



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
OCTOBER 17, 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**
- 4. NEW BUSINESS**
 - 4.1 HDC 2024-0024 - RICE ARCHITECT, AGENT FOR ROBERT MCKENZIE, 232 S. 7TH STREET**
FINAL Certificate of Approval (COA) to install a paved patio and alter the existing garage to create a covered patio. (*Quasi-Judicial*).
 - 4.2 HDC 2024-0025 - RICE ARCHITECT, AGENT FOR TEIXEIRA DAVID LIVING TRUST, 509 BEECH STREET**
CONCEPTUAL Certificate of Approval (COA) to demolish a prior addition and add a new living space, accessory dwelling unit, and a pool. (*Quasi-Judicial*).
 - 4.3 HDC 2024-0026 - CITY OF FERNANDINA BEACH, WATERFRONT PARK**
FINAL Certificate of Approval for hardscape materials of waterfront lots C and D.
- 5. BOARD BUSINESS**
 - 5.1 Presentation: Window Manufacturers for Consideration on Approved Windows List**
 1. Sierra Pacific Windows - Website: <https://www.sierrapacificwindows.com/> - with Presentation by Mr. Roy Williams, Architectural Consultant for Sierra Pacific Windows
 2. Home Rite Windows, specifically Mi 1620 and Mi 1650 - Website: <https://www.youtube.com/watch?v=VVsjqWC0HVM> - with Presentation by Mr. Shawn Lee from Home Rite Windows
 - 5.2 Discussion: Old Town Roadway Concerns and Solutions**
 - 5.3 Election of Board Chair and Vice Chair**
- 6. STAFF REPORT**
 - 6.1 Schedule Workshop to review updated HDC Design Guidelines and CRA Appendix**
- 7. PUBLIC COMMENT**

8. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, NOVEMBER 21, 2024 AT 5PM.

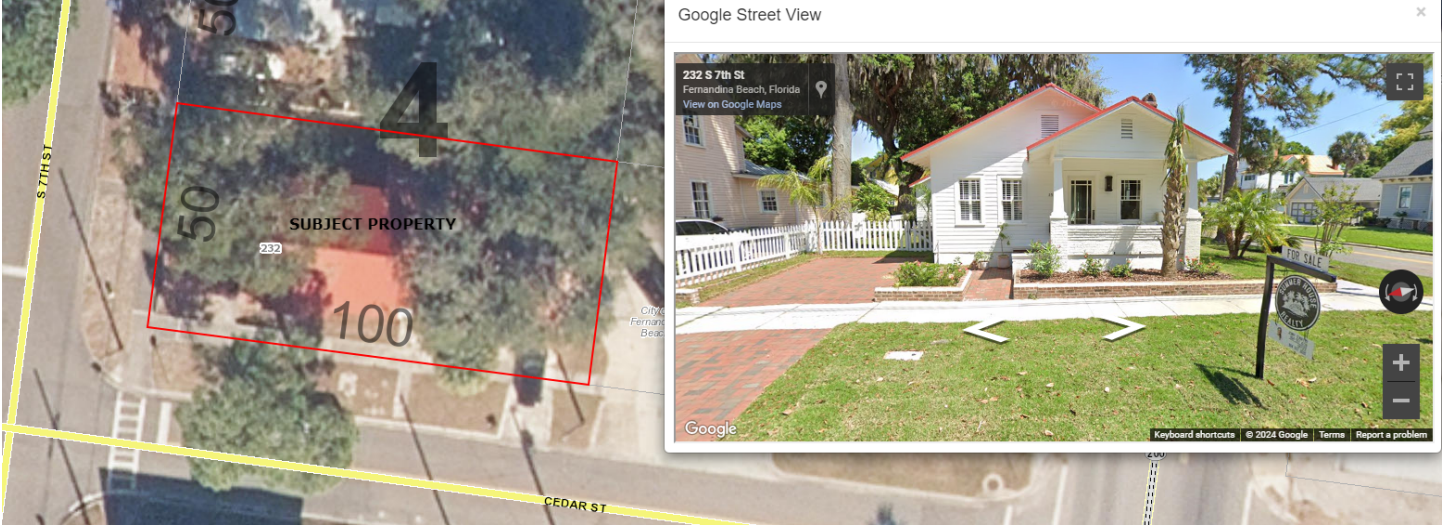
All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear 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.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0024
October 17, 2024

Owner/Applicant:	Mark Akins of Rice Architect, AGENT FOR Robert Mckenzie
Property Address:	232 S. 7 th Street
Parcel ID #	00-00-31-1800-0040-0042
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	NA00465
Year Built:	1926
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to 1) Install new paved uncovered patio and water feature in the rear yard with rear entry AND 2) Retain the street-facing facade of the existing garage, replacing the man door and garage doors as per the drawings. A partial wall cut at the rear yard facing wall to create a covered patio within the existing footprint. (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 seeks FINAL approval to construct an uncovered paved patio and water feature in the rear yard of the property with a rear entry. They are also seeking approval to retain the street-facing facade of the existing garage, replacing the man door and garage doors as per the drawings. A partial wall cut at the rear yard facing wall to create a covered patio within the existing footprint.



Requested garage modification to create patio space.

- 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	☐	☐	☒

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

ANALYSIS:

Staff finds that the proposed garage modification and hardscape 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 2024-0024

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0024 **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 2024-0024, 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 8NA00465

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14617

Date Submitted: 9/5/2024

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

Application Deadline (4:30pm)	Nov 09 2023	Dec 07 2023	Jan 04 2024	Feb 08 2024	Mar 07 2024	Apr 04 2024	May 09 2024	June 06 2024	July 04 2024	Aug 08 2024	Sep 05 2024	Oct 10 2024	Nov 07 2024	Dec 05 2024
Meeting Date	Dec 21 2023	Jan 18 2024	Feb 15 2024	Mar 21 2024	Apr 18 2024	May 16 2024	June 20 2024	July 18 2024	Aug 15 2024	Sep 19 2024	Oct 17 2024	Nov 21 2024	Dec 19 2024	Jan 16 2025

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*

Alteration

APPROVAL TYPE*

Board Approval: Final

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

Previously Approved Case #

HDC YYYY-##

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

Yes

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

8/15/2024

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*

232 S 7TH ST FERNANDINA BEACH 32034

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0040-0042

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

ROBERT

Last Name*

MCKENZIE

Mailing Address*

232 S 7TH ST FERNANDINA BEACH 32034

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9044910072

E-mail Address*

robertmckenzie77@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*

MARK

Last Name*

AKINS

Company (if applicable)

RICE ARCHITECT

Street Address

961687 GATEWAY BLVD SUITE 201H

City

AMELIA ISLAND

State

FL

Zip

32034

Telephone Number

9044910072

E-mail Address

MHAKINS@RICEARCHITECT.COM

Project Description*

Scope of Work:

1. Install a new paved uncovered patio and water feature in the rear yard with rear entry.

2. Retain the street-facing facade of the existing garage, replacing the man door and garage doors as per the drawings. A partial wall Cut at the rear yard facing wall to create a covered patio within the existing footprint.

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

Manufacturer	Product Description	Color
		white (Name/Number)

Manufacturer	Product Description	Color
ANDERSON 400		WHITE (Name/Number)

Include FL Product Approval # for Windows and Doors

WINDOWS

Manufacturer	Product Description	Color
ANDERSON 400		WHITE

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

ROOFING

Manufacturer	Product Description	Color
	metal roof	red to match exist

(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
J.H.	white to match exsit	

(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
	NEW SPRUCE SWING DOOR WITH HEAD AND FOOT BOLTS	white
		(Name/Number)

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

Upload 1 00-00-31-1800-0040-0042.pdf	Upload 2 232 S 7TH SURVEY.pdf	Upload 3 AGENT AUTH .PDF	Upload 4 PP05 - 24071.0 - MCKENZIE RESIDENCE (HDC) .pdf
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

☒

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 hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

MARK

Applicant Last Name*

AKINS

Today's Date*

9/5/2024



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.

From: Robert McKenzie robertmckenzie77@gmail.com

Date: Aug 5, 2024 at 2:57:36 PM

To: Robert McKenzie robertmckenzie77@gmail.com



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE STACY + ROBERT MCKENZIE
(print name of property owner(s))

hereby authorize: MARK AKINS, RICE ARCHITECT LLC
(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.

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

STACY MCKENZIE
(Print name of owner)

Robert McKenzie
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

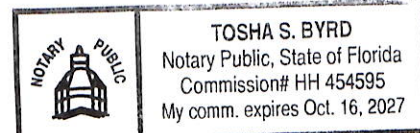
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day
of AUGUST, 2024, by STACY & ROBERT MCKENZIE

[Signature]
Notary Public

TOSHA S. BYRD
Printed Name

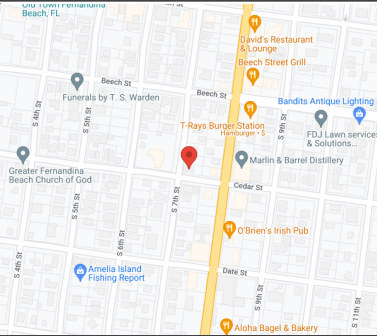
10-16-27
My Commission Expires

Personally Known ☐ OR Produced Identification ☒ ID Produced: FIDL



REVIEW DATE 01/25/2024 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS

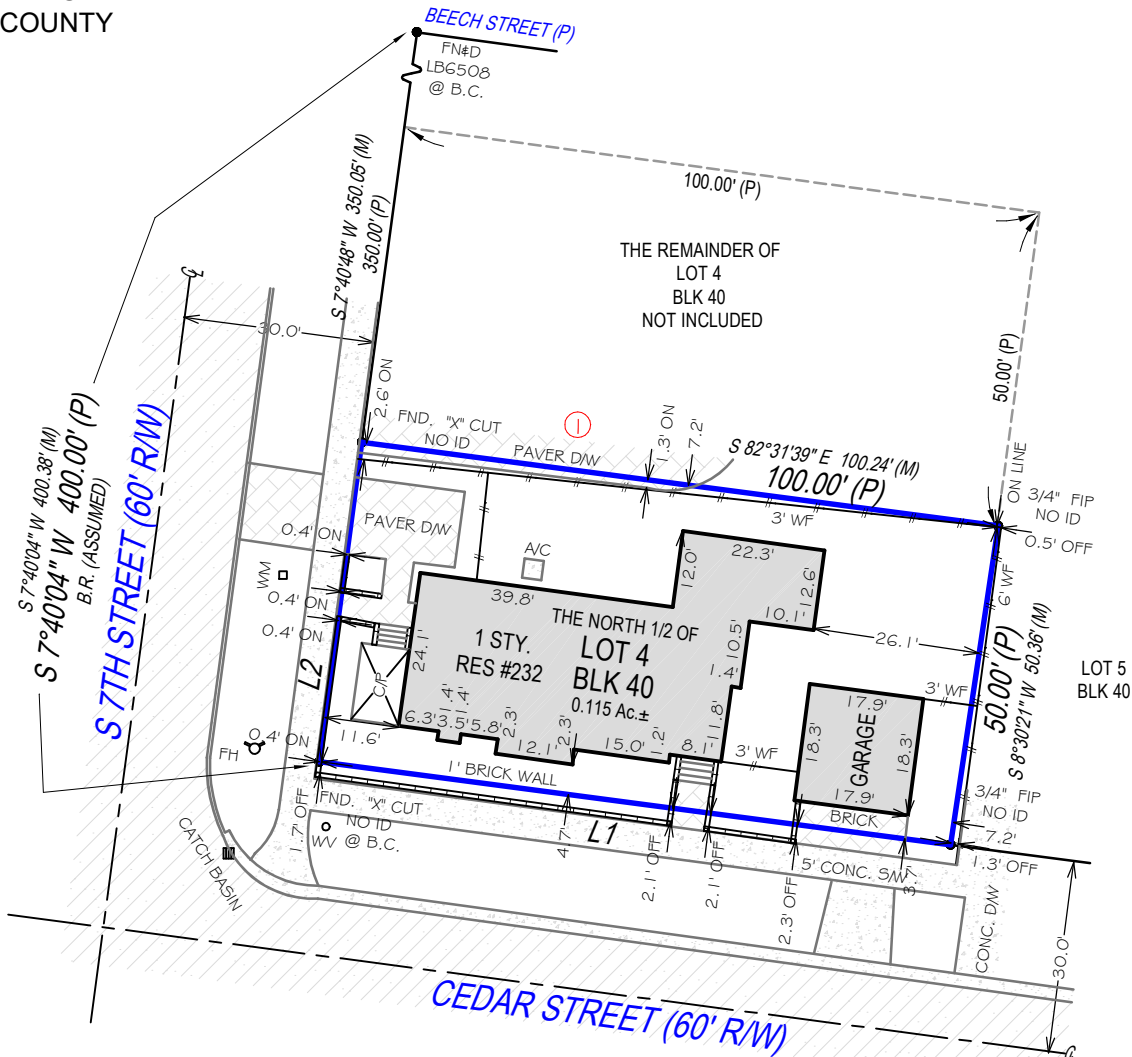
SUMMER HOUSE REALTY



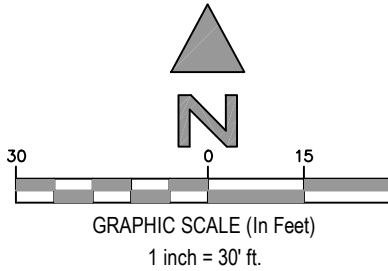
PROPERTY ADDRESS: 232 S 7TH STREET, FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: FL2405.6490

24056490
BOUNDARY SURVEY
NASSAU COUNTY



LINE TABLE:
L1 100.00' (P)
N 82°30'51" W 99.42' (M)
L2 50.00' (P)
N 7°34'56" E 50.33' (M)
SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



SURVEYORS CERTIFICATION:

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

POINTS OF INTEREST:

1. PAVER DRIVEWAY OVER PROPERTY LINE



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



**AFFILIATE
MEMBERS**

DATE SIGNED: 06/17/24
FIELD WORK DATE: 6/13/2024
REVISION DATE(S): (REV.0 6/17/2024)

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

PROPERTY ADDRESS: 232 S 7TH STREET, FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: FL2405.6490

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 7 DEGREES 40 MINUTES 04 SECONDS WEST IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF S 7TH STREET, LOCATED WITHIN FERNANDINA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

LEGAL DESCRIPTION:

ALL OF THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, COUNTY OF NASSAU, AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON THE PLATS OF THE SAID CITY OF FERNANDINA, 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 THE SOUTH HALF OF LOT NUMBERED FOUR (4),BLOCK FORTY (40) ALL BEING IN THE CITY OF FERNANDINA, NASSAU COUNTY, STATE OF FLORIDA.

GENERAL SURVEYOR NOTES:

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

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

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

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

6. Dimensions are in feet and decimals thereof.

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

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

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

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

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

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

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

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

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

SURVEYOR'S LEGEND

<table><tr><th colspan="2">LINETYPES</th></tr><tr><td></td><td>Boundary Line</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Chain Link or Wire Fence</td></tr><tr><td></td><td>Easement</td></tr><tr><td></td><td>Edge of Water</td></tr><tr><td></td><td>Iron Fence</td></tr><tr><td></td><td>Overhead Lines</td></tr><tr><td></td><td>Structure</td></tr><tr><td></td><td>Survey Tie Line</td></tr><tr><td></td><td>Vinyl Fence</td></tr><tr><td></td><td>Wall or Party Wall</td></tr><tr><td></td><td>Wood Fence</td></tr><tr><th colspan="2">SURFACETYPES</th></tr><tr><td></td><td>Asphalt</td></tr><tr><td></td><td>Brick or Tile</td></tr><tr><td></td><td>Concrete</td></tr><tr><td></td><td>Covered Area</td></tr><tr><td></td><td>Water</td></tr><tr><td></td><td>Wood</td></tr><tr><th colspan="2">SYMBOLS</th></tr><tr><td></td><td>Benchmark</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Central Angle or Delta</td></tr><tr><td></td><td>Common Ownership</td></tr><tr><td></td><td>Control Point</td></tr><tr><td></td><td>Catch Basin</td></tr></table>	LINETYPES			Boundary Line		Center Line		Chain Link or Wire Fence		Easement		Edge of Water		Iron Fence		Overhead Lines		Structure		Survey Tie Line		Vinyl Fence		Wall or Party Wall		Wood Fence	SURFACETYPES			Asphalt		Brick or Tile		Concrete		Covered Area		Water		Wood	SYMBOLS			Benchmark		Center Line		Central Angle or Delta		Common Ownership		Control Point		Catch Basin	<table><tr><td></td><td>Elevation</td></tr><tr><td></td><td>Fire Hydrant</td></tr><tr><td></td><td>Find or Set Monument</td></tr><tr><td></td><td>Guywire or Anchor</td></tr><tr><td></td><td>Manhole</td></tr><tr><td></td><td>Tree</td></tr><tr><td></td><td>Utility or Light Pole</td></tr><tr><td></td><td>Well</td></tr></table> ABBREVIATIONS (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRS PK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap Line SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve		Elevation		Fire Hydrant		Find or Set Monument		Guywire or Anchor		Manhole		Tree		Utility or Light Pole		Well
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	Utility or Light Pole																																																																						
	Well																																																																						

CERTIFIED TO:

ROBERT & STACY MCKENZIE; WOOD & SMITH;

DATE SIGNED: 06/17/24

BUYER: ROBERT & STACY MCKENZIE

LENDER:

TITLE COMPANY: WOOD & SMITH

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

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

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, PANEL NUMBER 0237 DATED 8/2/2017.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



MCKENZIE RESIDENCE

232 S 7TH ST, FERNANDINA BEACH, FL 32034

SCOPE OF WORK:

1. NEW REAR YARD PAVED PATIO W/ REAR ENTRY
2. PARTIAL WALL REMOVAL OF GARAGE

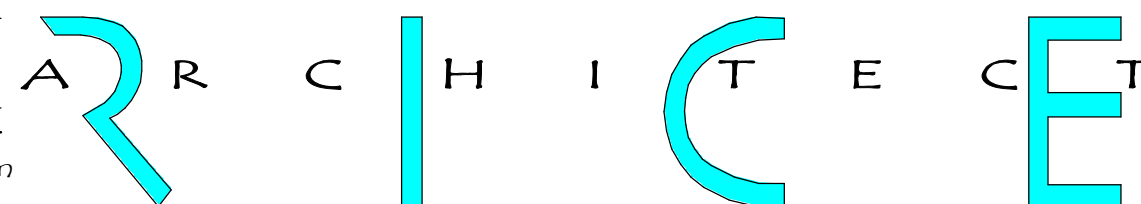
MCKENZIE RESIDENCE

ISSUE DATE: 09/05/2024

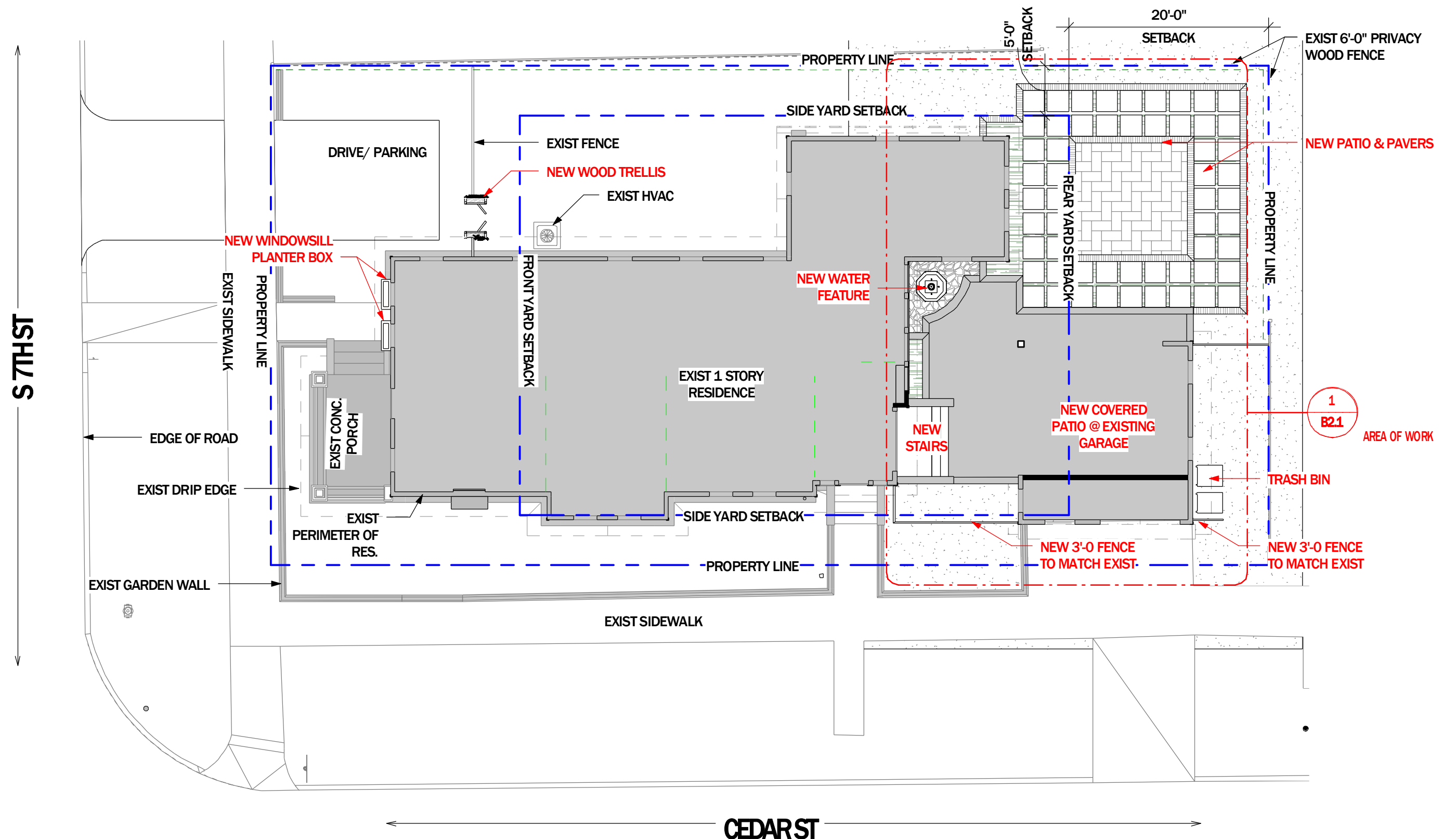
232 S 7TH ST, FERNANDINA BEACH, FL 32034

BO.O

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



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PROPOSED - SITE PLAN

SCALE: 1" = 10'-0"

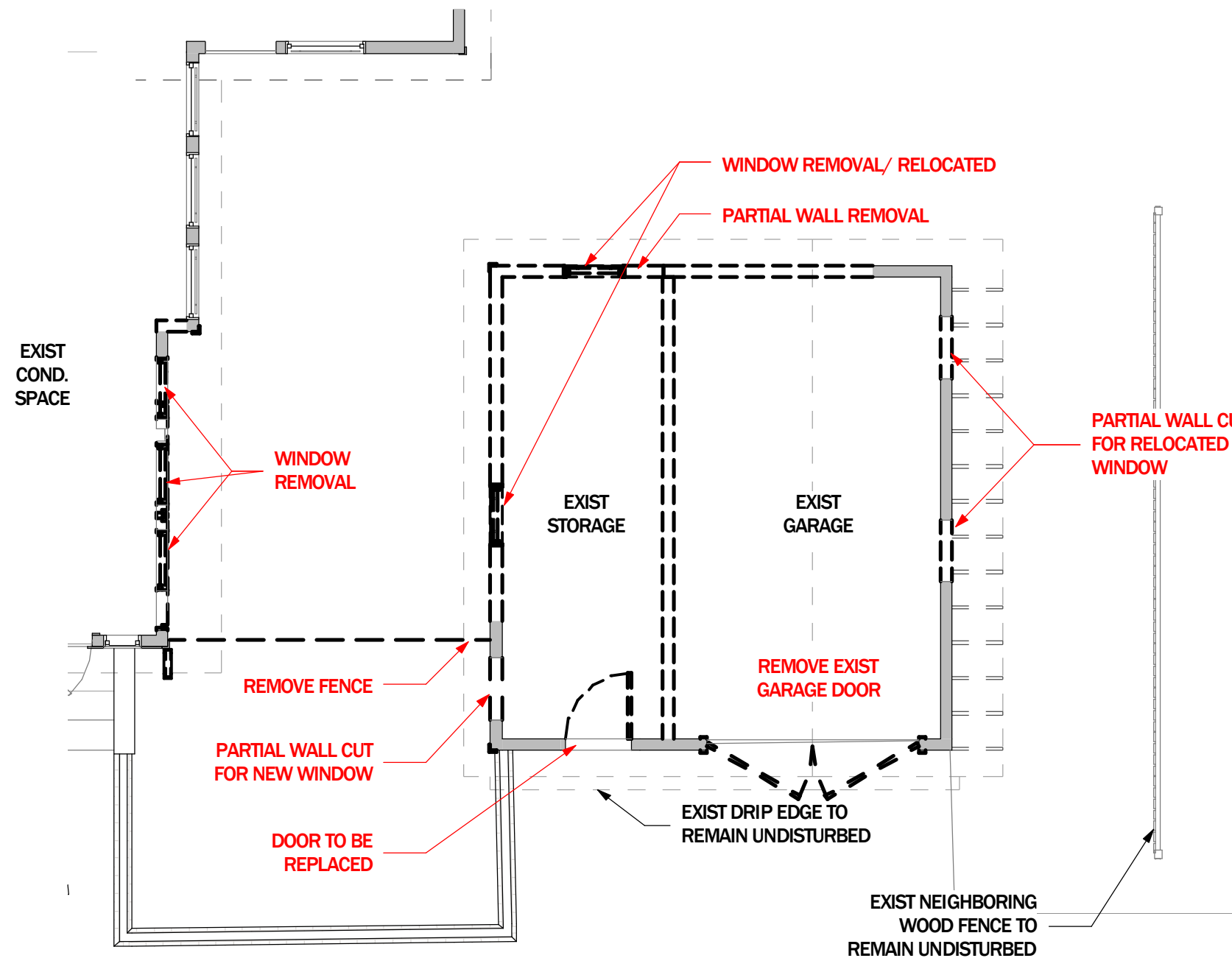
NOTE:
TEXT IN BLACK IS USED TO IDENTIFY EXISTING ITEMS
TEXT IN RED IS USED TO IDENTIFY NEW ITEMS

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B1.1

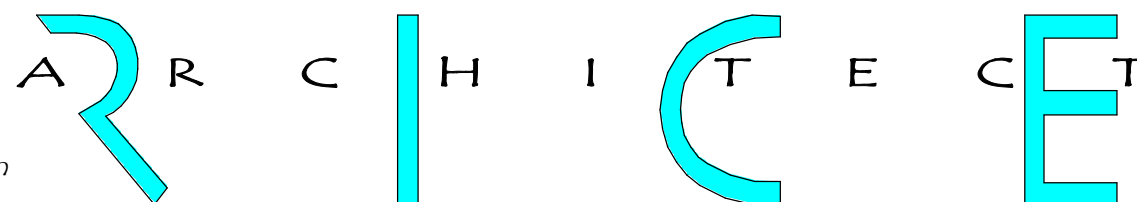


DEMOLITION PLAN @ AREA OF WORK

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

MCKENZIE RESIDENCE

ISSUE DATE: 09/05/2024

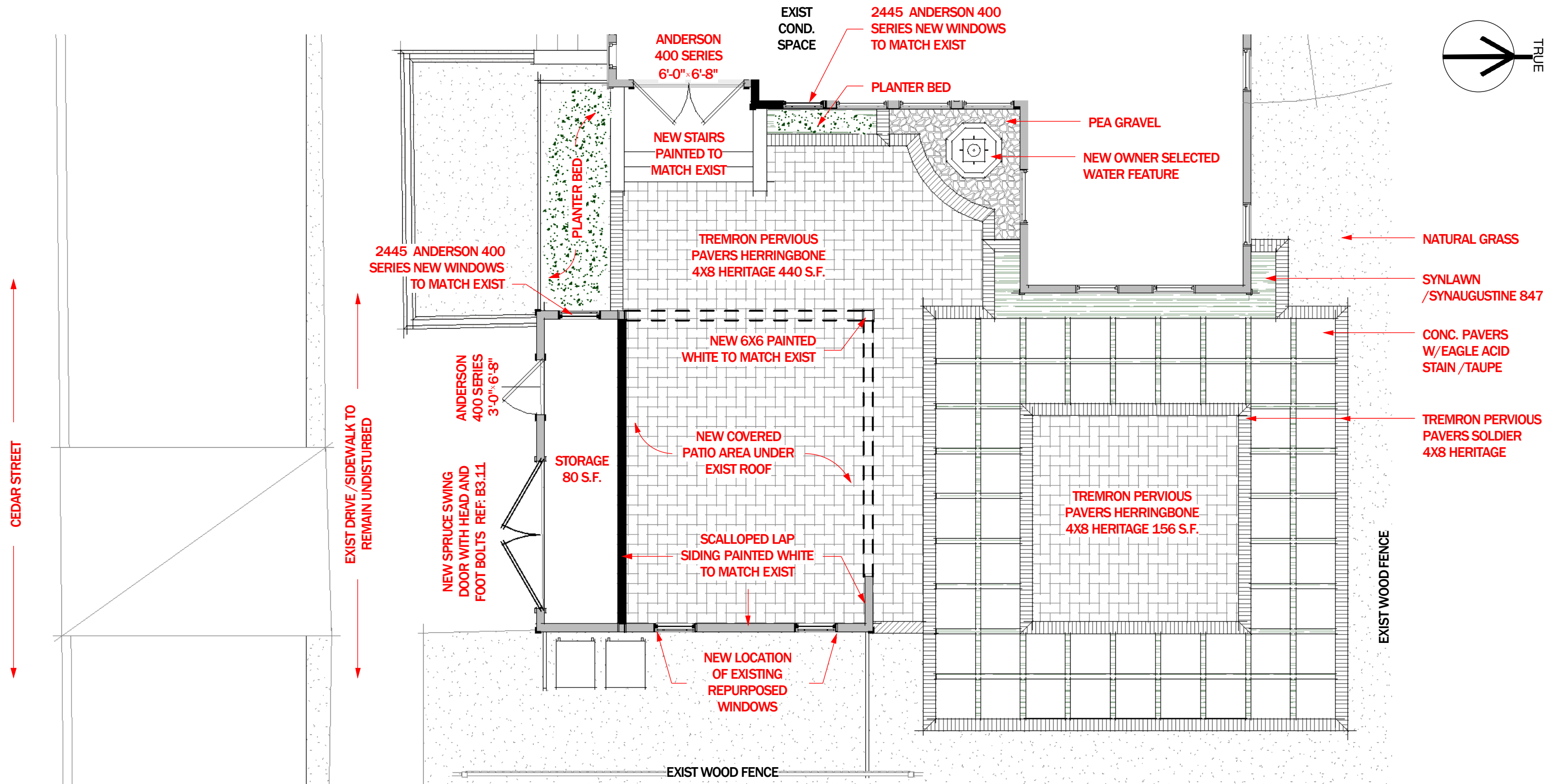


232 S 7TH ST, FERNANDINA BEACH, FL 32034

B2.0

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

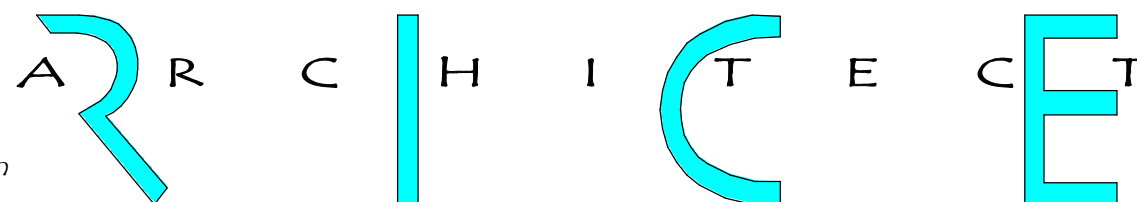
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1 PROPOSED @ AREA OF WORK
B2.1 SCALE: 3/16" = 1'-0"

MCKENZIE RESIDENCE

ISSUE DATE: 09/05/2024

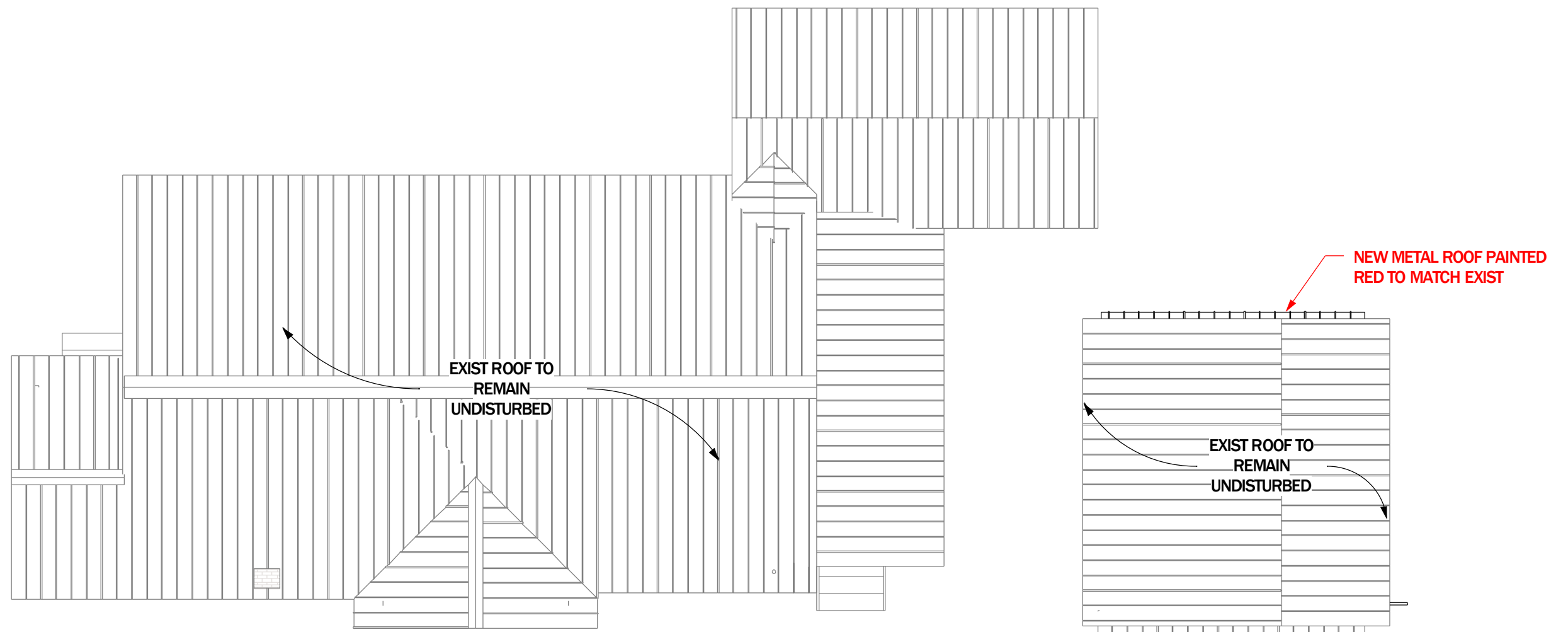


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B2.1

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ROOF PLAN

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

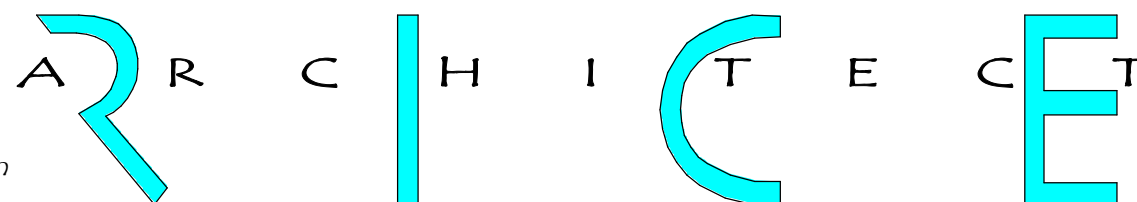
MCKENZIE RESIDENCE

ISSUE DATE: 09/05/2024

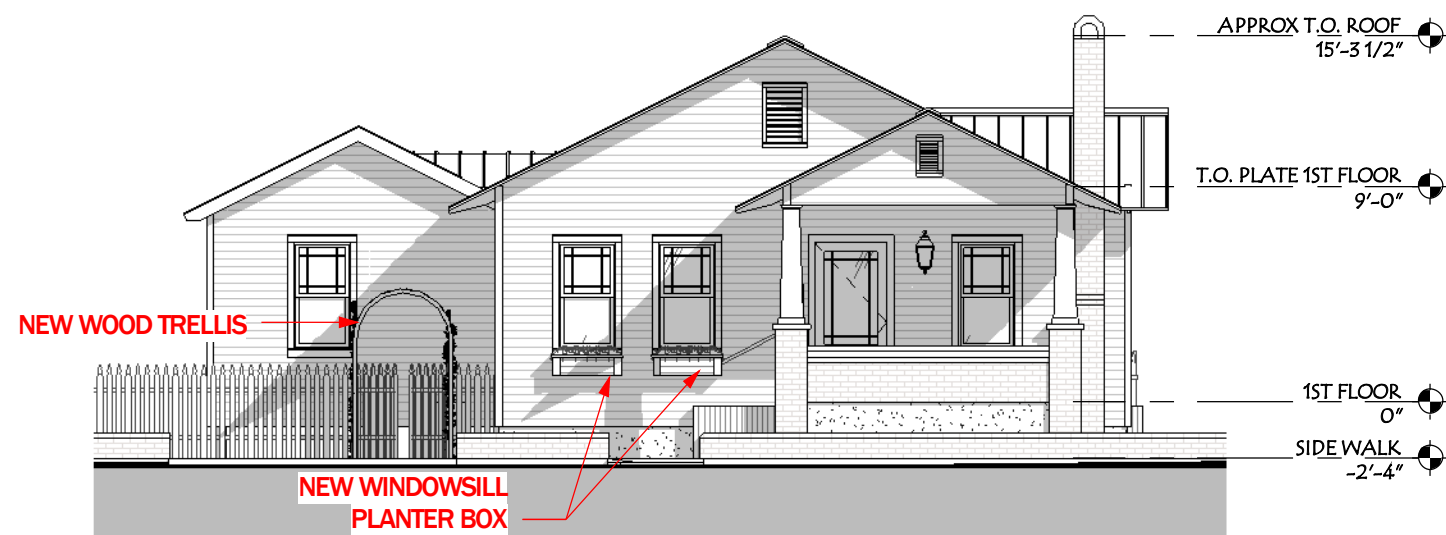
232 S 7TH ST, FERNANDINA BEACH, FL 32034

B2.2

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

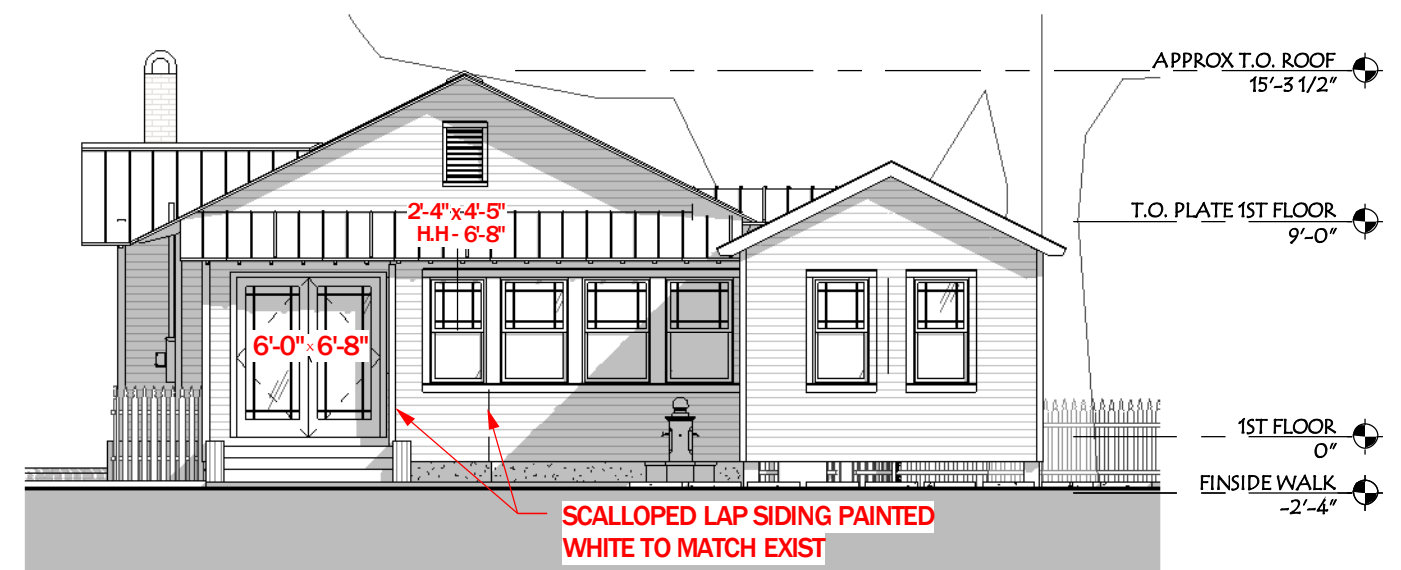


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PROPOSED - WEST S 7TH ST ELEVATION

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



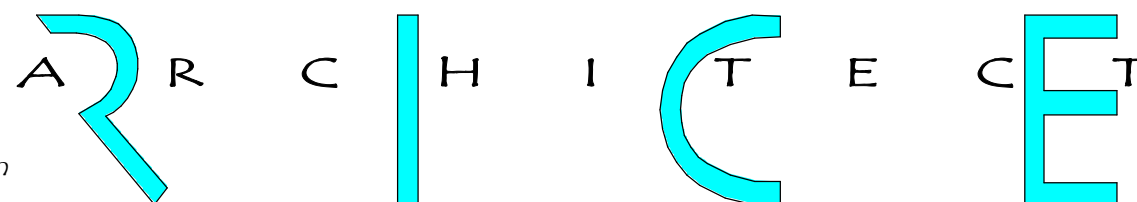
PROPOSED - WEST ELEVATION

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

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ISSUE DATE: 09/05/2024

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232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.0

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PROPOSED - NORTH ELEVATION

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



PROPOSED - CEDAR ST ELEVATION

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

MCKENZIE RESIDENCE

ISSUE DATE: 09/05/2024

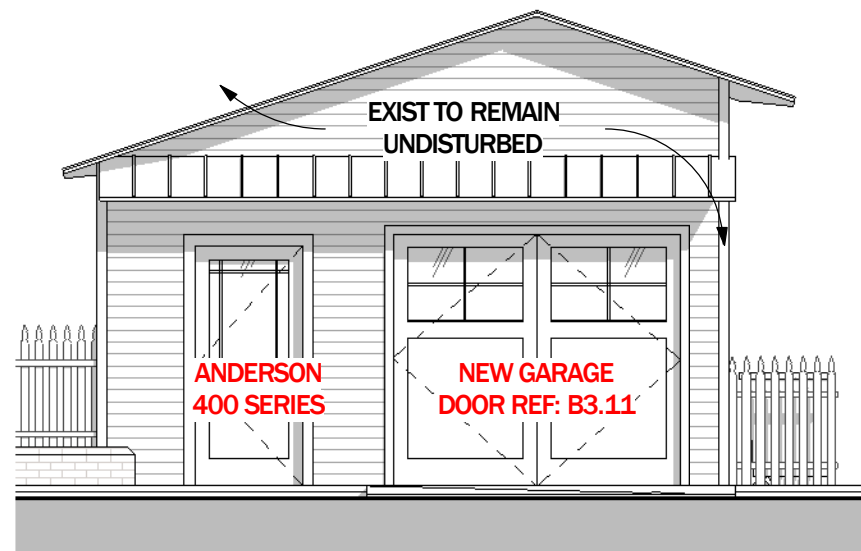
232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.1

