Jacksonville Historic Preservation Commission

April 24, 2024

City of Jacksonville

Ed Ball Building, 1st Floor – Room 1002
214 North Hogan Street - Jacksonville, Florida 32202

A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, April 24, 2024

Members:

Jack C. Demetree, III, Chair
Michael Montoya, Vice Chair
Ethan Gregory, Secretary
Julia Epstein
Maximilian Glober
Olivia Frick
William Hoff

AGENDA

RULE 4.505 DISRUPTION OF MEETING No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by the Security.

REQUEST TO SPEAK: 1. Fill out a speaker card.
2. Sign in if you are going to speak.
3. Read the rules on the back of the card.
4. Place card in tray labeled "Speaker Cards".

BREAKS: Will be taken at 5 PM, 7 PM and every two hours thereafter until the close of the meeting.

NOTE: The next regular meeting will be held Wednesday, May 22, 2024.
COMMENTS FROM THE PUBLIC. Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

ADDRESSING THE BOARD/COMMITTEE. At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Board/Committee, without the permission of the presiding officer. All questions to the Board/Committee shall be directed through the presiding officer.

Speakers may appeal the decision of the Commission on an item they addressed. Appeals may be made to the City Council within twenty-one (21) days of the date of the Final Order in the matter. To appeal, file a Notice of Appeal with the Legislative Services under §307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal the Order.

A. Call to Order/Verification of Quorum

1. Submittal of Speaker's Cards
2. Breaks at 5 PM, 7 PM and every two hours thereafter until the close of the meeting
3. Approval of Minutes from March 27, 2024

B. Deferred Items

1. **COA-22-27451** (2768 Riverside Avenue)
2. **COA-23-28339** (3664 Richmond Street)
3. **COA-23-29186** (2799 Selma Street)
4. **LS-23-01** (538 Ellis Road, South)

C. Consent Agenda

1. COA-24-30487

District: Riverside/Avondale - 2963 Olga Place
Applicant: Flight Builders
Owner: Sheepco Holdings LLC
Request: New construction
Staff Recommendation: Approve with Conditions

2. COA-24-30388

District: Springfield – 2051 Redwing Street
Applicant: Mitchell Askelson, JWB Real Estate
Owner: JWB Real Estate Capital, LLC
Request: New construction
Staff Recommendation: Approve with Conditions

3. COA-24-30407

District: Springfield - 2047 Redwing Street
Applicant: Mitchell Askelson, JWB Real Estate
Owner: JWB Real Estate Capital, LLC
Request: New construction
Staff Recommendation: Approve with Conditions

4. COA-23-29861

District: Springfield - 141 5th Street, East
Applicant: Damian Gardner
Owner: Clay Jones, Wholesale Property Depot, LLC
Request: Alterations
Staff Recommendation: Approve with Conditions

5. COA-24-30521
District: Riverside/Avondale - 1445 Avondale Ave
Applicant: Michael Todd Osburn
Owner: Sarah Conners
Request: New Construction - Addition
Staff Recommendation: Approve with Conditions

6. COA-24-30389
District: Springfield - 112 10th Street, East
Applicant: Mitchell Askelson, JWB Real Estate
Owner: JWB Real Estate Capital, LLC
Request: New construction
Staff Recommendation: Approve with Conditions

7. COA-23-30010
District: Springfield - 1902 Market Street, North
Applicant: Superior Fence and Rail
Owner: Patrick Krechowski, Esq.
Request: Alterations - Fence
Staff Recommendation: Approve with Conditions

8. COA-24-30330
District: Springfield - 1616 Ionia Street
Applicant: Reginald Northecide
Owner: Reginald Northecide
Request: New Construction - Accessory Structure
Staff Recommendation: Approve with Conditions

9. COA-23-29954
District: Riverside/Avondale - 1918 Morningside Street
Applicant: Pella Windows and Doors
Owner: Dan Fadale
Request: Alterations - Window Replacement
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

E. Condemned Properties

F. Historic Designations

1. LM-24-04
District: 2259 26th St West
Applicant: Andre Harrell
Owner: Verlene Harrell
Request: Landmark Designation

G. Certificates of Appropriateness

1. COA-24-30398

District: Riverside/Avondale - 1318 Dancy Street
Applicant: Field Renovation Specialists, LLC
Owner: Sarah Rothstein, 1318 Dancy St Rothstein LLC
Request: Alterations - Reroof
Staff Recommendation: Deny

2. COA-24-30120

District: Springfield - 125 3rd Street, East
Applicant: Frank Butler
Owner: Frank Butler
Request: Demolition
Staff Recommendation: Approve

H. Certificate of Appropriateness / Work Initiated or Completed Without a COA

1. COA-24-30193

District: Riverside/Avondale - 2315 Park Street
Applicant: Mohsen Akhlaghi, M.J.A.M. Property LLC
Owner: Mohsen Akhlaghi, M.J.A.M. Property LLC
Request: Alterations - Window Replacement
Staff Recommendation: Deny

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Mayport Waterfront Partnership – Grant Letter of Support
2. Historic Preservation Month

M. Information

1. 2024 Historic Preservation Resource Packet
2. Pending Legislation
3. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment

A.

Call to Order

1.

Submittal Of Speaker's Cards

2.

Reminder of Meeting Break Times

3.

Approval of the Minutes

CITY OF JACKSONVILLE

HISTORIC PRESERVATION

COMMISSION

Proceedings held on Wednesday, March 27, 2024, commencing at 3:00 p.m., at the Ed Ball Building, Room 851, 214 North Hogan Street, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
MICHAEL MONTOYA, Vice Chair.
ETHAN GREGORY, Secretary.
OLIVIA FRICK, Commission Member.
JULIA EPSTEIN, Commission Member.
MAXIMILIAN GLOBER, Commission Member.
WILLIAM HOFF, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
JERMAINE ANDERSON, Planning and Development.
CARLA LOPERA, Office of General Counsel.
JOANNA SNYDER, Planning and Development Dept.

- - -

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

P R O C E E D I N G S

March 27, 2024 3:00 p.m.

- - -

THE CHAIRMAN: All right. Welcome to the March 27th edition of the Jacksonville Historic Preservation Commission.

I'd like to start with introductions, please.

MR. ANDERSON: Jermaine Anderson, Historic Preservation.

MR. WELLS: Arimus Wells, Historic Preservation section.

MS. LOPERA: Carla Lopera, Office of General Counsel.

COMMISSIONER MONTOYA: Michael Montoya, commissioner.

THE CHAIRMAN: J.C. Demetree, chairman.

COMMISSIONER GREGORY: Ethan Gregory, commissioner.

COMMISSIONER EPSTEIN: Julia Epstein, commissioner.

COMMISSIONER HOFF: Bill Hoff, commissioner.

COMMISSIONER FRICK: Olivia Frick, commissioner.

COMMISSIONER GLOBER: Max Glober, commissioner.

THE CHAIRMAN: We're going to take a break every two hours as needed. Please silence your cell phones. Any conversations, please be had in the hallway.

And with that, I'll take a motion to admit the February 28th minutes, please.

COMMISSIONER MONTOYA: Motion to approve the minutes.

COMMISSIONER GREGORY: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, you have approved those minutes, and we will jump right in.

We've got four deferred items today: COA-22-27451, Riverside Avenue; COA-23-28339, 3664 Richmond Street; COA-23-29186, 2799 Selma Street; and LS-23-01, 538 Ellis Road South.

And then the consent agenda, Section C, any commissioners have any ex parte?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll have a

run through the consent agenda.

We have COA-24-30177, 3896 St. Johns Avenue; COA-24-30289, 525 Beaver Street West; COA-24-30222, 1715 Ionia Street; COA-24-30325, 1721 Ionia Street; COA-24-30332, 1725 Ionia Street; COA-24-30377, 3583 Hedrick Street; COA-24-30379, 2231 St. Johns Avenue; COA-24-30383, 0 5th Street West; COA-24-30426, 0 5th Street West; and COA-24-30428, 0 5th Street West.

MS. LOPERA: Through the Chair to the Commission and the audience, there are a few items on consent that have plans that were drafted under a previous version of the Building Code, so I just want everybody to be advised that if your plans need to be changed to adhere to the most recent version of the Building Code and that affects the exterior of the building, you may need to come back before the Commission or get administrative approval from staff for those exterior changes.

Thank you.

THE CHAIRMAN: Thank you.

Any questions or comments before we open to the public?

5

COMMISSIONER HOFF: Through the Chair, I need to declare ex parte on Items 8, 9 and 10. The owner sent me the designs for those before I had this role several months ago. I did not respond to that.

THE CHAIRMAN: Thank you.

All right. With that, we'll open the public hearing. Is anyone here to speak on any of these items?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Come on up.

(Audience member approaches the podium.)

AUDIENCE MEMBER: I'm here on the -- my name is Calvin Hart. I'm speaking on the LS-23-01 Camp Mooney historic landmark. I don't know what the problem here is. This thing has been deferred --

MS. LOPERA: One moment.

THE CHAIRMAN: Hang on. Which one are you speaking on?

MR. HART: Under Deferred Items, LS-23-01.

THE CHAIRMAN: Okay.

MR. HART: It's Camp Mooney Cemetery as a landmark. I don't know why this has been deferred so many times. It's almost

6

ridiculous. The first time I came here, they presented information that was clearly false. They Googled. They had never been to the site. That time it was deferred, it was suggested I walk the site down with them. This gentleman, another guy, and Joel McEachin, we walked down the site completely.

I answered every question Joel had. I don't remember him asking a question. The gentleman that was with Joel only asked me one question, is there any federal soldiers buried in Old City Cemetery -- I mean, not Old City, Camp Mooney Cemetery. The answer to that would be no because Union soldiers, when they passed away, they would be shipped back home, wherever they come from, because they didn't want to be buried in the South. They were at war.

I don't know what I -- I've got more information. I've talked to other individuals that are involved in cemetery restorations. It makes no sense to them. I've done restorations in Old City Cemetery and remember when that was worked on as a landmark. None of these problems came up. I don't know what the problem is, I really don't.

7

I walked it down, answered every question they had. It's clear from them walking it down, one, that they had never been out there and presented information to this committee. Two, they had no questions when they got there, but the stuff they bought up to the committee was clearly not there in the cemetery.

So I'm kind of going, what's with this? What's the problem? It just -- it's deferred, deferred. I call. I was supposed to get an email. I was shown an email. I didn't receive an email even telling me that this time it would be deferred again. I really don't understand what the problem is.

I asked -- answered Joel McEachin, who is a very knowledgeable man. Every question he asked, I answered. They walked around. We put our hands on everything there. It's clear, if you go back to the minutes of that meeting, if you keep them -- and which I'm -- it looks like you do -- stuff that was presented at that other meeting, that Holmes Steele is buried, had a headstone in Camp Mooney, he's buried at Old City Cemetery -- I know because I put his headstone there and we did restoration on that

8

grave when we worked in Old City.

I don't know what the rub is against Camp Mooney Cemetery, but it appears to me that there is an issue here, and I don't know what it is. Clearly, it doesn't have anything to do with history or what's there.

THE CHAIRMAN: All right. Well, we will --

MR. HART: It's deferred --

THE CHAIRMAN: We'll call you back up shortly because I'll find out and talk through it and see where we're at.

MR. HART: Okay. Thank you.

THE CHAIRMAN: All right. Thank you.

We can hit that later on probably in Old Business or Information. We can talk through it and see where we go. No? Anything else right now?

MS. LOPERA: (Inaudible) deferred item, and so I recommend that you don't take it up.

THE CHAIRMAN: Well, I don't want to take it up. I just want to talk to the staff as to why we're deferring it.

MS. LOPERA: Okay.

THE CHAIRMAN: Okay. We're currently

opening the public hearing for the consent agenda.

Is anyone else here to speak on anything currently on consent?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Come on up.

(Audience member approaches the podium.)

THE CHAIRMAN: State your name and address for me.

AUDIENCE MEMBER: William Pitts, 3896 St. Johns Avenue.

THE CHAIRMAN: William, she's going to swear you in real quick.

THE REPORTER: If you would raise your right hand for me, please.

MR. PITTS: (Complies.)

THE REPORTER: Do you affirm the testimony you're about to give will be truth, the whole truth, and nothing but the truth?

MR. PITTS: I do.

THE REPORTER: Thank you.

THE CHAIRMAN: How are you?

MR. PITTS: Hi. Fine.

Thank you.

THE CHAIRMAN: Go ahead.

MR. PITTS: I've made a COA request to do a second-story garage addition onto the structure and presented it to the historic society, so -- seeking approval for that submission.

THE CHAIRMAN: Which COA?

MR. PITTS: It's the -- it's on 3896 St. Johns Avenue.

THE CHAIRMAN: Okay. Yeah, you're good.

MR. PITTS: Okay.

THE CHAIRMAN: If we don't call you up, then you're good.

MR. PITTS: Thank you.

THE CHAIRMAN: Yes, sir. Thank you.

COMMISSIONER EPSTEIN: As long as you are good with the conditions.

THE CHAIRMAN: Yeah, as long as you're good with the conditions that are written, then, yes, you're good.

MR. PITTS: I am, yes.

Thank you.

THE CHAIRMAN: Okay. Anybody else here to speak on anything on consent?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, I'll

close the public hearing. I'll entertain a motion.

COMMISSIONER GREGORY: Motion to approve the consent agenda.

COMMISSIONER MONTOYA: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, the consent agenda has been approved.

Thank you, all.

And with that, we'll move along to historic designations. That's 315 and 317 Forsyth Street West.

MR. WELLS: So this is application LM-24-02 for the property located at 315, 317 West Forsyth Street. This is historically known as the Palmer building, but currently known as the Slappey building.

In accordance with our landmark criteria, we found the application met four of the seven criteria. As you all are aware, when the owner is in support of the application, we only have to meet two of the seven. If the owner is in

objection, we have to meet four of the seven. And then this applicant, who is also the owner, is in support, so that threshold is only two.

Again, we found that it met four of the seven. The first one pertaining to its reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation. Once again, the Slappey building has significance as one of the few remaining examples of the commercial buildings constructed in Downtown Jacksonville during the second period of new construction following the Great Fire of May 3rd, 1901.

The second criteria relates to it being affiliated with a master builder, designer, or architect whose work has influenced the development of the city, state, or nation. This is directly related to master architects William Mulford Marsh and Harold Frederick Saxelbye, which is formally known -- or more so known as the Marsh & Saxelbye firm. They designed this building while construction was handled by the Gerbich and Haugard Company.

Both Marsh and Saxelbye are natives of Jacksonville, and they built other works that

you are most likely are familiar with, such as the Levi Building at 135 West Adams Street, the Title & Trust Company of Florida at 200 East -- or East Forsyth Street, as well as the Atlantic National Bank Annex at West Adams Street.

The third criteria pertains to it being recognized for the quality of its architecture and retaining sufficient elements that convey architectural significance. We found that it met this criterion by embodying a variation of the masonry vernacular style, which is usually the work of lay or self-taught builders using common masonry construction. This is typically divided into two horizontal zones, building a symmetrical facade that is embellished with cast stone detailing. The exterior wall is fabric -- well, I'm sorry, the exterior wall fabric is brick, and the ground-level detailing consists of two storefronts and a center entrance. The entrance and windows above it are embellished with elaborate cast stone detailing, which includes a cartouche and swag motifs. The second story has a drop cornice and paired 9-over-9, double-hung sash windows.

The third -- or the fourth criteria

relates to the suitability for preservation or restoration. We don't have any evidence of significant exterior deterioration, and we found the structure has been well-maintained over the years. And according to archival records and permitting, the structures do not have any evidence of being significantly altered as well. Therefore, we found it met this criterion.

Once again, we found that, in totality, it met four of the seven criteria, and so we forward to you a recommendation for approval of this as a local landmark.

THE CHAIRMAN: Any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll open the public hearing.

Is the applicant here?

(Audience member approaches the podium.)

THE CHAIRMAN: If you'll state your name and address for me.

AUDIENCE MEMBER: It's Spencer Jones, 3- -- (inaudible) West Ashley Street.

THE CHAIRMAN: She's going to swear you in real quick.

MR. JONES: (Raises right hand.)

THE REPORTER: Thank you.

Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?

MR. JONES: Yes.

THE REPORTER: Thank you.

THE CHAIRMAN: All right. Anything to add on your end?

MR. JONES: No, sir.

THE CHAIRMAN: Okay. Well, we'll give you a call if we need you.

MR. JONES: All right. Thank you.

THE CHAIRMAN: Thank you.

Anybody else here to speak on LM-24-02?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, we'll close the public hearing.

I'll entertain a motion.

COMMISSIONER EPSTEIN: Motion to approve the landmarking of LM-24-02.

COMMISSIONER MONTOYA: Second.

THE CHAIRMAN: All right. Comments, concerns?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, you approved LM-24-02.

And we'll move right along. Section G, Certificates of Appropriateness. First on the docket is COA-24-30284. We'll take a staff report for 447 8th Street East.

MR. WELLS: So this is COA-24-30284. This is a unique one because it's not necessarily an exact location, but it's at the intersection of 8th Street East and Ionia Street.

So the applicant is seeking to install a public art sculpture in the public right-of-way. The applicant identified three possible locations, and, overall, it's in accordance with our design guidelines as well as code criteria. We didn't have any objections.

We found that installation of the sculpture in general will allow for the character and integrity of historic structures

and fabric to be respected and valued.
Mainly speaking, the applicant is in support of the condition that we have currently. We just wanted to place it on the regular agenda to identify an actual location. So in the book package, there's three possible locations identified, and the applicant does have one preferred location. Staff does not have any objection to that. That's right in front of the vacant parcel located at 447 8th Street East.
And so in the report, we recommend approval.
THE CHAIRMAN: All right. Questions for staff?
COMMISSIONER EPSTEIN: Through the Chair to the staff, so the only condition to approve is the condition that you would like us to pick a location?
MR. WELLS: Through the Chair to Commissioner Epstein, that's correct.
THE CHAIRMAN: Any other questions for staff at the moment?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. We'll open the

public hearing.
Is the applicant here?
AUDIENCE MEMBER: (Indicating.)
THE CHAIRMAN: Come on up.
(Audience member approaches the podium.)
THE CHAIRMAN: State your name and address.
AUDIENCE MEMBER: Mike Haskins, 417 West 7th Street, 32206.
THE CHAIRMAN: All right. She'll swear you in.
THE REPORTER: If would you raise your right hand for me, please.
MR. HASKINS: (Complies.)
THE REPORTER: Do you affirm that the testimony you're about to give will be the truth, the whole truth, and nothing but the truth?
MR. HASKINS: Yes, I do.
THE REPORTER: Thank you.
THE CHAIRMAN: All right. Welcome.
MR. HASKINS: Hello.
THE CHAIRMAN: So I guess what we're here for -- reading this COA, it looks like you have three options?

MR. HASKINS: Yes, that's correct.
THE CHAIRMAN: Okay.
MR. HASKINS: Do you want me to give you a rundown?
THE CHAIRMAN: Yeah, please.
MR. HASKINS: All right. We have three options. I will go ahead and -- actually, we have three options that are different from what is displayed there because of some changes that have since happened, but we want to do it at the corner of 8th and Ionia. Our preference is the northwest corner, directly in front of 447 East 8th Street, running along the -- kind of parallel to 8th Street there.
That is the permit that we received, and we have the permission of the property owner, who is adjacent to the right-of-way. We also have the permission of the property owners at 452 and 504, so that -- the southeast and southwest should -- should, for any reason, the northwest corner not work.
The only issue with the northwest corner, which we're still working out, is JEA has electric boxes in that area, and so we just need to make sure that we place it in a way

that JEA is comfortable with.
THE CHAIRMAN: Okay. So what's your -- I guess your first preferred site at this point?
MR. HASKINS: Yeah, so 447 -- in front of 447 East 8th Street is our preference. If we have to pick one, that's fine. We would pick 447. And if JEA kicks it back to us, then we will reapply.
THE CHAIRMAN: Okay.
All right. Questions for our applicant?
COMMISSIONER EPSTEIN: Through the Chair, can you explain why that's your preference?
MR. HASKINS: Visibility from the street.
So the sculpture celebrates historic Springfield. It's a -- 8th Street is a main thoroughfare. Ionia is the furthest extent that we could realistically do within the Historic District, so it marks the western -- or the eastern entrance to the neighborhood.
COMMISSIONER GREGORY: Coming in that direction on the road, it's on your right-hand side. If you're driving, you see it pretty easily coming into the neighborhood. It makes sense.
THE CHAIRMAN: All right. Any other

questions for the applicant?
COMMISSIONER MONTOYA: Just to clarify, so the northwest corner spot that's labeled "preferred," that's your number one?
MR. HASKINS: Uh-huh.
COMMISSIONER MONTOYA: Just for the record, could you say which is your number two and which is number three before we have our discussion?
MR. HASKINS: Two and three, the southwest and southeast corners, it would honestly -- whatever JEA would prefer at that point.
COMMISSIONER MONTOYA: Okay. So just to clarify it, this is not actually a potential for you? You're saying either the southwest or the southeast?
MR. HASKINS: Yeah, JEA kicked back the northeast and said that was probably not going to work under any circumstances, so ...
COMMISSIONER MONTOYA: Okay. And so not to put you on the spot, but could you number them as number two and number three?
MR. HASKINS: Reserving the right to change my mind later, number one would be northwest. Number two would be southwest.

Number three would be southeast.
COMMISSIONER MONTOYA: Okay. Counterclockwise. Got it.
THE CHAIRMAN: All right.
COMMISSIONER EPSTEIN: Through the Chair, I'm looking at the picture of your preferred, and I'm assuming because you have said that there's JEA, that this is going to be placed on the sidewalk. It's not going to be placed in the landscaping like the picture of the example in the packet?
MR. HASKINS: We think we'll be able to put it in the right-of-way itself, not on the sidewalk, but in the grass there, we think, but it remains to be seen.
COMMISSIONER EPSTEIN: Can we go to the next -- which sheet is this? So then in the grass by the light pole?
MR. HASKINS: Yeah, so it would be set back a little. Where we're at with JEA is we would set up -- because they have a box there, which is --
COMMISSIONER EPSTEIN: Yeah, I think there's a --
MR. HASKINS: That box, which is --

COMMISSIONER EPSTEIN: The green box, but then it also looks like there's a box on the sidewalk, like, under the sidewalk. That gray, it looks like there's, like, a little --
COMMISSIONER MONTOYA: Right here (indicating)?
COMMISSIONER EPSTEIN: Yeah.
MR. HASKINS: Yeah, so we're exploring the option of kind of where Mr. Montoya is pointing, but we're also exploring by that light pole on left-hand side of that picture.
COMMISSIONER EPSTEIN: So you're not looking at putting it on the sidewalk. You're going to be putting some -- like, some (inaudible) the landscaping?
MR. HASKINS: We would only consider the sidewalk if no other options, and we'd obviously want to consider ADA accessibility at that point.
COMMISSIONER EPSTEIN: Yeah, that's what I was going to ask.
MR. HASKINS: Actually, we're discussing with JEA the possibility of moving that green box because of ADA accessibility stuff.
COMMISSIONER EPSTEIN: Because it's right

in the way of the ramp?
MR. HASKINS: Yes, yes.
And I will note, there's actually construction at that, so that picture is outdated. There's a sidewalk now running along both sides of that property, and one of those driveways doesn't exist.
THE CHAIRMAN: All right. Any other questions for our applicant?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: We'll call you back if we need you.
Thank you.
Does anybody else need to speak on COA-24-30284?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: All right. I will close the public hearing and entertain a motion.
COMMISSIONER EPSTEIN: Motion to approve COA-24-30284 with the number one ranked position, number two position as a fallback if JEA does not allow that.
COMMISSIONER MONTOYA: Second.
MS. LOPERA: Through the Chair, (inaudible) motion to approve both locations in

the northwest corner and southwest corner?
COMMISSIONER EPSTEIN: As a ranking so that if JEA does come back and say you can't put it in the preferred location, then they don't have to come back to us.
MS. LOPERA: Okay. So those two (inaudible)?
COMMISSIONER EPSTEIN: Yes.
MS. LOPERA: Thank you.
COMMISSIONER MONTOYA: Open for discussion?
THE CHAIRMAN: Yes.
COMMISSIONER MONTOYA: So just to clarify my intense questioning of the applicant, that's what I'm interested in, them not having to come back. If we can come to a conclusion with these three choices they presented, and when they speak to JEA and finalize everything, they can just move forward, so that's what I would like. I would like it to say --
COMMISSIONER EPSTEIN: One, two, three --
COMMISSIONER MONTOYA: Yeah. And then it can just be done.
COMMISSIONER EPSTEIN: Okay. Can I amend my -- do I have to make a motion to amend --

yes. So a motion to amend my previous approval. I'd like to approve COA-24-30284 with the condition that the locations that were given by the applicant for their selection of the first choice, second choice, and third choice be allowed in that order based off of their interactions with getting approval from JEA.
COMMISSIONER GREGORY: Second.
THE CHAIRMAN: All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, we'll take a vote on the motion as amended.
All those in favor?
MS. LOPERA: Don't we need to move it?
THE CHAIRMAN: I thought she already moved the initial motion.
MS. LOPERA: You approved the amendment at the southeast corner. That was approved. Someone needs to move approval as amended.
THE CHAIRMAN: Okay.
COMMISSIONER EPSTEIN: Without me --
MS. LOPERA: You can make the motion.

COMMISSIONER EPSTEIN: Motion to approve as amended.
COMMISSIONER MONTOYA: Second.
THE CHAIRMAN: All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, you approved COA-24-30284.
And we'll move right along to COA-23-29881, 242 5th Street East.
(Audience member approaches the podium.)
THE CHAIRMAN: I'll call you up in a second.
AUDIENCE MEMBER: Okay.
THE CHAIRMAN: We have to do a quick staff report.
MR. ANDERSON: COA-23-29881 seeks to replace all 28 historic wood windows on a contributing structure within the Springfield Historic District. The residential structure can be characterized by its shingle hip roof, brick pier foundation, one-over-one wood windows, masonry columns, and asbestos siding.
The structure has a total of 28 window

openings. Many of the windows have wood rot or are completely missing or are missing glass or sashes.
The applicant is proposing to replace all windows on the structure with one-over-one vinyl windows. However, since this is a contributing structure, the replacement of wood windows with vinyl requires the review of the Jacksonville Historic Preservation Commission.
End of report. We recommend approval with conditions.
THE CHAIRMAN: Questions for staff?
COMMISSIONER EPSTEIN: Through the Chair to the staff, I'm just wondering about Condition Number 3, the lite pattern shall have exterior raised profile muntins, but there is no lite pattern on these, the one-over-one?
MR. ANDERSON: Correct.
COMMISSIONER EPSTEIN: Is that just something you kind of grabbed from --
MR. ANDERSON: Yeah. We have, like, just standard conditions, and I just used those, but that can --
COMMISSIONER EPSTEIN: I just don't want them to think they can pick out a lite

pattern --
MR. ANDERSON: Gotcha, yeah.
MR. WELLS: We will definitely need to strike that condition, so that's a good point.
And just if I may add too, so the reason why this is on the regular agenda is because -- based on some interactions when we were revising the COA matrix last year, there is a recommendation from you-all to bring forth any window replacements when they are doing wood -- anything besides wood in terms of historic window replacements that you-all would like to receive. In particular, the applicant is objecting to Condition Number 5, which requires him to go back with wood or wood clad or a wood blend product.
COMMISSIONER EPSTEIN: Okay. So -- through the Chair to the staff, so because they want to do vinyl, that's why we're looking at it here? If they had done wood, we wouldn't have seen it?
MR. WELLS: Correct.
COMMISSIONER EPSTEIN: Okay.
THE CHAIRMAN: Any other questions for staff at the moment?

COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. We will open the public hearing, and the applicant can come on up.
COMMISSIONER MONTOYA: Before the applicant comes up, I do need to declare ex parte. I have not had conversations with the applicant, but I have had conversations with neighbors who have expressed concern about the project and replacement of the windows and seeing the existing windows and then seeing existing windows not there and those kinds of things. So I can't substantiate those accounts that were given to me in conversation, but I have had conversations with the neighbors about the condition of the home over time.
THE CHAIRMAN: All right. You can come on up.
(Audience member approaches the podium.)
THE CHAIRMAN: State your name and address.
AUDIENCE MEMBER: Carlos Rodriguez, 242 East 5th Street.
THE CHAIRMAN: Carlos, she's going to swear you in.

THE REPORTER: If you would raise your right hand for me, please.
MR. RODRIGUEZ: (Complies.)
THE REPORTER: Thank you.
Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?
MR. RODRIGUEZ: Yes, ma'am.
THE REPORTER: Thank you.
THE CHAIRMAN: All right. Welcome.
MR. RODRIGUEZ: Just here to make sure that -- we just want to replace all the windows. And once again, like he said, we've been working closely with Jermaine and Mr. Wells, so -- to make sure that everything gets done properly.
THE CHAIRMAN: Okay. Do we have any questions for our applicant?
COMMISSIONER GREGORY: Are you okay with wood windows, or are you trying to go with vinyl?
MR. RODRIGUEZ: Vinyl. I had to go with vinyl, unfortunately.
COMMISSIONER GREGORY: So you're trying to look to strike Condition Number 5 here?

MR. RODRIGUEZ: I'm sorry, sir?
COMMISSIONER GREGORY: You're looking to strike Condition Number 5?
COMMISSIONER EPSTEIN: Yes.
THE CHAIRMAN: Correct.
COMMISSIONER GREGORY: Okay.
COMMISSIONER EPSTEIN: Can you explain why you would prefer the vinyl to wood?
MR. RODRIGUEZ: Price-wise, it's an extreme difference on this project. And then we're getting a lot of houses around it using vinyl also, so that's why we're going with vinyl.
COMMISSIONER GREGORY: Are those new construction houses you're talking about or --
MR. RODRIGUEZ: Some are new construction, some that's already existing, old previous houses, so ...
THE CHAIRMAN: Okay. Any other questions for the applicant at the moment?
COMMISSIONER HOFF: Through the Chair, a question to the applicant. So Condition 5 does give the option for wood, wood clad, or wood blend, and it's -- so your opinion is that none of those would be a good option for you, right?

MR. RODRIGUEZ: Right. They will look just about the same on the vinyl. They have just about the same look on that. It's just cost-efficient.

COMMISSIONER EPSTEIN: Do you have an example of what the vinyl windows would look like?

MR. RODRIGUEZ: Absolutely. Absolutely I do.

(Tenders document.)

COMMISSIONER MONTOYA: Through the Chair, while they are passing that around, a question for the applicant. How long has Twin 22 Investments, LLC, owned the property?

MR. RODRIGUEZ: Five years, since 2018.

COMMISSIONER MONTOYA: Through the Chair, as a follow-up question, when did work on restoring the home start?

MR. RODRIGUEZ: 2018.

THE CHAIRMAN: All right. Any other questions for our applicant at the moment?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll call you back up if we need you.

MR. RODRIGUEZ: I'm sorry, sir?

THE CHAIRMAN: We'll call you right back up --

MR. RODRIGUEZ: Absolutely. Absolutely, yeah.

Thank you.

THE CHAIRMAN: Is anyone else here to speak on COA-23-29881?

(Audience member approaches the podium.)

THE CHAIRMAN: If you will state your name and address.

AUDIENCE MEMBER: My name is Steve Manis, 1448 North Liberty Street, 32206.

THE CHAIRMAN: She's going swear you in real quick.

MR. MANIS: Pardon?

THE CHAIRMAN: She's going to swear you in real quick.

THE REPORTER: If you would raise your right hand for me, please.

MR. MANIS: (Complies.)

THE REPORTER: Thank you.

Do you affirm that the testimony you're about to give will be the truth, the whole truth, and nothing but the truth?

MR. MANIS: I do.

THE REPORTER: Thank you.

MR. MANIS: I'm a neighbor of this property. I live just to the side of it. I've lived in that house, my house, about 13 years. I've watched this house. It was occupied until about, I think, 2014, 2015, people living in it, and -- and I believe in 2016, it was sold to a homeowner or a purchaser bought it.

They actually went through a window survey, and I believe through HPC or through somebody, they were told they had to replace the windows. They decided to sell the property.

They sold the property to Twin Investment [sic] in 2018, so I don't have -- they have owned that property since 2018, which is closer to six years. And then in -- okay. They bought it in April of 2018, and in July of 2018, they applied for a building permit. There's been a building permit on this property since 2018. So they have been working on it, off and on, since 2018.

I think what I -- I'm the property owner who filed the initial complaint that started this whole process, and I did find pictures --

2015, this property was for sale. I'll pass these around, if you have seen these. I'll give them to you.

(Tenders documents.)

MR. MANIS: The windows were in -- the windows were in good shape, and our feeling is that, through the last four or five years, while they have been doing a lot of work on this property, including -- basically, they have got power in there. They have got drywall in there. They have redone the floors. I don't know what else they have done, but I have seen from the outside. It's been pretty well rehabbed on the inside.

But the windows have been allowed to just deteriorate through the years of neglect, and I feel that it's -- you know, as I'm seeing it, HPC should require them to repair these windows.

There were two properties, one at 1514 Liberty Street, right around the corner; and 304 East 5th Street, right next -- almost next door, both of those properties have repaired their windows historically.

And my request is that they be denied

replacing the windows and be required to replace -- repair the windows per the HPC or, you know, Historic Preservation requirements.

Thank you.

THE CHAIRMAN: Thank you.

Is anyone else here to speak on COA-23-29881?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, we'll close the public hearing.

I'll entertain a motion.

COMMISSIONER GREGORY: Motion to approve COA-23-29881 for 242 5th Street East, approve with conditions.

COMMISSIONER GLOBER: Second.

THE CHAIRMAN: Okay.

COMMISSIONER GREGORY: I have a question for staff on this one. So when you guys toured the property, you found the windows were not repairable?

MR. WELLS: Through the Chair to Commissioner Gregory, that is correct. We found that some windows are either missing, experience significant wood rot, or some of them experience a lot of water damage, which we

render to be irreparable.

COMMISSIONER GREGORY: Okay.

THE CHAIRMAN: So from my end, the fact that staff went out there and has deemed them irreparable is enough for me as far as the window replacement itself goes. And we could talk, you know, wood versus vinyl, but --

COMMISSIONER GREGORY: I agree.

THE CHAIRMAN: -- yeah, I'm good on the replacement side.

COMMISSIONER EPSTEIN: Through the Chair, I'm also good on the replacement. The wood versus vinyl is kind of where I'm getting a little stuck on -- that's why we're here -- mainly, you know, having seen the evidence that these windows did look like they were in pretty good condition upon when this was purchased.

So I'd like if the applicant could come on up and talk about any remediation or stopping of damage or anything that they can kind of speak to for what they have done since they've owned the property for six years.

(Mr. Rodriguez approaches the podium.)

MR. RODRIGUEZ: Unfortunately, we've got people looking at this house, and it's why they

even sold the house to us. If you heard what he said, 2015 -- we purchased the house back in 2018. Okay? And between those six years, we had to condemn it, and we had to hold on to it and kind of stop the project for a minute, okay, between that happening.

And weather deterioration -- I've been in the business for 35 years, and you know that weather do a lot of damage, and this house has been neglected for a very long time. So that's why we have the conditions that you see right now on these windows. So it's not something that we do -- that we did on purpose. It's something that the weather did by itself. Okay? And that's all -- we want to make sure we --

COMMISSIONER EPSTEIN: I understand.

I was wondering if you had done anything to stop any kind of weather from getting in or --

MR. RODRIGUEZ: I mean, there's -- literally, you can see there's been weather damage from the weather. We couldn't (inaudible). Everything that you see is the most recent we have done to help, you know, so

it's been pretty much rotten over the years.

COMMISSIONER EPSTEIN: Also, I want to say the window that you submitted around does have an option of a flange for the nailing fin inside the window a little further, I did see, but I'm not quite sure that the sash style meets the traditional 4- to 6-inch (inaudible), so I wouldn't be willing to approve the window that you have submitted around us because I don't see that it meets the conditions here.

So I would just want you to work -- if we did approve this, I would just want you to work that out with staff. I want it just on the record that we do not approve the window here. If they decide that it's acceptable once we decide vinyl versus wood, I can leave that up to them, but I'm not a hundred percent sure just what you've given me here today, that it meets the conditions. I just want that on record.

MR. RODRIGUEZ: Okay.

Okay. I mean, whatever we need to do to make sure to approve it, you know, so I can work closely with them --

COMMISSIONER EPSTEIN: Okay.

MR. RODRIGUEZ: -- to make sure.
THE CHAIRMAN: All right. Any other questions for our applicant at the moment?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. We'll call you back up.
MR. RODRIGUEZ: Thank you, sir. Appreciate it.
THE CHAIRMAN: All right. So where do we stand here?
COMMISSIONER GREGORY: Through the Chair, I'm personally not inclined to start approving lots of vinyl windows in Springfield for these replacements. I mean, I think we're setting a bad precedent. I think I'd require the wood or wood clad or the wood blend as a completely normal standard that we keep in the neighborhood.
COMMISSIONER HOFF: Through the Chair to staff, how many of the windows did you find were original?
MR. WELLS: Through the Chair to Commissioner Hoff, just based on the window survey and our staff report, it appears that all 28 windows were -- or 28 windows were

historic.
COMMISSIONER HOFF: Okay.
MR. WELLS: Original. Sorry.
COMMISSIONER EPSTEIN: And through the Chair to staff, there's none here that you're thinking can be rebuilt or salvaged? They are all shown as replaced, I'm seeing, on the window survey. Is that -- am I missing one?
MR. WELLS: Through the Chair to Commissioner Epstein, no. Yeah, we identified -- we looked at every window. Some of these windows potentially could, but we just felt as -- if they were going to do a wholesale window replacement, it would be more prudent just to approve them for all the windows.
MS. LOPERA: Through the Chair to the Commission, the (inaudible) requires that 50 percent of the windows be replaceable to approve (inaudible).
COMMISSIONER MONTOYA: Through the Chair, a question to staff. One of the neighbors came up and spoke earlier and spoke on -- that they previously applied for a COA (inaudible) previous owner. Is there a record of that again, or was that looked into at all?

MR. WELLS: Through the Chair to Commissioner Montoya, I would have to -- I'm not aware of that, not to say that it hasn't been applied for. We just need to do our research to determine that piece.
COMMISSIONER MONTOYA: I guess -- thank you, Arimus.
You know, in my mind, there's a couple of things going on. I mean, clearly in the photographs, the windows are deteriorated. There's broken glass. They're damaged. There's a statement from the applicant that that's all weather-related incidents from -- since their ownership of the property. That can neither be confirmed or disproved, so that's a sort of an "if" thing for me.
But the applicant has owned the property since 2018, and it's 2024, and it's clear that there was nothing to protect the windows during that time, and so now they have deteriorated to the point where they just need to be wholesale replaced.
And so I understand the recommendation by staff that they be replaced with wood or wood clad or something much more comparable to the

original historic windows (inaudible).
And so that's where I sit on the fence with this, as you -- Commissioner Epstein, as you were saying earlier, wavering on this in regard to whether or not the request the applicant has just made here to go to vinyl rather than the recommendation of staff.
I find it questionable just because of the situation of the home over time, and so I just put that before the commissioners to consider in our discussion.
As it stands right now, we have made a motion to approve this COA with the conditions laid forth by staff, so I think we just need to discuss whether we are willing to consider allowing applicants to use vinyl windows as a replacement.
COMMISSIONER EPSTEIN: Yeah, through the Chair, I'm right with you. I understand that everybody knows we've been in a pandemic and everything, but the pandemic started in 2020, and this was purchased in 2018, so there was a bit of time that there could have been some remediation done. I understand they -- maybe they weren't in okay shape, but they've gotten

in worse shape over time.

The reason I asked about if any could be repaired is I wonder if there is a kind of medium ground we could come to where -- it seems like a lot of these windows are the same size. If we could repair a certain amount of them -- even if they're not in their current location, kind of repair and move wood windows that have been repaired to the front of the house and the front corners of the house and come to a bit of -- I can't think of the right word. You know, a compromise.

A compromise is the right word. Because, obviously, some of these windows are in extremely terrible conditions or they're entirely missing, but I do see some here that I think -- you know, we have some pretty skilled historic window repair people in the city that could repair, you know, four, six of these, and focus on the front of the house. I'm just throwing ideas out here.

But I do -- I do think -- as is for a wholesale replacement, knowing that the property has been owned for six years, I -- I'm hesitant to approve the vinyl because of that.

COMMISSIONER MONTOYA: Up for discussion, moving forward with COA as it stands now --

Through the Chair, this is a question for staff. Approval of this COA doesn't prevent the applicant from coming back with a minor mod application later, right? To ask to -- they could ask -- officially ask to use the vinyl?

And the reason I'm not -- I'm not stating I'm in support of these (inaudible) windows, but I think that there needs to be more evidence of the history of the windows, especially in regards to the 50 percent tipping point for wholesale replacement because, as Commissioner Epstein said, some of the windows, you can see they are the original sashes. Some of them look like 1-by-2s. You know, they've already been sort of repaired over time.

So I think a better assessment of the windows by the applicant as a minor modification later could be considered. But in order to move forward, I think this can be approved as it's been applied for with these conditions.

THE CHAIRMAN: The second gentleman that spoke, didn't he say there was a wholesale

window replacement approved in 2015? Did I miss that?

MR. WELLS: No. I think he said it was denied or --

THE CHAIRMAN: It was denied. Okay.

COMMISSIONER MONTOYA: It was denied.

COMMISSIONER EPSTEIN: It was denied because of --

THE CHAIRMAN: That would make sense, yeah. All right. I missed that, then.

COMMISSIONER HOFF: Through the Chair, because all the windows were original, I would also tend to lean towards supporting the current conditions.

MR. WELLS: Through the Chair to the Commission, if I may, just to answer Commissioner Montoya's question too. In its current format, so if you were to approve the conditions as is, the applicant cannot do a minor mod to change the window material to vinyl. We would consider that a substantial deviation from the nature of the original request. So I just want to put that on the record.

And then one other thing, too, just -- so

for Condition Number 3, I know that does state, like, an exterior raised profile lite pattern. Staff would just recommend, if you decide to go that fashion of recommending approval, to substitute that language to state, windows shall have a one-over-one lite pattern.

COMMISSIONER MONTOYA: Then I would -- sorry. I'm actually trying to move this along here, but for the commissioners, then the question is, do we -- should we -- should we allow or recommend to the applicant that they -- not to bring up the D word again, but perhaps defer this to gather more evidence to support their position? Because, right now, it's a question about the condition of the windows when they purchased the home or is that even allowed?

THE CHAIRMAN: It's allowed.

MS. LOPERA: Through the Chair to Commissioner Montoya, it's allowed if you want (inaudible) defer it (inaudible) more evidence. Whether that exists or not, I don't know.

COMMISSIONER MONTOYA: So that's just a question because right now, for me, my -- when it comes to -- I vote to approve the staff

recommendation as it stands with their conditions. I would need more evidence to support the applicant's request to move to lower-cost windows.

THE CHAIRMAN: What does that evidence look like?

COMMISSIONER MONTOYA: Showing us more of a history of the -- and it might not exist, but documentation of the windows when they purchased the home and how they have deteriorated over time because it seems like, if they were in the condition they are now, they would have been protected to keep rain and moisture from getting inside the home.

THE CHAIRMAN: Right.

COMMISSIONER MONTOYA: You would have boarded up the openings.

THE CHAIRMAN: So any thoughts on that?

(Mr. Rodriguez approaches the podium.)

MR. RODRIGUEZ: Yeah, absolutely.

We're talking about the condition of the windows when they were -- when we purchased, it's almost the same as it is right now. Okay?

Let me -- and let me address this real quick. So just to see -- everything that you

can see around it is deteriorated, it's rotten. And for me to repair that is insane. It will cost a fortune.

COMMISSIONER MONTOYA: I understand, but the point I'm trying to make is we don't have evidence of the condition of the windows, like photographic evidence of -- it's not presented to us, what the windows looked like when you purchased the home or (inaudible) from the way it is right now, and so that's why I'm on the fence about (inaudible) windows.

THE CHAIRMAN: No, I get that.

MR. RODRIGUEZ: Right. I'm --

THE CHAIRMAN: And he's not asking you to repair them at this point. He's asking strictly replacement --

MR. RODRIGUEZ: Right. We're talking about pictures when I purchased it to what the conditions are right now and -- right? Is that what we're talking about?

THE CHAIRMAN: Some sort of evidence to say the windows were in bad shape when you purchased it. So I think if they -- if you sold the property tomorrow and somebody else came back to us and wanted a wholesale window

replacement, probably give them vinyl because, you know, new owner. I don't know.

MR. RODRIGUEZ: I mean, I'm not saying -- I appreciate that, but that's not fair to me right now, just saying that we're going to go back to six years ago.

THE CHAIRMAN: Well, we don't necessarily want to reward, you know, neglect, if you will, so that's why I think he's looking for some sort of evidence to say, hey, you didn't neglect them, and the windows were in bad shape. It makes our decision a good deal easier. So we can -- what he's suggesting is we defer it. You bring us some sort of evidence that the windows were in bad shape when you purchased the home -- it makes our decision a lot easier -- or we can go to the vote today, which looks like it's trending towards no vinyl and would probably be wood or wood clad.

MR. RODRIGUEZ: Okay.

THE CHAIRMAN: So that's kind of where we're at.

MR. RODRIGUEZ: So I have pictures of when I purchased the house.

THE CHAIRMAN: So probably --

MR. RODRIGUEZ: Yeah, so it was the same way.

THE CHAIRMAN: Okay.

MR. RODRIGUEZ: I mean, we -- probably what we did -- put (inaudible) on top of that, but -- yeah.

COMMISSIONER EPSTEIN: That's all we're looking for, if there is specific language --

MR. RODRIGUEZ: Right. So, yeah, that.

And no matter what, to restore everything, you have to remove the trim and everything to just make sure -- because it's rotten.

COMMISSIONER EPSTEIN: Yeah. There's specific language, how we're asked to interpret things, that talks about neglect not being a reason to approve things. So that's all we're looking for, is that, you know, this property didn't just sit here falling into shambles because the windows needed to be replaced at the time, but it was, you know, kind of on the fence, wouldn't get approved, but if it was able to be, you know, sitting a little bit longer, getting a little bit worse shape, then, okay, now they can be approved.

We're just looking for that proof that -- because that's something we're asked to do as a commission.

MR. RODRIGUEZ: Okay.

THE CHAIRMAN: So if you've got that proof, I would recommend deferring today and coming back next month and showing us the proof. That way -- and we'll say, you know, at least more than likely --

MR. RODRIGUEZ: But that's another month I have to wait to order the windows.

THE CHAIRMAN: That's true, yes.

COMMISSIONER MONTOYA: I mean, it would have been good to have that information now.

THE CHAIRMAN: Well, sure. That's just --

MR. RODRIGUEZ: Is there any other way that it can be faster to make this happen? Because I already waited a couple of months just to go through the process.

THE CHAIRMAN: I mean --

COMMISSIONER EPSTEIN: Do you have the pictures here with you right now to show it to us? I mean ...

MR. RODRIGUEZ: I don't think I do right now, but, I mean --

MR. WELLS: Through the Chair to the Commission, while you all were just conversing, we did find a Zillow link from 2018. We'll pull it up on the screen here in a moment. There's only two photos.

COMMISSIONER EPSTEIN: It's something.

MR. RODRIGUEZ: It's something, yeah, you can look at.

COMMISSIONER EPSTEIN: I know this seems like a pain, but --

MR. RODRIGUEZ: No. It's okay. I'm just trying to get the job done.

(Simultaneous speaking.)

(Displaying photographs.)

MR. WELLS: Through the Chair to the Commission, on the screen right now you have a Google Street View of 2017, January, so that shows the previous condition of the windows.

COMMISSIONER EPSTEIN: You purchased it in which month of 2018?

MR. RODRIGUEZ: '18.

COMMISSIONER EPSTEIN: Which month?

MR. RODRIGUEZ: I believe it was June 2018.

THE CHAIRMAN: Okay.

MR. WELLS: And now we have February 2019 on the screen.

(Simultaneous speaking.)

COMMISSIONER EPSTEIN: So that's 2017. Can we see 2019?

COMMISSIONER MONTOYA: That's 2019, isn't it?

COMMISSIONER EPSTEIN: No.

COMMISSIONER MONTOYA: That's 2019.

COMMISSIONER EPSTEIN: This is 2019.

(Simultaneous speaking.)

COMMISSIONER EPSTEIN: They look worse. And that's -- that's February '22.

MR. WELLS: Uh-huh.

COMMISSIONER EPSTEIN: Can we go back to February 2019? That would have been, like, eight months that you have owned the property. And then can we ...

(Commissioner Frick exits the proceedings.)

COMMISSIONER EPSTEIN: Can we look at 2017? I know that's before you owned it, but it's still -- it's a lot of difference in ...

THE CHAIRMAN: All right.

COMMISSIONER GREGORY: Do you want to

defer this to bring more evidence, or do you want us to make a decision and then vote on this today? Which one?

MR. RODRIGUEZ: What's that?

COMMISSIONER GREGORY: Which one?

MR. RODRIGUEZ: I would like to have a decision today, so that way I can go forward and move forward and get this solved.

THE CHAIRMAN: Okay. We'll call you back if we need you.

MR. RODRIGUEZ: Okay. Thank you, sir.

COMMISSIONER MONTOYA: So currently on the table for a vote is the recommendation of staff to approve with their conditions. There's been no amendment to alter the set of conditions in regards to the windows, so the choices are -- I'm sorry. Wood. It's wood --

COMMISSIONER HOFF: Wood, wood clad, or wood blend.

COMMISSIONER MONTOYA: -- wood clad, or wood blend.

COMMISSIONER EPSTEIN: What does wood blend mean?

COMMISSIONER MONTOYA: So those are the -- those are the only three. Vinyl is not on the

table there. So if anyone wants to make a motion to amend, now is the time. Otherwise, I think we need to vote --

COMMISSIONER EPSTEIN: We need to amend it to -- for Condition Number 3 to be stricken and change to a one-over-one lite without the mention of the raised muntins.

COMMISSIONER MONTOYA: Right.

COMMISSIONER GREGORY: I'll make a motion to amend my motion for striking Condition Number 3 and revising it to a one-over-one lite pattern.

COMMISSIONER HOFF: I'll second that.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All right. Now we can take a vote on the motion as amended, right?

COMMISSIONER EPSTEIN: I move to vote on the motion as amended.

COMMISSIONER GLOBER: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, you have

approved COA-23-29881.

And we'll move on to COA-24-30148, 1502 Glendale Street.

MR. WELLS: All right. This is COA-24-30148 for the property located at 1502 Glendale Street.

The applicant is seeking to replace an original metal shingled roof on a one-story contributing structure. We found that it has high corner lot visibility and are looking to replace this historic metal roof with gray architectural shingles.

If you are familiar with the Springfield Historic District, we typically will allow administrative approval of metal roofs to gray architectural shingles as long as they match the color because it is more of a common feature there in the District. However, in Riverside/Avondale, that metal shingle material is much more rare, so we found that it adds to the architectural diversity of the district.

And so we just found that -- based on our design guidelines and, again, the original material being a character-defining feature, we found that this is inconsistent with our design

guidelines, and coupled with it being highly visible, we forward to you a recommendation for denial of the applicant's request.

THE CHAIRMAN: Okay. Questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll open the public hearing.

Is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Come on up.

(Audience member approaches the podium.)

THE CHAIRMAN: If you'll state your name and address.

AUDIENCE MEMBER: Paul Ramey, 1502 Glendale Street.

THE CHAIRMAN: Paul, she's going to swear you in real quick.

THE REPORTER: Do you affirm that the testimony you're about to give will be the truth, the whole truth, and nothing but the truth?

MR. RAMEY: I do.

THE REPORTER: Thank you.

MR. RAMEY: I just start?

THE CHAIRMAN: Please.

MR. RAMEY: A little context. We moved into this house about two years ago. At the time, what drew us was the charm, the history, so I want that to be clear. We love it. We get it. And we appreciate that.

With this house came a roof of unknown age, possibly original, which would make it over a hundred years old. We could find no record on it. What made it special to us was not necessarily the metal itself but the pattern on it because that was original to the time period, and I love history. I get that. That was a part of what I loved about it.

Until about June of last year, everything was fine until an inspector came out from an insurance company, saw it, decided it was too old, and decided we had to replace it. This immediately was a horrific thing for us because we felt like we were the protectors of this house.

We tried to jump through some hoops. We got it certified for a second time that it would be ten-plus years of life left on it. We thought that would get it. It did not. They came back and said we still have to tear it off

and put something else on.
Since then, we have sort of been scurrying around trying to find the solution to this problem of trying to stay true to this house while also meeting a budget that we did not show up anticipating for various reasons, which we all know.
I want to do my best -- we want to do our best by this house. I would -- just on the aesthetic aspect of this, I would like to suggest -- this is the only metal roof around there, and I don't actually make -- like, I feel like it's more of an anomaly than a -- people look at that and go, wow, that's a metal roof, it doesn't look good, it's not a great roof. What it is is solid. It has had no problems, as far as we know.
But this is the position we're in. I understand where you're coming from with trying to stay true historically. This is sort of a last gesture to try to make this work so that we still have some funding left to do other things to this house as well. So I appreciate your consideration on it.
THE CHAIRMAN: Any questions for our

applicant at the moment?
COMMISSIONER GREGORY: Yeah. So in talking to your insurance company -- would not let you repair it or anything (inaudible), what to do to possibly bring it up to a standard that would meet their requirements?
MR. RAMEY: My understanding was, first, our -- Daniel Miller was my representative on this, and when I was talking to him about it, he said, Oh, this is an easy fix. We'll get it recertified. I had somebody come out and recertify it ten years plus. No problem. Submitted that. Citizens still denied it. I was given no thought towards here is a way we can fix this. Everything sounded like it's old, it's way old. And that was the reason we've been given.
COMMISSIONER GREGORY: Yeah. I'm familiar with the insurance issues in the state of Florida. It is a problem.
MR. RAMEY: It's been a surprise for us.
THE CHAIRMAN: All right. Any other questions for our applicant at the moment?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. We'll call you

back up.
MR. RAMEY: Thank you.
THE CHAIRMAN: Thanks.
Is there anyone else here to speak on COA-24-30148?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: All right. With that, we'll close the public hearing.
I'll entertain a motion.
COMMISSIONER HOFF: Through the Chair, I will make a motion to deny in accordance with the staff recommendation.
COMMISSIONER EPSTEIN: Second.
THE CHAIRMAN: All right. Conversation time.
COMMISSIONER HOFF: Through the Chair to staff, in the staff's summary, you mentioned that the applicant originally was trying to replace with a metal roof, and then they wanted to paint it gray, but then they came back with gray asphalt shingles. Can you expound on that and what your understanding is of why that change was made?
MR. WELLS: Through the Chair to Commissioner Hoff, any time we receive an

application, we try to work to our best ability to steer them in the administrative route for approval. So, in this instance, the applicant originally submitted for that armored rib panel design. That is something that -- historically, it goes against our design guidelines as well as our matrix, so we recommended that they replace it with an alternative metal design, which is metal shingle, shingle stamped panel, or a 5V Crimp.
So, again, the cost piece came up, and so the applicant elected to do the architectural gray shingles instead.
COMMISSIONER EPSTEIN: I know that metal roofs are far -- extremely more expensive than asphalt shingle roofs. They do have a longer life span, which comes with that, which is nice. I'm having a hard time just because of -- saying okay because it's more expensive just because this is such a rarity in the neighborhood, and it does seem like it is the historic material roof.
COMMISSIONER MONTOYA: Just a question --
Through the Chair, a question just out of curiosity. Is there a Sanborn map profile?

Did it show the edge of that roof on it, or was it probably not that detailed, right, not the right angle to have that kind of profile?

MR. WELLS: Through the Chair to Commissioner Montoya, that's a good question. It didn't go into detail beyond just the standard metal. It had a compilation of just all the different roof types, but in that description, metal was included.

COMMISSIONER MONTOYA: Okay.

COMMISSIONER HOFF: Through the Chair to staff, this is something that's come up a -- multiple times now, is the cost of things, right? And could you just talk about the financial hardship process that you have if someone does have a financial hardship?

MR. WELLS: So through the Chair to Commissioner Hoff, there is a provision in our Code, and this is Section 307.106.P [sic], and so it talks about the ability for the applicant to claim undue economic hardship, and that's something at the staff level, we don't review and evaluate. This is something that they can present to you all as the Commission.

And there's a set of 13 different options

they could pursue, and so it ranges from providing you all with the estimate of the cost of the replacement, a report from an engineer or contractor, the estimated market value of the property in its current condition or after the completion of the proposed alteration, et cetera.

So there's a list of different options they can choose to elect, and they could present that to you all to make that case if economic hardship is warranted in this instance and so forth.

COMMISSIONER MONTOYA: And then through the Chair, a question for staff. That, as a scenario, even if that is what is presented today, if we did not approve it, the applicant still has the ability to appeal and take it to another level beyond this, right? And so that would be -- yeah. Thank you.

So that would be an option for us today, right, that if we -- if the denial of this is approved, the applicant can take it forward to -- as an appeal to City Council with the evidence that you're suggesting? If that evidence is able to be gathered, they would

have a case to take that before City Council as an appeal?

THE CHAIRMAN: Yeah, that's an option.

COMMISSIONER MONTOYA: And I bring that up because we don't have that evidence in front of us today, these things that Arimus has just said for us.

THE CHAIRMAN: I guess I'm having a hard time -- I know, you know, we talk about precedent, but at the same time, we say we don't (indiscernible) set a precedent. Each case is individual.

I'm having a hard time with this one because we have no proof, necessarily, that it's original. And it's unique to the neighborhood, yes, but that uniqueness could also mean it's probably not -- it could not be the original.

COMMISSIONER EPSTEIN: It would probably be within the historic timeline of --

COMMISSIONER GREGORY: Yeah, looking at that, it looks very typical of a 1970 metal -- '70s metal roof. I will say that.

COMMISSIONER MONTOYA: And that was my question to Arimus about the Sanborn maps,

which you said didn't make a reference to metal roofs. (Inaudible). Is there any other roof on the building right now that has a metal roof?

MR. WELLS: No.

COMMISSIONER MONTOYA: It's just that part?

MR. WELLS: Through the Chair to Commissioner Montoya, can you clarify that question?

COMMISSIONER MONTOYA: I'm sorry. In the Sanborn map, it was only the metal roof that was identified on the building?

MR. WELLS: So the way the -- that particular Sanborn map identified it, it shows as an open circle or a closed circle, so from both -- either options, it shows a selective possibility of four or five different materials.

COMMISSIONER MONTOYA: So it can't be confirmed?

MR. WELLS: Correct.

THE CHAIRMAN: That's kind of what I'm getting at. I mean, it very well may be original, but I can understand the insurance

struggle, and I can understand -- I'm -- you know, it's one thing with the windows, but I'm probably a little more lenient on the roof, personally, just in this specific situation.

COMMISSIONER EPSTEIN: Yeah, this is a completely different scenario than the windows.

THE CHAIRMAN: A hundred percent.

COMMISSIONER EPSTEIN: Yeah. And if it was not so, you know, its own kind of element that seems like it is historic, I wouldn't be -- I wouldn't be probably thinking twice about it. I'm just caught a little bit on -- I mean, that's not a new roof. That's a very, very old roof. You know, somebody didn't come in the '80s and put -- they didn't find scrap metal pieces and put that together.

We don't have evidence that it is the original roof, but I think it is historic. And I do understand the financial aspects and the insurance coming out and telling you, You have to put a new roof on, when you have a completely fine roof. That happens all the time now.

I think, as architects, we should all go down to the state capital and say, Why are we

telling people to put 30- and 50-year roofs on houses, and they're only, you know, saying you can have them on there 10, 15 years, but that's -- don't put that on the record.

THE CHAIRMAN: All right. Well, let's work towards a decision here. It seems like the majority here is on the page of come back with a metal roof and possibly gamble with City Council.

All right. Well, we've got a motion on the table, I believe.

So all those in favor?

COMMISSIONER MONTOYA: Aye.

COMMISSIONER GREGORY: Aye.

COMMISSIONER HOFF: Aye.

COMMISSIONER EPSTEIN: Aye.

COMMISSIONER GLOBER: Aye.

THE CHAIRMAN: Those opposed?

Nay.

With that, you approved -- denied COA-24-30148, and we'll move along.

MR. ANDERSON: COA-24-30212 seeks to install a 10-foot-wide poured concrete driveway on a contributing property within the Riverside Avondale Historic District.

The primary structure on the property is a one-story, bungalow-style residence characterized by its massive pillars, front-facing gable, and the use of exposed rafters with (inaudible) brackets.

Currently, the property does not have any parking areas. As such, the property owners park on the right side of the front yard of the property, which is currently a wide strip of dirt with minimum -- minimal to no vegetation.

The property owners explained that rain causes the wide strip of dirt to flood, which causes issues regarding parking and exiting the vehicles. Staff does not object to the driveway installation under the proposed material.

According to the 2024 COA matrix, any poured concrete driveway within the front or secondary front yards of properties requires the review of the JHPC.

Staff recommends denial.

COMMISSIONER EPSTEIN: Just really quickly, through the Chair to the staff, the agenda lists this as Springfield, but the designation lists it as Riverside/Avondale.

Can we get a clarification?

MR. WELLS: Through the Chair to Commissioner Epstein, that is my fault, and I take responsibility for that, but it should be noted on the agenda as Riverside.

COMMISSIONER EPSTEIN: Okay. I just wanted to check.

THE CHAIRMAN: All right. Questions for staff currently?

COMMISSIONER GREGORY: Through the Chair to staff, is there a material you prefer to see there than the concrete -- poured concrete?

MR. ANDERSON: At the administrative level, we can approve gravel, concrete ribbons or pavers.

COMMISSIONER GREGORY: Ribbons. Okay.

THE CHAIRMAN: Any other questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Well --

COMMISSIONER MONTOYA: Through the Chair, question for staff, if denial -- if this is denied, does that preclude them from applying for any of those administratively approved concrete ribbons or gravel in the future?

MR. ANDERSON: No.
COMMISSIONER MONTOYA: Just denies having a concrete driveway, correct?
MR. WELLS: That's correct.
THE CHAIRMAN: Well, we can, theoretically, give them options today if it went that way.
COMMISSIONER MONTOYA: Right.
THE CHAIRMAN: Well, we'll go ahead and open the public hearing.
Is the applicant here?
AUDIENCE MEMBER: (Indicating.)
THE CHAIRMAN: Come on up.
(Audience member approaches the podium.)
THE CHAIRMAN: If you'll state your name and address.
AUDIENCE MEMBER: Garrett Callis, 771 West Street.
THE CHAIRMAN: Garrett, she'll swear you in.
THE REPORTER: If you would raise your right hand for me, please.
MR. CALLIS: (Complies.)
THE REPORTER: Do you affirm that the testimony you are about to give will be the

truth, the whole truth, and nothing but the truth?
MR. CALLIS: Yes.
THE REPORTER: Thank you.
MR. CALLIS: Yes, we're applying for a driveway. If you scroll down a little bit more, there's some pictures showing -- every single time it rains, it floods greatly, it backs up from the street. You see, I mean, inches of water. If you go to the house, you can tell. I mean, there's a curb-cut that's already there, been existing. Obviously, it was there whenever we bought the house six months ago.
And so we're -- it's a very wide space. It's honestly probably 30 feet wide, but we're, just because of the ordinances, only asking for a 10-foot-wide, mainly for my wife and our new baby to be able to park on.
If you walk around our neighborhood and in our immediate square block area, I will say probably 50 percent of the houses are ribbon, but then at least 25 percent more are poured concrete, and then the rest are just dirt or little bits of gravel, including our next-door

neighbor has a poured concrete driveway. So I personally don't understand why it wouldn't be approved. I mean, our literal next-door neighbor has it.
Yeah, and we're, obviously -- given -- personal situation, new house, recently married, new baby. I would like to keep costs down as much as possible and do concrete as opposed to pavers. We don't want to do ribbons because -- it's more than wide enough for two vehicles, and we don't want to have four strips of concrete ribbons going through the space. We don't think that would look great, personally. And we do intend to park two vehicles there going forward, just one on the concrete, and with -- my truck will be on the other side.
THE CHAIRMAN: All right. Questions for our applicant?
COMMISSIONER GREGORY: Yes. So you're opposed to putting a ribbon on maybe the gravel in between there or something like that?
MR. CALLIS: Yeah, we would prefer not to do ribbons, correct.
COMMISSIONER GREGORY: And you -- if you

did -- you would do two sets of ribbons, though? I mean, I'm not sure I see that a lot, with two sets of ribbons.
MR. CALLIS: Yeah, we would prefer not to have two sets of ribbons. This is what we're saying. I mean, the cut-out for the curb-cut is -- it's only at the 10-, 12-foot-wide area right now. I mean, we'd come in and then you'd have to put them there. We -- at the moment, we do not -- we'd -- we would prefer not to have ribbons.
COMMISSIONER GREGORY: Okay.
COMMISSIONER HOFF: Through the Chair to the applicant, so you are trying to park cars side by side and not one in front of the other --
MR. CALLIS: Correct.
COMMISSIONER HOFF: -- is that what you're trying to --
MR. CALLIS: Yes. That's what we currently do. I'm assuming that's what people did before us. It's -- I mean, we park two vehicles there and we still have 5 feet on each side of it, so it's -- to not use the space for that when it's very obviously a wide driveway,

it does not make sense to us.
COMMISSIONER EPSTEIN: Through the Chair, but you're just seeking a 10-foot-wide poured concrete -- so you wouldn't want two sets of ribbon because you're not even seeking enough paved concrete to park two cars anyway.
MR. CALLIS: Well, full disclosure, in talking with Jermaine, I was seeking a wider driveway. He advised that that would not be approved. So we revised it and decided to just -- all right, let's go ahead and get what we can with the 10 foot, and then possibly -- maybe we do gravel beside it or something down the line. But we did initially seek in our first application for a 20-foot-wide ...
THE CHAIRMAN: All right. Any more questions for our applicant at the moment?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. We'll call you back up if --
COMMISSIONER HOFF: One more question.
THE CHAIRMAN: Go ahead. Yeah, please.
COMMISSIONER HOFF: So you would prefer a 10-foot solid concrete driveway, and then the idea would be to possibly put gravel on the

other part so that you can park one car on the driveway, one car on the gravel; is that correct?
MR. CALLIS: Currently, yes.
The main priority is -- for me, is to get a solid space to park a vehicle that's not flooded with water for my wife and child, is my priority. I don't care if I continue to park on dirt, but, yeah, if we want to extend it, we'd be fine with just general gravel on that other side.
THE CHAIRMAN: All right. Any other questions for our applicant at the moment?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. We'll call you back up if we need you. Thanks.
Is anybody else here to speak on COA-24-30212?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: All right. With that, we'll close the public hearing.
I'll entertain a motion.
COMMISSIONER MONTOYA: Motion to deny COA-24-30212.
COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Okay. Questions for staff?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Real quick. It sounds like you wanted a bigger driveway and backed off to 10 feet, and denying, because it needs to come to us on driveways; is that correct?
MR. WELLS: Through the Chair to -- to the Chair, yes, that's correct.
THE CHAIRMAN: Okay. And we've approved -- we've approved other driveways in the past, correct?
MR. ANDERSON: It's mostly before you guys because it's a poured concrete driveway in the front yard.
THE CHAIRMAN: Correct. Okay.
COMMISSIONER GREGORY: I've seen a lot of poured concrete driveways throughout Riverside. I mean, this is not that uncommon.
COMMISSIONER EPSTEIN: A lot of them are kind of before COAs, though, or done illegally and haven't been caught.
COMMISSIONER MONTOYA: Through the Chair, question for staff. If the -- if the other available options for materials for a driveway we've chosen, like gravel or ribbons and gravel

and pavers, would it still be reduced to a 10-foot width total?
MR. WELLS: Through the Chair to Commissioner Montoya, that is correct. It would be reduced -- or limited to 10 feet.
COMMISSIONER HOFF: Just a point of discussion. So I've seen a number of new driveways installed where it's ribbon up to a point and then it transfers to solid concrete. Would -- any thoughts on that?
MR. WELLS: That --
COMMISSIONER GREGORY: You mean like where they go, like, (inaudible) behind the fence line or something --
COMMISSIONER HOFF: So, typically, it goes to, like, the front face of the house in the --
(Simultaneous speaking.)
COMMISSIONER EPSTEIN: So maybe like in this case, the front steps so that it's kind of like a --
THE CHAIRMAN: I would -- if we went that route, I'd consider giving him a wider driveway at the top and having, you know, two sets of pavers -- or two sets of ribbons.
COMMISSIONER MONTOYA: Two sets of ribbons

and a pad past the corner of the house?
THE CHAIRMAN: Which I think is probably the best-case scenario for everybody, to be honest.
COMMISSIONER EPSTEIN: I do just want to say, this -- my opinion -- I'm not a civil engineer; I'm an architect. The flooding here, I'm not a hundred percent convinced it's going to be solved by putting just a flat concrete driveway here, just as --
For your information, I think you will probably want to have some kind of gravel or French drain. I know -- I lived in Avondale. We had severe flooding in our driveway like this and we ended up having to do some pretty substantial French draining to get it to not flood, just from my experience.
THE CHAIRMAN: All right. So where are we at?
COMMISSIONER GLOBER: Through the Chair, I think that's a nice compromise, to have the ribbon arrangements until the stairs with the concrete pad after that.
I have another question. One thing I see a lot in Avondale is poured concrete with

either brick or paver on -- kind of as a border. Do we have anything in the guidelines that matches that setup or arrangement?
MR. WELLS: So through the Chair to Commissioner Glober, just to clarify, are you saying where they have concrete ribbons and infilled in the center with brick or reversed?
COMMISSIONER GLOBER: Kind of the reverse of that, with concrete in the middle and like a border with either brick or pavers.
(Simultaneous speaking.)
COMMISSIONER GLOBER: You just see a lot of that in the historic district. I don't know if that's prior to the COAs --
COMMISSIONER EPSTEIN: I think that's probably not legally done either.
MR. WELLS: That's a violation.
(Simultaneous speaking.)
COMMISSIONER GLOBER: (Inaudible) mostly poured driveways.
THE CHAIRMAN: Yeah.
COMMISSIONER EPSTEIN: I'm okay with the kind of compromise of the ribbon to a certain point and then providing a poured concrete -- sort of within the residential, private entry

realm of the house so that it still is sort of respecting that fabric of the neighborhood with the -- you know, the kind of -- what you typically see, but then as it gets more up towards the house, it's something that's more convenient and safe.
COMMISSIONER GREGORY: Do you want to bring the applicant up to see if he's willing to do that?
THE CHAIRMAN: Yeah, come on back up.
(Mr. Callis approaches the podium.)
THE CHAIRMAN: Is that --
COMMISSIONER GREGORY: If that's something you're willing to do, you have two ribbons and then you move to a pad at a certain point, you know, closer to the house.
COMMISSIONER MONTOYA: You mean two pairs of ribbons, right?
COMMISSIONER GREGORY: Correct. Sorry. Two pairs of ribbons.
MR. CALLIS: Yeah. Based on what you're describing, I'm assuming from the street up to level with the stairs would be sloped up concrete, and we would -- our intention would be to slope up the concrete and then have the

concrete pad be a little thicker to allow us to avoid some of the drainage and some of the flooding.
We're not -- I mean, in talking through it -- I'm kind of going off my wife's preference on look and style --
THE CHAIRMAN: Sure.
MR. CALLIS: -- and she -- we didn't want the ribbon and the double ribbons, not currently what we were wanting. But if that's what's being approved, I think it would be fine.
I did like the idea of having a solid, flat concrete space that was ours and not having to use the driveway if we want to, I don't know, push a little cart around or something for the kid to play on, but -- so, I mean, I would lean towards not doing the double ribbon, but if that's what's approved, then I guess we'll go that route.
THE CHAIRMAN: Well, if we meet you in the middle with the double ribbon and then give you the pad up top, you'd still have, you know, roughly -- not exactly the same size pad, but close to it, up top. It just would just be,

you know, horizontal opposed to vertical.
MR. CALLIS: Now, up top, are you talking about closest -- towards the edge of the fence or are you talking about --
THE CHAIRMAN: Yeah. I'm suggesting -- instead of doing a 10-foot-wide driveway all the way up, I'm suggesting two sets of ribbons up to -- call it a 20-foot-wide driveway pad, if you will.
MR. CALLIS: Sure.
THE CHAIRMAN: So you'd have enough room for two cars on concrete.
COMMISSIONER EPSTEIN: Is there a curb-cut to have the two sets of ribbons, though? Is there just a 10 -- one curb-cut?
MR. CALLIS: It's just one curb-cut per 10, but it just -- I mean, the curb-cut is much smaller width. I think there's a picture, but it's much smaller width than the actual space --
COMMISSIONER EPSTEIN: Yeah. That's -- my question is, if we did --
(Simultaneous speaking.)
COMMISSIONER GREGORY: Could you even get two ribbons -- sets of ribbons in there, I

wonder?
MR. CALLIS: We fit two cars easily side by side, so --
THE CHAIRMAN: That curb-cut looks -- unless I'm missing something here --
(Simultaneous speaking.)
MR. CALLIS: It's -- I would say, on each side of the ribbon -- there's probably at least 2 feet on each side of the ribbon, I guess, to the fence and then to that side of the house is what I'm trying to describe.
THE CHAIRMAN: Well, I think -- I think that would not only look best, but I think it will be the most -- the best for y'all as well, to be able to have two cars on concrete.
MR. CALLIS: Okay. And just --
THE CHAIRMAN: And again --
(Simultaneous speaking.)
MR. CALLIS: So --
THE CHAIRMAN: (Inaudible) the cars --
MR. CALLIS: Yeah. And just to clarify that I'm envisioning the same thing, essentially from, like, the -- the road to the --
THE CHAIRMAN: This (indicating).

MR. CALLIS: All right. Now I see it even better. Okay.
So ribbons from the road to the -- okay. So I was envisioning --
(Simultaneous speaking.)
MR. CALLIS: -- (inaudible) is what I thought you described.
THE CHAIRMAN: No, no.
COMMISSIONER EPSTEIN: No.
THE CHAIRMAN: The pad would be up by the house.
MR. CALLIS: Okay. That would be perfect. Yeah, I'd -- yeah, we would be absolutely on board with that.
COMMISSIONER EPSTEIN: Because then -- and sort of a pedestrian and vehicle sense as people are driving -- it sort of maintains the fabric at the street and gives you your more sort of residential, you know, feature up towards your private area.
MR. CALLIS: Yeah. I feel like -- can I actually grab my phone and take a picture of that?
THE CHAIRMAN: Yes.
We're going to pass this around to

Commissioner Glober.
COMMISSIONER HOFF: Through the Chair, question for staff. Would you guys need another site plan with the specifics of this or are you going to go off of this --
(Simultaneous speaking.)
COMMISSIONER EPSTEIN: I think we can set a sense of the -- I mean, you could say, you know, from the face of the concrete porch, which is what your drawing looks like, you know, back to the fence line. That could be that 20 foot wide. And then in front of that needs to be the two sets of ribbons. It could be described.
COMMISSIONER HOFF: Okay.
THE CHAIRMAN: Yes, I agree.
COMMISSIONER GLOBER: Through the Chair, the -- kind of the interior of those -- the ribbons, the applicant could utilize paver --
(Simultaneous speaking.)
COMMISSIONER GLOBER: (Inaudible.)
MR. WELLS: Correct.
MR. CALLIS: Sure. Okay. That does sound great.
Are there -- just to ask, are there any

guidelines on the width of the ribbon? Because I'm just looking at the current curb-cut opening. Obviously, if it's 10 foot at the bottom of the slope of the cut, if I'm putting four in that space, that's only, what, a foot between each one? I don't know if there's --

THE CHAIRMAN: That's a good question.

MR. CALLIS: Or if we lowered it down to three instead of four or --

COMMISSIONER EPSTEIN: I guess I -- I don't know if this is an optical illusion --

THE CHAIRMAN: I agree.

COMMISSIONER EPSTEIN: I'm looking at the picture of the curb-cut, and I'm looking at the sort of full extent of your fence area. And if you're telling me that that's, like, 20 feet that you want paved, it sure looks pretty close to me. And maybe it's just --

(Simultaneous speaking.)

MR. CALLIS: Yeah, it's definitely close, but --

COMMISSIONER MONTOYA: This --

MR. CALLIS: -- (inaudible) the picture from the center of --

COMMISSIONER MONTOYA: This looks like

about 18 to 20 feet (indicating), based on the --

(Simultaneous speaking.)

MR. CALLIS: I mean, it's -- if it fits, then perfect.

THE CHAIRMAN: Yeah. I mean --

(Simultaneous speaking.)

COMMISSIONER EPSTEIN: Can we add that this is our recommendation and that he is to provide a -- the applicant is to provide an updated site plan to staff for final approval that meets our sort of overall -- so that we can be sure what we're recommending works?

MS. LOPERA: Yes. Through the Chair to Commissioner Epstein, you can add a condition that the applicant provide a site plan to be approved by staff.

THE CHAIRMAN: All right. We'll call you if we need you, but thank you.

MR. CALLIS: Great. Thank you.

THE CHAIRMAN: So who's got the motion on the board at this point?

COMMISSIONER GREGORY: I think Michael had it.

(Simultaneous speaking.)

COMMISSIONER GREGORY: So does the motion need to be amended? Because it's a -- denying right now. Do we need to withdraw the motion?

MS. LOPERA: Through the Chair to Commissioner Gregory, you can amend the motion or (inaudible) motion to withdraw, however you want to do it. It can be amended to approve and then you can state on the record --

(Simultaneous speaking.)

MS. LOPERA: -- the conditions.

COMMISSIONER MONTOYA: (Inaudible) withdraw and start over.

THE CHAIRMAN: Who motioned?

(Simultaneous speaking.)

COMMISSIONER MONTOYA: Oh, I did?

MS. LOPERA: Through the Chair to the Commission, anyone can amend the motion.

THE CHAIRMAN: Well, if you want to just withdraw and start over, it's probably the easiest.

COMMISSIONER MONTOYA: I'm willing to give a shot at an amendment.

THE CHAIRMAN: Okay.

COMMISSIONER MONTOYA: So I'd like to amend the previous motion to approving two

pairs of concrete ribbons that lead to a concrete pad that starts at the corner of the front porch and leads back to the fence line with no more than a -- well, somewhere between 18 and 20 foot width, whatever is appropriate to staff (inaudible).

COMMISSIONER GREGORY: Second.

COMMISSIONER EPSTEIN: Can you -- and staff --

COMMISSIONER GREGORY: And submitting -- the owner submitting a site plan for approval by staff.

MS. LOPERA: Did you want to add that to your amendment, Commissioner Montoya?

COMMISSIONER MONTOYA: Yes. And the owner submitting a site plan for staff approval (inaudible).

MS. LOPERA: Must or should?

COMMISSIONER EPSTEIN: Must.

COMMISSIONER MONTOYA: I'm being coached here.

COMMISSIONER GLOBER: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Now I need somebody to suggest a vote for a motion as amended, I think.
COMMISSIONER EPSTEIN: I move that we vote on it as amended.
COMMISSIONER GLOBER: Second.
THE CHAIRMAN: All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, you have approved COA-24-30212.
And, with that, we'll move right along to New Business, road renaming.
Actually, I've got Section K, Public Comments.
Are there any public comments today?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: All right. Road renaming, let's do it.
MR. WELLS: All right. This is a road renaming, Confederate Street to Frazier Place.
Commissioners, you saw a previous iteration of this road renaming to Ben Frazier

Street back in November of last year. Since then, the request has been changed to rename the street to Frazier Place. So the criteria is still the same. It still would honor civil rights advocate and Jacksonville native, Benjamin "Ben" Frazier. This section would only apply -- well, it would apply to the -- rename the entire portion of Confederate Street, between Hubbard Street and North Liberty Street.
Other than that, I mean, based on the best of evidence available, we found that the street name change would be consistent and compatible with the criteria outlined in Chapter 745 of the Ordinance Code, and we forward to you a recommendation for approval.
THE CHAIRMAN: Questions for staff?
COMMISSIONER HOFF: Through the Chair to staff, so just to confirm, it is not being renamed to Ben Frazier Place --
MR. WELLS: Yes.
COMMISSIONER HOFF: -- (inaudible) Frazier Place?
MR. WELLS: Through the Chair to Commissioner Hoff, that is correct. That's

a -- that was the old (inaudible), if you remember.
THE CHAIRMAN: Any other questions for staff?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: We'll open the public hearing.
Is the applicant here?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: No.
MR. WELLS: The City is the applicant.
THE CHAIRMAN: Okay. The City is the applicant.
Okay. Is anybody else here to speak on this road renaming?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: With that, we'll close the public hearing.
I'll entertain a motion.
COMMISSIONER EPSTEIN: Motion to approve the road renaming of Confederate Street to Frazier Place.
COMMISSIONER MONTOYA: Second.
THE CHAIRMAN: All those in favor?
COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, you have recommended the renaming.
And information, Commissioner Gregory, you've got --
COMMISSIONER GREGORY: I have some new business to bring up for the Commission to consider.
I was speaking with the Chair of another committee that runs the neighborhood and community development committee. And what they've done this year is they are having a couple of meetings a year out throughout the city of Jacksonville. Like, when they approve an affordable housing project or get funds for an apartment complex and affordable housing or whatever they're -- whatever they're doing, and they hold a meeting at that place afterwards as like a way to be involved with the community and what they're doing.
And that kind of struck me as something that we could possibly do, if you guys are interested, hold a couple of meetings a year at places that we've previously landmarked or

places that recently were renovated. And it kind of lends itself a little bit to historic commercial properties more so than houses, really just because of the space needed and the ADA compliance and all that stuff.

But I think it's a great way for us to see what we're landmarking, actually go out there and see it. But also, I think it's even a great way to involve the community. Maybe we get people from that particular neighborhood to show up, and we hold our meetings at some of these spaces. Just for example, I was thinking of recent ones that we did, was like the Greenleaf building that JWB is moving their offices to. That would be a good place to host one. Or we recently did the -- on Jessie Street, the house and the old doctor's office. Once that's renovated, we could hold a meeting there. You know, just as an example to be part of the community and kind of get out there.

I just wanted to put it out there as an idea if you guys were interested in possibly doing this. We'd probably be starting in 2025. Wouldn't be able to put it on the schedule this year, but --

This is, of course, with staff's willingness to organize all of this. And I know that's a -- and I don't want to put them under the gun and make them do it, but at the same time I think it's a good idea for us to be involved in the communities where we are landmarking properties. And I think it takes -- would take staff doing some discussions to see the feasibility of it, for one, and then coordinating all of this.

So I just wanted to put it out there. If you guys had any comments on it, if you think it's a good idea or a bad idea.

THE CHAIRMAN: I like the sound of it. Perfectly happy to have you guys look into it.

COMMISSIONER EPSTEIN: If it works for you guys and the stenographer and -- you know, so that there's amplification and presentation space that the public has the access that they need to review and everything. I think that's the -- the biggest thing is just making sure that -- the accessibility to the public and the accessibility for you to run a meeting and for the stenographer to, you know, record everything. Those are --

THE CHAIRMAN: Because accessibilitywise, it can't be a whole lot harder than here --

(Simultaneous speaking.)

THE CHAIRMAN: -- as far as the technology and all that, that --

COMMISSIONER MONTOYA: You know, we all feel what you're saying, but this is an ADA --

THE CHAIRMAN: Well, yes. As far as that --

COMMISSIONER MONTOYA: I think that -- I think that is the biggest issue, is the --

COMMISSIONER GREGORY: And that's why I think the idea kind of lends itself more to commercial buildings than anything or -- or even if we held it at, like, possibly the Jacksonville Historical Society's church down on -- by the stadium. That's just -- just an idea.

COMMISSIONER MONTOYA: Yeah.

COMMISSIONER GREGORY: Just kind of things that would --

COMMISSIONER MONTOYA: I think it's great.

(Simultaneous speaking.)

COMMISSIONER GREGORY: So do we want to have staff look into this? Do we make a motion

to have staff look into this on --

(Simultaneous speaking.)

COMMISSIONER GREGORY: -- (inaudible) --

MS. LOPERA: At your direction, Chair.

(Simultaneous speaking.)

COMMISSIONER MONTOYA: I think it's a great request. I think it's a great request. And you can certainly say the accessibility issue is too great, you know, because I think that is the biggest part.

THE CHAIRMAN: Yeah. I think it's something to look into.

COMMISSIONER GLOBER: The Chair could cater some food.

(Simultaneous speaking.)

COMMISSIONER HOFF: I have another item of new business to bring up.

THE CHAIRMAN: Sure.

COMMISSIONER HOFF: So May is Historic Preservation Month. So I wanted to ask staff if the City typically does anything regarding raising awareness about that?

I know that the mayor's office does certain things to raise the profile of certain days or months, and this seems like a really

important one. So, for example, for greenscape and Arbor Day, she presents an official -- what is it called?

COMMISSIONER EPSTEIN: Announcement?

COMMISSIONER HOFF: An official --

COMMISSIONER EPSTEIN: Declaration?

COMMISSIONER HOFF: Yeah, an official declaration, and there's a photo op. And then that's kind of put out there.

So I didn't know if anything was planned by the City or -- or, if not, can we urge certain people to kind of, you know, get something out there? I'm happy to help.

MR. WELLS: Through the Chair to Commissioner Hoff, we have not done anything in the form of a declaration or anything related to the month itself, with the exception of last year with the whole REHAB program that was spearheaded by Council Member Carlucci. We haven't done anything in terms of the Department since 2018 or 2019 when we had the Joel McEachin Award, the preservation award.

So again, as I mentioned a couple of meetings ago, it just really stems from capacity and accessibility to -- for awards and

presentations and the format and all that.

So it's something we can explore. It is within the month, so we would need to definitely scale it back, if it's feasible with the -- given the time constraints, but -- we're not opposed to it, of course, but it would just -- have to think about capacity.

THE CHAIRMAN: All right.

MS. LOPERA: Through the Chair to the Commission, I would just add to that, that another option would be to reach out to Council Member Peluso, who is the district council member for a lot of our historic areas, and see if maybe he's planning anything. We could team up with him.

COMMISSIONER EPSTEIN: Through the Chair to the staff, we had discussed the awards -- the previous Historic Preservation Awards, and I don't know where we ended up on that. I don't know if we -- you guys were going to look into that or look into the Joel McEachin Award. I know that hasn't been given in quite sometime. I'm not sure if we were a hundred percent sure if it hadn't even been given at any point in time. Do you have anything to

report on that?

MR. WELLS: Through the Chair to Commissioner Epstein, not anything definitive. We have had conversations with some staff in terms of doing something or rolling out some type of scaled-down format. That has not materialized into anything definitive just -- just as of yet, but definitely next year we want to do something. But in terms of this year, next month, or May, nothing just yet.

COMMISSIONER EPSTEIN: Okay.

THE CHAIRMAN: All right. Anything else under new business?

COMMISSIONER EPSTEIN: Did we want to talk about the --

(Simultaneous speaking.)

COMMISSIONER GREGORY: The guy with the cemetery? He left.

MR. WELLS: I'm happy to speak on that, but also there's a -- the applicant for the window replacement, he was under the impression that you were going to bring it back up during public comment, and we --

THE CHAIRMAN: Why?

(Simultaneous speaking.)

THE CHAIRMAN: All right. Well, let's go through information real quick.

MR. WELLS: Okay. So the first item relates to Commission workshops and training. So last month, the Commission, you all recommended that we explore some potential trainings and workshops, luncheons, et cetera, so we took heed to that advice.

So what I did earlier is pass out a questionnaire. And so this is something that I want to get you-all's thoughts about, potentially topics that we could explore.

Obviously, we did our first workshop today. That's -- explored quasi-judicial, so just more of a refresher. But we wanted to get in the habit of just doing some training. We've gotten support from our new planning director, as well as the State's division of Historical Resources, so they're going to be offering some trainings from time to time, but --

The questionnaire, if you could just fill that out, exploring what's your best time to meet, there's some potential topics that you-all think would be important to discuss as

105

a commission -- or get trained on.
THE CHAIRMAN: All right.
MR. WELLS: The next item, the resource packet is deferred.
Pending legislation. So this -- I know this is more of a recurring item, but I did tweak the format a little bit here. So I thought it would be important for you all to know what items have -- actions -- which items have -- taken action on by the City Council since we last met.
So the first item is just Ordinance 2024-0067. So that was the appeal that was filed. That did go to the LUZ Committee, so Land Use and Zoning Committee, on March 5th. The Land Use and Zoning Committee denied the applicant's request for that appeal, and it was upheld by City Council.
And so other than that, we do have a series of pending legislative matters. So we have the standing Laura Street Trio project. That has -- still languishing here.
Ordinances 2024-0115 and -0116, those are companion ordinances, but that's the landmark that you all recommended approval on last

106

month, I believe. So that's going to City Council -- actually, went to City Council last night, and it was approved for -- so that's formally adopted.
The next two ordinance are -0157 and -0158. Those are also companion ordinances. That's for the Norman Studios film complex. That's going to the Land Use and Zoning Committee on May 7th.
And then the last one, which is -0247. That's that nonresidential building at 1349 North Market Street, that's that corner, one-story Immaculate building, that's also going to the Land Use and Zoning Committee on May 7th. And that's for, of course, a landmark.
THE CHAIRMAN: All right.
MR. WELLS: And nothing to report on Public Works projects.
THE CHAIRMAN: All right. So we're at old business. I just want to talk through the deferral and see where we're at and what the plan is.
MR. WELLS: Yes.
(Simultaneous speaking.)

107

COMMISSIONER EPSTEIN: Even -- through the Chair to the staff, even though the applicant has left, I'd still like to get it on the record that we talked about this, just because it seems like, you know, there's some contentiousness there.
MR. WELLS: Yeah. And through the Chair to the Commission, I mean, we are -- I mean, because the owner is claiming -- well, the owner of the property is claiming -- making some claims that we -- based on our research and our findings, we are taking it seriously. We're not looking to just necessarily put it on the agenda just to move it forward.
So we did do a site visit. We looked at -- we were presented with an abundance of evidence. We're also taking time to do a deeper dive and make sure that what we present in terms of a revised staff report does match it, corroborate with what that owner is claiming.
We did have to defer it from last month to allow some more time and to schedule that site visit because we have -- we've had issues getting in contact with the owner, whether

108

that -- it's a phone call or email, it's just been a recurring issue.
So we did have to defer from this meeting because one of our staff members, Joel, who's working on it, he had to take sick leave out of nowhere, so, essentially, that -- had to defer our publishing of our report.
So we do anticipate, for sure, going to the next Commission meeting on April 24th.
THE CHAIRMAN: Okay.
COMMISSIONER EPSTEIN: Through the Chair to the staff, so it -- it's not just sitting there? You guys are still doing the research and verifying things and trying to work things out and everything?
MR. WELLS: That's correct.
THE CHAIRMAN: Okay. That's good enough for me.
And then I --
(Simultaneous speaking.)
MS. LOPERA: -- public comments?
(Simultaneous speaking.)
MS. LOPERA: Oh, you did?
THE CHAIRMAN: Yes, a hundred percent. Yes, I did.

COMMISSIONER GREGORY: Unless there's somebody else that wants to speak in public comments.

THE CHAIRMAN: If I need to open it back up, I can. I mean, I definitely asked for public comment.

Is there anyone else in the crowd that needs to speak on anything?

MR. MUELLER: I just had one little bit of information.

If I knew this subject was going to come up, I would have let Arimus know --

MS. LOPERA: You need to be on the --

(Simultaneous speaking.)

(Mr. Mueller approaches the podium.)

MR. MUELLER: I'm Andrew Mueller, part-time assistant in Historic Preservation. I mostly work with Joel.

And on the question concerning the Camp Mooney Cemetery -- I also went to Camp Mooney Cemetery with Arimus and Joel, and I was the other individual that the applicant, who now left, referred to.

So one other little piece of information I had that I got from Joel was -- and one of the

reasons why I think this may have been deferred is because he's trying to clarify some of the individuals who are buried in the Camp Mooney Cemetery, that they're not listed in other cemeteries too, so --

THE CHAIRMAN: Okay.

MR. MUELLER: And that's -- he said it was taking some time to get some answers back on that. So I think that is one specific reason why it's been --

THE CHAIRMAN: No, that's completely fine. We can defer it the next three months if we need to, if the research needs to be done.

COMMISSIONER EPSTEIN: Yeah. I just think that, if there's a way to approach -- obviously, the applicant has left, but if there's just a way to let them know it's not being deferred for any specific reason except that you guys are still researching and verifying the -- he's given you packets and packets and packets of information. He's got to give you guys time to go through that, and just let him know.

COMMISSIONER MONTOYA: Yeah. I would -- I mean, I -- I'm going to say, I'm not going to

tell you how to do your job (inaudible), but I think that more communication with the applicant than normal would probably be advised here. Just an email or --

(Simultaneous speaking.)

THE CHAIRMAN: Well, I mean, it sounds like he's --

COMMISSIONER MONTOYA: There's documentation and (inaudible).

MR. WELLS: Yeah, which I have. And that's the issue that we keep running into. No matter how many times we email it, stating that we need more time --

THE CHAIRMAN: Well, that's fine, as long as I have an answer. Even if we defer it again next month, as long as we -- you know, it's a process and it's in the process, so that's fine.

COMMISSIONER EPSTEIN: Still researching.

THE CHAIRMAN: All right.

MR. MUELLER: Thank you.

That's all I have.

THE CHAIRMAN: Appreciate it.

Does anybody else have anything to comment?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Okay. Does anybody else have anything?

COMMISSIONER GREGORY: I'll make a motion to adjourn.

MR. RODRIGUEZ: (Off microphone.)

Do we have an answer? I've been trying to see (inaudible) for the windows.

(Simultaneous speaking.)

THE CHAIRMAN: We voted -- we voted on the windows.

MR. RODRIGUEZ: Oh, I -- sorry, I missed that.

THE CHAIRMAN: Okay. Well, it was approved, but it's approved for wood, wood clad, or a wood --

COMMISSIONER MONTOYA: Hybrid.

THE CHAIRMAN: Hybrid?

MS. LOPERA: Blend.

THE CHAIRMAN: Blend, yes.

MR. RODRIGUEZ: Oh, okay.

THE CHAIRMAN: All right?

MR. RODRIGUEZ: All right. Thank you so much.

THE CHAIRMAN: Thank you.

MR. RODRIGUEZ: I missed out on that.
Thank you. I appreciate it. Have a good day.
THE CHAIRMAN: You too.
All right. With that, we are adjourned.
(The foregoing proceedings were adjourned at 4:57 p.m.)

- - -

CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 7th day of April 2024.

_____
Diane M. Tropia
Florida Professional Reporter

'

'18 [1] - 54:21
'22 [1] - 55:13
'70s [1] - 67:23
'80s [1] - 69:15

0

0 [3] - 4:8, 4:9
0116 [1] - 105:23
0157 [1] - 106:5
0158 [1] - 106:6
0247 [1] - 106:10

1

1-by-2s [1] - 46:16
10 [9] - 5:2, 70:3, 76:7, 77:12, 79:5, 80:5, 85:15, 85:17, 89:3
10-foot [2] - 77:24, 80:2
10-foot-wide [4] - 70:23, 74:18, 77:3, 85:6
12-foot-wide [1] - 76:7
13 [2] - 35:4, 65:25
1349 [1] - 106:11
135 [1] - 13:2
1448 [1] - 34:12
15 [1] - 70:3
1502 [3] - 58:2, 58:5, 59:14
1514 [1] - 36:20
1715 [1] - 4:4
1721 [1] - 4:5
1725 [1] - 4:5
18 [2] - 90:1, 92:5
1901 [1] - 12:13
1970 [1] - 67:22

2

2 [1] - 86:9
20 [4] - 88:12, 89:16, 90:1, 92:5
20-foot-wide [2] - 77:15, 85:8
200 [1] - 13:3
2014 [1] - 35:6
2015 [4] - 35:6, 36:1, 39:2, 47:1
2016 [1] - 35:7
2017 [3] - 54:17, 55:4, 55:22
2018 [15] - 33:15, 33:19, 35:15, 35:16, 35:18, 35:19, 35:21, 35:22, 39:3, 43:18, 44:22, 54:3, 54:20, 54:24, 101:21
2019 [7] - 55:1, 55:5, 55:6, 55:9, 55:10, 55:16, 101:21
2020 [1] - 44:21
2024 [5] - 1:6, 2:1, 43:18, 71:17, 114:15
2024-0067 [1] - 105:13
2024-0115 [1] - 105:23
2025 [1] - 97:23
214 [1] - 1:8
22 [1] - 33:13
2231 [1] - 4:7
242 [3] - 27:11, 30:22, 37:13
24th [1] - 108:9
25 [1] - 74:23
27 [2] - 1:6, 2:1
2799 [1] - 3:20
27th [1] - 2:4
28 [4] - 27:19, 27:25, 41:25
28th [1] - 3:7

3

3 [5] - 14:23, 28:15, 48:1, 57:5, 57:11
30 [2] - 70:1, 74:16
304 [1] - 36:22
307.106.P [1] - 65:19
315 [2] - 11:14, 11:17
317 [2] - 11:14, 11:17
32206 [2] - 18:9, 34:12
35 [1] - 39:8
3583 [1] - 4:6
3664 [1] - 3:20
3896 [3] - 4:2, 9:10, 10:7
3:00 [2] - 1:7, 2:1
3rd [1] - 12:13

4

4 [1] - 40:7
417 [1] - 18:8
447 [6] - 16:11, 17:10, 19:12, 20:4, 20:5, 20:7
452 [1] - 19:19
4:57 [1] - 113:7

5

5 [5] - 29:14, 31:25, 32:3, 32:22, 76:23
50 [3] - 42:18, 46:12, 74:22
50-year [1] - 70:1
504 [1] - 19:19
525 [1] - 4:3
538 [1] - 3:21
5th [8] - 4:8, 4:9, 27:11, 30:23, 36:22, 37:13, 105:15
5V [1] - 64:10

6

6-inch [1] - 40:7

7

745 [1] - 94:14
771 [1] - 73:17
7th [4] - 18:9, 106:9, 106:15, 114:15

8

8 [1] - 5:2
851 [1] - 1:8
8th [8] - 16:11, 16:15, 17:10, 19:11, 19:13, 19:14, 20:5, 20:15

9

9 [1] - 5:2
9-over-9 [1] - 13:24

A

ability [3] - 64:1, 65:20, 66:17
able [6] - 22:12, 52:23, 66:25, 74:19, 86:15, 97:24
absolutely [6] - 33:8, 34:3, 49:20, 87:13
abundance [1] - 107:16
acceptable [1] - 40:15
access [1] - 98:19
accessibility [6] - 23:18, 23:24, 98:22, 98:23, 100:8, 101:25
accessibilitywise [1] - 99:1
accordance [3] - 11:21, 16:20, 63:11
according [2] - 14:5, 71:17
accounts [1] - 30:13
action [1] - 105:10
actions [1] - 105:9
actual [2] - 17:5, 85:19
ADA [4] - 23:18, 23:24, 97:5, 99:7
Adams [2] - 13:2, 13:5
add [6] - 15:8, 29:5, 90:8, 90:15, 92:13, 102:10
addition [1] - 10:2
address [8] - 9:8, 14:21, 18:7, 30:21, 34:10, 49:24, 59:13, 73:16
adds [1] - 58:20
adhere [1] - 4:17
adjacent [1] - 19:17
adjourn [1] - 112:5
adjourned [2] - 113:5, 113:6
administrative [4] - 4:20, 58:15, 64:2, 72:13
administratively [1] - 72:24
admit [1] - 3:6
adopted [1] - 106:4
advice [1] - 104:8
advised [3] - 4:16, 77:9, 111:3
advocate [1] - 94:5
aesthetic [1] - 61:10
affects [1] - 4:18
affiliated [1] - 12:15
affirm [7] - 9:17, 15:3, 18:15, 31:5, 34:22, 59:18, 73:24
affordable [2] - 96:16, 96:17
afterwards [1] - 96:19
age [1] - 60:7
agenda [10] - 3:22, 4:1, 9:2, 11:4, 11:11, 17:5, 29:6, 71:24, 72:5, 107:14
ago [5] - 5:4, 51:6, 60:2, 74:14, 101:24
agree [3] - 38:8, 88:16, 89:12
ahead [5] - 9:25, 19:7, 73:9, 77:11, 77:22
all's [1] - 104:11
allow [6] - 16:24, 24:22, 48:11, 58:14, 84:1, 107:23
allowed [5] - 26:6, 36:15, 48:17, 48:18, 48:20
allowing [1] - 44:16
almost [3] - 5:25, 36:22, 49:23
ALSO [1] - 1:18
alter [1] - 56:15
alteration [1] - 66:6
altered [1] - 14:8
alternative [1] - 64:9
amend [9] - 25:24, 25:25, 26:1, 57:2, 57:4, 57:10, 91:5, 91:17, 91:25
amended [9] - 26:15, 26:22, 27:2, 57:17, 57:19, 91:2, 91:7, 93:3, 93:6
amendment [4] - 26:20, 56:15, 91:22, 92:14
amount [1] - 45:6
amplification [1] - 98:18
ANDERSON [10] - 1:19, 2:8, 27:18, 28:18, 28:21, 29:2, 70:22, 72:13, 73:1, 79:12
Anderson [1] - 2:8
ANDRES [1] - 1:13
Andrew [1] - 109:16
angle [1] - 65:3
Annex [1] - 13:5
announcement [1] - 101:4
anomaly [1] - 61:13
answer [4] - 6:13, 47:16, 111:15, 112:7
answered [4] - 6:8, 7:1, 7:15, 7:17
answers [1] - 110:8
anticipate [1] - 108:8
anticipating [1] - 61:6
anyway [1] - 77:6
apartment [1] - 96:17
appeal [5] - 66:17, 66:23, 67:2, 105:13, 105:17
applicant [58] - 12:2, 14:18, 16:16, 16:18, 17:2, 17:7, 18:2, 20:10, 21:1, 24:9, 25:14, 26:4, 28:4, 29:13, 30:3, 30:6, 30:8, 31:18, 32:20, 32:22, 33:13, 33:21, 38:18, 41:3, 43:12, 43:17, 44:6, 46:5, 46:19, 47:19, 48:11, 58:7, 59:8, 62:1, 62:23, 63:18, 64:3, 64:12, 65:20, 66:16, 66:22, 73:11, 75:19, 76:14, 77:17, 78:13, 83:8, 88:19, 90:10, 90:16, 95:8, 95:11, 95:13, 103:20, 107:2, 109:22,

110:16, 111:3
applicant's [3] - 49:3, 59:3, 105:17
applicants [1] - 44:16
application [6] - 11:16, 11:22, 11:24, 46:6, 64:1, 77:15
applied [4] - 35:19, 42:23, 43:4, 46:22
apply [2] - 94:7
applying [2] - 72:23, 74:5
appreciate [6] - 41:8, 51:4, 60:5, 61:23, 111:23, 113:2
approach [1] - 110:15
approaches [13] - 5:12, 9:7, 14:19, 18:5, 27:12, 30:19, 34:8, 38:23, 49:19, 59:11, 73:14, 83:11, 109:15
appropriate [1] - 92:5
Appropriateness [1] - 16:9
approval [17] - 4:20, 10:4, 14:12, 17:13, 26:2, 26:7, 26:22, 28:10, 46:4, 48:4, 58:15, 64:3, 90:11, 92:11, 92:16, 94:16, 105:25
approve [27] - 3:8, 11:3, 15:20, 17:17, 24:19, 24:25, 26:2, 27:1, 37:12, 37:13, 40:8, 40:12, 40:14, 40:23, 42:15, 42:19, 44:13, 45:25, 47:18, 48:25, 52:17, 56:14, 66:16, 72:14, 91:7, 95:20, 96:15
approved [25] - 3:16, 11:11, 16:6, 26:20, 26:21, 27:8, 46:22, 47:1, 52:22, 52:25, 58:1, 66:22, 70:20, 72:24, 75:3, 77:10, 79:10, 84:11, 84:19, 90:17, 93:13, 106:3, 112:15
approving [2] - 41:12, 91:25
April [3] - 35:18, 108:9, 114:15
Arbor [1] - 101:2
archaeological [1] - 12:7
architect [2] - 12:16, 81:7
architects [2] - 12:18, 69:24
architectural [6] - 12:7, 13:9, 58:12, 58:16, 58:21, 64:12
architecture [1] - 13:7
archival [1] - 14:5
area [5] - 19:24, 74:21, 76:7, 87:20, 89:15
areas [2] - 71:7, 102:13
ARIMUS [1] - 1:19
Arimus [6] - 2:10, 43:7, 67:6, 67:25, 109:12, 109:21
armored [1] - 64:4
arrangement [1] - 82:3
arrangements [1] - 81:22
art [1] - 16:17
asbestos [1] - 27:24
Ashley [1] - 14:23
aspect [1] - 61:10
aspects [1] - 69:19
asphalt [2] - 63:21, 64:16
assessment [1] - 46:18
assistant [1] - 109:17
assuming [3] - 22:7, 76:21, 83:22
Atlantic [1] - 13:4
audience [1] - 4:12
AUDIENCE [24] - 5:10, 5:13, 9:5, 9:10, 10:24, 14:22, 15:16, 18:3, 18:8, 24:16, 27:15, 30:22, 34:11, 37:8, 59:9, 59:14, 63:6, 73:12, 73:17, 78:19, 93:19, 95:9, 95:16, 112:1
Audience [9] - 5:12, 9:7, 14:19, 18:5, 27:12, 30:19, 34:8, 59:11, 73:14
authorized [1] - 114:8
available [2] - 79:24, 94:12
Avenue [5] - 3:19, 4:3, 4:7, 9:11, 10:8
avoid [1] - 84:2
Avondale [3] - 70:25, 81:13, 81:25
Award [2] - 101:22, 102:21
award [1] - 101:22
awards [2] - 101:25, 102:17
Awards [1] - 102:18
aware [2] - 11:23, 43:3
awareness [1] - 100:22
aye [15] - 3:12, 11:7, 16:3, 26:11, 27:5, 57:15, 57:22, 70:13, 70:14, 70:15, 70:16, 70:17, 92:24, 93:9, 95:25

B

baby [2] - 74:19, 75:7
backed [1] - 79:4
backs [1] - 74:9
bad [5] - 41:15, 50:22, 51:11, 51:15, 98:13
Ball [1] - 1:7
Bank [1] - 13:5
based [8] - 26:6, 29:7, 41:23, 58:22, 83:21, 90:1, 94:11, 107:11
Beaver [1] - 4:3
behind [1] - 80:13
Ben [3] - 93:25, 94:6, 94:20
Benjamin [1] - 94:6
beside [1] - 77:13
best [8] - 61:8, 61:9, 64:1, 81:3, 86:13, 86:14, 94:11, 104:23
best-case [1] - 81:3
better [2] - 46:18, 87:2
between [6] - 39:3, 39:6, 75:22, 89:6, 92:4, 94:9
beyond [2] - 65:6, 66:18
bigger [1] - 79:4
biggest [3] - 98:21, 99:11, 100:10
Bill [1] - 2:21
bit [9] - 44:23, 45:11, 52:23, 52:24, 69:12, 74:6, 97:2, 105:7, 109:9
bits [1] - 74:25
blend [8] - 29:16, 32:24, 41:16, 56:19, 56:21, 56:23, 112:19, 112:20
block [1] - 74:21
board [2] - 87:14, 90:22
boarded [1] - 49:17
book [1] - 17:6
border [2] - 82:2, 82:10
bottom [1] - 89:4
bought [4] - 7:6, 35:8, 35:18, 74:13
box [5] - 22:21, 22:25, 23:1, 23:2, 23:24
boxes [1] - 19:24
brackets [1] - 71:5
break [1] - 3:2
brick [5] - 13:18, 27:23, 82:1, 82:7, 82:10
bring [10] - 29:9, 48:12, 51:14, 56:1, 62:5, 67:4, 83:8, 96:8, 100:17, 103:22
broken [1] - 43:11
budget [1] - 61:5
builder [1] - 12:15
builders [1] - 13:12
building [13] - 4:19, 11:19, 11:20, 12:9, 12:22, 13:14, 35:19, 35:20, 68:3, 68:13, 97:14, 106:11, 106:13
Building [4] - 1:7, 4:15, 4:18, 13:2
buildings [2] - 12:11, 99:14
built [1] - 12:25
bungalow [1] - 71:2
bungalow-style [1] - 71:2
buried [5] - 6:11, 6:17, 7:22, 7:23, 110:3
business [5] - 39:8, 96:8, 100:17, 103:13, 106:21
Business [2] - 8:16, 93:15

C

Callis [2] - 73:17, 83:11
CALLIS [29] - 73:23, 74:3, 74:5, 75:23, 76:4, 76:17, 76:20, 77:7, 78:4, 83:21, 84:8, 85:2, 85:10, 85:16, 86:2, 86:7, 86:16, 86:19, 86:21, 87:1, 87:6, 87:12, 87:21, 88:23, 89:8, 89:20, 89:23, 90:4, 90:20
Calvin [1] - 5:14
Camp [8] - 5:15, 5:23, 6:13, 7:23, 8:2, 109:19, 109:20, 110:3
cannot [1] - 47:19
capacity [2] - 101:25, 102:7
capital [1] - 69:25
car [2] - 78:1, 78:2
care [1] - 78:8
CARLA [1] - 1:20
Carla [1] - 2:12
Carlos [2] - 30:22, 30:24
Carlucci [1] - 101:19
cars [6] - 76:14, 77:6, 85:12, 86:2, 86:15, 86:20
cart [1] - 84:16
cartouche [1] - 13:22
case [5] - 66:10, 67:1, 67:12, 80:19, 81:3
cast [2] - 13:16, 13:21
cater [1] - 100:14
caught [2] - 69:12, 79:21
causes [2] - 71:12, 71:13
celebrates [1] - 20:14
cell [1] - 3:4
cemeteries [1] - 110:5
Cemetery [9] - 5:23, 6:12, 6:13, 6:22, 7:24, 8:3, 109:20, 109:21, 110:4
cemetery [3] - 6:20, 7:7, 103:18
center [3] - 13:19, 82:7, 89:24
certain [6] - 45:6, 82:23, 83:15, 100:24, 101:12
certainly [1] - 100:8
CERTIFICATE [1] - 114:1
Certificates [1] - 16:9
certified [1] - 60:22
certify [1] - 114:8
cetera [2] - 66:7, 104:7
Chair [68] - 1:13, 4:11, 5:1, 17:16, 17:20, 20:11, 22:5, 24:24, 28:13, 29:18, 32:21, 33:11, 33:16, 37:21, 38:11, 41:11, 41:19, 41:22, 42:5, 42:9, 42:16, 42:20, 43:1, 44:19, 46:3, 47:11, 47:15, 48:19, 54:1, 54:15, 63:10, 63:16, 63:24, 64:24, 65:4, 65:11, 65:17, 66:14, 68:8, 71:23, 72:2, 72:10, 72:21, 76:13,

77:2, 79:7, 79:8, 79:22, 80:3, 81:20, 82:4, 88:2, 88:17, 90:14, 91:4, 91:16, 94:18, 94:24, 96:10, 100:4, 100:13, 101:14, 102:9, 102:16, 103:2, 107:2, 107:7, 108:11
CHAIRMAN [234] - 2:3, 2:16, 3:2, 3:11, 3:13, 3:15, 3:25, 4:23, 5:6, 5:11, 5:19, 5:22, 8:7, 8:10, 8:14, 8:21, 8:25, 9:6, 9:8, 9:12, 9:22, 9:25, 10:6, 10:9, 10:11, 10:14, 10:17, 10:22, 10:25, 11:6, 11:8, 11:10, 14:14, 14:16, 14:20, 14:24, 15:8, 15:11, 15:14, 15:17, 15:23, 16:1, 16:4, 16:6, 17:14, 17:22, 17:25, 18:4, 18:6, 18:10, 18:21, 18:23, 19:2, 19:5, 20:2, 20:9, 20:25, 22:4, 24:8, 24:11, 24:17, 25:12, 26:10, 26:12, 26:14, 26:18, 26:23, 27:4, 27:6, 27:8, 27:13, 27:16, 28:12, 29:24, 30:2, 30:17, 30:20, 30:24, 31:10, 31:17, 32:5, 32:19, 33:20, 33:23, 34:1, 34:6, 34:9, 34:13, 34:16, 37:5, 37:9, 37:16, 38:3, 38:9, 41:2, 41:5, 41:9, 46:24, 47:5, 47:9, 48:18, 49:5, 49:15, 49:18, 50:12, 50:14, 50:21, 51:7, 51:22, 52:1, 52:4, 53:5, 53:12, 53:15, 53:20, 54:25, 55:24, 56:9, 57:14, 57:16, 57:21, 57:23, 57:25, 59:4, 59:6, 59:10, 59:12, 59:16, 59:25, 61:25, 62:22, 62:25, 63:3, 63:7, 63:14, 67:3, 67:8, 68:23, 69:7, 70:5, 70:18, 72:8, 72:17, 72:20, 73:5, 73:9, 73:13, 73:15, 73:19, 75:18, 77:16, 77:19, 77:22, 78:12, 78:15, 78:20, 79:1, 79:3, 79:9, 79:15, 80:21, 81:2, 81:18, 82:21, 83:10, 83:12, 84:7, 84:21, 85:5, 85:11, 86:4, 86:12, 86:17, 86:20, 86:25, 87:8, 87:10, 87:24, 88:16, 89:7, 89:12, 90:6, 90:18, 90:21, 91:13, 91:18, 91:23, 92:23, 92:25, 93:2, 93:8, 93:10, 93:12, 93:20, 94:17, 95:3, 95:6, 95:10, 95:12, 95:17, 95:24, 96:1, 96:3, 98:14, 99:1, 99:4, 99:8, 100:11, 100:18, 102:8, 103:12, 103:24, 104:1, 105:2, 106:17, 106:20, 108:10, 108:17, 108:24, 109:4, 110:6, 110:11, 111:6, 111:14, 111:20, 111:23, 112:2, 112:10, 112:14, 112:18, 112:20, 112:22, 112:25, 113:4
Chairman [1] - 1:13
chairman [1] - 2:16
change [5] - 21:24, 47:20, 57:6, 63:23, 94:13
changed [2] - 4:16, 94:2
changes [2] - 4:21, 19:9
Chapter [1] - 94:14
character [2] - 16:25, 58:24
character-defining [1] - 58:24
characterized [2] - 27:22, 71:3
charm [1] - 60:3
check [1] - 72:7
child [1] - 78:7
choice [3] - 26:5, 26:6
choices [2] - 25:17, 56:16
choose [1] - 66:9
chosen [1] - 79:25
church [1] - 99:16
circle [2] - 68:16
circumstances [1] - 21:19
citizens [1] - 62:13
City [16] - 6:12, 6:22, 7:24, 8:1, 66:23, 67:1, 70:8, 95:11, 95:12, 100:21, 101:11, 105:10, 105:18, 106:1, 106:2
CITY [1] - 1:1
city [4] - 12:8, 12:17, 45:18, 96:15
civil [2] - 81:6, 94:4
clad [8] - 29:15, 32:23, 41:16, 43:25, 51:20, 56:18, 56:20, 112:16
claim [1] - 65:21
claiming [3] - 107:9, 107:10, 107:21
claims [1] - 107:11
clarification [1] - 72:1
clarify [7] - 21:2, 21:14, 25:13, 68:9, 82:5, 86:21, 110:2
clear [4] - 7:2, 7:18, 43:18, 60:4
clearly [4] - 6:2, 7:7, 8:5, 43:9
close [10] - 11:1, 15:18, 24:17, 37:10, 63:8, 78:21, 84:25, 89:17, 89:20, 95:17
closed [1] - 68:16
closely [2] - 31:14, 40:24
closer [2] - 35:16, 83:16
closest [1] - 85:3
COA [9] - 10:1, 10:6, 18:24, 29:8, 42:23, 44:13, 46:2, 46:4, 71:17
COA-22-27451 [1] - 3:19
COA-23-28339 [1] - 3:19
COA-23-29186 [1] - 3:20
COA-23-29881 [6] - 27:11, 27:18, 34:7, 37:7, 37:13, 58:1
COA-24-30148 [4] - 58:2, 58:5, 63:5, 70:21
COA-24-30177 [1] - 4:2
COA-24-30212 [4] - 70:22, 78:18, 78:24, 93:13
COA-24-30222 [1] - 4:4
COA-24-30284 [6] - 16:10, 16:12, 24:15, 24:20, 26:2, 27:9
COA-24-30289 [1] - 4:3
COA-24-30325 [1] - 4:4
COA-24-30332 [1] - 4:5
COA-24-30377 [1] - 4:6
COA-24-30379 [1] - 4:7
COA-24-30383 [1] - 4:8
COA-24-30426 [1] - 4:8
COA-24-30428 [1] - 4:9
coached [1] - 92:20
COAs [2] - 79:20, 82:14
code [1] - 16:21
Code [4] - 4:15, 4:18, 65:19, 94:15
color [1] - 58:17
columns [1] - 27:24
comfortable [1] - 20:1
coming [6] - 20:20, 20:23, 46:5, 53:7, 61:19, 69:20
commencing [1] - 1:7
comment [3] - 103:23, 109:6, 111:25
comments [6] - 4:24, 15:23, 93:18, 98:12, 108:21, 109:3
Comments [1] - 93:17
commercial [3] - 12:10, 97:3, 99:14
commission [2] - 53:3, 105:1
COMMISSION [35] - 1:3, 3:12, 3:14, 3:24, 11:7, 11:9, 14:15, 15:25, 16:3, 16:5, 17:24, 24:10, 26:11, 26:13, 27:5, 27:7, 30:1, 33:22, 41:4, 57:15, 57:22, 57:24, 59:5, 62:24, 72:19, 77:18, 78:14, 79:2, 92:24, 93:1, 93:9, 93:11, 95:5, 95:25, 96:2
Commission [21] - 1:14, 1:15, 1:15, 1:16, 1:16, 2:5, 4:12, 4:20, 28:9, 42:17, 47:16, 54:2, 54:16, 65:24, 91:17, 96:8, 102:10, 104:4, 104:5, 107:8, 108:9
COMMISSIONER [240] - 2:14, 2:17, 2:19, 2:21, 2:23, 2:25, 3:8, 3:10, 5:1, 10:15, 11:3, 11:5, 15:20, 15:22, 17:16, 20:11, 20:20, 21:2, 21:6, 21:13, 21:20, 22:2, 22:5, 22:16, 22:23, 23:1, 23:5, 23:7, 23:12, 23:20, 23:25, 24:19, 24:23, 25:2, 25:8, 25:10, 25:13, 25:21, 25:22, 25:24, 26:9, 26:24, 27:1, 27:3, 28:13, 28:19, 28:24, 29:17, 29:23, 30:5, 31:19, 31:24, 32:2, 32:4, 32:6, 32:7, 32:14, 32:21, 33:5, 33:11, 33:16, 37:12, 37:15, 37:17, 38:2, 38:8, 38:11, 39:17, 40:2, 40:25, 41:11, 41:19, 42:2, 42:4, 42:20, 43:6, 44:18, 46:1, 47:6, 47:7, 47:11, 48:7, 48:23, 49:7, 49:16, 50:4, 52:8, 52:14, 53:13, 53:21, 54:6, 54:9, 54:19, 54:22, 55:4, 55:6, 55:8, 55:9, 55:10, 55:12, 55:15, 55:21, 55:25, 56:5, 56:12, 56:18, 56:20, 56:22, 56:24, 57:4, 57:8, 57:9, 57:13, 57:18, 57:20, 62:2, 62:18, 63:10, 63:13, 63:16, 64:14, 64:23, 65:10, 65:11, 66:13, 67:4, 67:19, 67:21, 67:24, 68:6, 68:11, 68:20, 69:5, 69:8, 70:13, 70:14, 70:15, 70:16, 70:17, 71:22, 72:6, 72:10, 72:16, 72:21, 73:2, 73:8, 75:20, 75:25, 76:12, 76:13, 76:18, 77:2, 77:21, 77:23, 78:23, 78:25, 79:16, 79:19, 79:22, 80:6, 80:12, 80:15, 80:18, 80:25, 81:5, 81:20, 82:8, 82:12, 82:15, 82:19, 82:22, 83:7, 83:13, 83:17, 83:19, 85:13, 85:21, 85:24, 87:9, 87:15, 88:2,

88:7, 88:15, 88:17, 88:21, 89:10, 89:13, 89:22, 89:25, 90:8, 90:23, 91:1, 91:11, 91:15, 91:21, 91:24, 92:7, 92:8, 92:10, 92:15, 92:19, 92:20, 92:22, 93:5, 93:7, 94:18, 94:22, 95:20, 95:23, 96:7, 98:16, 99:6, 99:10, 99:12, 99:19, 99:20, 99:22, 99:24, 100:3, 100:6, 100:13, 100:16, 100:19, 101:4, 101:5, 101:6, 101:7, 102:16, 103:11, 103:14, 103:17, 107:1, 108:11, 109:1, 110:14, 110:24, 111:8, 111:19, 112:4, 112:17
Commissioner [25] - 17:21, 37:22, 41:23, 42:10, 43:2, 44:3, 46:14, 47:17, 48:20, 55:19, 63:25, 65:5, 65:18, 68:9, 72:3, 80:4, 82:5, 88:1, 90:15, 91:5, 92:14, 94:25, 96:5, 101:15, 103:3
commissioner [6] - 2:15, 2:18, 2:20, 2:22, 2:24, 3:1
commissioners [4] - 3:23, 44:10, 48:9, 93:24
Committee [5] - 105:14, 105:15, 105:16, 106:9, 106:14
committee [4] - 7:4, 7:6, 96:11, 96:12
common [2] - 13:13, 58:17
communication [1] - 111:2
communities [1] - 98:6
community [4] - 96:12, 96:20, 97:9, 97:20
companion [2] - 105:24, 106:6
Company [2] - 12:23, 13:3
company [2] - 60:16, 62:3
comparable [1] - 43:25
compatible [1] - 94:13
compilation [1] - 65:7
complaint [1] - 35:24
complete [1] - 114:10
completely [6] - 6:7, 28:2, 41:16, 69:6, 69:22, 110:11
completion [1] - 66:6
complex [2] - 96:17, 106:7
compliance [1] - 97:5
Complies [4] - 9:16, 31:3, 34:20, 73:23
complies [1] - 18:14
compromise [4] - 45:12, 45:13, 81:21, 82:23
concern [1] - 30:9
concerning [1] - 109:19
concerns [1] - 15:24
conclusion [1] - 25:16
concrete [33] - 70:23, 71:18, 72:12, 72:14, 72:25, 73:3, 74:24, 75:1, 75:8, 75:12, 75:16, 77:4, 77:6, 77:24, 79:13, 79:17, 80:9, 81:9, 81:23, 81:25, 82:6, 82:9, 82:24, 83:24, 83:25, 84:1, 84:14, 85:12, 86:15, 88:9, 92:1, 92:2
condemn [1] - 39:4
condition [14] - 17:3, 17:17, 17:18, 26:3, 29:4, 30:16, 38:17, 48:15, 49:12, 49:21, 50:6, 54:18, 66:5, 90:15
Condition [8] - 28:15, 29:14, 31:25, 32:3, 32:22, 48:1, 57:5, 57:10
conditions [18] - 10:16, 10:18, 28:11, 28:22, 37:14, 39:11, 40:10, 40:19, 44:13, 45:15, 46:23, 47:14, 47:19, 49:2, 50:19, 56:14, 56:15, 91:10
Confederate [3] - 93:23, 94:8, 95:21
confirm [1] - 94:19
confirmed [2] - 43:15, 68:21
consent [8] - 3:22, 4:1, 4:13, 9:1, 9:4, 10:23, 11:4, 11:10
consider [7] - 23:16, 23:18, 44:10, 44:15, 47:21, 80:22, 96:9
consideration [1] - 61:24
considered [1] - 46:20
consistent [1] - 94:13
consists [1] - 13:19
constraints [1] - 102:5
constructed [1] - 12:11
construction [6] - 12:12, 12:22, 13:13, 24:4, 32:15, 32:16
contact [1] - 107:25
contentiousness [1] - 107:6
context [1] - 60:1
continue [1] - 78:8
contractor [1] - 66:4
contributing [4] - 27:20, 28:7, 58:9, 70:24
convenient [1] - 83:6
conversation [2] - 30:14, 63:14
conversations [5] - 3:4, 30:7, 30:8, 30:15, 103:4
conversing [1] - 54:2
convey [1] - 13:8
convinced [1] - 81:8
coordinating [1] - 98:10
corner [13] - 19:11, 19:12, 19:21, 19:22, 21:3, 25:1, 26:21, 36:21, 58:10, 81:1, 92:2, 106:12
corners [2] - 21:11, 45:10
cornice [1] - 13:23
correct [21] - 17:21, 19:1, 28:18, 29:22, 32:5, 37:22, 68:22, 73:3, 73:4, 75:24, 76:17, 78:3, 79:6, 79:8, 79:11, 79:15, 80:4, 83:19, 88:22, 94:25, 108:16
corroborate [1] - 107:20
cost [6] - 33:4, 49:4, 50:3, 64:11, 65:13, 66:2
cost-efficient [1] - 33:4
costs [1] - 75:7
council [1] - 102:12
Council [9] - 66:23, 67:1, 70:9, 101:19, 102:11, 105:10, 105:18, 106:2
Counsel [2] - 1:20, 2:13
counterclockwise [1] - 22:3
COUNTY [1] - 114:4
couple [5] - 43:8, 53:18, 96:14, 96:24, 101:23
coupled [1] - 59:1
course [3] - 98:1, 102:6, 106:15
Crimp [1] - 64:10
criteria [9] - 11:21, 11:23, 12:14, 13:6, 13:25, 14:11, 16:21, 94:3, 94:14
criterion [2] - 13:10, 14:9
crowd [1] - 109:7
cultural [1] - 12:6
curb [9] - 74:11, 76:6, 85:13, 85:15, 85:16, 85:17, 86:4, 89:2, 89:14
curb-cut [9] - 74:11, 76:6, 85:13, 85:15, 85:16, 85:17, 86:4, 89:2, 89:14
curiosity [1] - 64:25
current [5] - 45:7, 47:14, 47:18, 66:5, 89:2
cut [11] - 74:11, 76:6, 85:13, 85:15, 85:16, 85:17, 86:4, 89:2, 89:4, 89:14
cut-out [1] - 76:6

D

damage [4] - 37:25, 38:20, 39:9, 39:23
damaged [1] - 43:11
Daniel [1] - 62:8
DATED [1] - 114:15
days [1] - 100:25
deal [1] - 51:12
decide [3] - 40:15, 40:16, 48:3
decided [4] - 35:12, 60:16, 60:17, 77:10
decision [5] - 51:12, 51:17, 56:2, 56:7, 70:6
declaration [3] - 101:6, 101:8, 101:16
declare [2] - 5:2, 30:6
deemed [1] - 38:4
deeper [1] - 107:18
defer [9] - 48:13, 48:21, 51:14, 56:1, 107:22, 108:3, 108:6, 110:12, 111:15
deferral [1] - 106:22
deferred [12] - 3:18, 5:17, 5:25, 6:4, 7:9, 7:10, 7:13, 8:9, 8:19, 105:4, 110:1, 110:18
Deferred [1] - 5:21
deferring [2] - 8:23, 53:6
defining [1] - 58:24
definitely [5] - 29:3, 89:20, 102:4, 103:8, 109:5
definitive [2] - 103:3, 103:7
DEMETREE [1] - 1:13
Demetree [1] - 2:16
denial [4] - 59:3, 66:21, 71:21, 72:22
denied [9] - 36:25, 47:4, 47:5, 47:6, 47:7, 62:13, 70:20, 72:23, 105:16
denies [1] - 73:2
deny [2] - 63:11, 78:23
denying [2] - 79:5, 91:2
Department [1] - 101:21
Dept [2] - 1:19, 1:20
describe [1] - 86:11
described [2] - 87:7, 88:14
describing [1] - 83:22
description [1] - 65:9
design [6] - 16:20, 58:23, 58:25, 64:5, 64:6, 64:9
designation [1] - 71:25
designations [1] - 11:14
designed [1] - 12:22
designer [1] - 12:15
designs [1] - 5:3
detail [1] - 65:6
detailed [1] - 65:2
detailing [3] - 13:16, 13:18, 13:22
deteriorate [1] - 36:16
deteriorated [4] - 43:10, 43:20, 49:11,

50:1
deterioration [2] - 14:3, 39:7
determine [1] - 43:5
development [2] - 12:17, 96:12
Development [3] - 1:19, 1:19, 1:20
deviation [1] - 47:22
Diane [3] - 1:9, 114:7, 114:18
difference [2] - 32:10, 55:23
different [6] - 19:8, 65:8, 65:25, 66:8, 68:18, 69:6
direction [2] - 20:21, 100:4
directly [2] - 12:18, 19:12
director [1] - 104:18
dirt [4] - 71:10, 71:12, 74:24, 78:9
disclosure [1] - 77:7
discuss [2] - 44:15, 104:25
discussed [1] - 102:17
discussing [1] - 23:22
discussion [5] - 21:9, 25:11, 44:11, 46:1, 80:7
discussions [1] - 98:9
displayed [1] - 19:9
displaying [1] - 54:14
disproved [1] - 43:15
district [3] - 58:21, 82:13, 102:12
District [5] - 20:18, 27:21, 58:14, 58:18, 70:25
dive [1] - 107:18
diversity [1] - 58:21
divided [1] - 13:14
division [1] - 104:18
docket [1] - 16:10
doctor's [1] - 97:17
document [1] - 33:10
documentation [2] - 49:9, 111:9
documents [1] - 36:4
done [16] - 6:21, 25:23, 29:20, 31:16, 36:12, 38:21, 39:18, 39:25, 44:24, 54:12, 79:20, 82:16, 96:13, 101:15, 101:20, 110:13
door [3] - 36:23, 74:25, 75:3
double [4] - 13:24, 84:9, 84:18, 84:22
double-hung [1] - 13:24
down [11] - 6:5, 6:6, 7:1, 7:3, 69:25, 74:6, 75:8, 77:13, 89:8, 99:16, 103:6
Downtown [1] - 12:11
drafted [1] - 4:14
drain [1] - 81:13
drainage [1] - 84:2
draining [1] - 81:16
drawing [1] - 88:10
drew [1] - 60:3
driveway [19] - 70:23, 71:15, 71:18, 73:3, 74:6, 75:1, 76:25, 77:9, 77:24, 78:2, 79:4, 79:13, 79:24, 80:22, 81:10, 81:14, 84:15, 85:6, 85:8
driveways [6] - 24:7, 79:6, 79:10, 79:17, 80:8, 82:20
driving [2] - 20:22, 87:17
drop [1] - 13:23
drywall [1] - 36:10
during [3] - 12:12, 43:19, 103:22
DUVAL [1] - 114:4

E

easier [2] - 51:13, 51:17
easiest [1] - 91:20
easily [2] - 20:23, 86:2
East [11] - 13:3, 13:4, 16:11, 16:15, 17:11, 19:13, 20:5, 27:11, 30:23, 36:22, 37:13
eastern [1] - 20:19
easy [1] - 62:10
economic [2] - 65:21, 66:11
Ed [1] - 1:7
edge [2] - 65:1, 85:3
edition [1] - 2:4
efficient [1] - 33:4
eight [1] - 55:17
either [6] - 21:15, 37:23, 68:17, 82:1, 82:10, 82:16
elaborate [1] - 13:21
elect [1] - 66:9
elected [1] - 64:12
electric [1] - 19:24
element [1] - 69:9
elements [1] - 13:8
Ellis [1] - 3:21
email [6] - 7:11, 7:12, 108:1, 111:4, 111:12
embellished [2] - 13:15, 13:21
embodying [1] - 13:10
end [3] - 15:9, 28:10, 38:3
ended [2] - 81:15, 102:19
engineer [2] - 66:3, 81:7
entertain [7] - 11:1, 15:19, 24:18, 37:11, 63:9, 78:22, 95:19
entire [1] - 94:8
entirely [1] - 45:16
entrance [3] - 13:20, 20:19
entry [1] - 82:25
envisioning [2] - 86:22, 87:4
Epstein [8] - 2:19, 17:21, 42:10, 44:3, 46:14, 72:3, 90:15, 103:3
EPSTEIN [89] - 1:14, 2:19, 10:15, 15:20, 17:16, 20:11, 22:5, 22:16, 22:23, 23:1, 23:7, 23:12, 23:20, 23:25, 24:19, 25:2, 25:8, 25:21, 25:24, 26:24, 27:1, 28:13, 28:19, 28:24, 29:17, 29:23, 32:4, 32:7, 33:5, 38:11, 39:17, 40:2, 40:25, 42:4, 44:18, 47:7, 52:8, 52:14, 53:21, 54:6, 54:9, 54:19, 54:22, 55:4, 55:8, 55:10, 55:12, 55:15, 55:21, 56:22, 57:4, 57:18, 63:13, 64:14, 67:19, 69:5, 69:8, 70:16, 71:22, 72:6, 77:2, 78:25, 79:19, 80:18, 81:5, 82:15, 82:22, 85:13, 85:21, 87:9, 87:15, 88:7, 89:10, 89:13, 90:8, 92:8, 92:19, 93:5, 95:20, 98:16, 101:4, 101:6, 102:16, 103:11, 103:14, 107:1, 108:11, 110:14, 111:19
especially [1] - 46:12
essentially [2] - 86:23, 108:6
estimate [1] - 66:2
estimated [1] - 66:4
et [2] - 66:6, 104:7
ETHAN [1] - 1:16
Ethan [1] - 2:17
evaluate [1] - 65:23
evidence [20] - 14:2, 14:7, 38:15, 46:11, 48:13, 48:21, 49:2, 49:5, 50:6, 50:7, 50:21, 51:10, 51:15, 56:1, 66:24, 66:25, 67:5, 69:17, 94:12, 107:17
ex [3] - 3:23, 5:2, 30:7
exact [1] - 16:14
exactly [1] - 84:24
example [5] - 22:10, 33:6, 97:12, 97:19, 101:1
examples [1] - 12:10
except [1] - 110:18
exception [1] - 101:17
exist [2] - 24:7, 49:8
existing [4] - 30:11, 30:12, 32:17, 74:12
exists [1] - 48:22
exiting [1] - 71:13
exits [1] - 55:19
expensive [2] - 64:15, 64:19
experience [3] - 37:24, 37:25, 81:17
explain [2] - 20:12, 32:7
explained [1] - 71:11
explore [3] - 102:2, 104:6, 104:12
explored [1] - 104:14
exploring [3] - 23:8, 23:10, 104:23
exposed [1] - 71:4
expound [1] - 63:21
expressed [1] - 30:9
extend [1] - 78:9
extent [2] - 20:16, 89:15
exterior [7] - 4:18, 4:21, 13:16, 13:17, 14:3, 28:16, 48:2
extreme [1] - 32:10
extremely [2] - 45:15, 64:15

