## CITY OF GREEN COVE SPRINGS PLANNING & ZONING BOARD MEETING



321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA TUESDAY, OCTOBER 27, 2020 – 5:00 PM

#### **AGENDA**

#### **GENERAL INFORMATION**

ANYONE WISHING TO ADDRESS THE PLANNING AND ZONING BOARD REGARDING ANY TOPIC ON THIS EVENING'S AGENDA IS REQUESTED TO COMPLETE A CARD AVAILABLE AT THE CLERK'S DESK. SPEAKERS ARE RESPECTFULLY REQUESTED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

THE PLANNING AND ZONING BOARD PROHIBITS THE USE OF CELL PHONES AND PAGES WHICH EMIT AN AUDIBLE SOUND DURING ALL MEETINGS WITH THE EXCEPTION OF LAW ENFORCEMENT, FIRE AND RESCUE, OR HEALTH CARE PROFESSIONALS ON CALL. PERSONS IN VIOLATION WILL BE REQUESTED TO LEAVE THE MEETING.

THIS WILL BE AN IN-PERSON MEETING. PLEASE FOLLOW SOCIAL DISTANCING PROTOCOLS

#### **ROLL CALL**

#### APPROVAL OF MINUTES

1. Review and approval of the 09-22-2020 Planning & Zoning Board Meeting Minutes

#### **PUBLIC HEARINGS**

- 2. Review of a Special Exception for a duplex in an R-2 Medium Density Residential Zoning District located at 1096/1098 North Street, 018252-000-00
- 3. Review of Variance for the Master Site Development Plan for the Narducci Storage Office at 409 N Palmetto Avenue, 017639-001-00

#### **ACTION ITEMS**

4. Review of a Master Site Development Plan for the Narducci Storage Office at 409 N Palmetto Avenue, 017639-001-00

#### **BOARD BUSINESS**

5. Comprehensive Plan Update Draft RFP

**BOARD DISCUSSION / COMMENTS** 

STAFF COMMENTS

#### **ADJOURNMENT**

#### **NEXT MEETING: To Be Determined**

Minutes of the Planning & Zoning Board Meeting can be obtained from the City Clerk's office. The Minutes are recorded, but are not transcribed verbatim.

Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

#### **ADA NOTICE**

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

#### **EXPARTE COMMUNICATIONS**

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Special Magistrate and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Special Magistrate. The exchanges must be disclosed by the Special Magistrate



### MINUTES OF THE SEPTEMBER 22, 2020

## REGULAR MEETING

#### GREEN COVE SPRINGS PLANNING AND ZONING BOARD

#### CALL TO ORDER

The regularly scheduled meeting of the Green Cove Springs Planning and Zoning Board was held on Tuesday, September 22, 2020, in the City Council Chambers, 321 Walnut Street, Green Cove Springs, Florida.

Chairman Francis called the meeting of the Planning and Zoning Board to order at 5:00 p.m.

#### **ROLL CALL**

NOLL CALL				
<b>Board Members Pr</b>	esent:			
Brian Cook;	Richard Hobbs;	Justin Hall;	Henrietta Francis,	
Teams Call-In**			Chair;	
<b>Board Members Al</b>	osent:			
Gary Luke,				
Vice Chair;				
Staff Members Pre	sent:			
Heather Glisson,	Michael Daniels,	Steve Kennedy,	L. J. Arnold III,	
Dev. Services;	Dev. Services;	City Manager;	City Attorney;	
Staff Members Abs	sent:			
NONE;				
Public / Applicants	Present:			
Mark Shelton,	Doug Smith,	Virginia Hall,	Michelle Martin, 1008	Eileen & Rick Ott,
Kimley-Horn	Ascension	Ascension	St. Johns Av	1110 St. Johns Av
Clara Freeman,				
1000 St. Johns Av				

<sup>\*\*</sup>Due to technical difficulties, Board Member Cook could hear the meeting but could not speak until the second item on the agenda.

#### APPROVAL OF MINUTES

A MOTION WAS MADE BY BOARD MEMBER HOBBS TO APPROVE THE JULY 28, 2020 MINUTES. THE MOTION WAS SECONDED BY BOARD MEMBER HALL. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS COOK, HALL, HOBBES, AND CHAIRMAN FRANCIS. NAYES – NONE. THE MOTION PASSES 4-0.

#### **ACTION ITEMS**

O-13-2020 — AN ORDINANCE TO CLOSE AND DISCONTINUE USE OF A PORTION OF MAGNOLIA AVENUE FROM THE NORTHERN RIGHT-OF-WAY LINE OF LAMONT STREET TO THE EASTERN RIGHT-OF-WAY LINE OF ORANGE AVENUE WITH THE CITY RETAINING OWNERSHIP OF SAID PORTION FOR THE PURPOSE OF PROVIDING LANDSCAPED OPEN SPACE AND OTHER GOVERNMENTAL USES.

Mr. Daniels presented the ordinance, explaining the request.

The Board had no questions in response to the presentation.

**Michelle Martin, 1008 St. Johns Ave.** Ms. Martin would like clarity about what is happening and feels heavily affected by development. She does not understand why the property needs the ingress/egress along Lamont St and Grove St, as a facility she feels is similar located at Paramour only has one ingress/egress.

Mark Shelton, Kimley-Horn, 12740 Gran Bay Pkwy West, Jacksonville, FL – the agent for the application for Ascension. Mr. Shelton's team is currently working on the site development plan for this proposed development. FDOT is requiring this right-of-way (ROW) closure in order to reuse the existing driveway connection. This will allow limited usage of side streets for ingress / egress.

**Doug Smith, Real Estate Manager 2622 Oak St, Jacksonville, FL** – Facility at Paramour is not the same as the facility being done here. Mr. Smith explained this lot is larger and the proposed building is larger with differing uses.

Chairman Francis reminded all attendants we're reviewing only the right-of-way closure tonight. She advised attendants will be able to address site concerns when the site development plan is under review.

**Eileen Ott, 1110 St Johns Ave, Green Cove Springs** – Ms. Ott expressed disappointment with the planning commission because the letter received only addressed the right-of-way closure, not the proposed development.

Chairman Francis explained it was not the intent of the commission to hide information.

Mr. Daniels and Attorney Arnold explained staff went above and beyond notice requirements as mandated by the state of Florida and the City's code.

**Rick Ott, 1110 St Johns Ave, Green Cove Springs** – Mr. Ott expressed concern that the development will prompt medical professionals to develop near the facility. He asked whether there would be a traffic light added and how Grove Street and Lamont Street would be impacted.

Chairman Francis indicated a traffic impact analysis would be provided later in the process.

Mr. Daniels explained what sort of uses could potentially develop at 1050 N Orange Avenue other than this proposed medical facility. In terms of what they could do, the building could be larger, causing a higher level of traffic and impact.

Board Member Hall asked whether staff has numbers for how often this portion of Magnolia is used. Mr. Daniels expressed he does not presently have numbers but could provide them if the Board would like.

Ms. Martin asked if the existing cut is acceptable to FDOT. Mr. Daniels explained its not, that it would not be approved if the City asked to add it now.

Mr. Daniels explained, regarding adding signals, they typically look at having signals every quarter mile, but they occasionally require them closer. Board Member Hall agreed it needs to be looked at.

Chairman Francis called for a motion.

## A MOTION WAS MADE BY BOARD MEMBER HOBBS TO RECOMMEND TO CITY COUNCIL THE APPROVAL OF ORDINANCE 0-13-2020 WITH THE FOLLOWING CONDITIONS:

1. Applicant / Developer will remove the asphalt and lime rock within the portion of closed right-of-way, as well as sod and landscape the area, providing an average of 1 shade tree per 50 lineal feet and irrigating through the establishment period of said landscaping.

- 2. Applicant / Developer to add curb and gutter on Lamont Street to connect to existing curb and gutter on either side of Magnolia Avenue.
- 3. Said road closure will not take effect until there is an approved site development plan for 1050 N Orange Avenue.

THE MOTION WAS SECONDED BY BOARD MEMBER HALL. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS COOK\*, HALL, HOBBS, AND CHAIRMAN FRANCIS. NAYES – NONE. THE MOTION PASSES 4-0.
\*Via Teams Chat due to technical difficulties.

APPROVAL OF CITY-WIDE TRAFFIC STUDY GUIDELINES.

Mr. Daniels presented the City's proposed guidelines. He explained staff had the guidelines reviewed by other city departments and by CHW and is still reviewing them, especially the peak hour number.

Board Member Cook expressed via meeting chat on Teams that he had no questions.

Board Member Hobbs asked how the City could get the state to do a study of the traffic along US 17. Mr. Daniels explained he is part of the technical coordinating committee North Florida Transportation Planning Authority ("TPO"), wherein there is an opportunity to discuss improvements being proposed and express issues the City has.

Mr. Daniels explained the County is currently doing a mobility plan and fee but is not charging any fees for failures on state roads. The City's proposed guidelines include state roads.

Board Member Hall asked when the last traffic study was done. Mr. Daniels estimated the last traffic study would have been Magnolia West, which at the time was done without guidelines. Providing guidelines will make the process better.

(Board Member Cook is audible as of this point)

Board Member Cook asks how the traffic study fits in with the comprehensive plan. Mr. Daniels indicated these guidelines implement the comprehensive plan which contains Level of Service standards. Mr. Daniels explained further that part of the traffic study would be identifying failures caused by a project versus existing failures; failures caused by the project would require the developer to pay their proportionate fair share of the cost of infrastructure improvement.

**Clara Freeman, 1000 St Johns Avenue** – Ms. Freeman expressed dislike of the audio system in the chambers and asked whether traffic studies have been done by the state or region for our area.

Mr. Daniels explained that traffic study requirements the City implements would be looking at new development.

Ms. Freeman asked if the traffic study has anything to do with the development proposed on US 17. Mr. Daniels clarified she was asking about 1050 N Orange. He specified this traffic study requirement is separate although the developer indicated they would provide traffic information. Ms. Freeman asked whether 1050 N Orange Avenue was going to be a hospital or medical facility. Mr. Daniels expressed it is a medical facility.

A MOTION WAS MADE BY BOARD MEMBER HALL TO RECOMMEND TO CITY COUNCIL THE ADOPTION OF CITY-WIDE TRAFFIC STUDY GUIDELINES. THE MOTION WAS SECONDED BY BOARD MEMBER HOBBS. THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL: AYES – BOARD MEMBERS COOK, HALL, HOBBS, AND CHAIRMAN FRANCIS. NAYES – NONE. THE MOTION PASSES 4-0.

#### **BOARD BUSINESS**

#### BOARD DISCUSSION / COMMENTS.

Board Member Hobbs expressed a desire for the developer to work with the community. Mr. Daniels responded he has spoken with Kimley-Horn about potentially having a Neighborhood Meeting, although the City does not require one within the land development code.

Ms. Martin expressed a desire for such a meeting, indicating the residents would attend future meetings. Board Member Cook explained that at a recent City Council meeting, there were multiple comments about the need for transparency and felt those comments were echoed tonight. He encouraged staff to practice a high level of transparency and inform the citizens as much as possible.

Ms. Martin expressed the City has poor zoning, with no buffer between the intense Gateway Corridor Commercial zoning and the least intense residential zoning. She requested the City consider implementing design guidelines to mitigate the aesthetics for commercial properties facing residential properties. Chairman Francis asked Ms. Martin if she could draw something like what she is looking for, since she is an architect.

Board Member Cook agreed with Ms. Martin's commentary. Attorney Arnold indicated the City could develop their rights-of-way. Ms. Freeman expressed appreciation for Board Member Cook's comments related to what he's doing for his property.

#### STAFF COMMENTS.

Mr. Daniels informed the Board that Staff is completing the Community Development Block Grant application and will be submitting it to the state on October 5<sup>th</sup>. He explained the projects to which City Council agreed.

He also explained that City Council is approving the budget next week, which will include \$75,000 for the comprehensive plan, which staff will use to hire a consultant to complete the comprehensive plan update. He will bring the RFP to the board next month to ensure the board's concerns are being addressed.

Mr. Daniels informed the Board about CARES funds and what projects staff is doing with CARES funding, including the scanning of existing documents and having a document management system, as well as having a new permit tracking system with e-permitting. In the future, he would like to do a demo for the Board of the permitting system.

Chairman Francis asked Mr. Kennedy if he had heard anything about the governor giving additional CARES funding out for towns with populations under 500,000. Mr. Kennedy indicated he had not heard anything. He added that counties are experiencing difficulty getting the funds they were promised. He explained that counties got 25% of funds up front, and the state requires them to request additional funds from the 75%, and counties are having difficulty getting said requests approved.

#### **ADJOURNMENT**

Michael Daniels, Planning & Zoning Director

There being no adjourned at 6:1		business	to c	ome	before	the	Planning ar	ınd Z	oning B	oard,	this	meeting	was
	ν μ						City of Gree	en C	ove Spri	ngs, F	Florid	a	
							Henrietta F	ranc	cis, Chair	man			



## STAFF REPORT

#### CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Board MEETING DATE: October 27, 2020

FROM: Michael Daniels, AICP, Planning & Zoning Director

**SUBJECT:** Review of a Special Exception for a duplex in an R-2 Medium Density Residential Zoning

District located at 1096/1098 North Street, 018252-000-00

#### PROPERTY DESCRIPTION

**APPLICANT:** Legacy In Action **OWNER:** Legacy In Action

**PROPERTY LOCATION:** 1096/1098 North Street, previously 1100 North Street

**PARCEL NUMBER:** 018252-000-00

**FILE NUMBER:** 202000905

**CURRENT ZONING:** R-2 Medium Density Residential

**FUTURE LAND USE DESIGNATION**: Residential Medium Density (RMD)

#### **SURROUNDING LAND USE**

NORTH: FLU: RMD SOUTH: FLU: RMD

**Z**: R-2

Use: Single Family Home Use: Single Family Home

EAST: FLU: RMD WEST: FLU: RMD

**Z**: R-2

Use: Single Family Home
Use: Single Family Home

#### **BACKGROUND**

#### **DEVELOPMENT DESCRIPTION:**

The applicant has submitted a Special Exception Application for the development of a Residential Duplex on .36 acres, located at 1096/1098 North Street.

The property currently has a vacant residential home on the property. The rest of the property has a perimeter chain link fence and a mixture of hardwood and palm trees.

The site will be served by the city water, sewer, and electric services. The sanitation service will be provided by the city.

A special exception for a duplex was unanimously approved by the Planning and Zoning Commission on 10/22/2019. The applicant submitted the building permit on 3/10/2020 but then determined that they would change from a site-built duplex to a modular built duplex. This change affected the floor plan, building size, and overall appearance of the duplex. Due to these changes, staff required that the applicant submit the revised duplex back to the Planning and Zoning Board for approval of the Special Exception.

#### **Special Exception Review Criteria**

When deciding requests for special exceptions, the planning and zoning board shall make written findings that the special exception satisfied the following criteria:

- 1) Compliance with all elements of the comprehensive plan.
  - The proposed plan is consistent with Future Land Use Objective 1.6.1 (a)(2): "Medium Density Residential (>4 to 8 dwelling units per acre). This category consists primarily of duplex dwelling units and multi-family dwelling units. Single family dwellings, churches, group homes, housing for the elderly and similar uses shall also be included"
- 2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.
  - The proposed development will be consistent with the existing neighborhood and will not negatively impact the area
- 3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.
  - Approving the development will allow for the removal of a declining structure. Proposed duplex shall be compatible with surrounding residential properties.
- 4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.
  - The proposed development will be consistent with the existing neighborhood and will not negatively impact the area.
- 5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.
  - The proposed development will not impact the improvement of surrounding properties
- 6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.
  - Water and sewer are available
- 7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.
  - Access shall be provided off of North Street and a driveway will need to be constructed with the building permit.
- 8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.
  - Access shall be provided off of North Street. Additional traffic will be minimal. A duplex would generate an additional 3 daily trips and 1 additional peak hour trip.
- 9) Adequate screening and buffering of the special exception will be provided, if needed. Screening is not required due to similar uses, however landscaping, including a canopy tree in the front yard on both units and proposed plantings shall be provided.

10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.

Exterior lighting, signage will not be included in the proposed development.

11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

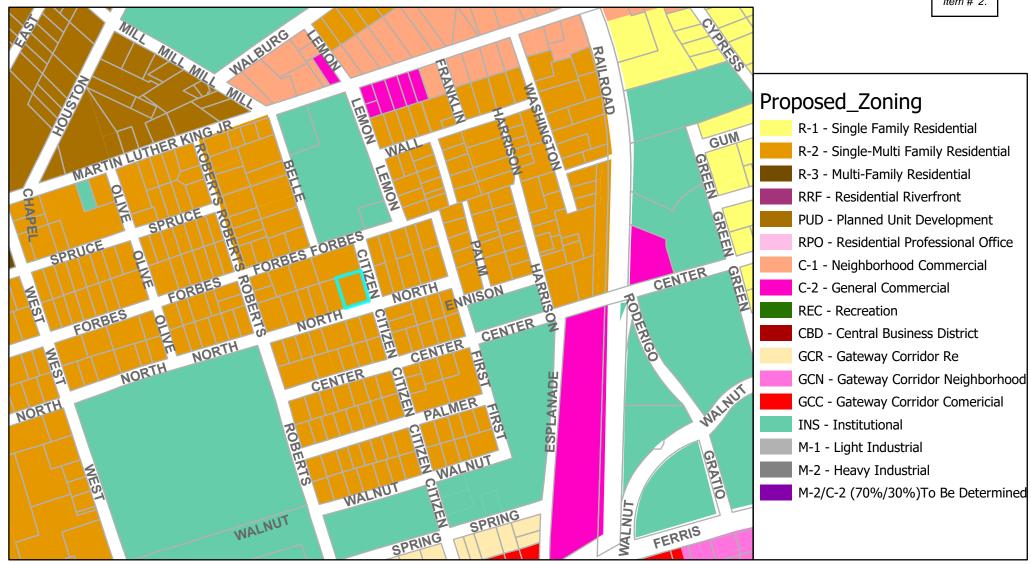
#### STAFF RECOMMENDATION

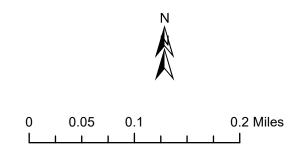
Staff recommends approval of 202000905, to permit a Special Exception for a single family attached dwelling at 1096/1098 North Street subject to the following conditions:

- 1. The building shall be set back a minimum of 25' from North Street to allow for one vehicular parking space per unit in the front of the proposed garage.
- 2. All design and building materials shall be consistent with the submitted building plan.

**Motion:** To approve 202000905, to permit a Special Exception for a single family attached dwelling at 1096/1098 North Street subject to the following conditions:

- 1. The building shall be set back a minimum of 25' from North Street to allow for one vehicular parking space per unit in the front of the proposed garage.
- 2. All design and building materials shall be consistent with the submitted building plan.





# LEGACY IN ACTION **NEW HOMES**

The information below was calculated using the provisions of the 2017 Florida Building Code.

Floor and Roof Live Loads

Attics:

20 psf w/ storage, 10 psf w/o storage

All Other Rooms:

Habitable Attics, Bedroom: 30 psf 40 psf

Garage:

40 psf

Roofs:

20 psf

Wind Design Data

Ultimate Wind Speed:130 mph Nominal Wind Speed:101 mph

Wind Exposure: B

Risk Category:

Enclosure Classification: Encl End Zone Width: 4.00 ft.

Internal Pressure Coefficient:

0.18 +/-

Roof Zone 1:

+17.5 psf max.-27.8 psf min. +17.5 psf max.-48.4 psf min.

Roof Zone 2: Roof Zone 3:

+17.5 psf max., -71.6 psf min.

Roof at Zone 2 Overhangs: Roof at Zone 3 Overhangs: -56.7 psf min. -95.3 psf min.

Wall Zone 4:

+30.4 psf max.,33.0 psf min.

Wall Zone 5:

+30.4 psf max.,40.7 psf min.

9' X 7' OHGD:

+26.9 psf max., -30.9 psf min.

Swinging Doors -

3'-0" x 6'-8"

+29.0 psf, -31.6 psf +29.0 psf, -38.0 psf

The Ultimate Wind Speed was used to determine the above Component and Cladding Design Pressures.

This Building is not in a Wind-Borne Debris Region, and opening protection is not required.

The site of this building is not subject to special topographic wind effects as per Section 1609.1.1.1 of the code.

Geotechnical Information

Design Soil Load-Bearing Capacity:

2,000 psf

Flood Design Data

Flood Zone:

	Drawing List
Sheet Number	Sheet Name
0	COVER
1	SITE PLAN
2	ELEVATIONS
3	ROOF PLAN
4	FOUNDATION PLAN
5	FRAMING PLAN
6	SECTIONS & DETAILS
7	DETAILS

- -DESIGN PER FLORIDA BUILDING CODE 2017
- -CONCRETE IS 3000 PSI WITH FIBERMESH
- -MASONRY UNITS ARE 8 X 16 X 8 SPLIT FACE UNITS -REINFORCING IS GRADE 60 REBAR
- -HURRICANE ANCHORS ARE SIMPSON STRONG-TIE -SIDING IS HARDI LAP 6" WITH 4" HARDI TRIM
- -DESIGN IS FOR FOUNDATION ONLY FOR MODULAR HOMES REFER TO AFFINITY BUILDING SYSTEMS, LLC DRAWINGS JOB NUMBER: MFT8164/ABS2094 DATED 4/29/20 DAVID R TOMPOS PE FOR FOUNDATION LOADS AND **BUILDING DETAILS**

-DESIGN IS FOR FOUNDATION AND FRAMING OF GARAGES

#### **CODE AND BUILDING INFO:**

#### OWNER/PROJECT INFO:

OWNER

LEGACY IN ACTION

151 COLLEGE DRIVE, SUITE 17

ORANGE PARK, FL. 32065

PROJECT ADDRESS:

1100 NORTH STREET

GREEN COVE SPRINGS, FL 32043

#### **BUILDING CODE REFERENCES:**

2017 FLORIDA BUILDING CODE (WITH CURRENT UPDATES) 2017 FLORIDA RESIDENTIAL BUILDING CODE

(WITH CURRENT UPDATES)

AND ALL APPLICABLE REFERENCED CODES

#### SITE INFORMATION (REFER TO SITE PLAN FOR ADDITIONAL INFORMATION): PROPERTY IDENTIFICATION NUMBER (PIN): 38-06-26-018252-000-00

TOTAL LOT AREA: 15,594 SF TOTAL IMPERVIOUS AREA: .375% ZONING: RS-1 FLOOD ZONE: X, NAVD 88

GARAGE ELEVATION: 00.0'

LOWEST CONDITIONED FLOOR ELEVATION: 8"

#### **BUILDING INFORMATION:**

CONDITIONED BUILDING:

AFFINITY BUILDING SYSTEMS LLC: TOTAL CONDITIONED AREA:

2.448SF

**UNCONDITIONED BUILDING AREAS:** 

**GARAGE AREA:** TOTAL UNCONDITIONED AREA:

**TOTAL BUILDING AREA:** 

2,973 SF

**BUILDING HEIGHTS:** 

MAXIMUM BUILDING HEIGHT: 18'-3" MEAN ROOF HEIGHT ABOVE GRADE: 12'- 10"

### CONSTRUCTION CLASSIFICATION:

CONSTRUCTION TYPE - TYPE 5B UNPROTECTED HOUSE IS DESIGNED FOR 1 STORY

DRAWN BY: BC

JOB#: 20-018

**ELECTRICAL SERVICE:** 

RICAL SERVICE:
REFER TO AFFINITY BUILDING SYSEMS, LLC DRAWINGS FOR MORE
INFORMATION INFORMATION.

**DUPLEX HOME** 

NEW

REGISTERED ENGINEER .

W. CENSE

8/20/2020

LEGACYIN'AC 1100 NORTH S GRFFN

SHEET **COVER** 

DESCRIPTION OF CHANGES 9/16/20 10/12/20 ADDED SHEET 7
ADDED NOTES

C.R. Caudel, P.E.  $\triangleleft$ 151-17 College Drive Drive Orange Park, Florida 32065 Phone (904) 272—5005



SITE PLAN

NEW DUPLEX HOME

## CITIZEN (50' R/W) STREET

OFF



BASED ON SURVEY BY:

John M. McLaren, PSM PROFESSIONAL SURVEYOR & MAPPER Florida License LS 5979

SURVEY DATE: DEC. 12, 2019

JMM Surveying & Mapping, LLC 6431 CONNIE JEAN RD. JACKSONVILLE, FL 32222 P (904) 759-3570 ~ F (904) 777-8271 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

7 5 0 Conc. Walkway 37.5' 34.5' O T 118.12 119. X O T 2 0  $\bigcirc$ 5 0 0 B 129.49 L O T107

129.33

DESCRIPTION OF CHANGES

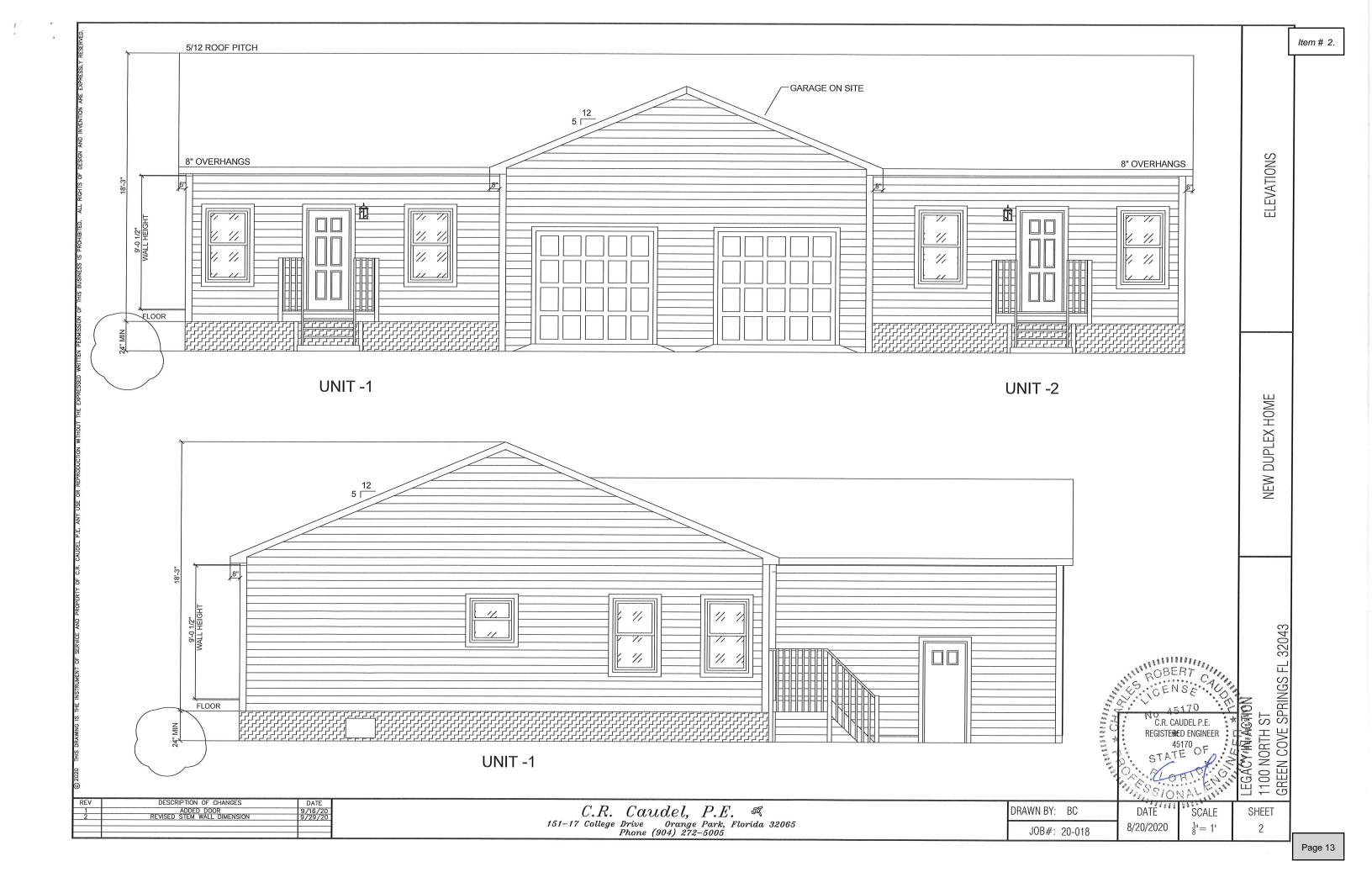
C.R. COUdel, P.E. A

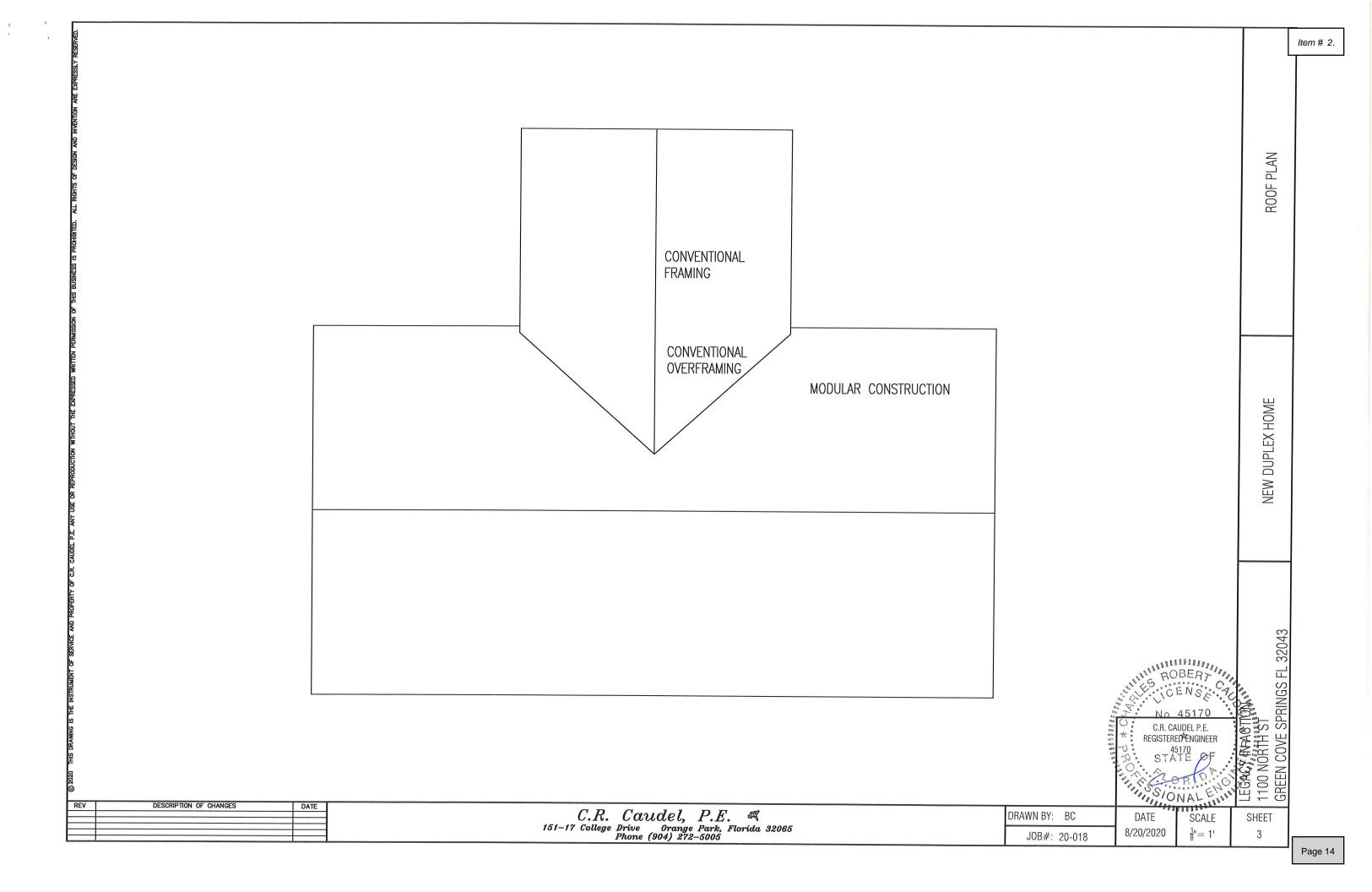
151–17 College Drive Orange Park, Florida 32065
Phone (904) 272–5005

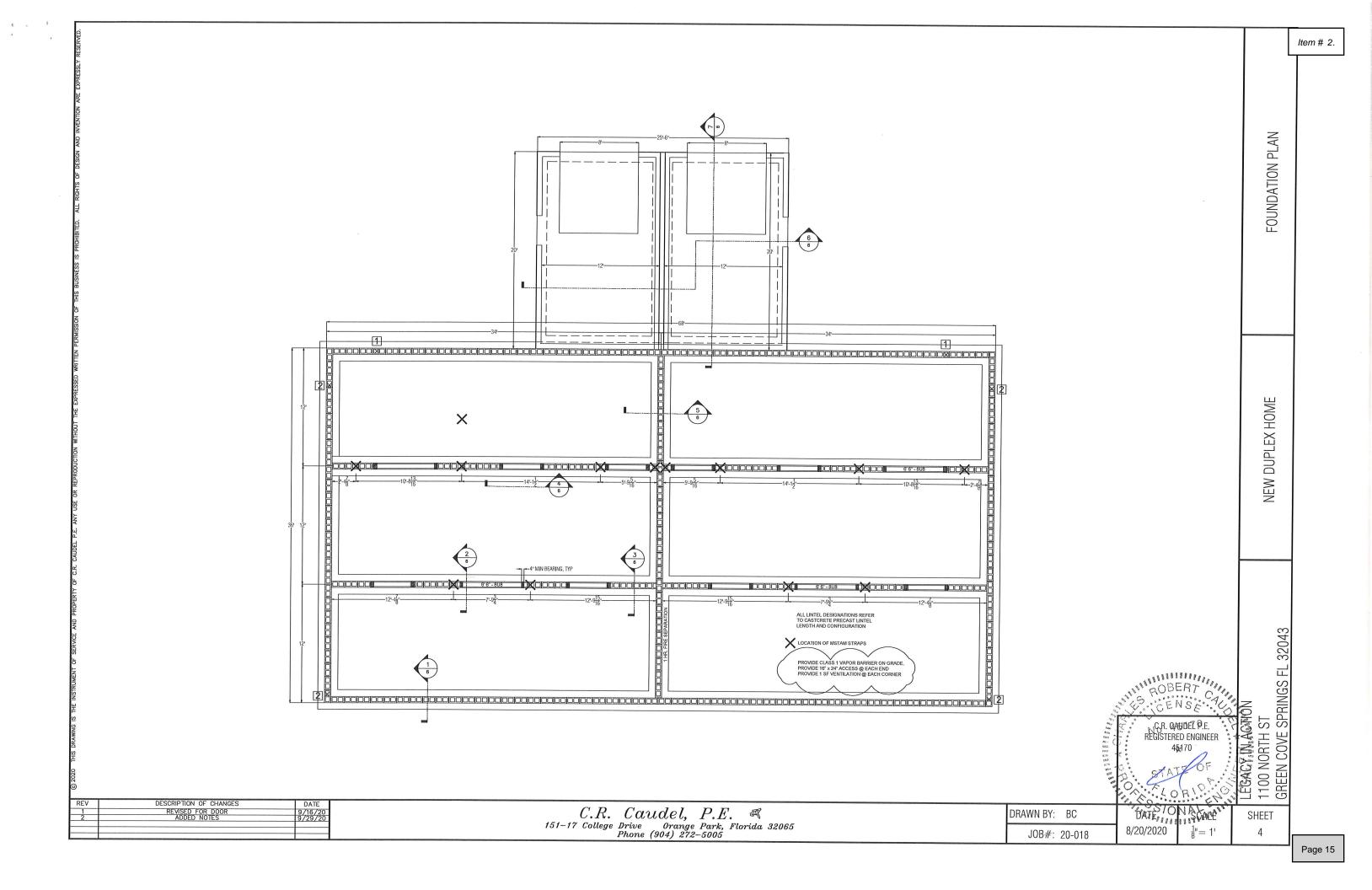
DRAWN BY: BC JOB#: 20-018 8/20/2020 1''=20'

SHEET

Page 12







## FRAMING NOTES:

#### **BOTTOM PLATE**

No.2 SYP (PT @ 1ST LEVEL)

- 1. 1ST LEVEL BOTTOM PLT TO BE ANCHORED TO SLAB W/ 1/2"Ø x 6" LONG TITEN HD OR 1/2"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229"
- 2. ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACK/KING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC, SEE NOTE 18 FOR SHEARWALL ANCHOR SPACING
- 3. MIN (2) ANCHORS PER PLT SEGMENT
- 4. 2ND LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC, SEE NOTE 18 FOR SHEARWALL NAIL SPACING

#### DOUBLE TOP PLATE

No.2 SYP

- 5. ALL TOP PLATES TO BE DOUBLED FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
- 6. END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 6" OC STAGGERED, MIN (16) 10d ALONG SPLICE
  7. LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH
- INTERIOR LOAD BRG WALLS, FASTEN PLATES TOGETHER AT LAP W/ (3) 10d **FACE-NAILS**

#### No.2 SPF OR No.2 SYP

- 8. FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
- 9. FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

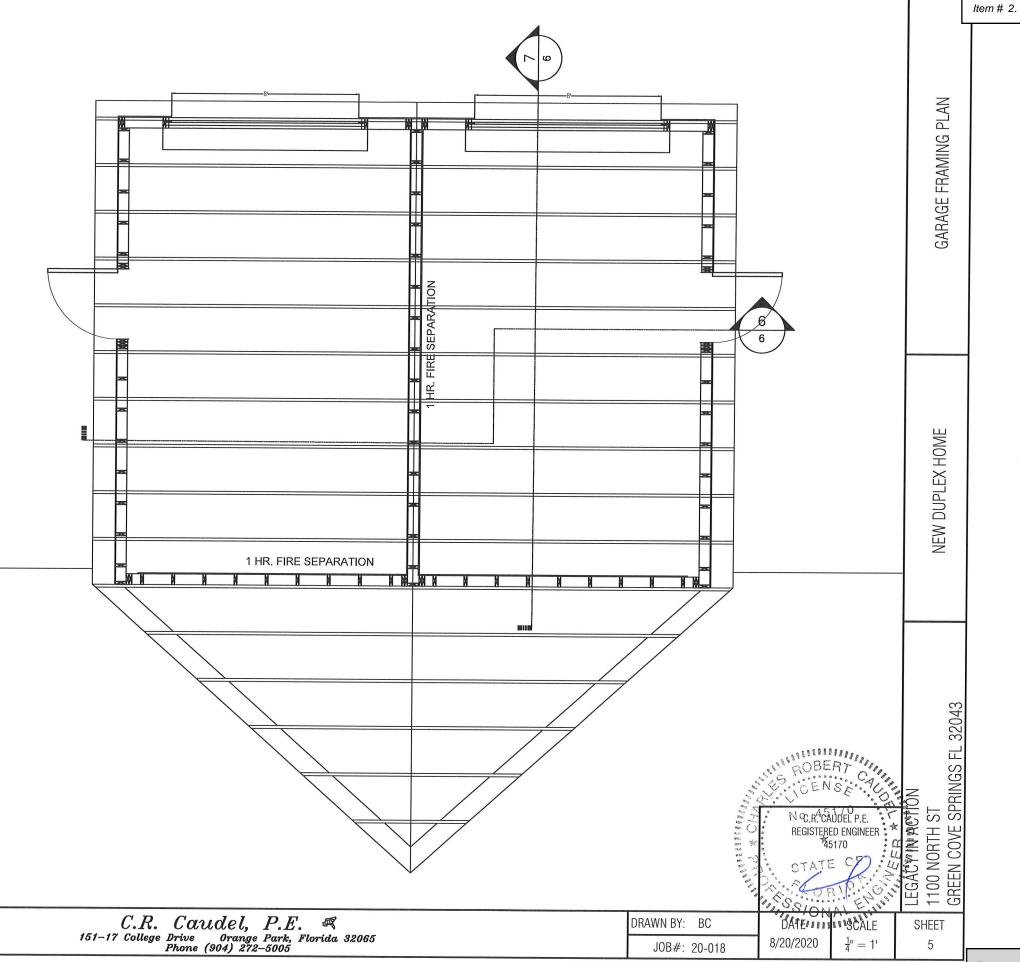
WALL TYPE	MAX WALL HEIGHT	STUDS REQUIRED
EXTERIOR	9' 1-1/8"	2x6 @ 16" O.C.
EXTERIOR	10' 1-1/8"	2x6 @ 16" O.C.
INTERIOR FIRE WALL	ALL	2x6 @ MAX 16" OC
INTERIOR NON-LOAD BRG	ALL	2x_ @ MAX 24" OC
BALLOON FRAMED	21' 1"	(2) 2x6 @ 12" O.C.