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

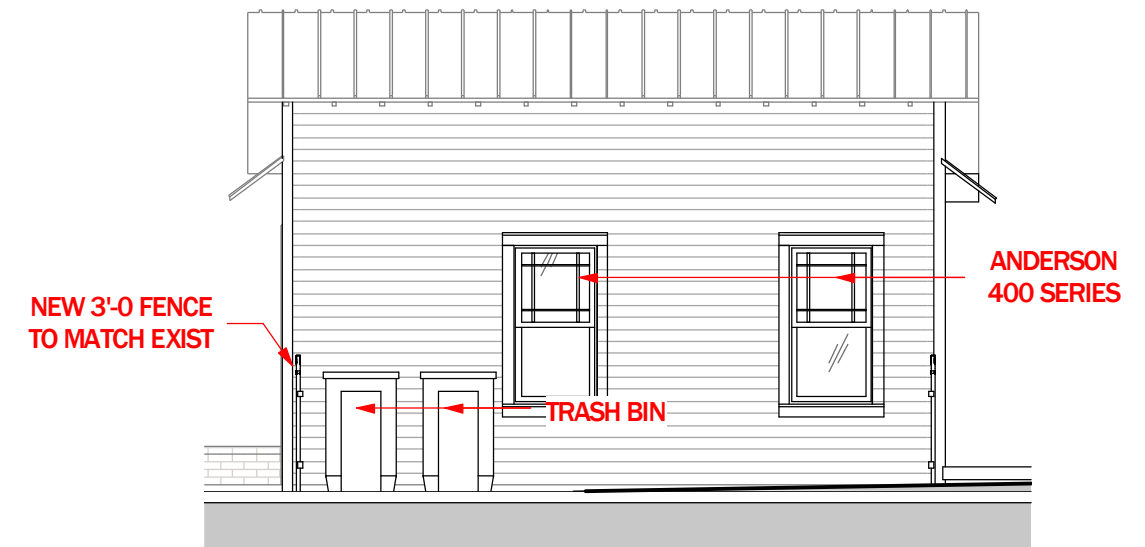
ARCHITECT

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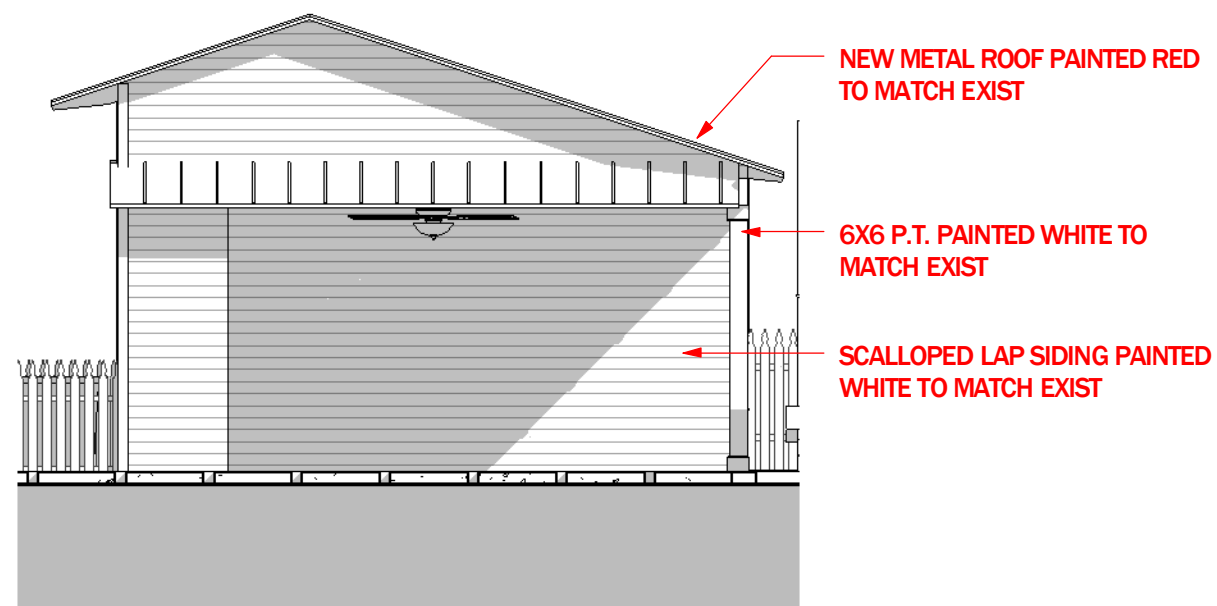
PROPOSED - CEDAR ST ELEVATION @ GARAGE

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



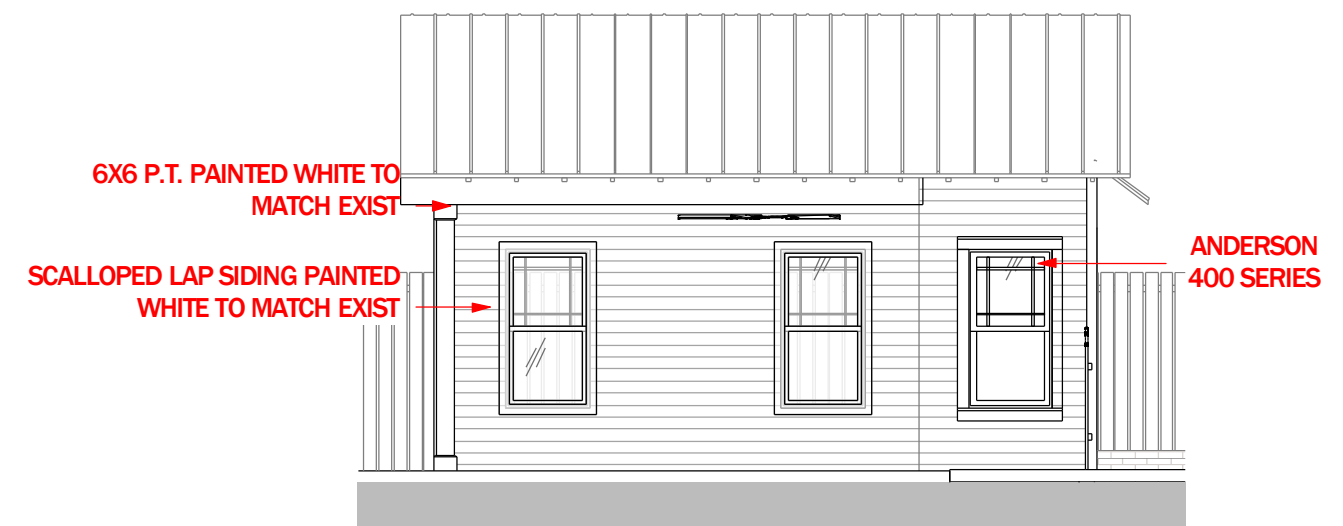
PROPOSED - EAST ELEVATION @ GARAGE

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



PROPOSED - NORTH ELEVATION @ GARAGE

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



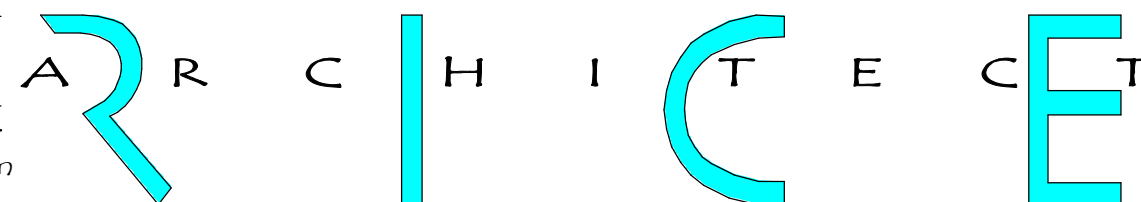
PROPOSED - WEST ELEVATION @ GARAGE

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

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B3.2

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B3.4

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B3.5

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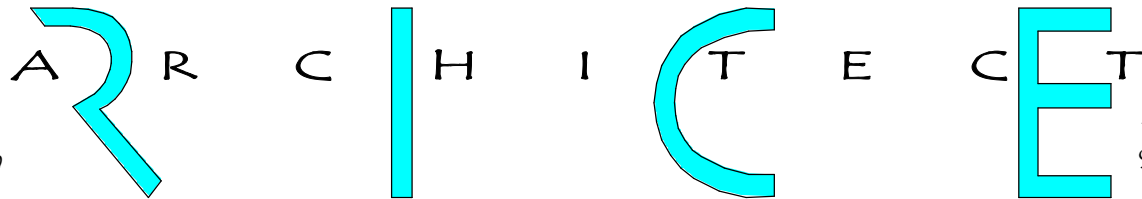
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B3.8

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B3.10

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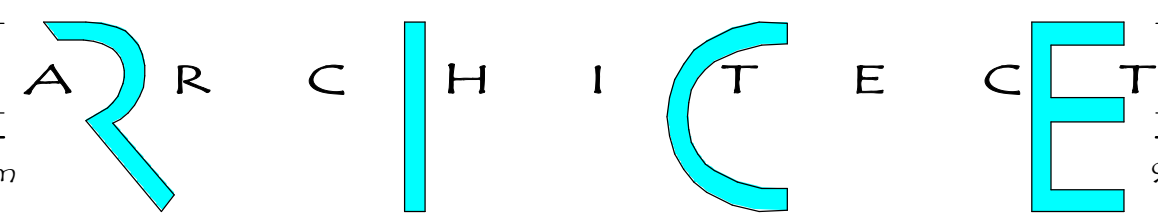
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ISSUE DATE: 09/05/2024

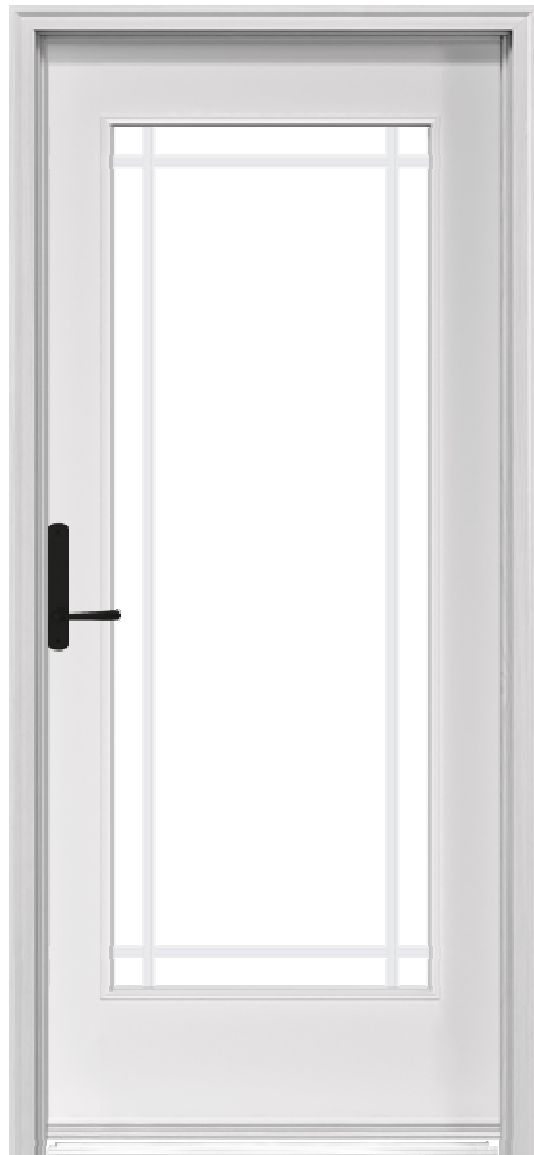
232 S 7TH ST, FERNANDINA BEACH, FL 32034

B3.11

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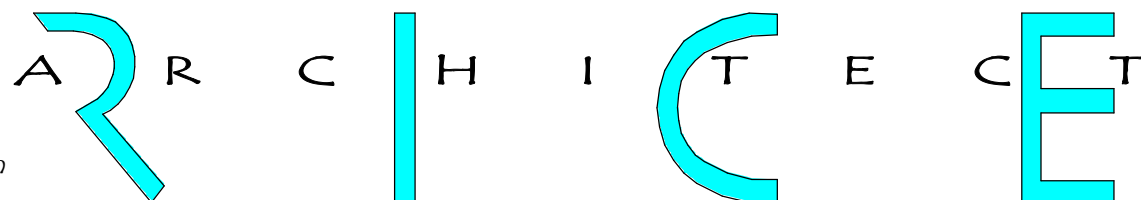


ANDERSON 400 SERIES

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B3.12

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NEW SPRUCE SWING DOOR WITH HEAD AND FOOT BOLTS

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B3.13

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ARCHITECT

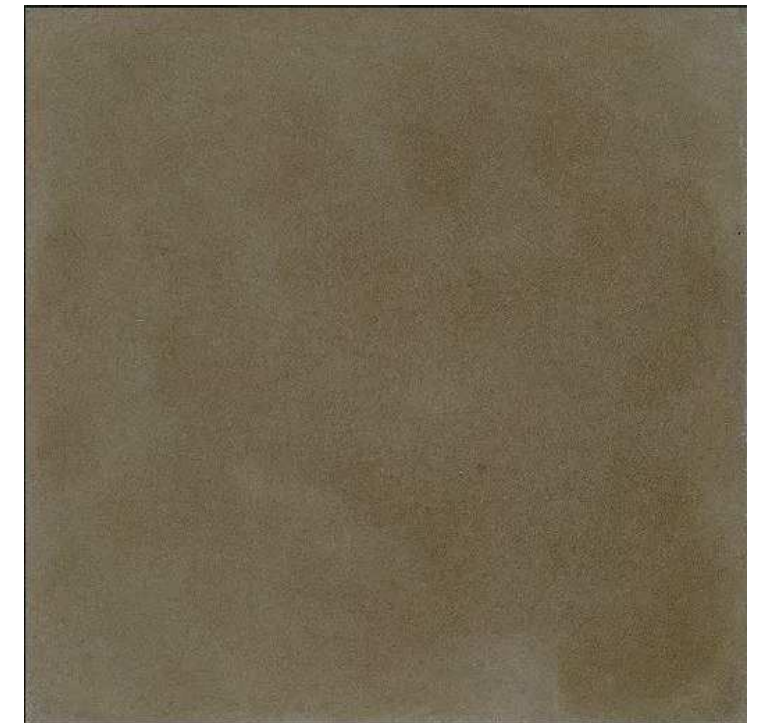
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TREMRON PERVIOUS PAVERS 4x8



SYNLAWN /SYNAUGUSTINE 847

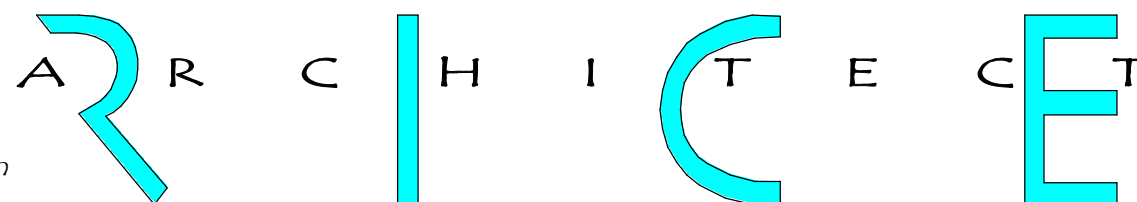


EAGLE ACID STAIN - TAUPE

MCKENZIE RESIDENCE

ISSUE DATE: 09/05/2024

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B3.14

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☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00465**
 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) 232 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 232 Direction S Street Name 7th Street Type Street Suffix Direction ▼
 Address: 232 S 7th Street
 Cross Streets (nearest / between) At corner of Cedar and 7th
 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 # 00-00-31-1800-0040-0042 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: 1926 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1950 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 _____
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Shed Extension & wheelchair ramp
 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 Bungalow Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Drop siding 2. ▼ 3. ▼
 Roof Type(s) 1. Gable 2. ▼ 3. ▼
 Roof Material(s) 1. Sheet metal:3V crimp 2. ▼ 3. ▼
 Roof secondary strucs. (dormers etc.) 1. ▼ 2. ▼
 Windows (types, materials, etc.) 9/1 DHS

Distinguishing Architectural Features (exterior or interior ornaments) 9/1 Craftsman DHS windows; 2 front facing gables; partial width front porch with brick piers and battered columns; exposed rafter tails

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 KEEPER – Determined eligible: ☐ yes ☐ no Clear Check Boxes NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)	Date _____ Init. _____ Date _____
--	---	--------------------------------------

DESCRIPTION (continued)

[Clear Description Values](#)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. Brick
 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) 9-light window in upper half of original door;

Porch Descriptions (types, locations, roof types, etc.) Partial-width; brick piers w/ battered wood posts; decorative brick knee walls

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

Narrative Description of Resource Exhibits Craftsman elements including pane configuration of windows and doors; porch posts and piers; cross rear gable and detached garage; county GIS notes 1950 construction but likely dates to 1920s

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

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

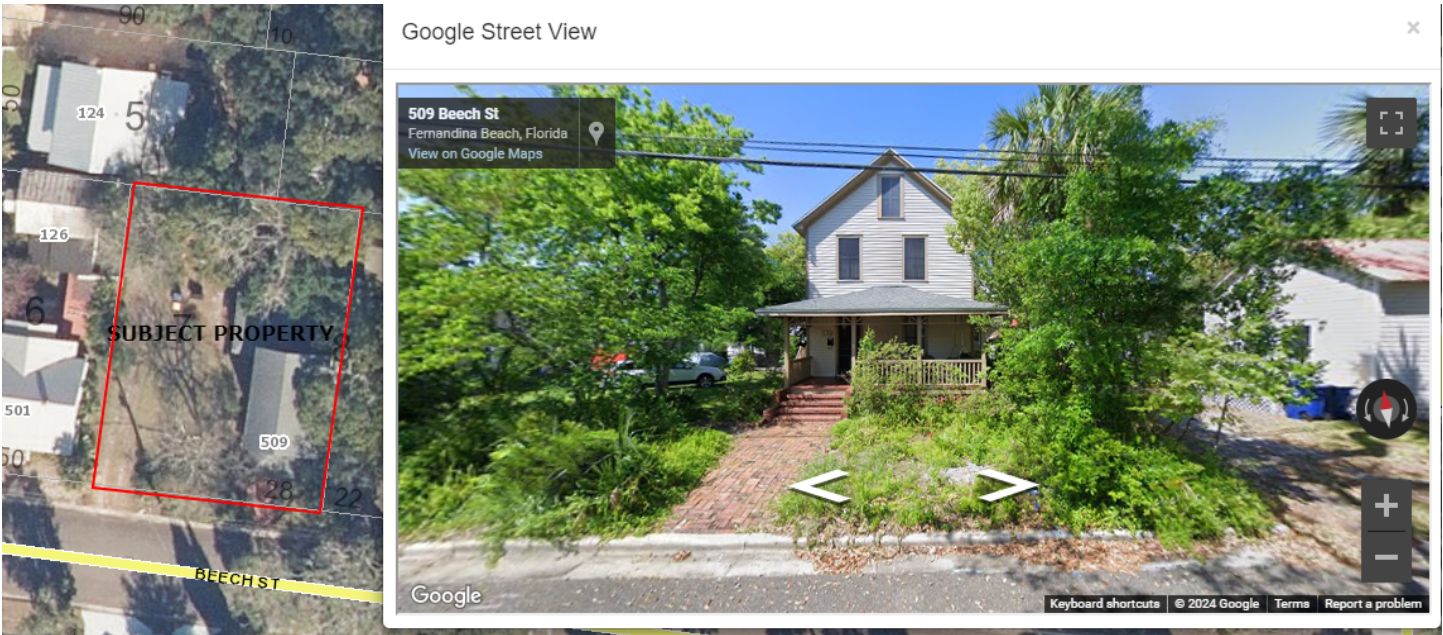
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0025 (CONCEPTUAL)
October 17, 2024

Owner/Applicant:	Randy Rice of Rice Architecture & Interiors, AGENT for Teixeira David Living Trust
Property Address:	509 Beech St
Parcel ID #	00-00-31-1800-0028-0070
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	NA8000596
Year Built:	1930
Contributing Status:	Contributing
Requested action:	CONCEPTUAL Approval to: 1) Demolish a section of a previous addition, 2) Construct a new living space, 3) Construct an Accessory Dwelling Unit AND 4) Remove screen enclosure. (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 proposes a project that involves both demolition and new construction. Specifically, they plan to demolish a portion of an existing rear addition and replace it with a new living space of approximately 1,082 square feet. As stated in the application, “they are also seeking permission to construct an additional dwelling unit.”

This new addition, while echoing the existing architectural style – “copying the same attachment” – will be oriented perpendicularly to the back corner of the house, rather than parallel to it. The existing screened enclosure, possibly a recent addition itself, will not be retained. A porched element is featured to enter into the created courtyard area.

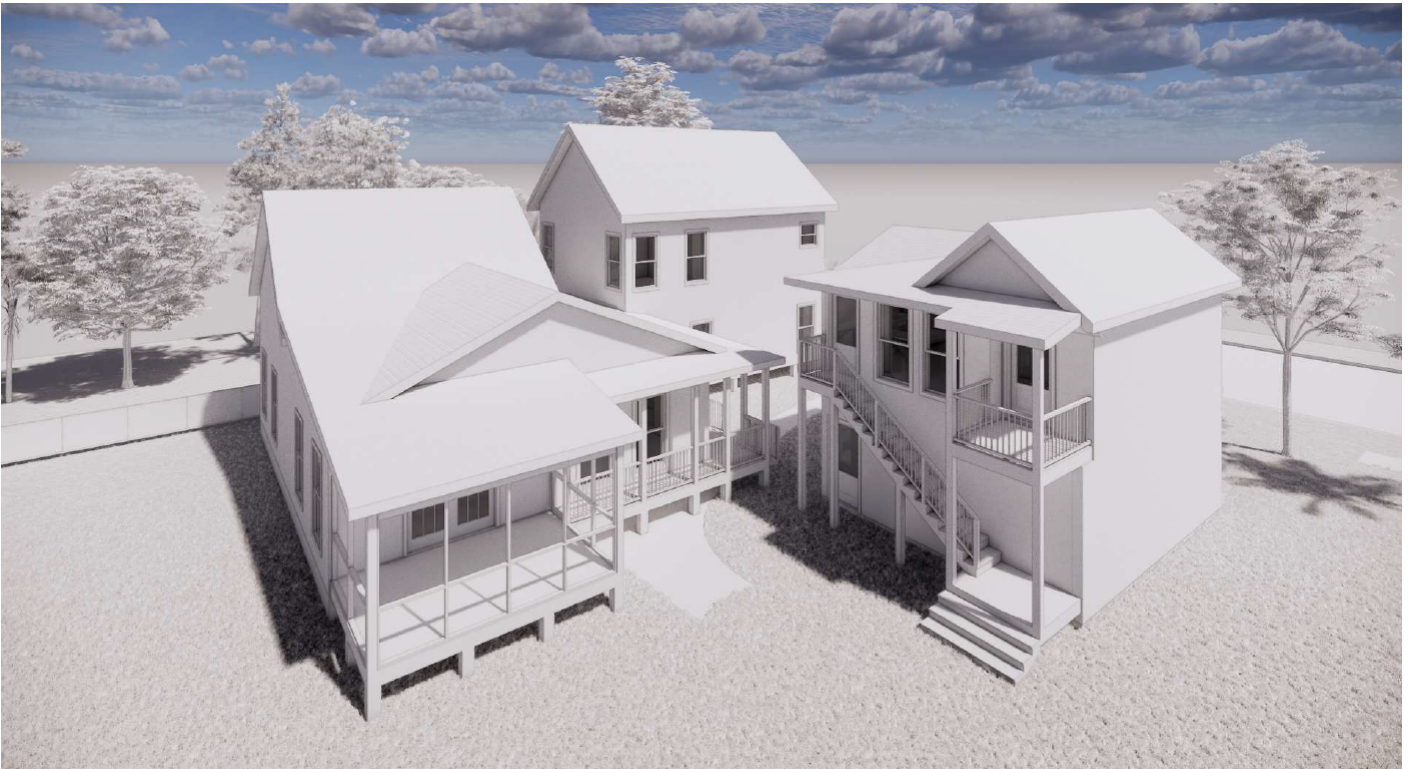
To enhance the streetscape, the applicant intends to preserve the home's original façade and create a “U”-shaped courtyard between the existing structure and the new construction. This courtyard will feature a low fence and a pathway leading to a secondary entry point at the rear of the property.

The left side of the “U” will be formed by the ADU, complete with a two-car garage situated below. To “maintain a hierarchy of masses, allowing the original home to be primary,” this structure will be set back approximately five feet from the main façade.

While a pool was initially included in the application summary, it has since been removed from consideration. The applicant may, however, resubmit plans for the pool at a later date.



Streetview of ADU in relationship to the existing structure



Courtyard Area of Addition with ADU



Connection to the existing structure

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

This proposal is appropriately scaled for the structure and its relationship to the street. Located at the rear of the contributing structure, the addition maintains the historic facade's prominence in context with the surrounding area structures. The accessory dwelling unit sits behind the primary structure's front facade and adheres to LDC design standards. Before final approval, the board may wish to consider requesting more detailed information regarding the connection between the addition and the historic structure, as well as specific material choices, location of HVAC units and impervious surface area calculations (limited to 60%).

STAFF RECOMMENDATION:

Staff recommends: **CONCEPTUAL** Approval of HDC 2024-0025

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0025 **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 2024-0025, 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.

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14616

Date Submitted: 9/5/2024

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

Application Deadline (4:30pm)	Nov 09 2023	Dec 07 2023	Jan 04 2024	Feb 08 2024	Mar 07 2024	Apr 04 2024	May 09 2024	June 06 2024	July 04 2024	Aug 08 2024	Sep 05 2024	Oct 10 2024	Nov 07 2024	Dec 05 2024
Meeting Date	Dec 21 2023	Jan 18 2024	Feb 15 2024	Mar 21 2024	Apr 18 2024	May 16 2024	June 20 2024	July 18 2024	Aug 15 2024	Sep 19 2024	Oct 17 2024	Nov 21 2024	Dec 19 2024	Jan 16 2025

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: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

HDC YYYY-##

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

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

509 Beech St

City*

Fernandina Beech

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0028-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

TEIXEIRA DAVID LIVING TRUST

Last Name*

TEIXEIRA DAVID LIVING TRUST

Mailing Address*

509 Beech St

City*

Fernandina Beech

State*

FL

Zip Code*

32034

Telephone Number*

5087260392

E-mail Address*

dtex@tornovo.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*

Randy

Last Name*

Rice

Company (if applicable)

Rice Architecture + Interiors

Street Address

4250 Hope Plantation Dr

City

Johns Island

State

SC

Zip

29455

Telephone Number

843-514-1879

E-mail Address

ricearchitect@gmail.com

Project Description*

The subject property located at 509 Beech Street is on a cross street in the middle of the 5th St and 6th St facing South. The owner desires to demolish a section of a prior addition (1930's?) in the rear of the home and add a new living space. In addition there would be an ADU and a pool space.

The existing "core" home would maintain the current 3 walls that are not affected by the demolished section in the rear. The new addition would continue with a "soft" connection to the original architecture copying the same attachment, coming perpendicular from the back corner of the house verses in parallel.

The other space that would not be retained would be a screened enclosure, perhaps a recent addition to the property.

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

The layout of the site.

We intent to create an improved street scape by maintaining the existing façade in tact and creating a "U" shaped courtyard between existing and new work. This court would have a low fence and path to a secondary entry in the back half of the property.

The left leg of the "U" is an ADU with a two car garage underneath. This building is set back from the front of the main façade 5 ft or so to maintain a hierarchy of masses, allowing the original home to be primary.

Home Addition:

The home addition would be sensitive to the main home, distancing roof forms to maintain the "box" of the original roof and continuing the simplistic Craftsman approach to the trim/columns etc. The existing home is x sf and the addition is x sf for a total of x . This includes all covered spaces.

ADU:

The ADU design takes cues from the main house with a similar roof pitch and combination of 10/12 down to 2.5/12 pitched roofs. The finishes and trim materials would all be harmonious to unify the design. Railings and columns would continue a clean line, allowing the form/shade/shadow of the whole space to highlight simplicity.

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.

This particular project has a clean Craftsman design. It has some anomalies in symmetry which we are looking to encourage with some of the new design features, allowing the front windows on the ADU for instance to not be identical.

While many projects would benefit from the array of amazing design strategies in the HDC, it seems that this particular home calls for a more subdued approach, crafting interest with roof forms and shadow.

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

24092.0 - 509 Beech St -
24.09.05 ARB Set.pdf

Upload 2

509 Beech Survey.pdf

Upload 3

No fi...sen

Upload 4

No fi...sen

Upload 5

No fi...sen

Upload 6

No fi...sen

Upload 7

No fi...sen

Upload 8

No fi...sen

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 hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Randy

Applicant Last Name*

Rice

Today's Date*

9/5/2024



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.

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 24-206426

Parcel No.: 00-00-31-1800-0028-0070

This **WARRANTY DEED**, made the **10th day of July, 2024**, by **Russell E. Eells, the unmarried surviving spouse of Sharon L. Eells (whether one or more, the "Grantor")**, to **David Teixeira and Melissa Teixeira, Trustees of the David Teixeira Living Trust dated September 20, 2023, and Melissa Teixeira and David Teixeira, Trustees of the Melissa Teixeira Living Trust dated September 20, 2023**, each with the power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described in this Warranty Deed, whose post office address is 509 Beech Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

ALL OF THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA, (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 SEVEN (7) AND WEST TWENTY-EIGHT (28.0) FEET OF LOT NUMBERED EIGHT (8) IN BLOCK TWENTY-EIGHT (28) OF SAID CITY OF FERNANDINA, NASSAU COUNTY, FLORIDA.

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

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

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

land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

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

Signed, sealed and delivered in the presence of:

Russell E. Eells
Russell E. Eells

Witness #1 Signature

Print Name: John Holbrook

Witness #1 Address:

303 Centre St., Ste 100
Fernandina Beach, FL 32034

Address:

509 Beech Street

Fernandina Beach, FL 32034

Rachel Woodward

Witness #2 Signature

Print Name: Rachel Woodward

Witness #2 Address:

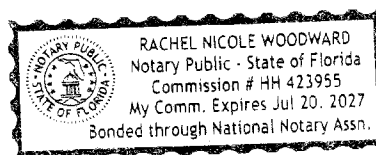
303 Centre St., Ste 100
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (4) physical presence or () online notarization this 10 day of July, 2024, by Russell E. Eells.

Rachel Woodward
Signature of Notary Public

Print, Type/Stamp Name of Notary



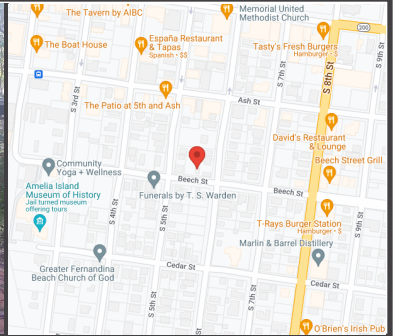
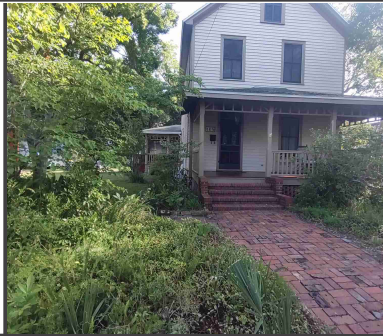
Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Valid ID



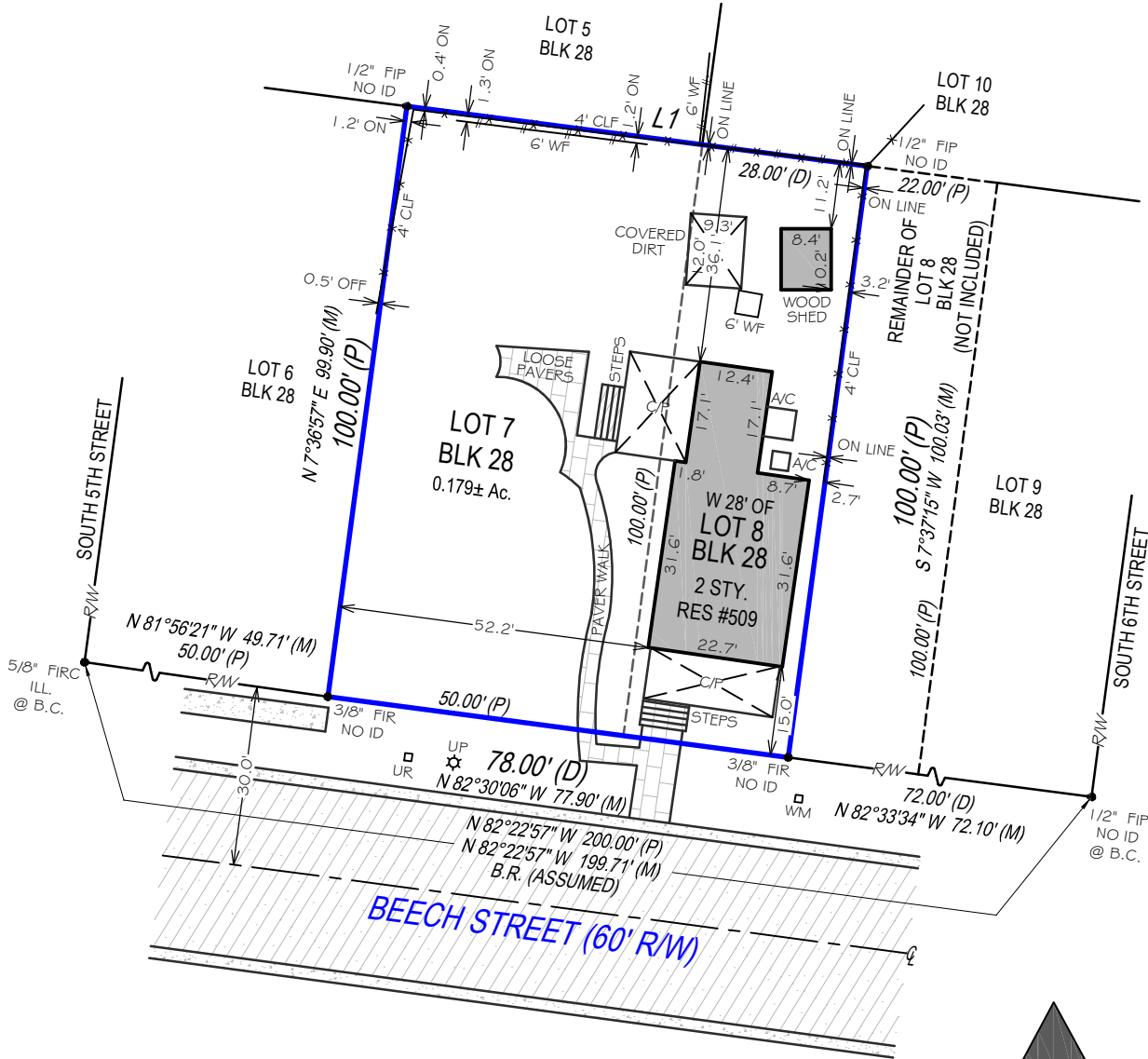
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 509 BEECH STREET, FERNANDINA BEACH, FLORIDA 32034

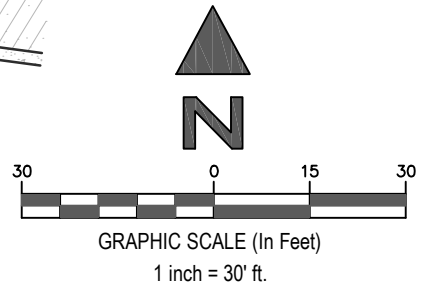
SURVEY NUMBER: 2406.3911

2406.3911
BOUNDARY SURVEY
NASSAU COUNTY



LINE TABLE:
L1 78.00' (D)
S 82°35'51" E 77.91' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

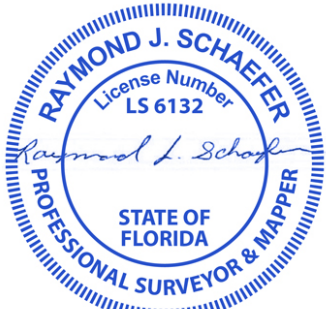


SURVEYORS CERTIFICATION:

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

POINTS OF INTEREST:

NONE VISIBLE



RAYMOND J. SCHAEFER

State of Florida Professional Surveyor and Mapper
License Number 6132

Exacta Land Surveyors, LLC | LB# 8291



Exacta Land Surveyors, LLC

LB# 8291

o: 866.735.1916 | f: 866.744.2882

131 West Broadway Street, Suite 1001, Oviedo, FL 32765



**AFFILIATE
MEMBERS**

DATE SIGNED: 06/28/24

FIELD WORK DATE: 6/27/2024

REVISION DATE(S): (REV.0 6/28/2024)

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

PROPERTY ADDRESS: 509 BEECH STREET, FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: 2406.3911

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 82 DEGREES 22 MINUTES 57 SECONDS WEST IS BASED ON THE RIGHT-OF-WAY LINE OF BEECH STREET, LOCATED WITHIN CITY OF FERNANDINA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

LEGAL DESCRIPTION:

ALL OF THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA, (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 SEVEN (7) AND WEST TWENTY-EIGHT (28.0) FEET OF LOT NUMBERED EIGHT (8) IN BLOCK TWENTY-EIGHT (28) OF SAID CITY OF FERNANDINA, NASSAU COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

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

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

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

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

6. Dimensions are in feet and decimals thereof.

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

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

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

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

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

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

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

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

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

SURVEYOR'S LEGEND

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

CERTIFIED TO:

DAVID TEXIERA; WOOD & SMITH, P.A.; FIRST AMERICAN TITLE INSURANCE COMPANY;

DATE SIGNED: 06/28/24

BUYER: DAVID TEXIERA

LENDER:

TITLE COMPANY: WOOD & SMITH, P.A.