F

fabric [5] - 13:17, 13:18, 17:1, 83:2, 87:18
facade [1] - 13:15
face [2] - 80:16, 88:9
facing [1] - 71:4
fact [1] - 38:3
fair [1] - 51:4
fallback [1] - 24:21
falling [1] - 52:19
false [1] - 6:2
familiar [3] - 13:1, 58:13, 62:18
far [5] - 38:5, 61:17, 64:15, 99:4, 99:8
fashion [1] - 48:4
faster [1] - 53:17
fault [1] - 72:3
favor [12] - 3:11, 11:6, 16:2, 26:10, 26:16, 27:4, 57:14, 57:21, 70:12, 92:23, 93:8, 95:24
feasibility [1] - 98:9
feasible [1] - 102:4
feature [3] - 58:18, 58:24, 87:19
February [4] - 3:7, 55:1, 55:13, 55:16
federal [1] - 6:11
feet [7] - 74:16, 76:23, 79:5, 80:5, 86:9, 89:16, 90:1
felt [2] - 42:13, 60:19
fence [9] - 44:2, 50:11, 52:22, 80:13, 85:3, 86:10, 88:11, 89:15, 92:3
few [2] - 4:12, 12:10
filed [2] - 35:24, 105:14
fill [1] - 104:22
film [1] - 106:7
fin [1] - 40:4
final [1] - 90:11
finalize [1] - 25:18
financial [3] - 65:15, 65:16, 69:19
findings [1] - 107:12
fine [9] - 9:23, 20:6, 60:15, 69:22, 78:10, 84:12, 110:11, 111:14, 111:18
Fire [1] - 12:13
firm [1] - 12:21
first [10] - 6:1, 12:5, 16:9, 20:3, 26:5, 62:7, 77:15, 104:3, 104:13, 105:12
fit [1] - 86:2
fits [1] - 90:4
five [3] - 33:15, 36:7,

68:18
fix [2] - 62:10, 62:15
flange [1] - 40:4
flat [2] - 81:9, 84:14
flood [2] - 71:12, 81:17
flooded [1] - 78:7
flooding [3] - 81:7, 81:14, 84:3
floods [1] - 74:8
floors [1] - 36:11
FLORIDA [1] - 114:3
Florida [6] - 1:8, 1:10, 13:3, 62:20, 114:7, 114:18
focus [1] - 45:20
follow [1] - 33:17
follow-up [1] - 33:17
following [1] - 12:13
food [1] - 100:14
foot [5] - 77:12, 88:12, 89:3, 89:5, 92:5
foregoing [2] - 113:6, 114:9
form [1] - 101:16
formally [2] - 12:20, 106:4
format [4] - 47:18, 102:1, 103:6, 105:7
Forsyth [3] - 11:15, 11:18, 13:4
forth [3] - 29:9, 44:14, 66:12
fortune [1] - 50:3
forward [11] - 14:12, 25:19, 46:2, 46:21, 56:7, 56:8, 59:2, 66:22, 75:15, 94:15, 107:14
foundation [1] - 27:23
four [11] - 3:18, 11:22, 12:1, 12:4, 14:11, 36:7, 45:19, 68:18, 75:11, 89:5, 89:9
fourth [1] - 13:25
FPR [1] - 1:9
Frazier [7] - 93:23, 93:25, 94:3, 94:6, 94:20, 94:22, 95:22
Frederick [1] - 12:19
French [2] - 81:13, 81:16
FRICK [2] - 1:14, 2:23
Frick [2] - 2:23, 55:19
front [17] - 17:10, 19:12, 20:4, 45:9, 45:10, 45:20, 67:5, 71:4, 71:8, 71:18, 71:19, 76:15, 79:14, 80:16, 80:19, 88:12, 92:3
front-facing [1] - 71:4
full [2] - 77:7, 89:15
funding [1] - 61:22
funds [1] - 96:16
furthest [1] - 20:16
future [1] - 72:25

G

gable [1] - 71:4
gamble [1] - 70:8
garage [1] - 10:2
Garrett [2] - 73:17, 73:19
gather [1] - 48:13
gathered [1] - 66:25
general [2] - 16:24, 78:10
General [2] - 1:20, 2:13
gentleman [3] - 6:5, 6:10, 46:24
Gerbich [1] - 12:23
gesture [1] - 61:21
given [10] - 26:4, 30:14, 40:18, 62:14, 62:17, 75:5, 102:5, 102:22, 102:24, 110:20
glass [2] - 28:2, 43:11
Glendale [3] - 58:3, 58:6, 59:15
Glober [3] - 2:25, 82:5, 88:1
GLOBER [14] - 1:15, 2:25, 37:15, 57:20, 70:17, 81:20, 82:8, 82:12, 82:19, 88:17, 88:21, 92:22, 93:7, 100:13
Google [1] - 54:17
Googled [1] - 6:3
gotcha [1] - 29:2
grab [1] - 87:22
grabbed [1] - 28:20
grass [2] - 22:14, 22:18
grave [1] - 8:1
gravel [11] - 72:14, 72:25, 74:25, 75:21, 77:13, 77:25, 78:2, 78:10, 79:25, 81:12
gray [6] - 23:3, 58:11, 58:15, 63:20, 63:21, 64:13
Great [1] - 12:13
great [10] - 61:15, 75:13, 88:24, 90:20, 97:6, 97:9, 99:22, 100:7, 100:9
greatly [1] - 74:8
green [2] - 23:1, 23:23
Greenleaf [1] - 97:14
greenscape [1] - 101:1
GREGORY [46] - 1:16, 2:17, 3:10, 11:3, 20:20, 26:9, 31:19, 31:24, 32:2, 32:6, 32:14, 37:12, 37:17, 38:2, 38:8, 41:11, 55:25, 56:5, 57:9, 62:2, 62:18, 67:21, 70:14, 72:10, 72:16, 75:20, 75:25, 76:12, 79:16, 80:12, 83:7, 83:13, 83:19, 85:24, 90:23, 91:1, 92:7, 92:10, 96:7, 99:12, 99:20, 99:24, 100:3, 103:17, 109:1, 112:4
Gregory [4] - 2:17, 37:22, 91:5, 96:5
ground [2] - 13:18, 45:4
ground-level [1] - 13:18
guess [7] - 18:23, 20:3, 43:6, 67:8, 84:20, 86:9, 89:10
guidelines [6] - 16:20, 58:23, 59:1, 64:7, 82:2, 89:1
gun [1] - 98:4
guy [2] - 6:6, 103:17
guys [12] - 37:18, 79:12, 88:3, 96:23, 97:22, 98:12, 98:15, 98:17, 102:20, 108:13, 110:19, 110:22

H

habit [1] - 104:16
hallway [1] - 3:5
hand [8] - 9:15, 15:1, 18:13, 20:21, 23:11, 31:2, 34:19, 73:22
handled [1] - 12:23
hands [1] - 7:18
hang [1] - 5:19
happy [3] - 98:15, 101:13, 103:19
hard [3] - 64:18, 67:8, 67:13
harder [1] - 99:2
hardship [4] - 65:15, 65:16, 65:21, 66:11
Harold [1] - 12:19
Hart [1] - 5:14
HART [4] - 5:21, 5:23, 8:9, 8:13
Haskins [1] - 18:8
HASKINS [19] - 18:14, 18:19, 18:22, 19:1, 19:3, 19:6, 20:4, 20:13, 21:5, 21:10, 21:17, 21:23, 22:12, 22:19, 22:25, 23:8, 23:16, 23:22, 24:2
Haugard [1] - 12:23
headstone [2] - 7:23, 7:25
heard [1] - 39:1
hearing [23] - 3:15, 5:8, 9:1, 11:1, 11:10, 14:17, 15:18, 16:6, 18:1, 24:18, 26:14, 27:8, 30:3, 37:10, 57:25, 59:7, 63:8, 73:10, 78:21, 93:12, 95:7, 95:18, 96:3
Hedrick [1] - 4:6
heed [1] - 104:8
held [2] - 1:6, 99:15
hello [1] - 18:22
help [2] - 39:25, 101:13
heritage [1] - 12:7
hesitant [1] - 45:25
hi [1] - 9:23
high [1] - 58:10
highly [1] - 59:1
hip [1] - 27:22
historic [18] - 5:15, 10:3, 11:14, 16:25, 20:14, 27:19, 29:11, 42:1, 44:1, 45:18, 58:11, 64:22, 67:20, 69:10, 69:18, 82:13, 97:2, 102:13
Historic [12] - 2:4, 2:8, 2:10, 20:18, 27:21, 28:9, 37:3, 58:14, 70:25, 100:19, 102:18, 109:17
HISTORIC [1] - 1:2
historical [1] - 12:6
Historical [2] - 99:16, 104:19
historically [4] - 11:18, 36:24, 61:20, 64:6
history [5] - 8:6, 46:11, 49:8, 60:3, 60:12
hit [1] - 8:15
HOFF [27] - 1:16, 2:21, 5:1, 32:21, 41:19, 42:2, 47:11, 56:18, 57:13, 63:10, 63:16, 65:11, 70:15, 76:13, 76:18, 77:21, 77:23, 80:6, 80:15, 88:2, 88:15, 94:18, 94:22, 100:16, 100:19, 101:5, 101:7
Hoff [6] - 2:21, 41:23, 63:25, 65:18, 94:25, 101:15
Hogan [1] - 1:8
hold [5] - 39:4, 96:19, 96:24, 97:11, 97:18
Holmes [1] - 7:22
home [9] - 6:15, 30:16, 33:18, 44:9, 48:16, 49:10, 49:14, 50:9, 51:16
homeowner [1] - 35:8
honest [1] - 81:4
honestly [2] - 21:11, 74:16
honor [1] - 94:4
hoops [1] - 60:21
horizontal [2] - 13:14, 85:1
horrific [1] - 60:18
host [1] - 97:15
hours [1] - 3:3
house [28] - 35:4, 35:5, 38:25, 39:1, 39:2, 39:9, 45:10, 45:20, 51:25, 60:2, 60:6, 60:20, 61:4, 61:9, 61:23, 74:10, 74:13, 75:6, 80:16, 81:1, 83:1, 83:5, 83:16, 86:10, 87:11, 97:17
houses [6] - 32:11, 32:15, 32:18, 70:2, 74:22, 97:3
housing [2] - 96:16, 96:17
HPC [3] - 35:10, 36:18, 37:2
Hubbard [1] - 94:9
hundred [6] - 40:17, 60:8, 69:7, 81:8, 102:23, 108:24
hung [1] - 13:24
hybrid [2] - 112:17, 112:18

I

idea [8] - 77:25, 84:13, 97:22, 98:5, 98:13,

99:13, 99:18
ideas [1] - 45:21
identified [5] - 16:18, 17:7, 42:11, 68:13, 68:15
identify [1] - 17:5
Ill [1] - 1:13
illegally [1] - 79:20
illusion [1] - 89:11
Immaculate [1] - 106:13
immediate [1] - 74:21
immediately [1] - 60:18
important [3] - 101:1, 104:25, 105:8
impression [1] - 103:21
inaudible [29] - 8:19, 14:23, 23:15, 24:25, 25:7, 40:7, 42:17, 42:23, 46:9, 48:21, 50:9, 50:11, 52:6, 62:4, 71:5, 80:13, 82:19, 86:20, 87:6, 88:21, 89:23, 91:6, 91:11, 94:22, 95:1, 100:3, 111:1, 112:8
inaudible) [7] - 39:24, 42:19, 44:1, 68:2, 92:6, 92:17, 111:9
inches [1] - 74:10
incidents [1] - 43:13
inclined [1] - 41:12
included [1] - 65:9
includes [1] - 13:22
including [2] - 36:9, 74:25
inconsistent [1] - 58:25
indicating [7] - 5:10, 9:5, 18:3, 23:6, 59:9, 73:12, 90:1
indicating) [1] - 86:25
indiscernible [1] - 67:11
individual [2] - 67:12, 109:22
individuals [2] - 6:19, 110:3
infilled [1] - 82:7
influenced [1] - 12:16
information [10] - 6:2, 6:19, 7:4, 53:14, 81:11, 96:5, 104:2, 109:10, 109:24, 110:21
Information [1] - 8:16
initial [2] - 26:19, 35:24
insane [1] - 50:2
inside [3] - 36:14, 40:5, 49:14
inspector [1] - 60:15
install [2] - 16:16, 70:23
installation [2] - 16:23, 71:15
installed [1] - 80:8
instance [2] - 64:3, 66:11
instead [3] - 64:13, 85:6, 89:9
insurance [5] - 60:16, 62:3, 62:19, 68:25, 69:20
integrity [1] - 16:25
intend [1] - 75:14
intense [1] - 25:14
intention [1] - 83:24
interactions [2] - 26:7, 29:7
interested [3] - 25:15, 96:24, 97:22
interior [1] - 88:18
interpret [1] - 52:15
intersection [1] - 16:14
introductions [1] - 2:6
Investment [1] - 35:14
Investments [1] - 33:14
involve [1] - 97:9
involved [3] - 6:20, 96:20, 98:6
Ionia [6] - 4:4, 4:5, 16:15, 19:11, 20:16
irreparable [2] - 38:1, 38:5
issue [6] - 8:4, 19:22, 99:11, 100:9, 108:2, 111:11
issues [3] - 62:19, 71:13, 107:24
item [6] - 8:19, 100:16, 104:3, 105:3, 105:6, 105:12
Items [2] - 5:2, 5:21
items [5] - 3:18, 4:13, 5:9, 105:9
iteration [1] - 93:25
itself [7] - 22:13, 38:6, 39:14, 60:10, 97:2, 99:13, 101:17

J

J.C [1] - 2:16
JACK [1] - 1:13
JACKSONVILLE [1] - 1:1
Jacksonville [8] - 1:8, 2:4, 12:11, 12:25, 28:9, 94:5, 96:15, 99:16
January [1] - 54:17
JEA [12] - 19:23, 20:1, 20:7, 21:12, 21:17, 22:8, 22:20, 23:23, 24:22, 25:3, 25:18, 26:8
JERMAINE [1] - 1:19
Jermaine [3] - 2:8, 31:14, 77:8
Jessie [1] - 97:16
JHPC [1] - 71:20
JOANNA [1] - 1:20
job [2] - 54:12, 111:1
Joel [10] - 6:6, 6:8, 6:10, 7:15, 101:22, 102:21, 108:4, 109:18, 109:21, 109:25
Johns [4] - 4:2, 4:7, 9:11, 10:8
Jones [1] - 14:22
JONES [4] - 15:1, 15:6, 15:10, 15:13
judicial [1] - 104:14
JULIA [1] - 1:14
Julia [1] - 2:19
July [1] - 35:18
jump [2] - 3:16, 60:21
June [2] - 54:24, 60:14
JWB [1] - 97:14

K

keep [5] - 7:20, 41:17, 49:13, 75:7, 111:11
kicked [1] - 21:17
kicks [1] - 20:7
kid [1] - 84:17
kind [31] - 7:8, 19:13, 23:9, 28:20, 38:13, 38:20, 39:5, 39:19, 45:3, 45:8, 51:22, 52:21, 65:3, 68:23, 69:9, 79:20, 80:19, 81:12, 82:1, 82:8, 82:23, 83:3, 84:5, 88:18, 96:22, 97:2, 97:20, 99:13, 99:20, 101:9, 101:12
kinds [1] - 30:12
knowing [1] - 45:23
knowledgeable [1] - 7:16
known [4] - 11:19, 11:20, 12:20, 12:21
knows [1] - 44:20

L

labeled [1] - 21:3
laid [1] - 44:14
Land [4] - 105:15, 105:16, 106:8, 106:14
landmark [7] - 5:15, 5:24, 6:23, 11:21, 14:13, 105:24, 106:16
landmarked [1] - 96:25
landmarking [3] - 15:21, 97:7, 98:7
landscaping [2] - 22:10, 23:15
language [3] - 48:5, 52:9, 52:15
languishing [1] - 105:22
Large [1] - 1:10
last [12] - 29:8, 36:7, 60:14, 61:21, 94:1, 101:17, 104:5, 105:11, 105:25, 106:2, 106:10, 107:22
Laura [1] - 105:21
lay [1] - 13:12
lead [1] - 92:1
leads [1] - 92:3
lean [2] - 47:13, 84:18
least [3] - 53:9, 74:23, 86:8
leave [2] - 40:16, 108:5
left [7] - 23:11, 60:23, 61:22, 103:18, 107:3, 109:23, 110:16
left-hand [1] - 23:11
legally [1] - 82:16
legislation [1] - 105:5
legislative [1] - 105:20
lends [2] - 97:2, 99:13
lenient [1] - 69:3
level [5] - 13:18, 65:22, 66:18, 72:14, 83:23
Levi [1] - 13:2
Liberty [3] - 34:12, 36:21, 94:10
life [2] - 60:23, 64:17
light [2] - 22:18, 23:11
likely [2] - 13:1, 53:9
limited [1] - 80:5
line [4] - 77:14, 80:14, 88:11, 92:3
link [1] - 54:3
list [1] - 66:8
listed [1] - 110:4
lists [2] - 71:24, 71:25
lite [7] - 28:15, 28:17, 28:25, 48:2, 48:6, 57:6, 57:11
literal [1] - 75:3
literally [1] - 39:22
live [1] - 35:3
lived [2] - 35:4, 81:13
living [1] - 35:6
LLC [1] - 33:14
LM-24-02 [4] - 11:17, 15:15, 15:21, 16:7
local [1] - 14:13
located [3] - 11:17, 17:10, 58:5
location [6] - 16:14, 17:5, 17:8, 17:19, 25:4, 45:8
locations [4] - 16:19, 17:7, 24:25, 26:3
look [21] - 31:25, 33:1, 33:3, 33:6, 38:16, 46:16, 49:6, 54:8, 55:12, 55:21, 61:14, 61:15, 75:13, 84:6, 86:13, 98:15, 99:25, 100:1, 100:12, 102:20, 102:21
looked [4] - 42:11, 42:25, 50:8, 107:15
looking [15] - 22:6, 23:13, 29:19, 32:2, 38:25, 51:9, 52:9, 52:18, 53:1, 58:10, 67:21, 89:2, 89:13, 89:14, 107:13
looks [10] - 7:20, 18:24, 23:2, 23:4, 51:18, 67:22, 86:4, 88:10, 89:17, 89:25
Lopera [1] - 2:12
LOPERA [27] - 1:13, 1:20, 2:12, 4:11, 5:18, 8:19, 8:24, 24:24, 25:6, 25:9, 26:17, 26:20, 26:25, 42:16, 48:19, 90:14, 91:4, 91:10, 91:16, 92:13, 92:18, 100:4, 102:9, 108:21, 108:23, 109:13, 112:19
love [2] - 60:4, 60:12
loved [1] - 60:13
lower [1] - 49:4
lower-cost [1] - 49:4

lowered [1] - 89:8
LS-23-01 [3] - 3:21, 5:15, 5:21
luncheons [1] - 104:7
LUZ [1] - 105:14

M

ma'am [1] - 31:8
main [2] - 20:15, 78:5
maintained [1] - 14:4
maintains [1] - 87:17
majority [1] - 70:7
man [1] - 7:16
Manis [1] - 34:11
MANIS [5] - 34:15, 34:20, 34:25, 35:2, 36:5
map [3] - 64:25, 68:12, 68:15
maps [1] - 67:25
March [4] - 1:6, 2:1, 2:4, 105:15
Market [1] - 106:12
market [1] - 66:4
marks [1] - 20:18
married [1] - 75:7
Marsh [3] - 12:19, 12:21, 12:24
masonry [3] - 13:11, 13:13, 27:24
massive [1] - 71:3
master [2] - 12:15, 12:18
match [2] - 58:16, 107:19
matches [1] - 82:3
material [6] - 47:20, 58:19, 58:24, 64:22, 71:16, 72:11
materialized [1] - 103:7
materials [2] - 68:19, 79:24
matrix [3] - 29:8, 64:7, 71:17
matter [2] - 52:11, 111:12
matters [1] - 105:20
Max [1] - 2:25
MAX [1] - 1:15
mayor's [1] - 100:23
McEachin [4] - 6:6, 7:15, 101:22, 102:21
mean [37] - 6:12, 39:21, 40:22, 41:14, 43:9, 51:3, 52:5, 53:13, 53:20, 53:23, 53:25, 56:23, 67:17, 68:24, 69:13, 74:9, 74:11, 75:3, 76:2, 76:6, 76:8, 76:22, 79:18, 80:12, 83:17, 84:4, 84:18, 85:17, 88:8, 90:4, 90:6, 94:11, 107:8, 109:5, 110:25, 111:6
medium [1] - 45:4
meet [5] - 11:25, 12:1, 62:6, 84:21, 104:24
meeting [8] - 7:19, 7:22, 61:5, 96:19, 97:18, 98:23, 108:3, 108:9
meetings [4] - 96:14, 96:24, 97:11, 101:24
meets [4] - 40:7, 40:10, 40:19, 90:12
MEMBER [14] - 5:10, 5:13, 9:5, 9:10, 14:22, 18:3, 18:8, 27:15, 30:22, 34:11, 59:9, 59:14, 73:12, 73:17
Member [7] - 1:14, 1:15, 1:15, 1:16, 1:16, 101:19, 102:12
member [10] - 5:12, 9:7, 14:19, 18:5, 27:12, 30:19, 34:8, 59:11, 73:14, 102:13
members [1] - 108:4
MEMBERS [44] - 3:12, 3:14, 3:24, 10:24, 11:7, 11:9, 14:15, 15:16, 15:25, 16:3, 16:5, 17:24, 24:10, 24:16, 26:11, 26:13, 27:5, 27:7, 30:1, 33:22, 37:8, 41:4, 57:15, 57:22, 57:24, 59:5, 62:24, 63:6, 72:19, 77:18, 78:14, 78:19, 79:2, 92:24, 93:1, 93:9, 93:11, 93:19, 95:5, 95:9, 95:16, 95:25, 96:2, 112:1
mention [1] - 57:7
mentioned [2] - 63:17, 101:23
met [6] - 11:22, 12:4, 13:10, 14:8, 14:11, 105:11
metal [20] - 58:8, 58:11, 58:15, 58:19, 60:10, 61:11, 61:14, 63:19, 64:9, 64:14, 65:7, 65:9, 67:22, 67:23, 68:1, 68:3, 68:12, 69:16, 70:8
MICHAEL [1] - 1:15
Michael [2] - 2:14, 90:23
microphone [1] - 112:6
middle [2] - 82:9, 84:22
might [1] - 49:8
Mike [1] - 18:8
Miller [1] - 62:8
mind [2] - 21:24, 43:8
minimal [1] - 71:10
minimum [1] - 71:10
minor [3] - 46:5, 46:19, 47:20
minute [1] - 39:5
minutes [4] - 3:7, 3:9, 3:16, 7:19
miss [1] - 47:2
missed [3] - 47:10, 112:12, 113:1
missing [6] - 28:2, 37:23, 42:8, 45:16, 86:5
mod [2] - 46:5, 47:20
modification [1] - 46:20
moisture [1] - 49:14
moment [12] - 5:18, 17:23, 29:25, 32:20, 33:21, 41:3, 54:4, 62:1, 62:23, 76:9, 77:17, 78:13
month [11] - 53:7, 53:10, 54:20, 54:22, 101:17, 102:3, 103:10, 104:5, 106:1, 107:22, 111:16
Month [1] - 100:20
months [6] - 5:4, 53:18, 55:17, 74:14, 100:25, 110:12
MONTOYA [68] - 1:15, 2:14, 3:8, 11:5, 15:22, 21:2, 21:6, 21:13, 21:20, 22:2, 23:5, 24:23, 25:10, 25:13, 25:22, 27:3, 30:5, 33:11, 33:16, 42:20, 43:6, 46:1, 47:6, 48:7, 48:23, 49:7, 49:16, 50:4, 53:13, 55:6, 55:9, 56:12, 56:20, 56:24, 57:8, 64:23, 65:10, 66:13, 67:4, 67:24, 68:6, 68:11, 68:20, 70:13, 72:21, 73:2, 73:8, 78:23, 79:22, 80:25, 83:17, 89:22, 89:25, 91:11, 91:15, 91:21, 91:24, 92:15, 92:20, 95:23, 99:6, 99:10, 99:19, 99:22, 100:6, 110:24, 111:8, 112:17
Montoya [8] - 2:14, 23:9, 43:2, 48:20, 65:5, 68:9, 80:4, 92:14
Montoya's [1] - 47:17
Mooney [8] - 5:15, 5:23, 6:13, 7:23, 8:3, 109:20, 110:3
most [4] - 4:17, 13:1, 39:25, 86:14
mostly [3] - 79:12, 82:19, 109:18
motifs [1] - 13:23
motion [40] - 3:6, 3:8, 11:2, 11:3, 15:19, 15:20, 24:18, 24:19, 24:25, 25:25, 26:1, 26:15, 26:19, 26:25, 27:1, 37:11, 37:12, 44:13, 57:2, 57:9, 57:10, 57:17, 57:19, 63:9, 63:11, 70:10, 78:22, 78:23, 90:21, 91:1, 91:3, 91:5, 91:6, 91:17, 91:25, 93:3, 95:19, 95:20, 99:25, 112:4
motioned [1] - 91:13
move [18] - 11:13, 16:8, 25:19, 26:17, 26:22, 27:10, 45:8, 46:21, 48:8, 49:3, 56:8, 57:18, 58:2, 70:21, 83:15, 93:5, 93:14, 107:14
moved [2] - 26:18, 60:1
moving [3] - 23:23, 46:2, 97:14
MR [177] - 2:8, 2:10, 5:21, 5:23, 8:9, 8:13, 9:16, 9:20, 9:23, 10:1, 10:7, 10:10, 10:13, 10:20, 11:16, 15:1, 15:6, 15:10, 15:13, 16:12, 17:20, 18:14, 18:19, 18:22, 19:1, 19:3, 19:6, 20:4, 20:13, 21:5, 21:10, 21:17, 21:23, 22:12, 22:19, 22:25, 23:8, 23:16, 23:22, 24:2, 27:18, 28:18, 28:21, 29:2, 29:3, 29:22, 31:3, 31:8, 31:11, 31:22, 32:1, 32:9, 32:16, 33:1, 33:8, 33:15, 33:19, 33:25, 34:3, 34:15, 34:20, 34:25, 35:2, 36:5, 37:21, 38:24, 39:21, 40:21, 41:1, 41:7, 41:22, 42:3, 42:9, 43:1, 47:3, 47:15, 50:13, 50:17, 51:3, 51:21, 51:24, 52:2, 52:5, 52:10, 53:4, 53:10, 53:16, 53:24, 54:1, 54:7, 54:11, 54:15, 54:21, 54:23, 55:1, 55:14, 56:4, 56:6, 56:11, 58:4, 59:22, 59:24, 60:1, 62:7, 62:21, 63:2, 63:24, 65:4, 65:17, 68:5, 68:8, 68:14, 68:22, 70:22, 72:2, 72:13, 73:1, 73:4, 73:23, 74:3, 74:5, 75:23, 76:4, 76:17, 76:20, 77:7, 78:4, 79:7, 79:12, 80:3, 80:11, 82:4, 82:17, 83:21, 84:8, 85:2, 85:10, 85:16, 86:2, 86:7, 86:16, 86:19, 86:21, 87:1, 87:6, 87:12, 87:21, 88:22, 88:23, 89:8, 89:20, 89:23, 90:4, 90:20, 93:22, 94:21, 94:24, 95:11, 101:14, 103:2, 103:19, 104:3, 105:3, 106:18, 106:24, 107:7, 108:16, 109:9, 109:16, 110:7, 111:10, 111:21, 112:6, 112:12, 112:21, 112:23, 113:1
MS [25] - 2:12, 4:11, 5:18, 8:19, 8:24, 24:24, 25:6, 25:9, 26:17, 26:20, 26:25, 42:16, 48:19, 90:14, 91:4, 91:10, 91:16, 92:13, 92:18, 100:4, 102:9, 108:21, 108:23, 109:13, 112:19
MUELLER [4] - 109:9,

109:16, 110:7, 111:21
Mueller [2] - 109:15, 109:16
Mulford [1] - 12:19
multiple [1] - 65:13
muntins [2] - 28:16, 57:7
must [2] - 92:18, 92:19

N

nailing [1] - 40:4
name [10] - 5:14, 9:8, 14:20, 18:6, 30:20, 34:9, 34:11, 59:12, 73:15, 94:13
nation [2] - 12:8, 12:17
National [1] - 13:5
native [1] - 94:5
natives [1] - 12:24
nature [1] - 47:22
nay [1] - 70:19
necessarily [5] - 16:13, 51:7, 60:10, 67:14, 107:13
need [31] - 4:16, 4:19, 5:2, 15:12, 19:25, 24:12, 24:14, 26:17, 29:3, 30:6, 33:24, 40:22, 43:4, 43:21, 44:14, 49:2, 56:10, 57:3, 57:4, 78:16, 88:3, 90:19, 91:2, 91:3, 93:2, 98:20, 102:3, 109:4, 109:13, 110:13, 111:13
needed [3] - 3:3, 52:20, 97:4
needs [6] - 26:22, 46:10, 79:5, 88:13, 109:8, 110:13
neglect [4] - 36:16, 51:8, 51:11, 52:16
neglected [1] - 39:10
neighbor [3] - 35:2, 75:1, 75:4
neighborhood [9] - 20:19, 20:23, 41:18, 64:21, 67:16, 74:20, 83:2, 96:11, 97:10
neighbors [3] - 30:9, 30:15, 42:21
never [2] - 6:3, 7:3
New [1] - 93:15
new [14] - 12:12, 32:14, 32:16, 51:2, 69:13, 69:21, 74:18, 75:6, 75:7, 80:7, 96:7, 100:17, 103:13, 104:17
next [13] - 22:17, 36:22, 53:7, 74:25, 75:3, 103:8, 103:10, 105:3, 106:5, 108:9, 110:12, 111:16
next-door [2] - 74:25, 75:3
nice [2] - 64:18, 81:21
night [1] - 106:3
none [11] - 3:15, 6:23, 11:10, 16:6, 26:14, 27:8, 32:24, 42:5, 57:25, 93:12, 96:3
nonresidential [1] - 106:11
normal [2] - 41:17, 111:3
Norman [1] - 106:7
North [4] - 1:8, 34:12, 94:9, 106:12
northeast [1] - 21:18
northwest [6] - 19:12, 19:21, 19:22, 21:3, 21:25, 25:1
Notary [1] - 1:9
note [1] - 24:3
noted [1] - 72:5
notes [1] - 114:11
nothing [10] - 9:19, 15:5, 18:17, 31:7, 34:24, 43:19, 59:20, 74:1, 103:10, 106:18
November [1] - 94:1
nowhere [1] - 108:6
Number [9] - 21:25, 22:1, 28:15, 29:14, 31:25, 32:3, 48:1, 57:5, 57:11
number [10] - 21:4, 21:7, 21:8, 21:21, 21:22, 21:24, 24:20, 24:21, 80:7

O

object [1] - 71:14
objecting [1] - 29:14
objection [2] - 12:1, 17:9
objections [1] - 16:22
obviously [8] - 23:18, 45:14, 74:12, 75:5, 76:25, 89:3, 104:13, 110:16
occupied [1] - 35:5
OF [4] - 1:1, 114:1, 114:3, 114:4
offering [1] - 104:20
office [2] - 97:17, 100:23
Office [2] - 1:20, 2:12
offices [1] - 97:15
official [3] - 101:2, 101:5, 101:7
officially [1] - 46:7
Old [6] - 6:12, 6:22, 7:24, 8:1, 8:15
old [9] - 32:17, 60:8, 60:17, 62:16, 69:14, 95:1, 97:17, 106:20
OLIVIA [1] - 1:14
Olivia [1] - 2:23
once [5] - 12:8, 14:10, 31:13, 40:15, 97:18
one [56] - 5:18, 5:19, 6:10, 7:3, 12:5, 12:9, 16:13, 17:8, 20:6, 21:4, 21:24, 24:6, 24:20, 25:21, 27:23, 28:5, 28:17, 36:20, 37:18, 42:8, 42:21, 47:25, 48:6, 56:3, 56:5, 57:6, 57:11, 58:8, 67:13, 69:2, 71:2, 75:15, 76:15, 77:21, 78:1, 78:2, 81:24, 85:15, 85:16, 89:6, 97:16, 98:10, 101:1, 106:10, 106:13, 108:4, 109:9, 109:24, 109:25, 110:9
one-over-one [6] - 27:23, 28:5, 28:17, 48:6, 57:6, 57:11
one-story [3] - 58:8, 71:2, 106:13
ones [1] - 97:13
op [1] - 101:8
open [11] - 4:24, 5:7, 14:16, 17:25, 25:10, 30:2, 59:6, 68:16, 73:10, 95:6, 109:4
opening [2] - 9:1, 89:3
openings [2] - 28:1, 49:17
opinion [2] - 32:24, 81:6
opposed [14] - 3:13, 11:8, 16:4, 26:12, 27:6, 57:23, 70:18, 75:9, 75:21, 85:1, 92:25, 93:10, 96:1, 102:6
optical [1] - 89:11
option [7] - 23:9, 32:23, 32:25, 40:4, 66:20, 67:3, 102:11
options [9] - 18:25, 19:7, 19:8, 23:17, 65:25, 66:8, 68:17, 73:6, 79:24
order [3] - 26:6, 46:21, 53:11
Ordinance [2] - 94:15, 105:12
ordinance [1] - 106:5
ordinances [4] - 74:17, 105:23, 105:24, 106:6
organize [1] - 98:2
original [14] - 41:21, 42:3, 44:1, 46:15, 47:12, 47:22, 58:8, 58:23, 60:7, 60:11, 67:15, 67:18, 68:25, 69:18
originally [2] - 63:18, 64:4
otherwise [1] - 57:2
outdated [1] - 24:5
outlined [1] - 94:14
outside [1] - 36:13
overall [2] - 16:19, 90:12
own [1] - 69:9
owned [7] - 33:14, 35:16, 38:22, 43:17, 45:24, 55:17, 55:22
owner [14] - 5:3, 11:23, 11:25, 12:2, 19:16, 35:23, 42:24, 51:2, 92:11, 92:15, 107:9, 107:10, 107:20, 107:25
owners [3] - 19:18, 71:7, 71:11
ownership [1] - 43:14

P

p.m [3] - 1:7, 2:1, 113:7
package [1] - 17:6
packet [2] - 22:11, 105:4
packets [3] - 110:20, 110:21
pad [9] - 81:1, 81:23, 83:15, 84:1, 84:23, 84:24, 85:8, 87:10, 92:2
page [1] - 70:7
pain [1] - 54:10
paint [1] - 63:20
paired [1] - 13:24
pairs [3] - 83:17, 83:20, 92:1
Palmer [1] - 11:19
pandemic [2] - 44:20, 44:21
panel [2] - 64:4, 64:10
parallel [1] - 19:14
parcel [1] - 17:10
pardon [1] - 34:15
park [9] - 71:8, 74:19, 75:14, 76:14, 76:22, 77:6, 78:1, 78:6, 78:8
parking [2] - 71:7, 71:13
part [6] - 60:13, 68:7, 78:1, 97:19, 100:10, 109:17
part-time [1] - 109:17
parte [3] - 3:23, 5:2, 30:7
particular [3] - 29:13, 68:15, 97:10
pass [3] - 36:1, 87:25, 104:9
passed [1] - 6:14
passing [1] - 33:12
past [2] - 79:11, 81:1
pattern [7] - 28:15, 28:17, 29:1, 48:2, 48:6, 57:12, 60:11
Paul [2] - 59:14, 59:16
paved [2] - 77:6, 89:17
paver [2] - 82:1, 88:19
pavers [5] - 72:15, 75:9, 80:1, 80:24, 82:10
pedestrian [1] - 87:16
Peluso [1] - 102:12
pending [2] - 105:5, 105:20
people [9] - 35:6, 38:25, 45:18, 61:14, 70:1, 76:21, 87:17, 97:10, 101:12
per [2] - 37:2, 85:16
percent [9] - 40:17, 42:18, 46:12, 69:7, 74:22, 74:23, 81:8, 102:24, 108:24
perfect [2] - 87:12, 90:5
perfectly [1] - 98:15
perhaps [1] - 48:13
period [2] - 12:12, 60:12
permission [2] - 19:16, 19:18
permit [3] - 19:15, 35:19, 35:20

permitting [1] - 14:6
personal [1] - 75:6
personally [4] - 41:12, 69:4, 75:2, 75:14
pertaining [1] - 12:5
pertains [1] - 13:6
phone [2] - 87:22, 108:1
phones [1] - 3:4
photo [1] - 101:8
photographic [1] - 50:7
photographs [2] - 43:10, 54:14
photos [1] - 54:5
pick [4] - 17:18, 20:6, 28:25
picture [8] - 22:6, 22:10, 23:11, 24:4, 85:18, 87:22, 89:14, 89:23
pictures [5] - 35:25, 50:18, 51:24, 53:22, 74:7
piece [3] - 43:5, 64:11, 109:24
pieces [1] - 69:16
pier [1] - 27:23
pillars [1] - 71:3
Pitts [1] - 9:10
PITTS [8] - 9:16, 9:20, 9:23, 10:1, 10:7, 10:10, 10:13, 10:20
place [4] - 17:4, 19:25, 96:19, 97:15
Place [5] - 93:23, 94:3, 94:20, 94:23, 95:22
placed [2] - 22:8, 22:9
places [2] - 96:25, 97:1
plan [6] - 88:4, 90:11, 90:16, 92:11, 92:16, 106:23
planned [1] - 101:10
Planning [3] - 1:19, 1:19, 1:20
planning [2] - 102:14, 104:17
plans [2] - 4:13, 4:16
play [1] - 84:17
plus [2] - 60:23, 62:12
podium [13] - 5:12, 9:7, 14:19, 18:5, 27:12, 30:19, 34:8, 38:23, 49:19, 59:11, 73:14, 83:11, 109:15
point [14] - 20:3, 21:12, 23:19, 29:4, 43:21, 46:13, 50:5, 50:15, 80:6, 80:9, 82:24, 83:15, 90:22, 102:25
pointing [1] - 23:10
pole [2] - 22:18, 23:11
porch [2] - 88:9, 92:3
portion [1] - 94:8
position [4] - 24:21, 48:14, 61:18
possibility [2] - 23:23, 68:18
possible [3] - 16:19, 17:6, 75:8
possibly [8] - 60:7, 62:5, 70:8, 77:12, 77:25, 96:23, 97:22, 99:15
potential [3] - 21:14, 104:6, 104:24
potentially [2] - 42:12, 104:12
poured [11] - 70:23, 71:18, 72:12, 74:23, 75:1, 77:3, 79:13, 79:17, 81:25, 82:20, 82:24
power [1] - 36:10
precedent [3] - 41:15, 67:10, 67:11
preclude [1] - 72:23
prefer [7] - 21:12, 32:8, 72:11, 75:23, 76:4, 76:10, 77:23
preference [4] - 19:11, 20:5, 20:12, 84:6
preferred [5] - 17:8, 20:3, 21:4, 22:6, 25:4
PRESENT [2] - 1:12, 1:18
present [3] - 65:24, 66:10, 107:18
presentation [1] - 98:18
presentations [1] - 102:1
presented [8] - 6:2, 7:4, 7:21, 10:3, 25:17, 50:7, 66:15, 107:16
presents [1] - 101:2
PRESERVATION [1] - 1:2
preservation [2] - 14:1, 101:22
Preservation [8] - 2:5, 2:9, 2:11, 28:9, 37:3, 100:20, 102:18, 109:17
pretty [7] - 20:22, 36:13, 38:16, 40:1, 45:17, 81:15, 89:17
prevent [1] - 46:4
previous [8] - 4:14, 26:1, 32:17, 42:24, 54:18, 91:25, 93:24, 102:18
previously [2] - 42:23, 96:25
price [1] - 32:9
price-wise [1] - 32:9
primary [1] - 71:1
priority [2] - 78:5, 78:8
private [2] - 82:25, 87:20
problem [7] - 5:16, 6:25, 7:9, 7:14, 61:4, 62:12, 62:20
problems [2] - 6:24, 61:17
proceedings [3] - 55:20, 113:6, 114:9
Proceedings [1] - 1:6
process [5] - 35:25, 53:19, 65:15, 111:17
product [1] - 29:16
Professional [2] - 114:7, 114:18
profile [5] - 28:16, 48:2, 64:25, 65:3, 100:24
program [1] - 101:18
project [5] - 30:10, 32:10, 39:5, 96:16, 105:21
projects [1] - 106:19
proof [4] - 53:1, 53:6, 53:8, 67:14
properly [1] - 31:16
properties [5] - 36:20, 36:23, 71:19, 97:3, 98:7
property [30] - 11:17, 19:16, 19:18, 24:6, 33:14, 35:3, 35:13, 35:14, 35:16, 35:20, 35:23, 36:1, 36:9, 37:19, 38:22, 43:14, 43:17, 45:24, 50:24, 52:18, 55:17, 58:5, 66:5, 70:24, 71:1, 71:6, 71:7, 71:9, 71:11, 107:10
proposed [2] - 66:6, 71:15
proposing [1] - 28:4
protect [1] - 43:19
protected [1] - 49:13
protectors [1] - 60:19
provide [3] - 90:10, 90:16
providing [2] - 66:2, 82:24
provision [1] - 65:18
prudent [1] - 42:14
public [25] - 4:25, 5:8, 9:1, 11:1, 14:17, 15:18, 16:17, 18:1, 24:18, 30:3, 37:10, 59:7, 63:8, 73:10, 78:21, 93:18, 95:6, 95:18, 98:19, 98:22, 103:23, 108:21, 109:2, 109:6
Public [3] - 1:9, 93:16, 106:19
publishing [1] - 108:7
pull [1] - 54:4
purchased [12] - 38:17, 39:2, 44:22, 48:16, 49:10, 49:22, 50:9, 50:18, 50:23, 51:16, 51:25, 54:19
purchaser [1] - 35:8
purpose [1] - 39:13
pursue [1] - 66:1
push [1] - 84:16
put [22] - 7:17, 7:24, 21:21, 22:13, 25:4, 44:10, 47:23, 52:6, 61:1, 69:15, 69:16, 69:21, 70:1, 70:4, 76:9, 77:25, 97:21, 97:24, 98:3, 98:11, 101:9, 107:13
putting [5] - 23:13, 23:14, 75:21, 81:9, 89:4

Q

quality [1] - 13:7
quasi [1] - 104:14
quasi-judicial [1] - 104:14
questionable [1] - 44:8
questioning [1] - 25:14
questionnaire [2] - 104:10, 104:22
questions [25] - 4:24, 7:5, 14:14, 17:14, 17:22, 20:10, 21:1, 24:9, 28:12, 29:24, 31:18, 32:19, 33:21, 41:3, 59:4, 61:25, 62:23, 72:8, 72:17, 75:18, 77:17, 78:13, 79:1, 94:17, 95:3
quick [9] - 9:13, 14:25, 27:16, 34:14, 34:17, 49:25, 59:17, 79:3, 104:2
quickly [1] - 71:23
quite [2] - 40:6, 102:22

R

rafters [1] - 71:5
rain [2] - 49:13, 71:11
rains [1] - 74:8
raise [6] - 9:14, 18:12, 31:1, 34:18, 73:21, 100:24
raised [3] - 28:16, 48:2, 57:7
Raises [1] - 15:1
raising [1] - 100:22
Ramey [1] - 59:14
RAMEY [6] - 59:22, 59:24, 60:1, 62:7, 62:21, 63:2
ramp [1] - 24:1
ranges [1] - 66:1
ranked [1] - 24:20
ranking [1] - 25:2
rare [1] - 58:20
rarity [1] - 64:20
rather [1] - 44:7
reach [1] - 102:11
reading [1] - 18:24
real [8] - 9:13, 14:25, 34:14, 34:17, 49:24, 59:17, 79:3, 104:2
realistically [1] - 20:17
really [6] - 6:25, 7:13, 71:22, 97:4, 100:25, 101:24
realm [1] - 83:1
reapply [1] - 20:8
reason [8] - 19:20, 29:5, 45:2, 46:8, 52:17, 62:16, 110:9, 110:18
reasons [2] - 61:6, 110:1
rebuilt [1] - 42:6
receive [3] - 7:11, 29:13, 63:25
received [1] - 19:15
recent [3] - 4:17, 39:25, 97:13
recently [3] - 75:6, 97:1, 97:16
recertified [1] - 62:11
recertify [1] - 62:12
recognized [1] - 13:7
recommend [6] - 8:20, 17:12, 28:10, 48:3,

48:11, 53:6
recommendation [10] - 14:12, 29:9, 43:23, 44:7, 49:1, 56:13, 59:2, 63:12, 90:9, 94:16
recommended [4] - 64:8, 96:4, 104:6, 105:25
recommending [2] - 48:4, 90:13
recommends [1] - 71:21
record [11] - 21:7, 40:14, 40:20, 42:24, 47:24, 60:9, 70:4, 91:8, 98:24, 107:4, 114:10
records [1] - 14:6
recurring [2] - 105:6, 108:2
redone [1] - 36:11
reduced [2] - 80:1, 80:5
reference [1] - 68:1
referred [1] - 109:23
refresher [1] - 104:15
regard [1] - 44:5
regarding [2] - 71:13, 100:21
regards [2] - 46:12, 56:16
regular [2] - 17:5, 29:6
REHAB [1] - 101:18
rehabbed [1] - 36:14
related [3] - 12:18, 43:13, 101:16
relates [3] - 12:14, 14:1, 104:4
remaining [1] - 12:10
remains [1] - 22:15
remediation [2] - 38:19, 44:24
remember [3] - 6:9, 6:22, 95:2
reminder [1] - 12:6
remove [1] - 52:12
rename [2] - 94:2, 94:8
renamed [1] - 94:20
renaming [7] - 93:15, 93:20, 93:23, 93:25, 95:15, 95:21, 96:4
render [1] - 38:1
renovated [2] - 97:1, 97:18
repair [9] - 36:18, 37:2, 45:6, 45:8, 45:18, 45:19, 50:2, 50:15, 62:4
repairable [1] - 37:20
repaired [4] - 36:23, 45:3, 45:9, 46:17
replace [10] - 27:19, 28:4, 31:12, 35:11, 37:2, 58:7, 58:11, 60:17, 63:19, 64:8
replaceable [1] - 42:18
replaced [4] - 42:7, 43:22, 43:24, 52:20
replacement [14] - 28:7, 30:10, 38:6, 38:10, 38:12, 42:14, 44:17, 45:23, 46:13, 47:1, 50:16, 51:1, 66:3, 103:21
replacements [3] - 29:10, 29:12, 41:14
replacing [1] - 37:1
report [11] - 16:11, 17:12, 27:17, 28:10, 41:24, 66:3, 103:1, 106:18, 107:19, 108:7, 114:9
Reporter [2] - 114:8, 114:18
REPORTER [20] - 9:14, 9:17, 9:21, 15:2, 15:7, 18:12, 18:15, 18:20, 31:1, 31:4, 31:9, 34:18, 34:21, 35:1, 59:18, 59:23, 73:21, 73:24, 74:4, 114:1
representative [1] - 62:8
request [10] - 10:1, 36:25, 44:5, 47:23, 49:3, 59:3, 94:2, 100:7, 105:17
require [2] - 36:18, 41:15
required [1] - 37:1
requirements [2] - 37:3, 62:6
requires [4] - 28:8, 29:14, 42:17, 71:19
research [4] - 43:5, 107:11, 108:13, 110:13
researching [2] - 110:19, 111:19
reserving [1] - 21:23
residence [1] - 71:2
residential [3] - 27:21, 82:25, 87:19
resource [1] - 105:3
Resources [1] - 104:19
respected [1] - 17:1
respecting [1] - 83:2
respond [1] - 5:5
response [34] - 3:14, 3:24, 10:24, 11:9, 14:15, 15:16, 15:25, 16:5, 17:24, 24:10, 24:16, 26:13, 27:7, 30:1, 33:22, 37:8, 41:4, 57:24, 59:5, 62:24, 63:6, 72:19, 77:18, 78:14, 78:19, 79:2, 93:1, 93:11, 93:19, 95:5, 95:9, 95:16, 96:2, 112:1
responsibility [1] - 72:4
rest [1] - 74:24
restoration [2] - 7:25, 14:2
restorations [2] - 6:20, 6:21
restore [1] - 52:11
restoring [1] - 33:18
retaining [1] - 13:8
reverse [1] - 82:8
reversed [1] - 82:7
review [4] - 28:8, 65:22, 71:20, 98:20
revised [2] - 77:10, 107:19
revising [2] - 29:8, 57:11
reward [1] - 51:8
rib [1] - 64:4
ribbon [12] - 74:22, 75:21, 77:5, 80:8, 81:22, 82:23, 84:9, 84:19, 84:22, 86:8, 86:9, 89:1
ribbons [26] - 72:14, 72:16, 72:25, 75:9, 75:12, 75:24, 76:1, 76:3, 76:5, 76:11, 79:25, 80:24, 80:25, 82:6, 83:14, 83:18, 83:20, 84:9, 85:7, 85:14, 85:25, 87:3, 88:13, 88:19, 92:1
Richmond [1] - 3:20
ridiculous [1] - 6:1
right-hand [1] - 20:21
right-of-way [3] - 16:18, 19:17, 22:13
rights [1] - 94:5
Riverside [4] - 3:19, 70:24, 72:5, 79:17
Riverside/Avondale [2] - 58:19, 71:25
road [9] - 20:21, 86:23, 87:3, 93:15, 93:20, 93:22, 93:25, 95:15, 95:21
Road [1] - 3:21
Rodriguez [3] - 30:22, 38:23, 49:19
RODRIGUEZ [43] - 31:3, 31:8, 31:11, 31:22, 32:1, 32:9, 32:16, 33:1, 33:8, 33:15, 33:19, 33:25, 34:3, 38:24, 39:21, 40:21, 41:1, 41:7, 49:20, 50:13, 50:17, 51:3, 51:21, 51:24, 52:2, 52:5, 52:10, 53:4, 53:10, 53:16, 53:24, 54:7, 54:11, 54:21, 54:23, 56:4, 56:6, 56:11, 112:6, 112:12, 112:21, 112:23, 113:1
role [1] - 5:4
rolling [1] - 103:5
roof [22] - 27:22, 58:8, 58:11, 60:6, 61:11, 61:15, 61:16, 63:19, 64:22, 65:1, 65:8, 67:23, 68:2, 68:4, 68:12, 69:3, 69:13, 69:14, 69:18, 69:21, 69:22, 70:8
roofs [5] - 58:15, 64:15, 64:16, 68:2, 70:1
Room [1] - 1:7
room [1] - 85:11
rot [2] - 28:1, 37:24
rotten [3] - 40:1, 50:1, 52:13
roughly [1] - 84:24
route [3] - 64:2, 80:22, 84:20
rub [1] - 8:2
run [2] - 4:1, 98:23
rundown [1] - 19:4
running [3] - 19:13, 24:5, 111:11
runs [1] - 96:11

S

safe [1] - 83:6
sale [1] - 36:1
salvaged [1] - 42:6
Sanborn [4] - 64:25, 67:25, 68:12, 68:15
sash [2] - 13:24, 40:6
sashes [2] - 28:3, 46:15
saw [2] - 60:16, 93:24
Saxelbye [3] - 12:20, 12:21, 12:24
scale [1] - 102:4
scaled [1] - 103:6
scaled-down [1] - 103:6
scenario [3] - 66:15, 69:6, 81:3
schedule [2] - 97:24, 107:23
scrap [1] - 69:15
screen [3] - 54:4, 54:16, 55:2
scroll [1] - 74:6
sculpture [3] - 16:17, 16:24, 20:14
scurrying [1] - 61:2
second [23] - 3:10, 10:2, 11:5, 12:12, 12:14, 13:23, 15:22, 24:23, 26:5, 26:9, 27:3, 27:14, 37:15, 46:24, 57:13, 57:20, 60:22, 63:13, 78:25, 92:7, 92:22, 93:7, 95:23
second-story [1] - 10:2
secondary [1] - 71:19
Secretary [1] - 1:14
section [3] - 2:11, 16:8, 94:6
Section [3] - 3:22, 65:19, 93:16
see [27] - 8:12, 8:17, 20:22, 39:11, 39:22, 39:24, 40:5, 40:10, 45:16, 46:15, 49:25, 50:1, 55:5, 72:11, 74:9, 76:2, 81:24, 82:12, 83:4, 83:8, 87:1, 97:6, 97:8, 98:9, 102:13, 106:22, 112:8
seeing [4] - 30:11, 36:17, 42:7
seek [1] - 77:14
seeking [6] - 10:4, 16:16, 58:7, 77:3, 77:5, 77:8
seeks [2] - 27:18, 70:22
seem [1] - 64:21
selection [1] - 26:4
selective [1] - 68:17
self [1] - 13:12
self-taught [1] - 13:12
sell [1] - 35:12
Selma [1] - 3:20

sense [6] - 6:21, 20:24, 47:9, 77:1, 87:16, 88:8
sent [1] - 5:3
series [1] - 105:20
seriously [1] - 107:12
set [6] - 22:19, 22:21, 56:15, 65:25, 67:11, 88:7
sets [11] - 76:1, 76:3, 76:5, 77:4, 80:23, 80:24, 80:25, 85:7, 85:14, 85:25, 88:13
setting [1] - 41:14
setup [1] - 82:3
seven [5] - 11:22, 11:25, 12:1, 12:5, 14:11
several [1] - 5:4
severe [1] - 81:14
shall [2] - 28:15, 48:6
shambles [1] - 52:19
shape [7] - 36:6, 44:25, 45:1, 50:22, 51:12, 51:15, 52:24
sheet [1] - 22:17
shingle [5] - 27:22, 58:19, 64:10, 64:16
shingled [1] - 58:8
shingles [4] - 58:12, 58:16, 63:21, 64:13
shipped [1] - 6:15
shortly [1] - 8:11
shot [1] - 91:22
show [4] - 53:22, 61:6, 65:1, 97:11
showing [3] - 49:7, 53:7, 74:7
shown [2] - 7:11, 42:7
shows [3] - 54:18, 68:15, 68:17
sic [2] - 35:15, 65:19
sick [1] - 108:5
side [15] - 20:22, 23:11, 35:3, 38:10, 71:8, 75:17, 76:15, 76:24, 78:11, 86:2, 86:3, 86:8, 86:9, 86:10
sides [1] - 24:6
sidewalk [7] - 22:9, 22:14, 23:3, 23:13, 23:17, 24:5
siding [1] - 27:24
significance [2] - 12:9, 13:9
significant [2] - 14:3, 37:24
significantly [1] - 14:7
silence [1] - 3:3
simultaneous [10] - 54:13, 55:3, 80:17, 82:18, 85:23, 89:19, 90:7, 100:15, 108:20, 111:5
Simultaneous [21] - 55:11, 82:11, 86:6, 86:18, 87:5, 88:6, 88:20, 90:3, 90:25, 91:9, 91:14, 99:3, 99:23, 100:2, 100:5, 103:16, 103:25, 106:25, 108:22, 109:14, 112:9
single [1] - 74:8
sit [2] - 44:2, 52:19
site [11] - 6:3, 6:5, 6:7, 20:3, 88:4, 90:11, 90:16, 92:11, 92:16, 107:15, 107:23
sitting [2] - 52:23, 108:12
situation [3] - 44:9, 69:4, 75:6
six [7] - 35:17, 38:22, 39:3, 45:19, 45:24, 51:6, 74:13
size [2] - 45:6, 84:24
skilled [1] - 45:17
Slappey [2] - 11:20, 12:9
slope [2] - 83:25, 89:4
sloped [1] - 83:23
smaller [2] - 85:18, 85:19
SNYDER [1] - 1:20
society [1] - 10:4
Society's [1] - 99:16
sold [4] - 35:7, 35:14, 39:1, 50:24
soldiers [2] - 6:11, 6:14
solid [5] - 61:16, 77:24, 78:6, 80:9, 84:13
solution [1] - 61:3
solved [2] - 56:8, 81:9
someone [2] - 26:22, 65:16
sometime [1] - 102:23
somewhere [1] - 92:4
sorry [9] - 13:17, 32:1, 33:25, 42:3, 48:8, 56:17, 68:11, 83:19, 112:12
sort [14] - 43:16, 46:17, 50:21, 51:10, 51:14, 61:2, 61:20, 82:25, 83:1, 87:16, 87:17, 87:19, 89:15, 90:12
sound [2] - 88:23, 98:14
sounded [1] - 62:15
sounds [2] - 79:3, 111:6
South [2] - 3:21, 6:17
southeast [5] - 19:19, 21:11, 21:16, 22:1, 26:21
southwest [5] - 19:20, 21:10, 21:15, 21:25, 25:1
space [9] - 74:15, 75:12, 76:24, 78:6, 84:14, 85:20, 89:5, 97:4, 98:19
spaces [1] - 97:12
span [1] - 64:17
speaking [35] - 5:14, 5:20, 17:2, 54:13, 55:3, 55:11, 80:17, 82:11, 82:18, 85:23, 86:6, 86:18, 87:5, 88:6, 88:20, 89:19, 90:3, 90:7, 90:25, 91:9, 91:14, 96:10, 99:3, 99:23, 100:2, 100:5, 100:15, 103:16, 103:25, 106:25, 108:20, 108:22, 109:14, 111:5, 112:9
spearheaded [1] - 101:19
special [1] - 60:9
specific [5] - 52:9, 52:15, 69:4, 110:9, 110:18
specifics [1] - 88:4
Spencer [1] - 14:22
spot [2] - 21:3, 21:21
Springfield [5] - 20:15, 27:20, 41:13, 58:13, 71:24
square [1] - 74:21
St [4] - 4:2, 4:7, 9:11, 10:8
stadium [1] - 99:17
staff [62] - 4:21, 8:22, 14:14, 16:10, 17:8, 17:15, 17:17, 17:23, 27:16, 28:12, 28:14, 29:18, 29:25, 37:18, 38:4, 40:13, 41:20, 41:24, 42:5, 42:21, 43:24, 44:7, 44:14, 46:4, 48:3, 48:25, 56:13, 59:4, 63:12, 63:17, 65:12, 65:22, 66:14, 71:14, 71:21, 71:23, 72:9, 72:11, 72:18, 72:22, 79:1, 79:23, 88:3, 90:11, 90:17, 92:6, 92:9, 92:12, 92:16, 94:17, 94:19, 95:4, 98:8, 99:25, 100:1, 100:20, 102:17, 103:4, 107:2, 107:19, 108:4, 108:12
staff's [2] - 63:17, 98:1
stairs [2] - 81:22, 83:23
stamped [1] - 64:10
stand [1] - 41:10
standard [4] - 28:22, 41:17, 62:5, 65:7
standing [1] - 105:21
stands [3] - 44:12, 46:2, 49:1
start [6] - 2:6, 33:18, 41:12, 59:24, 91:12, 91:19
started [2] - 35:24, 44:21
starting [1] - 97:23
starts [1] - 92:2
State [1] - 1:10
STATE [1] - 114:3
state [14] - 9:8, 12:8, 12:17, 14:20, 18:6, 30:20, 34:9, 48:1, 48:5, 59:12, 62:19, 69:25, 73:15, 91:8
State's [1] - 104:18
statement [1] - 43:12
stating [2] - 46:8, 111:12
stay [2] - 61:4, 61:20
Steele [1] - 7:22
steer [1] - 64:2
stems [1] - 101:24
stenographer [2] - 98:17, 98:24
stenographic [1] - 114:11
stenographically [1] - 114:9
steps [1] - 80:19
Steve [1] - 34:11
still [17] - 19:23, 55:23, 60:25, 61:22, 62:13, 66:17, 76:23, 80:1, 83:1, 84:23, 94:4, 105:22, 107:3, 108:13, 110:19, 111:19
stone [2] - 13:16, 13:21
stop [2] - 39:5, 39:19
stopping [1] - 38:19
storefronts [1] - 13:19
story [5] - 10:2, 13:23, 58:8, 71:2, 106:13
Street [46] - 1:8, 3:20, 3:21, 4:3, 4:4, 4:5, 4:6, 4:8, 4:9, 4:10, 11:15, 11:18, 13:2, 13:4, 13:5, 14:23, 16:11, 16:15, 17:11, 18:9, 19:13, 19:14, 20:5, 20:15, 27:11, 30:23, 34:12, 36:21, 36:22, 37:13, 54:17, 58:3, 58:6, 59:15, 73:18, 93:23, 94:1, 94:9, 94:10, 95:21, 97:17, 105:21, 106:12
street [6] - 20:13, 74:9, 83:22, 87:18, 94:3, 94:12
stricken [1] - 57:5
strictly [1] - 50:16
strike [3] - 29:4, 31:25, 32:3
striking [1] - 57:10
strip [2] - 71:9, 71:12
strips [1] - 75:11
struck [1] - 96:22
structure [9] - 10:3, 14:4, 27:20, 27:21, 27:25, 28:5, 28:7, 58:9, 71:1
structures [2] - 14:6, 16:25
struggle [1] - 69:1
stuck [1] - 38:14
Studios [1] - 106:7
stuff [4] - 7:6, 7:21, 23:24, 97:5
style [4] - 13:11, 40:6, 71:2, 84:6
subject [1] - 109:11
submission [1] - 10:5
submitted [4] - 40:3, 40:9, 62:13, 64:4
submitting [3] - 92:10, 92:11, 92:16
substantial [2] - 47:21, 81:16
substantiate [1] - 30:13
substitute [1] - 48:5
sufficient [1] - 13:8
suggest [2] - 61:11, 93:3
suggested [1] - 6:4

suggesting [4] - 51:13, 66:24, 85:5, 85:7
suitability [1] - 14:1
summary [1] - 63:17
support [7] - 11:24, 12:3, 17:3, 46:9, 48:14, 49:3, 104:17
supporting [1] - 47:13
supposed [1] - 7:10
surprise [1] - 62:21
survey [3] - 35:10, 41:24, 42:8
swag [1] - 13:22
swear [8] - 9:13, 14:24, 18:10, 30:25, 34:13, 34:16, 59:16, 73:19
symmetrical [1] - 13:15

T

table [3] - 56:13, 57:1, 70:11
talks [2] - 52:16, 65:20
taught [1] - 13:12
team [1] - 102:14
tear [1] - 60:25
technology [1] - 99:4
ten [2] - 60:23, 62:12
ten-plus [1] - 60:23
tend [1] - 47:13
Tenders [2] - 33:10, 36:4
terms [5] - 29:11, 101:20, 103:5, 103:9, 107:19
terrible [1] - 45:15
testimony [7] - 9:17, 15:3, 18:16, 31:5, 34:22, 59:19, 73:25
THE [253] - 2:3, 2:16, 3:2, 3:11, 3:13, 3:15, 3:25, 4:23, 5:6, 5:11, 5:19, 5:22, 8:7, 8:10, 8:14, 8:21, 8:25, 9:6, 9:8, 9:12, 9:14, 9:17, 9:21, 9:22, 9:25, 10:6, 10:9, 10:11, 10:14, 10:17, 10:22, 10:25, 11:6, 11:8, 11:10, 14:14, 14:16, 14:20, 14:24, 15:2, 15:7, 15:8, 15:11, 15:14, 15:17, 15:23, 16:1, 16:4, 16:6, 17:14, 17:22, 17:25, 18:4, 18:6, 18:10, 18:12, 18:15, 18:20, 18:21, 18:23, 19:2, 19:5, 20:2, 20:9, 20:25, 22:4, 24:8, 24:11, 24:17, 25:12, 26:10, 26:12, 26:14, 26:18, 26:23, 27:4, 27:6, 27:8, 27:13, 27:16, 28:12, 29:24, 30:2, 30:17, 30:20, 30:24, 31:1, 31:4, 31:9, 31:10, 31:17, 32:5, 32:19, 33:20, 33:23, 34:1, 34:6, 34:9, 34:13, 34:16, 34:18, 34:21, 35:1, 37:5, 37:9, 37:16, 38:3, 38:9, 41:2, 41:5, 41:9, 46:24, 47:5, 47:9, 48:18, 49:5, 49:15, 49:18, 50:12, 50:14, 50:21, 51:7, 51:22, 52:1, 52:4, 53:5, 53:12, 53:15, 53:20, 54:25, 55:24, 56:9, 57:14, 57:16, 57:21, 57:23, 57:25, 59:4, 59:6, 59:10, 59:12, 59:16, 59:18, 59:23, 59:25, 61:25, 62:22, 62:25, 63:3, 63:7, 63:14, 67:3, 67:8, 68:23, 69:7, 70:5, 70:18, 72:8, 72:17, 72:20, 73:5, 73:9, 73:13, 73:15, 73:19, 73:21, 73:24, 74:4, 75:18, 77:16, 77:19, 77:22, 78:12, 78:15, 78:20, 79:1, 79:3, 79:9, 79:15, 80:21, 81:2, 81:18, 82:21, 83:10, 83:12, 84:7, 84:21, 85:5, 85:11, 86:4, 86:12, 86:17, 86:20, 86:25, 87:8, 87:10, 87:24, 88:16, 89:7, 89:12, 90:6, 90:18, 90:21, 91:13, 91:18, 91:23, 92:23, 92:25, 93:2, 93:8, 93:10, 93:12, 93:20, 94:17, 95:3, 95:6, 95:10, 95:12, 95:17, 95:24, 96:1, 96:3, 98:14, 99:1, 99:4, 99:8, 100:11, 100:18, 102:8, 103:12, 103:24, 104:1, 105:2, 106:17, 106:20, 108:10, 108:17, 108:24, 109:4, 110:6, 110:11, 111:6, 111:14, 111:20, 111:23, 112:2, 112:10, 112:14, 112:18, 112:20, 112:22, 112:25, 113:4
theoretically [1] - 73:6
therefore [1] - 14:8
they've [4] - 38:21, 44:25, 46:16, 96:13
thicker [1] - 84:1
thinking [3] - 42:6, 69:11, 97:12
third [3] - 13:6, 13:25, 26:5
thoroughfare [1] - 20:16
thoughts [3] - 49:18, 80:10, 104:11
three [14] - 16:18, 17:6, 18:25, 19:6, 19:8, 21:8, 21:10, 21:22, 22:1, 25:17, 25:21, 56:25, 89:9, 110:12
threshold [1] - 12:3
throughout [2] - 79:17, 96:14
throwing [1] - 45:21
timeline [1] - 67:20
tipping [1] - 46:12
Title [1] - 13:3
today [12] - 3:18, 40:18, 51:18, 53:6, 56:3, 56:7, 66:16, 66:20, 67:6, 73:6, 93:18, 104:14
together [1] - 69:16
tomorrow [1] - 50:24
took [1] - 104:8
top [5] - 52:6, 80:23, 84:23, 84:25, 85:2
topics [2] - 104:12, 104:24
total [2] - 27:25, 80:2
totality [1] - 14:10
toured [1] - 37:18
towards [8] - 47:13, 51:19, 62:14, 70:6, 83:5, 84:18, 85:3, 87:20
traditional [1] - 40:7
trained [1] - 105:1
training [2] - 104:4, 104:16
trainings [2] - 104:7, 104:20
transcript [1] - 114:10
transfers [1] - 80:9
trending [1] - 51:18
tried [1] - 60:21
trim [1] - 52:12
Trio [1] - 105:21
Tropia [3] - 1:9, 114:7, 114:18
truck [1] - 75:16
true [4] - 53:12, 61:4, 61:20, 114:10
Trust [1] - 13:3
truth [21] - 9:18, 9:19, 15:4, 15:5, 18:17, 18:18, 31:6, 31:7, 34:23, 34:24, 59:20, 59:21, 74:1, 74:2
try [2] - 61:21, 64:1
trying [15] - 31:20, 31:24, 48:8, 50:5, 54:12, 61:3, 61:4, 61:19, 63:18, 76:14, 76:19, 86:11, 108:14, 110:2, 112:7
tweak [1] - 105:7
twice [1] - 69:11
Twin [2] - 33:13, 35:14
two [39] - 3:3, 7:5, 11:25, 12:3, 13:14, 13:19, 21:7, 21:10, 21:22, 21:25, 24:21, 25:6, 25:21, 36:20, 54:5, 60:2, 75:10, 75:14, 76:1, 76:3, 76:5, 76:22, 77:4, 77:6, 80:23, 80:24, 80:25, 83:14, 83:17, 83:20, 85:7, 85:12, 85:14, 85:25, 86:2, 86:15, 88:13, 91:25, 106:5
type [1] - 103:6
types [1] - 65:8
typical [1] - 67:22
typically [5] - 13:13, 58:14, 80:15, 83:4, 100:21

U

uncommon [1] - 79:18
under [8] - 4:14, 5:21, 21:19, 23:3, 71:15, 98:4, 103:13, 103:21
undue [1] - 65:21
unfortunately [2] - 31:23, 38:24
Union [1] - 6:14
unique [2] - 16:13, 67:15
uniqueness [1] - 67:16
unknown [1] - 60:6
unless [2] - 86:5, 109:1
up [59] - 5:11, 6:24, 7:6, 8:10, 8:20, 8:22, 9:6, 10:11, 18:4, 22:21, 27:13, 30:4, 30:6, 30:18, 33:17, 33:24, 34:2, 38:19, 40:16, 41:6, 42:22, 46:1, 48:12, 49:17, 54:4, 59:10, 61:6, 62:5, 63:1, 64:11, 65:12, 67:4, 73:13, 74:9, 77:20, 78:16, 80:8, 81:15, 83:4, 83:8, 83:10, 83:22, 83:23, 83:25, 84:23, 84:25, 85:2, 85:7, 85:8, 87:10, 87:19, 96:8, 97:11, 100:17, 102:15, 102:19, 103:22, 109:5, 109:12
updated [1] - 90:11
upheld [1] - 105:18
urge [1] - 101:11
utilize [1] - 88:19

V

vacant [1] - 17:10
value [1] - 66:4
valued [1] - 17:1
variation [1] - 13:10
various [1] - 61:6
vegetation [1] - 71:10
vehicle [2] - 78:6, 87:16
vehicles [4] - 71:14, 75:11, 75:15, 76:23
verifying [2] - 108:14, 110:20
vernacular [1] - 13:11
version [2] - 4:14, 4:17
versus [3] - 38:7, 38:13, 40:16
vertical [1] - 85:1
Vice [1] - 1:13
View [1] - 54:17
vinyl [23] - 28:6, 28:8, 29:19, 31:21, 31:22, 31:23, 32:8, 32:12, 32:13, 33:2, 33:6, 38:7, 38:13, 40:16, 41:13, 44:6, 44:16, 45:25, 46:7, 47:21,

51:1, 51:19, 56:25
violation [1] - 82:17
visibility [2] - 20:13, 58:10
visible [1] - 59:2
visit [2] - 107:15, 107:24
vote [10] - 26:15, 48:25, 51:18, 56:2, 56:13, 57:3, 57:17, 57:18, 93:3, 93:5
voted [2] - 112:10

W

wait [1] - 53:11
waited [1] - 53:18
walk [2] - 6:5, 74:20
walked [3] - 6:6, 7:1, 7:17
walking [1] - 7:2
wall [2] - 13:16, 13:17
wants [2] - 57:1, 109:2
war [1] - 6:17
warranted [1] - 66:11
watched [1] - 35:5
water [3] - 37:25, 74:10, 78:7
wavering [1] - 44:4
weather [7] - 39:7, 39:9, 39:14, 39:19, 39:22, 39:23, 43:13
weather-related [1] - 43:13
Wednesday [1] - 1:6
welcome [3] - 2:3, 18:21, 31:10
well-maintained [1] - 14:4
WELLS [48] - 1:19, 2:10, 11:16, 16:12, 17:20, 29:3, 29:22, 37:21, 41:22, 42:3, 42:9, 43:1, 47:3, 47:15, 54:1, 54:15, 55:1, 55:14, 58:4, 63:24, 65:4, 65:17, 68:5, 68:8, 68:14, 68:22, 72:2, 73:4, 79:7, 80:3, 80:11, 82:4, 82:17, 88:22, 93:22, 94:21, 94:24, 95:11, 101:14, 103:2, 103:19, 104:3, 105:3, 106:18, 106:24, 107:7, 108:16, 111:10
Wells [1] - 2:10
wells [1] - 31:15
West [11] - 4:3, 4:8, 4:9, 4:10, 11:15, 11:18, 13:2, 13:5, 14:23, 18:8, 73:17
western [1] - 20:18
whole [10] - 9:18, 15:4, 18:17, 31:6, 34:23, 35:25, 59:20, 74:1, 99:2, 101:18
wholesale [6] - 42:13, 43:21, 45:23, 46:13, 46:25, 50:25
wide [7] - 71:9, 71:12, 74:15, 74:16, 75:10, 76:25, 88:12
wider [2] - 77:8, 80:22
width [5] - 80:2, 85:18, 85:19, 89:1, 92:5
wife [2] - 74:18, 78:7
wife's [1] - 84:5
William [3] - 9:10, 9:12, 12:19
WILLIAM [1] - 1:16
willing [5] - 40:8, 44:15, 83:8, 83:14, 91:21
willingness [1] - 98:2
window [18] - 27:25, 29:10, 29:12, 35:9, 38:6, 40:3, 40:5, 40:8, 40:14, 41:23, 42:8, 42:11, 42:14, 45:18, 47:1, 47:20, 50:25, 103:21
windows [64] - 13:20, 13:24, 27:19, 27:24, 28:1, 28:5, 28:6, 28:8, 30:10, 30:11, 30:12, 31:13, 31:20, 33:6, 35:12, 36:5, 36:6, 36:15, 36:19, 36:24, 37:1, 37:2, 37:19, 37:23, 38:16, 39:12, 41:13, 41:20, 41:25, 42:12, 42:15, 42:18, 43:10, 43:19, 44:1, 44:16, 45:5, 45:8, 45:14, 46:9, 46:11, 46:14, 46:19, 47:12, 48:5, 48:16, 49:4, 49:9, 49:22, 50:6, 50:8, 50:11, 50:22, 51:11, 51:15, 52:20, 53:11, 54:18, 56:16, 69:2, 69:6, 112:8, 112:11
wise [1] - 32:9
withdraw [4] - 91:3, 91:6, 91:12, 91:19
wonder [2] - 45:3, 86:1
wondering [2] - 28:14, 39:18
wood [38] - 27:19, 27:23, 28:1, 28:7, 29:10, 29:11, 29:15, 29:20, 31:20, 32:8, 32:23, 37:24, 38:7, 38:12, 40:16, 41:15, 41:16, 43:24, 45:8, 51:19, 51:20, 56:17, 56:18, 56:19, 56:20, 56:21, 56:22, 112:15, 112:16
word [3] - 45:12, 45:13, 48:12
works [3] - 12:25, 90:13, 98:16
Works [1] - 106:19
workshop [1] - 104:13
workshops [2] - 104:4, 104:7
worse [3] - 45:1, 52:24, 55:12
wow [1] - 61:14
written [1] - 10:18

Y

y'all [1] - 86:14
yard [2] - 71:8, 79:14
yards [1] - 71:19
year [10] - 29:8, 60:14, 94:1, 96:13, 96:14, 96:24, 97:25, 101:18, 103:8, 103:10
years [17] - 14:5, 33:15, 35:4, 35:17, 36:7, 36:16, 38:22, 39:3, 39:8, 40:1, 45:24, 51:6, 60:2, 60:8, 60:23, 62:12, 70:3
you-all [3] - 29:9, 29:12, 104:25
you-all's [1] - 104:11

Z

Zillow [1] - 54:3
zones [1] - 13:14
Zoning [4] - 105:15, 105:16, 106:8, 106:14

Public Hearing on Applications

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

B.

Deferred Items

C.

Consent Agenda

COA 24-30487

2963 Olga PL

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30487

Address: 2963 Olga Place, RE# 063162-0200

Location: North side of Olga Place, between McDuff Avenue South and Willow Branch Avenue

Owner: Ryan Hiebsch
Sheepco Holdings LLC
3655 Hendricks Avenue
Jacksonville, Florida 32207

Applicant: Jordan Kloeppel
Flight Building, LLC
13245 Atlantic Boulevard, Suite 4-187
Jacksonville, Florida 32225

Year Built: N/A

Designation: Riverside Avondale

Request: New Construction (single-family residence and detached garage)

Summary Scope of Work:
1. New construction of a two-story single-family home
2. New construction of a one-story detached garage
3. Demolition of a one-story detached carport (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

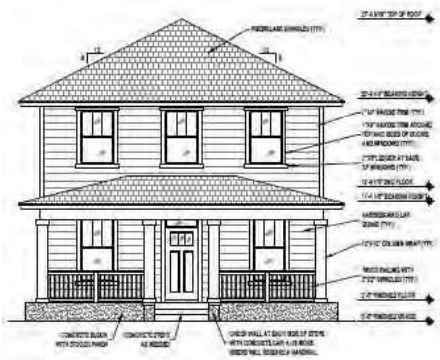
New construction of a two-story single-family home and one-story detached garage

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated January 15, 2024 and February 21, 2024, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated January 15, 2024.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures.

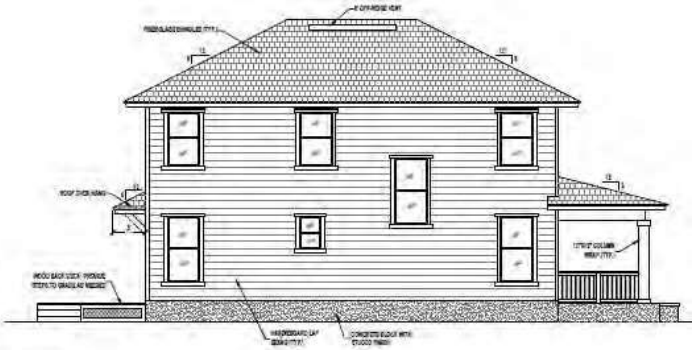
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The siding shall be installed with the smooth side facing outward.
7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
9. The front door shall have clear glass without any decorative etching or frosted glass.
10. The new accessory structure shall be subordinate in height and size to the primary structure.
11. Driveway installation shall be reviewed under a separate COA application.
12. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
13. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

General Demolition (Administrative)

14. The demolition of existing features shall cause the least amount of damage to the surrounding historic structures and setting.



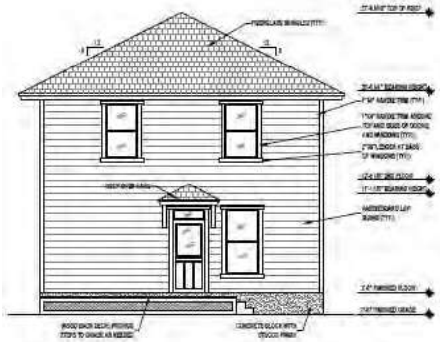
FRONT ELEVATION



LEFT SIDE ELEVATION

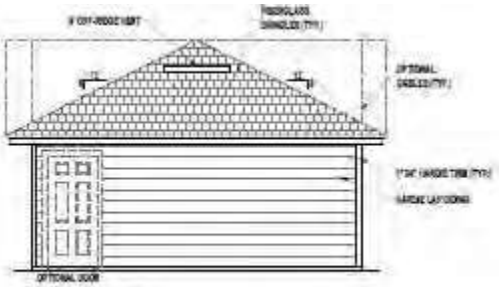
CONTRACTOR MUST VERIFY ALL DIMENSIONS

NOTES:

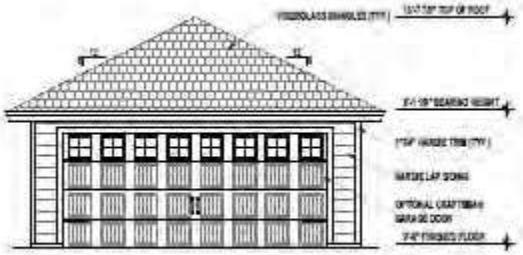


REAR ELEVATION

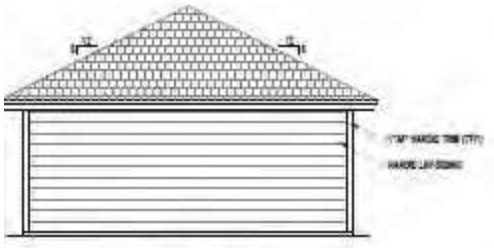
RIGHT SIDE ELEVATION



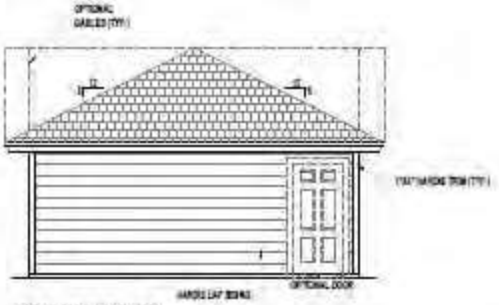
LEFT SIDE ELEVATION



FRONT ELEVATION - OPTION "A" | HIP ROOF



REAR ELEVATION - OPTION "A" | HIP ROOF



RIGHT SIDE ELEVATION

PROJECT DESCRIPTION

COA-24-30487 seeks to construct of a two-story single-family and a one-story detached garage. Measuring 50 feet wide and 125 feet long, the subject property currently has an unlisted detached carport on it. The lots on this portion of the block are a mixture of one-story and two-story homes. As designed, the home consists of a hip roof and a full-width porch along the front elevation. Primary materials of the structure include fiberglass shingles for the roof, three-over-one and one-over-one windows, fiber cement lap siding, wood railings, concrete block with stucco finish for the foundation, and columns along the front porch.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for a compatible reuse of an infill lot in the Riverside Avondale Historic District and contributes to the residential streetscape. The design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed frame vernacular style is consistent with the architectural styles of the neighborhood. As such, the proposed development is consistent with Sections 307.106(k)(1-2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from grade is 27 feet and 9 inches, which is compatible with the heights of adjacent structures. The scale and massing of the proposed structure is consistent with other residences on the block. The setbacks as shown on the site plan dated January 15, 2024 are consistent with other nearby structures and have been conditioned to ensure compatibility. Massing of the proposed structure is consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show three-over-one light pattern windows on the front elevation and one-over-one light pattern windows on the remaining elevations—all of which possess a header height characteristic of window design in the Riverside Avondale Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a quarter-light craftsman-style door with a transom, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the hip roof form is compatible with the roof forms within the District, and similar roof forms are found along the block as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the

proposed structure is compatible with the directional expression of proximate structures and consistent with Section 307.106(m)(7).

- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Riverside Avondale Historic District. Such details include:
    - The fiber cement lap siding, a contemporary material used to replicate the finish and dimension of horizontal wood lap siding, which is common in Riverside Avondale;
    - The concrete block foundation with a stucco finish;
    - The one-story, full-width porch along the front elevation; and,
    - Vertically-oriented windows spaced evenly throughout the structure.
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed residence is differentiated from historic structures by the finish and materials used, while being compatible with the massing, size, scale and architectural features of adjacent properties.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- Historic Preservation Guidelines for the Riverside Avondale Historic District, "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) - *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

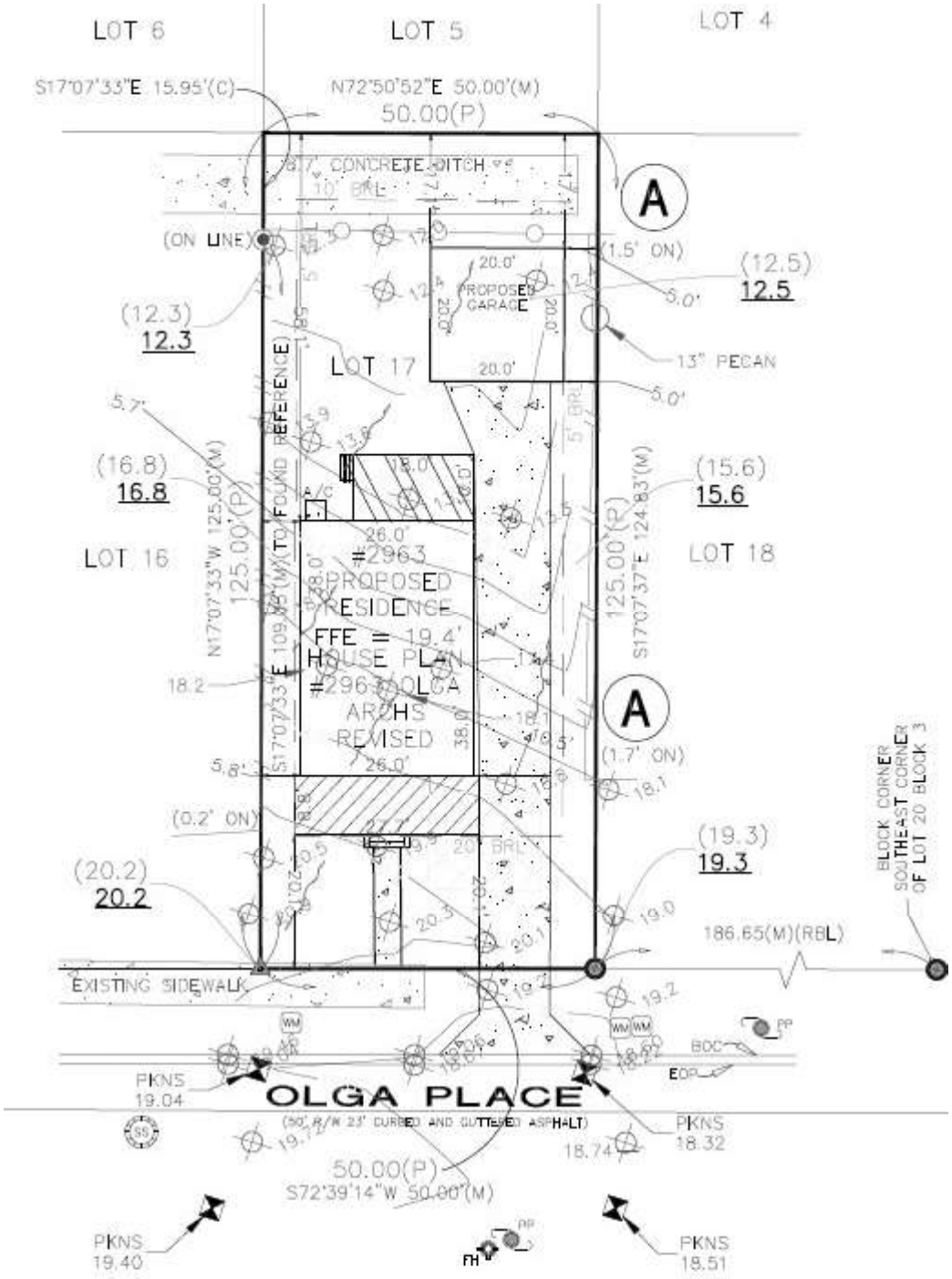
Design Guidelines, "New Construction"

- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

LOCATION MAP

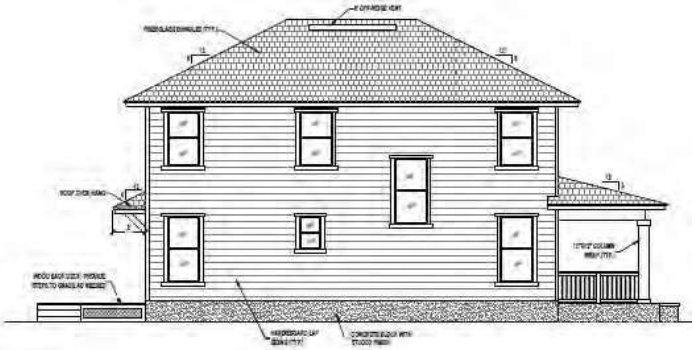
POSTED SIGN PHOTOGRAPH

PROPOSED SITE PLAN DATED JANUARY 15, 2024



PROPOSED SINGLE-FAMILY HOME ELEVATIONS DATED FEBRUARY 21, 2024

FRONT ELEVATION

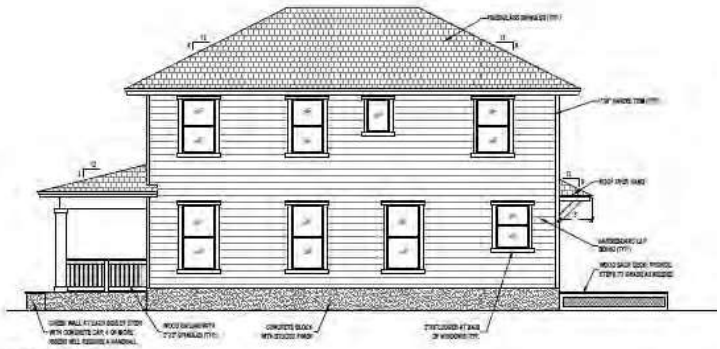


LEFT SIDE ELEVATION

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTES:

REAR ELEVATION



RIGHT SIDE ELEVATION

PROPOSED DETACHED GARAGE ELEVATIONS DATED FEBRUARY 21, 2024

Application For Certificate Of Appropriateness

Application Info

Tracking #	30487	**Application Status**	FILED COMPLETE
Date Started	03/15/2024	**Date Submitted**	03/15/2024

Planning and Development Department Info

COA # COA-24-30487

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 4/24/2024

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name KLOEPPEL

First Name JORDAN

Middle Name ANDREW

Company Name FLIGHT BUILDERS

Mailing Address 13361 ATLANTIC BLVD

City JACKSONVILLE

State FL

Zip Code 32225

Phone 904 719 0199

Fax

Email BEN@YELLOWBIRD.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name HIEBSCH

First Name RYAN

Middle Name

Company/Trust Name SHEEPCO HOLDINGS LLC

Mailing Address 3655 HENDRICKS AVE

City JACKSONVILLE

State FL

Zip Code 32207

Phone 9047010860

Fax

Email BEN@YELLOWBIRD.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	063162 0200

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2963	OLGA PL	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
NEW SINGLE HOME FAMILY TWO STORY HOUSE. TWO CAR DETACHED GARAGE.

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list SHEPPARD, LISA

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan -** Proposed front, side, and rear elevations and site plan. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Materials -** Materials identified and product info.
- [x] **Photos Of Homes -** Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
☑	SITE PLAN
☑	2 CAR DETACHED GARAGE
☑	PICTURE OF CAR PORT THATS GETTING REMOVED
☑	2958 OLGA PICTURE
☑	2967 OLGA PICTURE

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4-24-24

COA#: 30487

Address: 2963 Olga Pl
Jacksonville FL, 32205

Owner: Sheepco

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 30487 **were posted on the property/site located at:**

063162-0200
Real Estate Number(s)

2963 Olga Pl
Street Address

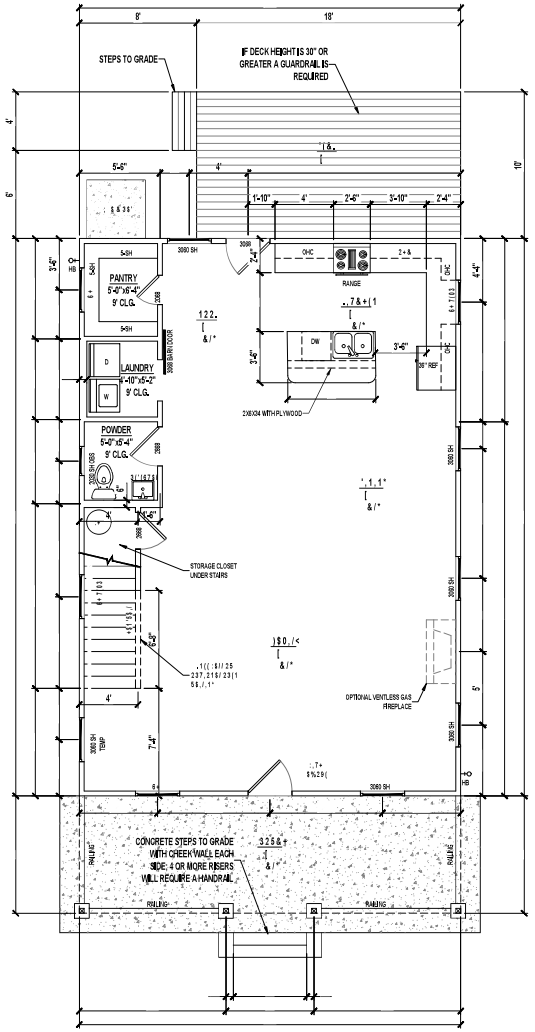
Jacksonville FL 32205
City, State Zip Code

Printed Name Jordan Kloeppel

Signature

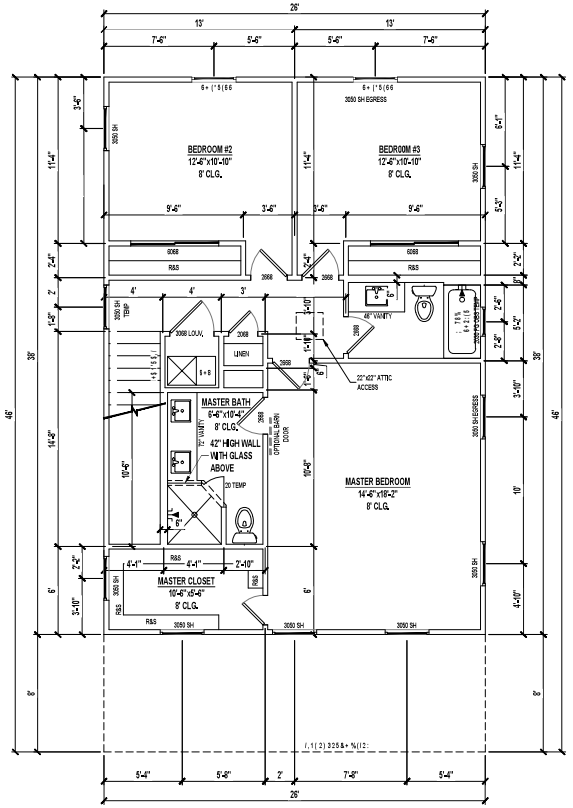
Dated this 4 day of 8, 2024.

2963 Olga PL Jax, FL 32205



1ST LEVEL FLOOR PLAN

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



2ND LEVEL FLOOR PLAN

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

BUILDING AREAS

1ST FLOOR HEATED AREA:	988 SF
2ND FLOOR HEATED AREA:	940 SF
TOTAL HEATED AREA	1,928 SF
PORCH:	208 SF
TOTAL UNDER ROOF:	2,376 SF
DECK:	180 SF

CONDITIONED SPACE = 16,412 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A1.1	FLOOR PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET
A3.2	ELEVATION DETAILS

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION 2023 FLORIDA BUILDING CODE PLUMBING 2023 FLORIDA BUILDING CODE MECHANICAL 2020 NEC
CONSTRUCTION TYPE:	5B
OCCUPANCY CLASS:	R-3

2 STORY RESIDENCE
ADDRESS

FLOOR PLANS

Shields CAD Services
243 Tarrase Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

© 2023 Shields CAD Services LLC

Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
(904) 569-5785

No.	REVISIONS	Date
1		

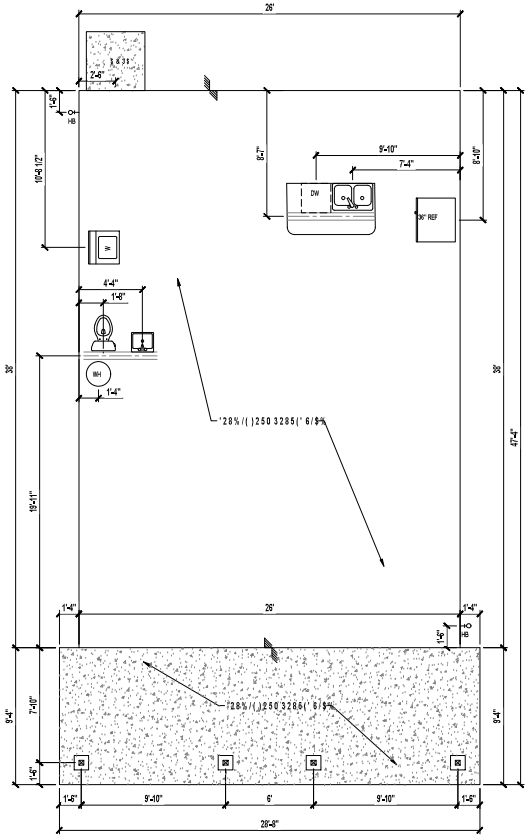
THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS THEY HAVE BEEN SIGNED AND SEALED BY SHIELDS. IF PLANS WITHOUT AN ADDRESS ARE 127 125 3(50.77.1* 25 $ 21 $ 75 $$ 7. & $$. (6 05 (2) 7+(4 (3/5 (5. 7+ 28 7 7+(6.*(1 & 2 3 4 (17. 4 $ 5 & 2/5 7. 21 2) & 23 45. 7+

DWH 02-21-24
SFDO AS SHOWN
RE 1928H-R-9/8

Sheet
A1.1

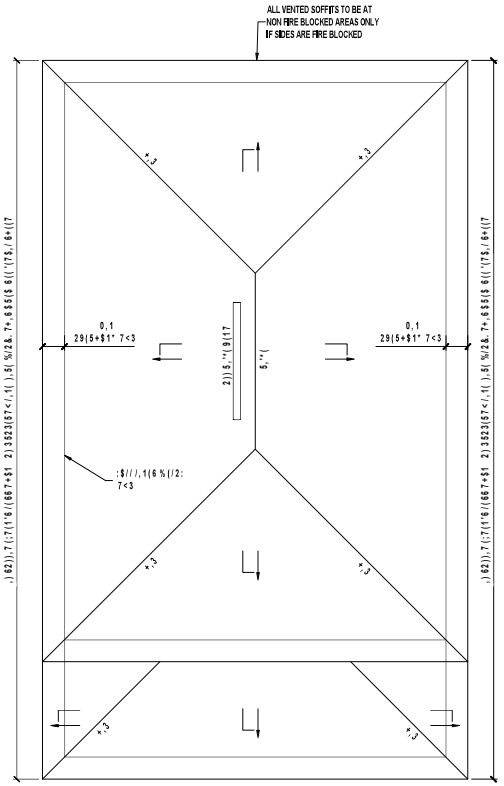
C:\Users\Bill\OneDrive\1-Drawings\JWR Construction Group\1928H-R-9\1-2-21-24\DG\2024-03-21 1928H-R-9 Plan.dwg, 2/21/2024 8:20:05 AM

2963 Olga PL Jax, FL 32205



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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



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

VENT CALCULATIONS

SOFFIT VENTS
VENTILATED ATTIC AREA: 1240 SQ. FT.
1240 / 300 = 3,13 SQ. FT.
3,13 SQ. FT. X 144 = 451 SQ. IN. TOTAL NET FREE VENT AREA
451 X 50% = 225,5 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6,55 SQ. IN. NET FREE PER LF
225,5 / 6,55 = 34,43 LF VENTED SOFFIT REQUIRED
OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 1240 SQ. FT.
1240 / 300 = 3,13 SQ. FT.
3,13 SQ. FT. X 144 = 451 SQ. IN. TOTAL NET FREE VENT AREA
451 X 50% = 225,5 SQ. IN. NET FREE
(1) 8' OFF-RIDGE VENT REQUIRED (288 SQ. IN. EACH)

2 STORY RESIDENCE
ADDRESS

FOUNDATION AND ROOF PLANS

Shields CAD Services
243 Tarrega Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com
© 2023 Shields CAD Services LLC

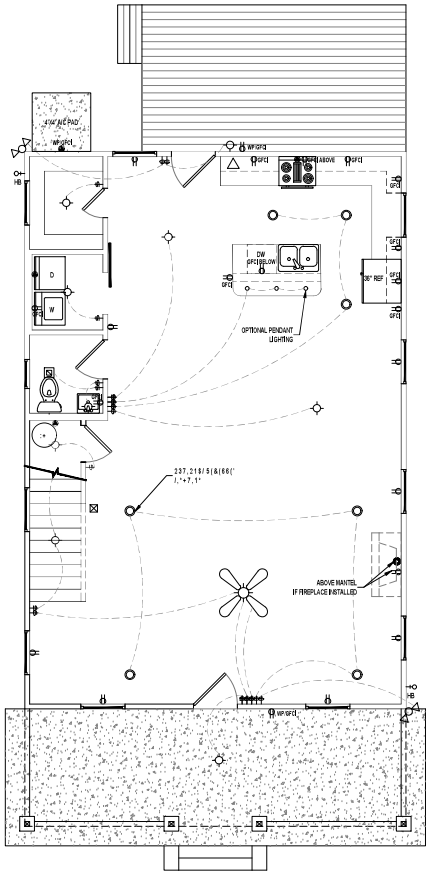
Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
(904) 569-5785

No	Revision	Date
1		

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS THE SEAL AND SIGNATURE ARE AFFIXED BY SHIELDS. IF PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

DWH 02-21-24
FDO AS SHOWN
RE 1928H-R-9/8
Sheet A1.2

2963 Olga PL Jax, FL 32205



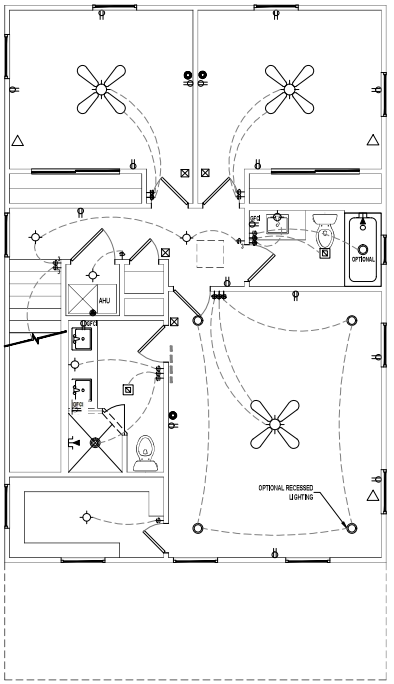
LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	&(,/,1*02817(*/,*+7),:785(
	5(&(66(*/,*+7),:785(
	3(1*$17/,*+7,1*
	PREWIRE AND BRACE FOR CEILING FAN
	602,(&$5%21 0212;,'(7(&725
	237,21$/)/22*/,*+7
	;)/285(6&(17/,*+7
	&$%/(287/(7
	3+21(287/(7

127(6
(/(&75,&$/)$<287 0867 0((7 67$7($1*/2&$/
&2'(6 ((/(&75,&,$1729(5,<
$/)},:785(672%(&)/25/(*
$// 287/(76+$7$5(127*),72%($)&,3527(&7(

1ST LEVEL ELECTRIC PLAN

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



2ND LEVEL ELECTRIC PLAN

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

2 STORY RESIDENCE
ADDRESS

ELECTRIC PLANS

Shields CAD Services
243 Tarraga Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

© 2023 Shields CAD Services LLC

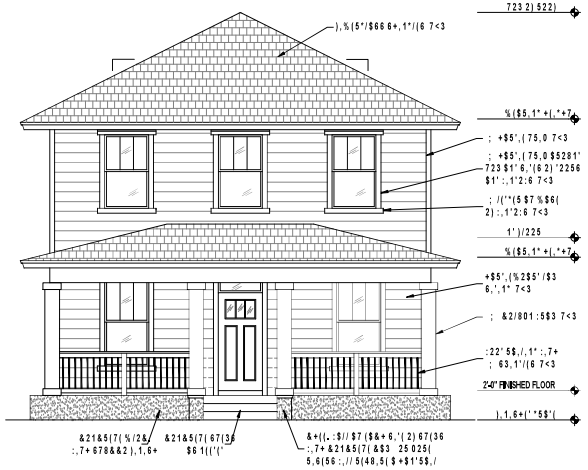
Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
(904) 569-5785

1	R		
	S N Y L V L R Q \	Date	% \

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED AND SEALED BY WILLIAM SHIELDS JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNED CONSENT IS A VIOLATION OF COPYRIGHT LAW.

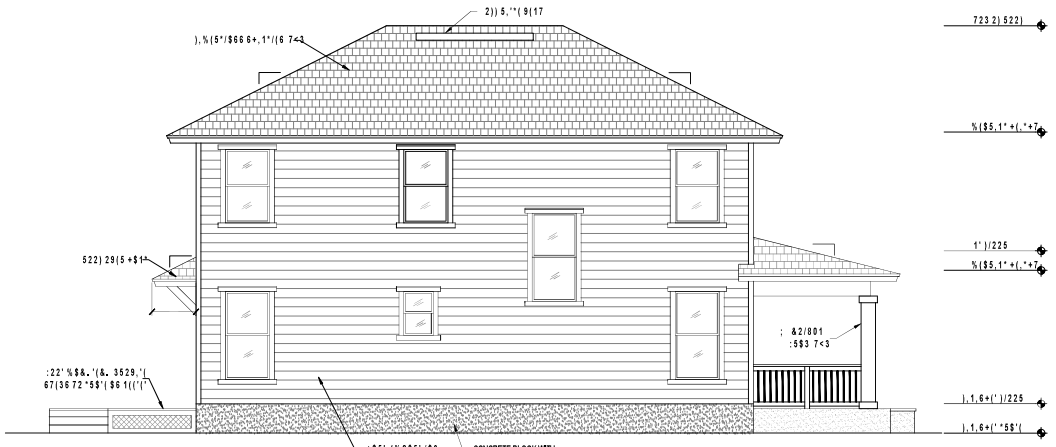
' D W H	02-21-24
6 F D O	AS SHOWN
- R E	1928H-R-9/8
Sheet	A1.3

C:\Users\Bill\OneDrive\1-Drawings\JWR Construction Group\1928H-R-9-3-21-24\CD\2024-03-21 1928H-R-9-3 Plan.dwg, 2/21/2024 8:20:06 AM



FRONT ELEVATION

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



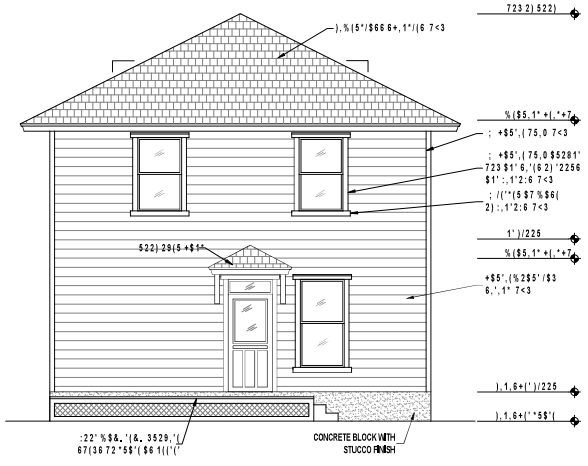
LEFT SIDE ELEVATION

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

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

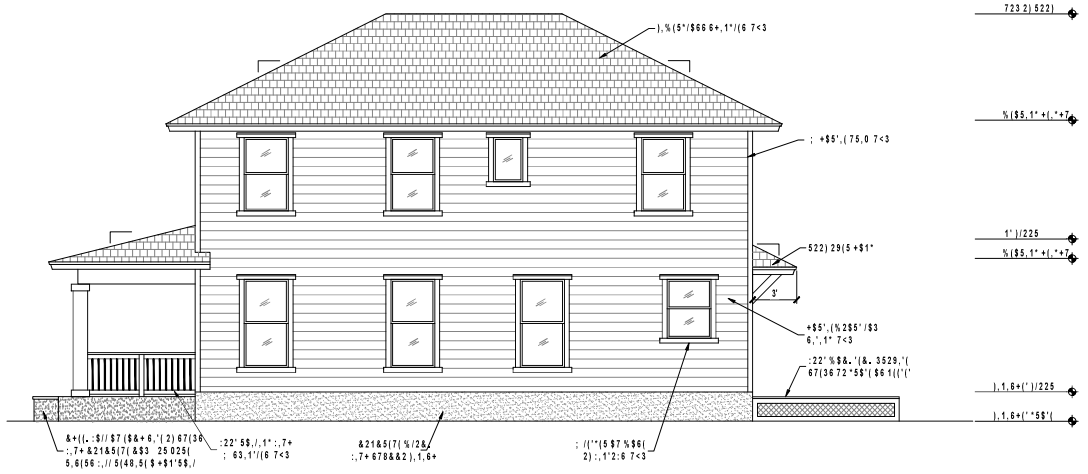
NOTES:

1. ALL CEMENTITOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

2 STORY RESIDENCE
ADDRESS

ELEVATIONS

Shields CAD Services
243 Tarrega Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

© 2023 Shields CAD Services LLC

FLIGHT BUILDERS
2144 Rossville St
Jacksonville, FL 32204
(904) 569-5785

NO.	REVISIONS	Date
1		

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED AND SEALED BY BILL SHIELDS JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SEPARATE CONSENT IS A VIOLATION OF COPYRIGHT LAW.

DWH 02-21-24

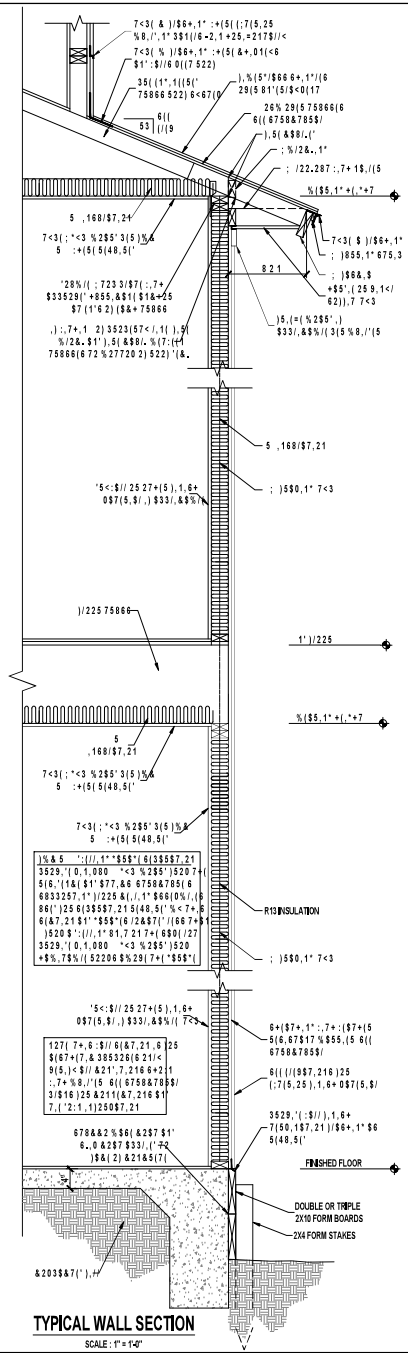
FDO AS SHOWN

RE 1928H-R-9/8

Sheet
A2.1

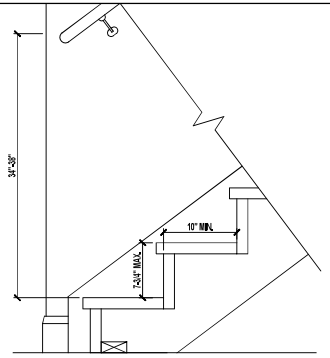
33

C:\Users\Bill\OneDrive\1-Drawings\JWR Construction Group\1928H-R-9-8-3-21-24\DD\2024-03-21 1928H-R-9-8 Plan.dwg, 2/21/2024 8:20:07 AM



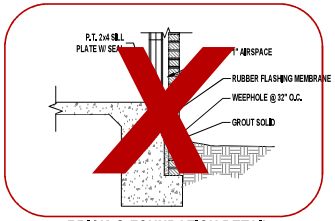
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



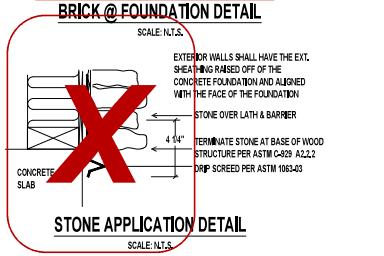
STAIR DETAIL

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



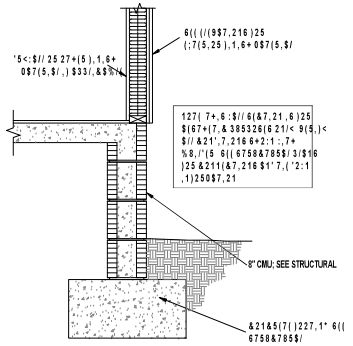
BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



STONE APPLICATION DETAIL

SCALE: N.T.S.



TYPICAL WALL SECTION (STEM WALL OPTION)

SCALE : 1" = 1'-0"

A B C

SHINGLES:

UL CLASS A FIRE RATING: ASTM D 3018, TYPE I

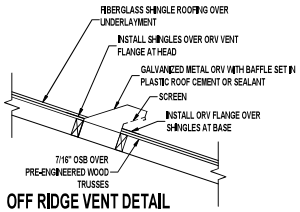
FASTENING:

VALLEY FLASHING:

26 GA. GALVANIZED, 18" WIDE

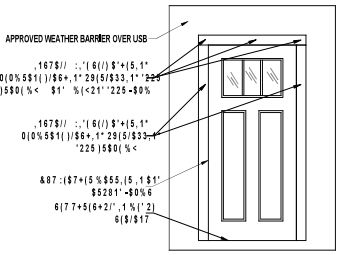
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

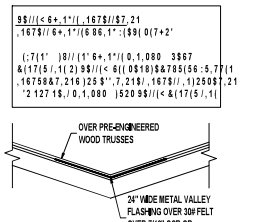
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

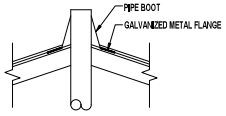
R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOF INTERSECTIONS.
6. AT BUILT IN GUTTERS.



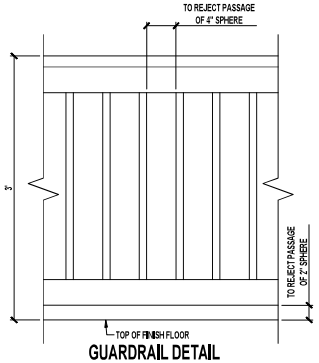
VALLEY FLASHING DETAIL

NOT TO SCALE



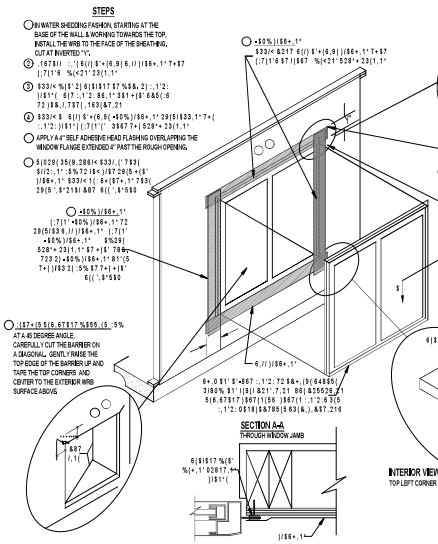
PLUMBING STACK FLASHING DETAIL

NOT TO SCALE



GUARDRAIL DETAIL

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



WINDOW INSTALLATION

SCALE: N.T.S.

Shields CAD Services
243 Tarrega Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

© 2023 Shields CAD Services LLC

2 STORY RESIDENCE
ADDRESS

DETAIL SHEET

Prepared For:

FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
(904) 569-5785

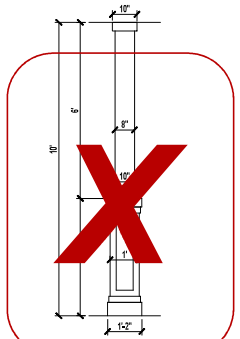
No.	Date	S H Y L V E R Q
		J R

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS THE SEAL AND SIGNATURE OF BILL SHIELDS JR. IS AFFIXED. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SEAL AND SIGNATURE OF BILL SHIELDS JR. CONSTITUTES A VIOLATION OF COPYRIGHT LAW.

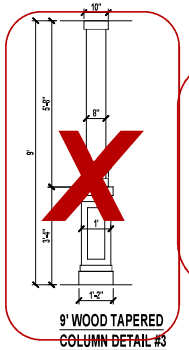
D W H	02-21-24
6 F D O	AS SHOWN
- R E	1928H-R-9/8

Sheet
A3.1

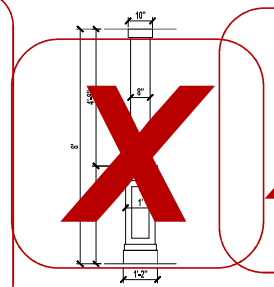
C:\Users\Bill\OneDrive\1-Drawings\JWR Construction Group\1928H-R-9-8 3-21-24\CAD\2024-03-21 1928H-R-9-8 Plan.dwg, 2/21/2024 8:20:07 AM



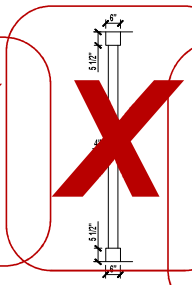
10' WOOD TAPERED COLUMN DETAIL #3
SCALE: 1/2" = 1'-0"



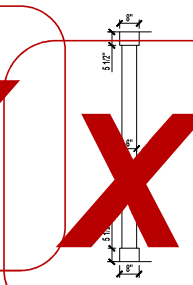
9' WOOD TAPERED COLUMN DETAIL #3
SCALE: 1/2" = 1'-0"



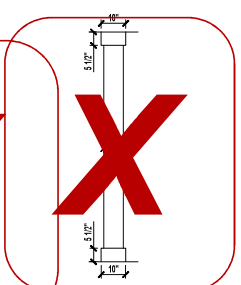
8' WOOD TAPERED COLUMN DETAIL #3
SCALE: 1/2" = 1'-0"



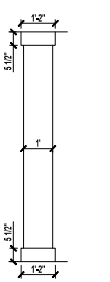
4"X4" WOOD COLUMN DETAIL
SCALE: 1/2" = 1'-0"



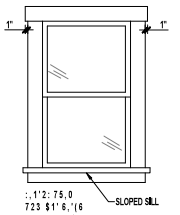
6"X6" WOOD COLUMN DETAIL
SCALE: 1/2" = 1'-0"



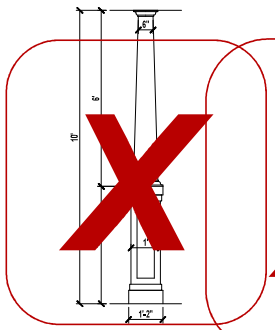
8"X8" WOOD COLUMN DETAIL
SCALE: 1/2" = 1'-0"



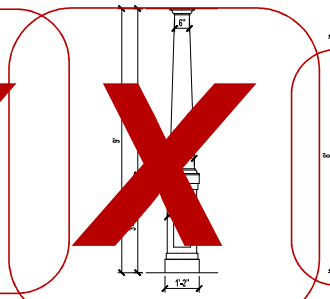
12"X12" WOOD COLUMN DETAIL
SCALE: 1/2" = 1'-0"



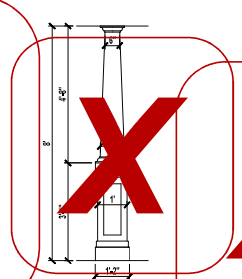
OPTIONAL WINDOW TRIM #1
SCALE: 1/2" = 1'-0"



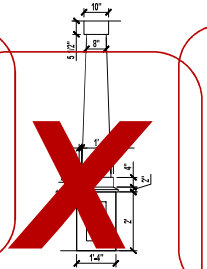
10' WOOD TAPERED COLUMN DETAIL #4
SCALE: 1/2" = 1'-0"



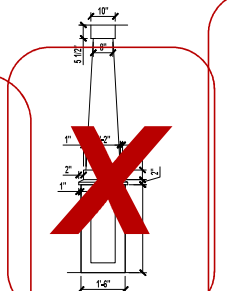
9' WOOD TAPERED COLUMN DETAIL #4
SCALE: 1/2" = 1'-0"



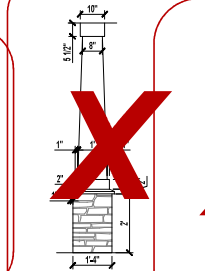
8' WOOD TAPERED COLUMN DETAIL #4
SCALE: 1/2" = 1'-0"



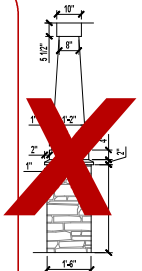
WOOD TAPERED COLUMN DETAIL #1
SCALE: 1/2" = 1'-0"



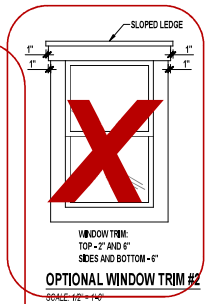
WOOD TAPERED COLUMN DETAIL #2
SCALE: 1/2" = 1'-0"



STONE TAPERED COLUMN DETAIL #1
SCALE: 1/2" = 1'-0"



STONE TAPERED COLUMN DETAIL #2
SCALE: 1/2" = 1'-0"



OPTIONAL WINDOW TRIM #2
SCALE: 1/2" = 1'-0"

ELEVATION NOTES:

1. PROVIDE 10"X10" MOUNTING BLOCK FOR COACH LIGHTS.
2. PROVIDE 6"X6" MOUNTING BLOCK FOR EXTERIOR OUTLETS.
3. PROVIDE 6"X6" MOUNTING BLOCK FOR HOSE BIBS.

2 STORY RESIDENCE
ADDRESS

ELEVATION DETAILS

Shields CAD Services
243 Tarraga Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

© 2023 Shields CAD Services LLC

Prepared For:
FLIGHT BUILDERS
2144 Rosselle St
Jacksonville, FL 32204
(904) 569-5785

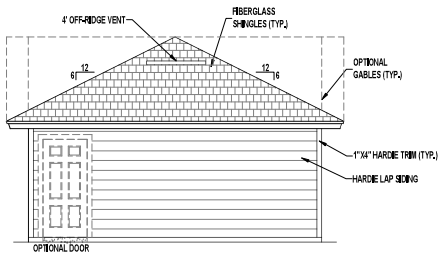
No.	REVISIONS	Date

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED AND SEALED BY SHIELDS. JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SEVERED CONSENT IS A VIOLATION OF COPYRIGHT LAW.

DWH 02-21-24
FDO AS SHOWN
RE 1928H-R-9/8

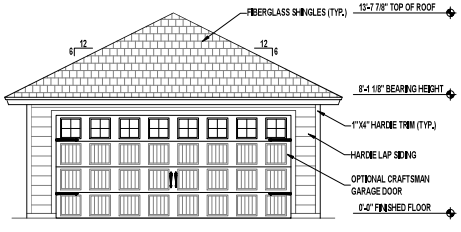
Sheet
A3.2

C:\Users\Bill\OneDrive\1-Drawings\JWR Construction Group\1928H-R-9\3-21-24\CAD\2024-03-21 1928H-R-9.dwg, 2/21/2024 8:20:08 AM



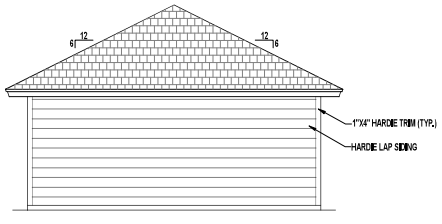
LEFT SIDE ELEVATION

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



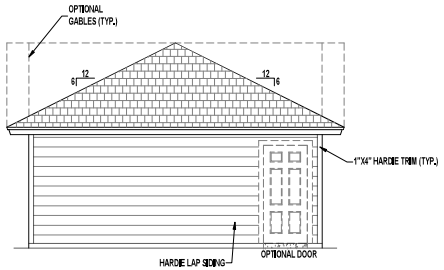
FRONT ELEVATION - OPTION "A" | HIP ROOF

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



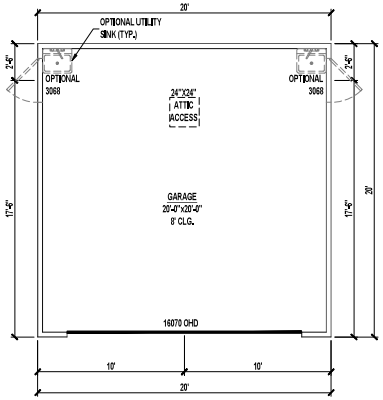
REAR ELEVATION - OPTION "A" | HIP ROOF

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



RIGHT SIDE ELEVATION

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



FLOOR PLAN

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

GARAGE AREA = 400 SF

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

VENT CALCULATIONS

[illegible]

[illegible] AREA: 400 S[illegible]

400 / [illegible] = [illegible] S[illegible]

[illegible] S[illegible] 1:44 = 1:2 S[illegible] AREA

[illegible] = [illegible] S[illegible] REE

S[illegible] RE[illegible] = [illegible] S[illegible] REE

[illegible] = [illegible] S[illegible] RE[illegible]

[illegible]

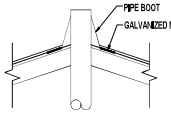
[illegible] AREA: 400 S[illegible]

400 / [illegible] = [illegible] S[illegible]

[illegible] S[illegible] 1:44 = 1:2 S[illegible] AREA

[illegible] = [illegible] S[illegible] REE

[illegible] 1:44 S[illegible]



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE

A 26 GAUGE GALVANIZED 2-1/2" METAL DRIP EDGE

B 26 GAUGE GALVANIZED 5"X5" ANGLE FLASHING

C 32 GAUGE GALVANIZED "Z" FLASHING

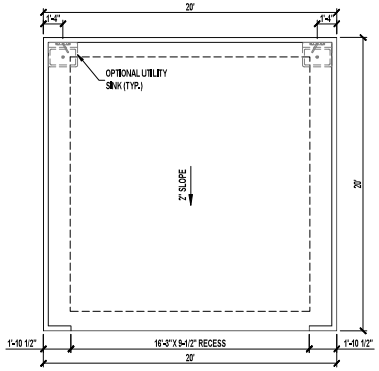
SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE I (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE

FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"

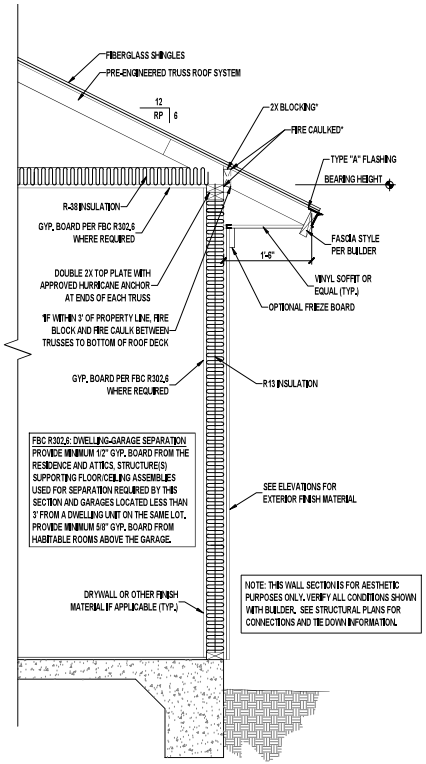


SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.

FOUNDATION PLAN

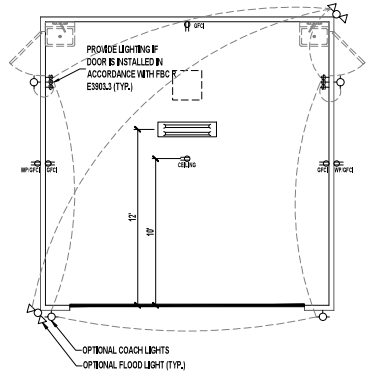
SCALE: 1/4" = 1'-0"

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.



TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



ELECTRIC PLAN

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

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:
1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION 2023 FLORIDA BUILDING CODE PLUMBING 2023 FLORIDA BUILDING CODE MECHANICAL 2020 NEC
CONSTRUCTION TYPE:	5B
OCCUPANCY CLASS:	R-3

2 CAR GARAGE
ADDRESS

GARAGE PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

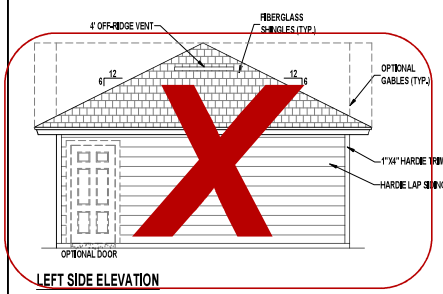
© 2023 Shields CAD Services LLC

Prepared For:
FLIGHT BUILDERS
13361 Atlantic Blvd.
Jacksonville, FL 32225
(904) 884-6644

No.	Revisions	Date	By
A			
A			
A			
A			
A			

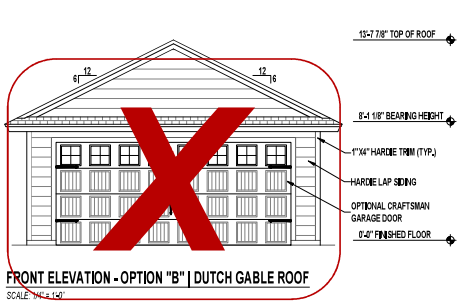
THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID FOR ANY OTHER ADDRESS UNLESS SHIELDS CAD SERVICES LLC HAS MODIFIED THEM FOR THAT ADDRESS AND ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNED CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 01-03-24
Scale AS SHOWN
Job 400G-6/12
Sheet A1.1



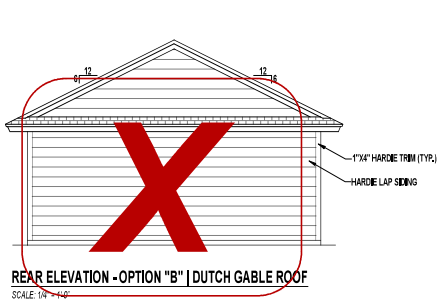
LEFT SIDE ELEVATION

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



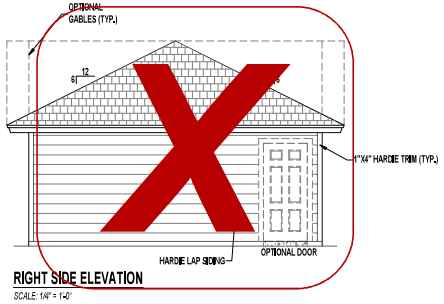
FRONT ELEVATION - OPTION "B" | DUTCH GABLE ROOF

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



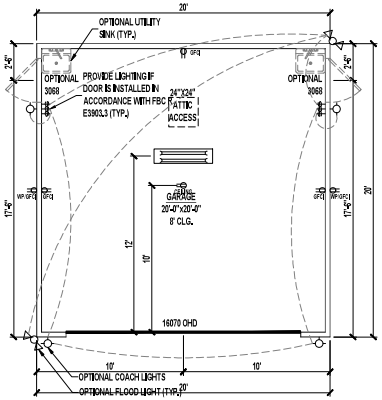
REAR ELEVATION - OPTION "B" | DUTCH GABLE ROOF

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



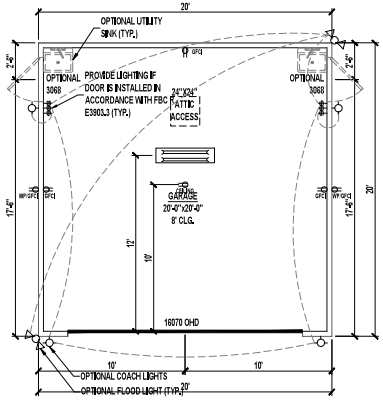
RIGHT SIDE ELEVATION

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



ELECTRICAL PLAN CONTRACTOR MUST VERIFY ALL DIMENSIONS.

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



ELECTRICAL PLAN CONTRACTOR MUST VERIFY ALL DIMENSIONS.

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

VENT CALCULATIONS

UNVENTED SPACES

UNVENTILATED ATTIC AREA: 400 SQ FT

400 / 150 = 1 SQ FT NET FREE VENTILATION AREA REQUIRED

1 SQ FT NET FREE VENTILATION AREA = 144 = 1/2 SQ FT NET FREE VENTILATION AREA REQUIRED

SOFFIT VENTILATION = 1/2 SQ FT NET FREE VENTILATION AREA REQUIRED

RIDGE VENTILATION

UNVENTILATED ATTIC AREA: 400 SQ FT

400 / 300 = 1 SQ FT NET FREE VENTILATION AREA REQUIRED

1 SQ FT NET FREE VENTILATION AREA = 144 = 1/2 SQ FT NET FREE VENTILATION AREA REQUIRED

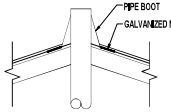
1/2 SQ FT NET FREE RIDGE VENTILATION REQUIRED (144 SQ IN EACH)

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:

1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE

A 26 GAUGE GALVANIZED 2-1/2" METAL DRIP EDGE

B 26 GAUGE GALVANIZED 5"X5" ANGLE FLASHING

C 32 GAUGE GALVANIZED "Z" FLASHING

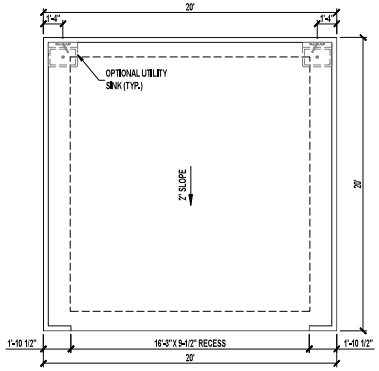
SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE I (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE

FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"

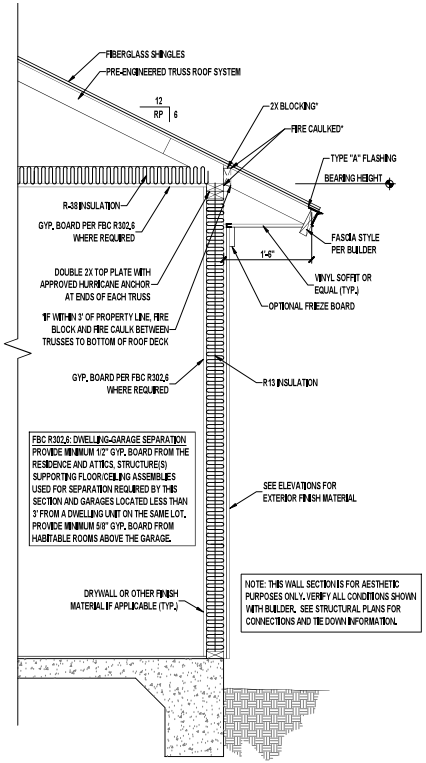


SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.

FOUNDATION PLAN

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

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.



