commented [KN1]: How much is this fee?

Artist or *professional artist* means a practitioner in the visual arts, generally recognized by critics and peers as a professional in the field. Indications of a person's status as a professional artist include, but are not limited to, income realized through ~~sole~~ commission of artwork, frequent or consistent art exhibitions, placement of artwork in public institutions or museums, receipt of honors and awards, and training in the arts.

~~*Arts and Culture Nassau* is the advisory board established by the City of Fernandina Beach City Commission, pursuant to Resolution 2007-102 as amended, shall oversee and administer the Art in Public Places Guidelines.~~

Historic District Council (HDC) is the advisory board established by Ordinance 526, which oversees and administers the Art in Public Places Guidelines within the boundaries of the Historic District and Community Redevelopment Area (CRA).

License agreement ~~shall be~~ means a temporary agreement between the City and an artist to place art in temporary art locations on City property.

Parks and Recreation Advisory Committee (PRAC) is the advisory board established by Resolution 2005-67, as amended, which oversees and administers the Art in Public Places Guidelines within the City limits, exclusive of the boundaries of the Historic District and Community Redevelopment Area (CRA).

Permanent art means artwork created either as a donation to the City or by the City and intended to be in place for a period greater than one year. Permanent art ~~shall~~ will be installed in cooperation with the artist. The City ~~shall~~ will be responsible for ongoing maintenance activities for the life of the artwork.

Publicly accessible means locations that are open to the general public during normal business hours and are visible by the general public ~~at all times~~.

Temporary art ~~locations~~ means artwork intended to be temporary in nature, ~~and~~ lasting no longer than one year. Temporary artwork must be installed, maintained, and removed in compliance with the approval received by the ~~Arts and Culture Nassau~~ appropriate approval board. Any temporary artwork which becomes defaced, altered from its original approval, or destroyed is subject to immediate removal and loss of its approved status.

Sec. 70-152. Program Administration; ~~Committee~~ Board roles and responsibilities.

The Art in Public Places Program is administered by the Parks and Recreation Department and overseen by the Parks and Recreation Advisory Committee and the Historic District Council.

(a) Program Administration. The City of Fernandina Parks and Recreation Department, with feedback from Parks and Recreation Advisory Committee and the Historic District Council, will develop guidelines, selection procedures, artist recognition procedures, and organizational policies for both temporary and permanent artwork to facilitate the Art in Public Places Program. These guidelines will be reviewed and approved by the City Commission via Resolution.

(b) Temporary Art Installations. Temporary art installations are reviewed and approved by the Parks and Recreation Advisory Committee or, if within the boundaries of the Historic District and Community Redevelopment Area (CRA), the Historic District Council, for compliance with the established Art in Public Places Guidelines. All temporary artwork locations are determined by the City Manager and are subject to change. Depending on the location, the PRAC or HDC has final approval over temporary art installations. Both Boards may make recommendations for extending or relocating temporary art to the City Commission.

(c) Permanent Art Installation. Permanent art installations are reviewed by the Parks and Recreation Advisory Committee or, if within the boundaries of the Historic District and Community Redevelopment Area (CRA), the Historic District Council, for compliance with the established Art in Public Places Guidelines. Permanent art locations are determined on a case-by-case basis. The reviewing Board will make a recommendation to the City Commission, which has final approval over permanent art installations.

(d) Applications. Applications for both temporary and permanent artwork are available from and must be submitted to the Department of Parks and Recreation for processing.

(e) Additional Board Responsibilities. In addition to reviewing temporary and permanent art applications, both the Parks and Recreation Advisory Committee and the Historic District Council may:

1) Issue recommendations to the City Commission on final selection of permanent art installations for purchase. Any approvals for purchase are then guided by the City's purchasing requirements.

2) Coordinate, investigate, review, and recommend to the City Commission other means by which artworks may be obtained, including donations to the Art in Public Places Program, and grant applications for public art projects.

3) Encourage public art throughout the City and educate and stimulate participation of all citizens in a joint public and private effort to promote art in public places.

4) Coordinate, investigate, review, and recommend to the city commission other means by which artworks may be obtained, including donations to the Art in Public Places Program, and grant applications for public art projects.

(f) Special events as permitted by the City, in which artwork may be displayed as part of the event on City rights-of-way or within public parks, are exempt from necessary public art permitting requirements. All artwork exempt from public art permit requirements must be removed within 24 hours of the end of the permitted special event.