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 24-206426

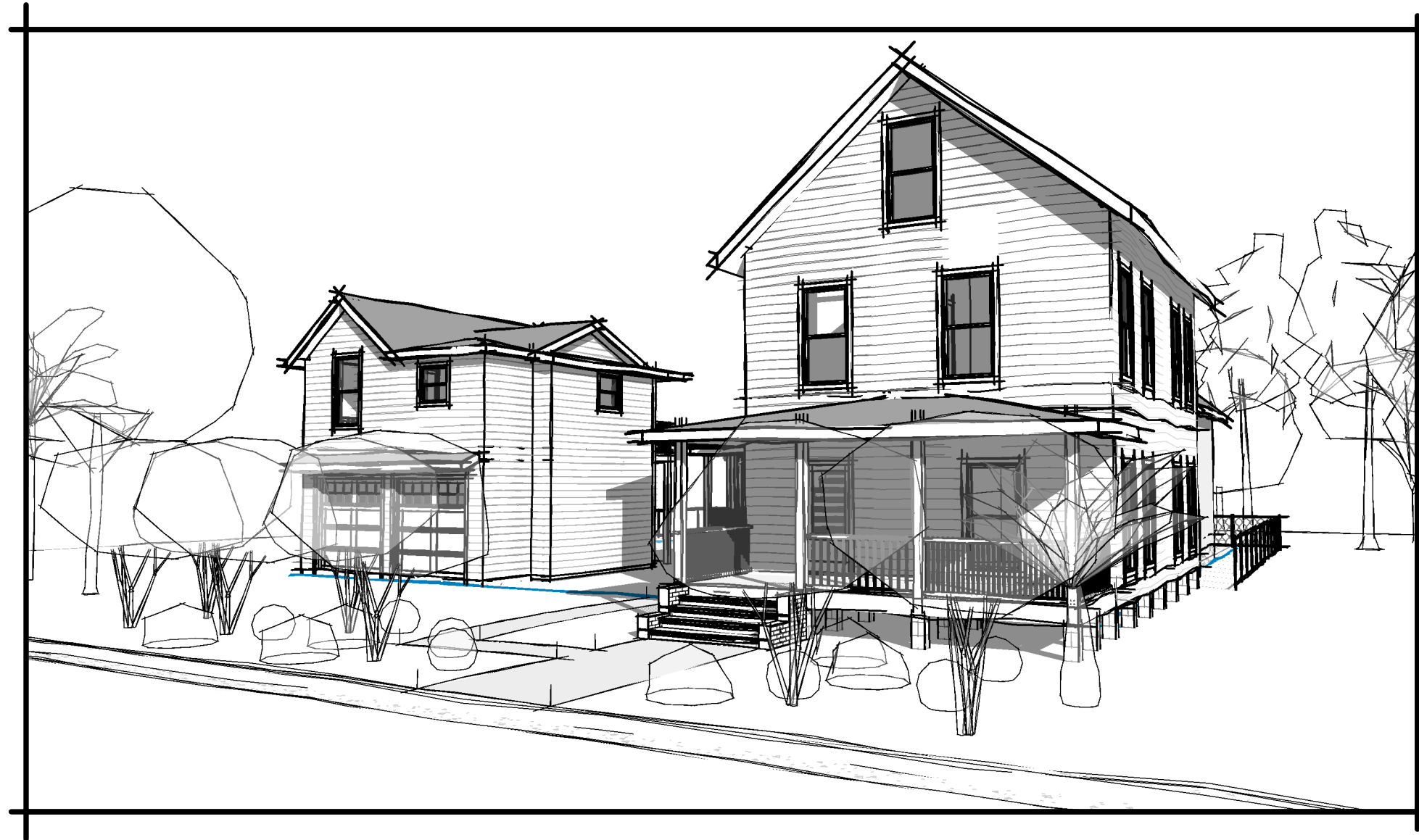
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, PANEL NUMBER 0237 DATED 8/2/2017.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



Addition & New Garage

509 Beech St Fernandina Beach, FL

SCOPE OF WORK:

1. NEW REAR ADDITION TO EXISTING HOUSE
2. NEW GARAGE AND ACCESSORY DWELLING UNIT

ISSUE DATE: 09.05.2024

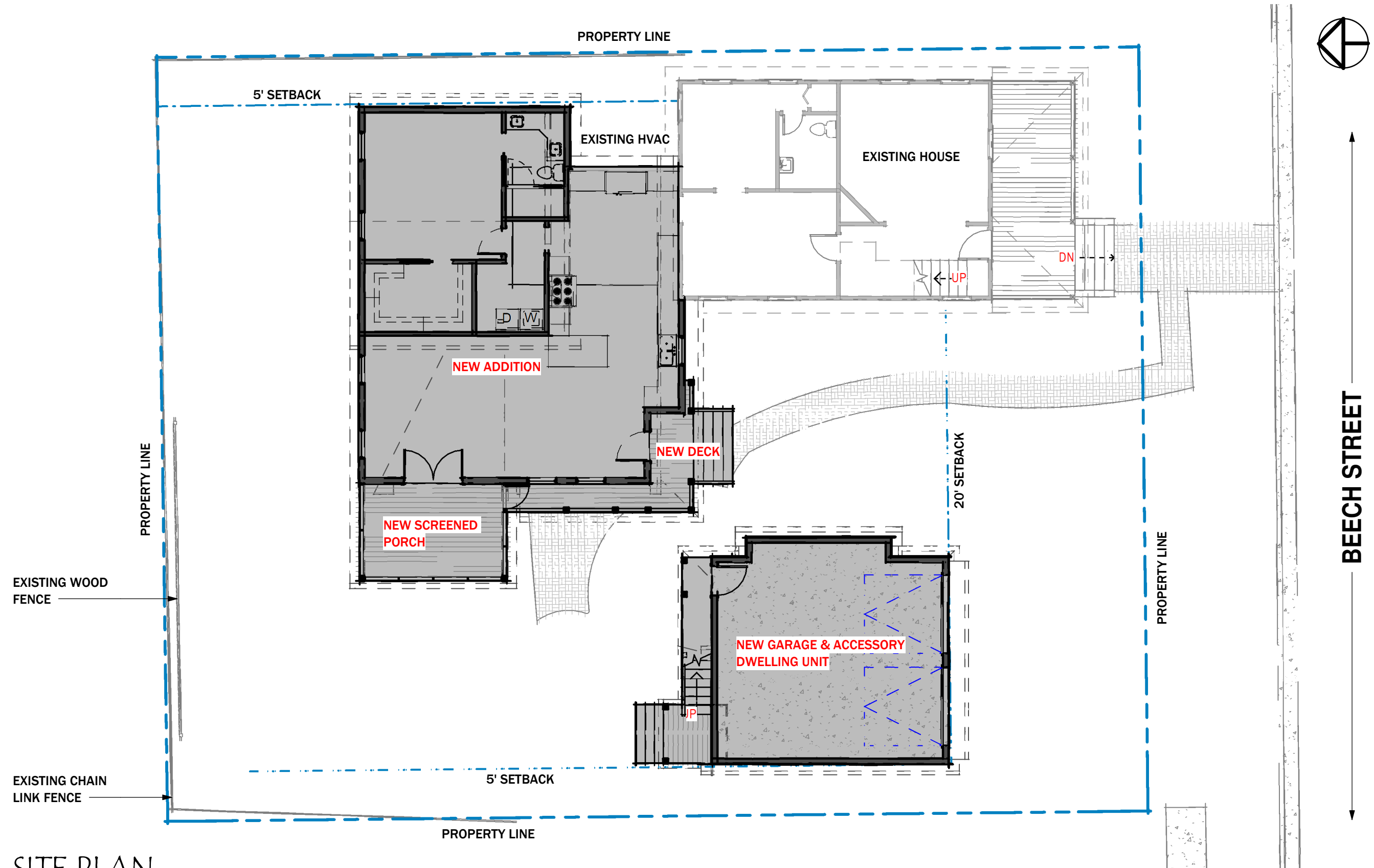
ARCHITECT

509 Beech St Fernandina Beach, FL

BO.O

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

4250 Hope Plantation Dr Johns Island, SC 29455



SITE PLAN

SCALE: 1" = 10'-0"

ISSUE DATE: 09.05.2024

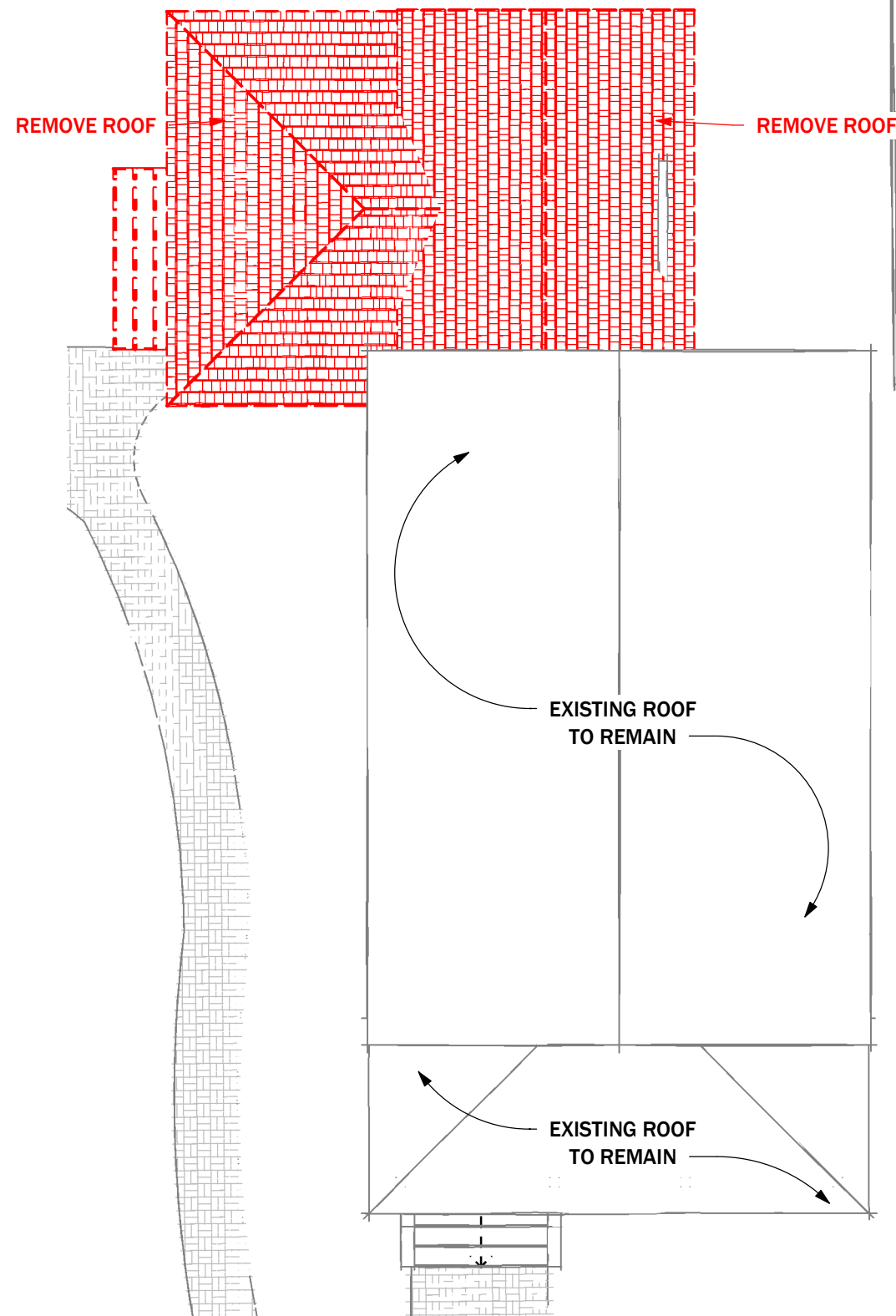
PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT

509 Beech St Fernandina Beach, FL

BO.1

4250 Hope Plantation Dr Johns Island, SC 29455



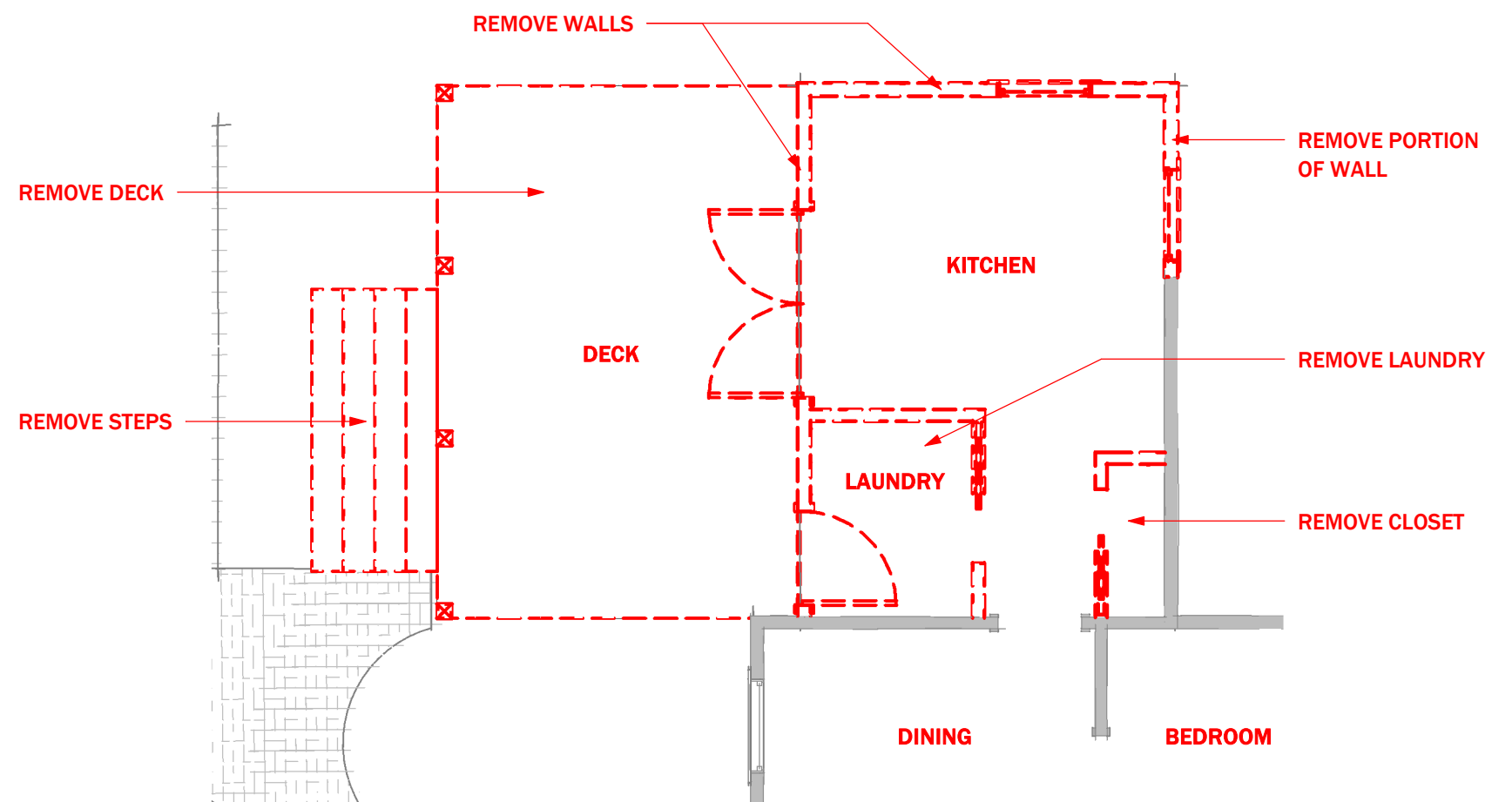
AS-BUILT/DEMO - ROOF PLAN

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

ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT



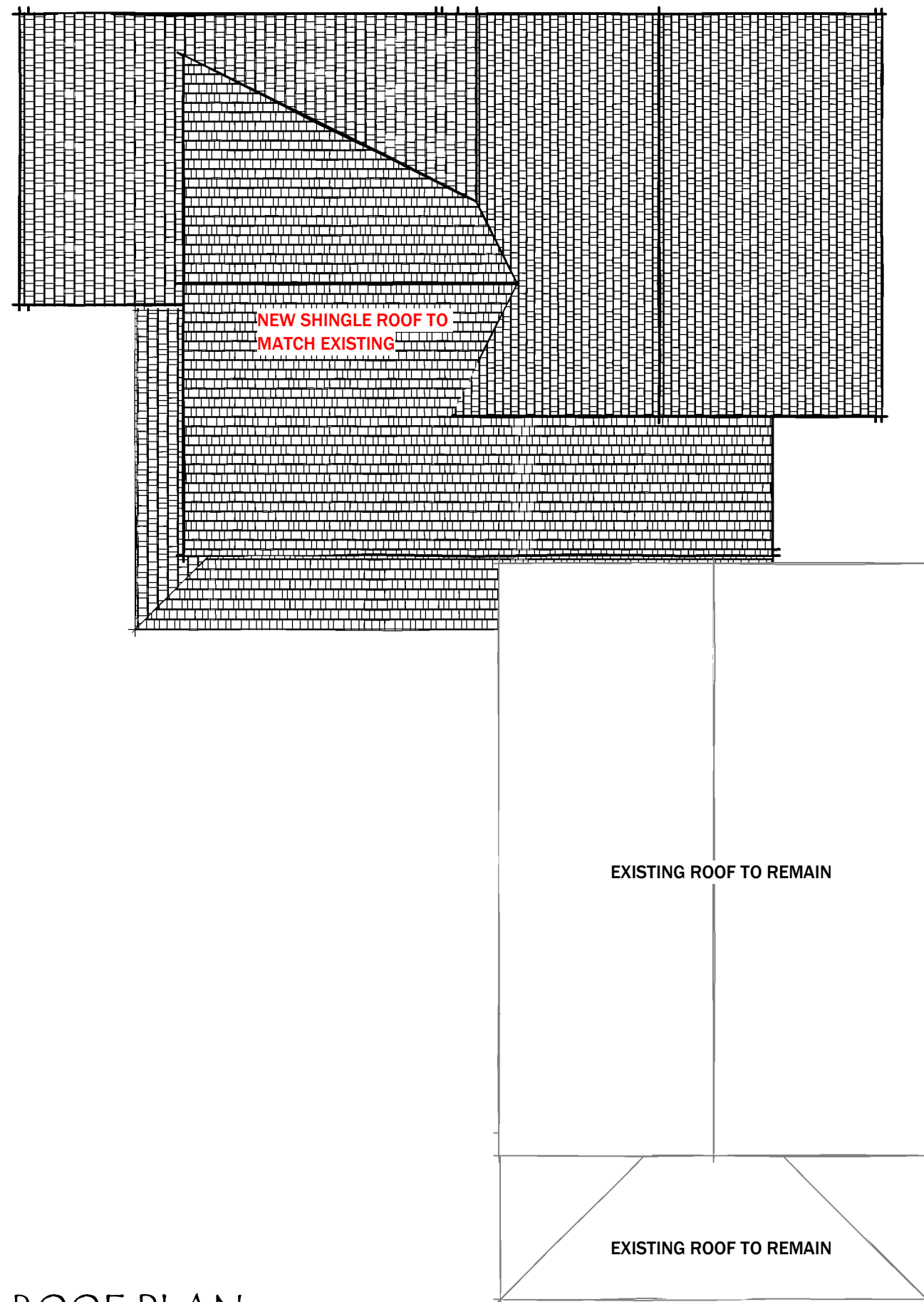
AS-BUILT/DEMO - FLOOR PLAN

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

509 Beech St Fernandina Beach, FL

B1.0

4250 Hope Plantation Dr Johns Island, SC 29455



ROOF PLAN

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

ISSUE DATE: 09.05.2024

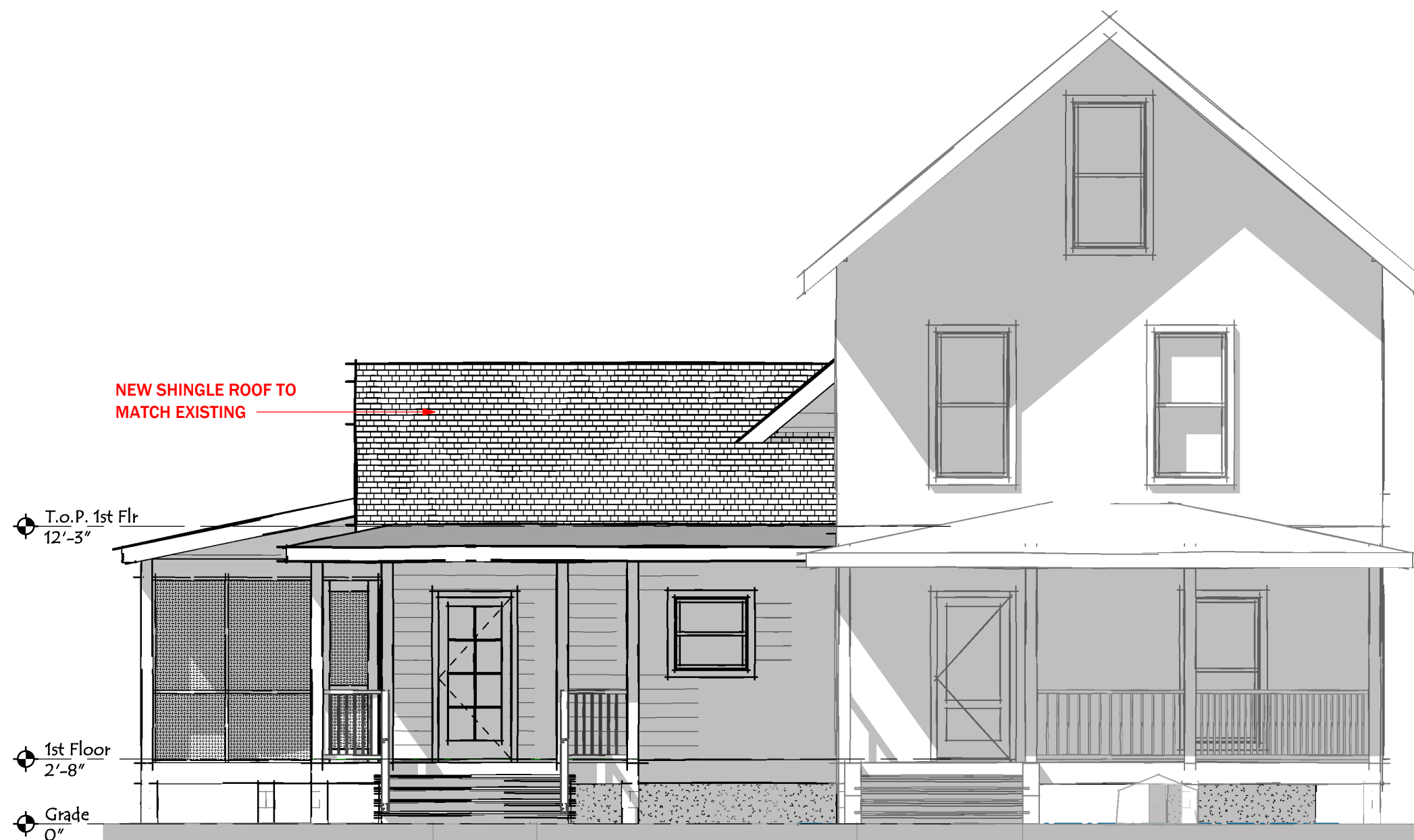
PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT

509 Beech St Fernandina Beach, FL

B2.1

4250 Hope Plantation Dr Johns Island, SC 29455



ADDITION FRONT ELEV.

SCALE: $\frac{3}{16}'' = 1'-0''$

ISSUE DATE: 09.05.2024

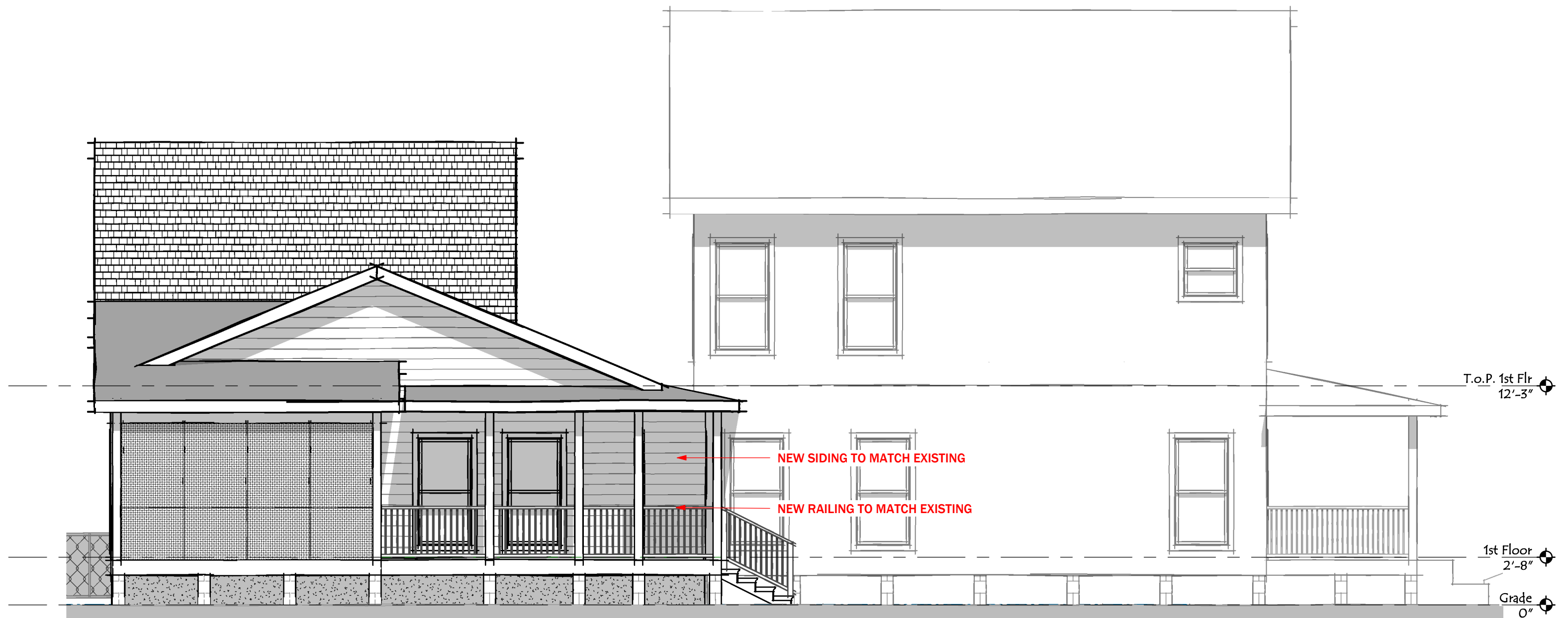
PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT

509 Beech St Fernandina Beach, FL

B2.2

4250 Hope Plantation Dr Johns Island, SC 29455



ADDITION LEFT ELEV.

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

ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT

509 Beech St Fernandina Beach, FL

B2.3

4250 Hope Plantation Dr Johns Island, SC 29455



ADDITION REAR ELEV.

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

ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT

509 Beech St Fernandina Beach, FL

B2.4

4250 Hope Plantation Dr Johns Island, SC 29455



ADDITION RIGHT ELEV.

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

ISSUE DATE: 09.05.2024

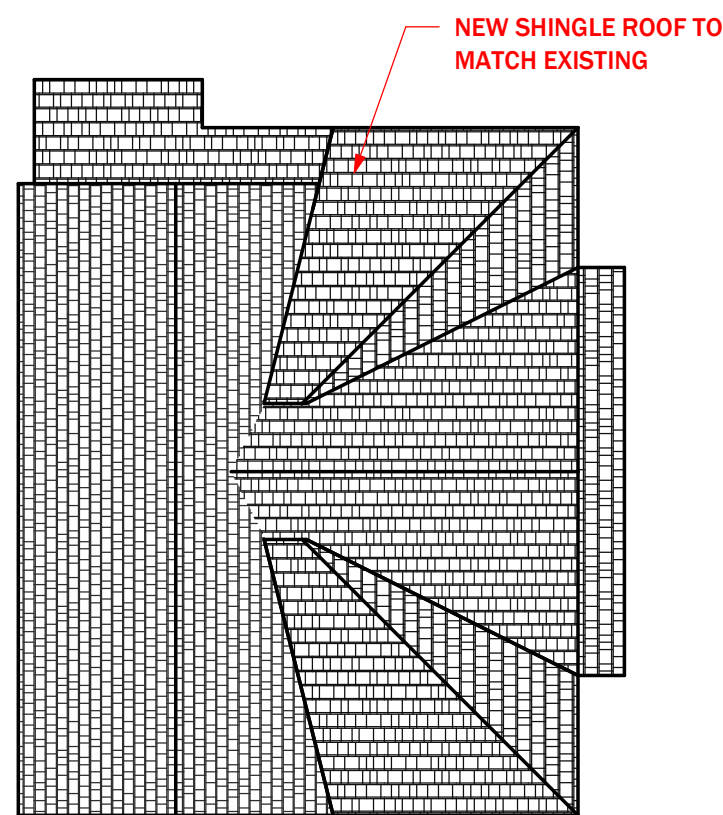
PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT

509 Beech St Fernandina Beach, FL

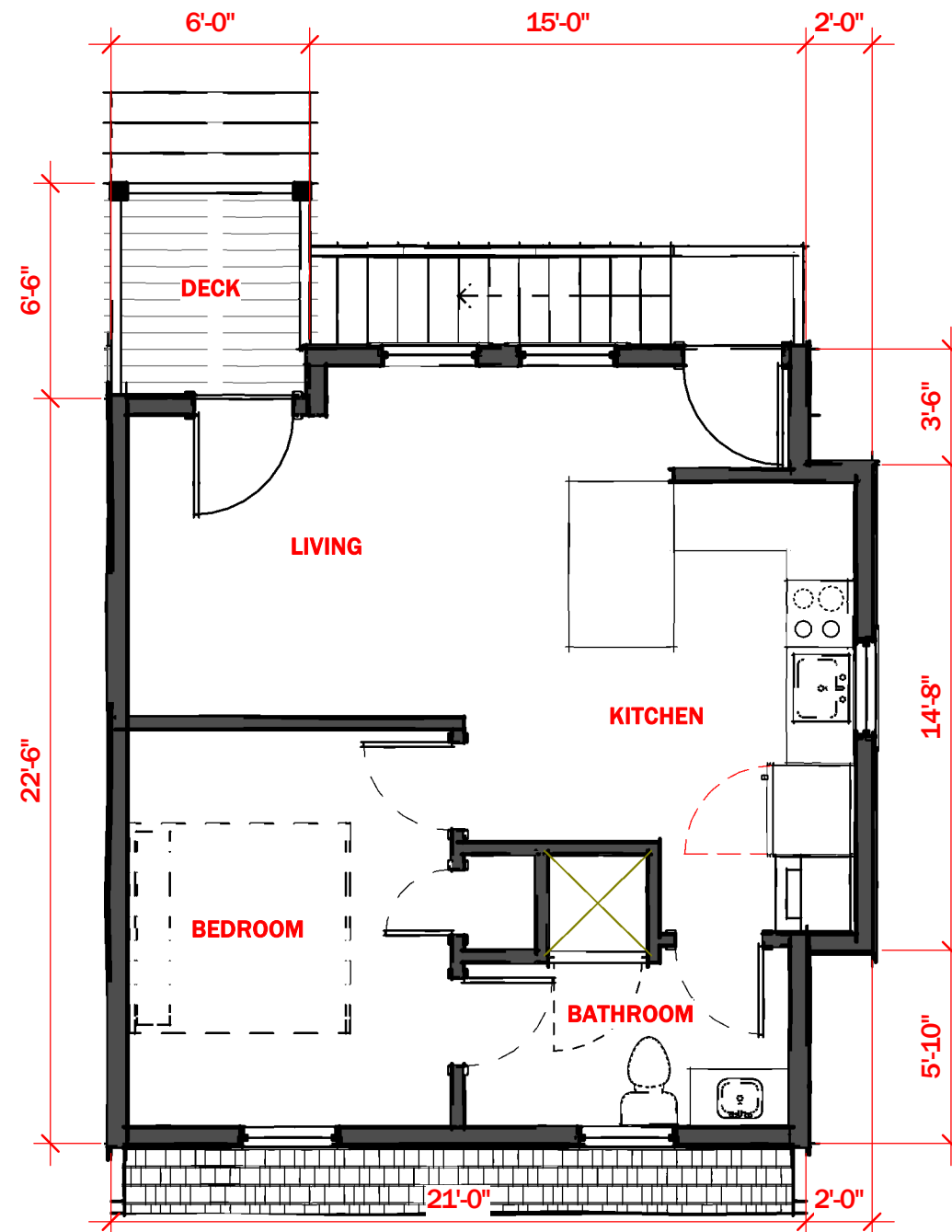
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4250 Hope Plantation Dr Johns Island, SC 29455



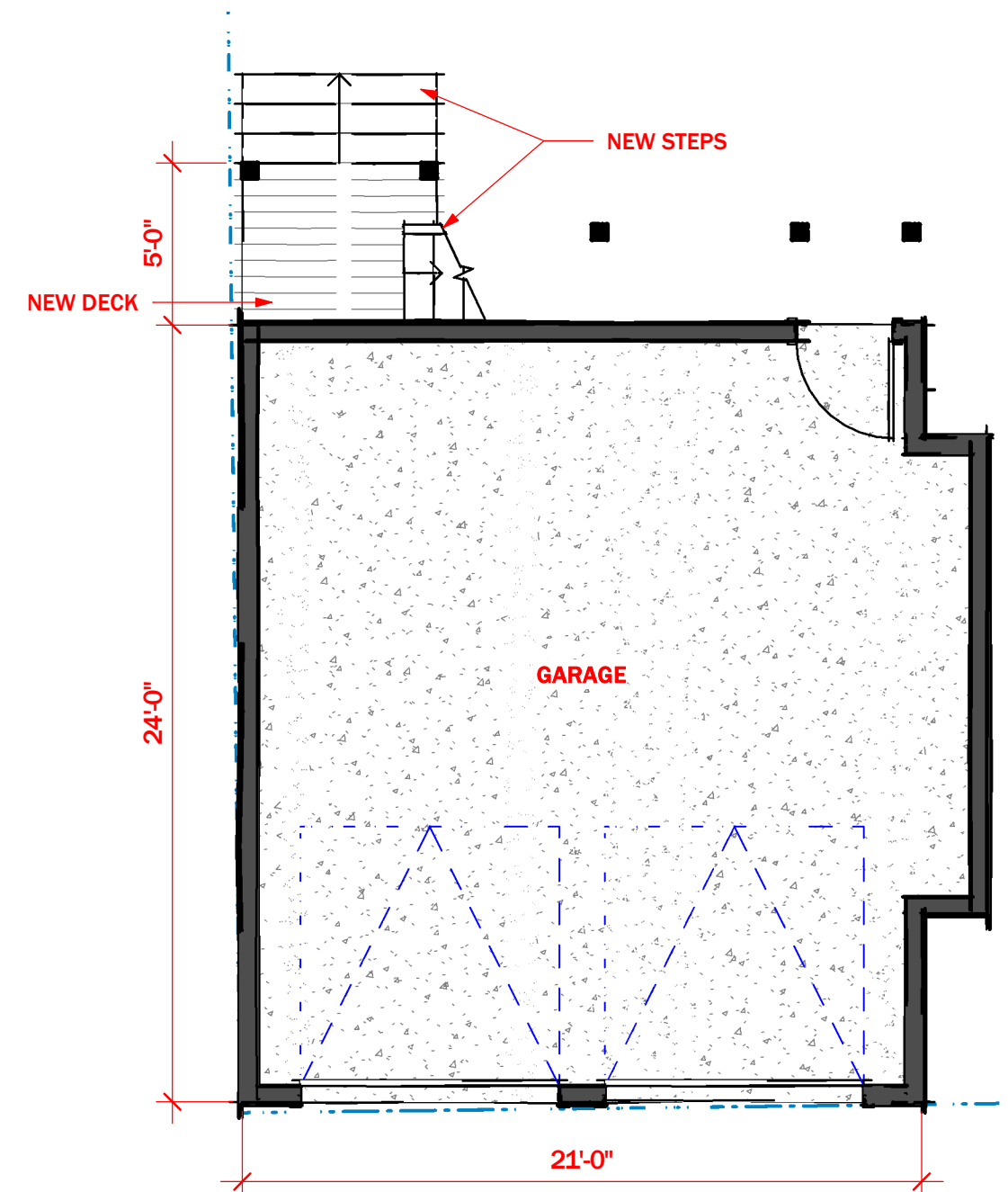
ADU ROOF

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



ADU 2ND FLOOR

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



ADU 1ST FLOOR

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

ISSUE DATE: 09.05.2024

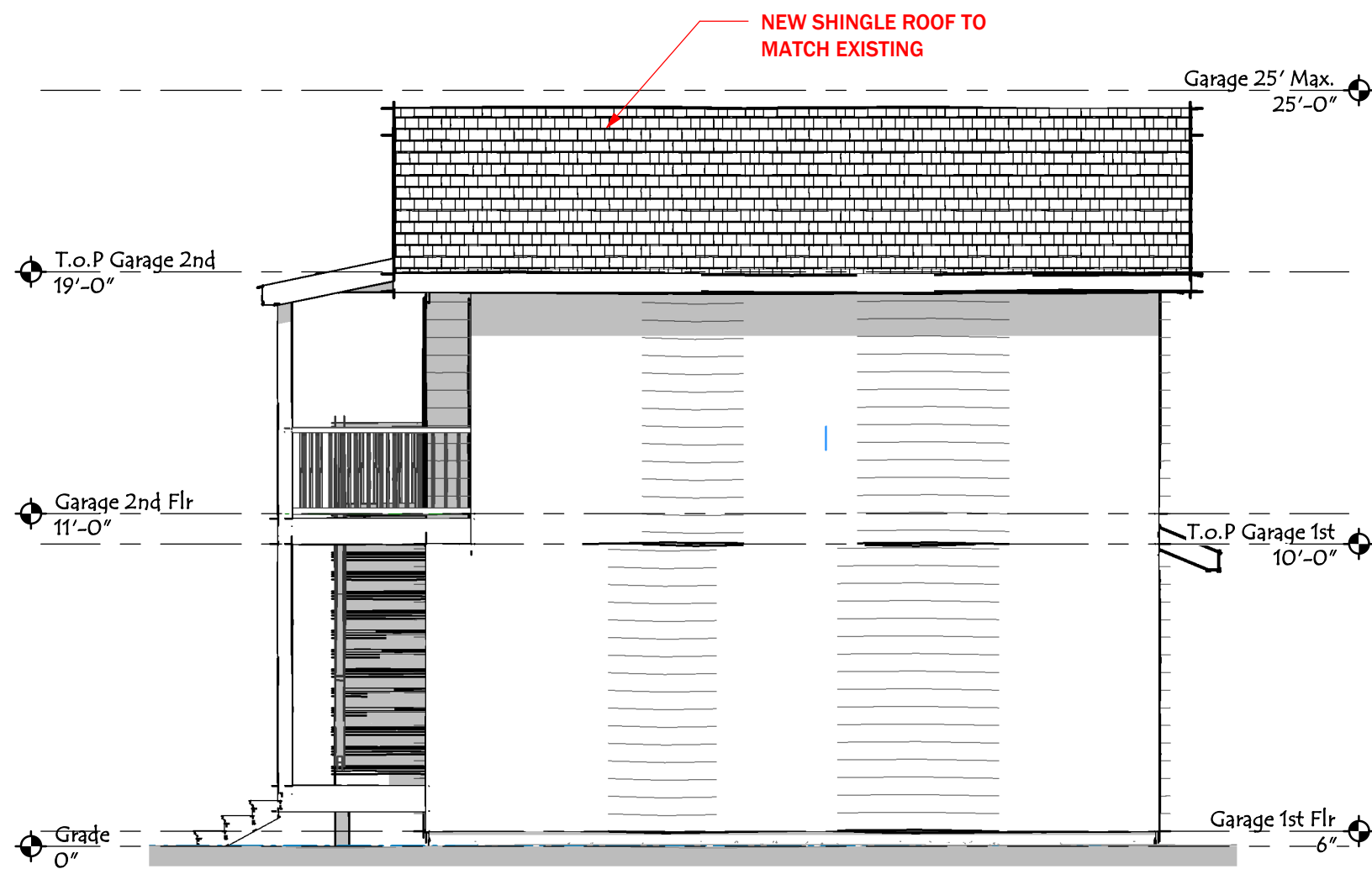
PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT

509 Beech St Fernandina Beach, FL

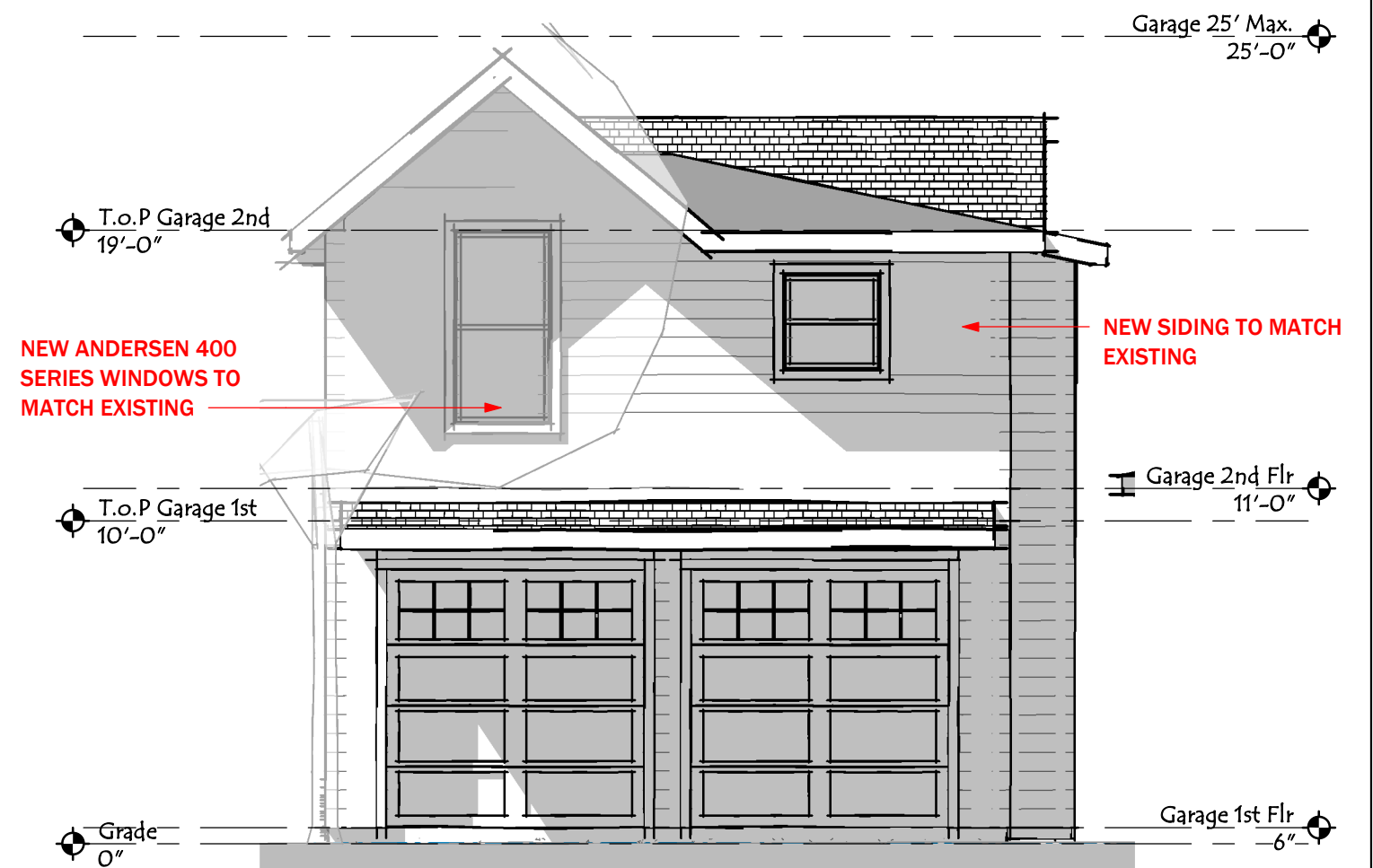
B3.0

4250 Hope Plantation Dr Johns Island, SC 29455



ADU LEFT ELEV.

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



ADU FRONT ELEV.

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

ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

ARCHITECT

509 Beech St Fernandina Beach, FL

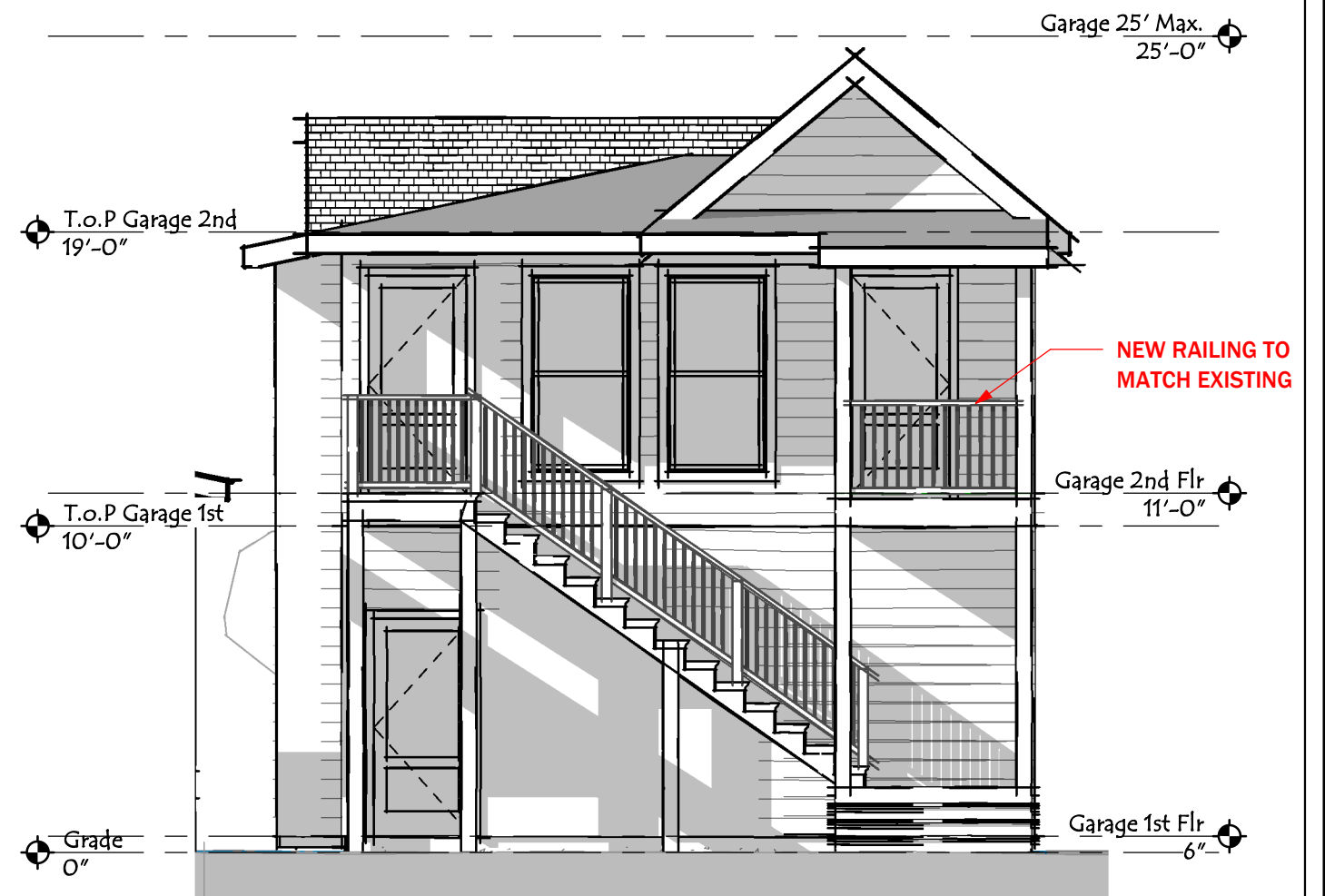
B3.1

4250 Hope Plantation Dr Johns Island, SC 29455



ADU RIGHT ELEV.

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



ADU REAR ELEV.