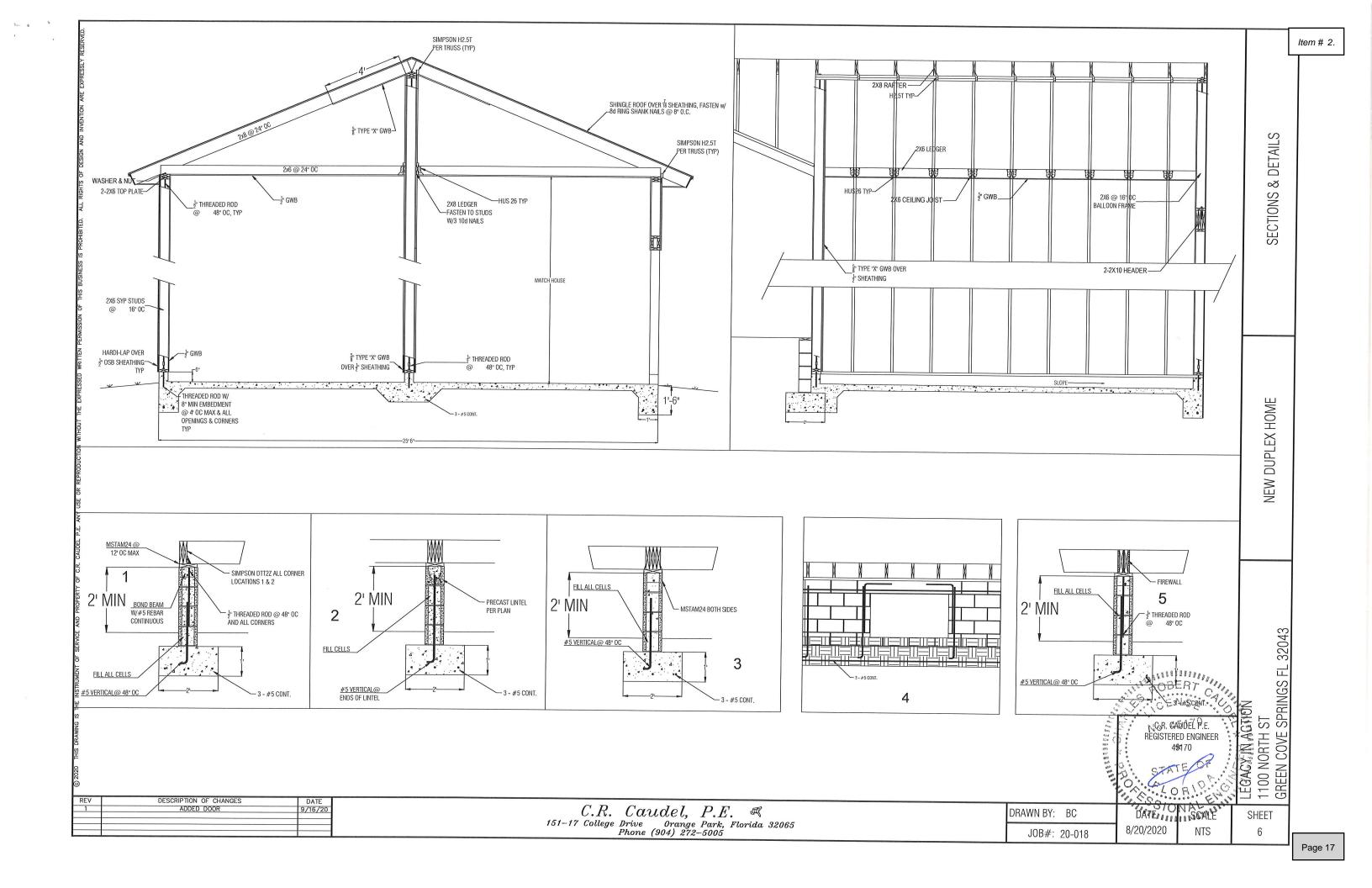
#### **HEADER FRAMING**

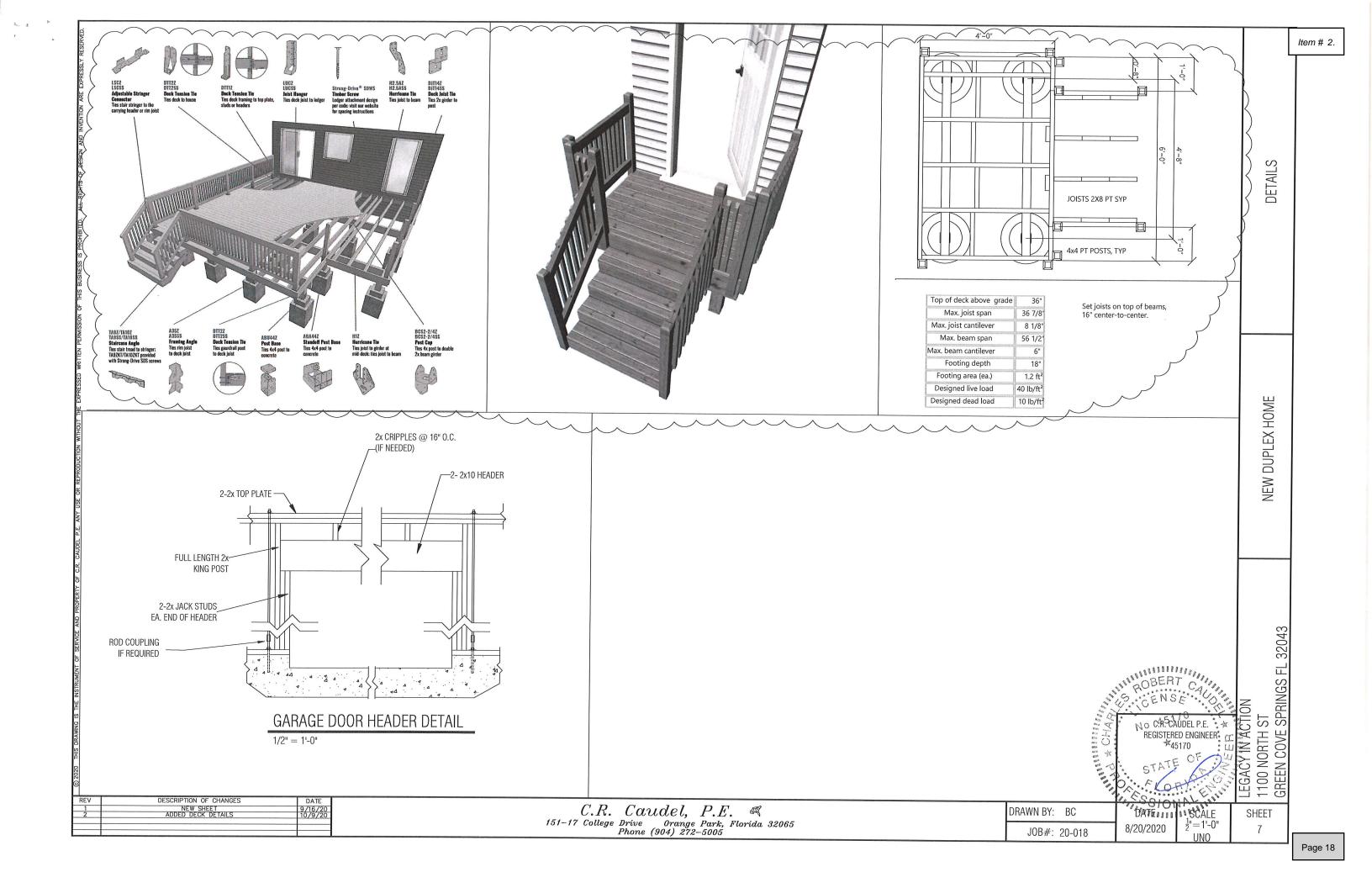
- ADER FRAMING No.2 SYP, LSL, OR LVL
  10.SEE FRAMING PLAN FOR ALL HDR LOCATIONS, SIZING AND STRAPPING REQUIREMENTS. SEE HDR CALLOUT BELOW FOR ADDITIONAL INFORMATION 11.FASTEN ALL PLIES OF HDR TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED 12.FASTEN HEADER TO KING STUDS PER THE FOLLOWING:

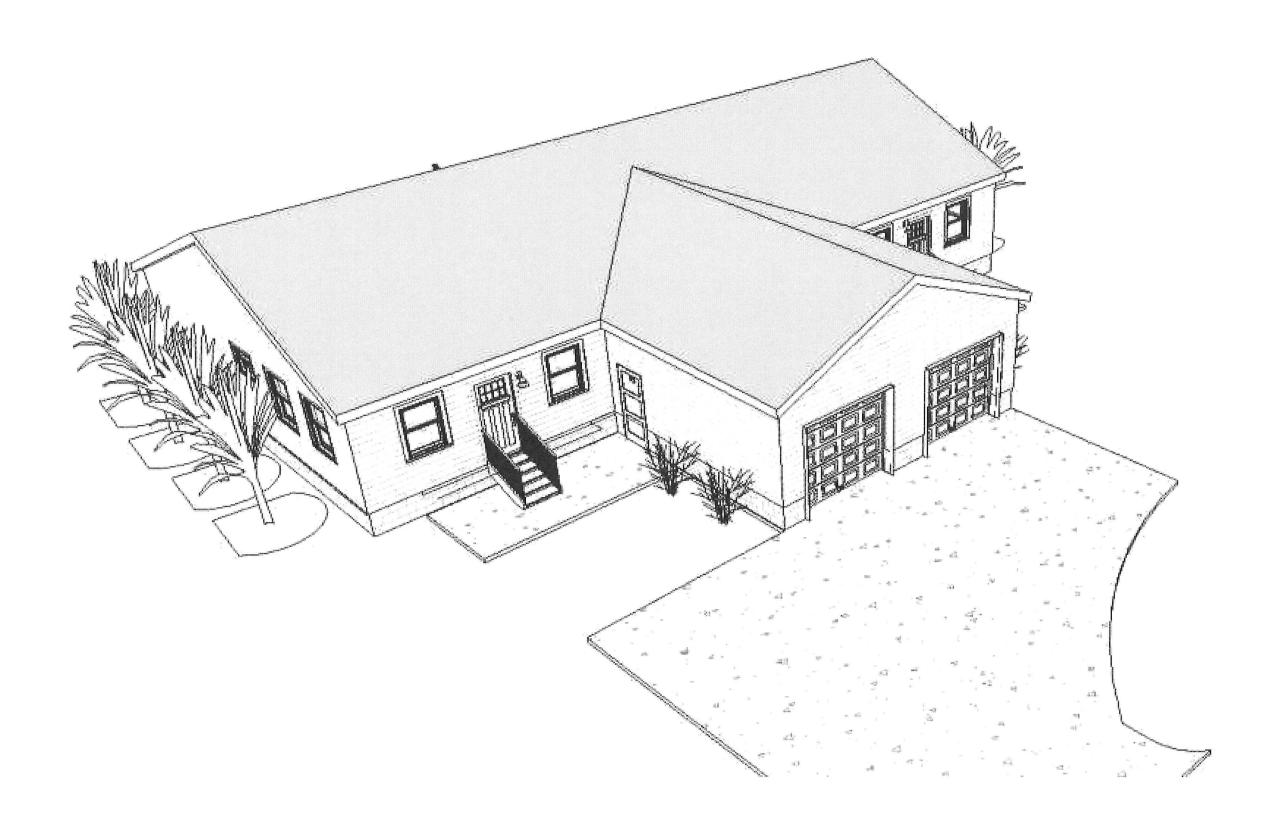
- (4) 10d TOE-NAILS <u>OR</u> FACE-NAILS (6) 10d TOE-NAILS <u>OR</u> FACE-NAILS
- a. 2x4 <u>OR 2</u>x6 HEADER b. 2x8 <u>OR 2</u>x10 HEADER c. 2x12, LSL <u>OR L</u>VL HEADER (8) 10d TOE-NAILS OR FACE-NAILS
- 13.SEE WSP HEADER DETAIL C4/SD.1 FOR INSTALLATION SPECIFICATIONS 14.MIN (2) JACK STUDS REQ BETWEEN OPENINGS, SEE DETAIL B4/SD.1 FOR INSTALLATION SPECIFICATIONS

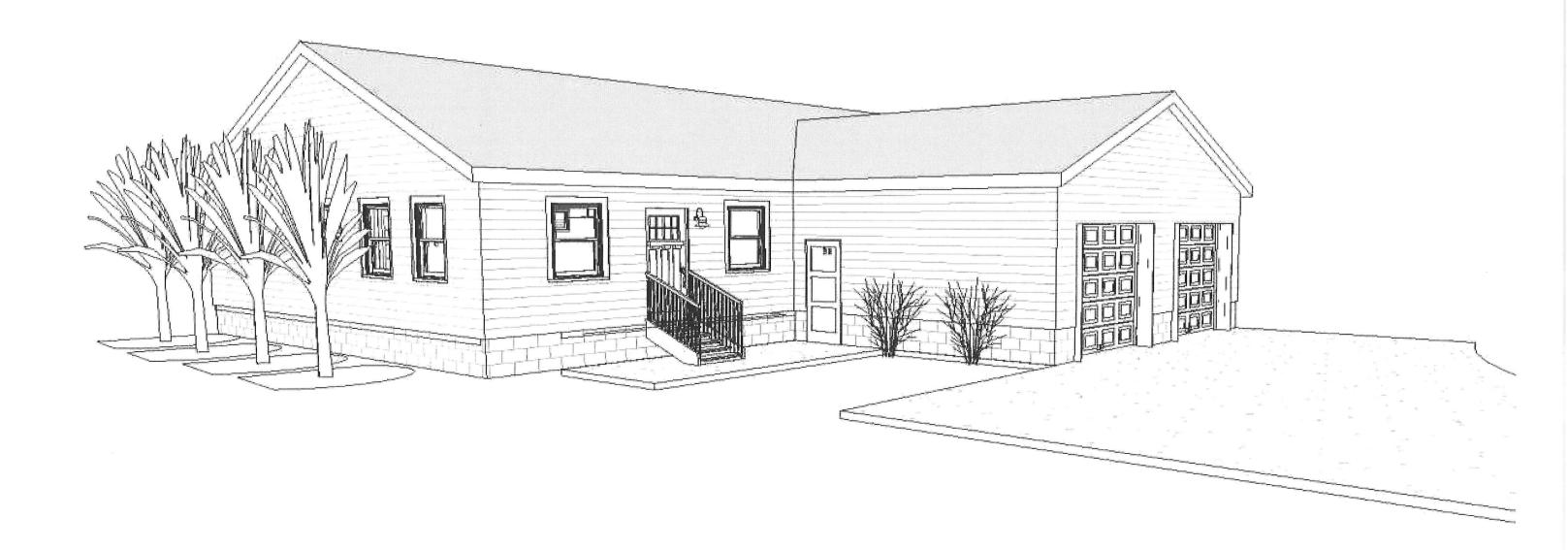
PLANK HDR SIZE	MAX CLEAR SPAN
2x4	4' 8"
2x6	6' 9"
(2) 2x4	6' 7"
(2) 2x6	9' 7"

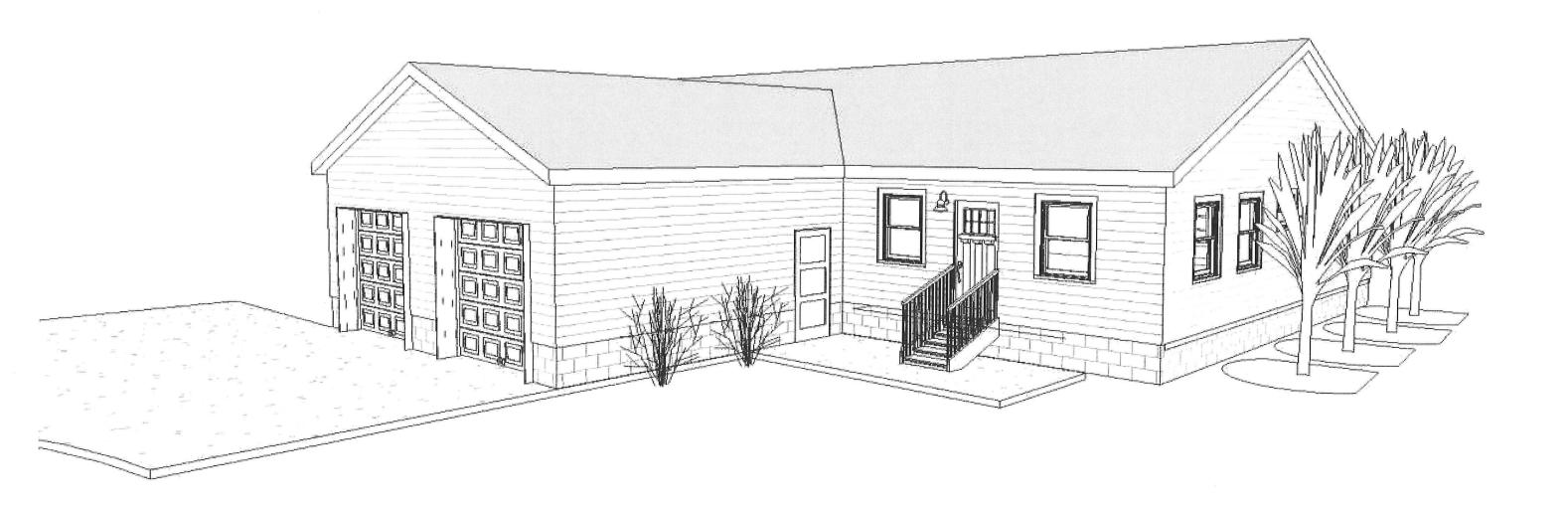


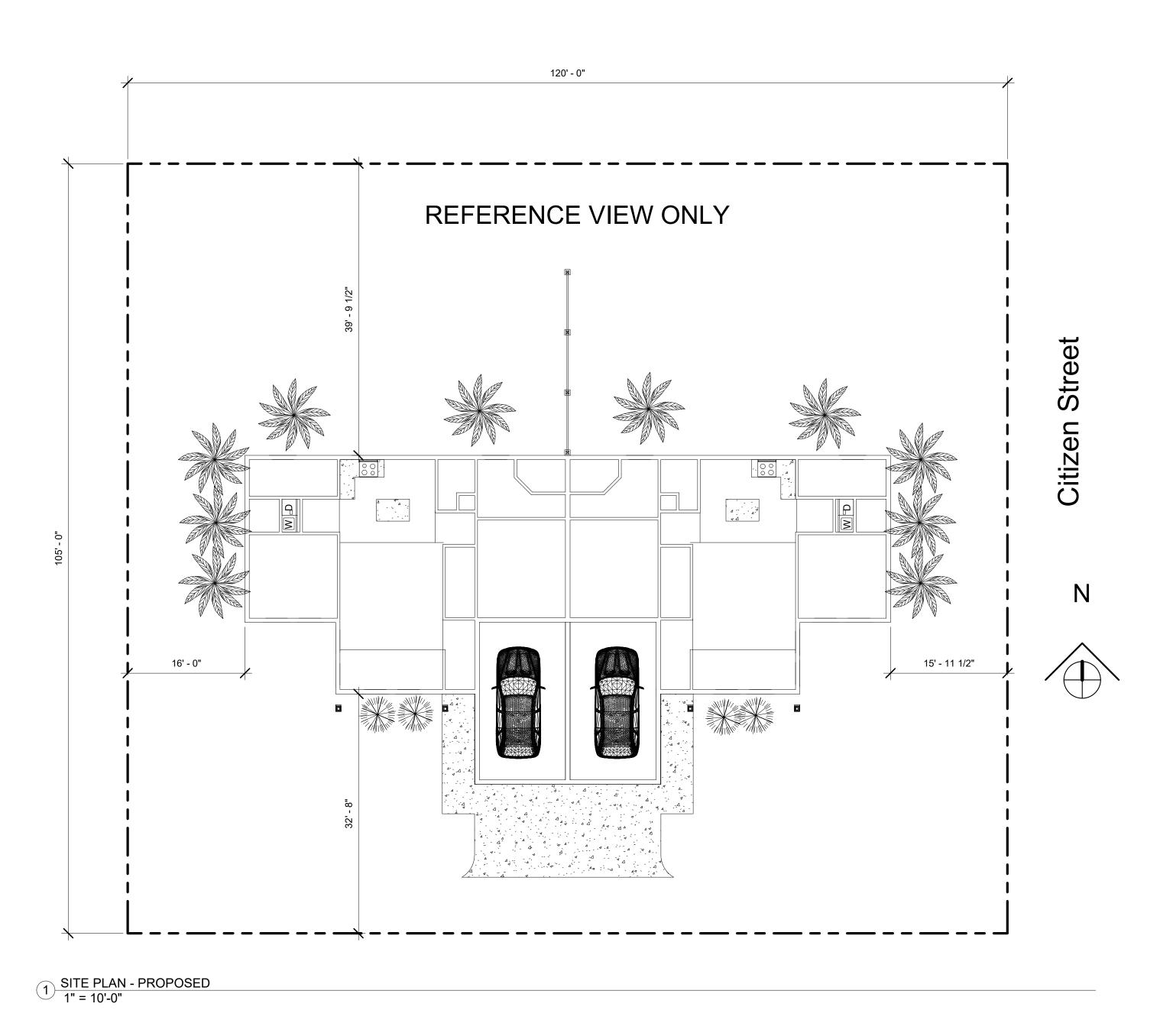










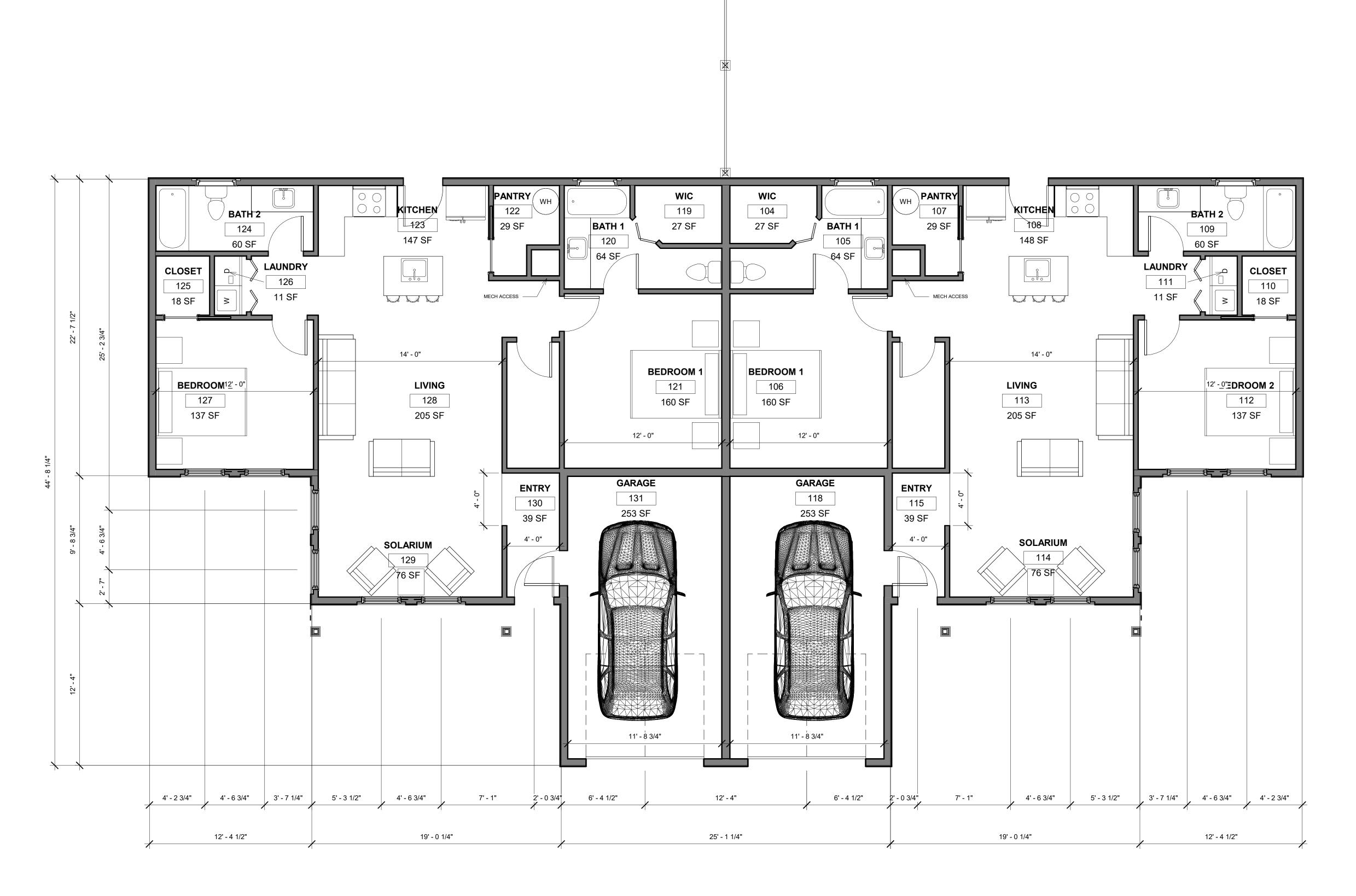


North Street

Private Residence ??? RESIDENCE PLANS SITE SITE

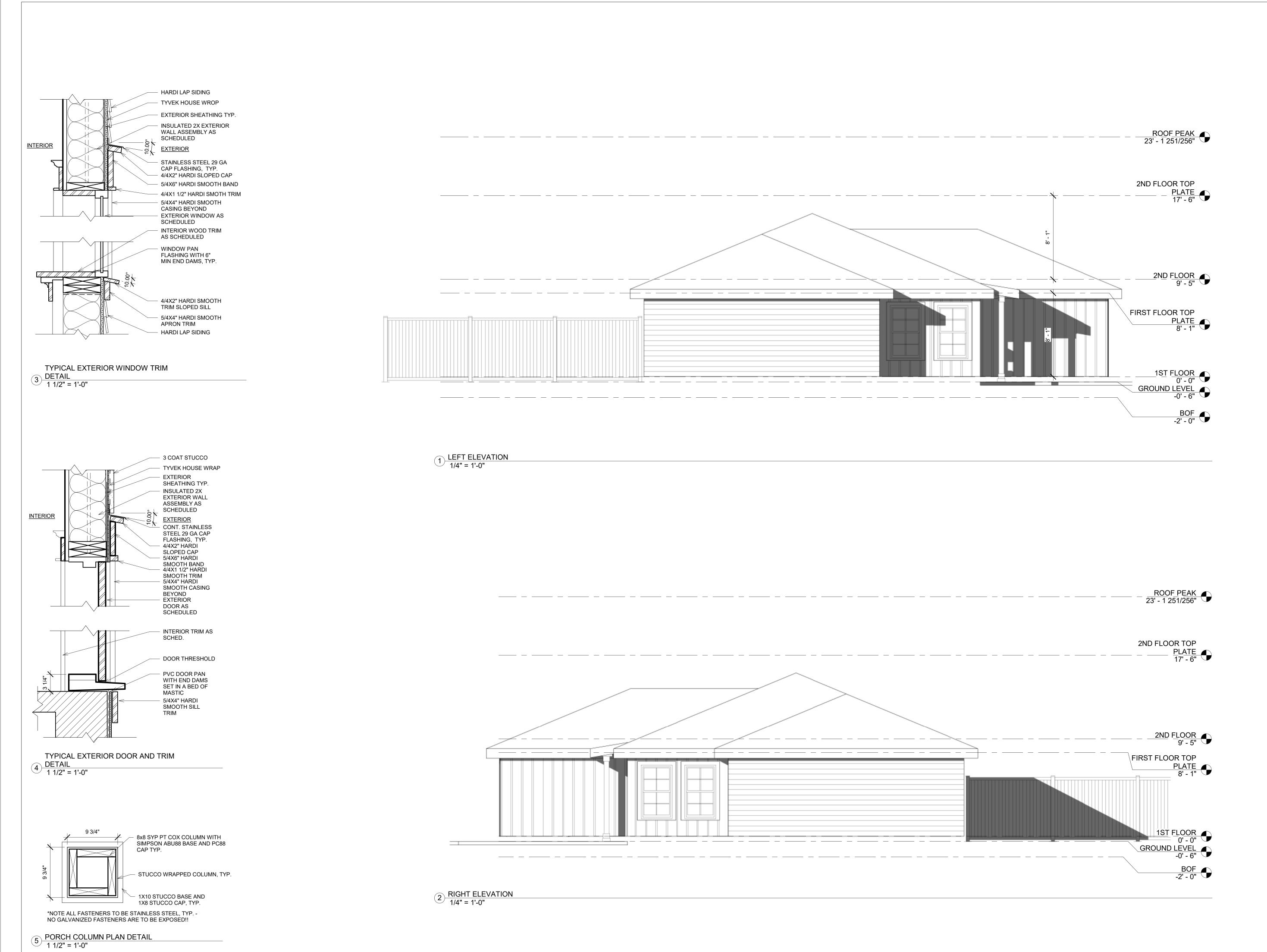
7:E 6102/11/D1

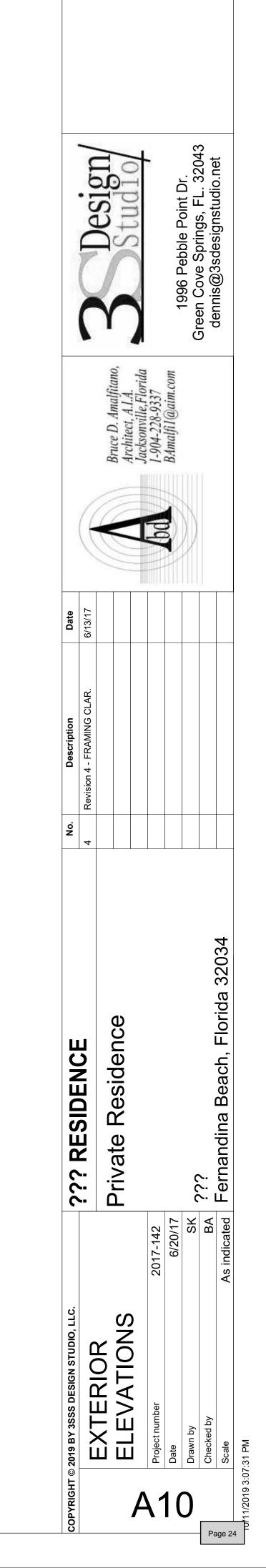
**A2** 



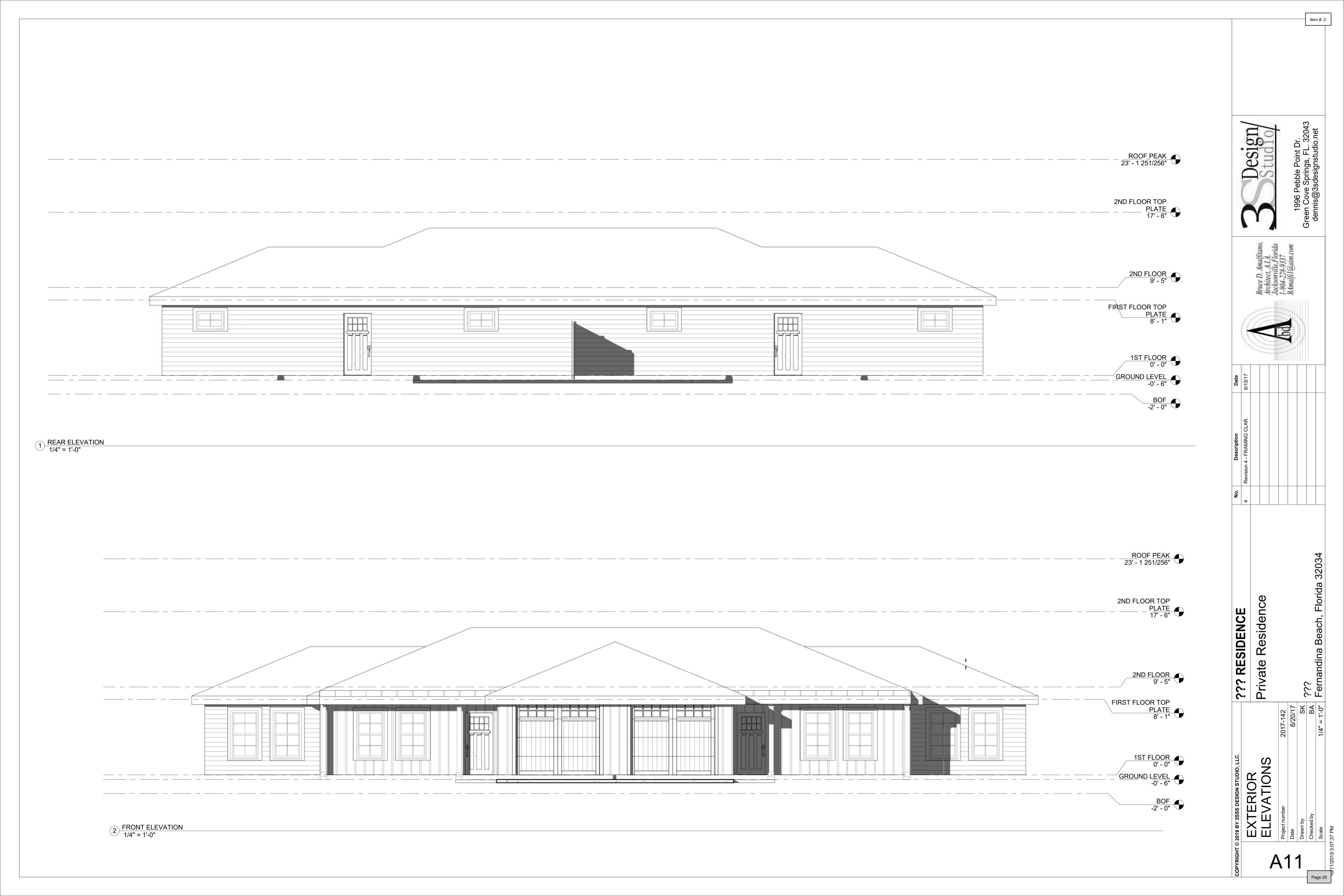
	Dogiero/		Stualo		1006 Bobblo Boint Dr	Green Cove Springs El 32043	
		Bruce D. Amalfitano,	Architect, A.I.A. Jacksonville Florida	I-904-228-9337	BAmalfil@aim.com		
Date	6/13/17						
Description	Revision 4 - FRAMING CLAR.						
o N	4 R						
222 DECIDENCE	S S RESIDENCE	Private Residence					;;;
SS DESIGN STUDIO, LLC.		FLOOR FLAIN		2017-142	6/20/17	SK	BA
019 BY 3SSS DESIGN				Project number	Jate	Orawn by	Checked by