~~The Arts and Culture Nassau committee shall administer the Art in Public Places Program. Its purpose, functions, role, and responsibilities within the Art in Public Places Program shall be as follows:~~

~~(1) Develop guidelines, selection procedures, and organizational policies for both temporary and permanent artwork to facilitate the Art in Public Places Program.~~

~~(2) Review and approve temporary art installations for compliance with the established Art in Public Places Guidelines with final approval granted by the Arts and Culture Nassau. Temporary art locations shall be determined by the city manager or his/her designee. Temporary art locations will be specific and are subject to change. The Arts and Culture Nassau may issue recommendations for extending or relocating temporary art to the city commission.~~

~~(3) Review and issue a recommendation on all permanent art installations pending review by the historic district council, if located within a designated historic district or the Community Redevelopment Area (CRA), and provide notice to applicants that all permanent works of art are subject to final approval by the city commission. Permanent art locations shall be determined on a case by case basis.~~

~~(4) Establish artist recognition procedures for the placement of plaques. This shall apply to both temporary artwork and permanent art installations. Plaques recognizing the artist shall become property of the city.~~

~~(5) Prepares an annual Art in Public Places Program expenditure plan for the monies in the Art in Public Places fund for approval by the city commission during its annual budget review process.~~

~~(6) Related to city construction projects, in concert with city staff, is responsible for working with appropriate department program planning; designating temporary public art locations and long-term/ permanent public art locations; provide support in determining project scope and budget; managing the artist selection process; commission artworks; approve design, execution and placement of artworks from the city's public art collection.~~

~~(7) Issue recommendations to the city commission on final selection of permanent art installations for purchase. Any approvals for purchase are then guided by the city's purchasing requirements.~~

~~(8) Recruit professionals in the visual arts and design fields to serve in the artist selection process in order to ensure works of highest quality.~~

~~(9) Encourage public art throughout the city and shall educate and stimulate participation of all citizens in a joint public and private effort to promote art in public places.~~

~~(10) Ensure appropriate community participation in this process and provides public education activities as part of public art projects.~~

~~(11) Coordinate, investigate, review, and recommend to the city commission other means by which artworks may be obtained, including donations to the Art in Public Places Program, and grant applications for public art projects.~~

~~(12) Administer the city's donation policy for artwork in cooperation with the city attorney's office and the city's finance department.~~

~~(13) Special events as permitted by the city, in which artwork may be displayed as part of the event on city rights-of-way or within public parks, are exempt from necessary public art permitting requirements. All artwork exempt from public art permit requirements must be removed within 24 hours of the end of the permitted special event.~~

Sec. 70-153. Ownership and maintenance.

(a) The City ~~shall~~ will retain ownership of all permanent works of art acquired and ~~shall~~ retain title to each work of art.

(b) Artwork which has been donated to the City as a permanent art installation becomes property of the City upon formal acceptance by the City Commission. The City, in cooperation with the artist, ~~shall~~ will install the artwork. All maintenance activities will be conducted by the City indefinitely or until the artwork is removed.

(c) All contracts for artwork that will be acquired or accepted for ownership by the City must be reviewed and approved by the City Attorney's office.

(d) Ownership of all works of art incorporated into private construction projects, as may be required for development approval, ~~shall~~ will be vested in the property owner who ~~shall~~ will retain title to each work of art. If the property is sold, the seller may either:

(1) Include restrictions in the deed that require maintenance of the artwork and prevent its removal from the property;

(2) Transfer ownership of the artwork to the City of Fernandina Beach to be maintained as public artwork; or

(3) Remove the artwork and make a contribution to the Art in Public Places Program fund in an amount equal to 0.75 percent of its initial aggregate job value.

(e) If the title is passed to a subsequent owner and, as a result, a deed restriction exists as to the artwork, the subsequent owner ~~shall~~ must maintain the artwork in accordance with applicable codes or other established guidelines. The artwork cannot be altered, modified, relocated, or removed other than as provided herein without prior approval of the Parks and Recreation Advisory Committee or the Historic District Council, depending on the location ~~Arts and Culture Nassau~~.

(f) Artwork owners will be required to maintain the work of art in good condition in the approved location, as required by code or other applicable guidelines for all temporary artwork installations including, but not limited to, normal code enforcement rules, to ensure that proper maintenance is provided.

(g) The artwork owner may request that artwork be removed from the site due to hardship with the approval of the Parks and Recreation Advisory Committee or the Historic District Council, depending on the location ~~Arts and Culture Nassau~~. In addition, in the event there is a condition that occurs outside of reasonable control of the owner, then this provision may be implemented with the approval of the ~~Arts and Culture Nassau~~ appropriate Board.