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

ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

RICE ARCHITECT

509 Beech St Fernandina Beach, FL

B3.2

4250 Hope Plantation Dr Johns Island, SC 29455



ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

A R C H I T E C T

509 Beech St Fernandina Beach, FL

B4.O

4250 Hope Plantation Dr Johns Island, SC 29455



ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

ARCHITECT

509 Beech St Fernandina Beach, FL

B4.1

4250 Hope Plantation Dr Johns Island, SC 29455



ISSUE DATE: 09.05.2024

509 Beech St Fernandina Beach, FL

B4.2

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

A R C H I T E C T

4250 Hope Plantation Dr Johns Island, SC 29455



ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

A R C H I T E C T

509 Beech St Fernandina Beach, FL

B4.3

4250 Hope Plantation Dr Johns Island, SC 29455



ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

ARCHITECT

509 Beech St Fernandina Beach, FL

B4.4

4250 Hope Plantation Dr Johns Island, SC 29455



ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

ARCHITECT

509 Beech St Fernandina Beach, FL

B4.5

4250 Hope Plantation Dr Johns Island, SC 29455



ISSUE DATE: 09.05.2024

PHONE: 843-514-1879 EMAIL: ricearchitect@gmail.com

A R C H I T E C T

509 Beech St Fernandina Beach, FL

B4.6

4250 Hope Plantation Dr Johns Island, SC 29455

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00596**
 Field Date 2-13-2018
 Form Date 2-13-2018
 Recorder # _____

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

Site Name(s) (address if none) 509 Beech St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Street Number 509 Direction ☒ Street Name Beech Street Type Street Suffix Direction ☒
 Address: 509 ☒ Beech 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 # 00-00-31-1800-0028-0070 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

Clear History Values

Construction Year: 1930 ☒ 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 Some siding
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extension & hip screen porch
 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 Rectangular Number of Stories 2.5
 Exterior Fabric(s) 1. Weatherboard 2. Vinyl 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 dhs

Distinguishing Architectural Features (exterior or interior ornaments) Large porch w stick detailing; transom

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

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

Clear Description Values

Clear Significance Values

Clear Documentation Values

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
 - 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
 - 3 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.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0027 (FINAL)
October 17, 2024

Owner/Applicant:	City of Fernandina Beach
Property Address:	0 S. Front Street- Lots C and D
Parcel ID#	00-00-31-1760-0029-0010, 00-00-31-1760-0031-0020
Current zoning:	IW/REC
FLUM land use category:	Industrial Waterfront/Recreation
Existing uses on the site:	Unimproved parking lot
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Final Review of materials for Waterfront Park Design- Lots C and D

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 Council is requested to approve the final waterfront park plan for lots C and D.

Site & Design Considerations:

The park is located within the Community Redevelopment Area (CRA) Overlay, a priority area for coordinated development. The specific lots (C & D) are situated in the designated "Public Waterfront Park Design Area."

This area prioritizes:

- Industrial Waterfront Land Use retention
- Preservation of river views
- Public access
- Supporting marina functions, daily use, and special events

Recent Activities:

- The HDC previously approved parking improvements for these sites in November 2023 (HDC 2023-0106).
- In January 2024, the HDC granted conceptual approval for a new seafood market and restaurant replacing Atlantic Seafood at 10 Ash Street (HDC 2023-0111). This new development is situated near the planned restroom and pavilion.
- In September, the HDC granted final approval for the pavilion and restroom structures.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

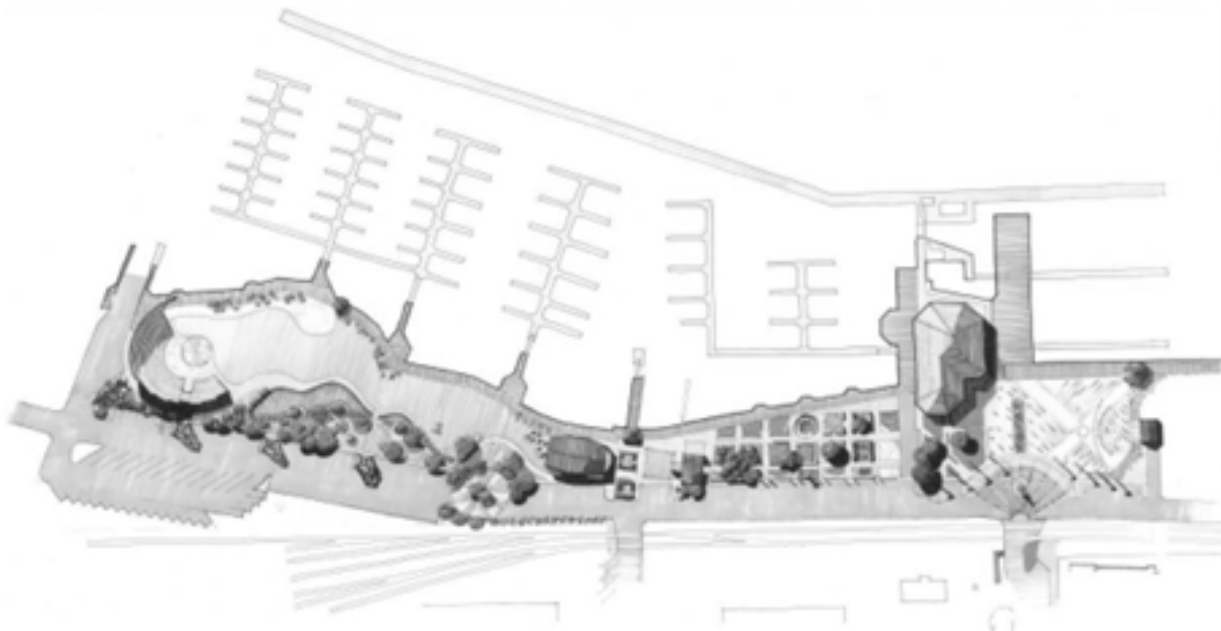
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

APPLICABLE [CRA DESIGN GUIDELINES](#) SECTIONS:

FINAL CRA SUBMITTAL

General Recommendations

1. The small park at the corner of Second and Ash should be retained as a public green "oasis" that also preserves views of the water from City Hall. The balance of this area is a prime location for city controlled parking areas, but the parking surfaces should be designed as pervious and to function as a public space during events.
2. The proposed Plan for the Waterfront City Park resolves the larger problems of visual and pedestrian access and circulation efficiency along Ash and should be developed with the assistance of a landscape architect (fig. 3.21).



(fig. 3.21) Conceptual Waterfront Park developed by the Waterfronts Florida and Parks and Recreation Committees.

Waterfront Public Space

The Public Waterfront Design Area contains one of the most significant but underdeveloped public spaces on Amelia Island. Its success as a space essential to residents and visitors is dependent on how it supports a multitude of functions under many seasonal conditions. Waterfront programming and design of park elements should provide protection from the radical changes of weather that occur on the Island during the course of the seasons. Waterfronts that can thrive in year-round conditions will reap the benefits of greater economic activity and higher attendance at public facilities.

The waterfront park should be viewed not as a static, self-contained destination, but as an important connection to other places in the city such as the Historic District, Central Park, Main Beach, and the Egan's Creek Greenway. This design area is connected to the most important public space of Fernandina- the Amelia River and the Intracoastal Waterway. All planning, design, and management efforts should reinforce connections to the water and the city to strengthen community identity.

Recommendations

1. Strive for ongoing public involvement in the evolution of the waterfront through continued design workshops conducted by experts.
2. Insure multiple pedestrian connections to the water and the city.
3. Provide more shade and shelter from the elements to improve all-season use.
4. Avoid "light pollution" during the evening which interferes with enjoyment of the waterside.
5. "Manage, manage, manage"- constant attention to maintenance and adherence to guidelines is required.

Pervious Surfaces

The City desires to reduce storm water run-off and water pollution, and to allow for the replenishment of groundwater. For parking areas, the goal is to reduce the amount of run-off generating surface area. Therefore, pervious surfaces for parking and maneuvering areas shall be provided in all CRA Design Areas.

Guidelines

Acceptable permeable surfaces include:

1. Pervious concrete
2. Pervious pavers
3. Gravel, bark or grass when reinforced to provide adequate load-bearing requirements (including prefabricated geotechnical structures shown in figs. 5.12, 5.13)
4. Other permeable surfaces may be approved by Staff as more effective technology evolves. Applicants shall provide documentation and research support for submissions. (Note: Approval of previous surface constructions may require separate approval from the St. Johns River Water Management District).



(fig. 5.12) Pervious parking surfaces.



(fig. 5.13) Grass parking system capable of handling significant vehicle loads.

4.1 PUBLIC WATERFRONT PARK DESIGN AREA (WATER LOTS 1, 25-34)

Punctuated by a few landscape elements such as trees, several small buildings, and a privately run restaurant located dockside, this design area must support active maritime activities which range from boat docks and related services such as fueling stations and adhoc boat repair areas to open public spaces for daily use and seasonal events, as well as parking for cars, trucks, boat trailers and other vehicles (fig. 4.2). Due to the public nature of this area, it provides a panoramic view of the water. All additions to this area, from fences to buildings, must be carefully considered in terms of placement and degree of transparency as they affect view of the water and the city.

General

1. Retain designation as an Industrial Waterfront Land Use area.
2. Conserve panoramic views of the River.
3. Guarantee public pedestrian access to the River.
4. Support marina functions, daily public use, and special events.

ANALYSIS:

This proposed project marks a significant milestone in a decades-long effort to establish a waterfront park in Fernandina Beach. For over 30 years, various waterfront park plans have been debated and revised. While achieving complete consensus on any plan is unlikely, this proposal reflects the core principles and direction shaped by years of dedicated committee work and extensive public input.

A consistent focus throughout this process, dating back to at least 2007, has been the preservation of parking. Every iteration of the park plan has prioritized "no net loss of parking" for vehicles and the formalization of boat trailer parking. This commitment to parking has been carefully balanced with the desire to create an aesthetically pleasing waterfront space that complements and enhances downtown activity.

Regarding the CRA design guidelines, staff acknowledge the conflict between the proposed design and the requirement for exclusively pervious materials. Concerns regarding maintenance and ADA compliance have long been associated with this requirement. Staff recommends revisiting the CRA Design Guidelines to better address these practical considerations.

Utility Grates: We recommend utilizing the custom utility covers created for the waterfront park's sun shelters project. These covers, designed to accommodate climbing vines for aesthetic concealment, offer a readily available and suitable alternative to the proposed copper leaf style.

Moving Forward: The project has undergone a pre-application review by the TRC (10/11/24 meeting delayed until 10/17/24) and has received favorable recommendations from both the Parks and Recreation Advisory Committee and the CRA Advisory Committee.

Staff now defers to the Council for their design review and approval of the requested improvements. It is time to move forward with this long-awaited project and bring the vision of a waterfront park to fruition.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2024-0027 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 2024-0027, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the CRA Design Guidelines to warrant approval at this time.

2:\20401\20401_2002\DRAWINGS\DRAWINGS\CONSTRUCTION PLANS\20401_2002 - CS.DWG - July 8, 2004 - 4:30 PM

DRAINAGE LEGEND		
	EXISTING	PROPOSED
PIPE	- - - - -	- - - - -
DITCH		→ - - - -
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)	OR	OR
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)	OR	OR
CURB INLET - BOTH (CI) OR CATCH BASIN - BOTH (CB)	OR	OR
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)	OR	OR
JUNCTION BOX (JB)		
MANHOLE (SDMH)		
ROLL CURB INLET (RC)		
ROOF INLET (RI)		
VALLEY INLET (VI)		
YARD INLET (YI)		
BEVELED END SECTION (BES)		
END SECTION (ES)		
FLARED END SECTION (FES)		
11- $\frac{1}{4}$ " BEND - HORIZONTAL		
22- $\frac{1}{2}$ " BEND HORIZONTAL		
45" BEND - HORIZONTAL		
90" BEND - HORIZONTAL		
CLEANOUT		
PLUG		
TEE		
WYE		

OTHER UTILITIES LEGEND	
	EXISTING
NATURAL GAS	— UGG —
TELEPHONE	— OHT —
UNDERGROUND TELEPHONE	— UTL —
ELECTRICITY	— OHP —
UNDERGROUND ELECTRICITY	— UGP —

ABBREVIATIONS

DBL	DOUBLE		FM	FORCE MAIN (SANITARY SEWER)	PC	POINT OF CURVE	TC	TOP OF CURB
BOT	BOTTOM		FP	FINISH PAD	PH	POST HYDRANT	TH	THROAT ELEVATION
CB	CATCH BASIN		FR	FRAME	PT	POINT OF TANGENT	TG	TOP OF GUTTER
CI	CURB INLET		GI	GRATE INLET	PVC	POLYVINYL CHLORIDE	TP	TOP OF PAVEMENT
CO	CLEAN OUT		GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE	TW	TOP OF WALK
CPP	CORRUGATED PLASTIC PIPE		HDPE	HIGH DENSITY POLYETHYLENE	RC	ROLL CURB INLET	TYP	TYPICAL
DBL	DOUBLE		HI	HOODED INLET	RCP	REINFORCED CONCRETE PIPE	VI	VALLEY INLET
DI	DITCH INLET		INV	INVERT ELEVATION	RI	ROOF INLET	W	WATER
DIP	DUCTILE IRON PIPE		JB	JUNCTION BOX	RJP	RESTRAINED JOINT PIPE	W/	WITH
EL	ELEVATION		LF	LINEAR FEET	R/W	RIGHT-OF-WAY	WV	WATER VALVE
ES	END SECTION		MAX	MAXIMUM	SD	STORM DRAINAGE	YI	YARD INLET
FES	FLARED END SECTION		MIN	MINIMUM	SDMH	STORM DRAINAGE MANHOLE	YI	YARD INLET
FG	FINISH GRADE		MH	MANHOLE	SF	SQUARE FEET		
FH	FIRE HYDRANT		OC	ON CENTER	SS	SANITARY SEWER		

SEWER LEGEND

	EXISTING	PROPOSED
GRAVITY PIPE	— SS —	— — —
SINGLE SERVICE LATERAL	— — —	— — —
DOUBLE SERVICE LATERAL		
DROP MANHOLE (DMH)		
MANHOLE (MH)		
CLEANOUT (CO)		
FORCEMAIN	— 10"FM —	— 10"FM —
AIR RELEASE VALVE (ARV)		
CHECK VALVE (CV)		
PLUG VALVE AND BOX (PV)		
FLUSH HYDRANT		
PUMP CONNECTION (PC)		
REDUCER		
TRACER WIRE ACCESS BOX (TWAB)		
CROSS		
TEE		
TAPPING SLEEVE (TS)		
90" BEND HORIZONTAL		
45" BEND HORIZONTAL		
22- $\frac{1}{2}$ " BEND HORIZONTAL		
11- $\frac{1}{4}$ " BEND HORIZONTAL		
BEND VERTICAL		
PLUG \ CAP		

WATER LEGEND

	EXISTING	PROPOSED
WATER MAIN	— 10"W —	— 10"W —
SINGLE SERVICE LATERAL	— — —	— — —
DOUBLE SERVICE LATERAL		
BUTTERFLY VALVE (BV)		
DOUBLE CHECK DETECTOR ASSEMBLY (DCCA)		
GATE VALVE AND BOX (GV)		
POST INDICATOR VALVE (PIV)		
TAPPING SLEEVE AND VALVE (TSV)		
REDUCED PRESSURE ZONE BACKFLOW (RPZ)		
WATER METER (WM)		

WATER LEGEND

	EXISTING	PROPOSED
TRACER WIRE ACCESS BOX (TWAB)		
FIRE HYDRANT W/TEE, VALVE & BOX (FHA)		
POST HYDRANT (PH)		
REDUCER		
CROSS		
TEE		
90" BEND - HORIZONTAL		
45" BEND - HORIZONTAL		
22- $\frac{1}{2}$ " BEND - HORIZONTAL		
11- $\frac{1}{4}$ " BEND HORIZONTAL		
BEND - VERTICAL		
CAP		

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES TO THE CITY OF FERNANDINA BEACH. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED. TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN THAT SHOWN.
- SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE WATERMAIN AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND INSPECTIONS.
- THE CONTRACTOR WILL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- ALL WATERMAINS SHALL BE POLYVINYL CHLORIDE (PVC C900) UNLESS OTHERWISE INDICATED. ALL WATER SERVICES SHALL BE PVC SDR-21 UNLESS OTHERWISE INDICATED.
- ALL GRAVITY SEWER MAINS AND SERVICES SHALL BE POLYVINYL CHLORIDE (PVC SDR26) UNLESS OTHERWISE INDICATED.
- SURVEYING AND BOUNDARY INFORMATION BY MANZIE & DRAKE.
- ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
- TOPOGRAPHIC SURVEY BY MANZIE & DRAKE..
- CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
- IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
- THE FOLLOWING NOTES ARE SPECIFIED BY THE COUNTY ENGINEER AND ARE TO BE EXECUTED BY THE CONTRACTOR FOR STREETS IN THE PROJECT WHICH ARE TO BE DEEDED TO THE CITY OF FERNANDINA BEACH:
 - ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE COUNTY ENGINEER AND THE PROJECT ENGINEER.
 - ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET FDOT STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE COUNTY ENGINEER.
 - ALL LOTS WITHIN THE DEVELOPMENT SHALL BE FILLED AND HAVE POSITIVE DRAINAGE TO THE APPROPRIATE EASEMENT OR RIGHT-OF-WAY AS APPROVED ON THE PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR FINAL ACCEPTANCE OF THE RIGHT-OF-WAYS BY THE COUNTY.
 - WHERE FIELD INSPECTIONS ARE REQUIRED BY THE COUNTY, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
 - A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
- ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATION OR DRAINAGE MUST BE SUBMITTED AND APPROVED IN WRITING BY THE COUNTY ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
- ALL TREES SHOWING DISTURBANCE WITHIN THE PROTECTED ROOT ZONE SHALL BE PRUNED AND FERTILIZED BY A CERTIFIED ARBORIST PRIOR TO RECEIVING FINAL PLAT APPROVAL. (THIS WORK WILL BE DONE BY THE OWNER OUTSIDE OF THE CONTRACT.)
- LAKE CONTOURS SHOWN HEREIN WILL PROVIDE A DEPTH ONE FOOT GREATER THAN NECESSARY FOR STORM WATER MANAGEMENT. THIS IS TO PROVIDE FOR ONE FOOT OF SILT BUILDUP DURING CONSTRUCTION OF ANY AREA OF ANY POND WHICH SILTS MORE THAN ONE FOOT ABOVE DESIGNED BOTTOM ELEVATION SHALL BE RESTORED TO THE MINIMUM ACCEPTABLE DEPTH OF ONE FOOT LESS THAN ORIGINAL CONSTRUCTED DEPTH.
- ALL ABOVE GROUND UTILITIES ARE TO BE OUTSIDE OF THE R/W AND ALL AT GRADE UTILITIES ARE TO BE OUT OF THE CURB LINE.
- THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY THE CITY OF FERNANDINA BEACH PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
- THE FOLLOWING NOTES ARE SPECIFIED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND ARE TO BE EXECUTED BY THE CONTRACTOR:
 - ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD. ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION HAS BEEN OBTAINED.
 - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN 14 DAYS.
 - RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING LOT CONSTRUCTION OR PROVIDE AN INDIVIDUAL PLAN MEETING SECTION R.72-307 OF THE STORM WATER MANAGEMENT AND SEDIMENT REDUCTION ACT REQUIREMENTS.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS CURRENT EDITION.
- ALL AREAS DISTURBED WILL BE GRASSED IMMEDIATELY AFTER THE INSTALLATION. GRASSING SHALL BE IN ACCORDANCE WITH SECTION 810 OF THE FDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION CURRENT EDITION. PAYMENT SHALL BE AS SHOWN IN THE BID FORM AND SHALL BE COMPENSATION FOR ALL NECESSARY WORK AND MATERIALS TO COMPLETE THE SEEDING IN ACCORDANCE WITH THESE SPECIFICATIONS. (SEE SPECIFICATIONS BELOW)
- ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
- EACH EXISTING ROAD WILL BE CLEANED UP AND RESTORED DAILY.
- NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
- ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES.
- ALL SEWER VALVES SHALL COMPLY WITH THE CITY OF FERNANDINA BEACH UTILITY CONSTRUCTION SPECIFICATIONS.
- ALL WATER VALVES SHALL COMPLY WITH THE CITY OF FERNANDINA BEACH UTILITY CONSTRUCTION SPECIFICATIONS.
- ONLY TYPE S AND M MORTAR IS TO BE USED IN STORMWATER SYSTEM CONSTRUCTION AND ALL BRICKWORK AND BRICK MUST MEET FOOT SPECIFICATIONS.
- THE DESIGN OF THE PAVEMENT AND EARTHWORK MATERIALS, PROCEDURES AND METHODS SPECIFIED ARE BASED ON THE CITY OF FERNANDINA BEACH MINIMUM STANDARDS.

GENERAL INFORMATION

COUNTY	NASSAU COUNTY	OWNER:	SURVEYOR:
TOWN	FERNANDINA BEACH	CITY OF FERNANDINA BEACH 204 ASH STREET FERNANDINA BEACH, FL 32034 904.277.7300	MANZIE & DRAKE 117 S 9TH STREET FERNANDINA BEACH, FL 32034
ZONING	INDUSTRIAL	ENGINEER:	UTILITY:
		THOMAS & HUTTON 1208 NEWCASTLE STREET, SUITE 201 BRUNSWICK, GA 31520 912.466.0536	NASSAU-AMEILA UTILITIES 5390 1ST COAST HWY FERNANDINA BEACH, FL 32034 904.530.6030

GENERAL NOTES AND INDEX

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: RLM
DESIGNED: RLM
REVIEWED: CJE
APPROVED: CJE
SCALE: N/A

G0.1

PERMIT SET - FOR REVIEW PURPOSES ONLY

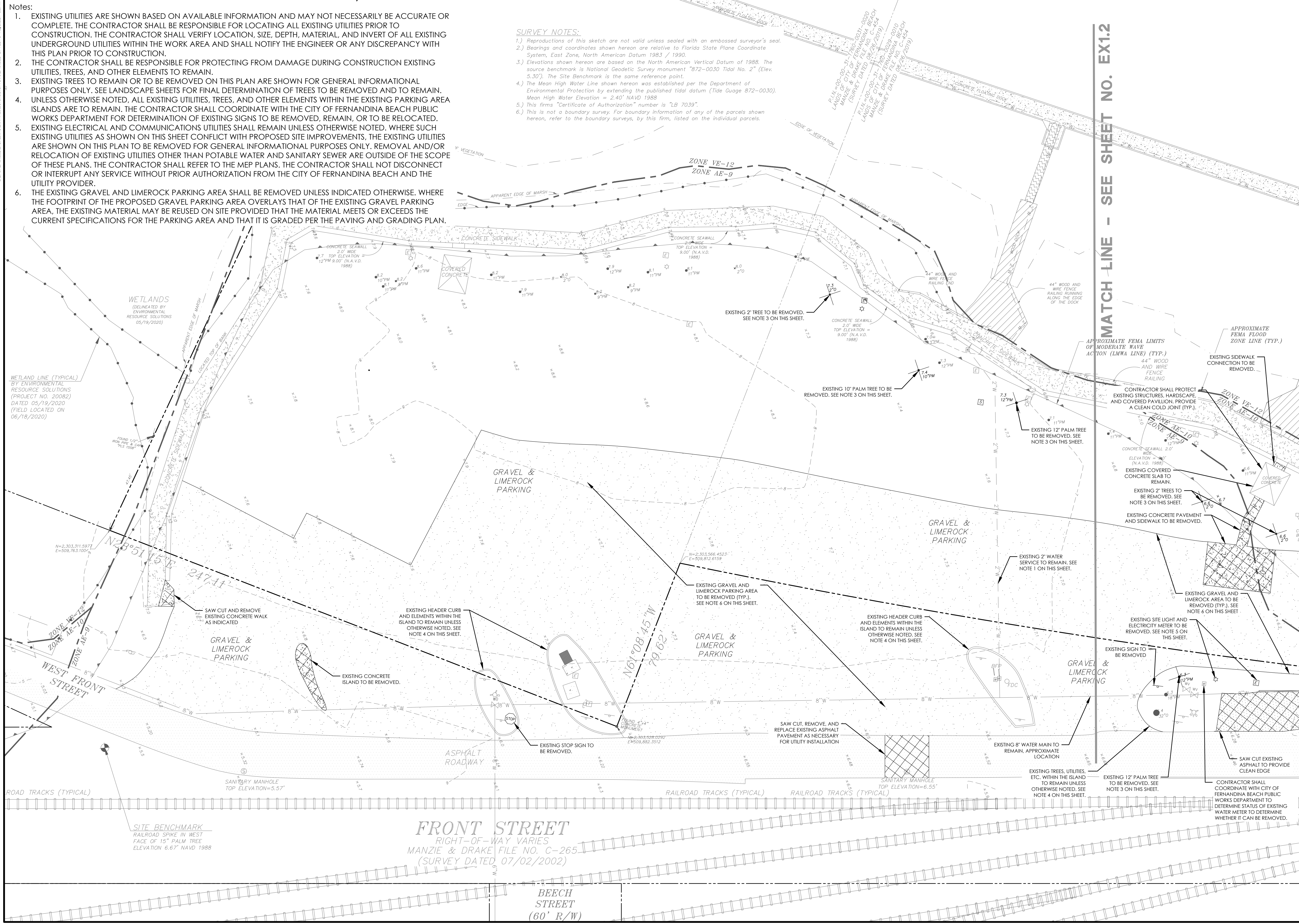
2/28/2024 10:00 AM INCHINGENIO DRAWINGS CONSTRUCTION PLANS 2024 - 05/19/2020

Notes:

- EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE INFORMATION AND MAY NOT NECESSARILY BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION, SIZE, DEPTH, MATERIAL, AND INVERT OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE WORK AREA AND SHALL NOTIFY THE ENGINEER OR ANY DISCREPANCY WITH THIS PLAN PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE DURING CONSTRUCTION EXISTING UTILITIES, TREES, AND OTHER ELEMENTS TO REMAIN.
- EXISTING TREES TO REMAIN OR TO BE REMOVED ON THIS PLAN ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY. SEE LANDSCAPE SHEETS FOR FINAL DETERMINATION OF TREES TO BE REMOVED AND TO REMAIN. UNLESS OTHERWISE NOTED, ALL EXISTING UTILITIES, TREES, AND OTHER ELEMENTS WITHIN THE EXISTING PARKING AREA ISLANDS ARE TO REMAIN. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF FERNANDINA BEACH PUBLIC WORKS DEPARTMENT FOR DETERMINATION OF EXISTING SIGNS TO BE REMOVED, REMAIN, OR TO BE RELOCATED.
- EXISTING ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED. WHERE SUCH EXISTING UTILITIES AS SHOWN ON THIS SHEET CONFLICT WITH PROPOSED SITE IMPROVEMENTS, THE EXISTING UTILITIES ARE SHOWN ON THIS PLAN TO BE REMOVED FOR GENERAL INFORMATIONAL PURPOSES ONLY. REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES OTHER THAN POTABLE WATER AND SANITARY SEWER ARE OUTSIDE OF THE SCOPE OF THESE PLANS. THE CONTRACTOR SHALL REFER TO THE MEP PLANS. THE CONTRACTOR SHALL NOT DISCONNECT OR INTERRUPT ANY SERVICE WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF FERNANDINA BEACH AND THE UTILITY PROVIDER.
- THE EXISTING GRAVEL AND LIMEROCK PARKING AREA SHALL BE REMOVED UNLESS INDICATED OTHERWISE. WHERE THE FOOTPRINT OF THE PROPOSED GRAVEL PARKING AREA OVERLAYS THAT OF THE EXISTING GRAVEL PARKING AREA, THE EXISTING MATERIAL MAY BE REUSED ON SITE PROVIDED THAT THE MATERIAL MEETS OR EXCEEDS THE CURRENT SPECIFICATIONS FOR THE PARKING AREA AND THAT IT IS GRADED PER THE PAVING AND GRADING PLAN.

SURVEY NOTES:

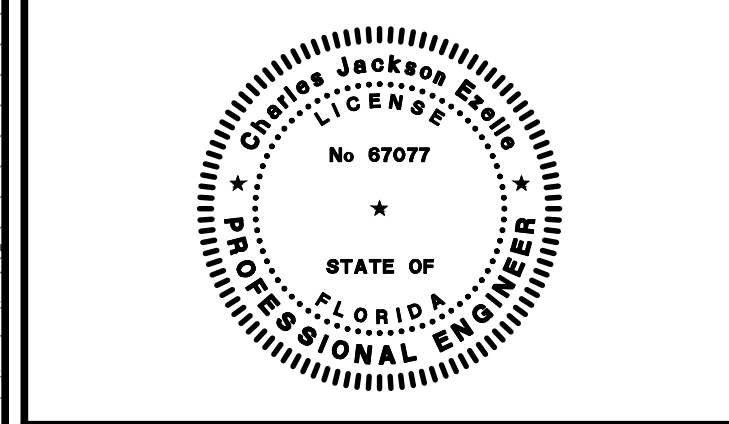
- 1.) Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
- 2.) Bearings and coordinates shown hereon are relative to Florida State Plane Coordinate System, East Zone, North American Datum 1983 / 1990.
- 3.) Elevations shown hereon are based on the North American Vertical Datum of 1988. The source benchmark is National Geodetic Survey monument "872-0030 Tidal No. 2" (Elev. 5.30'). The Site Benchmark is the same reference point.
- 4.) The Mean High Water Line shown hereon was established per the Department of Environmental Protection by extending the published tidal datum (Tide Gauge 872-0030). Mean High Water Elevation = 2.40' NAVD 1988
- 5.) This firm's "Certificate of Authorization" number is "LB 7039"
- 6.) This is not a boundary survey. For boundary information of any of the parcels shown hereon, refer to the boundary surveys, by this firm, listed on the individual parcels.



SURVEY LEGEND

FDC	= FIRE DEPARTMENT CONNECTION
BFP	= BACKFLOW PREVENTER
XFMR	= TRANSFORMER
⊕	= STOP SIGN
⊕	= SIGN
⊕	= CABLE TELEVISION PEDESTAL
⊕	= CONCRETE FLATWORK
⊕	= ELECTRICITY METER
⊕	= FIRE HYDRANT
⊕	= ALUMINUM LIGHT POLE
⊕	= COVERED AREA
⊕	= SEWER MANHOLE
⊕	= TELEPHONE PEDESTAL
⊕	= WATER METER
⊕	= WOOD FLATWORK
⊕	= IRRIGATION CONTROL VALVE
⊕	= BENCHMARK
⊕	= WETLAND FLAG
⊕	= CENTERLINE
⊕	= CENTRAL ANGLE
⊕	= CHORD BEARING
⊕	= CHORD DISTANCE
⊕	= CHORD
⊕	= CHAIN LINK OR WIRE FENCE
⊕	= METAL RAIL FENCE
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⊕	= REINFORCED CONCRETE PIPE
⊕	= HIGH-DENSITY POLYETHYLENE
⊕	= ELEVATION
⊕	= NORTH AMERICAN VERTICAL DATUM
⊕	= OFFICIAL RECORDS BOOK
⊕	= RADIUS
⊕	= RIGHT-OF-WAY
⊕	= PARCEL IDENTIFICATION NUMBER

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

1208 Newcastlee Street • Suite 201
Brunswick, GA 31520 • 912.466.0536
www.thomasandhutton.com

EXISTING CONDITIONS AND DEMOLITION PLAN

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

GRAPHIC SCALE:
1" = 20 FEET

DATUM: HORIZ: FL83-EF VERT: NAVD-1988

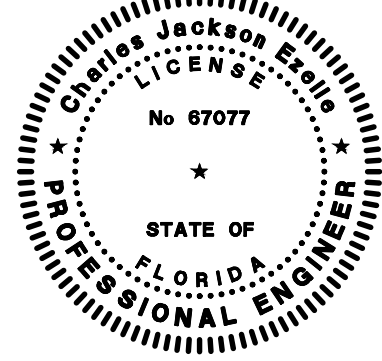
JOB NO: 29401.0002
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DESIGNED: RLM
REVIEWED: CJE
APPROVED: CJE
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EX1.1

PERMIT SET - FOR REVIEW PURPOSES ONLY

3. EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE INFORMATION AND MAY NOT NECESSARILY BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION, SIZE, DEPTH, MATERIAL, AND INVERT OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE WORK AREA AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY WITH THIS PLAN PRIOR TO CONSTRUCTION.
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 R = REINFORCED CONCRETE PIPE
 HOPE = HIGH-DENSITY POLYETHYLENE
 ELEVE = ELEVATION
 NAVD = NORTH AMERICAN VERTICAL DATUM
 Q.R.B. = QUARTERLY RECORDS BOOK
 R = RADIUS
 R/W = RIGHT-OF-WAY
 P.I.N. = PARCEL IDENTIFICATION NUMBER

[illegible]

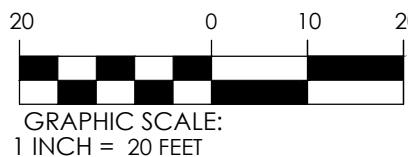
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EXISTING CONDITIONS AND DEMOLITION PLAN

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FRONT PARK

PROJECT LOCATION:
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FERNANDINA BEACH, FL 32034



DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO:	29401.0002
DATE:	07/01/2024
DRAWN:	RLM
DESIGNED:	RLM
REVIEWED:	CJE
APPROVED:	CJE
SCALE:	1" = 20'

EX1.2

2: 34401.0002.0002 ENGINEERING DRAWINGS CONSTRUCTION PLANS 24401.0002 - ST - PLUMB - Aug 8, 2024 - 8:30 PM

PROVIDED PARKING

AUTOMOBILE SPACES: 59
HANDICAP SPACES: 3
TOTAL AUTO SPACES: 62

BOAT TRAILER SPACES: 12
FLEX SPACES*: 5
GOLF CART SPACES: 3
EVENT AUTO SPACES: 32

* EACH FLEX SPACE MAY BE USED FOR ONE BOAT TRAILER SPACE OR TWO AUTOMOBILE SPACES

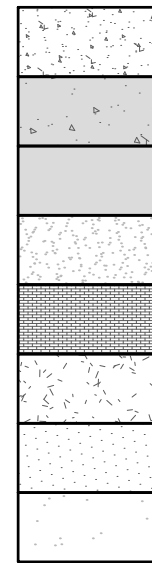
COVERAGE SUMMARY

EXISTING
PERVIOUS: 1.13 AC 44.6%
IMPERVIOUS: 1.40 AC 55.4%
PROJECT AREA: 2.53 AC 100.0%

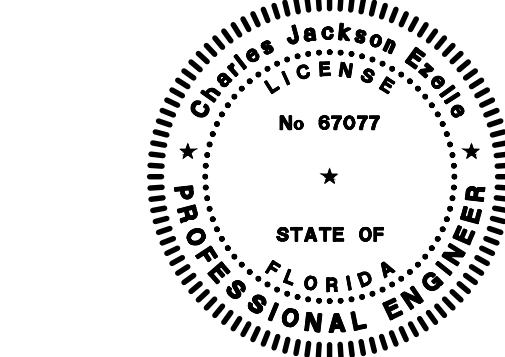
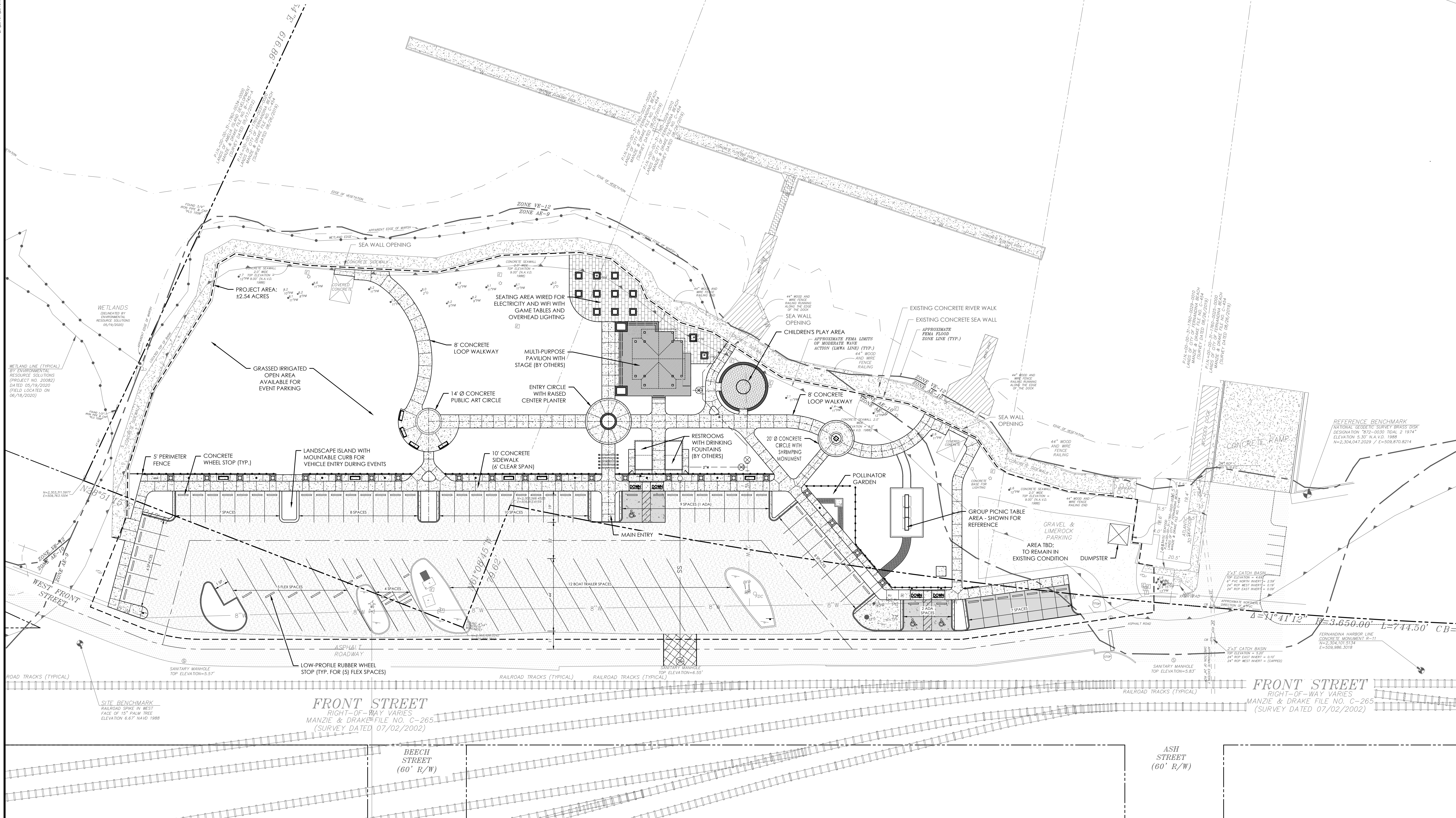
PROPOSED
PERVIOUS: 1.14 AC 45.2%
IMPERVIOUS: 1.39 AC 54.8%
PROJECT AREA: 2.53 AC 100.0%

*IMPERVIOUS AREA INCLUDES LIMEROCK PARKING AREAS

PAVEMENT LEGEND



PROPOSED CONCRETE WALK
PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT
PROPOSED GRAVEL / LIMEROCK
PROPOSED BRICK PAVERS
EXISTING CONCRETE WALK / PAVEMENT
EXISTING ASPHALT PAVEMENT
EXISTING GRAVEL / LIMEROCK



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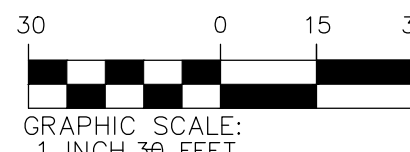
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www.thomasandhutton.com

OVERALL SITE PLAN

LOTS C & D
FERNANDINA BEACH
WATER FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: RLM
DESIGNED: RLM
REVIEWED: CJE
APPROVED: CJE
SCALE: 1" = 30'

C1.1

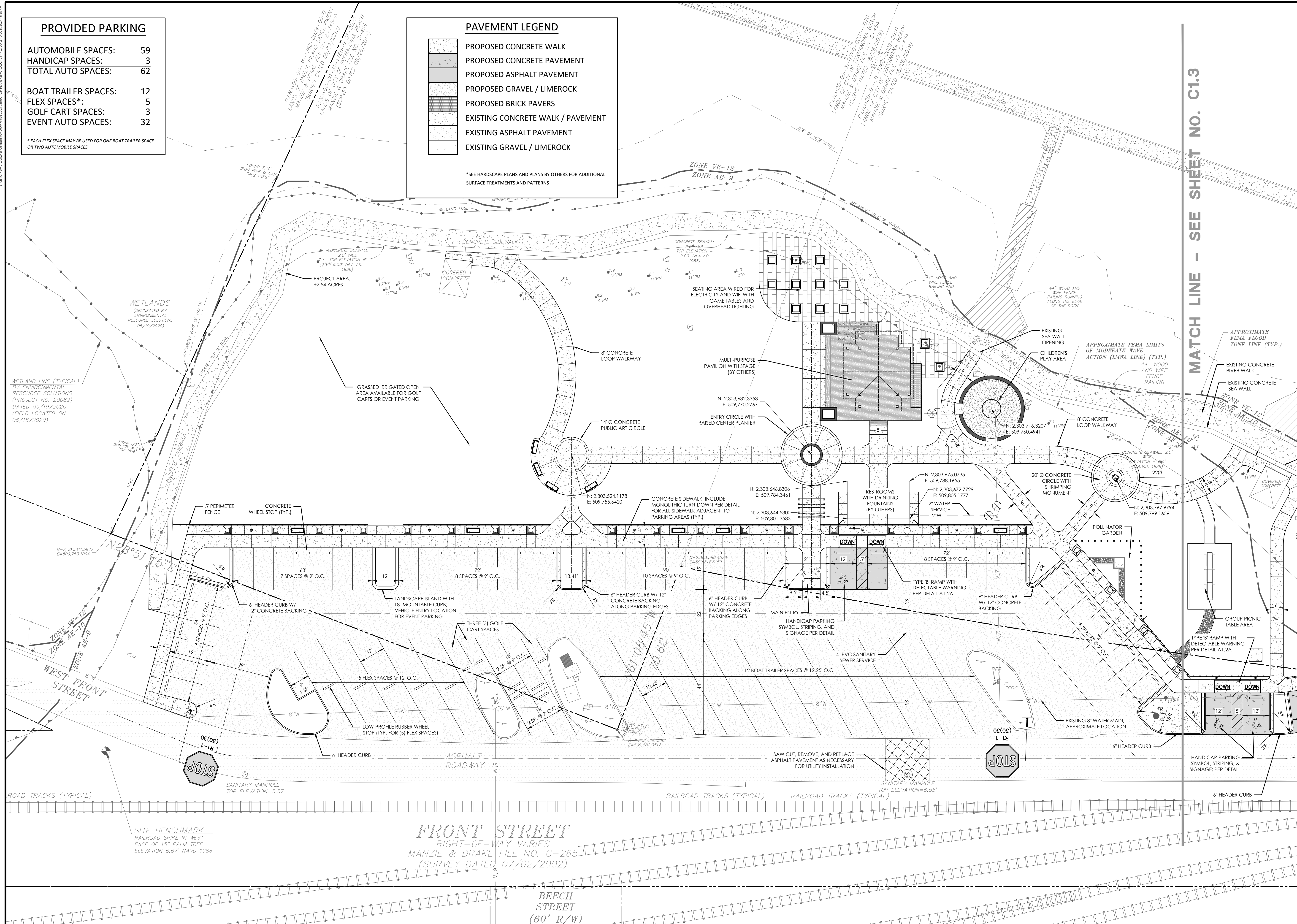
PERMIT SET - FOR REVIEW PURPOSES ONLY

AUTOMOBILE SPACES:	59
HANDICAP SPACES:	3
TOTAL AUTO SPACES:	62
BOAT TRAILER SPACES:	12
FLEX SPACES*:	5
GOLF CART SPACES:	3
EVENT AUTO SPACES:	32

* EACH FLEX SPACE MAY BE USED FOR ONE BOAT TRAILER SPACE OR TWO AUTOMOBILE SPACES

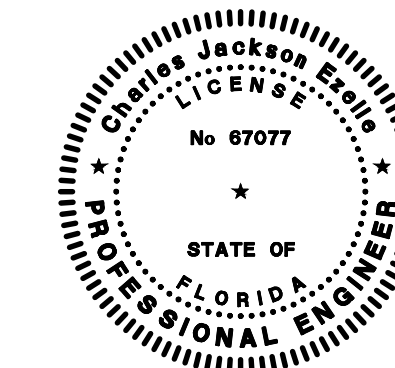
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GRAVEL / LIMEROCK
	PROPOSED BRICK PAVERS
	EXISTING CONCRETE WALK / PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING GRAVEL / LIMEROCK

*SEE HARDSCAPE PLANS AND PLANS BY OTHERS FOR ADDITIONAL
SURFACE TREATMENTS AND PATTERNS



MATCH LINE - SEE SHEET NO. C1.3

NO.	REVISIONS	BY	DATE
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LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



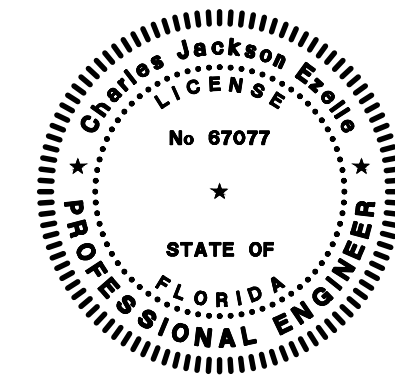
20 0 10
GRAPHIC SCALE:
1 INCH = 20 FEET

DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO:	29401.0002
DATE:	07/01/2024
DRAWN:	RLM
DESIGNED:	RLM
REVIEWED:	CJE
APPROVED:	CJE
SCALE:	1" = 20'

C1.2

PERMIT SET - FOR REVIEW PURPOSES ONLY

[illegible]

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LAYOUT PLAN

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

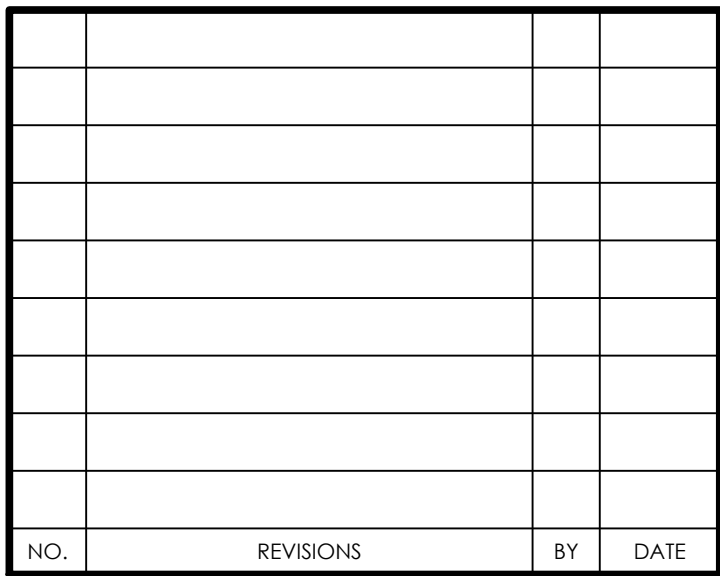


DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO:	29401.0002
DATE:	07/01/2024
DRAWN:	RLM
DESIGNED:	RLM
REVIEWED:	CJE
APPROVED:	CJE
SCALE:	1" = 20'

C1.3

1. EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE INFORMATION AND MAY NOT NECESSARILY BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION, SIZE, DEPTH, MATERIAL, AND INVERT OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE WORK AREA AND SHALL NOTIFY THE ENGINEER OR ANY DISCREPANCY WITH THIS PLAN PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE DURING CONSTRUCTION EXISTING UTILITIES, TREES, AND OTHER ELEMENTS TO REMAIN.
3. THE EXISTING SANITARY SEWER SYSTEM IN THE FRONT STREET RIGHT-OF-WAY IS CURRENTLY OUT OF SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF FERNANDINA BEACH FOR THE SCHEDULE OF PLACING THIS SYSTEM BACK INTO SERVICE. THE CITY OF FERNANDINA BEACH SHALL PROVIDE DIRECTION TO THE CONTRACTOR AS IT RELATES TO THE CONNECTIONS OF THE PROPOSED WATER AND SEWER SERVICES TO THE EXISTING UTILITIES, WHETHER THOSE PROPOSED SERVICES ARE TO BE MADE ACTIVE AS PART OF THIS PROJECT, ETC.
4. SEE MEP PLANS BY OTHERS FOR INFORMATION RELATING TO THE EXISTING AND PROPOSED SITE LIGHTING AND OTHER ELECTRICAL COMPONENT. SEE MEP PLANS BY OTHERS FOR MECHANICAL AND ELECTRICAL UTILITIES ASSOCIATED WITH THE STAGE AND RESTROOMS. SEE MEP PLANS FOR WATER AND SEWER UTILITIES WITHIN FIVE (5) FEET OF THE RESTROOM FOOTING.
5. A PLACEHOLDER LOCATION FOR THE PROPOSED TRANSFORMER PAD IS SHOWN ON THIS PLAN FOR GENERAL REFERENCE ONLY. FINAL TRANSFORMER PAD LOCATION, SIZE AND ROUTING OF ELECTRICAL LINES TO AND FROM THE TRANSFORMER, AND ANY REQUIRED EASEMENTS SHALL BE DETERMINED BY OTHERS THROUGH COORDINATION AMONG THE CITY OF FERNANDINA BEACH, MEP CONSULTANTS, AND THE UTILITY PROVIDER.