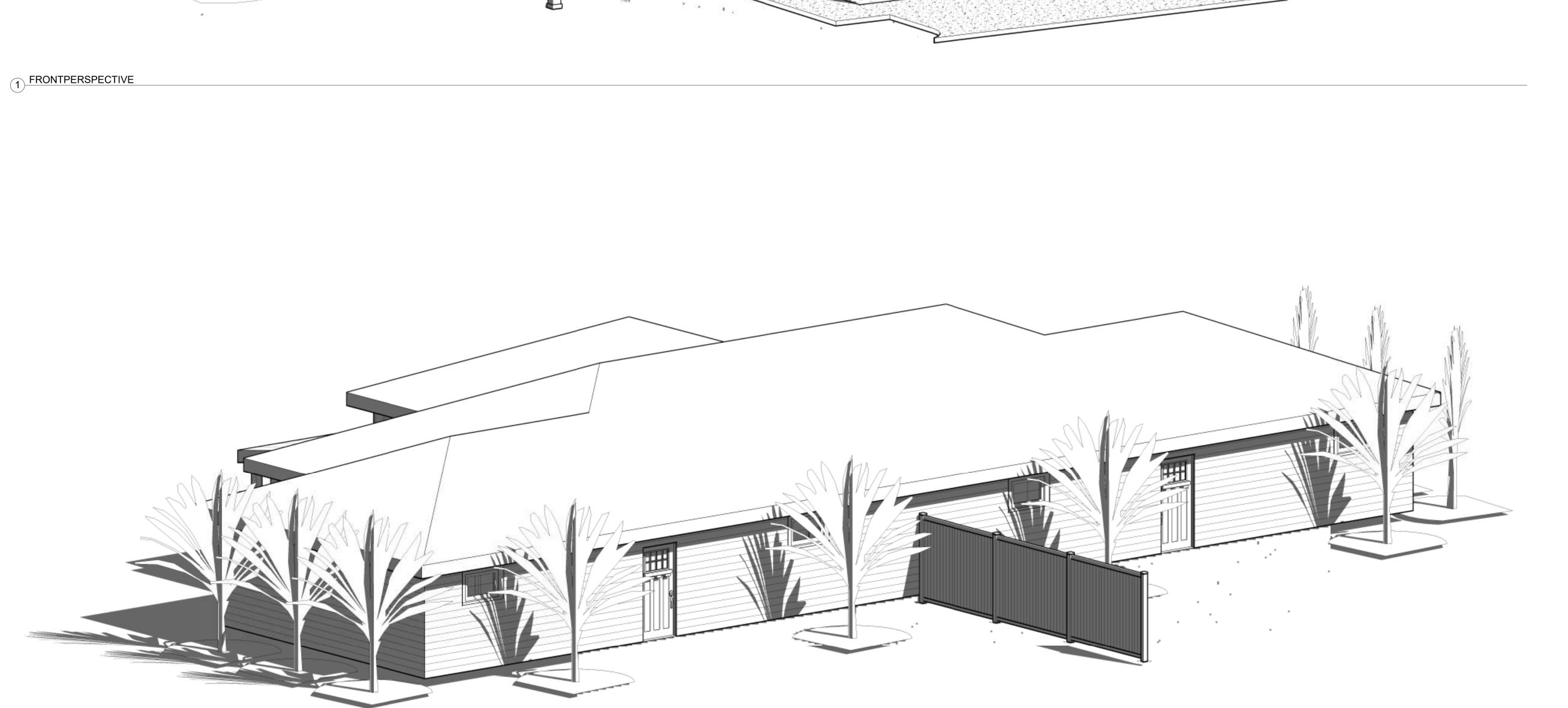
**A5** 



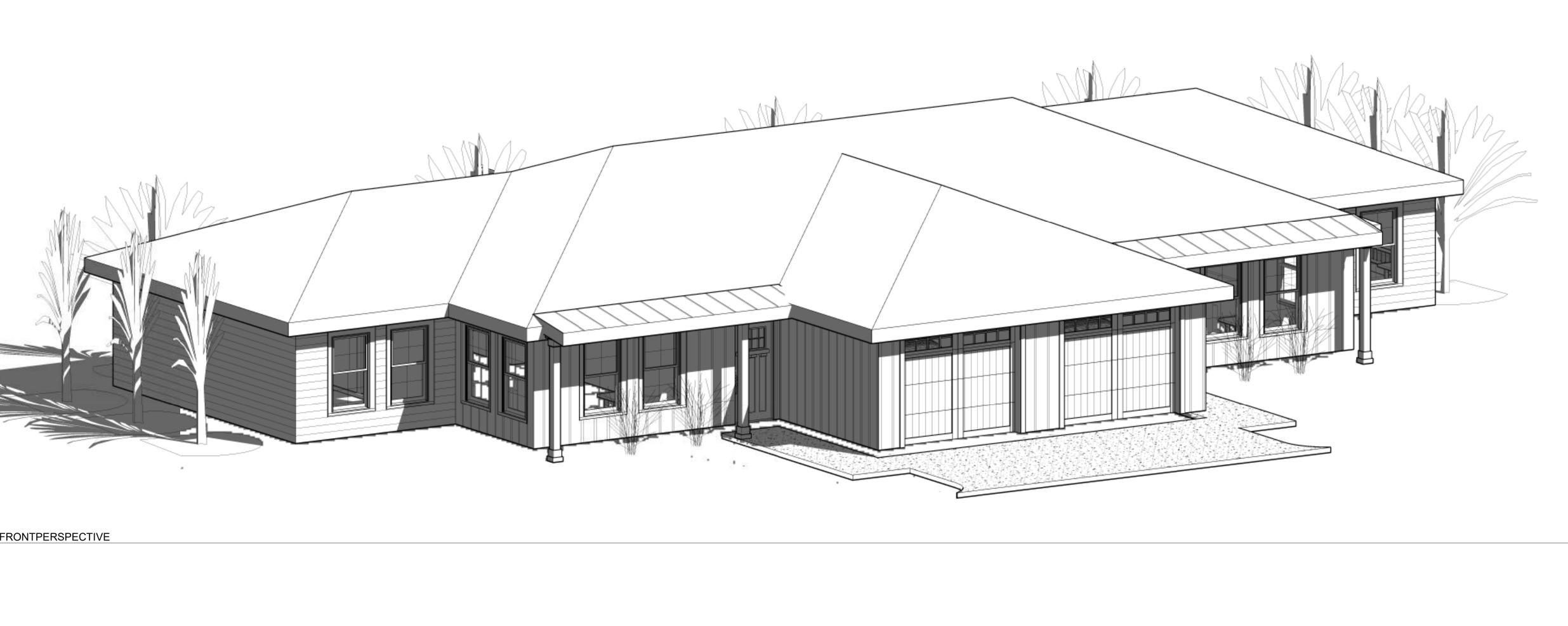


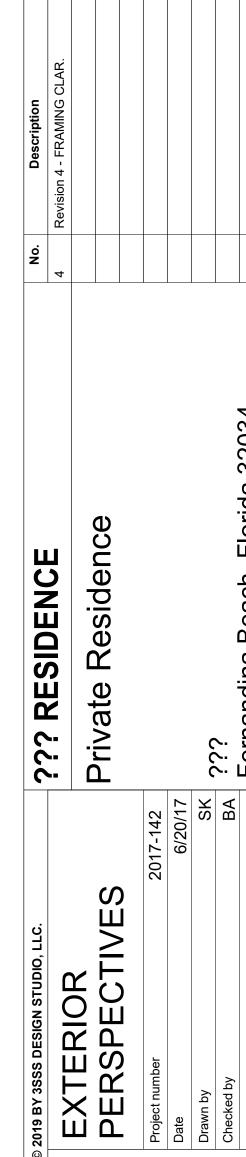
Item # 2.





2 REAR PERSPECTIVE





Item # 2.

A12 Page 26



# City of Green Cove Springs Special Exception Application

FOR OFFICE USE ONLY	Item # 2.
PZFile#_ 202000905	10111112
Application Fee: 250	
Filing Date:Acceptance Date:	
Review Type: SDRT  P & Z	

Α.	PROJECT
1.	Project Name: 1000 North St
2.	Address of Subject Property: 1100 North St, Green Cove Springs F1 3204
3.	Parcel ID Number(s) 38-06-26-018252-000-00
4.	Existing Use of Property: Single Family
5.	Future Land Use Map Designation : RMD
6.	Zoning Designation: R - 2
7.	Acreage: 0.358
B.	APPLICANT
1.	Applicant's Status
2.	Name of Applicant(s) or Contact Person(s):Title:
	Company (if applicable): Legacy in Action Project III uc
	Mailing address: 151 Collège Dr #17, Orange Park, Fl
	City: Orange Park State: PL ZIP: 32065
	Telephone: 904) 272.5005 FAX: (904) 621-9006-mail: deborana legacyclay.
3.	If the applicant is agent for the property owner*:
	Name of Owner (title holder):
	Company (if applicable):
	Mailing address:
	City:State:ZIP:
	Telephone: () FAX: ()e-mail:
	* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.
C.	ADDITIONAL INFORMATION
	1. Is there any additional contact for sale of, or options to purchase, the subject property?
	If yes, list names of all parties involved:
	If yes, is the contract/option contingent or absolute? □ Contingent □ Absolute

City of Green Cove Springs Development Services Department ◆321 Walnut Street ◆ Green Cove Springs, FL 32043 ◆ (904) 297-7500

).	STATEMENT OF SPECIAL EXCEPTION SOUGHT
1.	Requested Special Exception Change From Single Family to Multifamily
2.	Section of Land Development Regulations under which the Special Exception is sought 3cc 101-35]
3.	Reason Special Exception is requested: Construction of new duplex
	Statement of Facts for Requested Special Exception (Use additional pages if necessary)
	EASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY E STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)
	a. Is this exception in compliance with all elements of the Comprehensive Plan?
	yes
	b. Is the establishment, maintenance or operation of the special exception detrimental to or endanger the public health, safety or general welfare, or contrary to established standards, regulations or ordinances of other governmental agencies?
	<u>//00</u>
	c. Is the structure or improvement so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Green Cove Springs and zoning district in which it is proposed?
	d. Will the special exception adversely impact the permitted use in the zoning district or unduly restrict the enjoyment of the other property in the immediate vicinity nor substantially diminish or impair property values within the area?
	e. Will the establishment of the special exception impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?
	f. Are adequate water and sewage disposal facilities provided?
	g. Are access roads adequate, on-site parking, on-site loading and loading berths, and drainage have been or will be provided where required?
of	Green Cove Springs Development Services Department ♦321 Walnut Street ♦ Green Cove Springs EL 32043 ♦ (904) 297-7500

Page 2 of 4

City

Revised 2/5/2013

h.	Have adequate measures been taken to provide ingress and egress to the property and design in	a r	manner
	to minimize traffic congestion on local roads?		

yes

i. Is adequate screening and buffering signs of the special exception provided, if needed??

NA

**j.** Will the special exception require signs or exterior lighting, which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district?

NO

k. Will the special exception conform to all applicable regulations of the zoning district in which it is proposed?

YRS

- E. ATTACHMENTS (One hard copy or one copy in PDF format)
  - 1. Copy of Warranty Deed or other proof of ownership
  - 2. Legal description
- F. FEE.

Home Occupation - \$150 Residential property - \$250 Non- residential - \$500

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs.
- c. All applications are subject 10% administrative fee and must pay the cost of any outside consultants' fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

Both attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contain	ned herein is true and correct to the best of my/our knowled
Signature of Applicant CA III.	Signature of Co-applicant
// KEN NETH MARQUIS	
Typed or printed name and title of applicant	Typed or printed name of co-applicant
9/29/20	
Date	Date
State of _ FOROA County of _	ccay
The foregoing application is acknowledged before me this	
as identification. NOTARY SEAL	Suin But
Signatu	ure of Notary Public, State of
SHERRI BANKSTON MY COMMISSION # GG 319344 EXPIRES: April 3, 2023 Bonded Thru Notary Public Underwriters	

CFN # 2019035349, OR BK: 4209 PG: 362, Pages1 / 2, Recorded 7/9/2019 8:19 AM, Doc: D TARA S. GREEN Clerk Circuit Court, Clay County, FL Rec: \$18.50 Doc D: \$227.50 Deputy Clerk RODRIGUEZW

Prepared by and return to:
Terry Colavecchio, Esq.
Mellinger Title Services, LLC
1200 N. Federal Highway
Suite 200
Boca Raton, Ft. 33432
Parcel Identification Number: 38-06-26-018252-000-00

[Space Above This Line For Recording Data]

#### **WARRANTY DEED**

This Warranty Deed Made this \_\_\_\_ day of July, 2019 by Golex Properties, LLC, a Florida Limited Liability Company, hereinafter called the Grantor, whose post office address is: 101 Plaza Real'S, Suite 219, Boca Raton, FL 33432,

to: Legacy In Action Project III, LLC, a Florida Limited Liability Company, whose post office address is: 151 College Drive, Suite 17, Orange Park, FL 32065, hereinafter called the Grantee,

WITNESSETH: That said Grantor, for and in consideration of the sum of \$32,500.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Clay County, Florida, viz:

Lots 1 and 2, in Block "W", of SHANDS PLAT OF GREEN COVE SPRINGS, according to the Plat thereof, as recorded in Plat Book 2, at Page 1, of the Public Records of Clay County, Florida.

This property is not the homestead of the Grantor.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2018, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates).



## Clay County Property Appraiser's Office

#### **Parcel Summary**

Parcel ID **Location Address**  38-06-26-018252-000-00

1100 NORTH ST

**GREEN COVE SPRINGS 32043** 

**Brief Tax Description\*** 

LOTS 1 & 2 BLK W SHANDS PLAT AS REC O R 4209 PG 362 \*The Description above is not to be used on legal documents.

Property Use Code SINGLE FAM (000100)

Sec/Twp/Rng

Tax District

GREEN COVE SPRINGS (District 2)

Millage Rate Acreage

15.7769

Homestead

View Map

#### Мар



#### **Owner Information**

Primary Owner Legacy IN Action Proj III LLC 151 College Drive Suite 17 Orange Park, FL 32065

#### **Land Information**

Code 000110 Land Use RESLOT

Number of Units 1.00

Unit Type LT

Frontage 120

Depth 130

#### Residential Buildings

Building 1

Type Total Area

SINGLE FAM 1,628

Heated Area Exterior Walls Roof Cover Interior Walls Frame Type

900 SINGLE SID MIN/TIN **PLASTER** N/A **ASPH TILE** 

Floor Cover NONE Heat Air Conditioning NONE Bathrooms Bedrooms

Stories Actual Year Built 1952 Effective Year Built

qPublic.net

Clay County Property Appraiser Property Record Card 38-06-26-018252-000-00

The Clay County Property Appraiser's office makes every effect to produce the most accurate information possible. No warranties, expressed or implied, are provided for the

AND STR 38 - 6 - 26  AND GLIOC GCIO6  APPR CD  CNDO SUBD BLK  LOT  APPR CD  CNDO SUBD SUBD SUBD SUBD SUBD SUBD SUBD SUBD	STATE   STAT	LOTS 1 & 2 BLK 1 AS REC PB 2 PG 1815-1820,2074 1 2215 PG 1612	BLK W SHANDS PLAT : PG 1 O R 1493 PGS : 074 PG 24 &		JENKINS MARGARET ET AL C/O WILBERT BRADLEY 1119 SWEETBROOK WAY ORLANDO, FL 32828	38-06-26-018252-000-00 PRINTED APPR		Clay County 2018 R CARD 001 of 001 5/29/2013 RDFR 5/29/2013 RDFR
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Item	#	$^{\circ}$
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# City of Green Cove Springs Special Exception Application

FOR OFFICE USE ONLY	
PZFile# 201906927	
Application Fee: <u>875</u>	
Filing Date: 9 13 19 Acceptance Date:	
Review Type: SDRT  P & Z	

A.	PROJECT
1.	Project Name: 1100 North St
2.	Address of Subject Property: 100 North St, Green Cove Springs, FL 32048
3.	Parcel ID Number(s) 38-06-26-018252-000-00
4.	Existing Use of Property: Single Family
5.	Future Land Use Map Designation : RMD
6.	Zoning Designation: R-2
7.	Acreage: 0.358
B.	APPLICANT
1.	Applicant's Status
2.	Name of Applicant(s) or Contact Person(s):Title:
	Company (if applicable): Legacy in Action Project III LLC
	Mailing address: 151 College Dr #17, Orange Park,
	City:
	Mailing address: 151 College Dr #17, Orange Park,  City:
3.	If the applicant is agent for the property owner*:
	Name of Owner (title holder):
	Company (if applicable):
	Mailing address:
	City:State:ZIP:
	Telephone: ()FAX: ()e-mail:
	* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.
C.	ADDITIONAL INFORMATION
	1. Is there any additional contact for sale of, or options to purchase, the subject property?
	If yes, list names of all parties involved:
	If yes, is the contract/option contingent or absolute?

City of Green Cove Springs Development Services Department ◆321 Walnut Street ◆ Green Cove Springs, FL 32043 ◆ (904) 297-7500

Page 1 of 4

Revised 2/5/2013

D,	STATEMENT OF SPECIAL EXCEPTION SOUGHT
1.	Requested Special Exception: Change from Single family to Multifamily Duplex  Section of Land Development Regulations under which the Special Exception is sought Scc 101-351
2.	Section of Land Development Regulations under which the Special Exception is sought 5/c 101-35/
3.	Reason Special Exception is requested: Construction of new duplex
4.	Statement of Facts for Requested Special Exception (Use additional pages if necessary)
	EASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED I E STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)
	a. Is this exception in compliance with all elements of the Comprehensive Plan?
	Yes
	b. Is the establishment, maintenance or operation of the special exception detrimental to or endanger the public heal safety or general welfare, or contrary to established standards, regulations or ordinances of other governmen agencies?
	No
	Is the structure or improvement so designed and constructed that it is not unsightly, undesirable or obnoxious appearance to the extent that it will hinder the orderly and harmonious development of Green Cove Springs and zoni district in which it is proposed?
	YES
	Will the special exception adversely impact the permitted use in the zoning district or unduly restrict the enjoyment of the other property in the immediate vicinity nor substantially diminish or impair property values within the area? No
1	
	e. Will the establishment of the special exception impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?
	No
•	Are adequate water and sewage disposal facilities provided?
	,
,	Are access roads adequate, on-site parking, on-site loading and loading berths, and drainage have been or will be provided where required?
	Yes
of	Green Cove Springs Development Services Department 4221 Welnut Street & Creen Cove Springs EL 22042 & (004) 207 7500

Page 2 of 4

Revised 2/5/2013

h.	Have adequate measures been taken to provide ingress and egress to the property and design in a manner to minimize traffic congestion on local roads?
	X65
l. —	Is adequate screening and buffering signs of the special exception provided, if needed??
j.	Will the special exception require signs or exterior lighting, which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district?
	No
k.	Will the special exception conform to all applicable regulations of the zoning district in which it is proposed?
	Yes
	ľ

- E. ATTACHMENTS (One hard copy or one copy in PDF format)
  - 1. Copy of Warranty Deed or other proof of ownership
  - 2. Legal description
- F. FEE.

Home Occupation - \$150 Residential property - \$250 Non- residential - \$500

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs.
- c. All applications are subject 10% administrative fee and must pay the cost of any outside consultants' fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

<u>Both attachments are required for a complete application.</u> A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

City of Green Cove Springs Development Services Department ♦321 Walnut Street ♦ Green Cove Springs, FL 32043 ♦ (904) 297-7500

Item # 2.

I/We certify and acknowledge that the information contain	ned herein is true and correct to the best of my/our knowledge:
Signature of Applicant	Signature of Co-applicant
Typed or printed name and title of applicant	Typed or printed name of co-applicant
9/10/19 Date	Date
State ofCounty of	Clay
The foregoing application is acknowledged before me this	0 day of <u>Sept</u> , 20 <u>1</u> 9 by
Lari A. Gun, who is/a e personally known to me, or	who has/have produced
as identification.  NOTARY SEAL	Ire of Notary Public, State of Florido
Notary Public State of Florida Lori A Gunn My Commission GG 176743 Expires 01/18/2022	



### STAFF REPORT

### CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Board MEETING DATE: October 27, 2020

FROM: Michael Daniels, AICP, Planning & Zoning Director

**SUBJECT:** Review of Variance for the Master Site Development Plan for the Narducci Storage Office

at 409 N Palmetto Avenue, 017639-001-00

### PROPERTY DESCRIPTION

**APPLICANT:** Matthew Phillips, ShayCore LLC **OWNER:** Fusilli Investments LLC

PROPERTY LOCATION: 409 N Palmetto Avenue

**PARCEL NUMBER:** 017639-001-00

**FILE NUMBER:** 202000732

**CURRENT ZONING:** Gateway Corridor Neighborhood (GCN)

FUTURE LAND USE DESIGNATION: Commercial Medium Intensity (CMI)

### **SURROUNDING LAND USE**

NORTH: FLU: Commercial Medium Intensity SOUTH: FLU: Commercial Medium Intensity

**Z**: Gateway Corridor Neighborhood **Z**: Gateway Corridor Neighborhood

**Use**: Undeveloped **Use**: Jesse's Auto Service

EAST: FLU: Commercial High Intensity (CHI) WEST: FLU: Residential Professional Office

**Z**:Gateway Corridor Commercial (GCC) **Z**: C-1, Neighborhood Commercial

Use: Wells Fargo Use: Undeveloped

### **BACKGROUND**

### **DEVELOPMENT DESCRIPTION:**

The applicant has submitted a major Site Development Plan Application for the development of an Office/Storage Building on .14 acres, located at 409 Palmetto Avenue.

The property is fairly level with a gentle slope of about 1 and ½ feet of fall, sloping from west to east. The site is sparsely wooded including a 12" palm tree and a 40" camphor tree in in the rear of the site and the remainder of the site consists of vegetated underbrush.

PROPOSED PLAN

The plan includes a 2,100 square foot office storage building and parking area.

### **Parking**

The plan shows 1 parking spaces plus 1 handicapped parking space in addition to a garage door for loading and unloading provided onsite. Per code they are required to have 1 space per 5,000 square feet of storage area.

### **Drainage Retention**

Due to the size of the proposed the applicant received a waiver from the Water Management District. That said, they still shall comply with City requirements. Roof drains have been provided to take the roof runoff which will be connected to the City's stormwater system.

### **Traffic and Access**

Access will be provided off Palmetto Avenue. There will be minimal traffic to this location.

### Landscape, Buffer and Lighting Plan

The plan is showing the planting of 9 trees on the site and 69 hedge plantings pursuant to City Code. They are providing a treed landscape buffer with a 6' fence along the rear of the property. There will be no li Avenue. The existing oak trees and magnolia will be removed. In order to provide a buffer up against the adjacent residential properties to the east, they are providing a 6' privacy fence on the property with three elm trees as a landscape buffer. The lighting plan shows lighting on the front of the building only.

The site will be served by the city water, sewer, and electric services. No dumpster will be provided onsite.

### REASON FOR VARIANCE REQUEST

Code Section 117-656. - Design guidelines.

(1) Orient nonresidential uses to face the street with parking behind or to the sides of buildings.

### <u>Code Section 117-542(3)(e)</u>

e. Minimum required side yard: 10 feet

As shown on the site plan on the site plan (sheet C200), the site plan is showing the parking located in the front of the building between the building and US 17 and a 5' side yard setback. As a result, the applicant is requesting a variance from this code requirements.

Variances are to be considered as part of the site plan review. The variance shall be granted or denied in conjunction with the approval for site plan review. The applicant shall state fully what grounds of hardship the request is made. The planning and zoning board may grant a variance varying terms of this subpart, providing such conditions and circumstances are:

- a. Peculiar to the specific land, structure or building;
- b. Do not apply generally to neighboring properties;
- c. That the strict application of the provisions of this subpart would deprive the applicant of the reasonable use of such land, structure or building;
- d. The peculiar conditions and circumstances are not the result of the actions of the applicant.

### Any variance granted will be the minimum variance that will make possible the reasonable use of such land, structure or building.

The planning and zoning board shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the planning and zoning board may grant the variance, based on the required findings, for that site alone. If, however, the condition is common to numerous sites so that requests for similar variances are likely to be received, the planning and zoning board shall make the required findings, based on the cumulative effect of granting the variance, to all who may apply.

The planning and zoning board shall not grant the variance varying the requirements of any provision of this subpart unless it makes a positive finding, based on substantial competent evidence, on each of the following:

- a. There are no reasonable uses of the property because of the practical or economic difficulties in carrying out the strict letter of the regulation and the hardship is not the result of the applicant's own actions.
  - Without the variance, the applicant would not reasonably to be able to develop the majority of permitted uses in the Gateway Corridor Commercial Zoning District.
- b. If the applicant complies strictly with the provisions of this subpart, he is deprived of any rights that others in the district are allowed.
  - Without the variance the applicant would not be able to reasonably develop their property based on the lot size, setbacks, and site planning requirements with City Code.
- c. The hardship is suffered only by the applicant rather than by neighbors or the general public. The hardship/practical difficulty for this property is the narrowness of the lot width, which is measured at 45' This lot width makes it very difficult, particularly for commercial development, to comply with all of the City regulations and still have room for a reasonably sized building and parking. The majority of properties along this corridor have additional lot width which allows code compliance The most recent development along this corridor is the Stuart Electric site at 545 Palmetto which is similar to this site, in that it has narrow frontage and the Bearden Law Office at 415 Palmetto which is retrofitting an existing single-family home to an Office use. In both instances, applicants for the property had to apply and were approved for a variance or waiver from code requirements.
- d. The hardship relates to the land, rather than personal circumstances.

  The hardship relates to the narrow lot width, which limits the flexibility to move the building to the front of the site to be able to operate a business with parking Gateway Corridor Neighborhood Zoning District.
- e. The variance requested is the minimum variance that will make reasonable use of the land, building or structure and will not result in the creation or extension of a nonconforming use or structure. The variance requested is the minimum variance to reasonably operate a business and provide a parking lot with adequate turning movement space for traffic circulation.
- f. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.
  - The requested variance will not increase congestion or create any hazards to the public.
- g. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

The requested variance is not detrimental to adjacent lands. The project will comply with all other applicable Gateway Corridor Neighborhood Zoning District Development Standards.

(3) *Imposition of conditions*. In granting the variance, the planning and zoning board shall prescribe any conditions and safeguards it deems necessary or desirable, and violation of such variance, when made a part of the terms under which a variance is granted, shall be deemed a violation of this subpart.

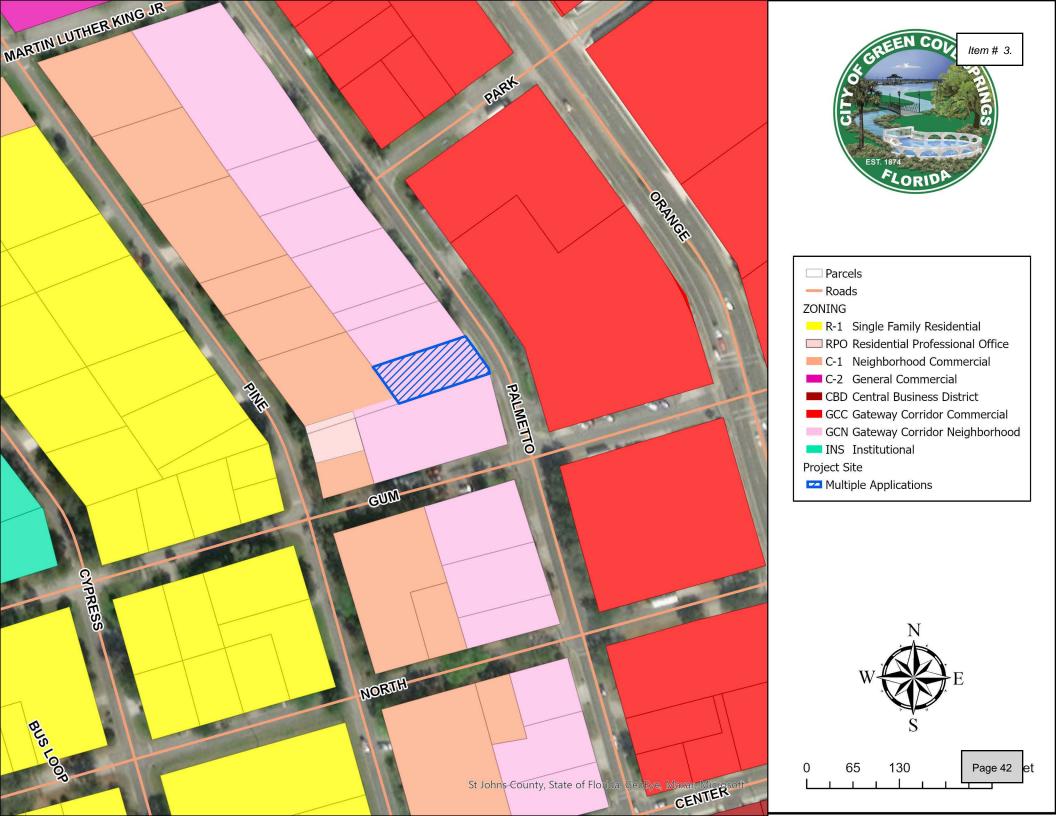
### STAFF RECOMMENDATION

Staff recommends approval of 202000732, to permit a variance from code section 117-656(1) to allow the placement of parking between Palmetto Avenue and the proposed building and reducing the side yard setback from 10' to 5' at 409 Palmetto Avenue.

1. The grading and drainage plan shall be modified to capture the stormwater runoff from parking lot and channel it into the City's stormwater system.

**Motion:** To approve application 202000732, to permit a variance from code section 117-656(1) to allow the placement of parking between Palmetto Avenue and the proposed building and code section 117-542(3)(e) to allow the side yard setback to be reduced from 10' to 5' at 409 N Palmetto Avenue subject to the following condition:

1. The grading and drainage plan shall be modified to capture the stormwater runoff from parking lot and channel it into the City's stormwater system.



## 402 Palmetto Avenue

### PROJECT LOCATION

GENERAL NOTES

### "NEW CONSTRUCTION" OFFICE/WAREHOUSE

### 402 PALMETTO AVENUE GREEN COVE SPRINGS, FLORIDA



FBC 2017 (1006.2.1, 1007.1.1)

### JAA ARCHITECTURE

2716 ST. JOHNS AVENUE JACKSONVILLE FL. 32205 AR 92748 (904)379-5108

### A-INTENT & USE OF CONSTRUCTION DOCUMENTS

I. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B) PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.

2. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.

3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.

4. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE. ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE ARCHITECT AND/OR THE OWNER.

B-PERMITS, FEES, TAXES, & NOTICES

. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.

2. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF

4. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

5. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

C-COORDINATION & SUPERVISION

I. ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.

3. UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDING OWNER REPRESENTATIVE THAT THE PROJECT IS READY FOR INSPECTION. OWNER/REP WILL COMPILE A "PUNCH LIST" OF CORRECTIONS NEEDED OF UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE SUCCESSFUL COMPLETION OF THE PUNCH LIST.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

6. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN DAILY.

7. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS.

### D-LABOR, MATERIALS, & WARRANTY

1. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE TASK ASSIGNED THEM.

3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

4. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS

SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

5. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.

8. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION. DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.

9. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

UNLESS OTHERWISE NOTED. II. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED

IO. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK

ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS. 12. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS

ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS. II. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, ARCHITECT TO DETERMINE EQUALITY

OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN

12. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.

13. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING

14. MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.

15. DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.

16. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

### E- INSTALLATION NOTES (MAY NOT APPLY)

PROPER RATING.

BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

I. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUIETLY AND BE FREE OF VIBRATION.

2. UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS, HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.

3. THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS WHERE FULL HEIGHT SHELVING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS. (IF APPLICABLE)

4. ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE. 5. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.

5. PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF SPECIFIED FLOOR FINISH(-ES).

6. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.

7. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE. 8. ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED PARTITIONS TO

BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN PARTITION RATING. 9. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN

IO. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS, NEW FIREPROOFING TO BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. CONTRACTOR TO VERIFY IN FIELD.

II. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESCUTCHEON PLATES ON BOTH SIDES OR EQUIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATING.

12. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATING.

FBC FIRE MARSHALL NOTES

. ALL FINISH HARDWARE TO BE ADA COMPLIANT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA IOI LIFE SAFETY CODE (7.2.1.5)

2. CONTRACTOR SHALL PROVIDE EXIT DOOR TACTILE SIGNAGE (PER NFPA 101,7.10.1.3). EXIT TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN. SIGNAGE SHALL MEET ALL ACCESSIBLE REQUIREMENTS. TO BE MOUNTED ON LATCH SIDE OF DOOR, 60" AFF.

3. TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT 4. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI AIIT.I, AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

5. ACCESSIBLE ELEMENTS AND SPACES THE FACILITY HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF CH. - II IN THE FLORIDA BUILDING CODE. FOR ALTERATIONS OF EXISTING BUILDINGS 20% OF THE BUDGET HAS BEEN DEDICATED TO ADA IMPROVEMENTS WITH PRIORITY BEING GIVEN TO THE FOLLOWING

A. ACCESSIBLE ENTRANCE B. ACCESSIBLE ROUTE TO ALTERED AREA C. AT LEAST ONE ACCESSIBLE RESTROOM

ELEMENTS (IN ORDER)

AND ALARMS

FOR EACH SEX OR A SINGLE UNISEX RESTROOM.

D. ACCESSIBLE TELEPHONES E. ACCESSIBLE DRINKING FOUNTAINS F. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, STORAGE,

6. FIRE EXTINGUISHERS SHALL BE PROVIDED, INSTALLED, INSPECTED AND TAGGED BY A LICENSED FIRE EXTINGUISHER COMPANY.

. ALL LOCKED DOORS WITHIN THE DESIGNED FACILITY IF PROVIDED WITH A LOCK, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFECT FOR OPERATION FROM THE EGRESS SIDE.

8. CONTRACTOR WILL PROVIDE AN EXTERIOR ELECTRICAL DISCONNECT IF ONE DOES NOT CURRENTLY EXIST.

9. THIS PROJECT DOES CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NEED TO BE LABELED ACCORDING TO FAC 69A-60.0081.