TYPICAL WALL SECTION

SCALE : 1" = 1'-0"

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION 2023 FLORIDA BUILDING CODE PLUMBING 2023 FLORIDA BUILDING CODE MECHANICAL 2020 NEC
CONSTRUCTION TYPE:	5B
OCCUPANCY CLASS:	R-3

2 CAR GARAGE
ADDRESS

GARAGE PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

© 2023 Shields CAD Services LLC

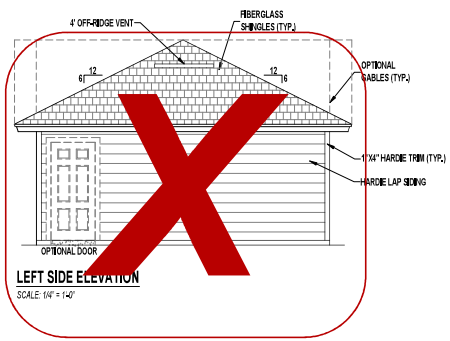
Prepared For:
FLIGHT BUILDERS
13361 Atlantic Blvd.
Jacksonville, FL 32225
(904) 884-6644

No.	Revisions	Date	By
A			
A			
A			
A			
A			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID FOR ANY OTHER PROJECT OR ADDRESS UNLESS SHIELDS CAD SERVICES LLC HAS AUTHORIZED IN WRITING. ALL PLANS WITHOUT THE SIGNED AND SEALED ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNED CONSENT IS A VIOLATION OF COPYRIGHT LAW.

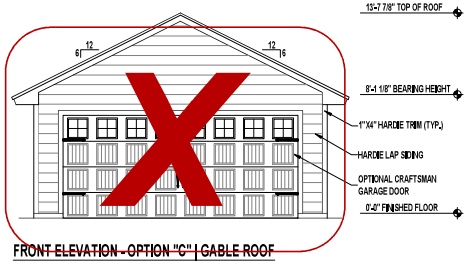
Date 01-03-24
Scale AS SHOWN
Job 400G-6/12
Sheet A1.1

C:\Users\Bill\OneDrive\1-Drawings\Flight Builders\Garage Plan Historic\2024-01-03 2 Car Garage Historic.dwg, 1/4/2024 9:05:32 AM



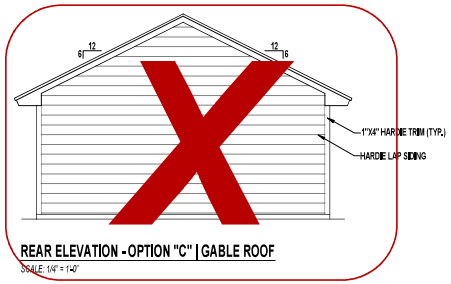
LEFT SIDE ELEVATION

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



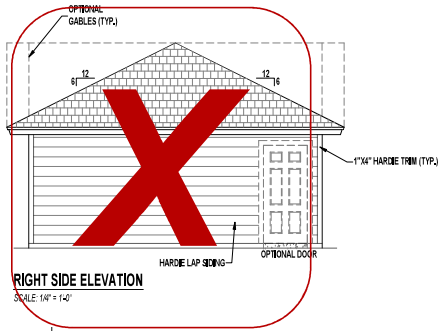
FRONT ELEVATION - OPTION "C" | GABLE ROOF

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



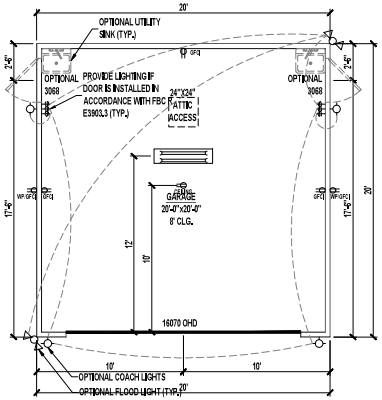
REAR ELEVATION - OPTION "C" | GABLE ROOF

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



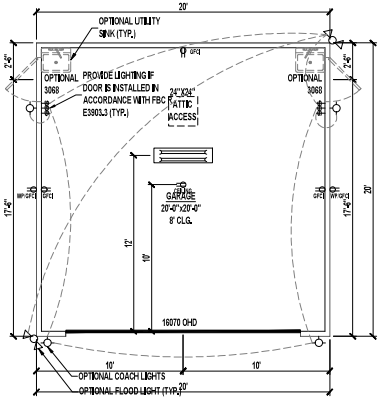
RIGHT SIDE ELEVATION

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



ELECTRICAL PLAN CONTRACTOR MUST VERIFY ALL DIMENSIONS.

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



ELECTRICAL PLAN CONTRACTOR MUST VERIFY ALL DIMENSIONS.

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

VENT CALCULATIONS

UNVENTED SPACES

UNVENTED ATTIC AREA: 400 SQ FT

400 / 300 = 1.33 SQ FT

1.33 SQ FT = 144 = 1/2 SQ FT OF NET FREE VENT AREA

1/2 OF 300 = 150 SQ FT OF NET FREE VENT AREA

SPACES REMAINING = 300 - 150 SQ FT OF NET FREE VENT AREA

300 / 150 = 1/2 OF VENTED SPACES REQUIRED

PROVIDE VENTS

UNVENTED ATTIC AREA: 400 SQ FT

400 / 300 = 1.33 SQ FT

1.33 SQ FT = 144 = 1/2 SQ FT OF NET FREE VENT AREA

1/2 OF 300 = 150 SQ FT OF NET FREE VENT AREA

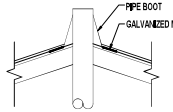
1/2 OF PROVIDED SPACES REQUIRED

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:

1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE

A 26 GAUGE GALVANIZED 2-1/2" METAL DRIP EDGE

B 26 GAUGE GALVANIZED 5"X5" ANGLE FLASHING

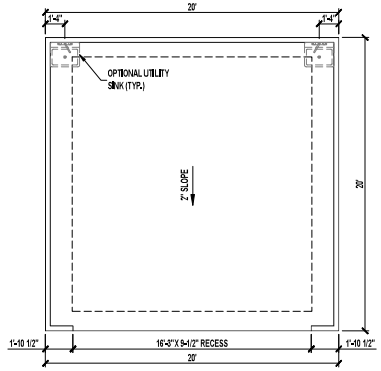
C 32 GAUGE GALVANIZED "Z" FLASHING

SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE I (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE
FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"

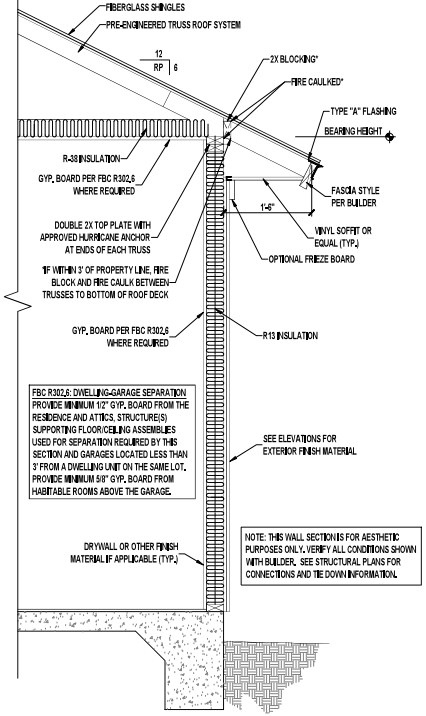


SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.

FOUNDATION PLAN

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

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.



TYPICAL WALL SECTION

SCALE : 1" = 1'-0"

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION 2023 FLORIDA BUILDING CODE PLUMBING 2023 FLORIDA BUILDING CODE MECHANICAL 2020 NEC
CONSTRUCTION TYPE:	5B
OCCUPANCY CLASS:	R-3

2 CAR GARAGE
ADDRESS

GARAGE PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

© 2023 Shields CAD Services LLC

Prepared For:
FLIGHT BUILDERS
13361 Atlantic Blvd.
Jacksonville, FL 32225
(904) 884-6644

No.	Revisions	Date	By
A			
A			
A			
A			
A			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID FOR ANY OTHER ADDRESS UNLESS SHIELDS CAD SERVICES LLC HAS AUTHORIZED THEM FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNED CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 01-03-24
Scale AS SHOWN
Job 400G-6/12
Sheet A1.1

2967
FOR SALE

COA 24-30388

2051 Redwing St.

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30388

Address: 2051 Redwing Street, RE# 055200-0000

Location: East side of Redwing Street, between 10th Street East and 11th Street East

Owner: Adam Eiseman
JWB Real Estate Capital, LLC
7563 Philips Highway Suite 208
Jacksonville, Florida 32256

Applicant: Mitchell Askelson
JWB Real Estate Companies, LLC
7563 Philips Highway Suite 208
Jacksonville, Florida 32256

Year Built: N/A

Designation: Springfield

Request: New Construction (two-story single-family residence)

Summary Scope of Work:
1. New construction of a two-story single-family home

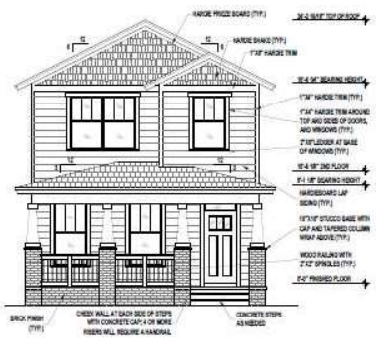
Recommendation: **Approve with Conditions**

Conditions:

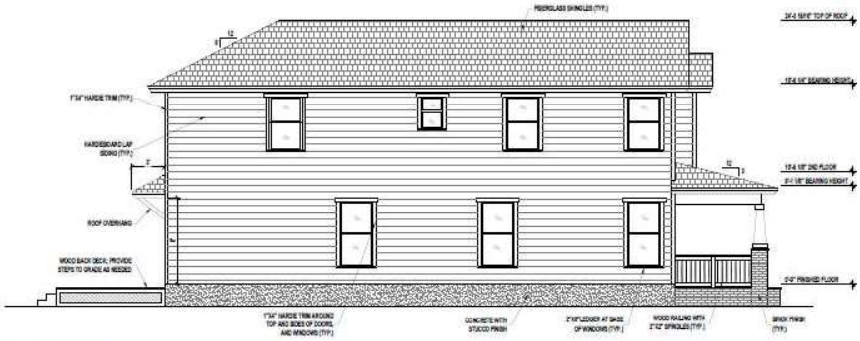
New construction of a two-story single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated December 29, 2023, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated February 2, 2024.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures.
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).

6. The siding shall be installed with the smooth side facing outward.
7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
9. The front door shall have clear glass without any decorative etching or frosted glass.
10. Driveway installation shall be reviewed under a separate COA application.
11. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
12. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



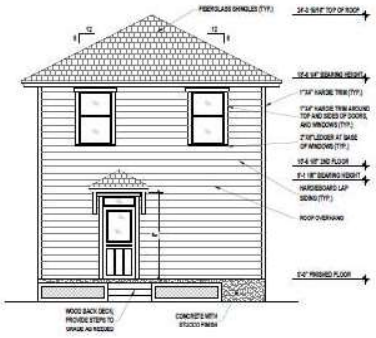
FRONT ELEVATION



LEFT SIDE ELEVATION

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTES:



REAR ELEVATION

RIGHT SIDE ELEVATION

PROJECT DESCRIPTION

COA-24-30388 seeks to construct a two-story single-family home within the Springfield Historic District. The subject property is currently vacant and approximately 36 feet wide and 86 feet long. The lots on this portion of the block are a mixture of one-story and two-story homes. As designed, the home consists of a gable roof and a full-width porch along the front elevation. Primary materials of the structure include fiberglass shingles for the roof, three-over-one and one-over-one windows, fiber cement lap siding and shingles, wood railings, concrete block with brick finish for the foundation, and brick columns along the front porch.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for a compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed frame vernacular style is consistent with the architectural styles of the neighborhood. As such, the proposed development is consistent with Sections 307.106(k)(1-2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from finish floor is 24 feet and 3 inches, which is compatible with the heights of adjacent and proposed structures. The scale and massing of the proposed structure is consistent with other residences on the block. The setbacks as shown on the site plan dated February 2, 2024 are consistent with other nearby structures and have been conditioned to ensure compatibility. Massing of the proposed structure is consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations three-over-one light pattern windows on the front elevation and one-over-one light pattern windows on the remaining elevations—all of which possess a header height characteristic of window design in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a quarter-light craftsman-style door with a transom, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the gable roof form is compatible with the roof forms within the District, and similar roof forms are found along the block as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the

proposed structure is compatible with the directional expression of proximate structures and consistent with Section 307.106(m)(7).

- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The fiber cement lap siding, a contemporary material used to replicate the finish and dimension of horizontal wood lap siding, which is common in Springfield;
    - The block foundation with a brick finish;
    - The one-story, full-width porch with brick columns along the front elevation; and,
    - Vertically-oriented windows spaced evenly throughout the structure.
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed residence is differentiated from historic structures by the finish and materials used, while being compatible with the massing, size, scale and architectural features of adjacent properties.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- Historic Preservation Guidelines for the Springfield Historic District, "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) - *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

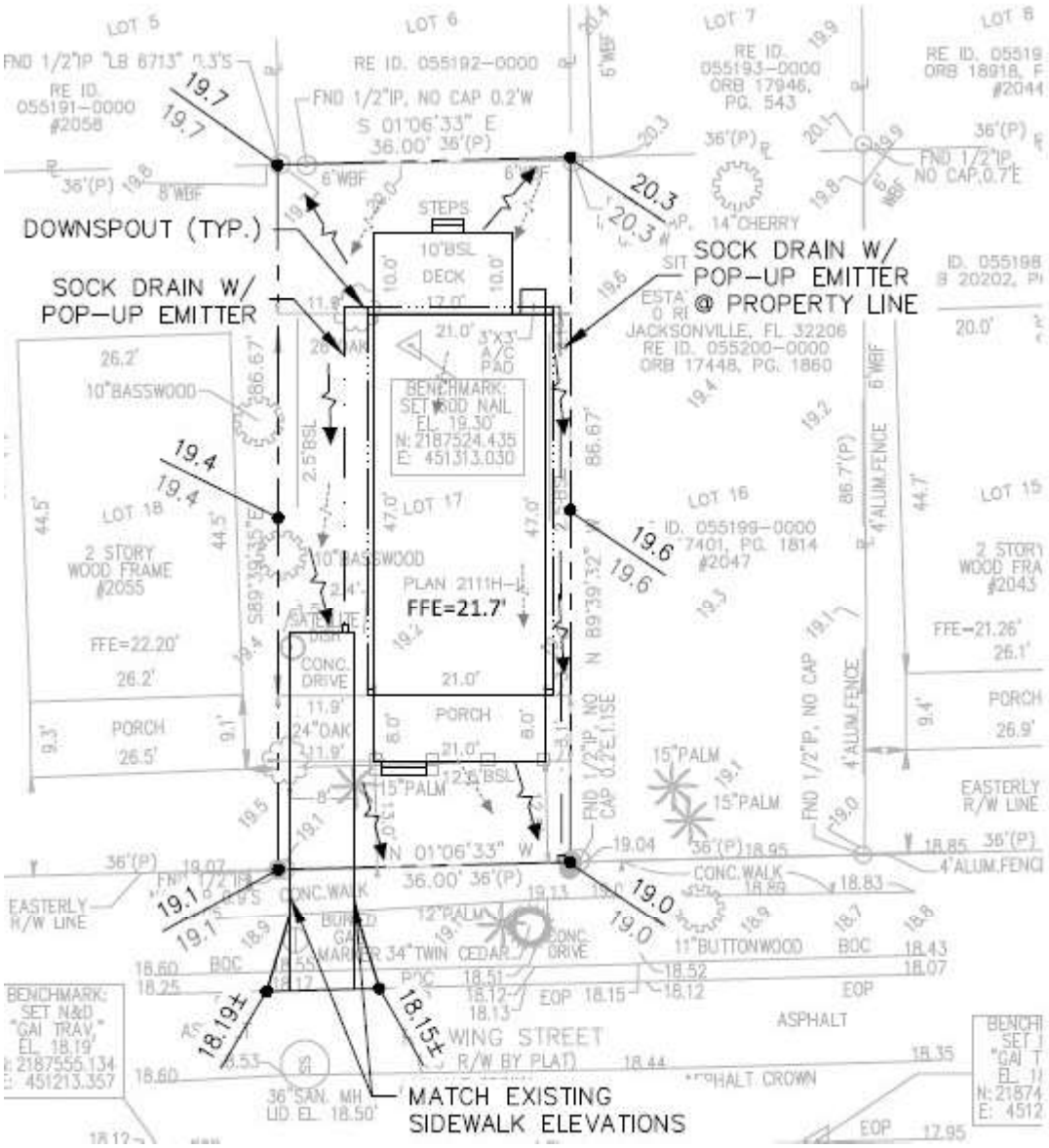
Design Guidelines, "New Construction"

- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

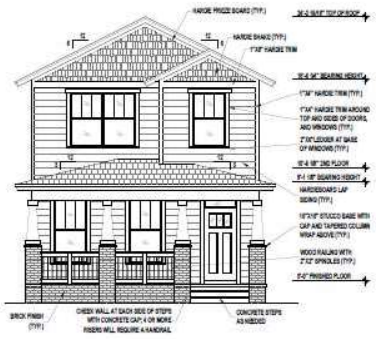
LOCATION MAP

POSTED SIGN PHOTOGRAPH

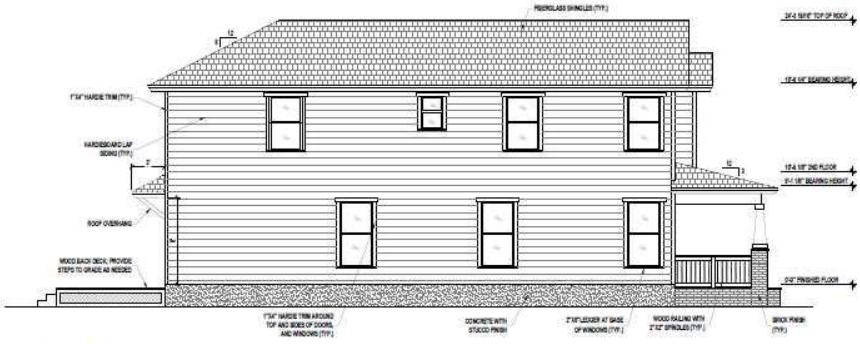
PROPOSED SITE PLAN DATED FEBRUARY 2, 2024



PROPOSED ELEVATIONS DATED DECEMEBER 29, 2023



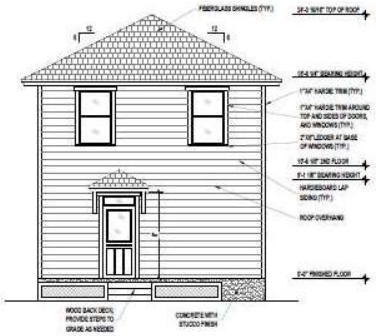
FRONT ELEVATION



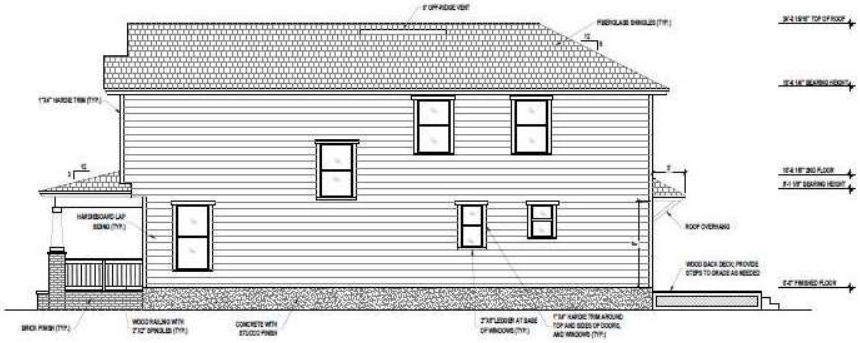
LEFT SIDE ELEVATION

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTES:



REAR ELEVATION



RIGHT SIDE ELEVATION

Application For Certificate Of Appropriateness

Application Info

Tracking #	30388	**Application Status**	FOUND SUFFICIENT
Date Started	02/26/2024	**Date Submitted**	02/26/2024

Planning and Development Department Info

COA # COA-24-30388

Admin Review ☑

Admin Recommendation N/A

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 4/24/2024

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name ASKELSON

First Name MITCHELL

Middle Name BRIAN

Company Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE

State FL

Zip Code 32256

Phone 904 677 6777

Fax 904

Email

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name EISEMAN

First Name ADAM

Middle Name

Company/Trust Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE

State FL

Zip Code 32256

Phone 9046776777

Fax 904

Email MITCH@JWBCOMPANIES.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	055200 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
2051	REDWING ST	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
BUILD 1 SINGLE FAMILY RESIDENCE, 3 BED 2.5 BATH, 1943SQFT. ALREADY REVIEWED BY SPAR.

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan -** Proposed front, side, and rear elevations and site plan. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Materials -** Materials identified and product info.
- [x] **Photos Of Homes -** Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
☑	SITE PLAN

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with

comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4/5/24

COA#: COA-24-30388

Address: 2051 Redwing St
Jacksonville, FL 32204

Owner: JWB Real Estate Capital LLC

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application COA-24-30388 **were posted on the property/site located at:**

055200-0000
Real Estate Number(s)

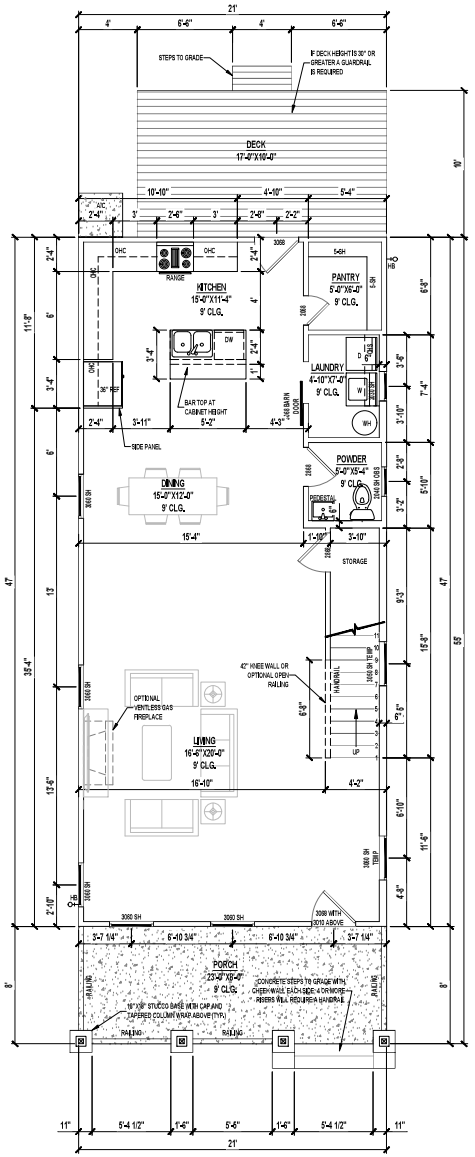
2051 Redwing St
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Mitchell Askelson

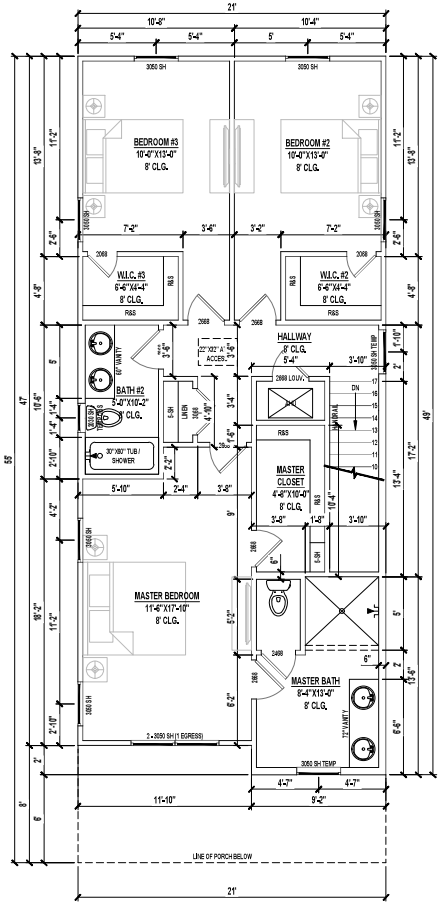
Signature

Dated this 5 day of April, 2024.



1ST LEVEL FLOOR PLAN

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



2ND LEVEL FLOOR PLAN

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

BUILDING AREAS

1ST FLOOR HEATED AREA:	987 SF
2ND FLOOR HEATED AREA:	956 SF
TOTAL HEATED AREA	1,943 SF
PORCH:	168 SF
TOTAL UNDER ROOF:	2,111 SF
DECK:	170 SF

CONDITIONED SPACE = 16,531 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0.1	SITE PLAN
A1.1	FLOOR PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION
2023 FLORIDA BUILDING CODE PLUMBING
2023 FLORIDA BUILDING CODE MECHANICAL
2020 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3

2 STORY RESIDENCE
2047 REDWING STREET | JACKSONVILLE, FL 32206

FLOOR PLANS

Shields CAD Services
243 Tarrage Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com
© 2023 Shields CAD Services LLC

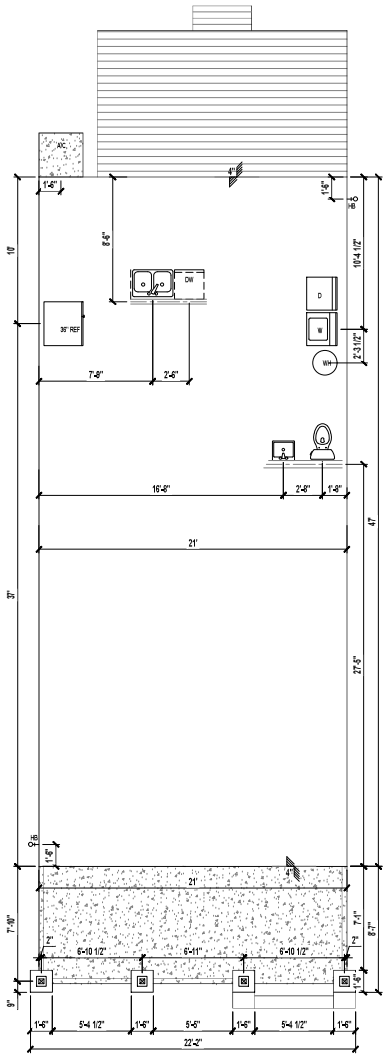
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BOTH SIGNED AND SEALED BY THE LICENSED SHIELDS. JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 12-29-23
Scale AS SHOWN
Job 1943H-9/8
Sheet A1.1

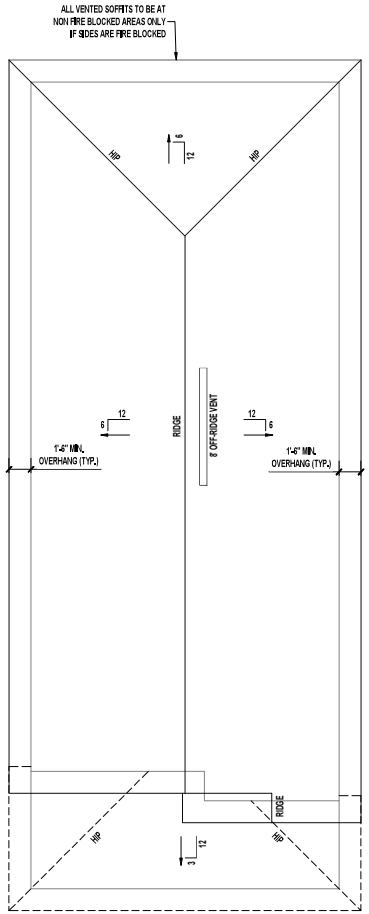
C:\Users\billie\OneDrive\1-Drawings\JWB Construction Group\0 Redwing Street 2 Story Historic 21X66\2023-12-29 0 Redwing Street 2 Story.dwg, 1/8/2024 5:05:51 PM



FOUNDATION LAYOUT

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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS. CONTRACTOR MUST VERIFY ALL DIMENSIONS.



ROOF PLAN

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

VENT CALCULATIONS

SOFFIT VENTS

VENTILATED ATTIC AREA: 1,005 SQ. FT.

1,005 / 300 = 3.35 SQ. FT.

3.35 SQ. FT. X 144 = 482 SQ. IN. TOTAL NET FREE VENT AREA

482 X 50% = 241 SQ. IN. NET FREE

SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF

241 / 6.55 = 37 LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS

VENTILATED ATTIC AREA: 1,005 SQ. FT.

1,005 / 300 = 3.35 SQ. FT.

3.35 SQ. FT. X 144 = 482 SQ. IN. TOTAL NET FREE VENT AREA

482 X 50% = 241 SQ. IN. NET FREE

(1) 8' OFF-RIDGE VENT REQUIRED

(4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

2 STORY RESIDENCE

2047 REDWING STREET | JACKSONVILLE, FL 32206

FOUNDATION AND ROOF PLANS

Shields CAD Services
243 Terrace Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bhshields6@gmail.com

© 2023 Shields CAD Services LLC

Prepared For:

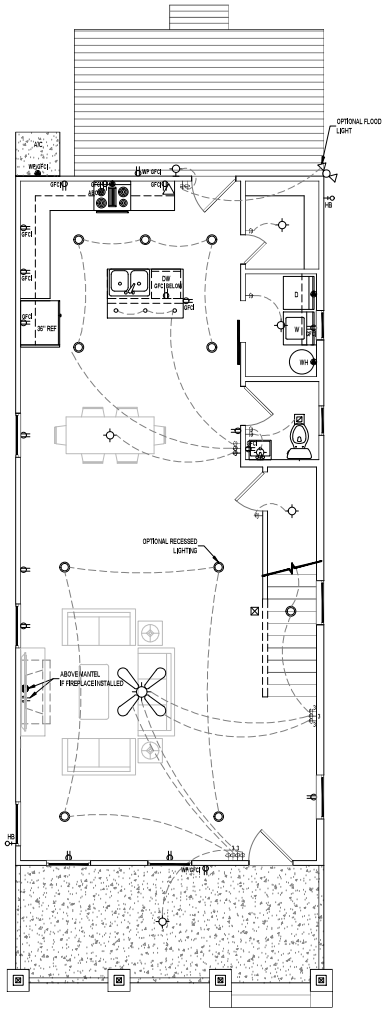
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BEARING THE SEAL AND SIGNATURE OF THE SIGNER SHIELDS. ALL PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

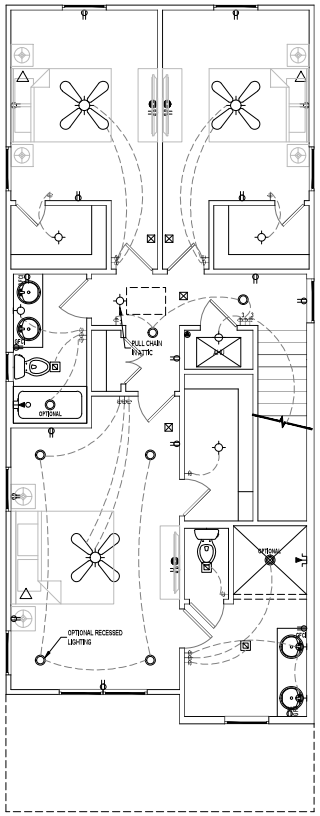
Date	12-29-23
Scale	AS SHOWN
Job	1943H-9/8
Sheet	A1.2

C:\Users\billie\OneDrive\1-Drawings\JWB Construction Group\0 Redwing Street 2 Story Historic 21X68\2023-12-29 0 Redwing Street 2 Story.dwg, 1/8/2024 5:05:51 PM



1ST LEVEL ELECTRIC PLAN

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



2ND LEVEL ELECTRIC PLAN

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

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:
1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

2 STORY RESIDENCE
2047 REDWING STREET | JACKSONVILLE, FL 32206

ELECTRIC PLANS

Shields CAD Services
243 Tarrass Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com
© 2023 Shields CAD Services LLC

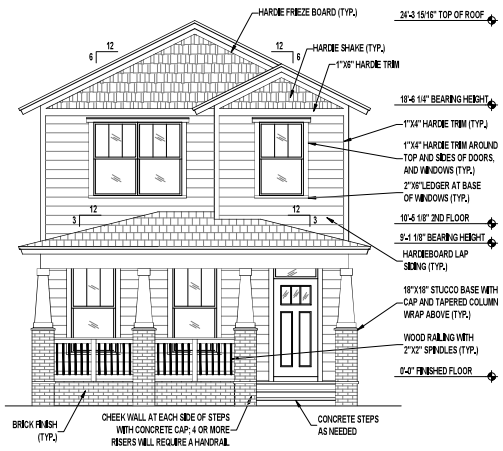
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BEARING A LIVE SEAL AND SIGNATURE IN BLUE INK OF SHIELDS. JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

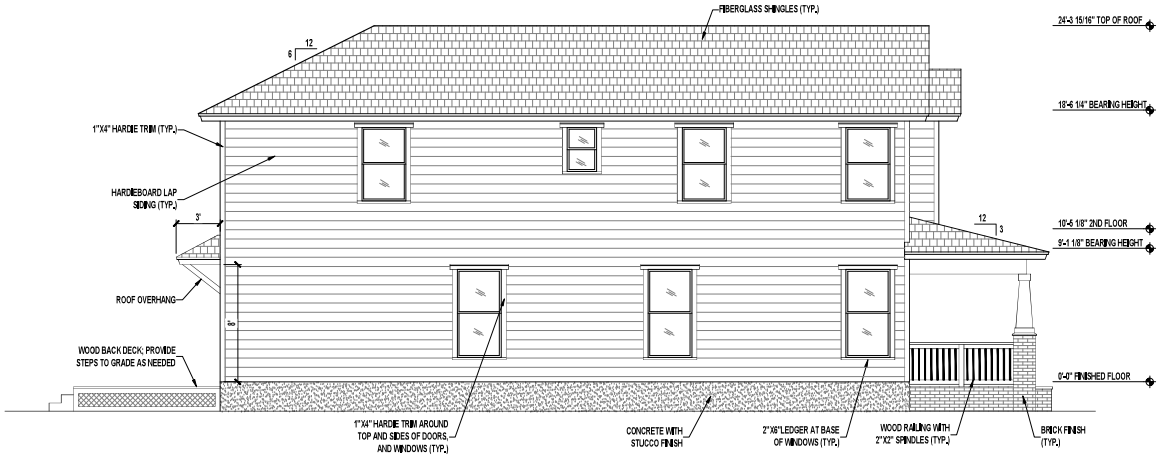
Date 12-29-23
Scale AS SHOWN
Job 1943H-9/8
Sheet A1.3

C:\Users\billie\OneDrive\1-Drawings\JWB Construction Group\0 Redwing Street 2 Story Historic 21X66\2023-12-29 0 Redwing Street 2 Story.dwg, 1/8/2024 5:05:51 PM



FRONT ELEVATION

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



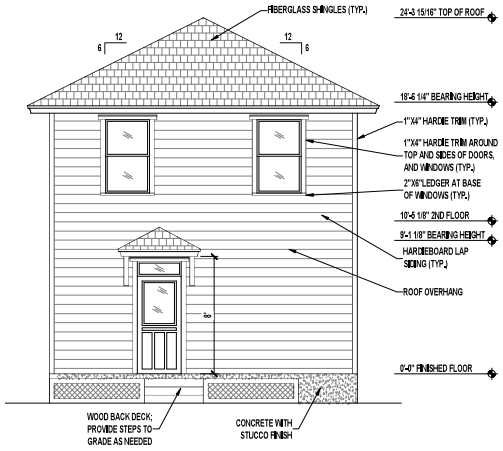
LEFT SIDE ELEVATION

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

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

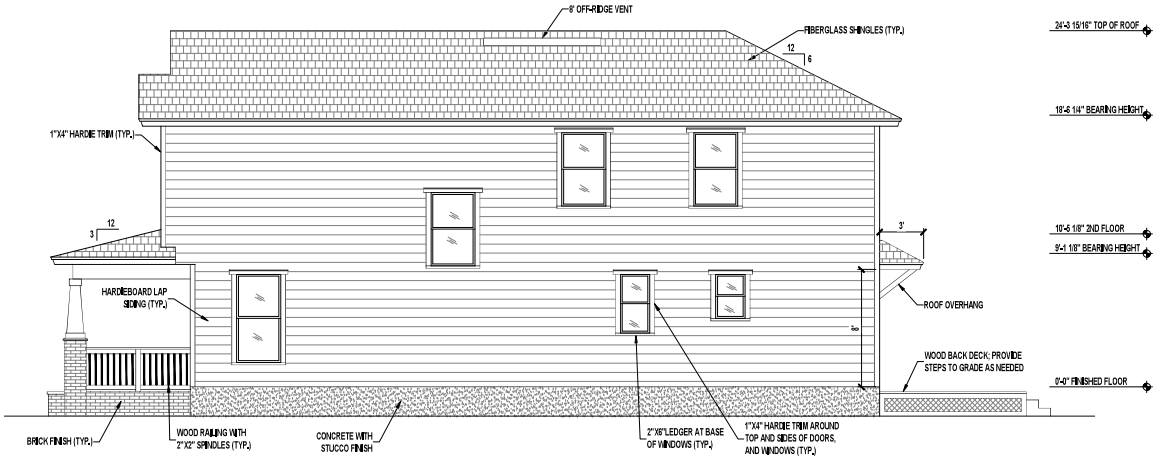
NOTES:

1. ALL CEMENTICIOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.



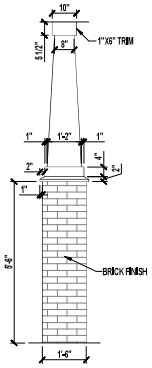
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



COLUMN DETAIL

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

Shields CAD Services
243 Tarrass Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com

© 2023 Shields CAD Services LLC

2 STORY RESIDENCE
2047 REDWING STREET | JACKSONVILLE, FL 32206

ELEVATIONS

Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

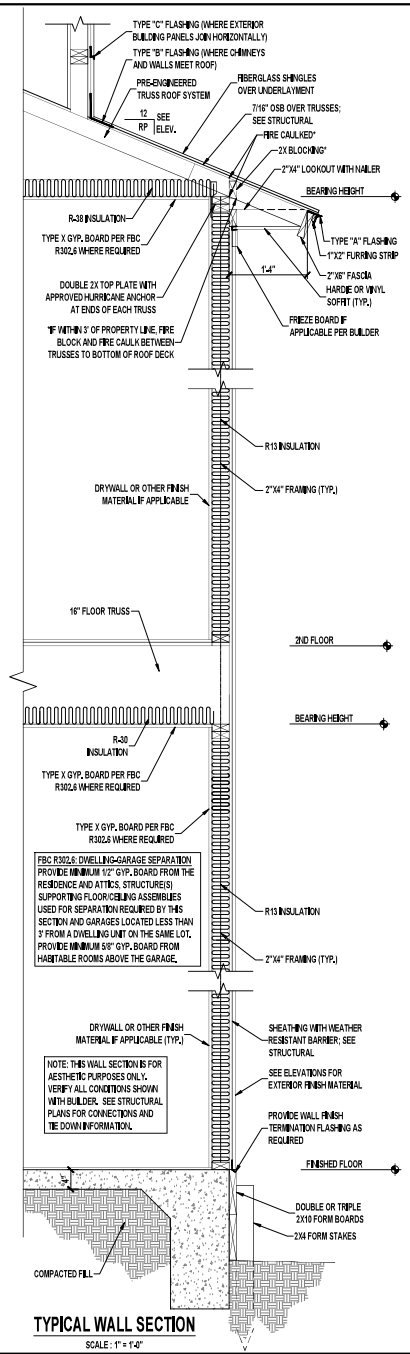
No.	Revisions	Date	By
1			
2			
3			
4			
5			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BEARING THE ORIGINAL SIGNATURE AND SEAL OF SHIELDS. JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 12-29-23
Scale AS SHOWN
Job 1943H-9/8
Sheet A2.1

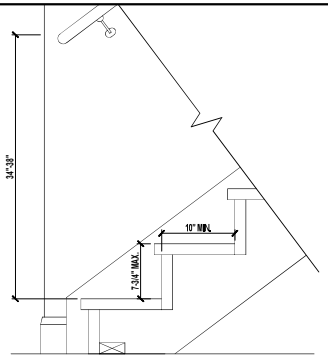
100

C:\Users\billie\OneDrive\1-Drawings\JWB Construction Group\0 Redwing Street 2 Story Historic 21X66\2023-12-29 0 Redwing Street 2 Story.dwg, 1/8/2024 5:05:52 PM



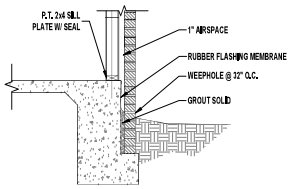
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



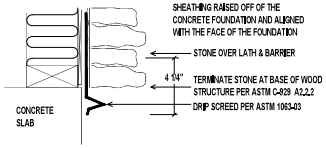
STAIR DETAIL

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



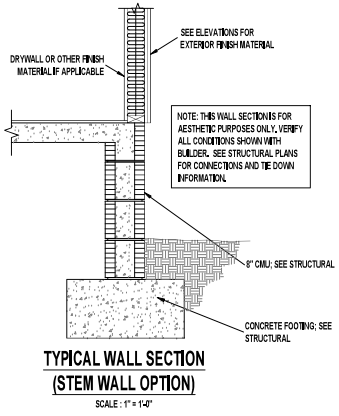
BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



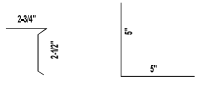
STONE APPLICATION DETAIL

SCALE: N.T.S.



TYPICAL WALL SECTION (STEM WALL OPTION)

SCALE : 1" = 1'-0"



A 26 GAUGE GALVANIZED 3-1/2" METAL DRIP EDGE

B 26 GAUGE GALVANIZED 5"X5" ANGLE FLASHING

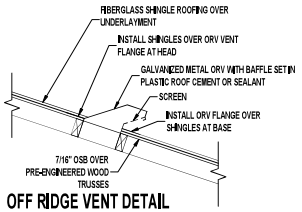
C 32 GAUGE GALVANIZED "Z" FLASHING

SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE II (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE
FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

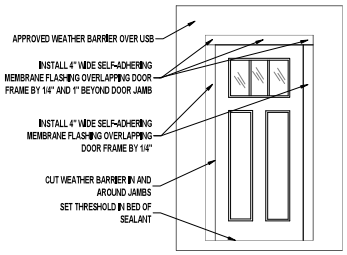
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-8" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

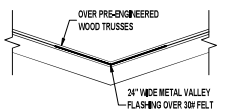
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

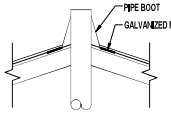
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



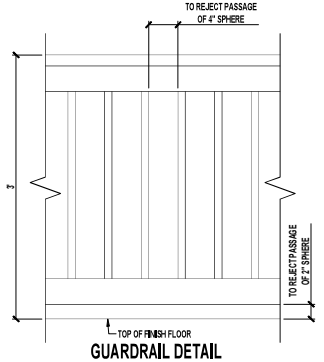
VALLEY FLASHING DETAIL

NOT TO SCALE



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE



GUARDRAIL DETAIL

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

STEPS

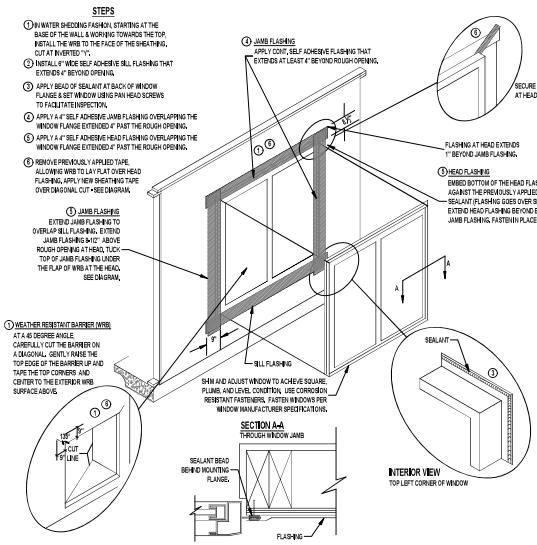
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. CUT AT INVERTED "Y".
2. INSTALL 4" WIDE SELF ADHERIVE SILL FLASHING THAT EXTENDS 4" BEYOND OPENING.
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY A 4" SELF ADHESIVE JAMB FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
5. APPLY A 4" SELF ADHESIVE HEAD FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
6. REMOVE PREVIOUSLY APPLIED TAPE ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT. <SEE DIAGRAM>

1. JAMB FLASHING
EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 9-12" ABOVE ROUGH OPENING AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.

1. WEATHER RESISTANT BARRIER (WRB)
AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY PARSE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

4. JAMB FLASHING
APPLY CONT. SELF ADHESIVE FLASHING THAT EXTENDS AT LEAST 4" BEYOND ROUGH OPENING.

3. HEAD FLASHING
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING SIDES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTENIN PLACE.



WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

WINDOW INSTALLATION

SCALE: N.T.S.

Shields CAD Services
243 Tarrace Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com

© 2023 Shields CAD Services LLC

2 STORY RESIDENCE
2047 REDWING STREET | JACKSONVILLE, FL 32206

DETAIL SHEET

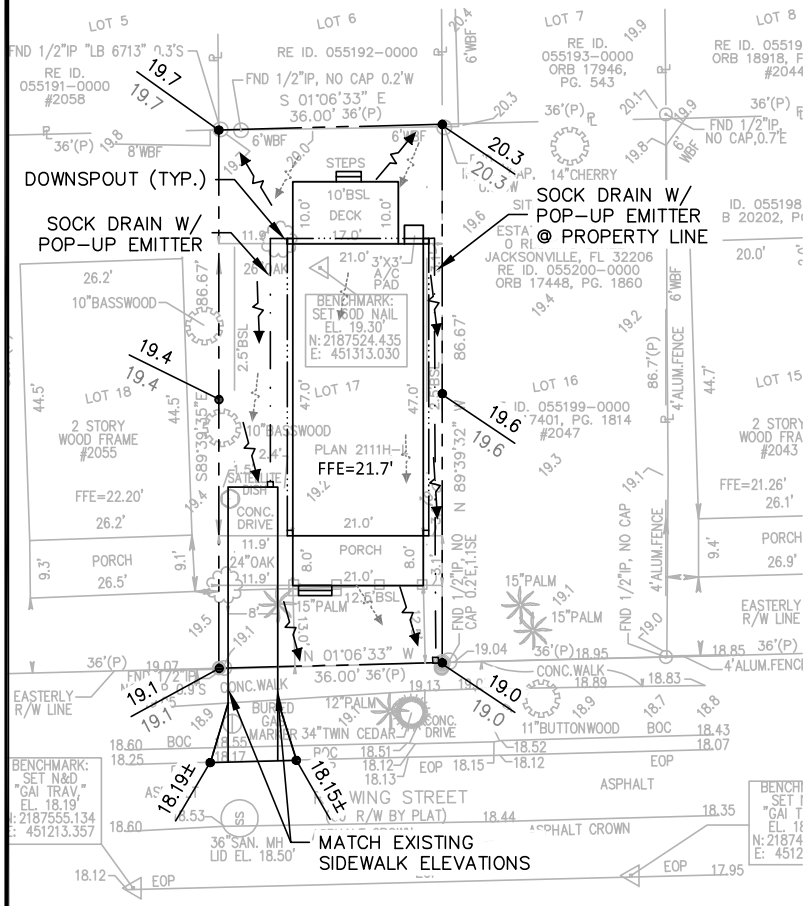
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS THE SIGNATURE AND SEAL ARE AFFIXED BY SHIELDS. IN PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date	12-29-23
Scale	AS SHOWN
Job	1943H-9/8
Sheet	A3.1

101



0 20' 40'

SCALE: 1"=20'

PROPOSED LEGEND

- PRE-FLOW ARROW
- POST-FLOW ARROW
- 99.0 EXIST. SPOT ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- DOWNSPOUT
- GUTTERS
- SOCKDRAIN

LEGEND:

ALUM. ALUMINUM
BOC BACK OF CURB
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EL. ELEVATION
EOP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
FND. FOUND
GYA GUY ANCHOR
ID. IDENTIFICATION
IP IRON PIPE
IRC IRON ROD AND CAP
MH MANHOLE
N&D NAIL AND DISK
OHE OVERHEAD ELECTRIC LINE
ORB OFFICIAL RECORDS BOOK
(P) PLATTED DATA
P.B. PLAT BOOK
PG. PAGE
P PROPERTY LINE
RE ID. REAL ESTATE IDENTIFICATION NUMBER
R/W RIGHT-OF-WAY
SAN. SANITARY SEWER
WBF WOOD BOARD FENCE
WSHP WOOD SHARED UTILITY POLE
SET 1/2" REBAR AND CAP, "GAI LB 3604"

WATER WATER METER
WATER WATER VALVE COVER
NEW CONCRETE

LOT 17, CLARKE'S REPLAT OF BLOCK 4 WARREN AND PART OF BLOCK 63 SPRINGFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 95, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

NOTES:
1. BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES, EAST ZONE, (83/11) WITH THE BEARING ON THE EASTERLY RIGHT-OF-WAY LINE OF REDWING STREET, BEING NORTH 01°06'33" WEST.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 PER TRIMBLE VRS NETWORK WITH AN ORIGINATING BENCHMARK BEING A SET NAIL AND DISK, "GAI TRAV" WITH AN ELEVATION OF 18.06 FEET (SHOWN HEREON).
3. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO COMMUNITY PANEL 120077-0357-J OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FL, DATED NOVEMBER 2, 2018 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL AND NOT SHOWN HEREON.
5. THIS PROPERTY IS ZONED RESIDENTIAL MEDIUM DENSITY-SPRINGFIELD (RMD-S): MINIMUM LOT REQUIREMENT (WIDTH/AREA): 25 FEET/2,500 S.F.; MAXIMUM LOT COVERAGE BY ALL BUILDINGS: 50 PERCENT; MINIMUM YARD REQUIREMENT: FRONT: 10 FEET MINIMUM AND 15 FEET MAXIMUM OR GENERALLY COMPATIBLE WITH SURROUNDING CONTRIBUTING STRUCTURES (WITHIN 25 PERCENT OF AVERAGE FRONT YARD OF ADJACENT CONTRIBUTING STRUCTURES), SIDE: 14 PERCENT OF LOT WIDTH, ROUNDED OFF TO THE NEAREST WHOLE NUMBER DIVIDED EQUALLY PER SIDE; AND REAR: 10 FEET; MAXIMUM HEIGHT OF STRUCTURES: PRINCIPAL STRUCTURE 45 FEET, ACCESSORY STRUCTURES SHALL BE NO HIGHER THAN PRINCIPAL STRUCTURES; ALL PER THE LAND DEVELOPMENT CODE FOR THE CITY OF JACKSONVILLE.
6. ALL LIVE OAKS AND LONGLEAF PINES ARE MARKED. ALL OTHER OAKS ARE SCRUB, WATER, OR LAUREL. ALL OTHER PINES ARE SLASH OR POND.

PLAN 2111 H LEFT

LOT SIZE	3,119± S.F.
1ST FLOOR LIVING	987± S.F.
FRONT PORCH	168± S.F.
BACK DECK	180± S.F.
A/C PAD	9± S.F.
FRONT WALK	0± S.F.
DRIVEWAY TO R/W	230± S.F.
TOTAL IMPERVIOUS AREA	1,574 S.F. 50%

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

REBECCA K. HIERS-BRAY, P.E. NO. 69829
GAI CONSULTANTS
1301 RIVERPLACE BLVD, SUITE 900
JACKSONVILLE, FL 32207

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

*GROUND ELEV. AT FOUNDATION SHALL BE MIN. 6IN BELOW FINISHED FLOOR ELEVATION.
**SURVEY PROVIDED BY GAI CONSULTANTS, INC

102

gai consultants
transforming ideas into reality
1301 Riverplace Boulevard, Suite900
Jacksonville, FL 32207
904.363.1110
Certificate of Authorization:
© 2013 GAI Consultants, Inc.

REVISIONS

DATE	DESCRIPTION	No.

2051 REDWING ST
LOT GRADING PLAN

IN-FILL LOT GRADING PLAN
for JWB CONSTRUCTION GROUP
JACKSONVILLE FLORIDA

REBECCA K. HIERS-BRAY LICENSE No.69829 STATE OF FLORIDA PROFESSIONAL ENGINEER

REBECCA K. HIERS-BRAY, P.E.
FL REG. NO. 69829

Project No.:	S141206.01
Issue Date:	02-02-2024
Designed By :	D.Y.
Checked By :	V.R.
Drawn By :	D.Y.
Task No.:	028

COA 24-30407

2047 Redwing St

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30407

Address: 2047 Redwing St, RE# 055199-0000

Location: East side of Redwing Street, between 10th Street East and 11th Street East

Owner: Adam Eiseman
JWB Real Estate Capital, LLC
7563 Philips Highway Suite 208
Jacksonville, Florida 32256

Applicant: Mitchell Askelson
JWB Real Estate Companies, LLC
7563 Philips Highway Suite 208
Jacksonville, Florida 32256

Year Built: N/A

Designation: Springfield

Request: New Construction (two-story single-family residence)

Summary Scope of Work:
1. New construction of a two-story single-family home

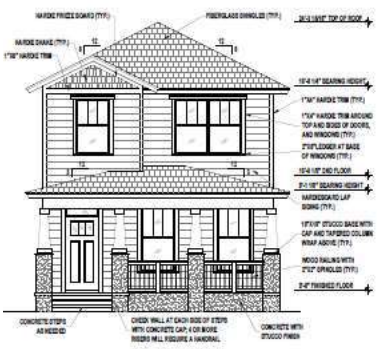
Recommendation: **Approve with Conditions**

Conditions:

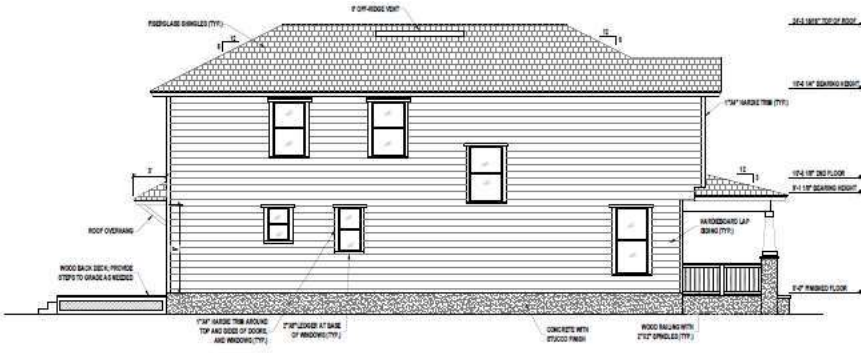
New construction of a two-story single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated December 28, 2023, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated February 28, 2024.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures.
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).

6. The siding shall be installed with the smooth side facing outward.
7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
9. The front door shall have clear glass without any decorative etching or frosted glass.
10. Driveway installation shall be reviewed under a separate COA application.
11. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
12. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



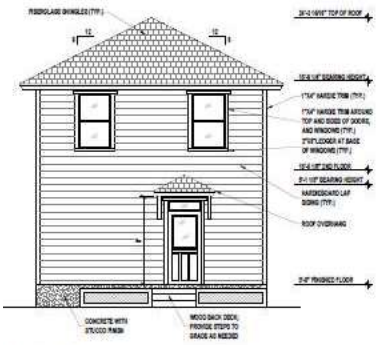
FRONT ELEVATION



LEFT SIDE ELEVATION

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTES:



REAR ELEVATION

RIGHT SIDE ELEVATION

PROJECT DESCRIPTION

COA-24-30407 seeks to construct a two-story single-family home within the Springfield Historic District. The subject property is currently vacant and approximately 36 feet wide and 86 feet long. The lots on this portion of the block are a mixture of one-story and two-story homes. As designed, the home consists of a hip roof with a nested gable and a full-width porch along the front elevation. Primary materials of the structure include fiberglass shingles for the roof, three-over-one and one-over-one windows, fiber cement lap siding and shingles, wood railings, concrete block with stucco finish for the foundation, and stucco columns along the front porch.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for a compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed frame vernacular style is consistent with the architectural styles of the neighborhood. As such, the proposed development is consistent with Sections 307.106(k)(1-2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from finish floor is 24 feet and 3 inches, which is compatible with the heights of adjacent and proposed structures. The scale and massing of the proposed structure is consistent with other residences on the block. The setbacks as shown on the site plan dated February 28, 2024 are consistent with other nearby structures and have been conditioned to ensure compatibility. Massing of the proposed structure is consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations three-over-one light pattern windows on the front elevation and one-over-one light pattern windows on the remaining elevations—all of which possess a header height characteristic of window design in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a quarter-light craftsman-style door with a transom, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the gable roof form is compatible with the roof forms within the District, and similar roof forms are found along the block as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the

proposed structure is compatible with the directional expression of proximate structures and consistent with Section 307.106(m)(7).

- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The fiber cement lap siding, a contemporary material used to replicate the finish and dimension of horizontal wood lap siding, which is common in Springfield;
    - The block foundation with a stucco finish;
    - The one-story, full-width porch with stucco columns along the front elevation; and,
    - Vertically-oriented windows spaced evenly throughout the structure.
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed residence is differentiated from historic structures by the finish and materials used, while being compatible with the massing, size, scale and architectural features of adjacent properties.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- Historic Preservation Guidelines for the Springfield Historic District, "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) - *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

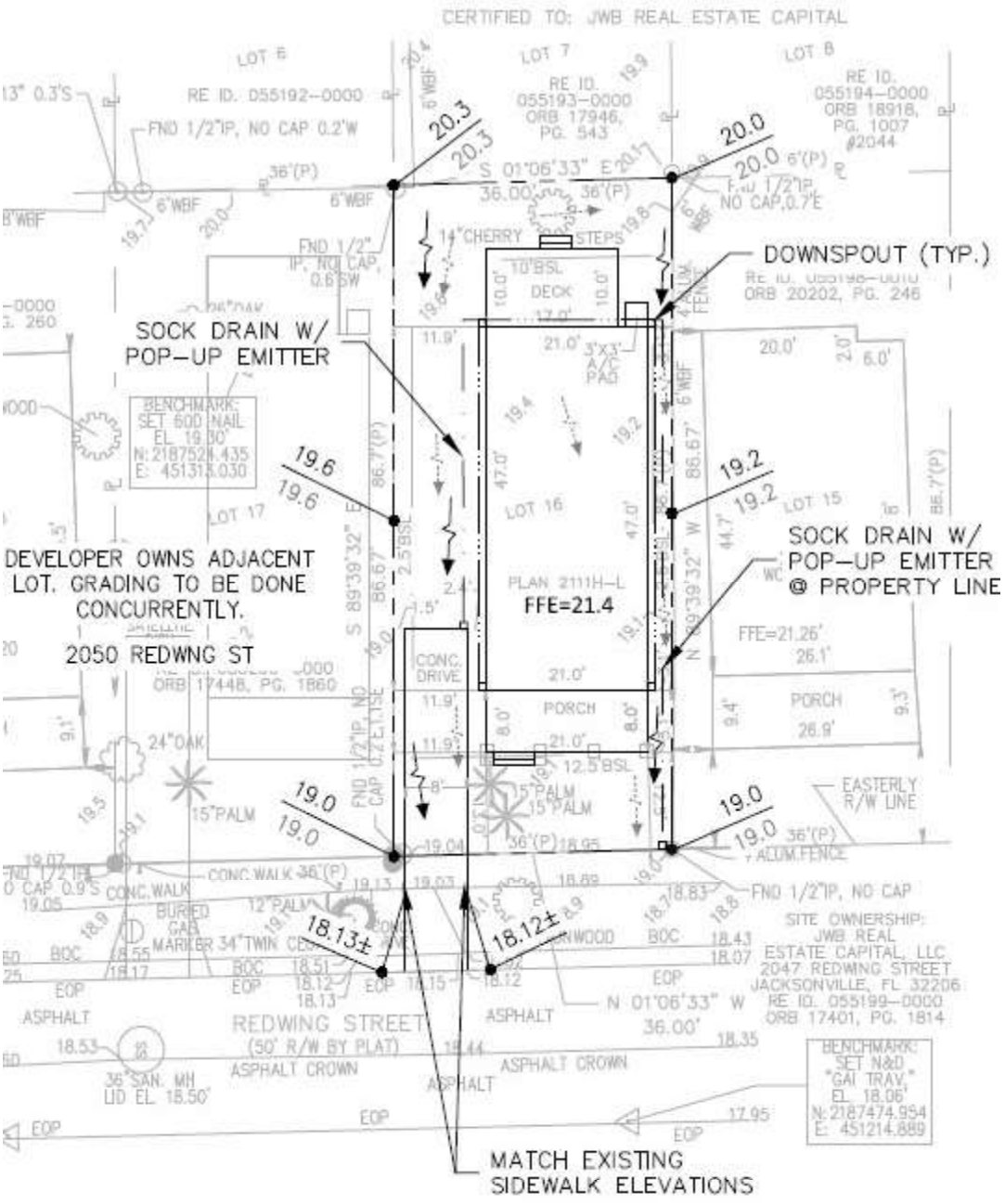
Design Guidelines, "New Construction"

- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

LOCATION MAP

POSTED SIGN PHOTOGRAPH

PROPOSED SITE PLAN DATED FEBRUARY 28, 2024



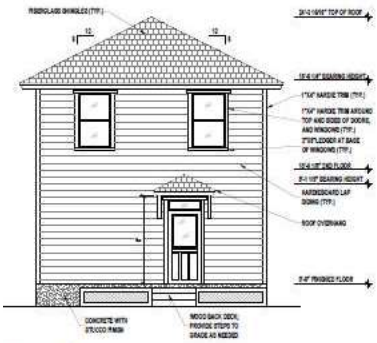
PROPOSED ELEVATIONS DATED DECEMEBER 28, 2023

FRONT ELEVATION

LEFT SIDE ELEVATION

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTES:



REAR ELEVATION

RIGHT SIDE ELEVATION

Application For Certificate Of Appropriateness

Application Info

Tracking #	30407	**Application Status**	FOUND SUFFICIENT
Date Started	02/29/2024	**Date Submitted**	02/29/2024

Planning and Development Department Info

COA # COA-24-30407

Admin Review ☐

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☐

JHPC Meeting Date 4/24/2024

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name ASKELSON **First Name** MITCHELL **Middle Name** BRIAN

Company Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 904 677 6777 **Fax** 904 **Email**

General Information On Owner(s)

Agent represents ◉ Owner ○ Contractor ○ Architect ○ Consultant ○ Other

Last Name EISEMAN **First Name** ADAM **Middle Name**

Company/Trust Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 9046776777 **Fax** 904 **Email** MITCH@JWBCOMPANIES.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	055199 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
2047	REDWING ST	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
BUILD 1 NEW CONSTRUCTION SINGLE FAMILY RESIDENCE, 3 BED, 2.5 BATH, 1943SQFT.

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan -** Proposed front, side, and rear elevations and site plan. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Materials -** Materials identified and product info.
- [x] **Photos Of Homes -** Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
☑	SITE PLAN

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with

comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4/5/24

COA#: COA-24-30407

Address: 2047 Redwing St
Jacksonville, FL 32206

Owner: JWB Real Estate Capital LLC

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application COA-24-30407 **were posted on the property/site located at:**

055199-0000
Real Estate Number(s)

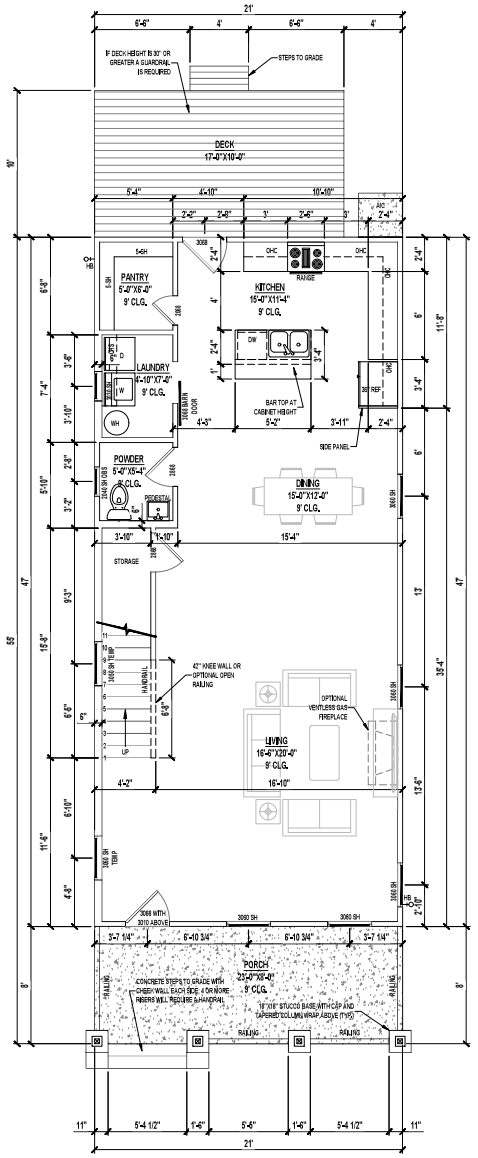
2047 Redwing St
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name: Mitchell Askelson

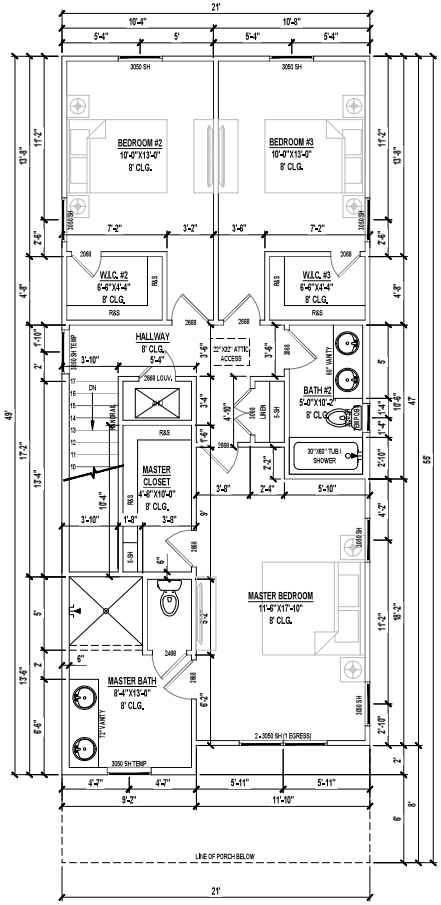
Signature:

Dated this 5 day of April, 2024.



1ST LEVEL FLOOR PLAN

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



2ND LEVEL FLOOR PLAN

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

BUILDING AREAS

1ST FLOOR HEATED AREA:	987 SF
2ND FLOOR HEATED AREA:	956 SF
TOTAL HEATED AREA	1,943 SF
PORCH:	168 SF
TOTAL UNDER ROOF:	2,111 SF
DECK:	170 SF

CONDITIONED SPACE = 16,531 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0.1	SITE PLAN
A1.1	FLOOR PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION 2023 FLORIDA BUILDING CODE PLUMBING 2023 FLORIDA BUILDING CODE MECHANICAL 2020 NEC
CONSTRUCTION TYPE:	5B
OCCUPANCY CLASS:	R-3

2 STORY RESIDENCE
2047 REDWING STREET | JACKSONVILLE, FL 32206

FLOOR PLANS

Shields CAD Services
243 Tarrass Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com

© 2023 Shields CAD Services LLC

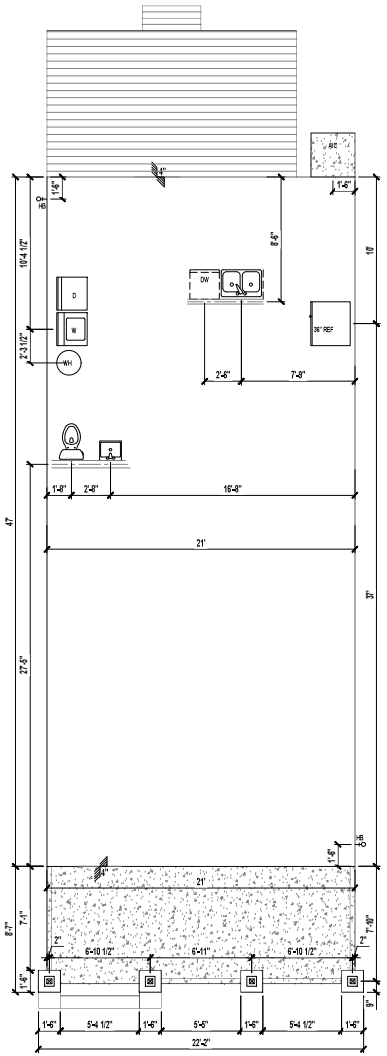
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BOTH THE SEAL AND SIGNATURE ARE AFFIXED BY SHIELDS. ALL PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 12-28-23
Scale AS SHOWN
Job 1943H-9/8
Sheet A1.1

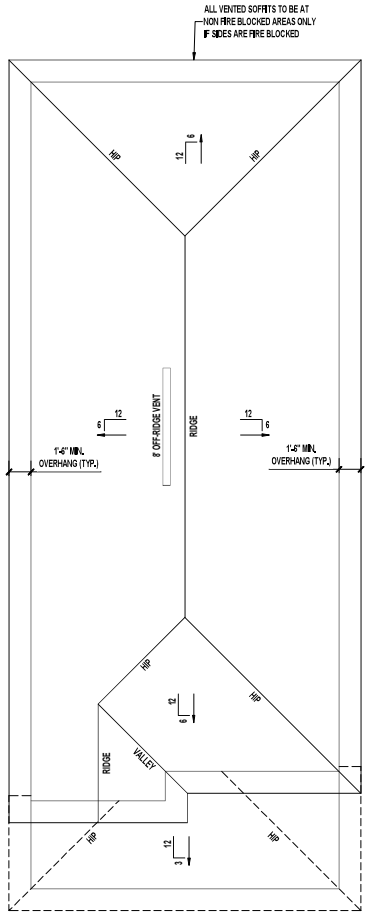
C:\Users\billie\OneDrive\1-Drawings\JWB Construction Group\1943H 2047 Redwing Street 2 Story Historic 21X68\2023-12-28 2047 Redwing Street 2 Story.dwg, 1/8/2024 5:02:24 PM



FOUNDATION LAYOUT

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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS. CONTRACTOR MUST VERIFY ALL DIMENSIONS.



ROOF PLAN

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

VENT CALCULATIONS

SOFFIT VENTS

VENTILATED ATTIC AREA: 1,005 SQ. FT.

1,005 / 300 = 3.35 SQ. FT.

3.35 SQ. FT. X 144 = 482 SQ. IN. TOTAL NET FREE VENT AREA

482 X 50% = 241 SQ. IN. NET FREE

SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF

241 / 6.55 = 37 LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS

VENTILATED ATTIC AREA: 1,005 SQ. FT.

1,005 / 300 = 3.35 SQ. FT.

3.35 SQ. FT. X 144 = 482 SQ. IN. TOTAL NET FREE VENT AREA

482 X 50% = 241 SQ. IN. NET FREE

(1) 8' OFF-RIDGE VENT REQUIRED

(4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

2 STORY RESIDENCE

2047 REDWING STREET | JACKSONVILLE, FL 32206

FOUNDATION AND ROOF PLANS

Shields CAD Services
243 Tarrace Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com

© 2023 Shields CAD Services LLC

Prepared For:

JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BEARING THE SEAL AND SIGNATURE OF THE SIGNING SHIELDS. JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 12-28-23

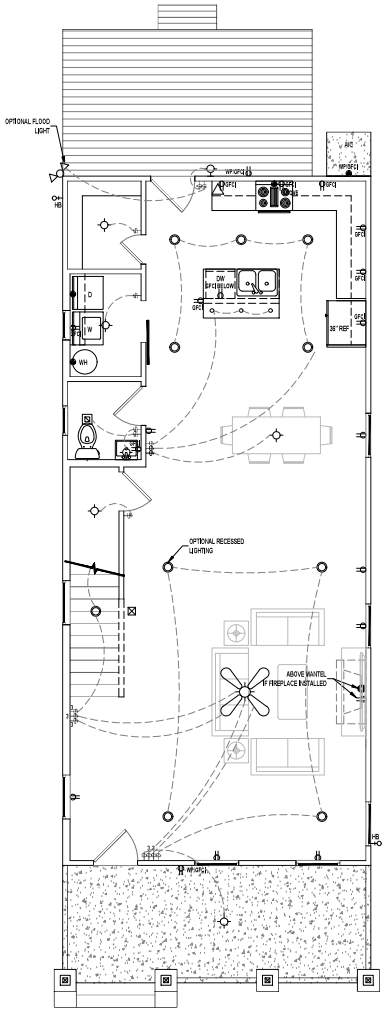
Scale AS SHOWN

Job 1943H-9/8

Sheet A1.2

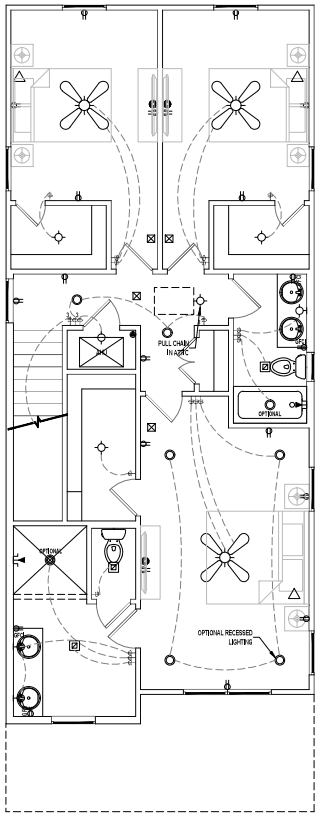
74

C:\Users\billie\OneDrive\1-Drawings\JWB Construction Group\1943H 2047 Redwing Street 2 Story Historic 21X68\2023-12-28 2047 Redwing Street 2 Story.dwg, 1/8/2024 5:02:25 PM



1ST LEVEL ELECTRIC PLAN

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



2ND LEVEL ELECTRIC PLAN

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

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:
1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

2 STORY RESIDENCE
2047 REDWING STREET | JACKSONVILLE, FL 32206

ELECTRIC PLANS

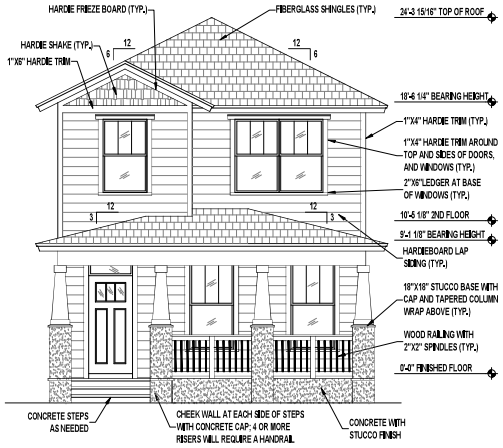
Shields CAD Services
243 Tarrass Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com
© 2023 Shields CAD Services LLC

Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By

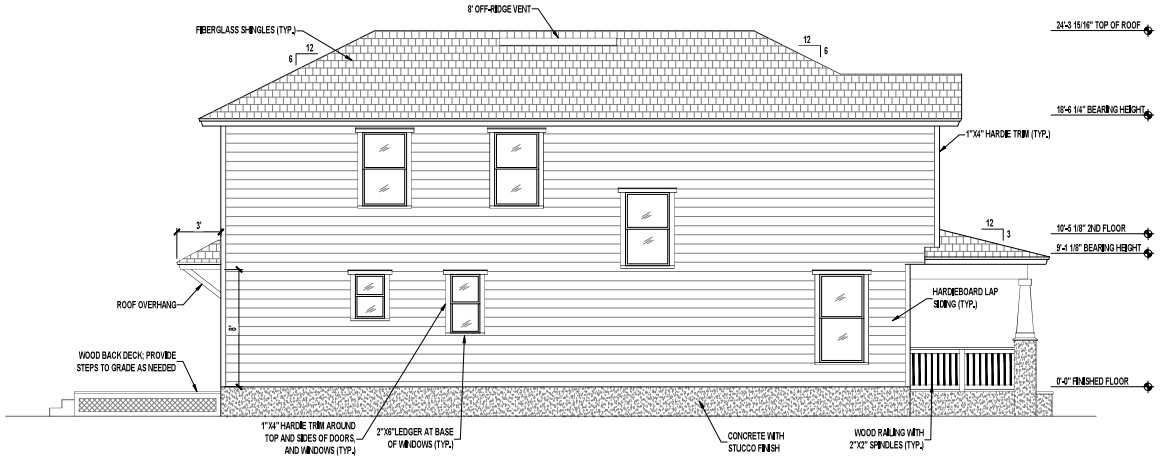
THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED AND SEALED BY WILLIAM SHIELDS, JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 12-28-23
Scale AS SHOWN
Job 1943H-9/8
Sheet A1.3



FRONT ELEVATION

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



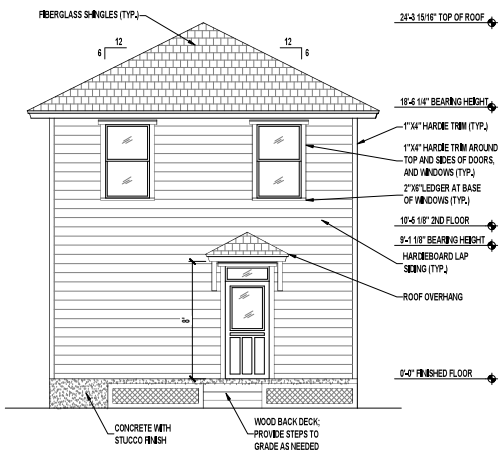
LEFT SIDE ELEVATION

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

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

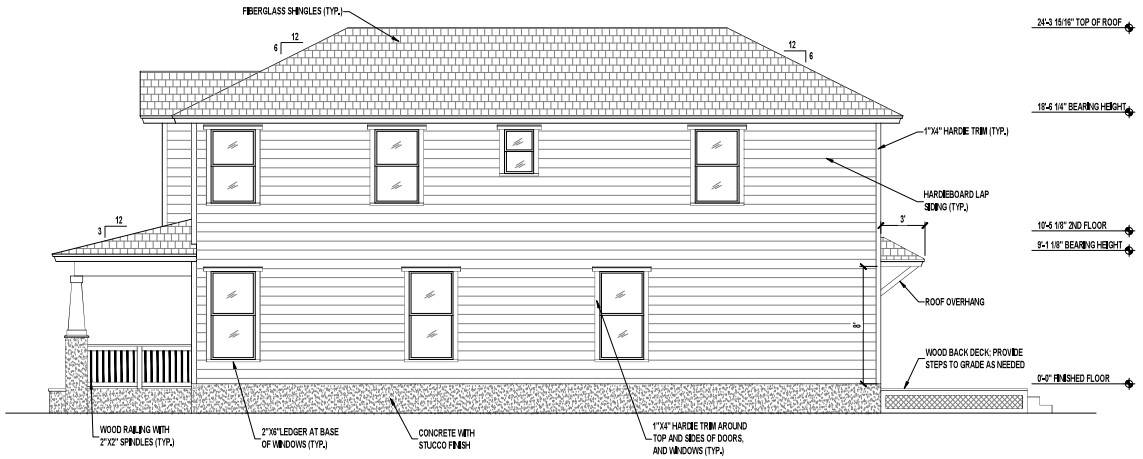
NOTES:

1. ALL CEMENTICIOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.



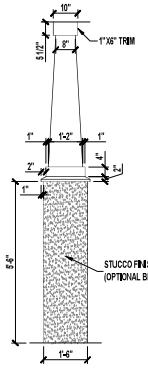
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



COLUMN DETAIL

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

Shields CAD Services
243 Tarrase Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com

© 2023 Shields CAD Services LLC

Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By

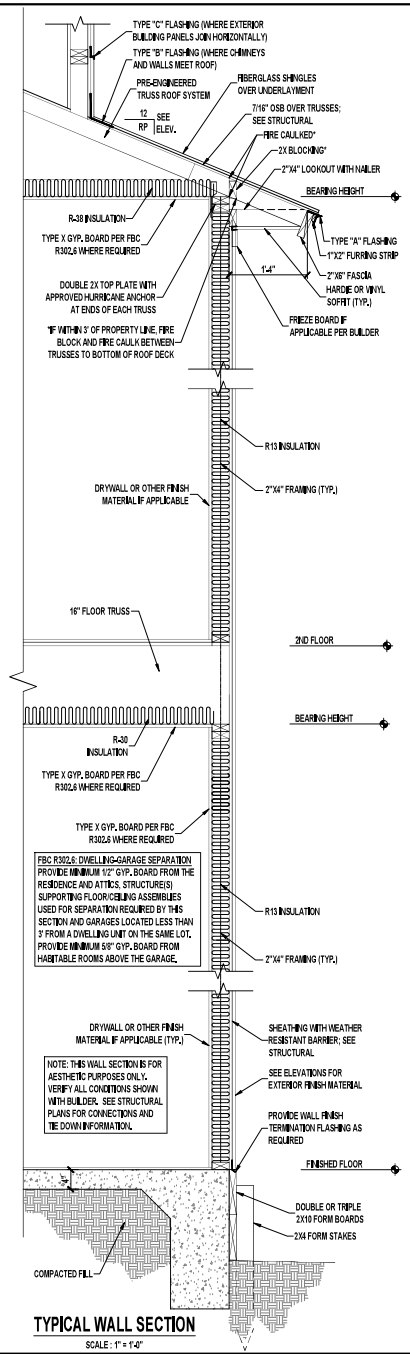
THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BEARING THE ORIGINAL SIGNATURE AND SEAL OF SHIELDS. JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date	12-28-23
Scale	AS SHOWN
Job	1943H-9/8
Sheet	A2.1

2 STORY RESIDENCE
2047 REDWING STREET | JACKSONVILLE, FL 32206

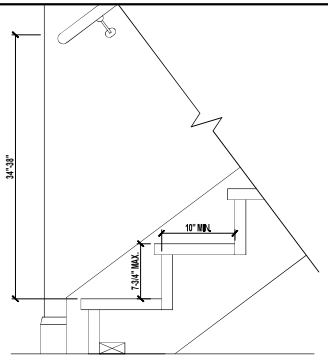
ELEVATIONS

C:\Users\billel\OneDrive\1-Drawings\JWB Construction Group\1943H 2047 Redwing Street 2 Story Historic 21X68\2023-12-28 2047 Redwing Street 2 Story.dwg, 1/8/2024 5:02:25 PM



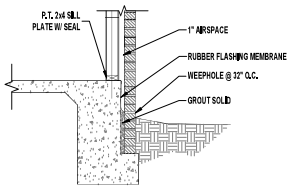
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



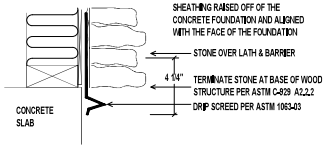
STAIR DETAIL

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



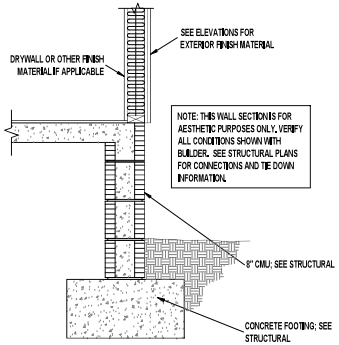
BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



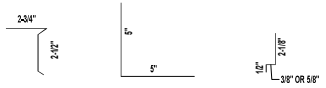
STONE APPLICATION DETAIL

SCALE: N.T.S.



TYPICAL WALL SECTION (STEM WALL OPTION)

SCALE : 1" = 1'-0"

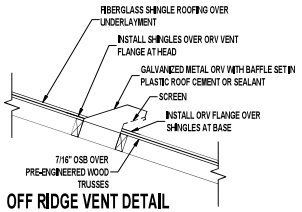


SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE II (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE
FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

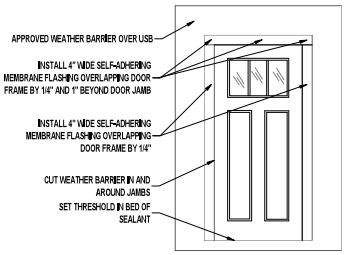
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

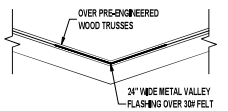
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

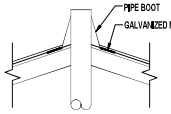
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



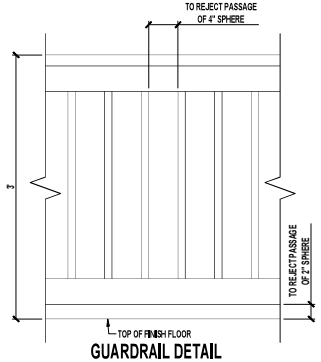
VALLEY FLASHING DETAIL

NOT TO SCALE



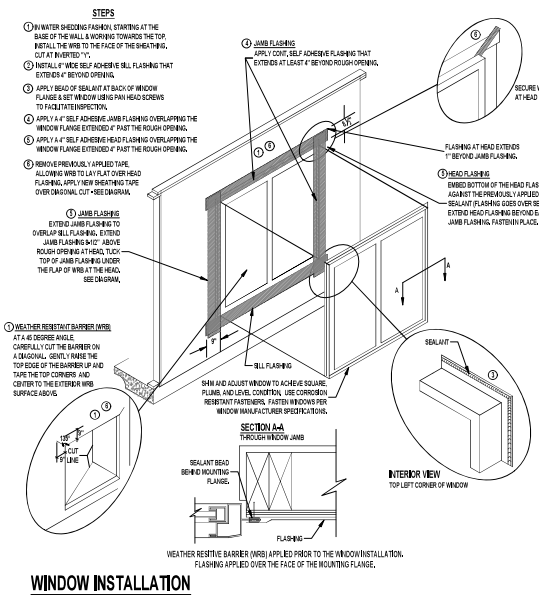
PLUMBING STACK FLASHING DETAIL

NOT TO SCALE



GUARDRAIL DETAIL

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



WINDOW INSTALLATION

SCALE: N.T.S.

Shields CAD Services
243 Tarrace Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: bllshields@gmail.com

© 2023 Shields CAD Services LLC

2 STORY RESIDENCE
2047 REDWING STREET | JACKSONVILLE, FL 32206

DETAIL SHEET

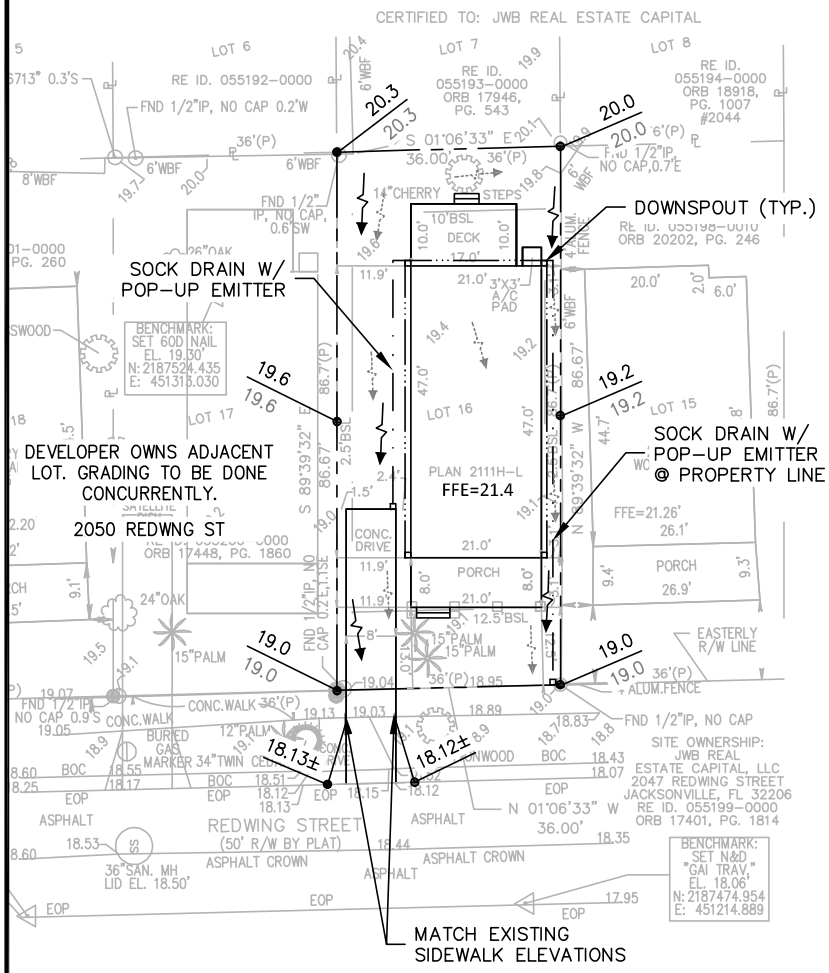
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS SIGNED AND SEALED BY THE ARCHITECT OR SHIELDS. IR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date	12-28-23
Scale	AS SHOWN
Job	1943H-9/8
Sheet	A3.1

C:\Users\billie\OneDrive\1-Drawings\JWB Construction Group\1943H 2047 Redwing Street 2 Story Historic 21X68\2023-12-28 2047 Redwing Street 2 Story.dwg, 1/8/2024 5:02:26 PM



0 20' 40'

SCALE: 1"=20'

PROPOSED LEGEND

- PRE-FLOW ARROW
- POST-FLOW ARROW
- 99.0 EXIST. SPOT ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- DOWNSPOUT
- GUTTERS
- SOCKDRAIN

PLAN 2111 H LEFT

LOT SIZE	3,119± S.F.
1ST FLOOR LIVING	987± S.F.
FRONT PORCH	168± S.F.
BACK DECK	180± S.F.
A/C PAD	9± S.F.
FRONT WALK	0± S.F.
DRIVEWAY TO R/W	232± S.F.
TOTAL IMPERVIOUS AREA	1,576 S.F. 50%

LEGEND:

ALUM. ALUMINUM
BOC BACK OF CURB
BSL BUILDING SETBACK LINE
CONC. CONCRETE
EL. ELEVATION
EOP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
FND. FOUND
GYA GUY ANCHOR
ID. IDENTIFICATION
IP IRON PIPE
IRC IRON ROD AND CAP
MH MANHOLE
N&D NAIL AND DISK
OHE OVERHEAD ELECTRIC LINE
ORB OFFICIAL RECORDS BOOK
(P) PLATTED DATA
P.B. PLAT BOOK
PG. PAGE
P PROPERTY LINE
RE ID. REAL ESTATE IDENTIFICATION NUMBER
R/W RIGHT-OF-WAY
SAN. SANITARY SEWER
WBF WOOD BOARD FENCE
WSHP WOOD SHARED UTILITY POLE
SET 1/2" REBAR AND CAP "GAI LB 3604"

WATER WATER METER
WATER WATER VALVE COVER
NEW CONCRETE

NOTES:
1. BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES, EAST ZONE, (83/11) WITH THE BEARING ON THE EASTERLY RIGHT-OF-WAY LINE OF REDWING STREET, BEING NORTH 01°06'33" WEST.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 PER TRIMBLE VRS NETWORK WITH AN ORIGINATING BENCHMARK BEING A SET NAIL AND DISK, "GAI TRAV" WITH AN ELEVATION OF 18.06 FEET (SHOWN HEREON).
3. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO COMMUNITY PANEL 120077-0357-J OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FL, DATED NOVEMBER 2, 2018 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL AND NOT SHOWN HEREON.
5. THIS PROPERTY IS ZONED RESIDENTIAL MEDIUM DENSITY-SPRINGFIELD (RMD-S): MINIMUM LOT REQUIREMENT (WIDTH/AREA): 25 FEET/2,500 S.F.; MAXIMUM LOT COVERAGE BY ALL BUILDINGS: 50 PERCENT; MINIMUM YARD REQUIREMENT: FRONT: 10 FEET MINIMUM AND 15 FEET MAXIMUM OR GENERALLY COMPATIBLE WITH SURROUNDING CONTRIBUTING STRUCTURES (WITHIN 25 PERCENT OF AVERAGE FRONT YARD OF ADJACENT CONTRIBUTING STRUCTURES), SIDE: 14 PERCENT OF LOT WIDTH, ROUNDED OFF TO THE NEAREST WHOLE NUMBER DIVIDED EQUALLY PER SIDE; AND REAR: 10 FEET; MAXIMUM HEIGHT OF STRUCTURES: PRINCIPAL STRUCTURE 45 FEET, ACCESSORY STRUCTURES SHALL BE NO HIGHER THAN PRINCIPAL STRUCTURES; ALL PER THE LAND DEVELOPMENT CODE FOR THE CITY OF JACKSONVILLE.
6. ALL LIVE OAKS AND LONGLEAF PINES ARE MARKED. ALL OTHER OAKS ARE SCRUB, WATER, OR LAUREL. ALL OTHER PINES ARE SLASH OR POND.

LOT 16, CLARKE'S REPLAT OF BLOCK 4 WARREN AND PART OF BLOCK 63 SPRINGFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 95, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

*GROUND ELEV. AT FOUNDATION SHALL BE MIN. 6IN BELOW FINISHED FLOOR ELEVATION.
**SURVEY PROVIDED BY GAI CONSULTANTS, INC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

REBECCA K. HIERS-BRAY, P.E. NO. 69829
GAI CONSULTANTS
1301 RIVERPLACE BLVD, SUITE 900
JACKSONVILLE, FL 32207

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

gai consultants
transforming ideas into reality
1301 Riverplace Boulevard, Suite900
Jacksonville, FL 32207
904.363.1110
Certificate of Authorization:
© 2013 GAI Consultants, Inc.

REVISIONS

DATE	DESCRIPTION	No.

2047 REDWING ST
LOT GRADING PLAN

IN-FILL LOT GRADING PLAN
for JWB CONSTRUCTION GROUP
JACKSONVILLE FLORIDA

REBECCA K. HIERS-BRAY LICENSE No.69829 STATE OF FLORIDA PROFESSIONAL ENGINEER

REBECCA K. HIERS-BRAY, P.E.
FL REG. NO. 69829

Project No.:	S141206.01
Issue Date:	02-28-2024
Designed By :	V.R.
Checked By :	R.H.B.
Drawn By :	V.R.
Task No.:	7630

COA 23-29861

141 5th St E

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29861

Address: 141 5th Street East, RE# 071300-0000

Location: North side of 5th Street East, between Hubbard Street and Market Street North

Owner: Clayborn Jones
Wholesale Property Depot, LLC
1824 Blanding Boulevard
Jacksonville, Florida 32244

Applicant: Damien Gardner
7168 Cypress Cove
Jacksonville, Florida 32210

Year Built: *c.* 1909 (Property Appraiser)

Designation: Springfield, Contributing

Request: Alterations

Summary Scope of Work:
1. Restore front porch on first floor
2. Restore front porch on second floor
3. Wholesale replacement of 24 non-original windows (Administrative)
4. Wholesale replacement of non-original siding (Administrative)
5. Construction of a one-story rear addition (Administrative)
6. Reroof (Administrative)
7. Miscellaneous Hardscaping Improvements (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

First Floor and Second Floor Porch Restoration

1. Materials, design, and height shall be substantially consistent with the elevation drawings and site plan digitally signed **March 20, 2024**, or as otherwise approved by the Historic Preservation Section.
2. The railing system shall be made of wood or wood composite materials and the spindles centered between an upper and lower rail with no exposed ends (no vinyl or PVC).

3. Any new fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
4. The deck boards shall run from the house toward the street front, so the lines are perpendicular to the wall plane of the structure.
5. A horizontal trim board shall be used along the exposed edge of the flooring, so it is hidden from street view, unless using tongue and groove boards.

Wholesale replacement of 24 non-original windows (Administrative)

6. Any exterior trim work, including traditional sill, sideboards, and header with crown molding, shall be retained or replicated in wood or cementitious materials, but not vinyl.
7. All new windows shall fit be vertically oriented and be recessed within the opening (not flush with the wall or have permanent nailing fins).
8. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
9. All new windows shall be wood, wood clad, wood blend, vinyl or cellular PVC.
10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
11. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA Final Order.

Wholesale replacement of non-original siding (Administrative)

12. All new siding, corner posts, and window trim repairs shall the features of historic horizontal lap siding in design, reveal, dimension, and exposure.
13. The siding shall be installed with the smooth side facing outward.
14. There shall be no straight vertical seams.

Construction of a one-story rear addition (Administrative)

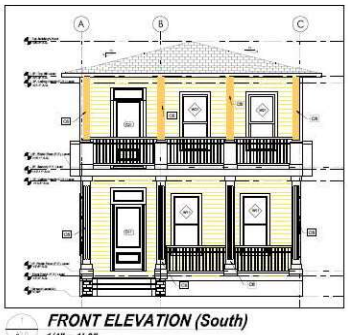
15. Materials, design, and height shall be substantially consistent with the elevation drawings and site plan digitally signed **March 20, 2024**, or as otherwise approved by the Historic Preservation Section.

Reroof (Administrative)

16. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.) During the course of the work, the repairs shall be made with like materials.
17. The roofing materials shall not be stacked on the roof in one location. Historic structures are often fragile, and the roof cannot support the weight of a large stack of shingles in one location. Severe damage to the structure may result.

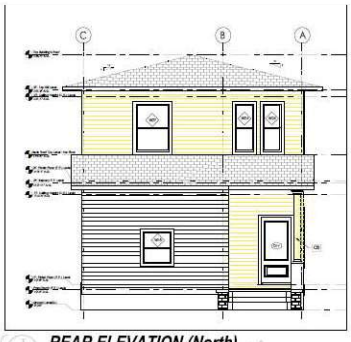
Miscellaneous Hardscaping Improvements (Administrative)

18. All hardscaping improvements shall be designed and developed in accordance with the site plan digitally signed **March 20, 2024,** or as otherwise approved by the Historic Preservation Section.



FRONT ELEVATION (South)
1/4" = 1'-0"

LEFT ELEVATION (West)
1/4" = 1'-0"



REAR ELEVATION (North)
1/4" = 1'-0"

RIGHT ELEVATION (East)
1/4" = 1'-0"

PROJECT DESCRIPTION

COA-23-29861 seeks to restore the first-floor and second-floor porch openings on a two-story contributing structure within the Springfield Historic District. The scope of work includes re-opening the previously enclosed first-floor and second-floor porches, and installing new porch columns and railing on the second floor porch. Originally constructed in 1909, the primary structure has been heavily altered over the years. The majority of lots along this portion of the block contain structures with porches on both the first floor and the second floor.

The application also includes the wholesale replacement of 24 non-original metal windows, the wholesale replacement of non-original stucco siding, construction of a new rear addition, removal and replacement of the existing asphalt shingles, and the installation of a new walkway in the front yard. Pursuant to the authority granted to Staff through the 2024 Matrix, these items can be approved of administratively, subject to the conditions listed in the recommendation section of this report. Staff is generally authorized to approve of the restoration of an original feature (the first-floor and second-floor porch) when historic documentation is available; however, staff has no documentation illustrating the original aesthetic of the second floor front porch. As such, the analysis in this report focuses on the restoration of the front elevation porches.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- According to the 1913-1951 Sanborn Maps, the subject property originally contained a two-story single-family dwelling with unenclosed porches on both the first and second floor. However, at some point in time, both porches were enclosed.
- Historic District Design Guidelines on "Roofs and Roof Surfaces" lists Recommend #1 as, "Preserve the original roof form in the course of rehabilitation." The applicant's scope of work, as conditioned, is consistent with the Design Guidelines and Section 307.106(k)(1 and 2) based on the intent to preserve the roof form.
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The Historic Preservation Guidelines for the Springfield Historic District recognize that full-façade width entrance porches are an important design element of historic residences in the Springfield Historic District. Serving as a transitional space between the exterior and the interior and defining and protecting the primary entryway into the residence, front porches are the principal location for ornamentations and detailing such as piers, columns, rails and spindles, as well as brackets and other jig-sawn woodwork. The size, style, sense of openness and detailing are all important attributes of porches and should be preserved or properly restored based on physical or documentary evidence. Moreover, the Design Guidelines for the District reference Standards Two (2), Six (6), and Nine (9) of the *Secretary of the Interior's Standards for Rehabilitation*:

  - Standard Two (2) refers to the historic character of a property being retained and preserved amid the removal of historic materials or features. The applicant's scope of work would bring the home closer to its original state and restore its architectural character—thereby achieving compatibility with the massing, size, scale and architectural features of adjacent properties, consistent with Sections 307.106(k)(1) and 307.106(l)(2).
  - Standard Six (6) refers to how new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials. The applicant's proposed railing design for the first-floor and second-floor porches is more compatible with the house and the Springfield Historic District. As such, the project, as conditioned, is consistent with Section 307.106(l)(6).
  - Standard Nine (9) emphasizes that exterior alterations shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Restoring the altered feature, as conditioned, reinstates the historical and architectural integrity of the original unenclosed front porch.
- The application also includes the wholesale replacement of 24 non-original metal windows, the wholesale replacement of non-original stucco siding, construction of a new rear addition, removal and replacement of the existing asphalt shingles, and the installation of a new walkway in the front yard. Pursuant to the authority granted to Staff through the 2024 Matrix, these items can be approved of administratively. As conditioned, these features are consistent with Section 307.106 and the Design Guidelines.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1,2, and 4
- Section 307.106(m) Guidelines on Alterations: 2 and 6
- Historic Preservation Guidelines for the Springfield Historic District, "Porches, Porte Cochere and Garages," and "Windows, Shutters and Awnings," and "Roofs and Roof Surfaces"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Design Guidelines, "Porches, Porte Cochere and Garages," and "Windows, Shutters and Awnings," and "Roofs and Roof Surfaces"

- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

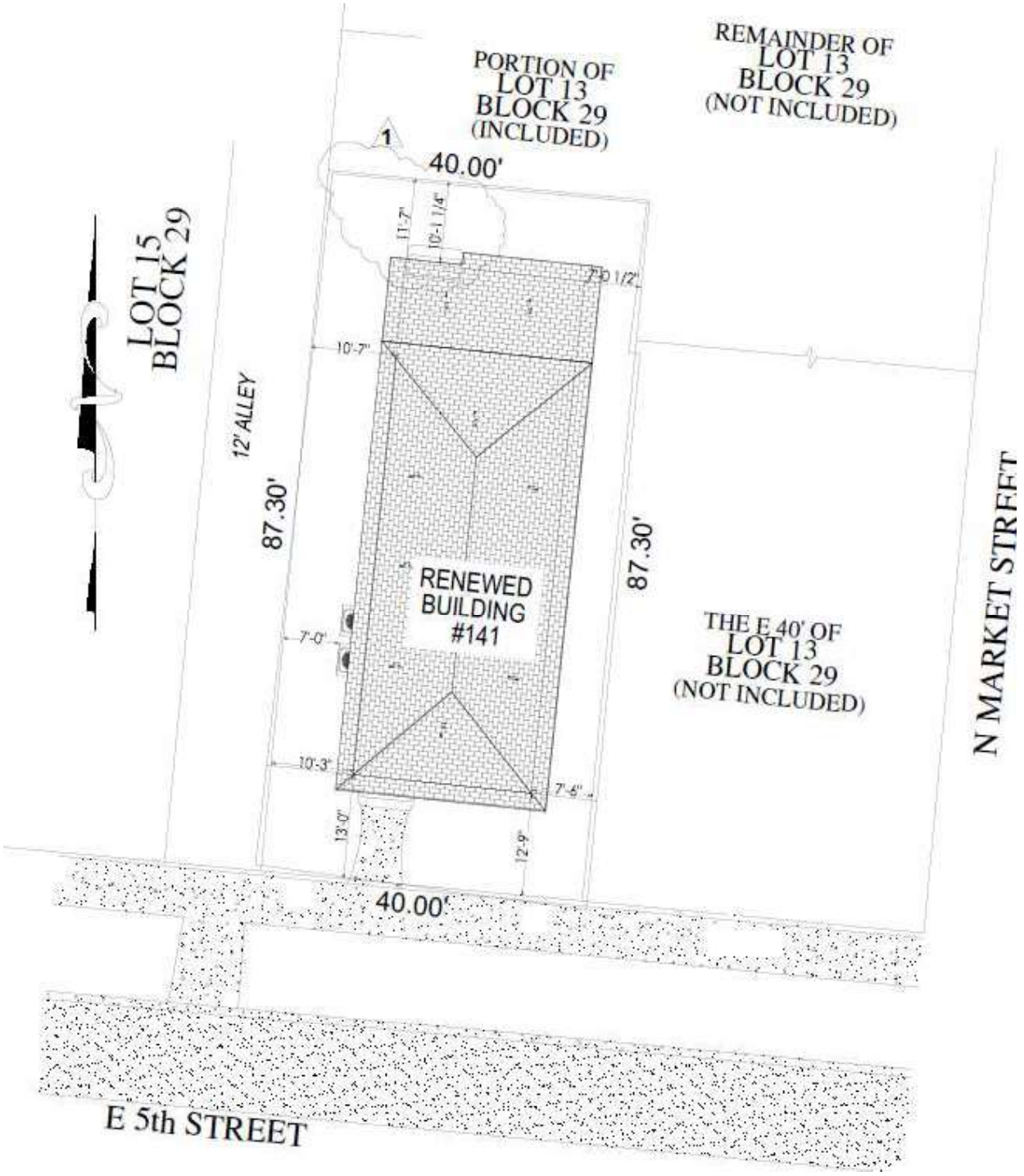
- Secretary of the Interior's Standards for Rehabilitation (6):
  Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

LOCATION MAP

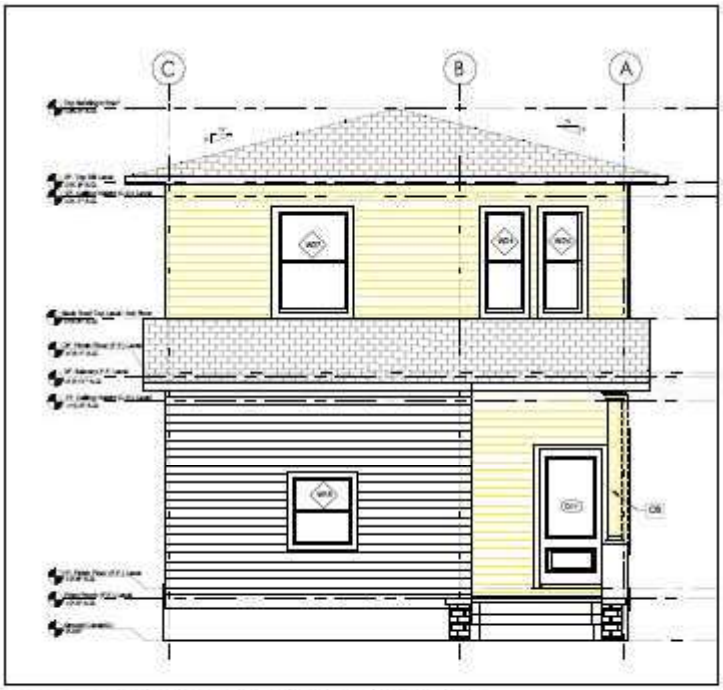
PICTURE OF PROPERTY WITH POSTED SIGN

PROPOSED SITE PLAN DIGITALLY SIGNED MARCH 20, 2024

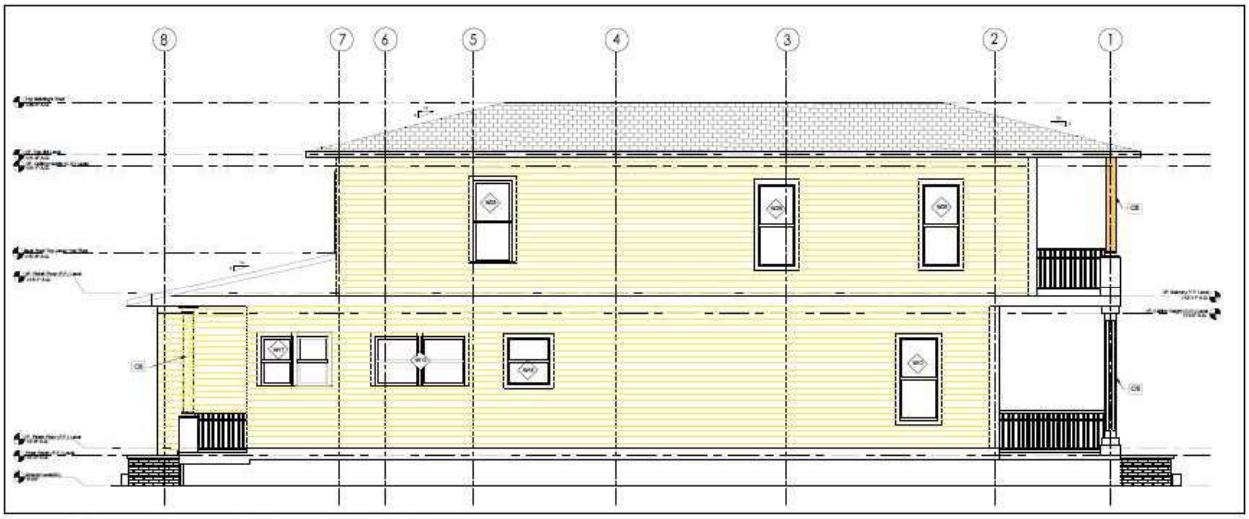


PROPOSED ELEVATIONS DIGITALLY SIGNED MARCH 20, 2024

FRONT ELEVATION (South)
1/4" = 1'-0".



REAR ELEVATION (North)
1/4" = 1'-0".



LEFT ELEVATION (West)
1/4" = 1'-0".

RIGHT ELEVATION (East)
1/4" = 1'-0".

Application For Certificate Of Appropriateness

Application Info

Tracking #	29861	**Application Status**	FOUND SUFFICIENT
Date Started	10/13/2023	**Date Submitted**	10/13/2023

Planning and Development Department Info

COA # COA-23-29861

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 4/4/2024

Forwarded to JHPC ☑

JHPC Meeting Date 4/24/2024

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name GARDNER **First Name** DAMIAN **Middle Name**

Company Name

Mailing Address 7168 CYPRESS COVE

City JACKSONVILLE **State** FL **Zip Code** 32244

Phone 321 305 8004 **Fax** 904 **Email** GARDNERDDD@GMAIL.COM

General Information On Owner(s)

Agent represents ◉ Owner ○ Contractor ○ Architect ○ Consultant ○ Other

Last Name JONES **First Name** CLAY **Middle Name**

Company/Trust Name WHOLESALE PROPERTY DEPOT, LLC

Mailing Address 1824 BLANDING

City JACKSONVILLE **State** FL **Zip Code** 32210

Phone 9044836490 **Fax** **Email** INVESTORS904@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#

	071300 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
141	5TH ST E	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [x] **Alteration**
- [ ] **Relocation**
- [x] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [x] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
REROOF, REPLACE SHINGLES WITH BLACK ARCHITECTURAL SHINGLES. OPEN UP PORCHES, INSTALL NEW ROOF FOR PORCHES, CHANGE WINDOWS, CHANGE SIDING.

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list

Alteration - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Area Pictures -** Pictures of area affected by alteration.
- [x] **Structure Photos -** Overall photos of structure.
- [x] **Product -** Brochure/specifications and sample.

Window Replacement - Required Attachments For Complete Application

- [x] **Window Survey -** Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.
- [x] **Window Design -** Proposed window design, light pattern and materials.
- [x] **Window Product -** Brochure/sample of window product.

Reroof/Minor Repairs

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

Additional Documents Provided

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

City of Jacksonville, Florida
Planning and Development Department
Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 9 April 2024

COA#: 29861

Address:
141 E. 5th St
Jacksonville, FL 32206

Owner: Wholesale Property Depot, LLC

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 29861 **were posted on the property/site located at:**

071300-0000
Real Estate Number(s)

141 E. 5th St.
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Damian Gardner

Signature Damian D. Gardner

Dated this 9th day of April, 2024.

WHOLESALE PROPERTY DEPOT LLC
1824 BLANDING BLVD
JACKSONVILLE, FL 32210

Primary Site Address
141 E 5TH ST
Jacksonville FL 32206-

Official Record Book/Page
20486-02338

Tile #
6412

141 E 5TH ST

Property Detail

RE #	071300-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	3487
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$113,267.00	$112,100.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$46,740.00	$46,740.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$160,007.00	$158,840.00
Assessed Value	$160,007.00	$158,840.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$160,007.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20486-02338	11/2/2022	$175,000.00	WD - Warranty Deed	Qualified	Improved
20446-01550	9/23/2022	$100.00	MS - Miscellaneous	Unqualified	Improved
20419-02442	8/31/2022	$100.00	MS - Miscellaneous	Unqualified	Improved
20098-01633	1/17/2022	$100.00	QC - Quit Claim	Unqualified	Improved
11825-00645	5/14/2004	$51,000.00	WD - Warranty Deed	Qualified	Improved
11825-00643	5/14/2004	$38,000.00	WD - Warranty Deed	Unqualified	Improved
03056-00666	1/1/1899	$0.00	- Unknown	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	40.00	87.00	Common	40.00	Front Footage	$46,740.00

Legal

LN	Legal Description
1	2-4 12-2S-26E
2	SPRINGFIELD
3	W 40FT OF S 17 1/2FT LOT 13,W 40FT
4	LOT 14 BLK 29

Buildings

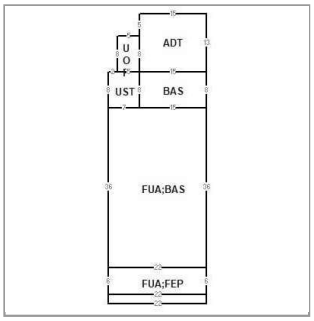
Building 1
Building 1 Site Address
141 E 5TH ST Unit
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	1909
Building Value	$112,100.00

Type	Gross Area	Heated Area	Effective Area
Base Area	120	120	120
Unfinished Storage	56	0	22
Unfin Open Porch	40	0	8
Addition	195	195	176

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	3	3 Gas
Heating Type	2	2 Convection
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	



Finished upper story 1	792	792	752
Base Area	792	792	792
Finished upper story 1	132	132	125
Finished Encl Porch	132	0	79
Finished Encl Porch	44	0	26
Total	2303	2031	2100

Baths	1.500	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$160,007.00	$0.00	$160,007.00	$282.92	$1,810.78	$1,655.35
Urban Service Dist1	$160,007.00	$0.00	$160,007.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$160,007.00	$0.00	$160,007.00	$147.76	$509.30	$469.49
By Local Board	$160,007.00	$0.00	$160,007.00	$102.64	$359.70	$326.16
FL Inland Navigation Dist.	$160,007.00	$0.00	$160,007.00	$0.80	$4.61	$4.61
Water Mgmt Dist. SJRWMD	$160,007.00	$0.00	$160,007.00	$4.94	$28.69	$28.69
School Board Voted	$160,007.00	$0.00	$160,007.00	$0.00	$160.01	$0.00
Urb Ser Dist1 Voted	$160,007.00	$0.00	$160,007.00	$0.00	$0.00	$0.00
			Totals	$539.06	$2,873.09	$2,484.30

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$154,908.00	$70,660.00	$45,660.00	$25,000.00
Current Year	$160,007.00	$160,007.00	$0.00	$160,007.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

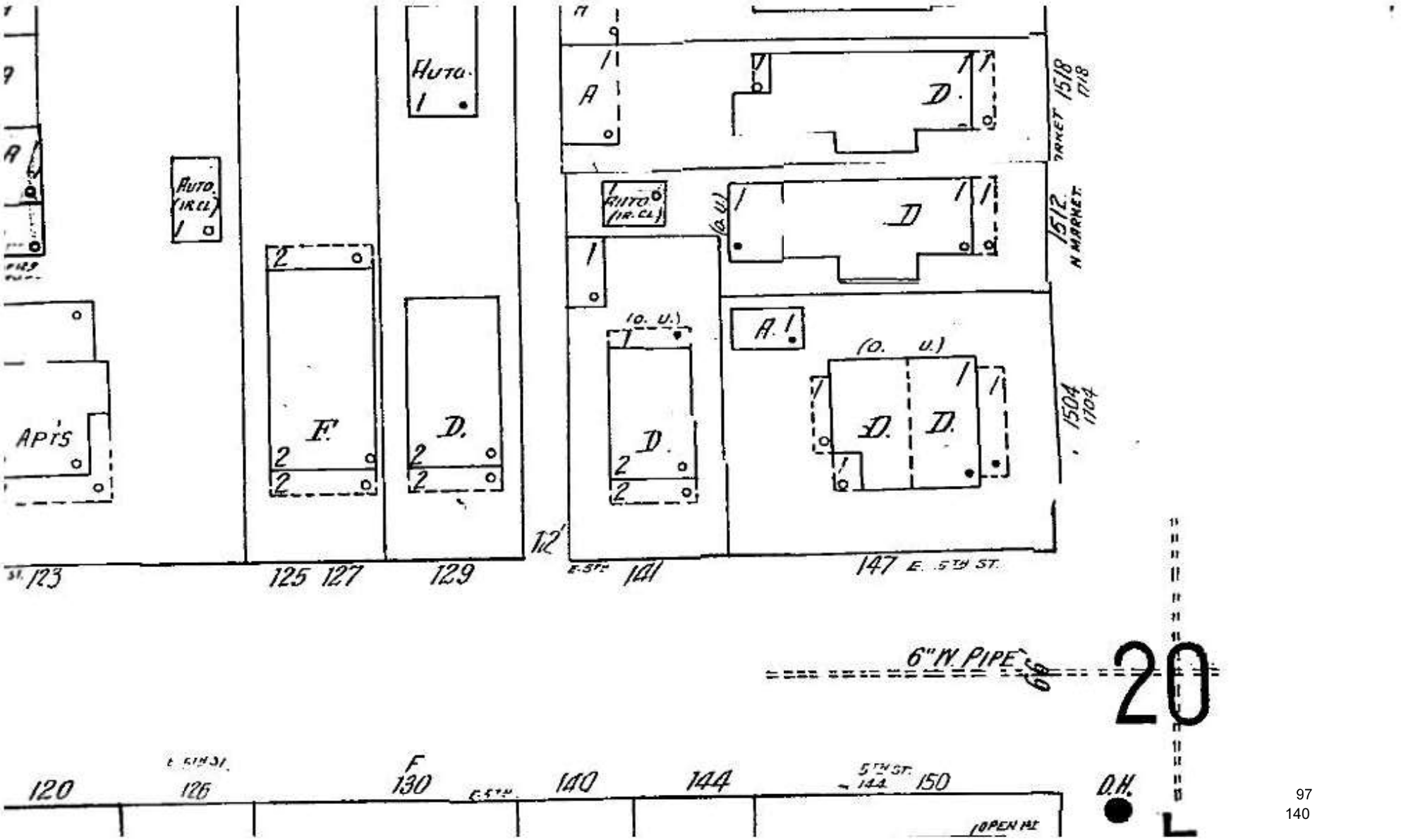
ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

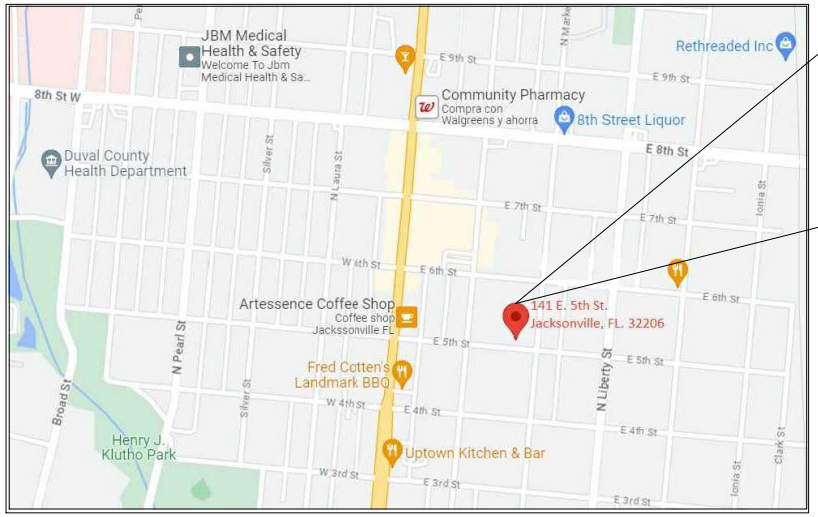
Jacksonville 1913-May 1951 vol 2, 1913-May 1951, Sheet 199

< Back to Browse Maps

State: Florida City: Jacksonville Date: 1913-May 1951 * Volume: vol 2, 1913-May 1951

< Previous Next >





NORTH

CONSTRUCTION PLANS

FOR

FULL HOUSE REMODELING & RESTORATION

FOR: Mr. Clay Jones
(WHOLESALE PROPERTY DEPOT)

LOCATED AT: 141 E. 5TH STREET
JACKSONVILLE, FL 32206

INDEX OF DRAWINGS:

T1.0 TITLE SHEET. 1
A0.0 SITE PLAN.
A1.0 EXIST. FLOOR PLANS & DEMO. SPECS.
A1.1 NEW ROOF & FLOOR PLANS: 1F.
A1.2 NEW FLOOR PLANS: 2F, & DETAILS.
A1.3 DOORS & WINDS. SCHEDS. / STAIRS INFO & CONST. DETAILS. 1
A2.0 ELEVATIONS.
A3.0 ASSEMBLY SPECIFICATIONS & NOTES.
A3.1 FOUNDATION PLAN.
A3.2 1rst FLOOR WALLS & CEILING REST. SOLUTIONS.
A3.3 2nd FLOOR WALLS, CEILING & ROOF REST. SOLUTIONS.
A3.3.1 MAIN SECTION OF THE BUILDING. 1
A3.4 ASSEMBLY DETAILS & SPECS I.
A3.5 ASSEMBLY DETAILS & SPECS II.
E1.0 ELECTRIC PLAN. 1

GENERAL NOTES:

1. ALL DIMENSIONS FROM EXISTING WALLS ARE FACE OF FINISH AND ALL DIMENSIONS FROM NEW WALLS ARE FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
2. WHERE DEMOLITION OF CERTAIN ITEMS LEAVE PENENTRATIONS IN EXISTING-TO-REMAIN FLOORS, WALLS, CEILINGS, ETC., PATCH SUCH PENETRATIONS AS REQUIRED TO MEET ORIGINAL FINISH AND PROTECTION.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

DESIGN LIVE LOADS

ROOF: 20 psf
FLOOR: 100 psf
WIND LOAD DESIGN: 130 MPH
THE BUILDING IS NOT ON WIND BORNE DEBRIS AREA.
BUILDING RISK CATEGORY (CHAPTER 16 / TABLE 1604.5):
RISK CAT. II

WIND IMPORTANCE FACTOR: 1
WIND EXPOSURE: B
FOR INTERNAL PRESSURE COEFFICIENT &
COMPONENTS CLADDING (see TABLE).

MATERIALS

ROOFING: Underlayment ASTM 4869 Type 1.
FLASHING: Drip, Rake & Valleys - Galv. 26 Ga Min.
ROOF SHINGLES: According to ASTM D3462 / ASTM D3161.
FIRE REST.: Class A ASTM E108.
WOOD MEMBERS: #2 SYP Medium Grain surface 19% Max. Moist.

EXTERIORS

ALL EXTERIOR CLADDING, DOORS, WINDOWS OR
STOREFRONT SYSTEMS SHALL COMPLY W/
FBC REQUIREMENTS, AND MANUFACTURER
SHALL PROVIDE PRODUCT APPROVAL DATA
FOR SUBMITTAL TO BUILDING DEPARTMENT.

DESIGN CRITERIA

1- Ultimate Design Wind
Speed indicated (FBC-Residential R301.2.1)
2- Exposure Category indicated
correctly (FBC-Residential R301.2.1.4)
3- Building Risk Category
(FBC-Building table 1604.5)
4- Design Loads (Gravity & Lateral) provided.
5- Components & Cladding pressures
(psf) provided. (FBC-Residential Fig. R301.2(7))

SCOPE OF WORK:

THIS PROJECT APPROVE & CERTIFY THE WORK DONE BY THE CONTRACTORS & WORKERS IN ORDER TO RESTORE THIS HOUSE WITH SEVERAL DAMAGES DUE ITS LIFETIME. THE RESTORED BUILDING WAS RESCUED AND WILL BE USED AS A RESIDENTIAL FAMILY HOUSE (AS ORIGINAL USE).

TWO STORY BUILDING WITH:
1rst FLOOR:
RECOVERED FRONT PORCH UNDER ROOF, MAIN SIDE FOYER, DINING-LIVING ROOM, KITCHEN-DINNING ROOM, SIDE TRANSIT HALL, LAUNDRY & VISITOR HALF BATHROOM, AND BACK MASTER BEDROOM & BATHROOM, w/ BACK SIDE OPEN COVERED PORCH, AND SIDE BACK FOYER.
2nd FLOOR: 3 BEDROOMS, & 2 FULL BATHROOMS w/ A FRONT OPEN & COVERED BALCONY, AND A SIDE INTERIOR CORRIDOR. IN THIS AREA, ANOTHER 69 Sq.Ft. WILL BE ADDED. IN ORDER TO ACCOMMODATE THE EXTRA BEDROOM & BATHROOM.

IN THIS CASE THIS SET OF PLANS ARE DESIGNED TO INDICATE ALL THE AREAS IN THE HOUSE THAT WERE COMPROMISED DUE TO THE TIME AND DETERIORATION, AND HOW THESE AREAS WERE RESTORED.
IT'S OUR STATEMENT, BASED ON OUR EXPERTISE, THAT ALL THE INTERVENTIONS NECESSARY IN THE BUILDING WILL BE DONE TRYING TO KEEP, AS MUCH AS POSSIBLE, THE HISTORIC VALUES, AND THE ORIGINAL AESTHETIC OF THE BUILDING, AND ITS NEIGHBORHOOD.
ALL LABORS HAVE TO BE PERFORMED ACCORDING TO CURRENT F.B.C. 2020 (7th Edition).

APPLICABLE CODES

BUILDING	2020 7TH EDITION FLORIDA BUILDING CODE
PLUMBING	2020 7TH EDITION FLORIDA BUILDING CODE
ELECTRICAL	2017 NEC - NATIONAL ELECTRICAL CODE
MECHANICAL	2020 7TH EDITION FLORIDA BUILDING CODE
ENERGY	2020 7TH EDITION FLORIDA BUILDING CODE - ENERGY/CONSERVATION
STRUCTURAL	ASCE 07-16

NOTE: ITEMS BELOW REFER TO 2020 7TH EDITION FLORIDA BUILDING CODE

BUILDING CLASSIFICATION (CHAPTER 3)	GROUP R3 - RESIDENTIAL
BUILDING CONSTRUCTION TYPE (CHAPTER 6)	TYPE V-B
BUILDING HEIGHT AND AREA (CHAPTER 5 TABLE 503)	
ALLOWED - 7,000/ 2 STORIES	ACTUAL - 2,344 GSF/ 2 STORY

BUILDING GENERAL INFORMATION:

FIRE SPRINKLERS:	NO
MAX HEIGHT OF STRUCTURE	35'
WIND BORNE DEBRIS REGION	NO
FLOOD ZONE	X

INSIDE CONDITIONED AREA (1rst FLOOR): 1,131 Sq.Ft.	INSIDE CONDITIONED AREA (2nd FLOOR): 958 Sq.Ft.
INSIDE CONDITIONED VOLUME (1rst FLOOR): 10,179 Cub.Ft.	INSIDE CONDITIONED VOLUME (2nd FLOOR): 7,664 Cub.Ft.
FRONT PORCH AREA (1rst FLOOR): 176 Sq.Ft.	FRONT PORCH AREA (2nd FLOOR): 133 Sq.Ft.
BACK PORCH AREA (1rst FLOOR): 42 Sq.Ft.	
INSIDE CONDITIONED AREA TOTAL HOUSE: 2,089 Sq.Ft.	INSIDE CONDITIONED VOLUME TOTAL HOUSE: 17,843 Cub.Ft.

CONSTRUCTION SET

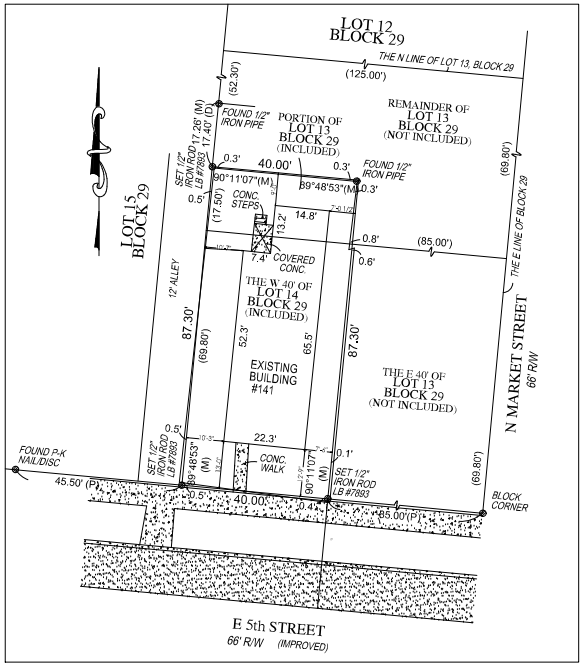
DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907

CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5361 Spring Brook Rd. Jacksonville , Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

REVISIONS:
1 REVISIONS #1 03/18/2024

T1.0
TITLE SHEET



1 A0.0 **SITE PLAN: Existing Property**

1/16" = 1'-0".

IMPERVIOUS SURFACES

NEW ROOF AREA: 1,773 Sq.Ft.

NEW FRONT WALKWAY: 55 Sq.Ft.

INSIDE CONDITIONED AREA
TOTAL HOUSE: 2,089 Sq.Ft.

INSIDE CONDITIONED VOLUME
TOTAL HOUSE: 17,843 Cub.Ft.

SITE (LOT) AREA: 3,492 Sq.Ft.

RMD - S HISTORICAL DESIGNATION

INSIDE CONDITIONED AREA (1rst FLOOR): 1,131 Sq.Ft.

INSIDE CONDITIONED AREA (2nd FLOOR): 958 Sq.Ft.

INSIDE CONDITIONED VOLUME (1rst FLOOR): 10,179 Cub.Ft.

INSIDE CONDITIONED VOLUME (2nd FLOOR): 7,664 Cub.Ft.

FRONT PORCH AREA (1rst FLOOR): 176 Sq.Ft.

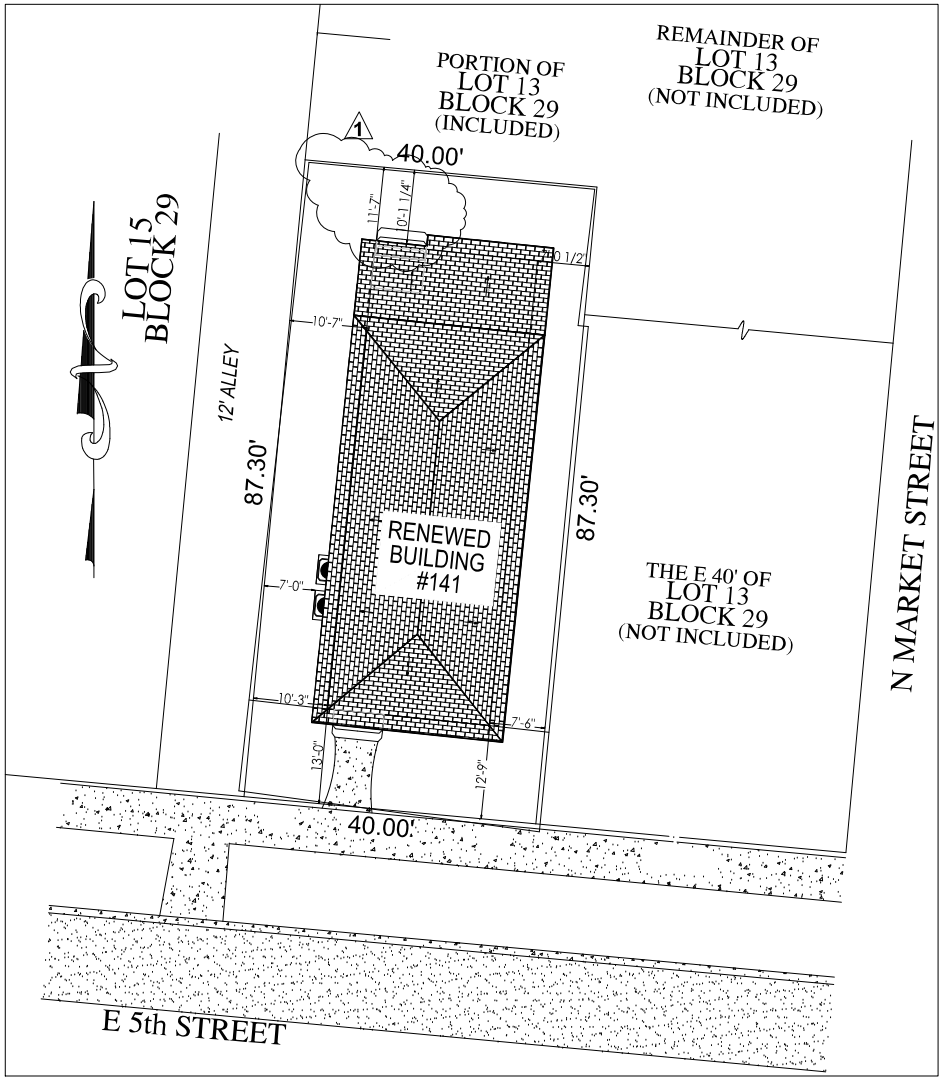
FRONT PORCH AREA (2nd FLOOR): 133 Sq.Ft.

BACK PORCH AREA (1rst FLOOR): 42 Sq.Ft.

TOTAL IMPERVIOUS AREA (1rst FLOOR): 1,349 Sq.Ft.

TOTAL IMPERVIOUS AREA (2nd FLOOR): 1,091 Sq.Ft.

TOTAL IMPERVIOUS AREA
TOTAL HOUSE: 2,440 Sq.Ft.



2 A0.0 **SITE PLAN: Renewed Property**

1/8" = 1'-0".