WATER & SEWER PLAN

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO:	29401.0002
DATE:	07/01/2024
DRAWN:	RLM
DESIGNED:	RLM
REVIEWED:	CJE
APPROVED:	CJE
SCALE:	1" = 20'

C2.1

GENERAL NOTES & SPECIFICATIONS FOR WATER MAIN INSTALLATIONS

1. All materials and construction under this project shall be in strict accordance with the requirements of the City of Fernandina Beach Utilities Department (FBU) and/or Nassau County Public Works Department (NCPWD) and/or the Florida Department of Transportation (FDOT) and shall conform to the standards and specifications available and on file with the department. As a minimum requirement, the standards of the AWWA shall apply.
2. Minimum cover over water mains shall be 3'-0" unless specific written exception is issued or required by an authorized representative of FBU.
3. Detector tape shall be installed 18" above the centerline of water mains and services.
4. All water main line valves shall be installed complete with 10' riser pipes and No. 3 valve boxes. Fire hydrants and service valves shall be installed complete with 6' riser pipes and No. 2 valve boxes.
5. All water meters up to 2" will be installed by department personnel providing the appropriate charges have been pre-paid. Provision of service pipes, backflow preventers, valves and meter or pile will be in accordance with construction plans and specifications approved by FBU.
6. Fire hydrant requirements (number and location) shall be as required by the Fire Department or the appropriate fire agency with installations in accordance with FBU standards.
7. Contractor MUST call the FBU Inspection Division and all other applicable permitting agencies to arrange for a Pre-Construction Meeting at least 72 hours prior to proposed start of construction.
8. FBU personnel will inspect all facilities approved by the Engineering Department. All other requirements of the permitting agency shall be in accordance with their standards and requirements.
9. Work performed under this project will not be considered as complete until final acceptance of the system by the department and until the following documents are received and approved by FBU:
 - * Easements, if required (whether by deed or plot suitably recorded)
 - * Contractor's Waiver and Release of Lien
 - * Absolute Bill of Sale
 - * Contractor's Letter of Warranty (i.e. Letter Agreement)
 - * Contractor's Maintenance Bond (for 1 year)
 - * As-Built 3 mil mylar 24" x 36" showing specific locations, depths, etc. of all water facilities as located by a licensed surveyor, along with two (2) prints of the "As-Built" which have been signed and sealed by a registered surveyor or Engineer of record and endorsed by the Contractor in accordance with FBU standards.
10. All new connections from existing FBU mains to be inspected by FBU forces prior to backfill.
11. The Contractor shall be responsible for verifying all locations, dimensions, elevations and the locations of all underground structures and utilities prior to the start of construction. The locations shown on the plans are not guaranteed accurate or correct by the known utility companies.
12. Thrust blocks shall be provided at all bends, tees, and plugs in accordance with FBU standard details.
13. All new fittings at reaction points shall be fitted with megalog retainer glands or approved equal, meeting FBU requirements. All valves are to be restrained with retainer glands.
14. Pipe installation, cleaning, flushing, testing, and disinfecting, as per FBU and State of Florida Department of Health and Rehabilitative Services Standards for the installation of water mains by customer donation projects.
15. Preliminary cleaning of all water mains 12" and larger to be accomplished by use of a poly-pig per FBU standards.
16. The Contractor is responsible for the cost of inspections for any construction activities occurring outside normal working hours (8:00 a.m. to 5:00 p.m.) Saturdays and Sundays and holidays excluded and arrangements for inspections outside normal working hours must be made a minimum of 48 hours in advance of the construction activity.
17. All trenches to be over-excavated a minimum of 6" to provide for installation of rock bedding in accordance with FBU Standards.
18. Surface restoration, pavement replacement, sidewalk replacement, trench backfilling and compaction shall comply with the applicable current FBU, NCPWD and FDOT Standards.
19. All gate valves to be resilient seat per AWWA-C509.
20. Where field conditions require, as determined by FBU, the water main shall be polyethylene encased in accordance with AWWA-C105.
21. The Contractor shall be responsible for providing FBU with HRS Letter of Clearance to Place a Public Drinking Water Facility into Service. The Engineer of record shall provide FBU with a signed and sealed pressure test report certifying pressure test results.

CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
POTABLE WATER MAINS GENERAL NOTES			
Date	Revisions	Appr. by	Fig: 300

GENERAL NOTES & SPECIFICATIONS FOR WATER MAIN INSTALLATIONS

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTES

1. A horizontal distance of 10 feet shall be maintained between water and sewer mains. When a 10 feet horizontal distance criteria cannot be met due to an existing underground facility conflict, the sewer shall be constructed of ductile iron pipe with mechanical joints.
2. A vertical distance of at least 18 inches shall be maintained between any water and sewer mains. The sewer shall be ductile iron single 20 feet length centered on the crossing if the minimum vertical distance is less than 18 inches or the sewer is installed above the water main regardless of separation.
3. In highly congested areas, where either water or sewer facilities are existing and the separation requirements cannot be met, special consideration may be given subject to a complete evaluation of existing and proposed conditions.
4. The contractor shall verify nature, depth, character of existing underground utilities prior to start of construction.

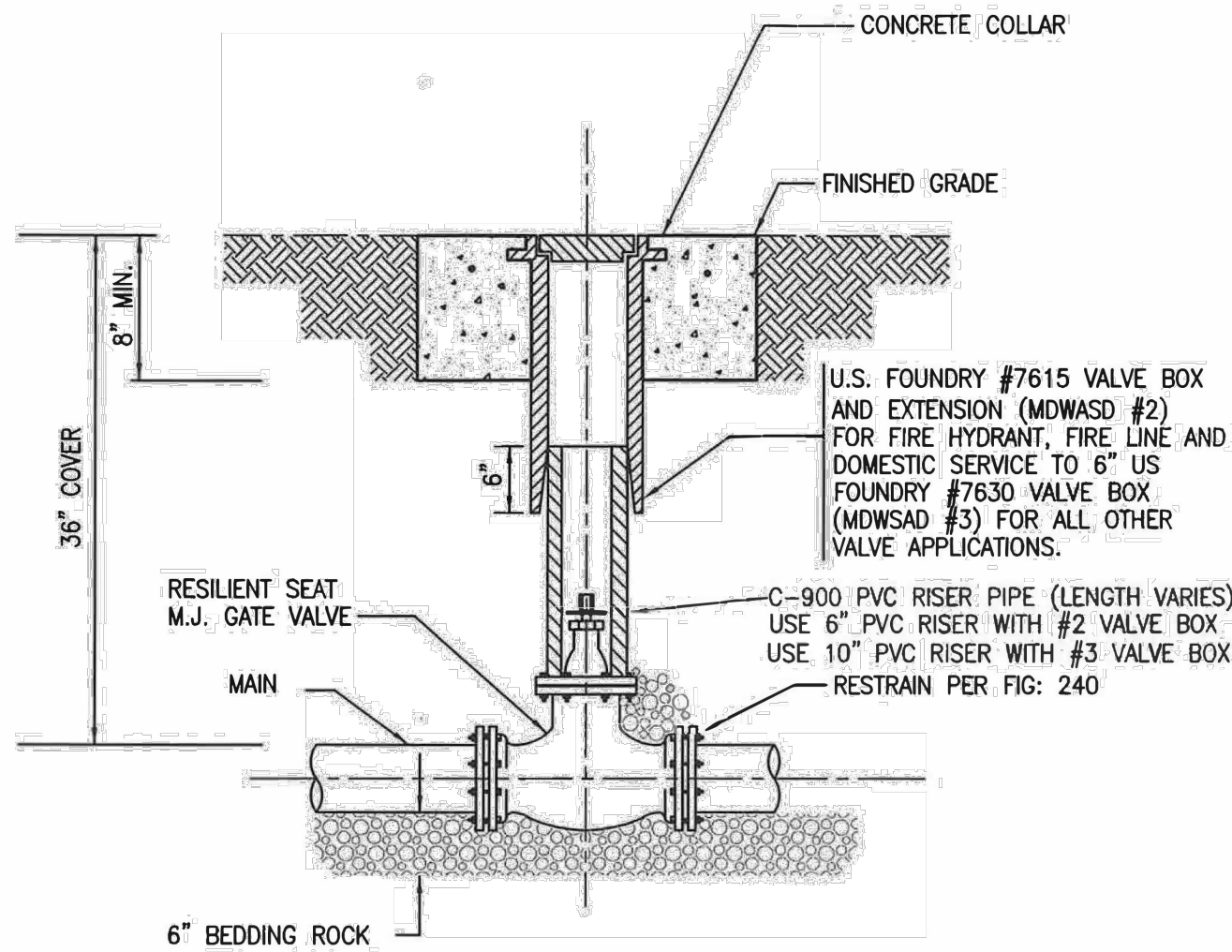
NOTE: WHEN WATER CROSSES SEWER

1. Force mains must have an 18-inch vertical separation from water lines. No exceptions.
2. Sewer lines, including laterals, must have 18 inch vertical clearance between water mains and/or 6 inches minimum clearance if sewer line is DIP and has no joints within 10 feet of intersection (i.e. one 20 ft. joint DIP centered on intersection). Storm drainage lines are exempt if DIP water main separation of 8" is maintained and both pipes have no joints within 10 feet of intersection.

TRENCH PROTECTION

Trench excavation protection shall be accomplished as required by the provisions of Part 1926, Subpart P, Excavations, Trenching and Shoring of the Occupational Safety and Health Administrations Standards and Interpretations.

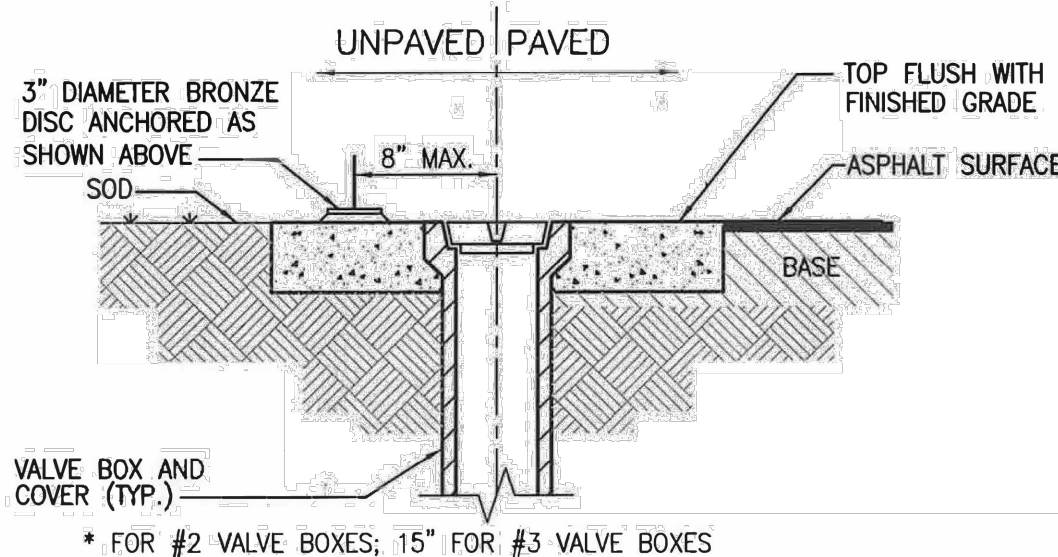
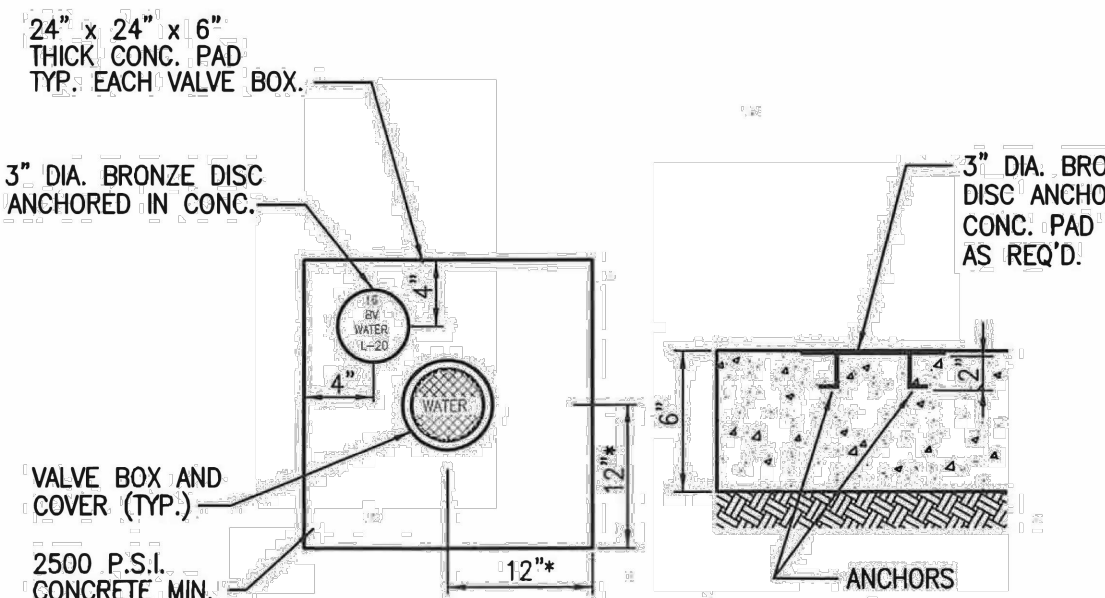
CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
POTABLE WATER MAINS GENERAL NOTES			
Date	Revisions	Appr. by	Fig: 300A



NOTES:

1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. USE U.S. FOUNDRY #7630 VALVE BOX AND EXTENSION (MDWASD #3) FOR ALL OTHER VALVE APPLICATIONS.
3. FOR USE ON 2-INCH THROUGH 10-INCH PIPELINES.
4. RESILIENT SEAT AND OTHER RUBBER TYPE PARTS SHALL BE FORMED OF A SYNTHETIC ELASTOMER WHICH IS CORROSION AND CHLORAMINE RESISTANT.
5. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 48" BELOW TOP OF VALVE BOX.

CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
GATE VALVE AND BOX DETAIL			
Date	Revisions	Appr. by	Fig: 305



NOTES:

1. VALVE BOX AND EXTENSION (MDWASD #2) USE U.S. FOUNDRY #7615.
2. USE U.S. FOUNDRY #7630 VALVE BOX AND EXTENSION (MDWASD #3) FOR ALL OTHER VALVE APPLICATIONS.

CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
VALVE COLLAR DETAIL			
Date	Revisions	Appr. by	Fig: 235

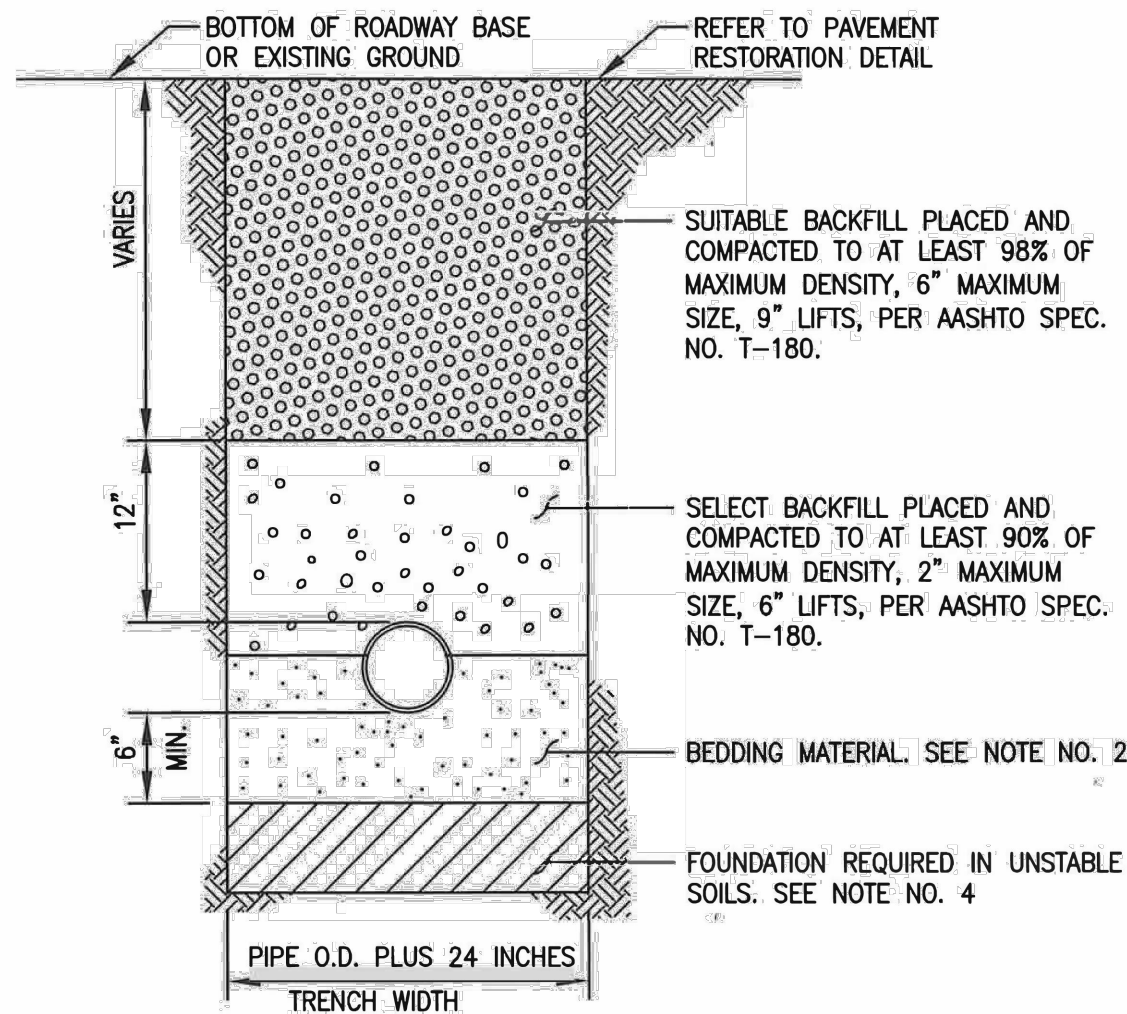
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE									
	6"	8"	10"	12"	16"	20"	24"	30"	36"	
90° BEND	23	30	36	42	53	63	73	86	97	
45° BEND	10	12	15	17	22	26	30	36	40	
22-1/2° BEND	5	6	7	8	11	26	30	36	19	
11-1/4° BEND	2	3	4	4	5	6	7	8	10	
PLUG, BRANCH OF TEE OR DEAD END	23	30	36	42	53	63	73	86	97	

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
 - WORKING PRESSURE: 150 P.S.I.*
 - SOIL CONDITIONS: SAND / SILT *
 - MINIMUM COVER: 3 FT. *
- ENGINEER OF RECORD SHALL CONFIRM ACTUAL LAYING CONDITIONS AND INCREASE RESTRAINED LENGTHS AS REQUIRED.
5. FOR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR 1.5.
6. ALL FITTINGS AND PIPE JOINTS 6" OR SMALLER MAY BE RESTRAINED USING THRUST BLOCKS. ALL OTHERS MUST BE RESTRAINED AS FOLLOWS:
 - JOINT: PUSH-ON PVC, EBAA IRON SERIES 2800 HARNESS
 - PUSH-ON DIP: TR-FLEX BY U.S. PIPE OR FLEX RING BY AMERICAN
 - FITTINGS WITH DIP: EBAA IRON SERIES 1100 MEGALUG
 - FITTINGS WITH PVC: EBAA IRON SERIES 2000 MEGALUG

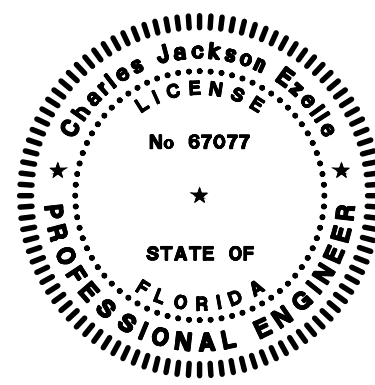
CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
RESTRAINED PIPE DETAIL			
Date	Revisions	Appr. by	Fig: 240



NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8" - 7/8"), COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-180.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATION.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED, COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS PER AASHTO SPEC. NO. T-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE, 6" LIFTS. EXTEND EXCAVATION UNTIL A SUITABLE MATERIAL IS FOUND.

CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
TYPICAL TRENCH BACKFILL			
Date	Revisions	Appr. by	Fig: 250



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WATER & SEWER DETAILS

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

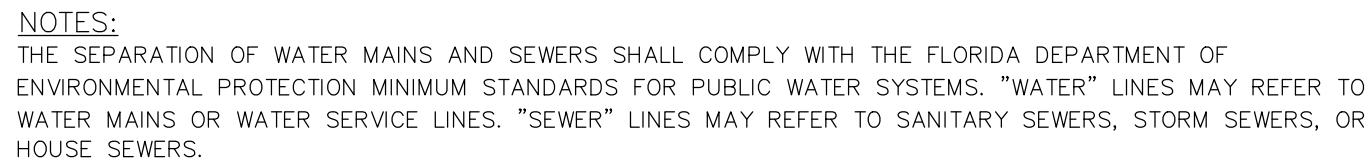
PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: RLM
DESIGNED: RLM
REVIEWED: CJE
APPROVED: CJE
SCALE: N.T.S.

C2.3



A. PARALLEL INSTALLATION:

1. NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER LINE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.

MAXIMUM OBTAINABLE SEPARATION BETWEEN RECLAIMED WATER MAINS AND POTABLE WATER MAINS SHALL BE IMPLEMENTED. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET, FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE, SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND EITHER POTABLE WATER MAINS OR SEWER COLLECTION MAINS.

2. UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, AND WHEN APPROVED BY THE ENGINEER, THE INSIDE EDGE OF A WATER MAIN MAY BE LAID A MINIMUM OF 5 FEET FROM THE INSIDE EDGE OF A SEWER PROVIDED THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER (SEE DETAIL), AND THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELf.

A MINIMUM OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE BOTTOM OF POTABLE WATER MAINS AND THE TOP OF RECLAIMED WATER MAINS.

B. CROSSINGS:

1. NORMAL CONDITIONS: WHENEVER POSSIBLE, THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.

2. UNUSUAL CONDITIONS: A WATER MAIN MUST CROSS UNDER A SEWER, THE TOP OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES LOWER THAN THE BOTTOM OF THE SEWER, THE WATER MAIN PIPE SHALL BE CONSTRUCTED OF WATER MAIN MATERIALS CENTERED AT THE CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER, AND ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF THE SEWER AT THE CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE AS SHOWN IN THE DETAIL. IN ADDITION, ONE OF THE FOLLOWING MEASURES SHALL BE TAKEN:

- BOTH WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF WATER MAIN MATERIALS EXTENDING ON EACH SIDE OF THE CROSSING UNTIL AT LEAST 10 FEET SEPARATES THE TWO PIPES. WATER MAIN AND SEWER SHALL BE SUBJECTED TO HYDROSTATIC TESTING AS PRESCRIBED IN THE GEORGIA EPD MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS, LATEST EDITION.
- WATER MAIN OR SEWER SHALL BE ENCASED IN A CASING PIPE CONSTRUCTED OF WATER MAIN MATERIALS EXTENDING ON EACH SIDE OF THE CROSSING UNTIL AT LEAST 10 FEET SEPARATES THE TWO PIPES.
- SEWER SHALL HAVE STRUCTURAL LINING THAT MEETS ASTM F1216 STANDARDS AND EXTENDS ON EACH SIDE OF CROSSING UNTIL AT LEAST 10 FEET SEPARATES WATER MAIN AND SEWER PIPE.

Diagram illustrating the STANDARD PRECAST MANHOLE PIPE CONNECTION. The connection details include:

- PRECAST MANHOLE WALL
- STAINLESS STEEL BAND
- GROUT
- PVC OR DIP
- STAINLESS STEEL PIPE CLAMP
- KOR N SEAL FLEXIBLE BOOT ADAPTER OR EQUAL

STANDARD PRECAST MANHOLE
PIPE CONNECTION

NOTES:

1. THE CITY MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT PIPES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE BOTTOM.

CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
MANHOLE CONNECTION DETAIL (WITH BUILT-IN RUBBER BOOT)			
Date	Revisions	Appr. by	Date: July 2000 Scale: N.T.S. Dwg: F201 Fig: 410



			CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
			TYPICAL CLEAN-OUT			
Date	Revisions	Appr. by	Date: Nov. 2000	Scale: N.T.S.	Dwg: F305	Fig: 430

GENERAL NOTES & SPECIFICATIONS FOR GRAVITY SEWER INSTALLATIONS

- | | |
|---|--|
| <p>1. All materials and construction under this project shall be in strict accordance with the requirements of the City of Fernandina Beach Utility Department (FBU) and/or Nassau County Public Works Department (NCPWD) and/or the Florida Department of Transportation (FDOT) and shall conform to the standards and specifications available and on file with the department. As a minimum requirement, the standards of the Ten State Standards shall apply.</p> | <p>11. All trenches to be over-excavated a minimum of 6" to provide for installation of rock bedding in accordance with FBU Standards.</p> <p>12. Surface restoration, pavement replacement, sidewalk replacement, trench backfilling and compaction shall comply with the applicable current FBU, NCPWD and FDOT Standards.</p> |
|---|--|

2. Minimum cover over main lines shall be 3'-0" unless specific written exception is issued or required by an authorized representative of NMB.

3. Detector tape shall be installed 18" above the centerline of main lines and services.

4. Contractor MUST call the FBU Inspection Division and all other applicable permitting agencies to arrange for a Pre-Construction Meeting at least 72 hours prior to proposed start of construction.

5. FBU personnel will inspect all facilities approved by the Utilities Department. All other requirements of the permitting agency shall be in accordance with their standards and requirements.

6. Work performed under this project will not be considered as complete until final acceptance of the system by the department and until the following documents are received and approved by FBU:

- * Easements, if required (whether by deed or plot suitably recorded)
- * Contractor's Waiver and Release of Lien
- * Absolute Bill of Sale
- * Contractor's Letter of Warranty (i.e. Letter Agreement)
- * Contractor's Maintenance Bond (for 1 year)
- * As-Built 3" ml mylar 24" x 36" showing specific locations, depths, etc. of all water facilities as located by a licensed surveyor, along with two (2) prints of the "As-Built" which have been signed and sealed by a registered surveyor or Engineer of record and endorsed by the Contractor in accordance with FBU standards.

7. All new connections from existing FBU lines to be inspected by FBU forces prior to backfill.

8. The Contractor shall be responsible for verifying all locations, dimensions, elevations and the locations of all underground structures and utilities prior to the start of construction. The locations shown on the plans are not guaranteed accurate or correct by the known utility companies.

9. Pipe installation, cleaning, flushing, and testing, as per FBU Standards for the installation of gravity sewer by customer donation projects.

10. The Contactor is responsible for the cost of inspections for any construction activities occurring outside normal working hours (8:00 a.m. to 5:00 p.m.) Saturdays and Sundays and holidays excluded and arrangements for inspections outside normal working hours must be made a minimum of 48 hours in advance of the construction activity.

11. All trenches to be over-excavated a minimum of 6" to provide for installation of rock bedding in accordance with FBU Standards.

12. Surface restoration, pavement replacement, sidewalk replacement, trench backfilling and compaction shall comply with the applicable current FBU, NCPWD and FDOT Standards.

13. Where field conditions require, as determined by FBU, the ductile iron lines shall be polyethylene encased in accordance with AWWA-C105.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTES

1. A horizontal distance of 10 feet shall be maintained between water and sewer mains. When a 10 feet horizontal distance criteria cannot be met due to an existing underground facility conflict, the sewer shall be

2. A vertical distance of at least 18 inches shall be maintained between any water and sewer mains, including laterals. The sewer shall be ductile iron single 20 feet length centered on the crossing if the minimum vertical distance is less than 18 inches or the sewer is installed above the water main regardless of separation).

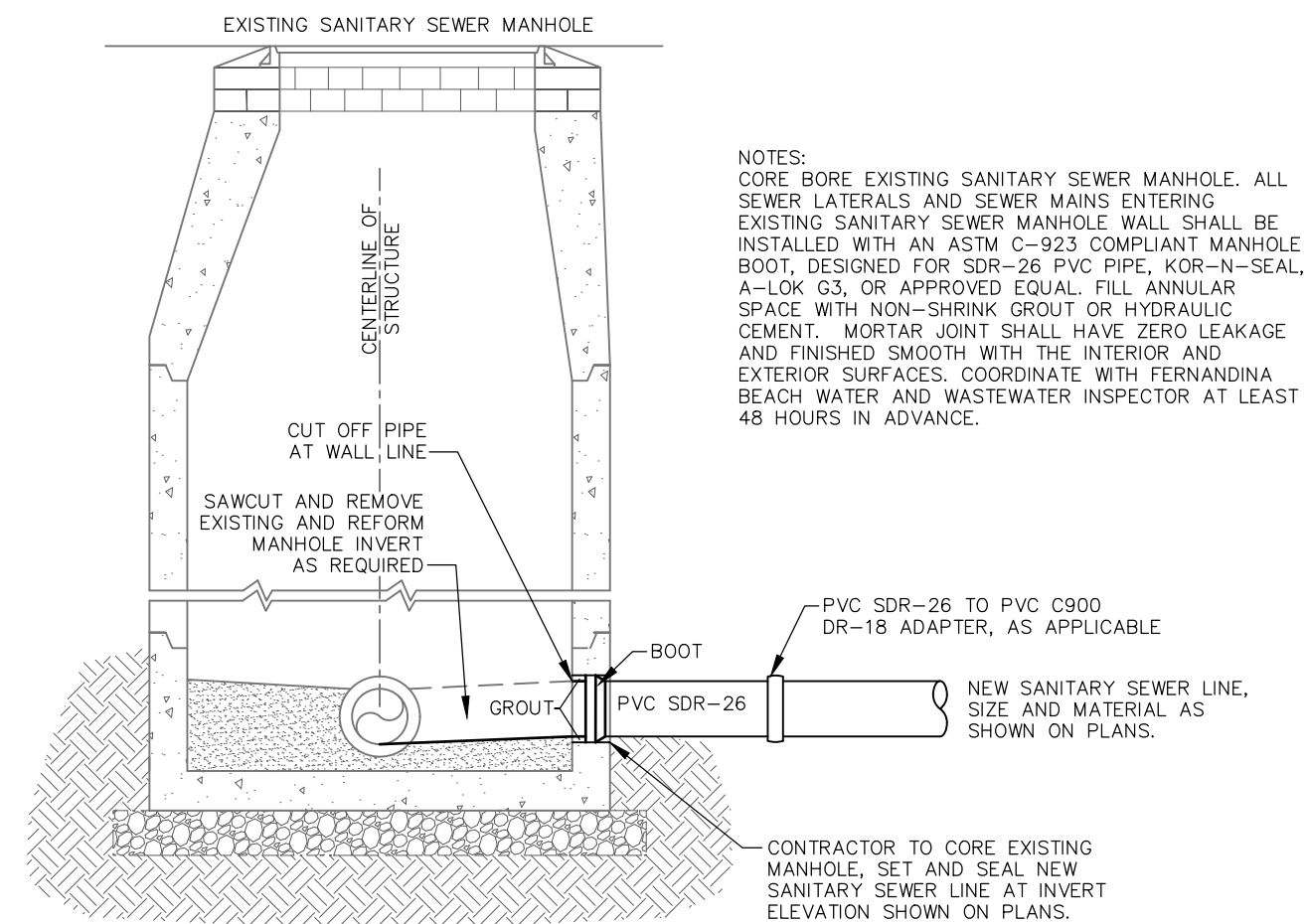
- facilities are existing and the separation requirements cannot be met, special consideration may be given subject to a complete evaluation of existing and proposed

- 4. The contractor shall verify nature, depth, character of existing underground utilities prior to start of construction.**

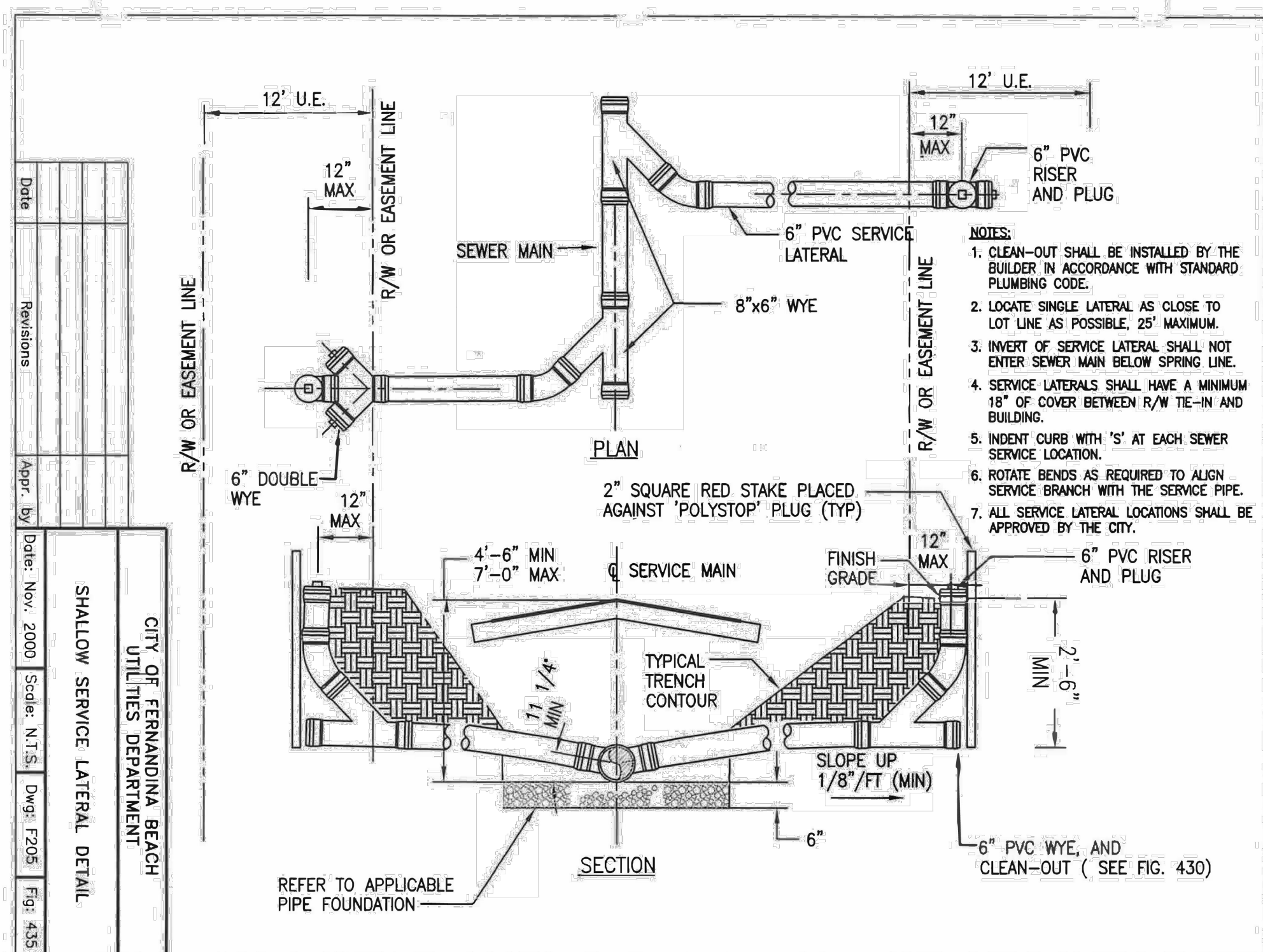
TRENCH PROTECTION

Trench excavation protection shall be accomplished as required by the provisions of Part 1926, Subpart P, Excavations, Trenching and Shoring of the Occupational Safety and Health Administrations Standards and Interpretations.

			CITY OF FERNANDINA BEACH UTILITIES DEPARTMENT			
			GRAVITY SEWER MAINS GENERAL NOTES			
Date	Revisions	Appr. by	Date: July 2000	Scale: N.T.S.	Dwg: F101	Fig: 400



CONNECTION TO
EXISTING MANHOLE
N.T.S.



WATER & SEWER DETAILS

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO:	29401.0002
DATE:	07/01/2024
DRAWN:	RLM
DESIGNED:	RLM
REVIEWED:	CJE
APPROVED:	CJE
SCALE:	N.T.S.