INTERIOR WALL & CEILING FINISH CLASS REQUIREMENTS				
CLASS	FLAME SPREAD INDEX		SM	10KE-DEVELOPED INDEX
А		0-25		0-450
В		26-75		0-450
C	76-200			0-450
INTERIOR EXIST. STAIRWAYS, INTERIOR EXIT RAMPS & EXIT PASSAGEWAYS		CORRIDORS ENCLOSURE F EXIT ACCES STAIRWAYS & ACCESS RAM	OR S EXIT	ROOMS # ENCLOSED SPACES
B-BUSINESS				
А		В		C
S-STORAGE				
В		В		C

2017	CODE	SUMMARY	
			•

REQUIRED # OF EXITS

COVER GENERAL NOTES, CODE SUMMARIES

APPLICABLE CODES	FLORIDA BUILDING CODE 6TH EDITIO	N 2017	APPLICABLE CODES
	FLORIDA EXISTING BUILDING 6TH EDI	TION CODE 2017	
	FLORIDA FIRE PREVENTION CODE 6T	H EDITION, NFPA 101	OCCUPANCY TYPE
	FLORIDA ACCESSIBILITY CODE 2017	EDITION	SUBCLASSIFICATION
OCCUPANCY TYPE	GROUP: S-I MODERATE HAZARD	FBC 2017 (311.2)	HAZARD CLASSIFICAT
CONSTRUCTION TYPE	NEW BUILDING - TYPE 3B	FBC 2017 (TABLE 601)	HAZARD CATEGORY
SPRINKLERED Y/N	NO		CONSTRUCTION TYPE
OCCUPANT LOAD	9 OCCUPANTS	FBC 2017 (TABLE 1004.1.2)	BUILDING REHABILITA
	,	,	SPRINKLERED Y/N
GROSS BUILDING AREA			OCCUPANT LOAD
GROSS AREA	2,100 SF		
	,		GROSS BUILDING ARE
MEANS OF EGRESS			GROSS AREA

PROPOSED # OF EXITS	2- (I) MAN DOOR & (I) ROLL-UP		
MAX TRAVEL DISTANCE	200'-0" MAX.	FBC 2017 (TABLE 1017.2)	
PROPOSED TRAVEL DIST.	79'-0"		
COMMON PATH OF TRAVEL	100'-0" MAX.	FBC 2017 (TABLE 1006.2.1)	
REQUIRED EGRESS WIDTH	.2(9) = 1.8"	FBC 2017 (1005.3.2)	
MIN. MEANS OF EGRESS WIDTH	32"	FBC 2017 (1010.1.1)	
PROP. MEANS OF EGRESS WIDTH	(I) 34"		
EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH FBC 2017 (1008, 1013, 1025)			

PROP. MEANS OF EGRESS WIDTH	(1) 34"	
EXIT SIGNS TO BE READILY VISIBLINDICATED DIRECTION OF EGRESS	FBC 2017 (1008, 1013, 1025)	
EXIT DOOR TACTILE SIGNAGE AT	FBC 2017 (1013.1)	

### SHEET INDEX

ı		
	AO.I	ARCHITECTURAL SITE PLAN
	Al.l	FLOOR PLAN
	Al.2	ROOF PLAN
	A2.I	ELEVATIONS
	A3.I	WALL SECTIONS
	ADI	ROOF DETAILS
	AD2	DOOR FLASHING DETAILS
	AD3	WINDOW FLASHING DETAILS

AD4 DRIP FLASHING NOTES & DETAILS, DOOR/WINDOW HEAD/SILL/JAMB DETAILS

### FFPC 2017 CODE SUMMARY

THE LIGHT BEE CODES		
OCCUPANCY TYPE	GROUP: STORAGE	NFPA 101, (6.1.12)
SUBCLASSIFICATION	N/A	
HAZARD CLASSIFICATION	ORDINARY HAZARD CONTENTS	NFPA IOI (6.2.2.3)
HAZARD CATEGORY	3 - STORAGE: ORDINARY HAZARD	NFPA IOI (TABLE 43.7.3)
CONSTRUCTION TYPE	NEW BUILDING - TYPE 3B	NFPA IOI (TABLE A.8.2.1.2)
BUILDING REHABILITATION	NEW CONSTRUCTION	NFPA IOI (43.2.2.1.3)
SPRINKLERED Y/N	NO	
OCCUPANT LOAD	TO OCCUPANTS	NFPA IOI (TABLE 7.3.1.2)
GROSS BUILDING AREA		
GROSS AREA	2,100 SF	
MEANS OF EGRESS		
REQUIRED # OF EXITS	I	NFPA IOI (7.4.1.2)
PROPOSED # OF EXITS	2- (I) MAN DOOR & (I) ROLL-UP	
MAX TRAVEL DISTANCE	200'-0"	NFPA IOI (TABLE 42.8.26.1)
PROPOSED TRAVEL DIST.	79'-0"	
COMMON PATH OF TRAVEL	50'-0"	NFPA IOI (TABLE 42.2.5)
REQUIRED EGRESS WIDTH	.2(9) = 1.8"	NFPA IOI (TABLE 7.3.3.1)
MIN. MEANS OF EGRESS WIDTH	32"	NFPA IOI (7.2.1.2.3)
PROP. MEANS OF EGRESS WIDTH	(1) 34"	
EMERGENCY LIGHTING		NFPA 101 (42.2.9)
EXIT SIGNS TO BE READILY VISIBLINDICATED DIRECTION OF EGRESS	E FROM ALL POINTS OF EGRESS PATH TRAVEL	NFPA 101 (7.10)
EXIT DOOR TACTILE SIGNAGE AT .	ALL EXITS REQUIRING AN EXIT SIGN	NFPA IOI (7.10.1.3)

FLORIDA FIRE PREVENTION CODE 6TH EDITION, NFPA 101

STOR	RAGE PLUMBING CALCULATIONS
APPLICABLE CODES	FLORIDA PLUMBING CODE 2017
TOTAL OCCUPANT LOAD	92 OCCUPANTS
REQUIRED WATERCLOSETS	I PER IOO
PROPOSED WATER CLOSETS	2
REQUIRED LAVATORIES	I PER 100
PROPOSED LAVATORIES	2
REQUIRED SERVICE SINKS	1
PROVIDED SERVICE SINK	I EXISTING
REQUIRED DRINKING FOUNTAINS	I PER I,000
PROVIDED DRINKING FOUNTAINS	I NEW HI-LOW PROVIDED
TYPICAL PLUMBING CALC NOTES (MAY NOT APPLY)	I. DRINKING FOUNTAINS NOT REQUIRED (FPC 2017 410.4) 2. SERVICE SINK NOT REQUIRED (FPC 2017 403.1 EXCEPTION E) 3. SEPARATE FACILITIES NOT REQUIRED (FPC 2017 403.2 EX. 2)

'HIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITEC USING A DIGITAL SIGNATURE. PRINTED COPIES OF TI OCTIMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATUR MUST BE VERIFIED ON ANY ELECTRONIC COPIES, APPROVED Construction documents on site shall bear the "approved" se*f* FROM THE AHJ.



### SITE PLAN NOTES

I. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. FOOTPRINT PLACEMENT IS SHOWN FOR REFERENCE ONLY & IS SUBJECT TO CHANGE - REF: NEW SURVEY OR LANDSCAPE PLANS (FINAL HOUSE LOCATION TBD BY THE BUILDER OR G.C.)

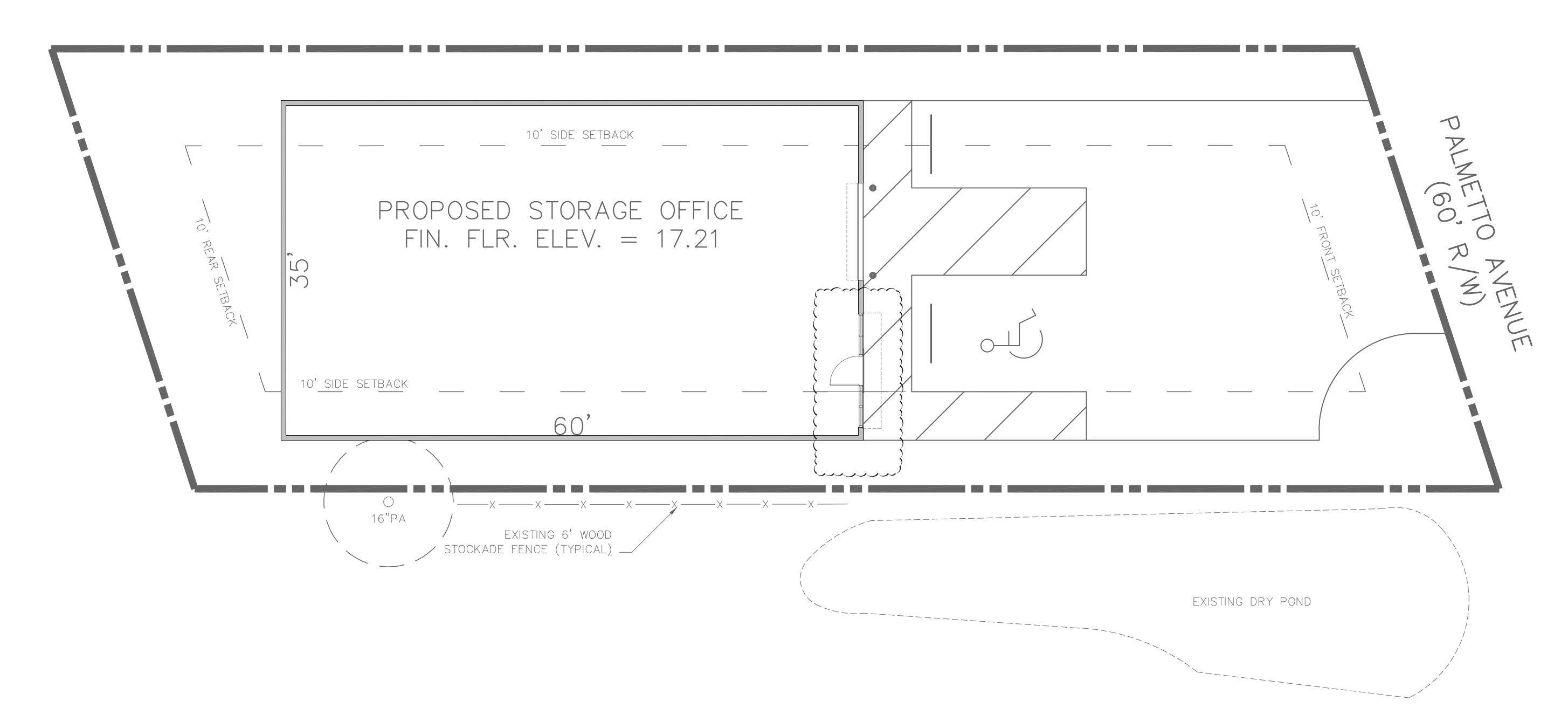
3. VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ NEW BUILDING LOCATION IF APPLICABLE.

4. VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.

5. G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES OR FINAL LOCATION OF NEW HOUSE

6. \*\*ALL SERVICES TO BE PROVIDED BY - CLAY ELECTRIC (WATER, SEWER, & ELECTRICAL)

7 \*\* HVAC PAD LOCATION - A MINIMUM 5 FOOT FROM THE PROPERTY LINE SHALL BE MAINTAINED\*\*





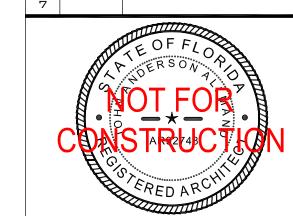


JAA ARCHITECTURE INC. 2716 ST. JOHNS AVE. JACKSONVILLE FL. 32205 P: (904) 379-5108 E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERVIED FROM THIS
DOCUMENT, AND/OR ASSOCIATED
DOCUMENTS, MAY NOT BE USED
FOR OTHER WORK(S) OR
PROJECT(S) WITHOUT THE EXPRESS
WRITTEN PERMISSION OF THE

\_\_\_ USING A DIGITAL SIGNATURE. PRINTED COPIES OF THI OCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATUR MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEA FROM THE AHJ.

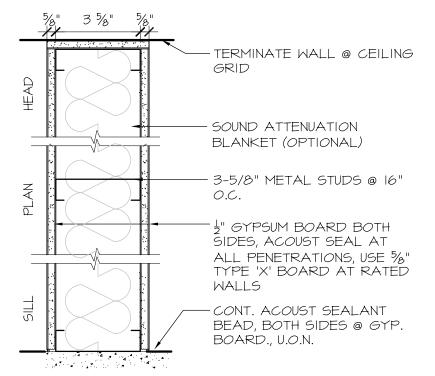
REVISIONS # DATE DESCRIPTION 1 IO.I3.2020 CITY COMMENTS



DATE:

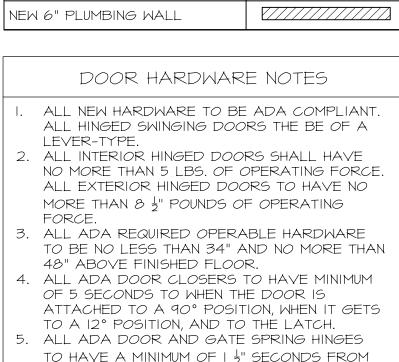
09.11.2020 PRJCT #: 20-099.00

SHEET



- NEW NOT RATED WALL TO CEILING GRID
- IB 1/2" WATER RESISTANT DRYWALL W EPOXY PAINT I SIDE
- IC WALL TO 7'-6" MAX. A.F.F.

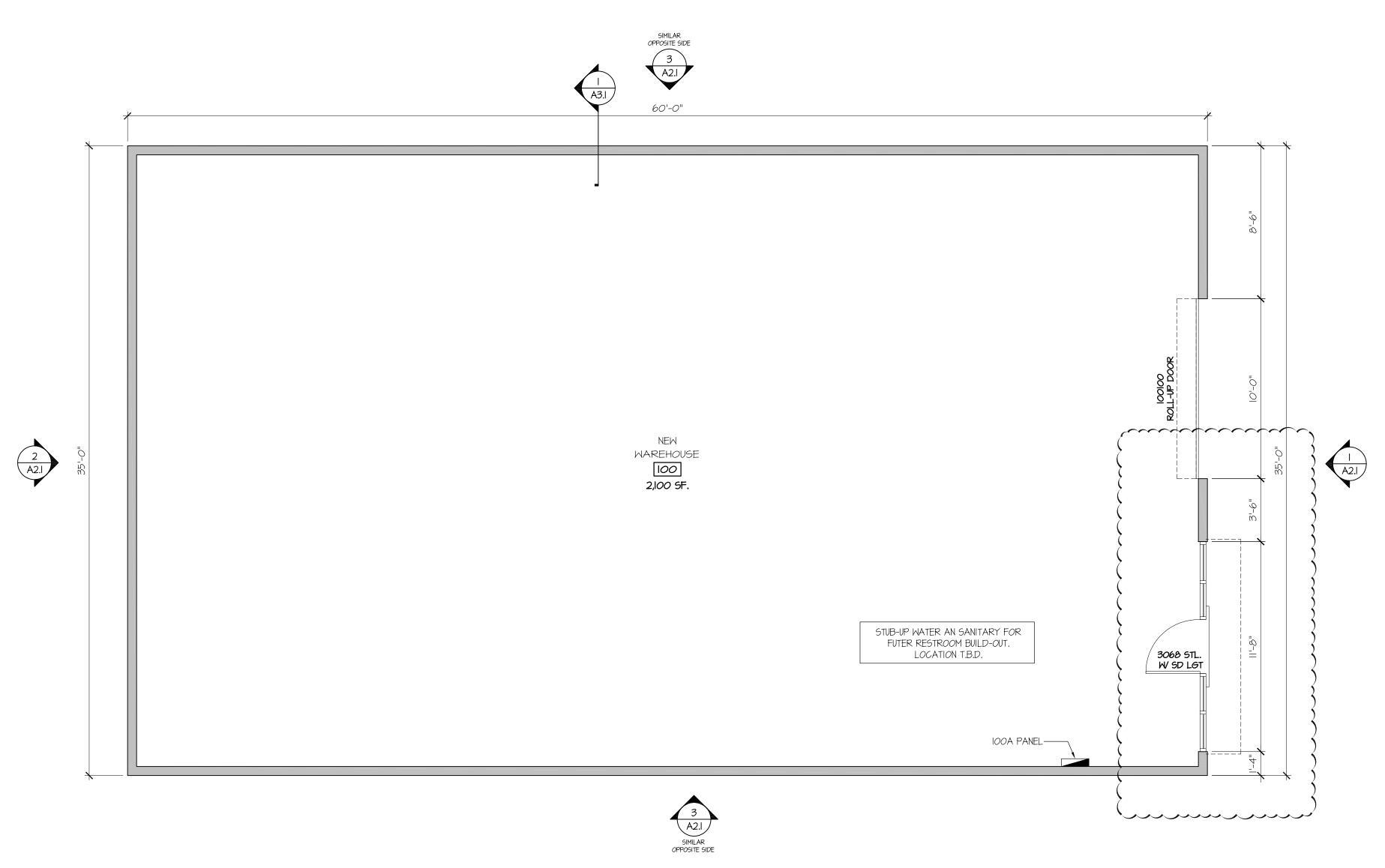
TYPICAL PARTITION TYPES
SCALE: NTS



PARTITION LEGEND

NEW WOOD FRAMED WALL

5. ALL ADA DOOR AND GATE SPRING HINGES
TO HAVE A MINIMUM OF I ½" SECONDS FROM OPEN POSITION OF 70° TO A CLOSED POSITION.
6. QUANTITIES OF HARDWARE TO BE USED TO BE DETERMINED BY GENERAL CONTRACTOR.
7. HARDWARE MAY BE SUBSTITUTED WITH SIM. W/OWNER/ARCHITECT'S PERMISSION.



A R C H I T E C T U R E - I N C

JAA ARCHITECTURE INC. 2716 ST. JOHNS AVE. JACKSONVILLE FL. 32205 P: (904) 379-5108 E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

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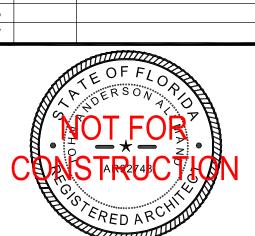
V CONSTRUCTION"

E/WAREHOUSE

ALMETTO AVENUE

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09.11.2020

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A1.1

FLOOR PLAN

Al.1 /1/4" = 1'-0"

### 

I. THE ROOFING PLAN IS GENERAL IN NATURE AND INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE AT THE TIME THE ROOFING IS READY TO BE INSTALLED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

GENERAL ROOF NOTES

2. GENERAL CONTRACTOR TO COORDINATE WITH TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR THE PROVISION OF ALL A/C DUCT WORK OPENINGS THOUGH TRUSSES. SUBMIT SHOP DRAWINGS FOR APPROVAL.

3. GENERAL CONTRACTOR AND TRUSS
MANUFACTURER TO COORDINATE ALIGNMENT OF
TRUSSES, IF ANY DISCREPANCIES CONTACT THE
OWNER AND/OR ARCHITECT PRIOR TO
FABRICATION OF TRUSSES.

4. FOR COMPLETE ROOFING PLAN DETAILS REFER TO STRUCTURAL DRAWINGS BY OTHERS.
5. ATTIC INSULATION TO BE AS INDICATED ON INDEX SHEET ADI AND PER THE PLAN NOTATIONS

THE ROOFING PLAN IS GENERAL IN NATURE AND INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE AT THE TIME THE ROOFING IS INSTALL/COORDINATE.

7. ROOFING MATERIAL COLOR TO BE SELECTED BY OWNER SELECTED MANUFACTURER
8. METAL FLASHING TO BE 26 GA. G-90 GALVANIZED UNLESS NOTED OTHERWISE.

9. UNDERLAYMENT TO SELF ADHERING UNDERLAYMENT
MEMBRANE (POLYGLASS TU PLUS OR EQUAL) OR OTHER
CODE COMPLIANT UNDERLAYMENT AS SELECTED BY OWNER
10. PROVIDE PRESSURE-TREATED WOOD BATTENS
AS/IF RECOMMENDED BY MANUFACTURER, AND FOR ALL
ROOFS W/ SLOPES GREATER THAN 7:12.

WHEN BATTENS ARE USED, PROVIDE BATTENS

4'-0" LONG MAX. W/ 1/2" SPACE BETWEEN ENDS OF

BATTENS, FOR WATER DRAINAGE.

II. ALL ROOFING TO BE ARCHITECTURAL SHINGLES UNLESS NOTED OTHERWISE.

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JACKSONVILLE FL. 32205

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CONSTRUCTION"

WAREHOUSE

LMETTO AVENUE

/E SPRINGS, FLORIDA

40 EN

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REVISIONS

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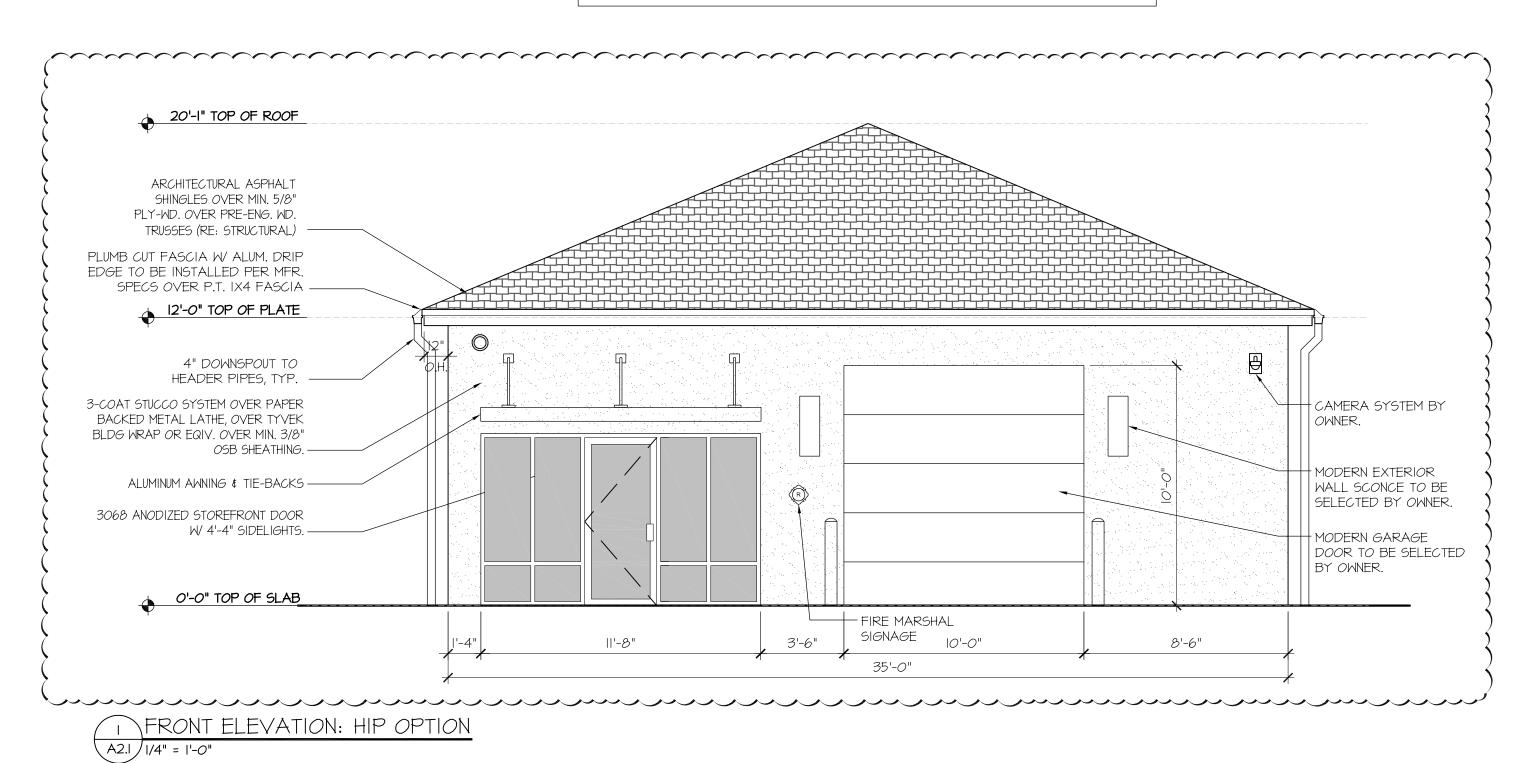
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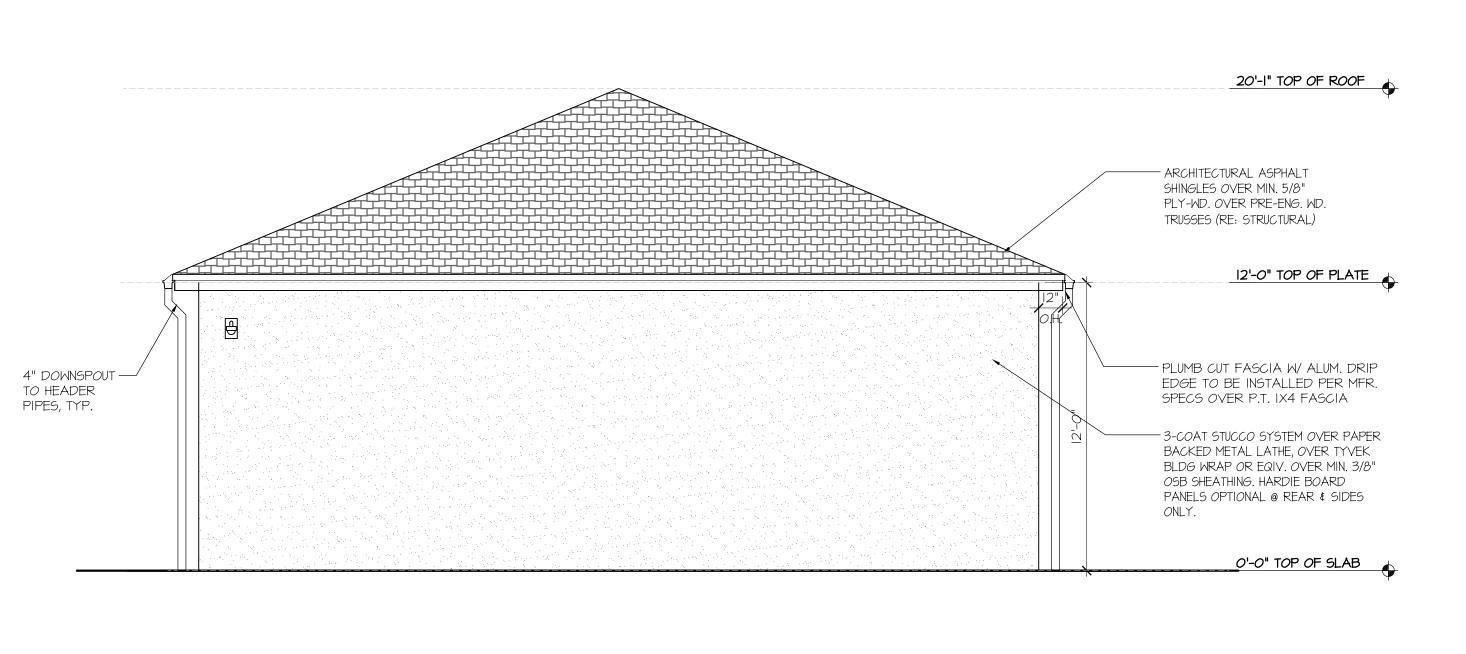
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SCHEMATIC SET

20'-1" TOP OF ROOF ARCHITECTURAL ASPHALT SHINGLES OVER MIN. 5/8" PLY-WD. OVER PRE-ENG. WD. TRUSSES (RE: STRUCTURAL) 12'-0" TOP OF PLATE -PLUMB CUT FASCIA W/ ALUM. DRIP EDGE TO BE INSTALLED PER MFR. 4" DOWNSPOUT — SPECS OVER P.T. IX4 FASCIA TO HEADER PIPES, TYP. — CANVAS AWNING - 3-COAT STUCCO SYSTEM OVER PAPER BACKED METAL LATHE, OVER TYVEK BLDG WRAP OR EQIV. OVER MIN. 3/8" OSB SHEATHING. HARDIE BOARD PANELS OPTIONAL @ REAR & SIDES ONLY. O'-O" TOP OF SLAB

FRONT WALL = 408 SF. GLASS COVERAGE REQUIRED: 20% OF 408 SF. = 81.6 SF TOTAL GLASS PROPOSED: 81.7 SF.





2 REAR ELEVATION: HIP OPTION A2.1 1/4" = 1'-0"

3 SIDE ELEVATION: HIP OPTION (SIMILAR OPPOSITE SIDE)

A2.I //4" = I'-0"



Item # 3.

# RIDA

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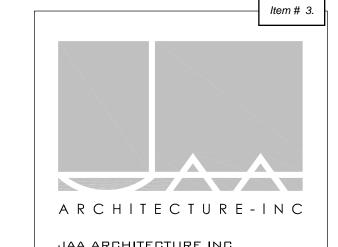
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"NEW CONSTRUCTION"

SFICE/WARREHOUS

402 PALMETTO AVENUE

— 2-2x6 TOP PLATE. PROVIDE H2.5 CLIP U.N.O IN STRUCT. DWGS.

2X6 P.T. SILL PLATE OVER FOAM

FFE @ GARAGE VARIES BASED ON %" PER FT. SLOPE

CONC. SLAB (RE:STRUCTURAL)

\_ INSTALL VAPOR BARRIER IN

ACCORDANCE W/ ASTM E 1643-98

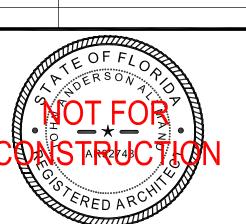
ANCHOR AS REQUIRED. (RE: STRUCTURAL)

SILL SEAL

(RE: STRUCTURAL)

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09.11.2020

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A3.1

2 TYPICAL WALL SECTION
A3.1 ) |" = 1'-0"

COMPACTED, TREATED AND DEBRIS FREE SOIL FILL -

CONT. CONC. MONOLITHIC TURNDOWN FOOTING

(RE:STRUCTURAL) -

+/- 20'-I" AFF

LEVEL I BRG

GENERAL CONTRACTOR TO PROVIDE

INFORMATION ON SHINGLES, FLASHING AND VAPOR BARRIER. INSTALL PER

STRUCTURAL) -

FASCIA -

VENTED VINYL SOFFIT -

BD. SPECS. -

GRADE (SLOPE AWAY FROM STRUCTURE - TYP. ALL SIDES)

·----

OPTIONAL HARDIE BD. TRIM INSTALL PER MANUF. SPECS.

OPTIONAL HARDIE BOARD TRIM -

HARDIE PANEL. INSTALL PER MANUF. SPECS. ——

HARDIE PANEL SIDING INSTALLED PER MANUF. SPECS, OVER TYVEK BLDG WRAP OR EQIV. OVER MIN. 3/8"

Z-FLASHING @ INTERSECTION. INSTALL PER HARDIE

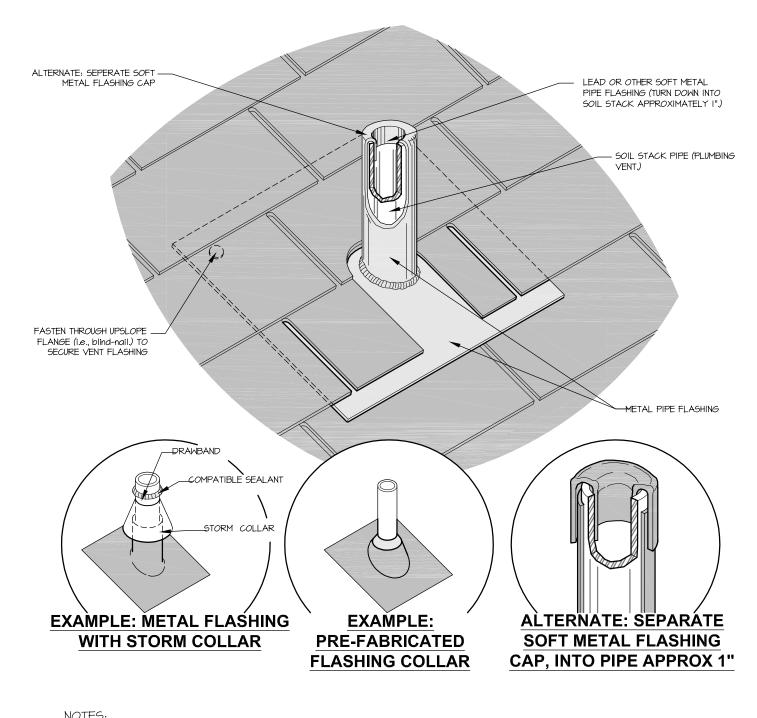
FLORIDA PRODUCT APPROVAL

CODE AND MANUF. SPECS.

ARCHITECTURAL ASPHALT SHINGLES OVER MIN. 5/8"

SQUARE CUT FASCIA W/ ALUM. DRIP EDGE TO BE INSTALLED PER MFR. SPECS OVER P.T. IX4

PLY-WD. OVER PRE-ENG. WD. TRUSSES (RE:



NOTES:

I. DETAIL DRAWN SHOWING MARATHON. ALSO APPLIES TO OTHER STYLES.

2. IN COLD CLIMATES, WHERE SHOW AND ICE ARE COMMON, AN ICE & WATER PI

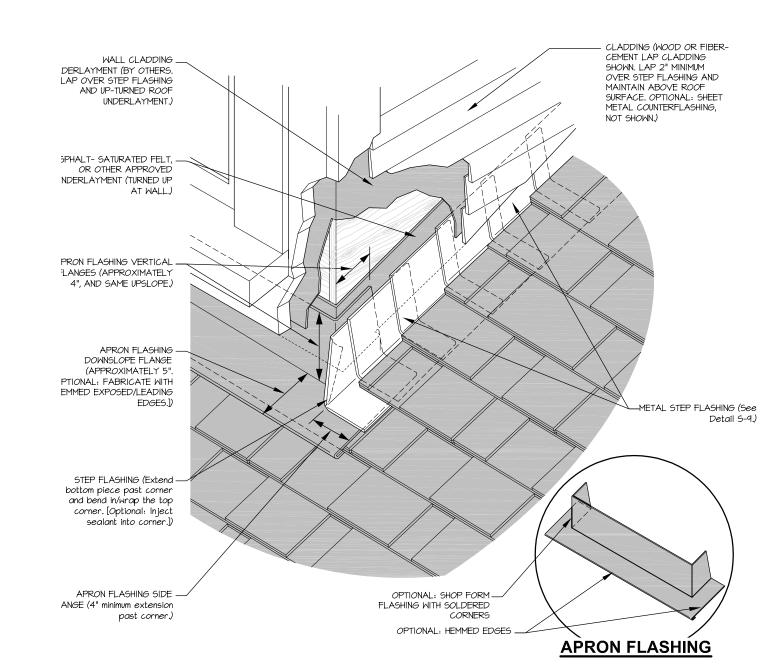
IN COLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, AN ICE & WATER PROTECTOR MEMBRANE IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.
 SOIL PIPE STACKS SHOULD EXTEND A MINIMUM OF 8" ABOVE ROOF SURFACE.
 IF EXPOSED FASTENERS ARE PLACED THROUGH VENT'S DOWNSLOPE FLANGE, THEY SHOULD BE WEATHERTIGHT, GASKETED FASTENERS (E.G.,

4. IF EXPOSED FASTENERS ARE PLACED THROUGH VENT'S DOWNSLOPE FLANGE, THEY SHOULD BE WEATHERTIGHT, GASKETED FASTENERS (E.G., RING-SHANK NAILS OR SCREWS).

5. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES,
AND REGIONAL OR AREA PRACTICES.
 II MAY BE THAT THE LAYOUT OF THE SOIL PIPE PENETRATION OCCURS IN SUCH A WAY THAT AN ASPHALT SHINGLE BUTT-END JOINT, OR SHINGLE TAB
CUTOUT, ALIGNS WITH THE EDGE AND/OR BACK OF THE METAL FLASHING'S FLANGE. IN THIS CASE, IKO RECOMMENDS INSTALLING A
PRESSURE-SENGITIVE SELF-ADHERED MODIFIED-ASPHALT MEMBRANE, OR OTHER MEMBRANE, TO STRIP-IN THE SIDES AND BACK OF THE METAL
FLASHING FLANGE TO EFFECTIVELY EXTEND THESE FLANGES.

8 VENT PIPE DETAIL ADI N.T.S.



1. DETAIL DRAWN SHOWING LAMINATED SHINGLE, ALSO APPLIES TO OTHER STYLES.
2. IN COLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, AN ICE & WATER PROTECTOR MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.

3. SHEET METAL STEP AND APRON FLASHINGS ARE SUGGESTED TO BE A MINIMUM OF 26-GAUGE PRE-FINISHED/PAINTED GALVANIZED STEEL, 16 OZ. COPPER, .032-INCH THICK PRE-FINISHED ALUMINUM, OR AN EQUIVALENT LONGEVITY NON-CORROSIVE METAL.

4. VERTICAL FLANGE OF STEP FLASHING SHOULD BE LAPPED A MINIMUM OF 2". SHEET METAL COUNTERFLASHING MAY BE OPTIONAL WHERE WALL CLADDING OR SIDING OVERLAPS STEP FLASHING.