CONSTRUCTION SET

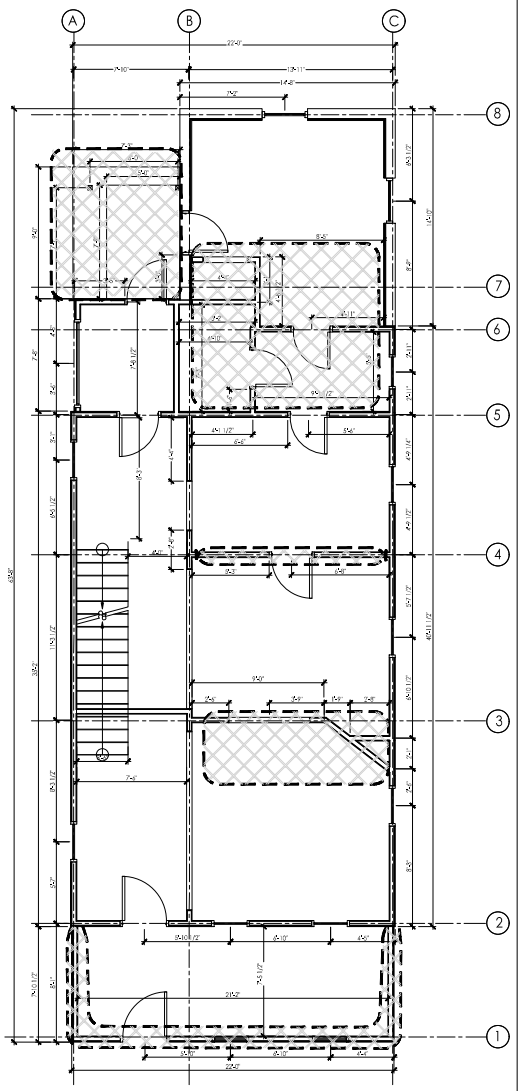
DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
architect
5461 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE CONSTRUCTION DOCUMENTS TO ENSURE THAT THEY ARE FREE OF ERRORS AND OMISSIONS, THE USER SHOULD NOTE THAT THE PLANS, SECTION DETAILS, NOTES AND SPECIFICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE ARCHITECTURAL BUILDING ACT IN ITS ENTIRETY AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL APPLICABLE CODES, ORDINANCES, REQUIREMENTS, DETAILS, DIMENSIONS, FIGURES AND NOTES PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR IS TO VERIFY ALL NOTES, DIMENSIONS AND DETAILS AND SHALL BE RESPONSIBLE FOR THE SAME. NO CHANGES SHALL BE MADE IN THE PLANS AND SPECIFICATIONS WITHOUT THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CHANGES MADE IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY PROGRAMS AND CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS BY ACTIVITIES AND RESPONSIBILITIES OF THE ARCHITECT, THE ARCHITECT'S CONSULTANTS, OWNER OR OTHER CONTRACTORS, INCLUDING THOSE WITH RESPONSIBILITIES FOR PERFORMING PORTIONS OF THE WORK. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS BY ANY FAILURE OF THE ARCHITECT TO DISCOVER OR REPORT NON-COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS BY ANY FAILURE OF THE ARCHITECT TO DISCOVER OR REPORT NON-COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS BY ANY FAILURE OF THE ARCHITECT TO DISCOVER OR REPORT NON-COMPLIANCE WITH THE CONTRACT DOCUMENTS.

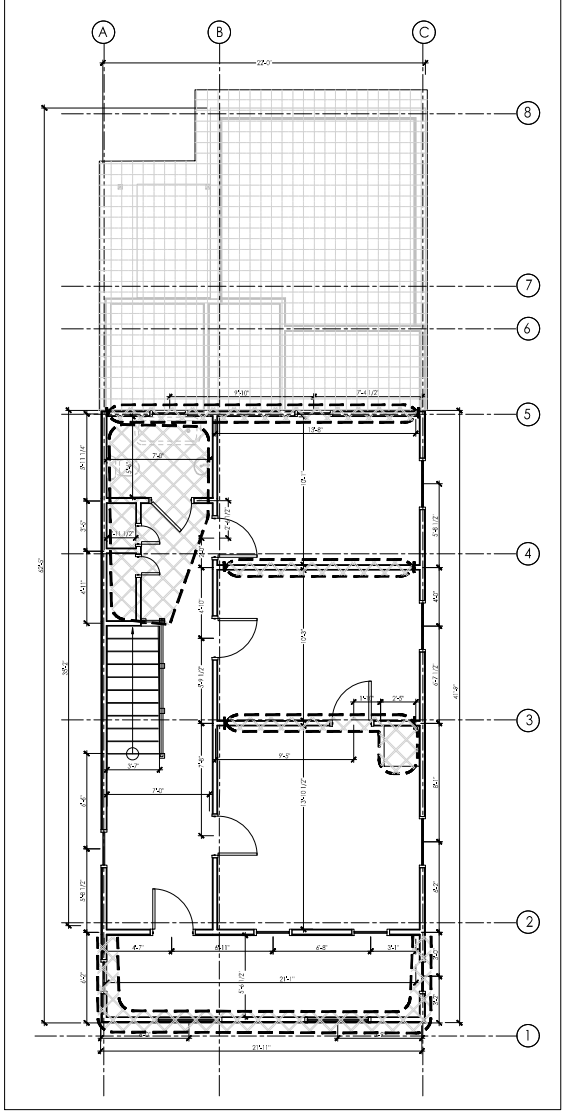
REVISIONS:
1 REVISIONS #1 03/18/2024

A0.0
SITE PLAN



1 A1.0 **EXISTING / DEMOL. F. PLAN: 1rst FLOOR**

1/4" = 1'-0".



2 A1.0 **EXISTING / DEMOL. F. PLAN: 2nd FLOOR**

1/4" = 1'-0".

ARCHITECTURAL NOTES:

- ALL EXISTING EXTERIOR DOORS & WINDOWS HAVE TO BE REPLACED BY NEW ONES ACCORDING TO CURRENT F.B.C. 2020. ALL INTERIOR DOORS ALSO WILL BE RENEWED (See New Doors & Windows Schedules).

- ALL EXISTING FLOORS FINISHING WILL BE RENEWED. NEW DESIGN & MATERIAL WILL BE FURTHER DETERMINE BY THE CLIENT & G.C.

- ALL EXISTING KITCHEN & BATHROOMS FURNITURE & FIXTURES WILL BE REPLACED. NEW DESIGN, DIMENSIONS & MATERIALS WILL BE FURTHER DETERMINE BY THE CLIENT & G.C.

- ALL EXISTING EXTERIOR WALL FINISHING WILL BE REPLACED BY NEW PVC OR GALV. SIDING FINISHING, COLOR & DESIGN WILL BE FURTHER DETERMINE BY CLIENT & G.C.

- ALL EXISTING INTERIOR WALLS FINISHING WILL BE REPLACED BY NEW GYP. BRD. TYP. FINISHING.

- AFTER THE DEMOLITION OF ALL INTERIOR COMPONENTS, THE WHOLE BUILDING MUST BE CAREFULLY DISINFECTED & FUMIGATED TO ELIMINATE ANY KIND OF TERMITES, OR OTHER KIND OF HARMFUL INSECTS.

ALL EXISTING EXTERIOR ELEMENTS OF THE BUILDING THAT HAVE TO BE REPLACED MUST BE DONE IN THE WAY, THAT ASSURE TO KEEP THE SAME CONFIGURATION, DIMENSIONS, AND DESIGN OF THE ORIGINAL BUILDING & THE HISTORICAL VALUES OF THE VICINITY.
IT'S IMPORTANT TO RESPECTED AS MUCH AS POSSIBLE, THE ORIGINAL AESTHETIC & HISTORICAL VALUES OF EXISTING BUILDING.

STRUCTURAL NOTES:

- ALL EXISTING FOOTING MUST BE CAREFULLY REVIEWED TO DETECT ANY DAMAGE, MISALIGNMENT, OR WEAKNESS. THOSE FOOTING THAT NEED TO BE REBUILT OR REPLACED HAVE TO BE DONE FOLLOWING THE CURRENT F.B.C. (See Renewed Footing Details).

- ALL EXISTING FLOORS SUPPORT SYSTEM MUST BE CAREFULLY REVIEWED TO DETECT ANY DAMAGED COMPONENT. ALL DAMAGED COMPONENT FOUND, HAVE TO BE REPLACED USING SAME MATERIAL, DIMENSIONS AND POSITION FROM THE ORIGINAL, AND ASSEMBLED USING THE CURRENT F.B.C. (See Renewed Floor Framing Details).

- ALL EXISTING WALLS' FRAMING SYSTEM MUST BE CAREFULLY REVIEWED TO DETECT ANY DAMAGED COMPONENT. ALL DAMAGED COMPONENT FOUND, HAVE TO BE REPLACED USING SAME MATERIAL, DIMENSIONS AND POSITION FROM THE ORIGINAL, AND ASSEMBLED USING THE CURRENT F.B.C. (See Renewed Walls Framing Details).

- ALL EXISTING ROOF'S FRAMING SYSTEM MUST BE CAREFULLY REVIEWED TO DETECT ANY DAMAGED COMPONENT. ALL DAMAGED COMPONENT FOUND, HAVE TO BE REPLACED USING SAME MATERIAL, DIMENSIONS AND POSITION FROM THE ORIGINAL, AND ASSEMBLED USING THE CURRENT F.B.C.

ALL EXISTING ELEMENTS THAT HAVE TO BE REPLACED MUST BE DONE IN THE WAY, THAT ASSURE TO KEEP THE SAME CONFIGURATION, DIMENSIONS, AND DESIGN OF THE ORIGINAL BUILDING & THE HISTORICAL VALUES OF THE VICINITY.
IT'S IMPORTANT TO RESPECTED AS MUCH AS POSSIBLE, THE ORIGINAL AESTHETIC & HISTORICAL VALUES OF EXISTING BUILDING.

LEGEND

EXISTING WALLS TO BE DEMOLISHED

EXISTING ROOF @ BACK OF 1rst FLOOR TO BE DEMOLISHED

CONSTRUCTION SET

DESIGN & DRAWINGS

J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907

CERTIFIED BY:

Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com

#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

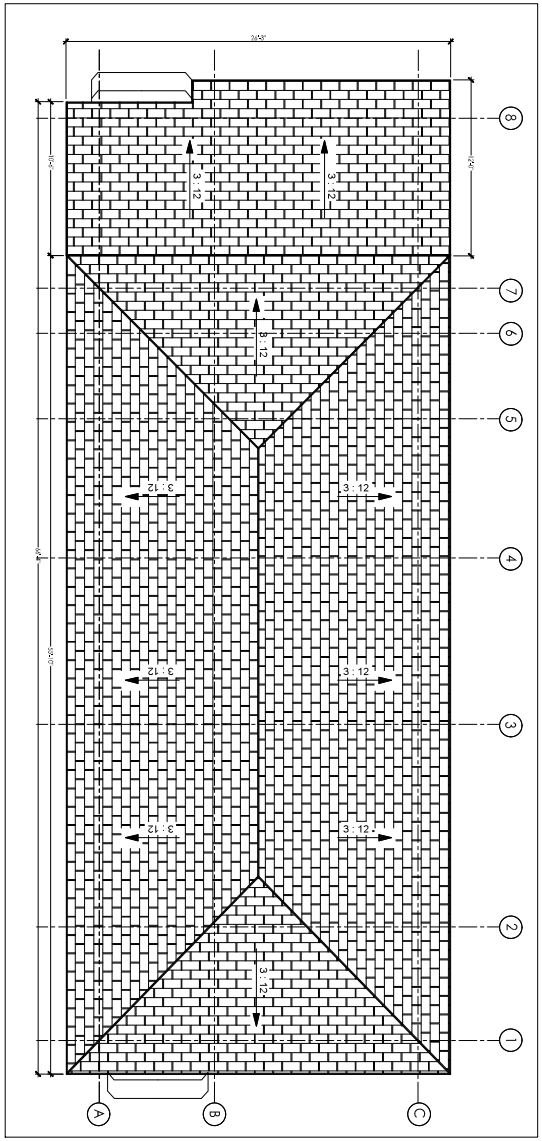
ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ASSURE THEIR ACCURACY, THE NOTES CONTAINED HEREIN, AND/OR SHOWN EITHER ON THE PLANS, NEW ANY PARTICULAR USE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS RESULTING FROM THE USE OF THESE PLANS. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES. THESE PLANS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THESE DOCUMENTS ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. THE OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN CONNECTION WITH THE UNAUTHORIZED REUSE OF THESE PLANS BY THE OWNER OR OTHERS ACTING THROUGH THE OWNER. SUBMISSION OR DISTRIBUTION OF THESE PLANS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RESERVED RIGHTS.

REVISIONS:

REVISIONS	00/00/2024

A1.0

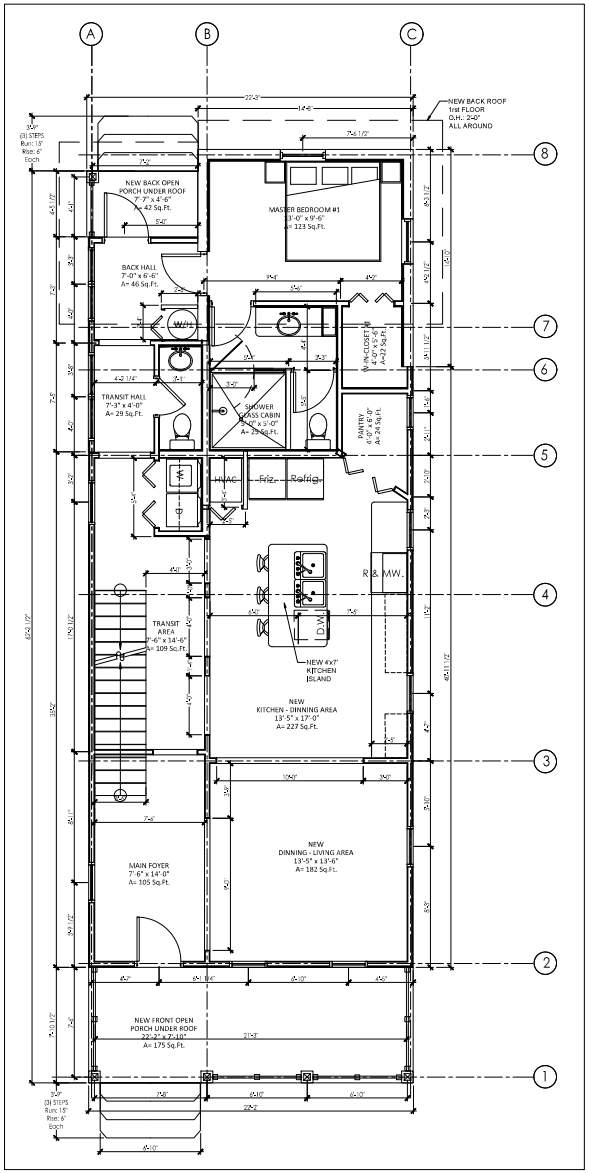
FLOOR PLANS:
EXISTING / DEMOLITION



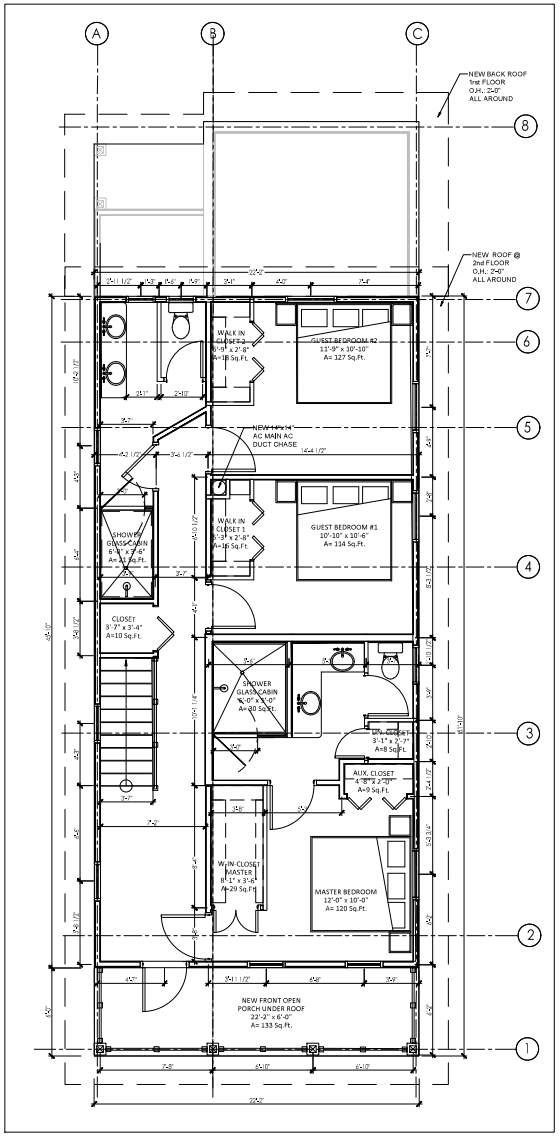
1 A1.1 **NEW ROOF PLAN**
1/4" = 1'-0".

LEGEND

ROOF OF THE HOUSE:
THE WHOLE ROOF WAS REPLACED BY NEW ARCH. GRADE SHINGLE ROOF, ON 30# FELT, OVER ¾" O.S.B. ROOF DECKING, SUPPORTED BY AN EXISTING RENEWED ROOF STRUCTURE. ALL LABOR WAS DONE ACCORDING TO CURRENT F.B.C. 2020 (7th Ed.)



2 A1.1 **DIMENSIONS F. PLAN: 1rst FLOOR**
1/4" = 1'-0".



3 A1.1 **DIMENSIONS F. PLAN: 2nd FLOOR**
1/4" = 1'-0".

CONSTRUCTION SET

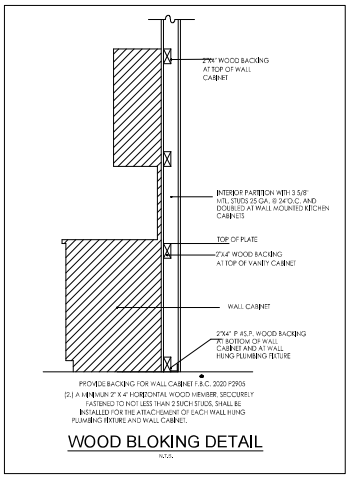
DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville , Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

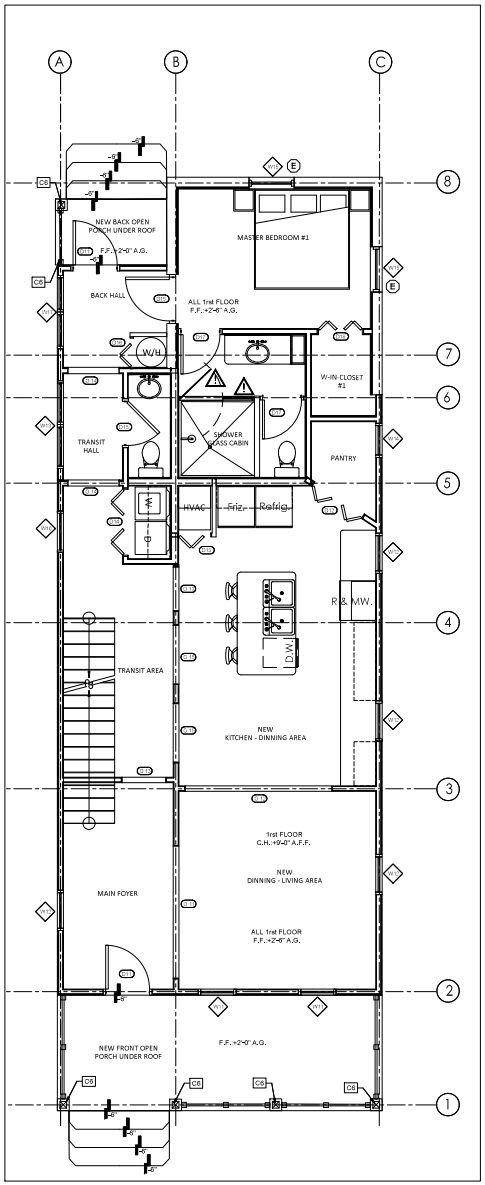
ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ASSURE THEIR ACCURACY, THE FINAL CHECK OF DIMENSIONS, NUMBERS AND NOTES ON THE PLANS, NEW AND PARTICULAR TO THIS PROJECT, IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE PLANS ARE NOT TO BE USED, REPRODUCED, TRANSMITTED, STORED OR RECORDED IN ANY FORM OR BY ANY MEANS, GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING BUT NOT LIMITED TO PHOTOCOPYING, RECORDING, TAPING, OR INFORMATION STORAGE AND RETRIEVAL SYSTEMS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT/OWNER. ANYONE WHO VIOLATES THIS COPYRIGHT MAY BE SUBJECT TO THE FULL EXTENT OF THE LAW. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON ANY OTHER PROJECT AND WITH THE EXCEPTION OF ONE SET FOR EACH CONTRACT, ARE TO BE RETURNED TO THE ARCHITECT UPON REQUEST AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION OF THESE PLANS TO MEET OFFICIAL REGULATORY REQUIREMENTS FOR BIDDING OR CONSTRUCTION IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RESERVED RIGHTS. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES MADE TO THESE PLANS BY ANY OTHER PARTY. ANY REVISIONS MADE TO THESE PLANS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE BUILDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, TAXES, INSURANCE, PERMITS AND FEES REQUIRED FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WARRANTIES AND GUARANTEES FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING AND INSPECTIONS REQUIRED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS OF WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEANUP AND REMOVAL OF DEBRIS AND RUBBISH FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION OF THE WORK AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMMUNICATIONS WITH THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND SHOP DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGE ORDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAYMENTS TO SUBCONTRACTORS AND SUPPLIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LIENS AND CLAIMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSURANCE CLAIMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WARRANTY CLAIMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GUARANTEE CLAIMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERFORMANCE BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAYMENT BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR AND MATERIAL BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WARRANTY BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GUARANTEE BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERFORMANCE BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAYMENT BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR AND MATERIAL BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WARRANTY BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GUARANTEE BONDS.

REVISIONS:
1 REVISIONS #1 03/19/2024

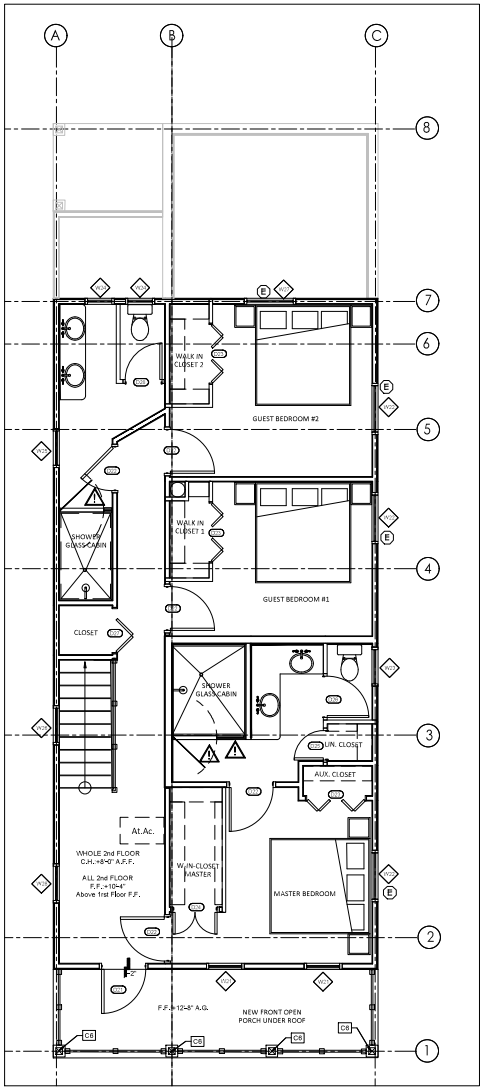
1
A1.1
NEW ROOF PLAN & NEW FLOOR PLANS w/ DIMENSIONS



WOOD BLOKING DETAIL



1 ND 1 A1.2 **PROPOSED F. PLAN: 1rst FLOOR**
1/4" = 1'-0".



1 ND 2 A1.2 **PROPOSED F. PLAN: 2nd FLOOR**
1/4" = 1'-0".

LEGEND:

- C6 — 6x6 WOOD COLUMNS. FINISHING FURTHER DETERMINE BY CLIENT & CONTRACTOR.
- DENOTES HAZARDOUS GLASS LOCATION - TEMPERED GLASS REQUIRED.
- E — DENOTES MIN. 5.7 Sq.Ft. EGRESS REQUIRED.
- At.Ac. — 36" x 22" CEILING ACCESS TO ATTIC.

GENERAL NOTES:

1. ALL FLOORS FINISHES WILL BE DETERMINE BETWEEN OWNER & CONTRACTOR.
2. BRAND & STYLE OF WINDOWS & DOORS, ALSO COLORS AND DESIGN WILL BE DETERMINE BETWEEN OWNER & CONTRACTOR, FOLLOWING THE RESULTS & PARAMETERS FROM THE ENERGY CALCS.
3. PROVIDE ALL REQUIRED 2x WD. BLOCKING IN WALL FOR CABINETS, TVs, ETC.
4. CLOSET SYSTEM OPT. FOR ALL BEDROOMS, PANTRY, LINEN, ETC. OPEN SHELVES.

REPAIR NOTES FOR EXISTING BUILDING

All Walls & Roof Elements have to be carefully reviewed, focused in their structural integrity and strength.
In every case, where the integrity & strength of any element will be found compromised, or any weakness sign will be observed, that element has to be replaced accordingly by another with equal dimensions & characteristics, to avoid any future failure. The same have to be done to Floor support and finishing elements, outside & inside of the house.
All labor have to accomplish with the current F.B.C. 2020 (7th Ed.)

CONSTRUCTION SET

DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907

CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
architect
5461 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTERATIONS OF ANY ELEMENT, AND DETAIL SHOWN ON THESE PLANS AND ASSOCIATED DOCUMENTS, INCLUDING BUT NOT RESTRICTED TO, THE WHOLE OR PARTIAL DEMOLITION OF ANY ELEMENT, AND/OR ADDITIONS TO THE ORIGINAL STRUCTURE, AS INDICATED ON THESE PLANS, MAY NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD AS GIVEN UNDER THE PROVISIONS OF THE ARCHITECTURAL WORKS ACT OF 1990 (ENACTMENT OF SECTION 102 OF TITLE 17 OF THE UNITED STATES CODE). THE ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION, WHETHER IN WHOLE OR IN PART, PERFORMED FROM PLANS, SPECIFICATIONS, DETAILS, SUBMITTALS, PERMITS, ETC. WHICH HAVE NOT BEEN PREPARED BY THE ARCHITECT OF RECORD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL NOTES, DIMENSIONS, AND CONDITIONS SHOWN ON THESE PLANS AND TO NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY WORK DONE FROM INCORRECT OR INCOMPLETE DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD OF ANY ERRORS, OMISSIONS, OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, TAXES, CONTRACTS, INSURANCE, AND PERMITS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FURNISHED UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY FACILITIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES REQUIRED FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND APPROVALS REQUIRED FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WARRANTIES AND GUARANTEES REQUIRED FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEANUP AND DISPOSAL OF DEBRIS AND WASTE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION OF THE WORK AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUPERVISION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MANAGEMENT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADMINISTRATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DOCUMENTATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMMUNICATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUPERVISION OF SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MANAGEMENT OF SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADMINISTRATION OF SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DOCUMENTATION OF SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMMUNICATION OF SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUPPLIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUPERVISION OF SUPPLIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MANAGEMENT OF SUPPLIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADMINISTRATION OF SUPPLIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DOCUMENTATION OF SUPPLIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMMUNICATION OF SUPPLIERS.

REVISIONS:
1 REVISIONS #1 03/18/2024

A1.2
NEW F. PLANS PROPOSALS

		1rst FLOOR	NEW EXTERIOR DOORS SCHEDULE (D##)			
ASSEMBLY CODE	QTTY.	Width	Height	DOOR TYPE	BODY MATERIAL	FRAME MATERIAL	FIRE RATING
D11	2	36"	80"	Hinged Single Panel	Wood/Glass	Wood	N/A
TOTALS	2						

		2nd FLOOR	NEW EXTERIOR DOORS SCHEDULE (D##)			
ASSEMBLY CODE	QTTY.	Width	Height	DOOR TYPE	BODY MATERIAL	FRAME MATERIAL	FIRE RATING
D21	1	36"	80"	Hinged Single Panel	Wood/Glass	Wood	N/A
TOTALS	1						

		1rst FLOOR	NEW INTERIOR DOORS SCHEDULE (D##)				
ASSEMBLY CODE	QTTY.	Width	Height	DOOR TYPE	BODY MATERIAL	FRAME MATERIAL	FIRE RATING
D12	1	48"	84"	Bifold-Double Panel	Wood	Wood	N/A
D13	1	26"	84"	Bifold-Single Panel	Wood	Wood	N/A
D14	1	52"	84"	Bifold-Double Panel	Wood	Wood	N/A
D15	2	36"	84"	Hinged-Single Panel	Wood	Wood	N/A
D16	1	24"	84"	Bifold-Single Panel	Wood	Wood	N/A
D17	2	36"	84"	Hinged-Single Panel	Wood	Wood	N/A
D18	1	32"	84"	Bifold-Double Panel	Wood	Wood	N/A
TOTALS	9						

		2nd FLOOR	NEW INTERIOR DOORS SCHEDULE (D##)				
ASSEMBLY CODE	QTTY.	Width	Height	DOOR TYPE	BODY MATERIAL	FRAME MATERIAL	FIRE RATING
D22	5	36"	84"	Hinged-Single Panel	Wood	Wood	N/A
D23	3	48"	84"	Bifold-Double Panel	Wood	Wood	N/A
D24	1	36"	84"	Hinged-Double Panel	Wood	Wood	N/A
D25	1	24"	84"	Hinged-Single Panel	Wood	Wood	N/A
D26	1	34"	84"	Hinged-Single Panel	Wood	Wood	N/A
D27	1	36"	84"	Bifold-Single Panel	Wood	Wood	N/A
D28	1	30"	84"	Hinged-Single Panel	Wood	Wood	N/A
TOTALS	13						

	1rst FLOOR	NEW WINDOWS SCHEDULE (W##)					
ASSEMBLY CODE	QTTY.	Width	Height	Sill H. A.F.F.	WINDOW TYPE	BODY MATERIAL	FRAME MATERIAL
W11	2	32"	68"	22"	Vert. Sliding Single	Glass	Metal / PVC
W12	4	33"	65"	22"	Vert. Sliding Single	Glass	Metal / PVC
W13	1	72"	38"	50"	Double Fixed Panels	Glass	Metal / PVC
W14	1	28"	52"	36"	Vert. Sliding Single	Glass	Metal / PVC
W15	2	36"	38"	50"	Vert. Sliding Single	Glass	Metal / PVC
W16	1	34"	38"	48"	Vert. Sliding Single	Glass	Metal / PVC
W17	1	60"	38"	50"	Vert. Sliding Single	Glass	Metal / PVC
TOTALS	12						

	2nd FLOOR	NEW WINDOWS SCHEDULE (W##)					
ASSEMBLY CODE	QTTY.	Width	Height	Sill H. A.F.F.	WINDOW TYPE	BODY MATERIAL	FRAME MATERIAL
W21	2	32"	68"	20"	Vert. Sliding Single	Glass	Metal / PVC
W22	3	40"	64"	22"	Vert. Sliding Single	Glass	Metal / PVC
W23	1	30"	45"	36"	Vert. Sliding Single	Glass	Metal / PVC
W24	2	22"	50"	36"	Vert. Sliding Single	Glass	Metal / PVC
W25	1	30"	64"	22"	Single Fixed Panels	Glass	Metal / PVC
W26	2	30"	66"	22"	Single Fixed Panels	Glass	Metal / PVC
W27	1	40"	58"	36"	Vert. Sliding Single	Glass	Metal / PVC
TOTALS	12						

1rst FLOOR	NEW INTERIOR OPENINGS (O##)			
ASSEMBLY CODE	QTTY.	Width	Height	FRAME MATERIAL
O11	1	108"	96"	Wood
O12	1	120"	96"	Wood
O13	2	36"	96"	Wood
O14	2	42"	96"	Wood
O15	2	48"	96"	Wood
TOTALS	8			

SAFETY / EGRESS DOOR NOTES

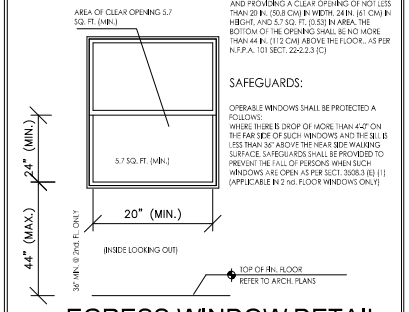
NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE. EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE. UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 3.1.5 OF THE F.B.C. 2020. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY.
DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA, 101
NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED

EGRESS WINDOW NOTES:

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN., (508 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR.. AS PER N.F.P.A. 101 SECT. 22-2.2.3 (C)

SAFEGUARDS:

OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE. SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3505.3 (E) (1) (APPLICABLE IN 2 nd. FLOOR WINDOWS ONLY)



EGRESS WINDOW DETAIL
N.T.S.

GENERAL DEMOLITION NOTES

1. REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED.
THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

2. DURING THE DEMOLITION PHASE AND SUBSEQUENT NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE EMERGENCY EGRESS FROM THE BUILDING AT ALL TIMES. CONTRACTOR MUST IMPLEMENT INTERIM LIFE SAFETY MEASURES, PROVIDE REVISED EGRESS MAPS (IF REQUIRED), TRAIN EMPLOYEES AND/OR SUB-CONTRACTORS ON PROCEDURES THAT ARE AFFECTED, AND MAINTAIN FIRE WATCH WHEN REQUIRED DUE TO SYSTEM OUTAGE.

3. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.

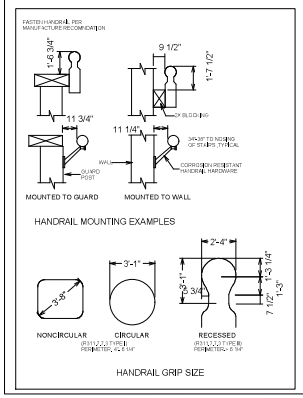
4. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED. SEE DEMOLITION NOTES.

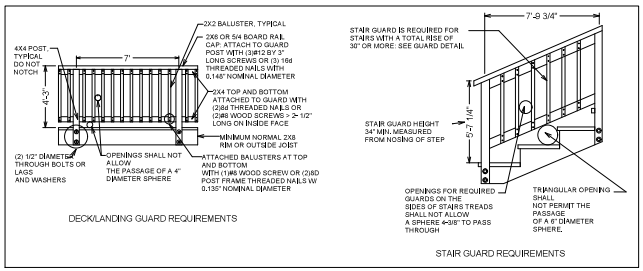
5. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.

6. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.

7. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.

DETAILS & CRITERIA TO FOLLOW FOR INTERIOR STAIRS REPAIR PROCESS.





NOTE:
Follow these details & guide lines to repair the interior main stair, according to the current F.B.C.

CONSTRUCTION SET

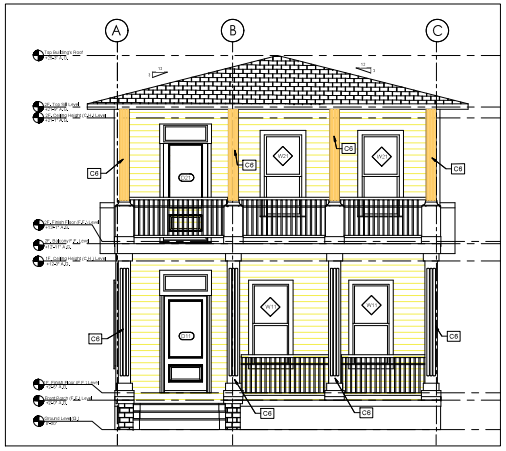
DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville , Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

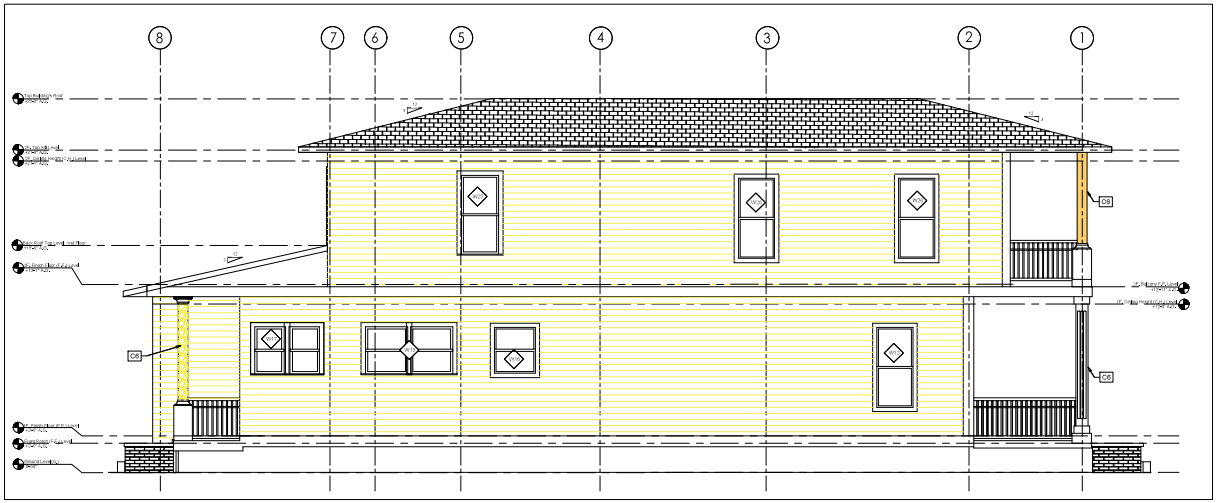
ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ELIMINATE ALL ERRORS AND OMISSIONS, IT IS NOT UNUSUAL FOR SOME ERROR TO EXIST WITHIN THESE PLANS. NOR ANY PORTION OF THEM. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECTION OF ANY SUCH ERRORS OR OMISSIONS WHICH EXIST IN THESE PLANS AT NO EXTRA COST TO THE OWNER OR THE ARCHITECT/ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS WHICH ARE DISCOVERED DURING CONSTRUCTION AND ARE CAUSED BY THE CONTRACTOR'S FAILURE TO CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEVIATIONS FROM THE PLANS AND SPECIFICATIONS WHICH HE MAKES DURING CONSTRUCTION WHICH ARE NOT APPROVED BY THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEFECTS THAT EXIST IN THE FINISHED WORK WHICH ARE DUE TO NON-CONFORMING WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF THESE DEFECTS AT NO EXTRA COST TO THE OWNER OR THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY HIS NON-CONFORMING WORK WHICH MAY APPEAR AFTER THE COMPLETION OF THE PROJECT. FURTHER, THE OWNER AND / OR CONTRACTOR AGREE TO LIMIT THE LIABILITY OF THE ARCHITECT AND THE ENGINEER FOR PROFESSIONAL ACTS, ERRORS AND OMISSIONS TO A TOTAL AGGREGATE AMOUNT OF $50,000.00 OR 10% OF THE TOTAL FEE FOR SERVICES RENDERED ON THE PROJECT, WHICHEVER IS LESS. ANY CONTRACTOR WHO TAKES EXCEPTION TO THESE GENERAL CONDITIONS SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING PRIOR TO THE SUBMISSION OF HIS BID. FAILURE TO DO SO SHALL MEAN THAT THE BIDDER ACCEPTS THESE CONDITIONS AS PART OF HIS BID.

REVISIONS:
1 REVISIONS #1 03/18/2024

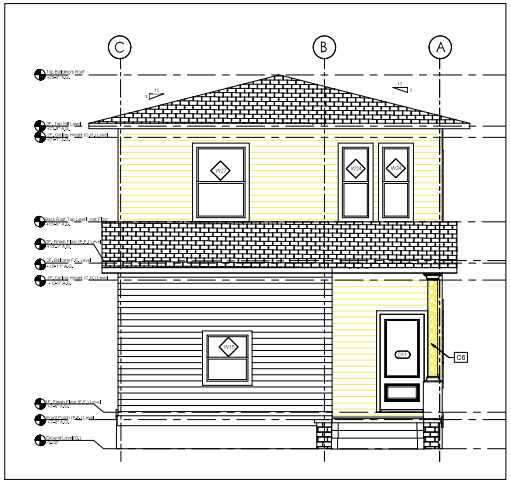
A1.3
NEW DOORS & WINDS. SCHEDULES



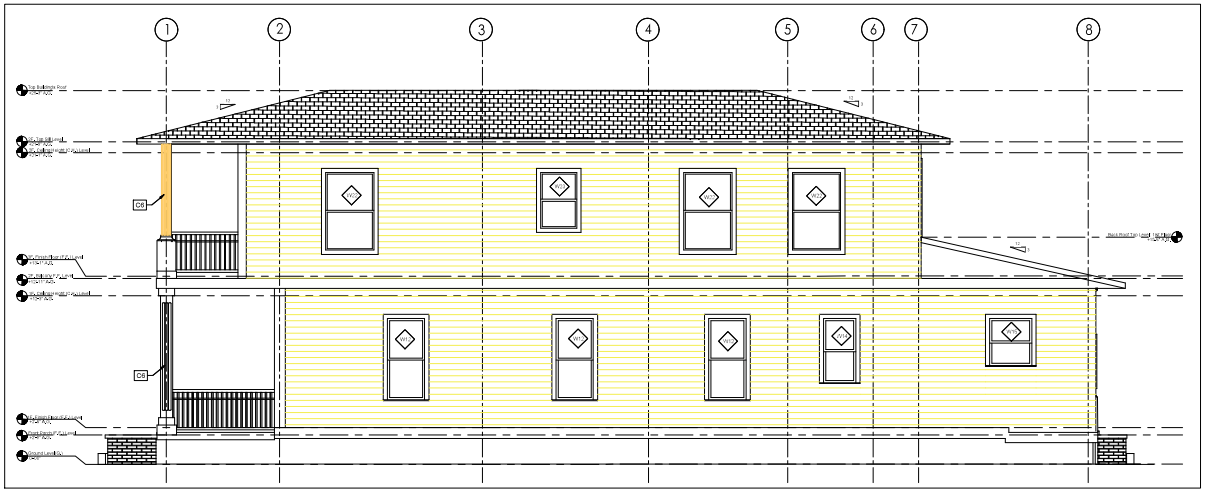
1 A2.0 **FRONT ELEVATION (South)**
1/4" = 1'-0".



2 A2.0 **LEFT ELEVATION (West)** 1
1/4" = 1'-0".



3 A2.0 **REAR ELEVATION (North)** 1
1/4" = 1'-0".



4 A2.0 **RIGHT ELEVATION (East)** 1
1/4" = 1'-0".

LEGEND & NOTES

ROOF OF THE HOUSE:
THE WHOLE ROOF WAS REPLACED BY NEW ARCH. GRADE SHINGLE ROOF, ON 30# FELT, OVER ½" O.S.B. ROOF DECKING. SUPPORTED BY AN EXISTING RENEWED ROOF STRUCTURE.
ALL LABOR WAS DONE ACCORDING TO CURRENT F.B.C. 2020 (7th Ed.)

ALL WINDOW REPLACED TO ACCOMPLISH CURRENT F.B.C. 2020 (7th Ed.) (See A3.3).

ALL DOOR REPLACED TO BRING IT TO CURRENT F.B.C. 2020 (7th Ed.) (See A3.3).

NEW PVC OR GALV. SIDING FINISHING, COLOR & DESIGN WILL BE FURTHER DETERMINE BY CLIENT & G.C.

ALL LABOR WAS DONE ACCORDING TO CURRENT F.B.C. 2020 (7th Ed.)

WOOD RAILINGS AT NEW PORCHES HAVE TO BE DONE ACCORDING TO CURRENT F.B.C. 2020 (7th Ed.) (See A1-2).

NEW ACCESS STAIRS TO THE FRONT & BACK PORCHES, CONCRETE STEPS, AND SIDE GUARDS OF BRICKS (TYP.)
EVERYTHING DONE ACCORDING TO CURRENT F.B.C. 2020 (7th Ed.)

EXTERIOR WALLS OUTSIDE RE-FINISHING NOTES:

1. THE EXISTING FINISHING, OF ALL EXISTING EXTERIOR WOOD FRAMING WALLS OF THE BUILDING, HAVE TO BE DEMOLISH, IN ORDER TO BE REPLACED.
2. THE EXISTING EXTERIOR WOOD FRAMING WALLS HAVE TO BE RE-FINISHED WITH HARDY-BOARD SIDING.
3. THE EXISTING EXTERIOR CMUs WALLS HAVE TO BE FINISHED WITH HARDY-BOARD SIDING (TYP.).
3. ALL LABOR HAVE TO BE DONE ACCORDING TO THE CURRENT F.B.C.

CONSTRUCTION SET

DESIGN & DRAWINGS
J&M Building Consulting
YOU DREAM IT, WE MAKE IT HAPPEN
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907

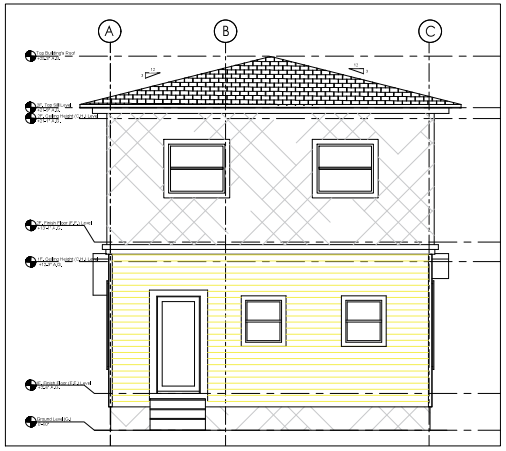
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville , Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

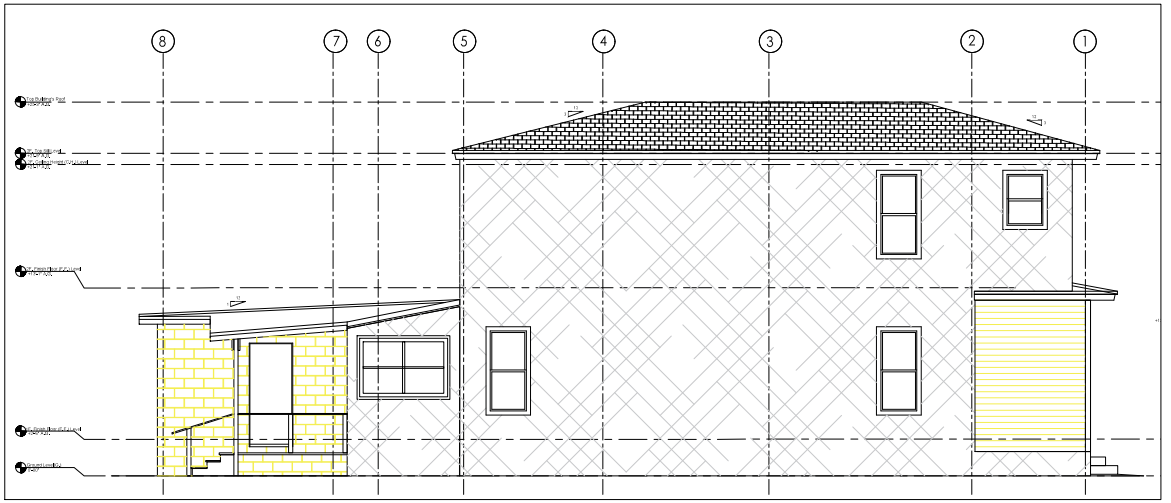
ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ACHIEVE A HIGH DEGREE OF ACCURACY AND COMPLETENESS, I ALONG WITH MY CONSULTANTS, DO NOT WARRANT THAT THE PLANS OR DESIGN REFLECTED THEREIN ARE FREE FROM ERRORS OR OMISSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, WITHOUT LIMITATION, TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE PURCHASE OF MATERIALS OR THE PERFORMANCE OF ANY WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY AND ALL WORK PERFORMED AND MATERIALS FURNISHED BASED ON THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION OR TRADE TECHNIQUES, WORK SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, RULES, ORDINANCES, DETAILS, GUARANTEES, CERTIFICATES AND REGULATIONS OF ANY PUBLIC AUTHORITY WHICH APPLY TO THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. YOU SHALL BE RESPONSIBLE FOR ALL PERSONS AND PROPERTY AT THE JOB SITE AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. YOU SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: (A) EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; (B) THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE OR ON THE SITE; AND (C) OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION. ALL RIGHTS RESERVED. THESE PLANS AND ASSOCIATED DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THESE PLANS AND ASSOCIATED DRAWINGS ARE NOT TO BE LOANED, COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT.

REVISIONS:
1 REVISIONS #1 03/18/2024

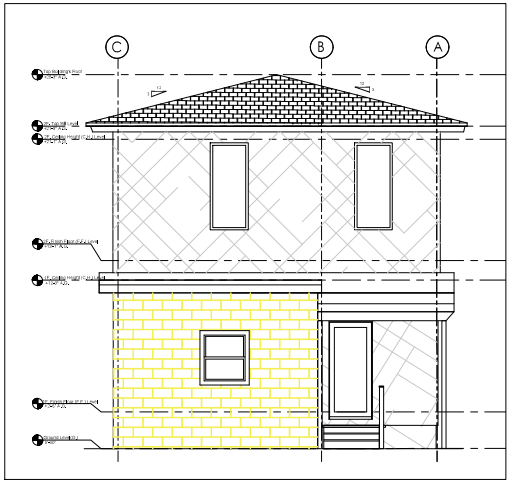
A2.0
NEW ELEVATIONS



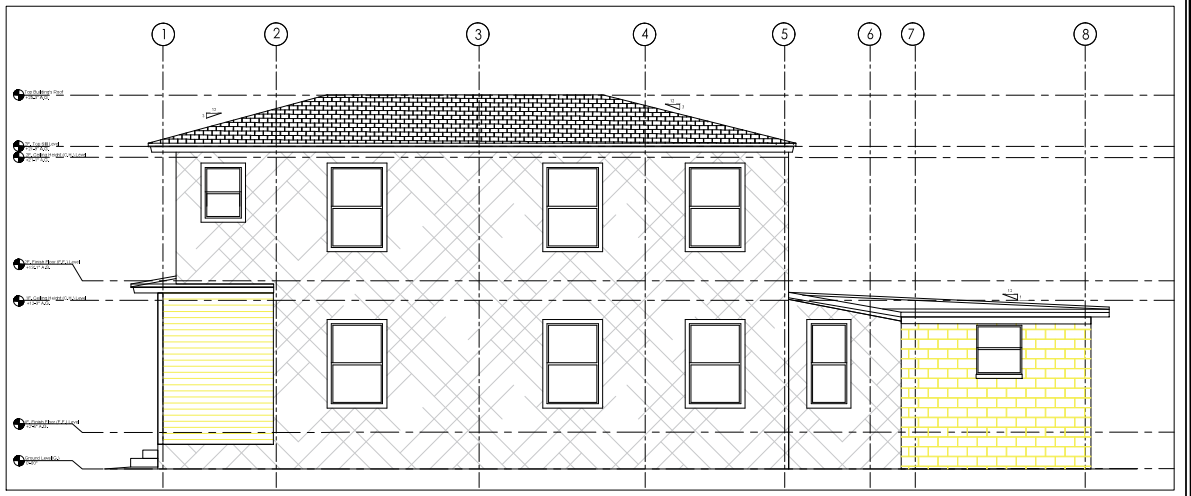
1 A2.1 **FRONT ELEVATION (South)**
1/4" = 1'-0".



2 A2.1 **LEFT ELEVATION (West)**
1/4" = 1'-0".



3 A2.1 **REAR ELEVATION (North)**
1/4" = 1'-0".



4 A2.1 **RIGHT ELEVATION (East)**
1/4" = 1'-0".

LEGEND & NOTES

EXISTING CMUs WALLS w/ NO EXTERIOR FINISHING.

EXISTING WOOD FRAMING WALLS w/ WOOD SIDING EXTERIOR FINISHING.

EXISTING WOOD FRAMING WALLS w/ STUCCO (TYP.) EXTERIOR FINISHING.

CONSTRUCTION SET

DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907

CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville , Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ELIMINATE ERRORS AND OMISSIONS, IT IS NOT EXPECTED THAT THE PLANS ARE FREE OF ERROR. NEITHER THIS PLANS NOR ANY PORTION OF THIS PLANS SHALL BE REPRODUCED IN ANY FORM OR MEDIUM WITHOUT WRITTEN PERMISSION. PLANS ARE THE PROPERTY OF THE ARCHITECT/OWNER. OWNER'S USE OF SITE PLANS, ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT IS LIMITED TO THE PURPOSE AND PROGRAM AS SET FORTH IN THE AGREEMENT BETWEEN THE OWNER AND ARCHITECT. ALL REPRODUCTIONS OF THESE PLANS, OR PORTIONS THEREOF, AUTHORIZED BY LAW OR GIVEN TO THE OWNER OR CONTRACTOR OR OTHERS IN CONNECTION WITH SPECIFIC TRANSACTIONS REQUIRE THE INCLUSION OF THE FOLLOWING STATEMENT: "THESE PLANS AND SPECIFICATIONS ARE COPYRIGHTED AND ONLY THE ORIGINAL RECIPIENT OF THESE PLANS AND SPECIFICATIONS MAY USE THEM. THEY SHALL NOT BE ASSIGNED TO ANY THIRD PARTY, REPRODUCED IN ANY FORM OR MEDIUM WHATSOEVER, OR USED ON ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED USE WILL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT, AND THE RECIPIENT SHALL INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL LOSSES, EXPENSES, INCLUDING ATTORNEY'S FEES, AND DAMAGES SUFFERED BY THE ARCHITECT AS A RESULT OF ANY UNAUTHORIZED USE. ANY ALTERATION OF THESE PLANS, INCLUDING THE ADDITION OR DELETION OF INFORMATION, BY ANY PARTY OTHER THAN THE ARCHITECT OF RECORD, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD, SHALL RELIEVE THE ARCHITECT OF RECORD OF ANY AND ALL RESPONSIBILITY FOR THE ALTERED PLANS. THE OWNER AND ANY CONTRACTOR OR SUBCONTRACTOR WHO MAKES OR CAUSES TO BE MADE ANY ALTERATIONS TO THE PLANS AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT OF RECORD FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, DEMANDS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN CONNECTION WITH SUCH ALTERATIONS. THIS INDEMNIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY CLAIMS ARISING FROM THE ALTERED PLANS' USE ON ANY OTHER PROJECT, OR FOR ANY ADDITIONS MADE AFTER THE INITIAL ALTERATIONS. BY MAKING OR CAUSING TO BE MADE ANY ALTERATIONS, THE OWNER AND CONTRACTOR ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTOOD THIS NOTICE AND AGREE TO BE BOUND BY ITS TERMS AND CONDITIONS.

REVISIONS:

A2.1
EXISTING ELEVATIONS

GENERAL STRUCTURAL NOTES:

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES THE DRAWINGS AND EXISTING CONDITION TO THE ENGINEER PRIOR TO COMMENCING WORK.

DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE TYPICAL AND APPLY TO SIMILAR SITUATIONS ELSEWHERE, EXCEPT AS OTHERWISE INDICATED. ADAPT REQUIREMENTS OF DETAILS, SECTIONS, PLANS, AND NOTES AT LOCATIONS WHERE CONDITIONS ARE SIMILAR.

DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATE OBTAINABLE, BUT ARE NO GUARANTEED. BEFORE PROCEEDING WITH ANY WORK DEPENDENT ON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS, OR OTHER CONDITIONS OFF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO ADEQUATE VERIFICATION OF APPLICABLE DATA, AT RESULTANT EXTRA COST FOR ADJUSTMENT OR WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS, SHALL BE ASSUMED BY THE CONTRACTOR WITHOUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.

CENTER ALL FOOTINGS AND PIERS UNDER COLUMNS ABOVE UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO EXCAVATION FOR BUILDING FOUNDATIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF POTENTIAL CONFLICTS BETWEEN FOUNDATIONS AND BURIED UTILITIES.

CODE REQUIREMENTS:

THE BUILDING STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2017 EDITION OF THE FLORIDA BUILDING CODE 6TH EDITION. OTHER CODES IMPLEMENTED FOR DESIGN INCLUDE:

ASCE7-10; ACI 315/318/530/ADS 2015, APA, A.I.S.C., ANSI. FOLLOW ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE AND OTHER RELATED CODES FOR ALL PHASES OF CONSTRUCTION.

TEMPORARY CONDITIONS

THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER FINAL CONFIGURATION ONLY.

FOUNDATIONS:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF ON COMPACTED FILL. NO GEOTECHNICAL REPORTS AND/OR IN-SITU SOIL DATA WAS GIVEN TO THE STRUCTURAL ENGINEER PRIOR TO DESIGN. THE BEARING CAPACITY USED FOR DESIGN IS BASED ON ALLOWABLE LOADS FROM THE FLORIDA BUILDING CODE, 2017 FOR SANDY SOILS WITH NO CLAY, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIALS THAT WOULD AFFECT DESIGN BEARING PRESSURE AND THE PERFORMANCE OF THE FOUNDATIONS.

BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS, ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

CONCRETE

REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO THE FBC AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39, AND SHALL BE AS FOLLOWS:

PC	ABS W/C	MIN CEMENT	SLUMP	USE
2,500 PSI	0.58	470 LBS	5" +/- 1	ALL SLABS, MONOLITHIC FOOTINGS, SPREAD FTG
3,000 PSI	0.58	470 LBS	5" +/- 1	TIEBEAMS, COLUMNS, WALLS, ELEVATED SLABS

CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. FLY ASH CONFORMING TO ASTM C618, TYPE F OR TYPE C, MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA. COARSE AGGREGATE SHALL CONFORM TO ASTM C33 WITH A MAXIMUM SIZE OF 3/4". FINE AGGREGATE SHALL BE CLEAN, DURABLE, NATURAL SAND CONFORMING TO ASTM C33.

A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494, USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH-RANGE WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494, TYPE F OR G, MAY BE USED IN CONCRETE MIXES, PROVIDING THAT THE SLUMP DOES NOT EXCEED 8".

SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE POURING. NO SLEEVE, OPENING, OR EMBEDDED ITEM MAY BE PLACED IN BEAMS, JOISTS, OR COLUMNS UNLESS APPROVED BY THE ENGINEER. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER.

PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CONCRETE EDGE, UNLESS NOTED OTHERWISE. WHERE INDICATED OR REQUIRED, SLOPE CONCRETE SLABS TO DRAINS SHOWN ON PLUMBING AND/OR ARCHITECTURAL DRAWINGS. ALL CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS.

WEATHER RESISTANCE:

ALL CONCRETE INCLUDING BALCONY CONCRETE EXPOSED TO CHLORIDES SHALL CONTAIN A CALCIUM-NITRITE BASED CORROSION-INHIBITING ADMIXTURE. THE DOSAGE FOR CONCRETE EXPOSED TO AIRBORNE CHLORIDES SHALL BE MINIMUM TWO GALLONS PER CUBIC YARD. THE WATER CONTAINED IN THE CORROSION-INHIBITING ADMIXTURE SHALL BE USED IN THE CALCULATION OF THE WATER-TO-CEMENTITIOUS RATIO OF THE CONCRETE. PROVIDE RHEOCRETE CNI BY MASTER BUILDERS OR APPROVED EQUIVALENT.

CONCRETE BALCONIES OR OTHER CONCRETE FLAT SURFACES EXPOSED TO THE WEATHER THROUGHOUT THE LIFE OF THE BUILDING, SHALL BE TREATED WITH A CLEAR NONFLAMMABLE PENETRATING SEALER OF THE ALKYL, ALKOXY SILANE CLASSIFICATION, SUCH AS SONNEBORN PENETRATING SEALER 20, MYDROCO ENVIROSEAL 20, OR OTHER APPROVED WEATHER RESISTANT SYSTEM. APPLICATION AND SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SHORING AND RESHORING:

SHORING AND RESHORING SHALL CONFORM TO ACI 347R-88. SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH IS AT LEAST 70 PERCENT OF DESIGN STRENGTH, AS DETERMINED BY FIELD CURE CYLINDERS. IN ADDITION, SHORING SHALL NOT BE REMOVED SOONER THAN RECOMMENDED BY ACI 347R-88, SECTION 3.7.2.3. FORMWORK SHALL NOT BE REMOVED IN LESS THAN TEN (10) DAYS.

PRECAST CONCRETE LINTELS:

UNLESS INDICATED OTHERWISE, ALL LINTELS TO BE "U" TYPE PRECAST CONCRETE UNITS EQUAL TO UNITS MANUFACTURED BY CAST_ CRETE CORP. AND PRESTRESSED (AND ADDITIONALLY REINFORCED AS REQUIRED) IN ACCORDANCE WITH CAST CRETE CORP. "DESIGN MANUAL", LATEST EDITION, FOR THE SPAN AND LOADING CONDITION RELATIVE TO LINTEL LOCATION. LINTEL SIZE IF NOT SHOWN ON THE PLANS SHALL BE BPB-18 FOR OPENINGS LESS THAN 10 FEET AND BP16-18/17 FOR OPENINGS 10 FEET TO 20 FEET. PROVIDE 8" MINIMUM BEARING FOR LINTELS UNLESS NOTED OTHERWISE.

WOOD:

SAWN LUMBER SHALL BE SOUTHERN PINE #2 WITH THE ALLOWABLE FIBER STRESSES PER THE AWC NATIONAL DESIGN SPECIFICATION. ALL MANUFACTURED LUMBER SHALL BE 2.0E GLUED LAMINATED GEORGIA PACIFIC (OR EQUIV.) AND INSTALLED ACCORDING TO MANUFACTURES RECOMMENDATIONS. ALL HEADERS/BEAMS SHOULD BEAR FULLY ON POSTS AND/OR MULTI STUD GROUPS UNLESS NOTED OTHERWISE ON PLANS. CONTACT ENGINEER OF RECORD IF HEADER/BEAMS SIZE IS NOT SPECIFIED.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY OR (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER, ALL CONNECTORS SHALL BE GALVANIZED. UNLESS SHOWN OTHERWISE, INSTALL MAXIMUM SIZE AND NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

ALL FRAMING NAILS SHALL BE COMMON NAILS AND SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS. MINIMUM NAILING REQ. NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304. 9.1 OF THE FBC. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED ON THE PLANS OR DETAILS. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.5. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS.

ALL ANCHOR BOLTS AND THREADED ANCHOR RODS SHALL BE IN ACCORDANCE WITH ASTM A307, GRADE A, OR ASTM F1554, GRADE 36. ANCHOR ADHESIVE SHALL BE EITHER SET (EPOXY-TIE) OR AT (ACRYLIC TIE) BY SIMPSON STRONG-TIE AND INSTALLED ACCORDING TO THE MANUFACTURES INSTRUCTIONS. ALL DRILLED ANCHOR HOLES SHALL BE CLEANED OF ALL DEBRIS AND BRUSHED OUT PRIOR TO INSTALLATION OF ANCHOR ADHESIVE.

ALL WOOD MEMBERS XPOSED TO EXTERIOR CONCRETE, MASONRY, WEATHER, OR EARTH SHALL BE PRESSURE TREATED LUMBER.ALL NAILS DIRECTLY EXPOSED TO WEATHER SHALL BE GALVANIZED, FASTENER REQUIREMENTS IN PRESSURE TREATED LUMBER ARE AS FOLLOWS:

ACQA PRESERVATIVE: STANDARD CARBON STEEL.
ACQ & MCQ PRESERVATIVE: HOT DIPPED GALVANIZED.
SODIUM BORATE: STAINLESS STEEL CONNECTORS & FASTENER (NOT REQ. FOR SILL PLATES OVER CONCR. & VAPOR BARRIER NOT DIRECTLY EXPOSED TO EARTH OR WEATHER).

ALL DECKS, GUARDS, RAILS, STAIRS AND OTHER ACCESSORY DECK COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AWC DCA6 PRESCRIPTIVE GUIDE FOR DESK CONSTRUCTION & THE FLORIDA BUILDING CODE, 2017. ALL FASTENERS AND CONNECTORS EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF A SALT WATER SHORE LINE SHALL BE STAINLESS STEEL GRADE 304 OR 316.

ALL EXTERIOR WOOD WALLS WITHOUT OPENINGS SHALL BE CONSIDERED SHEAR WALLS. ALL WOOD DESIGN SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 & WITH THE FLORIDA BUILDING CODE, 2017.

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS OTHERWISE NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.

PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL SUB-FLOORING, ROOF, AND SHEARWALL SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS, STAGGER ENDS OF ADJACENT PANELS 4'-0".

ROOF SHEATHING SHALL BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d NAILS SPACED 6" ON CENTER ALONG THE PANEL EDGES AND AT 8" ON CENTER ALONG INTERMEDIATED SUPPORTS, UNLESS NOTED OTHERWISE.

PREFABRICATED WOOD TRUSSES:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS ERRORS OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEER'S REVIEW.

DESIGN AND MANUFACTURE IN ACCORDANCE WITH TPI "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES", LATEST EDITION.

ROOF TRUSS LOADING: SEE TRUSS MANUFACTURES SINGED AND SEAL TRUSS SHOP DRAWINGS FOR APPLICABLE TRUSS DESIGN LOADS, TRUSS LOADINGS SHALL BE BASED ON THE PROJECTS DESIGN LOADS AND THE MINIMUM LOADS REQUIREMENTS SET FORTH BY ASCE 7-10 AND THE FLORIDA BUILDING CODE, 2017 RESIDENTIAL.

ALL TRUSS TO TRUSS CONNECTIONS TO BE DESIGNED BY TRUSS MANUFACTURER AND MADE USING TRUSS HANGERS, TRUSS DIAGRAMS, IF SHOWN, ARE DIAGRAMMATIC ONLY. TRUSS DESIGNER TO DETERMINE AND ESTABLISH EXACT HEIGHT, LENGTH, LOCATION, SPACING, AND WEB MEMBERS FOR EACH TRUSS. COORDINATE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL ITEMS INCLUDING AIR HANDLER LOCATIONS, MECHANICAL ROOMS AND DUCT SPACE AND ROUTING.

BUILDER SHALL COORDINATE WITH TRUSS DESIGNER FOR PERMANENT TRUSS BRACING. IF NO BRACING INFORMATION IS PROVIDED, BOTTOM CHORD LATERAL BRACING SHALL BE CONTINUOUS FROM ONE END OF THE BUILDING TO THE OTHER AND SHOULD OVERLAP AT LEAST ONE TRUSS SPACE FOR CONTINUITY. LATERAL BRACING SHALL BE NAILED TO EACH TRUSS WITH A MIN. OF (2) 16d NAILS INCLUDING INTERMEDIATE TRUSSES, SEE TRUSS SHOP DRAWINGS FOR OTHER DETAILS AND SPECIFICATIONS FOR BRACING.

REINFORCING STEEL:

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, FOR DEFORMED BAR AND ASTM A 82/83 FOR SMOOTH WELDED WIRE FABRIC (WWF), UNLESS OTHERWISE NOTED. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 ANNEALED IRON WIRE.

ALL DETAILING AND ACCESSORIES SHALL CONFORM TO ACI DETAILING MANUAL SP_ 66, PROVIDE SHAIRS, SPACERS, BOLSTERS, AND ITEMS IN CONTACT WITH FORMS WITH HOT DIP GALVANIZED LEGS OR PLASTIC LEGS. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK CONSTRUCTION OR CONCRETE PLACEMENT OPERATIONS. "WET-STICKING" OF REINFORCING IS PROHIBITED.

REQUIRED CONCRETE COVER FOR REINFORCING STEEL (UNLESS NOTED OTHERWISE):

FOOTINGS	6" BOTTOM AND SIDES, 2" TOP
SLABS	3/4"
COLUMNS	1-1/2" TO TIES, 2" TOP
BEAMS	1-1/2" TO STIRRUPS
WALLS	1-1/2"

LAP SPLICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS IN ACCORDANCE WITH ACI 318, LATEST EDITION, FOR CLASS "B" TENSION LAP SPLICES. DO NOT SPLICE CONTINUOUS TOP BARS IN BEAMS AT ENDS OF CLEAR SPANS. DO NOT SPLICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS. SHOW ALL SPLICES ON SHOP DRAWINGS. SPLICE LOCATION AND METHODS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.

AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF (2) #5 BARS ALL FOUR SIDES AND DIAGONALLY. EXTEND THESE BARS A LAP DISTANCE OR A MINIMUM OF 24" PAST THE OPENING OR HOOK BARS IF DISCONTINUOUS.

DOWEL ALL WALLS AND COLUMNS TO FOOTINGS WITH BAR SIZE AND SPACING TO MATCH VERTICAL REINFORCING UNLESS OTHERWISE SHOWN.

MASONRY WALLS:

MASONRY UNIT SHALL MEET ASTM C 90, TYPE 2. ASSEMBLIES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f'm= 1500. MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C 270. GROUT SHALL BE 2000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS IN ACCORDANCE WITH ASTM C476. GROUT SHALL CONSIST OF A MIXTURE OF CEMENTITIOUS MATERIALS AND AGGREGATE TO WHICH SUFFICIENT WATER HAS BEEN ADDED TO CAUSE THE MIXTURE TO FLOW WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL HAVE A MAX. COURSE AGGR. SIZE OF 3/8" & SHALL BE PLACE WITH A SLUMP OF 8 TO 11 INCHES. ALL CELLS CONTAINING VERTICAL BARS, BOND BEAMS, AND ALL CELLS BELOW GRADE SHALL BE FILLED WITH GROUT. MAXIMUM HEIGHT OF GROUT POUR ALLOWED IS 5'-0" UNLESS CLEAN-OUT OPENING IS PROVIDE AT BOTTOM OF CELLS TO BE FILLED. LOCATE CLEAN-OUT OPENINGS IN AREAS NOT EXPOSED TO VIEW. CLEAN OUT OPENINGS SHALL HAVE A MIN. OPENING DIMENSION OF 3 INCHES.

UNLESS NOTED OTHERWISE EIGHT INCH MASONRY WALLS SHALL BE PARTIALLY REINFORCED MASONRY WALL CONSTRUCTION WITH #5 AT 48 INCH O.C. IN GROUT FILLED CELLS. ADD (3) #5 REINFORCING BAR EACH SIDE OF OPENINGS EXCEEDING 3 FEET.

PROVIDE REINFORCING BARS AT CORNERS, INTERSECTIONS, AND EACH SIDE OF OPENINGS. PROVIDE (2) REINFORCING BARS EACH SIDE OF OPENING OVER 8 FEET WIDE, AND A SHOWN ON THE PLANS. PROVIDE HOOKED DOWELS INTO FOOTINGS AND STRUCTURE ABOVE AND/OR BELOW TO PROVIDE CONTINUITY. PROVIDE 9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (HJR-0-WAL OR ENGINEER- APPROVED EQUAL) AT 16" O.C.

DO NOT PLACE CONDUITS, PIPES, ETC., IN CELLS WITH VERTICAL REINFORCING. DO NOT RUN CONDUITS, PIPES, ETC., HORIZONTALLY IN CMU WALLS PARALLEL TO LENGTH OF WALL. WHERE MASONRY WALLS ABUT CONCRETE COLUMNS TO BE PLACED PRIOR TO ERECTION OF MASONRY WALLS, PROVIDE DOVETAIL SLOTS BETWEEN COLUMN AND WALLS AND GROUT THE CMU CELL CONTAINING THE DOVETAIL ANCHORS. OTHERWISE, EXTEND CMU HORIZONTAL JOIN REINFORCING THROUGH CONCRETE COLUMN.

CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR CELL SEALANT REQUIREMENTS AT CONTROL JOIN.

USE METAL LATH OR WIRE SCREEN FOR CAVITY CAPS. SHEET METAL, FELT, BUILDING PAPER, OR LIKE MATERIALS ARE PROHIBITED.

BRICK VENEER TIES SHALL BE NO. 9 U.S GAGE WIRE OR NO. 22 U.S GAGE x 7/8 CORRUGATED METAL AND SHALL HAVE A HOOK EMBEDDED INTO THE MORTAR JOINT. TIES SHALL BE PLACED WITHIN 12" OF ALL WALL OPENINGS AND SHALL BE SPACED AT NO MORE THAN 18" O.C. HORIZONTALLY AND VERTICALLY ATTACHED THROUGH THE SHEATHING TO THE WALL STUDS.

DESIGN CRITERIA:

DESIGN WAS BASED ON STRENGHT AND DEFLECTION CRITERIA OF THE 2017 FLORIDA BUILDING CODE 6TH EDITION. IN ADDITION TO THE DEAD LOADS. THE FOLLOWING LOADS AND ALLOWABLES WERE USED FOR DESIGN, WITH LIVE LOADS REDUCED PERINTHE 2017 FBC.

	LIVE LOAD	DEAD LOAD	DEFLECTION
ROOF:	20PSF	10PSF	L/240-180
CEILING:	10PSF	5PSF	L/240-L/180
FLOOR:	40PSF	15PSF	L/360-L/240
DECK:	60PSF	15PSF	L/360-L/240

WALLS: PER WIND CHART ABCE7-10 TABLE. C3-1 L/240-BRITTLE
L 180-FLEXIBLE

ULTIMATE WIND SPEED	180MPMH	ASCE 7-10
NOMINAL WIND SPEED:	140PMH	FBC R301.2.1.3
EXPOSURE	C	ASCE 7-10
IMPORTANCE FACTOR	10	CATEGORY II
INTERNAL PRESSURE COEFF:	+/-0.18	ENCLOSED (PROTECTED OPENINGS)

COMPONENTS & CLADDING PRESSURES PER TABLE & CHARTS ON THIS PAGE.

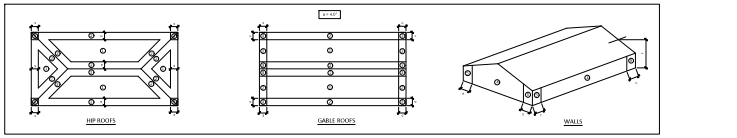
WIND BORNE DEBRIS REGION NO

WIND PRESSURES ON WALLS & ROOFS[3]

EFFECTIVE AREA OF OPENING/ROOF ZONE[1]	ROOF ZONES[2]						EXTERIOR WALLS[2]			
	INTERIOR ZONE 1		EDGE ZONE 2		CORNER ZONE 3		INTERIOR ZONE 4		END ZONE 5	
0 to 10	14.7	-22.4	14.7	-40.6	14.7	-60.2	25.5	-26.6	25.5	-33.6
10.1 to 20	14.0	-22.4	14.0	-38.4	14.0	-58.0	24.4	-26.6	24.4	-30.8
20.1 to 50	14.0	-21.0	14.0	-32.2	14.0	-50.4	22.8	-23.8	22.8	-28.0
50.1 to 100	14.0	-21.0	14.0	-29.4	14.0	-46.2	21.7	-23.8	21.7	-26.6
100.1 to 500	-	-	-	-	-	-	19.0	-21.0	19.0	-21.0

1. WIND PRESSURES SHOWN ABOVE ARE FOR STRUCTURES WITH A MEAN ROOF HEIGHT OF 30 FEET OR LESS WITH A ROOF PITCH BETWEEN 2/12 & 6/12 (VERT./HORIZ.). IF THE STRUCTURE IS OUTSIDE THESE PARAMETER PLEASE CONTACT THE ENGINEER.
2. THE EFFECTIVE AREA IS EQUAL TO THE LENGTH *WIDTH OF THE PROPOSED OPENING OR SPAN. THE WIDTH SHALL BE PERMITTED TO BE NOT LESS THAN 1/3 OF THE SPAN LENGTH. THE EFFECTIVE AREA FOR FASTENERS SHALL NOT BE GREATER THAN THE TRIBUTARY AREA BUT FASTENERS.
3. ALL WIND PRESSURE VALUES IN POUNDS PER SQ. FT ("PSF") & ARE CONSIDERED NOMINAL VALUES (ASD).

ZONE CHARTS



SIMPSON CONNECTOR SCHEDULE	
CLIPS, STRAPS, OR TIES	FASTENERS
A34	(8) 8d X 1.5" NAILS TOTAL (FILL ALL HOLES)
A35	(12) 8d X 1.5" NAILS TOTAL (FILL ALL HOLES)
AC4/6	(14) 16d X 3.5" NAILS IN POST & BEAM (28 TOTAL)
BC4	(8) 16d X 3.5" NAILS IN EACH FLANGE (12 TOTAL)
BC4B	(8) 16d X 3.5" IN POST FLANGE, (1) 16d IN BEAM FLANGE (10 TOTAL)
BC8	(12) 16d X 3.5" NAILS IN EACH FLANGE (24 TOTAL)
CS14	SYP: (30) 8d X 2.5" (16" END LENGTH) SPF: (36) 8dX2.5" (19" END LENGTH)
CS16	SYP: (22) 8d X 2.5" (13" END LENGTH) SPF: (26) 8d X 2.5" (15" END LENGTH)
CS20	SYP: (14) 8d X 2.5" (9" END LEGTH) SFF: (16) 8d X 2.5" (9" END LEGTH)
DSP	(8) 10d X 3" IN STUDS, (8) 10d X 3" IN DBL. PLY (2) 10d X 3" IN SINGLE PLT.
GBC	(5) 8d X 1.5" IN BRACE, (7) 8d X 2.5" IN TOP PLATES (12 TOTAL)
H2.5AT	(5) 8d X 2.5" IN RAFTER/TRUSS, (5) 8d X 2.5" IN PLATES (10 TOTAL)
H3	(4) 8d X 2.5" IN RAFTER/TRUSS, (4) 8d X 2.5" IN PLATES (8 TOTAL)
H6	(8) 8d X 2.5" IN STUDS, (8) 8d X 2.5" IN PLATES (16 TOTAL)
H8	(5) 10d X 1.5" IN RAFTER/TRUSS OR STUD, (5) 10d X 1.5" IN PLATES (10 TOTAL)
HTS 16	(18) 10d X 1.5" NAILS TOTAL (FILL ALL HOLES)
HTS20-kit	(24) 10d X 1.5" NAILS TOTAL (FILL ALL HOLES)
LGT2 (2PLY)	(14) 10d X 3.25" IN STUDS, (18) 10d X 3.25" IN GIRDER (30 TOTAL)
LGT3 (3PLY)	(28) 10d X 3.25" IN STUDS, (12)-3" X 2.5" SDS IN GIRDER (38 TOTAL)
LGT4 (4PLY)	(30) 10d X 3.25" IN STUDS, (18)-3" X 3" SDS IN GIRDER (46 TOTAL)
LS70	(10) 10d X 1.5" NAILS TOTAL (FILL ALL HOLES)
LS90	(12) 10d X 1.5" NAILS TOTAL (FILL ALL HOLES)
LTP4	(12) 10d X 1.5" NAILS TOTAL (FILL ALL HOLES)
LTS 12,16,20	(12) 10d X 1.5" NAILS TOTAL (FILL ALL HOLES)
MSTA12	(10) 10d X 2.5" NAILS TOTAL (FILL ALL HOLES)
MSTA18	(14) 10d X 2.5" NAILS TOTAL (FILL ALL HOLES)
MSTA24	(18) 10d X 2.5" NAILS TOTAL (FILL ALL HOLES)
MTS 12,16,24,30	(14) 10d X 1.5" NAILS TOTAL (FILL ALL HOLES)
SP1	(8) 10d X 3" IN STUDS, (4) 10d X 3" IN PLATES (10 TOTAL)
SP2	(8) 10d X 3" IN STUDS, (8) 10d X 3" IN PLATES (12 TOTAL)
SPM4.6.8	(12) 10d X 1.5" NAILS TOTAL (FILL ALL HOLES)
SSP	(4) 10d X 3" IN STUDS, (3) 10d X 3" IN DBL. PLT (1) 10d X 3" IN SINGLE PLT.
TSP	(9) 10d X 1.5" IN STUDS, (6) 10d X 1.5" IN DBL.PLT (15 TOTAL)

ABBREVIATIONS	
BM	BEAM
B/T	BETWEEN
CONN.	CONNECTION
CONT.	CONTINUOUS
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
DL	DEAD LOAD
EOR	ENGINEER OF RECORD
EXT.	EXTERIOR
FBC	FLORIDA BUILDING CODE (2017 6TH EDITION)
FFE	FINISHED FLOOR ELEVATION
FTG	FOOTING
FPA	FLORIDA PRODUCT APPROVAL
INT.	INTERIOR
LG	LENGTH
LL	LIVE LOAD
LVL	LAMINATED VENEER LUMBER (2.0 E, 1.9" WIDE MIN U.N.O.)
MAX.	MAXIMUM
MIN.	MINIMUM
OR	"OR" MEANS THAT EITHER OPTION PROVIDED IS SUFFICE FOR THE APPLICATION
O.C.	ON CENTER SPACING
OPT	OPTIONAL
OSB	ORIENTED STAND BOARD (APA RATED MIN.)
PCF	POUNDS PER SCUARE FEET
PLYW.	PLAYWOD (APA RATED MIN.)
PSF	POUNDS PER SCUARE FEET
PSI	POUNDS PER SCUARE INCH
SS	STAINLESS STEEL
STAGG.	STAGGERED
SPF	SPRUCE-PINE-FIR
SYP	SOUTHERN YELLOW FINE (No.2 MIN.)
SW	SHEAR WALL
T/G	TOGETHER
T&G	TONGUE AND GROOVE
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTED
w/	WITH
w/o	WITHUOT
WWMF	WELDED WIRE MESH OR FABRIC

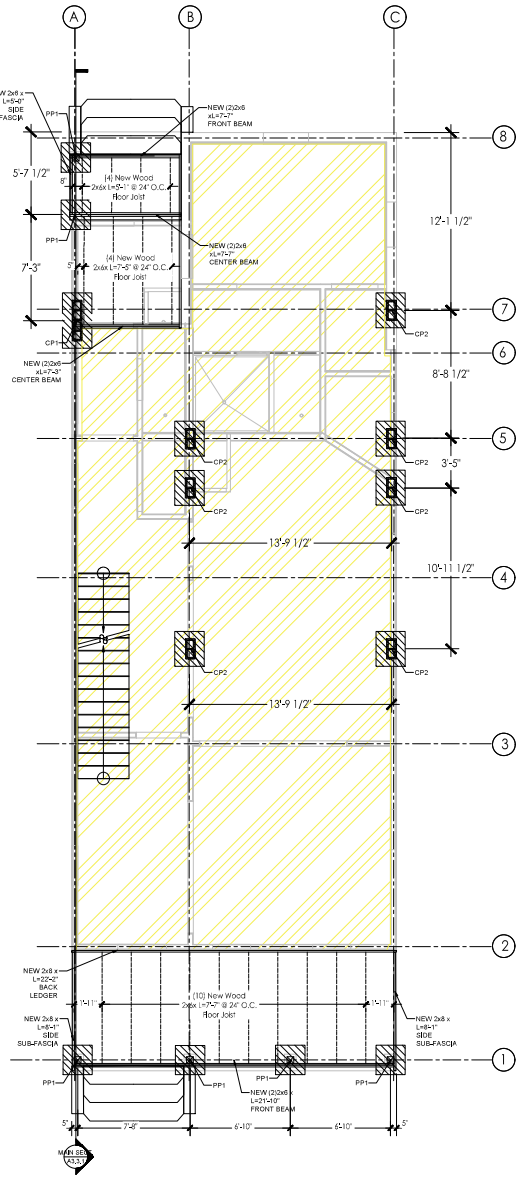
FRAMING NOTES

1. DESIGN OF WOOD COMPONENTS IN THIS STRUCTURE IS BASED ON THE 2017 FLORIDA BUILDING CODE, RESIDENTIAL (6TH EDITION), AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
2. ALL FRAMING ANCHORS SHOWN ON PLANS ARE SIMPSON. ALTERNATE CONNECTORS ARE ACCEPTABLE PROVIDED EQUAL OR GREATER CAPACITIES ARE ACHIEVED. CONTACT ENGINEER OF RECORD IF EQUAL CAPACITIES ARE NOT APPARENT.
3. ALL WOOD DIRECTLY EXPOSED TO CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED.
4. ALL WOOD DIRECTLY EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

5. NAILS OR CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED.
6. DIMENSION LUMBER

   6.1. ALL MEMBER SIZES GIVEN IN THE DRAWINGS ARE NOMINAL DIMENSIONS
   6.2. WHERE POSTS ARE CALLED OUT, HEADERS SHALL BEAR FULLY ON POSTS.
   6.3. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH SIMPSON STRONG-TIE JOIST HANGERS OR EQUAL PER APPROVAL OF THE ENGINEER OF RECORD. THE JOIST HANGERS SHALL BE NAILED WITH NAILS MEETING THE DIAMETER AND LENGTH PER THE DETAILS.

7. ALL NAILS SHALL BE COMMON NAILS, UN

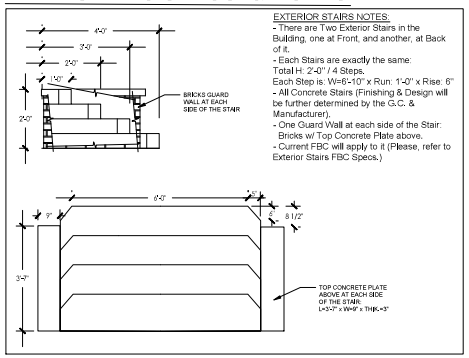


FIRST FLOOR: FOUNDATION & FLOORS RESTORATION SOLUTIONS.

1 / A3.1

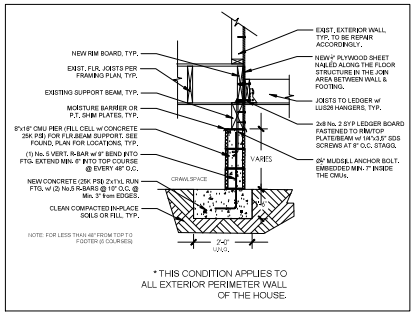
1/4" = 1'-0".

EXT. STAIRS SPECS. & NOTES

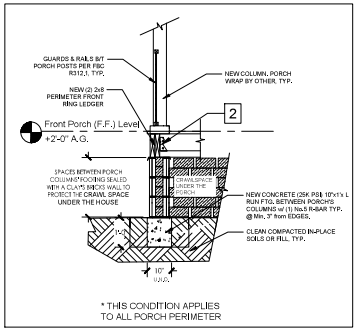


EXTERIOR STAIRS NOTES:
- There are Two Exterior Stairs in the Building, one at Front, and another, at Back of it.
- Each Stairs are exactly the same: Total H: 2'-0" / 4 Steps. Each Step is: W=6'-10" x Run: 1'-0" x Rise: 6"
- All Concrete Stairs (Finishing & Design will be further determined by the G.C. & Manufacturer).
- One Guard Wall at each side of the Stair: Bricks w/ Top Concrete Plate above.
- Current FBC will apply to it (Please, refer to Exterior Stairs FBC Specs.)

PERIMETER STEM WALLS CONDITIONS

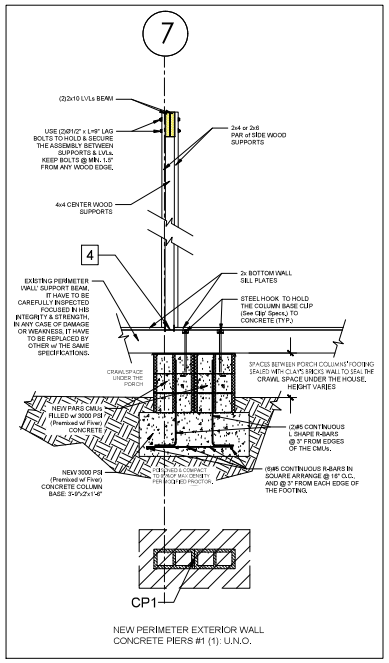


* THIS CONDITION APPLIES TO ALL EXTERIOR PERIMETER WALL OF THE HOUSE.



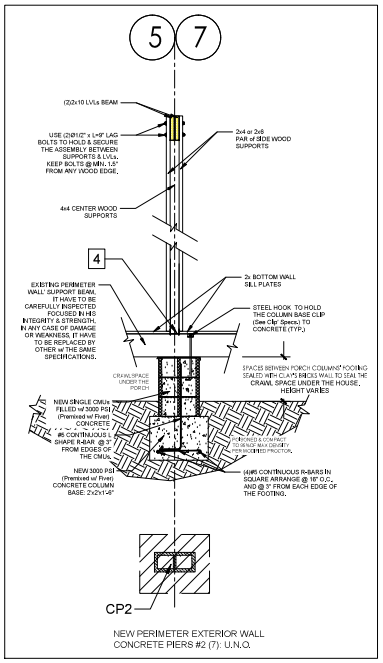
* THIS CONDITION APPLIES TO ALL PORCH PERIMETER

CP#1 DETAIL



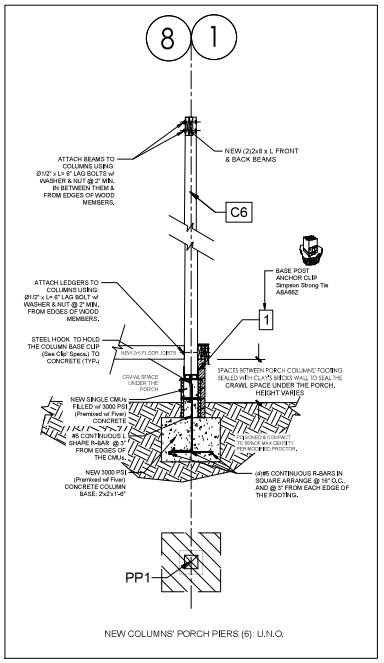
NEW PERIMETER EXTERIOR WALL CONCRETE PIERS #1 (1): U.N.O.

CP#2 DETAIL

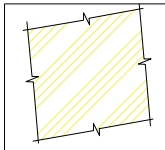


NEW PERIMETER EXTERIOR WALL CONCRETE PIERS #2 (7): U.N.O.

PP#1 DETAIL



NEW COLUMNS' PORCH PIERS (6): U.N.O.



Floor support and finishing elements must be carefully reviewed, focused in their structural integrity and strength. In every case, where the integrity & strength of the elements will be found compromised, or any weakness sign is observed, that element must be replaced accordingly (F.B.C. 2020), by another with equal dimensions & characteristics, to avoid any future failure.

LEGEND & NOTES

STEM WALL NOTE:
The perimeter stem wall of the house must be carefully reviewed, focused in their structural integrity and strength;
Where the integrity & strength of the elements will be found compromised, or any weakness sign is observed, it has to be repair accordingly (F.B.C. 2020).

CONSTRUCTION SET

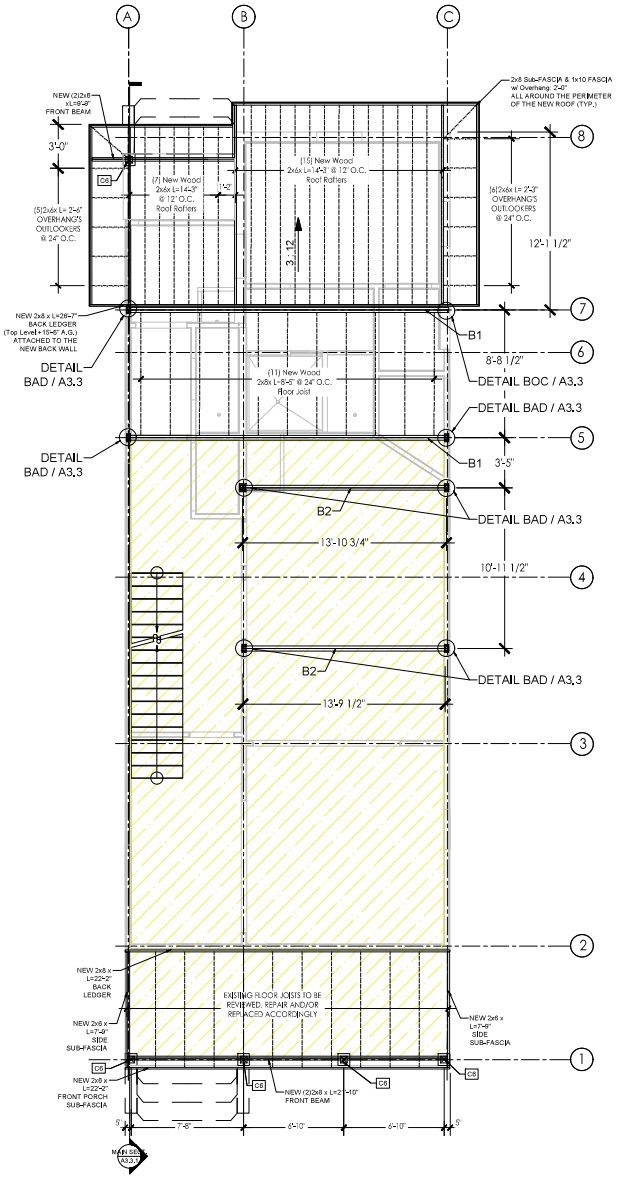
DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5361 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ASSURE THEIR ACCURACY, NEITHER THE ARCHITECT NOR ANY OF HIS CONSULTANTS SHALL ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS RESULTING FROM THE USE OF INFORMATION CONTAINED IN THESE PLANS. IN THE EVENT OF ANY DISCREPANCY, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. THESE PLANS, SPECIFICATIONS AND DETAILS ARE PROTECTED BY COPYRIGHT LAWS AND ARE THE PROPERTY OF THE ARCHITECT. ALL RIGHTS RESERVED. NONE OF THE CONTENTS OF THESE PLANS SHALL BE COPIED OR REPRODUCED IN ANY FORM OR MEDIUM WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE, MODIFICATION, OR DISTRIBUTION OF THESE PLANS IS STRICTLY PROHIBITED AND MAY RESULT IN LEGAL ACTION. BY USING THESE PLANS, YOU AGREE TO THE TERMS OF THIS NOTICE. IF YOU DO NOT AGREE TO THESE TERMS, YOU MUST RETURN THE PLANS AND ANY COPIES IMMEDIATELY. FOR PERMISSION TO USE THESE PLANS, PLEASE CONTACT THE ARCHITECT. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. BY REVIEWING THESE PLANS, YOU ACKNOWLEDGE AND AGREE TO THESE TERMS AND CONDITIONS. ANY VIOLATION OF THESE TERMS MAY RESULT IN LEGAL ACTION, INCLUDING BUT NOT LIMITED TO, SEEKING INJUNCTIVE RELIEF AND DAMAGES. ANY USE OF THESE PLANS CONSTITUTES ACCEPTANCE OF THESE TERMS. IF YOU DO NOT AGREE, YOU MUST NOT USE THE PLANS IN ANY WAY. BY USING THESE PLANS, YOU AGREE TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIMS, LOSSES, OR DAMAGES ARISING FROM YOUR USE, MODIFICATION, OR DISTRIBUTION OF THE PLANS. YOU ALSO AGREE TO PROVIDE THE ARCHITECT WITH ANY MODIFICATIONS MADE TO THE PLANS AND TO GRANT THE ARCHITECT A LICENSE TO USE SUCH MODIFICATIONS. YOU ACKNOWLEDGE AND AGREE THAT ANY UNAUTHORIZED USE OF THESE PLANS WILL CAUSE IRREPARABLE HARM TO THE ARCHITECT, AND THAT MONETARY DAMAGES ALONE WILL NOT BE SUFFICIENT TO COMPENSATE FOR SUCH HARM. YOU AGREE THAT THE ARCHITECT SHALL BE ENTITLED TO SEEK INJUNCTIVE RELIEF TO PREVENT ANY UNAUTHORIZED USE OF THESE PLANS, IN ADDITION TO ANY OTHER REMEDIES AVAILABLE AT LAW OR IN EQUITY. YOU AGREE THAT THE ARCHITECT SHALL BE ENTITLED TO RECOVER ALL COSTS AND EXPENSES INCURRED IN ENFORCING THESE TERMS, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES AND COURT COSTS. YOU AGREE THAT THE ARCHITECT SHALL BE ENTITLED TO RECOVER ALL COSTS AND EXPENSES INCURRED IN ENFORCING THESE TERMS, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES AND COURT COSTS. YOU AGREE THAT THE ARCHITECT SHALL BE ENTITLED TO RECOVER ALL COSTS AND EXPENSES INCURRED IN ENFORCING THESE TERMS, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES AND COURT COSTS.

REVISIONS:
1 REVISIONS #1 03/18/2024

A3.1
FOUNDATION PLAN



1 A3.2

FIRST FLOOR: WALLS & CEILING RESTORATION SOLUTIONS.

1/4" = 1'-0".

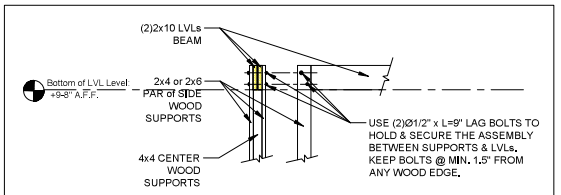
LEGEND & NOTES

C6 — 6x6 WOOD COLUMNS. FINISHING FURTHER DETERMINE BY CLIENT & CONTRACTOR.

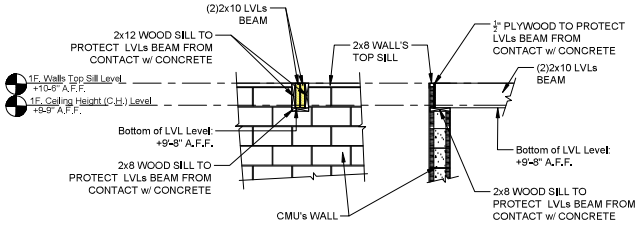
All Wall & Ceiling elements have to be carefully reviewed, focused in their structural integrity and strength. In every case, where the integrity & the Load capacity of the elements is compromised, or any weakness sign is found, that element have to be replaced accordingly (F.B.C. 2020) by another with equal dimensions & characteristics, to avoid any future failure (See A3.4 Framing Specs.).

B1 — NEW BEAM #1 (2): NEW 2"x10"x L=22'-0" LVLs (See Detail 2/ A3.3.1)

B2 — NEW BEAM #2 (2): NEW 2"x10"x L=14'-0" LVLs (See Detail 2/ A3.3.1)



Detail BAD / A3.3:
B1 & B2 ENDING SUPPORT ASSEMBLY DETAIL



Detail BOC / A3.3:
B1 ENDING SUPPORT on CMU Wall, ASSEMBLY DETAIL

CONSTRUCTION SET

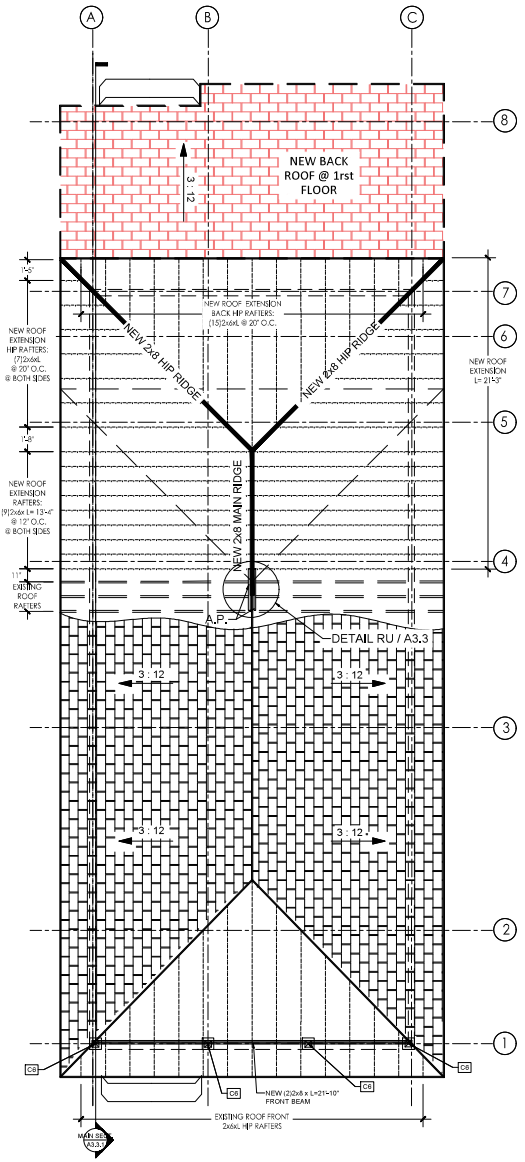
DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5361 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO INSURE THEIR ACCURACY, ERRORS AND OMISSIONS MAY STILL ALONG WITH OTHER FACTORS, EXIST. THE CONTRACTOR SHALL NOT RELY UPON ANY DIMENSION OR DETAIL SHOWN HEREON WITHOUT VERIFYING THE SAME IN THE FIELD. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEVIATIONS FROM THESE PLANS WHICH ARE NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY FULLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL SAFETY STANDARDS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY IN CONNECTION WITH THE WORK AND SHALL TAKE ALL PRECAUTIONS NECESSARY AND PROPER FOR THE PROTECTION OF THE PUBLIC AND OF THE PROJECT DURING THE PERIOD OF CONSTRUCTION. THE CONTRACTOR SHALL NOT RELY ON THE ARCHITECT'S REVIEW OF SHOP DRAWINGS OR OTHER SUBMITTALS TO DETECT ERRORS, OMISSIONS OR NONCOMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUCH SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS THE CONTRACTOR HAS INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS BY THE ARCHITECT'S REVIEW THEREOF. ANY ARGUMENT OR DISPUTE BETWEEN THE CONTRACTOR AND ANY SUBCONTRACTOR, SUPPLIER OR ANY OTHER PERSON OR ENTITY ARISING OUT OF OR RELATING TO THE CONTRACT DOCUMENTS OR THE PERFORMANCE OF THE WORK THEREUNDER SHALL BE RESOLVED WITHOUT ANY ACTION, PROCEEDING OR LITIGATION INVOLVING THE ARCHITECT. CONTACT WITH THESE DRAWINGS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.

REVISIONS:
1 REVISIONS #1 03/18/2024

A3.2
1 FLOOR CEIL. & WALLS SOLS.



SECOND FLOOR: WALLS & ROOF RESTORATION SOLUTIONS.

1 A3.3 — 1/4" = 1'-0".

LEGEND & NOTES

EXISTING ROOF RAFTERS.
THEY HAVE TO BE CAREFULLY INSPECTED FOCUSED IN HIS INTEGRITY & STRENGTH.
IN CASE OF DAMAGE OR WEAKNESS, THEY HAVE TO BE REPLACED BY OTHER w/ THE SAME ORIGINAL CHARACTERISTICS & SPECS, KEEPING THE ORIGINAL CONDITIONS.

NEW ROOF RAFTERS.
THEY HAVE TO KEEP THE ORIGINAL CONDITIONS w/ THE SAME ORIGINAL CHARACTERISTICS & SPECS.

SOFFIT VENTS CALCS. (As FBC 2020 (7th Ed.) R806.2

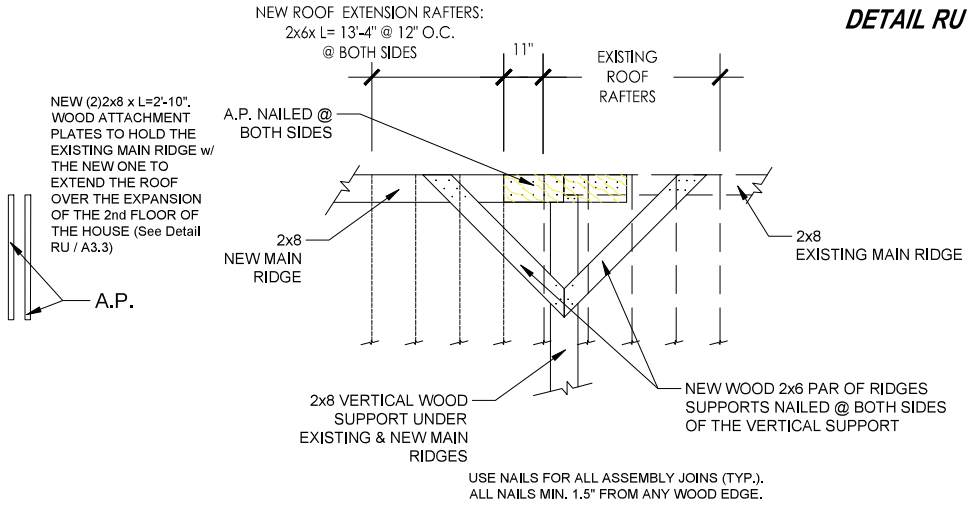
MINIMUN VENT AREA (MVA) = 1/150 Area of VS

SOFFIT AREA

	Sq.Ft.	Sq.In.	
VENTED SPACE (VS)=	447	64,368	(SOFFIT AREA)
MVA=VS/150 =	3.0	429	
# OF VENTS =	27	SIZE of 4" x 4"	Min. @ 6' O.C. Each One

NOTE: All Soffit Vents must be aligned O.C. 1' from exterior face of the ending fascia plate on the new roof.

DETAIL RU



CONSTRUCTION SET

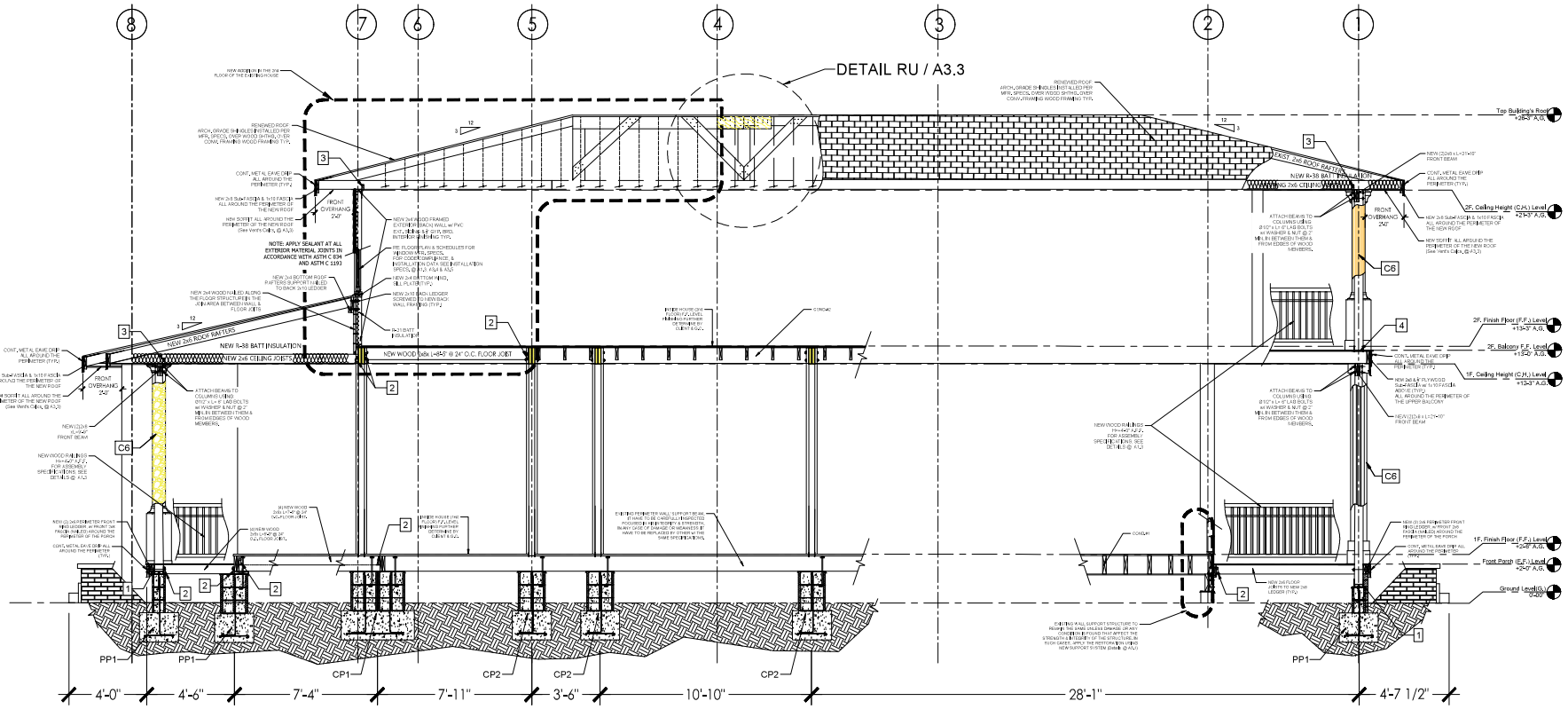
DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
architect
5461 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO INSURE THEIR ACCURACY, THE USER SHOULD BE AWARE THAT MISTAKES AND OMISSIONS OCCUR. NOTHING CONTAINED HEREIN SHALL RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND INDUSTRY STANDARDS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IN THE EVENT OF DISCREPANCY, THE FIGURED DIMENSION WILL GOVERN. DO NOT SCALE DRAWINGS. THESE PLANS ARE NOT SHOP DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED ITEMS AND PLANT LAYOUTS FOR APPROVAL BEFORE FABRICATION. ALSO SHOP DRAWINGS OF ALL STRUCTURAL STEEL, WINDOWS, DOORS AND MISCELLANEOUS IRON AND METAL WORK. ANY DEVIATION FROM ANY PUBLISHING OF LITIGATION, VERBAL CONTRACT WITH THESE DRAWINGS CONSTITUTE ACCEPTANCE OF THESE CONDITIONS.

REVISIONS:
1 REVISIONS #1 03/18/2024

A3.3
2 F. ROOF/CEIL. & WALLS SOLS



1 **MAIN SECTION OF THE BUILDING RESTORATION SOLUTIONS.**
1 / A3.3.1
3/8" = 1'-0".

LEGEND

COND.#1: EXISTING FLOOR JOISTS @ 1rst FLOOR.
THEY HAVE TO BE CAREFULLY INSPECTED FOCUSED IN HIS INTEGRITY & STRENGTH.
IN CASE OF DAMAGE OR WEAKNESS, THEY HAVE TO BE REPLACED BY OTHER w/ THE SAME ORIGINAL CHARACTERISTICS & SPECS. KEEPING THE ORIGINAL CONDITIONS.

COND.#2: EXISTING FLOOR JOISTS BETWEEN FLOORS.
THEY HAVE TO BE CAREFULLY INSPECTED FOCUSED IN HIS INTEGRITY & STRENGTH.
IN CASE OF DAMAGE OR WEAKNESS, THEY HAVE TO BE REPLACED BY OTHER w/ THE SAME ORIGINAL CHARACTERISTICS & SPECS. KEEPING THE ORIGINAL CONDITIONS.

EXISTING ROOF RAFTERS.
THEY HAVE TO BE CAREFULLY INSPECTED FOCUSED IN HIS INTEGRITY & STRENGTH.
IN CASE OF DAMAGE OR WEAKNESS, THEY HAVE TO BE REPLACED BY OTHER w/ THE SAME ORIGINAL CHARACTERISTICS & SPECS. KEEPING THE ORIGINAL CONDITIONS.

NEW ROOF RAFTERS.
THEY HAVE TO KEEP THE ORIGINAL CONDITIONS w/ THE SAME ORIGINAL CHARACTERISTICS & SPECS.

CLIPS SCHEDULE

ITEM	VIEW	NOTE
1		Simpson Strong Tie ABA66Z Nails: To POST FLANGE: (8) 0.162" x 3½" Nails: To POST FLANGE: (8) 0.162" x 3½"
2		Simpson Strong Tie LUS26 Joist Flange Nails: (4) 0.162 x 2" LVL Nails: (8) 0.162 x 2"
3		Simpson Strong Tie H8 (@ Each Rafter) Nails: (10) 0.148" x 1 ½"
4		Simpson Strong Tie BC60 Nails: To POST FLANGE: (6) 0.162" x 3½" Nails: To BASE BOTTOM: (4) 0.162" x 3½"

CONSTRUCTION SET

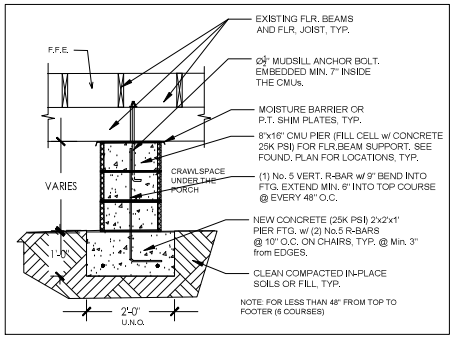
DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville , Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ACHIEVE ACCURACY AND PERFECTION, THE ARCHITECT DOES NOT GUARANTEE THAT THESE PLANS ARE ERROR FREE AND ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSION SHOWN OR NOT SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUB-CONTRACTORS, PERFORMING ANY WORK ON SITE TO BECOME FAMILIAR WITH THE PLANS AND NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS, DISCREPANCIES, OR DEVIATIONS FROM LOCAL BUILDING CODES BEFORE PROCEEDING WITH THE CONSTRUCTION OF ANY WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ALL SUB-CONTRACTORS HAVE READ AND UNDERSTAND THESE PLANS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY ERROR, OMISSION OR DISCREPANCY IN THE PLANS, BUT SHALL BE CONSIDERED AS A PRIVILEGED CONTRACTOR AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY SUCH ERROR OR OMISSION WHICH MAY EXIST. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY ERROR, OMISSION OR DISCREPANCY IN THE PLANS, BUT SHALL BE CONSIDERED AS A PRIVILEGED CONTRACTOR AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY SUCH ERROR OR OMISSION WHICH MAY EXIST. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY ERROR, OMISSION OR DISCREPANCY IN THE PLANS, BUT SHALL BE CONSIDERED AS A PRIVILEGED CONTRACTOR AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY SUCH ERROR OR OMISSION WHICH MAY EXIST.

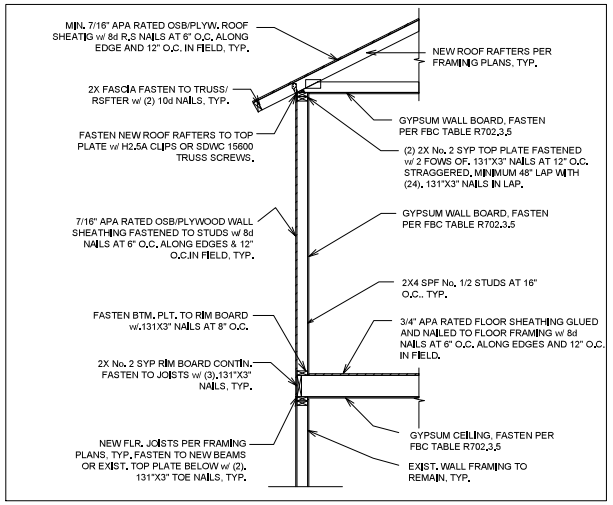
REVISIONS:
1 REVISIONS #1 03/19/2024

A3.3.1
MAIN BUILDING SECTION & SPECS.



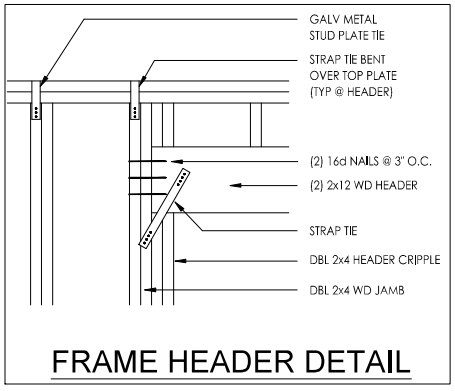
1 / A3.4 **IPF: Int. Pier Footing Detail (TYP.)**

3/4" = 1'-0".

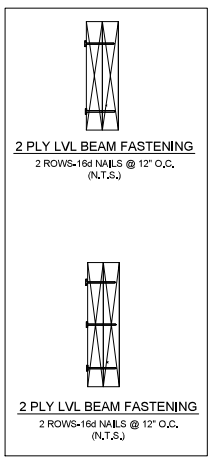


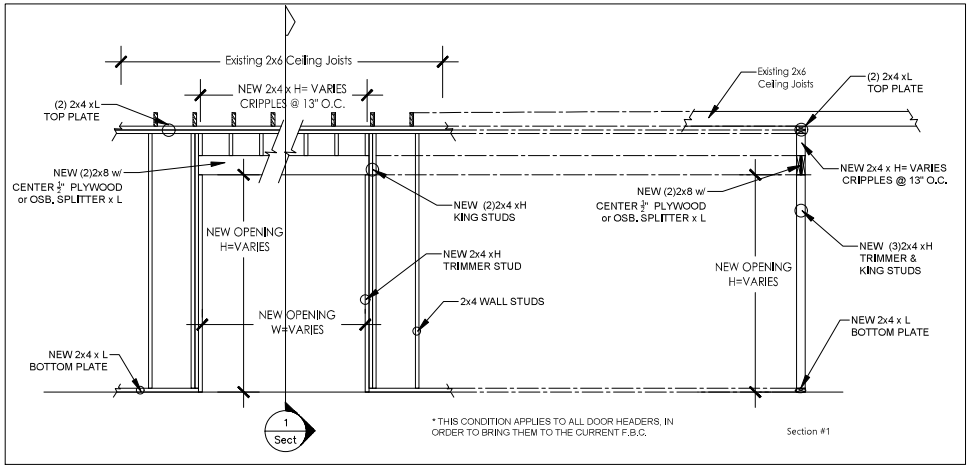
3 / A3.4 **Upper Wall Section (TYP.)**

3/4" = 1'-0".



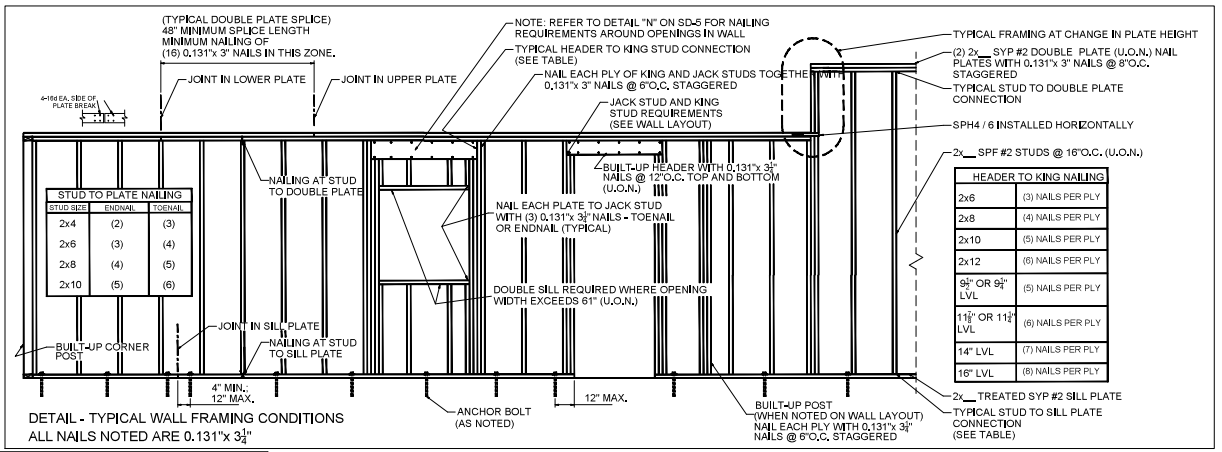
FRAME HEADER DETAIL





2 / A3.4 **NEW DOORS' HEADER DET. (TYP)**

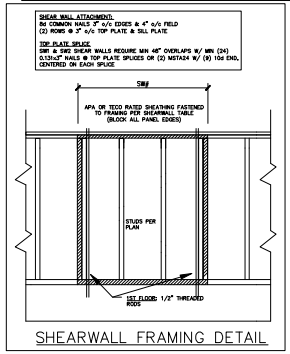
1/2" = 1'-0".



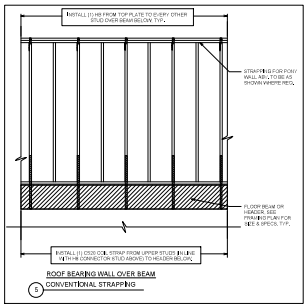
STUD TO PLATE NAILING		
STUD SIZE	ENDNAIL	TOENAIL
2x4	(2)	(3)
2x6	(3)	(4)
2x8	(4)	(5)
2x10	(5)	(6)

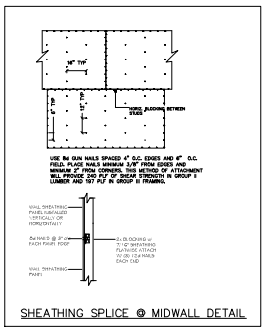
HEADER TO KING NAILING	
2x6	(3) NAILS PER PLY
2x8	(4) NAILS PER PLY
2x10	(5) NAILS PER PLY
2x12	(6) NAILS PER PLY
9¼" OR 9½" LVL	(5) NAILS PER PLY
11⅞" OR 11½" LVL	(6) NAILS PER PLY
14" LVL	(7) NAILS PER PLY
16" LVL	(8) NAILS PER PLY

DETAIL - TYPICAL WALL FRAMING CONDITIONS
ALL NAILS NOTED ARE 0.131"x 3¼"



SHEARWALL FRAMING DETAIL





SHEATHING SPLICE @ MIDWALL DETAIL

CONSTRUCTION SET

DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

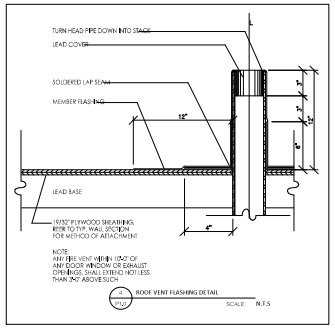
ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO INSURE THEIR ACCURACY, IT IS NOT UNUSUAL FOR SOME ERROR, OMISSION TO BE MADE. NOR ANY PORTION OF THIS DRAWING OR ITS CONTENTS MAY BE COPIED, REPRODUCED OR OTHERWISE UTILIZED WITHOUT THE PERMISSION, IN WRITING OF THE ARCHITECTURAL DRAWING ACT OR ITS CREATOR. ANY UNAUTHORIZED USE OF THESE DRAWINGS WILL RESULT IN THE IMMEDIATE INSTITUTION OF APPROPRIATE LEGAL ACTION. THESE DRAWINGS INCLUDE ARCHITECTURAL DETAILS IDENTIFIED SPECIFICALLY FOR THIS PROJECT. THEY ARE NOT INTENDED FOR USE ON ANY OTHER CONSTRUCTION IT SHOULD BE COMPLETELY REVISED AND DETAILED AGAIN WITH THE CURRENT CODES. ALL BLANK DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL PLANS, SURFACES, AND GRADES AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL VERIFY ALL PLANS, SURFACES, AND GRADES AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK.

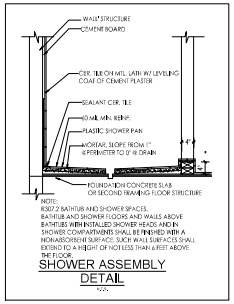
REVISIONS:

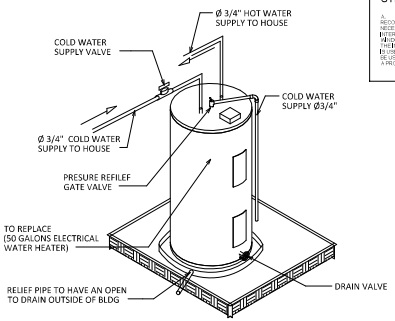
REVISIONS	09/00/2023

A3.4

ASSEMBLY DETAILS

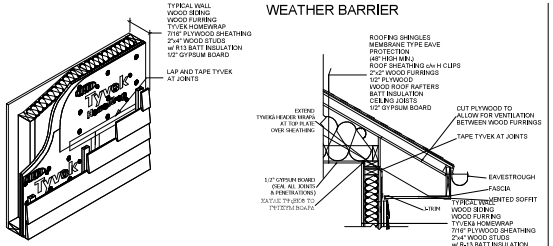






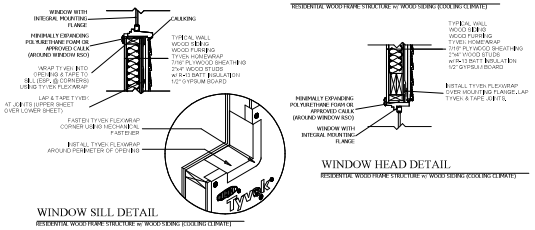
DETAIL WATER HEATER

WEATHER BARRIER



TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)

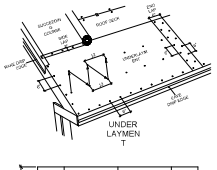
ROOF/ WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)

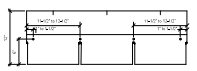


WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)

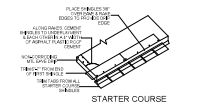
WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ WOOD SIDING (COOLING CLIMATE)

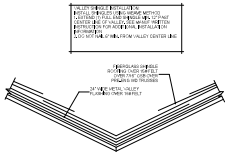
ROOFING

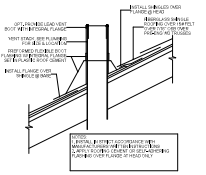


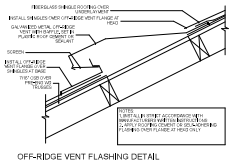


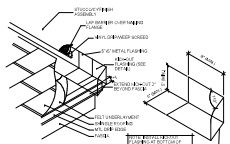
NOTE: DETAILS ARE FOR SLOPES OF 3:12 OR GREATER. FOR SLOPES BELOW 3:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS

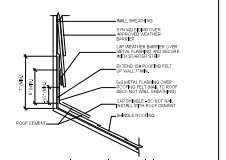


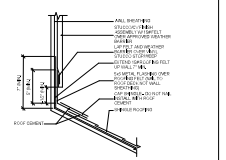




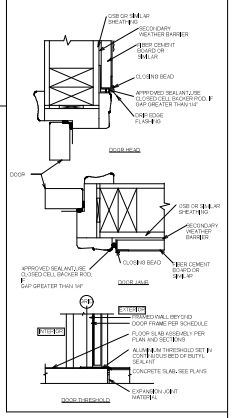




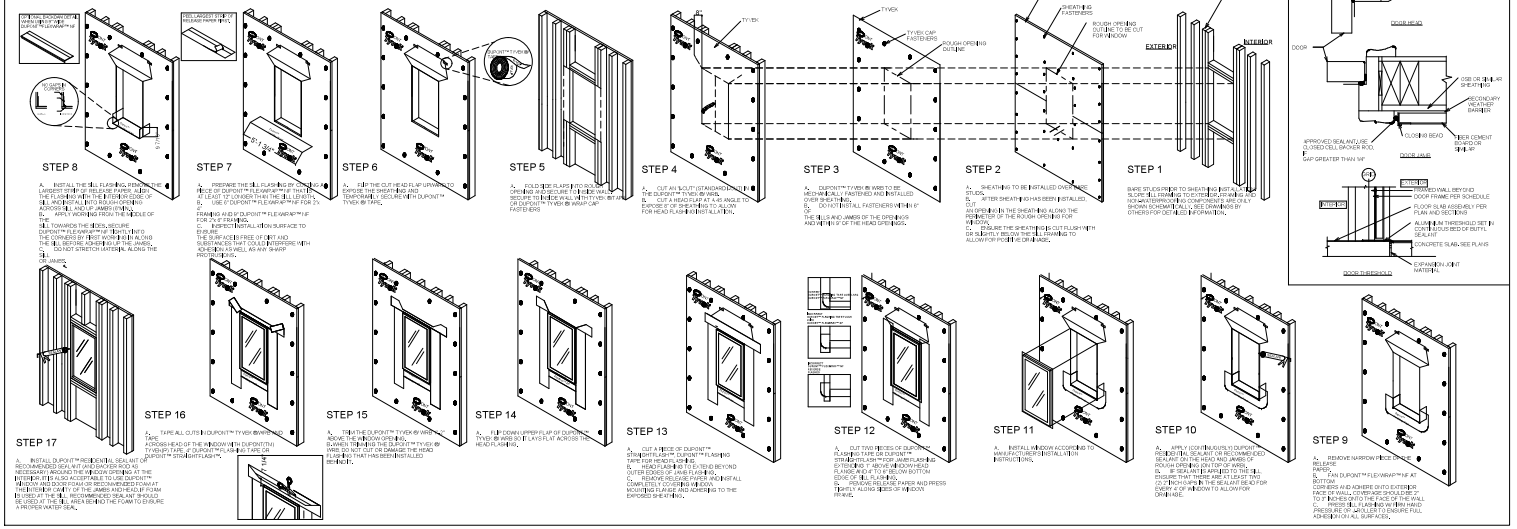




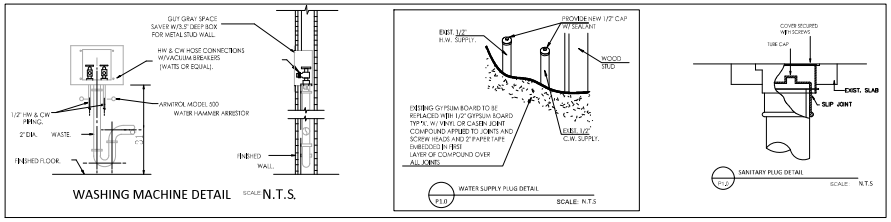
FLASHINGS FOR DOORS



FLASHINGS FOR WINDOWS



GENERAL ASSEMBLY SOLUTIONS (TYP)



CONSTRUCTION SET

DESIGN & DRAWINGS
J&M Building Consulting
YOU DREAMED IT, WE MAKE IT HAPPEN
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907
CERTIFIED BY:
Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ELIMINATE ERRORS AND OMISSIONS, IT IS NOT UNUSUAL FOR SOME ERROR TO EXIST. WE ARE NOT EXPERTS IN THE INTERPRETATION OF THE BUILDING CODES AND ASSUME NO RESPONSIBILITY FOR ERRORS OR OMISSIONS RESULTING FROM THE INTERPRETATION OF THE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES, RULES, ORDINANCES, DETAILS, SPECIFICATIONS, ETC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER AND OTHER TRADES. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY AND SECURITY. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY AS REQUIRED BY LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL PROTECT THE OWNER AND HIS PROPERTY FROM DAMAGE OR INJURY CAUSED BY HIS OPERATIONS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS AND USERS OF PROPOSED OPERATIONS BEFORE BEGINNING WORK AND SHALL PROTECT THEIR

ELECTRICAL SPECIFICATIONS

1. WORKMANSHIP: ALL WORK SHALL BE INSTALLED IN A NEAT, ORDERLY MANNER. DEVICES, PLATES, EXPOSED RACEWAYS, ENCLOSURES, COVERS, FIXTURES, ETC. SHALL BE ALIGNED PERPENDICULAR TO OR PARALLEL WITH, THE PRINCIPAL STRUCTURAL MEMBERS. THE EDGE OF THESE COVERS, PLATES ENCLOSURES, ETC., SHALL BE IN VERTICAL OR HORIZONTAL PLANE AS APPLICABLE FOR THE ITEMS INVOLVED. EXPOSED RACEWAYS SHALL BE OFFSET WHERE THEY ENTER SURFACE-MOUNTED EQUIPMENT. WIRING INSTALLED IN PANELS AND OTHER ENCLOSURES SHALL BE NEATLY LOOPED AND LACED & NOT WADDED OR BUNDLED.

2. MATERIAL STANDARDS: ALL MATERIALS SHALL BE NEW & CONFORM TO THE APPLICABLE STANDARDS WHERE SUCH HAVE BEEN ESTABLISHED FOR THE MATERIALS IN QUESTION. THE PUBLICATIONS AND STANDARDS OF THE ORGANIZATIONS BELOW ARE APPLICABLE TO THE MATERIALS SPECIFIED HERE IN.

A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
B. UNDERWRITER'S LABORATORIES, INC. (UL)
C. AMERICAN STANDARDS ASSOCIATION (ASA)
D. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)
E. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

WHERE REFERENCE IS MADE TO TRADE NAMES OR NAMES OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND TO IDENTIFY THE QUALITY OF THE MATERIALS OR EQUIPMENT TO BE FURNISHED, AND DOES NOT PRECLUDE THE USE OF "EQUAL" EQUIPMENT AS APPROVED BY THIS ENGINEER.

3. REFERENCE STANDARDS: INSTALLATION SHALL COMPLY WITH THE REGULATIONS OF THE FOLLOWING:

A. NATIONAL ELECTRICAL CODE (NFPA), LATEST EDITION (NEC 2017)
B. FLORIDA BUILDING CODE, LATEST EDITION (FBC 2020, 7th ED.)

4. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S PREVENTATIVE.

5. THE MINIMUM WIRE SIZE SHALL BE #12 AWG, UNLESS OTHERWISE NOTED. ALL CONDUCTORS SHALL BE COPPER WITH TW INSULATION FOR SIZE #8 AND SMALLER. CONDUCTORS LARGER THAN #8 SHALL HAVE TYPE THE INSULATION, UNLESS OTHERWISE NOTED. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID AND ALL THOSE #8 AND LARGER SHALL BE STRANDED.

6. ALL RACEWAYS AND PIPES PLACED IN OR THRU A CONCRETE SLAB SHALL BE SPACED A MINIMUM OF 3 DIAMETERS OF THE LARGEST CONDUIT OR PIPE OF ANY OTHER SERVICE.

7. ALL RACEWAYS SHALL BE CARLON PY-DUIT, TYPE A, U.L. LISTED OR EQUAL. CONDUIT FITTINGS AND CEMENT SHALL BE PRODUCED BY THE SAME MANUFACTURER.

A. RUNS IN CONCRETE IN CONTACT WITH EARTH, UNDERGROUND,EXPOSED OR IN INTERIOR WALLS OR FEEDERS 1 1/4" OR LARGER, SHALL BE RIGID STEEL OR PVC

B. METALLIC ELECTRICAL CONDUIT OR ROMEX MAY BE USED IN THE INTERIOR PARTITIONS AND CEILINGS.

8. OUTLET BOXES SHALL BE POLYVINYL CHLORIDE AND SHALL CONFORM TO THE N.E.M.A. STANDARDS.

9. THE DISCONNECT SWITCHES SHALL BE HORSEPOWER-RATED HEAVY DUTY, QUICK-MAKE/QUICK-BREAK IN N.E.M.A.-1 INTERIOR,4 EXTERIOR.

10. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN A PROPER WORKING ORDER. SHOULD ANY ITEMS BE MISSING, HE SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.

ELECTRICAL NOTES:

1. OUTSIDE RECEPTACLES, RECEPTACLES AT BATH, GARAGE AND KITCHEN COUNTER, SHALL BE G.F.I.
2. SMOKE DETECTOR HARDWIRED TO KITCHEN OR BATHROOM NON-SWITCHABLE NO G.F.I. LIGHTING CIRCUIT INTERCONNECTED AND WITH BATTERY BACK-UP.
3. ELECTRICAL METER AND PANEL LOCATION MAY VARY AS PER SERVICE ENTRANCE LOCATION.
4. ELECTRICAL CONTRACTOR TO COORDINATE SERVICE WITH PROVIDER COMPANY.
5. ALL "J" BOXES SHALL COMPLY WITH N.E.C. 314
6. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITAT AREAS.
7. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
8. IT IS SUGGESTED THAT YOU CONFER WITH FLORIDA POWER AND LIGHT TO LOCATE THE ELECTRICAL METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS

NOTE FOR CONTRACTOR

1. PROVIDE ALL EURO STYLE FIXTURES. FLAT FRAME PLATES, RECEPTACLES , DIMMERS AND SWITCHES.
COLOR & FINISH TO BE SELECTED BY OWNER COORDINATE & VERIFY W/OWNER.