C2.4

PERMIT SET - FOR REVIEW PURPOSES ONLY

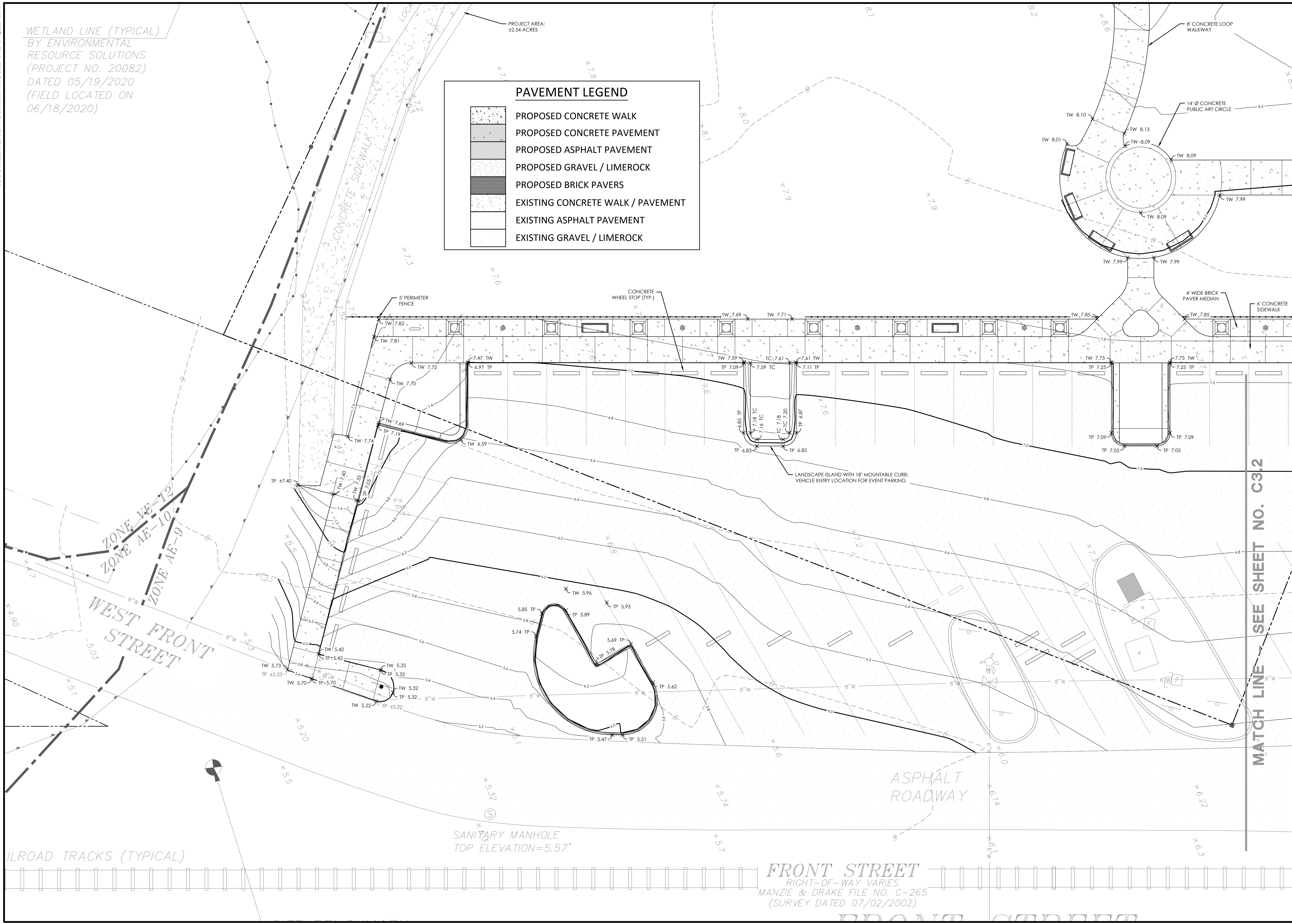
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WETLAND LINE (TYPICAL)
BY ENVIRONMENTAL
RESOURCE SOLUTIONS
(PROJECT NO. 20082)
DATED 05/19/2020
(FIELD LOCATED ON
06/18/2020)

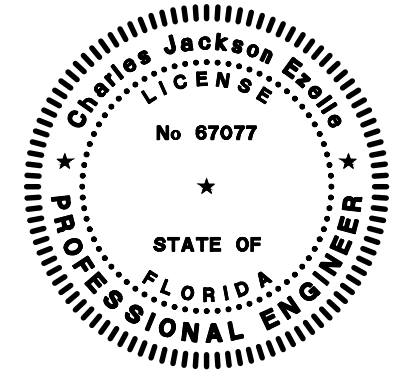
PROJECT AREA:
±2.54 ACRES

PAVEMENT LEGEND

- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL / LIMEROCK
- PROPOSED BRICK PAVERS
- EXISTING CONCRETE WALK / PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL / LIMEROCK



MATCH LINE - SEE SHEET NO. C3.2



THOMAS & HUTTON

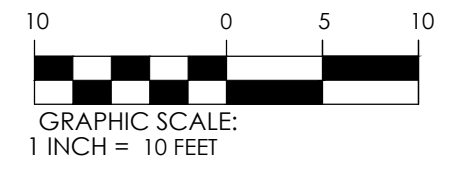
www.thomasonhutton.com

PAVING & GRADING PLAN

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

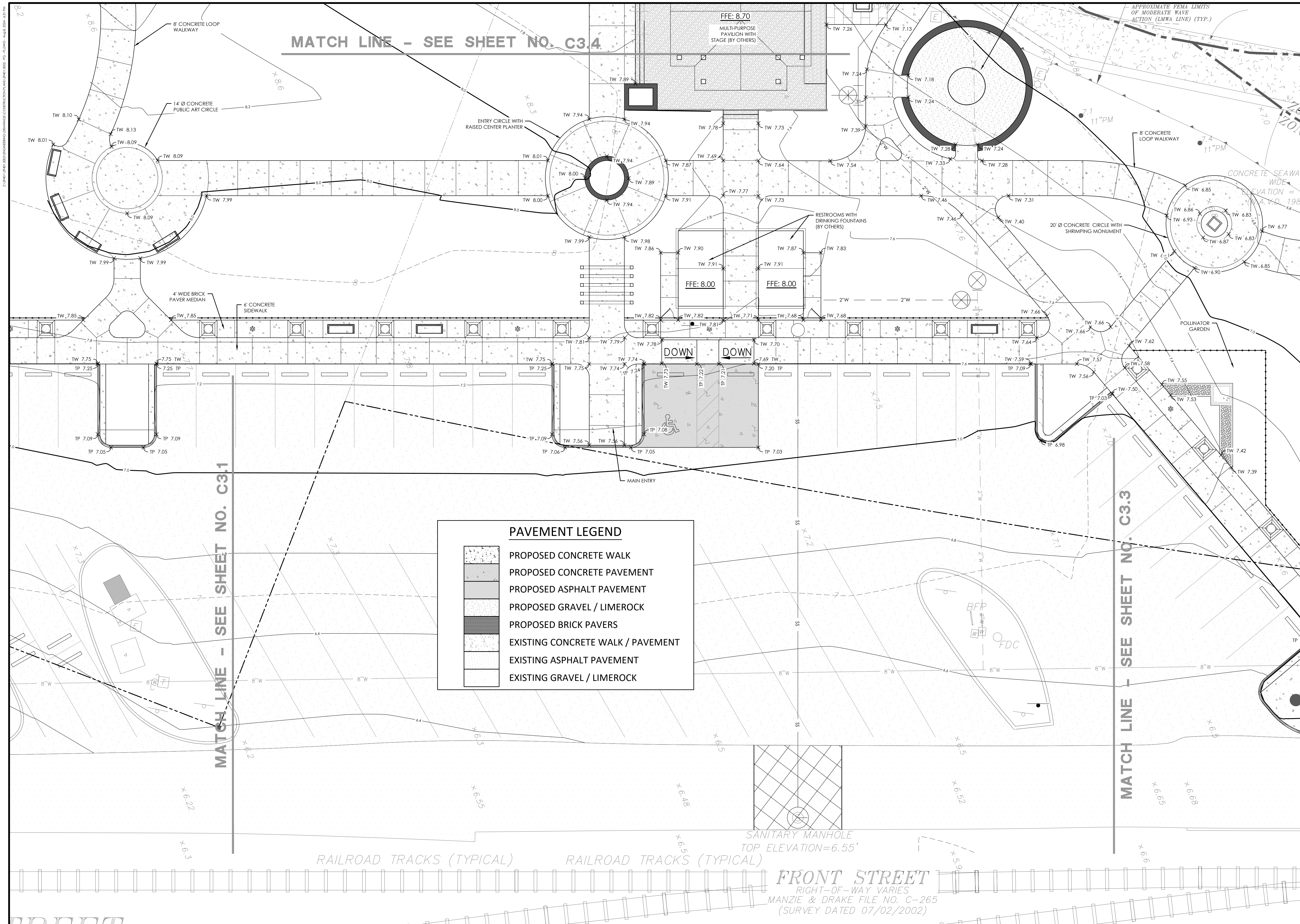


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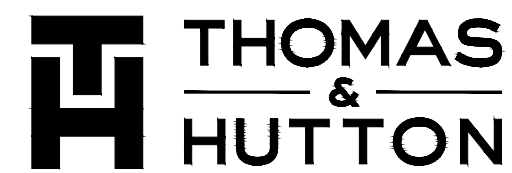
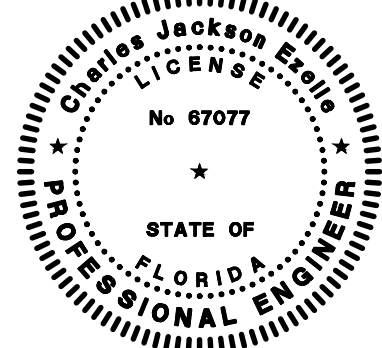
JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: RLM
DESIGNED: RLM
REVIEWED: CJIE
APPROVED: CJIE
SCALE: 1" = 10'

C3.1

PERMIT SET - FOR REVIEW PURPOSES ONLY



PERMIT SET - FOR REVIEW PURPOSES ONLY

[illegible]

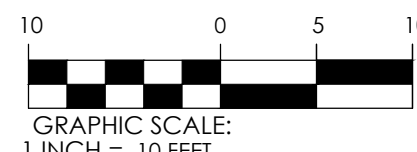
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PAVING & GRADING PLAN

LOTS C & D
FERNANDINA BEACH WATER
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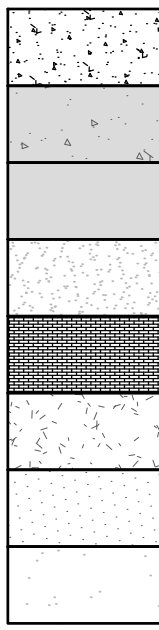
DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO:	29401.0002
DATE:	07/01/2024
DRAWN:	RLM
DESIGNED:	RLM
REVIEWED:	CJE
APPROVED:	CJE
SCALE:	1" = 10'

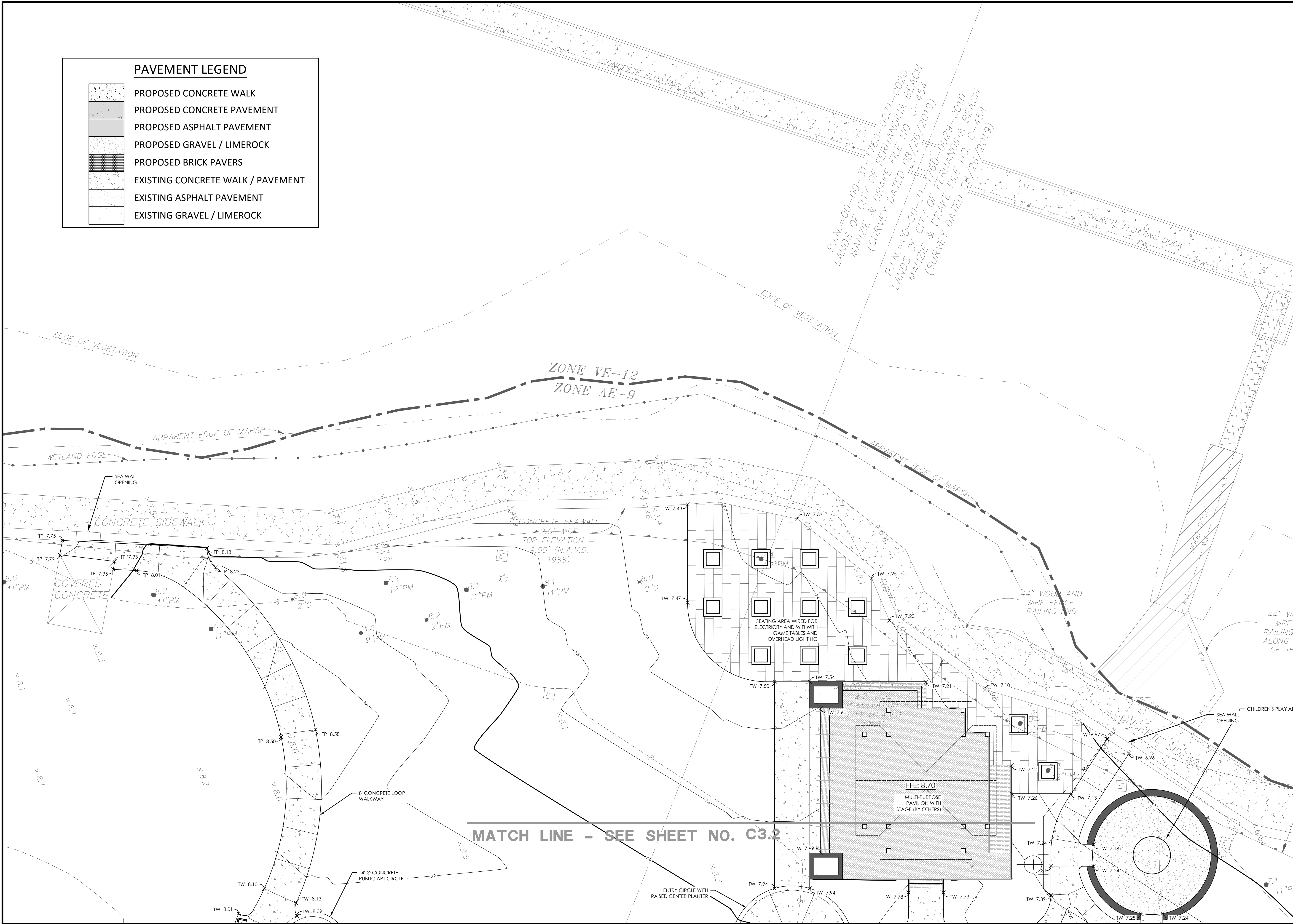
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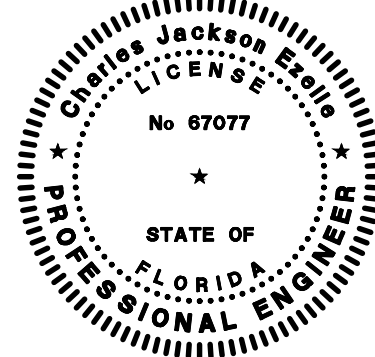
PAVEMENT LEGEND



- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL / LIMEROCK
- PROPOSED BRICK PAVERS
- EXISTING CONCRETE WALK / PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL / LIMEROCK



MATCH LINE - SEE SHEET NO. C3.2



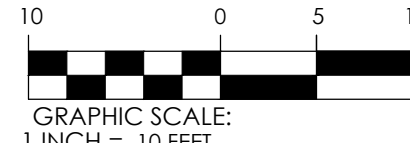
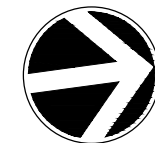
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PAVING & GRADING PLAN

LOTS C & D
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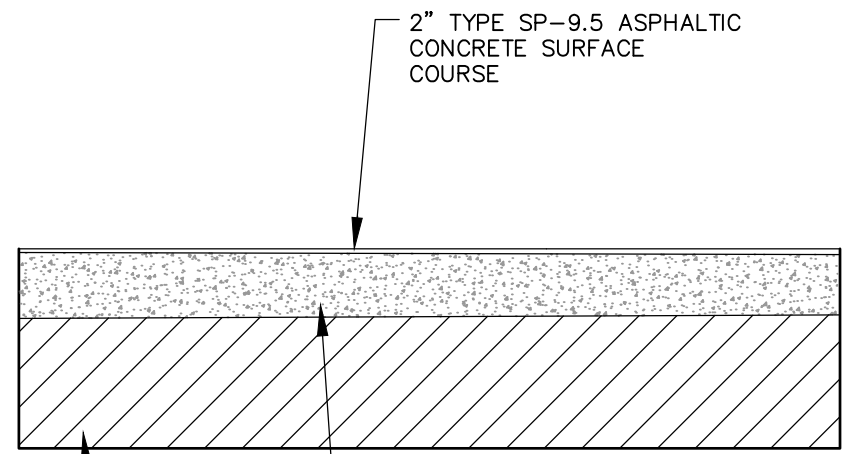
DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: RLM
DESIGNED: RLM
REVIEWED: CJE
APPROVED: CJE
SCALE: 1" = 10'

C3.4

PERMIT SET - FOR REVIEW PURPOSES ONLY

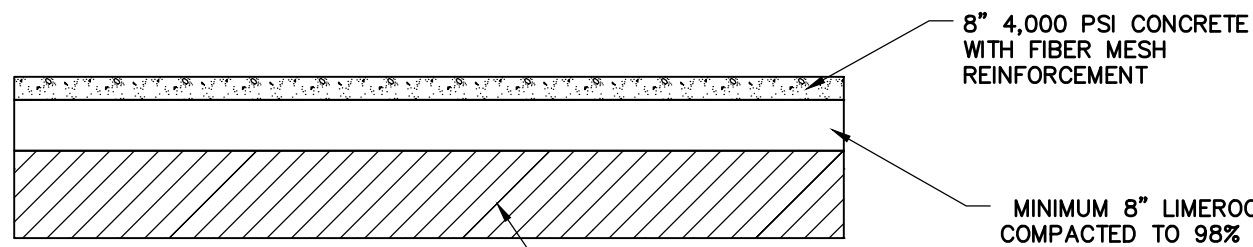
1:274010.0000 (2022) ENGINEERING DRAWINGS CONSTRUCTION PLAN (2040) 0002 - PG. 07 DWG - 10/08/2024 4:03 PM



SUBGRADE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR) TO A 12" MINIMUM DEPTH. A COMPACTION OF NO LESS THAN NINETY-EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T-180 SHALL BE REQUIRED.

HEAVY DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE



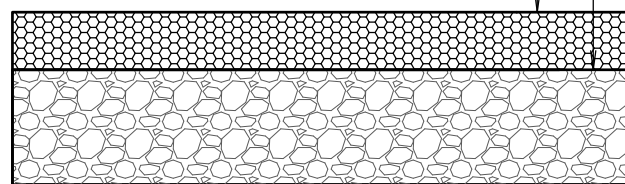
SUBGRADE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR) TO A 12" MINIMUM DEPTH. A COMPACTION OF NO LESS THAN NINETY-EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T-180 SHALL BE REQUIRED.

CONCRETE PAVEMENT SECTION

NOT TO SCALE

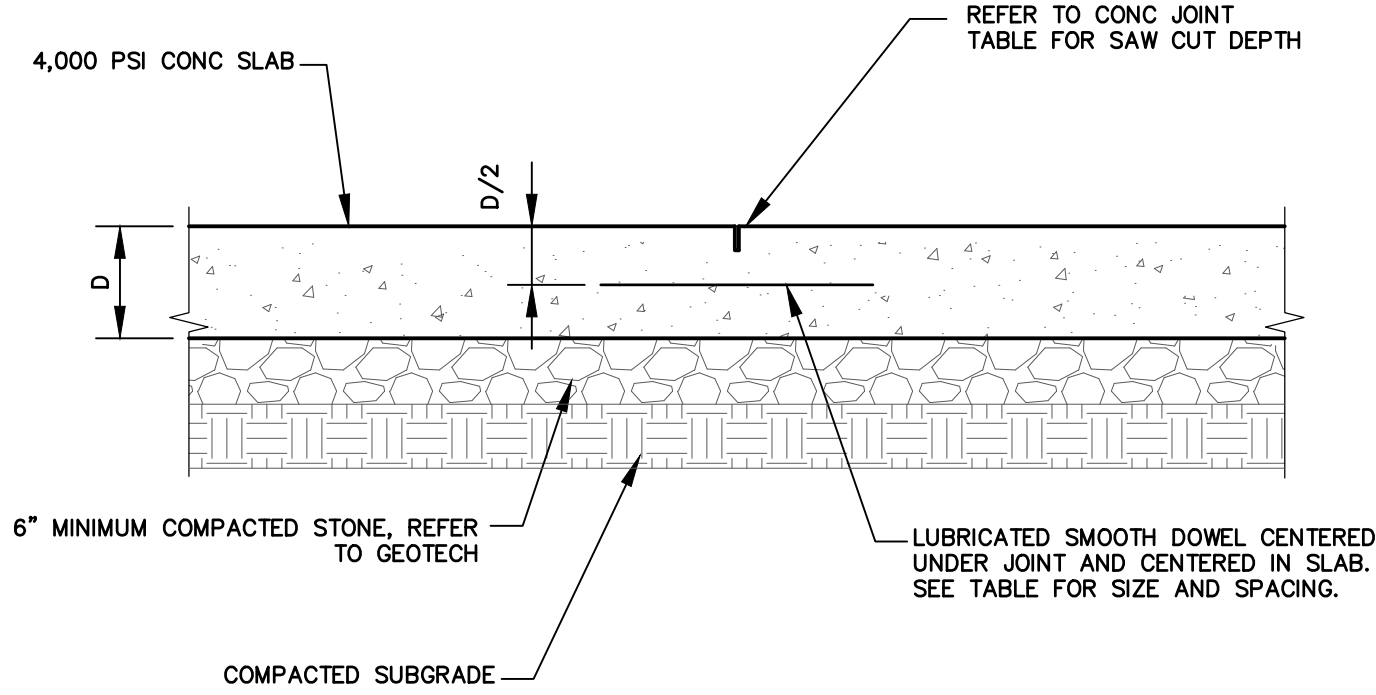
SUBGRADE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR) TO A 12" MINIMUM DEPTH. A COMPACTION OF NO LESS THAN NINETY-EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T-180 SHALL BE REQUIRED.

MINIMUM 8" LIMEROCK BASE COMPACTED TO 98% MINIMUM DENSITY BASED ON AASHTO MODIFIED PROCTOR TEST (LBR 100)



GRAVEL PAVEMENT SECTION

NOT TO SCALE



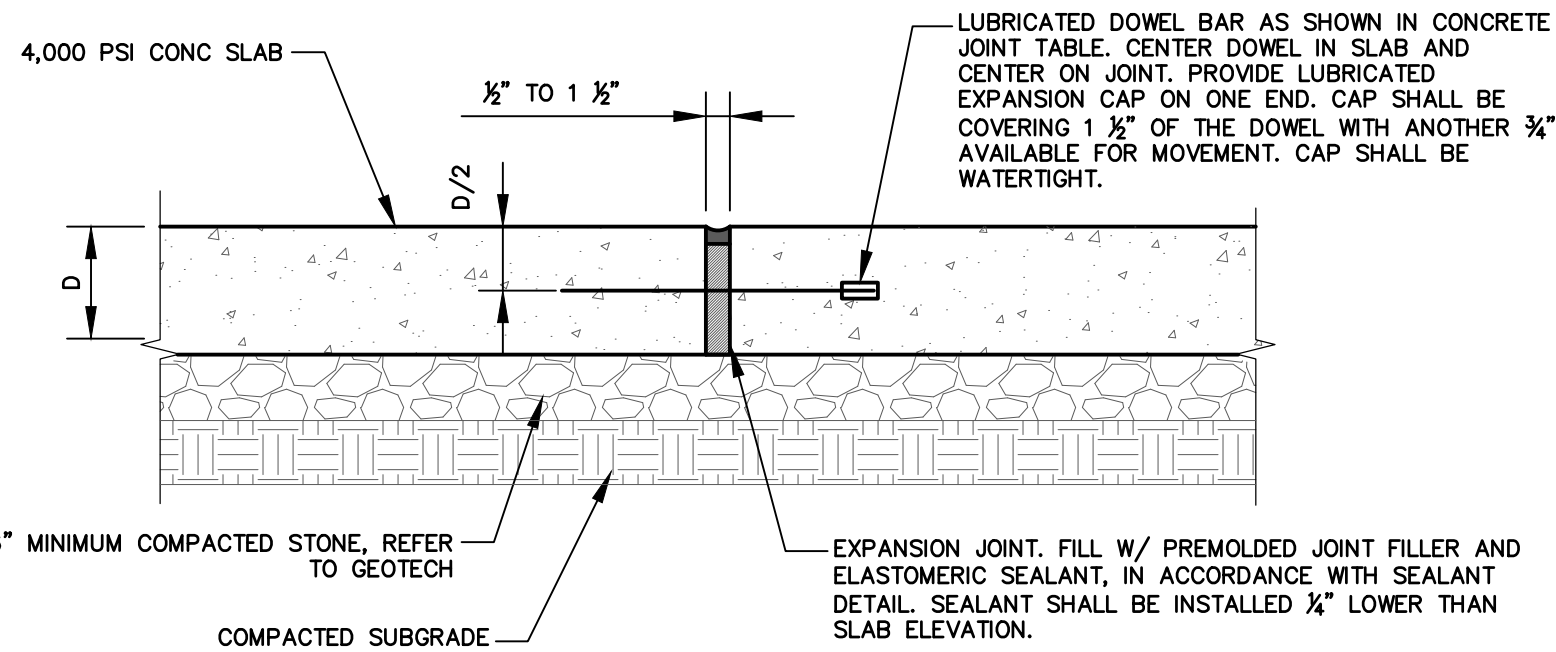
NOTE:
REFER TO TABLE BELOW FOR MAXIMUM JOINT SPACING IN ANY DIRECTION

P42

OCT 2022

EXTERIOR SLAB TRANSVERSE CONTRACTION JOINT

SCALE: NOT TO SCALE



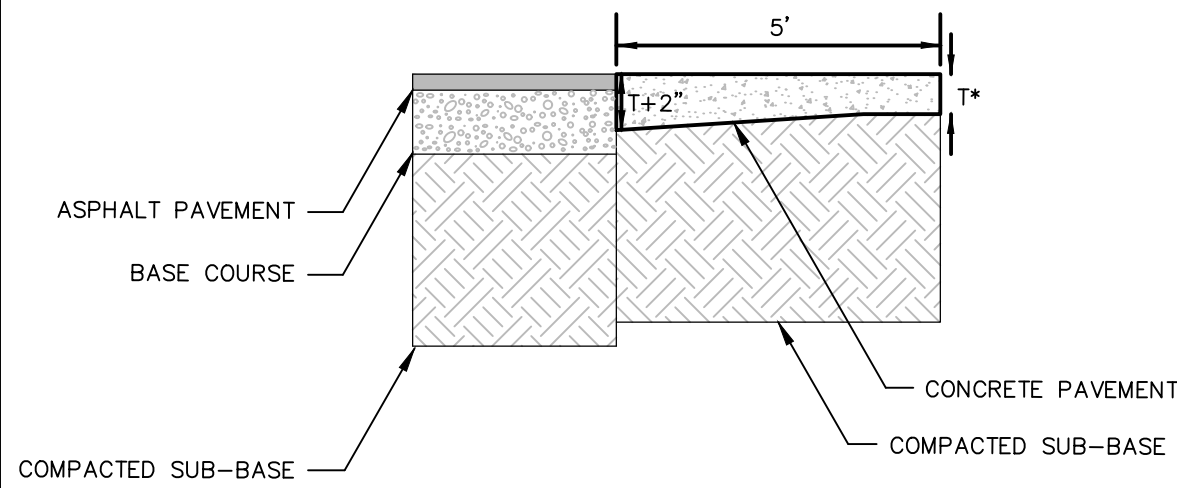
NOTE:
1. DETAIL APPLIES TO CONC SLABS WITH THICKNESS OF 8" AND GREATER.
2. IF CONTRACTION JOINT IS NOT DOWELED, DOWEL IS NOT REQUIRED AT EXPANSION JOINT UNLESS OTHERWISE NOTED.

P45

OCT 2022

EXTERIOR SLAB EXPANSION JOINT 8" SLAB AND GREATER

SCALE: NOT TO SCALE



CONCRETE-ASPHALT TRANSITION DETAIL

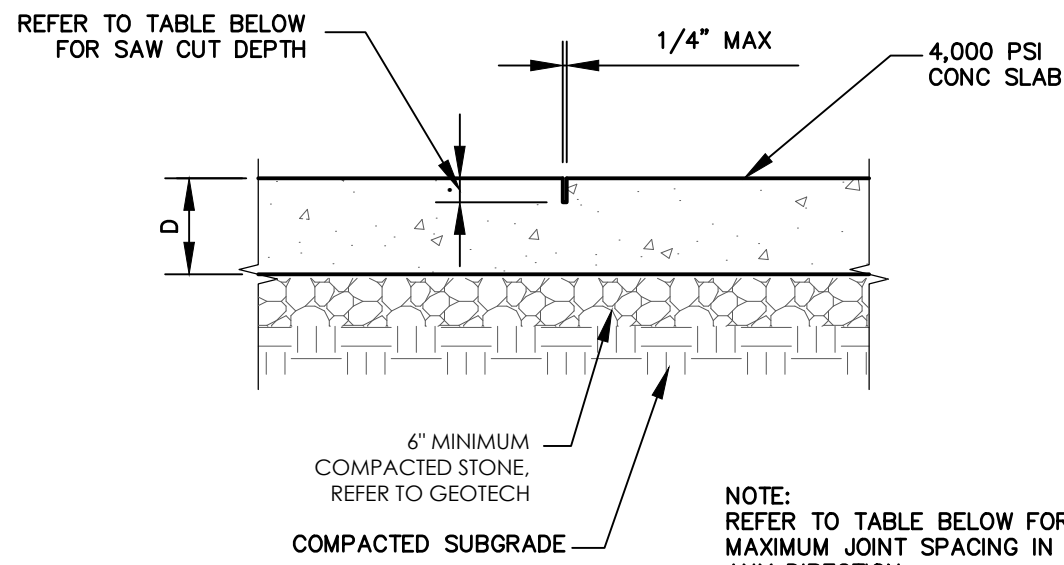
NOT TO SCALE

P26

OCT. 2008

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ENGINEERING CO.

NOTE:
REFER TO PAVEMENT SECTION DETAIL FOR THICKNESS (1") OF CONCRETE PAVEMENT



d = slab thickness, inches	max contraction joint spacing for unreinforced slab ¹	early entry sawcut ² contraction joint depth, inch	conventional sawcut ³ contraction joint depth, inch
	aspect ratio max 1.5 to 1	d/6 to d/5	d/4 to d/3
4	10	1	1
5 to < 6	12	1	1.25 to 2
6 to < 8	15	1 to 1.5	1.5 to 2.6
8 to < 10	15	1.3 to 2	2 to 3.3
10 to 12	15	1.6 to 2.4	2.5 to 4

1. BASED UPON SOIL SUBGRADE MODULUS "K" LESS THAN 300 PCI.
2. EARLY ENTRY SAWING TO OCCUR WITHIN 3 HRS OF PLACEMENT AND 1 TO 2 HOURS AFTER FINISHING.
3. CONVENTIONAL SAWING TO BEGIN 8 TO 12 HRS AFTER PLACEMENT, AS SOON AS CONCRETE HAS HARDENED ENOUGH TO SUPPORT WEIGHT OF EQUIPMENT.

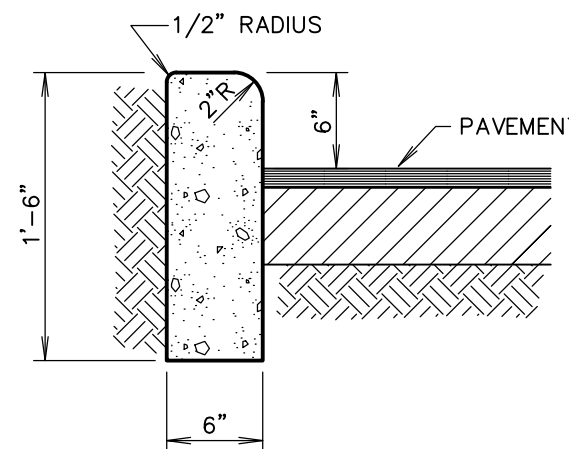
P41

OCT 2022

EXTERIOR SLAB CONTRACTION JOINT (CONTROL JOINT)

SCALE: NOT TO SCALE

- NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
 2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
 3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50').
 4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
 5. PROVIDE LIGHT BROOM FINISH.



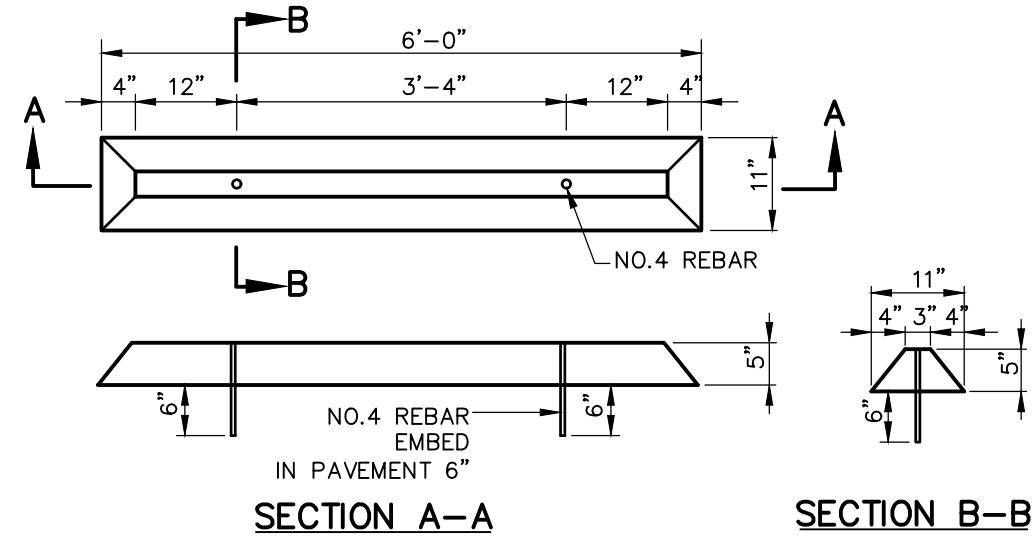
HEADER CURB

NOT TO SCALE

P23

OCT. 2008

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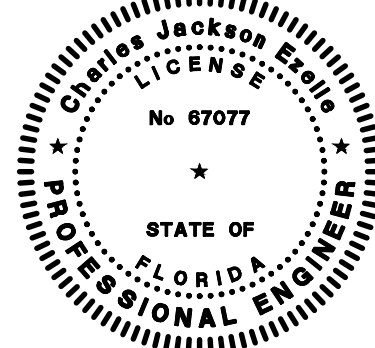
CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

P27

OCT. 2008

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PAVING & GRADING DETAILS

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

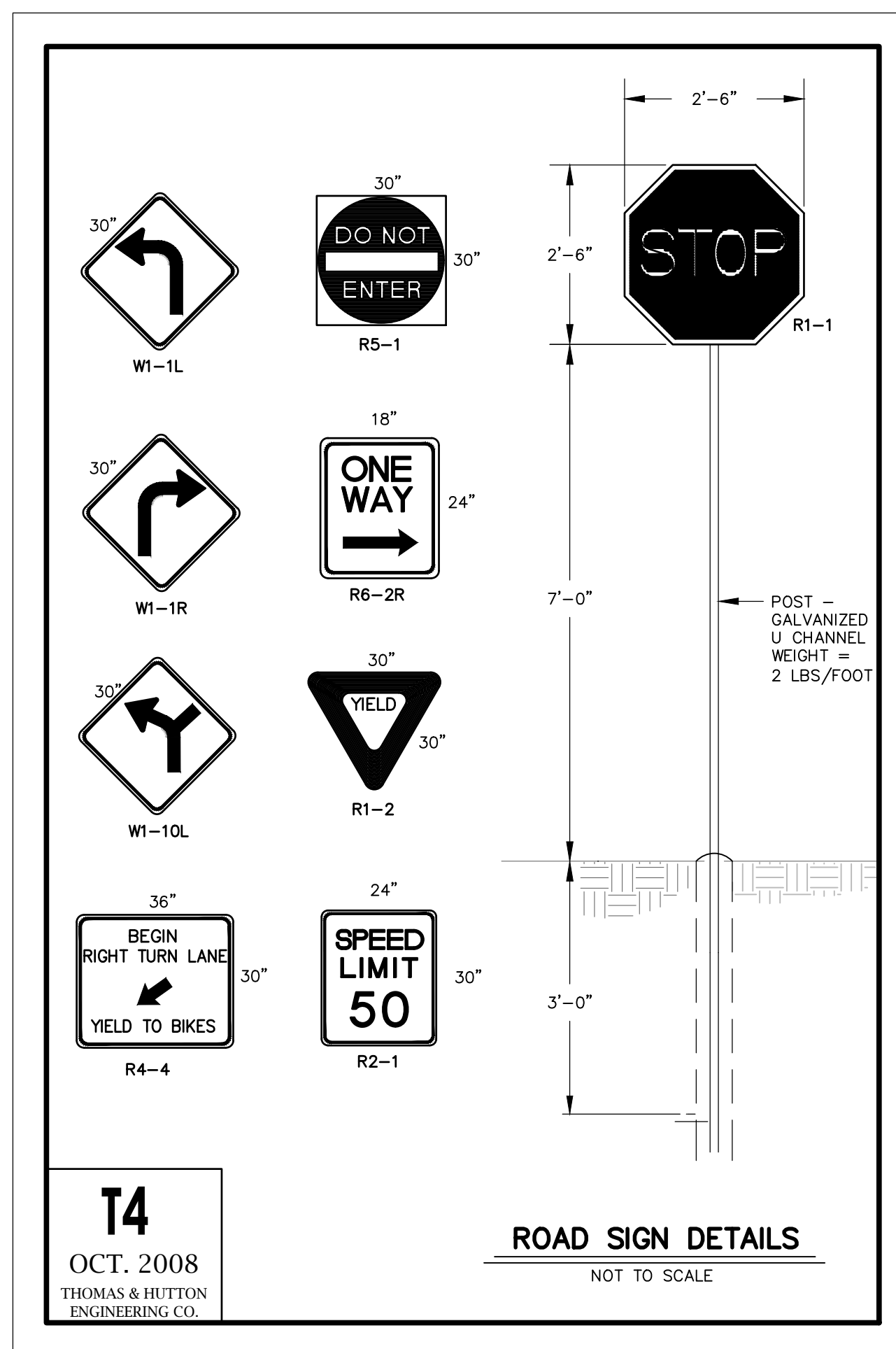
CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: RLM
DESIGNED: RLM
REVIEWED: CJE
APPROVED: CJE
SCALE: N.T.S.

C3.5

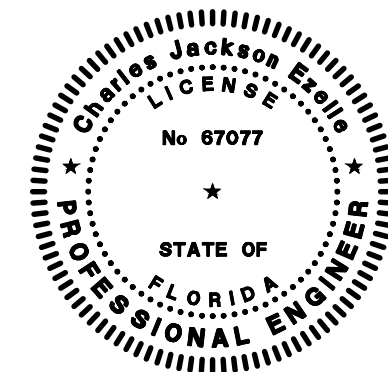
PERMIT SET - FOR REVIEW PURPOSES ONLY



Missing or invalid reference

File: ..\..\CFB Wtr-Swr Storm Details\WS Details.for Amelia Waterfront Park.pdf

Sheet: 2



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PAVING & GRADING DETAILS

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

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CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



OPEN ROAD CUTS / FLOWABLE FILL

ROADWAY STANDARD DETAILS CITY OF FERNANDINA BEACH 1181 S. 5TH STREET FERNANDINA BEACH, FLORIDA	
DATE: 2/27/19	RIGHT OF WAY TYP. 80'
ENGINEER: AD	SCALE: N.T.S.
DRAWN BY: BE	AUTHORIZED BY: AD
REVISED BY:	DRAWING #
REVISION DATE:	9 OF 12



OPEN ROAD CUTS / COMPACTED FILL

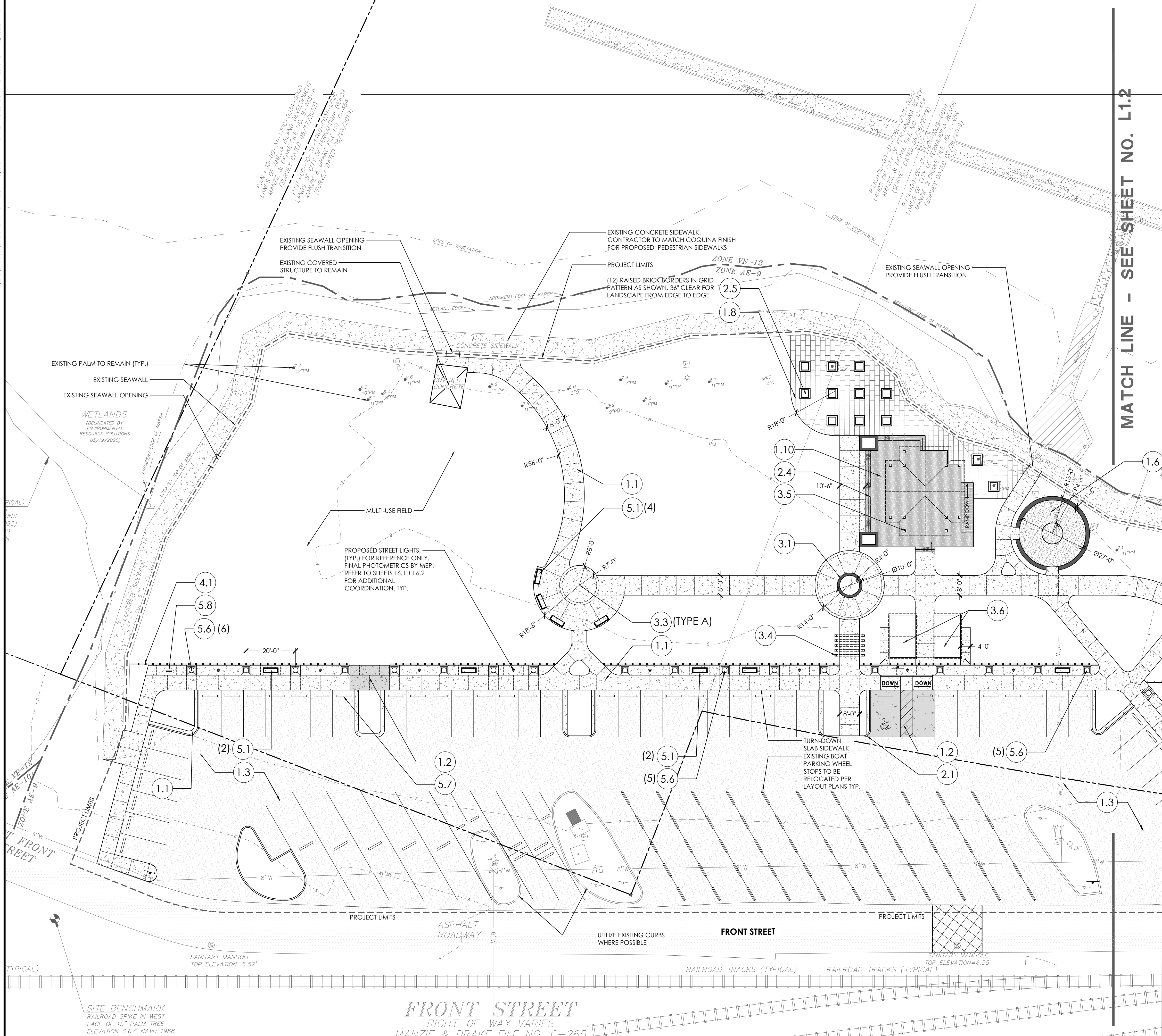
ROADWAY STANDARD DETAILS	
CITY OF FERNANDINA BEACH	
1181 S. 5TH STREET, FERNANDINA BEACH, FLORIDA	
DATE: 2/27/19	RIGHT OF WAY TYP. 60
ENGINEER: AD	SCALE: N.T.S.
DRAWN BY: BE	AUTHORIZED BY: AD
REVISED BY:	DRAWING #
REVISION DATE:	10 OF 12

DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO:	29401.0002
DATE:	07/01/2024
DRAWN:	RLM
DESIGNED:	RLM
REVIEWED:	CJE
APPROVED:	CJE
SCALE:	N.T.S.