5. CONSIDER SPECIFYING THE EXTENSION OF ROOFING UNDERLAYMENT VERTICALLY UP THE WALL SO THAT IT IS OVERLAPPED BY THE WALL CLADDING

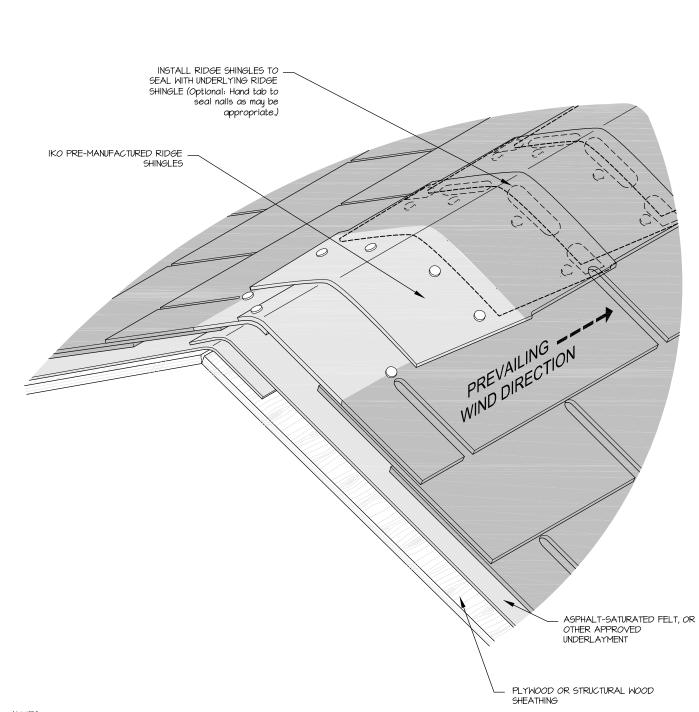
5. CONSIDER SPECIFING THE EXTENSION OF ROUTING UNDERLATMENT VERTICALLY UP THE WALL SO THAT IT IS OVERLAPPED BY THE WALL CLADDING UNDERLAYMENT.

6. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

FIELD CONDITIONS.

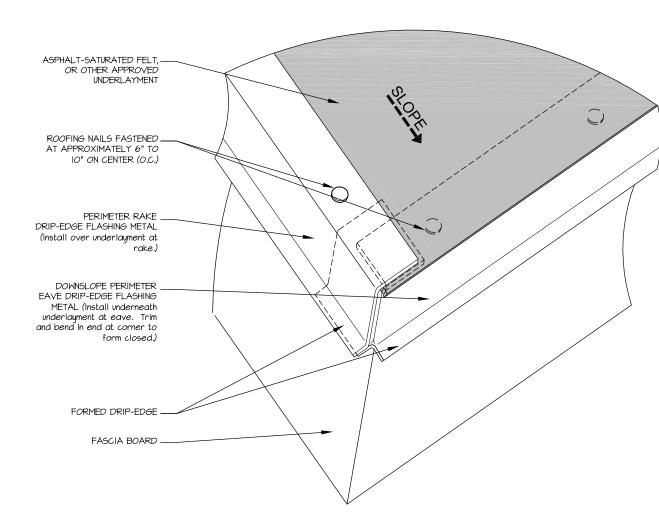
THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

HEADWALL FLASHING DETAIL
N.T.S.



IN COLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, AN ICE & WATER PROTECTOR MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.
 TO DETERMINE NEED FOR AIRFLOW AND/OR VENTILATION, INCLUDING VENT SIZES/NEEDS, REFER TO LOCAL BUILDING CODES.
 CONSIDER SPECIFYING HIP AND RIDGE SHINGLES TO BE FIELD-CUT FROM FULL WIDTH 3-TAB SHINGLES, AS THEY MAY PROVIDE FOR MORE COVERAGE OR OVERLAP OF THE UNDERLYING FIELD COURSE OF SHINGLES.
 DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.
 THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

NON-VENTED RIDGE DETAIL
ADI N.T.S.



NOTES:

IN COLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, A SELF-ADHERING ICE & WATER MEMBRANE OR OTHER MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. AT DOWNSLOPE ROOF PERIMETERS IT IS RECOMMENDED TO EXTEND THE ICE DAM PROTECTION MEMBRANE 24" MIN. UPSLOPE FROM EXTERIOR WALL. CONSULT LOCAL BUILDING CODE REQUIREMENTS.

I. SEVERITY OF LOCALIZED CLIMATE CONDITIONS REGARDING RAINFALL, FREEZE-THAW CYCLING, AND ANTICIPATED SNOW AND ICING MAY DICTATE THE INSTALLATION OF PERIMETER DRIP-EDGE METAL FLASHING. MOST LOCAL BUILDING CODES REQUIRE THE USE OF PERIMETER SHEET METAL FLASHING WITH WATER-SHEDDING ROOF SYSTEMS." REFER TO LOCAL BUILDING CODE." PERIMETER DRIP EDGE METAL FLASHING IS SUGGESTED TO BE A MINIMUM OF

26-GAUGE PRE-FINISHED/PAINTED GALVANIZED STEEL, 16-OZ. COPPER, .032-INCH THICK PRE-FINISHED ALUMINUM, OR AN EQUIVALENT LONGEVITY CORROSION-RESISTANT METAL.

2. THE PERIMETER OF THE ROOF DECK SHOULD PROVIDE A CONTINUOUS SOLID WOOD NAILING SURFACE OVER WHICH TO APPLY THE SHEET METAL DRIP-EDGE FLASHING.

3. THE VERTICAL-FACE FLANGE OF SHEET METAL DRIP-EDGE FLASHING SHOULD BE OF SUFFICIENT LENGTH TO PERMIT WATER TO DRIP OFF THE ROOF WITHOUT AFFECTING THE UNDERLYING CONSTRUCTION DURING TIMES OF NO WIND.

MITHOUT AFFECTING THE UNDERLYING CONSTRUCTION DURING TIMES OF NO MIND.

4. THE HORIZONTAL FLANGE (I.E., ROOF SIDE) OF SHEET METAL DRIP-EDGE FLASHING SHOULD EXTEND APPROXIMATELY 2" TO 3" MINIMUM ONTO THE ROOF.

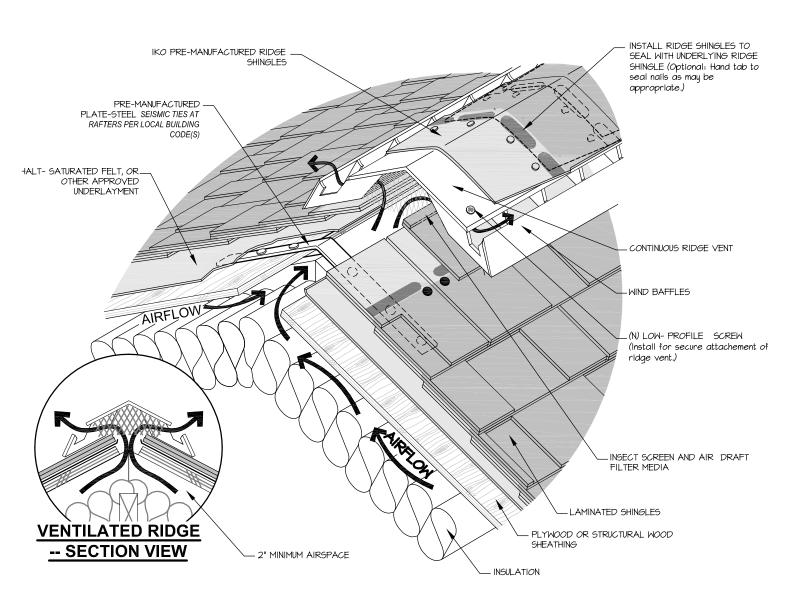
5. IN COLD CLIMATES, CONSIDER INSTALLATION OF AN ISOLATOR SHEET (E.G., A STRIP OF ASPHALT-SATURATED FELT) BETWEEN THE WOOD ROOF DECK AND SHEET METAL FLASHING FLANGE(S) TO MINIMIZE POTENTIAL FOR CONDENSATION AND RESULTING DECAY.

6. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD

CONDITIONS.

7. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

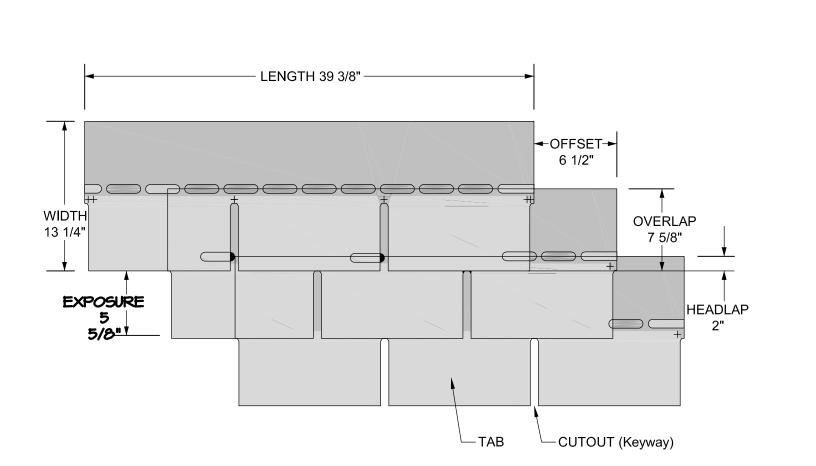
3 DRIP EDGE DETAIL ADI N.T.S.



IN COLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, AN ICE & WATER PROTECTOR MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.
 TO DETERMINE AIRFLOW REQUIREMENTS AND/OR VENTILATION, INCLUDING VENT SIZES/NEEDS, REFER TO LOCAL BUILDING CODES.
 SHEET METAL VENTILATORS ARE SUGGESTED TO BE A MINIMUM OF 26-GAUGE PRE-FINISHED/PAINTED GALVANIZED STEEL, I6 OZ. COPPER, .032-INCH THICK PRE-FINISHED ALUMINUM, OR AN EQUIVALENT LONGEVITY NON-CORROSIVE METAL SUITABLE FOR WEATHERTIGHT JOINTING OR SOLDERED FABRICATION.
 IF EXPOSED FASTENERS ARE PLACED THROUGH THE RIDGE VENTILATOR'S DOWNSLOPE FLANGE, THEY SHOULD BE WEATHERTIGHT, GASKETED FASTENERS (E.G. RING-SHANK NAILS OR SCREWS).
 NOTE THAT THE ABOVE ILLUSTRATION OF A RIDGE VENT DEPICTS ONE TYPE OR STYLE OF SHINGLE-OVER RIDGE VENTILATOR, BUT THERE ARE NUMEROUS DIFFERENT TYPES AND PROFILES ON THE MARKET.
 DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.
 THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.
 ILLUSTRATION OF COMPONENTS (E.G. HEAVY-PLATE STEEL RIDGE TIES), FASTENERS, FASTENER NUMBER, SPACING, ETC. IS A GENERIC EXAMPLE OF

ONE OPTION TO ALLOW FOR RIDGE VENTILATION AND NOT INTENDED TO DEPICT ANY PARTICULAR PRODUCT, ARCHITECTURE, NOR ENGINEERING. SEE LOCAL BUILDING CODE AND STRUCTURAL ENGINEER AS MAY BE REQUIRED.

6 VENTED RIDGE DETAIL (OPTIONAL)
ADI ) N.T.S.



NOTES:
3-TAB STRIP SHINGLE: A SHINGLE ROOFING UNIT MANUFACTURED BY COATING A FIBERGLASS MAT WITH ASPHALT AND HAVING MINERAL GRANULES, OR OTHER WEATHER-PROTECTIVE SURFACING, EMBEDDED INTO THE ASPHALT ON THE SIDE EXPOSED TO THE WEATHER.

CUTOUT: THE OPEN PORTIONS OF A STRIP SHINGLE BETWEEN THE TABS. SOMETIMES REFERRED TO AS A KEYWAY OR SLOT.

EXPOSURE: THE DIMENSION OF ROOFING THAT IS NOT COVERED OR OVERLAPPED BY THE UPSLOPE COURSE OR COMPONENT. THE EXPOSURE OF MARATHON SHINGLES IS 5 5/8".

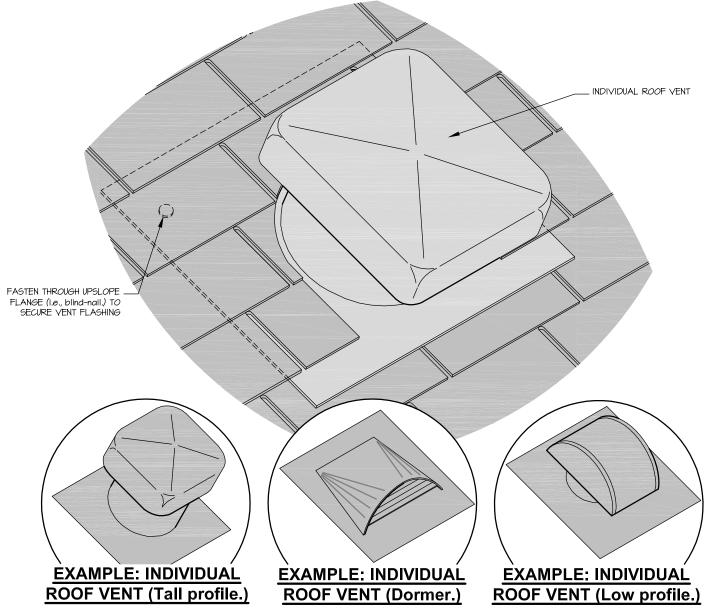
HEADLAP: THE DISTANCE OF OVERLAP MEASURED FROM THE UPPERMOST PLY OR COURSE TO THE POINT WHERE IT LAPS OVER THE UNDERMOST PLY OR COURSE. THE HEADLAP FOR MARATHON SHINGLES IS 2".

OFFSET: THE DIMENSION THAT 'SETS-OFF' OR STAGGERS THE BUTT END OF ONE MARATHON SHINGLE FROM THE NEXT UPSLOPE OR DONINGLOPE COURSE. A TYPICAL OFFSET FOR MARATHON SHINGLES IS 6 1/2", ALTHOUGH OTHER OFFSETS ARE POSSIBLE. AT NO PLACE ON THE ROOF SHOULD THE BUTT JOINTS WITHIN ONE COURSE OF SHINGLES BE CLOSER THAN 4" TO THE BUTT JOINTS IN AN ADJACENT COURSE.

OVERLAP: THE DIMENSION THAT A SHINGLE IS COVERED, OR LAPPED, BY THE NEXT UPSLOPE COURSE.

TAB: THE EXPOSED PORTION OF STRIP SHINGLES THAT IS SEPARATED OR DEFINED BY CUTOUTS.

2 STANDARD 3-TAB SHINGLE DETAIL ADI N.T.S.



NOTES:

I. DETAIL DRAWN SHOWING MARATHON, ALSO APPLIES TO OTHER STYLES

2. IN COLD CLIMATES, WHERE SNOW AND ICE ARE COMMON, AN ICE & WATER PROTECTOR MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.

3. IN COLD CLIMATES, CONSIDER HIGH PROFILE ("SHAKE-TYPE") ROOF VENTS AS THEY ARE TALLER THAN REGULAR SHINGLE-TYPE ROOF VENTS AND

PROVIDE BETTER PROTECTION IN AREAS OF SNOW AND ICE ACCUMULATION. IN ADDITION, THEY BETTER PROMOTE THE STACK-EFFECT TO FACILITATE VENTILATION.

4. IF EXPOSED FASTENERS ARE PLACED THROUGH VENT'S DOWNSLOPE FLANGE, THEY SHOULD BE WEATHERTIGHT, GASKETED FASTENERS (E.G.,

RING-SHANK NAILS OR SCREWS).

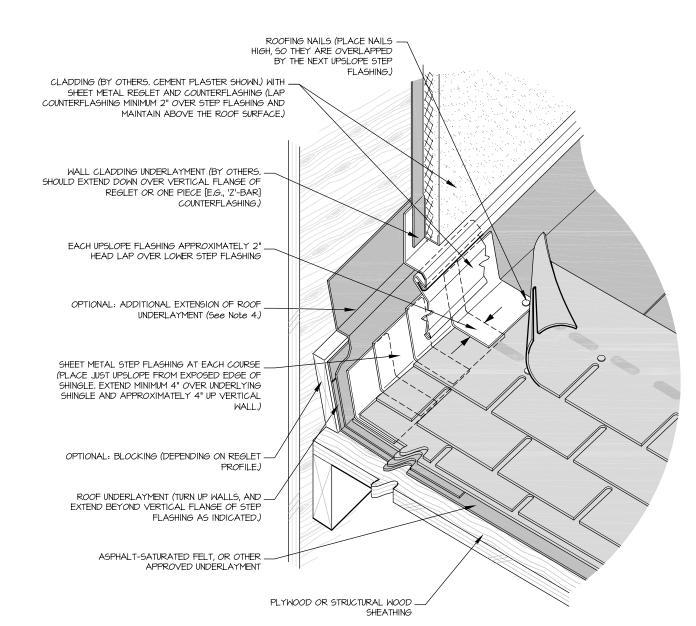
5. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

6. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

7. IT MAY BE THAT THE LAYOUT OF THE ROOF VENT PENETRATION OCCURS IN SUCH A WAY THAT AN ASPHALT SHINGLE BUTT-END JOINT, OR SHINGLE TAB CUTOUT, ALIGNS WITH THE EDGE AND/OR BACK OF THE METAL FLASHING'S FLANGE. IN THIS CASE, IKO RECOMMENDS INSTALLING A

PRESSURE-SENSITIVE SELF-ADHERED MODIFIED-ASPHALT MEMBRANE, OR OTHER MEMBRANE, TO STRIP-IN THE SIDES AND BACK OF THE METAL FLASHING FLANGE TO EFFECTIVELY EXTEND THESE FLANGES.

5 ROOF VENT DETAIL



NOTES:

1. DETAIL DRAWN SHOWING MARATHON. ALSO APPLIES TO OTHER STYLES.

2. IN COLD CLIMATES, WHERE SNOW AND ICE ARE COMMON AN ICE & WATER PROTECTOR MEMBRANE, IS RECOMMENDED AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. CONSULT LOCAL BUILDING CODE REQUIREMENTS.

3. SHEET METAL STEP FLASHING IS SUGGESTED TO BE A MINIMUM OF 26-GAUGE PRE-FINISHED/PAINTED GALVANIZED STEEL, I6 OZ. COPPER, .032-INCH THICK PRE-FINISHED ALUMINUM, OR AN EQUIVALENT LONGEVITY NON-CORROSIVE METAL.

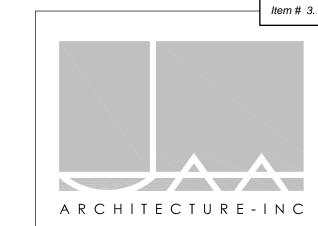
4. VERTICAL FLANGE OF STEP FLASHING SHOULD BE LAPPED A MINIMUM OF 2". SHEET METAL COUNTERFLASHING MAY BE OPTIONAL WHERE WALL CLADDING OR SIDING OVERLAPS STEP FLASHING.

UNDERLAYMENT.

6. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

7. THE PROFILE OF SPECIFIC COMPONENTS, THEIR CONFIGURATION OR SEQUENCING, CAN VARY WITH THE ROOF SYSTEM, WITH CLIMATIC DIFFERENCES, AND REGIONAL OR AREA PRACTICES.

STEP FLASHING DETAIL



JAA ARCHITECTURE INC. 2716 ST. JOHNS AVE. JACKSONVILLE FL. 32205 P: (904) 379-5108 E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

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DESIGNER.

# OFFICE/WARRUCTION" OFFICE/WARRUCTION" 402 PALMETTO AVENUE

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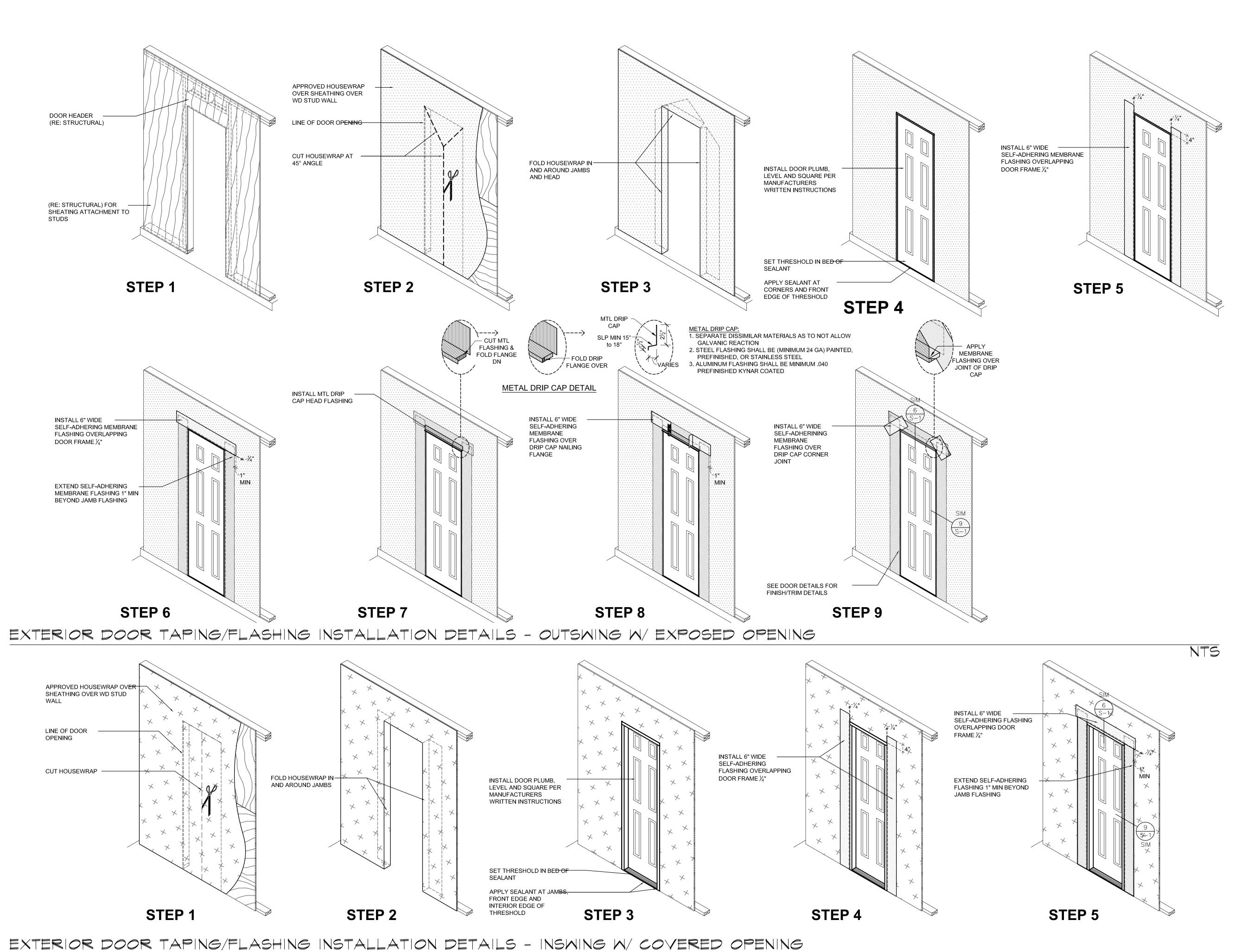
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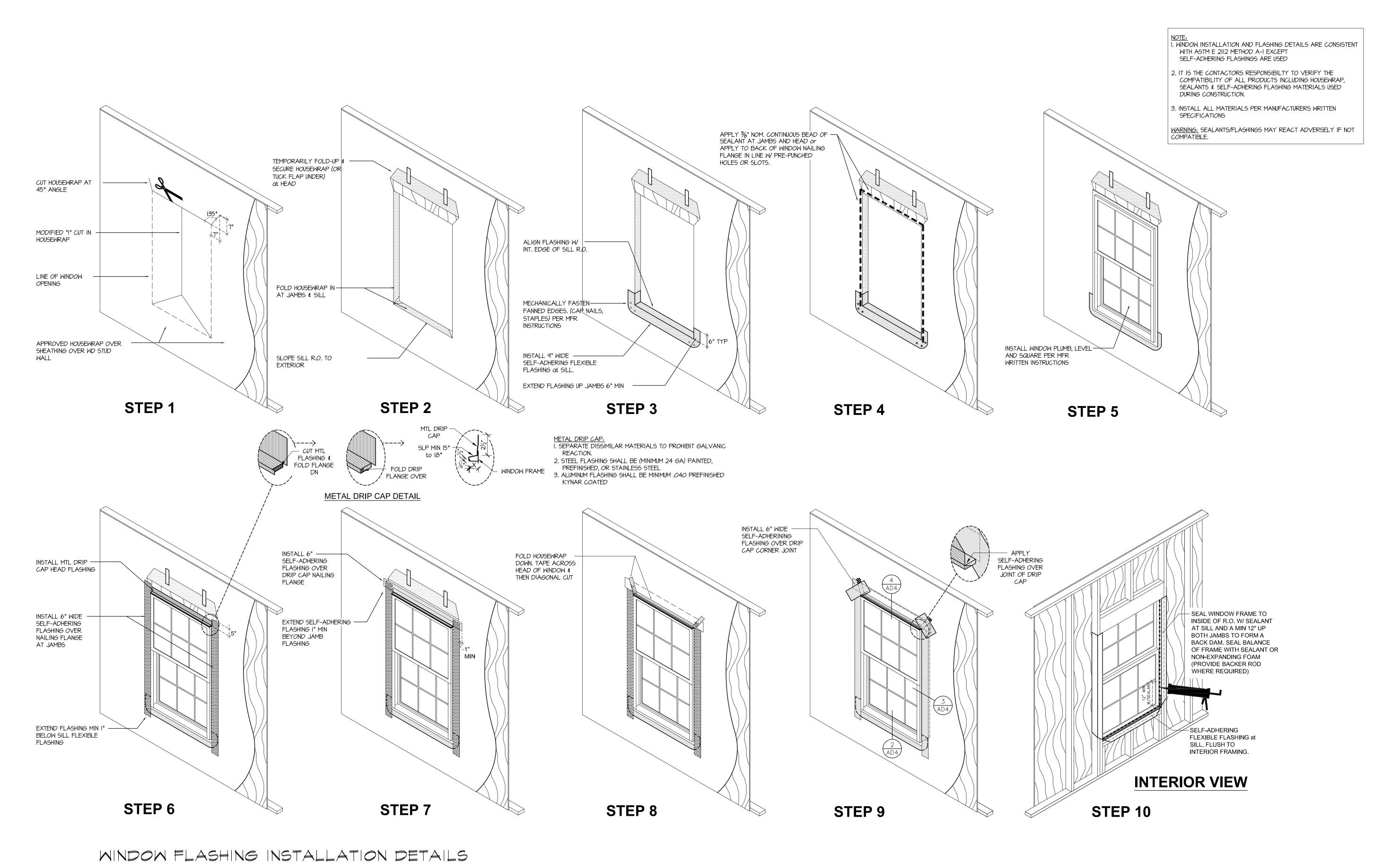
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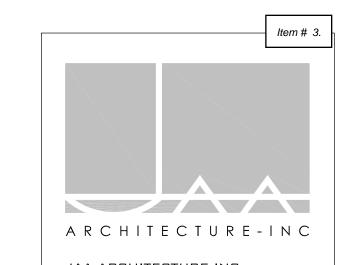
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## "NEW CONSTRUCTION" FICE/WARREHOUS 102 PALMETTO AVENUE



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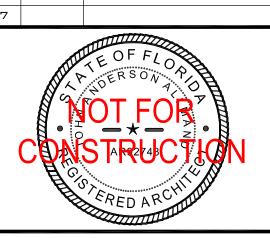


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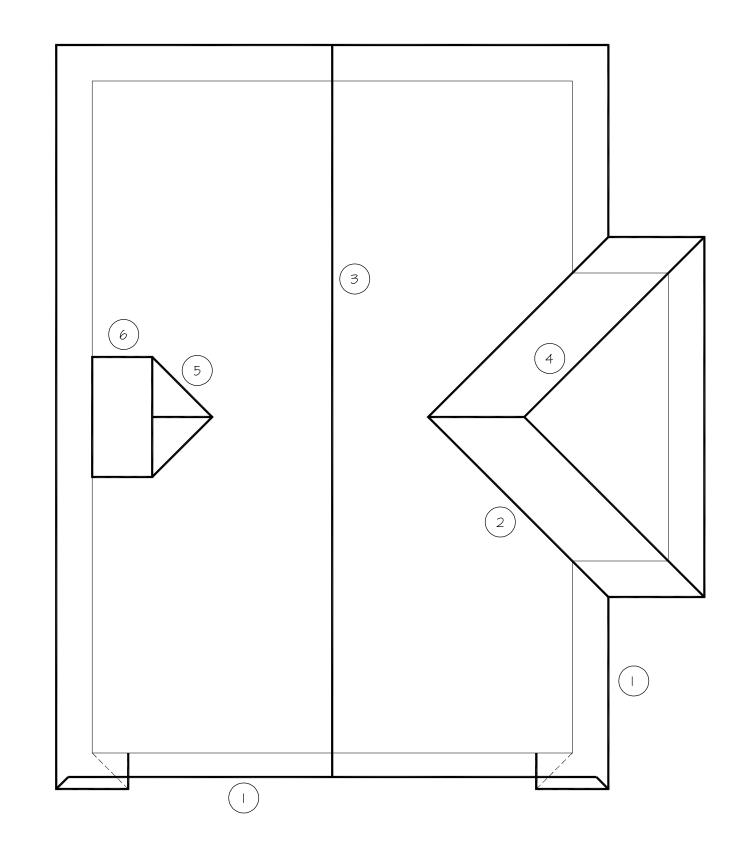
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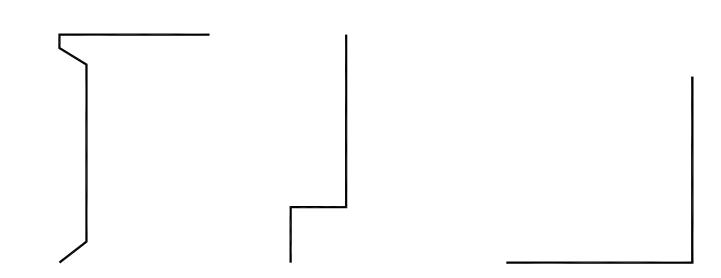
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METAL DRIP EDGE
26 GUAGE GALVANIZED
N.T.S.

"Z" FLASHING
29 GUAGE GALVANIZED
N.T.S.

5 x 5 GALVANIZED FLASHING
26 GUAGE GALVANIZED
N.T.S.

TYPICAL FLASHING LOCATIONS / NOTES SCALE: N.T.S.

### DRIP EDGE FLASHING:

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF TILED ROOFS, AND SHALL OVERLAP A MINIMUM OF 3" (76 mm). EAVE DRIP EDGES SHALL EXTEND ½" (13 mm) BELOW THE SHEATHING, AND EXTEND BACK ON THE ROOF FOR A MINIMUM OF 2 INCHES (51 mm). THE DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 6 (152 mm) INCHES O.C.

THE DRIP EDGE AT EAVES SHALL BE INSTALLED OVER THE UNDERLAYMENT. THERE SHALL BE A MINIMUM 4 INCH (102 mm) WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

WHERE THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 110 mph (177 km/h) OR GREATER OR THE MEAN ROOF HEIGHT EXCEEDS 33 FEET (10058 mm), DRIP EDGES SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 4 INCHES (102 mm) ON CENTER.

INSTALL A MINIMUM 8" WIDE ANTI-PONDING METAL FLASHING TO ENSURE POSITIVE DRAINAGE OVER FASCIA/STARTER STRIP. NAIL TOP EDGE OF FLANGE ONTO ROOF.

THE UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE I OR TYPE II, OR ASTM D 4869, TYPE I OR TYPE II. THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION, STARTING WITH THE EAVE EDGE AND ROLLED HORIZONTALLY. UNDERLAYMENT SHALL OVERLAP A MINIMUM OF (I9) INCHES AND BE MECHANICALLY FASTENED AT (36) INCHES O.C. MAXIMUM..

### (2) <u>VALLEY FLASHING</u>

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, BEFORE APPLYING TILES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

I. FOR CLOSED VALLEYS: INSTALL PREFORMED CLOSED VALLEY METAL - EITHER A MIN. WIDTH OF 16" (24" STRETCH OUT) W/ A MIN. 2 ½" HIGH CENTER DIVERTER AND A MIN. 1" METAL EDGE RETURNS OR A RIBBED DESIGN W/ 1" CENTER DIVERTER, A MIN. (4)  $\frac{3}{6}$ " RIBS SPACED 3 ½" W/ 3  $\frac{3}{4}$ " FLANGE. LAP JOINTS A MIN. 6" AND APPLY A COATING OR SEPARATOR SHEET.

2. FOR OPEN VALLEYS: INSTALL PREFORMED OPEN VALLEY WITH A MIN. OF 16" (24" STRETCH OUT) WITH A MIN. OF I" HIGH TWIN CENTER DIVERTER AND A MIN. I" METAL EDGE RETURNS. LAP JOINTS A MIN. 6" AND APPLY A COATING OR SEPARATOR SHEET.

### 3. WHEN USING VALLEY METAL WITH RETURNS:

A. SECURE W/ CLIPS FABRICATED FROM SIMILAR OR COMPATIBILE MATERIAL. CLIP I"
METAL EDGE RETURNS TO BATTEN STRIP W/ ROOFING NAIL THROUGH METAL STRIP.

B. TRIM METAL AT ALL VALLEY/RIDGE JUNCTIONS, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.

C. INSTALL LEAD SOAKER AT ALL VALLEY/RIDGE JUNCTIONS. TURN LEAD UP A MIN. OF I'

TO CREATE A WATER DIVERTER, ENSURING WATER SHEDDING CAPABILITIES ONTO THE

VALUEY

D. OUTER EDGE OF THE VALLEY METAL SHALL OVERLAP DECK FLANGE OF DRIP EDGE A MIN. OF 1". CENTER OF VALLEY FLASHING SHALL EXTEND A MIN. OF 2" BEYOND DRIP EDGE.

### (3) RIDGE FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED, AT (36) INCHES O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

### 4 HIP FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION. AT THE HIP LINE, FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT (36) INCHES O,C, MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

### 5 CRICKETS AND SADDLES FLASHING:

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN (30) INCHES (762 mm) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

### (6) BASE AND COUNTER FLASHING:

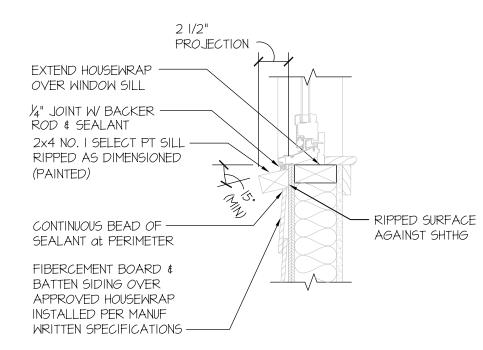
BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL - MIN. 4 INCH BY 4 INCH "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO THE BASE OF THE WALL, AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6 INCHES (152 mm) ON CENTER WITH APPROVED FASTENERS.

ALL LAPS SHALL BE A MIN. OF 4 INCHES (102 mm), FULL SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF THE ROOF TO ENSURE WATER-SHEDDING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED, COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE, AND SHALL BE SET IN APPROVED FLASHING CEMENT.

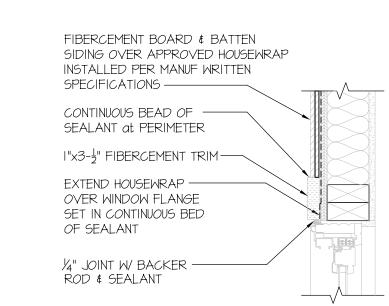
BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R905.2.8.I OR MINERAL SURFACE ROLL ROOFING, WEIGHING A MIN. OF (77) POUNDS PER (100) SQUARE FEET (3.76 kg/M2).

COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MIN. THICKNESS PROVIDED IN TABLE 903.I IN THE FLORIDA BUILDING CODE 2015 5TH EDITION.

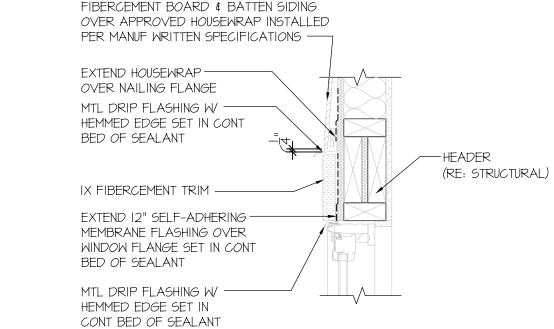
NOTE: REFER TO THE FLORIDA ROOFING, SHEET METAL AND AIR CONDITIONING CONTRACTORS (FRSA), CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL FOR MORE INFORMATION.