2. COORDINATE TELEPHONE LINE SERVICE & CONNECTION WITH LOCAL TELEPHONE COMPANY COMPANY & OWNER. THIS INCLUDES EQUIPMENT LOCATION, SPECS & REQUIREMENTS

3. ALL FIXTURES EQUIPMENT , OF ELEMENT SHOWN ARE TO BE PROVIDED BAY CONTRACTOR UNLESS OTHER WISE NOTED.

4. ALL EXTERIOR FIXTURES TO BE WP W/GFI BREAKERS.

5. FINISH, COLOR & SPECS MUST BY SIGNED OFF & APPROVED BY OWNER. SUBMIT SHOP DWGS, CUT SHEETS OF SAMPLES FOR OWNERS APPROVAL PRIOR TO ORDER OF COMMENCING ANY WORK.

ELECTRICAL LEGEND

	120V DUPLEX OUTLET
GFI	120V GFI DUPLEX OUTLET
WP GFI	WEATHER PROOF GFI
	240V OUTLET
S $	SWITCH (SINGLE, DOUBLE)@ 42" A.F.F.
	LED RECEDED CEILING LIGHT
	PENDANT LED CEILING LAMPS
	WALL MTD. BRACKET LIGHT @ 72"
	CEILING EXHAUST FAN
SD	SMOKE DETECTOR (CEILING)
C	CARBON MONOXIDE DETECTORS
	CEILING FAN w/ LED LAMP
At.Ac.	36" x 22" CEILING ACCESS TO ATTIC See Detail 1/A3.5
	JUNCTION BOX

NOTES:

1. CARBON MONOXIDE DETECTORS MUST BE NO MORE THAN 10' FROM EACH BEDROOM ENTRY AND THROUGHOUT THE RESIDENCE

2. SMOKE DETECTORS MUST BE INSTALLED WITHIN THE BEDROOMS AND JUST OUTSIDE OF BEDROOMS THROUGHOUT THE RESIDENCE.

3. ALL LIGHTINGS COMPLIANCE WITH HIGH-EFFICACY FBC. ENERGY CONSERVATION R404.

GENERAL NOTES:

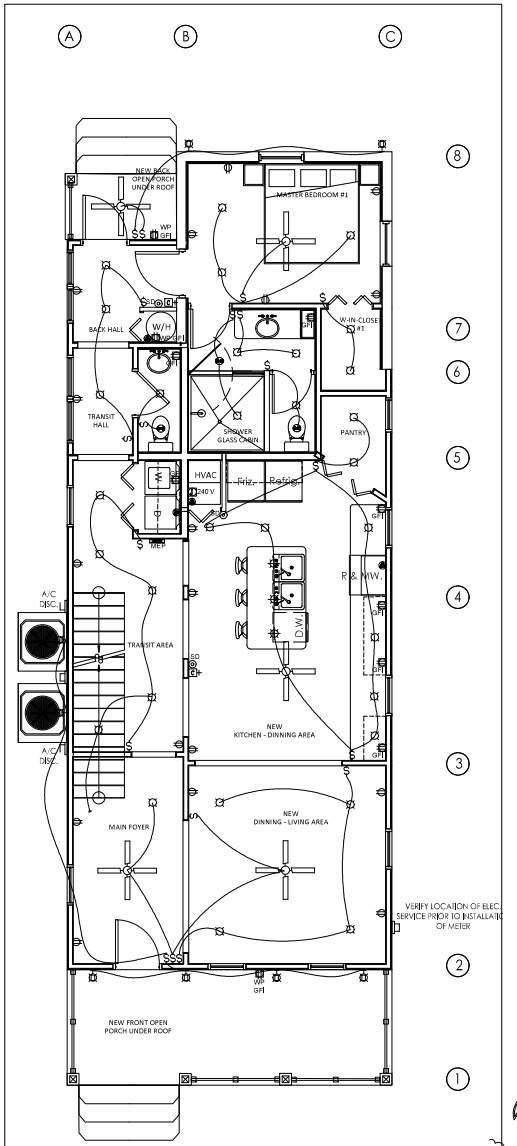
* DROP CEILINGS TO BE TYPE "A" DRYWALL ATTACHED TO 2" WOOD STUDS @ 24" O.C.
* BATHROOM DROP CEILINGS TO BE MOISTURE RESISTANT DRYWALL.
* PAINT ALL CEILINGS WHITE
* LOCATE CEILING ACCESS PANEL BETWEEN ROOF TRUSSES. FIELD VERIFY.
* INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
* PROVIDE (1)HOUR RATED DRYWALL CEILING IN THE KITCHEN.

ACTIONS TO BE TAKEN:

1. ADDITIONAL RECEPTACLES: LIVING RM FLOOR AND WALLS; UNDER "ALL" VANITIES; DBL DUPLEX AT EITHER SIDE OF MASTER BED; FRONT PORCH DUPLEX; RECEPTACLES AT ALL SOFFITS, FRONT AND BACK PORCH CEILINGS (CHRISTMAS DECOR LIGHTING) SWITCHED SEPARATELY FROM EXTERIOR LIGHTING;
2. GARAGE: DBL DUPLEX; LIGHTING INDEPENDENT SWITCH PER AREA.

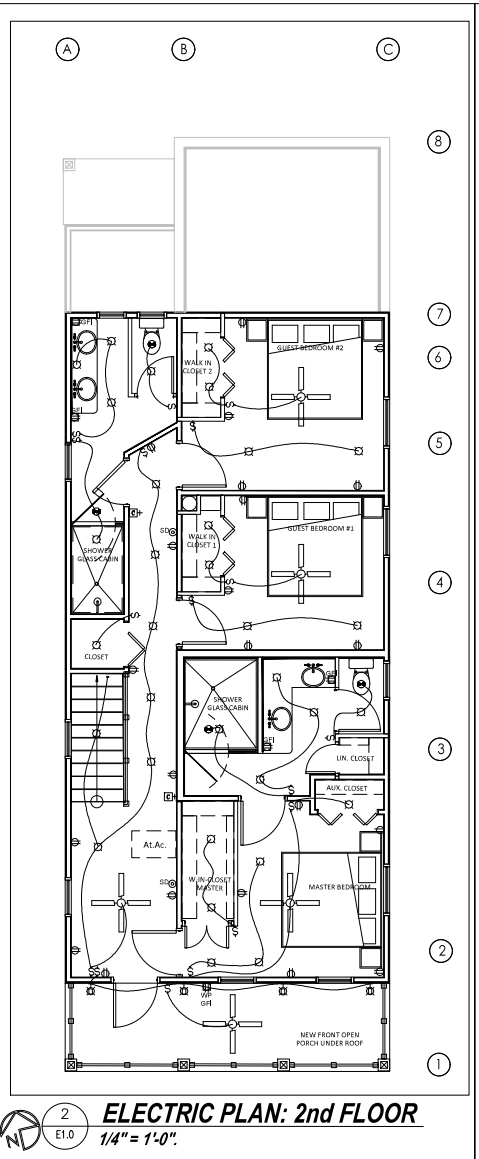
NOTE:

ELECTRIC PLANS DOES NOT REFLECT ALL ELECTRIC FIXTURES AND THEIR LOCATIONS TO AVOID CLARITY LECTURES' ISSUES IN THE PLANS.
FINAL SOLUTIONS AND LOCATIONS WILL BE FIXED DURING THE WORK ON FIELD.



1 E1.0 **ELECTRIC PLAN: 1rst FLOOR** 1

1/4" = 1'-0".



2 E1.0 **ELECTRIC PLAN: 2nd FLOOR**

1/4" = 1'-0".

DESIGN & DRAWINGS
J&M Building Consulting
E-mail: mariojmbc@gmail.com
Ph: (904) 554-3907

CERTIFIED BY:

Bruce D. Amalfitano, A.I.A.
a r c h i t e c t
5461 Spring Brook Rd. Jacksonville, Florida 32277
904 228 9337
BAmalfi1@aim.com
#AR 0009774
21 FEBRUARY 2025

FULL HOUSE REMODELING
141 East 5th Street
JACKSONVILLE, FL 32206

ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ELIMINATE ERRORS AND OMISSIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL PLANS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ERRORS OR OMISSIONS ON THE PLANS AND SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EXPENSE INCURRED BY THE OWNER AS A RESULT OF SUCH ERRORS OR OMISSIONS. THE CONTRACTOR IS UNDER NO OBLIGATION TO PROCEED WITH ANY WORK WHERE THE CONTRACTOR FEELS THAT THE PLANS ARE INCOMPLETE OR IN ERROR. IN THE EVENT THAT THE CONTRACTOR PROCEEDS WITH WORK WHERE THE PLANS ARE INCOMPLETE OR IN ERROR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL RESULTING EXPENSE INCURRED BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY

Bruce D. Amalfitano, Architect
5461 Spring Brook Rd. Jacksonville , Florida 32277
BAmalfi1@aim.com 904 228 9337

Date: March 20, 2024

To: Jermaine Anderson Jr.
City Planner II – Historic Preservation Section.
City of Jacksonville, Planning and Development Department
Ed Ball Building.
214 North Hogan Street. Jacksonville, Florida 32202

From: Bruce D Amalfitano, AIA. Sr. Architect
5461 Spring Brook Rd.
Jacksonville, Florida 32277

Subject: **FULL HOUSE REMODELING**
For: Mr. Clay Jones (WHOLESALE PROPERTY DEPOT)
Address: 141 East 5th St. JACKSONVILLE, FL 32206

COA Application #29861 (Revision No: 1)

After the submission of the set of plans to Mrs. Jermaine Anderson Jr. (City Planner II – Historic Preservation Section), we were requested to address several observations.
This letter shall serve as a written statement about the requested observations in the project.

Requesting 1: **According to the Zoning Code, the rear setback will need to be 10 feet.**
Solution: New back Construction Line of the house was moved away from the Back property line, as shown @ A**0.0.**

Requesting 2: **Traditionally, structures within the historic districts do not have large empty wall spaces. As such, the Historic Preservation Section recommends adding windows to the rear second floor.**
Solution: New Window added at the back of the 2nd Floor, as shown @ **3**/A**2.0.**

Requesting 3: **Historic Preservation Section recommends adjusting all windows to match the other windows' header height on the East elevation.**
Solution: All Window were leveled to the same top sill level, as shown @ **2 & 4**/A**2.0.**

Bruce D. Amalfitano, Architect
5461 Spring Brook Rd. Jacksonville , Florida 32277
BAmalfi1@aim.com 904 228 9337

Requesting 4: **Traditionally, windows on structures within the historic district have a unified window pattern. As such, the Historic Preservation Section recommends choosing either a gridded window pattern for the entirety of the structure or a one-over-one window pattern.**

Solution: All Window were changed to the same design (one-over-one / vertical sliding), as shown @ **2**/A**2.0.**

Requesting 5: **Traditionally, front porches share the same depth. Based on your plans, the second-floor porch would have a shorter depth than the first-floor porch. As such, the Historic Preservation Section recommends making the front porches a unified depth.**

Architect Statement base on the original house' Structure:

Despite the fact that traditionally, buildings that have two floors with front porches maintain the same vertical level both in the perimeter line of the porches, and in the façade line towards the interior of the building; in this case, this rule is not met.

After a deep investigation after the removal of the existing walls' finishing, we discovered what it's shown in the plans, the front façade at the 2nd floor is out of level referred to the one at the 1rst floor. We didn't alter or changed any of the existing structural elements of the building. In fact, in this project, we assume as a main criterion: "The minimum intervention possible in the original historical elements of the building"

In fact, trying to follow this criterion, is the main reason why we didn't level the front facades of the building, in our proposal of restauration.

With a field visit, and a proper inspection of the building' structure, an expert eye can easily see our point that guided us taking this action to leave these facades levels as they are originally. And these differences are more evident after the wall's finishing removing in these areas of the building.

Hopefully, the above statements may accordingly inform to the **COJ** authorities, the new changes in the project. Please notify the architect if any more action or information is required.

Sincerely.

Bruce D. Amalfitano.
Sr. Architect

Tracking # 29861 Date: _____

Window Survey Form - List

List all the windows on the building:

Window #: 1			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 28x32.5		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☑ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Window #: 2			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 28x32.5		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☑ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Window #: 3			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 68x33		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☑ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Window #: 4			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 68x33		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☑ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Tracking # 29861 Date: _____

Window Survey Form - List

List all the windows on the building:

Window #: 5		Material: ☐ Wood ☐ Vinyl ☑ Metal ☐ Other
Design:	Size: 30X56	Status: ☐ Historic/Original ☑ Non-historic ☐ Other
Window: ☐ Keep ☑ Replace		Window Condition: ☐ Good ☑ Fair ☐ Bad Damage? ☑ None ☐ Termites ☐ Rot ☐ Missing
Trim: ☐ Keep ☑ Replace		Trim Condition: ☐ Good ☑ Fair ☐ Bad Damage? ☐ None ☐ Termites ☑ Rot ☐ Missing

Window #: 6		Material: ☐ Wood ☐ Vinyl ☑ Metal ☐ Other
Design:	Size: 30X56	Status: ☐ Historic/Original ☑ Non-historic ☐ Other
Window: ☐ Keep ☑ Replace		Window Condition: ☐ Good ☑ Fair ☐ Bad Damage? ☑ None ☐ Termites ☐ Rot ☐ Missing
Trim: ☐ Keep ☑ Replace		Trim Condition: ☐ Good ☑ Fair ☐ Bad Damage? ☐ None ☐ Termites ☑ Rot ☐ Missing

Window #: 7		Material: ☐ Wood ☐ Vinyl ☑ Metal ☐ Other
Design:	Size: 37X38.5	Status: ☐ Historic/Original ☑ Non-historic ☐ Other
Window: ☐ Keep ☑ Replace		Window Condition: ☐ Good ☑ Fair ☐ Bad Damage? ☑ None ☐ Termites ☐ Rot ☐ Missing
Trim: ☐ Keep ☑ Replace		Trim Condition: ☐ Good ☑ Fair ☐ Bad Damage? ☐ None ☐ Termites ☑ Rot ☐ Missing

Window #: 8		Material: ☐ Wood ☐ Vinyl ☑ Metal ☐ Other
Design:	Size: 36X37	Status: ☐ Historic/Original ☑ Non-historic ☐ Other
Window: ☐ Keep ☑ Replace		Window Condition: ☐ Good ☑ Fair ☐ Bad Damage? ☑ None ☐ Termites ☐ Rot ☐ Missing
Trim: ☐ Keep ☑ Replace		Trim Condition: ☐ Good ☑ Fair ☐ Bad Damage? ☐ None ☐ Termites ☑ Rot ☐ Missing

Tracking # 29861 Date: _____

Window Survey Form - List

List all the windows on the building:

Window #: 9			**Material:** ☐ Wood	☐ Vinyl	☑ Metal	☐ Other
Design:	**Size:** 72x38		**Status:** ☐ Historic/Original	☑ Non-historic		☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad	
			Damage? ☑ None ☐ Termites	☐ Rot	☐ Missing	
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing	

Window #: 10			**Material:** ☐ Wood	☐ Vinyl	☑ Metal	☐ Other
Design:	**Size:** 33x68		**Status:** ☐ Historic/Original	☑ Non-historic		☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad	
			Damage? ☑ None ☐ Termites	☐ Rot	☐ Missing	
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing	

Window #: 11			**Material:** ☐ Wood	☐ Vinyl	☑ Metal	☐ Other
Design:	**Size:** 30x64		**Status:** ☐ Historic/Original	☑ Non-historic		☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad	
			Damage? ☑ None ☐ Termites	☐ Rot	☐ Missing	
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing	

Window #: 12			**Material:** ☐ Wood	☐ Vinyl	☑ Metal	☐ Other
Design:	**Size:** 49x52		**Status:** ☐ Historic/Original	☐ Non-historic		☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad	
			Damage? ☑ None ☐ Termites	☐ Rot	☐ Missing	
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing	

Tracking # 29861 Date: _____

Window Survey Form - List

List all the windows on the building:

Window #: 13			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 32x59		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep ☑ Replace		Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep ☑ Replace		Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Window #: 14			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 25x59		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep ☑ Replace		Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep ☐ Replace		Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Window #: 15			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 30x64		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep ☑ Replace		Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep ☑ Replace		Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Window #: 16 ~~30x64~~			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 30x64		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep ☑ Replace		Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep ☑ Replace		Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Tracking # 29861 Date: _____

Window Survey Form - List

List all the windows on the building:

Window #: 17			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 30X64		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep ☑ Replace		Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep ☑ Replace		Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Window #: 18			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 30X64		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep ☑ Replace		Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep ☑ Replace		Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Window #: 19			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 32X60		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep ☑ Replace		Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep ☑ Replace		Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Window #: 20			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:** 32X59		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep ☑ Replace		Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep ☑ Replace		Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Tracking # 29861 Date: _____

Window Survey Form - List

List all the windows on the building:

Window #: 21			**Material:** ☐ Wood	☐ Vinyl	☑ Metal ☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other
Window:	☐ Keep	☑ Replace	Window Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☑ Replace	Trim Condition: ☐ Good	☑ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☑ Rot	☐ Missing

Window #: 22			**Material:** ☐ Wood	☐ Vinyl	☐ Metal ☐ Other
Design:	**Size:** 37x25		**Status:** ☐ Historic/Original	☐ Non historic	☐ Other
Window:	☐ Keep	☐ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Window #: 23			**Material:** ☐ Wood	☐ Vinyl	☐ Metal ☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☐ Non-historic	☐ Other
Window:	☐ Keep	☐ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Window #: 24			**Material:** ☐ Wood	☐ Vinyl	☐ Metal ☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☐ Non-historic	☐ Other
Window:	☐ Keep	☐ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ in.

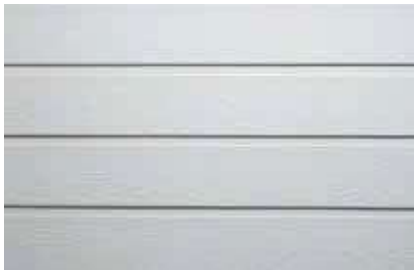
HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.

Select Cedarmill©

Smooth

Beaded Cedarmill©

Beaded Smooth



Custom Colonial Roughsawn®

Custom Colonial Smooth®

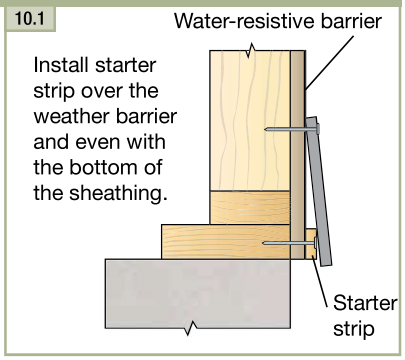
Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.

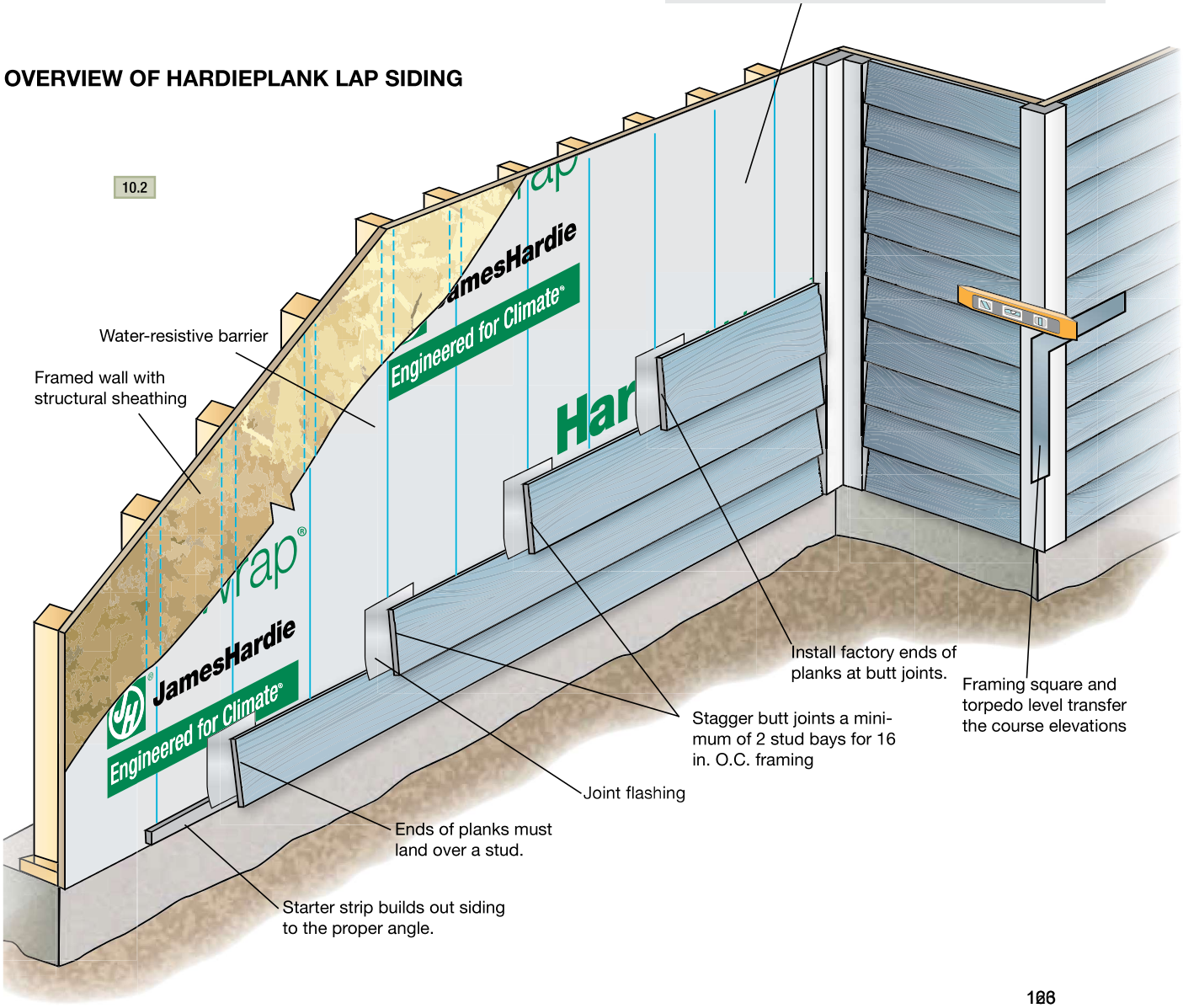
10.1



TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

OVERVIEW OF HARDIEPLANK LAP SIDING

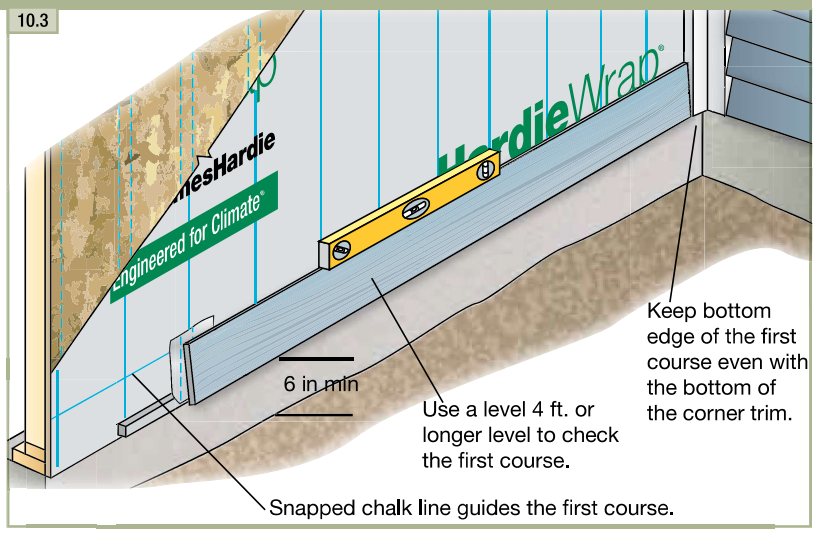
10.2



INSTALLING THE PLANKS

The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

10.3



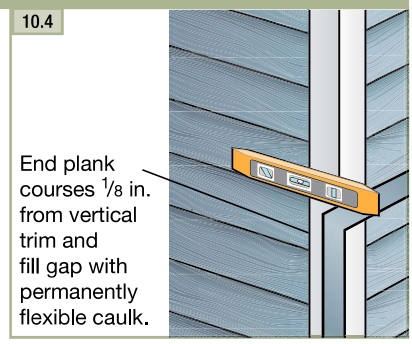
1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum ¼ in below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a 1/8 in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

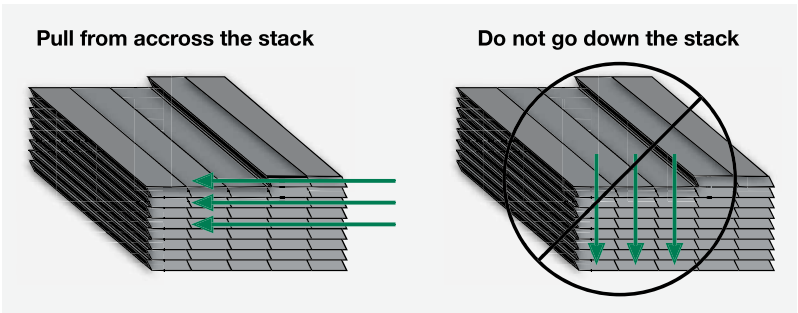
PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

10.4



TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.



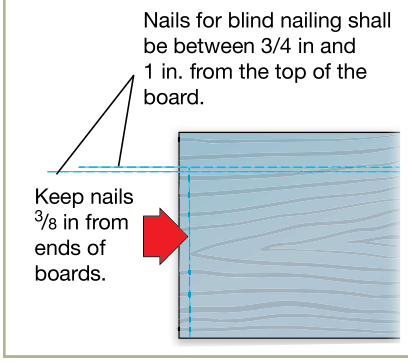
Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

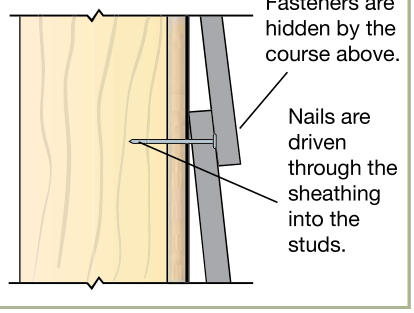
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be placed no closer than 3/8 in. from the ends of the plank.

10.5 **Blind nailing measurments**



10.6 **Blind nailing**

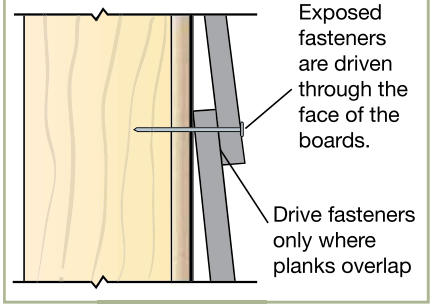


Avoid placing fasteners near the top edge of the plank. This practice, called “high nailing”, may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain. installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes . Refer to Appendix D for related code matters.

10.7 **Face nailing**

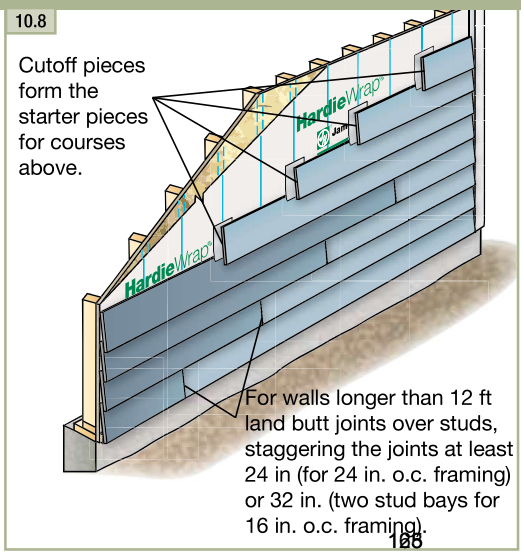


STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in., o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8



JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.}

C. “H” jointer cover

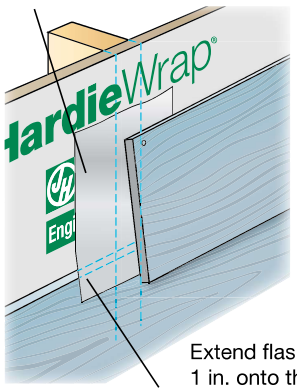
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

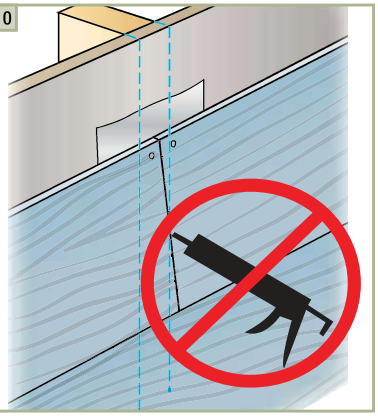
TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9



Flashing behind to add an additional layer of protection from water infiltration

10.10



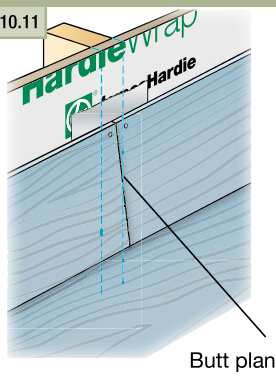
Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.

10.11



Butt planks with moderate edge contact

COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with 3/4 in landing space for each side. The minimum stud space for a plank to land is 3/8 in.

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

10.12 **Planking around windows**

COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.

If corners are trimmed with **HardieTrim® 5/4, 4/4 boards**, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

To cut planks for the gable:

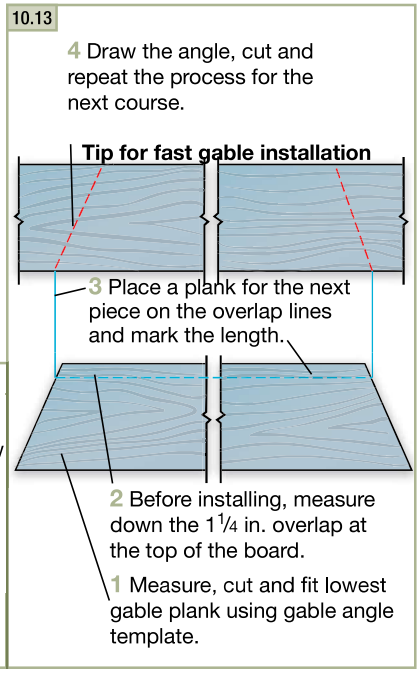
1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

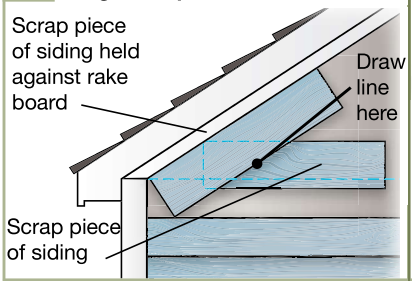
1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down 1¼ in. from the top edge of the plank for the course overlap. Make a mark on both ends.
3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.

10.13



10.14 **Angle Template**



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener
wood studs	blind nail	16 in o.c.	3 9
		24 in o.c.	16
	face nail	16 in o.c.	2 5
		24 in o.c.	2 5
steel studs*	blind nail	16 in o.c.	8 13
		24 in o.c.	
	face nail	16 in o.c.	7 12
		24 in o.c.	
Direct to Masonry			14
7/16 in OSB or equivalent (face nailed)			4

Fastener Type

2 — .113 in. x .267 in x 2 in. — 6D common
3 — .093 in. x .222 in. x 2 in. — 6D siding nail
9 — No 11ga 1.25 in long — roofing nail
7 — Ribbed Bugle-Head No. 8 .323 in. x 1.625 in — screws
8 — Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)
12 — [AKN-100] .100 in x .25 in x 1.5 in — ET&F
13 — [AGS-100] .100 in x .313 in. x 1.5 in
14 — [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in — masonry nail
5 — .113 in. x .260 in x 2.375 in — 8D common
16 — No 11ga 1.75 in long — roofing nail
4 — .091 in. x .221 in. x 1.5 in — 4D siding nail

*When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners

HardiePlank® Lap Siding

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.

⚠ CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
   - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
   - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
   - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

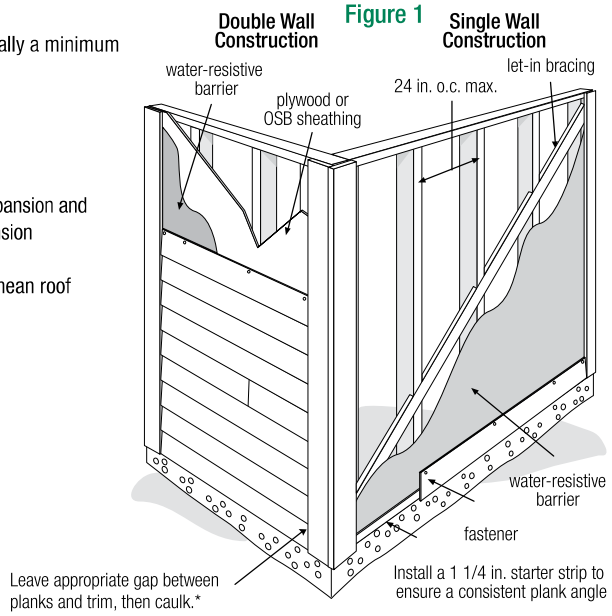
IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam,etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap[1], which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

Figure 1



INSTALLATION: JOINT TREATMENT

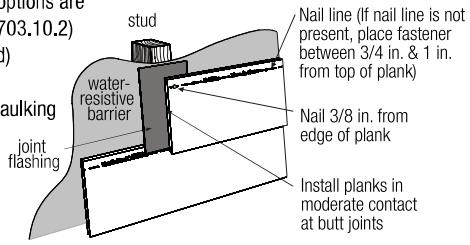
One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

C. "H" jointer cover

Figure 2



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

[1]For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

JamesHardie™

SELECT CEDARMILL© | SMOOTH | BEADED CEDARMILL© | BEADED SMOOTH | CUSTOM COLONIAL™ SMOOTH | CUSTOM COLONIAL™ ROUGHSAWN

Visit jameshardiepros.com for the most recent version.

HS11119 P1/4 12/19

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

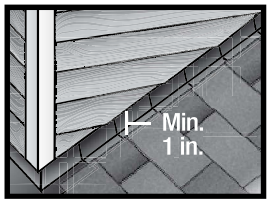


Figure 4
Horizontal Flashing

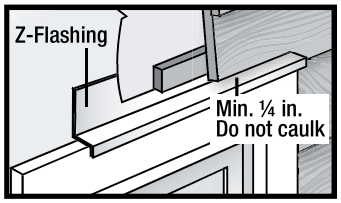


Figure 5
Kickout Flashing

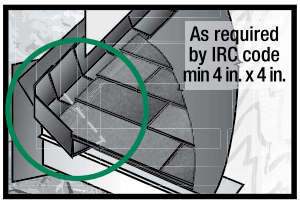


Figure 6
Slabs, Path, Steps to Siding

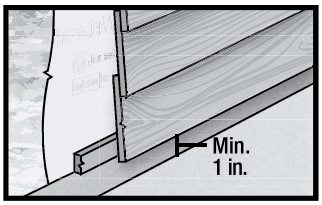


Figure 7
Deck to Wall

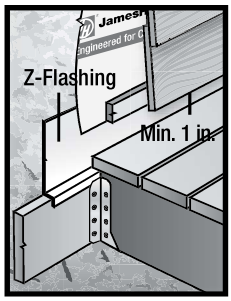


Figure 8
Ground to Siding

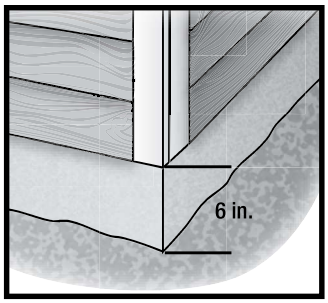


Figure 9
Gutter to Siding

Figure 10
Sheltered Areas

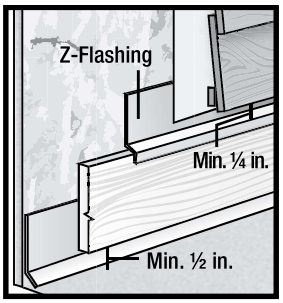


Figure 11
Mortar/Masonry

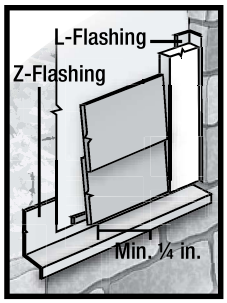


Figure 12
Drip Edge

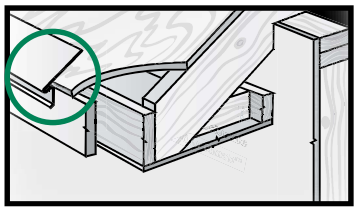


Figure 13
Block Penetration
(Recommended in HZ10)

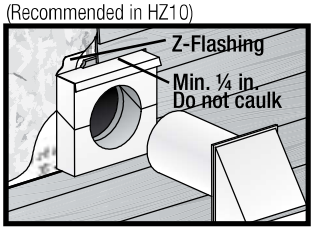
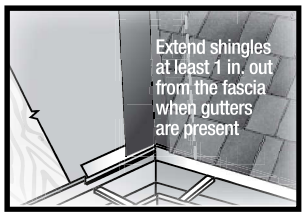


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing
- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing
- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing
- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing
- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS continued

Figure 15

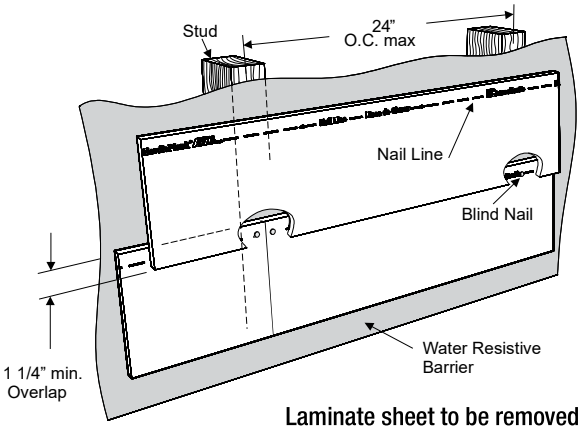
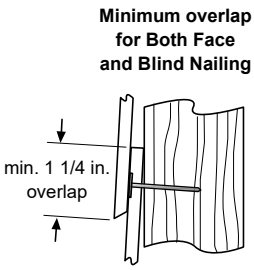
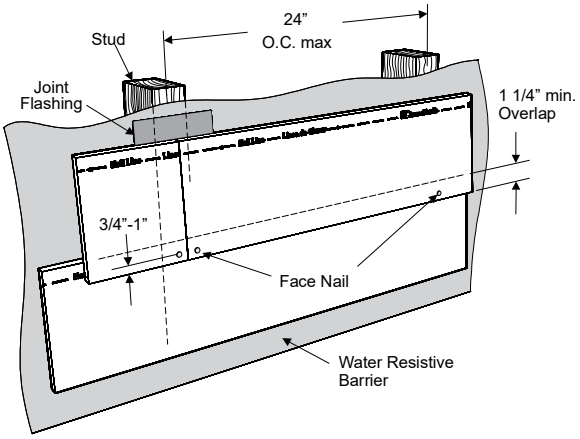


Figure 16





Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

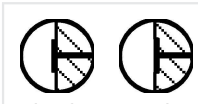
Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

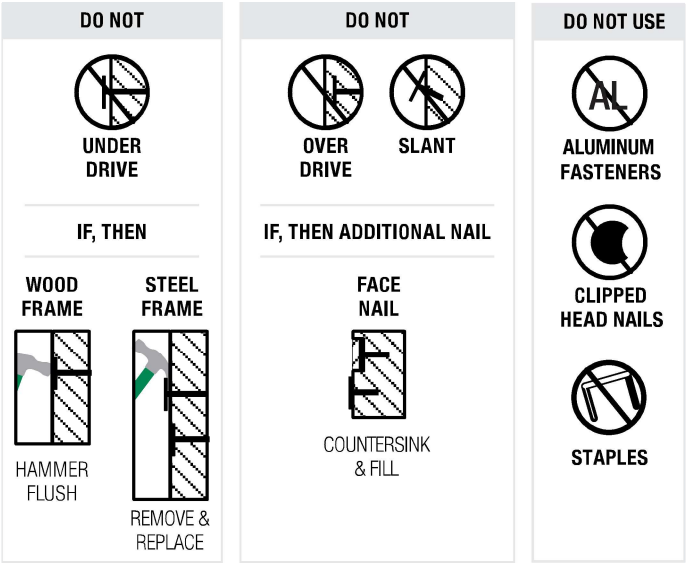
CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: some caulking manufacturers do not allow "tooling".**

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).





PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS		HARDIEPLANK® LAP SIDING WIDTH								
SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

HS11119 P4/4 12/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

⚠ **WARNING:** This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

© 2018 James Hardie Building Products, Inc. All rights reserved TM, SM and ® denote trademarks or registered trademarks of James Hardie Technology Limited.

Product warranties, safety information and additional installation information are available at jameshardiepros.com

Date of Issue: 06/01/15

SAFETY DATA SHEET

Section 1. Identification	
Product Identifier:	**Exterior Fiber-Cement (Medium Density)** – Includes all Generation 6 HZ5 and HZ10 products with the following product names: HardiePlank® lap siding, HardiePanel® vertical siding, HardieSoffit® panel, HardieSoffit®, Beaded Porch Panel, HardieShingle® siding, HardieShingle® notched panels, HardieShingle® individual shingles, Hardie® Reveal ™ Panel, 7/16" HardieTrim® boards
Manufacturer Name, Address and Phone Number:	James Hardie Building Products 231 S. LaSalle Street, Suite 2000 Chicago, IL 60604 1-800-942-7343 (1-800-9HARDIE)
Emergency Phone Number:	1-800-942-7343 (1-800-9HARDIE)
Recommended Use:	Exterior Fiber-Cement (Medium Density) is used as an external wall cladding
Restrictions on Use:	None known
Section 2. Hazards Identification	
GHS Classification:	Carcinogenity, Category 1A Target Organ Systemic Toxicity Repeated Exposure, Category 1
GHS Label Element(s): Symbol	
Signal Word	DANGER
Hazard Statement(s)	May cause cancer if dust from product is inhaled Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product
Precautionary Statement(s)	Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Do not breathe dust from product. Wash hands and face thoroughly after handling. Use personal protective equipment as required. If exposed or concerned: Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention. Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.
Section 3. Composition / Information on Ingredients	

CAS#	Chemical Ingredient	%

14808-60-7	Crystalline Silica (Quartz)	15-45%
65997-15-1	Calcium Silicate (Hydrate)	35-65%
471-34-1	Calcium Carbonate	<30%
N/A	Calcium Aluminum Silicate (Hydrate)	<20%
9004-34-6	Cellulose	<15%
1333-86-4	Carbon Black	<1%
Section 4. First Aid Measures		
Inhalation	Acute effects – Dust may cause irritation of the nose, throat and airways, resulting in coughing and sneezing. Certain susceptible individuals may experience wheezing (spasms of the bronchial airways) upon inhaling dust during cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust.	
	Chronic effects – Repeated or prolonged over exposures to crystalline silica can cause silicosis (scarring of the lung) and increases the risk of bronchitis, tuberculosis, lung cancer, renal disease, and scleroderma (a disease affecting the connective tissue of the skin, joints, blood vessels, and internal organs.) Some studies suggest that cigarette smoking increases the risk of silicosis, bronchitis and lung cancer in persons also exposed to crystalline silica.	
	Acute silicosis – A sub-chronic disease associated with acute, massive silica exposure, is a rapidly progressive, incurable lung disease that is typically fatal. Symptoms include, but are not limited to, shortness of breath, cough, fever, weight loss and chest pain. Such exposure may cause pneumoconiosis and pulmonary fibrosis.	
	Required treatment – If inhalation of dust occurs, remove to fresh air. If shortness of breath or wheezing develops, seek medical attention.	
Skin	Dust may cause irritation of the skin from friction but cannot be absorbed through intact skin. If skin contact occurs, wash with mild soap and water. Contact physician if irritation persists or later develops.	
Eyes	Dust may irritate the eyes from mechanical abrasion causing watering or redness. If eye contact occurs, remove contact lenses (if applicable). Flush with running water or saline for at least 15 minutes. Seek medical attention if redness persists or if visual changes occur.	

Ingestion	Ingestion is unlikely under normal conditions of use, but swallowing the dust from the product may result in irritation or damage to the mouth and gastrointestinal tract due to alkalinity of dust. If ingestion occurs, dilute by drinking large amounts of water. Do not induce vomiting. Seek medical attention. If unconscious, loosen tight clothing and lay the person on his/her left side. Give nothing by mouth to an individual who is not alert and conscious.
Section 5. Fire-Fighting Measures	
James Hardie® fiber-cement products are neither flammable nor explosive	
Suitable extinguishing techniques:	Appropriate extinguishing techniques for surrounding fire should be used.
Fire-fighting equipment:	Fire fighting personnel should wear normal protective equipment and positive self-contained breathing apparatus.
Special hazards arising from the substance or mixture:	James Hardie ® fiber-cement products are neither flammable nor explosive. Hazardous reactions will not occur under normal conditions. Fight fire with normal precautions from a reasonable distance.
Section 6. Accidental Release Measures	
Emergency procedures:	No special precautions are necessary in the event of an accidental release. The following precautions apply to spills or releases of dust generated during cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement.
Protective equipment:	Good housekeeping practices are necessary for cleaning up areas where spills or leaks have occurred. Take measures to either eliminate or minimize the creation of dust. Respirable dust and silica levels should be monitored regularly. Wherever possible, practices likely to generate dust should be controlled with engineering such as local exhaust ventilation, dust suppression through containment (e.g. wetting loose dust), enclosure, or covers. Use respiratory protection as described in Section 8.
Proper methods of containment and clean-up:	A fine water spray should be used to suppress dust when sweeping (dry sweeping should not be attempted). Vacuuming with an industrial vacuum cleaner outfitted with a high-efficiency particulate (HEPA) filter is preferred to sweeping. Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.

Section 7. Handling and Storage	
Precautions of safe handling and storage:	Fiber-cement boards in their intact state do not present a health hazard. The controls below apply to dust generated from the boards by cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. James Hardie® recommended best practices for handling fiber-cement: Keep exposure to dust as low as reasonably possible. Respirable crystalline silica limits are specified by OSHA and MSHA and identified in Section 8 of this MSDS. Exposure to respirable (fine) silica dust depends on a variety of factors, including activity rate (e.g. cutting rate), method of handling (e.g. electric shears), environmental conditions (e.g. weather conditions, workstation orientation) and control measures used. Wherever possible, practices likely to generate dust should be carried out in well ventilated areas (e.g. outside). The work practices and engineering controls set out in Section 8 should be followed to reduce silica exposures. Keep away from reactive products. Do not store near food, beverages or smoking materials. Avoid spilling and creating dust. Maintain appropriate dust controls during handling. Use appropriate respiratory protection during handling as described in Section 8.
Incompatibilities:	Hydrofluoric acid will dissolve silica and can generate silicon tetrafluoride, a corrosive gas. Contact with strong oxidizing agents such as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride or oxygen difluoride may cause fires and /or explosions. Furthermore, limestone is incompatible with acids and ammonium salts.

Section 8. Exposure Controls / Personal Protection

OSHA Permissible Exposure Standards (PEL): Exposures shall not exceed an 8-hour time weighted average (TWA) limit as stated in 29 CFR 1910.1000 Table Z-3 for mineral dusts, expressed in million particles per cubic feet (Mppcf) and/or milligrams per cubic meter (mg/m3). The American Conference of Governmental Industrial Hygienists Threshold Limit Values (TLV are that organization's recommended exposure limits based on an 8-hour TWA.

	TLV mg/m^3	PEL Mppsf	PEL mg/m^3
Crystalline Silica (Quartz) (Respirable)	0.025 mg/m^3 —	250 %SiO + 5	10 mg/m^3 %SiO + 2
Quartz (Total Dust)	—	—	30 mg/m^3 %SiO + 2
Calcium Carbonate (Total Dust) (Respirable)	10 mg/m^3 —	— —	15 mg/m^3 5 mg/m^3

Calcium Silicate (Total Dust) (Respirable)	— —	— —	15 mg/m^3 5 mg/m^3
Nuisance Dust (Not Otherwise Specified) (Total Dust) (Respirable)	10 mg/m^3(inhalable) 3 mg/m^3	50 15	15 mg/m^3 5 mg/m^3
Cellulose (Total) (Respirable)	— —	— —	15 mg/m^3 5 mg/m^3
Carbon Black	3.5 mg/m^3	—	3.5 mg/m^3

Other limits recommended: The National Institute of Occupational Safety and Health (NIOSH) also has a Recommended Exposure Limit (REL) of 0.05 mg/m^3 for respirable crystalline silica, based on a 10-hour time-weighted average.

Engineering Controls

Personal protection when handling products that may generate silica dust: (1) follow James Hardie ® instructions and best practices to reduce or limit the release of dust; (2) warn others in the area to avoid the dust; (3) when using mechanical saw or high-speed cutting tools, work outdoors and use dust collection equipment, and (4) if no other dust controls are available, wear a NIOSH-approved dust mask or respirator (e.g. N95 dust mask).

During clean-up, use a well-maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet cleanup methods—never dry sweep.

Cutting Outdoors	1. Position cutting station so that wind will blow dust away from user or others in working area and allow for ample dust dissipation 2. Use one of the following methods based on the required cutting rate and job-site conditions: BEST • Score and snap using carbide-tipped scoring knife or utility knife • Fiber-cement shears (electric or pneumatic) BETTER • Dust reducing circular saw equipped with Hardieblade ™ saw blade and HEPA vacuum extraction GOOD (for low to moderate cutting only) • Dust reducing circular saw with Hardieblade ™ saw blade
Cutting Indoors	• Cut only using score and snap method or with fiber-cement shears (manual, electric or pneumatic) • Position cutting station in well-ventilated area to allow for dust dissipation

Sanding / Rebating / Drilling / Other Machining	If sanding, rebating, drilling or other machining is necessary, you should always wear a NIOSH-approved dust mask or respirator (e.g. N-95) and warn others in the immediate area.
Clean-Up	During clean-up of dust and debris, NEVER dry sweep as it may excite silica dust particles into the user's breathing area. Instead, wet debris down with a fine mist to suppress dust during sweeping, or use a HEPA vacuum to collect particles.
Important Notes	1. For maximum protection (lowest respirable dust production), James Hardie ® recommends always using "Best"-level cutting methods where feasible 2. NEVER use a power saw indoors 3. NEVER use a circular saw blade that does not carry the Hardieblade ™ saw blade trademark 4. NEVER dry sweep – use wet suppression methods or HEPA vacuum 5. NEVER use a grinder or continuous rim diamond blade for cutting 6. ALWAYS follow tool manufacturer's safety recommendations

Personal Protective Equipment

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

Section 9. Physical and Chemical Properties

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

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

Melting Point: Not relevant	Evaporation rate: Not applicable
Section 10. Stability and Reactivity	
Stability:	Crystalline silica and limestone are stable under ordinary conditions
Conditions to Avoid:	Excessive dust generation during storage and handling
Materials to Avoid:	Hydrofluoric acid will dissolve silica and can generate silicon tetrafluoride, a corrosive gas. Contact with strong oxidizing agents such as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride or oxygen difluoride may cause fires and /or explosions. Furthermore, limestone is incompatible with acids and ammonium salts.
Section 11. Toxicological Information	
Routes of exposure:	Fiber-cement is not toxic in its intact form. The following applies to dust that may be generated during cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement.
Related symptoms:	Repeated and prolonged overexposures to dust containing crystalline silica can cause silicosis (scarring of the lung) and increases the risk of bronchitis, tuberculosis, lung cancer, renal disease and scleroderma (a disease affecting the connective tissue of the skin, joints, blood vessels and internal organs). Some studies suggest that cigarette smoking increases the risk of silicosis, bronchitis, and lung cancer in persons also exposed to crystalline silica. Acute silicosis is a rapidly progressive, incurable lung disease that is typically fatal. Symptoms include, but are not limited to: shortness of breath, cough, fever, weight loss and chest pain. Such exposure may cause pneumoconiosis and pulmonary fibrosis. The following relates to health effects of cellulose: Based on limited animal research, it is possible that repeated chronic inhalation exposure to cellulose fiber dust over time may lead to inflammation and scarring of the lung in humans. Precautions taken for crystalline silica dust will protect against cellulose. Medical conditions generally aggravated by exposure – Pulmonary function may be reduced by inhalation of respirable crystalline silica and / or cellulose. If lung scarring occurs, such scarring could aggravate other lung conditions such as asthma, emphysema, pneumonia or restrictive lung diseases. Lung scarring from crystalline silica may also increase risks to pulmonary tuberculosis. Smoking – some studies suggest that cigarette smoking increases the risk of occupational respiratory diseases, including silica-related respiratory diseases.
Acute and chronic effects:	• Acute toxicity – not classified • Skin corrosion / irritation – not classified • Serious eye damage / irritation – not classified • Respiratory or skin sensitization – not classified • Germ cell mutagenicity – not classified

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

Section 12. Ecological Information

There is a very limited amount of ecological data available on the effects of releases that may occur from this product being released into the environment. Clean up of the spilled product would not be expected to leave any hazardous material that could cause a significant adverse impact. There is a limited amount of ecological data available on crystalline silica, primarily because it is a naturally occurring mineral. An adequate representation of these data is beyond the scope of this document.

Section 13. Disposal Considerations

Dispose of material as inert, non-metallic mineral in conformance with local, state and federal regulations. Crystalline silica and limestone is not a RCRA hazardous waste.

Section 14. Transport Information

There are no special requirements for storage and transport

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

Section 15. Regulatory Information

DOT hazard classification:	None
Placard requirement:	Not a DOT hazardous material. Local placarding regulations may apply

California Proposition 65:	**Warning: Airborne particles of respirable size of crystalline silica are known to the State of California to cause cancer.**
CERCLA hazardous substance (40CFR Part 302):	**Listed substance: No** **Unlisted substance: No** **Reportable quantity (RQ): None** **Characteristic(s): Not applicable** **RCRA waste number: Not applicable**
SARA. Title III. Sections 302 / 303 (40CFR part 355 – Emergency Planning and Notification):	**Extremely hazardous substance: No**
SARA. Title III. Section 311 / 312 (40CFR part 370 – Hazardous Chemical Reporting: Community Right-To-Know):	**Acute: Yes** **Chronic: Yes** **Fire: No** **Pressure: No** **Reactivity: No**
SARA. Title III. Section 313 (40CFR part 372 – Toxic Chemical Release Reporting: Community Right-To-Know	**Not a RCRA hazardous waste**
TSCA Inventory List:	**Yes**
TSCA 8(d):	**No**
Section 16. Other Information	
Prepared by Jeff Fry	**Issue Date: 06/01/15**

Read label before use

FIBER CEMENT

Contains:
Crystalline Silica (quartz) 10-30%
Calcium Silicate (hydrate) 10-60%
Cellulose fiber<10%]

DANGER

May cause cancer if dust from product is inhaled.
Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product.

Prevention	Response:	Storage:	Disposal:
Refer to the product Safety Data Sheet before use. Do not handle until all safety precautions have been read and understood. Do not breathe dust from the product. Do not eat, drink or smoke when using this product. Wear personal protective equipment, as specified below.	Wash hands and face thoroughly after handling. If exposed or concerned: Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention.	Fiber cement is not a health hazard when handled or stored in its original, unaltered condition	Dispose of product in accordance with local, state and national regulations. If there are no applicable, regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.

The hazard associated with fiber cement arises from the crystalline silica present in dust generated by activities such as cutting, rebating, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving dust. When doing any of these activities in a manner that generates dust: (1) follow James Hardie instructions and best practices to reduce or limit the release of dust; (2) warn others in the area to avoid dust; (3) work outdoors and use vacuum dust collection when using mechanical saws or other high speed cutting tools; (3) work outdoors and use appropriate vacuum dust collection when using mechanical saws or other high speed cutting tools and (4) wear a dust mask or respirator that meets applicable national regulations, as specified below.

During clean-up, use a well maintained vacuum and filter appropriate for capturing respirable fine dust or use wet cleanup methods - never dry sweep.

If using a dust mask or respirator, always use a NIOSH-approved dust mask or respirator (e.g., the N 95 dust mask).

WARNING: This product contains a chemical known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov/product.

James Hardie Building Products, Inc.
231 S. LaSalle St., Suite 2000
Chicago, IL 60604 USA
1-888 JHARDIE
www.jameshardie.com
www.jhsafesite.com

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

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

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

RENAISSANCE
WINDOWS & DOORS
(904) 328-5355

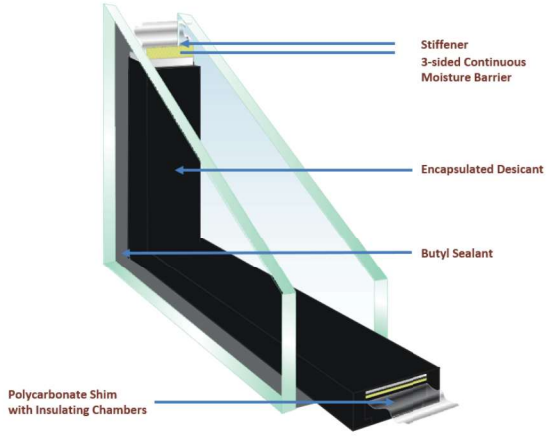
8500 Series - FL 31123
Vinyl Single Hung Window

Our 8500 series classic Single Hung Window allows for several aesthetic combinations creating unique, beautiful features to newly built or remodeled homes.

This reliable window is made with MikronBlend® vinyl using the Duralite® warm-edge spacer system. MikronBlend® has been tested in the harshest environments and provides color fastness and UV protection required in Southern climates.

The Renaissance Single Hung high-performance window meets or exceeds industry standards and the strict thermal and structural FL building code requirements. It utilizes a fixed top sash and operable/tilt bottom sash designed for easy maintenance, energy efficiency, and trouble free operation.

Duralite® Spacer

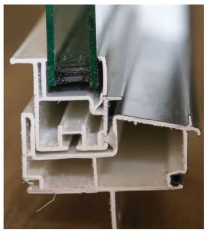


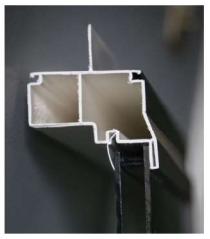
STANDARD DESIGN FEATURES:

- High-performance Low E Glass
- 3/4" insulated glass sealed with Duralite® warm-edge spacer system
- Durable metal cam low-profile lock with metal keeper: two locks per sash standard on all 2'7" and wider
- Multi-chambered frame increases structural rigidity and thermal performance
- Stainless steel constant force balance system ensures quiet, trouble free sash operation
- Double Wall glazing towers
- Reinforced, overlapping & interlocking meeting rail provides metal surface for locking hardware mounting screws, prevents sagging and improves weather resistance
- Tilt-in sash for easy cleaning
- Exterior Glaze frame

HIGH STRENGTH TO MEET CRITICAL SPECIFICATIONS
FL 31123 - PERFORMANCE

Test Size	Air	Water	U-Factor	SHGC	SHGC w/grids	DP Rating
48 x 84	0.21	6.0	0.33	0.22	.20	DP 40-50

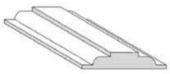




OPTIONAL FEATURES:

- Argon Gas
- DP-50 impact resistance package
- Custom Grille patterns - Simulated Divided Lite (SDL) or Grille-Between-the-Glass (GBG)
- Integral nail fin, box frame & flange option
- Dual weatherstrip for superior air and water infiltration resistance
- Continuous head & sill
- Full or half-radius
- Multi-lite window configurations using a single frame

SDL



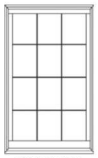
GBG

INTERIOR COLOR OPTIONS

White

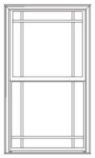
EXTERIOR COLOR OPTIONS

Black Bronze White

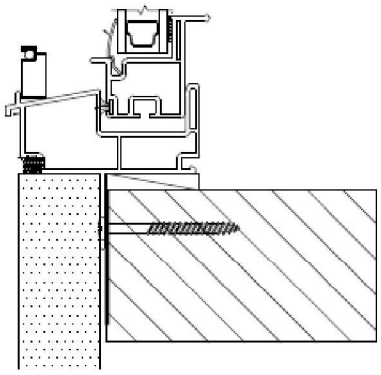

COLONIAL

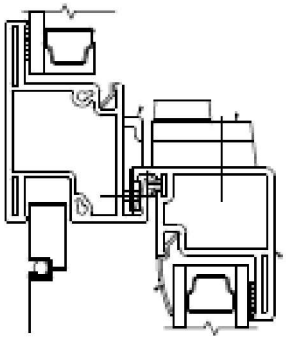
DIAMOND

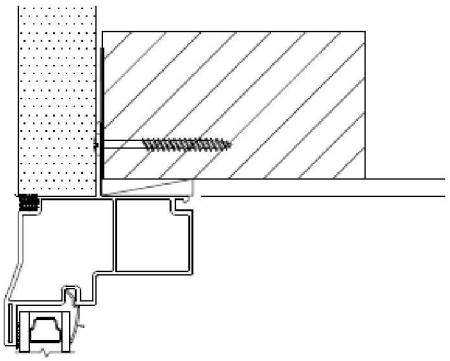
PRAIRIE


QUEEN ANNE

8500 Series - FL 31123
Vinyl Single Hung Window





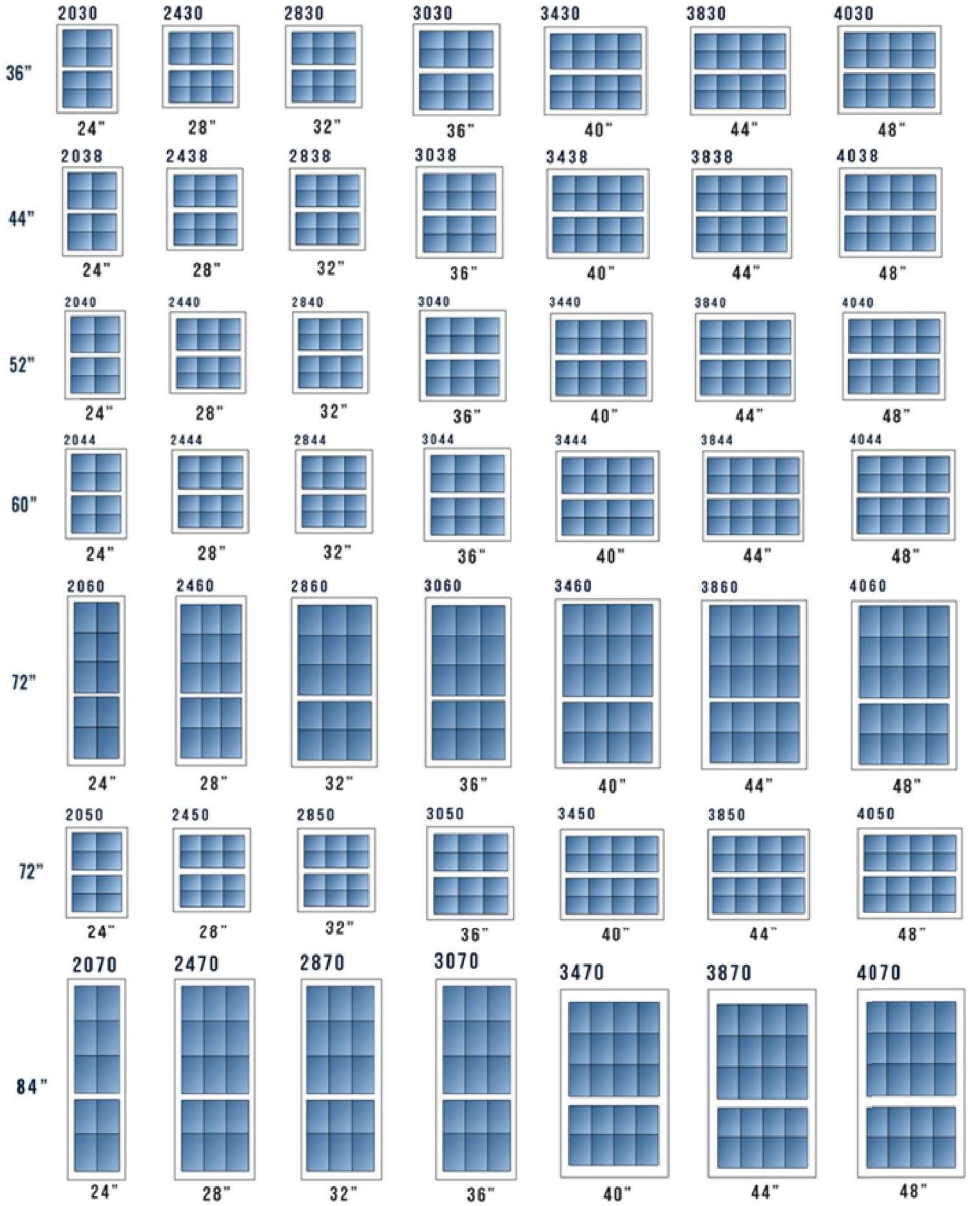


DESIGN FEATURES:

- 3/4" Low E insulated glass sealed with Duralite® warm-edge spacer system
- Extruded vinyl that resists chipping, pitting, or flaking with virtually no maintenance
- Durable low profile metal cam lock with metal keeper: two locks per sash standard on all 2'8" and wider
- Interlocking upper & lower sash guards against weather elements for increased energy efficiency

CUSTOM SIZES AVAILABLE

*DIMENSIONS SHOWN REFLECT ROUGH OPENING SIZE FOR INSTALLATION, DEDUCT 3/8" HEIGHT & WIDTH FOR ACTUAL UNIT SIZE.



COA 24-30521

1445 Avondale Ave

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30521

Address: 1445 Avondale Avenue, RE# 079583-0000

Location: Northeast corner of Avondale Avenue and Knight Street

Owner: Sarah Conners
1445 Avondale Avenue
Jacksonville, Florida, 32205

Applicant: Michael Todd Osburn
M. Todd Osburn, Architect, LLC
3835 Hendricks Avenue
Jacksonville, Florida, 32207

Year Built: *c.* 1926 *(Florida Master Site File)*

Designation: Riverside Avondale; Contributing

Request: New Construction – Addition

Summary Scope of Work:
1. Construction of a one-story addition to the primary structure
2. Construction of a one-story addition to the detached garage
3. Miscellaneous Hardscaping Improvements (Administrative)

Recommendation: **Approve with Conditions**

Conditions:
Construction of a one-story addition to the primary structure and the detached garage
1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **March 21, 2024**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **March 28, 2024**, or as otherwise approved by the Historic Preservation Section.
3. Columns shall have caps and bases.
4. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
5. The siding shall be installed with the smooth side facing outward.
6. The roof of the additions shall have shingles with a color/type similar to the primary structure.

7. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Miscellaneous Hardscaping Improvements (Administrative)

8. All hardscaping improvements not previously addressed under these conditions shall be designed and developed in accordance with the elevation drawings dated **March 21, 2024,** and the site plan dated **March 28, 2024**, or as otherwise approved by the Historic Preservation Section.

PROJECT DESCRIPTION

COA-24-30521 is for the construction of a one-story addition on the rear of the primary structure and a one-story addition on the front of the detached accessory structure. The residence on the property is a contributing structure located in the Riverside Avondale Historic District. Measuring approximately, 60 feet in width and 120 feet in length, the subject property is a corner lot with prominent street visibility. The primary structure on the property is a Dutch Colonial style home, characterized by its shake shingles, six-over-six windows, 3-lite casement windows, and shingled gambrel roof with six (6) rising wall dormers. As proposed, the scope of work includes the construction of an approximate 80 square-foot one-story addition to the front of the detached

garage and the construction of a covered patio space, covered walkway, and outdoor closet to the primary structure. Based on the submitted elevation drawings, the addition on the primary structure will be characterized by its shingled hip-roof form, wood siding, wood columns, screen wall, a wood louver, and a pedestrian door. As the various hardscaping improvements depicted on the site plan can be approved administratively, this report will focus on the construction of the new additions.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Jacksonville Historic Districts and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is the Staff's analysis:

- As designed, the height and roof form of the proposed additions on both the detached garage and the primary structure will be compatible with the existing height and roof forms of both structures. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- Section 307.106(m)(2) states, "The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district." As designed, the proposed garage door and new closet door will match the existing doors in height and design. Staff finds the design of the doors is uniform with the both structure, which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- Consistent with the Historic District Design Guidelines, the section on Additions, the proposed scope of work does not require any changes to significant historic fabric. If removed in the future, the removal of the additions would not cause any damage to or detract from the detached garage or the historic primary structure. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2).

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

1. Chapter 307.106(k) General Standards: 1 and 2
2. Chapter 307.106(m) Guidelines on "New Construction": 1, 2, 4, and 8
3. Historic District Design Guidelines, Section on "Additions"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, "Additions"

- Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.

- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

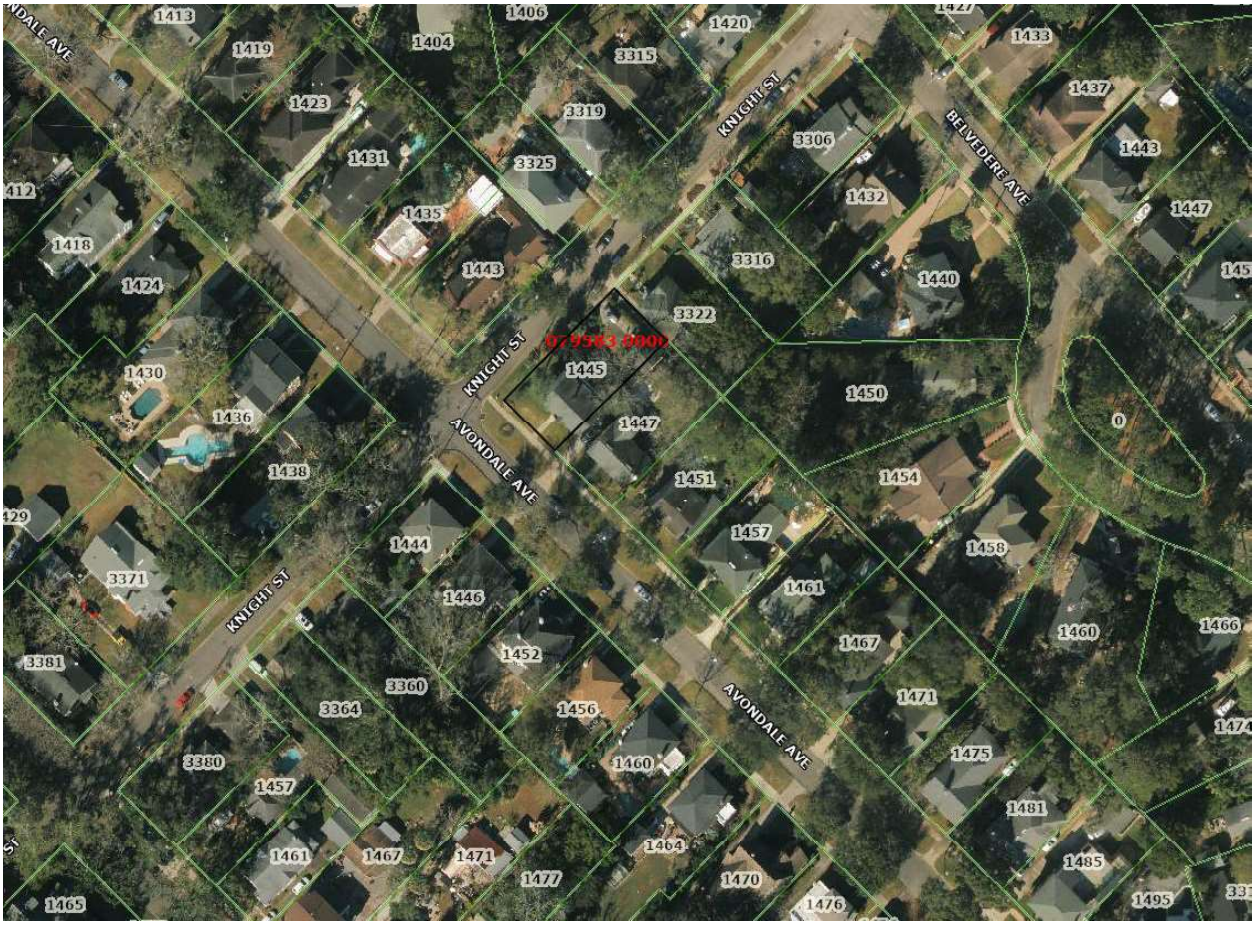
- Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- Additions, Recommend #1: "Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."

- Additions, Recommend #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."

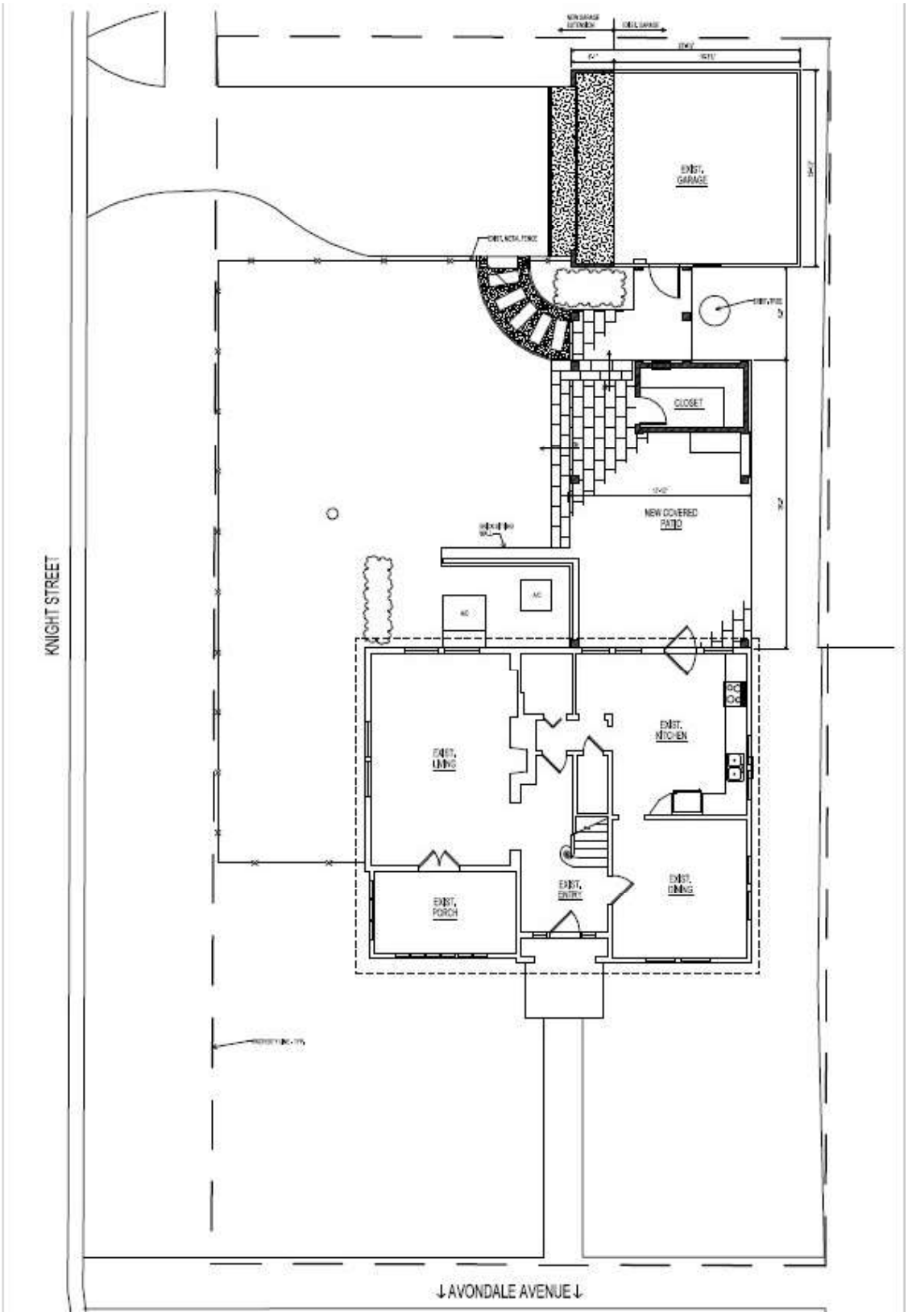
- Additions, Recommend #3: "Use contemporary designs compatible with the character and feeling of the building and neighborhood."

LOCATION MAP

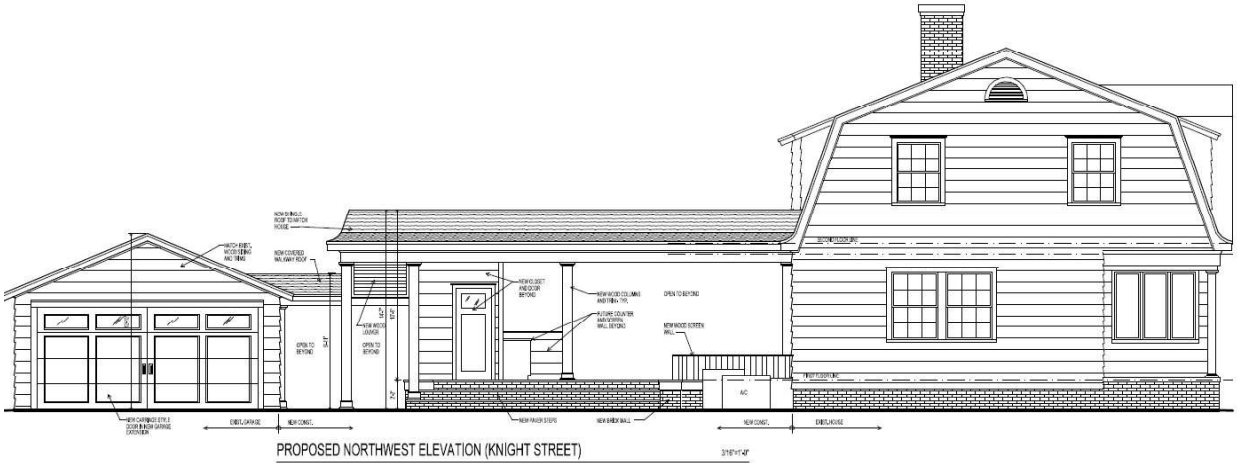


PICTURE OF PROPERTY WITH POSTED SIGN

PROPOSED SITE PLAN DATE MARCH 28, 2024

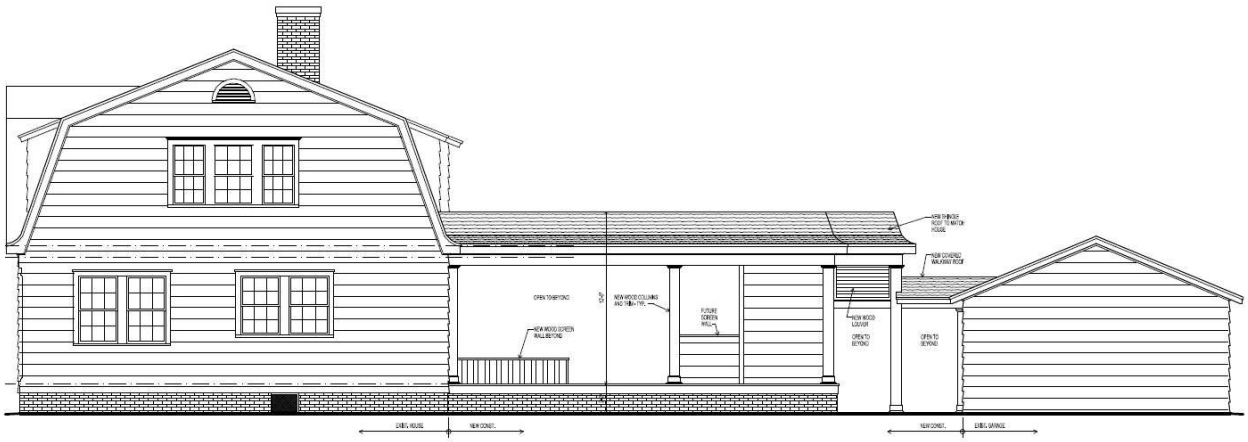


ELEVATION DRAWINGS DATED MARCH 21, 2024



PROPOSED NORTHWEST ELEVATION (KNIGHT STREET)

1445 AVONDALE AVENUE
M. TODD OSBURN, ARCHITECT REV. MARCH 21, 2024



PROPOSED SOUTHEAST ELEVATION

1445 AVONDALE AVENUE
M. TODD OSBURN, ARCHITECT REV. MARCH 21, 2024

PROPOSED NORTHEAST ELEVATION (REAR)

1445 AVONDALE AVENUE
M. TODD OSBURN, ARCHITECT REV. MARCH 21, 2024

VIEW OF THE REAR ELEVATION AND PROPOSED ADDITION

VIEW OF THE DETACHED GARAGE AND PROPOSED ADDITION

Application For Certificate Of Appropriateness

Application Info

Tracking #	30521	**Application Status**	FOUND SUFFICIENT
Date Started	03/22/2024	**Date Submitted**	03/22/2024

Planning and Development Department Info

COA # COA-24-30521

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 4/4/2024

Forwarded to JHPC ☑

JHPC Meeting Date 4/24/2024

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name OSBURN **First Name** MICHAEL **Middle Name** TODD

Company Name M. TODD OSBURN, ARCHITECT LLC

Mailing Address 3835 HENDRICKS AVENUE

City JACKSONVILLE **State** FL **Zip Code** 32207

Phone 904 891 9210 **Fax** 904 **Email** MTODDOSBURN@GMAIL.COM

General Information On Owner(s)

Agent represents ◉ Owner ○ Contractor ○ Architect ○ Consultant ○ Other

Last Name CONNERS **First Name** SARAH **Middle Name**

Company/Trust Name

Mailing Address 1445 AVONDALE AVENUE

City JACKSONVILLE **State** FL **Zip Code** 32205

Phone 9046318935 **Fax** **Email** CONNERSS@ESJ.ORG

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	079583 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1445	AVONDALE AVE	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [x] **Accessory Structures**
- [x] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
CONSTRUCT A NEW COVERED PATIO WITH NEW ROOF ATTACHED TO THE EXISTING HOUSE. NEW PATIO TO MATCH EXISTING DECK FOOTPRINT. CONSTRUCT NEW SMALL ROOF STRUCTURE TO CONNECT NEW COVERED PATIO TO EXISTING GARAGE. EXPAND DEPTH OF EXISTING GARAGE (4) TOWARD KNIGHT STREET WITH NEW GARAGE DOOR.

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list SHEPPARD, LISA

Alteration - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Area Pictures -** Pictures of area affected by alteration.
- [x] **Structure Photos -** Overall photos of structure.
- [x] **Product -** Brochure/specifications and sample.

Additional Documents Provided

	Description
[x]	PARTIAL FLOOR PLAN
[x]	PARTIAL FLOOR PLAN

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4.8.24

COA#: COA-24-30521 / CR724416

Address: 1445 Avondale Ave. Jacksonville, FL 32205

Owner: Sarah Conners

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application H-30521 **were posted on the property/site located at:**

Real Estate Number(s)

1445 Avondale Ave

Street Address

Jacksonville, FL 32205

City, State Zip Code

Printed Name: Sarah Conners

Signature: Sarah S Conners

Dated this 8th day of April, 2024

CONNERS SARAH C
1445 AVONDALE AVE
JACKSONVILLE, FL 32205

Primary Site Address
1445 AVONDALE AVE
Jacksonville FL 32205-

Official Record Book/Page
20782-01556

Tile #
6428

1445 AVONDALE AVE

Property Detail

RE #	079583-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01373 AVONDALE NORTH
Total Area	6733
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$310,621.00	$308,175.00
Extra Feature Value	$3,939.00	$3,939.00
Land Value (Market)	$158,400.00	$158,400.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$472,960.00	$470,514.00
Assessed Value	$179,073.00	$470,514.00
Cap Diff/Portability Amt	$293,887.00 / $0.00	$0.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$129,073.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20782-01556	7/31/2023	$620,000.00	WD - Warranty Deed	Qualified	Improved
07884-01920	6/23/1994	$112,500.00	WD - Warranty Deed	Qualified	Improved
07644-02244	8/27/1993	$100.00	MS - Miscellaneous	Unqualified	Improved
07205-00463	10/10/1991	$95,000.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	26	16	416.00	$2,370.00
2	FPMR7	Fireplace Masonry	1	0	0	1.00	$1,569.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	60.00	120.00	Common	60.00	Front Footage	$158,400.00

Legal

LN	Legal Description
1	7-31 43-2S-26E
2	AVONDALE
3	LOT 429

Buildings

Building 1
Building 1 Site Address
1445 AVONDALE AVE Unit
Jacksonville FL 32205-

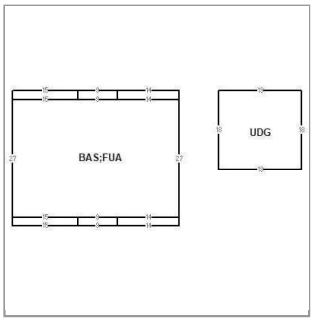
Building Type	0108 - SFR CLASS 2
Year Built	1927
Building Value	$308,175.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1026	1026	1026
Finished upper story 1	1026	1026	975
Unfin Det Garage	342	0	171
Base Area	28	28	28
Base Area	18	18	18
Finished upper story 1	18	18	17
Base Area	30	30	30

Base Area	30	30	30
Finished Open Porch	18	0	5
Finished upper story 1	18	18	17
Base Area	28	28	28
Total	2582	2222	2345

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	7	7 Gambrel
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	15	15 Quar/Hrd Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$179,073.00	$50,000.00	$129,073.00	$1,401.69	$1,460.71	$1,335.32
Urban Service Dist1	$179,073.00	$50,000.00	$129,073.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$179,073.00	$25,000.00	$154,073.00	$481.70	$490.41	$452.08
By Local Board	$179,073.00	$25,000.00	$154,073.00	$334.63	$346.36	$314.06
FL Inland Navigation Dist.	$179,073.00	$50,000.00	$129,073.00	$3.96	$3.72	$3.72
Water Mgmt Dist. SJRWMD	$179,073.00	$50,000.00	$129,073.00	$24.45	$23.14	$23.14
School Board Voted	$179,073.00	$25,000.00	$154,073.00	$0.00	$154.07	$0.00
Urb Ser Dist1 Voted	$179,073.00	$50,000.00	$129,073.00	$0.00	$0.00	$0.00
			Totals	$2,246.43	$2,478.41	$2,128.32

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$435,200.00	$173,858.00	$50,000.00	$123,858.00
Current Year	$472,960.00	$179,073.00	$50,000.00	$129,073.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

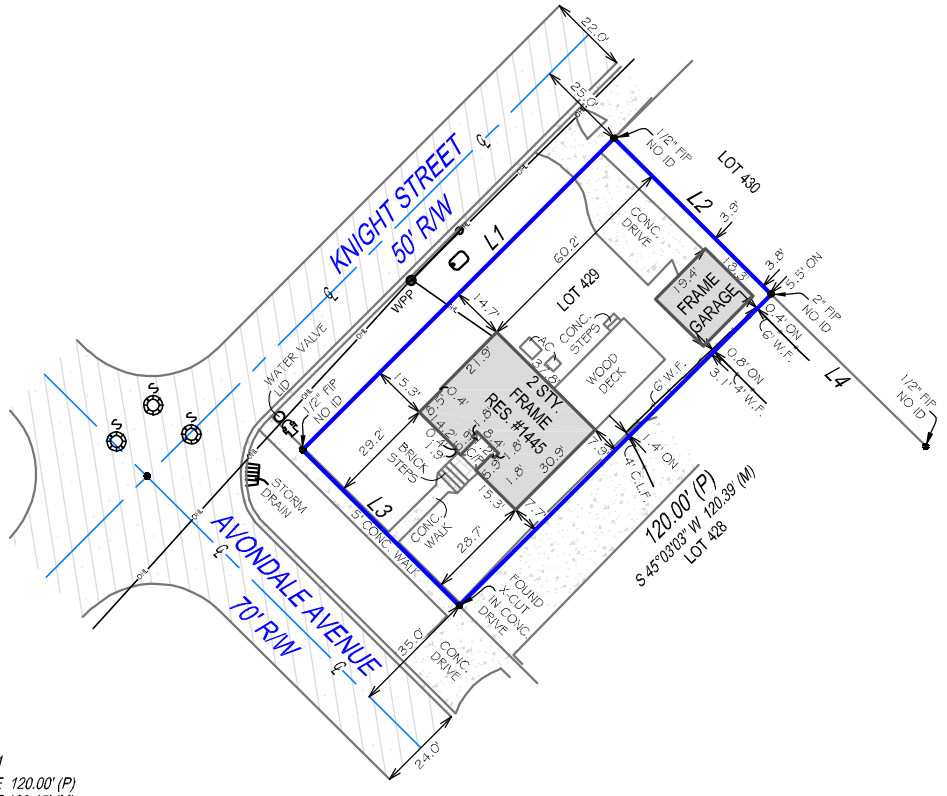
Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

LANDMARK TITLE

(904) 998-9733
www.landmarktitle.com

PROPERTY ADDRESS: 1445 AVONDALE AVENUE, JACKSONVILLE, FL 32205

BEARINGS BASED ON ASSUMED DATUM
THE PLAT HEREON CONTAINS NO BEARINGS OR ANGLES FOR COMPARISON TO FIELD MEASURED VALUES.



L1
N 44°59'14" E 120.00' (P)
N 44°59'14" E 120.45' (M)
R.B.L. (assumed datum)
L2
60.00'(P)
S 45°09'05" E 60.45' (M)
L3
60.00'(P)
N 45°12'13" W 60.32' (M)
L4
60.00' (P)
S 45°24'57" E 59.25' (M)

N

40 0 20 40

GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.

POINTS OF INTEREST:

DATE SIGNED: 07/25/2023
FIELD WORK DATE: 07/24/2023
REVISION DATE(S):
SURVEY NUMBER: 071823.08

RIVER CITY SURVEYING & MAPPING
LB#8484
904-487-9054 | F. 904-998-9736
7220 FINANCIAL WAY | JACKSONVILLE, FL 32256

CERTIFIED TO:
SARAH C. CONNERS
CASH TRANSACTION
LANDMARK TITLE LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

PROPERTY ADDRESS: 1445 AVONDALE AVENUE, JACKSONVILLE, FL 32205

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:
LOT 429, AVONDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 31, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEYOR'S LEGEND

AC = Air Conditioner
AP = Aluminum Pole
APL = Aluminum Pole with Lights
BLDG = Building
CI = Cap Illegible
CO = Clean Out
CONC = Concrete
C/P = Covered Porch
CPL = Concrete Pole with Lights
CPP = Concrete Power Pole
DWAY = Driveway
D/WAY= Driveway
EUB = Electronic Utility Box
FT = Feet
GUY = Guy Wire/Anchor
ICV = Irrigation Control Valve
ID = Identification
LP = Light Pole
nof = now or formerly (owned by)
OHL = Overhead Wire/Line
PP = Power Pole
PPL = Power Pole with Lights
RES. = Residence
SCO = Sewer Clean Out
SQ = Square
STY = Story
UR = Utility Riser
WPL = Wood Pole with Lights
WPP = Wood Power Pole
CLF = Chain Link Fence
F = Face Side of Wood Fence
MF = Metal Fence
P = Past Side of Wood Fence
VF = Vinyl/PVC Fence
WF = Wood Fence
WIF = Wire Fence

CM = Concrete Monument
FIP = Found Iron Pipe (Size Delineated)
FIR = Found Iron Rod (Size Delineated)
FIPC = Found Iron Pipe/Cap
FIRC = Found Iron Rod/Cap
PCPt = Permanent Control Point
PK = Parker- Kalon Nail or Mag Nail
PRM = Permanent Reference Monument
IP = Iron Pipe
IR = Iron Rod
SIP = Set Iron Pipe
SIR = Set Iron Rod
SIRC = Set Iron Rod & Cap
D.B. = Deed Book
MB = Map Book
O.R.B. = Official Records Book
ORV = Official Record Volume
Pg = Page
PC = Point of Curvature
PCC = Point of Compound Curvature
PI = Point of Intersection
POB = Point of Beginning
POC = Point of Commencement
POI = Point of Interest
PRC = Point of Reverse Curvature
PT = Point of Tangency
LB = Licensed Survey Business
LS = Licensed Surveyor
RLS = Registered Licensed Surveyor
PLS = Professional Licensed Surveyor
PSM = Professional Surveyor & Mapper
PS = Professional Surveyor
S = Section
T = Township
R = Range

BRL = Building Restriction Line
CL = Centerline
CLD = Centerline Ditch
D.E. = Drainage Easement
EC = Edge of Concrete
EP = Edge of Asphalt/Pavement
EOP = Edge of Pavement
EOW = Edge of Water
ESMT = Easement
R.B.L. = Reference Bearing Line
R/W = Right -Of -Way
TOB = Top of Bank
TOW = Top of Water
(P) = Plat Call
(M) = Field Measured Value
(C) = Calculated Value
(D) = Deed Call
Δ = Delta or Central Angle
RAD = Radius
CH = Chord Bearing & Distance
L = Arc Length
CO = Cleanout
WPP = Wood Power Pole
= Irrigation Control Valve (ICV)
S = Sanitary Sewer Manhole
JEA = JEA Manhole
D = Stormwater Drainage Manhole

= Handicap Sign
C.B. = Catch Basin
CCEC = Clay County Electric Cooperative
CCUA = Clay County Utility Association
CEC = Clay Electric Cooperative
COJ = City of Jacksonville
F.A.C. = Florida Administrative Code
FP = Florida Power
FPL = Florida Power & Light
FP&L = Florida Power & Light
FPLE = Florida Power & Light Easement
JEA = Jacksonville Electric Authority
JEA-E = Jacksonville Electric Authority Easement
JEA-EE = Jacksonville Electric Authority Equipment Easement
OREMC= Okefenoke Rural Electric Cooperative
= Sign (Single Post)
AC = Air Conditioner/ Heat Pump on Pad
UR = Utility Riser
EUB = Electric Utility Box
PE = Pool Equipment on Pad
PF = Pool Filter/Machinery on Pad
D.&A.E. = Drainage & Access Easement
P.U.D.E. = Public Utility & Drainage Easement

Ⓦ = Well
= Fire Hydrant (FH)
= Light Pole (LP)
= Water Meter (WM)
Ⓢ = Septic Tank
℄ = Centerline (CL)
= Guy Anchor (If - Dimension to Ground Entry Point - Underground Extent not Determined)

GENERAL SURVEYOR NOTES:

1. Legal Description has been furnished or by confirmed the Client or His/her Agents.

2. The Surveyor hereon is not responsible for easements of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. Any condition that might represent an unrecorded easement is shown hereon and marked as a Point of Interest, (POI) Above-Ground evidences of Utilities may or may not represent an unrecorded easement.

3. Measurements shown hereon are in US Standard feet and decimals thereof.

4. TYPE OF SURVEY: Florida Boundary with Above-Ground Improvements shown.

5. STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permits, Planning.

6. Main Building and Ancillary Structure measurements are to the exterior of those buildings, so may not be adequate for Engineered or Architectural additions. Design Professionals should make their own measurements for attachments to Buildings shown hereon.

7. This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any feature including Septic Tank has been performed.

8. Any underground Septic or Well feature shown has been uncovered by the seller or his Agents.

9. All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.

10. This Survey is not intended to Reflect or Determine Ownership.

11. Construct Improvements to Iron Markers as described only. Wood Laths and Wire Flags ARE NOT Property Corners.

12. This survey is COPYRIGHTED and is not intended for, nor Insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for a Certifyee hereon, use is restricted to Certifyees hereon for the Purposes listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.

13. Streets shown hereon are Centered in R/W provided unless otherwise noted and dimensioned.

14. Water shorelines shown on this drawing are current for date shown only. This is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.

15. State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (941)-(2011)-(epoch 2010.0000)

16. Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.

17. All dimensions hereon reflect the Deed/Plat call AND the corresponding field measured value. Calculated values are shown if reference irons are set.

18. Electronic (PDF) files are valid with Chapter 5J-17.032 (3) F.A.C and FS 0425.025 conforming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the client or his/her agents. Hard sealed copies of the drawing are stored at the Surveyor's office and will be furnished on request (gratis) to certifyees hereon for 60 days from date of signature. Hard copies will be furnished to said Certifyees for an Archival Fee after 60 days.

19. Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.

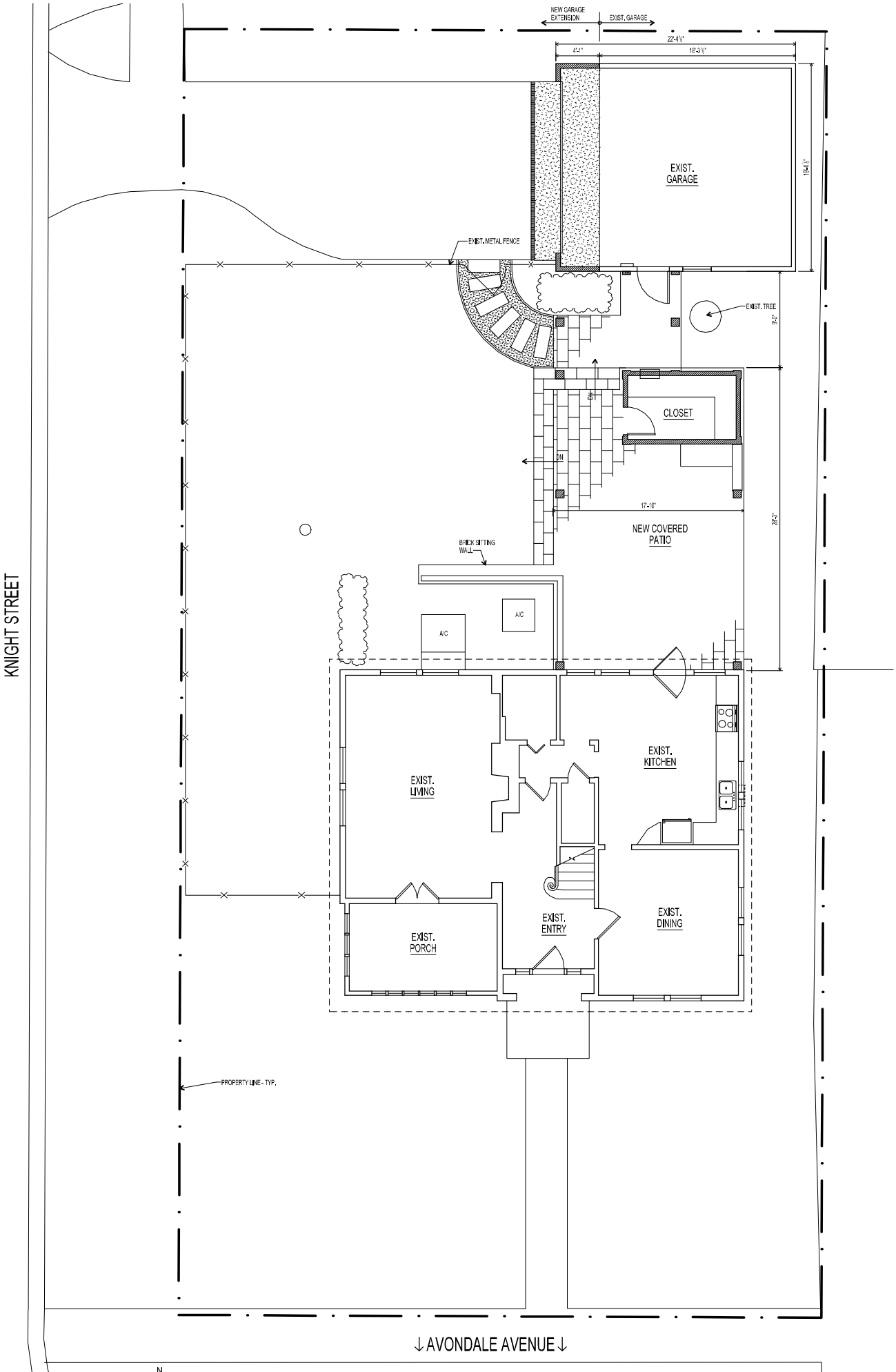
20. Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.

21. This drawing reflects information gathered, analyzed, presented and preserved solely by River City Surveying, LLC. Third Party references, Business Cards etc. attached do not infer or create liability in any form.

22. Fence Ownership is Not Determined

RIVER CITY SURVEYING & MAPPING
LB#8484
904-487-9054 | F. 904-998-9736
7220 FINANCIAL WAY | JACKSONVILLE, FL 32256

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



PROPOSED SITE PLAN

1/8"=1'-0"

1445 AVONDALE AVENUE

M. TODD OSBURN, ARCHITECT

REV. MARCH 28, 2024

1 0 5 10

EXISTING NORTHEAST ELEVATION (REAR)

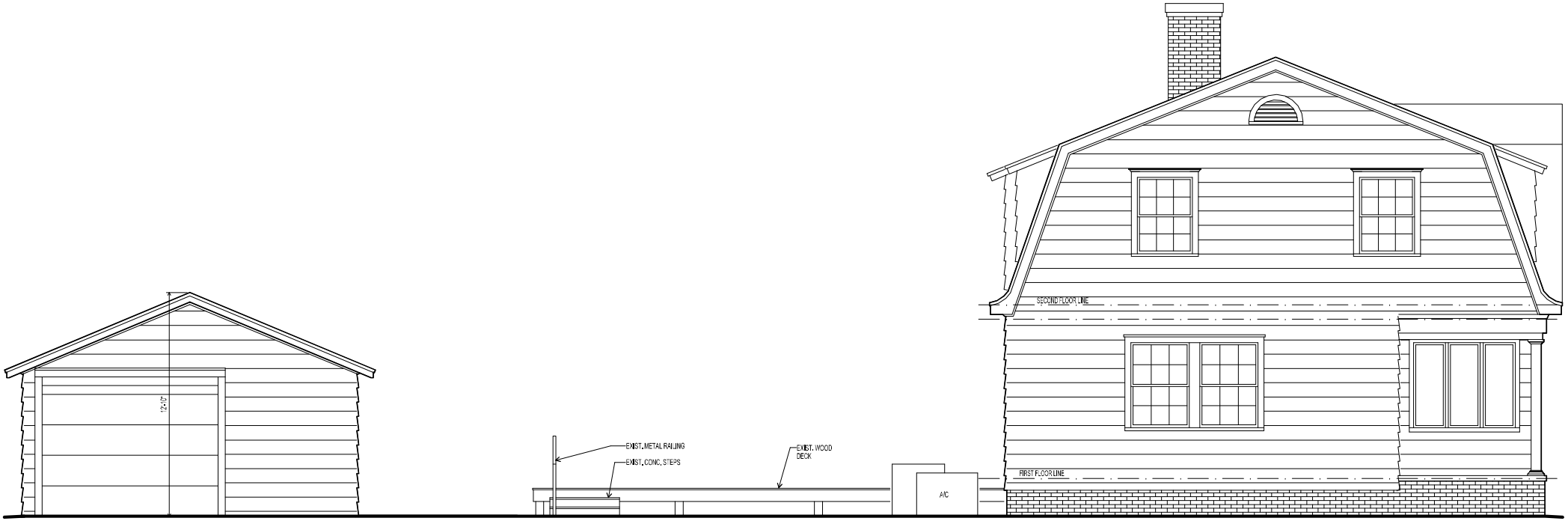
3/16"=1'-0"

1 0 5 10

1445 AVONDALE AVENUE

M, TODD OSBURN, ARCHITECT

MARCH 28, 2024



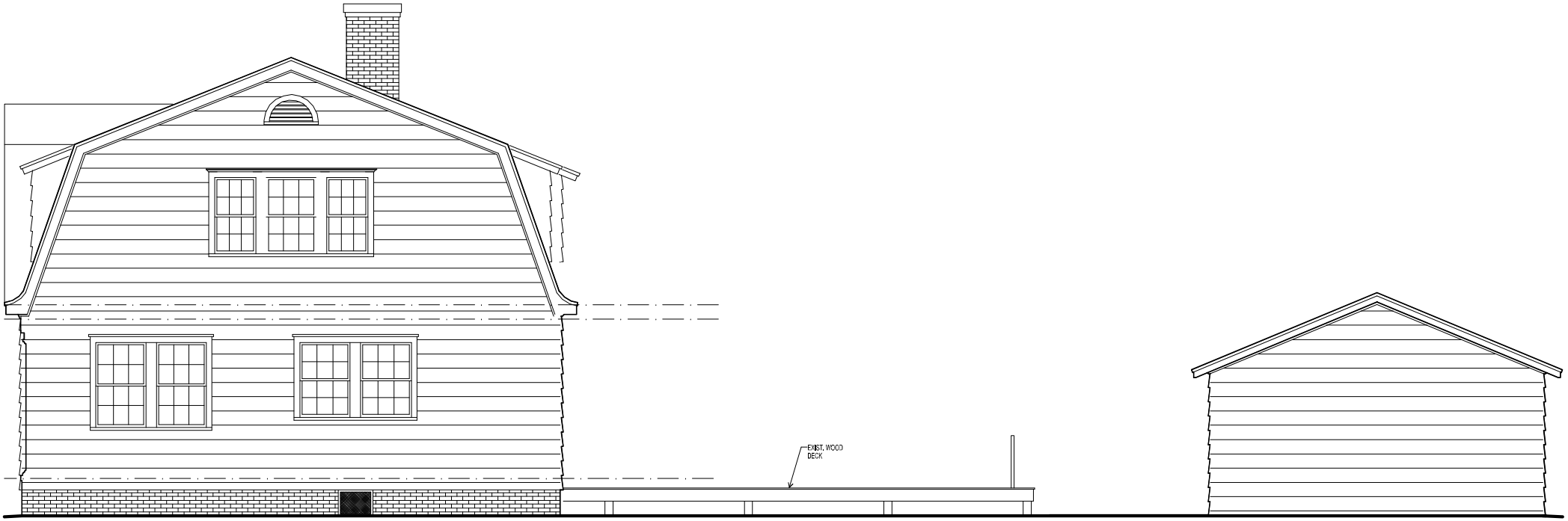
EXISTING NORTHWEST ELEVATION (KNIGHT STREET)

3/16"=1'-0"

1 0 5 10

1445 AVONDALE AVENUE

M. TODD OSBURN, ARCHITECT MARCH 28, 2024



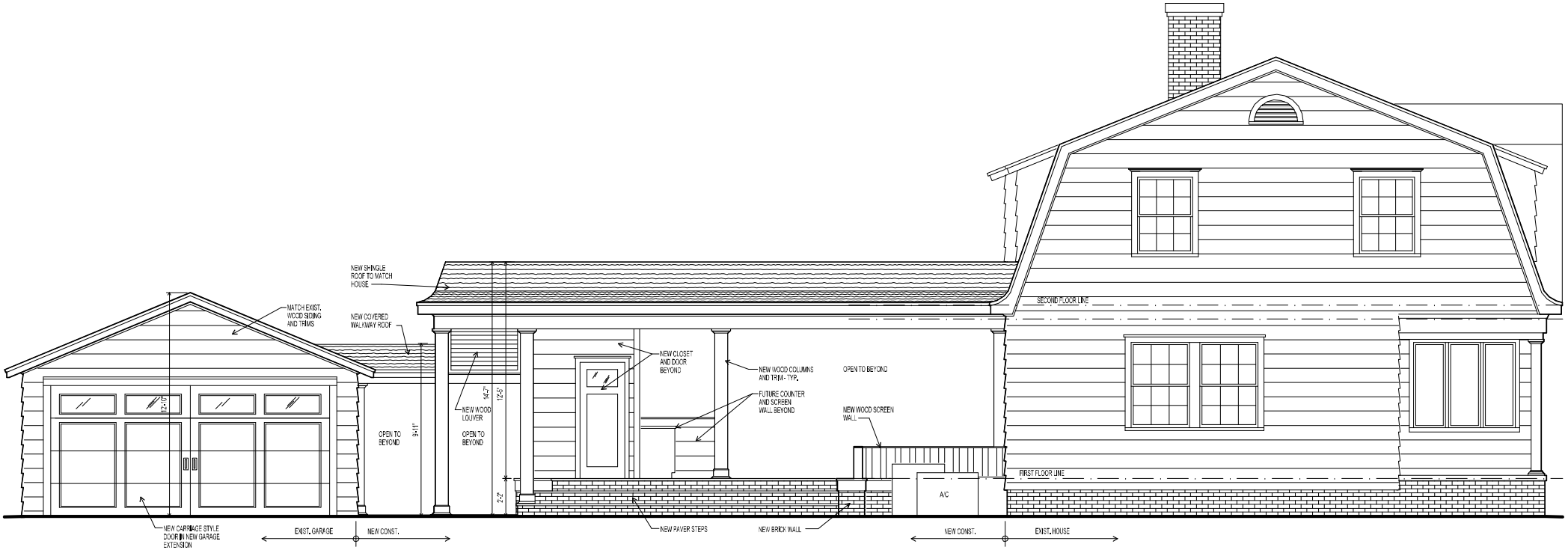
EXISTING SOUTHEAST ELEVATION

3/16"=1'-0"

1 0 5 10

1445 AVONDALE AVENUE

M. TODD OSBURN, ARCHITECT MARCH 28, 2024



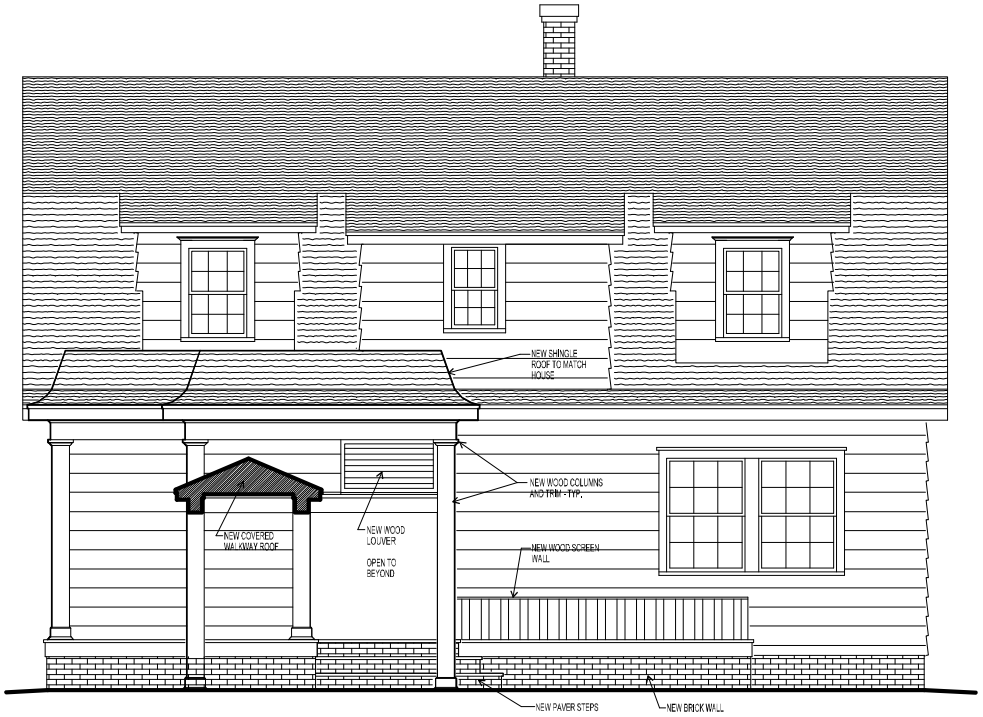
PROPOSED NORTHWEST ELEVATION (KNIGHT STREET)

3/16"=1'-0"

1445 AVONDALE AVENUE

M. TODD OSBURN, ARCHITECT REV. MARCH 21, 2024

1 0 5 10



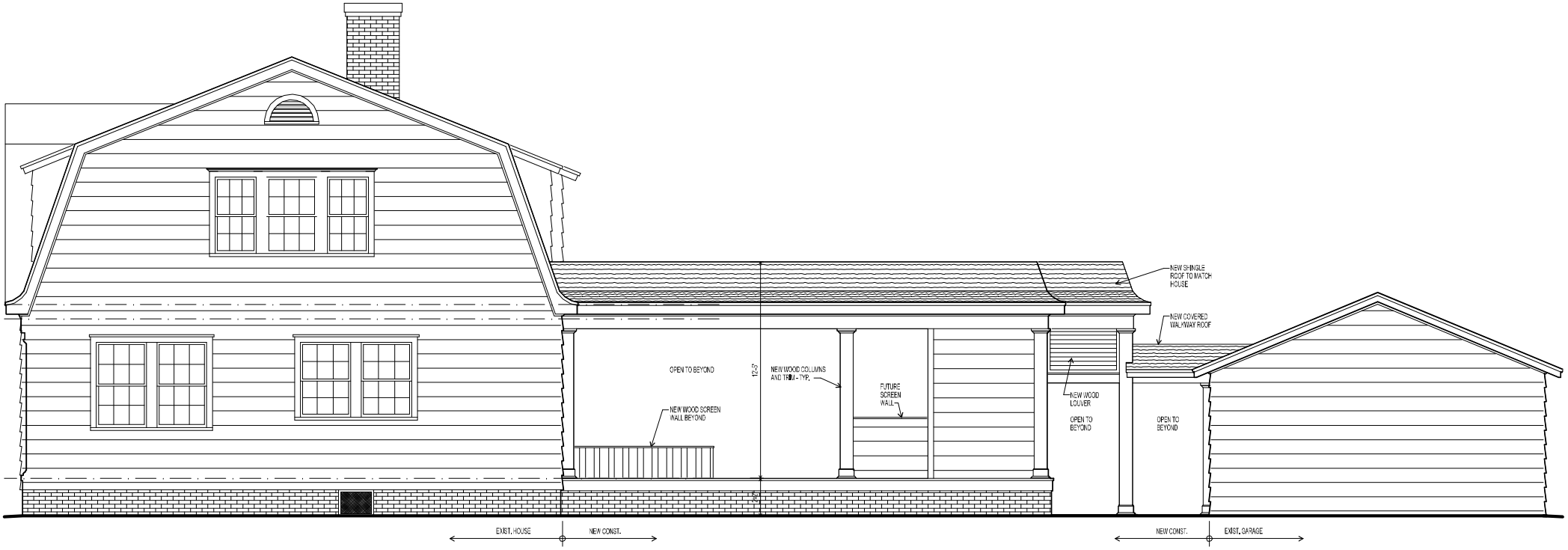
PROPOSED NORTHEAST ELEVATION (REAR)

3/16"=1'-0"

1 0 5 10

1445 AVONDALE AVENUE

M. TODD OSBURN, ARCHITECT REV. MARCH 21, 2024



PROPOSED SOUTHEAST ELEVATION

3/16"=1'-0"

1 0 5 10

1445 AVONDALE AVENUE

M. TODD OSBURN, ARCHITECT REV. MARCH 21, 2024

171

COA 24-30389

112 10th St E

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30389

Address: 112 10th Street East, RE# 071921-0000

Location: South side of 10th Street East, between Hubbard Street and Market Street North

Owner: Adam Eiseman
JWB Real Estate Capital, LLC
7563 Philips Highway, Suite 109
Jacksonville, Florida 32256

Applicant: Mitchell Askelson
JWB Real Estate Companies, LLC
7563 Philips Highway, Suite 109
Jacksonville, Florida 32256

Year Built: N/A

Designation: Springfield

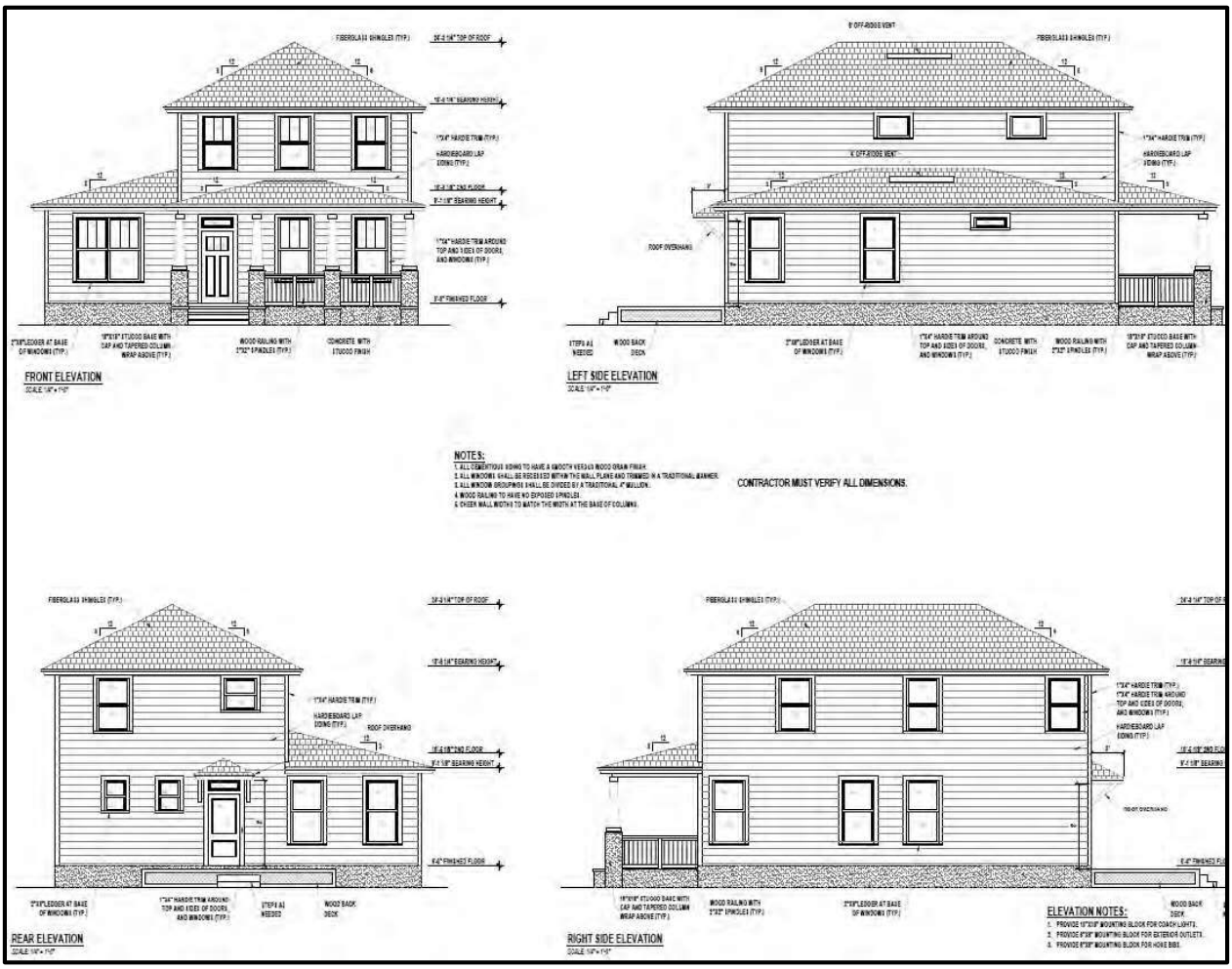
Request: New Construction (Two-Story Single-Family Residence)

Summary Scope of Work:
1. New construction (two-story single-family residence)

Recommendation: **Approve with Conditions**

Conditions:
New Construction (Two-Story Single-Family Residence)
1. Materials, design, and height shall be substantially consistent with the elevation drawings dated December 27, 2023, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated April 10, 2024.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures (RE: 071918-0000 & 071923-0000).
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The siding shall be installed with the smooth side facing outward.

7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
9. The front door shall have clear glass without any decorative etching or frosted glass.
10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
11. Fencing shall be addressed in a separate COA application and is not included in the scope of this COA.
12. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-24-30389 seeks to construct a two-story single-family home within the Springfield Historic District. The subject site is currently a vacant lot that has an existing foundation that was never built upon. The property is approximately 62.5-feet-wide and 69.80-feet-long. The surrounding residential structures along this block are one-story and two-story homes with full-width porches.

As designed, the existing foundation will be demolished and the proposed home will consist of a hip roof with a full-width porch. Primary materials of the structure include fiberglass shingles for the roof, three-over-one vinyl windows on the front elevation, one-over-one and fixed windows, Hardie plank lap siding, wood railing with two-by-two spindles, concrete block with stucco finish for the foundation wall, and tapered columns with caps and stucco finish bases along the front porch.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure's front porch ensures a compatible relationship with other properties in the historic district; the frame vernacular style is consistent with the architectural styles of the neighborhood. Therefore, the proposed development is consistent with Sections 307.106(k)(1 and 2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is roughly twenty-five (25) feet, which is compatible with the heights of the adjacent structures. One-story and two-story single-family structures are the dominant development typology along this block. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan dated April 10, 2024, are consistent with other nearby structures and have been conditioned to ensure compatibility. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show three-over-one, one-over-one, and fixed light pattern windows with a header height window design characteristic in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. A transom light is above the front door, and the door has a quarter-light with 3-grid glass panes and two vertical panels, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the hip roof form is compatible with the roof forms within the District, and similar roof forms are found surrounding the property as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the

proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).

- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The cementitious lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
    - The CMU block foundation with stucco finish;
    - Vertically-oriented windows spaced evenly throughout the structure; and
    - Tapered porch columns with caps and stucco finish bases.
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot. Also, the proposed new construction is compatible with the surrounding residential structures. The proposed residence is differentiated from historic structures by the finish and materials used, and is generally compatible with the massing and architectural features of adjacent properties.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- Historic District Design Guidelines, Section on "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) - *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, "New Construction"

- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

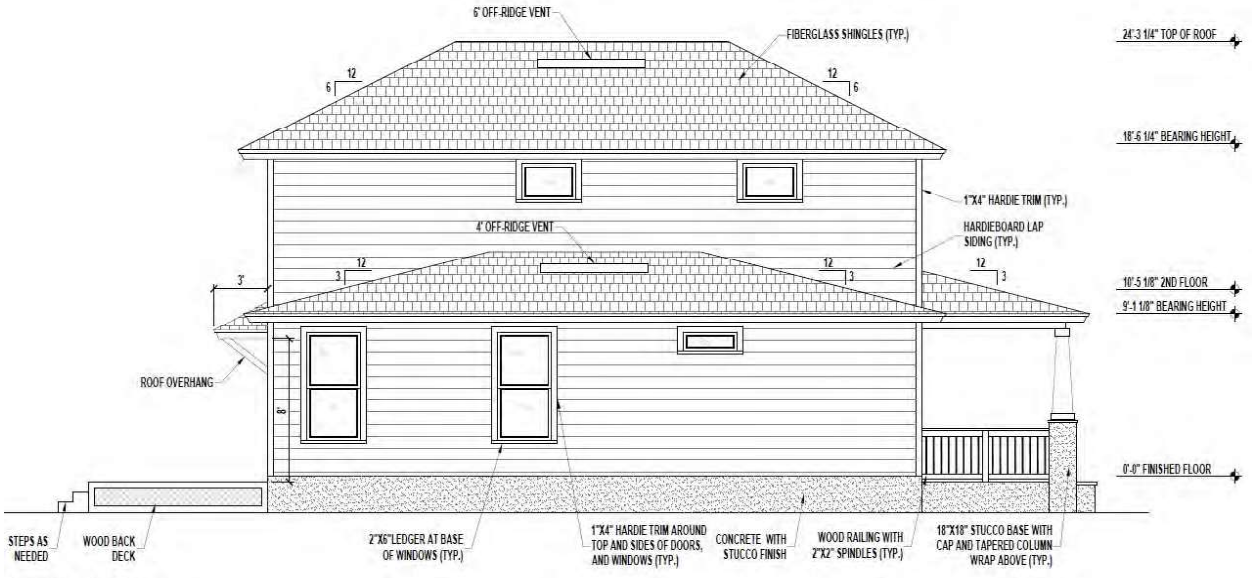
LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

ELEVATION PLANS DATED DECEMBER 27, 2023

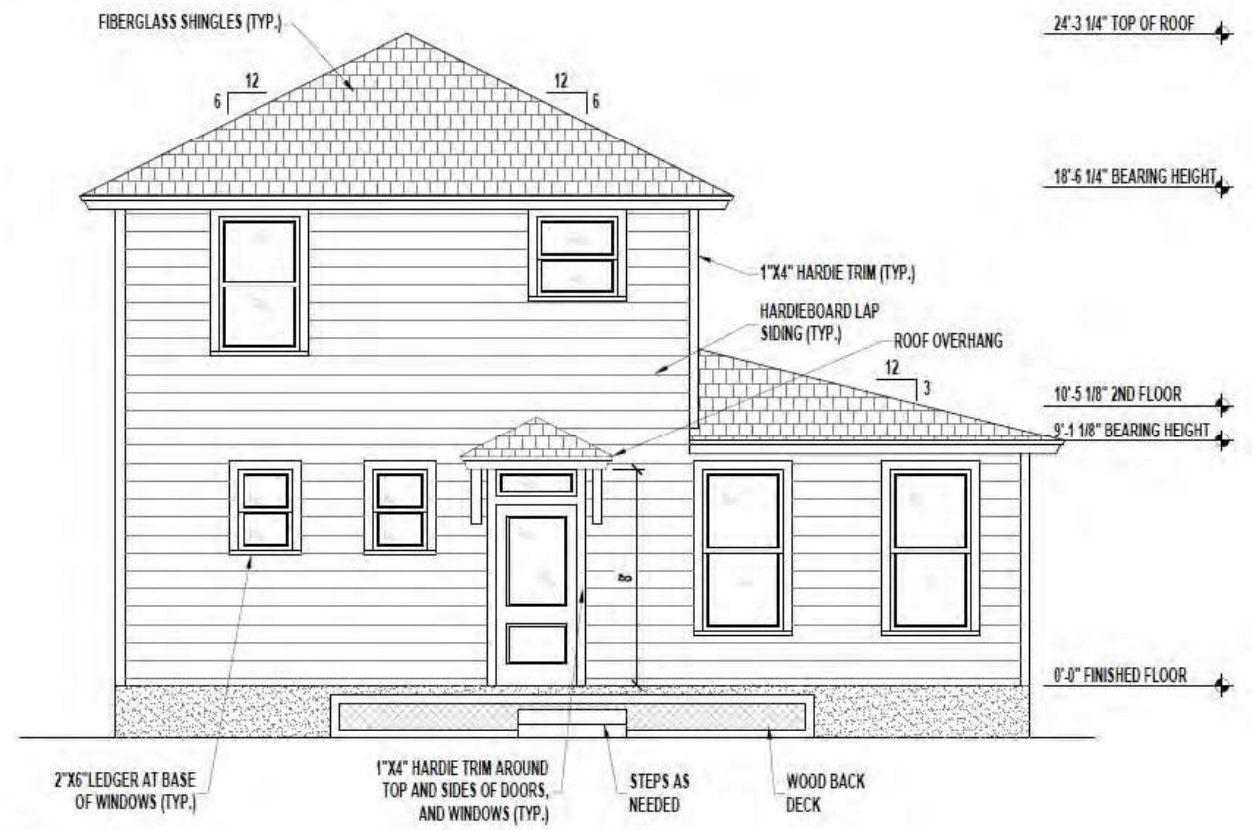
FRONT ELEVATION

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



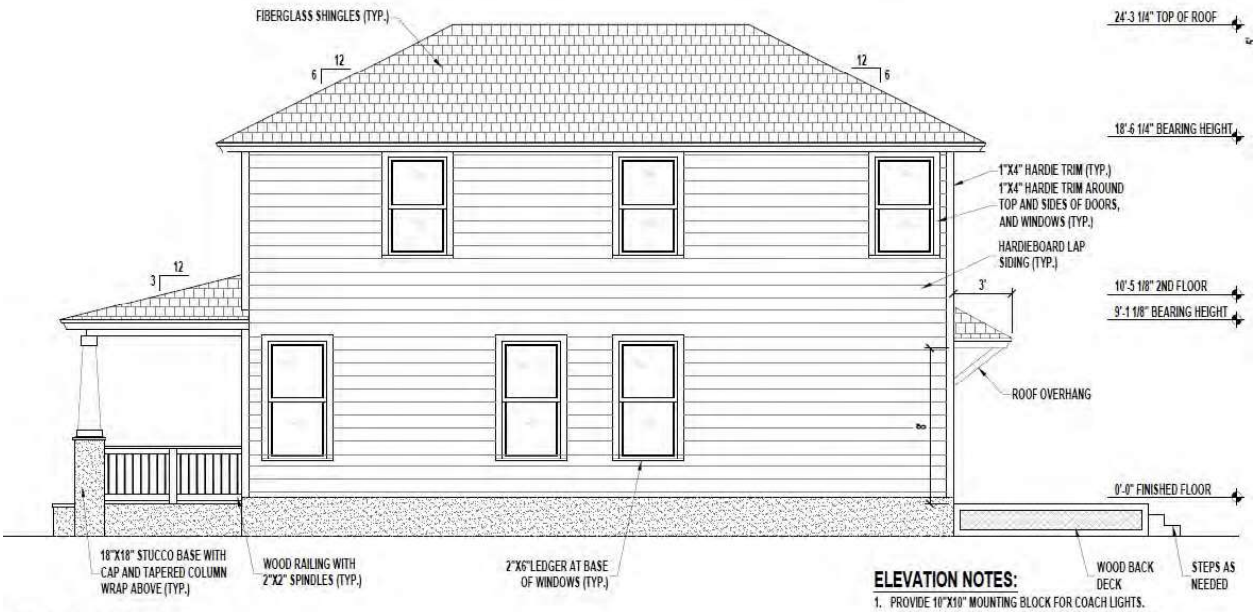
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



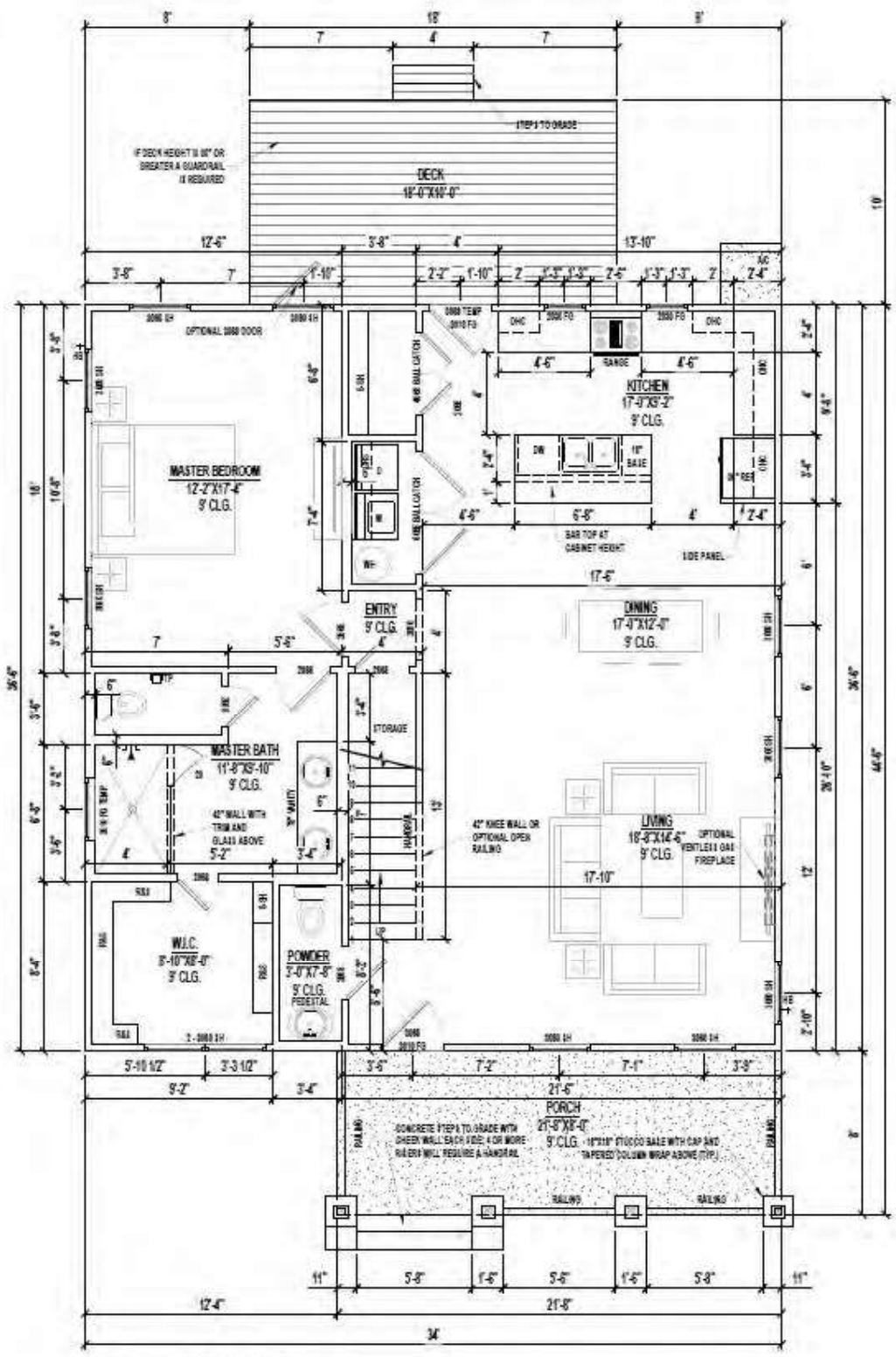
ELEVATION NOTES:

1. PROVIDE 10"X10" MOUNTING BLOCK FOR COACH LIGHTS.
2. PROVIDE 6"X6" MOUNTING BLOCK FOR EXTERIOR OUTLETS.
3. PROVIDE 6"X6" MOUNTING BLOCK FOR HOSE BIBS.