C3.7

Z:\3PDR\3PDR000\LANDSCAPE ARCHITECT\MLD\DRAWINGS\CONSTRUCTION PLANS\3PDR0000 - L1.0 - MATERIALS PLANNING - Aug 10, 2024 - 8:02 AM



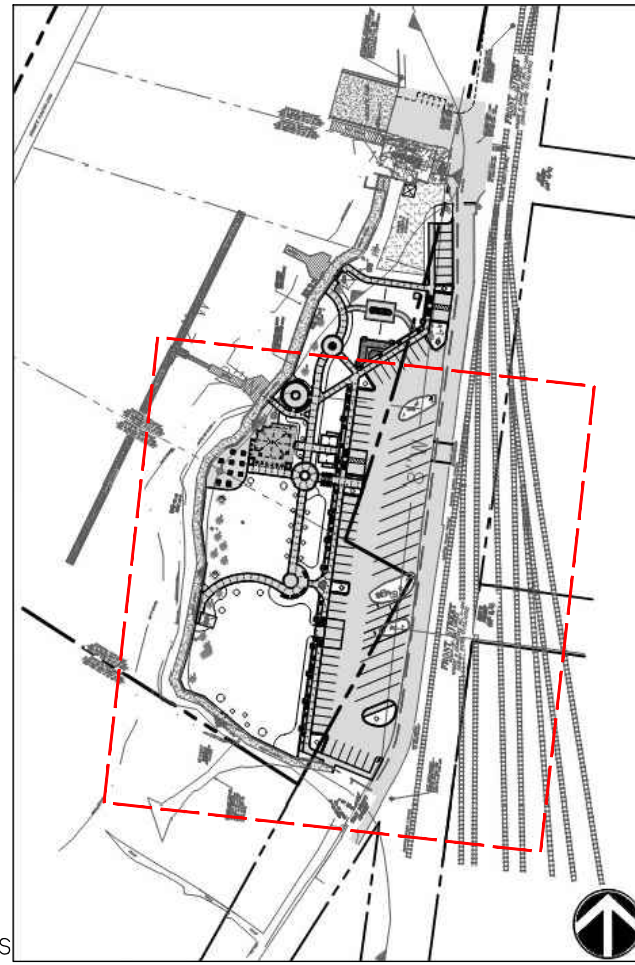
SITE DETAIL LEGEND

#	SHEET #	DETAIL	SYMBOL
1.0 PAVING & JOINTING			
1.1	SEE CIVIL	CONCRETE SIDEWALK	COQUINA-FINISH TO MATCH EXISTING WATERFRONT WALK
1.1e	SEE CIVIL	EXPANSION JOINT	
1.1c	SEE CIVIL	CONTROL JOINT	
1.2	SEE CIVIL	VEHICULAR CONCRETE PAVING	
1.3	SEE CIVIL	VEHICULAR GRAVEL PAVING (TO MATCH EXISTING)	
1.4	SEE CIVIL	VEHICULAR ASPHALT PAVING	
NOT USED		BRICK PAVING TYPE A & B	
1.6	BY OTHERS	SPLASH PAD SURFACE (SHOWN FOR REFERENCE - SEE SPLASH PAD / POOL SHOP DRAWINGS FOR ADDITIONAL INFORMATION)	
1.7	3 / L3.1	CRUSHED GRAVEL PAVING	
1.8	4 / L3.1	LARGE CONCRETE PAVER PAVING	
1.9	SEE CIVIL	ADA TRUNCATED DOMES	
1.10	SEE ARCH.	ELEVATED DECK (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	
2.0 RAMPS, STAIRS, & CURBS			
2.1	SEE CIVIL	VERTICAL CURB	
2.2	SEE CIVIL	CURB RAMPS	
2.3	SEE ARCH.	STAGE RAMP (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	
2.4	SEE ARCH.	STAGE STAIRS (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	
2.5	3 / L3.1	RAISED BRICK BORDER	
3.0 WALLS, MASONRY, ARCHITECTURE, & VERTICAL ELEMENTS			
3.1	5 / L3.1	LOW PLANTER WALL	
3.2		NOT USED	
3.3	BY CITY	ART SCULPTURE BASE & MONUMENT - TYPE A (SHOWN FOR REFERENCE ONLY) - TYPE B (SHOWN FOR REFERENCE ONLY)	
3.4	4 / L3.2	ENTRY PERGOLA - PRICED AS ADD ALTERNATE	
3.5	SEE ARCH.	MULTI-PURPOSE PAVILION WITH STAGE (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	
3.6	BY CITY	RESTROOM BUILDING (SHOWN FOR REFERENCE - PREFAB SELECTION BY CITY)	
4.0 RAILINGS, BARRIERS, & FENCING			
4.1	1 / L3.2	PERIMETER FENCE	
NOT USED		REMOVABLE BOLLARD	
4.3	SEE ARCH.	STAGE RAILINGS (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	
5.0 SITE FURNISHINGS			
5.1	BY CITY	BENCH	
5.2	BY CITY	TRASH RECEPTACLE	
5.3	BY CITY	DOG WASTE STATION	
5.4	BY CITY	GROUP PICNIC TABLE	
5.5	BY CITY	MOVEABLE FURNITURE	
5.6	3 / L3.2	TREE GRATE	
5.7	SEE CIVIL	CONCRETE WHEEL STOPS	
5.8	BY CITY	BIKE RACK	
6.0 LIGHTING, ELECTRICAL, & MEP: FINAL DESIGN BY OTHERS			
REFER TO SHEET L6.1 & L6.2 FOR MEP COORDINATION PLAN.			
7.0 MISCELLANEOUS SITE FEATURES			
NOT USED			

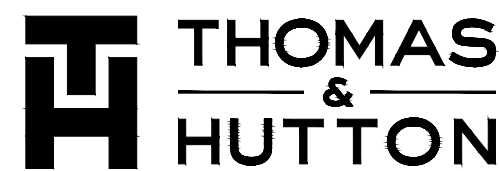
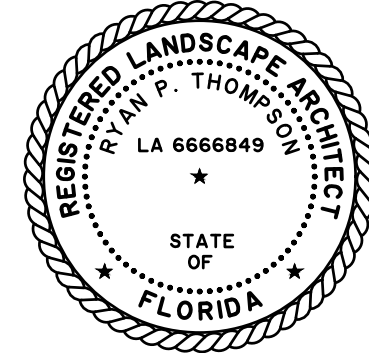
SITE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND PRODUCTS TO LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.
- ALL HARDSCAPE SHALL BE LAID OUT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- PROVIDE CONDUIT FOR LIGHTING. REFER TO SHEETS L6.1 & L6.2 FOR CONDUIT PLAN.
- NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE FIELD.

KEY MAP



NO.	REVISIONS	BY	DATE



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MATERIALS PLAN

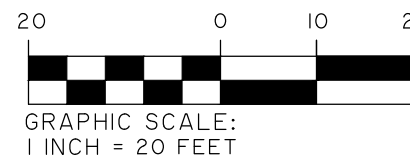
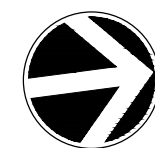
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DATUM: HORIZ.: FL83-EF

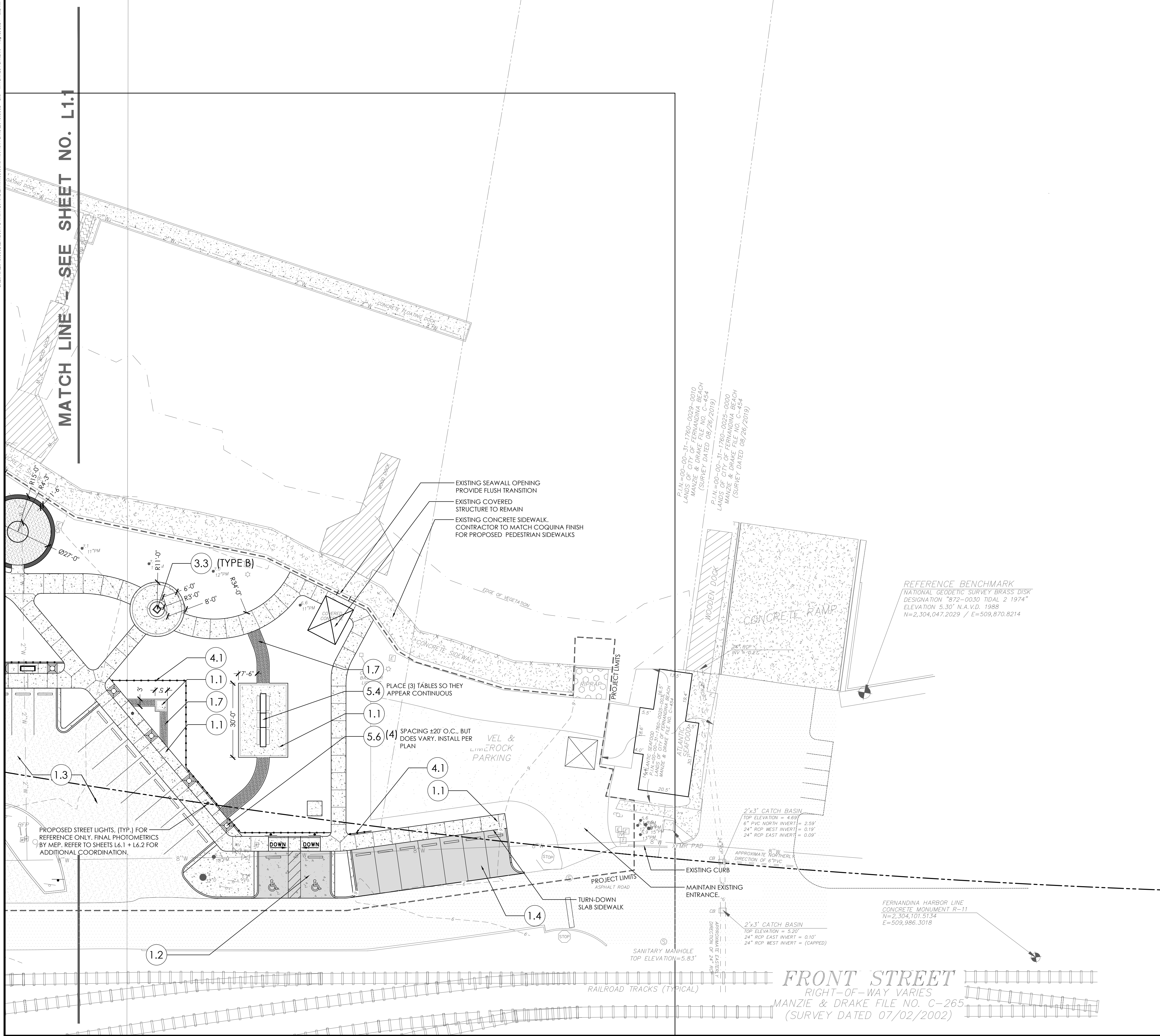
VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: JAS
DESIGNED: JAS
REVIEWED: JLG
APPROVED: JLG
SCALE: 1" = 20'

L1.1

PERMIT SET - FOR REVIEW PURPOSES ONLY

Z:\3100\3100-00\3100-00\LANDSCAPE ARCHITECTURE\DRAWINGS\CONSTRUCTION PLANS\3100-00-01 - L1.0 - MATERIALS PLAN.DWG - Aug 10, 2024 - 8:02 AM



SITE DETAIL LEGEND

#	SHEET #	DETAIL	SYMBOL
1.0		PAVING & JOINTING	
1.1	SEE CIVIL	CONCRETE SIDEWALK	COQUINA-FINISH TO MATCH EXISTING WATERFRONT WALK
1.1e	SEE CIVIL	EXPANSION JOINT	
1.1c	SEE CIVIL	CONTROL JOINT	
1.2	SEE CIVIL	VEHICULAR CONCRETE PAVING	
1.3	SEE CIVIL	VEHICULAR GRAVEL PAVING (TO MATCH EXISTING)	
1.4	SEE CIVIL	VEHICULAR ASPHALT PAVING	
NOT USED		BRICK PAVING TYPE A & B	
1.6	BY OTHERS	SPLASH PAD SURFACE (SHOWN FOR REFERENCE - SEE SPLASH PAD / POOL SHOP DRAWINGS FOR ADDITIONAL INFORMATION)	
1.7	3 / L3.1	CRUSHED GRAVEL PAVING	
1.8	4 / L3.1	LARGE CONCRETE PAVER PAVING	
1.9	SEE CIVIL	ADA TRUNCATED DOMES	
1.10	SEE ARCH.	ELEVATED DECK (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	

2.0	RAMPS, STAIRS, & CURBS		
2.1	SEE CIVIL	VERTICAL CURB	
2.2	SEE CIVIL	CURB RAMPS	
2.3	SEE ARCH.	STAGE RAMP (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	
2.4	SEE ARCH.	STAGE STAIRS (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	
2.5	3 / L3.1	RAISED BRICK BORDER	

3.0	WALLS, MASONRY, ARCHITECTURE, & VERTICAL ELEMENTS		
3.1	5 / L3.1	LOW PLANTER WALL	
3.2		NOT USED	
3.3	BY CITY	ART SCULPTURE BASE & MONUMENT - TYPE A (SHOWN FOR REFERENCE ONLY) - TYPE B (SHOWN FOR REFERENCE ONLY)	
3.4	4 / L3.2	ENTRY PERGOLA - PRICED AS ADD ALTERNATE	
3.5	SEE ARCH.	MULTI-PURPOSE PAVILION WITH STAGE (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	
3.6	BY CITY	RESTROOM BUILDING (SHOWN FOR REFERENCE - PREFAB SELECTION BY CITY)	

4.0	RAILINGS, BARRIERS, & FENCING		
4.1	1 / L3.2	PERIMETER FENCE	
NOT USED		REMOVABLE BOLLARD	
4.3	SEE ARCH.	STAGE RAILINGS (SHOWN FOR REFERENCE - SEE ARCH. PLANS)	

5.0	SITE FURNISHINGS		
5.1	BY CITY	BENCH	
5.2	BY CITY	TRASH RECEPTACLE	
5.3	BY CITY	DOG WASTE STATION	
5.4	BY CITY	GROUP PICNIC TABLE	
5.5	BY CITY	MOVEABLE FURNITURE	
5.6	3 / L3.2	TREE GRATE	
5.7	SEE CIVIL	CONCRETE WHEEL STOPS	
5.8	BY CITY	BIKE RACK	

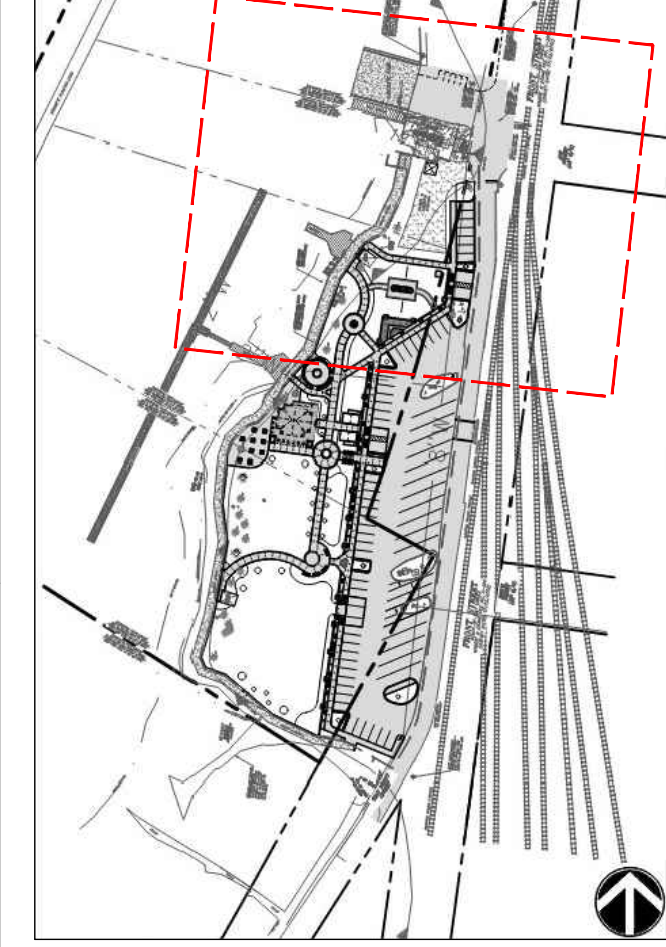
6.0	LIGHTING, ELECTRICAL, & MEP: FINAL DESIGN BY OTHERS		
	REFER TO SHEET L6.1 & L6.2 FOR MEP COORDINATION PLAN.		

7.0	MISCELLANEOUS SITE FEATURES		
	NOT USED		

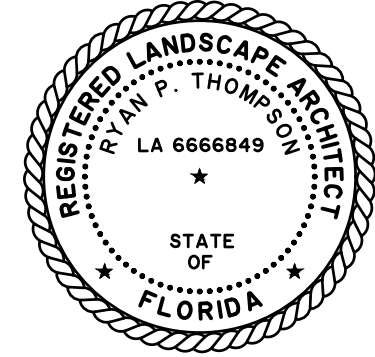
SITE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND PRODUCTS TO LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.
- ALL HARDSCAPE SHALL BE LAID OUT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- PROVIDE CONDUIT FOR LIGHTING. REFER TO SHEETS L6.1 & L6.2 FOR CONDUIT PLAN.
- NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE FIELD.

KEY MAP



NO.	REVISIONS	BY	DATE



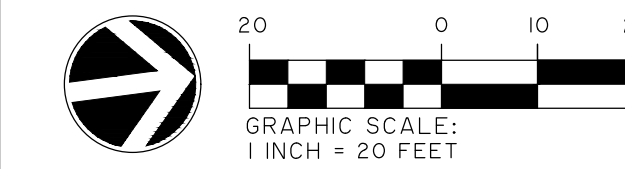
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MATERIALS PLAN

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
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REVIEWED: JLG
APPROVED: JLG
SCALE: 1" = 20'

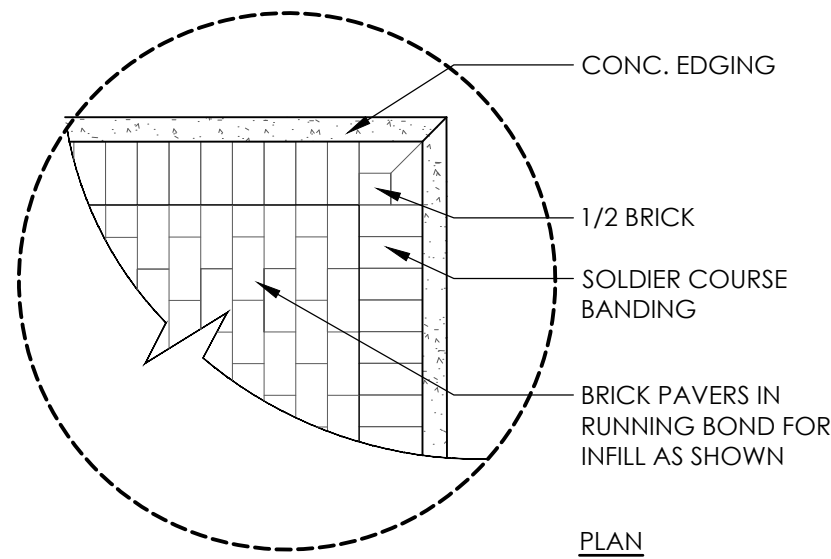
L1.2

PERMIT SET - FOR REVIEW PURPOSES ONLY

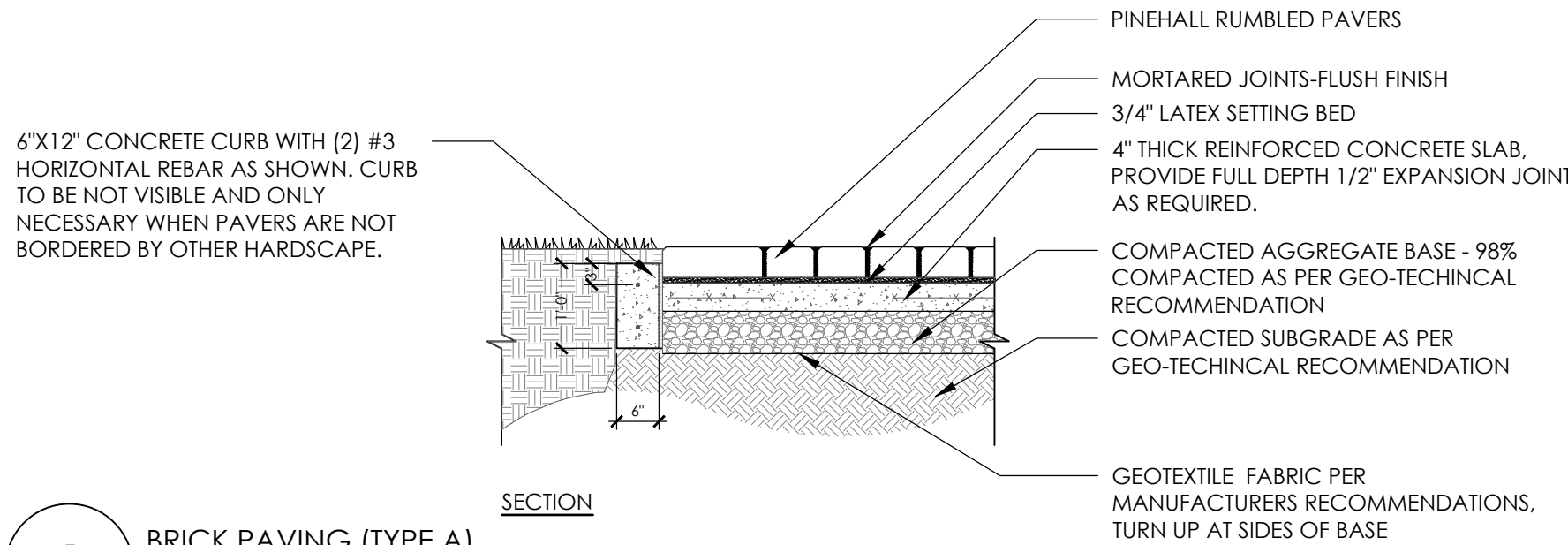
Z:\2024\0401 FERNANDINA BEACH\ARCHITECT\LANDSCAPE\CONSTRUCTION\LANDSCAPE\13.1-01 SITE DETAILS.DWG - AUG 15, 2024 - 4:11 AM

NOTES:

1. DRAIN PIPES BELOW THE BASE MAY BE NECESSARY IN SLOW DRAINING SUBGRADE
2. PAVER TO BE INSTALLED PER BRICK PAVER INSTITUTE TECH SPEC 2 FOR GUIDELINES AND SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
3. DO NOT COVER TOP OF AGGREGATE BASE WITH GEOTEXTILE.
4. PAVERS TO BE PINEHALL CLAY PAVERS.
 - 4.1. COLOR: RUMBLED PATHWAY - FULL RANGE. FINAL COLOR SELECTIONS TO BE CONFIRMED WITH CITY OF FERNANDINA BEACH PRIOR TO ORDERING.
 - 4.2. PATTERN: RUNNING BOND



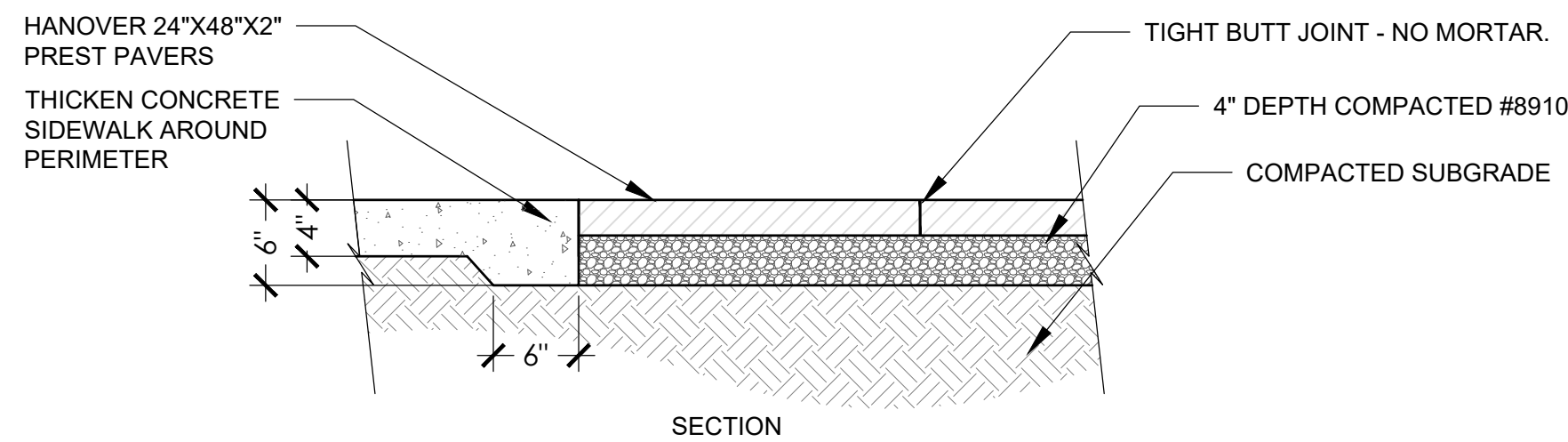
PLAN



SECTION

1 BRICK PAVING (TYPE A)

1/2" = 1'-0"



SECTION

NOTES:

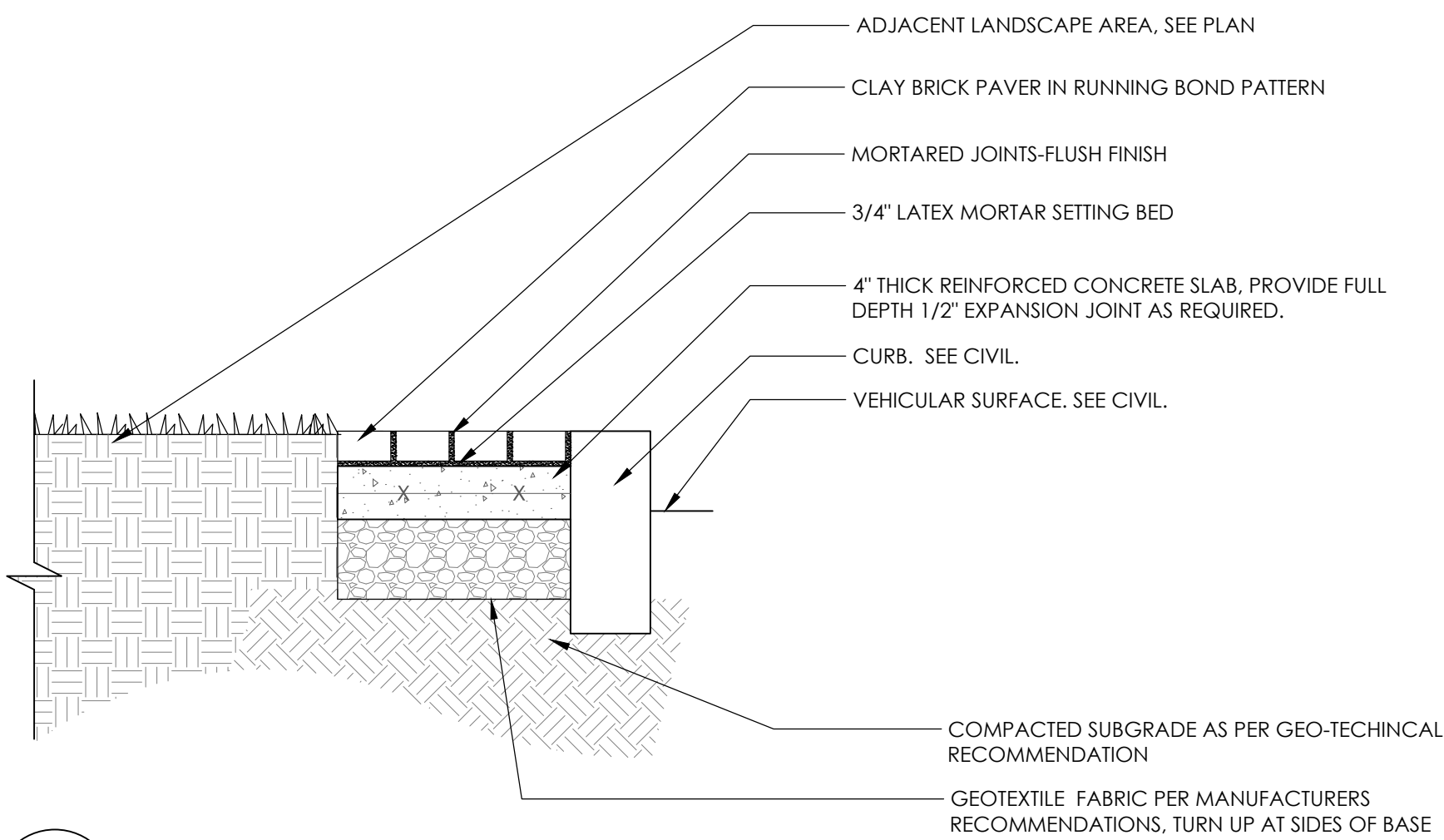
1. ALL EDGES TO BE RESTRAINED WITH TURN DOWN CONCRETE SLAB, WALL, OR BE MORTARED IN PLACE. SEE NOTE #4 BELOW.
2. PAVERS TO BE HANOVER PREST PAVERS. 24" X 48" OR APPROVED EQUIVALENT.
 - 2.1. COLOR: NATURAL SUGGESTED. FINAL COLOR SELECTIONS TO BE CONFIRMED WITH CITY OF FERNANDINA BEACH PRIOR TO ORDERING.
 - 2.2. PATTERN: RUNNING BOND
3. FOR INFILL PAVERS: INSTALL WITH TIGHT BUTT JOINT PER MANUFACTURER RECOMMENDATIONS - NO MORTAR. VERIFY DIMENSIONS PRIOR TO POURING CONCRETE SIDEWALK PERIMETER.
4. FOR PERIMETER PAVERS THAT ARE NOT BOUNDED BY SIDEWALK OR WALL, MORTAR PAVERS IN PLACE TO SET EDGE.
5. REFER TO SHEETS L1.1 & L1.2 FOR LOCATION & DIRECTION OF RUNNING BOND.

4 LARGE CONCRETE PAVER PAVING

1" = 1'-0"

2 BRICK CURB HEADER (TYPE B)

1" = 1'-0"

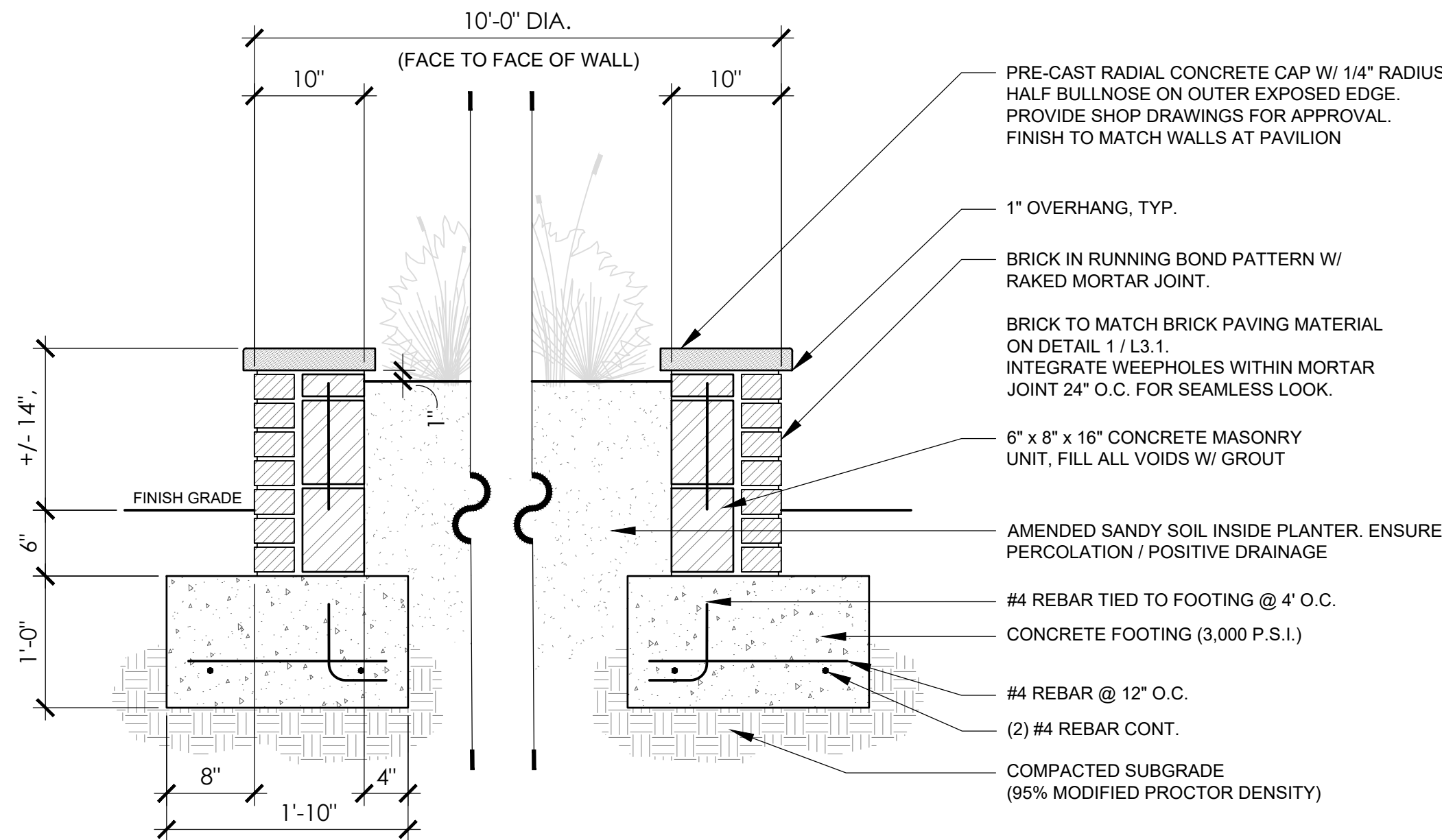


NOTES:

1. CONTRACTOR TO PROVIDE MOCK-UP OF ALL MATERIALS PRIOR TO ORDERING FOR APPROVAL BY CITY OF FERNANDINA BEACH PRIOR TO ORDERING. INCLUDING:
 - 1.1. CONCRETE CAP WITH JOINTING PATTERN.
 - 1.2. BRICK
 - 1.3. MORTAR
2. REFER TO MATERIALS PLAN FOR LOCATION.

5 LOW PLANTER WALL

1" = 1'-0"

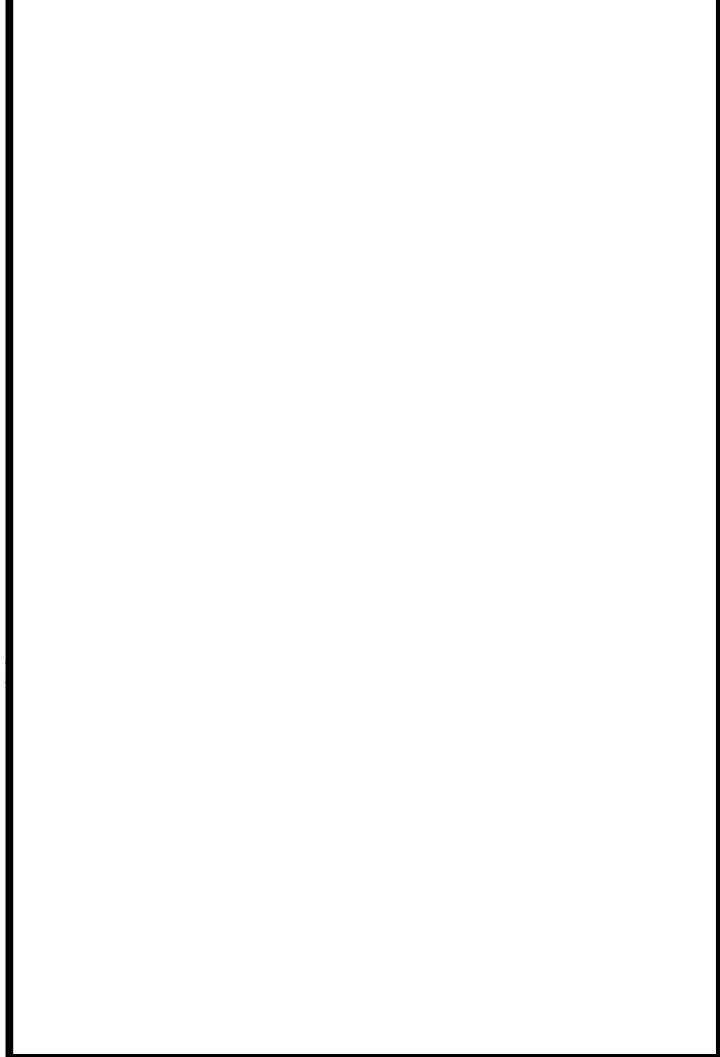
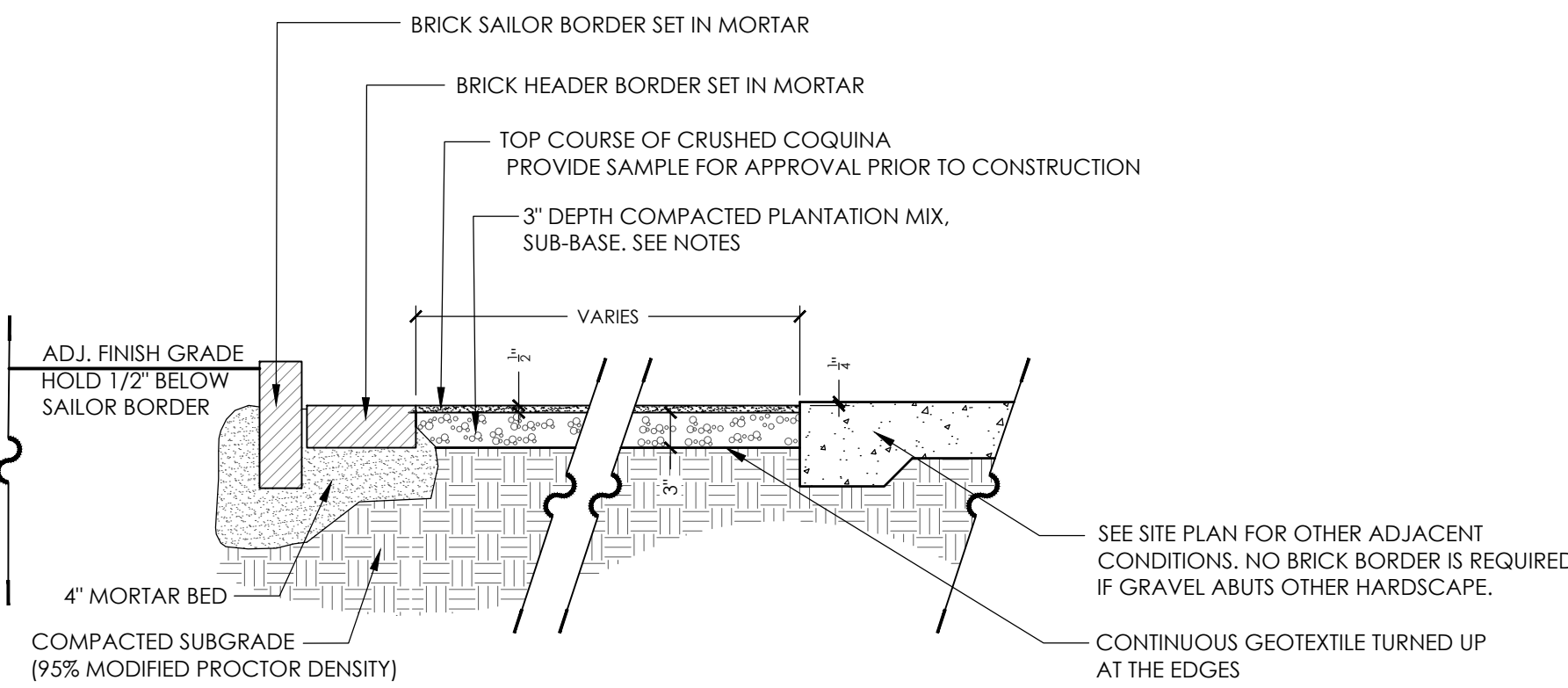


3 CRUSHED GRAVEL PAVING & RAISED BRICK BORDER

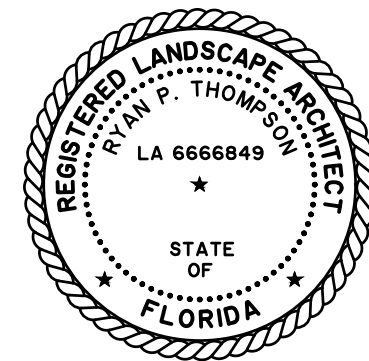
1" = 1'-0"

NOTES:

1. BASE MIX SHALL BE 50% #789 STONE AND 50% UNWASHED GRANITE SCREENINGS, PRE-MIXED PRIOR TO BE DELIVERED ON SITE & TOPPED WITH COQUINA MIX. CONTRACTOR TO PROVIDE SAMPLE BAG OF CRUSHED COQUINA SHELL FOR APPROVAL PRIOR TO CONSTRUCTION.
2. GRAVEL MIX SHALL HAND-TAMPED.
3. CONTRACTOR SHALL MICRO-GRADE SITE SO THAT THERE IS NO WASHOUT OF AGGREGATE MATERIAL FROM PATHWAY EDGES.
4. BRICK EDGES TO MATCH BRICK SPECIFIED ON DETAIL 1/L3.1



NO.	REVISIONS	BY	DATE



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SITE DETAILS

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

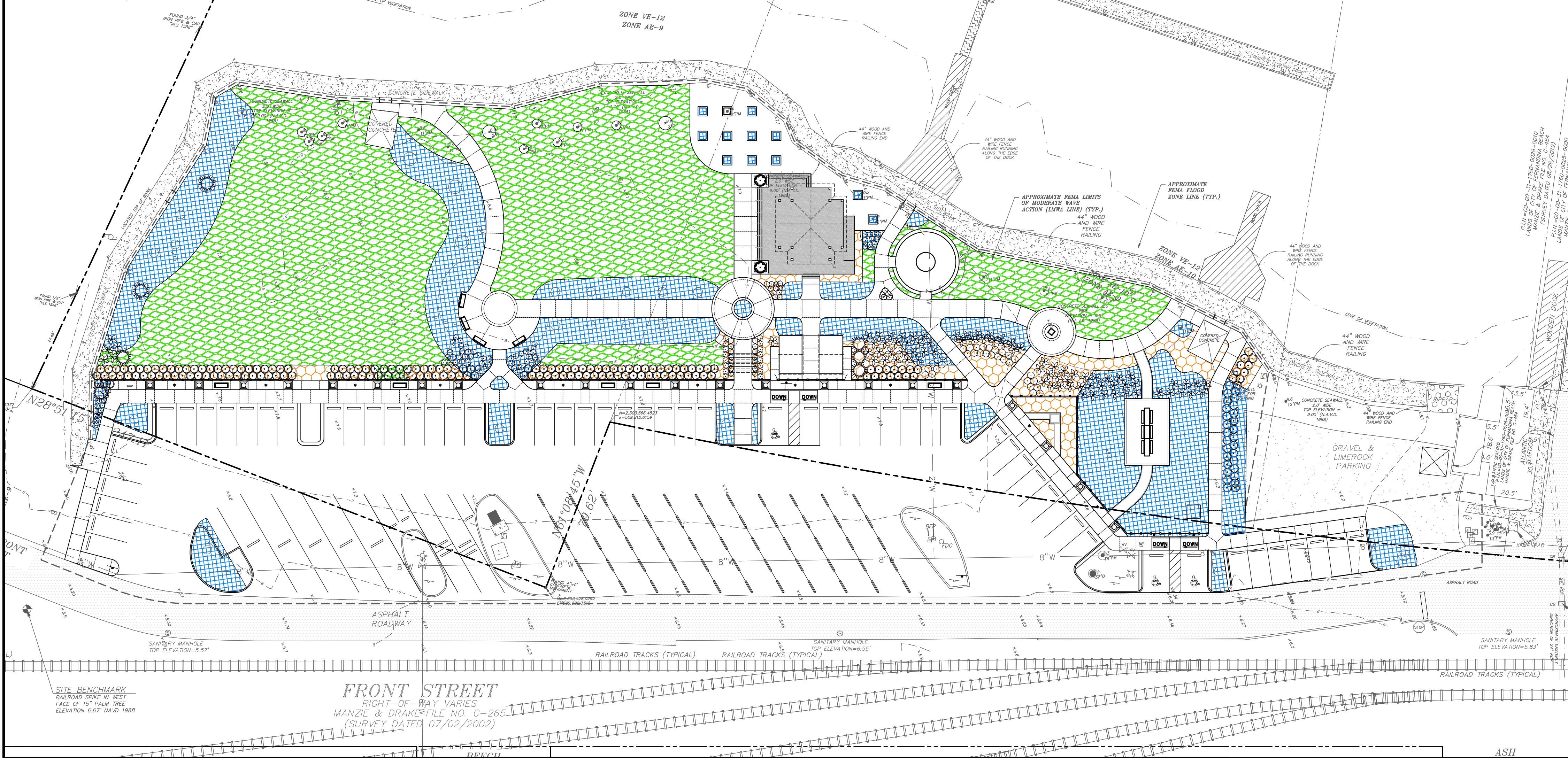
PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