Sec. 70-154. Art in Public Places Program fund.

(a) The City ~~shall~~ will maintain a separate accounting of monies received for the Art in Public Places Program which ~~shall~~ consist of the following:

(1) All funds received as part of the art permit fee.

(2) All funds donated to the City for purposes of the creation or maintenance of public art or for purposes of community outreach and education ~~furthering the mission of the Arts and Culture Nassau~~; and

(3) Any funds allocated by the City for the Art in Public Places Program through the budgetary process.

(b) The Art in Public Places monies ~~shall~~ must be used solely for expenses associated with the selection, commissioning, acquisition, installation, maintenance, administration, removal, and insurance of work of art or public education in relation thereto at the discretion of the City Commission. Such funds ~~shall be~~ are administered by the City in consultation with ~~Arts and Culture Nassau~~ the Parks and Recreation Advisory Committee and the Historic District Council. Custody of the Art in Public Places funds ~~shall~~ remain with the City and all City policies and procedures ~~shall~~ must be strictly adhered to regarding the oversight of such funds. Programming of art in public places expenditures for new artwork ~~shall~~ will be included in the annual capital improvements plan and expenditures related to ongoing maintenance of the Art in Public Places Program shall be included in the operating budget of the City.

(c) A minimum of ten (10%) percent of all non-restricted Art in Public Places Program funds which are applied to City-owned public art projects ~~shall~~ must be deposited into an Art in Public Places "maintenance" account. The "maintenance account" ~~shall be~~ is administered by City staff as a function of the Art in Public Places Program.

Secs. 70-155—70-169. Reserved.

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

Permit

Permit NO. **BLDR-2022-2325**
Permit Type: **General Building - Residential**
Work Classification: **Addition**
Permit Status: **Fees Due**

Issue Date: 08/08/2022

Expiration: 05/28/2024

Location Address | **Parcel Number**

715 SAN FERNANDO ST, FERNANDINA BEACH, FL 32034 | **00-00-31-1580-0017-0030**

Contacts

William Kavanaugh Jr — **Owner** 715 San Fernando Street, Fernandina Beach, FL 32034 (904)445-8441 whkavanaugh@gmail.com	Cherry Mancil — **Applicant** P.O. Box 16654, Fernandina Beach, FL 32035 (904)578-4684 cherrydac4@gmail.com
Chad Dougherty — **Applicant** PO Box 16654 Florida Ave, Fernandina Beach, FL 32035 (904)415-6495 doughertycompany@gmail.com	

Description: REMODEL AND ADDITION - SEE PLANS - REVISION: 3/21/24 - ENLARGE SIZE OF BACK PATIO WITH PAVERS 3/22/24 - HDC REVISION APPROVE TO EXTEND PATIO WITH PAVERS - KG

Valuation: $580,396.89

Total Sq Feet: 3,847.00

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Building Dept. Plan Review Fee	$200.00
Building Permit Base Fee	$4,648.00
DBPR Surcharge	$72.72
DCA Surcharge	$48.48
Grade, Excavate, Fill	$101.00
Municipal Impact Fee (Fire)	$1,015.61
Municipal Impact Fee (Parks & Rec)	$11,098.60
Municipal Impact Fee (Police)	$1,384.92
Municipal Impact Fee (Public Facilities)	$1,704.22
New Revision Fee -Residential	$35.00
Planning/Zoning Review	$250.00
Total:	**$20,558.55**

Payments	Amt Paid
Total Fees	**$20,558.55**
Check # 004000	$20,523.55
Check # m4s1MNzFuVsc	$35.00
Amount Due:	**$0.00**

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
SLAB	
Foundation Staking Plan(Planning)	
External Tie Down/Strapping	
External Tie Down/Strapping	
FILL CELL/VERTICAL CELL/COLUMNS	
WALL NAIL OFF/SHEATHING	
PILINGS/PILE CAPS/PIERS	
ROOF NAIL OFF/SHEATHING	
ROOF NAIL OFF/SHEATHING	
SOFFIT/SIDING - IN PROGRESS	
WINDOW/DOOR ROUGH	
FIREWALL/SMOKE BARRIER	
INSULATION/FOAM	
FOOTING	
FOOTING	
ROOF FLASHING/DRY-IN	
External Tie Down/Strapping	
SILT FENCE	
ROOF IN PROGRESS	
LATH/STUCCO ROUGH	
FRAMING	
FLOOR JOIST/GIRDER	