RIGHT SIDE ELEVATION

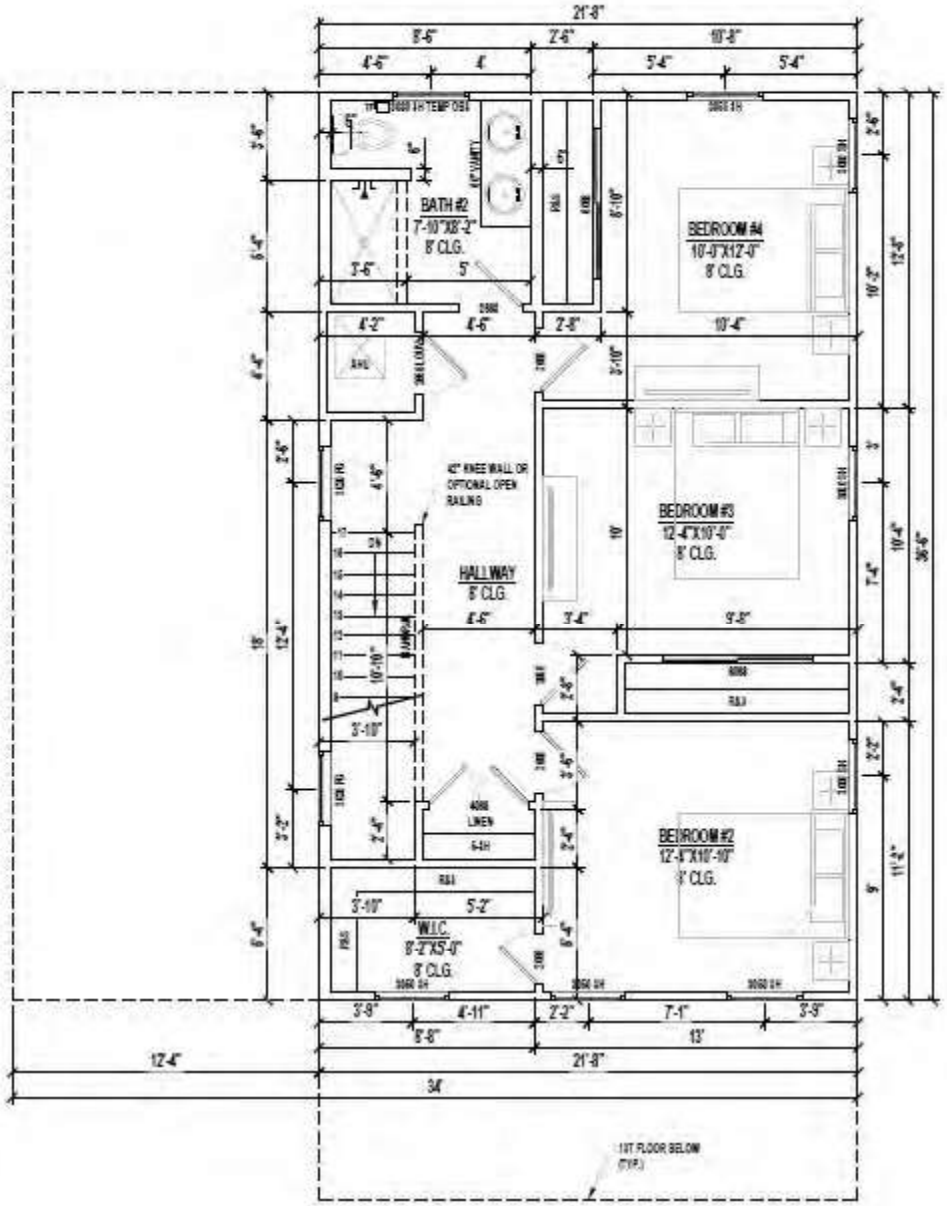
SCALE: 1/4" = 1'-0"

FLOOR PLANS DATED DECEMBER 27, 2024



1ST LEVEL FLOOR PLAN

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

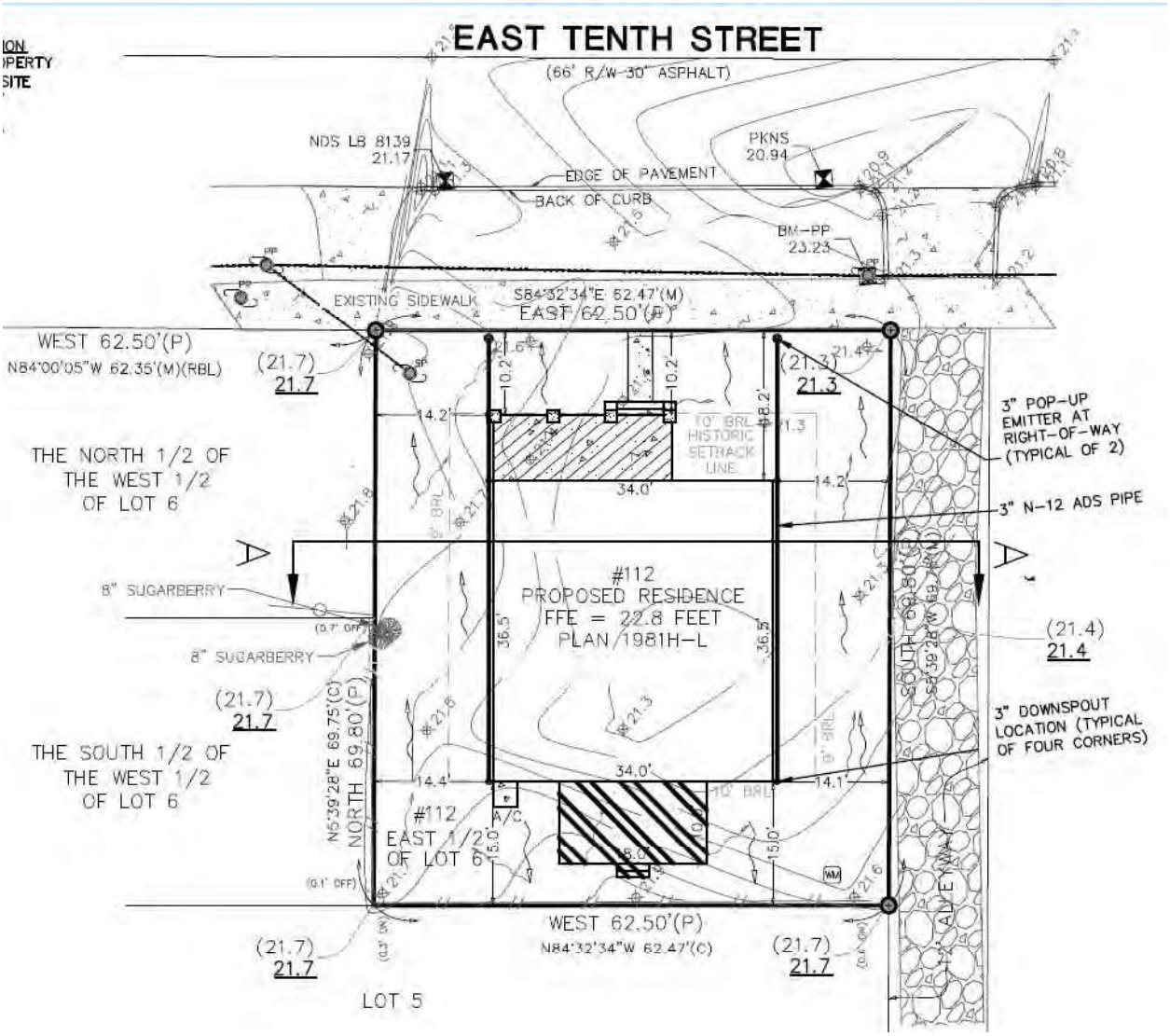


2ND LEVEL FLOOR PLAN

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

Digitally signed by Wil
DN: cn=William E. Shie
CAD Services, LLC, ou,
email=billeshields@gm
Date: 2024.01.02 10:18

SITE PLAN DATED APRIL 10, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30389	**Application Status**	FOUND SUFFICIENT
Date Started	02/26/2024	**Date Submitted**	02/26/2024

Planning and Development Department Info

COA #	COA-24-30389
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	3/29/2024
Forwarded to JHPC	☑
JHPC Meeting Date	4/24/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name	First Name	Middle Name
ASKELSON	MITCHELL	BRIAN

Company Name
JWB REAL ESTATE

Mailing Address
7563 PHILIPS HWY SUITE 109

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
904 677 6777	904	

General Information On Owner(s)

Agent represents ◉ Owner ○ Contractor ○ Architect ○ Consultant ○ Other

Last Name	First Name	Middle Name
EISEMAN	ADAM	

Company/Trust Name
JWB REAL ESTATE CAPITAL, LLC

Mailing Address
7563 PHILIPS HWY SUITE 109

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
9046776777	904	MITCH@JWBCOMPANIES.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	071921 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
112	10TH ST E	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
BUILD 1 NEW CONSTRUCTION SFR, 4 BED, 2.5 BATH, 1981SQFT. INITIAL REVIEW DONE BY SPAR.

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan -** Proposed front, side, and rear elevations and site plan. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Materials -** Materials identified and product info.
- [x] **Photos Of Homes -** Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
☑	SITE PLAN
☑	UPDATED SITE PLAN

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

JWB REAL ESTATE CAPITAL LLC
7563 PHILIPS HWY SUITE 208
JACKSONVILLE, FL 32256

Primary Site Address
112 E 10TH ST
Jacksonville FL 32206-

Official Record Book/Page
17401-02074

Tile #
6412

112 E 10TH ST

Property Detail

RE #	071921-0000
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4206
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$46,884.00	$46,884.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$46,884.00	$46,884.00
Assessed Value	$20,658.00	$22,723.00
Cap Diff/Portability Amt	$26,226.00 / $0.00	$24,161.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$20,658.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17401-02074	12/2/2015	$31,000.00	WD - Warranty Deed	Unqualified	Improved
16449-00465	7/11/2013	$440,000.00	WD - Warranty Deed	Unqualified	Improved
16003-01580	7/16/2012	$6,000.00	SW - Special Warranty	Unqualified	Improved
15890-01861	3/23/2012	$100.00	CT - Certificate of Title	Unqualified	Improved
13330-01589	6/14/2006	$207,000.00	WD - Warranty Deed	Unqualified	Vacant
12488-00181	5/11/2005	$300,000.00	WD - Warranty Deed	Unqualified	Vacant
11426-00773	10/15/2003	$2,800.00	TD - Tax Deed	Unqualified	Vacant
07960-00174	7/13/1994	$1,000.00	WD - Warranty Deed	Unqualified	Vacant
01791-00160	1/1/1899	$100.00	- Unknown	Unqualified	Unknown
01748-00234	1/1/1899	$100.00	- Unknown	Unqualified	Unknown

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPGR7	Fireplace Gas	1	0	0	1.00	$0.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	62.00	70.00	Common	62.00	Front Footage	$46,884.00

Legal

LN	Legal Description
1	2-4 37-2S-26E .097
2	SPRINGFIELD
3	E1/2 LOT 6 BLK 56

Buildings

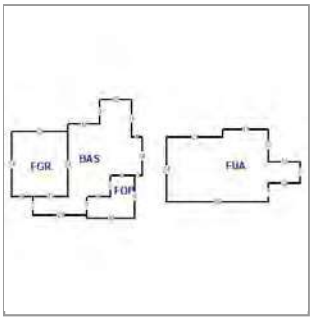
Building 1
Building 1 Site Address
112 E 10TH ST Unit
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	2024
Building Value	$0.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1059	1059	1006
Finished Open Porch	216	0	65

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail



Base Area	888	888	888
Finished Garage	504	0	252
Total	2667	1947	2211

Baths	2.500	
Bedrooms	3.000	
Stories	2.000	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$20,658.00	$0.00	$20,658.00	$212.53	$233.78	$213.72
Urban Service Dist1	$20,658.00	$0.00	$20,658.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$46,884.00	$0.00	$46,884.00	$137.23	$149.23	$137.57
By Local Board	$46,884.00	$0.00	$46,884.00	$95.33	$105.40	$95.57
FL Inland Navigation Dist.	$20,658.00	$0.00	$20,658.00	$0.60	$0.59	$0.59
Water Mgmt Dist. SJRWMD	$20,658.00	$0.00	$20,658.00	$3.71	$3.70	$3.70
School Board Voted	$46,884.00	$0.00	$46,884.00	$0.00	$46.88	$0.00
Urb Ser Dist1 Voted	$20,658.00	$0.00	$20,658.00	$0.00	$0.00	$0.00
			Totals	$449.40	$539.58	$451.15

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$42,408.00	$18,780.00	$0.00	$18,780.00
Current Year	$46,884.00	$20,658.00	$0.00	$20,658.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4/5/24

COA#: COA-24-30389

Address: 112 10th St E
Jacksonville, FL 32206

Owner: JWB Real Estate Capital LLC

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application COA-24-30389 **were posted on the property/site located at:**

071921-0000
Real Estate Number(s)

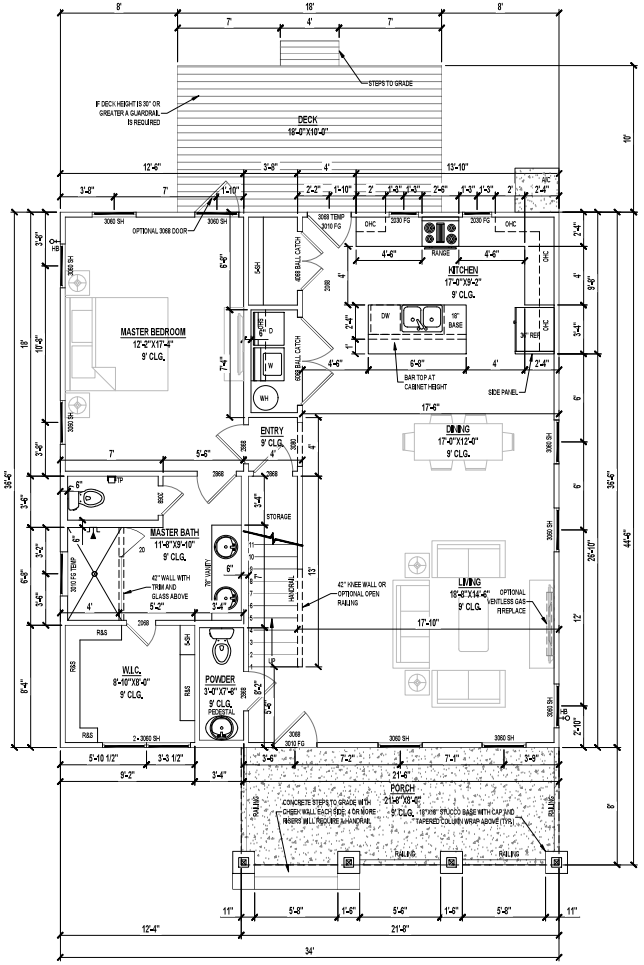
112 10th St E
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Mitchell Askelson

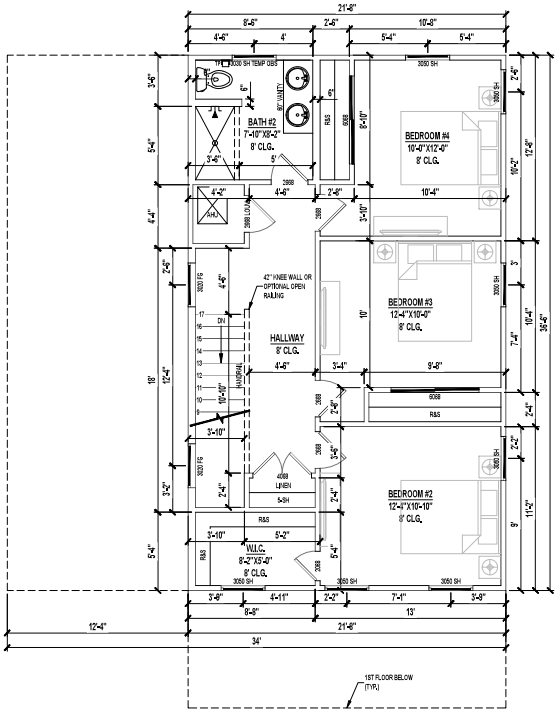
Signature

Dated this 5 day of April, 2024



1ST LEVEL FLOOR PLAN

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



2ND LEVEL FLOOR PLAN

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

BUILDING AREAS

1ST FLOOR HEATED AREA	1,241 SF
2ND FLOOR HEATED AREA	740 SF
TOTAL	1,981 SF
FRONT PORCH	173 SF
TOTAL UNDER ROOF	2,154 SF
DECK	160 SF

CONDITIONED SPACE = 17,089 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A1.1	FLOOR PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE: 2020 FLORIDA BUILDING CODE RESIDENTIAL 7TH ADDITION
2020 FLORIDA BUILDING CODE PLUMBING
2020 FLORIDA BUILDING CODE MECHANICAL
2017 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3

PROPOSED 2 STORY RESIDENCE
112 10TH STREET EAST | JACKSONVILLE, FL, 32206

FLOOR PLANS

Shields CAD Services
243 Tarraga Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billshields@gmail.com

© 2023 Shields CAD Services LLC

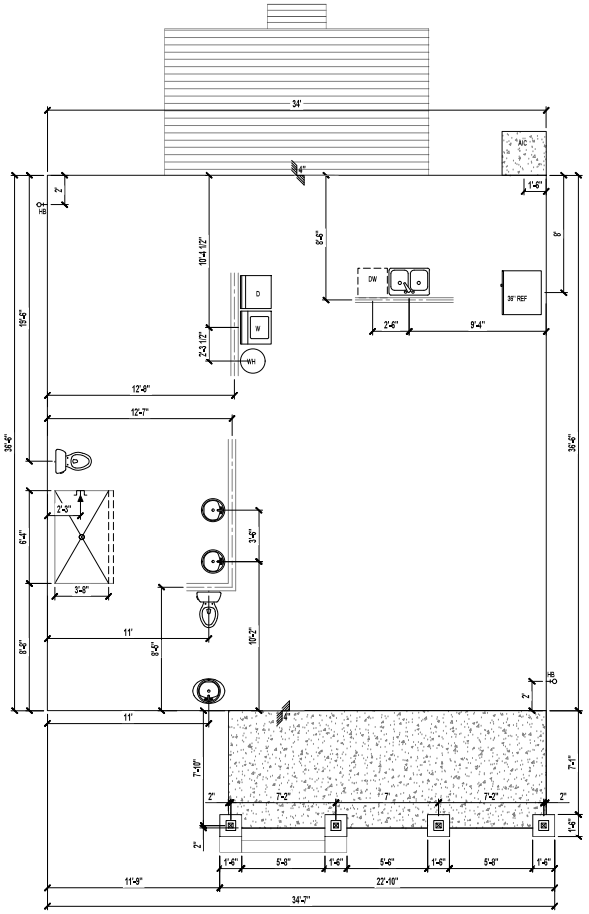
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BEARING A SIGNATURE AND EMBOSSED SEAL OF SHIELDS JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 12-27-23
Scale AS SHOWN
Job 1981H-9/8L
Sheet A1.1

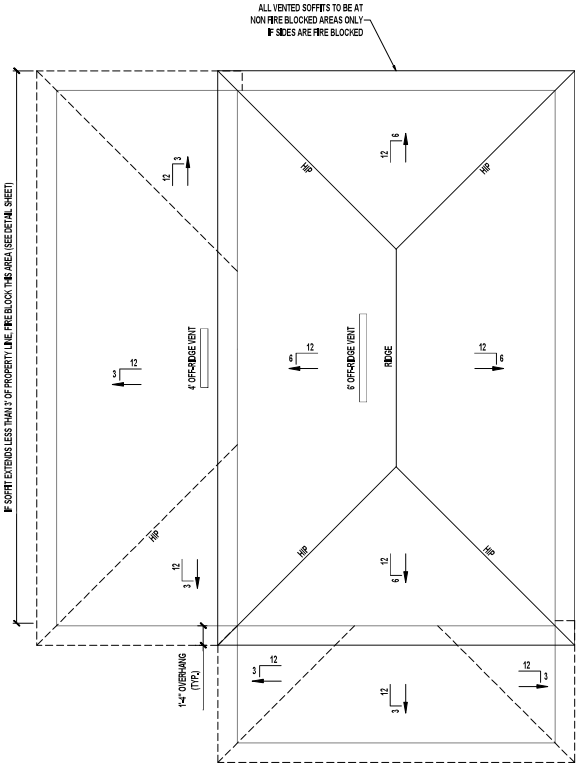
C:\Users\Bill\OneDrive\1-Drawings\JWB Construction Group\1981H 112 10th Street East 2 Story Historic\2024-01-02 112 10th Street East 2 Story.dwg, 1/2/2024 10:17:15 AM



FOUNDATION LAYOUT

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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



ROOF PLAN

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

1ST FLOOR VENT CALCULATIONS

VENTED SOFFIT
VENTILATED ATTIC AREA: 450 SQ. FT.
450 / 300 = 1.5 SQ. FT.
1.5 SQ. FT. X 144 = 216 SQ. IN. TOTAL NET FREE VENT AREA
216 X 50% = 108 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
108 / 6.55 = 16 LF VENTED SOFFIT REQUIRED
OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 450 SQ. FT.
450 / 300 = 1.5 SQ. FT.
1.5 SQ. FT. X 144 = 216 SQ. IN. TOTAL NET FREE VENT AREA
216 X 50% = 108 SQ. IN. NET FREE
(1) 4' OFF-RIDGE VENTS REQUIRED
(4' = 144 SQ. IN. EACH; 8' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

2ND FLOOR VENT CALCULATIONS

VENTED SOFFIT
VENTILATED ATTIC AREA: 791 SQ. FT.
791 / 300 = 2.64 SQ. FT.
2.64 SQ. FT. X 144 = 380 SQ. IN. TOTAL NET FREE VENT AREA
380 X 50% = 190 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
190 / 6.55 = 29 LF VENTED SOFFIT REQUIRED
OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 791 SQ. FT.
791 / 300 = 2.64 SQ. FT.
2.64 SQ. FT. X 144 = 380 SQ. IN. TOTAL NET FREE VENT AREA
380 X 50% = 190 SQ. IN. NET FREE
(1) 8' OFF-RIDGE VENTS REQUIRED
(4' = 144 SQ. IN. EACH; 8' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

PROPOSED 2 STORY RESIDENCE
112 10TH STREET EAST | JACKSONVILLE, FL, 32206

FOUNDATION AND ROOF PLANS

Shields CAD Services
243 Tarraga Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billieshields@gmail.com
© 2023 Shields CAD Services LLC

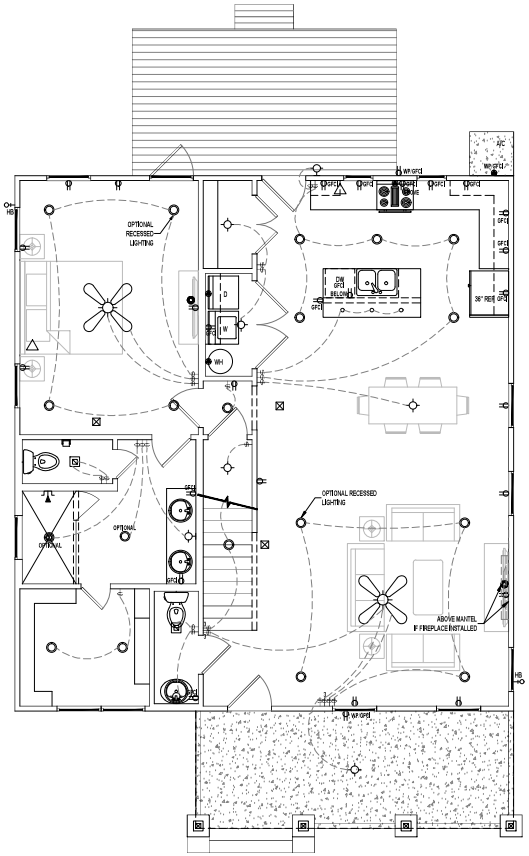
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS THE SEAL AND SIGNATURE WAS ORIGINALLY SIGNED BY SHIELDS. ALL PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

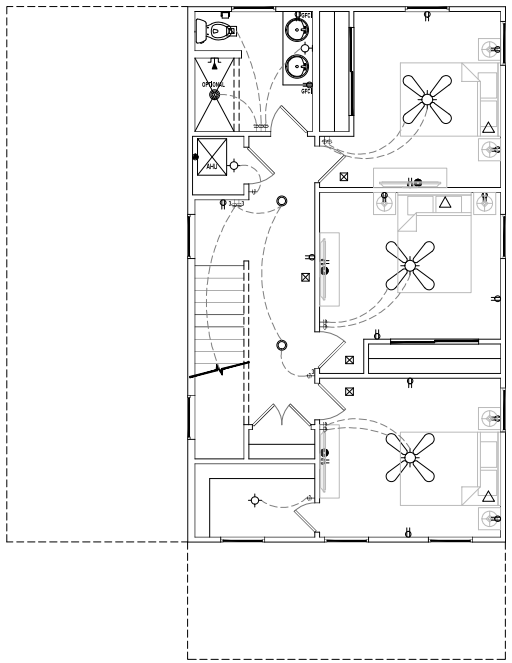
Date	12-27-23
Scale	AS SHOWN
Job	1981H-9/8L
Sheet	A1.2

C:\Users\Billie\OneDrive\1-Drawings\JWB Construction Group\1981H 112 10th Street East 2 Story Historic\2024-01-02 112 10th Street East 2 Story.dwg, 1/2/2024 10:17:16 AM



1ST LEVEL ELECTRIC PLAN

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



2ND LEVEL ELECTRIC PLAN

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

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:
1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES, ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

PROPOSED 2 STORY RESIDENCE
112 10TH STREET EAST | JACKSONVILLE, FL, 32206

ELECTRIC PLANS

Shields CAD Services
243 Tarraga Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billieshields@gmail.com

© 2023 Shields CAD Services LLC

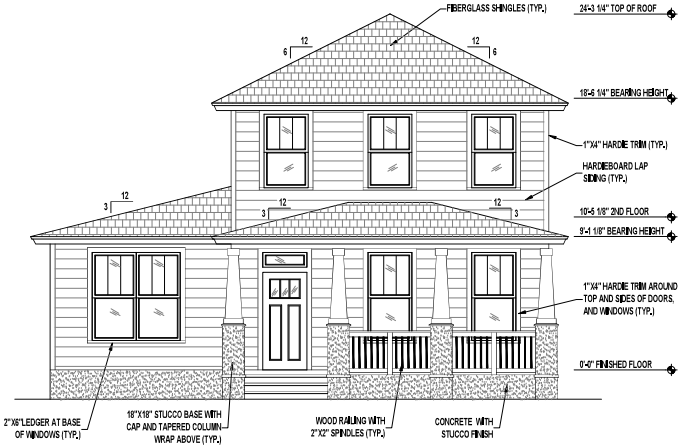
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BEARING A CURRENT SEAL AND WET SIGNATURE OF SHIELDS JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

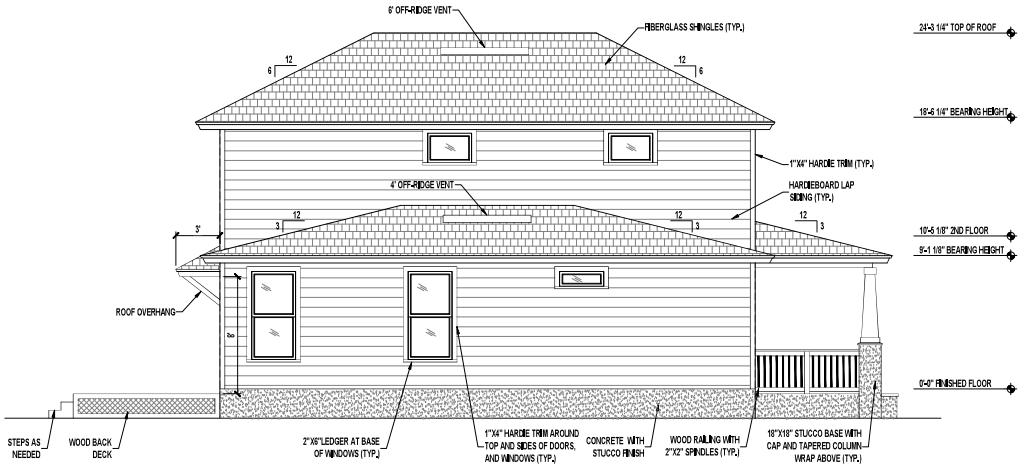
Date 12-27-23
Scale AS SHOWN
Job 1981H-9/8L
Sheet A1.3

C:\Users\Billie\OneDrive\1-Drawings\JWB Construction Group\1981H 112 10th Street East 2 Story Historic\2024-01-02 112 10th Street East 2 Story.dwg, 1/2/2024 10:17:16 AM



FRONT ELEVATION

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



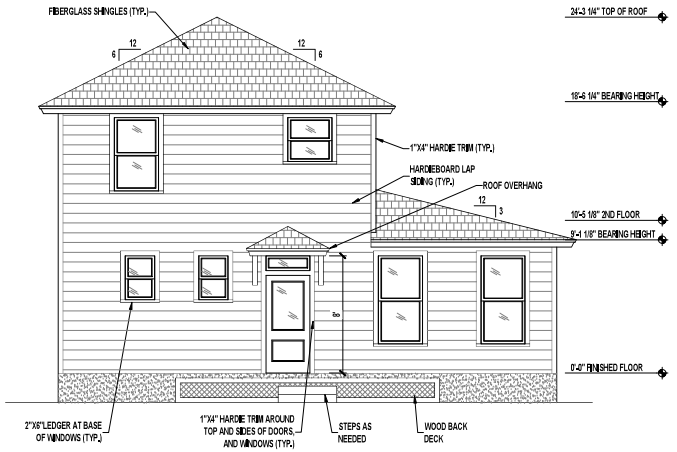
LEFT SIDE ELEVATION

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

NOTES:

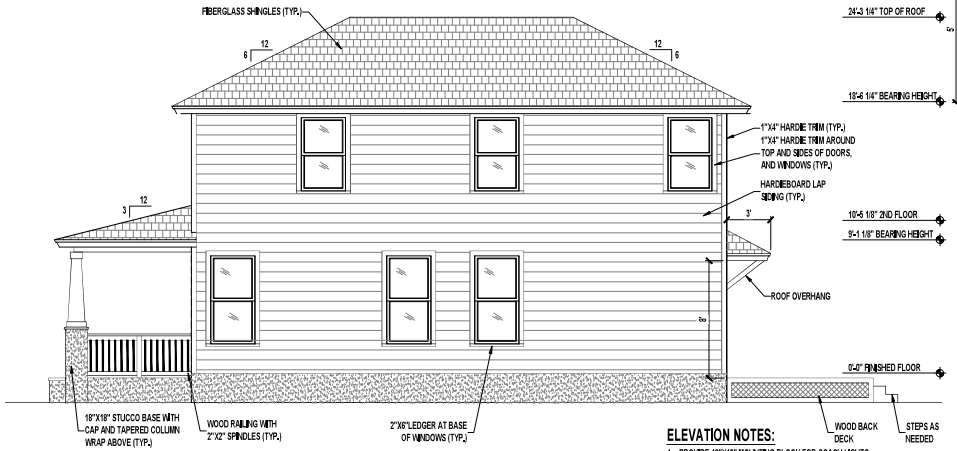
1. ALL CEMENTICIOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS.



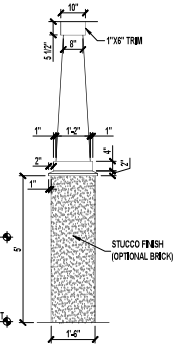
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



COLUMN DETAIL

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

ELEVATION NOTES:

1. PROVIDE 10"X10" MOUNTING BLOCK FOR COACH LIGHTS.
2. PROVIDE 6"X6" MOUNTING BLOCK FOR EXTERIOR OUTLETS.
3. PROVIDE 6"X6" MOUNTING BLOCK FOR HOSE BIBS.

PROPOSED 2 STORY RESIDENCE
112 10TH STREET EAST | JACKSONVILLE, FL, 32206

ELEVATIONS

Shields CAD Services
243 Tarraga Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billieshields@gmail.com

© 2023 Shields CAD Services LLC

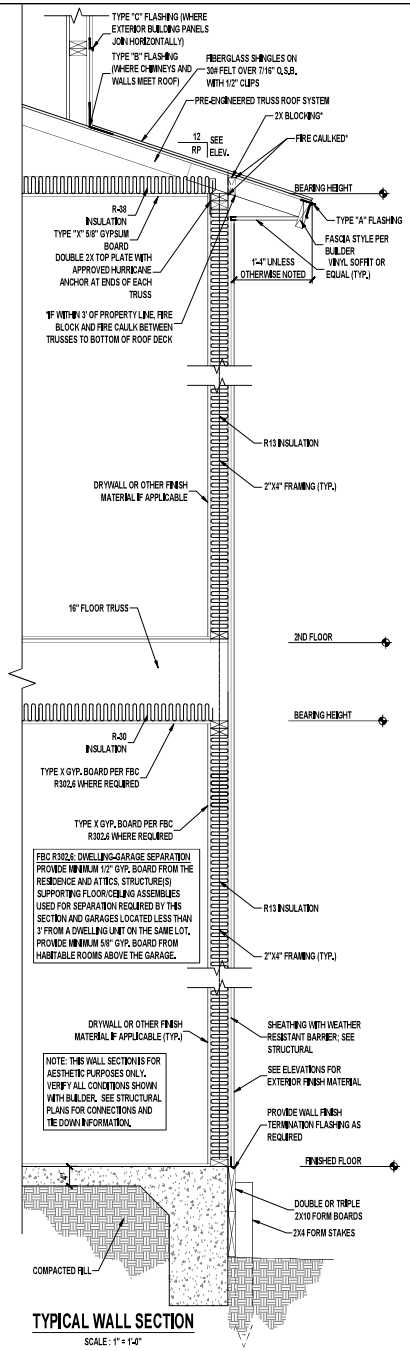
Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS BEARING THE ORIGINAL SIGNATURE AND SEAL OF SHIELDS JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

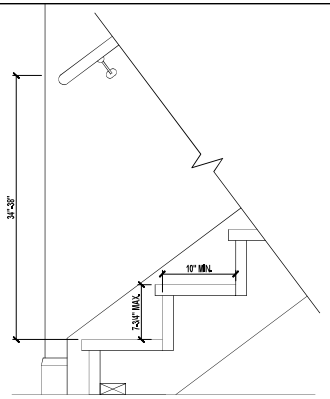
Date	12-27-23
Scale	AS SHOWN
Job	1981H-9/8L
Sheet	A2.1

C:\Users\Billie\OneDrive\1-Drawings\JWB Construction Group\1981H 112 10th Street East 2 Story Historic\2024-01-02 112 10th Street East 2 Story.dwg, 1/2/2024 10:17:17 AM



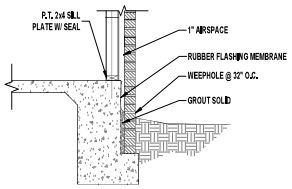
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



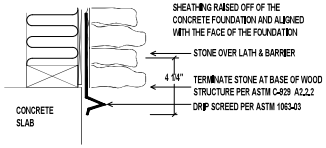
STAIR DETAIL

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



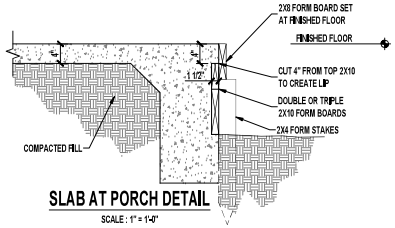
BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



STONE APPLICATION DETAIL

SCALE: N.T.S.



SLAB AT PORCH DETAIL

SCALE : 1" = 1'-0"

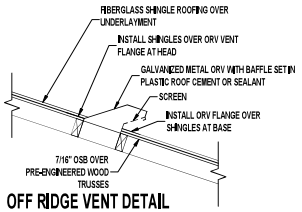
SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE II (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE

FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

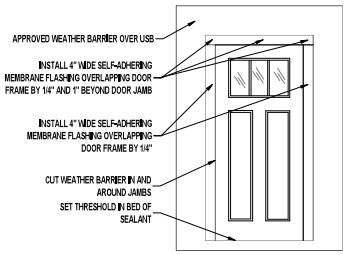
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

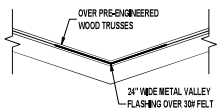
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

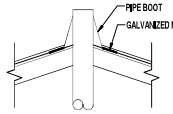
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



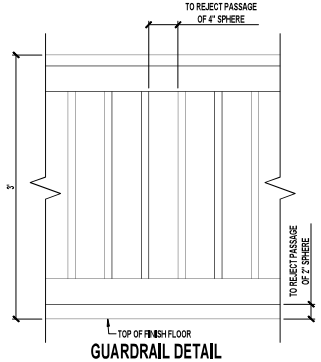
VALLEY FLASHING DETAIL

NOT TO SCALE



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE



GUARDRAIL DETAIL

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

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. CUT AT INVERTED "Y".
2. INSTALL 4" WIDE SELF ADHERIVE SILL FLASHING THAT EXTENDS 4" BEYOND OPENING.
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY A 4" SELF ADHESIVE JAMB FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
5. APPLY A 4" SELF ADHESIVE HEAD FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
6. REMOVE PREVIOUSLY APPLIED TAPE ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT. <SEE DIAGRAM.
7. JAMB FLASHING
EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 9-12" ABOVE ROUGH OPENING AT HEAD, TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.
8. WEATHER RESISTANT BARRIER (WRB)
AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.
4. JAMB FLASHING
APPLY CONT. SELF ADHESIVE FLASHING THAT EXTENDS AT LEAST 4" BEYOND ROUGH OPENING.
6
SECURE WRB AT HEAD
1/8"
FLASHING AT HEAD EXTENDS 1" BEYOND JAMB FLASHING.
5 HEAD FLASHING
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING SIDES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTENIN PLACE.
A
3"
SILL FLASHING
SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURER SPECIFICATIONS.
SEALANT
3
1/8" CUT 1/2" LINE
SECTION A-A
THROUGH WINDOW JAMB
SEALANT BEAD BEHIND MOUNTING FLANGE.
FLASHING
INTERIOR VIEW
TOP LEFT CORNER OF WINDOW
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

WINDOW INSTALLATION

SCALE: N.T.S.

PROPOSED 2 STORY RESIDENCE
112 10TH STREET EAST | JACKSONVILLE, FL, 32206

DETAIL SHEET

Shields CAD Services
243 Tarraga Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billieshields@gmail.com

© 2023 Shields CAD Services LLC

Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE STIPULATED ADDRESS AND ARE NOT VALID UNLESS SIGNED AND SEALED BY BILLIE SHIELDS OF SHIELDS CAD SERVICES LLC. ALL PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNED CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date	12-27-23
Scale	AS SHOWN
Job	1981H-9/8L
Sheet	A3.1

C:\Users\Billie\OneDrive\1-Drawings\JWB Construction Group\1981H 112 10th Street East 2 Story Historic\2024-01-02 112 10th Street East 2 Story.dwg, 1/2/2024 10:17:18 AM

LEGEND

- BM1 = SITE BENCHMARK
- = FOUND UNNUMBERED 1/2" IRON PIPE
- = SET 1/2" IRON ROD #LB 8139
- = EXISTING GROUND ELEVATION
- = EXISTING TREE
- WM = EXISTING WATER METER
- WM = PROPOSED WATER METER
- WM = PROPOSED WATER MAIN
- = PROPOSED DRAINAGE FLOW
- = EXISTING DRAINAGE FLOW
- (10.0) = EXISTING ELEVATION
- 10.0 = PROPOSED ELEVATION
- = PROPOSED CONCRETE
- = COVERED AREA

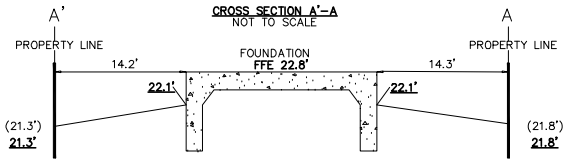
DRAINAGE NOTES

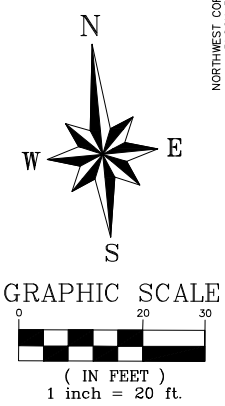
1. ALL STRUCTURES AND CONCRETE SLABS SHOWN ARE PROPOSED.
2. DIRECTION AND INTENSITY OF STORMWATER CANNOT BE ALTERED DURING CONSTRUCTION.
3. SILT FENCE TO BE INSTALLED ALONG PROJECT PERIMETER AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. TREES MARKED FOR REMOVAL SHALL BE REPLACED, IF NEEDED, IN ACCORDANCE TO CURRENT CITY OF JACKSONVILLE REGULATIONS.
5. ANY GUTTERS SHALL BE INSTALLED IN THE SUCH A MANNER THAT FOLLOWS PREDEVELOPMENT STORMWATER DIRECTION.
6. ANY COVERED PORCHES AND STOOPS SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE PORCH AND STOOP, THE TYPICAL ELEVATION DROP SHALL BE 4 INCHES.
7. GROUND ELEVATIONS AT FOUNDATION SHALL BE MIN. 6 INCHES BELOW FINISHED FLOOR ELEVATIONS.
8. ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
9. DRAIN FIELD MOUND SLOPES STEEPER THAN 5:1 SHALL BE SODDED.
10. FINISHED FLOOR TO BE MIN. 13" ABOVE MIDPOINT ELEVATION OF LOT PER COJ BULLETIN G-01-14.
11. PROPOSED DWELLING TO BE CONNECTED TO MUNICIPAL WATER.
12. CURRENT FEMA F.I.R. MAPS SHOW PROPERTY IN FLOOD ZONE " X ", ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: #12031C0357J, EFFECTIVE ON11/2/2018.
13. SEE SURVEY FOR SURVEYOR'S LEGEND AND NOTES.
14. HOUSE PLAN 1981H-L.
15. REVISION: REMOVED DRIVEWAY AND ADDED PROPOSED LEAD WALK TO SIDEWALK PER CLIENT REQUEST. 02/22/2024.
16. REVISION: REVISED PLAN LAYOUT PER CLIENTS REQUEST – 04/10/2024

GUTTER AND DRAINAGE PIPE INSTALLATION NOTES:

1. 6" GUTTERS TO BE INSTALLED ALL AROUND PROPOSED BUILDING.(HOUSE PLAN 1981H-L)
2. Q=CIA/97.1; C=1.0, I=4 INCHES PER HOUR (100YR-1HR), A=620.5ft² (HALF OF THE ROOF AREA), 97.1 (CONVERSION FACTOR) = 25.6GPM (GALLONS PER MINUTE).
3. FLOW IS LESS THAN 46GPM, THUS INSTALL 3" DUAL WALL CORRUGATED PIPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR PIPE FROM ALL GUTTER DOWNSPOUTS TO THE FRONT OF THE PROPERTY WITH 3" POP-UP EMITTER AT THE FRONT RIGHT-OF-WAY LINE ON PRIVATE PROPERTY.
4. INSTALL 10 FEET OF PERFORATED PIPE PRIOR TO THE POP-UP EMITTER PER MANUFACTURER'S SPECIFICATIONS. THIS WILL ALLOW ANY WATER REMAINING IN THE PIPE TO LEACH INTO THE SOIL.
5. UP TO 2 DOWNSPOUTS PER SIDE OF HOUSE FOR GUTTER SYSTEM, MORE MAY BE NEEDED IF NECESSARY.

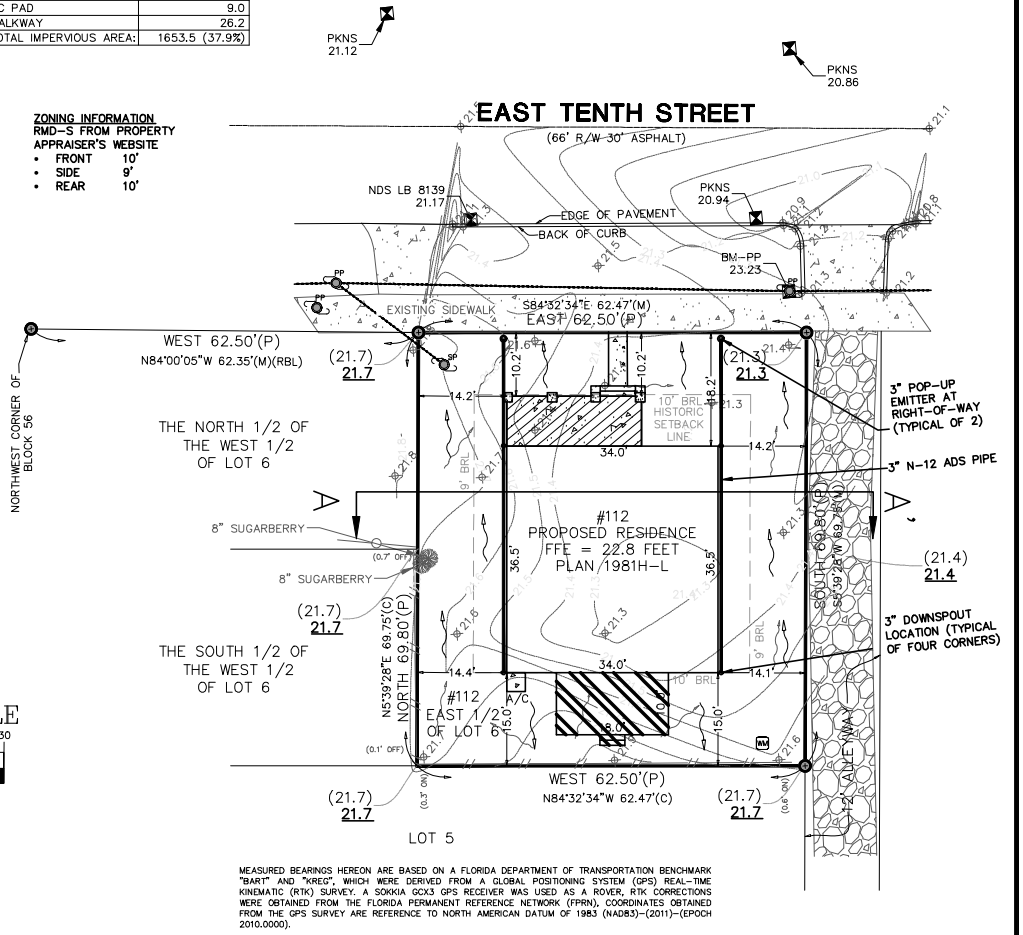
CROSS SECTION A'-A
NOT TO SCALE





LOT AREA TABLE, ft²	
LOT	4,357.0
PROPOSED BUILDING	1,618.3
AC PAD	9.0
WALKWAY	26.2
TOTAL IMPERVIOUS AREA:	1653.5 (37.9%)

ZONING INFORMATION
RMD-S FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 10'
- SIDE 9'
- REAR 10'



MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER. RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

Signature Date

BRANDON D. SHUGART
P.E. NO. 86700
eng@imecivil.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRANDON D SHUGART, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 6, BLOCK 56, SPRINGFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 4 AND 5, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SITE DRAINAGE PLAN

THIS IS NOT A BOUNDARY SURVEY

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

DRAWING / CLIENT INFORMATION / CERTIFICATIONS

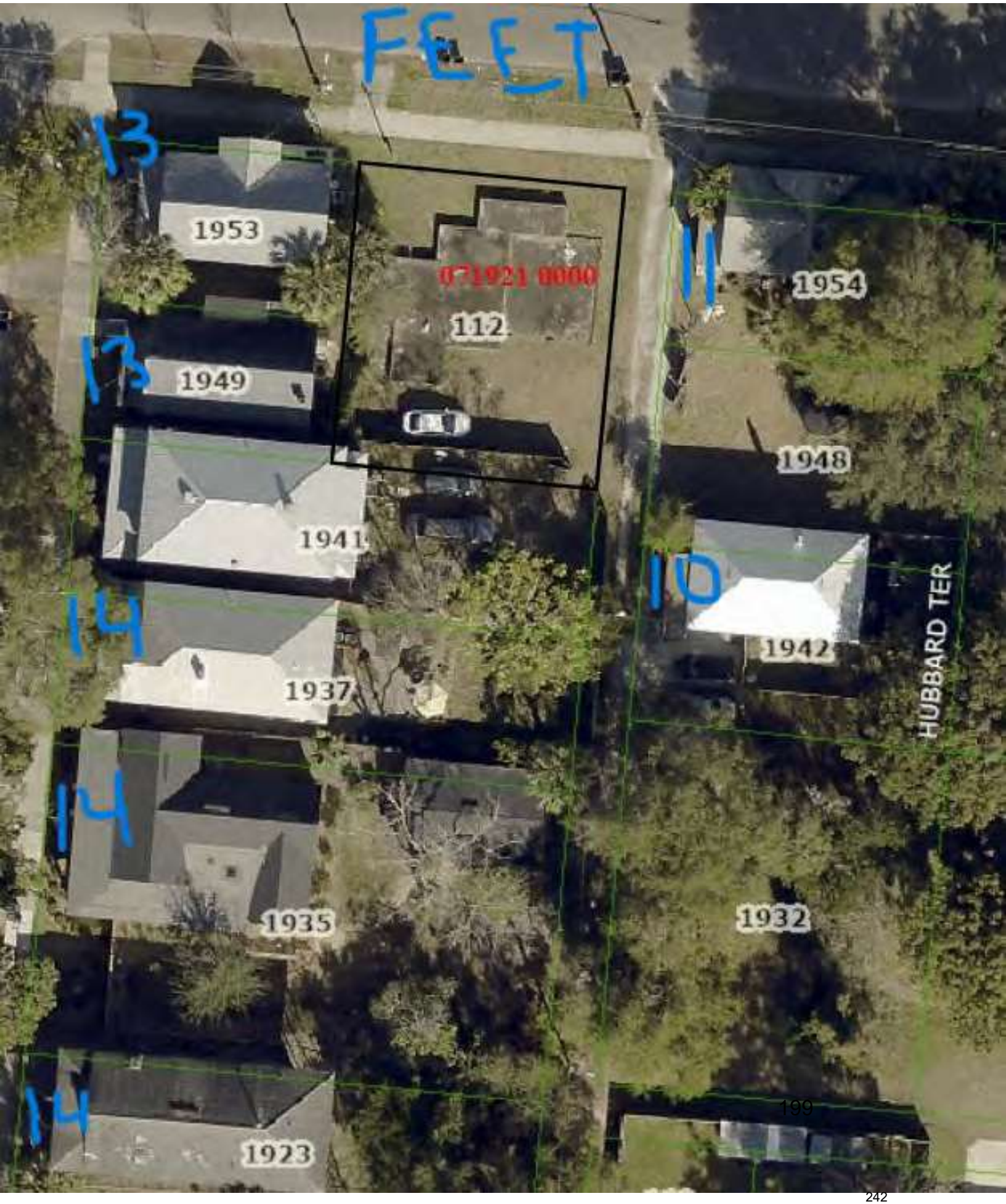
ADDRESS OF PROPERTY SHOWN HEREON:
FOR: JWB CONSTRUCTION GROUP, LLC
AT: 112 EAST 10TH STREET
JACKSONVILLE, FL 32206

Drawn By:	VG	Scale 1" = 20 Feet	
Field Survey Date:	11/30/2023	Drawing/File #: 112723.5	
FB/PG:	17/120	Plot Date: 04/10/24	

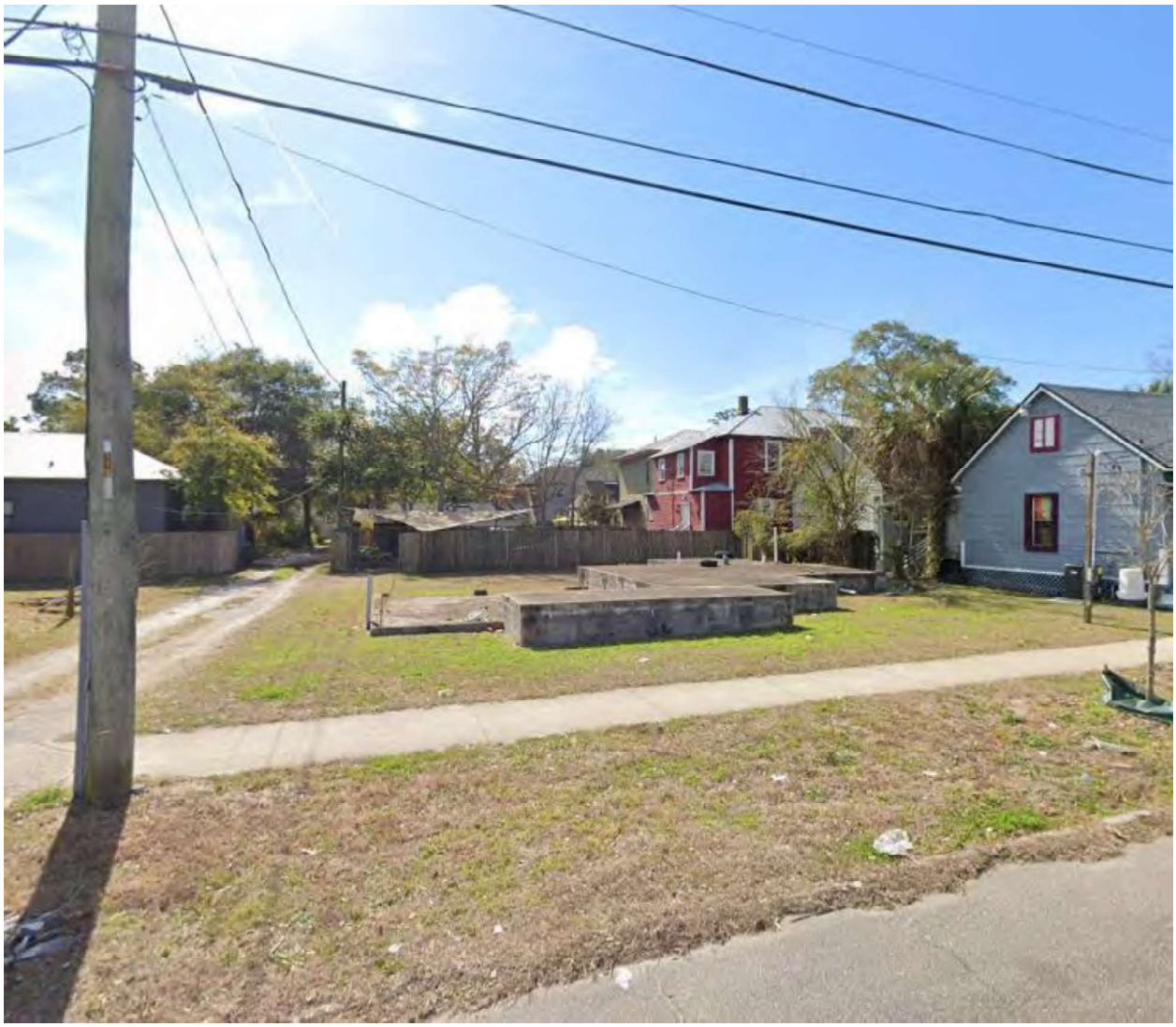
197

Materials List:

- Siding – Hardie planks, smooth finish; not wood-grain look
- Railings – wood
- Roof – architectural shingle
- Front Walk – concrete
- Porch – Wood with Beaded Porch Panel in the overhang
- Rear Deck – Wood
- Front Door – Craftsman 2-panel
- Rear Door – Craftsman Half Lite


FEET
13
1953
13
1949
14
1937
14
1935
14
1923
07 1921 0000
112
11
1954
1948
1941
10
1942
HUBBARD TER
1932

Subject Property, 112 10th St E:



1953 Hubbard St:

1954 Hubbard Ter:

138 10th St E:

1954 Hubbard St:

COA 23-30010

1902 Market St N

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-30010

Address: 1902 Market Street North, RE# 071938-0000

Location: West side of Market Street North, between 9th Street East and 10th Street East

Owner: Patrick Krechowski, Esq.
1902 N Market LLC
1902 Market Street North
Jacksonville Florida, 32206

Applicant: Superior Fence and Rail
5470 Highway Avenue
Jacksonville Florida, 32254

Year Built: c. 2004 (*Property Appraiser*)

Designation: Springfield, Non-contributing

Request: Alteration

Summary Scope of Work:
1. Replace existing 6-foot-tall fence

Recommendation: **Approve with Conditions**

Conditions:
1. The location of the fencing and gate(s) shall be substantially consistent with the site plan dated November 30, 2023.
2. The fence shall not exceed 6-feet-tall and be a board-on-board wood design.

PROJECT DESCRIPTION
COA-24-30010 is for the replacement of an existing 6-foot-tall wood fence along the secondary front property line with a new fence that matches the material, height, and design. The structure is a single-story house with a full-width front porch on a corner lot with high visibility. The fence is currently located along the sidewalk and has been damaged by vines. According to archival records, the fence was installed shortly after the construction of the home in 2004. The applicant was also recently granted relief from the Zoning Code via an Administrative Deviation (**AD-24-03**) in order to allow for a 6-foot-tall fence within the required front yard.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Springfield Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(l). The following is Staff's analysis:

- The request to replace the existing fence with a matching 6-foot-tall wood board on board fence is consistent with sections 307.106(k)(1 and 2). The replacement of an existing fence with a matching fence does not change the relationship of the structure or site to the surrounding area and does not negatively impact the structure.
- The replacement of the existing fence with a matching wood fence that does not block any significant architectural features is consistent with section 307.106(l)(1).
- The applicant was granted relief from the Zoning Code via an Administrative Deviation (**AD-24-03**), which allows for the installation of a 6-foot-tall fence in the secondary front yard. The requested design and approved height is consistent with Historic District Design Guidelines, Section on "Setting" that limits privacy fencing to 6 feet tall.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

1. Section 307.106(k) General Standards: 1 and 2
2. Section 307.106(l) Guidelines on "Alterations": 1
3. Historic District Design Guidelines, Section on "Setting"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.

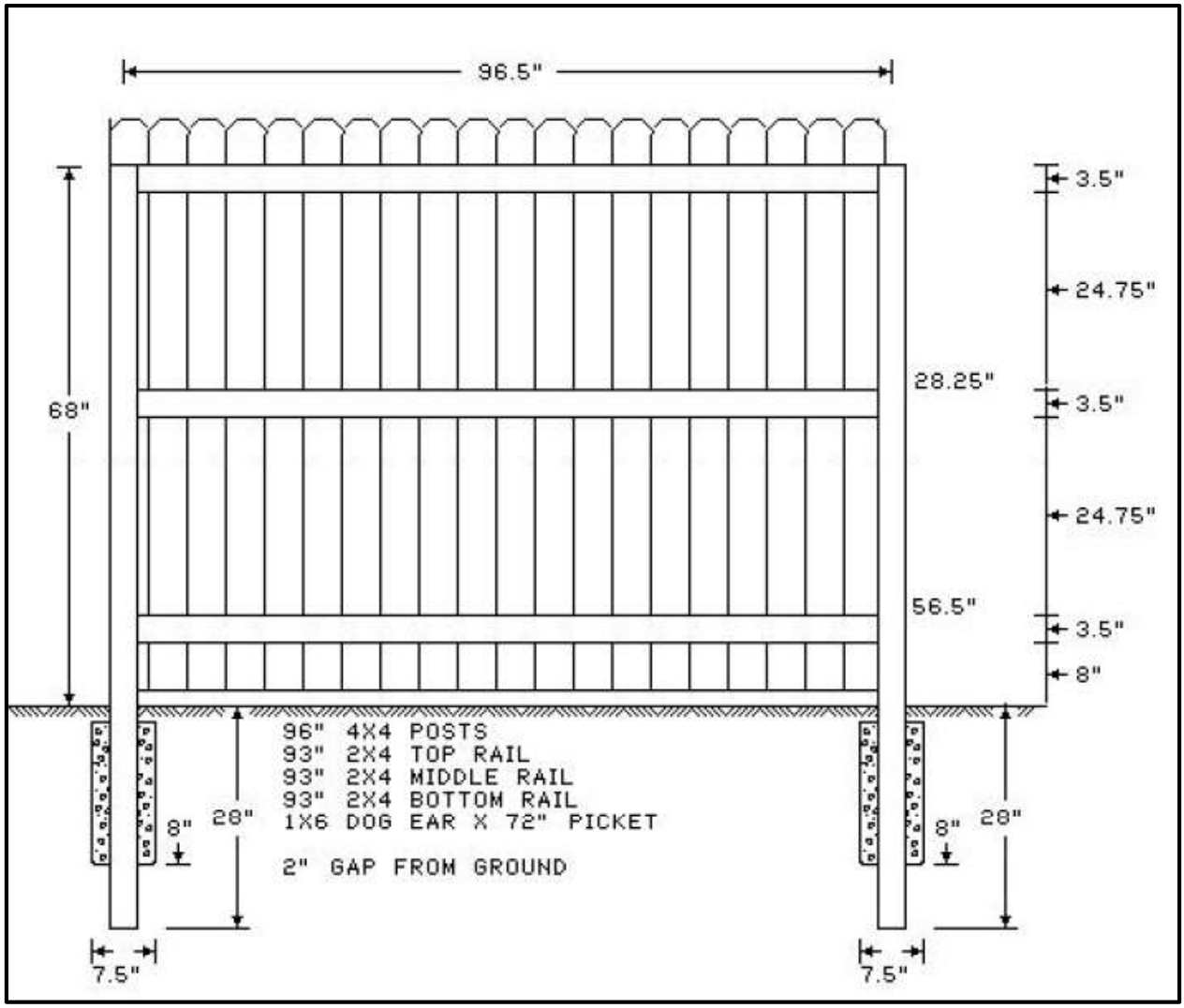
Historic District Design Guidelines, "Setting"

- Fencing / Walls, Recommend #3: "Design new fences of appropriate scale on visible main and side elevations. Limit height on street-side elevations to four feet. Wooden, vertical board (stockade) privacy fences up to six feet in height are appropriate on side and rear elevations. Recess privacy fences from the wall plane on the street-side elevations."

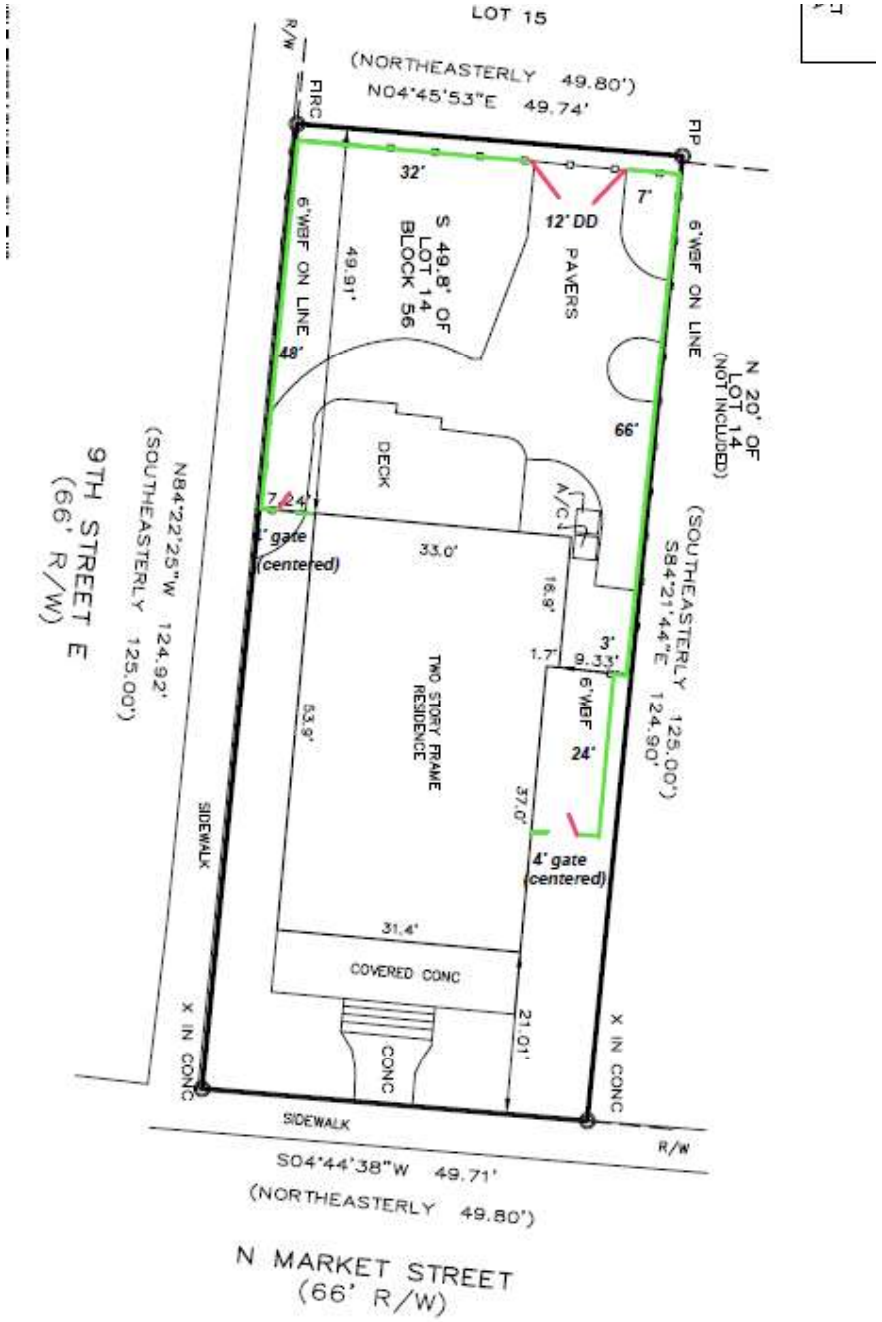
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

PROPOSED FENCE DESIGN



PROPOSED SITE PLAN DATED NOVEMBER 30, 2023



6'H Board on Board Style Privacy Fence

6'H Board on Board Style Privacy Gates

Site Plan
November 30, 2023
Page 1 of 1

BEFORE THE ZONING
ADMINISTRATOR, PLANNING AND
DEVELOPMENT DEPARTMENT OF THE
CITY OF JACKSONVILLE, FLORIDA

APPLICATION: **AD-24-03**

In re: The Zoning Administrative Deviation
Application of:

1902 N MARKET, LLC

ORDER APPROVING
APPLICATION FOR ZONING ADMINISTRATIVE DEVIATION AD-24-03

This matter came to be heard upon the Application for Zoning Administrative Deviation filed by 1902 N Market, LLC, the owner of the property located at 1902 N. Market Street, Jacksonville, Fl 32206. In accordance with Section 656.109 of the Zoning Code, the owner seeks permission to increase the maximum height of a fence from 4 to 6 feet in the secondary front yard. The property is located in the RMD-S zoning district.

At the noticed public hearing on March 8, 2024 the agent, Patrick Krechowski, Esq. appeared in support of the application. Having duly considered all the testimony and documentary evidence presented at the public hearing, the Zoning Administrator of the Planning and Development Department of the City of Jacksonville, Florida, hereby makes findings of fact and conclusions of law, which along with the staff report and application are attached hereto as **Exhibit "A"**.

Now, therefore, it is **DETERMINED** as follows:

1. The application for Zoning Administrative Deviation **AD-24-03** is hereby **APPROVED.**

2. The approval granted herein, shall not be construed as an exemption from all other applicable City, State or Federal laws, requirements, permits or approvals.

3. The approval granted herein shall not interfere with or abrogate or annul any easement, covenant or other agreement between any parties. In the event that the provisions of this Order impose a greater restriction upon the use, structures or development of the property than are imposed or required by other ordinances, rules, and regulations or by easements, covenants or agreements, the provisions of this Order shall control.

4. The Administrative Deviation granted herein shall **not** be construed as an exemption from any other applicable local, state or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this Administrative Deviation is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this Administrative Deviation does **not** approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

5. Failure to exercise the deviation herein granted by commencement of the use or action herein approved within one (1) year of the effective date of this Order shall render this Order invalid and all rights arising therefrom shall terminate.

This Order shall become effective fifteen (15) days after the date of execution unless appealed pursuant to Section 656.109(j) of the Zoning Code.

Dated this 19TH day of MARCH, 2024.

FORM APPROVED

Cherry S. Pollock
Assistant General Counsel

Sean Kelly, Zoning Administrator
Planning and Development Department

R. Brett James, Director
Planning and Development Department

Copies:
1902 N. Market, LLC
480 Jillotus Street
Merritt Island, FL 32954
Owner

Patrick Krechowski, Esq.
Balch and Bingham, LLP
1 Independent Drive, Suite 1800
Jacksonville, FL 32202
Agent

Copies also mailed to: all persons who appeared before the Zoning Administrator or filed a written response to the application.

AD-24-03

LOCATION: 1902 Market Street N, Jacksonville, FL 32206

REAL ESTATE NUMBER: 071938-0000

DEVIATION SOUGHT:

1. Increase maximum height of fence from 4 feet to 6 feet in the secondary front yard.

PRESENT ZONING: RMD-S **CURRENT LAND USE:** MDR

PLANNING DISTRICT: 1 **COUNCIL DISTRICT:** 7 **SIGNS POSTED:** 2

OWNER:
Patrick Krechowski
1902 N Market LLC
480 Jillotus Street
Merritt Island, FL 32954

APPLICANT:
Patrick Krechowski
Balch and Bingham, LLP
1 Independent Drive, Suite 1800
Jacksonville, FL 32202

STANDARDS, CRITERIA AND FINDINGS

1. Is this situation unique or similar to other properties in the neighborhood?	**Recommendation:** Similar. The subject property is a 0.13-acre lot located in the Springfield Historic District at the corner of Market Street and 9th Street. This home was built in 2004 to replace the previous home that was on the property, as seen in the 1968 aerial view. Staff found the current home has the exact same footprint as the previous home. The area is made up of homes built in the early 1900s and the early 2000s. According to the Zoning Code, Chapter 656.402, a fence cannot be taller than four feet in height in a required front yard in a residential district except that a fence up to eight feet in height may be allowed in one required front yard of a lot with more than one front yard if such fence is approved as part of the site plan or sketch plan approval pursuant to Section 656.404 or Chapter 654 (Subdivision Regulations). Notwithstanding, a fence up to six feet in height shall be allowed in one required front yard of a corner lot if such fence is along a street, road or roadway classified as a collector or higher, and provided that the principal structure is facing a street, road or roadway that is not classified as a collector or higher. Staff has found that neither 9th Street nor Market Street N are not classified as a collector road or higher. The current fence on the property is located in a portion of the secondary front yard and side yard located along 9th Avenue. According to the applicant, the current fence is twenty years old, aged, and rotting. The applicant would like to replace the

	current 6-foot-tall fence with a new 6-foot-tall fence. There are currently 2 adjacent corner properties with 6-foot tall fences---140 9th Street E and 1903 Market Street North. The subject property, 1902 Market Street N, is located in the Springfield Historic District and will be required to submit a Certificate of Appropriateness (COA) for the new fence. **Findings: Adopt staff recommendation**
2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...	**Recommendation:** Yes. There are practical difficulties in carrying out the strict letter of the regulation due to the historic pattern of the area and location of the home on the lot. On the 1968 aerial view, you can see a home that is in the exact position as the current home, although the current home was built in 2004. Therefore, the current home is adhering to setback requirements prior to the Zoning Code. The applicant would not be able to provide a 10-foot front yard setback and 3-foot side yard setback in order to replace and build a 6-foot fence by right. According to the applicant, moving the fence further inside the property line would negatively affect the back deck, irrigation, and electrical utilities just inside the existing fence line. Additionally, there are two mature trees that would need to be moved for the fence to be within the front and side setback areas. **Findings: Adopt staff recommendation**
3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.	**Recommendation:** Yes. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public's interest by improving the character and safety of the property for the homeowner with the installation of a new 6-foot tall fence in the exact same location as the current aging 6-foot tall fence. **Findings: Adopt staff recommendation**
4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...	**Recommendation:** Yes, the proposed deviation is unlikely to substantially diminish property values in, nor alter the essential character of the area. It will not substantially interfere with or injure the rights of others, and instead adds an additional level of safety and comfort for the property owners by replacing an old, aging fence with a new one. **Findings: Adopt staff recommendation**

5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...	**Recommendation:** Yes. The proposed deviation is also unlikely to create any public expense or nuisance in that the fence is completely contained within the owner's property. According to the applicant, by replacing the current fence with a brand new one, it will remove the eyesore that is the current fence is. **Findings: Adopt staff recommendation**
6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.	**Recommendation:** Yes, the proposed deviation is in harmony with the spirit and intent of the Zoning Code, which seeks to protect the health, safety, and welfare of the public, including property owners. Staff finds that approval of the request is consistent with those goals. **Findings: Adopt staff recommendation**
7. The City landscape architect (has/has not) recommended the proposed deviation.	N/A
8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.	N/A.

PLANNER RECOMMENDATION: APPROVE
DATE OF REPORT: March 8, 2023

ZONING ADMINISTRATOR DECISION: APPROVE
DATE: March 13, 2024

Source: Planning & Development Department, 02/21/2024

Aerial of subject property, facing north.

Source: Planning & Development Department, 02/20/2024

The applicant provided proof of posting on February 20, 2024 to the Planning and Development Department, that the Notice of Public Hearing signs <u>were</u> posted.

Source: Planning & Development Department, 02/19/2024
View of subject property at the corner of Market Street and 9th Street.

Source: Planning & Development Department, 02/19/2024
View of subject property and 6-foot fence from 9th Street.

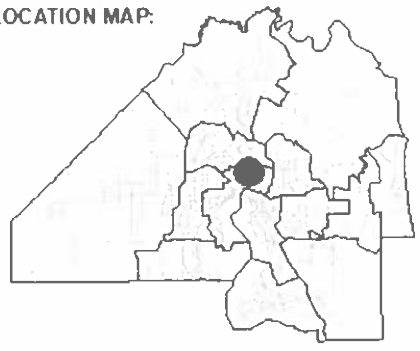
Source: Planning & Development Department, 02/19/2024
View of 140 9th Street E, which has a 6-foot fence in the front yard.

Source: Planning & Development Department, 02/19/2024
View of 1903 Market Street N, which has a 6-foot fence in the side yard.

REQUEST SOUGHT:

INCREASE MAXIMUM HEIGHT OF STRUCTURE FROM 4 TO 6 FEET

LOCATION MAP:



0 65 130 260
Feet

COUNCIL DISTRICT:
7

TRACKING NUMBER
T-2023-5370

EXHIBIT 2
PAGE 1 OF 1

Application For Certificate Of Appropriateness

Application Info

Tracking #	30010	**Application Status**	FOUND SUFFICIENT
Date Started	11/22/2023	**Date Submitted**	11/30/2023

Planning and Development Department Info

COA #	COA-23-30010
Admin Review	☑
Admin Recommendation	N/A
Admin Date Of Action	N/A
Forwarded to JHPC	☑
JHPC Meeting Date	4/24/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name RANDALL
First Name MADELINE
Middle Name

Company Name SUPERIOR FENCE AND RAIL

Mailing Address 5470 HWY AVE

City JACKSONVILLE
State FL
Zip Code 32254

Phone 904 683 6349
Fax 904
Email VICTORIA.C@FENCINGJACKSONVILLE.COM

General Information On Owner(s)

Agent represents ◉ Owner ○ Contractor ○ Architect ○ Consultant ○ Other

Last Name KRECHOWSKI
First Name PATRICK
Middle Name

Company/Trust Name 1902 N MARKET LLC

Mailing Address 1902 N MARKEY STREET

City JACKSONVILLE
State FL
Zip Code 32206

Phone 9047385240
Fax
Email PKRECHOWSKI@BALCH.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#

	071938 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1902	MARKET ST N	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [x] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
FENCING - REPLACING OLD WOOD FENCING WITH NEW 6 H BOARD ON BOARD WOOD FENCING

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list

Fencing - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan/survey with fence placement.
- [x] **Fence Height, Design, And Materials -** Please provide an example of the style of fence you would like to install. You may add the height and fence material to the description area in Step 2 under "Proposed Work".
- [x] **Photos Of Property**

Additional Documents Provided

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

1902 N MARKET LLC
480 JILLOTUS ST
MERRITT ISLAND, FL 32954

Primary Site Address
1902 N MARKET ST
Jacksonville FL 32206-

Official Record Book/Page
20660-01476

Tile #
6412

1902 N MARKET ST

Property Detail

RE #	071938-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	5770
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$413,809.00	$411,458.00
Extra Feature Value	$4,639.00	$4,464.00
Land Value (Market)	$48,258.00	$48,258.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$466,706.00	$464,180.00
Assessed Value	$314,055.00	$464,180.00
Cap Diff/Portability Amt	$152,651.00 / $0.00	$0.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$264,055.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20660-01476	4/26/2023	$537,000.00	WD - Warranty Deed	Qualified	Improved
18599-01966	11/14/2018	$357,400.00	WD - Warranty Deed	Qualified	Improved
18583-01101	9/21/2018	$125,500.00	QC - Quit Claim	Unqualified	Improved
14810-00447	3/4/2009	$100.00	QC - Quit Claim	Unqualified	Improved
14566-01290	5/22/2008	$100.00	QC - Quit Claim	Unqualified	Improved
12277-01891	2/3/2005	$264,700.00	WD - Warranty Deed	Qualified	Improved
11646-00059	2/20/2004	$240,000.00	WD - Warranty Deed	Unqualified	Vacant
09568-00270	3/14/2000	$7,600.00	TD - Tax Deed	Unqualified	Improved
08852-00567	2/17/1998	$100.00	QC - Quit Claim	Unqualified	Improved
06648-01320	1/9/1989	$100.00	QC - Quit Claim	Unqualified	Improved
06420-01484	11/2/1987	$20,000.00	WD - Warranty Deed	Unqualified	Improved
06411-01522	10/2/1987	$7,500.00	CT - Certificate of Title	Unqualified	Improved
06016-00906	8/29/1985	$100.00	QC - Quit Claim	Unqualified	Improved
05738-01113	12/21/1983	$22,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPGR7	Fireplace Gas	1	0	0	1.00	$3,552.00
2	DKWR2	Deck Wooden	1	12	12	144.00	$912.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	50.00	125.00	Common	50.00	Front Footage	$48,258.00

Legal

LN	Legal Description
1	2-4 37-2S-26E
2	SPRINGFIELD
3	S 49FT 8IN LOT 14 BLK 56

Buildings

Building 1
Building 1 Site Address
1902 N MARKET ST Unit
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	2004
Building Value	$411,458.00

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1185	1185	1126
Base Area	1654	1654	1654
Finished Open Porch	240	0	72
Total	3079	2839	2852

Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$314,055.00	$50,000.00	$264,055.00	$2,884.77	$2,988.28	$2,731.78
Urban Service Dist1	$314,055.00	$50,000.00	$264,055.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$314,055.00	$25,000.00	$289,055.00	$905.78	$920.06	$848.15
By Local Board	$314,055.00	$25,000.00	$289,055.00	$629.23	$649.80	$589.21
FL Inland Navigation Dist.	$314,055.00	$50,000.00	$264,055.00	$8.16	$7.60	$7.60
Water Mgmt Dist. SJRWMD	$314,055.00	$50,000.00	$264,055.00	$50.32	$47.35	$47.35
School Board Voted	$314,055.00	$25,000.00	$289,055.00	$0.00	$289.06	$0.00
Urb Ser Dist1 Voted	$314,055.00	$50,000.00	$264,055.00	$0.00	$0.00	$0.00
			Totals	$4,478.26	$4,902.15	$4,224.09

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$415,509.00	$304,908.00	$50,000.00	$254,908.00
Current Year	$466,706.00	$314,055.00	$50,000.00	$264,055.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: April 10, 2024

COA#: 23-30010

Address: 1902 N. Market St. Jacksonville, FL 32206

Owner: 1902 N Market LLC

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application COA-23-30010 **were posted on the property/site located at:**

071938-0000
Real Estate Number(s)

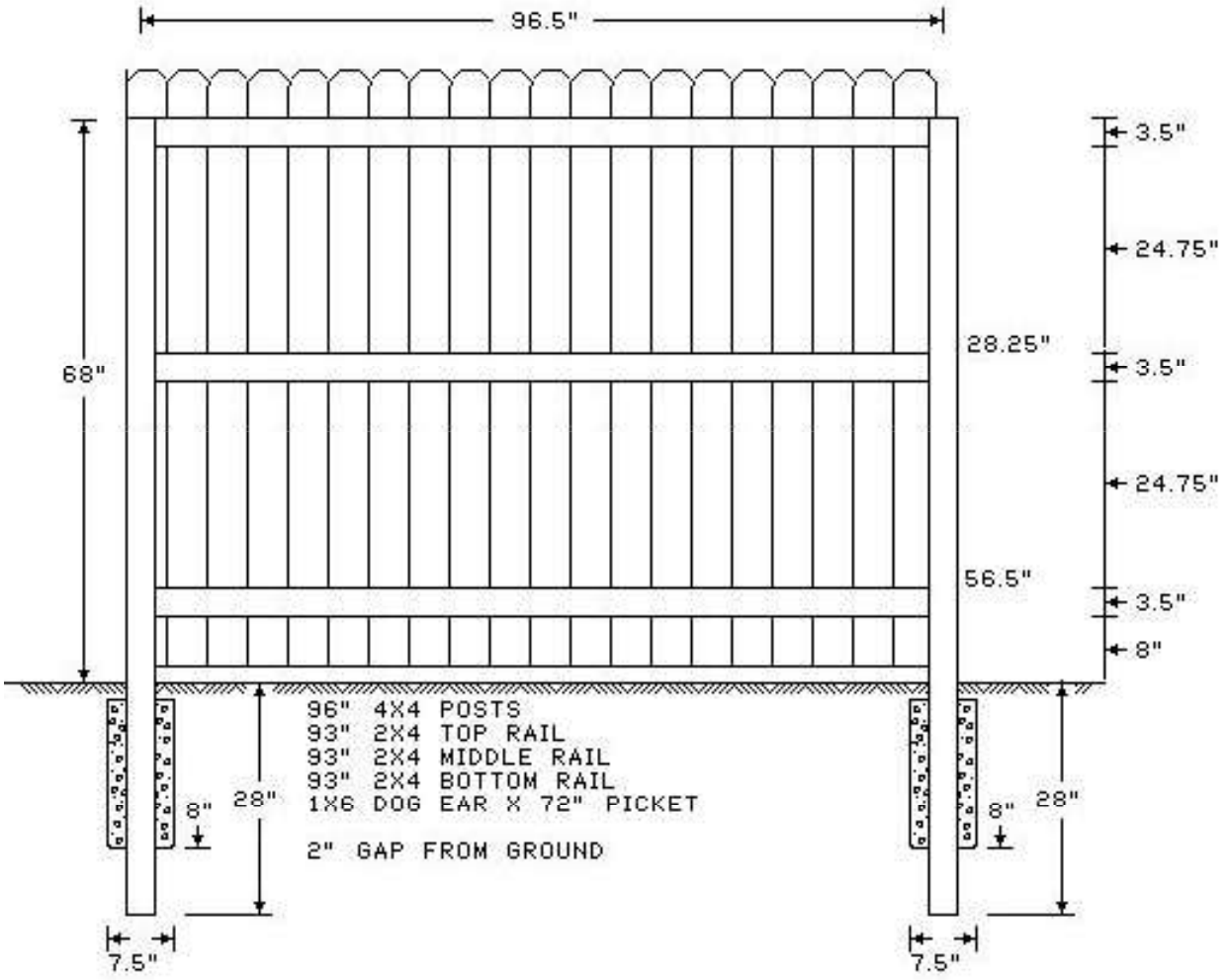
1902 N Market St.
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name PATRICK KRECHOWSKI

Signature

Dated this 10th day of April, 2024



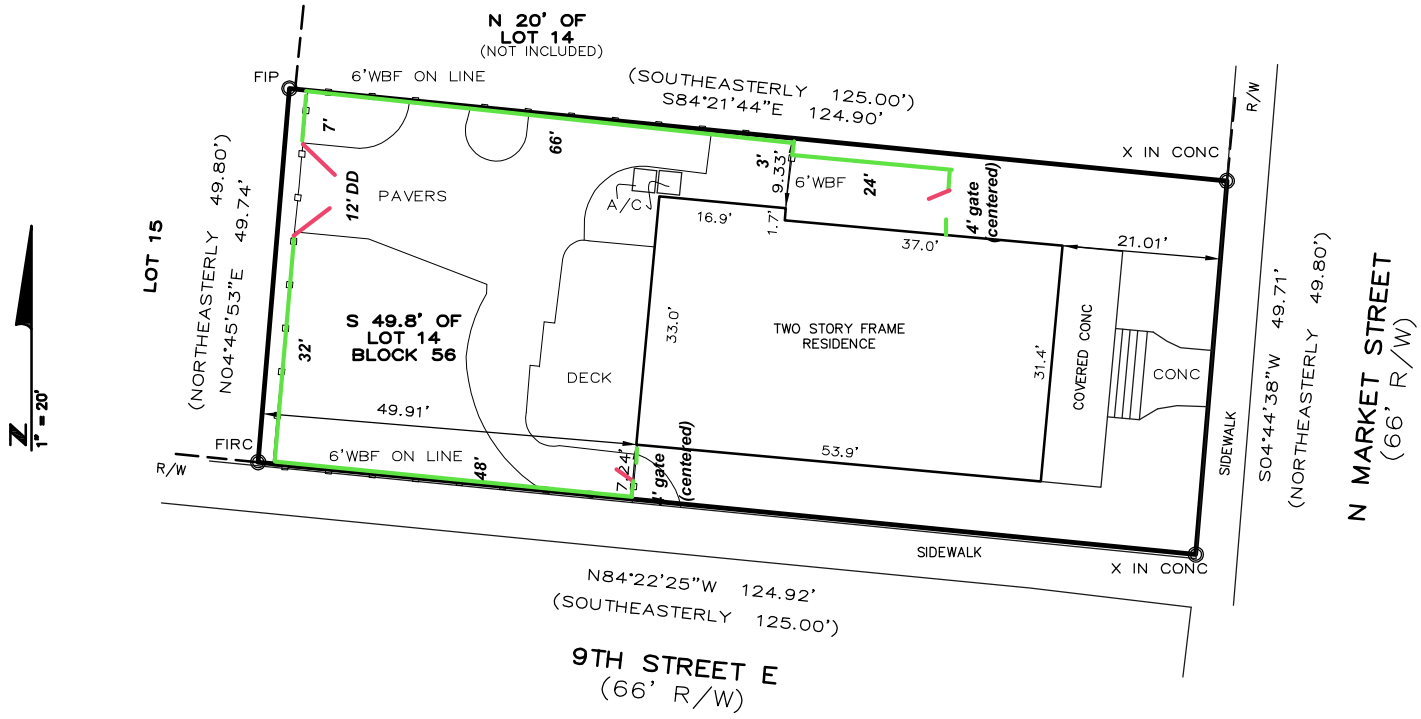
SUPERIOR FENCE&RAIL, INC.
WHERE QUALITY MATTERS!

SUPERIOR FENCE & RAIL
5470 Highway Avenue
JACKSONVILLE, FL 32254
(904) 683-6349

6'H Stockade Wood Fence

DRAWN BY: 01/20/15	SCALE:	PAGE:
REVISED: 01/20/15	FILE: 6HWoodSt	1 of 1

ADDRESS:
1902 N MARKET STREET
JACKSONVILLE, FLORIDA



Site Plan
November 30, 2023
Page 1 of 1

NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THIS PROPERTY LIES IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL NO. 12031C0357J, DATED 11/2/2018.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED
8. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM

SYMBOLS & ABBREVIATIONS

△ – CENTRAL ANGLE
AC. – ACRES ±
CH – CHORD
CLF– CHAIN LINK FENCE
O.R. – OFFICIAL RECORD BOOK
D.B. – DEED BOOK PG. – PAGE
EOP– EDGE OF PAVEMENT
FCM – FOUND CONCRETE MONUMENT
FIR – FOUND IRON ROD (5/8" UNLESS NOTED.)
FIRC – FOUND IRON ROD AND CAP
F.I.R.M. – FLOOD INSURANCE RATE MAP
FIP – FOUND IRON PIPE
FPIP – FOUND PINCHED IRON PIPE
FNC – FOUND NAIL AND CAP
IF– IRON FENCE
L – ARC LENGTH
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
R – RADIUS OR RANGE
R/W – RIGHT OF WAY
SEC. – SECTION
SIR – SET 5/8" IRON ROD/CAP #6590
SNC – SET NAIL AND CAP #6590
UNREC. – UNRECORDED
LB. – LICENSED BUSINESS
T – TOWNSHIP OR TANGENT
VF– VINYL FENCE
WBF– WOOD BOARD FENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 5J-17.050, 052).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

STATE OF FLORIDA CERTIFICATE NO 4664 REGISTERED LAND SURVEYOR

4/24/2023
DATE SIGNED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

CERTIFIED TO:
HEAD, MOSS, FULTON & GRIFFIN P.A.

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5307 CORNERSTONE UNIT #5, TALLAHASSEE, FL. 32303
PHONE: (850) 539-1555 (904) 519-6185
LICENSED BUSINESS No. 6590

BOUNDARY SURVEY OF:
S 49.8' OF 14 LOT 14 BLOCK 56
SPRINGFIELD
PLAT BOOK 2, PAGE 4-5
DUVAL COUNTY FLORIDA

DRAWING: 26666-BS
PROJECT: 26666

Wells, Arimus

To: Daniel Ashworth
Cc: michael.haskins@sparcouncil.org
Subject: RE: 1902 Market St. N

From: Daniel Ashworth <daniel.ashworth@sparcouncil.org>
Sent: Sunday, April 14, 2024 7:04 PM
To: Wells, Arimus <ArimusW@coj.net>
Cc: michael.haskins@sparcouncil.org
Subject: Re: 1902 Market St. N

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thanks Arimus,

Our Design Review Committee had some initial input on COA-23-30010 at 1902 Market St N. We would prefer the side-facing (9th Street) fence be separated by a 3' wide row of landscape if it is to remain 6' tall, or to be lowered to 4' tall if it is to remain immediately behind the sidewalk.

Thanks,

Daniel

Daniel A. Ashworth, Jr., Board Member
Springfield Preservation and Revitalization Council (SPAR)
1321 North Main Street
Jacksonville, FL 32206
Office: (904) 353-7727
Cell: (901) 412-9570
daniel.ashworth@sparcouncil.org

COA 24-30330

1616 Ionia St

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30330

Address: 1616 Ionia Street, RE# 072332-0000

Location: West side of Ionia Street, between 6th Street East and 7th Street East

Owner: Reginald Sharis Northecide
1616 Ionia Street
Jacksonville FL, 32206

Applicant: Same as Owner

Year Built: 2023 *(JaxEpics Permitting System)*

Designation: Springfield

Request: New Construction – Detached Two-Story Accessory Structure

Summary Scope of Work:
1. Construction of a two-story detached garage
2. Hardscaping Improvements *(Administrative)*

Recommendation: **Approve with Conditions**

Conditions:
Construction of a detached two-story accessory structure
1. The design, size, and location shall be substantially consistent to the elevations and site plan dated **April 16, 2024**.
2. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
3. All railing systems shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
4. The new accessory structure shall be subordinate in height and size to the primary structure.
5. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
6. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Miscellaneous Hardscaping Improvements (Administrative)

7. All hardscaping improvements not previously addressed under these conditions shall be designed and developed in accordance with the site plan dated **April 12, 2024**, or as otherwise approved by the Historic Preservation Section.

PROJECT DESCRIPTION

COA-23-29033 seeks to construct a two-story detached accessory structure behind a recently constructed single-family residence within the Springfield Historic District. The property is an interior lot measuring 34 feet in width and roughly 125 feet in length. The primary structure on the property is a frame vernacular styled home, characterized by its hip roof and a full-width porch along the front elevation, architectural shingles on the roof, one-over-one windows, fiber cement lap siding and shingles, and wood railings. As proposed, the scope of work includes the construction of a 576-square-foot detached two-story accessory structure. The structure will be located in the northwestern corner of the lot and will consist of a shingled hip roof, one-over-one windows and casement windows, fiber cement lap siding, a stair system, wood railing, two (2) pedestrian doors, and a single garage door.

Pursuant to the authority granted to staff via the 2024 COA Matrix, Staff has the ability to approve of hardscaping improvements when they are not readily street visible. Therefore, the report will focus on the new construction of the detached two-story accessory structure.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Springfield Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- The overall height of the proposed structure from grade is 25 feet, which is subordinate in height to the primary structure and is compatible with the heights of the adjacent garage structures. Two-story single-family structures are the dominant development typology along this block. The scale and massing of the proposed structure are consistent with other structures along the block. The side and rear setbacks as shown on the submitted site plan dated April 12, 2024, are consistent with other nearby structures and have been conditioned to ensure compatibility. The massing of the proposed structure is consistent with neighboring structures. For these reasons, the scope of work is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show a one-over-one window light pattern with a header height characteristic of window designs in the Springfield Historic District. The garage door is a simple roll-up door with no windows, which can be found on other garages within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the window and doors are compatible with the architectural style of structures in the neighborhood.
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- Consistent with Section 307.106(m)(4), the design of the hip roof form matches the primary structure on the property, is compatible with the roof forms within the District, and similar roof forms can be found along the block as well.
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found on the primary structure and throughout the Springfield Historic District. Such details include:
    - The fiber cement lap siding, a contemporary material used to replicate the finish and dimension of horizontal wood lap siding, which is common in Springfield;
    - One-over-one light pattern windows.
    - Vertically-oriented windows spaced evenly throughout the structure.
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No significant historic fabric will be impacted since the

proposed detached accessory structure will be compatible with other accessory structures. The accessory structures also blends into the Historic District by mimicking the finish and roof form of the primary structure, while also being compatible with the massing, size, scale, and architectural features of adjacent properties.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, 6 and 8
- Historic Preservation Guidelines for the Springfield Historic District, "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within a historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in a historic district.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original

architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Design Guidelines, "New Construction"

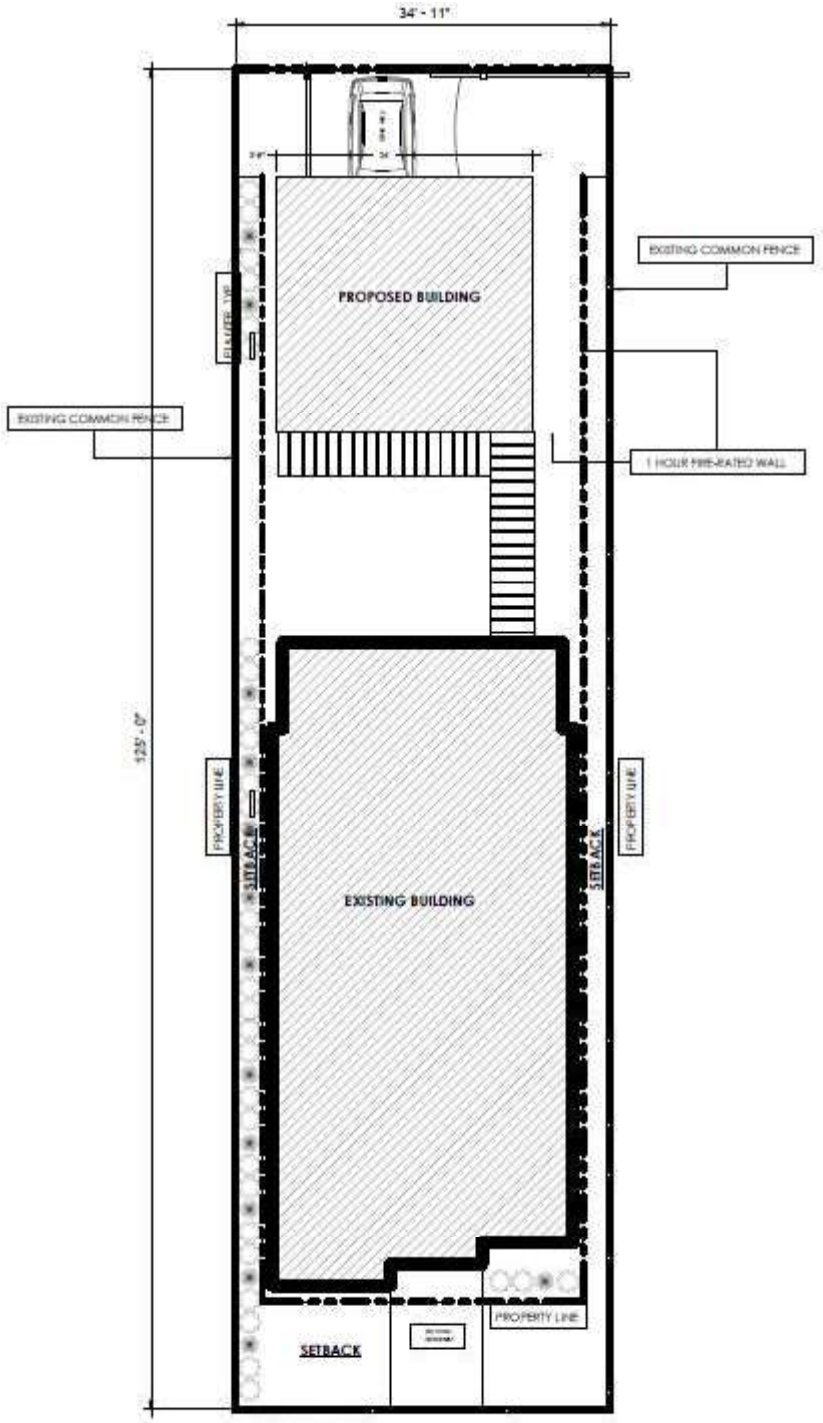
- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

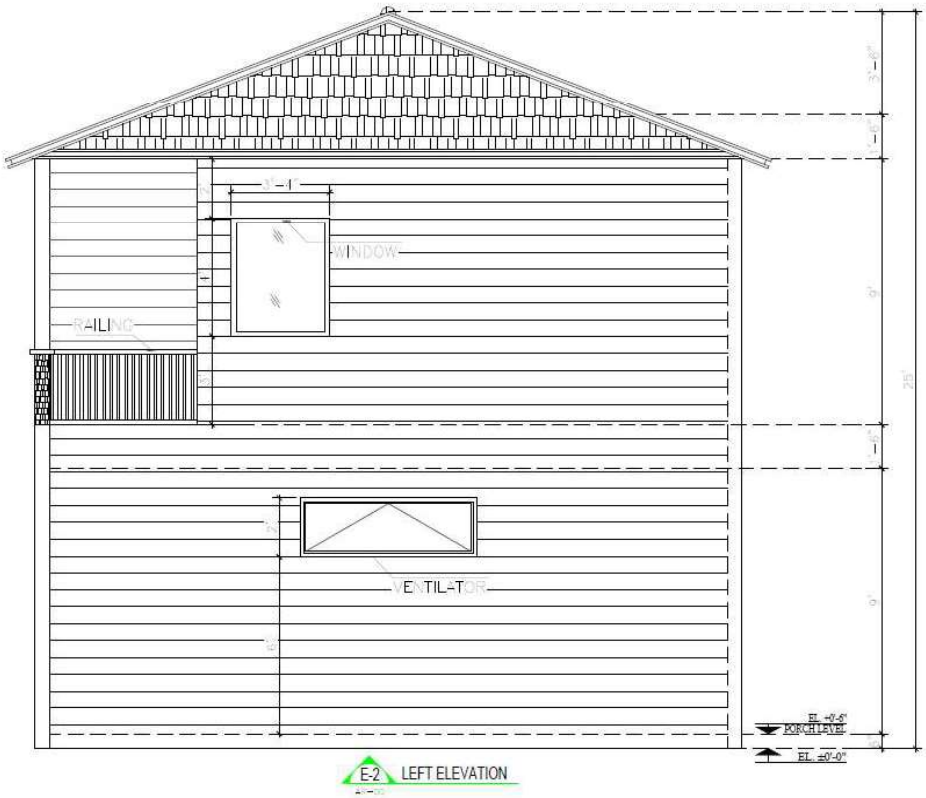
SITE PLAN DATED APRIL 16, 2024



SITE PLAN.

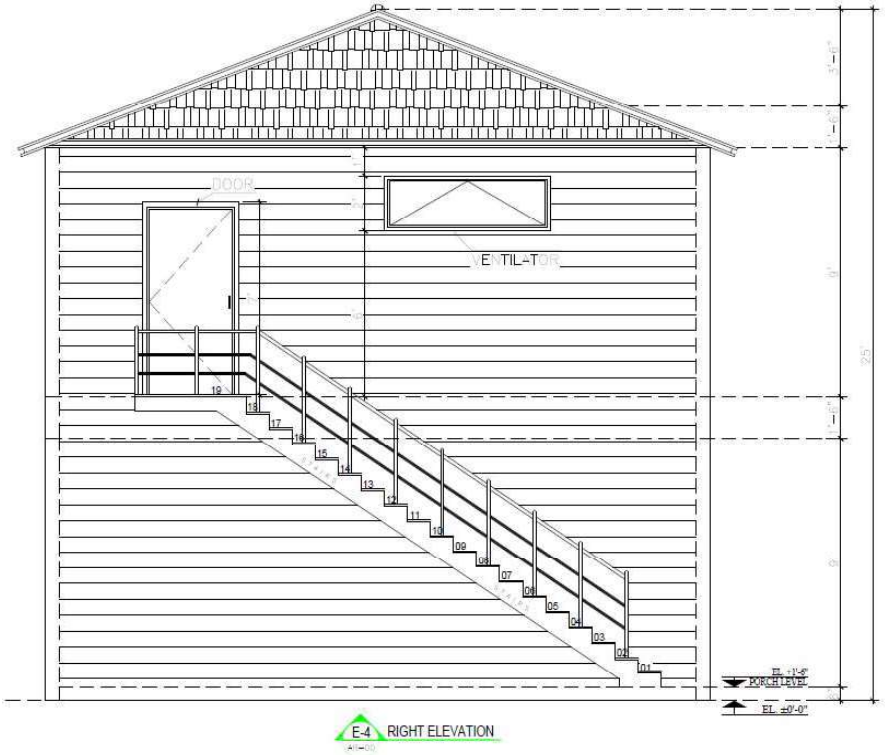
ELEVATION DRAWINGS DATED APRIL 16, 2024

E-1 FRONT ELEVATION



E-2 LEFT ELEVATION

E-3 REAR ELEVATION



E-4 RIGHT ELEVATION

Application For Certificate Of Appropriateness

Application Info

Tracking #	30330	**Application Status**	FOUND SUFFICIENT
Date Started	02/14/2024	**Date Submitted**	02/14/2024

Planning and Development Department Info

COA # COA-24-30330

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 4/4/2024

Forwarded to JHPC ☑

JHPC Meeting Date 4/24/2024

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name NORTHECIDE **First Name** REGINALD **Middle Name** S

Company Name

Mailing Address 1616 IONIA ST

City JACKSONVILLE **State** FL **Zip Code** 32206

Phone 760 500 2525 **Fax** **Email** REGINALD.NORTHECIDE@GMAIL.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name NORTHECIDE **First Name** REGINALD **Middle Name** S

Company/Trust Name

Mailing Address 1616 IONIA ST

City JACKSONVILLE **State** FL **Zip Code** 32206

Phone 7605002525 **Fax** **Email** REGINALD.NORTHECIDE@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	072332 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1616	IONIA ST	32206

Type Of Improvement

- [x] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
ADDITION OF A DETACHED TWO-CAR GARAGE 24X28 STRUCTURE WITH LOFT AREA/BEDROOM/OFFICE/MAN CAVE ABOVE THE GARAGE AREA AND ADDITIONAL STORAGE AS WELL.

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list CHAMBERS, ADRIENNE

Addition - Required Attachments For Complete Application

- [x] **Site Plan -** Existing/proposed site plan with addition identified. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Existing Elevations -** Existing elevations or photos of exising sides. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Proposed Elevations -** Proposed front, sides and rear elevations. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Overall Photos Of Site**
- [x] **Photos Of Addition Area**
- [x] **Description Of Any Demo**

Additional Documents Provided

	Description
[x]	COMPLETE PLANS OF GARAGE PROJECT TO INCLUDE OUTSIDE LOOK.

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4/9/2024

COA#: 30330

Address: 1616 Ionia St Jacksonville, FL 32206

Owner: NORTHECIDE

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 30330 **were posted on the property/site located at:**

Real Estate Number(s)

1616 Ionia Street

Street Address

Jacksonville, FL

City, State Zip Code

Printed Name Reginald Northecide

Signature

Dated this 9 day of April, 2024.

SHABAZZ AISHA KEMET
1616 IONIA ST
JACKSONVILLE, FL 32206-4633
NORTHECIDE REGINALD SHARIS

Primary Site Address
1616 IONIA ST
Jacksonville FL 32206-

Official Record Book/Page
21000-01082

Tile #
6412

1616 IONIA ST

Property Detail

RE #	072332-0000
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4023
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$33,780.00	$33,780.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$33,780.00	$33,780.00
Assessed Value	$33,610.00	$33,780.00
Cap Diff/Portability Amt	$170.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$33,610.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21000-01082	3/25/2024	$516,400.00	SW - Special Warranty	Qualified	Vacant
19692-01952	4/20/2021	$35,000.00	WD - Warranty Deed	Qualified	Vacant
19103-01016	2/7/2020	$11,000.00	SW - Special Warranty	Unqualified	Vacant
15579-00135	4/20/2011	$100.00	WD - Warranty Deed	Unqualified	Vacant
13909-02445	4/4/2007	$100.00	CT - Certificate of Title	Unqualified	Improved
13140-01852	2/23/2006	$75,000.00	WD - Warranty Deed	Unqualified	Improved
13140-01850	2/23/2006	$100.00	WD - Warranty Deed	Unqualified	Improved
04945-00267	8/4/1979	$18,500.00	MS - Miscellaneous	Unqualified	Improved
03863-00061	2/1/1975	$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	35.00	125.00	Common	35.00	Front Footage	$33,780.00

Legal

LN	Legal Description
1	2-4 37-2S-26E
2	SPRINGFIELD
3	N1/2 LOT 13 BLK 77

Buildings

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$33,610.00	$0.00	$33,610.00	$345.79	$380.36	$347.71
Urban Service Dist1	$33,610.00	$0.00	$33,610.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$33,780.00	$0.00	$33,780.00	$98.88	$107.52	$99.12
By Local Board	$33,780.00	$0.00	$33,780.00	$68.69	$75.94	$68.86
FL Inland Navigation Dist.	$33,610.00	$0.00	$33,610.00	$0.98	$0.97	$0.97
Water Mgmt Dist. SJRWMD	$33,610.00	$0.00	$33,610.00	$6.03	$6.03	$6.03
School Board Voted	$33,780.00	$0.00	$33,780.00	$0.00	$33.78	$0.00
Urb Ser Dist1 Voted	$33,610.00	$0.00	$33,610.00	$0.00	$0.00	$0.00
			Totals	$520.37	$604.60	$522.69

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$30,555.00	$30,555.00	$0.00	$30,555.00

Current Year	$33,780.00	$33,610.00	$0.00	$33,610.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

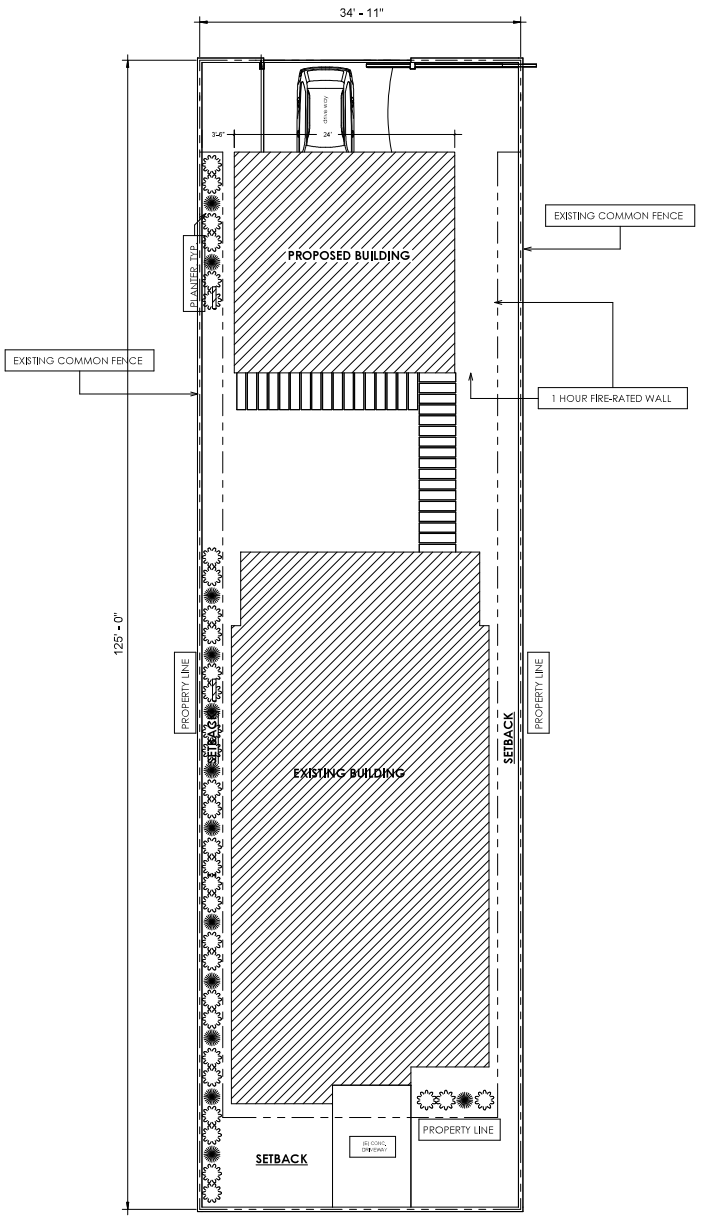
2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record



SITE PLAN.

STATE REQUIREMENTS.

1. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
2. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
3. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
4. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
5. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
8. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY,RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
9. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MTERIALS OR EQUIPMENT IN THE PUBLIC WAY.

APPLICABLE BUILDING CODES

2023 FLORIDA BUILDING CODE - BUILDING 8TH EDITION
2023 FLORIDA BUILDING CODE - RESIDENTIAL 8TH EDITION
2022 FLORIDA ELECTRICAL CODE - ELECTRICAL 8TH EDITION
2023 FLORIDA BUILDING CODE - ACCESSIBILITY 8TH EDITION
2023 FLORIDA BUILDING CODE - MECHANICAL 8TH EDITION
2023 FLORIDA BUILDING CODE - PLUMBING 8TH EDITION
2023 FLORIDA BUILDING CODE - FUEL AND GAS 8TH EDITION
2023 FLORIDA BUILDING CODE - EXISTING BUILDING 8TH EDITION

PROJECT DATA

PROJECT DATA			
PROJECT ADDRESS:	**1616 IONIA STREET, JACKSONVILLE, FL, USA**		
OWNER:	**NORTHECIDE**		
APN:	0723320000R		
LOT:	32206		
TYPE OF CONSTRUCTION:	RESIDENTIAL		
OCCUPANCY GROUP:	SINGLE FAMILY RESIDENCE		
ZONE:	RESIDENTIAL MULTI DENSITY SPRINGFIELD RMD-S		
HEIGHT OF BUILDING:	GARAGE BUILDING 23'-2"		
TRACT:	-----		
LOT AREA:		4,362.5	SQ FT
EXIST. TWO STOREY SFD			
GROUND FLOOR		1,132	SQ FT
FIRST FLOOR		1,132	SQ FT
PORCH		356	SQ FT
TOTAL AREA MAIN HOUSE: GF		1,488	SQ FT
PROPOSED GARAGE UNIT:		576	SQ FT
TOTAL LIVING AREA:		420	SQ FT

LOT COVERAGE (1488+420) = 1,908/ 4,362.5 = 44%

SCOPE OF WORK:

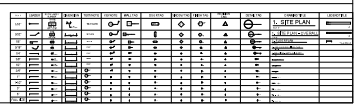
1. BUILD GARAGE UNIT

MAX. ALLOWABLE RFA (EXTERIOR WALLS NOT INCLUDED)			
LOT AREA:	4,362.5 SQ FT		
	50% x 4,362.5SQFT = 2181.25 SQ FT		
EXISTING FAMILY DWELLING:		1488	SQ FT
PROPOSED GARAGE UNIT		672	SQ FT
TOTAL AREA:		1,908	SQ FT
TOTAL PROPOSED RFA=:	1,908 < 2181.25 SQ FT => OK		
LIVING SPACE AREA OF GARAGE UNIT		420	SQ FT
25% PERMISSIBLE LIVING AREA FOR ADDITION	25% X 2181.25 => 545 SQ FT		
PROPOSED LIVING AREA 420<545 SQ FT => ok			

SHEET LIST	
SHEET NUMBER	SHEET NAME
A1.0	COVER PAGE
A2.1	FOUNDATION PLAN
A2.2	PROPOSED GROUND FLOOR
A2.3	PROPOSED FIRST FLOOR
A2.4	PROPOSED ROOF PLAN
A3.1	PROPOSED ELEVATION

SHEET LIST	
SHEET NUMBER	SHEET NAME
A3.2	PROPOSED ELEVATION
A3.3	PROPOSED ELEVATION
A3.4	PROPOSED ELEVATION
A3.5	SECTION
A3.6	SECTION

ARCHITECTURAL SYMBOLS



THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL WORKS" AND AS "PICTORIAL, GRAPHIC, AND SCULPTURAL WORKS." THE ACT PROTECTS THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

rev date: 4/16/24

A-00

FOUNDATION GENERAL NOTES:

1. FOUNDATION DESIGN IS BASED ON GENERAL DESIGN SPECIFICATIONS.

2. HOUSE TO BE DONE ON CONCRETE SLAB SUBJECT TO ENGINEER'S RECOMMENDATION. LIST OF GENERAL GEOTECHNICAL RECOMMENDATIONS BASED OF IBC RULES.
a. BEDROCK SURFACE ELEVATIONS MAY BE ERRATIC DUE TO VARIOUS WEATHERING FORCES AND PROCESSES.
b. ALL FOUNDATIONS SHALL BE PLACED ON NATURAL FIRM SOILS OR WEATHERED ROCK.
c. GC SHALL PROVIDE ADEQUATE SHEETING AND SHHORING TO ENSURE EXCAVATION SAFETY AND PREVENT ADVERSE IMPACT TO THE ADJACENT SOILS. WHERE REQUIRED, SPECIAL ATTENTION SHALL BE GIVEN TO CONDITIONS WHERE THE INFLUENCE ZONE OF THE EXCAVATION WILL FALL BELOW THE ADJACENT PROPERTY FOUNDATIONS.
d. DESIGN OF FOOTINGS IS BASED ON AN ASSUMED NET SOIL BEARING PRESSURE OF 3,000 POUNDS PER SQUARE FOOT.

3. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

4. THE REQUIRED BEARING CONDITION FOR EACH FOUNDATION WALL SHALL BE VERIFIED BY THE SOILS CONSULTANT BEFORE THE CONTRACTOR MAY START PLACING THE FOUNDATIONS. IN THE EVENT THAT UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED, AND FOUNDATIONS SHALL NOT BE PLACED UNTIL DIRECTION IS RECEIVED FROM THE ENGINEER.

5. DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 2'-0" BELOW FINISHED GRADE.

6. ALL WALLS AND PEDESTALS SHALL BE PLACED MONOLITHICALLY.

7. ALL SLABS AND THICKENED SLABS SHALL BE PLACED MONOLITHICALLY U.N.O. ON DRAWINGS.

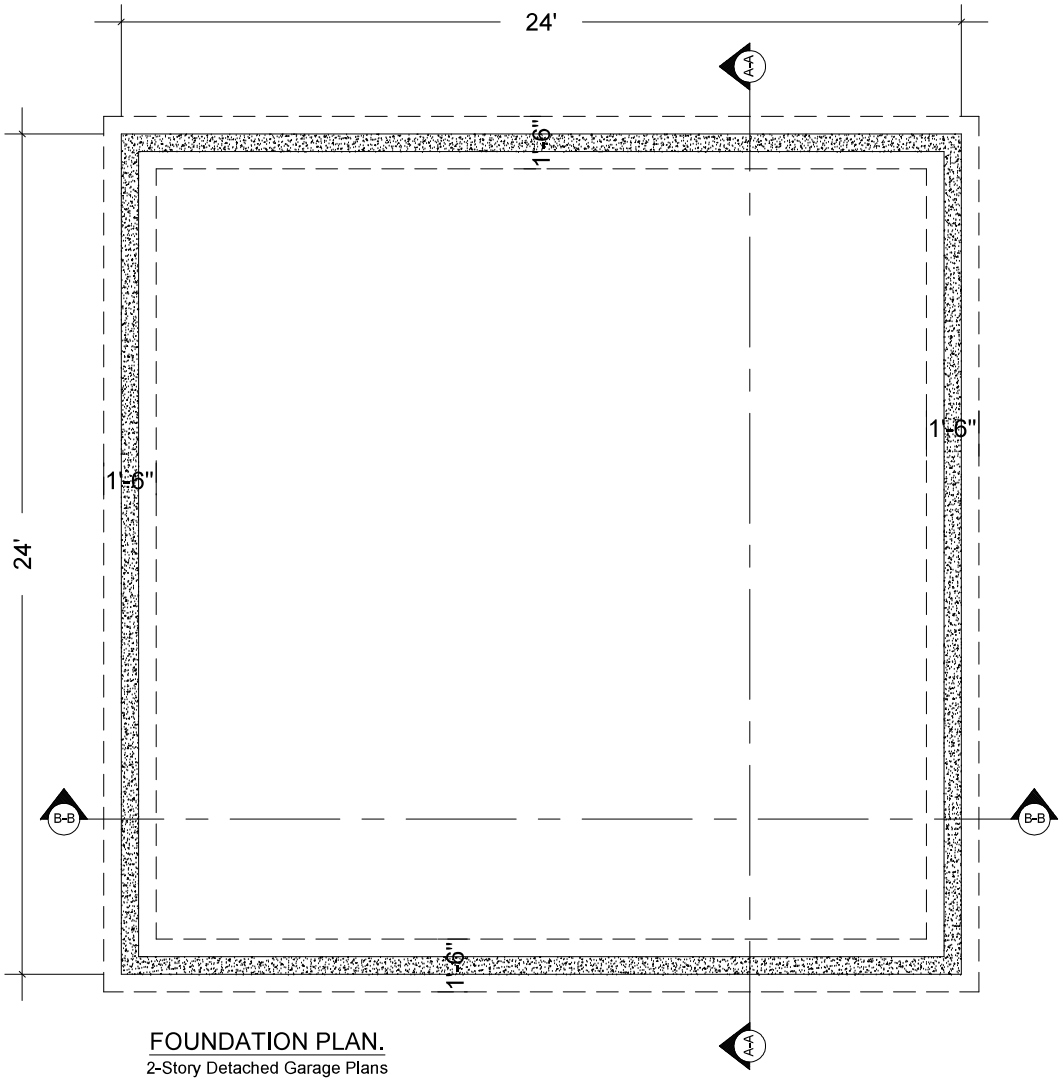
8. BACKFILLING AT FOUNDATION WALLS SHALL BE PLACED SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON BOTH SIDES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF A TEMPORARY DRAINAGE SYSTEM TO KEEP THE ENTIRE BUILDING DRY AND TO KEEP THE EXCAVATION AT THE BACK OF THE FOUNDATION WALLS DRY AT ALL TIMES UNTIL THE FINAL DRAINAGE SYSTEM IS INSTALLED.

10. TYPICAL SLAB ON GRADE SHALL BE 4" THICK ON PREPARED SUBGRADE AS PER GENERAL GEOTECHNICAL RECOMMENDATIONS, AND REINFORCED WITH W.W.R. 6x6-W2. IxW2.1, HOWEVER, IT IS RECOMMENDED TO GET GEOTECHNICAL REPORT OF SITE.

11. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATION AND BACKFILLING.

12. SOIL BELOW INTERIOR CONCRETE SLABS ON GRADE AND ANY FILL WITHIN 10'-0" OF THE BUILDING LIMIT SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR (ASTM D698) IN FINAL TWO FEET OF FILL AND 95% OF STANDARD PROCTOR BELOW. ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL OR CONTROLLED FILL.



FOUNDATION PLAN.
2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

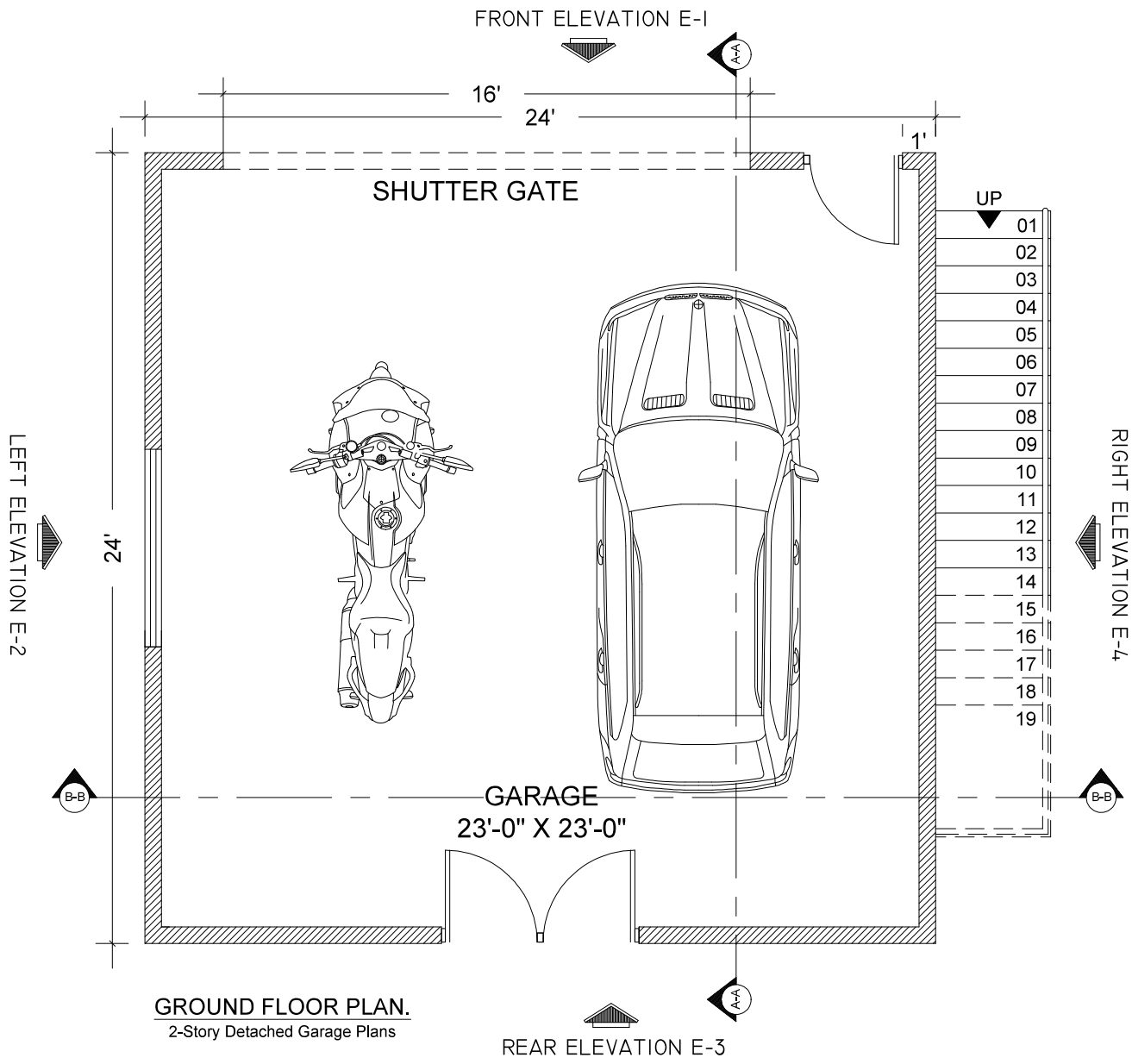
ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner
NORHTECIDE

A-001



GROUND FLOOR PLAN.

2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

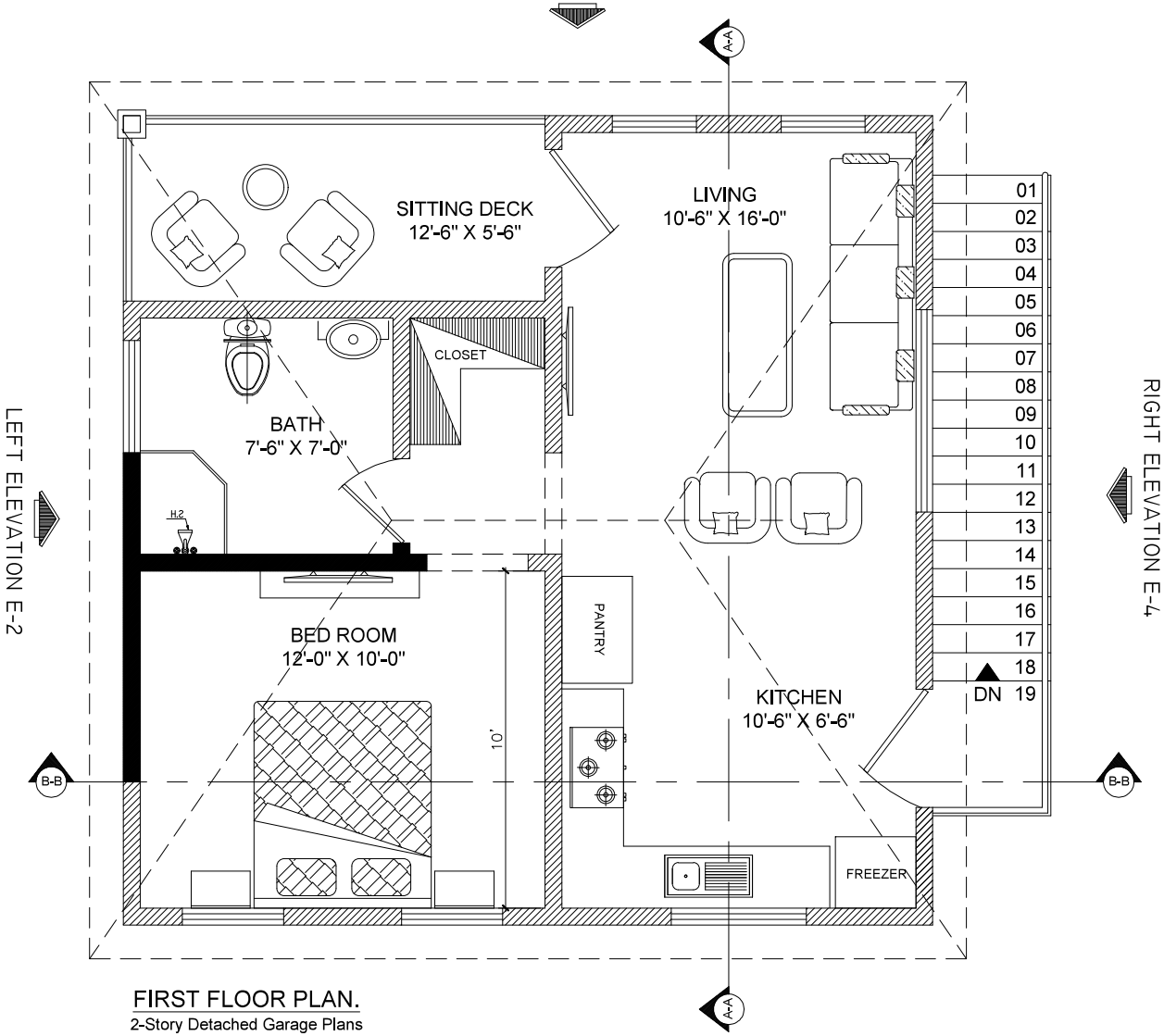
REVISION:

Home Owner

NORHTECIDE

A-01

FRONT ELEVATION E-I



LEFT ELEVATION E-2

RIGHT ELEVATION E-4

REAR ELEVATION E-3

FIRST FLOOR PLAN.

2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE RIGHTS OF THE ARCHITECT IN THESE PLANS AND, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

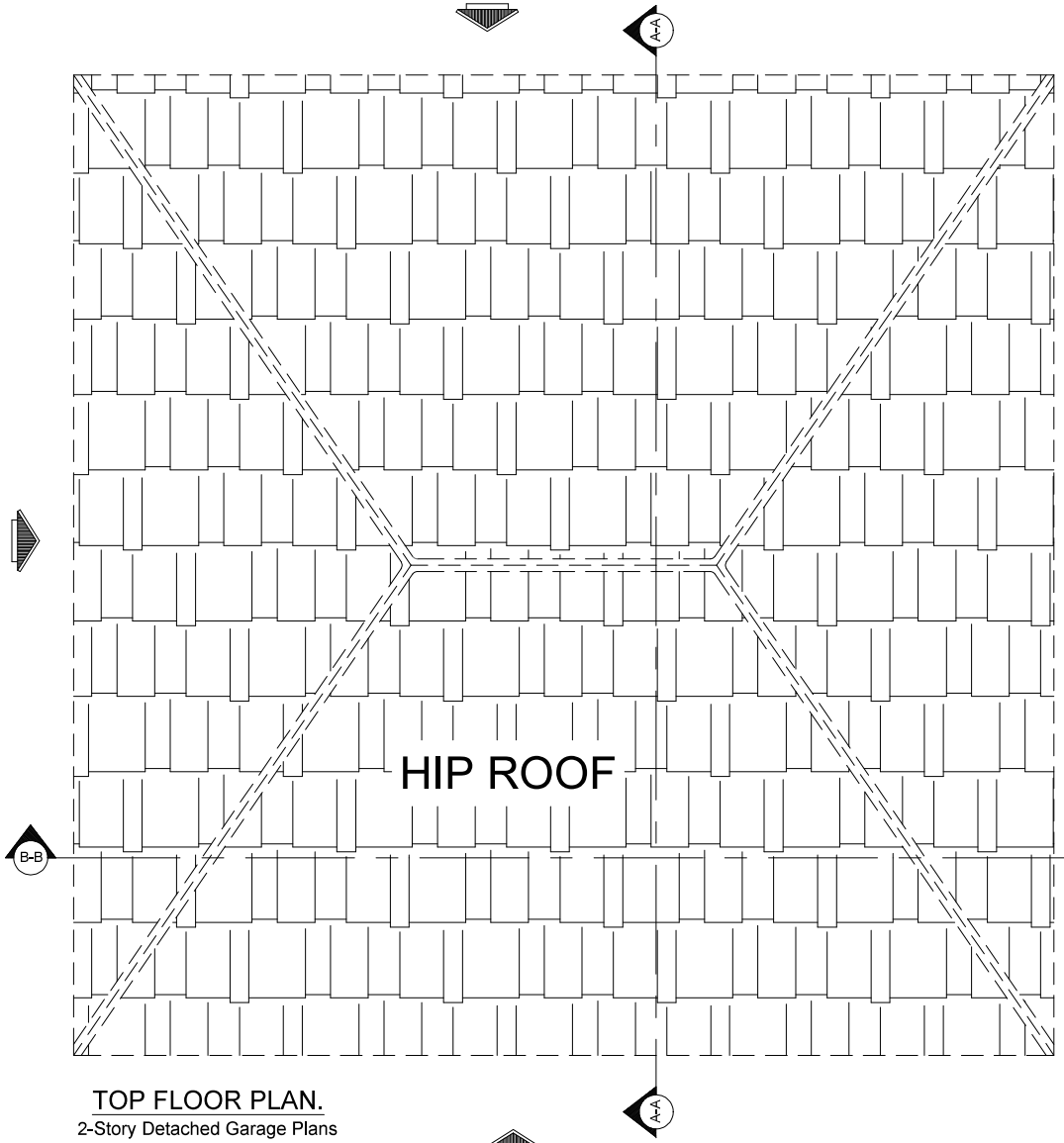
REVISION:

Home Owner

NORHTECIDE

A-02

FRONT ELEVATION E-I



REAR ELEVATION E-3

TOP FLOOR PLAN.
2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

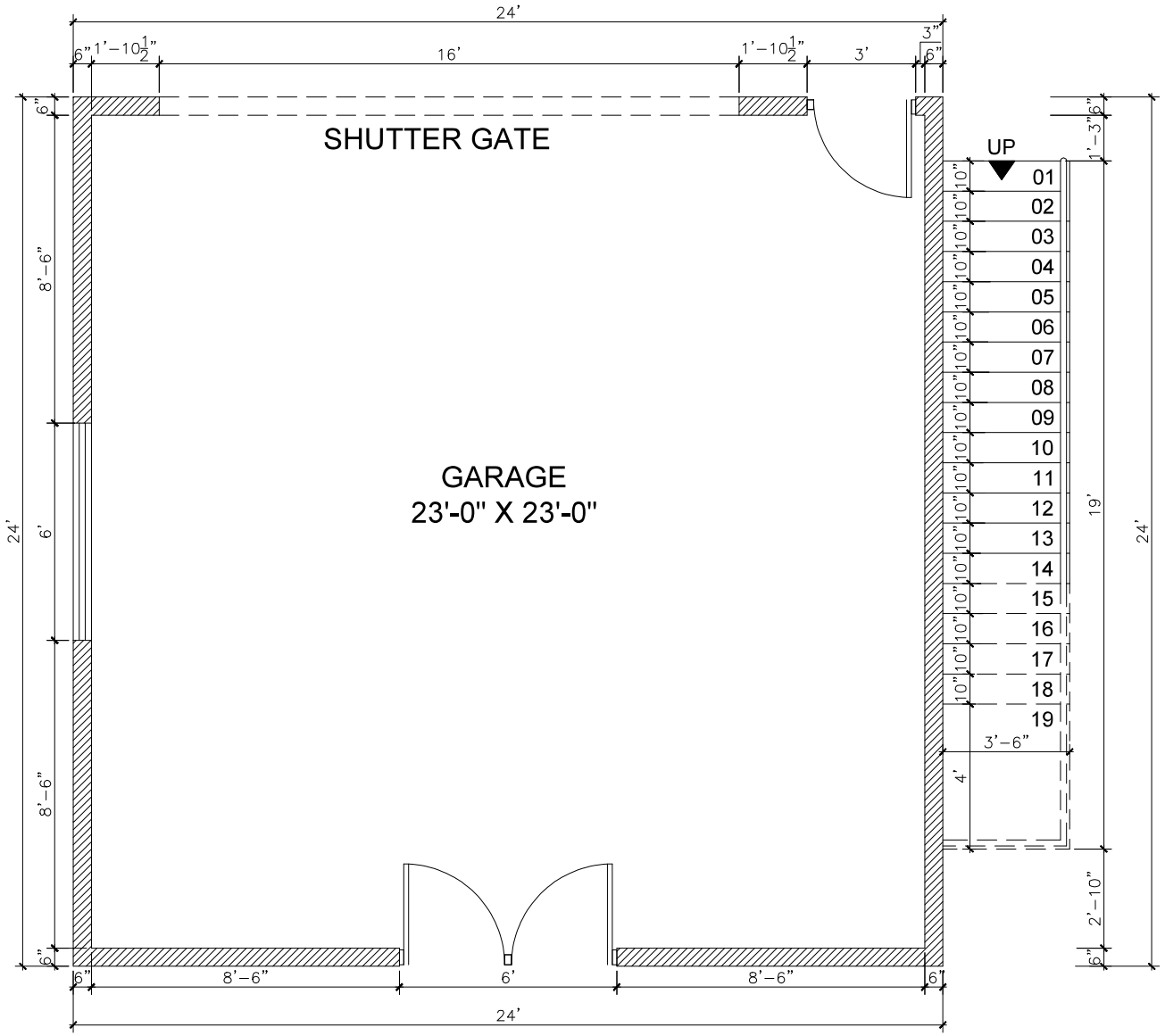
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-03



GROUND FLOOR PLAN.