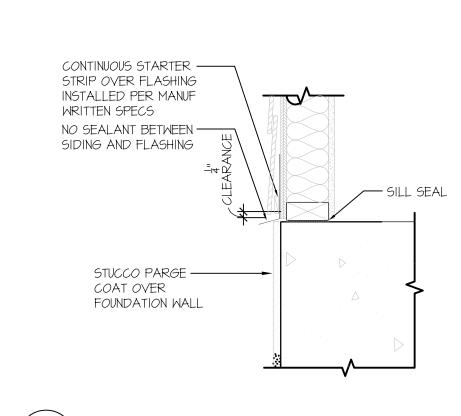


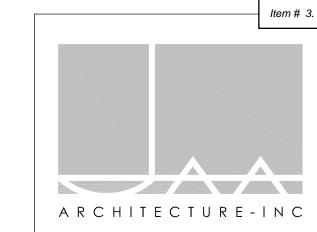












A R C H I T E C T U R E - I N C

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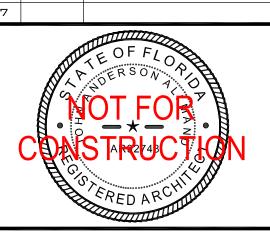
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## City of Green Cove Springs Variance Application

FOR OFFICE USE ONLY	Item i	<b>#</b> 3.
P Z File #		
Application Fee:		
Filing Date:Acceptance Date:_		
Review Type: SRDT □ P & Z □ CC □		

٨.	PROJECT
١.	Project Name: Green Cove Springs Storage Office
2.	Address of Subject Property: 409 Palmetto Avenue, Green Cove Springs, FL 32043
3.	Parcel ID Number(s) 38-06-26-017639-001-00
<b>.</b>	Existing Use of Property: Vacant
j.	Future Land Use Map Designation : Commercial Medium Intensity (CMI)
<b>3</b> .	Zoning Designation: Gateway Corridor Neighborhood (GCN)
<b>'</b> .	Acreage: 0.14
3.	APPLICANT
١.	Applicant's Status   Owner (title holder)   Agent
2.	Name of Applicant(s) or Contact Person(s): Matthew Phillips
	Company (if applicable): ShayCore, LLC
	Mailing address: 11235 St. Johns Industrial Parkway North, Suite 4
	City: Jacksonville State: Florida ZIP: 32246
	Telephone: () 904-385-3920 FAX: ()e-mail: mphillips@shaycore.com
3.	If the applicant is agent for the property owner*:
	Name of Owner (title holder): Jessica Narducci
	Company (if applicable): Fusilli Investments, LLC
	Mailing address: 2801 St. Johns Bluff Road South, Suite 201
	City: Jacksonville State: Florida ZIP: 32246
	Telephone: () 904-626-6023 FAX: () e-mail: jnarducci@narduccidental.com
	* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.
<b>)</b> .	ADDITIONAL INFORMATION
	1. Is there any additional contact for sale of, or options to purchase, the subject property?
	If yes, list names of all parties involved:
	If yes, is the contract/option contingent or absolute? □ Contingent □ Absolute

City of Green Cove Springs Development Services Department ◆321 Walnut Street ◆ Green Cove Springs, FL 32043 ◆ (904297-7500

### D. STATEMENT OF VARIANCE SOUGHT

- 1. Requested Variance: Parking in front of building and reduction of side setback from 10' to 5'
- 2. Section of Land Development Regulations under which the variance is sought 117-656(1) & 117-542(3)(e)
- 3. Reason Variance is requested: Narrow lot width prohibits strict compliance with regulations
- 4. Statement of Facts for Requested Variance (Use additional pages if necessary)

(PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY THE STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)

a. Extraordinary and Exceptional Conditions- What are the extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought, that do not generally apply to other land or structures in the same district?

The lot is only 45' wide which does not allow for vehicular access behind the building nor a functional building width at the required side yard setbacks.

- b. Not Result of Action by Applicant- Why are the special circumstances not the result of the actions of the applicant?

  The property was platted prior to ownership by the applicant. They did not create they non-conforming lot width.
- c. No Special Privilege- Does the granting of the variance confer any special privilege on the applicant that is denied to other lands or structures in the same zone district?
- No. The requested variances are the minimum required to allow development of the property. The site cannot be improved in accordance with current regulations.
- d. Strict Application Deprives Use-Would the strict interpretation of the Land Development Regulations to this property effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship?
   Yes. The site cannot be developed without these variances. A variance would be

required even if we were proposing a home since the lot is so narrow.

**e**. **Minimum Variance-** Is the variance the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these Land Development Regulations?

Yes. All other aspects of the code are being met or exceeded.

f. Not Detrimental-Is the granting of the variance detriment to the adjacent land, and the character of the zone district in which the land is located?

No. The building will meet architectural standards and landscaping regulations, and is a non-offensive use with no noise, traffic, or lighting being generated by the building.

- E. ATTACHMENTS (One hard copy or one copy in PDF format)
  - 1. Copy of Warranty Deed or other proof of ownership
  - 2. Legal description
  - 3. Survey or plot diagram indicating setbacks, proposed construction and requested variance.
- F. FEE.

Residential property - \$250 Non- residential - \$500

Bonded Thru Troy Fain Insurance 800-385-7019

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs.
- c. All applications are subject 10% administrative fee and must pay the cost of any outside consultants fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 3 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Signature of Applicant	Signature of Co-applicant
Matthew J. Phillips	
Typed or printed name and title of applicant	Typed or printed name of co-applicant
9/14/20	
Date	Date
State of Florida Cou	unty of <u>Duval</u>
	to me, or who has/have produced
as identification.	
NOTARY SEAL	Malynda Strugell
	Signature of Notary Public, State of Florida
MALYNDA STURGELL Commission # GG 921415	Signature of Notary Public, State of Florida

City of Green Cove Springs Development Services Department ◆321 Walnut Street ◆ Green Cove Springs, FL 32043 ◆ (904297-7500



### STAFF REPORT

### CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Board MEETING DATE: October 27, 2020

FROM: Michael Daniels, AICP, Planning & Zoning Director

**SUBJECT:** Review of a Master Site Development Plan for the Narducci Storage Office at 409 N

Palmetto Avenue, 017639-001-00

### PROPERTY DESCRIPTION

**APPLICANT:** Matthew Phillips, ShayCore LLC **OWNER:** Fusilli Investments LLC

PROPERTY LOCATION: 409 N Palmetto Avenue

**PARCEL NUMBER:** 017639-001-00

**FILE NUMBER:** 202000732

**CURRENT ZONING:** Gateway Corridor Neighborhood (GCN)

FUTURE LAND USE DESIGNATION: Commercial Medium Intensity (CMI)

### **SURROUNDING LAND USE**

NORTH: FLU: Commercial Medium Intensity SOUTH: FLU: Commercial Medium Intensity

**Z**: Gateway Corridor Neighborhood **Z**: Gateway Corridor Neighborhood

**Use**: Undeveloped **Use**: Jesse's Auto Service

EAST: FLU: Commercial High Intensity (CHI) WEST: FLU: Residential Professional Office

**Z**:Gateway Corridor Commercial (GCC) **Z**: C-1, Neighborhood Commercial

Use: Wells Fargo Use: Undeveloped

### **BACKGROUND**

### **DEVELOPMENT DESCRIPTION:**

The applicant has submitted a major Site Development Plan Application for the development of an Office/Storage Building on .14 acres, located at 409 Palmetto Avenue.

The property is fairly level with a gentle slope of about 1 and ½ feet of fall, sloping from west to east. The site is sparsely wooded including a 12" palm tree and a 40" camphor tree in in the rear of the site and the remainder of the site consists of vegetated underbrush.

### PROPOSED PLAN

The plan includes a 2,100 square foot office storage building and parking area.

### **Parking**

The plan shows 1 parking spaces plus 1 handicapped parking space in addition to a garage door for loading and unloading provided onsite. Per code they are required to have 1 space per 5,000 square feet of storage area.

### **Drainage Retention**

Due to the size of the proposed the applicant received a waiver from the Water Management District. That said, they still shall comply with City requirements. Roof drains have been provided to take the roof runoff which will be connected to the City's stormwater system.

### **Traffic and Access**

Access will be provided off Palmetto Avenue. There will be minimal traffic to this location.

### Landscape, Buffer and Lighting Plan

The plan is showing the planting of 9 trees on the site and 69 hedge plantings pursuant to City Code. They are providing a treed landscape buffer with a 6' fence along the rear of the property. There will be no li Avenue. The existing oak trees and magnolia will be removed. In order to provide a buffer up against the adjacent residential properties to the east, they are providing a 6' privacy fence on the property with three elm trees as a landscape buffer. The lighting plan shows lighting on the front of the building only.

The site will be served by the city water, sewer, and electric services. No dumpster will be provided onsite.

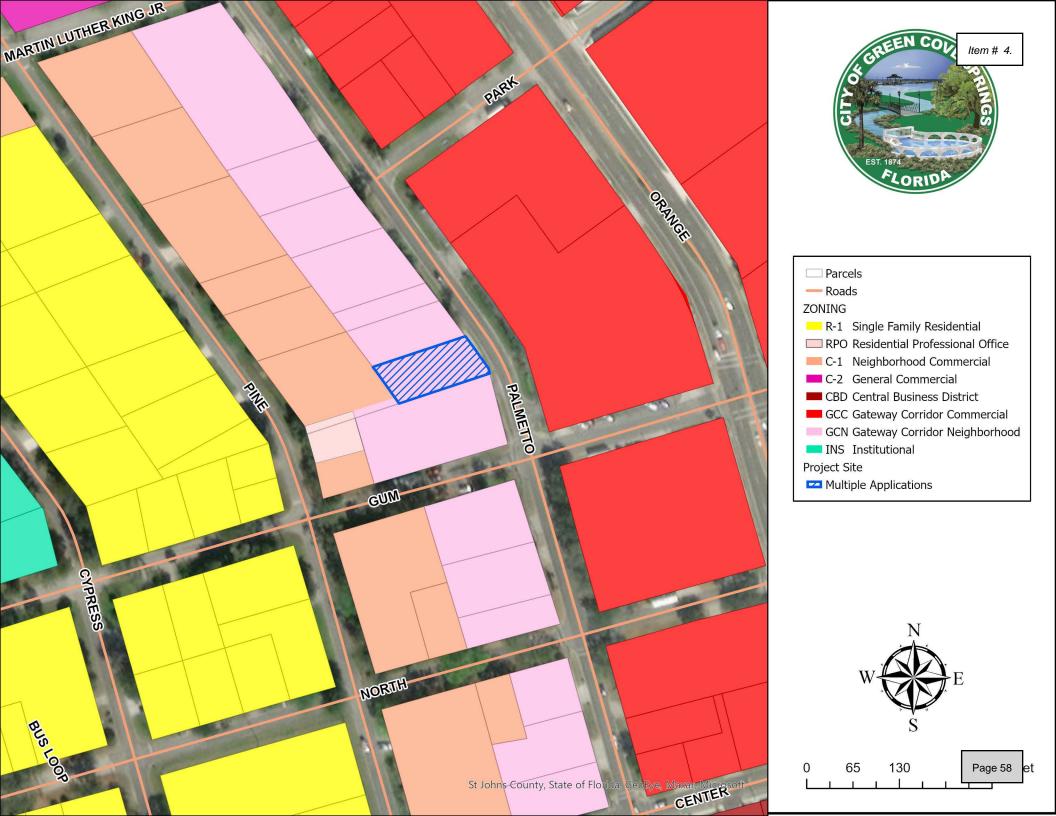
### STAFF RECOMMENDATION

Staff recommends approval of 202000857, to approve the Master Site Development Plan for a storage office at 409 N Palmetto Avenue subject to the following condition:

1. The grading and drainage plan shall be modified to capture the stormwater runoff from parking lot and channel it into the City's stormwater system.

**Motion:** To recommend to City Council approval of 202000857, to approve the Master Site Development Plan for a storage office at 409 N Palmetto Avenue subject to the following condition:

1. The grading and drainage plan shall be modified to capture the stormwater runoff from parking lot and channel it into the City's stormwater system.



### JREEN COVE STORAGE OFFICE

## PROPOSED WAREHOUSE 409 PALMETTO AVENUE, GREEN COVE SPRINGS, FL

### CIVIL ENGINEERING LEGEND

<b>EXISTING</b>	<b>PROPOSED</b>	<u>DESCRIPTION</u>
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		CENTERLINE
x x	xx	FENCE
		RETAINING WALL
		BUILDING
===		PAVEMENT LINE/SIDEWALK LINE
		CURB, CURB AND GUTTER
25.50	25.50	SPOT ELEVATIONS
25	25	CONTOURS
- — - 6"SA— —	——6"SA — <del>• co</del>	SANITARY SEWER/CLEANOUT
- — - 6"PW— —	6*PW	PROCESS WASTE
- — - RD — —	—— RD ——	ROOF DRAIN
-—- ST ——	—— st ——	STORM SEWER
- — - 6"W — —	—— 6 <b>*</b> W ——	DOMESTIC WATER
- — - 6"F — —	—— 6 <b>"</b> F ——	FIRE MAIN
- — - 6"G — —	—— 6"G ——	GAS MAIN
- — - 6"FM— —	6"FM	FORCE MAIN
- — – UE — —	—— UE ——	UNDERGROUND ELECTRIC
- — - OHE — —	—— OHE ——	OVERHEAD ELECTRIC
- — - UT — —	— ит —	UNDERGROUND TELEPHONE
OT	— от —	OVERHEAD TELEPHONE
– — – UD — —	—— up ——	UNDERDRAIN
Ψ		FIRE HYDRANT
— <u> </u>	——————————————————————————————————————	DOUBLE CHECK VALVE ASSEMBLY
— <u> </u>	<del></del>	RED. PRESSURE BACKFLOW PREVENTER
— PF—	F—	POST INDICATOR VALVE
— <del></del>		VALVE VALVE & BOX
— <del></del>	-	MANHOLE
— — <del>—</del>		SPRINKLER RISER
	<b>₩</b> M	WATER METER
— — — —		CATCH BASIN
		CURB INLET
_ _		FLARED END
		MITERED END
		CONCRETE FLUME
		ENDWALLS
— — — —		CONTROL STRUCTURE
	<b>■</b> <sub>PP</sub>	CONCRETE POWER POLE
O <sub>PP</sub>	● PP	WOOD POWER POLE
$\diamondsuit_{\scriptscriptstyle{\mathbf{L}^{\!p}}}$	$\diamondsuit_{\mathbf{l}_{\mathbf{P}}}$	LIGHT POLE
I	T	TRANSFORMER
		VAULTS
	<u>S-1</u>	DRAINAGE STRUCTURE
	<u>S-1</u>	SANITARY SEWER STRUCTURE
	<del>-</del>	SECTION CUT
	$\Theta$	DETAIL REFERENCE
	$\bigcirc$	CURVE NUMBER
	<del></del>	SILT FENCE
		HAYBALE BARRIER
	<b>◆</b> ₁	SOIL BORING LOCATION/NUMBER

### LEGAL DESCRIPTION

THE SOUTH 48 FEET OF THE EAST 1/2 OF LOT 1, BLOC 20, NORTH SUBURBS OF GREEN COVE SPRINGS, ACCORDIN TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 10, IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.



LOCATION MAP (NOT TO SCALE)

### CIVIL DRAWING INDEX

C000	COVER SHEET
C050	CIVIL NOTES AND SPECS
C100	CLEARING, DEMOLITION, AND EROSION CONTROL PLAN
C200	SITE GEOMETRY PLAN
C300	SITE GRADING PLAN
C400	SITE DRAINAGE AND UTILITIES PLAN
C500	CIVIL DETAILS I
C510	CIVIL DETAILS II
L-1	TREE REMOVAL / PROTECTION PLAN
L-2	LANDSCAPE / IRRIGATION PLAN
L-3	LANDSCAPE DETAILS

### PROJECT DESIGN TEAM

OWNER/DEVELOPER: FUSILLI INVESTMENTS, LLC 2801 ST. JOHNS BLUFF ROAD, SUITE 201

JACKSONVILLE, FL 32246

SURVEYOR: PERRET AND ASSOCIATES, INC. 1484 MONTICELLO ROAD

JACKSONVILLE, FL 32207 (904) 805-0030

LANDSCAPE ARCHITECT: A & K LAND PLANNING & DESIGN 416 TORTOISE TRACE

SAINT JOHNS, FL 32259 (904) 476-9692

GEOTECHNICAL ENGINEER: AGES OF JAX, INC.

9556 HISTORIC KINGS ROAD SOUTH, SUITE 201 JACKSONVILLE, FL 32257

(904) 886-0766

48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 IT'S THE LAW IN FLORIDA

STORAGE OFFICE ED WAREHOUSE

PALMETTO AVENUE.

TEET

TO MAP

PERMIT ISSUE

COVER

JOB NO. 20ENGO10

CHECKED: MJ

SCALE: NON

C000

NO.

### TERMITE PROTECTION SPECIFICATIONS:

- PERFORM ALL CHEMICAL TREATMENT SPECIFIED HEREIN IN ACCORDANCE WITH CURRENT REQUIREMENTS OF GOVERNING REGULATIONS. USE REGISTERED AND LICENSED APPLICATORS, WHERE SUCH IS REQUIRED BY FEDERAL, STATE, OR LOCAL AUTHORITY.
- 2. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.
- 3. UPON COMPLETION OF THE WORK, GUARANTEE THE EFFECTIVENESS OF THE TREATMENT AGAINST TERMITE INFESTATION FOR A MINIMUM PERIOD OF ONE YEAR. IF INFESTATION SHOULD OCCUR WITHIN THE GUARANTEE PERIOD, RE—TREAT THE SOIL AND REPAIR ALL ASSOCIATED DAMAGES. OWNER SHALL HAVE THE RIGHT TO RENEW AT THE END OF THE GUARANTEE PERIOD.
- 4. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED BY A LICENSED PEST CONTROL COMPANY. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- 5. ONLY CHEMICALS APPROVED BY LOCAL, STATE, OR FEDERAL REGULATIONS SHALL BE USED. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INTENDED CHEMICAL TO BE USED IS NOT PROHIBITED BY APPLICABLE REGULATIONS.
- 6. LOOSE WOOD AND FILL SHALL BE REMOVED FROM BELOW AND WITHIN ONE FOOT OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, FORMS, SHORING, OR OTHER CELLULOSE—CONTAINING MATERIAL.
- 7. DO NO SOIL POISONING WORK UNTIL ALL SUB-GRADE WORK IS COMPLETE AND READY FOR CONCRETE PLACEMENT OR OTHER FINISHED WORK. DO NOT APPLY SOIL POISON WHEN SURFACE WATER IS PRESENT.
- 8. IF WALLS ARE TO RECEIVE A MOISTURE—PROOFING COATING, APPLY CHEMICALS ONLY AFTER COATINGS ARE THOROUGHLY DRIED.
- 9. CONCRETE OVER-POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
- 10. AN EXTERIOR VERTICAL CHEMICAL BARRIER SHALL BE INSTALLED AFTER CONSTRUCTION IS COMPLETE, INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED.
- 11. APPLY SOIL TREATMENT BENEATH ALL SLAB AREAS AND A MINIMUM OF ONE FOOT BELOW THE FLOOR SLAB ALONG THE INTERIOR SIDE OF ABUTTING FOUNDATION WALLS. WHERE THE EXTERIOR OF THE WALL IS ABUTTED BY CONCRETE SLABS, ASPHALT PAVING, OR OTHER PERMANENT SURFACING, TREAT THE EXTERIOR SIDE OF FOUNDATION WALLS AS SPECIFIED FOR THE INTERIOR SIDE OF SUCH WALLS.
- 12. SOIL TREATMENT SHALL BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN ONE FOOT OF THE STRUCTURE SIDE WALLS.
- 13. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM BUILDING SIDE WALLS.
- 14. IRRIGATION SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS, SHALL NOT BE INSTALLED WITHIN ONE FOOT OF THE BUILDING SIDE WALLS.
- 15. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED, INCLUDING SPACES BOXED OR FORMED.
- 16. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
- 17. MINIMUM SIX MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RE-TREATMENT IS REQUIRED.
- 18. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15 FEET OF ANY EXISTING OR PROPOSED BUILDING.

### GENERAL WATER SPECIFICATIONS:

- 1. ALL LINED FITTINGS SHALL BE TESTED FOR DEFECTS, PRIOR TO INSTALLATION.
- 2. MAINTAIN A MINIMUM OF 36" COVER IN PAVED AREAS AND 30" COVER IN NON-PAVED AREAS OVER ALL WATER MAINS UNLESS OTHERWISE NOTED. WATER LINES ARE DESIGNED TO FINISHED GRADE ELEVATIONS, AND SHALL BE PROTECTED FROM DAMAGE UNTIL ALL SITE-WORK HAS BEEN COMPLETED.
- 3. WATER MAINS SHALL BE DR-18 PVC, UNLESS OTHERWISE NOTED. WATER SERVICES SHALL BE SCHEDULE 40 PVC, AND BE NSF APPROVED. THE DESIGN, MANUFACTURE, TESTING, AND METHOD OF INSTALLATION OF UNDERGROUND MAINS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF NFPA STANDARD 24.
- 4. THE UTILITIES CONTRACTOR SHALL INDICATE THE LOCATION OF THE TERMINATION OF EACH WATER SERVICE WITH STAKES OR MARKERS.
- 5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIALS TO BE USED FOR CONSTRUCTION TO THE ENGINEER.
- 6. IF GASOLINE FUMES OR OTHER CONTAMINATION IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR, IN ACCORDANCE WITH HRS AND DEP REQUIREMENTS, AS SPECIFIED IN 62-555.3A(4), FAC, SHALL IDENTIFY THE CONTAMINATION AND DOCUMENT SUCH TO THE ENGINEER AND HRS IN WRITING. SPECIAL PIPE AND JOINT GASKETS MAY BE REQUIRED IN THIS INSTANCE. IF CONTAMINATION IS ENCOUNTERED, CONSTRUCTION SHALL STOP, UNTIL THE CONTRACTOR RECEIVES FURTHER DIRECTION FROM HRS AND THE ENGINEER.
- 7. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS AND SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED.
- 8. A MINIMUM DISTANCE OF 10 FEET, OR 2 TIMES THE DEPTH OVER THE MAIN, WHICHEVER IS GREATER, MUST BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS, AND THE TOP OF BANK OF ALL PONDS.
- 9. ALL PIPE CONSTRUCTION AND TESTING SHALL CONFORM TO THE APPROPRIATE AWWA STANDARDS.
- 10. ALL PIPES, VALVES, AND FITTINGS SHALL BE SUBJECT TO INSPECTION AT TIME OF DELIVERY AND ALSO IN THE FIELD JUST PRIOR TO INSTALLATION. ALL PIPES, VALVES, OR FITTINGS THAT, IN THE OPINION OF THE ENGINEER, DO NOT CONFORM TO THE PROJECT DRAWINGS AND SPECIFICATIONS, WILL BE REJECTED, AND SHALL BE REMOVED BY THE CONTRACTOR AT HIS EXPENSE.
- 11. THE UTILITIES CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND OBTAIN REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK AND DELIVER SAME TO THE ENGINEER.
- 12. PVC PIPE FOUR INCHES AND LARGER MUST MEET THE REQUIREMENTS AS SET FORTH IN COMMERCIAL STANDARD CS256-63, FOR CONTRACTION AND EXPANSION AT EACH JOINT. PIPE AND FITTING MUST BE ASSEMBLED WITH A NON-TOXIC LUBRICANT.
- 13. DUCTILE IRON PIPE SHALL CONFORM TO ANSI SPECIFICATION A21.50 (AWWA C150) LATEST, "THICKNESS DESIGN OF DUCTILE IRON PIPE," TABLE 50.5, LAYING CONDITION TYPE 2, INTERNAL OPERATING PRESSURE 250 PSI FOR AN EIGHT-FOOT DEPTH OF COVER, CLASS 51 MINIMUM, AND SHALL BE ANSI A21.51 (AWWA C151), LATEST, CENTRIFUGALLY CAST PIPE. EACH LENGTH SHALL BE CLEARLY MARKED WITH PRESSURE RATINGS, THICKNESS CLASS, WEIGHT OF PIPE WITHOUT LINING, LENGTH, AND MANUFACTURER.
- 14. ALL JOINTING MATERIALS FOR MECHANICAL JOINTS SHALL BE PROVIDED BY THE PIPE AND FITTING MANUFACTURER. MATERIAL ASSEMBLY AND BOLTING SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REVISION OF ANSI SPECIFICATION A21.11 (AWWA C111).
- 15. PIPE USING ROLL-ON OR SLIP JOINTS SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REVISION OF ANSI SPECIFICATION A21.11 (AWWA C111). ALL JOINT MATERIAL SHALL BE PROVIDED BY THE PIPE MANUFACTURER, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICE.
- 16. ALL EXISTING WATER MAINS AND SERVICE LINES SHALL BE KEPT IN OPERATION DURING CONSTRUCTION. WHERE DISRUPTION CANNOT BE AVOIDED. INTERRUPTION OF WATER SERVICE DURING CONSTRUCTION SHALL BE MINIMIZED.
- 17. ALL WATER LINES AND APPURTENANCES SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER BEFORE BEING LOWERED INTO THE TRENCH AND SHALL BE KEPT CLEAN DURING LAYING OPERATIONS BY MEANS OF PLUGS OR OTHER APPROVED METHODS. ALL PIPES SHALL BE CHECKED FOR DEFECTS BEFORE BEING LOWERED INTO THE TRENCH. DEFECTIVE PIPE SHALL NOT BE USED. PIPE FOUND TO BE DEFECTIVE, AFTER INSTALLATION, SHALL BE REMOVED WITH SOUND PIPE AT THE EXPENSE OF THE CONTRACTOR. THE FULL LENGTH OF EACH SECTION SHALL REST SOLIDLY UPON THE PIPE BED, WITH RECESS EXCAVATED TO ACCOMMODATE THE BELLS AND JOINTS. ANY PIPE THAT HAS THE GRADE OR JOINT DISTURBED AFTER LAYING SHALL BE TAKEN UP AND RE—LAID. THE PIPE SHALL NOT BE LAID IN WATER, OR WHEN TRENCH OR WEATHER CONDITIONS ARE UNSUITABLE FOR THE WORK. ALL JOINTS SHALL BE CLEANED OF ALL MATTER OF EVERY DESCRIPTION BEFORE MAKING THE JOINT.
- 18. UNDERGROUND SYSTEM SHALL BE THOROUGHLY FLUSHED UNDER HYDROSTATIC PRESSURE IN ACCORDANCE WITH AWWA STANDARD C605 FOR PVC PIPE, AND IN ACCORDANCE WITH AWWA STANDARD C600 FOR OTHER PIPE MATERIALS. THIS PRESSURE SHALL BE NO LESS THAN 200 PSI AND SHALL BE MAINTAINED FOR TWO HOURS, OR AS REQUIRED BY THE APPROPRIATE AWWA STANDARD.
- 19. THE LEAKAGE IN THE UNDERGROUND LINES SHALL NOT EXCEED THE LIMITS AS SPECIFIED BY THE APPROPRIATE AWWA STANDARD. IF SUCH LEAKAGE OCCURS AT ANY JOINTS, REPAIRS SHALL BE MEASURED AT THE SPECIFIED PRESSURE BY PUMPING FROM A CALIBRATED CONTAINER.

### STORM DRAINAGE SPECIFICATIONS:

- SUBCONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA SHEETS FOR ALL PIPE AND FITTINGS TO BE USED ON THE PROJECT. SUBCONTRACTOR SHALL SUBMIT FABRICATION DRAWINGS, SHOWING ALL INVERT ELEVATIONS, GRATE AND WEIR ELEVATIONS, WEIR AND ORIFICE DIMENSIONS, AND SIZE OF PIPE OPENINGS. STRUCTURES SHALL NOT BE ORDERED UNTIL FABRICATION DRAWINGS HAVE BEEN APPROVED BY THE ENGINEER.
- REINFORCED CONCRETE PIPE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM DESIGNATION C76, CLASS III. JOINTS SHALL BE PROVIDED WITH O-RING GASKETS, AND SHALL BE WATERTIGHT.
- . PVC PIPE AND FITTINGS SHALL HAVE A SMOOTH INTERIOR WALL AND SHALL CONFORM WITH ASTM D3034. ALL PVC PIPE SHALL HAVE BELL AND SPIGOT ENDS, AND BE JOINED WITH A GASKET JOINT. ALL JOINTS SHALL BE WATERTIGHT.
- 4. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL HAVE A SMOOTH INTERIOR WALL AND SHALL CONFORM TO ASTM D3350. ALL HDPE PIPE SHALL HAVE BELL AND SPIGOT ENDS, AND BE JOINTED WITH A GASKET JOINT. ALL JOINTS SHALL BE WATERTIGHT. SOIL—TIGHT JOINTS WITH BANDED COUPLINGS ARE NOT ACCEPTABLE, UNLESS COMPLETELY WRAPPED IN GEOTEXTILE FABRIC TO CREATE A WATERTIGHT JOINT.
- 5. PIPE SHALL BE INSTALLED ACCURATELY TO THE GRADES AND ALIGNMENT SHOWN ON THE DRAWINGS. LAY PIPE WITH BELL ENDS UPSTREAM AND ADJUST SPIGOTS IN BELLS TO PROVIDE UNIFORM SPACE ALL AROUND. MAKE ALL JOINTS WATERTIGHT.
- 6. PRIOR TO DEMOBILIZING, SUBCONTRACTOR SHALL INSPECT ALL STRUCTURES, AND REMOVE ALL ACCUMULATED SEDIMENT OR TRASH FROM WITHIN STRUCTURES. SUBCONTRACTOR SHALL ENSURE THAT ALL PIPE OUTLETS ARE CLEAR AND FREE—FLOWING. ALL PIPE OUTLETS SHALL BE INSPECTED FOR EROSION, AND PROPERLY STABILIZED, PRIOR TO FINAL ACCEPTANCE OF THE SUBCONTRACTOR'S WORK BY THE CONTRACTOR.

### **EROSION AND SEDIMENT CONTROL SPECIFICATIONS:**

- THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION
- 2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- 3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL
- 4. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE SITE-WORK SUBCONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- 5. THE SITE—WORK SUBCONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- 6. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- 7. DURING DE-WATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- 8. THE SITE-WORK SUBCONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- THE SITE-WORK SUBCONTRACTOR WILL BE REQUIRED TO INCORPORATE ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME DURING CONSTRUCTION. THE EROSION CONTROL MEASURE DETAILED HEREIN SHALL BE CONTINUED UNTIL THE PERMANENT DRAINAGE FACILITIES HAVE BEEN CONSTRUCTED AND UNTIL ALL DISTURBED AREAS HAVE BEEN REESTABLISHED SO AS TO ESTABLISH AN EFFECTIVE EROSION DETERRENT. ALL COLLECTED SEDIMENT REMOVED FROM IMPOUNDMENT AREAS SHALL BE EVENLY DISTRIBUTED AND PERMANENTLY ESTABLISHED.
- 10. TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE REQUIREMENTS.
- 11. SITE—WORK SUBCONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT IN DETENTION PONDS AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- 12. ALL DISTURBED AREAS OUTSIDE OF EXISTING AND PROPOSED PAVEMENT SHALL RECEIVE TEMPORARY AND PERMANENT SEEDING IN ACCORDANCE WITH LOCAL REGULATIONS.
- 13. PROVIDE SILT INLET PROTECTION AT ALL PROPOSED INLETS SHOWN ON THESE PLANS, USING A SILT SACK INSERT SUPPORTED BY THE INLET GRATE, OR AN APPROVED ALTERNATIVE FILTRATION DEVICE.
- 14. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE AS DETAILED HEREIN, AT THE LOCATION OF THE PERMANENT DRIVEWAY.