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APPROVED: JLG
SCALE: 1" = 24'

L3.1

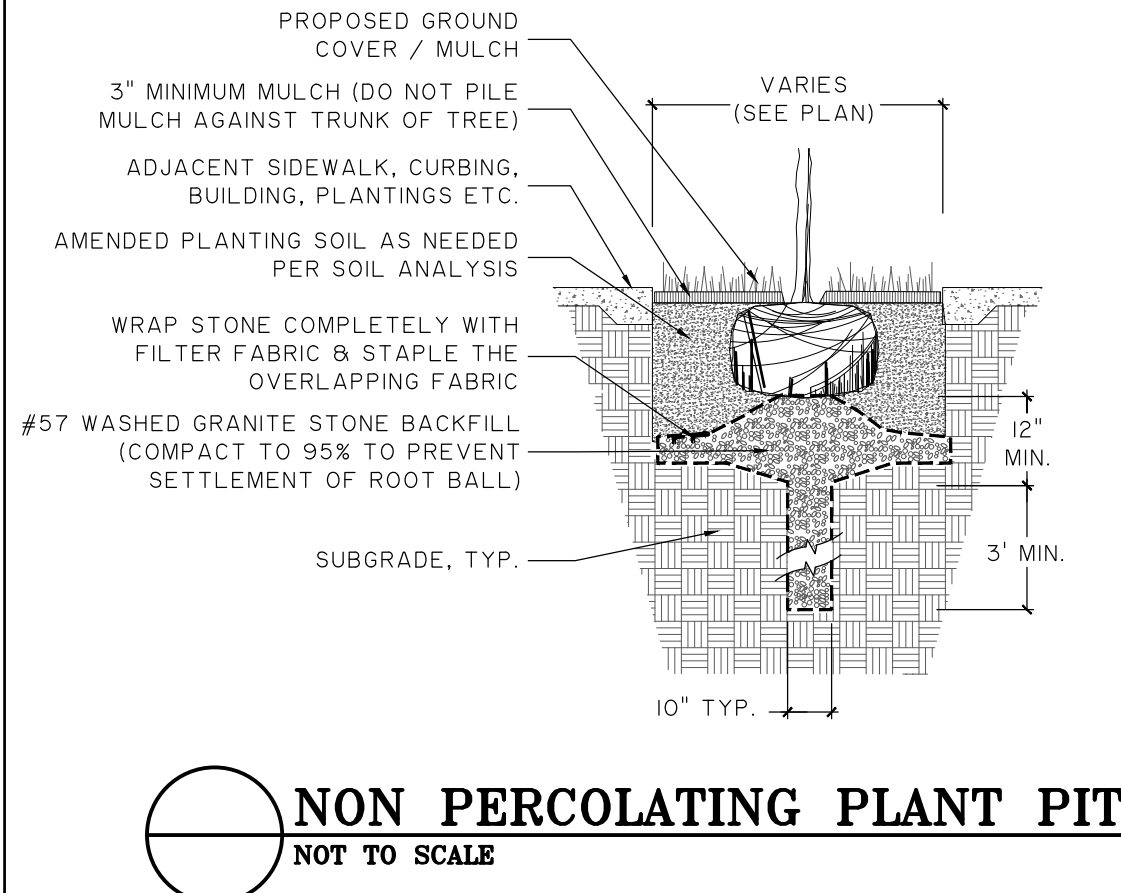
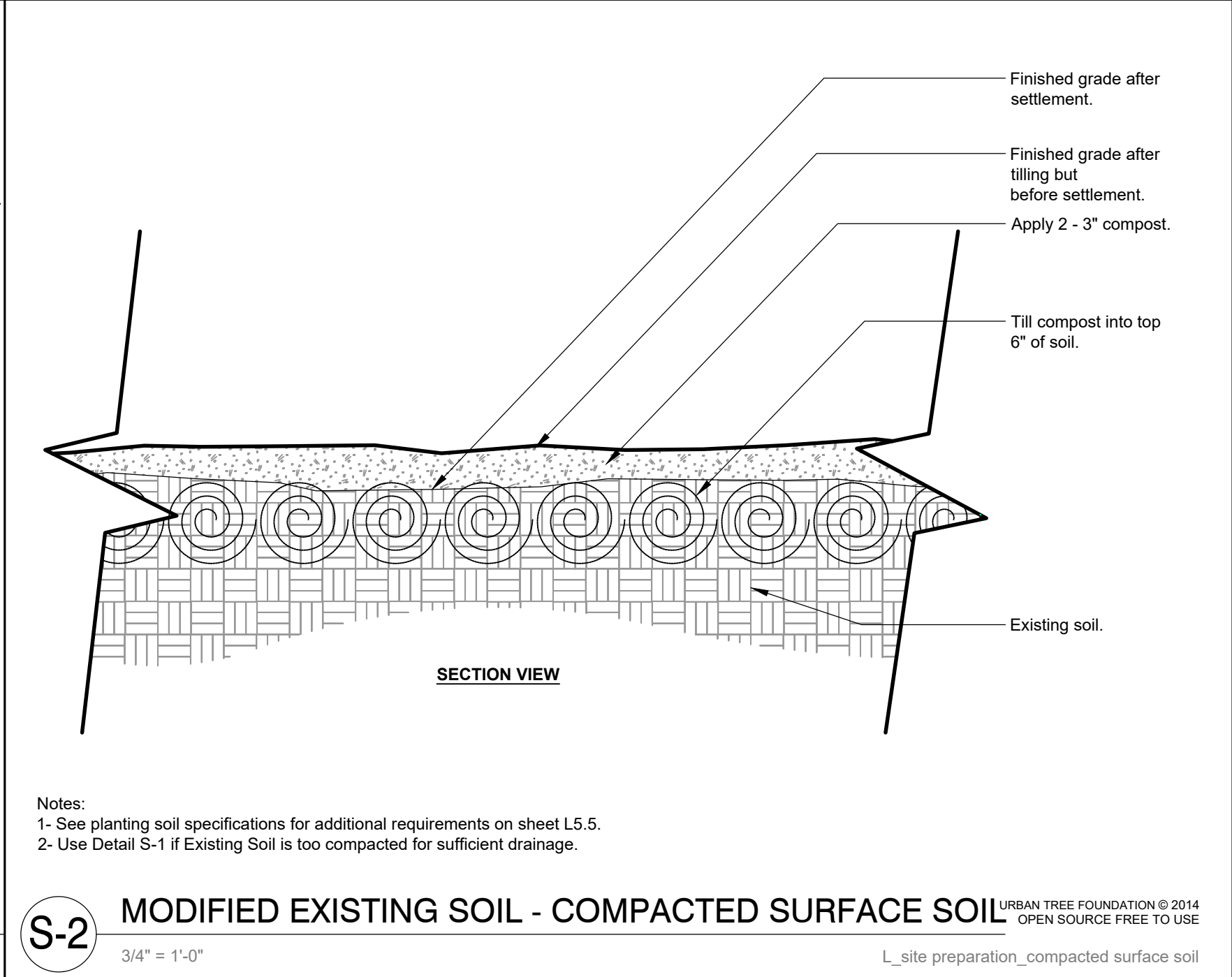
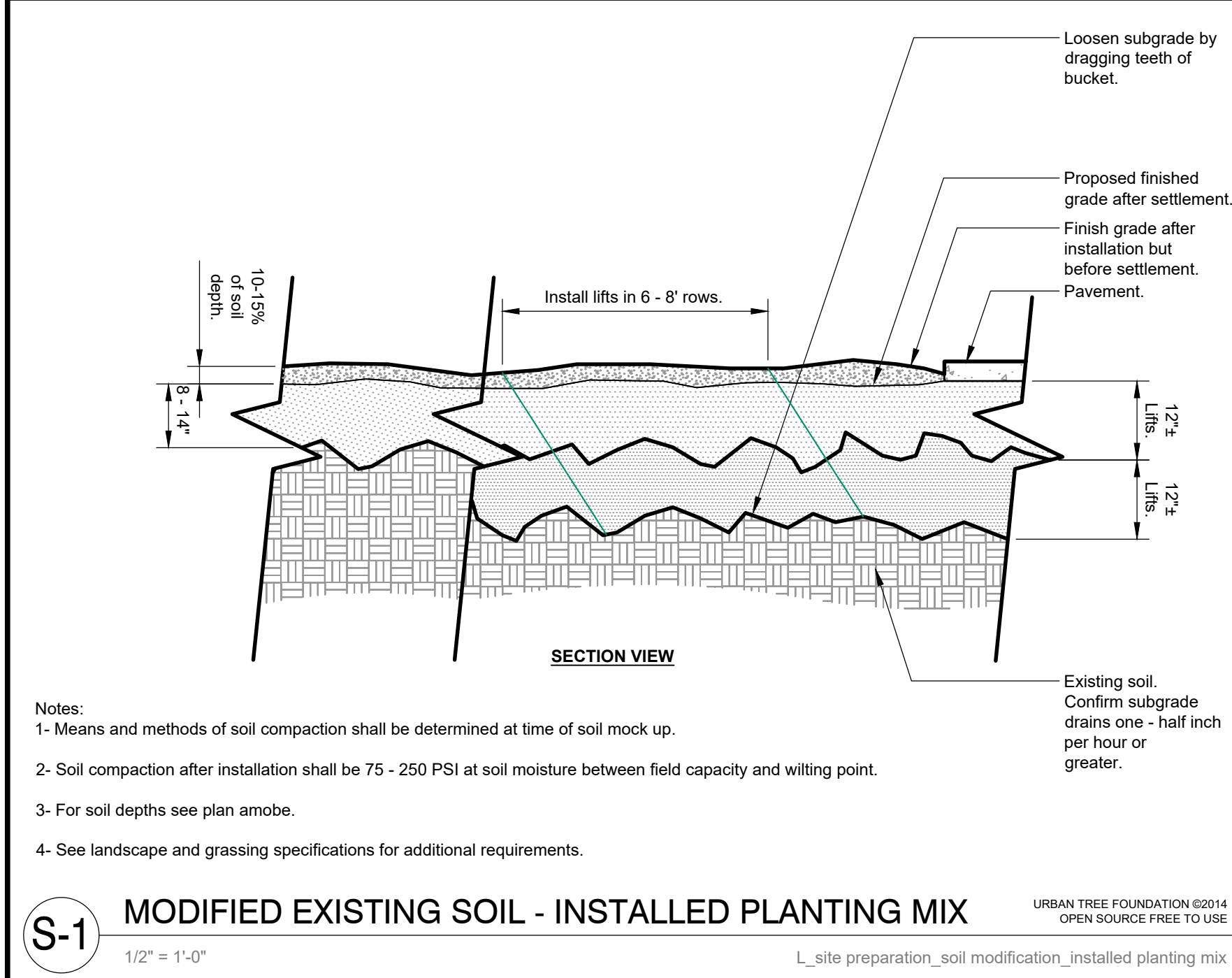


SOILS PLAN LEGEND

	SOIL ZONE 1	36" DEPTH MIN.
	± 11,749 SF	
	SOIL ZONE 2	24" DEPTH MIN.
	± 4,805 SF	
	SOIL ZONE 3	6" DEPTH MIN.
	± 24,594 SF	

SOIL NOTES:

- CONTRACTOR HAS BEEN PUT ON NOTICE THAT SOILS PRESENT ON SITE DOES NOT EXHIBIT OPTIMAL PERCOLATION. REFER TO GENERAL LANDSCAPE NOTES ON SHEET L5.3, SPECIFICALLY NOTES #7 & #8.
- CONTRACTOR SHALL PROVIDE AND OBTAIN SOIL TESTS PER THE LANDSCAPE SPECIFICATIONS ON SHEET L5.5 & NOTIFY THE CITY AND LANDSCAPE ARCHITECT OF THE PROPOSED SOIL REMEDIATION PLAN FOR THE OPTIMAL HEALTH AND SURVIVAL OF SPECIFIED PLANT MATERIAL.
- AT A MINIMUM, THE RECOMMENDED SOIL PLAN AND CORRESPONDING DEPTHS OF IMPROVED SOILS SHOULD BE FOLLOWED. HOWEVER, FIELD CONDITIONS MAY VARY AND IT IS IMPORTANT THAT SUFFICIENT DRAINAGE AND APPROPRIATE TOP SOIL AS DEFINED IN THE LANDSCAPE SPECIFICATIONS ARE PROVIDED.

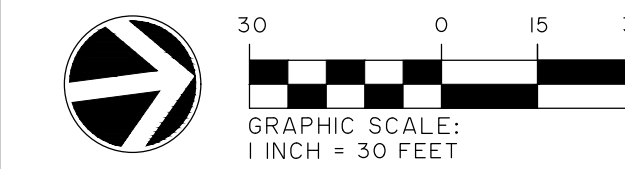


SOIL PLAN

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



DATUM: HORIZ.: FLB3-EF VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: JAS
DESIGNED: JAS
REVIEWED: JLG
APPROVED: JLG
SCALE: 1" = 30'

L4.1

PERMIT SET - FOR REVIEW PURPOSES ONLY



PLANTING PLAN LEGEND

PLANT SCHEDULE			
TREES			
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME
1	CA	Cupressus arizonica 'Blue Ice'	Arizona Cypress 'Blue Ice'
2	SJ	Juniperus chinensis 'Spartan'	Spartan Juniper
7	JVB	Juniperus virginiana 'Brodie'	Red Cedar
20	LTUL	Liriodendron tulipifera 'JFS-O2'	Emerald City Tulip Poplar
31	MVGS	Magnolia virginiana 'Green Shadow'	Green Shadow Sweetbay Magnolia
12	QV-LG	Quercus virginiana	Live Oak
2	QV - SM	Quercus virginiana	Live Oak

PALMS			
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME
13	SP	Sabal palmetto	Sabal Palm
22	SP-16	Sabal palmetto	Sabal Palm

SHRUBS			
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME
33	ILVS	Ilex vomitoria 'Stokes'	Dwarf Schillings Holly
41	PAUR	Plumbago auriculata	Plumbago
60	PODO	Podocarpus macrophyllus	Podocarpus
81	SER	Sereno repens	Saw Palmetto

ORNAMENTAL GRASSES AND GROUNDCOVERS			
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME
114	DIEI	Dietes iridioides	African Iris
4	HDEB	Helianthus debilis	Dune Sunflower
1098	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope
177	MUHC	Muhlenbergia capillaris	Pink Muhly Grass
262	MUHR	Muhlenbergia reverchonii	Rose Muhly
7	PESA	Pennisetum setaceum 'Alba'	White Fountain Grass
8	ROOP	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary
193	SPAR	Spartina bakeri	Cord Grass
4	TRAJ	Trachelospermum jasminoides	Confederate Jasmine

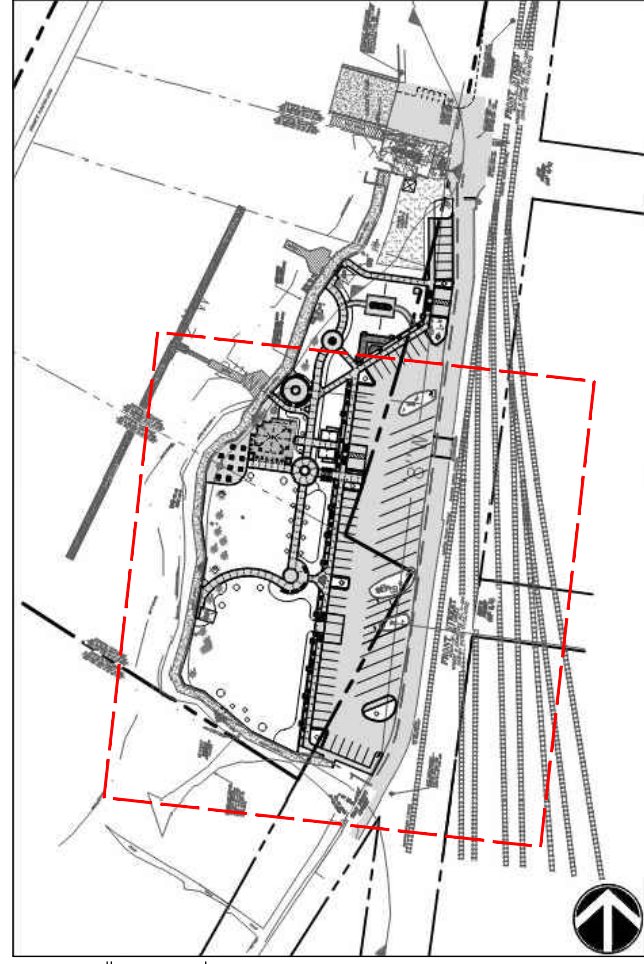
SCHEDULE NOTES:

- ALL LANDSCAPE AREAS IN COMMON SPACE NOT COVERED BY HARDSCAPE OR SOD ARE TO BE MULCHED. REFER TO NOTE #19 ON SHEET L5.3 FOR TYPE.
- ALL AREAS OF SITE TO BE FULLY STABILIZED. REFER TO ENGINEERING SHEETS FOR MORE INFORMATION.
- CONTRACTOR TO ENSURE LANDSCAPE BEDS PERCOLATE. REFER TO SOILS PLAN FOR ADDITIONAL INFORMATION.

KEYNOTES

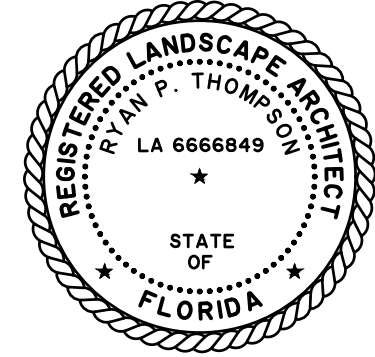
- MULCH & BEDLINE NOTE: PROVIDE A CLEAN AND CLEAR DELINEATION FROM LAWN AREAS AND MULCHED PLANTING AREAS. PROVIDE SHOVEL-CUT EDGE FOR TRANSITIONS. ALL MULCHED AREAS TO BE FREE AND CLEAR OF DEBRIS WITH A CONSISTENT AND EVEN COVERAGE OF HARDWOOD MULCH. NO SOIL BELOW SHALL BE VISIBLE.
- PRUNING NOTE: ALL REMAINING TREES TO BE LIMBED UP & PRUNED TO ANSI A300 PRUNING STANDARDS. FOR PALM TREES - REMOVE ANY DEAD FRONDS OR SEED PODS.

KEY MAP



SCALE: 1" = 200'

NO.	REVISIONS	BY	DATE
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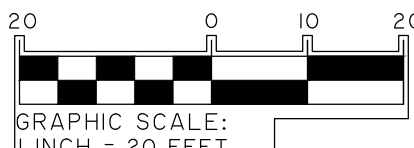
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PLANTING PLAN

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
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FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



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REVIEWED: JLG
APPROVED: JLG
SCALE: 1" = 20'

L5.1



L5.2

PLANT SCHEDULE

TREES						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
1	CA	Cupressus arizonica 'Blue Ice'	Arizona Cypress 'Blue Ice'	B & B OR CONT. ; 12" - 14" HT. MIN.	AS SHOWN	Specimen
2	SJ	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B OR CONT. ; 6' - 8' HT.	AS SHOWN	Specimen
7	JVB	Juniperus virginiana 'Bradie'	Red Cedar	B & B OR CONT. ; 8' - 10' HT.	AS SHOWN	Specimen, Full to Ground
20	LTUL	Liriodendron tulipifera 'JFS-OZ'	Emerald City Tulip Poplar	B & B OR CONT. ; 6" CAL. ; 22' HT. ; 6' SPR	AS SHOWN	Matching Specimen, 7' Clear, All Specimen to be Reviewed by Ownership and Landscape Architect
31	MVGS	Magnolia virginiana 'Green Shadow'	Green Shadow Sweetbay Magnolia	B & B OR CONT. ; 5" CAL. MIN., 20' HT. MIN. 7' SPR.	AS SHOWN	Standard, Single Trunk, 6' Clear
12	QV-LG	Quercus virginiana	Live Oak	B & B OR CONT. ; 6" CAL. ; 10' HT.	AS SHOWN	Specimen
2	QV - SM	Quercus virginiana	Live Oak	B & B OR CONT. ; 3" CAL. ; 12' HT.	AS SHOWN	Specimen

PALMS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
13	SP	Sabal palmetto	Sabal Palm	BR ; 12" - 18' HT.	AS SHOWN	Stagger Hts., Refoliated Heads
22	SP-16	Sabal palmetto	Sabal Palm	BR. ; 16' HT.	AS SHOWN	Matching HTS., Refoliated Heads

SHRUBS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
33	ILVS	Ilex vomitoria 'Stokes'	Dwarf Schillings Holly	CONT. ; 12" HT. MIN.	AS SHOWN	Full
41	PAUR	Plumbago auriculata	Plumbago	CONT. ; 12" HT. MIN.	AS SHOWN	Full
60	PODO	Podocarpus macrophyllus	Podocarpus	CONT. ; 42" HT. MIN.	AS SHOWN	Full, Well Formed
81	SER	Sereno repens	Saw Palmetto	CONT. ; 24" HT. MIN.	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
114	DIEI	Dietsa iridioides	African Iris	1 GAL. 12" HT. MIN.	2.5'	Full and Well Formed
4	HDEB	Helianthus debilis	Dune Sunflower	1 GAL. 12" X 12"	3'	Full
1098	LIBB	Liriope muscari 'Big Blue'	Big Blue Liriope	CONT. ; 6" HT. MIN.	18"	Full and Well Formed
177	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	CONT. ; 18" HT. MIN.	AS SHOWN	Full
262	MUHR	Muhlenbergia reverchonii	Rose Muhly	1 GAL. 12" HT. MIN.	2'	Full and Well Formed
7	PESA	Pennisetum setaceum 'Alba'	White Fountain Grass	CONT. ; 18" HT. MIN.	AS SHOWN	Full
9	ROOP	Roemerius officinalis 'Prostratus'	Trailing Rosemary	CONT. ; 6" X 6" MIN.	3'	Full
193	SPAR	Spartina bakeri	Cord Grass	1 GAL. 18" HT. MIN.	AS SHOWN	Full and Well Formed
4	TRAJ	Trachelospermum jasminoides	Confederate Jasmine	1 GAL.	AS SHOWN	Full, Train to Fence
± 28,000 S.F.	SOD	Paspalum vaginatum	Seashore Paspalum	± 28,000 S.F.		

GENERAL PLANTING / IRRIGATION NOTES

1.

ALL TREES AND PALMS SHALL BE TAGGED IN THE FIELD AND SELECTED BY THE OWNER'S REPRESENTATIVE LANDSCAPE ARCHITECT. THE TREES AND PALMS SHALL BE FROM A CITY OF FERNANDINA BEACH PRE-QUALIFIED NURSERY OR ACCEPTED ALTERNATE.
2.

REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.
3.

ALL PLANTS SHALL BE FLORIDA FANCY GRADE AND HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
4.

MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
5.

THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
6.

THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
7.

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
8.

SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
9.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED

- AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
10.

REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
11.

SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
12.

NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
13.

PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
14.

REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
15.

REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
16.

DO NOT WRAP TREES.
17.

WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
18.

TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
19.

ALL PLANT BEDS TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH.
20.

ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
21.

ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE HYDROSEEDDED PER EROSION SEDIMENT CONTROL SPECIFICATIONS FOR PERMANENT STABILIZATION.

22.

CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE A SHOP DRAWING AND SUBMITTALS FOR THE IRRIGATION SYSTEM)
23.

WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
24.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
25.

ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE FERNANDINA BEACH APPLICABLE ORDINANCES.
26.

ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
27.

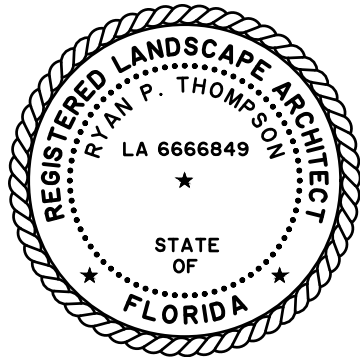
FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
28.

AS AN ADD ALTERNATE BID, THE CONTRACTOR SHALL PROVIDE "SOIL MOIST TRANSPLANT" (OR ACCEPTED EQUIVALENT) AT THE APPLICATION RATES SHOWN BELOW FOR ALL NEWLY INSTALLED PLANTINGS.

Container Size/Amount	Caliper Size/Amount
1 Gallon/.75 oz.	1" /3.0 oz.
2 Gallon/1.5 oz.	2" /6.0 oz.
3 Gallon/1.5 oz.	3" /9.0 oz.
5 Gallon/2.0 oz.	4" /12.0 oz.
7 Gallon/3.0 oz.	5" /15.0 oz
10 Gallon/3.0 oz.	6" /18.0 oz
15 Gallon/5.0 oz.	7" /21.0 oz
20 Gallon/7.0 oz.	8" /24.0 oz
Plant Height/Amount	Box Size/Amount
2' /1.5 oz.	16" /5.0 oz.
3' /2.0 oz.	20" /6.0 oz.
4' /3.0 oz.	24" /9.0 oz.
5' /4.0 oz.	30" /12.0 oz.
6' /5.0 oz.	36" /18.0 oz
7' /6.0 oz.	42" /27.0 oz
	60" /30.0 oz.



Know what's below.
Call before you dig.



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Brunswick, GA 31520 • 912.466.0536
www.thomasandhutton.com

GENERAL NOTES & PLANTING SCHEDULE

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

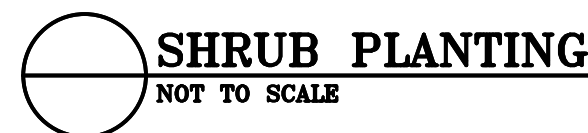
CLIENT / OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO: 29401.0002
DATE: 07/01/2024
DRAWN: JAS
DESIGNED: JAS
REVIEWED: JLG
APPROVED: JLG
SCALE:

L5.3

-  **TREE PLANTING**
NOT TO SCALE

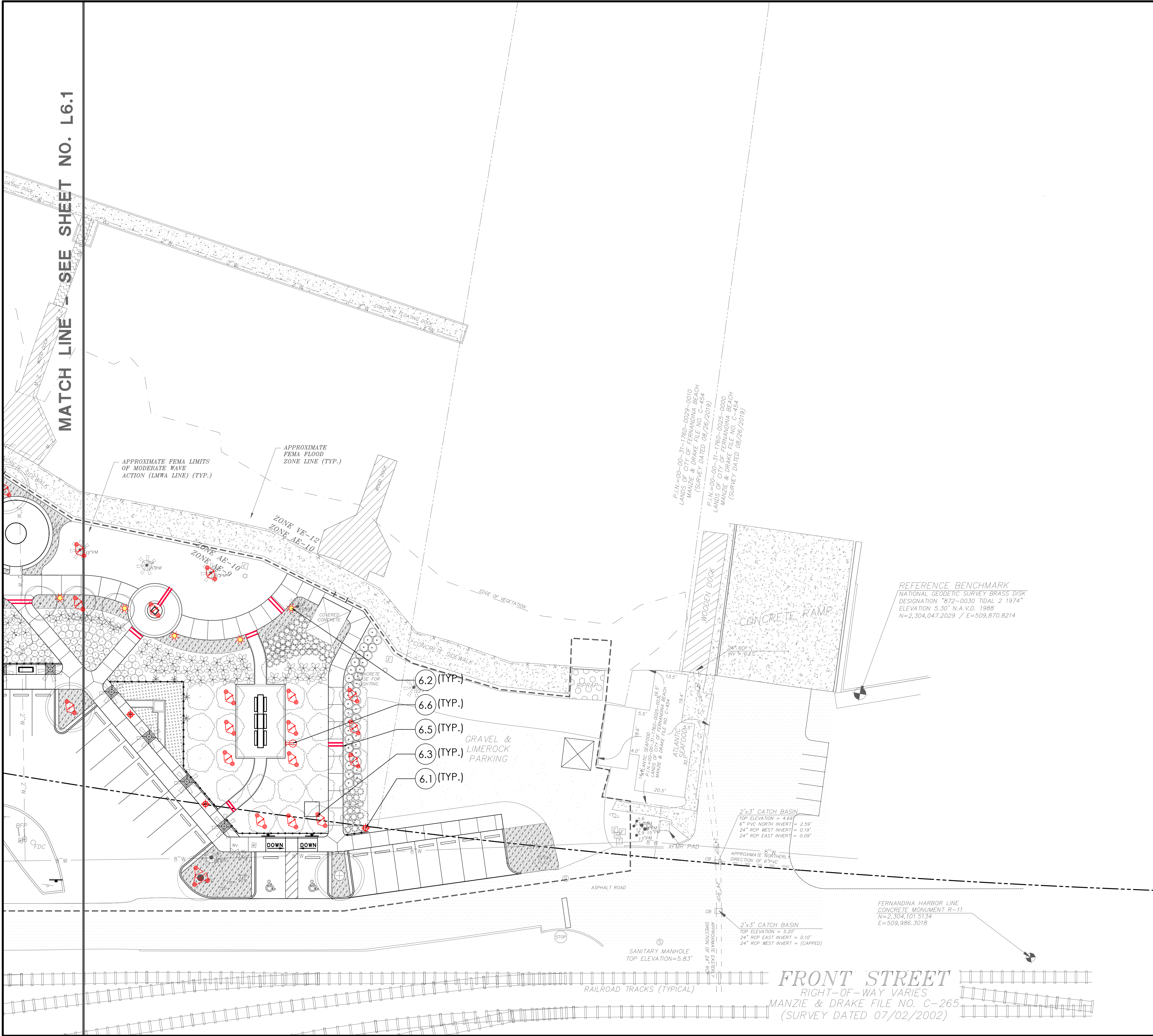


1. THIS PLAN IS CONCEPTUAL IN NATURE AND FOR PRICING. FINAL DESIGN BY OTHERS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS TO THE CITY FOR REVIEW AND ACCEPTANCE.
2. AT A MINIMUM, CONTRACTOR TO PROVIDE LINE ITEMS FOR BUDGETING & PRICING AND/OR RECOMMEND SUBCONTRACTORS AS PART OF THEIR BID PACKAGE.

L6.1

Z:\39401-2940-0003- LANDSCAPE ARCHITECTURE\DRAWINGS\CONSTRUCTION PLANS\2940-0002 - L6.2 - LIGHTING PLANS.DWG - Aug 10, 2024 - 8:44 AM

MATCH LINE - SEE SHEET NO. L6.1



LIGHTING LEGEND

Detail	Symbol
LIGHTING & ELECTRICAL - FINAL DESIGN INCLUDING PHOTOMETRICS BY OTHERS	
6.1	PEDESTRIAN POLE LIGHT TO MATCH CITY STANDARD SHOWN FOR REFERENCE ONLY (QTY - 12)
6.2	BOLLARD LIGHT / PATH LIGHT - 120V HADCO D830 H A0 E (QTY - 20)
6.3	DECORATIVE UP LIGHT - LOW VOLTAGE FX LUMINAIRE, BRONZE FINISH MODEL # NP-9LED-BZ (89) QTY.
6.4	DECORATIVE ARCHITECTURE SCONCES DOWN LIGHT - DE - 9LED - BZ (10)QTY.- TO HIGHLIGHT POSTS.
6.5	4" CONDUIT - WATER AND ELECTRICAL SEPARATED BY 12" HORIZONTAL SPACING (18 PAIRS) QTY.
6.6	OUTDOOR GFCI OUTLET & COVER (10) QTY.

(NOT SHOWN, BUT LIGHTING ON RESTROOMS, PAVILION, & EXISTING STRUCTURES)

GENERAL LIGHTING NOTES:

- THIS PLAN IS FOR CONCEPTUAL OUTDOOR ELECTRICAL FIXTURE LOCATION ONLY - WIRING DIAGRAM, DETAILS AND INSTALLATION SPECIFICATIONS ARE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS TO THE OWNER FOR REVIEW AND ACCEPTANCE.
- FINAL DESIGN TO BE DONE BY QUALIFIED ELECTRICIAN. ABOVE PLAN IS FOR PRICING AND INITIAL DISCUSSIONS ONLY.
- CONTRACTOR MAY PROVIDE CUT SHEETS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REP OF EQUIVALENT PRODUCTS.
- INSTALLATION OF LIGHTING SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND CITY CODES AND SHALL MEET OR EXCEED THE NATIONAL ELECTRICAL CODE. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVALS REQUIRED. SYSTEM INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR, PARTS AND LABOR, DUE TO FAILURE BASED ON FAULTY WORKMANSHIP OR EQUIPMENT FAILURE.
- CONTRACTOR SHALL PROVIDE PHOTOCELL CONTROLLED LIGHTING SYSTEM.
- ALL EQUIPMENT PANELS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- SHOULD ELECTRICAL DESIGN BE REQUIRED, CONTRACTOR SHALL PROVIDE ELECTRICAL ENGINEER DESIGN.
- LOCATION OF METERS AND POWER SOURCE BY OTHERS. SEE OWNERS REP FOR FINAL CONNECTION LOCATION.
- CONTRACTOR SHALL PROVIDE OWNER WITH FIXTURE SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO INSTALL LIGHT FIXTURES WITH 3/4-INCH MINIMUM "PIG-TAIL" TO ALLOW FOR MINOR LIGHT RELOCATION/ADJUSTMENTS.
- CONTRACTOR TO DESIGN LIGHTING LOOP CIRCUITS AS NECESSARY TO ENSURE CONSISTENCY OF BULB OUTPUT FROM FIXTURE-TO-FIXTURE REGARDLESS OF LOCATION.
- ELECTRICAL EQUIPMENT PANEL SHALL INCLUDE ALL NECESSARY EQUIPMENT FOR PHOTOCELL SWITCHING CONTACT BOX AND METERING. PANEL AND BOX SHALL MEET ALL APPLICABLE CODES.
- THE INTENT OF THIS PLAN IS TO PROVIDE LOW-LEVEL, UNOBTRUSIVE SITE LIGHT FOR ENTRY AND LIGHTING OF SELECTED SIGNAGE AND PLANT MATERIAL. CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH WITH OWNERS REPRESENTATIVE AND CAREFUL PLACEMENT OF FIXTURES. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH OWNER'S REPRESENTATIVE PRESENT TO GIVE FINAL APPROVAL.
- CONTRACTOR SHALL SUBMIT LANDSCAPE LIGHTING RECORD DRAWINGS TO OWNER FOR REVIEW AND ACCEPTANCE.

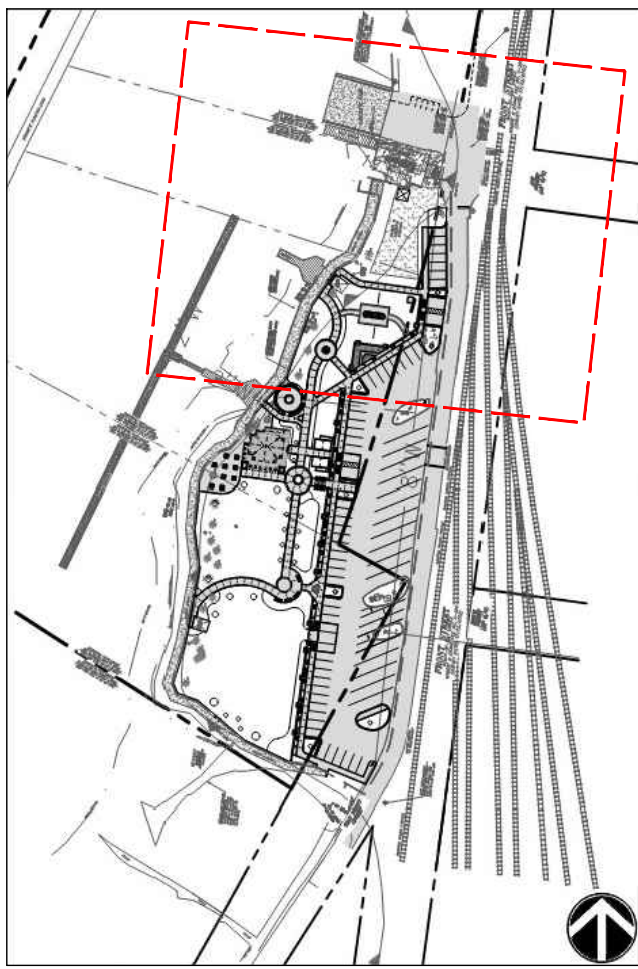
MISCELLANEOUS

Detail	Symbol
FINAL DESIGN BY OTHERS	
OUTDOOR WIFI CAPABILITIES	
A/V (AUDIO VIDEO CAPABILITIES WITH ENCLOSURE) RELATED TO THE PAVILION AND/ OR AROUND THE PARK	
SECURITY SYSTEM / CAMERAS	
EMERGENCY CALL BOX	
MEDICAL FIRST AID / AEDs (SUGGEST LOCATING IN RESTROOMS)	
SIGNAGE & WAYFINDING FOR PARK	

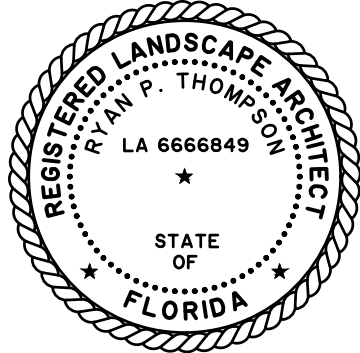
MISCELLANEOUS NOTES:

- THIS PLAN IS CONCEPTUAL IN NATURE AND FOR PRICING. FINAL DESIGN BY OTHERS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS TO THE CITY FOR REVIEW AND ACCEPTANCE.
- AT A MINIMUM, CONTRACTOR TO PROVIDE LINE ITEMS FOR BUDGETING & PRICING AND/OR RECOMMEND SUBCONTRACTORS AS PART OF THEIR BID PACKAGE.

KEY MAP



NO.	REVISIONS	BY	DATE



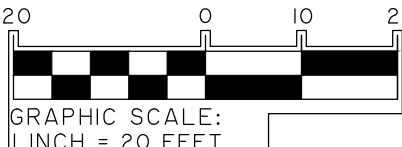
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MEP COORDINATION & CONDUIT PLAN

LOTS C & D
FERNANDINA BEACH WATER
FRONT PARK

PROJECT LOCATION:
FERNANDINA BEACH,
FLORIDA

CLIENT/OWNER:
CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



DATUM: HORIZ.: FL83-EF VERT.: NAVD-1988

JOB NO: 29401.0002
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SCALE: 1" = 20'

L6.2

PERMIT SET - FOR REVIEW PURPOSES ONLY

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14792

Date Submitted: 10/4/2024

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

Basis for Review

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



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

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

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

The LDC is Available for Review at

www.fbf.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: 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?*

10/3/2024

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*

Waterfront Community Redevelopment Area (CRA) ▼

Site Address*

0 S. Front Street - Lots C + D

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1760-0029-0010 and 00-00-31-1760-0031-0020

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of

Last Name*

Fernandina Beach

Mailing Address*

204 ASH STREET

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9043103481

E-mail Address*

jglisson@fbfl.org

OWNER'S AGENT

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

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

No ▼

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Final Review of materials for Waterfront Park Design - Lots C+ D

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	Upload 2	Upload 3	Upload 4
29401.0002 - Site Development Plans 2024-08-08.pdf	Choose File No...en	Choose File No...en	Choose File No...en

Upload 5

No...en

Upload 6

No...en

Upload 7

No...en

Upload 8

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 hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Jeremiah

Applicant Last Name*

Glisson

Today's Date*

10/4/2024

 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.



4801 Executive Park North
Building 200 Suite 207
Jacksonville, FL 32216
O:904-296-2515
F:904-296-2528

Quote Date: 9/16/2024



Customer Name:

Address:

Phone:

Fax:

Customer Information:

Comments:

Project Name: Unassigned Project

Quote Name: Kelly Gibson

Quote Number: 5422297

Order Date: Quote Not Ordered

PO Number:

RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's.

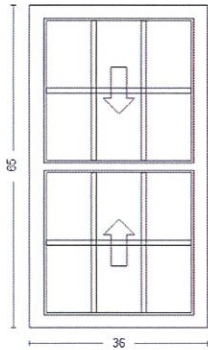
ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
--------------	----------------	---------------------	-----------------------------

Line Item: 100-1 double hung

Quantity: 1

RO Size: 37.75" X 66"

Unit Size: 36" X 65"



*** PRODUCT ***

Row 1 1650 Double Hung - Vent - 1 Units - 36W x 65H

*** DIMENSIONS ***

36W x 65H

*** FRAME ***

South, Vinyl, Frame Type - Flange, Order by Package, Exterior Color - White

*** GLASS ***

Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Glass

Strength - DSB

*** GRILLES ***

Grille Type - SDL-IS & OS w/ GBG, Grille Thickness/Style - 1"

Sculptured, Grille Pattern - Colonial

Bottom Glass: Number Wide - 3, Number High - 2

Top Glass: Number Wide - 3, Number High - 2

*** SCREEN ***

Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed

Separately - No

*** WRAPPING ***

Extension Jambs - None, Frame Trim - None

*** NFRC ***

Series 1600::DoubleHung, U-Factor::0.28, SHGC::0.23, VT::0.45

*** Performance ***

Series 1600::DoubleHung, Calculated Positive DP Rating::40.1,

Calculated Negative DP Rating::50.13, DP Rule ID::1650 DH, Rating

Type::DesignPressure, Performance Grade::R-PG40*, Water

Rating::6.06, FL ID::20840, STC Rating::27, OITC Data::24

1650 Double Hung - Vent - No Call Width - No Call Height

Units are viewed from the Exterior

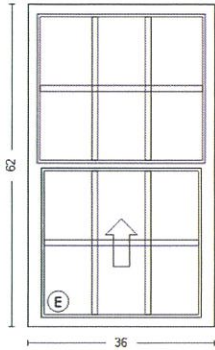
FL# 20840.6

Line Item: 200-1 single hung

Quantity: 1

RO Size: 37.75" X 63"

Unit Size: 36" X 62"



*** PRODUCT ***

Row 1 1620 Single Hung - Vent - 1 Units - 36W x 62H

*** DIMENSIONS ***

36W x 62H

*** FRAME ***

South, Vinyl, Frame Type - Flange, Exterior Color - White

*** GLASS ***

Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Glass Strength - DSB

*** GRILLES ***

Grille Type - SDL-IS & OS w/ GBG, Grille Thickness/Style - 1 1/8" Sculptured, Grille Pattern - Colonial

Bottom Glass: Number Wide - 3, Number High - 2

Top Glass: Number Wide - 3, Number High - 2

*** SCREEN ***

Screen - Rollform Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes

*** WRAPPING ***

Extension Jambs - None, Frame Trim - None

*** NFRC ***

Series 1620R::SingleHung, U-Factor::0.29, SHGC::0.27, VT::0.49

*** Performance ***

Series 1620R::SingleHung, Calculated Positive DP Rating::67.2, Calculated Negative DP Rating::67.2, DP Rule ID::1620 SH, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::21637, STC Rating::29, OITC Data::25

1620 Single Hung - Vent - No Call Width - No Call Height

Units are viewed from the Exterior

FL# 21637.5