WORKING PLANS

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

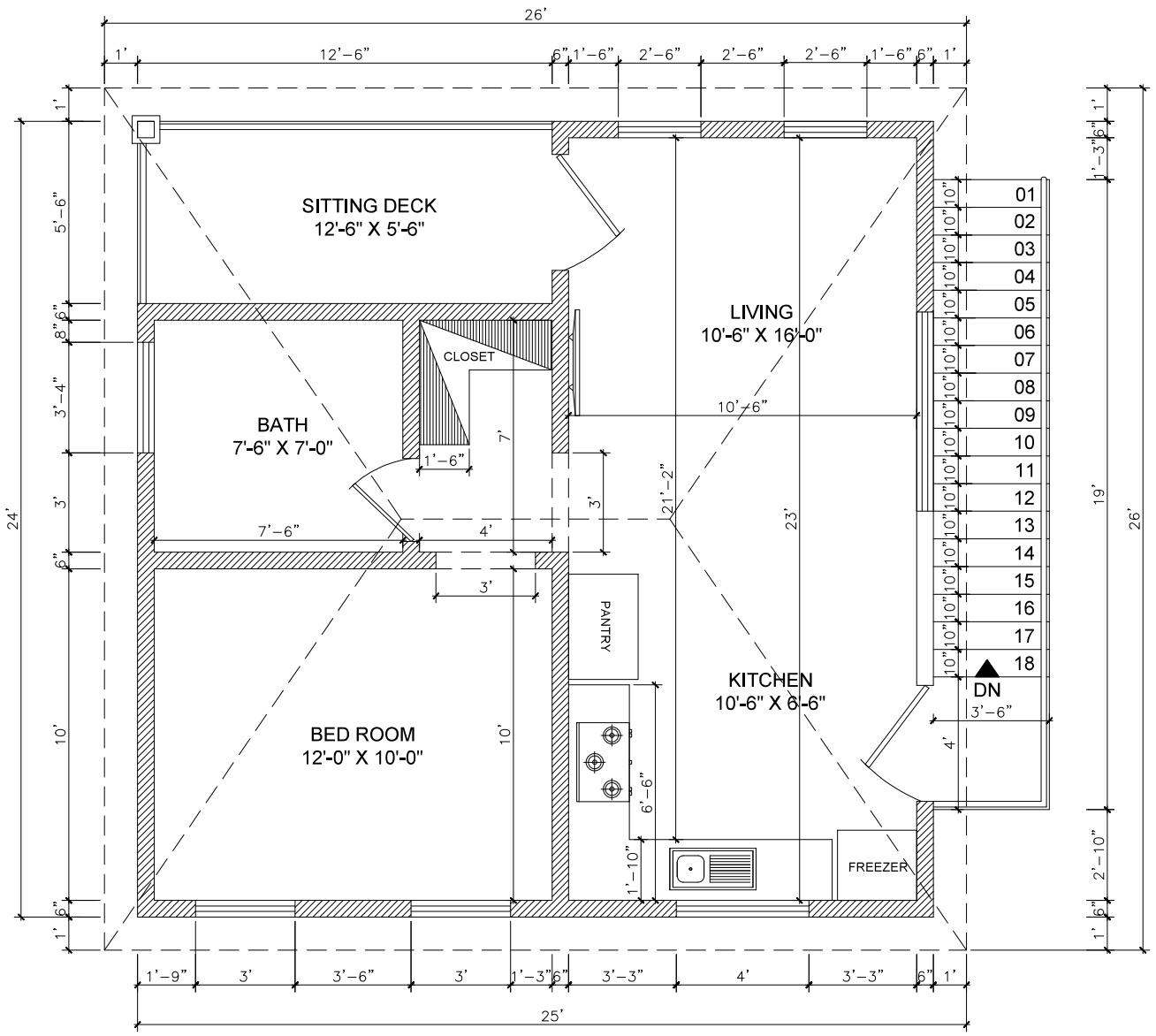
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-04



FIRST FLOOR PLAN.

WORKING PLANS

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

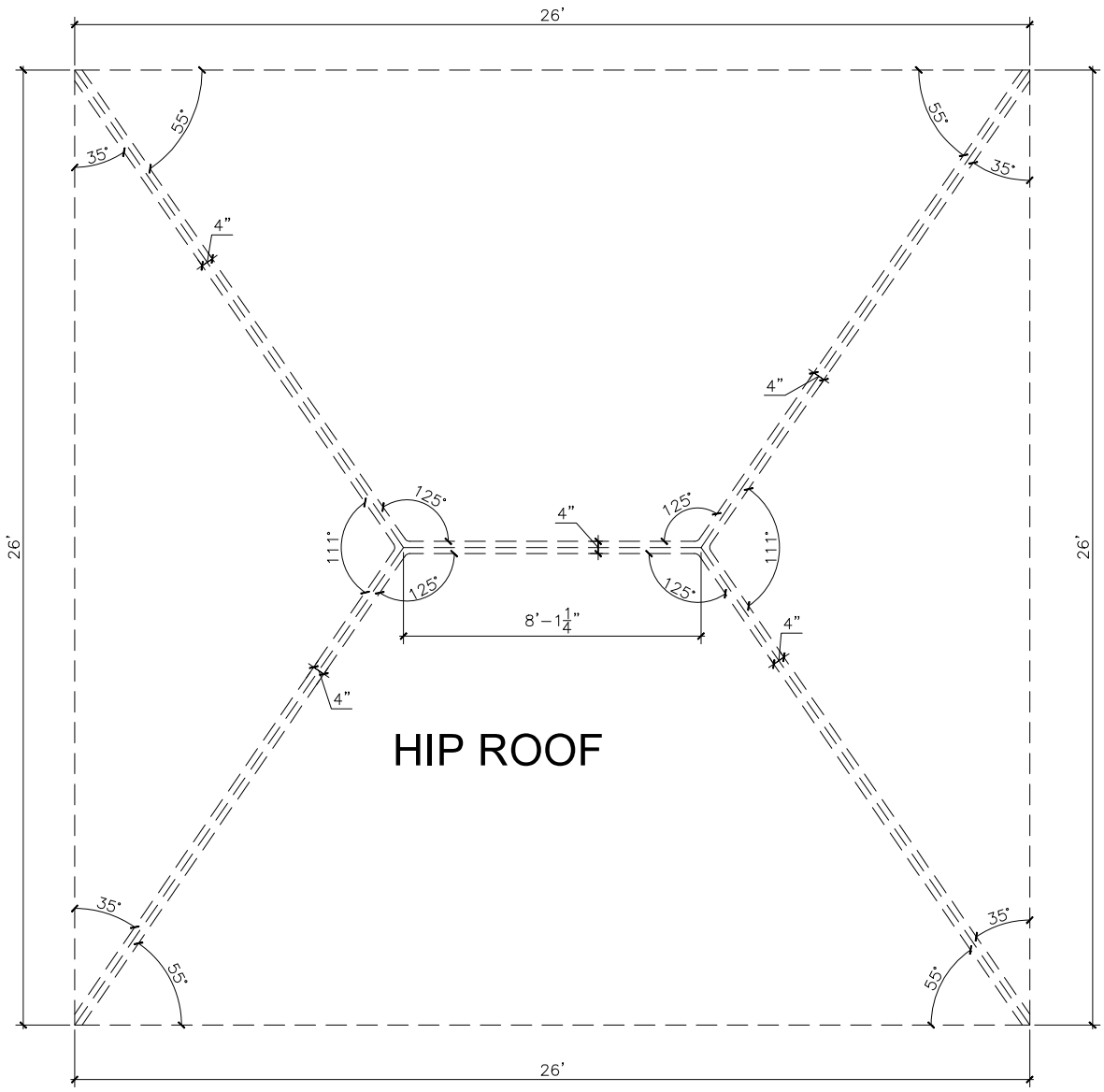
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-05



TOP FLOOR PLAN.

WORKING PLANS

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGN OF THESE PLANS, AND THE DESIGN OF THE BUILDING THE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

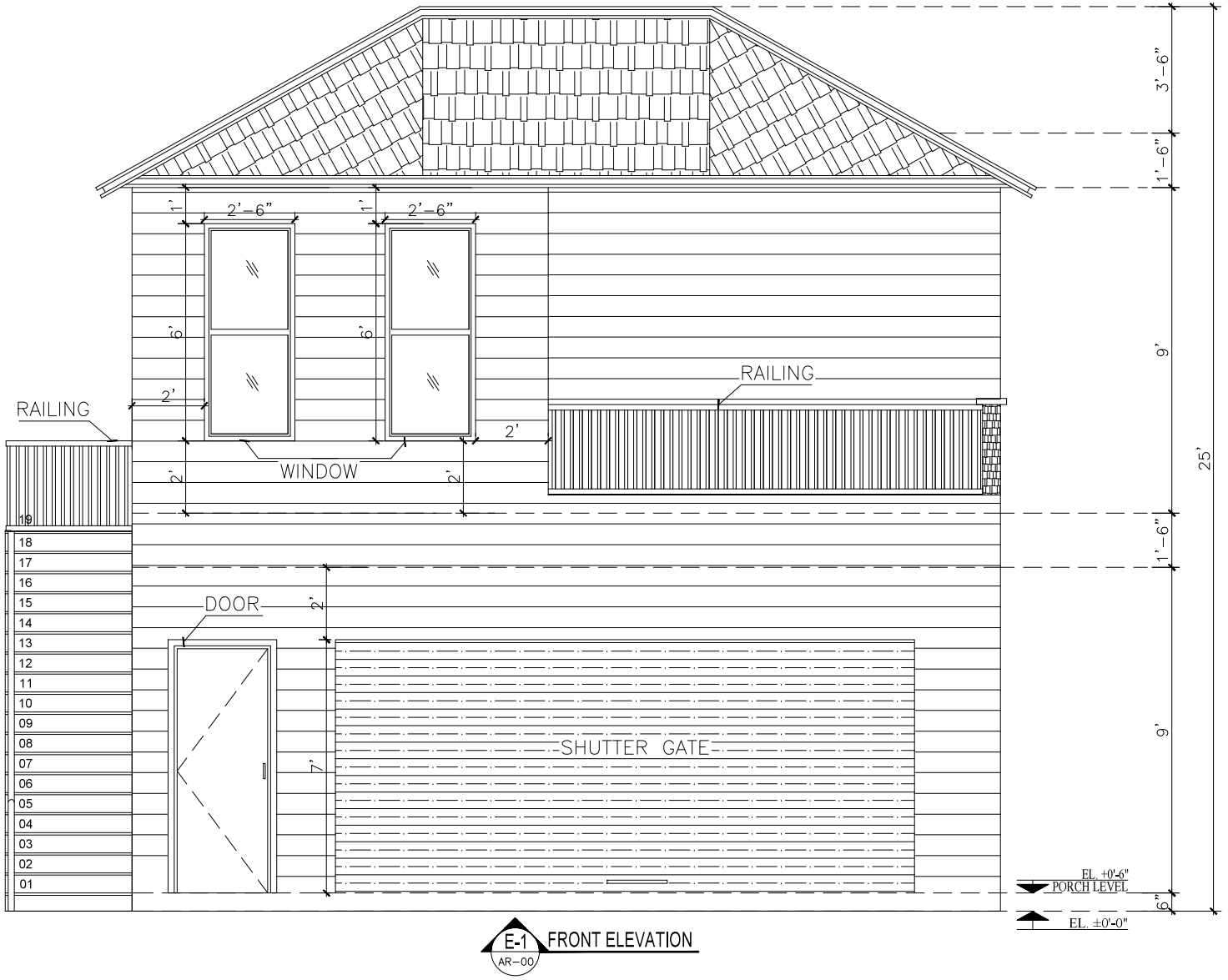
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-06



E-1 FRONT ELEVATION
AR–00

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE OWNER'S RIGHTS IN THE ARCHITECTURAL WORKS DEPICTED IN THESE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

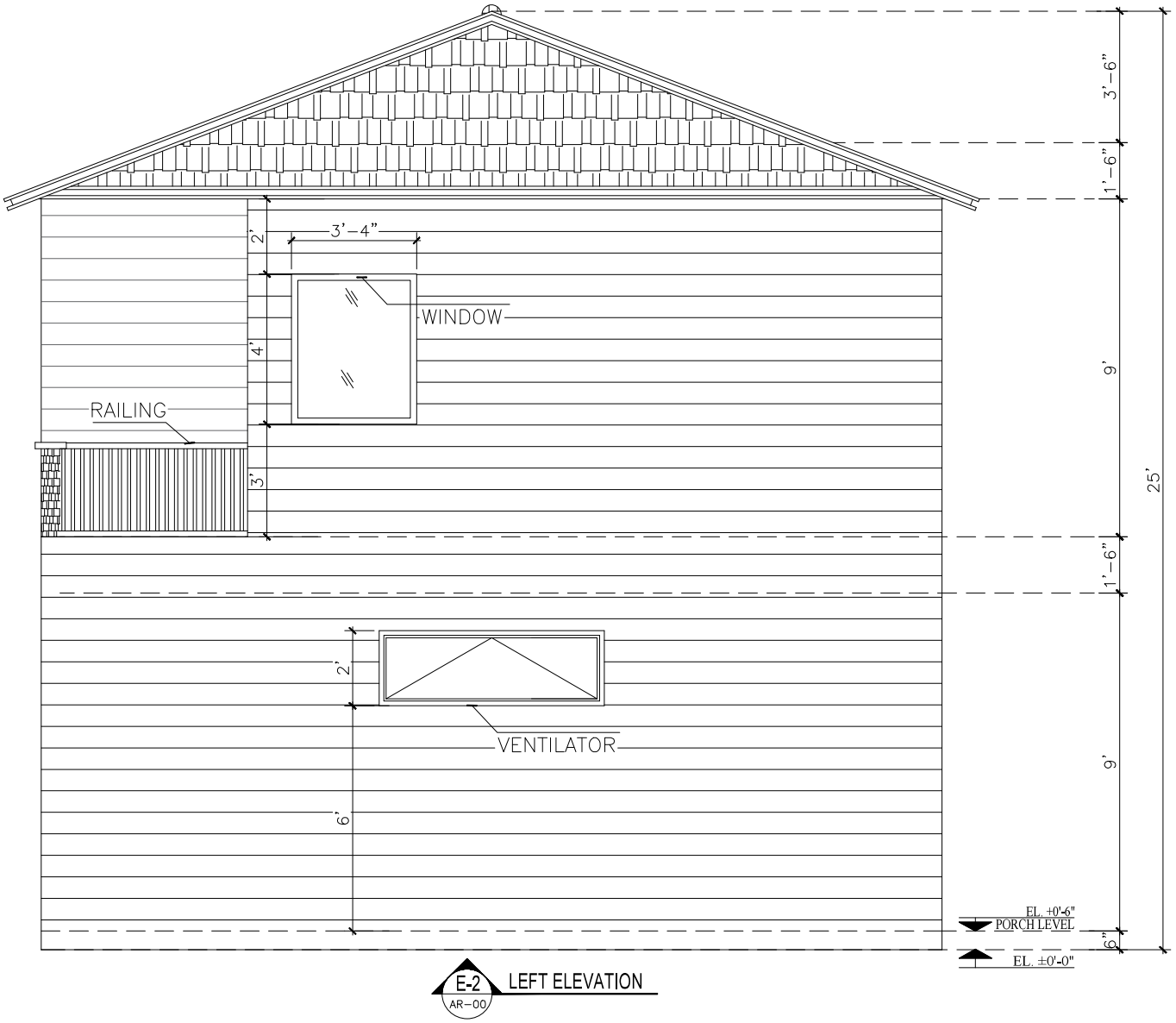
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-07



E-2 AR-00 LEFT ELEVATION

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN. IN THE CASE OF PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

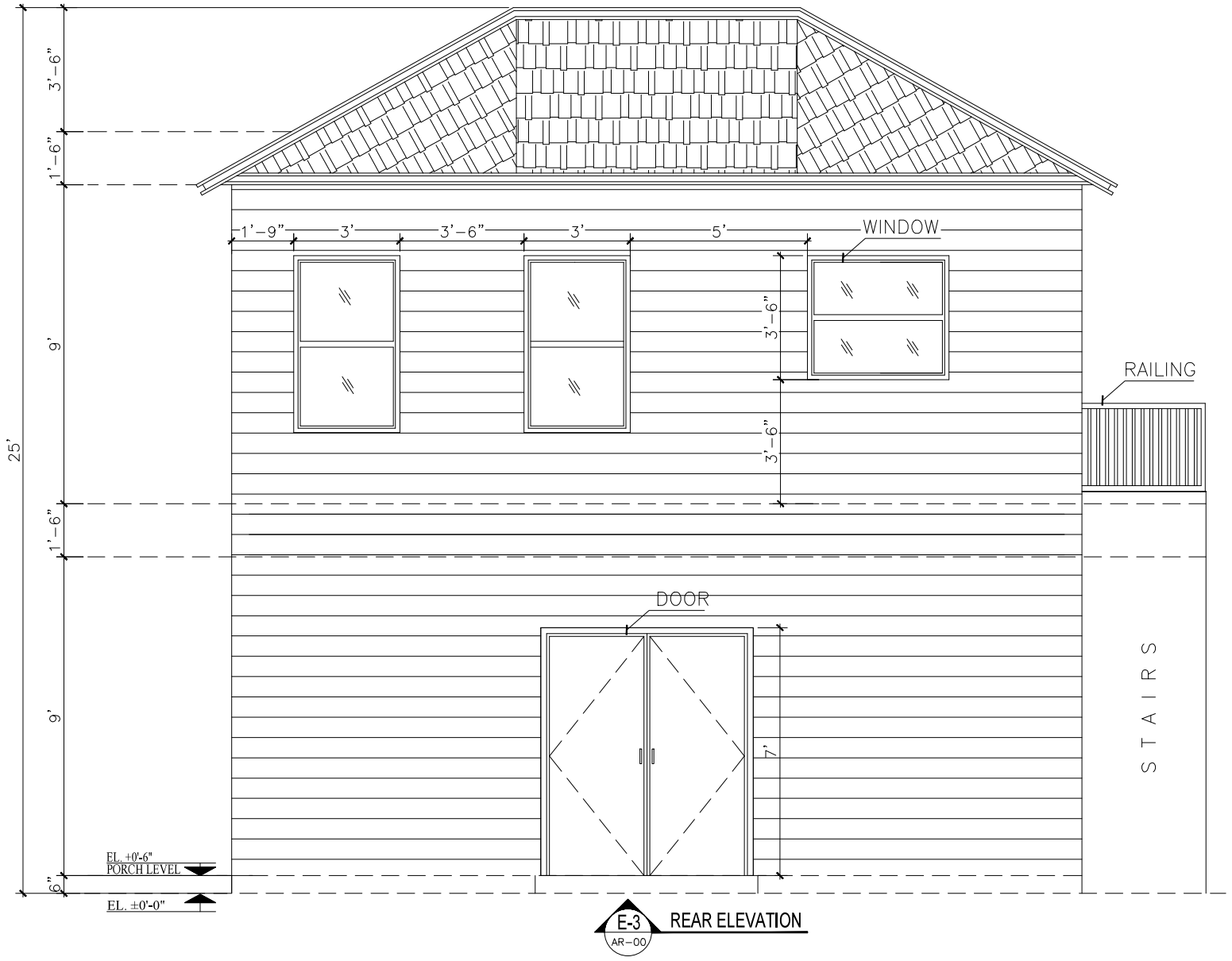
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-08



E-3
AR-00
REAR ELEVATION

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT THE OWNER OF A COPYRIGHT IN ARCHITECTURAL PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND CONFIGURATION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

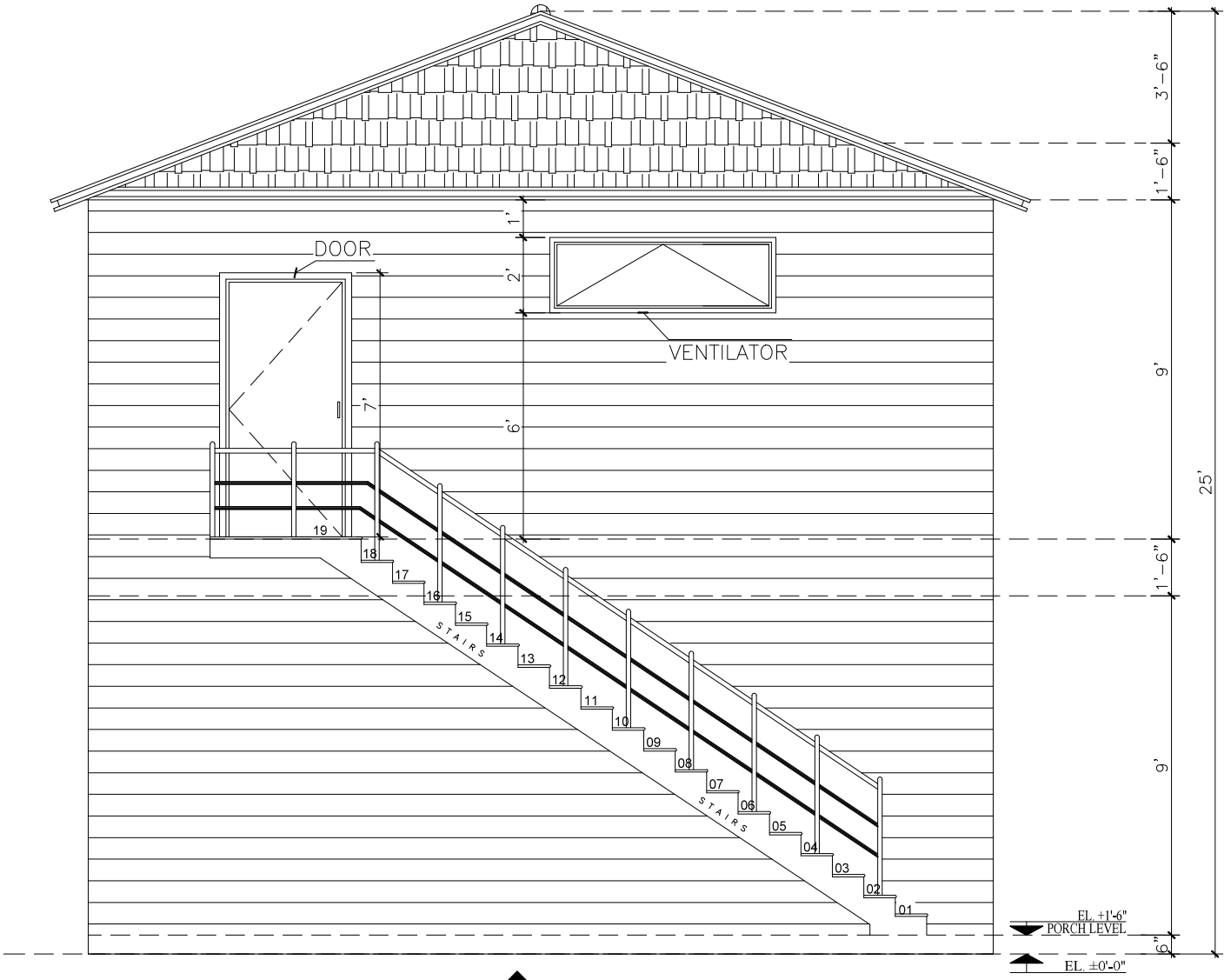
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-09



E-4 AR-00 RIGHT ELEVATION

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE OWNER'S RIGHTS IN THE ARCHITECTURAL WORKS DEPICTED IN THESE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

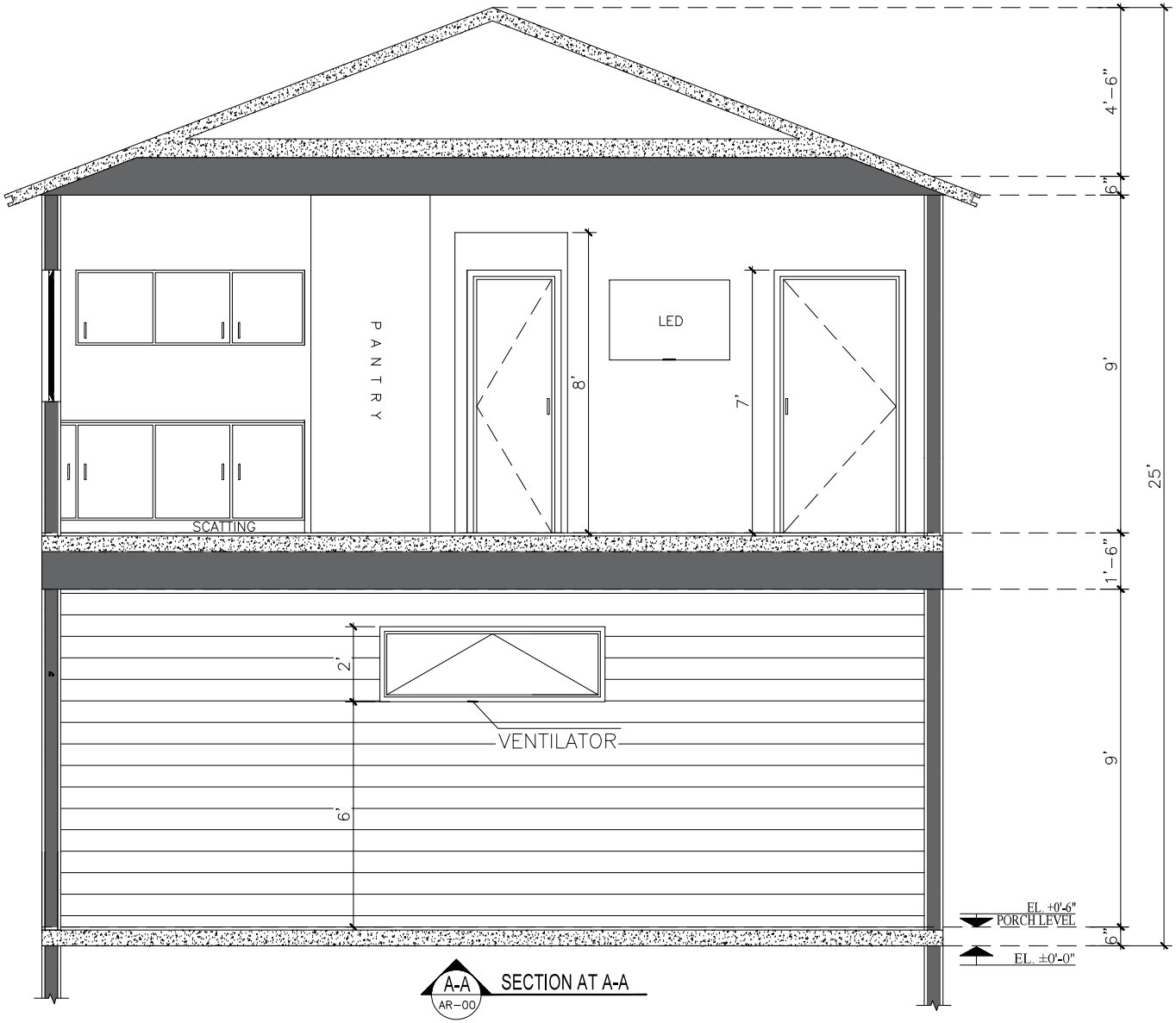
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-10



A-A
AR-00
SECTION AT A-A

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

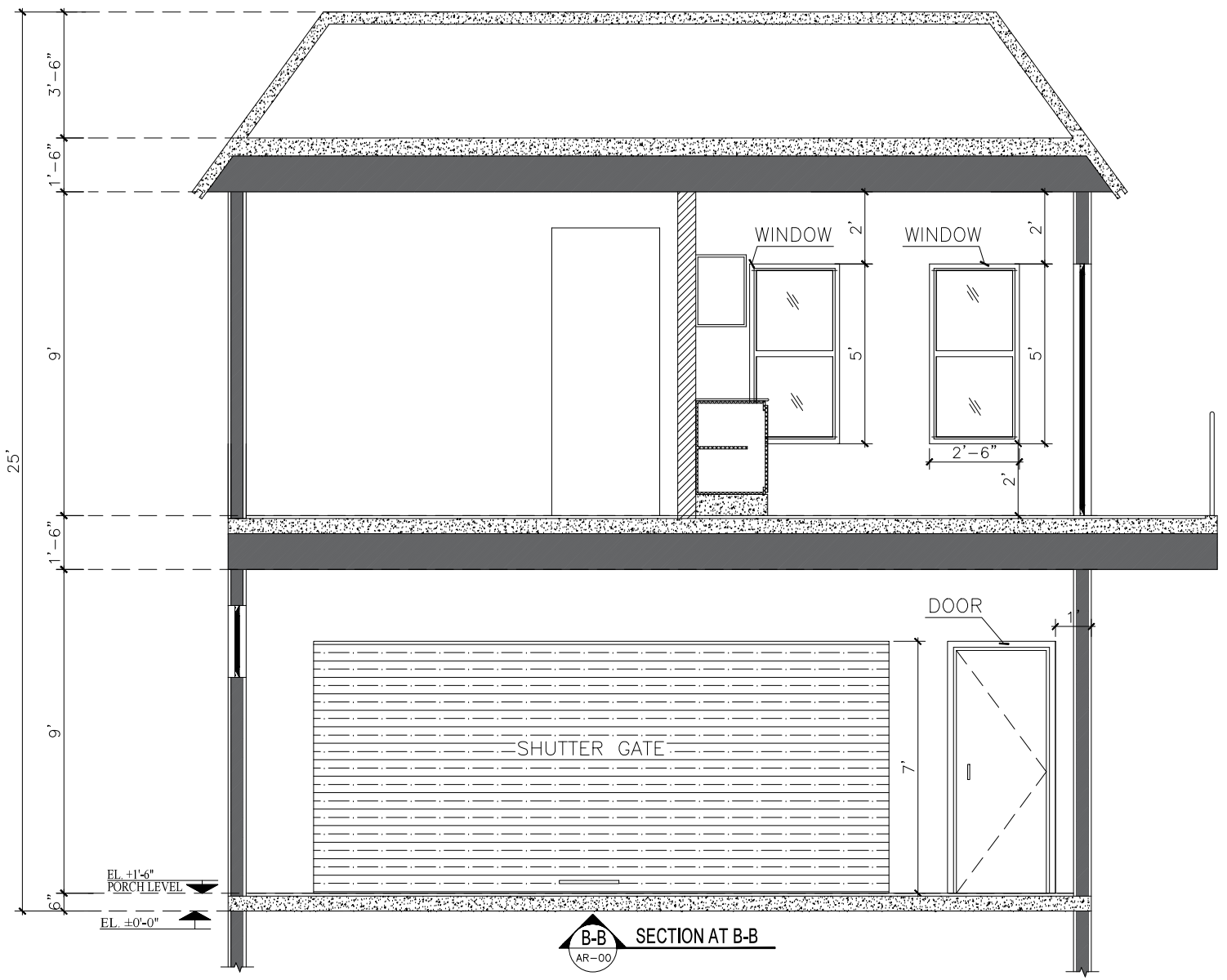
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-11



THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE OWNER'S RIGHTS IN THE ARCHITECTURAL WORKS EMBODIED IN THESE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

A-12

LIGHTING LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		DOWN LIGHT 15W
02		DOWN LIGHT 12W
03		DOWN LIGHT 7W
04		35W PANNEL LIGHT
05		SWITCH
06		DIMMER
07		DISTRIBUTION BOARD
08		CHANDELAH 40W
09		15W WALL LIGHT FOR STAIR
10		MIRROR LIGHT
11		2' x 2' CEILING FAN
12		ROOF MOUNTED FAN
13		PROPELLER EXHAUST FAN
14		WARDROBE INTERNAL LIGHT

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

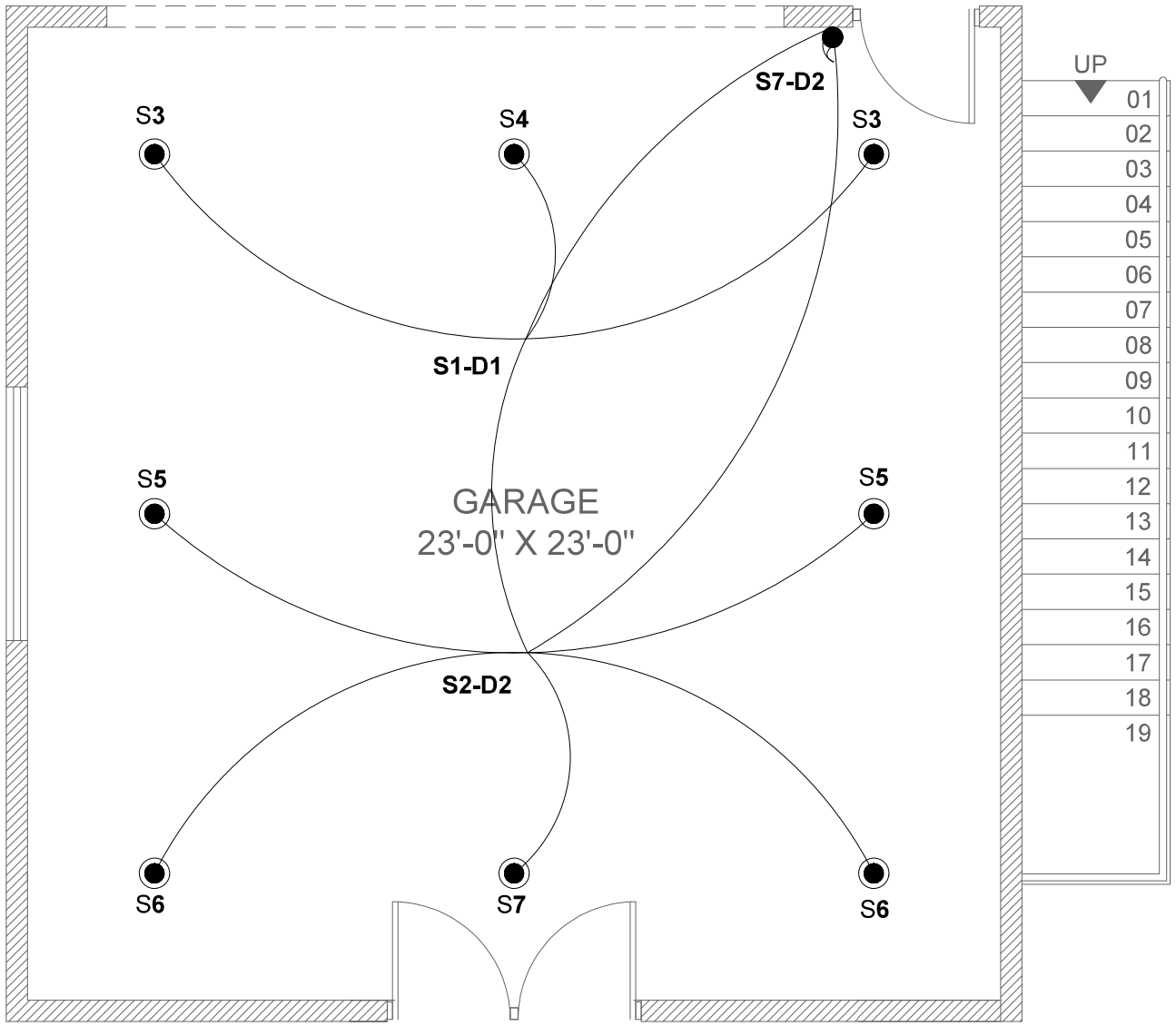
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-01



GROUND FLOOR PLAN.

Lighting Layout Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

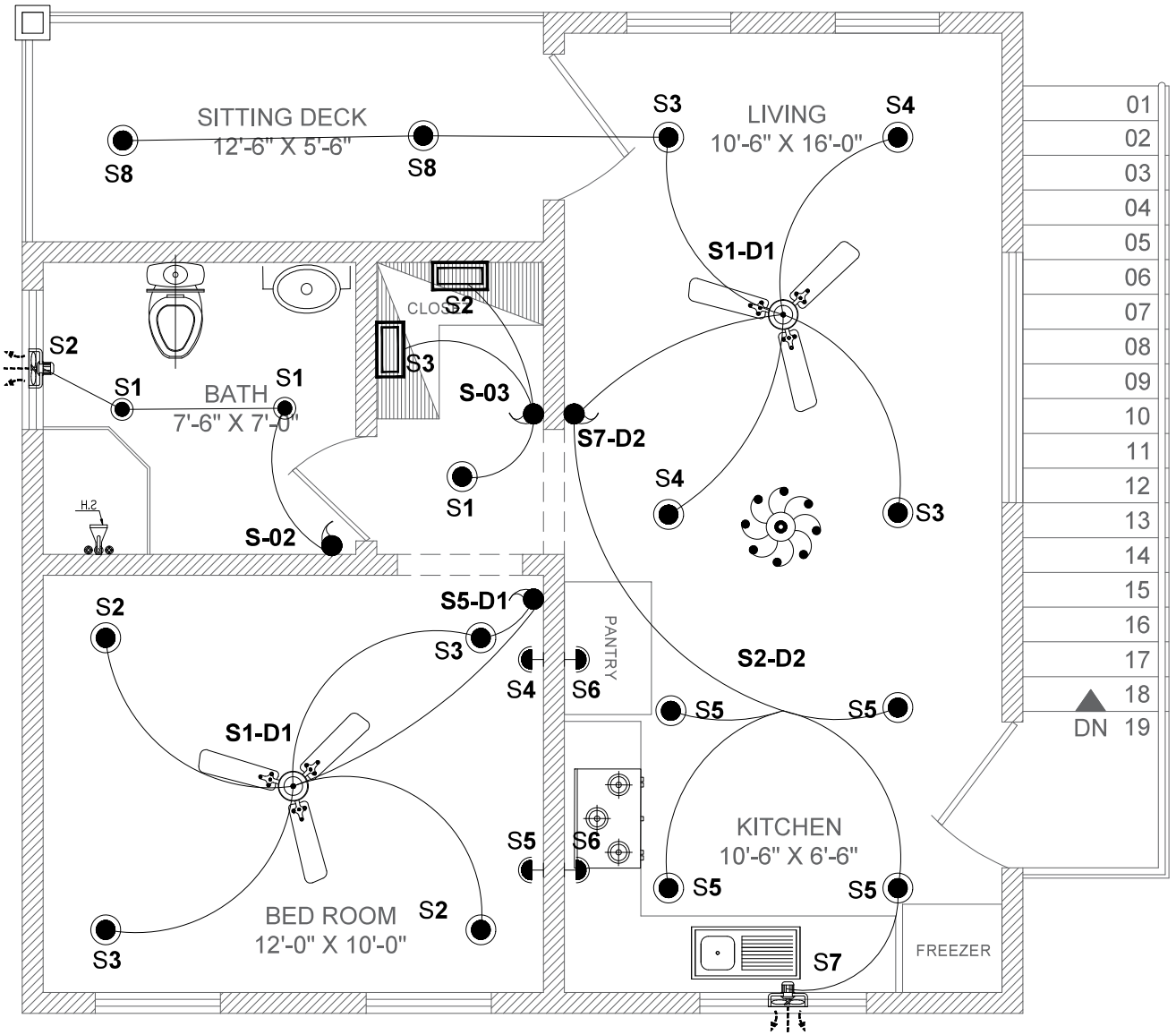
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-02



FIRST FLOOR PLAN.

Lighting Layout Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

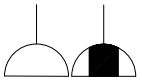
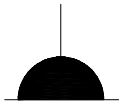
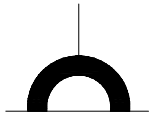
REVISION:

Home Owner

NORHTECIDE

E-03

POWER LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		GESIER SOCKET 16A
02		5A or 10A SOCKET OUTLET
03		25A SOCKET OUTLET FOR AC
04		10A COMMON SOCKET OUTLET
05		DISTRIBUTION BOARD

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

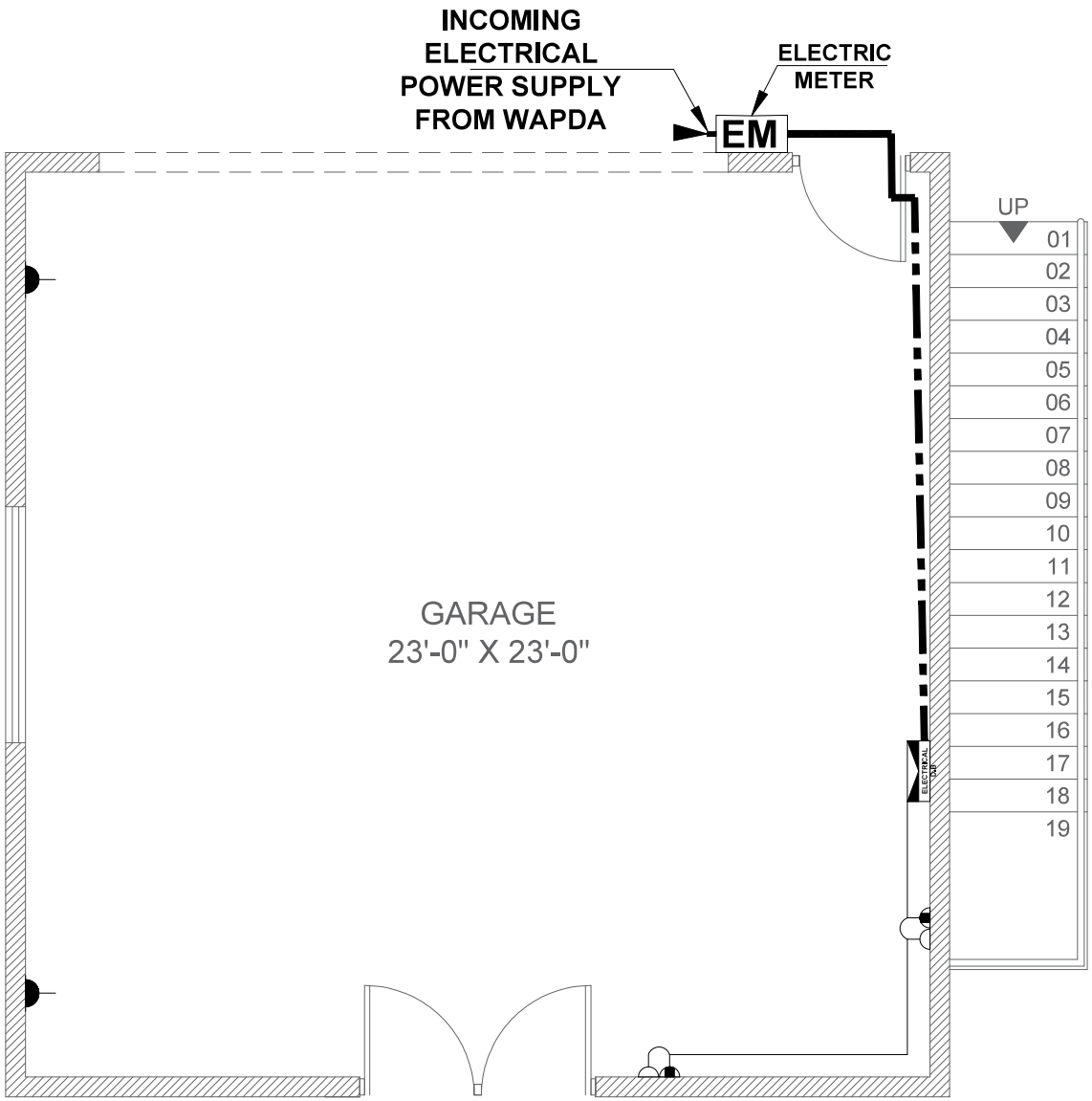
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-04



GROUND FLOOR PLAN.

Power Layout Plan

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

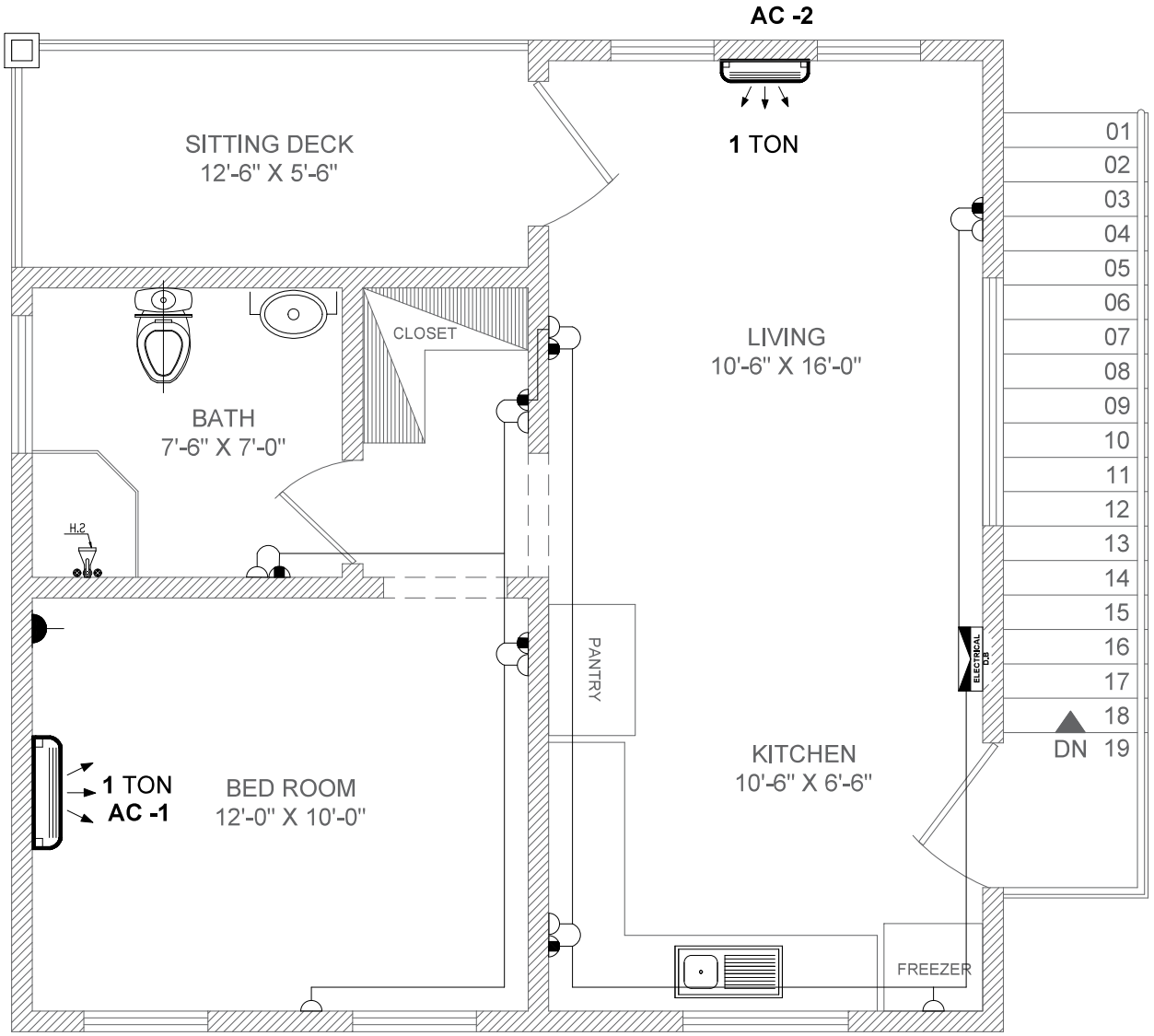
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-05



FIRST FLOOR PLAN.

Power Layout Plan

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-06

COMMUNICATION LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		TELE PHONE (RJ-11)
02		TV POINT (RG-6)
03		WIRELESS FIDELITY
04		BELL PUSH BUTTON
05		ELECTRIC BELL
06		DISTRIBUTION BOARD

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROHIBITS THE COPYING OR OTHER USE OF THESE PLANS, INCLUDING THESE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

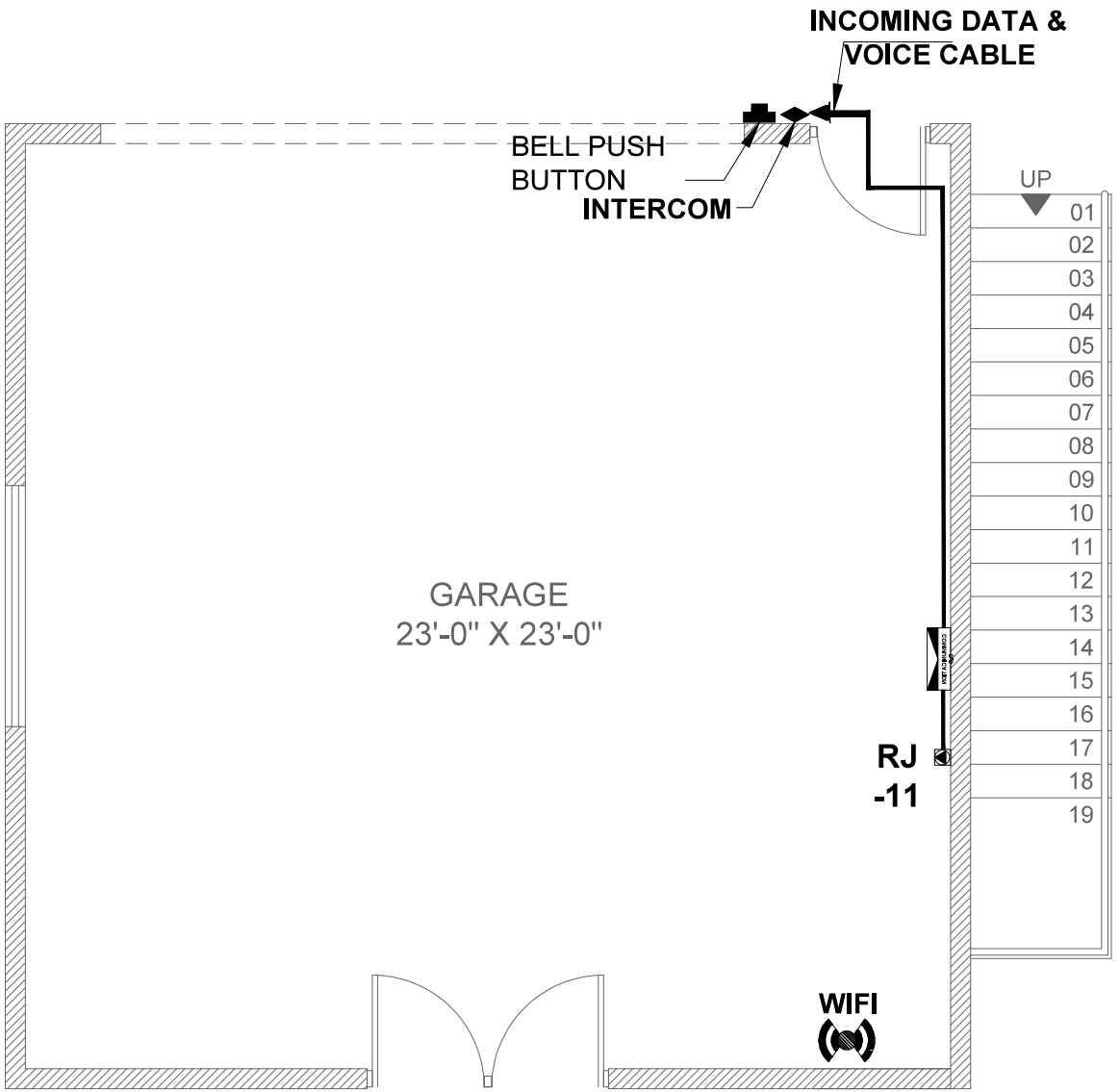
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-07



GROUND FLOOR PLAN.

Networking Layout Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE RIGHTS OF THE ARCHITECT IN THESE PLANS. AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

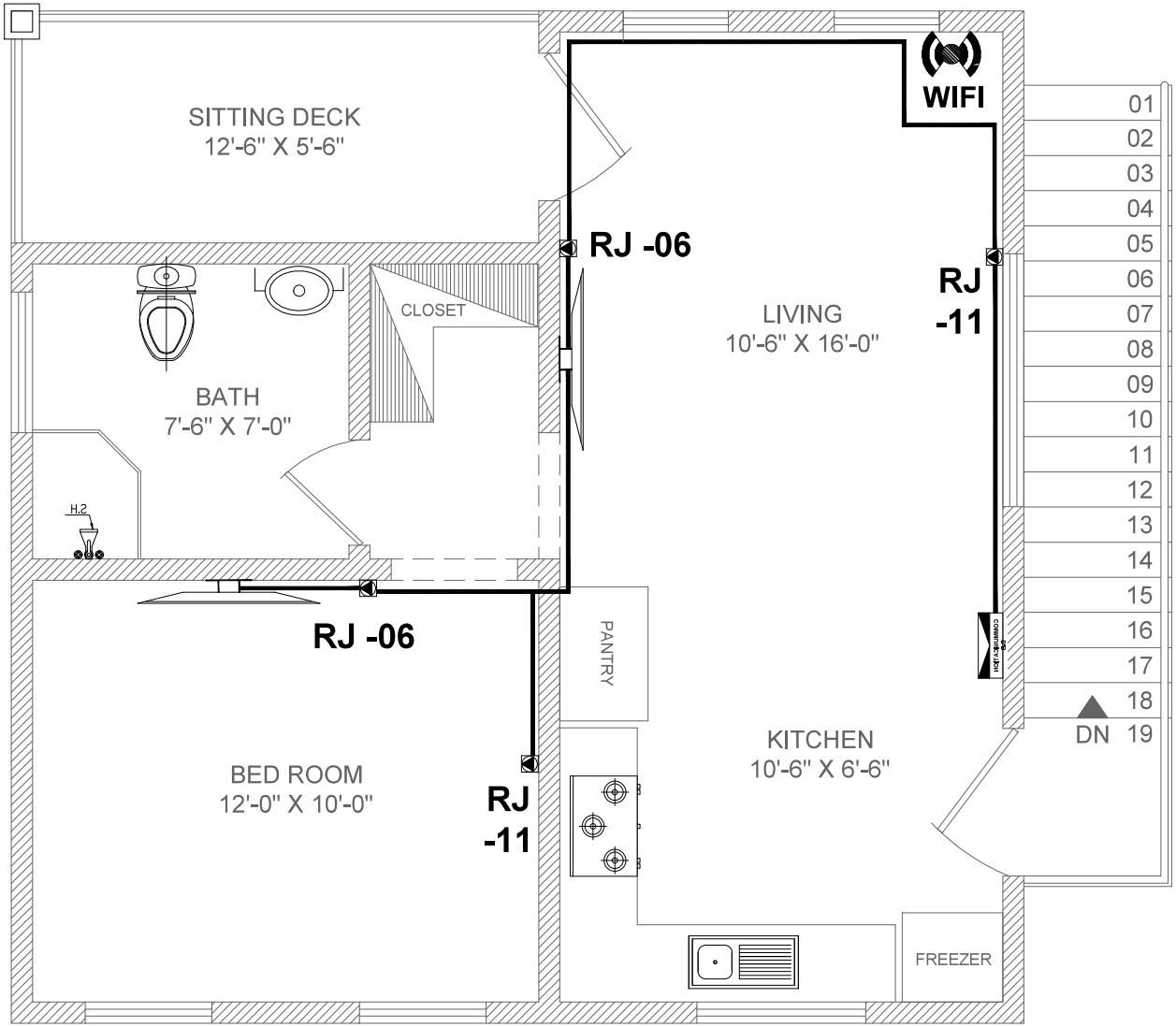
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-08



FIRST FLOOR PLAN.

Networking Layout Plans

NORTHECIDE GARAGE PLAN

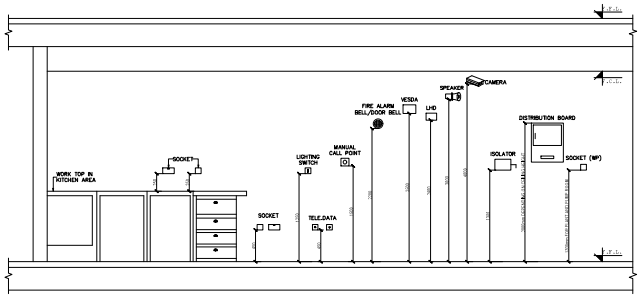
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

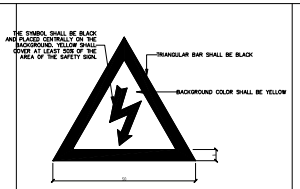
Home Owner

NORHTECIDE

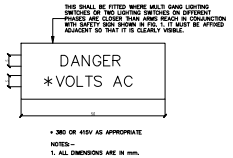
E-09



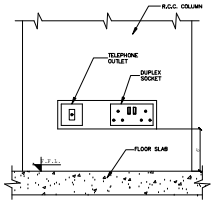
STANDARD MOUNTING HEIGHT OF ELECTRICAL ACCESSORIES



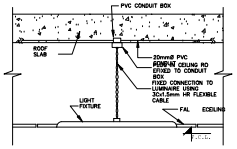
WARNING SIGNS



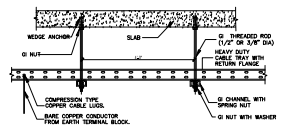
WARNING SIGNS



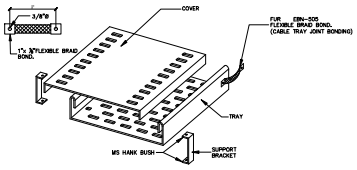
DETAIL OF INSTALLATION OF RECEPTACLE ON THE COLUMN



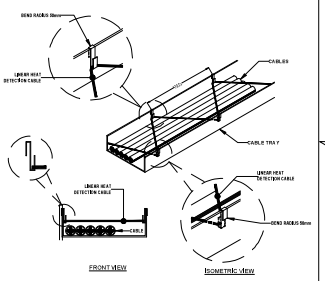
LIGHT FIXTURE INSTALLATION DETAIL



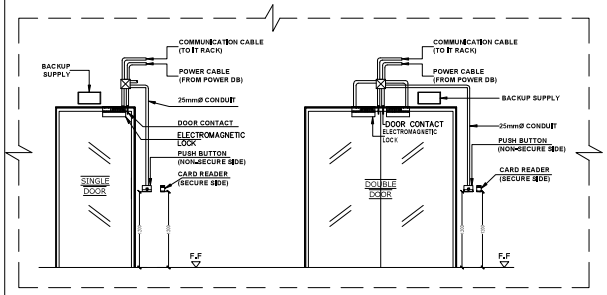
CABLE TRAY FIXING DETAILS



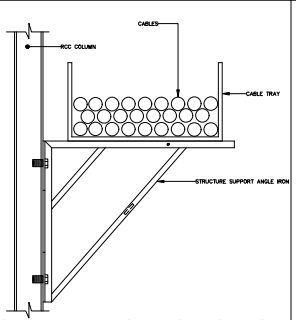
CABLE TRAY DETAILS



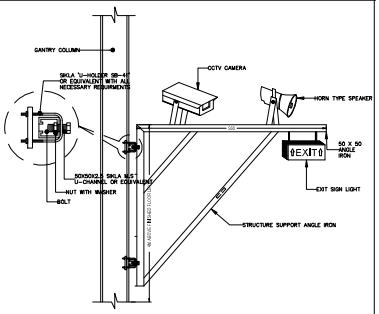
LINEAR HEAT DETECTION CABLE IN CABLE TRAY



ACCESS CONTROL PANEL DETAIL



CABLE TRAY SUPPORTS FROM WALL/COLUMN



SUPPORT FOR EQIPMENT MOUNTED ON GANTRY STRUCTURE

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-10

LEGEND:

DESCRIPTION	MOUNTING HEIGHT BOTTOM FROM F.F.L.	SYMBOL
SWITCH BOARD	4'-0"	
2 WAY SWITCH POINT	4'-0"	
HALOGEN SPOT LIGHT	CEILING	
EXHAUST FAN	8'-0"	
WALL LED LIGHT	7'-0"	
DECORATED LIGHT	CEILING	
FAN POINT	CEILING/ 9'-0"	
MIRROR LIGHT	7'-0"	
FLUORESCENT LIGHT	CEILING	
IDUN LIGHT	CEILING	
DISTRIBUTION BOARD	4'-0"	
ELECTRIC BELL	7'-0"	
LIGHT PLUG 5A/10A	1'-0"	

DESCRIPTION	MOUNTING HEIGHT BOTTOM FROM F.F.L.	SYMBOL
POWER PLUG 10A/15A	1'-0"	
POWER PLUG (GEYSER)	1'-0"	
POWER PLUG (AC)	6'-0"	
TELEPHONE JUCTION BOX	WALL	
TELE PHONE (RJ-11)	1'-0"	
TV POINT (RG-6) & LED SCREEN	1'-0"	
CCTV CAMERA	CEILING	
WIRELESS FIDELITY	WALL	
GESIER POINT	5'-0"	
FANCY LIGHTS MAIN GATE LIGHT	Column pillar main gate	
WATER PROOF LIGHT	WALL	
BELL PUSH BUTTON	4'-0"	
ELECTRIC METER	4'-0"	EM

ELECTRICAL NOTES:

01-The contractor shall thoroughly review all the drawings before start of work and shall coordinate with all other discipline and any discrepancy appears it should be brought to the consultant's knowledge immediately, before start work.

02-No work shall be carried out unless shop drawing are prepared and Submitted by the contractor for the approval of consultant.

03-MEP services shall not cut in any structural beams, ribs or any other structural elements unless a prior written approval has been taken from the Structure Engineer.

04-MEP contractor shall provide sleeve/opening/pipes in civil work prior to Construction for respective services.

05-Provide earth pits an indicated in the drawings, it details to be coordinated with other discipline.

06-All electrical operated equipment shall have earth connections.

07-Minimum wire size shall be 1.5mm.sq for detail cable sizes see DB details given in the drawings.

08-Contractor shall take approval from consultant for all the material to be installed prior to purchase however, Pakistan cable,
New age and Pioneer Cable are approved.

09-All distributions board DB, s shall be approved by consultant prior to purchase by Contractor, Contractor provide technical submittal for DB,s.

10-Main and sub Telephone/TV/FACP junctions' box shall be provided where required.

11-All kinds of wiring shall not be visible inside or outside the Building, contractor shall place sleeve/conduits where required during constructions.

12-Color coding for wires shall be done and approved by IEEE regulations.

13-The distance for cables supports and saddle for conduit or cable tray shall be according to the latest IEEE regulations.

14-Use separate conduit for every circuit coming out of DBs and provide Junction box required for easy pulling electrical wire.

15-Fire alarm penal digital video recorder, voice control penal shall be under surveillance of security staff.

16-All electrical pumps motor shall be provide with starter relay.

17-lights layout schematic, selections of lights shall be done by the architect.

18-Telephone & Networking cables must be 1ft away from POWER & NETWORKING cable.

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

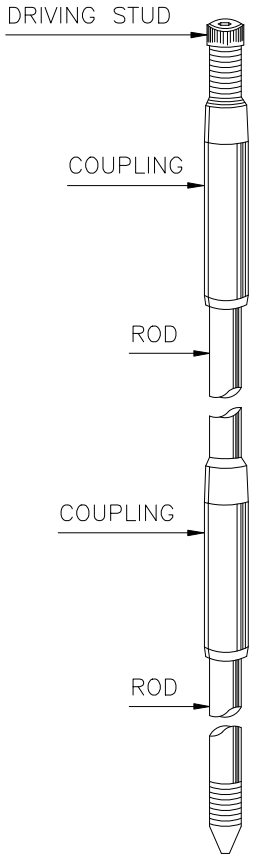
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-11



NOTES FOR EARTHING SYSTEM

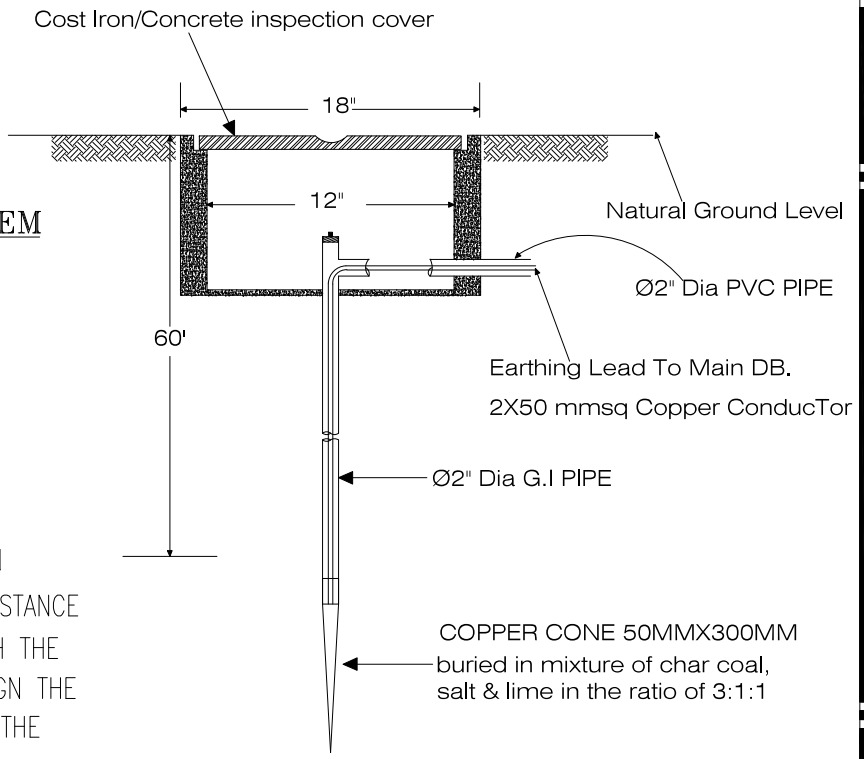
1- EARTH BORE SHALL BE MADE AT 6'-0" AWAY FROM FOUNDATION.

2- DISTANCE BETWEEN 2 EARTH BORES SHALL NOT BE LESS THEN 10 ft (3m)

3- COPPER CONDUCTOR AT TOP OF G.I PIPE SHALL BE BOLTED WITH THIMBLES, BRASS NUTS, BOLTS ETC.

4- JOINTS SHALL BE COVERED WITH BITUMEN

5- CONTRACTOR TO MEASURE EARTHING RESISTANCE IN THE PRESENCE OF SITE ENGINEER. BOTH THE SITE ENGINEER AND CONTRACTOR SHALL SIGN THE EARTH TESTING RESULT AND SUBMIT IT TO THE CLIENT FOR RECORD.



THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE RIGHTS OF THE ARCHITECT IN THESE PLANS. AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

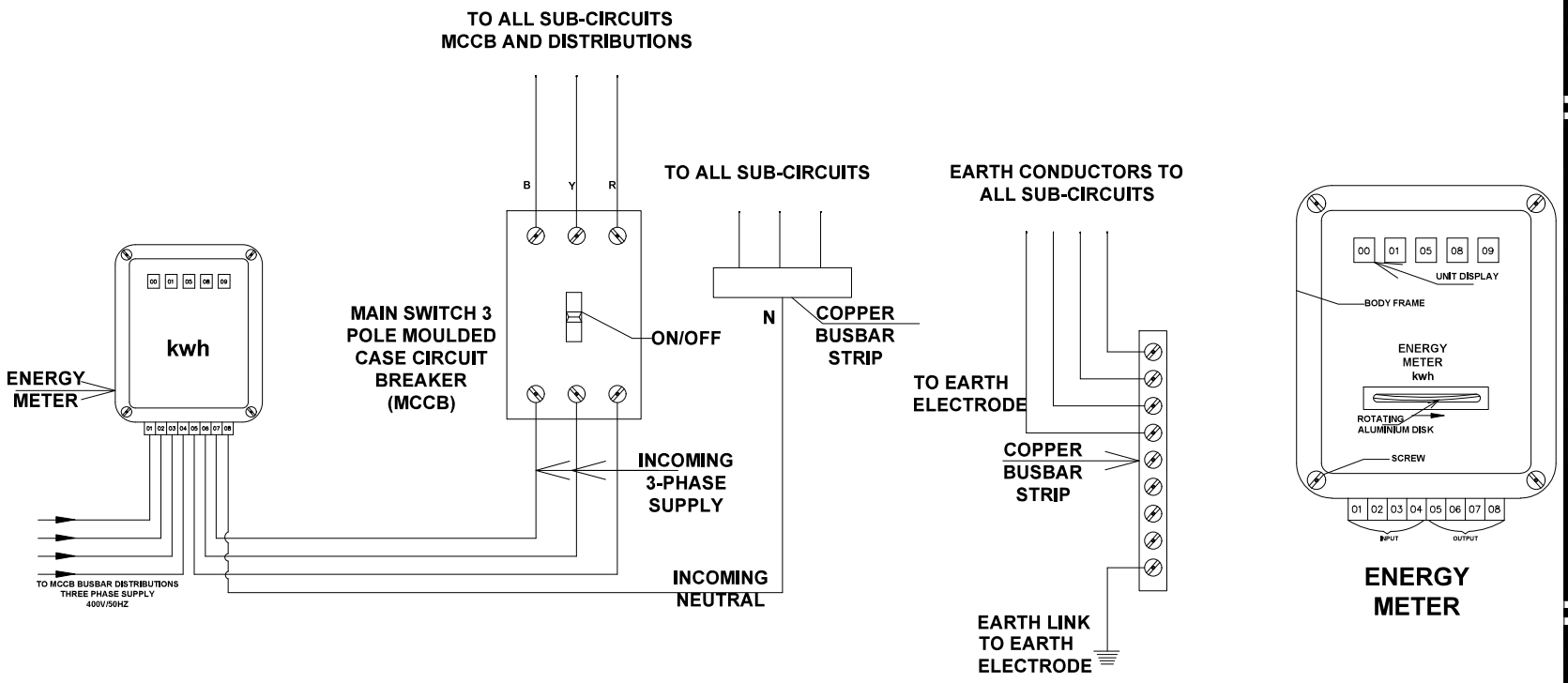
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-12



ENERGY METER

GENERAL DIAGRAM OF THREE PHASE OF ELECTRICAL DISTRIBUTIONS

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

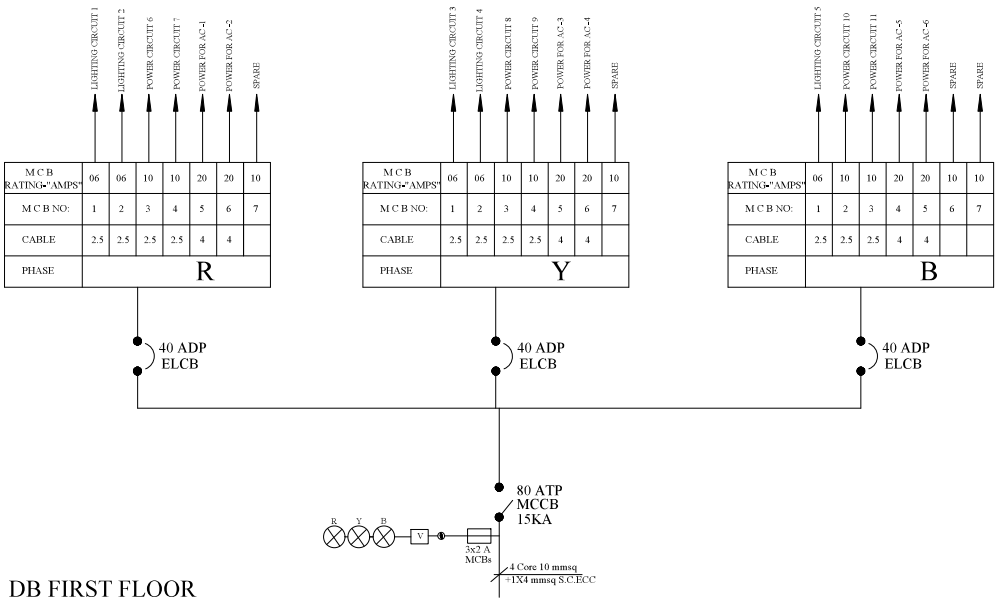
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-13



THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE RIGHTS OF THE ARCHITECT IN THESE PLANS AND IN THE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

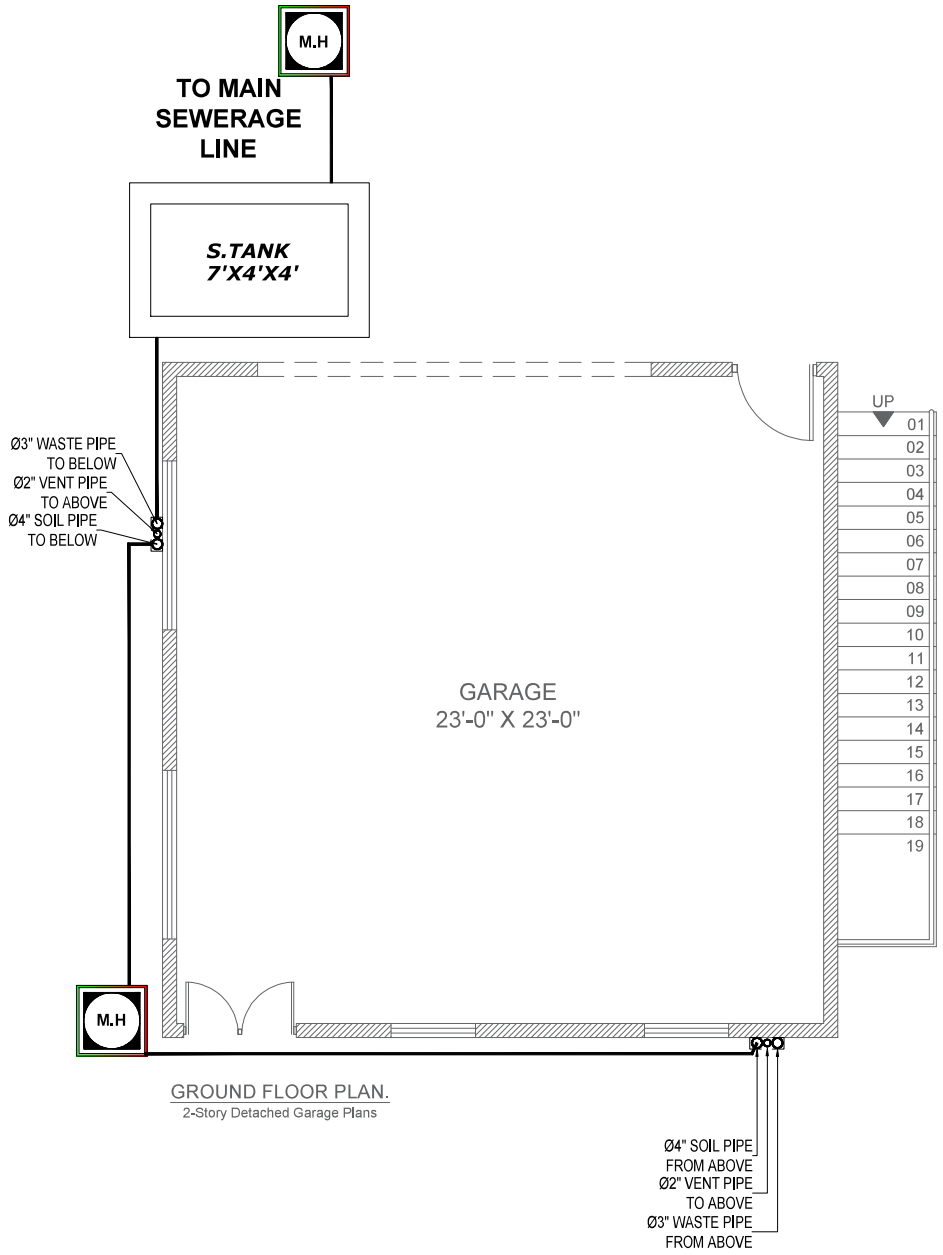
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

E-14



GROUND FLOOR PLAN.

2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL WORKS" AND AS "ARCHITECTURAL DRAWINGS." THE ACT PROTECTS THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

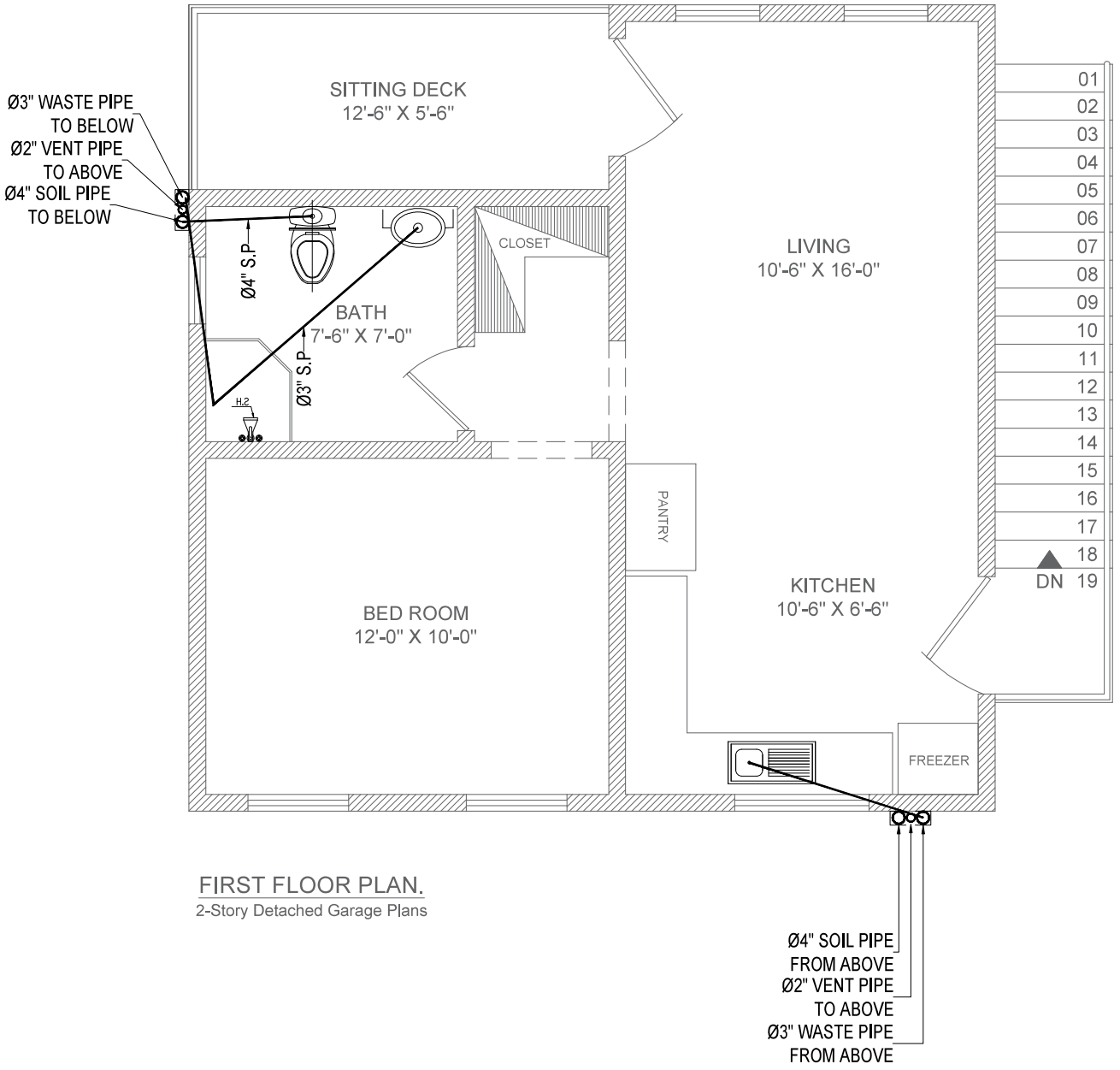
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

P-01



FIRST FLOOR PLAN.

2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

P-02

1 ALL DIMENSIONS ARE IN INCHES UNLESS INDICATED OTHERWISE.

2 THE PUBLIC HEALTH DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE APPROPRIATE ARCHITECTURAL CIVIL, STRUCTURAL, ELECTRICAL AND OTHER MECHANICAL DRAWINGS AND EQUIPMENT SCHEDULES.

3 ALL MATERIALS AND METHODS OF INSTALLATION SHALL COMPLY FULLY WITH THE REQUIREMENTS OF THE SPECIFICATION.

4 ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM ANY DEFECTS AND SHALL BE MAINTAINED AS SUCH DURING THE CONSTRUCTION PERIOD.

5 ALL PIPES FITTINGS SHALL BE THOROUGHLY PROTECTED FROM ANY HAZARDS AND SHALL HAVE SUPPORTS, ANCHORS OR HANGER AS DEEMED NECESSARY AS REQUIRED BY THE TECHNICAL SPECIFICATIONS

6 INSTALLATION OF THE EQUIPMENT, PIPES AND FITTINGS UNDER PUBLIC HEALTH SERVICES SHALL BE EXECUTED IN FULL COORDINATION WITH THE ARCHITECTURAL, LANDSCAPE,STRUCTURAL, ELECTRICAL, AND OTHER MECHANICAL DRAWINGS AND SCHEDULES.

7 MINIMUM SLOPES OF SOIL AND WASTE PIPES IN THE BUILDINGS SHALL BE 1%.WATER TRAP SEALS AND CLEANOUTS SHALL BE INSTALLED AT LOCATIONS INDICATED ON THE DRAWINGS

8 FLOOR DRAINS SHALL HAVE TRAPS WITH REMOVABLE STRAINERS AND A MINIMUM WATER SEAL OF 50mm.DRAINAGE MANHOLES SHALL BE CAST-IN-SITU REINFORCED CONCRETE WITH BLACK COATED AIRTIGHT,RECESSED TYPE, CAST IRON MANHOLE COVERS AND FRAMES.THE MANHOLE COVERS SHALL HAVE APPROPRIATE IDENTIFICATION MARKER.ALL INTERNAL SURFACES SHALL BE COATED WITH TWO COATS OF APPROVED

9 VENT TERMINALS SHALL BE LOCATED AT LEAST 3 METERS FROM AIR HANDLING UNITS.

10 DRAINAGE MANHOLE COVERS AND CLEANOUTS LOCATED ON THE PAVEMENTS AND ROADS SHALL HAVE SIMILAR

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE RIGHTS OF THE ARCHITECT IN THESE PLANS AND, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

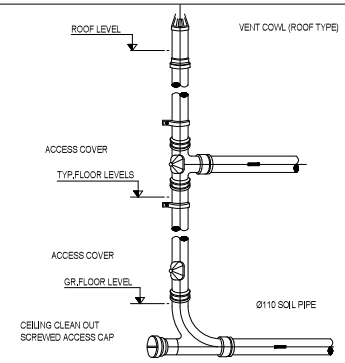
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

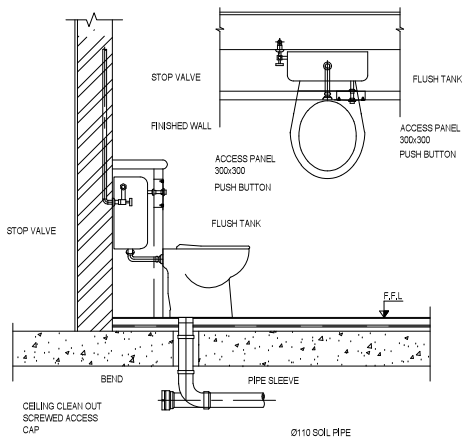
Home Owner

NORHTECIDE

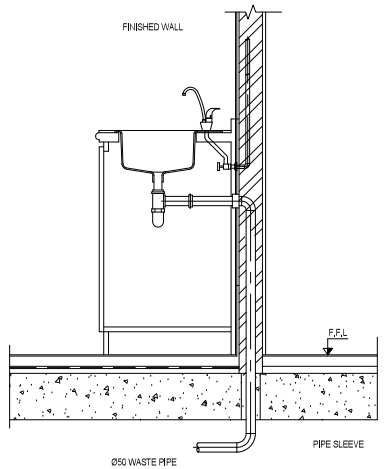
P-03



TYPICAL VERTICAL STACK
DRAINAGE PIPE CONNECTION
SCALE:N.T.S



DETAIL OF WATER CLOSET CONNECTION
SCALE:N.T.S



DETAIL OF KITCHEN SINK
SCALE:N.T.S

SCALE:N.T.S

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

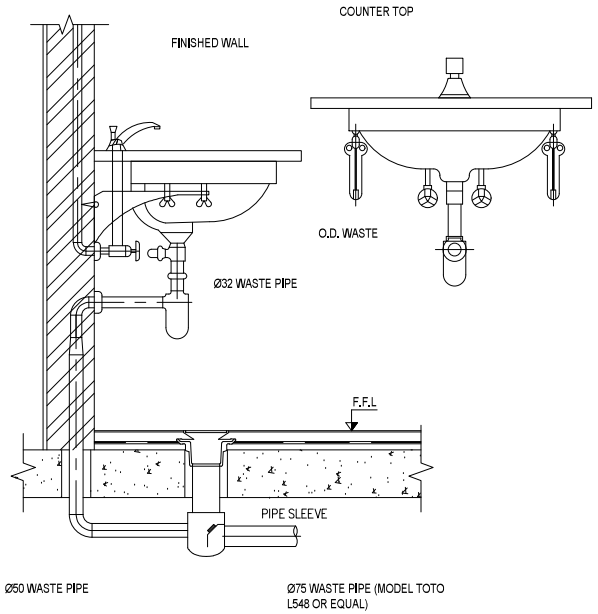
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

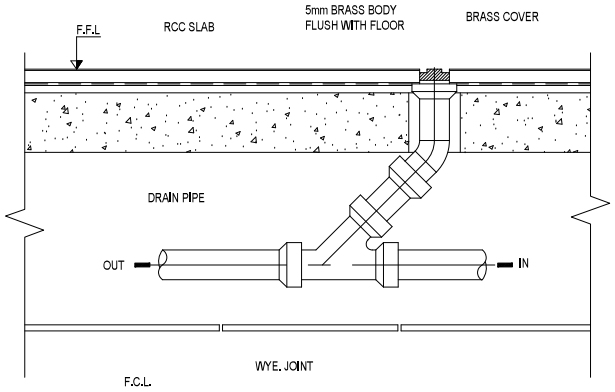
Home Owner

NORHTECIDE

P-04



DETAIL OF LAVATORY CONNECTION FOR TOILETS
SCALE:N.T.S



FLOOR FLOOR CLEANOUT (F.C.O) DETAIL
SCALE:N.T.S

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL WORKS" AND AS "ARCHITECTURAL DESIGN." THE ACT PROTECTS THE DESIGN OF THESE PLANS, AND THE DESIGN OF THE BUILDING THESE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

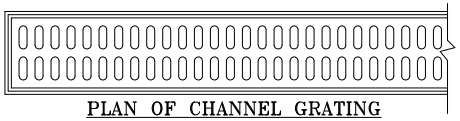
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

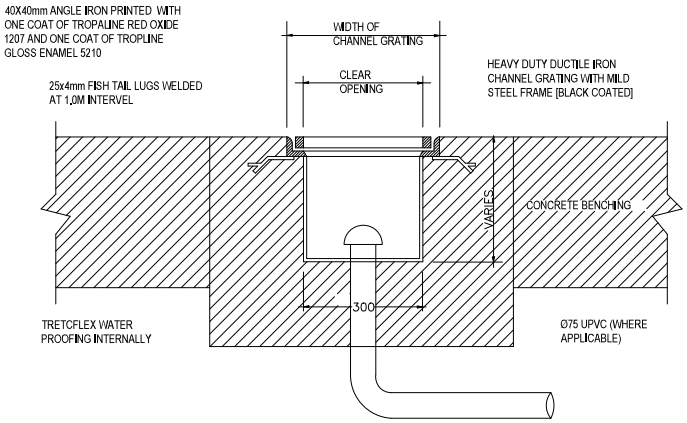
Home Owner

NORHTECIDE

P-05



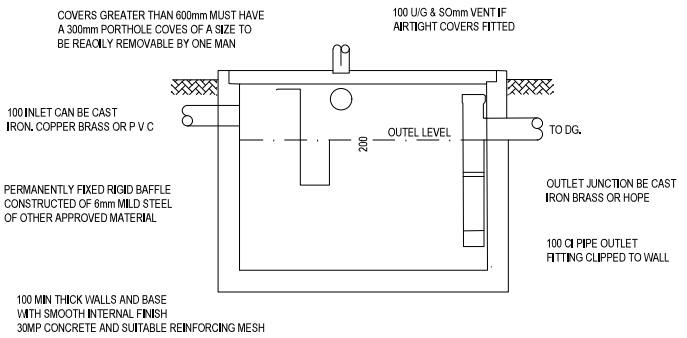
PLAN OF CHANNEL GRATING



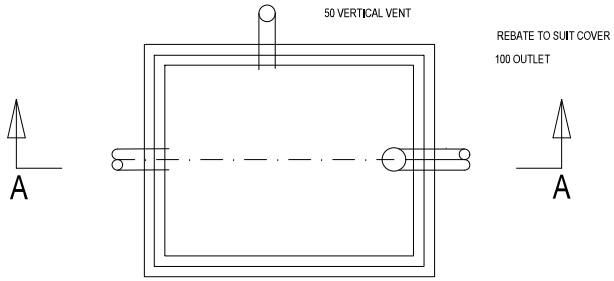
CROSS SECTION OF WATER GRATING CHANNEL

SCALE:N.T.S

NOTE: ANGLE IRON FRAME SURROUND REQUIRED WITH CHECKER PLATE LID PVC LINER NOT SUITABLE FOR HOT DISCHARGE GITS



SECTION A-A



PLAN
(COVER REMOVED)

NOTE INTERCEPTOR SHALL HAVE A MINIMUM CAPACITY BELOW THE INVERT LEVEL OF THE OUTLET PIPE OF 600 LITERS OR HAVE A CAPACITY EQUIVALENT TO THE MAXIMUM HOURLY DISCHARGE. WHICHEVER IS THE GREATER.

DETAIL OF OIL INTERCEPTOR

SCALE:N.T.S

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

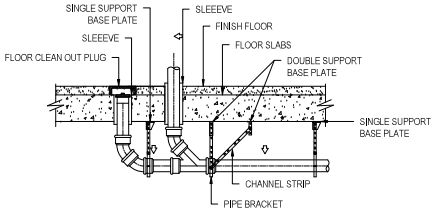
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

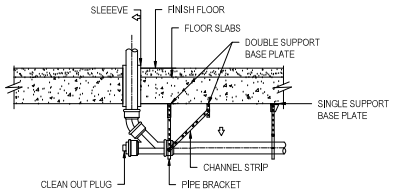
Home Owner

NORHTECIDE

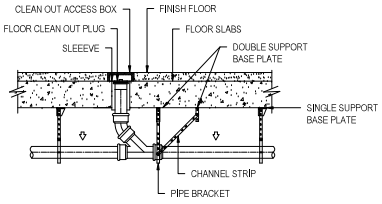
P-06



TYPICAL DETAILS OF CLEAN OUT PLUG EXTENDED TO FLOOR



TYPICAL DETAILS OF PIPE BEND CLEAN OUT PLUG AT UNDER FLOOR SLAB



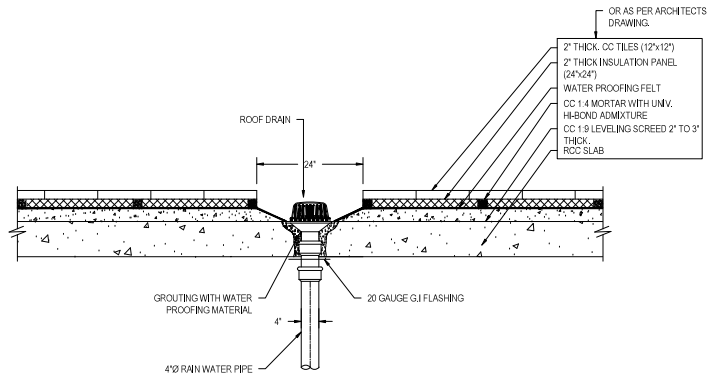
TYPICAL DETAILS OF CONCEALED CLEAN OUT PLUG WITH ACCESS BOX

SCHEDULE OF PIPE SUPPORTS UPVC/PPR-C PIPES		
PIPE SIZE	HORIZONTAL DIST.	VERTICAL DIST.
1-1/4" Ø TO 1-1/2"Ø	1.5 FT. C/C	4 FT. C/C
2"Ø	2 FT. C/C	4 FT. C/C
3"Ø & 4"Ø	3 FT. C/C	6 FT. C/C
6"Ø	4 FT. C/C	6 FT. C/C

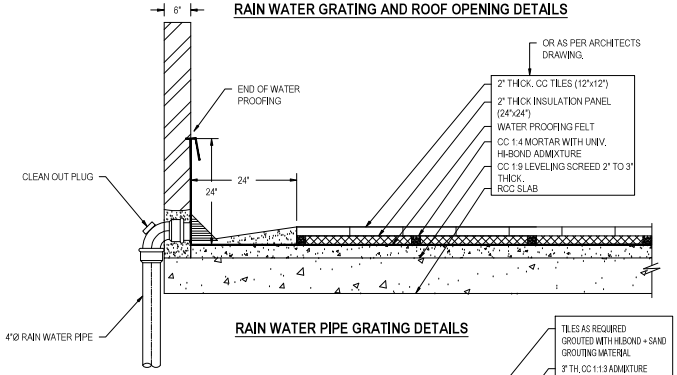
NOTE: DESIGN OF SUPPORTS SHALL BE AS PER MANUFACTURER'S RECOMMENDATION.

RECOMMENDED U-PVC PIPE SLOPES	
PIPE SIZE	SLOPE RATIO
1-1/2"Ø TO 2"Ø	1:20, 1:30
3"Ø	1:40, 1:60
4"Ø	1:100
6"Ø	1:120

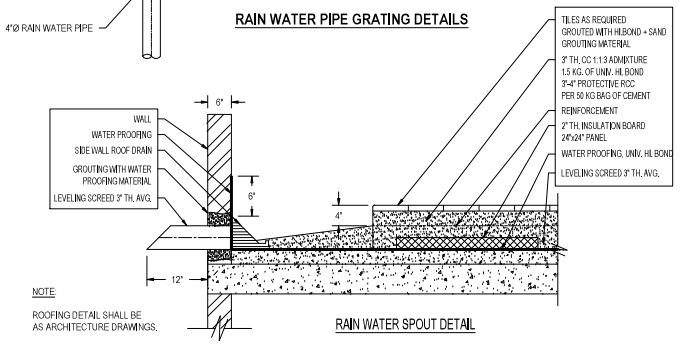
06 TYPICAL DETAIL OF CLEAN OUT PLUG WITH ACCESS BOX
SCALE: N.T.S.



RAIN WATER GRATING AND ROOF OPENING DETAILS



RAIN WATER PIPE GRATING DETAILS



RAIN WATER SPOUT DETAIL

05 TYPICAL DETAILS OF ROOF RAIN WATER GRATING
SCALE: N.T.S.

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL WORKS" AND AS "PICTORIAL, GRAPHIC, AND SCULPTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THESE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

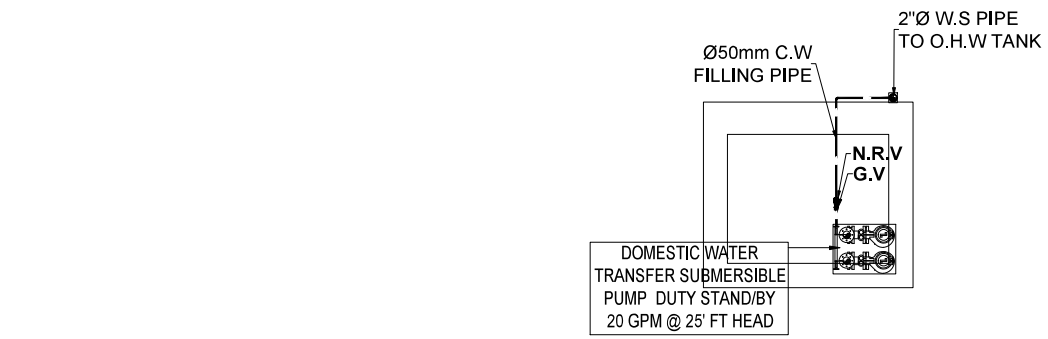
1616 IONIA STREET, JACKSONVILLE, FL, USA

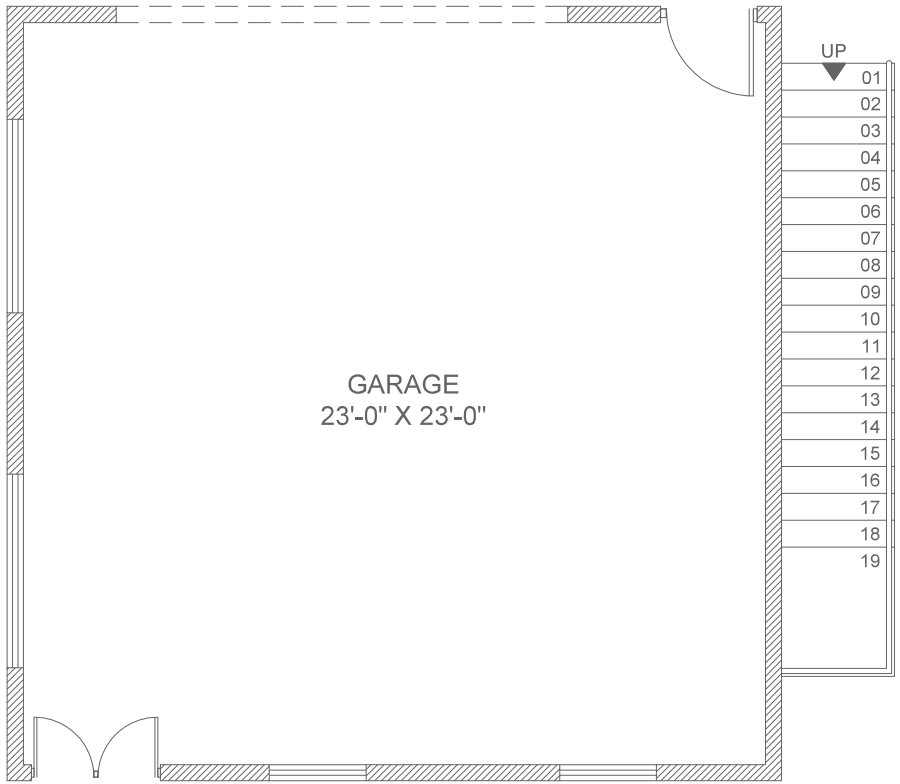
REVISION:

Home Owner

NORHTECIDE

P-07





GROUND FLOOR PLAN.

2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE RIGHTS OF THE ARCHITECT IN THESE PLANS AND IN ANY BUILDING PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

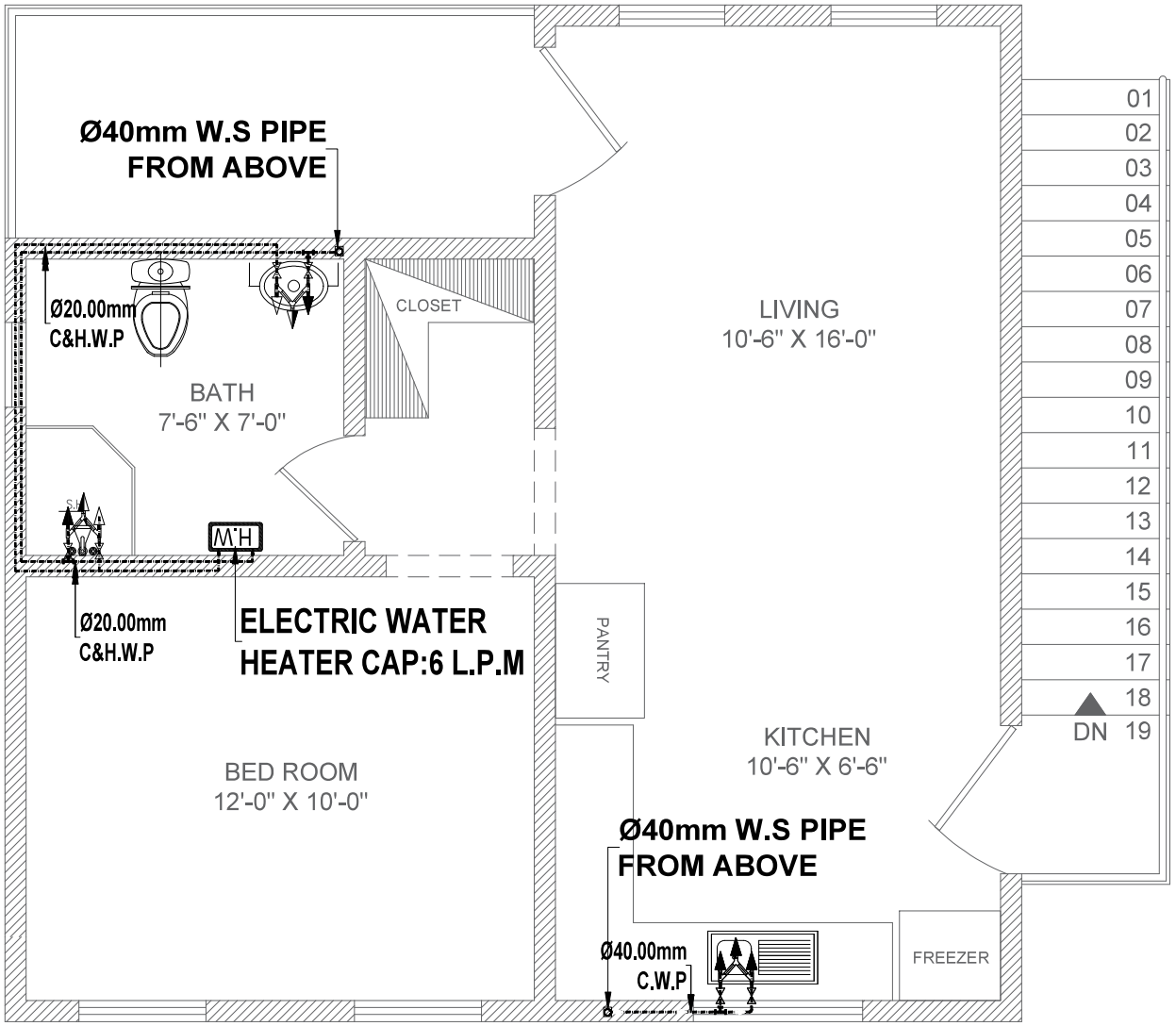
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

P-08



FIRST FLOOR PLAN.

2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE OWNER'S RIGHTS IN THE ORIGINAL DESIGNS REFLECTED IN THESE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

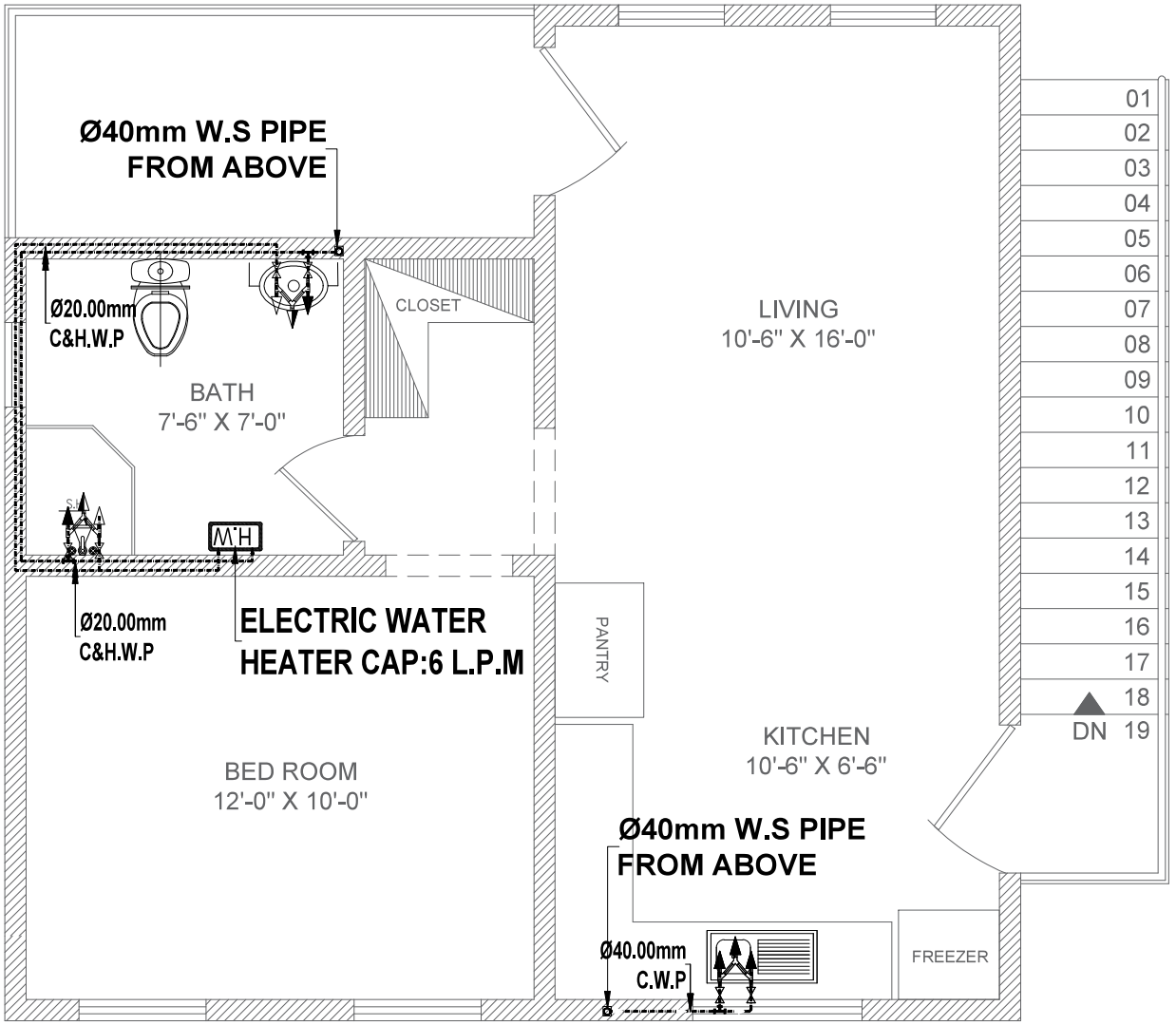
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

P-09



FIRST FLOOR PLAN.

2-Story Detached Garage Plans

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

P-10

1 ALL DIMENSIONS ARE IN INCHES UNLESS INDICATED OTHERWISE.

2 THE PUBLIC HEALTH DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE APPROPRIATE ARCHITECTURAL CIVIL, STRUCTURAL, ELECTRICAL AND OTHER MECHANICAL DRAWINGS AND EQUIPMENT SCHEDULES.

3 ALL MATERIALS AND METHODS OF INSTALLATION SHALL COMPLY FULLY WITH THE REQUIREMENTS OF THE SPECIFICATION.

4 ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM AN DEFECTS AND SHALL BE MAINTAINED AS SUCH DURING THE CONSTRUCTION PERIOD.

5 PIPES PENETRATING THROUGH FLOORS, ROOFS AND WALLS SHALL BE PROVIDED WITH PIPE SLEEVES WITH ANNULAR SPACES FILLED WITH APPROVED COMPOUND AND SHALL BE TIGHTLY CAULKED.

6 ALL UNDERGROUND WATER VALVES SHALL HAVE CAST IRON VALVE BOXES IN LOCATIONS INDICATED THE DRAWINGS.CAST IRON SINGLE SEAL COVERS WITH IDENTIFICATION VALVES DURING USE.

7 ALL PIPES FITTINGS SHALL BE THOROUGHLY PROTECTED FROM ANY HAZARDS AND SHALL HAVE SUPPORTS, ANCHORS OR HANGER AS DEEMED NECESSARY AS REQUIRED BY THE TECHNICAL SPECIFICATIONS.

8 INSTALLATION OF THE EQUIPMENT, PIPES AND FITTINGS UNDER PUBLIC HEALTH SERVICES SHALL BE EXECUTED IN FULL COORDINATION WITH THE ARCHITECTURAL, LANDSCAPE,STRUCTURAL, ELECTRICAL, AND OTHER MECHANICAL DRAWINGS AND SCHEDULES.

9 THE MECHANICAL CONTRACTORS SHALL PROVIDE ELECTRICAL WIRING FOR MECHANICAL EQUIPMENT UP TO THE ISOLATORS PROVIDED BY THE ELECTRICAL CONTRACTORS.THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MOTOR CONTROL CENTERS AND CONTROL PANELS OF HIS SUPPLIED EQUIPMENT.

10 ALL SANITARY FIXTURE WITHOUT INTEGRAL P-TRAPS SUCH BIDETS, CHANNELS, ETC. SHALL PROVIDED WITH APPROPRIATE P-TRAPS APPROVED BY THE SITE ENGINEER.

11 THE WATER TANKS SHALL INCLUDE FLOAT VALVE FLOAT BALL,FOOT VALVE AT PUMP SUCTION LINE, RELIEF VENTS, ACCESS LADDER OR CLIMBING RUNGS,OVERFLOW PIPE,HIGH AND LOW CUT-OFFLEVEL SWITCHES,MANHOLES WITH AIR TIGHT COVERS,AND PROVISIONS FOR PIPE CONNECTIONS.

12 THE CONTRACTOR SHALL BE RESPONSIBLE TO TOTALLY PREVENT CONTAMINATION OF THE POTABLE WATER SYSTEM.

13 DIFFERING MATERIALS IN CONTACT WITH EACH OTHERS SHALL BE FULLY COMPATIBLE AND SHALL NOT BETWEEN THEM. PRODUCE ANY ELECTROLYTIC ACTION

14 ALL FASTENINGS AND SUPPORTS SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY THE SIZING, SPACING AND TYPES OF FASTENINGS AND SUPPORTS SHALL BE IN ACCORDANCE WITH THE APPROVAL OF THE ENGINEER OR HIS APPROVED REPRESENTATIVE.

15 ALL EQUIPMENT & ACCESSORIES UNDER PUBLIC HEALTH ENGINEERING SERVICES SHALL BE INSTALLED IN SUCH A MANNER TO ALLOW ADEQUATE SPACE FOR SERVICING MAINTENANCE AND REPLACEMENT.

16 UNLESS OTHERWISE INDICATED ON DRAWINGS WATER SUPPLY PIPES INSIDE BUILDING SHALL BE PPRC PIPE VALVES/SINGLE VALVES SHALL BE PROVIDED BEFORE EACH WATER OUTLET OF ALL SANITARY FIXTURES

17 600x600MM ACCESS PANEL ARE REQUIRED FOR PERIODIC MAINTENANCE & OPERATION FOR THE WATER SUPPLY GATE VALVES.

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE RIGHTS OF THE ARCHITECT IN THESE PLANS AND IN THE BUILDING PLANS. AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

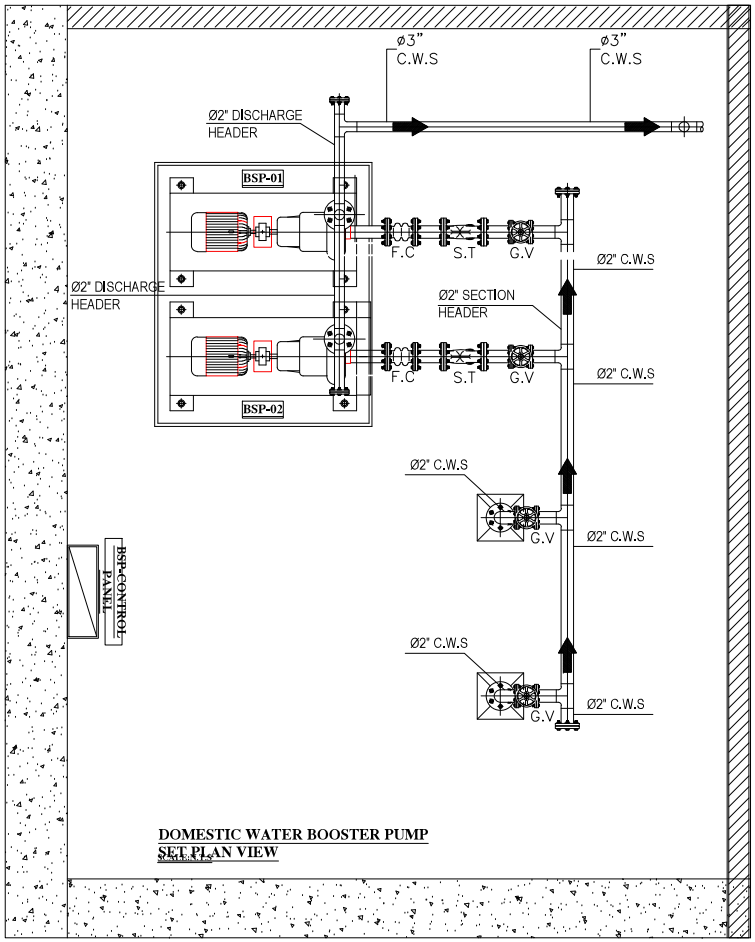
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

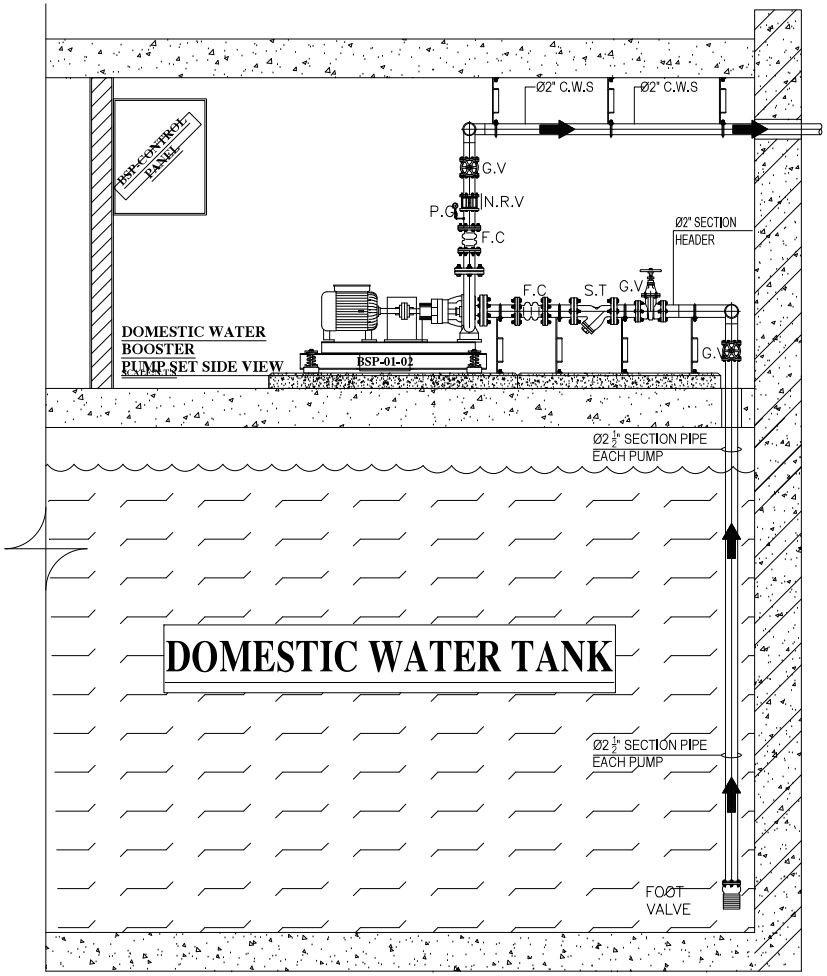
Home Owner

NORHTECIDE

P-11



PLAN VIEW



SIDE VIEW

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE RIGHTS OF THE ARCHITECT IN THESE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

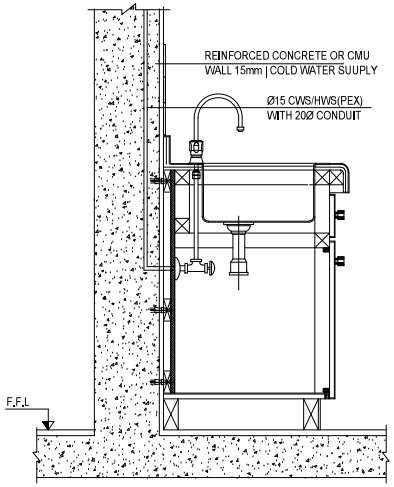
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

P-12



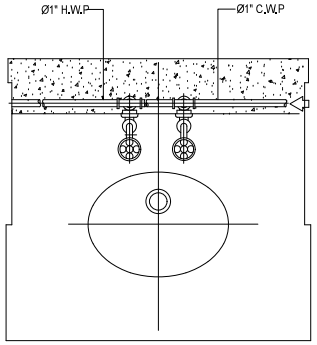
NOTES:

SECTION VIEW:

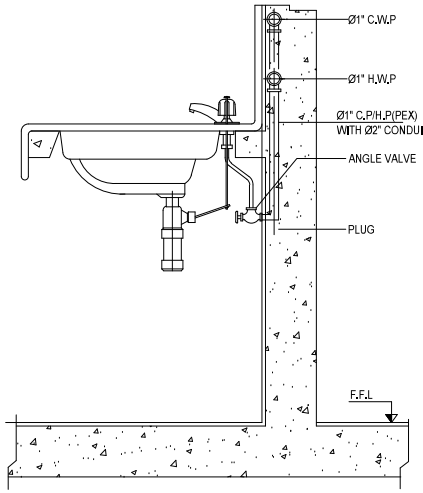
1. BASE DIMENSIONS ON MANUFACTURER'S DATA & RECOMMENDATIONS.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

GENERAL PIPING ARRANGEMENT FOR KITCHEN SINK

SCALE: N.T.S



PLAN VIEW:



SECTION VIEW:

GENERAL PIPING ARRANGEMENT FOR WASH BASIN (UNDER COUNTER)

SCALE: N.T.S

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROVIDES THAT, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

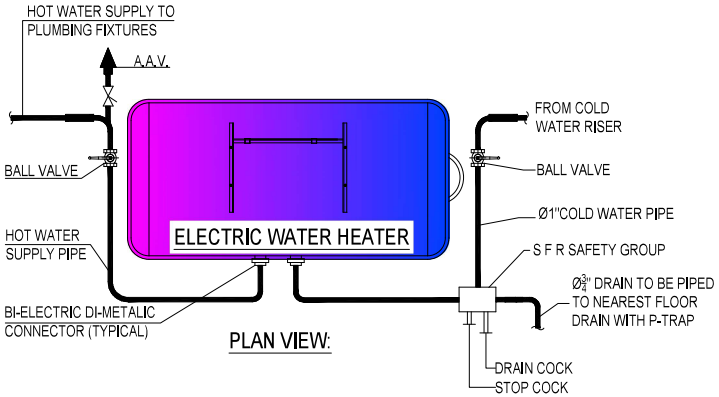
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

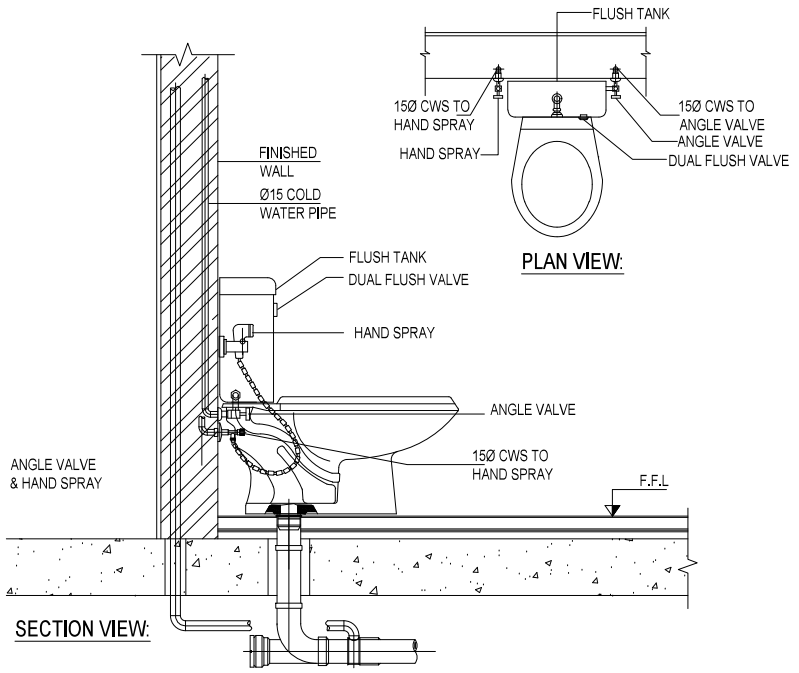
P-13



a). NO FLEXIBLE CONNECTIONS SHALL BE USED.
b). COPPER PIPE WORK AND FITTINGS SHALL BE USED.
c). WATER HEATERS SHALL BE OF THE PRESSURE TYPE SUITABLE FOR NON-VENTED SYSTEMS.
d). S F R SAFETY GROUP PIPED TO DRAIN WITH COPPER PIPE.
e). 13 mm THICK ELECTROMETRIC INSULATION SHOULD BE USED.

DETAIL OF ELECTRIC WATER HEATER CONNECTION

SCALE: N.T.S



DETAIL OF WATER CLOSET CONNECTION

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

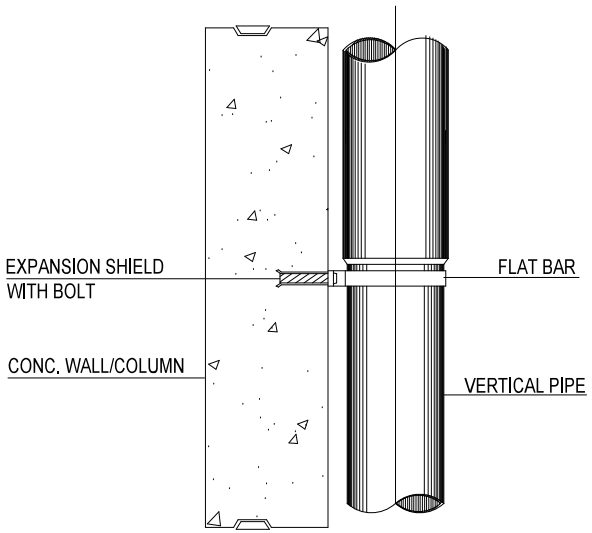
1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

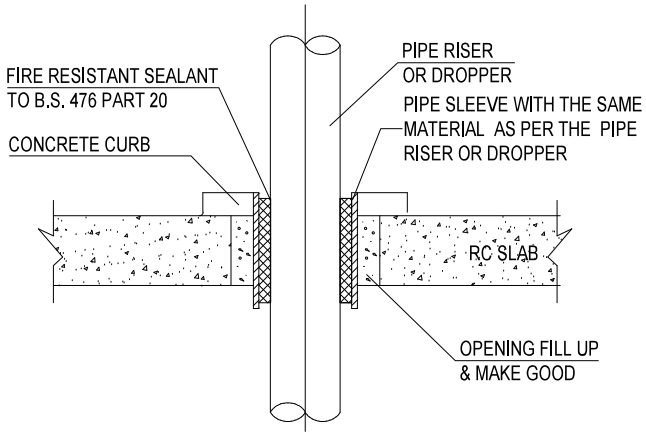
NORHTECIDE

P-14



DETAIL OF VERTICAL PIPE HANGER

SCALE: N.T.S



DETAIL OF PIPE SLEEVE FOR PIPES THROUGH SLABS

SCALE: N.T.S

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, 17 U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORKS." THE ACT PROTECTS THE DESIGNS AND ARRANGEMENTS OF ROOMS AND SPACES IN THE PLANS, AMONG OTHER THINGS. THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

NORTHECIDE GARAGE PLAN

1616 IONIA STREET, JACKSONVILLE, FL, USA

REVISION:

Home Owner

NORHTECIDE

P-15

COA 23-29954

1918 Morningside St

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29954

Address: 1918 Morningside Street, RE# 092730-0000

Location: Southwest side of Morningside Street, between Arden Street and Richmond Street

Owner: Daniel Fadale
1918 Morningside Street
Jacksonville, Florida 32205

Applicant: Jessica Ashton Stull
Pella Windows and Doors
7818 Philips Highway, Suite 200
Jacksonville, Florida 32256

Year Built: *c*. 1931 (*Florida Master Site File*)

Designation: Riverside Avondale, Contributing

Request: Alterations (After-the-Fact)

Summary Scope of Work:
1. After-the-fact window replacement of five (5) windows
2. Window replacement of one (1) long arched window
3. Window replacement of three (3) non-original windows (*Administrative*)

Recommendation: **Approve with Conditions**

Conditions:
Window Replacement
1. The light pattern of the four (4) rear second-floor elevation windows shall have exterior raised profiled muntins (true or simulated divided lights).
2. The light pattern of the one (1) front first-floor elevation window shall have exterior raised profiled muntins (true or simulated divided lights).
3. The light pattern of the one (1) front second-floor elevation window shall match the documented gridded light pattern in the Florida Master Site File picture and shall have exterior raised profiled muntins (true or simulated divided lights).
4. The light pattern of the one (1) right first-floor elevation window shall be a single fixed window.

5. All new windows shall fit the original openings both horizontally and vertically and be recessed within the opening (not flush with the wall or have permanent nailing fins).
6. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
7. All new windows shall be vinyl or wood clad.
8. Vinyl replacement windows shall have a matte finish to reduce glossiness.
9. Any exterior trim work, including traditional sill, shall be retained or replicated in brick matching the historic brick and mortar.
10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
11. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

PROJECT DESCRIPTION

COA-23-29954 is for after-the-fact window replacement on a contributing structure within the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a two-story Tudor Revival-style home. The after-the-fact work includes installing five (5) windows under expired **COA-20-24394**. The first window (1) that was installed is located on the front first-

floor elevation and it is a wood clad 8-grid picture window with exterior raised profiled muntins. This window was originally approved to be replaced with either a vinyl plain glass window or a vinyl gridded divided light and exterior muntins window. The other four (4) windows that were installed are located on the rear second-floor elevation and are vinyl 6-over-6 windows with interior muntins. These windows were originally approved to be replaced with a vinyl 6-over-6 window product with exterior muntins.

The applicant also proposes to replace one (1) long arched casement window located on the front second-floor elevation, and it is a wood casement window with plain arched glass and a 24-grid light pattern with interior muntins. The proposed product is an aluminum-clad wood casement window with a sunburst arched glass and 15-grid light pattern with exterior muntins.

Lastly, there is a three (3) window grouping located on the right first-floor elevation that the applicant proposes to replace. The existing windows are non-original, wood one-over-one and fixed windows. The proposed window design is to install one (1) large vinyl fixed window within the existing window opening. Pursuant to the authority granted to Staff via the 2024 COA Matrix, window replacement of non-original windows with a compatible design, placement, and arrangement can be approved administratively. As such, this report will focus on the after-the-fact work and the long arched casement window replacement.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Riverside Avondale Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(l). The following is Staff's analysis:

- Staff conducted a site visit on January 23, 2024 and deemed the wood clad window (1) on the front first-floor elevation as properly installed based on its recession in the wall and exterior raised profiled muntins. Upon viewing the four (4) vinyl windows on the rear second-floor elevation, Staff deemed these windows as improperly installed as they do not have exterior raised profiled muntins.
- Based on the records found by Staff, several alterations have occurred to the structure including window replacements. Only a small portion of historic windows remain. The Florida Master Site File recorded in 1985 includes a picture of the structure. Based on the Florida Master Site File and current pictures, the front elongated multilight casement window has been altered since it was recorded.
- By installing vinyl gridded windows with interior muntins, a significant portion of the character of the structure is removed and replaced with a historically inappropriate product. If the applicant were to install a window product, as conditioned, this would be an opportunity to bring the property into compliance more with the Historic Preservation Guidelines for the Riverside Avondale Historic District and to be consistent with Section 307.106(l)(2).
- Windows with exterior raised profiled muntins are a significant part of the architectural character of a structure and its contribution to the district. The Design Guidelines references "Windows" and notes, "Windows in the districts are often important stylistic

elements." Additionally, it lists Recommendation #1 to "Retain and repair window openings, frames, sash, glass…where they contribute to the architectural and historic character of the building." Windows are a character-defining feature and the replacement of windows with an appropriate design and product, as conditioned, is consistent with Section 307.106(k)(1 and 3).

- The Design Guidelines references "Windows" and lists Avoid #4 as "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building." The exterior raised profiled muntins on the elongated casement window and the 6-over-6 sash windows, as conditioned, will restore the integrity of the historic design that is based on the documented gridded light pattern in the Florida Master Site File.
- The relationship between this property and others in the area would not be negatively impacted, as the existing non-original interior muntin gridded windows would be replaced with new exterior profiled muntin vinyl and aluminum-clad wood windows, as conditioned, that follow a compatible design and size of the historic windows. Additionally, the effect of the proposed work, as conditioned, on the property does not detract from the structure's architectural design. For these reasons, the alteration is consistent with Sections 307.106(k)(2-4).
- The proposed window replacement, as conditioned, would require minimal alteration of the building, does not destroy the distinguishing original qualities or character of the building, and does not mimic an earlier appearance. This is consistent with Section 307.103(l)(1-3).

For these reasons, it is the position of the Planning and Development Department that the proposed work is consistent with:

1. Section 307.106(k) General Standards: 1, 2, 3, and 4
2. Section 307.106(l) Guidelines on "Alterations": 1, 2, 3, and 4
3. Historic District Design Guidelines, Section on "Windows"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

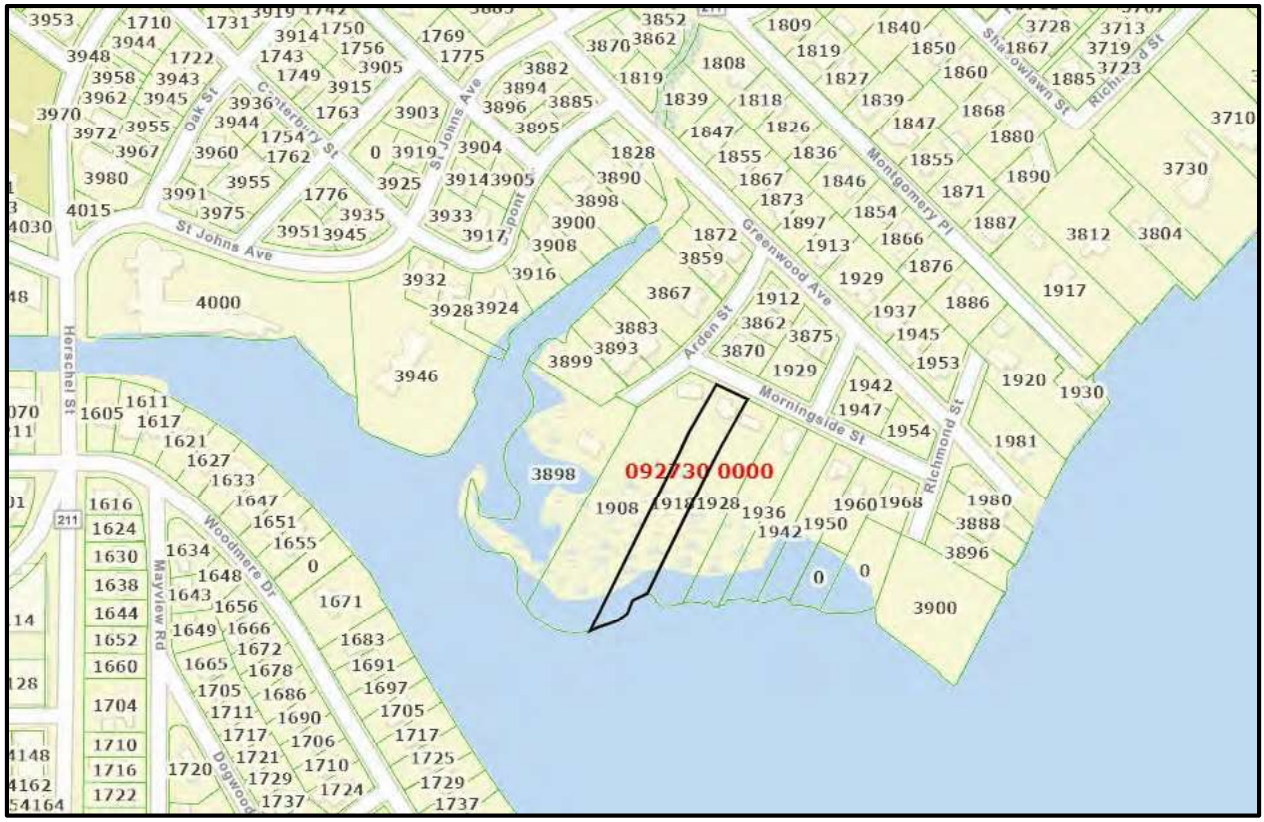
Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(l)(3) - Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

Historic District Design Guidelines, "Windows, Awnings, and Shutters"

- Windows, Recommendation #1: "Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building."
- Windows, Recommendation #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass."
- Windows, Avoid #3: "Removing window features that can be repaired where such features contribute to the historic and architectural character of a building."
- Windows, Avoid #4: "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building."
- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

SITE VISIT OF SUBJECT PROPERTY ON JANUARY 23, 2024

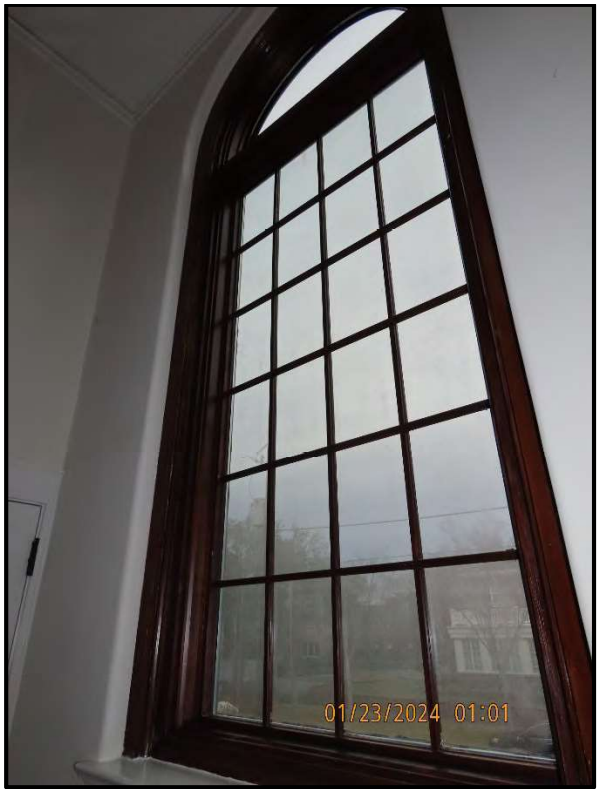
Pella
01/23/2024 00:39

01/23/2024 00:42

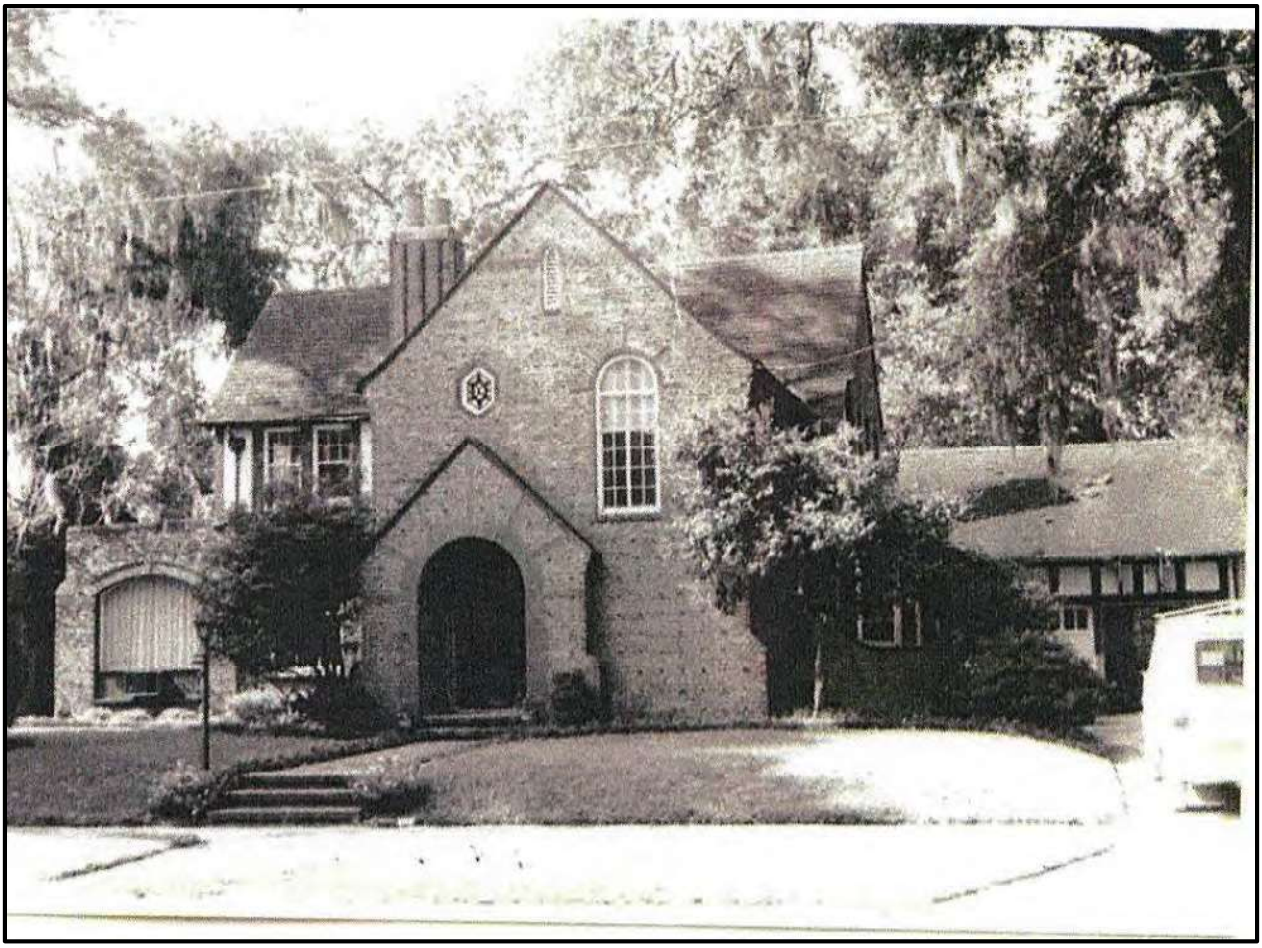
01/23/2024 00:44

01/23/2024 00:44

01/23/2024 00:40


01/23/2024 01:01

1985 FLORIDA MASTER SITE FILE PICTURE



FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

~~8Du~~

Site No. 8Du 4954

Site Name 1918 Morningside Avenue Survey Date 0685

Address of Site 1918 Morningside Avenue Jacksonville, Fl

Instructions for locating

Location Arden 51
Subdivision name block no. lot no.