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

Permit

Permit NO. **BLDR-2024-0106**
Permit Type: **General Building - Residential**
Work Classification: **Siding Replacement or Repair**
Permit Status: **Issued**

Issue Date: 03/04/2024

Expiration: 09/03/2024

Location Address	Parcel Number
138 S 2ND ST, FERNANDINA BEACH, FL 32034	**00-00-31-1800-0270-0080**

Contacts

SCHWARTZ CHARLES R REV TRUST — **Owner**
(904)219-6067

Adam Russo — **Applicant**
1711 Lakeside AVE #5, St Augustine, FL 32084
(904)824-2301

Florida Certified Contractors LLC — **Applicant**
1711 Lakeside AVE #5, St Augustine, FL 32084
(904)824-2301 adam@fccbuilders.com

Description: Remove and replace like for like 364SF stucco

Valuation: **$27,000.00**
Total Sq Feet: **364.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Administrative Fee -Residential (non refundable)	$35.00
COA - Staff Residential Fee	$25.00
DBPR Surcharge	$2.00
DCA Surcharge	$2.00
Siding Repair or replacement over 100 Sq Ft	$90.00
Total:	**$154.00**

Payments	Amt Paid
Total Fees	**$154.00**
Check # wDqwcFolDcxe	$154.00
Amount Due:	**$0.00**

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
WALL NAIL OFF/SHEATHING	
HOUSE WRAP/ZIP TAPE	
LATH/STUCCO ROUGH	
BUILDING FINAL	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)

CERTIFICATE OF APPROVAL (COA) HDC2022-0075
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Board Review	**Project:**		**App Date:**	10/27/2022
Work Class:	Residential	**District:**	Default	**Exp Date:**	12/27/2022
Status:	Approval Expired	**Square Feet:**	0.00	**Completed:**	12/16/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	12/18/2025

Description: Certificate of Approval (COA) for renovation of structure, 1 bathroom addition and 1 pantry addition, demolish garage and construct new 330 sq ft. accessory structure

Parcel: 00-00-31-1800-0009-0190 Main	**Address:** 121 N 3Rd St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Applicant
Bender & Associates
Architects
410 Angela St Angela
Key West, FL 33040
Mobile: 3052961347

Owner
Paul E Murzyn
127 N 3rd ST
Fernandina Beach, FL 32034
Mobile: 317-496-3732

Note	Created By	Date and Time Created
1. email sent for payment reminder	Sylvie McCann	11/01/2022
2. Approved w/ Conditions: 1. If cedar shake roof not available, appropriate alternative materials may be staff reviewed.	Salvatore Cumella	12/16/2022
3. extension from FS Emergency statute - 12/18/2025 new expiration	Sylvie McCann	03/20/2024

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001522-2022		Salvatore Cumella	12/16/2022

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00024483	COA - Residential		$250.00	$250.00
		Total for Invoice INV-00024483	$250.00	$250.00
NOT INVOICED	NSF Check -Face Value $50 - $299.99		$30.00	$0.00
		Total for Invoice NOT INVOICED	$30.00	$0.00
		Grand Total for Plan	**$280.00**	**$250.00**

CERTIFICATE OF APPROVAL (COA) HDCSA2024-0014
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	03/07/2024
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	04/08/2024
Status:	Approved	**Square Feet:**	0.00	**Completed:**	03/12/2024
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	03/12/2025

Description: Certificate of Approval (COA) to repaint exterior structure

Parcel: 00-00-31-1800-0128-0022 Main	**Address:** 314 S 7Th St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Applicant
Jean L +Wallace C Shannon
314 S 7th Street S 7th
Fernandina Beach, FL 32034
Mobile: 305-849-4383

Owner
Jean L +Wallace C Shannon
314 S 7th Street S 7th
Fernandina Beach, FL 32034
Mobile: 305-849-4383

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031382	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00031382	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

CERTIFICATE OF APPROVAL (COA) HDCSA2024-0016
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	03/19/2024
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	04/18/2024
Status:	Approved	**Square Feet:**	0.00	**Completed:**	03/22/2024
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	03/24/2025

Description: Certificate of Approval (COA) to replace and repaint ramp + railing in rear, board for board.