### EARTHWORK SPECIFICATIONS:

- 1. THE <u>REPORT OF PRELIMINARY GEOTECHNICAL EXPLORATION & ENGINEERING EVALUATION, PROPOSED NARDUCCI</u>
  <u>DENTAL WAREHOUSE</u>, PREPARED BY AGES OF JAX, JOB NO. J19348, REPORT NO. 001, DATED JULY 13, 2020,
  SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS AS IF FULLY REPEATED HEREIN. CONTRACTOR
  SHALL REVIEW THIS REPORT FOR FULL EARTHWORK SPECIFICATIONS AND RECOMMENDATIONS.
- 2. A MOISTURE DENSITY RELATIONSHIP DETERMINATION TEST SHALL BE OBTAINED FOR EACH TYPE OF FILL MATERIAL USED, IN ACCORDANCE WITH ASTM STANDARDS.
- 3. IN-PLACE DENSITY TESTS ARE REQUIRED FOR ALL STRIPPED OR CUT SUB-GRADE AREAS THAT ARE SPECIFIED TO BE COMPACTED, FOR FOR EACH LAYER OF FILL. A MINIMUM OF TWO TESTS OR ONE TEST FOR EVERY 10,000 SF ARE REQUIRED FOR BOTH THE BUILDING AND PAVEMENT AREAS, OR AS REQUIRED BY THE GEOTECHNICAL REPORT. RE-TESTS WILL BE REQUIRED IN RE-COMPACTED AREAS.
- 4. TAKE RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY UTILITY LINES OR SERVICES DAMAGED DURING THE COURSE OF THIS WORK.
- 5. TAKE RESPONSIBILITY FOR FURNISHING, PLACING, AND MAINTAINING ALL SUPPORT, SHORING, AND SHEET PILING WHICH MAY BE REQUIRED FOR THE PROTECTION OF SITE PERSONNEL AND ADJACENT EXISTING IMPROVEMENTS.
- 6. MAINTAIN ALL BENCHMARKS, MONUMENTS, AND OTHER REFERENCE POINTS FURNISHED BY OTHERS, AND REPLACE ANY THAT ARE DISTURBED OR DESTROYED DURING THE COURSE OF THIS WORK.
- 7. DO NOT DAMAGE ANY TREES NOT INDICATED FOR REMOVAL. PROTECT TREES NEAR THIS WORK SO AS TO PREVENT DAMAGE TO THE BRANCHES, BARK, AND SOIL AROUND THE ROOT SYSTEM. PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS.
- 8. REMOVE AND DISPOSE OF ALL TREES, BRUSH, VEGETATION, DEBRIS, AND ANY OTHER ORGANIC OR WASTE MATERIAL FROM ALL AREAS DESIGNATED TO BE CLEARED. REMOVE ALL MATERIAL TO ITS FULL DEPTH OR EXTENT UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER. IF PERMITTED BY LOCAL AUTHORITIES, ON SITE BURNING WILL BE ALLOWED.
- 9. STAGE CLEARING AND SEEDING SO THAT NO AREAS ARE LEFT DEFOLIATED FOR MORE THAN 30 DAYS, OR AS ALLOWED BY LOCAL AND STATE CODES, PRIOR TO BEGINNING FINAL CONSTRUCTION OR PAVING, UNLESS OTHERWISE AUTHORIZED.
- 10. WHERE EXISTING PAVEMENT IS ENCOUNTERED ON THE SITE, IT MAY BE RETAINED IN CERTAIN AREAS AT THE DISCRETION OF THE ENGINEER. RETAINING THIS MATERIAL WILL ONLY BE PERMITTED WHEN THE MATERIAL IS PROPERLY PULVERIZED AND THOROUGHLY RE—COMPACTED TO THE SATISFACTION OF THE ENGINEER. RETAINING EXISTING PAVING MATERIAL WILL NOT BE PERMITTED IN AREAS TO BE LANDSCAPED OR GRASSED.
- 11. STRIP ALL TOPSOIL FROM THE BUILDING AND PAVEMENT AREAS. ALL EXCESS STRIPPED MATERIAL SHALL BE HAULED OFF SITE.
- 12. DO NOT INCLUDE CLAY, STONES LARGER THAN 3/4 INCHES IN DIAMETER, WEEDS, ROOTS, RUBBISH, OR ANY OTHER FOREIGN MATTER IN THE TOPSOIL MATERIAL TO BE USED IN THE ON SITE LANDSCAPE AREAS.
- 13. PROOF-ROLL STRIPPED OR CUT SUB-GRADE IN BUILDING AND PAVEMENT AREAS PRIOR TO COMPACTION OF EXISTING SUB-GRADE, OR PLACEMENT OF FILL, USING A LOADED DUMP TRUCK OR OTHER HEAVY, LARGE-TIRE VEHICLE. DETERMINE ZONES OF LOOSE, WET, OR SOFT ORGANIC MATERIAL. IF A PUMPING CONDITION OCCURS, IMMEDIATELY STOP PROOF-ROLLING OPERATIONS TO AVOID FURTHER SUBSURFACE DISTURBANCE. PROOF-ROLLING SHALL BE PERFORMED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER IN ORDER TO AID IN EVALUATING UNSTABLE SUB-GRADE AREAS.
- 14. WHERE SOFT MATERIALS OR ORGANIC SOILS OCCUR AT SUB-GRADE ELEVATIONS BENEATH THE BUILDING OR PAVEMENT, NOTIFY THE ENGINEER WITH AN ESTIMATE OF THE AMOUNT OF UNSUITABLE MATERIAL, AND THE COST FOR UNDERCUTTING AND REPLACEMENT FILL. ENGINEER SHALL OBTAIN OWNER'S AUTHORIZATION OF UNDERCUTTING AND REPLACEMENT FILL COSTS PRIOR TO SITE-WORK CONTRACTOR PROCEEDING WITH ANY UNDERCUTTING OF UNSUITABLE MATERIAL. FOLLOWING OWNER AUTHORIZATION, EXCAVATE DOWN TO SUITABLE SUB-GRADE, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, AND BACKFILL WITH STRUCTURAL FILL. PLACE AND COMPACT STRUCTURAL FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 15. GRADE AREAS TO RECEIVE TOPSOIL TO ALLOW FOR SUCH MATERIAL. LEAVE FINISHED SURFACES AND SURFACES TO RECEIVE PAVING SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE.
- 16. SURFACES SHALL NOT VARY FROM THE DESIGN GRADES BY MORE THAN 0.05 FEET UNDER PAVING AND CONCRETE SLABS, AND BY NOT MORE THAN 0.10 FEET UNDER OTHER FINISHED SURFACES.
- 17. PLACE FILL AND BACKFILL IN SUCCESSIVE LAYERS NOT TO EXCEED THE MAXIMUM LIFT THICKNESS' LISTED IN THE GEOTECHNICAL REPORT. COMPACT EACH LAYER TO THE MINIMUM RELATIVE DENSITIES SPECIFIED IN THE GEOTECHNICAL REPORT ARE ACHIEVED. RE—COMPACT AREAS WHICH FAIL TO MEET THE COMPACTION REQUIREMENTS UNTIL PASSING RESULTS ARE ACHIEVED.
- 18. COMPACT AND STABILIZE THE PAVEMENT SUB-GRADES TO THE DEPTH SPECIFIED IN THE GEOTECHNICAL REPORT, MEETING THE MINIMUM LIMEROCK BEARING RATIOS SPECIFIED THEREIN.
- 19. DURING ALL SITE CLEARING AND GRADING OPERATIONS, PROVIDE PROPER TEMPORARY DRAINAGE, COMPLETE WITH REQUIRED TRENCHING AND PUMPING EQUIPMENT, TO ADEQUATELY DISPENSE SURFACE AND/OR SUBSURFACE WATER, AND TO ENSURE THAT THE SITE IS KEPT IN AN ACCESSIBLE AND WORKABLE CONDITION AT ALL TIMES. PROVIDE DE—WATERING AS NECESSARY TO MAINTAIN A SEPARATION OF AT LEAST TWO FEET BETWEEN THE GROUNDWATER AND ALL COMPACTION SURFACES. PERFORM TEMPORARY DRAINAGE WORK IN CONFORMANCE WITH ALL GOVERNING REGULATIONS, INCLUDING PROTECTIVE MEASURES SUCH AS SILT SCREENS, HAY BALES, SETTLING PONDS, AND SIMILAR DEVICES AS REQUIRED BY SUCH REGULATIONS. AT THE CONCLUSION OF THE PROJECT, PRIOR TO SPREADING THE TOPSOIL, RESTORE ALL AREAS USED FOR TEMPORARY DRAINAGE TO THE GRADES AND ELEVATIONS SHOWN ON THE DRAWINGS.
- 20. COMPACT THE BUILDING AREA, PAVING AREA, AND AN AREA FIVE FEET BEYOND THE EDGE OF ALL BUILDING AND PAVING LINES, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DO NOT USE HEAVY VIBRATORY EQUIPMENT WITHIN 60 FEET OF EXISTING BUILDINGS.
- 21. ALL FILL AND BACKFILL MATERIAL, WHETHER FROM ON SITE OR IMPORTED, MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING IT ON THE SITE. IMPORT FILL SHALL CONSIST OF A GRANULAR MATERIAL FREE OF CLAY, SILT, OR ORGANIC MATERIAL, AND SHALL MEET THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT. IMPORT FILL SHALL BE FREE OF MATERIAL THAT WOULD DEEM THE FILL HAZARDOUS, AS DEFINED BY THE STANDARDS OF THE ENVIRONMENTAL AUTHORITIES HAVING JURISDICTION.
- 22. MINIMIZE THE TRANSMISSION OF DIRT OR DEBRIS BY EQUIPMENT OR PERSONNEL TO ANY PROPERTY, PUBLIC OR PRIVATE, OUTSIDE THE PROJECT SITE. IMMEDIATELY REMOVE ANY SUCH DEBRIS OR DIRT TRANSMITTED.
- 23. WORK SPECIFIED HEREIN SHALL BE SUBJECT TO INSPECTION AND TESTING BY AN INDEPENDENT TESTING

LABORATORY SELECTED BY THE GENERAL CONTRACTOR.

- 24. FOOTING BEARING SOILS SHALL BE DENSITY TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. IN THE ABSENCE OF ANY SUCH RECOMMENDATIONS, ONE DENSITY TEST IS REQUIRED IN THE BOTTOM OF 25 PERCENT OF THE ISOLATED FOOTINGS AND AT 100-FOOT INTERVALS IN THE CONTINUOUS FOOTINGS.
- 25. MAKE EXCAVATIONS TO THE DIMENSION AND ELEVATION INDICATED ON THE DRAWINGS. EXTRA PAYMENT WILL NOT BE MADE FOR EXCAVATIONS CARRIED BELOW INDICATED GRADES. WHERE UNAUTHORIZED EXCAVATIONS ARE MADE BELOW INDICATED ELEVATIONS UNDER SLABS, RESTORE TO PROPER ELEVATION AS SPECIFIED FOR COMPACTED BACKFILLING. IF UNDER FOOTINGS, PAY FOR THE COST OF THE EXTRA CONCRETE REQUIRED FOR THE EXTRA WALL OR FOOTING DEPTH.
- 26. CONCRETE MAY BE CAST AGAINST VERTICAL EXCAVATED SURFACES PROVIDED THE MATERIAL WILL STAND WITHOUT CAVING. THEREFORE, TAKE CARE TO MAINTAIN THE CROSS SECTION AS SHOWN ON THE DRAWINGS. ALLOW SUFFICIENT WIDTH WHEN EXCAVATING FOR FORMED CONCRETE TO ALLOW FOR CONSTRUCTION AND REMOVAL OF FORMS. ALLOW SUFFICIENT WIDTH WHEN EXCAVATING FOR BELOW—GRADE WALLS TO ALLOW FOR APPLICATION OF WATERPROOFING AND DRAINAGE MATERIALS AS SPECIFIED AND SHOWN ON THE DRAWINGS.
- 27. DEPOSIT EXCESS EXCAVATED MATERIAL AND MATERIAL DETERMINED UNSUITABLE FOR USE AS FILL OR TOPSOIL OFF SITE, OR AS DIRECTED BY THE GENERAL CONTRACTOR.
- 28. WHERE SOFT, ORGANIC, OR WET MATERIALS ARE PRESENT IN THE BOTTOM OF FOOTING OR UTILITY EXCAVATIONS, NOTIFY THE ENGINEER. FOLLOWING OWNER AUTHORIZATION OF UNDERCUTTING FOOTING OR UTILITY TRENCH SUB-GRADE, EXTEND THE EXCAVATE DEEPER TO SUITABLE SOILS. THE FOOTING MAY BEAR DIRECTLY ON THESE SOILS AT THE LOWER LEVEL OR ON LEAN CONCRETE BACKFILL PLACED IN THE EXCAVATIONS. AS AN ALTERNATIVE, FOOTINGS MAY ALSO BEAR ON PROPERLY COMPACTED BACKFILL EXTENDING DOWN TO THE SUITABLE SOILS. OVER-EXCAVATION FOR COMPACTED BACKFILL PLACEMENT BELOW FOOTINGS SHALL EXTEND LATERALLY BEYOND ALL EDGES OF THE FOOTINGS AT LEAST EIGHT INCHES PER FOOT OF OVER-EXCAVATION DEPTH BELOW FOOTING BASE FLEVATION.
- 29. DO NOT PLACE BACKFILL AROUND, AGAINST, OR UPON ANY CONCRETE OR MASONRY STRUCTURE UNTIL STRUCTURE HAS OBTAINED SUFFICIENT STRENGTH TO WITHSTAND THE LOADS IMPOSED, AS DETERMINED BY THE ENGINEER, OR WHEN PROPERLY BRACED OR SHORED.

### PADS, SIDEWALKS, CURBS, RAMPS, AND BUMPER SPECIFICATIONS:

- 1. FINE GRADE THE AREA TO BE IMPROVED TO WITHIN PLUS OR MINUS 0.05 FEET OF THE DESIGNED SUB-GRADE ELEVATIONS, AND REMOVE ALL EXCESS MATERIAL FROM THE SITE. CONSTRUCT THE SUB-GRADE TRUE TO GRADE, HARD, UNIFORM, AND SMOOTH, USING METHODS AND EQUIPMENT AS REQUIRED. FINAL COMPACTION SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. PROPERLY MOISTURIZE DRY SUB-GRADES WITH WATER PRIOR TO PLACING THE CONCRETE.
- 2. SURFACES SHALL BE CLEAN AND DRY BEFORE RECEIVING PAINT. METAL SURFACES SHALL BE FREE OF HEAVY
- 3. PLACE THE CONCRETE ON MOIST SUB-GRADE FOR THE FULL DEPTH CALLED FOR ON THE PLANS. USE MECHANICAL VIBRATING EQUIPMENT FOR CONSOLIDATION TO ELIMINATE AIR BUBBLES OR STONE POCKETS.
- 4. BRING CONCRETE TO REQUIRED CROSS SECTION BY MEANS OF SCREEDS, FORMS, OR TEMPLATES AS APPROPRIATE. FINISH CONCRETE BY FLOATING AND TROWELING UNTIL SURFACE IS DENSE AND SMOOTH, TRUE TO CROSS SECTION

AND GRADE, AND FREE FROM HUMPS OF DEPRESSIONS.

- 5. PROVIDE THE FINAL FINISH BY LIGHTLY BROOMING THE SURFACE IMMEDIATELY BEFORE THE CONCRETE TAKES ITS FINAL SET AS DIRECTED.
- 6. SURFACE OF ALL HANDICAPPED ACCESSIBLE ROUTES INCLUDING WALKS, RAMPS, AND CURB RAMPS, SHALL BE FINISHED STABLE, FIRM, AND SLIP RESISTANT. TRANSITIONS FROM RAMPS AND CURB RAMPS, LANDINGS, WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
- 7. CUT THE CAST—IN—PLACE CONCRETE INTO SECTIONS BY EXPANSION, CONSTRUCTION, OR CONTROL JOINTS, AS SHOWN ON THE DRAWINGS. PROVIDE EXPANSION JOINTS IN CURBS NO MORE THAT 50 FEET APART AND LOCATE CONTROL OR CONSTRUCTION JOINTS AT 10—FOOT INTERVALS.
- 8. AS SOON AS FINISHING HAS BEEN COMPLETED, COVER THE CONCRETE WITH A CURING COMPOUND. APPLY THE CURING COMPOUND UNIFORMLY AT THE RATE RECOMMENDED BY THE MANUFACTURER. DO NOT ALLOW TRAFFIC ON THE SURFACE FOR A PERIOD OF 72 HOURS.

### **GENERAL UTILITY NOTES:**

- 1. EXISTING UTILITY LOCATIONS HAVE BEEN APPROXIMATED FROM THE AS-BUILT RECORDS PROVIDED BY THE LOCAL UTILITY AUTHORITY, AND HAVE NOT BEEN INDEPENDENTLY EVALUATED OR VERIFIED. THEREFORE, SHAYCORE ASSUMES NO RESPONSIBILITY FOR THE INACCURACY OF ANY UTILITY LOCATION OR SERVICE CONNECTION PORTRAYED ON THESE PLANS.
- 2. IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF UTILITIES, AND THE SUITABILITY AND ACCURACY FOR A PARTICULAR USE OF THE UTILITY INFORMATION CONTAINED IN THESE DRAWINGS. CONTRACTORS SHALL FIELD VERIFY ALL DEPICTED UTILITY CONDITIONS PRIOR TO ANY CONSTRUCTION, TO ENSURE CONNECTION AVAILABILITY.
- 3. PROVIDE HORIZONTAL SEPARATION BETWEEN UTILITIES AND TREES TO PROTECT BOTH THE UTILITIES AND THE TREES.
- 4. WATER AND SEWER LINES SHALL BE CONSTRUCTED TO WITHIN FIVE FEET OF THE OUTSIDE FACE OF THE BUILDING, AND IN THE CASE OF FIRE RISERS, THE FIRE MAIN SHALL BE CONSTRUCTED INTO THE BUILDING AND TERMINATING AT A FLANGE LOCATED 12 INCHES ABOVE FINISHED FLOOR ELEVATION.
- 5. THE CONTRACTOR SHALL GUARANTEE THE WORK INCLUDED IN THIS SECTION FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

### ON-SITE SEWER SPECIFICATIONS:

- 1. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION D-2729 AND ASTM SPECIFICATION D-3034, AS APPLICABLE. SOLVENT JOINT CEMENT SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D-2564.
- 2. MACHINE EXCAVATION SHALL BE TO A DEPTH OF 1/3 OF EACH PIPE. EACH SECTION OF PIPE SHALL BE INSPECTED FOR DEFECTS PRIOR TO BEING LOWERED INTO THE TRENCH.
- 3. THE INSIDE OF EACH BELL AND THE OUTSIDE OF EACH SPIGOT SHALL BE THOROUGHLY CLEANED OF ALL MATTER OF EVERY DESCRIPTION PRIOR TO LOWERING PIPE INTO THE TRENCH AND PRIOR TO MAKING THE JOINT. ALL SEWER LINES SHALL BE CONSTRUCTED WITH THE SPIGOT ENDS POINTING IN THE DIRECTION OF FLOW. BOTH THE BELL AND THE SPIGOT OF EACH JOINT SHALL BE LUBRICATED WITH THE LUBRICANT ADHESIVE RECOMMENDED BY THE PIPE MANUFACTURER. ALL SEWER LINES SHALL BE CLEANED OF ALL FOREIGN MATTER AS CONSTRUCTION PROGRESSES, AND SHALL BE LEFT IN A CLEAN CONDITION UPON COMPLETION OF ALL CONSTRUCTION OPERATIONS.
- 4. EACH SECTION OF THE COMPLETED SEWER SYSTEM SHALL BE INSPECTED FOR PROPER ALIGNMENT. ANY SECTION OF THE SEWER SYSTEM THAT DOES NOT DISPLAY TRUE, CONCENTRIC ALIGNMENT SHALL BE RE-LAID AT NO ADDITIONAL EXPENSE.
- 5. EACH SECTION OF THE COMPLETED SEWER MAIN SYSTEM SHALL BE TESTED FOR INFILTRATION. INFILTRATION SHALL NOT EXCEED 200 GALLONS PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS. UNSATISFACTORY SECTIONS SHALL BE REPAIRED OR REBUILT AS DIRECTED AT THE EXPENSE OF THE CONTRACTOR.
- FOLLOWING INSTALLATION AND TESTING, THE SEWER MAIN SHALL BE PRESSURE FLUSHED. FLUSHING CERTIFICATION AND RESULTS OF THE PRESSURE TESTS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO REQUEST FOR FINAL PAYMENT.

11235 ST. JOHNS INDUSTRIAL PARKWAY
JACKSONVILLE, FLORIDA 32.

N COVE STORAGE OFFIC PROPOSED WAREHOUSE

CIVIL NOTES AND SPECS

JOB NO. 20ENGO10

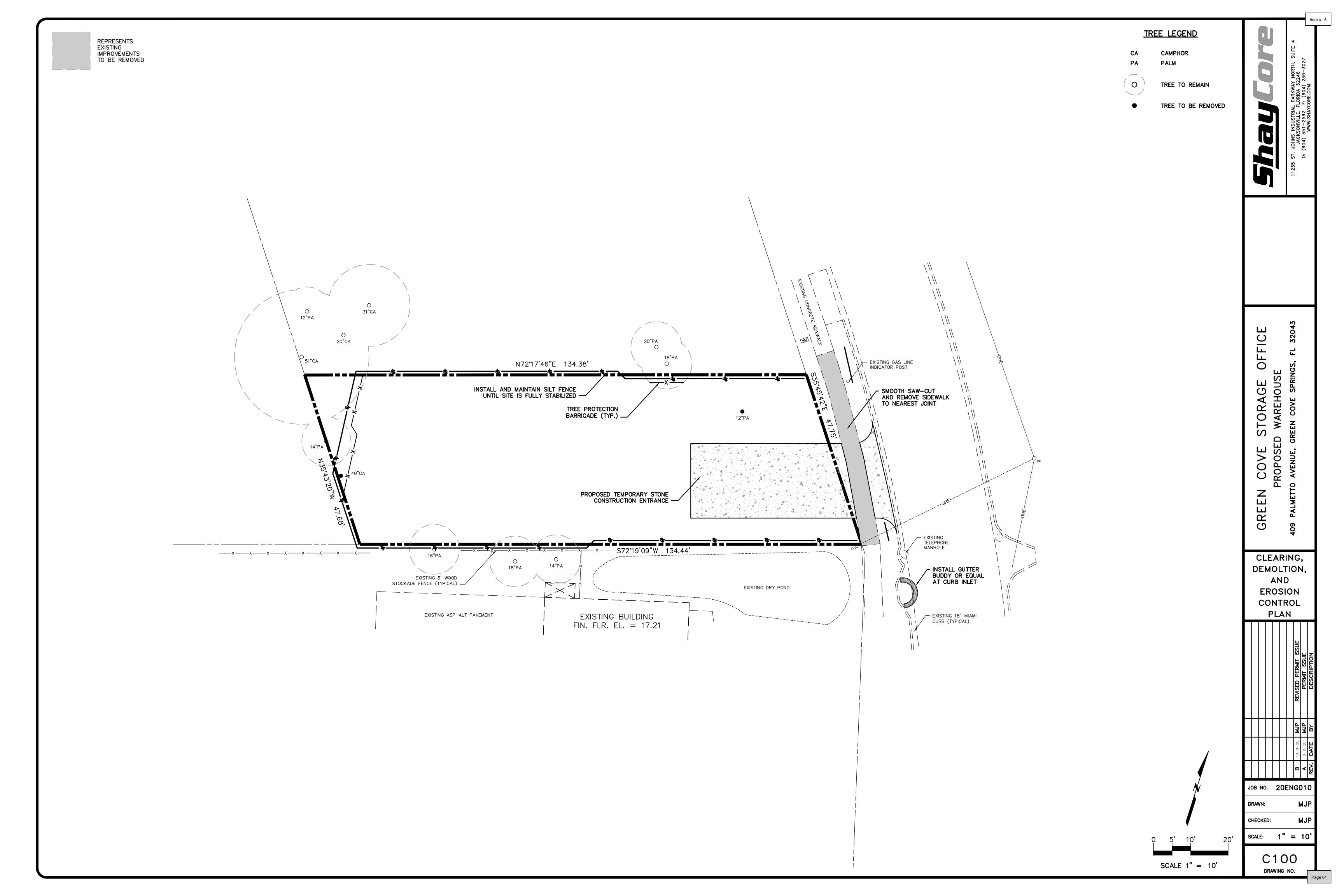
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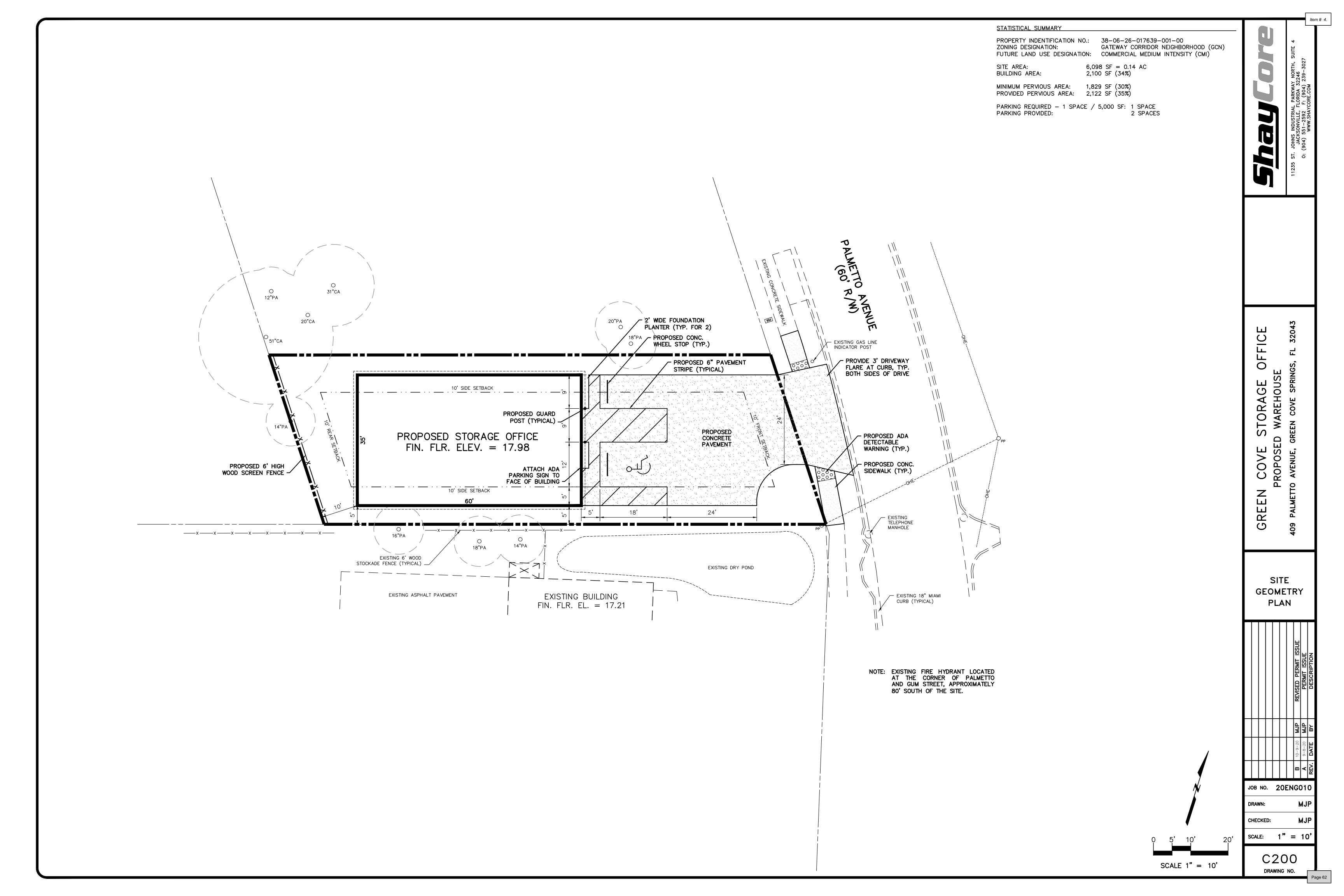
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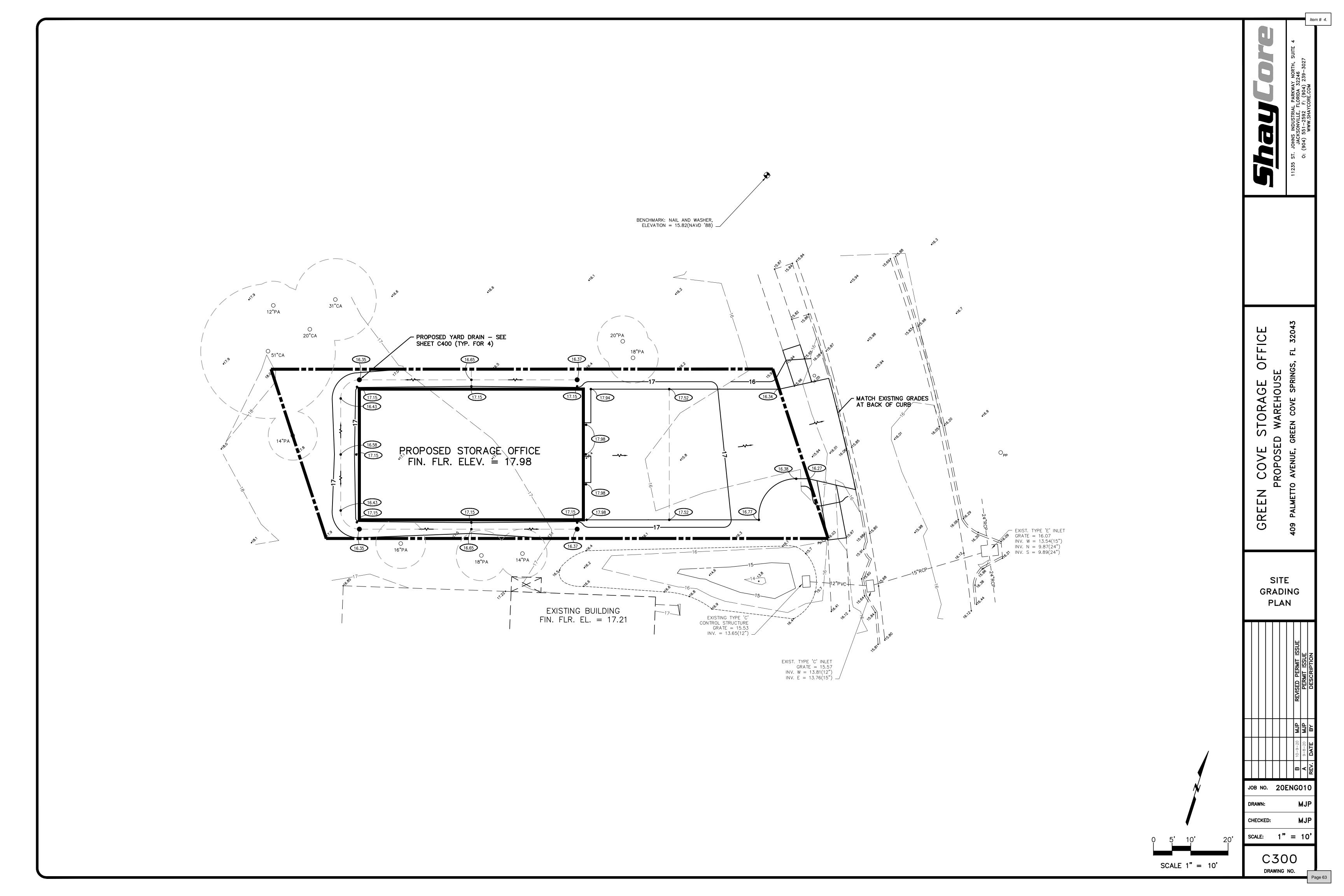
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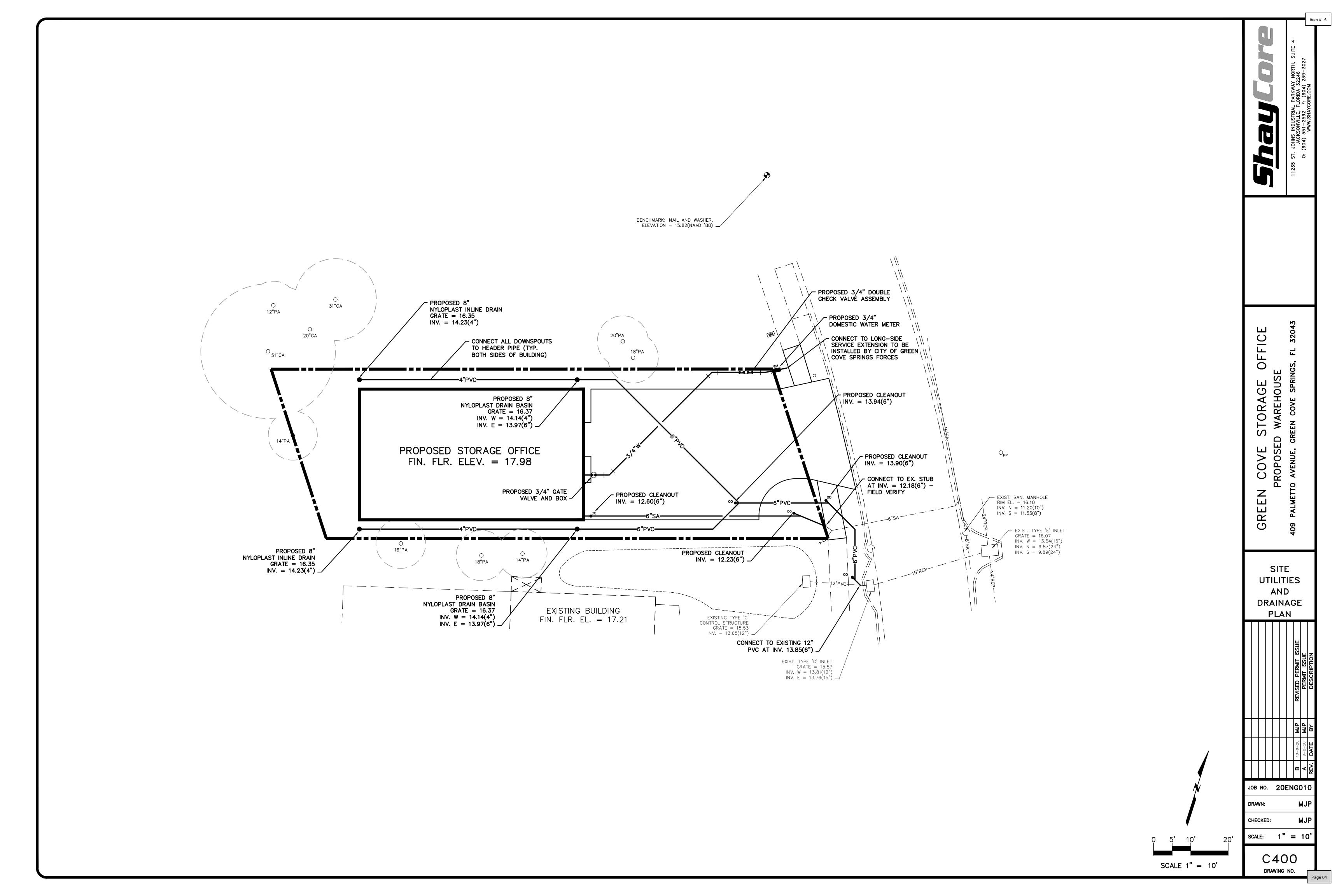
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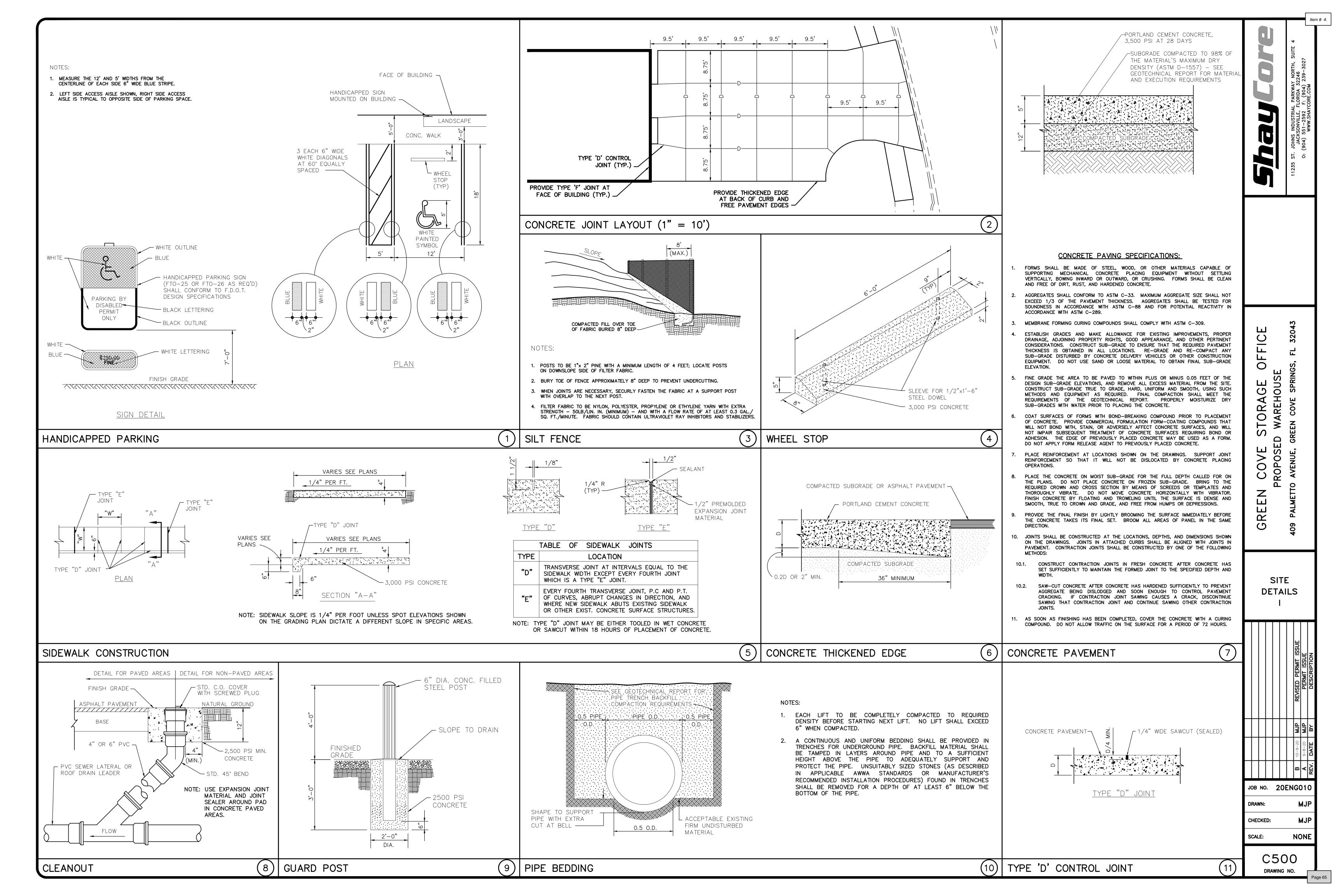
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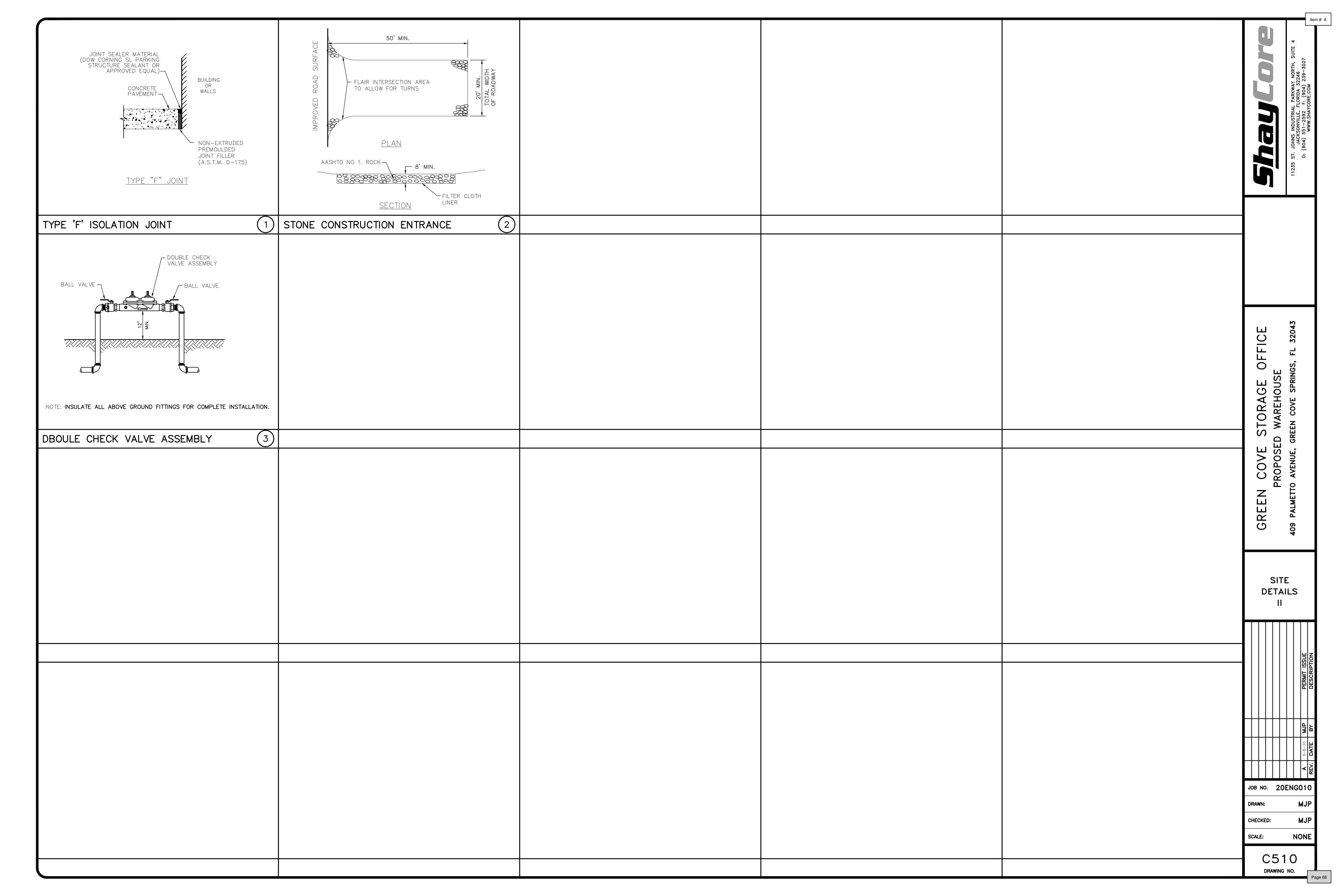