Parcel: 00-00-31-1800-0041-0011 Main	**Address:** 102 S 7Th St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Contractor	Applicant	Owner
Oliver F Tilton 1333 MANUCY FERNANDINA BEACH, FL 32034 Business: 7062964602	Oliver F Tilton 1333 MANUCY FERNANDINA BEACH, FL 32034 Business: 7062964602	BLUE HERON BNB LLC C/O ELIZABETH M MOSES 4710 SR 13 N ST. JOHNS, FL 32259

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031483	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00031483	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

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

Permit

Permit NO. **ZON-000037-2024**
Permit Type: **Zoning Permit**
Work Classification: **Fence (non-structural)**
Permit Status: **Complete**

Issue Date: 03/04/2024
Expiration: 09/11/2024

Location Address
123 S 6TH ST, FERNANDINA BEACH, FL 32034

Parcel Number
00-00-31-1800-0028-0100

Contacts

Lynn Scroggin **Owner** 123 S 6th ST, Fernandina Beach, FL 32034 (678)575-6981 lscroggin@gmail.com	Rob Psulkowski **Applicant** 710 Beech ST, Fernandina Beach, FL 32034 (904)556-0064 btlconstructioninc@gmail.com
Rob Psulkowski **Contractor** 710 Beech ST, Fernandina Beach, FL 32034 (904)556-0064 btlconstructioninc@gmail.com	

Description: Installation of Solid Wood Fencing as per marked up survey 6 ft tall to 4 ft at front - Neighbors to pay half
Historic District

Valuation: $15,000.00
Total Sq Feet: 100.00

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	$25.00
Zoning Review Fee - Fence + Concrete Pad	$50.00
Total:	**$75.00**

Payments	Amt Paid
Total Fees	**$75.00**
Check # wlCDPWpMuScH	$75.00
Amount Due:	**$0.00**

Available Inspections:	
Inspection Type	
FINAL PLANNING/ZONING (VIRTUAL W/PICTURES)	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

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

Permit

Permit NO. **ZON-000046-2024**
Permit Type: **Zoning Permit**
Work Classification: **Fence (non-structural)**
Permit Status: **Issued**

Issue Date: 03/22/2024

Expiration: 09/18/2024

Location Address

14 S 2ND ST, FERNANDINA BEACH, FL 32034

Parcel Number

00-00-31-1800-0269-0020

Contacts

Howard Mclure — **Owner**
(615)418-0944 howard.mclure@gmail.com

Tim Poynter — **Applicant**
1913 Highland DR, Fernandina Beach, FL 32034
(904)206-3110 tim@poyntercontracting.com

Poynter Family Holdings LLLP — **Applicant**
3967 First AVE, Fernandina Beach, FL
(904)415-6533 tpoynter@gmail.com

Description: Continue the existing fence on the North side of the property to the sidewalk. This will be the same design as existing fence.

Valuation: $500.00
Total Sq Feet: 0.00

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	$25.00
Zoning Review Fee - Fence + Concrete Pad	$50.00
Total:	**$75.00**

Payments	Amt Paid
Total Fees	**$75.00**
Check # oMt24SKcaoUo	$75.00
Amount Due:	**$0.00**

Available Inspections:

Inspection Type	
FINAL PLANNING/ZONING (VIRTUAL W/PICTURES)	

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204 Ash Street, Fernandina Beach, Florida 32034

Permit

Permit NO. **ZON-000055-2024**
Permit Type: **Zoning Permit**
Work Classification: **Fence (non-structural)**
Permit Status: **Issued**

Issue Date: 04/08/2024

Expiration: 10/07/2024

Location Address

102 S 10th ST, Fernandina Beach, FL 32034

Parcel Number

00-00-31-1800-0054-0010

Contacts

John A. + Lisa R. Laub — **Owner**
102 S 10th ST, Fernandina Beach, FL 32034
(347)446-8578 johnalaub@yahoo.com

stephen harper — **Applicant**
4769 ATLANTA CT, JACKSONVILLE, FL 32210-7901
(904)210-7133 dynamicfencellc@gmail.com

stephen harper — **Applicant**
4769 ATLANTA CT, JACKSONVILLE, FL 32210-7901
(904)210-7133 dynamicfencellc@gmail.com

Description: installing 5' 3-rail fence along the property lines on South 10th, ash, and south 11th st. 6' horizontal fence inbetween neighbors

Valuation: $42,500.00

Total Sq Feet: 0.00

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	$25.00
Zoning Review Fee - Fence + Concrete Pad	$50.00
Total:	**$75.00**

Payments	Amt Paid
Total Fees	**$75.00**
Check # ItUZ0Auclyww	$75.00
Amount Due:	**$0.00**

Available Inspections:	
Inspection Type	
BUILDING FINAL	
FINAL PLANNING/ZONING (VIRTUAL W/PICTURES)	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	

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