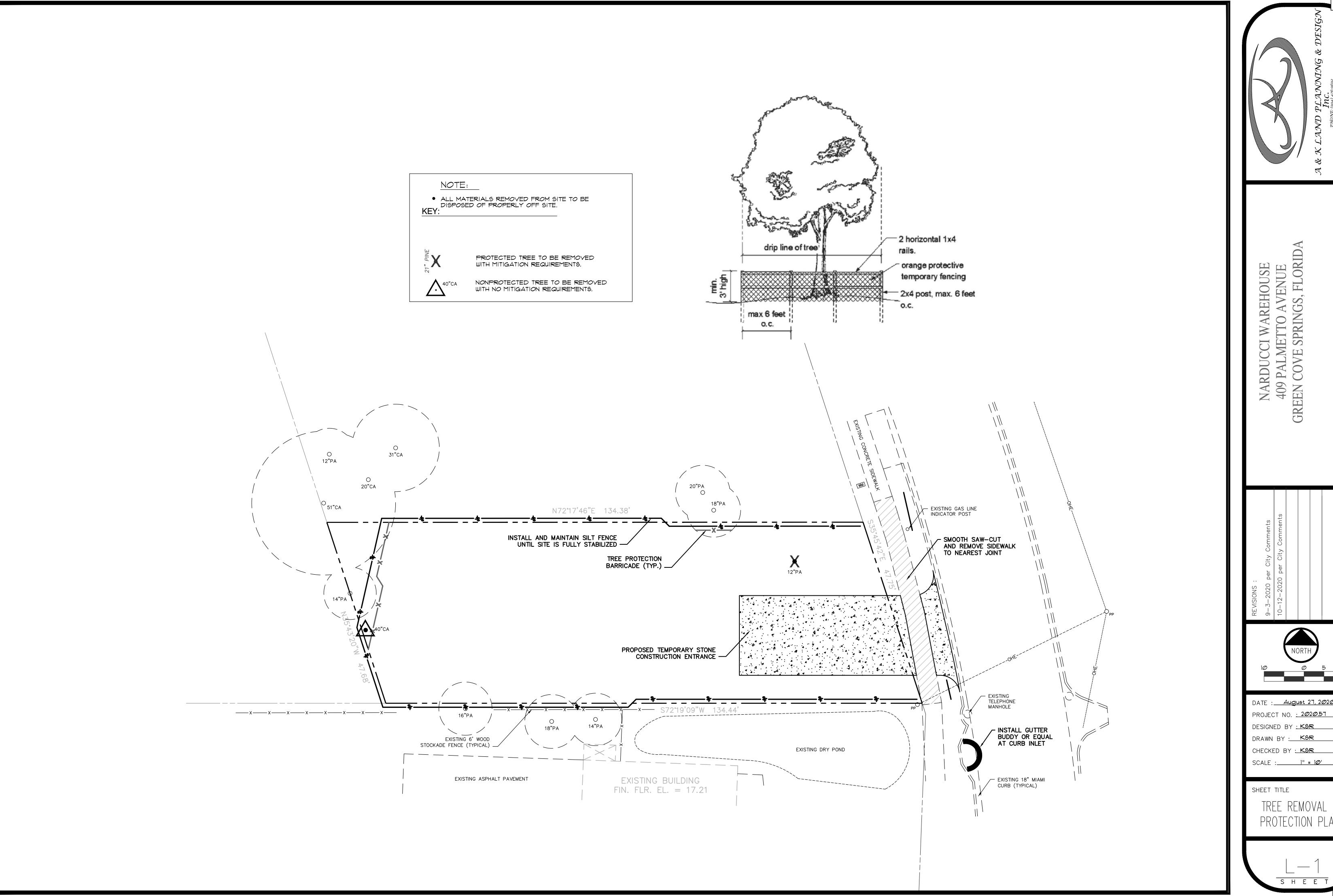


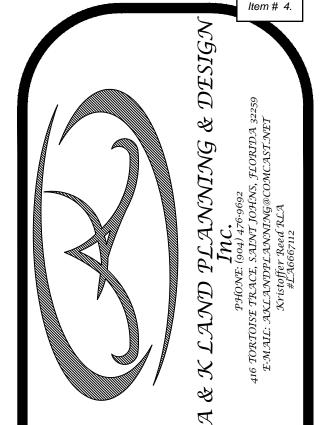


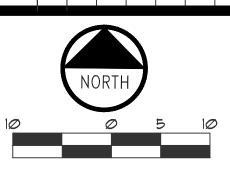




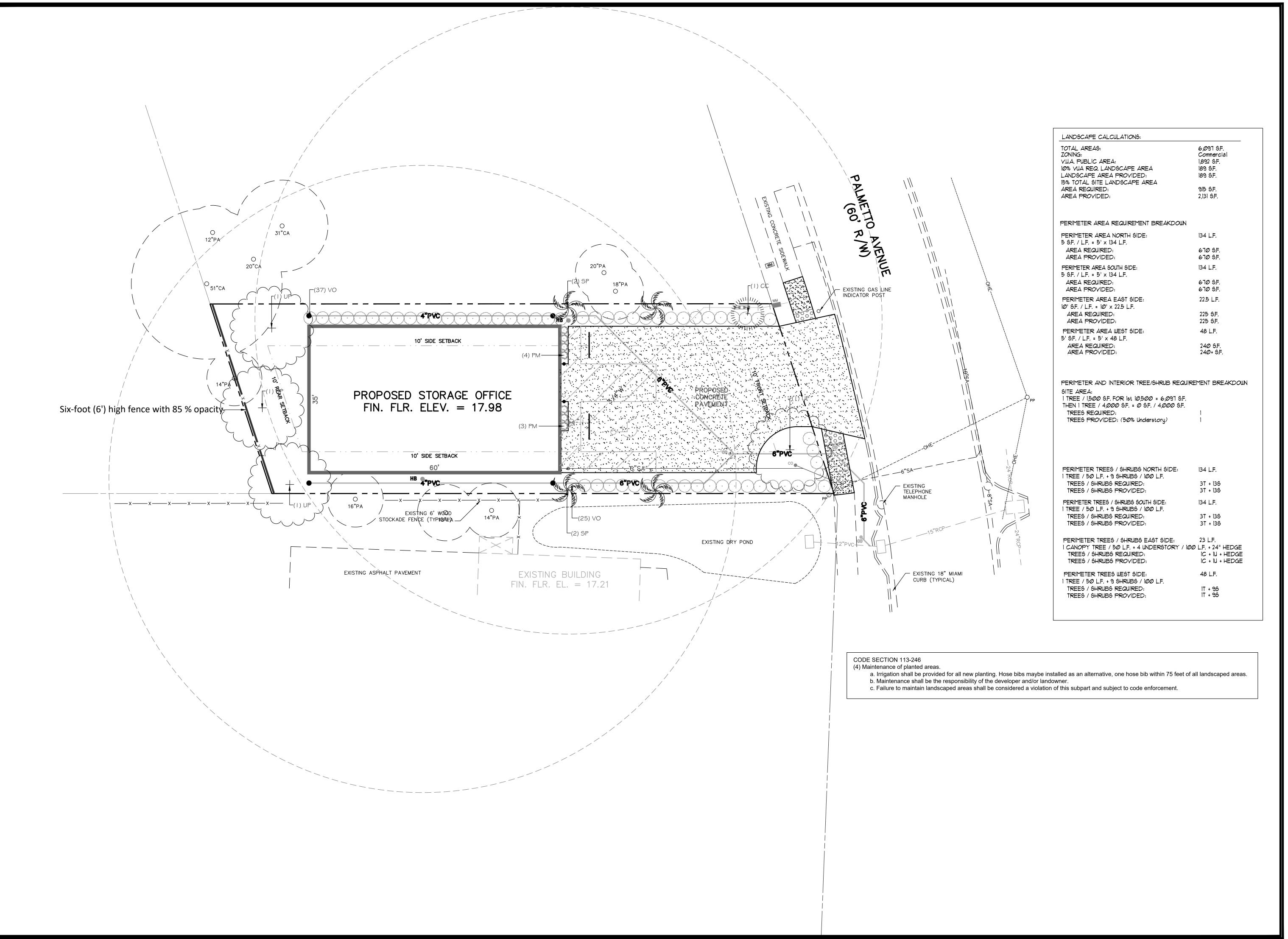


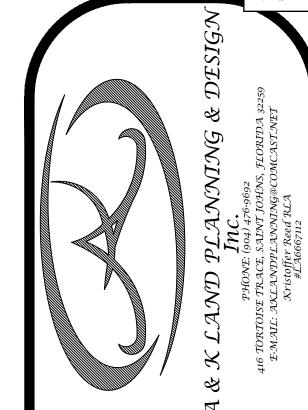




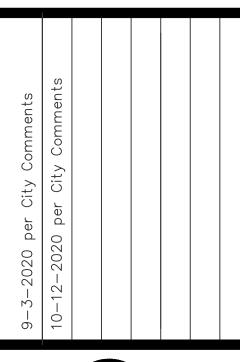


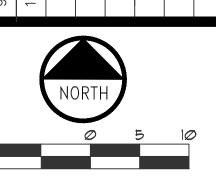
DATE : <u>August 27, 2020</u>





NARDUCCI WAREHOUSE 409 PALMETTO AVENUE GREEN COVE SPRINGS, FLORIDA





DATE: August 27, 2020

PROJECT NO.: 2020.57

DESIGNED BY: KSR

DRAWN BY: KSR

CHECKED BY: KSR

SHEET TITLE

LANDSCAPE /
IRRIGATION PLAN

<u>L-2</u>

. ..

### General Notes and Specifications

- 1. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
- 2. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative
- All plants must be healthy, vigorous material, free of pests and disease.
   All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
- 5. All plant material must be approved by the Landscape Architect before the plant material is installed.

must provide written proof of authorization for any changes.

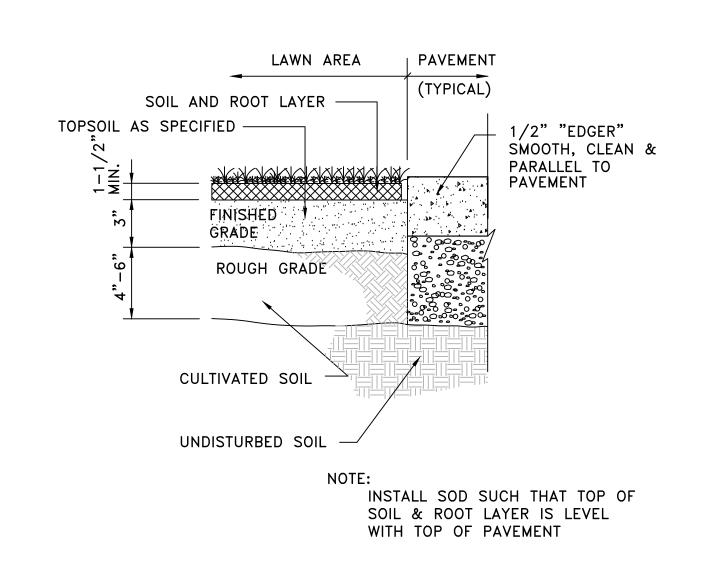
- 6. Any changes to the plant material (size, type, etc..), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor
- 7. All plants to be field grown or container grown as indicated on plant list.

  Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or,in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
- 8. All plants shall be triangular spaced.
- 9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
- 10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
- 11. All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
- 12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
- 13. The planting shall be done in accordance with acceptable horticultural practices.

  This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
- 14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
- 15. All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
- 16. All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
   17. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant
- material.

  18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re—grading or inspection, and such evidence will be the basis for requesting replacement of
- plants and for legal or other action according to law, should this become necessary.

  19. All planting beds to be treated with pre—emergent weed control prior to planting.
- 20. Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- 21. All disturbed areas to be sodded or seeded with Paspalum notatum as noted.



SOD DETAIL

PLANT	ΓSCH	IEDULE		
TREES	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS
CC	1	Bottlebrush / Callistemon citrinus	AS SHOWN	10'-12'height $ imes$ 5'-6' Spread minimum, 2.5" caliper
SP	4	Cabbage Palmetto / Sabal palmetto	AS SHOWN	10'-12' clear trunk, x 5'-6' Spread minimum
UP	4	Drake Elm / Ulmus parvifolia 'Drake'	AS SHOWN	10'-12'height x 5'-6' Spread minimum, 2.5" caliper
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACING	
PM	7	Podocarpus / Podocarpus macrophyllus	24" o.c.	36" ht. × 24" spd. minimum full & dense
V0	62	Dwarf Walter's Viburnum / Viburnum obovatum 'Dwarf Walter's'	36" o.c.	36" ht. x 24" spd. minimum full & dense

### NOTES:

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

### ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

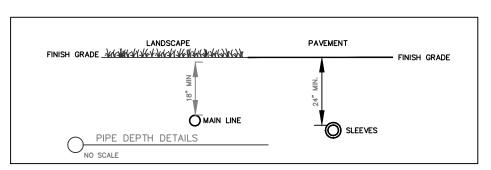
MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

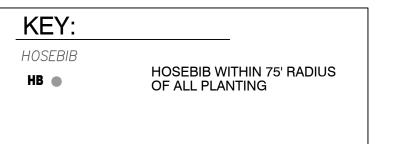
WEDNESDAY AND SATURDAY

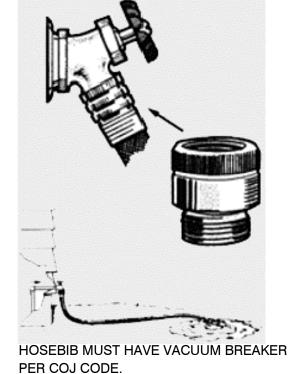
EACH CYCLE

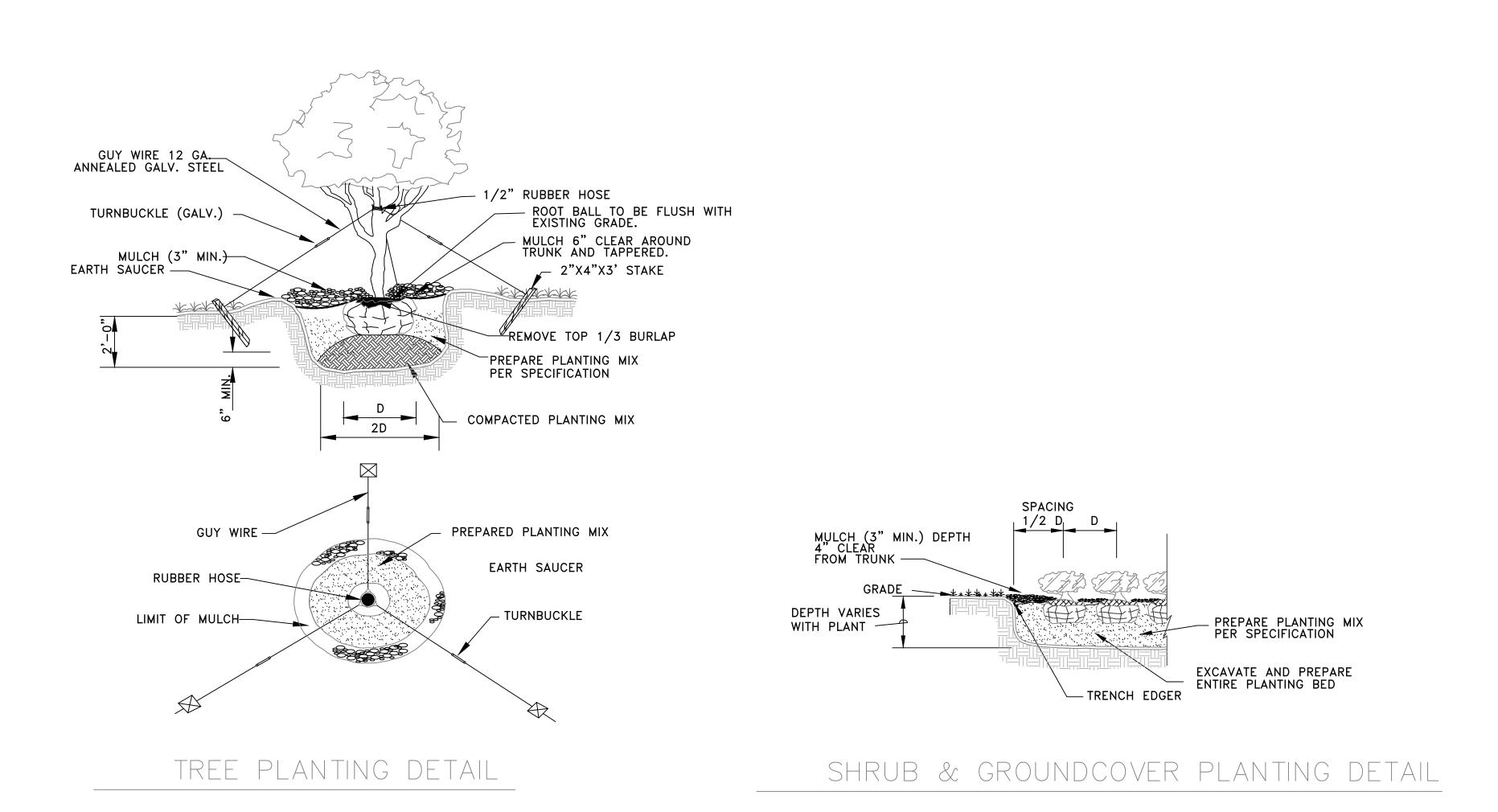
- NO WATERING FROM 10AM TO 4 PM ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON THURS. AND SUNDAY NON-RESIDENTIAL ADDRESSES MAY WATER
- ON TUESDAY AND FRIDAY

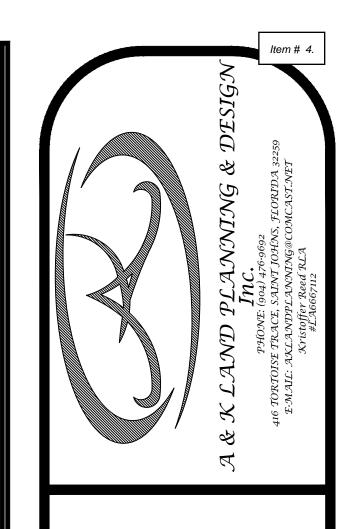
  APPLY UP TO 3 INCH OR LESS OF WATER
- NOVEMBER MARCH (STANDARD TIME)
- NO WATERING FROM 10 AM TO 4 PM
   ODD NUMBER ADDRESSES, OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON
- <u>SATURDAY</u> EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER
  ON ONLY ON TUESDAY
- APPLY UP TO ¾ INCH OR LESS OF WATER ONE TIME PER WEEK.











NARDUCCI WAREHOUSE 409 PALMETTO AVENUE GREEN COVE SPRINGS, FLORI

9–3–2020 per City Comments
10–12–2020 per City Comments

DATE: August 27, 2020
PROJECT NO.: 2020.57
DESIGNED BY: KSR
DRAWN BY: KSR
CHECKED BY: KSR

SHEET TITLE

LANDSCAPE

<u>L — 3</u>

DETAILS

Page 69



FOR OFFICE USE ONLY	Item # 4.
P Z File #	
Application Fee:	
Filing Date:Acceptance Da	te:
Review Type: SRDT □ P & Z □ CC □	

City of	P Z File #
5	Application Fee:
Green Cove Springs	Filing Date:Acceptance Date:
Site Plan Application	Review Type: SRDT □ P & Z □ CC □
A. PROJECT	
Project Name: Green Cove Storage Office	
Address of Subject Property: 409 Palmetto Avenue	North, Green Cove Springs, FL 32043
Parcel ID Number(s): 38-06-26-017639-001-00	
Existing Use of Property: Vacant	
5. Future Land Use Map Designation : Commercial Med	ium Intensity (CMI)
Zoning Designation: Gateway Corridor Neighbor	hood (GCN)
7. Acreage: 0.14	
B. APPLICANT	
. Applicant's Status   Owner (title holder)	⊠ Agent
Name of Applicant(s) or Contact Person(s): Matthew Ph	illipsVice President
Company (if applicable): ShayCore, LLC	_
Mailing address: 11235 St. Johns Industrial Par	kway North, Suite 4
<sub>City:</sub> Jacksonville	State: Florida ZIP: 32246
Telephone: () 904-385-3920 FAX: ()	<sub>e-mail:</sub> _mphillips@shaycore.com
If the applicant is agent for the property owner*:	
Name of Owner (title holder): Jessica Narducci	
Company (if applicable): Fusilli Investments, LLC	
Mailing address: 2801 St. Johns Bluff Road So	uth, Suite 201
	State: Florida ZIP: 32246
Telephone: () 904-626-6023 FAX: ()	<sub>e-mail:</sub> jnarducci@narduccidental.com
* Must provide executed Property Owner Affidavit authorizing	the agent to act on behalf of the property owner.
C. ADDITIONAL INFORMATION	
1. Is there any contract for sale of, or options to purchase the	subject property?   Yes  No
Is there any contract for sale of, or options to purchase the  If yes, list names of all parties involved:	

### D. ATTACHMENTS (One copy reduced to no greater than 11 x 17, plus one copy in PDF format)

- 1. Site Plan and Survey including but not limited to:
  - a. Name, location, owner, and designer of the proposed development.
  - Vicinity map indicating general location of the site and all abutting streets and properties.
  - d. Complete legal description.
  - e. Statement of Proposed Uses.
  - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
  - g. Location of nearest fire hydrant, adjacent pedestrian sidewalks and bicycle paths.
  - h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
  - i. Area and dimensions of site.
  - Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - k. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
  - m. Location and dimensions of all existing and proposed parking areas, loading areas, curb cuts.
  - n. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, proposed surface materials of driveways and parking areas, property or lot lines, and floor area ratio.
  - p. Required buffers.
  - q. Location of existing trees, identifying any trees to be removed.
  - r. Landscaping plan depicting type, size, and design of landscaped areas, buffers, and tree mitigation calculations.
  - Percent of pervious surface.
  - t. Lighting plan.
  - u. Location, design, height, and orientation of signs.
  - v. Location of dumpsters and detail of dumpster enclosure.
  - w. For development consisting of Multi-family residential;
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Floor area of dwelling units.
    - vi. Number of proposed parking spaces.
    - vii. Street layout.
- 2. Stormwater management plan including the following:
  - a. Existing contours at one (1) foot intervals.
  - b. Proposed finished floor elevation of each building site.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
- 3. Legal description with tax parcel number.
- 4. Warranty Deed or other proof of ownership.
- 5. Permit or Letter of Exemption from the St. Johns River Water Management District.

Page 2 of 3

City of Green Cove Springs Development Services Department ◆321 Walnut Street ◆ Green Cove Springs, FL 32043◆(904) 297-7500

### 6. Fee.

a. Based on size of site:

Bonded Thru Troy Fain Insurance 800-385-7019

- i. For sites <10,000 s.f. \$500
- ii. For sites >10,000 s.f.- \$1,000 + \$20 per acre
- b. All applications are subject 10% administrative fee and must pay the cost of any outside consultants' fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 6 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the info	rmation contained herein is true and correct to the best of my/our knowledg	e:
Matter (Ently -		
Signature of Applicant	Signature of Co-applicant	
Matthew J. Phillips		
Typed or printed name and title of applicant	Typed or printed name of co-applicant	
9/14/20		
Date	Date	
State of Florida	County of	
The foregoing application is acknowledged b	efore me this 14 day of <u>September</u> , 20 <u>20</u> by <u>Matthew</u>	
Phillips , who is/are personally	<u>/ known</u> to me, or who has/have produced	
as identification.	A I A A A A A A A A A A A A A A A A A A	
NOTARY SEAL	Malynola Sturgel	
MALYNDA STURGELL Commission # GG 921415 Expires May 11, 2021	Signature of Notary Public, State of <u>Florida</u>	



### STAFF REPORT

### CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission MEETING DATE: October 27,2020

**FROM:** Michael Daniels, AICP, Planning and Zoning Director

**SUBJECT:** Comprehensive Plan Update Draft RFP

### **BACKGROUND**

- Pursuant to the City's new budget, \$75,000 has been allocated to update the City's Comprehensive Plan.
- The City's Current Comprehensive Plan was adopted by City Council on November 21, 2006 pursuant to the Florida statutory requirements.
- The Plan was updated through the Evaluation and Appraisal Report (EAR) in 2011. In keeping with Florida Statutes, the Plan needs to go through the EAR process every seven years or notify the Department of Economic Opportunity (DEO) that no update is needed.
- In 2017, the City embarked on a City-wide Visioning Workshop conducted by the Florida Institute of Government located at the University of Central Florida. The participants were asked to identify the treasures and values of the City, which were then used to formulate Vision Goals.
- In 2018, the City determined that no updates were needed to the Comprehensive Plan and subsequently notified the DEO as required per the EAR process.
- Pursuant to discussion with the Planning and Zoning Board at the June 23, 2020 meeting and later discussions with City Council as part of the budget process, \$75,000 has been allocated to hire a planning consulting firm to assist staff in updating the City's Comprehensive Plan.
- To move forward with the update, the next step is for city staff to draft a Request for Proposals (RFP) in order to secure a planning consultant firm through the City's procurement process.
- Staff has provided a draft RFP to the Planning and Zoning Board for discussion and comment.

### FISCAL IMPACT

The City has budgeted \$75,000 for a Planning Consultant to assist staff with the update to the Comprehensive Plan

### RECOMMENDATION

For Discussion purposes, no action is necessary

### REQUEST FOR PROPOSAL

### 2045 Comprehensive Plan Update

October 21, 2020

### **PURPOSE**

The City of Green Cove Springs is seeking proposals from a planning or interdisciplinary firm with pertinent experience in comprehensive planning, urban design consulting, and economic development strategies for the housing, commercial and industrial sectors. The consultant shall draft the Future Land Use and Transportation Elements of the Comprehensive Plan and assist staff with the preparation of all other elements of the Comprehensive Plan as part of the 2021 Evaluation and Appraisal Report ("EAR").

### **Community Profile**

Green Cove Springs is situated on the West Bank of the St. Johns River. Originally, Governors Creek was the northern City limit and the St. Johns River was the City limit on the west and north. The City limits were extended beyond its original limits with the annexation of Reynolds Industrial Park to the south and Magnolia Point to the north. The City is centrally located on the eastern edge of Clay County midway between the Duval and Putnam County boundaries. It is located on U.S. Hwy. 17, Orange Avenue and is 12 miles south of Orange Park and 18 miles south of Jacksonville Naval Air Station. U.S. Hwy.17 and S.R. 16 intersect in Green Cove Springs. S.R. 16 East provides access to the east bank of the St. Johns River and St. Johns County via the Shands Bridge. S.R. 16 West is a main artery through the City westward toward Penney Farms and Starke. Green Cove Springs is the seat of government in Clay County.

The City's population, as of 2019, is 8,577, a 23% increase from 2010.

### **Key Components**

The City's comprehensive plan is designed to guide and provide confidence in development of the city, in part through limitations on amendment and requirements for financial feasibility. It is also designed to react to changes within the local jurisdiction. The City's plan included the elements required by the State of Florida (Section 163.3187, F.S.).

Changes to the comprehensive plan come through amendments, revisions to methods of implementation, and in large part through a periodic evaluation of the plan.

An update to the Comprehensive Plan is needed to ensure that Green Cove Spring's quality of life is enhanced and protected as the City grows. The forthcoming construction of the First Coast Expressway, which will ultimately connect from Interstate 95 to Interstate 10 and will be located just to the south and west of the City, will have a major impact on growth in and around the City. Due to the potential growth, it is important that the City explore innovative growth management and

development strategies that will encourage economic prosperity and increase quality of life opportunities for future generations. The City is striving to encourage economic growth and establish better land use management policies and strategies focusing on Land Use and Transportation. Some of the critical issues and choices that are facing the City include:

- Growth and Annexation: analyze undeveloped areas within the City's Electric and Water and Sewer Service areas to determine appropriate land use and infrastructure needs
- Development of Reynolds Park
- Downtown
  - Identify the Boundary
  - Policies and strategies for the Development of a Form Based Code
- Standards that improve the visual character of the City's entry corridors: US 17 and SR 16
- Working with the North Florida Transportation Planning Organization (TPO) and the Florida Department of Transportation (FDOT) to develop a context sensitive design for US 17 through the City limits.
- Adding a Future Land use designation of Traditional Neighborhood Design (TND), to provide
  for an interconnected, mixed use development through specific site and design standards that
  create pedestrian and bicycle friendly communities.
- Creation of Historic Districts
- Managing Traffic Congestion
- Developing an interconnected Bike/Pedestrian Trail system

### SCOPE OF SERVICES DELIVERABLES

Task I – Citizen Engagement and Data Collection

- Public and Stakeholder Engagement. The consultant should include a plan for public engagement in their proposal. A variety of methods shall be used to encourage broad and diverse public involvement, some of which could include stakeholder interviews, advisory committee, an interactive website, presentations to the Planning and Zoning Board and City Commission, open houses and public workshops or meetings. The consultant is encouraged to propose other innovative public engagement methods. Comments and suggestions made through the participatory process should be summarized in a report format.
- Existing Conditions. The consultant should analyze key current conditions in the City. The existing conditions analysis should include a market study to address recent changes in the housing market and economic conditions along with an examination of demographics, land use and zoning, transportation, the natural environment, community services and infrastructure, and image and identity.

### Task II - Draft Comprehensive Plan Elements

- Draft EAR-Based Future Land Use Element Goals, Objectives and Policies
- Draft EAR-Based Transportation Element Goals, Objectives and Policies
- Review of EAR-Based Amendments for other Comprehensive Plan Elements
- Draft Maps and Exhibits for Future Land Use and Transportation Elements

### Task III – Draft Presentation/review

• Draft Plan. The consultant should provide a draft of the Future Land Use and Transportation Element to be reviewed by City staff, the Advisory Committee, Planning and Zoning Board, and City Council in order to analyze information and data from the existing conditions research, the public engagement process, and the response to the presentation of key recommendations. Preparation of all other Comprehensive Plan elements shall be completed by staff using the same time frame and in coordination with the Future Land Use and Transportation Elements.

### Task IV – Revision to Draft Plan

 Once input has been provided at the various levels of participation, the consultant shall make appropriate changes to the plan and submit to the City.

### Task V – Final Plan

- The consultant will provide one (1) printed color copy and one (1) digital copy with print- ready graphics in .pdf format. The digital copy shall not be protected or prevent future editing. The final plan shall include both documents for the Future Land Use and Transportation elements, all maps and exhibits to staff for presentation to the Advisory Committee and subsequently to the Planning and Zoning Commission for a recommendation to forward the final plan to the City Council for transmittal to DEO for comments. All maps included in the plan shall also be provided separately in .pdf format. All maps shall be prepared using GIS software and all component files (i.e. shapefiles, geodatabases) shall be provided digitally. The consultant will address any outstanding comments from state agencies and provide any needed documentation. Once all comments are satisfied, the City Council will adopt the final plan.
- Any other documents or files, as agreed upon by both parties.

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Task	
	Estimated Timeline
Citizen Engagement and data collection	February – April
	2021
Draft Comprehensive Plan	February – July 2021
Amendments	
Advisory Group Meetings	March July 2021
Public Meetings*	March – July 2021
LPA Commission Transmittal Hearing	August 2021
City Council Transmittal Hearing	September 2021
State (DEO) Review	October – December 2021-
	22
LPA Commission Adoption	January 2022
City Council Workshop	February 2022
City Council Adoption	February 2022

### PROPOSAL SUBMISSION REQUIREMENTS

Each proposal shall include the following information:

- **Primary contact** Provide the name and title of the person who will be the primary contact and manager for the contract, plus contact phone number, email and mailing address.
- **Company information** Provide an overview of the history of the company, range of services typically provided, expertise, number of employees and states in which company operates.
- Consultant qualifications Provide a summary of three (3) projects or related work that the consultant has recently completed. Include similarities in scope of work and other relevant information as it pertains to this RFP. List key personnel and role for each example, as well as client reference contact information and a link to the completed product, if available. A list of additional similar projects beyond three may be provided without the inclusion of summaries.
- Proposed approach Review the scope of services and provide a detailed approach for completing the services and providing the deliverables requested. Review the scope of services and provide a detailed approach to and methodology for completing the services and providing the deliverables requested. This section will also evaluate the quality of the oral presentation and of the submitted example products. This section shall also include a preliminary proposed timeline, initial cost estimate and hourly rates for the key personnel identified.
- Available capacity The consultant shall provide a statement confirming that it has the available capacity within its current personnel and workload to complete the scope of work within this RFP. Professional resumes of key personnel and any relevant previous work product as deemed appropriate by the consultant shall be included. Consultants that anticipate subcontracting portions of the project must state this fact in the proposal and clearly identify the subcontracting consultant(s). Following the award of contract, no additional subcontracting will be allowed without the prior written consent of The City. The consultant shall provide a statement noting any conflicts of interest that may exist with other clients or projects currently underway.

### **ECONOMY OF PRESENTATION**

Each proposal package shall be prepared simply and economically, providing a straightforward, concise description of the respondent's capabilities to satisfy the conditions and requirements of this RFP. Emphasis in each proposal package must be on accuracy, completeness and clarity of content. To expedite the evaluation of proposal packages, it is mandatory that respondent follow the format and instructions contained herein. If the respondent's proposal package deviates from these instructions, such proposal package may, in the City of Green Cove Springs's sole discretion, be rejected. The City of Green Cove Springs is not liable or responsible for any costs incurred by any

respondent in responding to this RFP including, without limitation, costs for presentations and/or demonstrations if requested.

<u>Indexing</u> - Each section may contain a more detailed table of contents to delineate the subsections within that section. Tab indexing shall be used to identify sections.

<u>Page Size and Format</u> - Page size shall be 8.5 x 11 inches, not including foldouts. Pages shall be single-spaced. The text size shall be 11 point or larger. Pages shall be numbered sequentially by section.

Legible tables, charts, graphs and figures shall be used wherever practical to depict organizations, systems and layouts, implementation schedules, plans, etc. These displays shall be uncomplicated, legible and shall not exceed eleven (11) by seventeen (17) inches in size. Foldout pages shall fold entirely within the section, and count as a single page. Foldout pages may only be used for large tables, charts, graphs, diagrams, and schematics; and not for pages of text.

Responses must be limited to eighty (80) pages. Covers, tables of contents and divider tabs will not count as pages, provided no additional information is included on those pages. Work product samples (reports, schedules, etc. provided in response) will not be counted in the eighty (80) page limit. Package the work product samples separately from the proposal, labeling the sample clearly.

### **EVALUATION PROCEDURES**

Each proposal will be evaluated to determine the ability to provide the required services and have the proper fit with the City. The proposal should follow all the procedures in this document and send the sealed RFP information to the City of Green Cove Springs by the due date and time. Once the RFP's are received, the selection committee members will independently review each submittal and score each RFP based on the evaluation criteria. The City's decision to select a consultant will be based upon the following criteria, plus any other relevant factors that would further demonstrate a consultant's qualifications:

Total available	100 points
Available capacity	0-30 points
Proposed approach	0-40 points
Consultant qualifications	0-30 points

### PROCEDURE REQUIREMENTS

Proposal submittals will be reviewed and ranked by the City's selection committee. Oral presentations/interviews shall be requested from a shortlist of finalists selected by the committee as a result of their evaluation of the initial proposals. The committee can re-rank the proposals after the oral presentations. The committee will recommend its ranking of the top vendor to the City Council for approval. The City of Green Cove Springs reserves the right to revise and/or limit the scope of professional services and to reject any and all proposals.