County Duval

District name if applicable

Owner of Site: Name

Address

Type of ownership private Recording date

Recorder: Name & Title Werndli, Phillip A.

Address Florida Preservation Services
PO Box 13892 Tallahassee, Fl 32317

Condition of Site: (Check One)
( )Excellent
(x)Good
( )Fair
( )Deteriorated

Integrity of Site: (Check One or More)
(x)Altered
( )Unaltered
(x)Original Use
( )Restored/Date
( )Moved/Date

Original Use private residence

Present Use private residence

Dates +1931(ca)

Cutural/Phase American

Period

NR Classification Category Building Date Listed on NR

Threats to Site: (Check one or more)
( )Zoning
X)Development
( )Deterioration
( )Borrowing
( )Other(See Remarks Below)
( )Transportation
( )Fill
( )Dredge

Areas of Significance: Architecture

Significance:

The 1920s was a time when the use of old world and Colonial styles became commonplace. This house is an example of the English influences in house design, commonly referred to as Tudor Revival. The style is characterized by the use of half timbering, eybrow dormers, steeply pitched roofs, curved eaves, and arched doorways. This house has interesting decorative brickwork in contrasting colors. This is indeed a storybook Tudor Revival house.

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

DU495-4

Architect _____
Builder _____
Style and/or Period Tudor Revival
Plan Type irregular
Exterior Fabric brick:common(4th)header-stretcher
Structural System(s) wood frame
Porches N/recessed in round brick arch

Orientation N
Foundation continuous
Roof Type gable
Secondary Roof Structure(s) cross gables
Roof Surfacing composition shingles
Window Type DHS,6/6,wood#casement,12 light,metal#fixed art glass
Ornament Exterior brick
Chimney brick
Chimney Location E:end,interior,lateral slope
No. of Chimneys 1 — No. of Stories 2
No. of Dormers _____ — Outbuildings _____
Surroundings Urban, Residential
Map Reference (inc. scale & date) USGS Jacksonville, Fla 7.5 min 1964 (PR 1982)

Latitude and Longitude:
o ' " o ' "
Site Size (Approx. Acreage of Property) LT 1

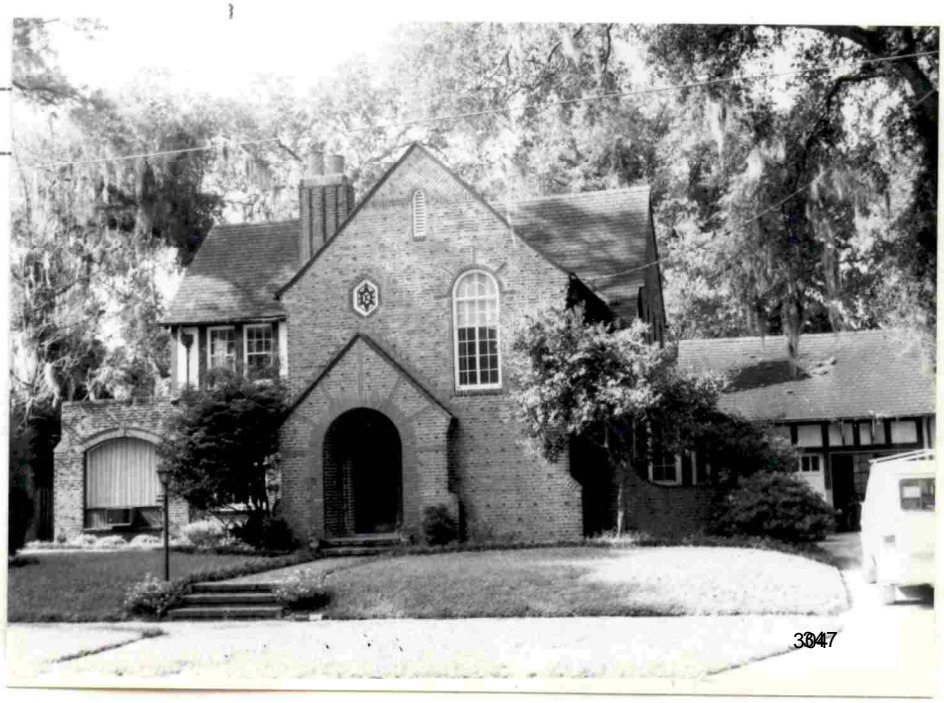
Township	Range	Section
2 S	26 E	58

Location Sketch or Map — N

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number _____
Please attach Photographic Print



3847

DU4954

JACKSONVILLE, FLA. VOL. 9

342

SCALE OF FEET

COPYRIGHT SANBORN MAP COMPANY INC

12-72

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-20-24394**

IN RE: The Certificate of Appropriateness Application of

Dan Fadale
1918 Morningside Street
Jacksonville, Florida 32205

ORDER ON COA-20-24394: APPROVED with CONDITIONS

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Jeff Thompson (Agent)** on behalf of **Dan Fadale,** the owner of certain real property located **1918 Morningside Street, R.E. No. 092730-0000,** seeking approval for **window replacement.**

Having duly considered the evidence presented at the public hearing and meeting on **October 28, 2020**, including the Report of the Planning and Development Department and all attachments thereto (Staff Report), a portion of which is attached hereto as **EXHIBIT A**, and on file in its entirety in the Planning and Development Department, the Historic Preservation Commission hereby

FINDS AND DETERMINES:

1. That the applicant has complied with all application requirements set forth in Section 307.106 of the City of Jacksonville Ordinance Code; and

2. That the record contains sufficient substantial competent evidence to demonstrate that application **COA-20-24394** meets, to the extent applicable and as modified by any conditions contained herein, the standards and criteria set forth in Section 307.106 of the City of Jacksonville Ordinance Code; and

3. That the findings and recommendations in the Staff Report for application **COA-20-24394**, to the extent consistent with this **Order,** are hereby adopted and incorporated herein; and

4. That the land which is the subject of application **COA-20-24394** is owned by **Dan Fadale.**

NOW THEREFORE, it is **ORDERED** by the Historic Preservation Commission:

Application **COA-20-24394** is hereby **APPROVED**, subject to the following **CONDITIONS:**

A. Regarding the request for **window replacement**, the following conditions shall apply:

1. **The diamond and 8-light leaded glass windows on the left side of the front gable projection shall be preserved.**

2. **The new windows shall fit the historic opening, be recessed within the wall plane to match the existing historic windows on the house, have exterior raised profiled muntins, match the existing or documented historic design (sash style, casement, fixed), and replicate the gridded divided light pattern (adjusted depending on the size of the opening), unless otherwise conditioned or recommended in this report. Brickmould shall be selected to best match the profile and width of that on the remaining historic wood windows.**

3. **The large arched picture windows on the first floor shall be plain glass to maintain the sense of openness associated with its original open porch use or have a gridded divided light pattern of sash-style, fixed or casement units in keeping with historic porch enclosure designs with the gridded pattern documented for the house.**

4. **The long arched window on the front façade shall have a fixed or casement design that is based on the documented gridded light pattern in the Florida Master Site File.**

5. **All window groupings shall have/maintain traditional 4-6 inch flat mullions between units.**

6. **Any new trim shall be wood and shall match the dimensions and design of the existing windows.**

7. **Minor changes to the design and light patterns of windows that are in keeping with the architectural style and historic documentation can be administratively reviewed and approved by the Historic Preservation Section of the Planning and Development Department**

8. **A final summary of all the window designs being purchased shall be submitted for review and approval by the Historic Preservation Section of the Planning and Development Department prior to purchase.**

B. This is a SUGGESTION for the RESIDENCE:

1. **Restore the stained glass star design in the hexagon opening on the front facade.**

C. Failure to exercise the COA hereby granted by performance of the action herein approved within one (1) year of the effective date of this Order shall render this COA invalid and all rights arising hereunder shall terminate.

Executed on this **12th** day of **November 2020.**

FORM APPROVED

Kealey A. West
Office of General Counsel

Chairman
Historic Preservation Commission

Copies to:

Owner: **Dan Fadale**
1918 Morningside Street
Jacksonville, Florida 32205

Applicant: **Jeff Thompson**
1942 Hamilton Street
Jacksonville, Florida 32210

DISCLAIMER. The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

TIMEFRAMES AND NOTICE OF RIGHT TO APPEAL. Chapter 307.106(S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission."
Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order. Therefore, this Order does not become final until the expiration of the twenty-one (21) day appeal period provided in Chapter 307, Jacksonville Ordinance Code. Any work commenced during this appeal period is done at the risk of the applicant.

October 28, 2020

THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
CERTIFICATE OF APPROPRIATENESS APPLICATION COA-20-24394

Address:	**1918 Morningside Street**	*Year Built:*	**c. 1931**
Location:	**South side of 1918 Morningside Street between Arden Street and Richmond Street**	*Designation:*	**Riverside Avondale**
		Status:	**Contributing**
Owner:	**Dan Fadale 1918 Morningside Street Jacksonville, Florida 32205**	*Applicant:*	**Jeff Thompson 1942 Hamilton Street Jacksonville, Florida 32210**

REQUEST / RECOMMENDATION

Request: **Window replacement**

Recommendation: **Approve with conditions**

Conditions:

1. **The diamond and 8-light leaded glass windows on the left side of the front gable projection shall be preserved.**
2. **The new windows shall fit the historic opening, be recessed within the wall plane to match the existing historic windows on the house, have exterior raised profiled muntins, match the existing or documented historic design (sash style, casement, fixed), and replicate the gridded divided light pattern (adjusted depending on the size of the opening), unless otherwise conditioned or recommended in this report. Brickmould shall be selected to best match the profile and width of that on the remaining historic wood windows.**
3. **The large arched picture windows on the first floor shall be plain glass to maintain the sense of openness associated with its original open porch use or have a gridded divided light pattern of sash-style, fixed or casement units in keeping with historic porch enclosure designs with the gridded pattern documented for the house.**
4. **The long arched window on the front façade shall have a fixed or casement design that is based on the documented gridded light pattern in the Florida Master Site File.**
5. **All window groupings shall have/maintain traditional 4-6 inch flat mullions between units.**
6. **Any new trim shall be wood and shall match the dimensions and design of the existing.**

EXHIBIT A

7. **Minor changes to the design and light patterns of windows that are in keeping with the architectural style and historic documentation can be administratively reviewed by the Historic Preservation Section of the Planning and Development Department.**
8. **A final summary of all the window designs being purchased shall be submitted for review and approval by the Historic Preservation Section of the Planning and Development Department prior to purchase to verify they are in accordance with the Final Order.**

***Suggestions*:**

1. **Restore the stained glass star design in the hexagon opening on the front facade**

It is the position of the Planning and Development Department that the proposed work under the stated conditions would be consistent with all or in part with:

1. **The *Historic Preservation Design Regulations for the Riverside Avondale Historic District's* section on Windows/Awnings/Shutters (*Design Regulations)***
2. **The *Secretary of the Interior's Standards for Rehabilitation* numbers (*Standards*): 1-10**
3. **Chapter 307.106(k) General Standards: 1 – 4**
4. **Chapter 307.106(l) Guidelines on Alterations: 1 – 8**

GENERAL INFORMATION

Chapter 307.106(k), *City of Jacksonville Ordinance Code* states that in considering applications for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Commission shall be guided by four general standards. Chapter 307.106(l*), City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for alterations, the Jacksonville Historic Preservation Commission shall consider eight additional standards that reflect the same concerns as the Secretary of the Interior Standards for Rehabilitation. Chapter 307.106(m*), City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for new construction, the Commission shall consider nine additional standards. In an effort to streamline the staff findings and recommendation, these additional standards are addressed under #2 and #3.

GUIDELINES, STANDARDS AND FINDINGS

1. The effect of the proposed work on the landmark, landmark site or property within a historic district upon which such work is to be done;

DESCRIPTION OF WORK

This Certificate of Appropriateness (COA) application requests approval for the replacement of all the windows on the residence. The applicant has provided a window survey with photos and descriptions documenting the existing windows and the proposed replacement product information. The new windows would be double-hung, vinyl, 350 Series by Pella. No specific information on the proposed light patterns for each window was provided, but the applicant has indicated that they will match the existing historic windows may choose to go back to a historic configuration on some of the previously altered windows.

DOCUMENTED AND CURRENT CONDITIONS

This two-story Tudor Revival residence has a number of character defining features including steep gable roof forms, decorative brick work, a massive chimney with decorative chimney pots, varying window shapes with both diamond and square grid patterns, timbering details and arched openings. The Florida Master Site File photograph and description documents 6/6 double hung wood sash-style windows for the majority of the openings, a 12 light metal casement with a divided light arch in the elongated opening on the front façade and a fixed "art glass" star design for the one hexagon opening. Based on the Sanborn map the wide arched window openings on the right/south side of the structure were once a one story, open porch feature. A second story addition with interior muntins was added sometime after 1985.

The provided window survey includes a description of the existing light patterns, muntin details, supplier (if known), materials and insulated glass if present. The details recorded have been supplemented by staff from photos taken during two August site visits. There is a mix-up on three windows: #10, #12 and a six-light window located in a recessed corner at the rear of the house that is documented in close-up photos as both #10 and #11, but not on the elevation photos at all. Window #10 is recorded as a four light window on the elevation photos and survey notes, but the close up is of this six-light window that appears to be missed in the overall count (now labeled as 11b in this report). Window #12 is identified as a 6/6 on the elevation photo, but as a 4/4 on the survey description and close-up photo. For purposes of this review, #10 is the four-light on the right elevation, #11 is the six-light facing the backyard, #11b is the 4/4 facing the side yard and 12# is the 6/6 on the rear elevation.

The survey records 11 wood windows (12 with the above correction), including two leaded glass windows on the left side of the gable projection on the front façade (windows #5 and #6) one of which has a diamond shape pattern and the other an eight-light grid. A third wood, plain-glass, hexagon shaped window (#7) on the front facade that has be altered from the documented art glass design. Three more wood windows that are street visible on the right elevation and include two 6/6 (#8 and #9) and one four-light fixed (#10). The remaining original wood windows are located in the back with no street visibility. These include one six light (#11), one 4/4 (#11b) and four 6/6 designs (#12-#15). No details were provided on the condition of these wood windows, but they were inspected by staff and determined to be in reasonably good condition. The remaining 39 windows that make up 80% of the structure are a combination of various replacement and new products by different companies including wood clad with interior muntins (unknown), aluminum with interior muntins (Kinco), wood and clad (Peachtree), vinyl with exterior muntins (unknown), and wood/clad fixed picture units (Pella).

2. The relationship between such work and other structures on the landmark site or other property in the historic district.

EFFECT OF WORK ON HISTORIC DISTRICT

The *Design Regulations* emphasize that "[t]he placement, design, and materials of windows is often a significant part of the architectural character of a building. The *Design Regulations* state "[d]istinctive windows that are a significant part of the overall design of a building should not be destroyed" and that "[c]areful repair is the preferred approach." If repair is not technically or economically feasible, the *Design Regulations* allow for windows to be replaced. Missing or previously replaced units may be replaced with new windows that match the original in material, size,

general muntin and mullion proportion and configuration, and reflective qualities of the glass" but the *Design Regulations* "allow for new windows to be constructed of non-historic materials such as aluminum and vinyl-clad" like those proposed. However, "matching the original materials and visual qualities is always preferable." The *Design Regulations* do allow for wholesale replacement "[i]f 50% or more are deteriorated or missing," which in this case, 80% have been previously replaced, many with inappropriate designs. If all of the remaining historic units were on the front facade, the recommendation would be to preserve them all, but since they are few in number, with limited or no visibility and located on secondary elevations, wholesale replacement is being supported with the exception of the two identified leaded windows on the front.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property would be affected.*

EFFECT OF WORK ON STRUCTURE OR SITE

The proposed work would result in the loss of the remaining historic wood windows. Out of the 51 windows documented in the window survey, only 11 (22%) are historic. While the repair of one or more of these windows is technically possible, a case for wholesale replacement has been made, but significant designs should still be preserved under Standard 2[1], especially if on significant facades. The leaded or decorative diamond shaped designs fall under this umbrella.

Preservation of the historic windows is the preferred approach, but the proposed wholesale replacement, could restore some of the integrity of the historic design by including exterior muntins on the primary and more street visible elevations. It is assumed that while a full account of the historic windows is not available, it is likely that since the remaining historic wood windows are multi-light over multi-light designs with 6/6 and 4/4 being a consistent theme that the remaining windows on the house would have been largely the same. Unique shapes and sized windows are addressed through conditions to ensure compatibility.

The proposed product is a mid-range product of the Pella line, which while not matching the materials, in a double hung design can meet the minimum requirements replacement. Based on the window survey, location of remaining historic units and proposed product, staff determined that the proposed work was reasonably compliant with the applicable Standards 2 and 6[2]. Where historic or physical evidence of the historic window design does not exist, a design compatible

---

[1] **Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

[2] **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

with the architectural style, opening and documented multi-light windows will be used under the conditions of this report in compliance with Standard 9[3].

4. *Whether the plans may be carried out by the applicant within a reasonable period of time*

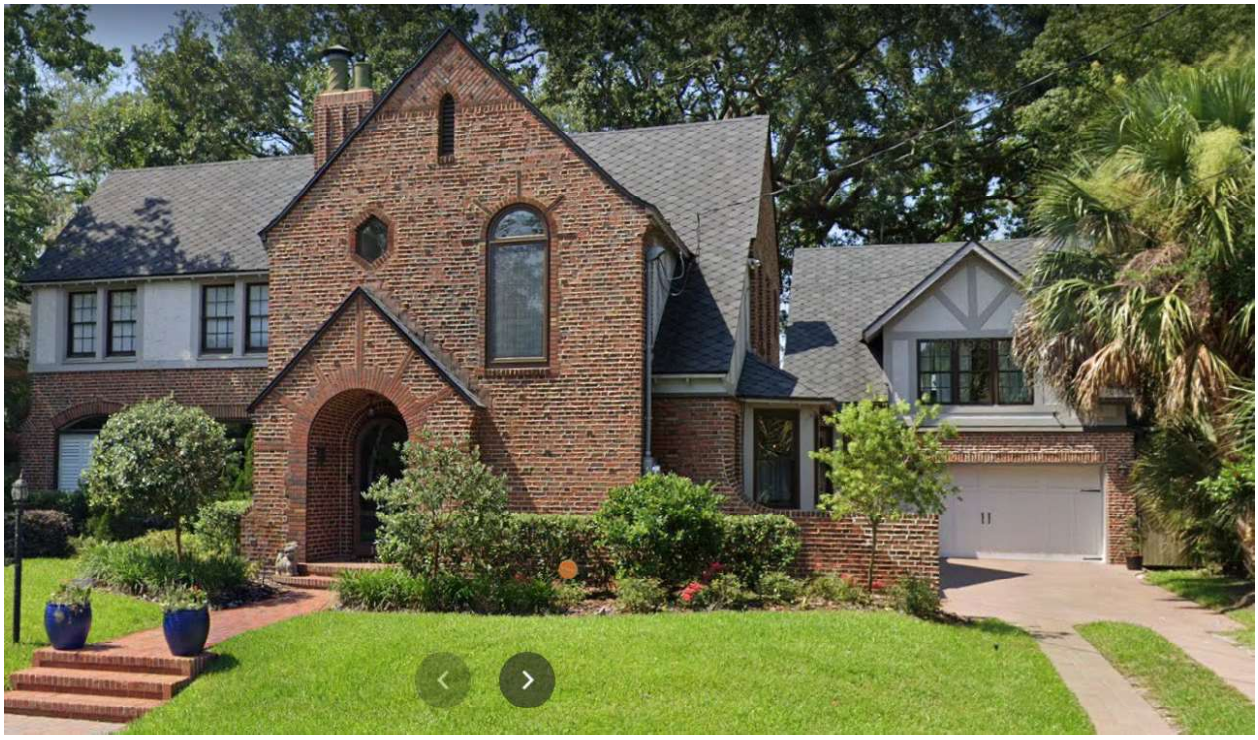
TIME FRAMES

Chapter 307.106 (S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this Section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission." It is the opinion of the Planning and Development Department that the proposed work can be completed within the aforementioned time frame.

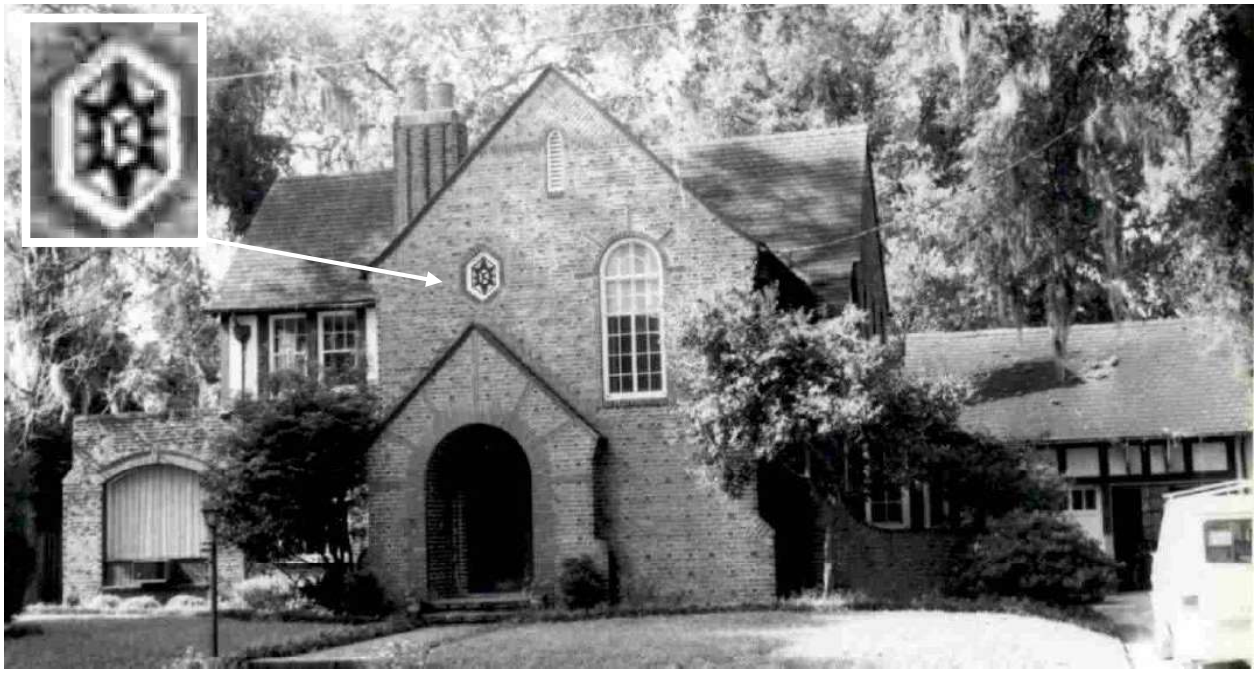
Aerial view site map

[3] **Standard 9:** New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Google Street view of subject structure



1985 Florida Master Site File photo documenting two historic windows before being altered including the façade's elongated multilight casement and hexagon windows with star design



Front facade with remaining historic units numbered in red

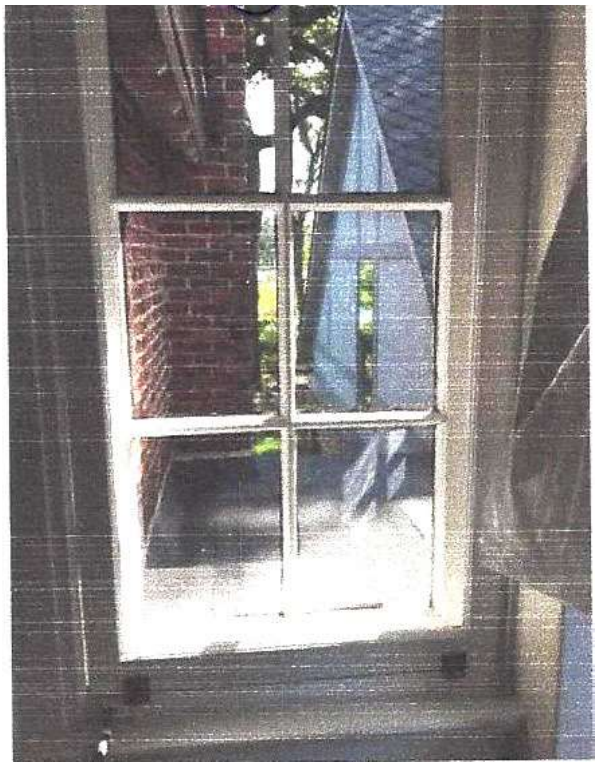
Close-up of historic leaded glass windows (#5 and #6) on front façade conditioned for preservation

Rear elevation of house where most of surveying historic windows are located, with remaining wood windows 12,13,14,15 circled

Side elevation of house where three historic windows are located with windows 8, 9 and10 identified

Window “11” facing side yard

Window “:11b” which faces backyard as seen from the interior of house



Close-ups of existing previously replaced windows

Previously replaced windows with interior muntins

Proposed product (double hung 350 Series by Pella)

Application For Certificate Of Appropriateness

Application Info

Tracking #	29954	**Application Status**	FOUND SUFFICIENT
Date Started	11/09/2023	**Date Submitted**	11/29/2023

Planning and Development Department Info

COA # COA-23-29954

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 2/29/2024

Forwarded to JHPC ☑

JHPC Meeting Date 4/24/2024

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name STULL **First Name** JESSICA **Middle Name** ASHTON

Company Name PELLA WINDOWS AND DOORS

Mailing Address 7818 PHILIPS HWY, SUITE 200

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 904 727 8244 **Fax** **Email** STULLJ@PELLA.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name FADALE **First Name** DAN **Middle Name**

Company/Trust Name

Mailing Address 1918 MORNINGSIDE ST

City JACKSONVILLE **State** FL **Zip Code** 32205

Phone 9047423722 **Fax** **Email** DANFADALE@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	092730 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1918	MORNINGSIDE ST	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [x] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
AFTER-THE-FACT WINDOW REPLACEMENT. SUNROOM - REPLACING WINDOW WITH ARCHITECTURAL DIRECT SET 88" X 56.625" RECTANGLE WITH INTERIOR AND EXTERIOR APPLIED GRILLES AND A CHORD MULLED ON TOP, 88" X 13.375". BROWN EXTERIOR AND NO GRILLES IN CHORD. MASTER BEDROOM - REPLACING FOUR SINGLE HUNG UNITS WITH BROWN EXTERIOR VINYL WITH GRILLES BETWEEN THE GLASS.

Addition Information

Is this a violation? Check the box if it is. [x]

If you have been working with a planner choose one from the list

Window Replacement - Required Attachments For Complete Application

- [x] **Window Survey -** Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.
- [x] **Window Design -** Proposed window design, light pattern and materials.
- [x] **Window Product -** Brochure/sample of window product.

Additional Documents Provided

	Description
[x]	250 SERIES VINYL BROCHURE
[x]	PERMIT PACKET
[x]	UPDATED WINDOW SURVEY FORM
[x]	NUMBERED WINDOW PICTURES
[x]	ALUMINUM CLAD BROCHURE
[x]	ALUMINUM CLAD WINDOW DESIGN
[x]	NUMBERED ELEVATION PICS SET 1
[x]	NUMBERED ELEVATION PICS SET 2

☑ NUMBERED ELEVATION PICS SET 3

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

FADALE DANIEL J
1918 MORNINGSIDE ST
JACKSONVILLE, FL 32205
FADALE KRISTIN MARIE LAVINGE

Primary Site Address
1918 MORNINGSIDE ST
Jacksonville FL 32205-

Official Record Book/Page
17679-02164

Tile #
6433

1918 MORNINGSIDE ST

Property Detail

RE #	092730-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01590 ARDEN
Total Area	55783

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$594,531.00	$587,826.00
Extra Feature Value	$40,286.00	$39,611.00
Land Value (Market)	$553,441.00	$553,441.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$1,188,258.00	$1,180,878.00
Assessed Value	$986,249.00	$1,180,878.00
Cap Diff/Portability Amt	$202,009.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$986,249.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value

Assessed Value	$1,180,878.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$1,130,878.00**

SJRWMD/FIND Taxable Value

Assessed Value	$1,180,878.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$1,130,878.00**

School Taxable Value

Assessed Value	$1,180,878.00
Homestead (HX)	- $25,000.00
Taxable Value	**$1,155,878.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17679-02164	8/16/2016	$1,080,000.00	WD - Warranty Deed	Qualified	Improved
17071-00066	1/9/2015	$535,000.00	SW - Special Warranty	Unqualified	Improved
16815-00606	6/11/2014	$425,100.00	CT - Certificate of Title	Unqualified	Improved
12331-02081	2/15/2005	$100.00	QC - Quit Claim	Unqualified	Improved
12231-02079	2/15/2005	$799,000.00	WD - Warranty Deed	Qualified	Improved
10540-01703	5/25/2002	$100.00	WD - Warranty Deed	Unqualified	Improved
08373-01416	6/14/1996	$14,900.00	WD - Warranty Deed	Unqualified	Improved
05405-00043	8/31/1981	$120,500.00	WD - Warranty Deed	Unqualified	Improved
03786-00885	8/30/1974	$37,500.00	WD - Warranty Deed	Unqualified	Improved
03369-00042	6/22/1972	$8,150.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$1,794.00
2	FPMR7	Fireplace Masonry	1	0	0	1.00	$1,794.00
3	DLWR6	Dock Wood Light Wgt	1	570	5	2,850.00	$23,213.00
4	DLWR6	Dock Wood Light Wgt	1	16	12	192.00	$1,564.00
5	DLWR6	Dock Wood Light Wgt	1	45	3	135.00	$1,100.00
6	BCWR6	Boat Cover	1	27	16	432.00	$5,403.00
7	SCPR2	Screen Porch	1	17	15	255.00	$4,743.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0170	RES MARSH LD 3-7 UNITS PER AC	RLD-60	90.00	213.00	Common	90.00	Front Footage	$553,320.00
2	9601	MARSH	RLD-60	0.00	0.00	Common	0.71	Acreage	$121.00

Legal

LN	Legal Description
1	5-89 58-2S-26E 1.28
2	ARDEN
3	LOT 51,PT SEC 58-2S-26E RECD
4	O/R 17679-2164

Buildings

Building 1
Building 1 Site Address
1918 MORNINGSIDE ST Unit

Element	Code	Detail

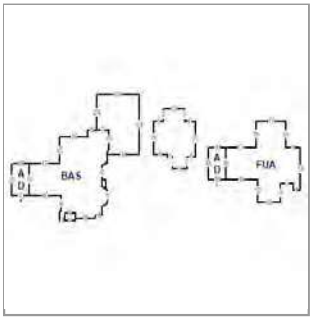
Jacksonville FL 32205-

Building Type	0108 - SFR CLASS 2
Year Built	1931
Building Value	$587,826.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1505	1505	1505
Addition	180	180	162
Finished upper story 1	1218	1218	1157
Finished upper story 1	612	612	581
Finished Garage	721	0	360
Finished Open Porch	9	0	3
Unfin Open Porch	24	0	5
Addition	180	180	162
Total	4449	3695	3935

Exterior Wall	16	16 Frame Stucco
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	3.500	
Rooms / Units	1.000	



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$986,249.00	$0.00	$986,249.00	$10,146.62	$11,161.28	$10,203.24
Urban Service Dist1	$986,249.00	$0.00	$986,249.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$1,309,268.00	$0.00	$1,309,268.00	$2,998.86	$4,167.40	$3,841.65
By Local Board	$1,309,268.00	$0.00	$1,309,268.00	$2,083.26	$2,943.23	$2,668.81
FL Inland Navigation Dist.	$986,249.00	$0.00	$986,249.00	$28.69	$28.40	$28.40
Water Mgmt Dist. SJRWMD	$986,249.00	$0.00	$986,249.00	$176.99	$176.83	$176.83
School Board Voted	$1,309,268.00	$0.00	$1,309,268.00	$0.00	$1,309.27	$0.00
Urb Ser Dist1 Voted	$986,249.00	$0.00	$986,249.00	$0.00	$0.00	$0.00
			Totals	$15,434.42	$19,786.41	$16,918.93

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$926,718.00	$896,590.00	$0.00	$896,590.00
Current Year	$1,309,268.00	$986,249.00	$0.00	$986,249.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4.5.2024

COA#: COA-23-29954

Address:
1918 MORNINGSIDE ST
JACKSONVILLE, FL 32205

Owner:
DAN & KRISTIN FADALE

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application H-29954 **were posted on the property/site located at:**

092730-0000
Real Estate Number(s)

1918 MORNINGSIDE
Street Address

JACKSONVILLE, FL 32205
City, State Zip Code

Printed Name JOEL E. STEELE

Signature Joel E. Steele

Dated this 5TH day of APRIL, 2024.

45 44 43 42
1 25
1918
01/23/2024 00:39

39
38
1918
01/23/2024 00:39

41
40
23
01/23/2024 00:40

28 29 30
01/23/2024 00:38

54
53
52
51
50
19817
24
22
21
20
01/23/2024 00:47

16
15
01/23/2024 00:49

47
46
8
7
6
Franklin
01/23/2024 00:41

٩
١٠
١١
01/23/2024 00:54

12
01/23/2024 00:54

49
48
14
13
2
3
4
5
01/23/2024 00:42

26
01/23/2024 00:44

31 32 33
01/23/2024 00:45

27
34
35
36
37
01/23/2024 00:45

Proposal - Detailed

Pella Windows and Doors of Florida
#CDC046712 7818 Philips Hwy, Suite 200
Jacksonville, FL 32256
Phone: (904) 731-8033 Fax:

Sales Rep Name:
Sales Rep Phone:
Sales Rep E-Mail:
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Dan Fadale 1918 Morningside St Jacksonville, FL 32205-9321 **Primary Phone:** (904) 7423722 **Mobile Phone:** **Fax Number:** **E-Mail:** danfadale@gmail.com **Contact Name:** **Great Plains #:** 1007196841 **Customer Number:** 1010967954 **Customer Account:** 1007196841	**Dan Fadale - 1918 Morningside St, Jacksonville, FL** 1918 Morningside St **Lot #** Jacksonville, FL 32205 **County:** **Owner Name:** Dan Fadale **Owner Phone:** (904) 7423722	**Quote Name:** Dan Fadale - 1918 Morningside St, Jacksonville, FL **Order Number:** 7183TK9PK **Quote Number:** **16609991** **Order Type:** Installed Sales **Wall Depth:** **Payment Terms:** 50/40/10 **Tax Code:** CAP IMP 2 **Cust Delivery Date:** 10/11/2023 **Quoted Date:** 3/19/2023 **Contracted Date:** 3/20/2023 **Booked Date:** 4/5/2023 **Customer PO #:**

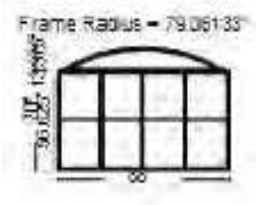
Customer Notes: 50/40/10 Payment Terms
HOA approval is not required.

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	del & dispos	**ADDPRRMCOR020001 - Delivery & Disposal**	$325.00	1	$325.00

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15	permit	**ADDPRRMCOR020009 - NE FL Permitting CBC 046712**	$411.77	1	$411.77

380

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	sunroom down	**Architect Reserve, Traditional, Direct Set Fixed Frame Rectangle, Architect Reserve, Traditional, Direct Set Fixed Frame Chord, 88 X 70, Brown**	$10,281.03	1	$10,281.03



Viewed From Exterior

PK # 2132

Rough Opening: 88 - 3/4" X 70 - 11/1

1: Traditional, 8856.625 Fixed Frame Direct Set
Frame Size: 88 X 56 5/8
General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.22, VLT 0.50, CPD PEL-N-18-03602-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPAS FL10354, Year Rated 08|11
Grille: ILT, No Custom Grille, 7/8", Traditional (4W2H), Ogee, Ogee
Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
2: Traditional, 8813.375 Fixed Frame Direct Set Chord
Frame Size: 88 X 13 3/8
General Information: Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Bright White Paint Interior
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.57, CPD PEL-N-18-03373-00001, Performance Class CW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, FPAS FL10354, Year Rated 08|11
Grille: No Grille,
Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 295".

Customer Notes: install charge remove / install shutters line 20

INSTARJAXR900023 - Lead Safe Install JAX	Qty	1
INSTARJAXR900042 - Shutter and Window Treatments JAX	Qty	1
QUOMATMCOM020650 - Ext Trim White Window Drywall Return Install (LF)	Qty	27
INSTARJAXR010202 - Wood Window Drywall Return Install (LF) JAX	Qty	27

QUOMATMCOM010550 - Interior Trim Window Drywall Return Install (LF) Qty 27

Line #	Location:	Attributes
25	master bdrm back	

Viewed From Exterior

Rough Opening: 32 - 1/2" X 54"

Pella 250 Series, Single Hung, 32 X 53.5, Brown

Item Price	Qty	Ext'd Price
$1,865.99	1	$1,865.99

PK # 2132

1: 3253.5 Single Hung, Equal
Frame Size: 32 X 53 1/2
General Information: Standard, Vinyl, Block, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: Brown, Laminated
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, InView™
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-208-00284-00002, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16812, Year Rated 08|11, Clear Opening Width 27.75, Clear Opening Height 21.214, Clear Opening Area 4.088115, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, Brown
Wrapping Information: Pella Recommended Clearance, Perimeter Length = 171".

INSTARJAXR900023 - Lead Safe Install JAX Qty 1
QUOMATMCOM010550 - Interior Trim Window Drywall Return Install (LF) Qty 15
INSTARJAXR900140 - Stucco Exterior (LF) JAX Qty 15
INSTARJAXR020203 - NonWood Window Drywall Return Install (LF) JAX Qty 15
QUOMATMCOM020650 - Ext Trim White Window Drywall Return Install (LF) Qty 15

Line #	Location:	Attributes
30	master bdrm back	

Viewed From Exterior

Rough Opening: 32 - 1/2" X 54"

Pella 250 Series, Single Hung, 32 X 53.5, Brown

Item Price	Qty	Ext'd Price
$1,865.99	1	$1,865.99

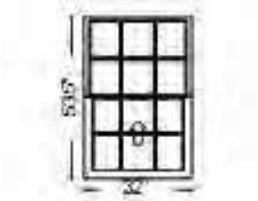
PK # 2132

1: 3253.5 Single Hung, Equal
Frame Size: 32 X 53 1/2
General Information: Standard, Vinyl, Block, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: Brown, Laminated
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, InView™
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-208-00284-00002, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16812, Year Rated 08|11, Clear Opening Width 27.75, Clear Opening Height 21.214, Clear Opening Area 4.088115, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, Brown
Wrapping Information: Pella Recommended Clearance, Perimeter Length = 171".

INSTARJAXR900023 - Lead Safe Install JAX Qty 1

INSTARJAXR020203 - NonWood Window Drywall Return Install (LF) JAX	Qty	15	
QUOMATMCOM010550 - Interior Trim Window Drywall Return Install (LF)	Qty	15	
QUOMATMCOM020650 - Ext Trim White Window Drywall Return Install (LF)	Qty	15	
INSTARJAXR900140 - Stucco Exterior (LF) JAX	Qty	15	

Line #	Location:	Attributes
35	master bdrm back	



Viewed From Exterior

Rough Opening: 32 - 1/2" X 54"

Pella 250 Series, Single Hung, 32 X 53.5, Brown

Item Price	Qty	Ext'd Price
$1,686.31	1	$1,686.31

PK #
2132

1: 3253.5 Single Hung, Equal
Frame Size: 32 X 53 1/2
General Information: Standard, Vinyl, Block, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: Brown, Laminated
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, InView™
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-208-00284-00002, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16812, Year Rated 08|11, Clear Opening Width 27.75, Clear Opening Height 21.214, Clear Opening Area 4.088115, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, Brown
Wrapping Information: Pella Recommended Clearance, Perimeter Length = 171".

QUOMATMCOM010550 - Interior Trim Window Drywall Return Install (LF)	Qty	15
INSTARJAXR020203 - NonWood Window Drywall Return Install (LF) JAX	Qty	15
QUOMATMCOM020650 - Ext Trim White Window Drywall Return Install (LF)	Qty	15
INSTARJAXR900140 - Stucco Exterior (LF) JAX	Qty	15

Line #	Location:	Attributes
40	master bdrm back	

Viewed From Exterior

Rough Opening: 32 - 1/2" X 54"

Pella 250 Series, Single Hung, 32 X 53.5, Brown

Item Price	Qty	Ext'd Price
$1,865.99	1	$1,865.99

PK # 2132

1: 3253.5 Single Hung, Equal
Frame Size: 32 X 53 1/2
General Information: Standard, Vinyl, Block, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: Brown, Laminated
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, InView™
Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.46, CPD PEL-N-208-00284-00002, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16812, Year Rated 08|11, Clear Opening Width 27.75, Clear Opening Height 21.214, Clear Opening Area 4.088115, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, Brown
Wrapping Information: Pella Recommended Clearance, Perimeter Length = 171".

QUOMATMCOM010550 - Interior Trim Window Drywall Return Install (LF)	Qty	15
QUOMATMCOM020650 - Ext Trim White Window Drywall Return Install (LF)	Qty	15
INSTARJAXR900140 - Stucco Exterior (LF) JAX	Qty	15
INSTARJAXR020203 - NonWood Window Drywall Return Install (LF) JAX	Qty	15
INSTARJAXR900023 - Lead Safe Install JAX	Qty	1

Line #	Location:	Attributes
45	None Assigned	

PROMOTMCOR010004 - Branch Promotion

Item Price	Qty	Ext'd Price
($268.08)	1	($268.08)

Line #	Location:	Attributes
50	None Assigned	

01HM0000 - Pella 3" Pella Installation Tape, 150 ft

Item Price	Qty	Ext'd Price
$89.44	0	$0.00

Viewed From Exterior

Rough Opening: 10" X 10.5"

PK #
2132

1: Pella Parts Catalog
Pella Parts Selector: Installation Accessories, Casement, Installation Tape / Foam / Shims, Pella Reserve, Unhanded, 01HM0000, 3" Pella Installation Tape, 150 ft, 01HM0000,

Line #	Location:	Attributes
55	None Assigned	

Installation Sealant, Brown

Item Price	Qty	Ext'd Price
$26.12	0	$0.00

Viewed From Exterior

Rough Opening:

PK #
2132

1: Accessory
Frame Size: -1 X -1
General Information: Installation Sealant
Exterior Color / Finish: Painted, Brown
Interior Color / Finish: Not Applicable Interior
Package: Individual Tubes
Wrapping Information: Perimeter Length = 0".

Line #	Location:	Attributes
60	None Assigned	

Installation Sealant, Classic White

Item Price	Qty	Ext'd Price
$26.12	0	$0.00

Viewed From Exterior

Rough Opening:

PK #
2132

1: Accessory
Frame Size: -1 X -1
General Information: Installation Sealant
Exterior Color / Finish: Painted, Classic White
Interior Color / Finish: Not Applicable Interior
Package: Individual Tubes
Wrapping Information: Perimeter Length = 0".

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
65	None Assigned	**Wood Products Stop Square 1, Length: 96, Bright White. Wood Type: Pine**	$41.59	0	$0.00

1: Accessory
PK # 2132
Frame Size: -1 X -1
General Information: Pine, Stop Square 1
Interior Color / Finish: Bright White Paint Interior
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
Rough Opening:

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
70	None Assigned	**Wood Products Cove Trim 1, Length: 96, Bright White. Wood Type: Pine**	$41.59	0	$0.00

1: Accessory
PK # 2132
Frame Size: -1 X -1
General Information: Pine, Cove Trim 1
Interior Color / Finish: Bright White Paint Interior
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
Rough Opening:

Thank You For Your Interest In Pella® Products

Pella® 250 Series

Innovative and enhanced security and privacy features for more peace of mind.

Vinyl Windows & Patio Doors

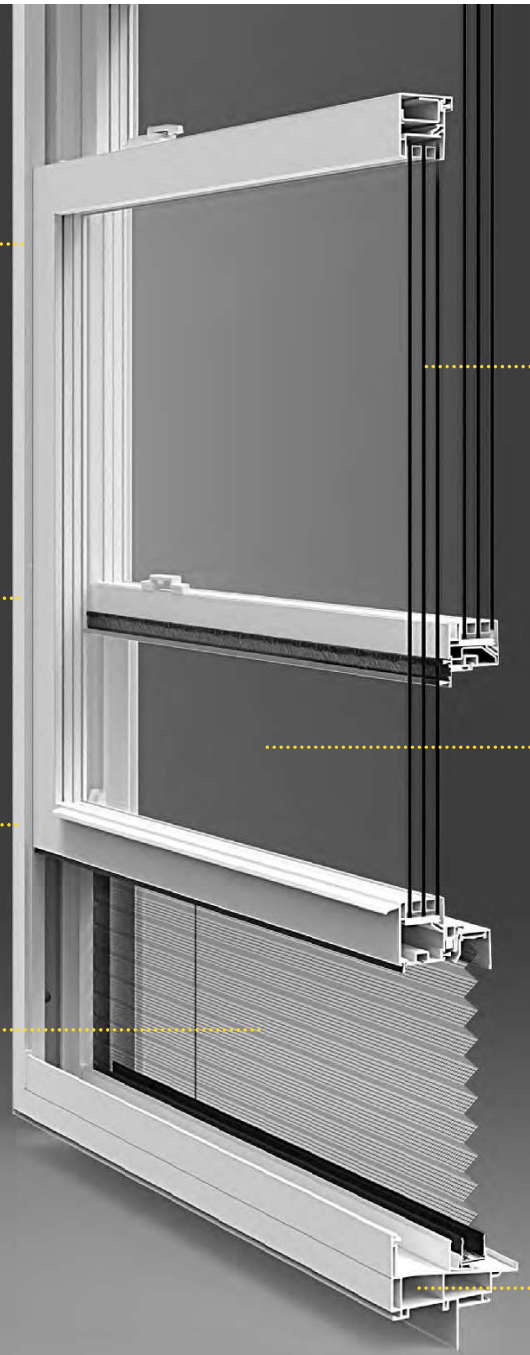
Strong and secure vinyl.

Fade-resistant vinyl formula
Pella's vinyl uses a fade-resistant formula that is performance-tested for excellent weathering, durability and color retention. Some competitors use lower-cost formulations.

Strong and sturdy frame
Multichambered frame design is 52% stronger than ordinary vinyl.[1]

Increased security and privacy
Optional security and privacy features on windows and patio doors give you more peace of mind.

Hidden Screen
The exclusive, easy-to-use Hidden Screen appears when you when you open your window and folds away when the window is closed. The Hidden Screen is not visible when the window is closed, providing a clearer view and 44% more natural light into your home than a conventional screen.[2]



Optional triple-pane glass
Upgraded triple-pane windows are on average 62% more energy efficient than single-pane windows.[3]

ENERGY STAR® certified
Pella 250 Series offers options to meet or exceed ENERGY STAR® in all 50 states.[4]

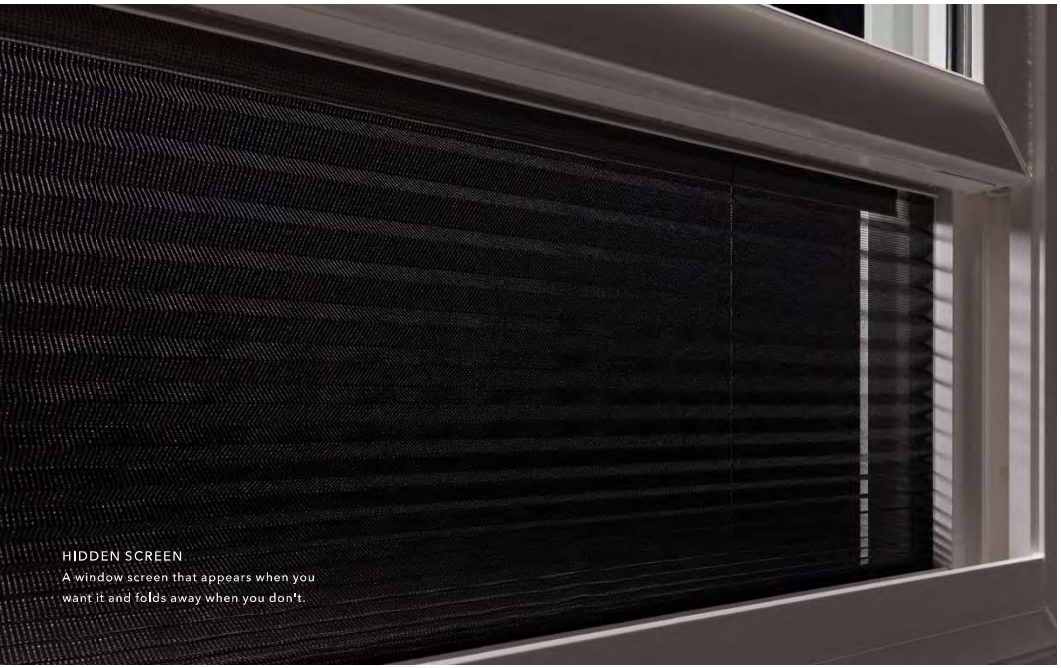
Multichambered frames
Our vinyl frame has up to 18 insulating air chambers inside – significantly more than ordinary vinyl – to keep your home warmer in the winter and cooler in the summer.

[1] Based on the force required to bend a window frame.

[2] Natural light claim is based on calculated screen cloth openness.

[3] Improved window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2,000-square-foot existing single-story home when comparing a Pella 250 Series vinyl window with InsulShield® Advanced Low-E triple-pane glass with argon to a single-pane wood or vinyl window. For more details, see pella.com/methodology.

[4] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.



HIDDEN SCREEN
A window screen that appears when you want it and folds away when you don't.

A window screen **like no other.**

There are window screens and then there are Pella window screens. In 1925, we opened our doors with the industry's first Rolscreen® window screen that rolls up and down like a shade. Nearly 100 years later, we continue to bring innovative screen solutions to our homeowners to make their lives easier.

Meet our exclusive **Hidden Screen**, the first and only Hidden Screen for vinyl windows, which appears when you want it and folds away when you don't. It gives you a clear view when your window is closed and improves curb appeal.

A clear view, year-round.

Get the best of both worlds with the easy-to-use Hidden Screen, which appears when the window is open and folds away when the window is closed. And it allows 44% more natural light into your home when the window is closed than a standard screen.*

Convenient and easy-to-use.

Get easy and convenient access to fresh air and natural light without compromising your view. The Hidden Screen is self-storing when not in use, and when it is in use, it fits tightly inside the window to help prevent bugs and debris from entering the home. The screen can easily be detached if you want a fully open window. The innovative Hidden Screen is self-aligning – meaning if your screen accidentally becomes misaligned by an excited pet, simply close your window completely and reopen it.

Low-maintenance screen design for long-lasting use.

Made of a performance-tested, durable screen cloth, this screen is designed for long-lasting use. It has been designed and tested to 9,400 cycles, which is the equivalent to opening and closing your window every day for 25 years. The performance-tested screen cartridge is engineered to withstand water infiltration and hides the screen from the elements, dirt and debris when not in use. Best of all, the Hidden Screen is backed by a 10-year warranty.

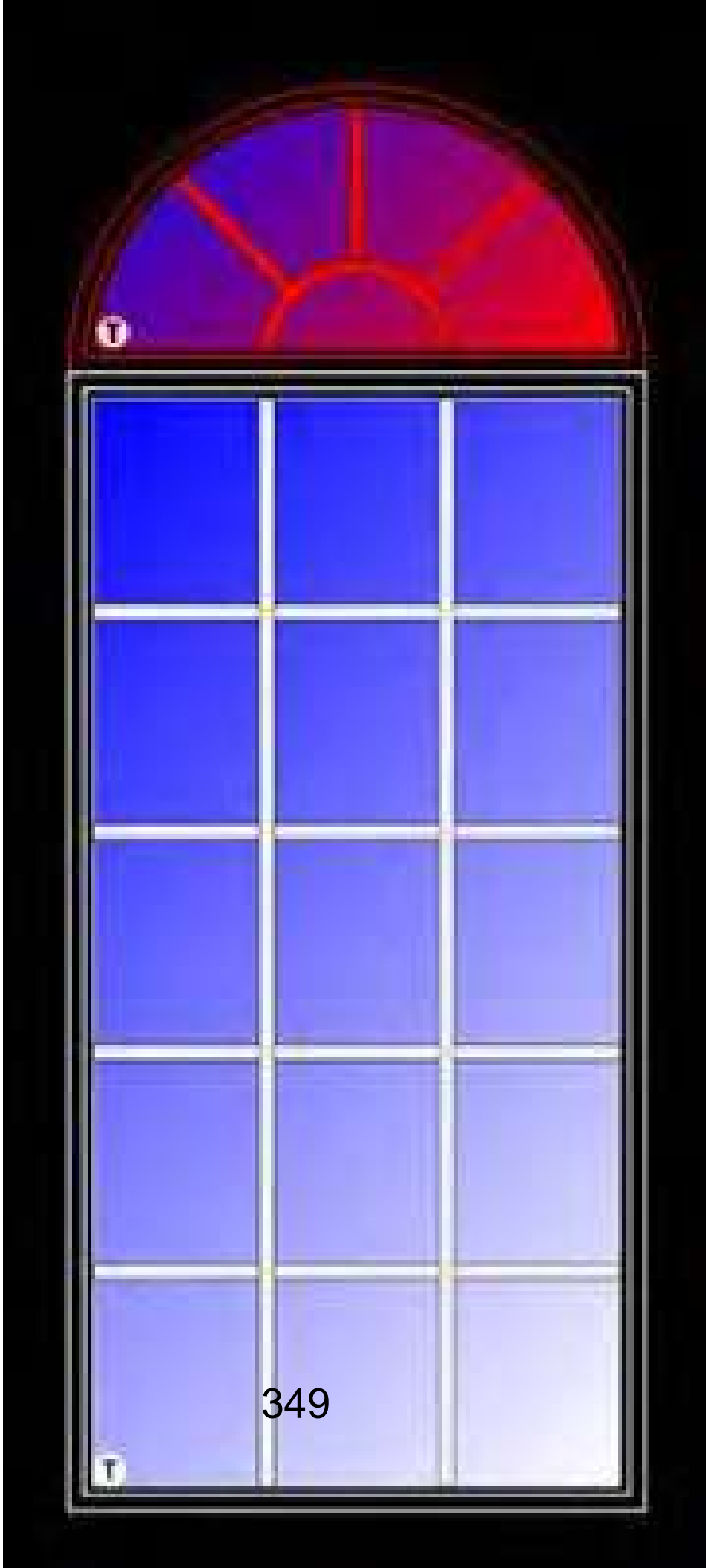
Available in these window styles:

Single-Hung Window

Double-Hung Window

Sliding Window

* Natural light claim is based on calculated screen cloth openness.



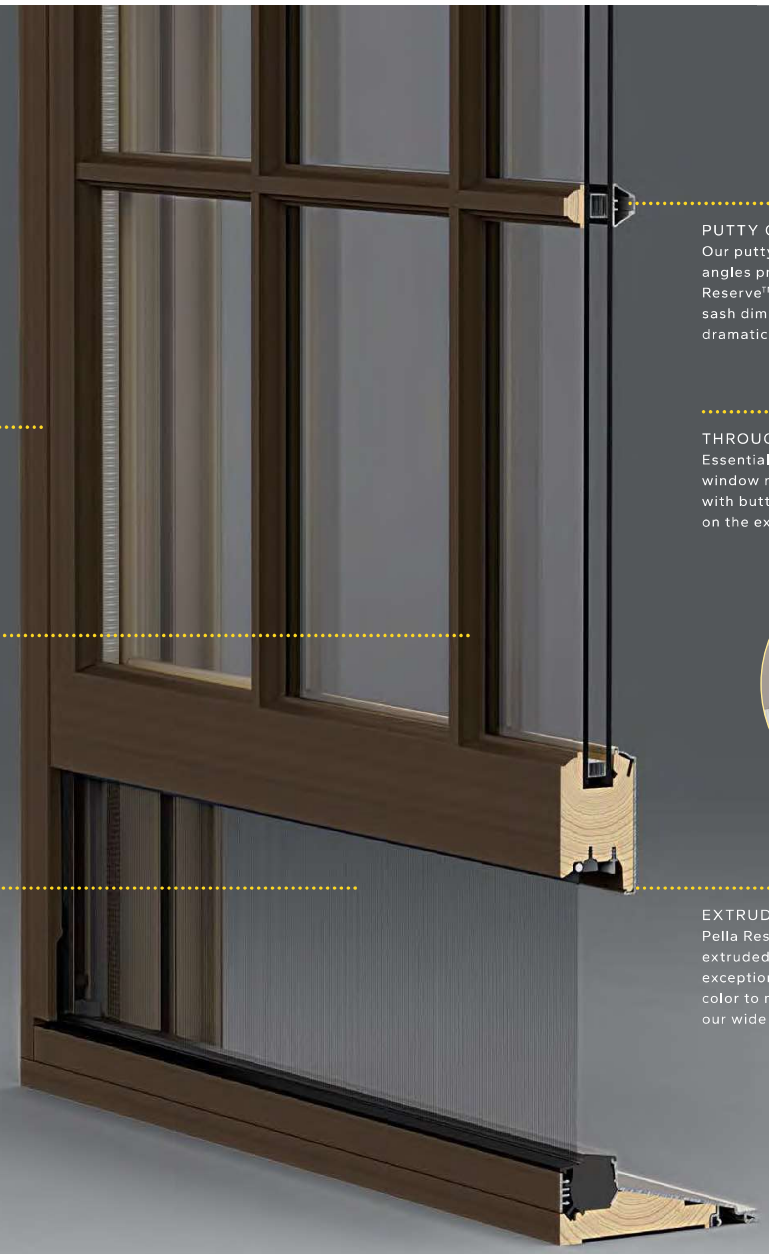
349

PELLA® RESERVE™ TRADITIONAL

ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.

ACHIEVE YOUR VISION WITHOUT CONCESSIONS



TAILOR-MADE SOLUTIONS
Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF TRUE DIVIDED LIGHT
Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®
The Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE
Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION
Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.

EXTRUDED ALUMINUM EXTERIORS
Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.

394
351

Tracking # 29954 Date: 11/9/23

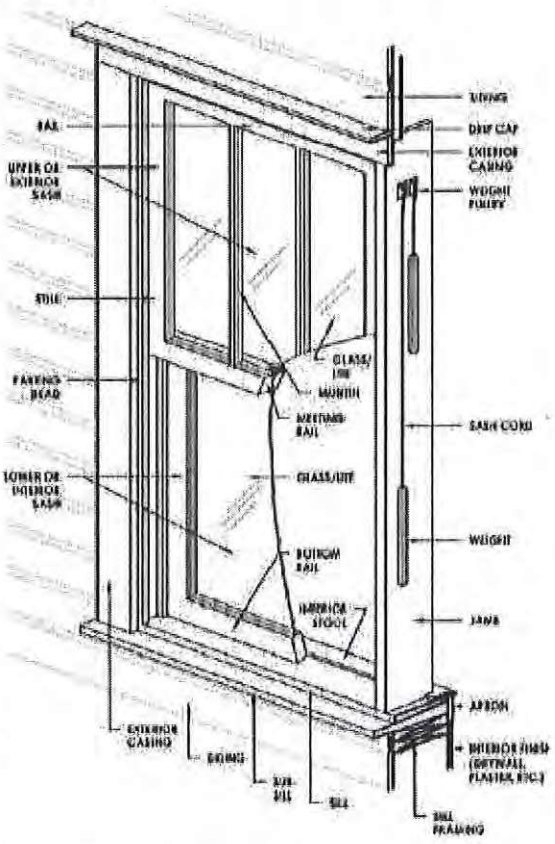
Window Survey Form - Instructions

REQUIRED DOCUMENTS	
☐	Completed window survey form list to include <u>all</u> of the windows, often requiring multiple pages.
☐	Photos or drawings of each side of the structure with all windows numbered to correspond with the "Window #" in the survey form list.
☐	Close-up numbered photos showing all damage identified in the window survey form list.
☐	Proposed replacement window product material and design.

PROJECT INFORMATION	
Total Number of Window Openings	54
Number of Historic Windows	5
Number of Non-historic Windows	49
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	5

<u>Additional notes</u>:

- Windows in pairs or groupings should be assigned separate numbers.
- Windows in dormers and small fixed windows should be included, but not door sidelights or transoms associated with a door.
- Peeling paint, minor wood repair, being sealed shut, broken glass, and other deferred maintenance is generally not viewed as grounds for replacement of Historic/Original windows.



Window design above is 3 over 1

<u>EXAMPLE OF SURVEY FORM INPUT:</u>

PROJECT INFORMATION	
Total Number of Window Openings	**25**
Number of Historic Windows	**20**
Number of Non-historic Windows	**5**
Number of Missing Windows	**0**
Total Number of Windows to be Replaced	**7**

Window #: 1		**Material:** ■ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: 3 over 1	**Size: 30 x 62**	**Status:** ■ Historic/Original ☐ Non-historic ☐ Other
Window:	☐ Keep ■ Replace	Window Condition: ☐ Good ☐ Fair ■ Bad
		Damage? ☐ None ☐ Termites ■ Rot ☐ Missing
Trim:	■ Keep ☐ Replace	Trim Condition: ■ Good ☐ Fair ☐ Bad
		Damage? ■ None ☐ Termites ☐ Rot ☐ Missing

Tracking # 29954

Date: 11/21/2023

Window Survey Form - List

List all the windows on the building:

Window #: 1			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: Fixed	**Size:** 88 X 56 5/8		**Status:** ☒ Historic/Original	☐ Non-historic	☐ Other	
Window:	☐ Keep	☒ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing	
Trim:	☐ Keep	☒ Replace	Trim Condition: ☐ Good	☐ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☒ Rot	☐ Missing	

Window #: 2			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: S H	**Size:** 32 X 53,5		**Status:** ☐ Historic/Original	☐ Non-historic	☐ Other	
Window:	☐ Keep	☒ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☒ Rot	☐ Missing	
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing	

Window #: 3			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: S H	**Size:** 32 X 53,5		**Status:** ☒ Historic/Original	☐ Non-historic	☐ Other	
Window:	☐ Keep	☒ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☒ Rot	☐ Missing	
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing	

Window #: 4			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: 4 SH	**Size:** 32 X 53,5		**Status:** ☒ Historic/Original	☐ Non-historic	☐ Other	
Window:	☐ Keep	☒ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☒ Rot	☐ Missing	
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing	

Tracking # 29954

Date: 11/21/2023

Window Survey Form - List

List all the windows on the building:

Window #: 5			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: SH	**Size:** 32 X 53.5		**Status:** ☒ Historic/Original	☐ Non-historic	☐ Other
Window:	☐ Keep	☒ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☒ Rot	☐ Missing
Trim:	☑ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Window #:			**Material:** ☐ Wood	☐ Vinyl	☐ Metal	☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☐ Non-historic	☐ Other
Window:	☐ Keep	☐ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Window #:			**Material:** ☐ Wood	☐ Vinyl	☐ Metal	☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☐ Non-historic	☐ Other
Window:	☐ Keep	☐ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Window #:			**Material:** ☐ Wood	☐ Vinyl	☐ Metal	☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☐ Non-historic	☐ Other
Window:	☐ Keep	☐ Replace	Window Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	Trim Condition: ☐ Good	☐ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☐ Rot	☐ Missing

Tracking # 29954

Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 6			**Material:** ☑ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: —	**Size:** 24x74		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other	
Window:	☑ Keep	☐ Replace	Window Condition: ☑ Good	☐ Fair	☐ Bad	
			Damage? ☑ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☑ Keep	☐ Replace	Trim Condition: ☑ Good	☐ Fair	☐ Bad	
			Damage? ☑ None	☐ Termites	☐ Rot	☐ Missing

Window #: 7			**Material:** ☑ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: —	**Size:** 24x74		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other	
Window:	☑ Keep	☐ Replace	Window Condition: ☑ Good	☐ Fair	☐ Bad	
			Damage? ☑ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☑ Keep	☐ Replace	Trim Condition: ☑ Good	☐ Fair	☐ Bad	
			Damage? ☑ None	☐ Termites	☐ Rot	☐ Missing

Window #: 8 - ARCH			**Material:** ☑ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: —	**Size:** 88x14		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other	
Window:	☑ Keep	☐ Replace	Window Condition: ☑ Good	☐ Fair	☐ Bad	
			Damage? ☑ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☑ Keep	☐ Replace	Trim Condition: ☑ Good	☐ Fair	☐ Bad	
			Damage? ☑ None	☐ Termites	☐ Rot	☐ Missing

Window #: 9			**Material:** ☑ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: —	**Size:** 43x47		**Status:** ☐ Historic/Original	☑ Non-historic	☐ Other	
Window:	☑ Keep	☐ Replace	Window Condition: ☑ Good	☐ Fair	☐ Bad	
			Damage? ☑ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☑ Keep	☐ Replace	Trim Condition: ☑ Good	☐ Fair	☐ Bad	
			Damage? ☑ None	☐ Termites	☐ Rot	☐ Missing

Tracking # 29954

Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 10			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: -o-	**Size:** 43X67		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other	
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing

Window #: 11			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: -o-	**Size:** 20X67		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other	
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing

Window #: 12			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: 4W2H	**Size:** 40X64		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other	
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing

Window #: 13			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: 4W2H	**Size:** 40X64		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other	
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing

Tracking # 29954

Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 14			**Material:** ☒ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: 4W2H	**Size:** 40X64		**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other
Window:	☒ Keep ☐ Replace	**Window Condition:**	☒ Good ☐ Fair ☐ Bad
		Damage?	☒ None ☐ Termites ☐ Rot ☐ Missing
Trim:	☒ Keep ☐ Replace	**Trim Condition:**	☒ Good ☐ Fair ☐ Bad
		Damage?	☒ None ☐ Termites ☐ Rot ☐ Missing

Window #: 15			**Material:** ☒ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: -O-	**Size:** 48X60		**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other
Window:	☒ Keep ☐ Replace	**Window Condition:**	☒ Good ☐ Fair ☐ Bad
		Damage?	☒ None ☐ Termites ☐ Rot ☐ Missing
Trim:	☒ Keep ☐ Replace	**Trim Condition:**	☒ Good ☐ Fair ☐ Bad
		Damage?	☒ None ☐ Termites ☐ Rot ☐ Missing

Window #: 16			**Material:** ☒ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: -O-	**Size:** 24X60		**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other
Window:	☒ Keep ☐ Replace	**Window Condition:**	☒ Good ☐ Fair ☐ Bad
		Damage?	☒ None ☐ Termites ☐ Rot ☐ Missing
Trim:	☒ Keep ☐ Replace	**Trim Condition:**	☒ Good ☐ Fair ☐ Bad
		Damage?	☒ None ☐ Termites ☐ Rot ☐ Missing

Window #: 17			**Material:** ☒ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: -O-	**Size:** 20X54		**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other
Window:	☐ Keep ☒ Replace	**Window Condition:**	☐ Good ☒ Fair ☐ Bad
		Damage?	☐ None ☐ Termites ☒ Rot ☐ Missing
Trim:	☐ Keep * ☒ Replace	**Trim Condition:**	☐ Good ☒ Fair ☐ Bad
		Damage?	☒ None ☐ Termites ☐ Rot ☐ Missing

*TO BE REPLACED IN THE FUTURE.

Tracking # 29954

Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 18			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: Full Lite	**Size:** 40X54		**Status:** ☐ Historic/Original	☒ Non-historic		☐ Other
Window:	☐ Keep	☒ Replace	Window Condition: ☐ Good	☒ Fair	☐ Bad	
			Damage? ☐ None	☐ Termites	☒ Rot	☐ Missing
Trim:	☐ Keep	☒ Replace	Trim Condition: ☐ Good	☒ Fair	☐ Bad	
			Damage? ☐ None	☐ Termites	☒ Rot	☐ Missing

* AT A FUTURE DATE

Window #: 19			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: Full Lite	**Size:** 20X54		**Status:** ☐ Historic/Original	☒ Non-historic		☐ Other
Window:	☐ Keep *	☒ Replace	Window Condition: ☐ Good	☒ Fair	☐ Bad	
			Damage? ☐ None	☐ Termites	☒ Rot	☐ Missing
Trim:	☐ Keep	☒ Replace	Trim Condition: ☐ Good	☒ Fair	☐ Bad	
			Damage? ☐ None	☐ Termites	☒ Rot	☐ Missing

* AT A FUTURE DATE

Window #: 20			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: —O—	**Size:** 27X60		**Status:** ☐ Historic/Original	☒ Non-historic		☐ Other
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing

Window #: 21			**Material:** ☒ Wood	☐ Vinyl	☐ Metal	☐ Other
Design: —O—	**Size:** 54X60		**Status:** ☐ Historic/Original	☒ Non-historic		☐ Other
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad	
			Damage? ☒ None	☐ Termites	☐ Rot	☐ Missing

Tracking # 29954 Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

NOOK

Window #: 22		Material: ☒ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: -O-	Size: 27X60	Status: ☐ Historic/Original ☒ Non-historic ☐ Other
Window: ☒ Keep ☐ Replace		Window Condition: ☒ Good ☐ Fair ☐ Bad
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing
Trim: ☒ Keep ☐ Replace		Trim Condition: ☒ Good ☐ Fair ☐ Bad
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing

FOYER

Window #: 23		Material: ☒ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: -O-	Size: 40X52	Status: ☐ Historic/Original ☒ Non-historic ☐ Other
Window: ☒ Keep ☐ Replace		Window Condition: ☒ Good ☐ Fair ☐ Bad
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing
Trim: ☒ Keep ☐ Replace		Trim Condition: ☒ Good ☐ Fair ☐ Bad
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing

½ BATH

Window #: 24		Material: ☒ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: -O-	Size: 22X44	Status: ☐ Historic/Original ☒ Non-historic ☐ Other
Window: ☒ Keep ☐ Replace		Window Condition: ☒ Good ☐ Fair ☐ Bad
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing
Trim: ☒ Keep ☐ Replace		Trim Condition: ☒ Good ☐ Fair ☐ Bad
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing

FAM RM

Window #: 25		Material: ☒ Wood ☐ Vinyl ☐ Metal ☐ Other
Design: -O-	Size: 54X60	Status: ☐ Historic/Original ☒ Non-historic ☐ Other
Window: ☒ Keep ☐ Replace		Window Condition: ☒ Good ☐ Fair ☐ Bad
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing
Trim: ☒ Keep ☐ Replace		Trim Condition: ☒ Good ☐ Fair ☐ Bad
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing

Tracking # 29954 Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 26			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: -0-	**Size:** 35X59		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 27			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: -0-	**Size:** 35X59		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 28			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: 3W2H	**Size:** 33X59		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 29			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: 3W2H	**Size:** 33X59		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Tracking # 29954 Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 30			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: 3W2H	**Size:** 33x59		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 31			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: O	**Size:** 24x54		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 32			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: O	**Size:** 24x54		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 33			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: O	**Size:** 24x54		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Tracking # 29954 Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 34			**Material:** ☐ Wood	☐ Vinyl	☒ Metal ☐ Other
Design: O	**Size:** 37X60		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep ☐ Replace		**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep ☐ Replace		**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 35			**Material:** ☐ Wood	☐ Vinyl	☒ Metal ☐ Other
Design: O	**Size:** 37X60		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep ☐ Replace		**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep ☐ Replace		**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 36			**Material:** ☐ Wood	☐ Vinyl	☒ Metal ☐ Other
Design: O	**Size:** 37X60		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep ☐ Replace		**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep ☐ Replace		**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 37			**Material:** ☐ Wood	☐ Vinyl	☒ Metal ☐ Other
Design: O	**Size:** 37X60		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep ☐ Replace		**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep ☐ Replace		**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Tracking # 29954 Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 38			**Material:** ☒ Wood	☐ Vinyl	☐ Metal ☐ Other
Design: 4W6H	**Size:** 40X96		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☐ Good	☒ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☒ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☐ Good	☒ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☒ Rot	☐ Missing

Window #: 39			**Material:** ☒ Wood	☐ Vinyl	☐ Metal ☐ Other
Design: O	**Size:** 22X32		**Status:** ☒ Historic/Original	☐ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 40			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: 2W2H	**Size:** 24X45		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 41			**Material:** ☒ Wood	☐ Vinyl	☐ Metal ☐ Other
Design: PRAIRIE	**Size:** 19X39		**Status:** ☒ Historic/Original	☐ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:** ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Tracking # 29954

Date: 12/28/2023

Window Survey Form - List

List all the windows on the building:

Window #: 42		**Material:** ☒ Wood ☐ Vinyl ☐ Metal ☐ Other	
Design: 2W3H	**Size:** 22X41	**Status:** ☒ Historic/Original ☐ Non-historic ☐ Other	
Window:	☒ Keep ☐ Replace	Window Condition: ☐ Good ☒ Fair ☐ Bad	
		Damage? ☐ None ☐ Termites ☒ Rot ☐ Missing	
Trim:	☒ Keep ☐ Replace	Trim Condition: ☐ Good ☒ Fair ☐ Bad	
		Damage? ☐ None ☐ Termites ☒ Rot ☐ Missing	

Window #: 43		**Material:** ☒ Wood ☐ Vinyl ☐ Metal ☐ Other	
Design: 2W2H	**Size:** 24X29	**Status:** ☒ Historic/Original ☐ Non-historic ☐ Other	
Window:	☒ Keep ☐ Replace	Window Condition: ☒ Good ☐ Fair ☐ Bad	
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing	
Trim:	☒ Keep ☐ Replace	Trim Condition: ☒ Good ☐ Fair ☐ Bad	
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing	

Window #: 44		**Material:** ☐ Wood ☒ Vinyl ☐ Metal ☐ Other	
Design: 3W2H	**Size:** 30X54	**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other	
Window:	☒ Keep ☐ Replace	Window Condition: ☒ Good ☐ Fair ☐ Bad	
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing	
Trim:	☒ Keep ☐ Replace	Trim Condition: ☒ Good ☐ Fair ☐ Bad	
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing	

Window #: 45		**Material:** ☐ Wood ☒ Vinyl ☐ Metal ☐ Other	
Design: 3W2H	**Size:** 30X54	**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other	
Window:	☒ Keep ☐ Replace	Window Condition: ☒ Good ☐ Fair ☐ Bad	
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing	
Trim:	☒ Keep ☐ Replace	Trim Condition: ☒ Good ☐ Fair ☐ Bad	
		Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing	

Tracking # 29954 Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 46			**Material:** ☐ Wood ☒ Vinyl ☐ Metal ☐ Other
Design: 3W2H	**Size:** 32X57		**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other
Window:	☒ Keep ☐ Replace		**Window Condition:** ☒ Good ☐ Fair ☐ Bad
			Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing
Trim:	☒ Keep ☐ Replace		**Trim Condition:** ☒ Good ☐ Fair ☐ Bad
			Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing

Window #: 47			**Material:** ☐ Wood ☒ Vinyl ☐ Metal ☐ Other
Design: 3W2H	**Size:** 32X57		**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other
Window:	☒ Keep ☐ Replace		**Window Condition:** ☒ Good ☐ Fair ☐ Bad
			Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing
Trim:	☒ Keep ☐ Replace		**Trim Condition:** ☒ Good ☐ Fair ☐ Bad
			Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing

Window #: 48			**Material:** ☐ Wood ☒ Vinyl ☐ Metal ☐ Other
Design: 3W2H	**Size:** 32X57		**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other
Window:	☒ Keep ☐ Replace		**Window Condition:** ☒ Good ☐ Fair ☐ Bad
			Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing
Trim:	☒ Keep ☐ Replace		**Trim Condition:** ☒ Good ☐ Fair ☐ Bad
			Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing

Window #: 49			**Material:** ☐ Wood ☒ Vinyl ☐ Metal ☐ Other
Design: 3W2H	**Size:** 32X57		**Status:** ☐ Historic/Original ☒ Non-historic ☐ Other
Window:	☒ Keep ☐ Replace		**Window Condition:** ☒ Good ☐ Fair ☐ Bad
			Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing
Trim:	☒ Keep ☐ Replace		**Trim Condition:** ☒ Good ☐ Fair ☐ Bad
			Damage? ☒ None ☐ Termites ☐ Rot ☐ Missing

Tracking # 29954

Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 50			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: 2W2H	**Size:** 24X54		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

BATH

Window #: 51			**Material:** ☒ Wood	☐ Vinyl	☐ Metal ☐ Other
Design: 2W3H	**Size:** 20X32		**Status:** ☒ Historic/Original	☐ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☐ Good	☒ Fair	☐ Bad
			Damage? ☐ None ☐ Termites	☒ Rot	☐ Missing

Window #: 52			**Material:** ☒ Wood	☐ Vinyl	☐ Metal ☐ Other
Design: 2W2H	**Size:** 20X24		**Status:** ☒ Historic/Original	☐ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Window #: 53			**Material:** ☐ Wood	☒ Vinyl	☐ Metal ☐ Other
Design: 3W2H	**Size:** 32X54		**Status:** ☐ Historic/Original	☒ Non-historic	☐ Other
Window:	☒ Keep	☐ Replace	Window Condition: ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	Trim Condition: ☒ Good	☐ Fair	☐ Bad
			Damage? ☒ None ☐ Termites	☐ Rot	☐ Missing

Tracking # 29954

Date: 12/20/2023

Window Survey Form - List

List all the windows on the building:

Window #: 54			**Material:** ☐ Wood	☒ Vinyl	☐ Metal	☐ Other
Design: 3W2H	**Size:** 32X54		**Status:** ☐ Historic/Original	☒ Non-historic		☐ Other
Window:	☒ Keep	☐ Replace	**Window Condition:**	☒ Good	☐ Fair	☐ Bad
			Damage?	☒ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☒ Keep	☐ Replace	**Trim Condition:**	☒ Good	☐ Fair	☐ Bad
			Damage?	☒ None	☐ Termites	☐ Rot	☐ Missing

Window #:			**Material:** ☐ Wood	☐ Vinyl	☐ Metal	☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☐ Non-historic		☐ Other
Window:	☐ Keep	☐ Replace	**Window Condition:**	☐ Good	☐ Fair	☐ Bad
			Damage?	☐ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	**Trim Condition:**	☐ Good	☐ Fair	☐ Bad
			Damage?	☐ None	☐ Termites	☐ Rot	☐ Missing

Window #:			**Material:** ☐ Wood	☐ Vinyl	☐ Metal	☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☐ Non-historic		☐ Other
Window:	☐ Keep	☐ Replace	**Window Condition:**	☐ Good	☐ Fair	☐ Bad
			Damage?	☐ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	**Trim Condition:**	☐ Good	☐ Fair	☐ Bad
			Damage?	☐ None	☐ Termites	☐ Rot	☐ Missing

Window #:			**Material:** ☐ Wood	☐ Vinyl	☐ Metal	☐ Other
Design:	**Size:**		**Status:** ☐ Historic/Original	☐ Non-historic		☐ Other
Window:	☐ Keep	☐ Replace	**Window Condition:**	☐ Good	☐ Fair	☐ Bad
			Damage?	☐ None	☐ Termites	☐ Rot	☐ Missing
Trim:	☐ Keep	☐ Replace	**Trim Condition:**	☐ Good	☐ Fair	☐ Bad
			Damage?	☐ None	☐ Termites	☐ Rot	☐ Missing

D.

Previously Deferred Items to be Heard

E.

Condemned Properties

F.

Historic Designations

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

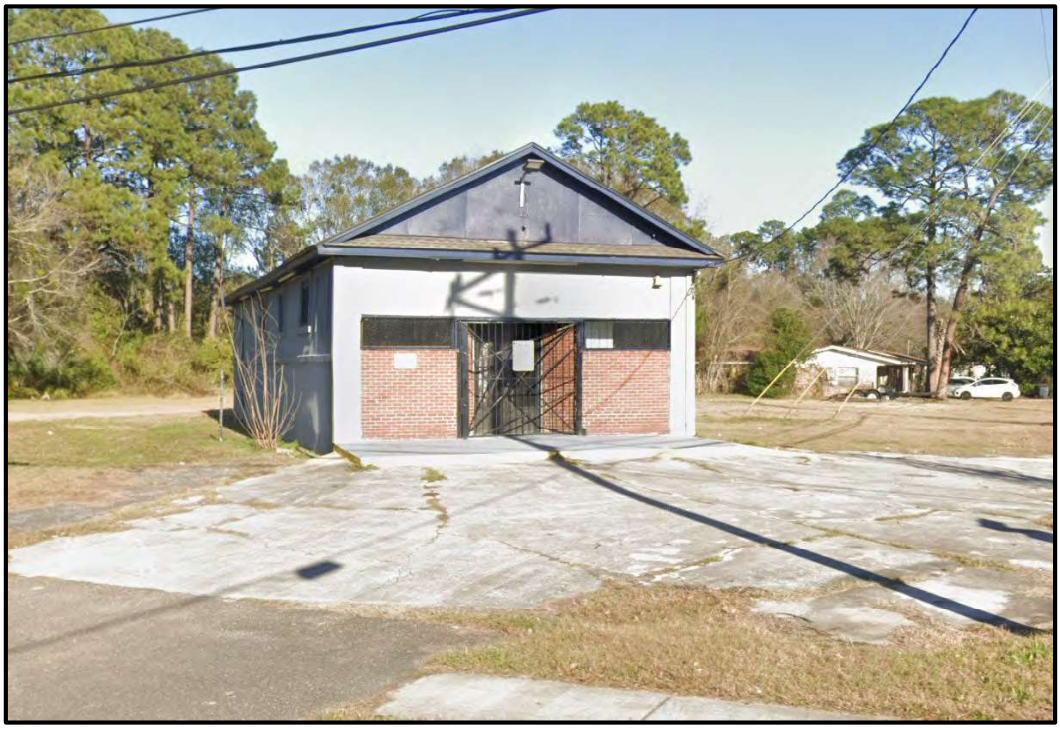
LM-24-04

2259 26th St W

City of Jacksonville
Landmark Designation Report

2259 West 26th Street

LM-24-04
April 24, 2024



Application Prepared By:
Andre Harrell
2250 W. 26th Street
Jacksonville, Florida 32209

Property Owner:
Verlene Harrell
2259 W. 26th Street
Jacksonville, Florida 32209

TABLE OF CONTENTS

I. Planning and Development Department – Findings, Conclusions, and Recommendation

II. Designation Application

III. Legal Description and Location Map

IV. Proof of Public Notice

V. List of Property Owners Located within 350 Feet of the Proposed Landmark

VI. Photographs and Images

I. Planning and Development Department – Findings, Conclusions, and Recommendation

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR DESIGNATION
AS A CITY OF JACKSONVILLE LANDMARK

LM-24-04
West 26th Street Grocery
2259 West 26th Street
Jacksonville, Florida 32209

GENERAL LOCATION: Northeast corner of West 26th Street and Almeda Street in the Grand Park neighborhood

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LM-24-04**, sponsored by the agent of the property owner, Andre Harrell. The owner of the property is Verlene Harrell.

FINDINGS AND CONCLUSIONS

(A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 2259 West 26th Street as a Landmark was complete.

(B) As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the property at 2259 West 26th Street as a Landmark was published in the *Jacksonville Daily Record*. Proof of publication is attached to this report.

(C) Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 2259 West 26th Street will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*,

will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the West 26th Grocery at 2259 West 26th Street and not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

(D) In preparing the application, the Planning and Development Department has found the application to meet two of the seven criteria. The two criteria include the following.

A. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.

The historic preservation movement nationwide is becoming more diversified by focusing on building and sites related to the history and culture of racial and ethnic minorities. These buildings and sites usually embody the unique history and culture of marginalized groups including their struggles for dignity and full citizenship. The determination of significance for such buildings and sites usually does not follow the traditional historic preservation model, which is based more on High Style architecture and the degree and nature of alterations and additions. Rather, it also includes historical and cultural significance. Examples of this trend in Florida include the historic districts of American Beach and Eatonville, both having very little architectural significance and original building fabric, but have extreme importance in African American history. As further explained below, the West 26th Street Grocery is an example of an important cultural landmark found in a vibrant black community.

The West 26th Street Grocery reflects the historical trend of small commercial buildings that served black communities due to limited access to larger stores because of segregation and distance. Built in 1930, the Masonry Vernacular style store was moved in 1959 from the original site at 3126 Old Kings Road to 2259 West 26th Street.[1] The move may have been an opportunity to be located within the vibrant African American neighborhood of Grand Park. First platted in 1906, the name of the subdivision reflects it being close to Grand Crossing, a major railroad crossing of multi tracks transversed by the Old Kings Road.[2] Grand Park had sufficiently grown to warrant a school that was constructed in 1915 based on a design by architect, Rutledge Holmes.[3] The store was moved to the Spring Grove Gardens subdivision, platted in 1944 by the Royal Terrace Properties, and located just outside of Grand Park.[4] The building was placed strategically to set on an angle on the corner lot of West 26th Street and Almeda Street.

[1] Jacksonville Building Permit Record, #1642 – 1959.
[2]Creating a dangerous situation for drivers, Old Kings Road was closed on both sides of the tracks. Grand Park, Plat Book 2, Pages 59
[3] *Florida Times Union*, October 17, 1915, p.4.
[4] Spring Grove Gardens, Plat Book 18, Page 27.

B. Its location is the site of a significant local, state or national event.

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26th Street does not meet this landmark criterion.

C. It is identified with a person or persons who significantly contributed to the development of the City, state or nation.

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26th Street does not meet this landmark criterion.

D. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26th Street does not meet this landmark criterion.

E. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26th Street does not meet this landmark criterion.

F. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

It is the determination of the Jacksonville Planning and Development Department that the subject property at 2259 West 26th Street does not meet this landmark criterion.

G. Its suitability for preservation or restoration.

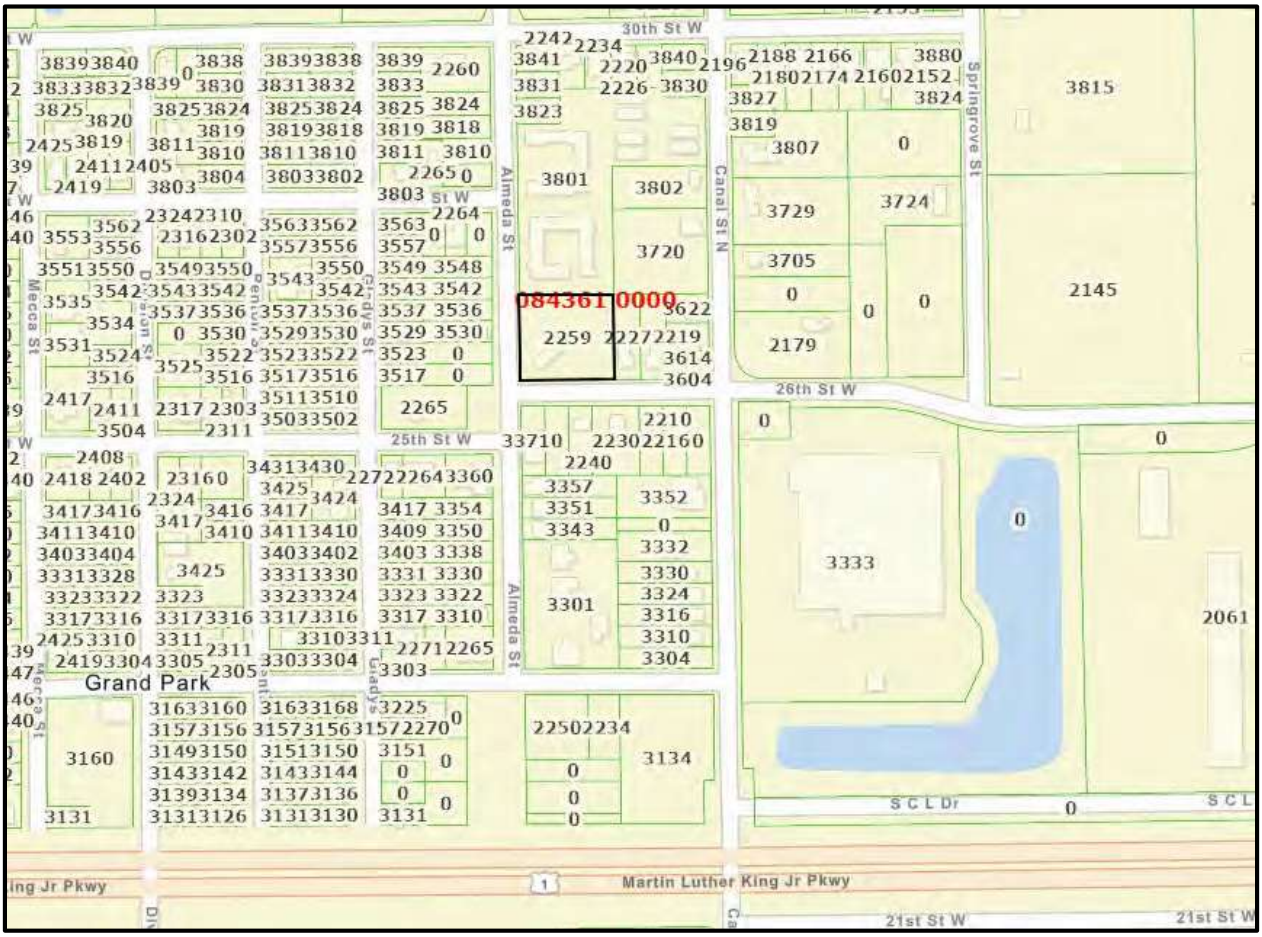
In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as represent alterations that are difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long term and potentially on-going neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration.

The most significant alteration of the building appears to be the enclosure of the storefront with brick, which is reversible. The building has no evidence of major deterioration and appears to be well maintained. It is the stated intent of the owner to rehabilitate and reopen the store while having other sections of the large parcel to be used for community events.

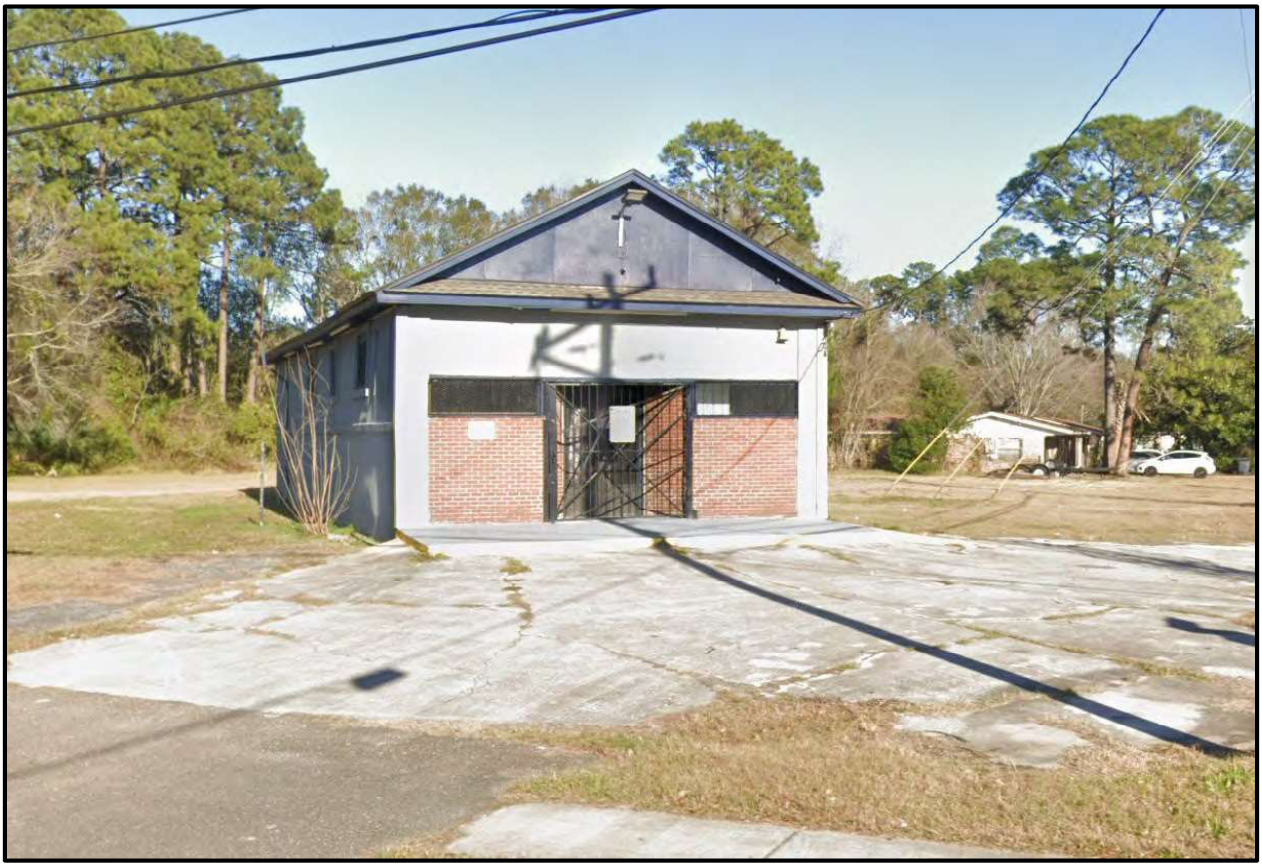
RECOMMENDATION

Since an agent of the property owner is the sponsor of the designation, at least two of the seven criteria must be met. In reviewing the application, the Planning and Development Department has found the application to meet two of the seven criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of 2259 West 26th Street, **t**he West 26th Street Grocery, (**LM-24-04)** as a City of Jacksonville Landmark.

Aerial Map of 2259 West 26th Street



Exterior Photograph of Subject Property



II. Designation Application

REQUEST FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE
City of Jacksonville Historic Preservation

1. PROPERTY INFORMATION

Historic Name: Spring Grove Garden

Other Names: West 26th Street Grocery

FMSF Number: _____
(if known)

Designation: (check all applicable)

- ☐ Residential
- ☐ Institutional
- ☐ Industrial
- ☐ Cemetery
- ☑ Commercial
- ☐ Public
- ☐ Archaeologic
- ☐ Other: _____

2. LOCATION

Street name & number: 2259 West 26th Street

City or town: Jacksonville Zip Code: 32209

State: Florida County: Duval

Real estate number(s): 084361-0000

3. HISTORICAL INFORMATION

Date of construction and additions: Year Built - 1930

Significant historical associations: Grand Park Community

Original use: Store - Retail

Present use: Currently not open, will reopen as Community grocery Store. Field space being used for Community events (i.e. food drives).

Physical description (basic design, construction and conditions):
The building is one-story with original interior walls, roof and ceiling. The ceilings are 12 ft + with glass windows around the perimeter. There are wooden, double-doors (original) with a paved, circular driveway equipped with accessible parking spaces. The condition of the building is great, considering the age and location (full-sun). Full kitchen in rear of building.

4. STATEMENT OF SIGNIFICANCE

The following is a list of the cultural, historical, architectural, or archaeological significance with reference to all applicable local designation criteria outlined in section 307.104(f), of the Jacksonville Ordinance Code.

Mark "x" in any applicable boxes for the criteria to qualify for a landmark, using the space to the right to specify how it is applicable. If more space is needed please use a continuation sheet and write the name of the potential landmark on each sheet.

☒ Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation

First black-owned business in the Grand Park Community. Only grocery store in the Grand Park area across the MLK as a cornerstone in the area.

☒ Its location is the site of a significant local, state, or national event.

The building is a permanent fixture in the Grand Park Community and has helped many families for decades.

☒ It is identified with a person or persons who significantly contributed to the development of the city, state, or nation

First minority-owner, Johnny Harrell, was a war veteran who fought in Vietnam for this country. He gave the ultimate sacrifice prior to his death.

☒ It is identified as the work of a master builder, designer, or architect, whose individual work has influenced the development of the city, state, or nation.

The 1930's builder inspired other builders to span out throughout the neighborhood creating more buisnesses and jobs in the city.

☒ Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

The building has alot of it's original structure, consisting of hardwood doors with metal knobs, barred windows and spacious land on both sides.

☒ It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials

The building's method of construction in 1930 was primarily by hand. Alot of the structure is custom made and unable to be duplicated or restored in the same manner.

☒ Its suitability for preservation of restoration

The building should be preserved for future generations and may be restored to preserve significant history.

5. REQUIRED ATTACHMENTS

- ☐ A minimum of five (5) labeled (with location and description) photographs of the site
- ☐ Area map showing property location
- ☐ Any available historic and or existing drawings such as elevations, floor plans, diagrams, etc.
- ☐ Legal Description

6. SPONSORSHIP STATEMENT

I am aware of the proposal for designation of the subject property or properties listed above as a City of Jacksonville landmark or landmark site and am aware of the procedures for review of the proposal by the Jacksonville Historic Preservation Commission and the Jacksonville City Council. I understand that I will be notified of the date and place of any public meetings at which the proposal will be considered by the Jacksonville Historic Preservation Commission and the City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I am aware that I must wait one year to re-apply.

Signature of property owner: Andre Harrell Date: 3/28/24

Printed name: Andre Harrell Phone number: _(___)_____

Email: Sgrovegarden@gmail.com

Address: 2830 W. 26th Street City: Jax Zip: 32209

Signature of applicant (if different from property owner): _____ Date: _____

(representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.)

Printed name: _____ Phone number: _(___)_____

Email: _____

Address: _____ City: _____ Zip: _____

Sponsorship other than the owner

Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville landmark or landmark site is being sponsored by: _____

Signature of sponsor: _____ Title: _____ Date: _____

Printed name: _____ Phone number: _(___)_____ Email: _____

POSITION AFFIDAVIT
FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

PROPERTY INFORMATION

Historic Name: Spring Grove Garden Other Names: West 26th Street Grocery
Street Name and Number: 2239 West 26th Street
Zip Code: 32209 City: Jacksonville State: Florida
Real Estate Number(s): 084361-0000

DECLARATION OF SUPPORT OR OPPOSITION

In accordance with Section 307.104(j)(1-7), Ordinance Code, the Commission shall determine whether, based upon the evidence, the nominated landmark, or landmark site, does or does not meet the criteria for designation. In the event the owner of the property expresses an objection regarding local landmark status, at least four of the seven criteria must be met. If the owner of the subject property does not express such objection, only two of the seven criteria must be met.

☑ I do not oppose my property being nominated for local landmark status.

☐ I hereby object to my property being nominated for local landmark status.

Signature of Property Owner: Andre Harrell
Printed Name of Property Owner: Andre Harrell
Date: 3/28/24

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of ☑ physical presence or [_] online notarization, this 29th day of March 2024 by Andre Harrell, who is personally known to me or who has produced FL. Dr. Lic as identification and who took an oath.

Starla Mabe
(Signature of NOTARY PUBLIC)

Starla Mabe
(Printed name of NOTARY PUBLIC)

STARLA MABE
Commission # HH 051556
Expires October 7, 2024
Bonded Thru Budget Notary Services

State of Florida at Large.
My commission expires: 10-7-2024

HARRELL VERLENE
2259 W 26TH ST
JACKSONVILLE, FL 32209

Primary Site Address
2259 W 26TH ST
Jacksonville FL 32209-

Official Record Book/Page
19477-00021

Tile #
6404

2259 W 26TH ST

Property Detail

RE #	084361-0000
Tax District	USD1
Property Use	1191 Store Retail
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01480 SPRINGROVE GARDENS
Total Area	43498

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$30,260.00	$30,260.00
Extra Feature Value	$5,853.00	$5,853.00
Land Value (Market)	$19,238.00	$19,238.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$55,351.00	$55,351.00
Assessed Value	$55,236.00	$55,351.00
Cap Diff/Portability Amt	$115.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$55,236.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19477-00021	12/1/2020	$100.00	QC - Quit Claim	Unqualified	Improved
04146-00982	5/5/1976	$35,500.00	WD - Warranty Deed	Unqualified	Improved
08669-01117	7/5/1997	$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	936.00	$1,775.00
2	FCLC1	Fence Chain Link	1	0	0	32.00	$168.00
3	FWDC1	Fence Wood	1	0	0	24.00	$117.00
4	PVCC1	Paving Concrete	1	0	0	1,755.00	$3,327.00
5	PVAC1	Paving Asphalt	1	0	0	452.00	$466.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	225.00	200.00	Common	225.00	Front Footage	$19,238.00

Legal

LN	Legal Description
1	18-27 55-2S-26E
2	SPRINGROVE GARDENS S/D
3	LOT 7 BLK 4

Buildings

Building 1
Building 1 Site Address
2259 W 26TH ST Unit
Jacksonville FL 32209-

Building Type	1101 - STORE RETAIL
Year Built	1930
Building Value	$30,260.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1799	1799	1799
Canopy	64	0	16
Canopy	15	0	4
Canopy	21	0	5
Total	1899	1799	1824

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	2	2 Rolled Comp
Interior Wall	1	1 Masonry Min
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	4	4 NS Ceil Min Wall
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Element	Code	Detail
Stories	1.000	
Restrooms	2.000	

Baths	4.000	
Rooms / Units	2.000	
Avg Story Height	12.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$55,236.00	$0.00	$55,236.00	$568.28	$625.10	$571.44
Urban Service Dist1	$55,236.00	$0.00	$55,236.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$55,351.00	$0.00	$55,351.00	$162.50	$176.18	$162.41
By Local Board	$55,351.00	$0.00	$55,351.00	$112.88	$124.43	$112.83
FL Inland Navigation Dist.	$55,236.00	$0.00	$55,236.00	$1.61	$1.59	$1.59
Water Mgmt Dist. SJRWMD	$55,236.00	$0.00	$55,236.00	$9.91	$9.90	$9.90
School Board Voted	$55,351.00	$0.00	$55,351.00	$0.00	$55.35	$0.00
Urb Ser Dist1 Voted	$55,236.00	$0.00	$55,236.00	$0.00	$0.00	$0.00
			Totals	$855.18	$992.55	$858.17

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$50,215.00	$50,215.00	$0.00	$50,215.00
Current Year	$55,351.00	$55,236.00	$0.00	$55,236.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

Doc # 2020268318, OR BK 19477 Page 21, Number Pages: 2,
Recorded 12/03/2020 04:20 PM, RONNIE FUSSELL CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $18.50 DEED DOC ST $0.70

THIS INSTRUMENT PREPARED BY:
NAME Dana L. Harrell
ADDR. P. O. Box 420103
Atlanta, GA 30342

This Quit Claim Deed, *Executed this* 1st *day of* December, 2020, *by*
(first party) Dana L. Harrell
to (second party) Verlene Harrell
whose post office address is 2259 W 26th Street - Jacksonville, FL 32209
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for an in consideration of the sum of $* 10.00, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of* Duval, *State of* Florida *to wit:*

Lot Seven (7), Block Four (4), SPRINGROVE GARDENS, as per plat recorded in Plat Book 18, page 27, current public records of Duval County, Florida.

To have and to hold, *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Witness Signature as to First Party
Kathy H. Wilbert
Printed Name
Cynthia R. Thomas
Witness Signature as to First Party
Cynthia R. Thomas
Printed Name

Witness Signature as to Co-First Party (if applicable)
Printed Name
Witness Signature as to Co-First Party (if applicable
Printed Name

Signature of First Party
Dana L Harrell
Printed Name
PO Box 420103, Atlanta GA 30342
Post Office Address

Signature of Co-First Party (if applicable)
Printed Name
Post Office Address

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of December, 2020, by Dana Harrell, who is personally known to me or has produced FL Drivers License as identification and who did/did not take an oath.

Cathy Shaw
Notary Public

Cathy T. Shaw
(Print, type, or stamp commissioned name of Notary Public)

CATHY T. SHAW
MY COMMISSION # GG 070301
EXPIRES: February 6, 2021
Bonded Thru Notary Public Underwriters

III. Legal Description and Location Map

2259 W. 26th St - Legal Description

Lot Seven (7), Block Four (4), SPRINGROVE GARDENS, as per plat recorded in Plat Book 18, page 27, current public records of Duval County, Florida

2259 W. 26th St - Area Map

30th St W
Almeda St
Canal St N
Springrove St
26th St W
25th St W
Grand Park
Martin Luther King Jr Pkwy
21st St W
S C L Dr
3815
2145
3333
2061
3160
3134
3301
2259
3801
3802
3720
3729
3724
3705
3807
2179
3614
3604
3622
3352
3332
3330
3324
3316
3310
3304
2210
2240
3357
3351
3343
3225
3151
3131
2265
3425
3323
3303
3504
3524
3535
3542
3562
3553
3556
3820
3825
3819
3811
3810
3804
3803
2419
2405
2412
2425
3838
3830
3839
3833
3824
3818
3610
2260
2264
3557
3548
3550
3543
3537
3536
3530
3529
3523
3517
3516
3525
3522
3534
3531
2417
2411
2317
2303
2311
2408
2418
2402
23160
2324
3424
3417
3416
3410
3409
3403
3338
3331
3330
3323
3322
3317
3310
3311
2305
2271
2265
3303
3033
3225
3157
3149
3143
3139
3137
3131
3134
2250
2234
2242
3841
3831
3823
3840
2220
2226
2196
2188
2166
21802174
21602152
3880
3827
3824
3819
3807
3729
3724
3705
2179
2210
2240
3357
3351
3343
3352
3332
3330
3324
3316
3310
3304
3333
3301
2061
3815
2145
3160
3134
3131
3801
3802
3720
3622
3614
3604
2259

IV. Proof of Public Notice

JACKSONVILLE
Daily Record
JaxDailyRecord.com

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing on Application to Designate a City of Jacksonville Historic Landmark

in the matter of LM-24-04 Spring Grove Garden at 2259 West 26th Street

in the Court, was published in said newspaper by print in the issues of 4/4/24.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Nichol Y. Stringer

Nichol Stringer

Sworn to and subscribed before me this 4th day of April, 2024 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
Notary Public, State of Florida
My Comm. Expires 06/16/2024
Commission No. HH43568

Seal

Notary Public, State of Florida

PROOF OF PUBLICATION
DUVAL COUNTY

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE SPRING GROVE GARDEN AT 2259 WEST 26th STREET LM-24-04 AS A CITY OF JACKSONVILLE HISTORIC LANDMARK

NOTICE IS HEREBY GIVEN that on April 24, 2024 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of the Spring Grove Garden Building at 2259 West 26th Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be on the 1st floor (Room 1002) of the Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

Exhibit A
Legal Description
39-2S-26E
18-27 55-2S 26E
SPRINGROVE GARDENS S/D
LOT 7 BLK 4
RE # 084361-0000

This application (LM-24-04) is being sponsored by Andre Harrell. A copy of the application may be examined in the Offices of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

DATED this 3rd day of April, 2024.

Jack C. Demetree, III
Chairman
Jacksonville Historic Preservation Commission
City of Jacksonville

Apr. 4 00 (24-02280D)

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC HEARING

LM-24-04

The Jacksonville Historic Preservation Commission will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-24-04** regarding the proposed designation of the Spring Grove Garden located at 2259 West 26th Street, as a City of Jacksonville Landmark as noted below:

Date: Wednesday, April 24, 2024

Time: 3:00 P. M.

Place: Ed Ball Building - 1st Floor Room 1002
214 North Hogan Street
Jacksonville, Florida 32202

Information concerning the proposed designation is on file with the Jacksonville Historic Preservation Commission and available for inspection from 8:00 A. M. until 5:00 P. M. Monday through Friday at the Offices of the Planning and Development Department, Suite 300, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800.

PLEASE NOTE: You have received this notice as owner of real property located within 350 feet of the proposed landmark per Section 307.104(f). Only the property associated with the proposed landmark as identified above is impacted by the historic designation.

ALL PERSONS INTERESTED ARE NOTIFIED TO BE PRESENT AT SAID TIME AND PLACE, AND THEY MAY BE HEARD WITH RESPECT TO THE PROPOSED DESIGNATION.

The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

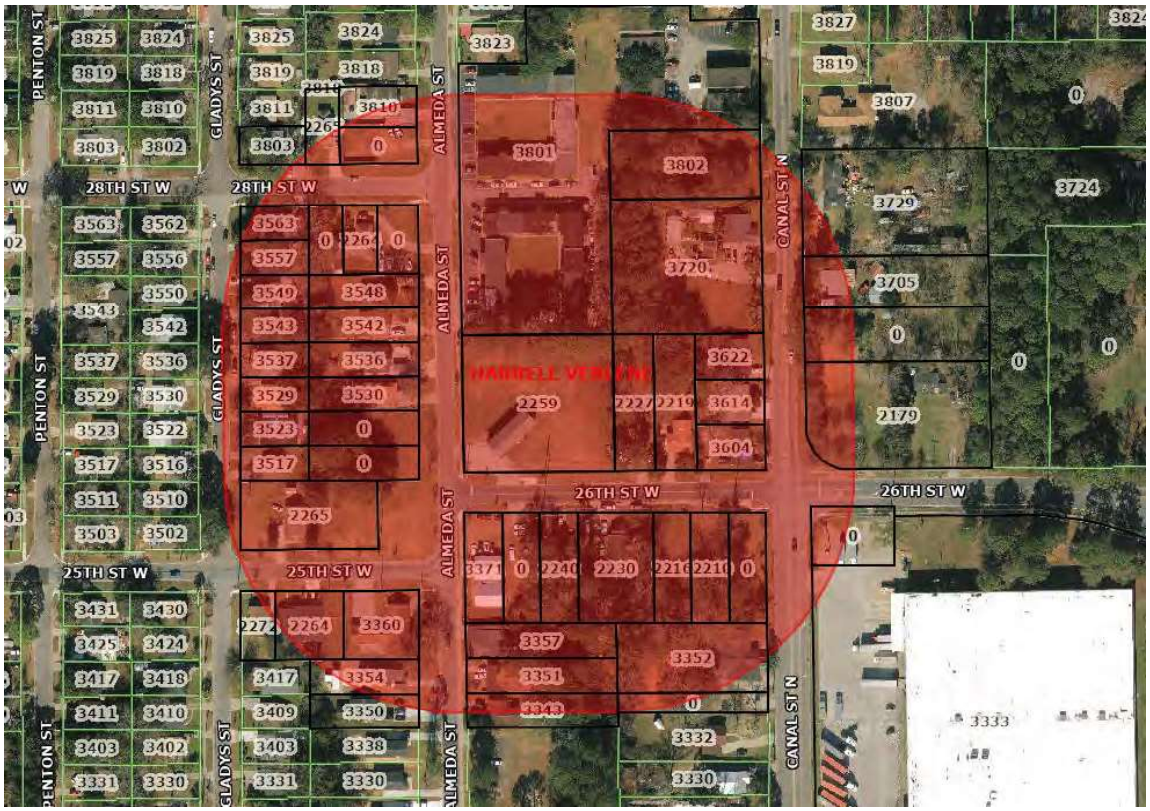
If a person decides to appeal a decision of the Jacksonville Historic Preservation

Commission with respect to any matter considered at such meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. § 286.0106, Florida Statutes

Exhibit A

LEGAL DESCRIPTION

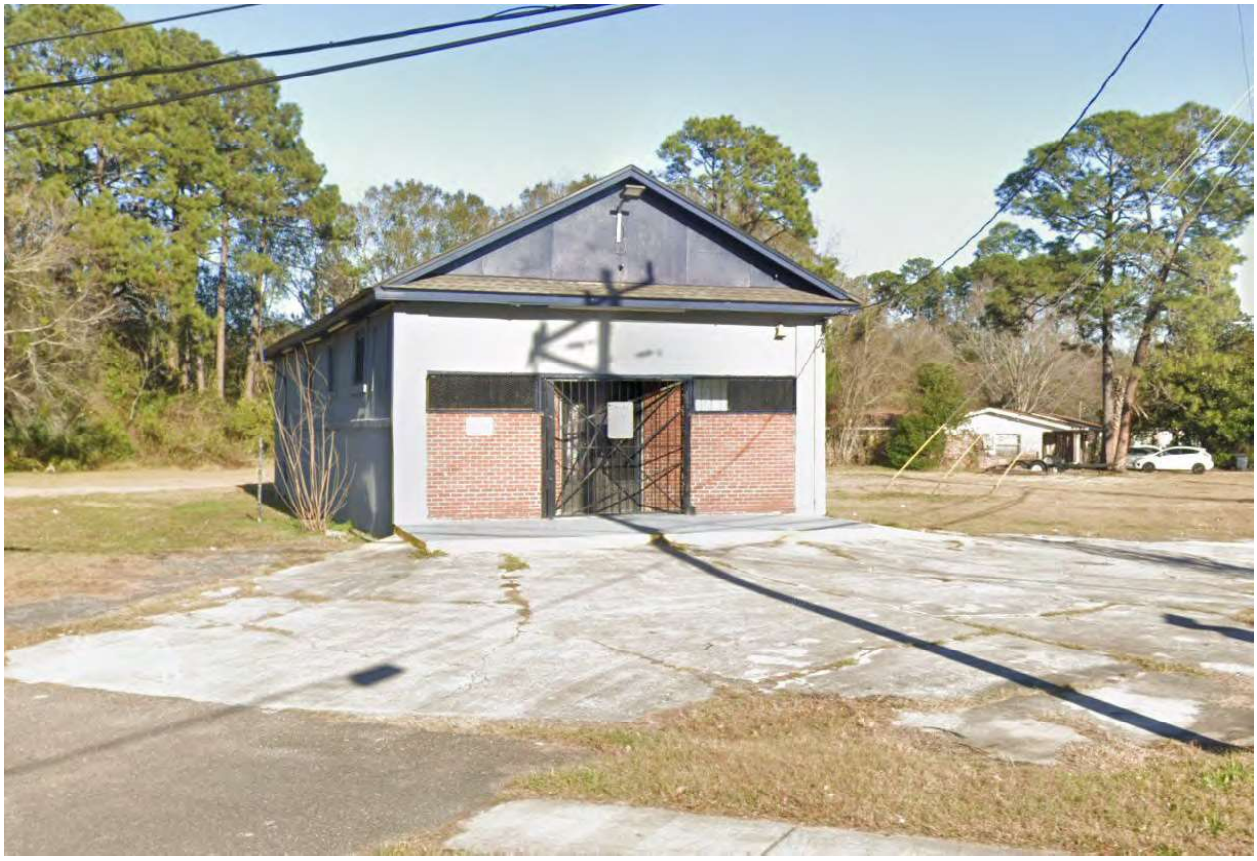
18-27 55-2S-26E
SPRINGROVE GARDENS S/D
LOT 7 BLK 4
RE # 084361-0000



V. List of Property Owners Located within 350 Feet of the Proposed Landmark

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
047393 0010	ABDULLAH EDWARD ESTATE		2264 W 28TH ST			JACKSONVILLE	FL	32209-3554
084300 0000	ALL THINGS ARE POSSIBLE CONSTRUCTION		PO BOX 9153			JACKSONVILLE	FL	32208
047394 0000	ALLEN WALTER		5349 CLEVELAND RD			JACKSONVILLE	FL	32209
047397 0000	BARNES ALEXIS		3542 ALMEDA ST			JACKSONVILLE	FL	32209-3607
047411 0070	BATTLE DANNETTE T		3350 ALMEDA ST			JACKSONVILLE	FL	32209-4115
047404 0010	CRAWFORD MIRIAM ET AL		5258 WASHINGTON ESTATES DR			JACKSONVILLE	FL	32209-1337
084359 0000	CULLINS ALTON		3720 CANAL ST N			JACKSONVILLE	FL	32209
047391 0000	DAVIS DELGUIDICE LOVELY M ET AL		2571 W 28TH ST			JACKSONVILLE	FL	32209
047410 0100	DINKINS JOEL		9832 PATRIOT RIDGE DR			JACKSONVILLE	FL	32221
047400 0010	DUONG SONNY ET AL		116 STANWOOD ST			DORCHESTER	MA	02121
047398 0000	FOREMOST INVESTMENT GROUP LLC		120 BROADMOOR DR			FAYETTEVILLE	GA	30215
084362 0020	FRECHTEL EFRAIM		19330 NE 23RD AVE			MIAMI	FL	33180
084301 0000	FREE LIFE CREATOR A GA LLC		14 EASTBROOK BEND STE 112			PEACHTREE CITY	GA	30269
084124 0000	FRG X FL2 LP		C/O FAROPOINT	111 RIVER ST SUITE 1010		HOBOKEN	NJ	07030
047407 0020	GODS PROPHETIC OUTREACH MINISTRY INC		PO BOX 14101			JACKSONVILLE	FL	32238
	GRAND PARK COMMUNITY ASSOCIATION	DARLENE NEAL	2617 VERNON ST			JACKOSNVILLE	FL	32209
047396 0600	GREEN DEIDRE M		3548 ALMEDA ST			JACKSONVILLE	FL	32209-3607
084305 0010	HAMILTON CHARLES		3160 PENTON ST			JACKSONVILLE	FL	32209
047403 0000	HARREL JOHNNY		2259 W 26TH ST			JACKSONVILLE	FL	32209-3611
084302 0000	HARRELL ANDRE		2230 26TH ST W			JACKSONVILLE	FL	32209
084361 0000	HARRELL VERLENE		2259 W 26TH ST			JACKSONVILLE	FL	32209
084303 0000	HAYNES RETHA LEE		2240 W 26TH ST			JACKSONVILLE	FL	32209-3612
047409 0040	JOHNSTON FAMILY REVOCABLE LIVING TRUST		12477 ANESWORTH CT			JACKSONVILLE	FL	32225
084362 0030	JONES BETTY		3614 N CANAL ST			JACKSONVILLE	FL	32209-3665
047395 0000	JONES SANDRA		3563 GLADYS ST			JACKSONVILLE	FL	32209
084362 0040	JONES WILLYSA C		3622 N CANAL ST			JACKSONVILLE	FL	32209
047400 0000	KELLY TIMOTHY		3536 ALMEDA ST			JACKSONVILLE	FL	32209-3607
	KINLOCK CIVIC ASSOCIATION	EARL SIMS	6455 MANHATTAN DR			JACKSONVILLE	FL	32219
084356 0000	LAFAYETTE CAPSTONE GROUP DE LLC		C/O DOMINIQUE DELCOURT	1613 KING ST		JACKSONVILLE	FL	32204
047399 0000	LUMBERJACK FURNITURE COMPANY		6807 TAMRA LN			JACKSONVILLE	FL	32216
084299 0000	MACKEY ERIC JEROME		2957 COMMONWEALTH AVE			JACKSOVILLE	FL	32254
047409 0000	MCCARTY AARON DERELL		2264 W 25TH ST			JACKSONVILLE	FL	32209
084362 0010	MCKEITHAN JUDITH F BAKER		3604 N CANAL ST			JACKSONVILLE	FL	32209
047396 0000	MORRISON PEGGY D		3549 GLADYS ST			JACKSONVILLE	FL	32209-3531
047387 0700	MUNGIN VANESEE F		3810 ALMEDA ST			JACKSONVILLE	FL	32209-3657
084303 0010	NEW LIFE CHURCH IN LORD JESUS OF APOSTOLIC FAITH		3371 ALMEDA ST			JACKSONVILLE	FL	32209-4114
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
047404 0000	PATCHWORK INVESTMENTS LLC		19 STRATFORD DR			CLIFTON PARK	NY	12065
084362 0000	PHAN NGUYEN		2008 SAND ARBOR CIR			ORLANDO	FL	32824
084369 0000	RILEY JAMES J LIFE ESTATE		3705 CANAL ST N			JACKSONVILLE	FL	32209
047389 0000	RMS CAPITAL LLC		4730 S FORT APACHE RD STE 300			LAS VEGAS	NV	89147
084368 0000	ROBERTS GREGORY E ET AL		1643 KEATS RD			JACKSONVILLE	FL	32208
084305 0000	SMITH ERNEST L JR		3357 ALMEDA ST			JACKSONVILLE	FL	32209-4114
047401 0000	SRF WORKFORCE OWNER 2 LLC		71 SOUTH WACKER SUITE 2775			CHICAGO	IL	60606
084358 0000	SYKES PAUL A		4904 DALLEN LEA DR			JACKSONVILLE	FL	32208
084314 0210	WALKER CHARLIE ESTATE		C/O MARY WALKER	P O BOX 40654		JACKSONVILLE	FL	32203
047402 0000	WATSON DELORES		3523 GLADYS ST			JACKSONVILLE	FL	32209-3531
084306 0000	YOUNG JEANETTA		3343 ALMEDA ST			JACKSONVILLE	FL	32209-4114

VI. Photographs and Images



(*Google*, 2023)

(*Google*, 2023)

(*Google*, 2023)

G.

Certificates of Appropriateness

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA 24-30398

1318 Dancy St

April 27, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30398

Address: 1318 Dancy Street, RE# 091945-0000

Location: South side of Dancy Street and between Lawrence Street and Hollingsworth Street

Owner: Sarah Rothstein
1318 Dancy St Rothstein LLC
1318 Dancy Street
Jacksonville, Florida 32205

Applicant: Debbie Field
Field Renovation Specialists, LLC
2259 Forest Boulevard
Jacksonville, Florida 32246

Year Built: c. 1935 (*Property Appraiser*)

Designation: Riverside Avondale, Contributing

Request: Alteration - reroof

Summary Scope of Work:
1. Roof replacement

Recommendation: **Deny**

PROJECT DESCRIPTION
COA-24-30398 is for the replacement of an original metal shingle roof on a one-story contributing structure. Metal roofs in this historic district are rare and treated with more sensitivity when reviewing appropriate replacement materials due to the contribution they have to the district's architectural diversity. This structure is surrounded by one-story structures in a mixture of stucco, cinderblock, brick, and wood. The current request is to replace the existing metal shingle roof with a new light grey asphalt shingle roof.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Riverside Avondale Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(l). The following is Staff's analysis:

- Pursuant to the authority granted to staff under the 2024 COA Matrix, roof replacement with a metal roof material is eligible to be administratively approved. In Riverside Avondale, metal shingle roofs are rare and given a level of review similar to requests to replace clay tile due to their texture, color, material, and impact the replacement product will have on the structure's appearance. If the applicant submits a future COA for roof replacement with a natural silver finished metal shingle, shingle stamped panel, 5-V crimp, or standing seam design, Staff can administratively approve those under the 2024 COA Matrix. As such, this request is inconsistent with Section 307.106(l)(2, 3, 5, and 6).
- Staff notified the applicant that the requested roof replacement material requires JHPC review because Staff is not able to administratively approve asphalt materials to replace historic metal shingle roofing. Staff notified the applicant that some metal sheet roofing designs can be approved as long as they have a natural silver finish, but they requested to proceed with a request for an asphalt material. Therefore, requesting an architecturally inappropriate replacement material for a metal shingle roof in Riverside Avondale, where this roof material is rare and character defining, is inconsistent with Sections 307.106(k)(1-3).
- Due to the rarity and height of the roof on this structure, Staff deems it one of the most character defining features of this structure. Therefore, replacing original historic metal

shingles with a light grey asphalt shingle is inconsistent with the Historic District Design Guidelines, Section on “Roofs and Roof Surfaces” which lists, “Avoid new materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.”

For these reasons, it is the position of the Planning and Development Department that the proposed work is inconsistent with:

1. Section 307.106(k) General Standards: 1-3
2. Section 307.106(l) Guidelines on “Alterations”: 2, 3, 5, and 6
3. Historic District Design Guidelines, Section on “Roofs and Roof Surfaces”

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

- 307.106(l)(3) - Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

- 307.106(l)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Historic District Design Guidelines, "Roofs and Roof Surfaces"

- Secretary of the Interior's Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Secretary of the Interior's Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

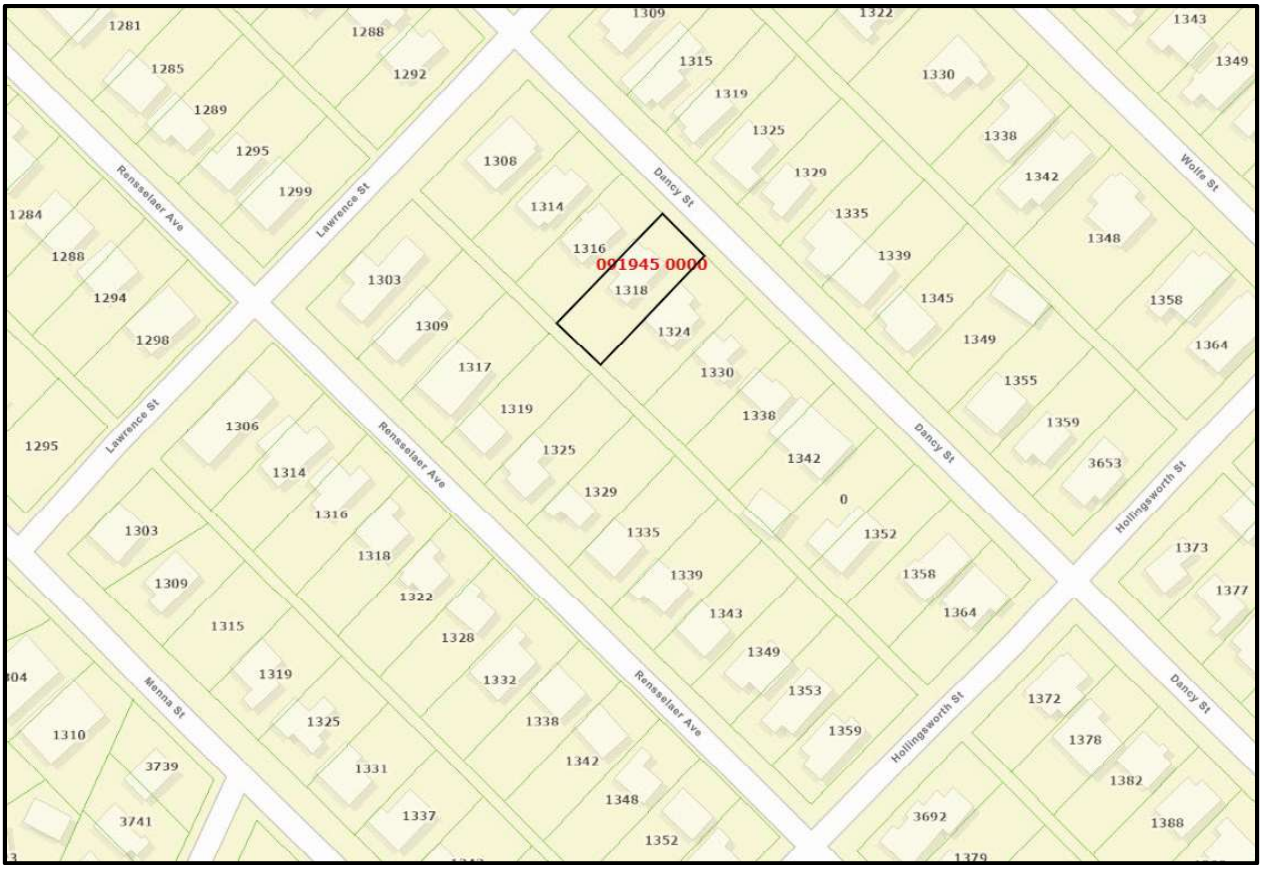
- Secretary of the Interior's Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Secretary of the Interior's Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.

- Roofs and Roof Surfaces, Recommend #1: "Preserve the original roof form in the course of rehabilitation."

- Roofs and Roof Surfaces, Avoid #2: "New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building."

LOCATION MAP



SIGN POSTED ON SUBJECT PROPERTY

Application For Certificate Of Appropriateness

Application Info

Tracking #	30398	**Application Status**	FOUND SUFFICIENT
Date Started	02/27/2024	**Date Submitted**	02/29/2024

Planning and Development Department Info

COA #	COA-24-30398
Admin Review	☑
Admin Recommendation	N/A
Admin Date Of Action	N/A
Forwarded to JHPC	☑
JHPC Meeting Date	4/24/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name FIELD
First Name DEBBIE
Middle Name R

Company Name
FIELD RENOVATION SPECIALISTS, LLC

Mailing Address
2259 FOREST BLVD

City JACKSONVILLE
State FL
Zip Code 32246

Phone 904 254 5058
Fax 904
Email FIELDOFFLA@AOL.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name ROTHSTEIN
First Name SARAH
Middle Name DANIELS

Company/Trust Name
1318 DANCY ST ROTHSTEIN LLC

Mailing Address
1318 DANCY STREET

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9049038422
Fax
Email SARAH@HOMESWEETHOMEJAX.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#

	091945 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1318	DANCY ST	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [x] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
REPLACE ORIGINAL METAL ROOF WITH SHINGLE ROOF, SAME COLOR GREY

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list

Reroof/Minor Repairs

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

Additional Documents Provided

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's

Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4/10/2024

COA#: 24-30398

Address: 1318 Dancy St. Jax., FL 32205

Owner: Sarah Rothstein

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 24-30398 **were posted on the property/site located at:**

09/945-0000
Real Estate Number(s)

1318 Dancy St.
Street Address

Jax., FL 32205
City, State Zip Code

Printed Name: Deborah Field

Signature: Deborah R. Field

Dated this 10 day of April, 2024

COA 24-30120

125 3rd St E

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30120

Address: 125 3rd Street East, RE# 070937-0015

Location: North side of 3rd Street East, between Hubbard Street and Market Street North

Owner: Frank Butler
126 5th Street East
Jacksonville, Florida 32206

Applicant: Same as Owner

Year Built: *c.* 1896 (Florida Master Site File)

Designation: Springfield, Contributing

Request: Demolition

Summary Scope of Work:

1. Demolition of a contributing structure

Recommendation: **Approve**

PROJECT DESCRIPTION

COA-24-30120 seeks to demolish a two-story, contributing structure in the Springfield Historic District. The structure is located on an interior lot between Hubbard Street and Market Street North. The subject property is bounded by new construction homes to the east and west. The structure is characterized as a Frame Vernacular style building with significant alterations over the years. Three (3) structural engineer reports found the structure to be unsafe, exhibit signs of damage from wood destroying organisms (WDOs) and water rot, and be cost prohibitive.

The City's Municipal Code Compliance Division (MCCD) has condemned the structure and declared it unsafe per Chapter 518, Ordinance Code. According to the attached Enforcement History Log, the property has been subject to enforcement activity by MCCD for over 18 years with no habitable result.

Since its first condemnation in 2007 by MCCD, property ownership has changed five (5) times. According to archival and permitting research, Staff could not find any evidence of the last four (4) owners making an attempt to rehabilitate the structure (e.g., permits, COAs). However, when the current owner purchased the property in November 2019, attempts to rehabilitate the structure were made via COA-19-22785 (approved administratively in May 2021) and COA-22-27134 (approved by JHPC in June 2022). Despite being approved for a permit (B-20-332339) by Staff in May 2021, the rehabilitation plans never materialized.

Demolition by nature is the ultimate removal of historic fabric and thus should be considered a last resort when addressing a deteriorated historic resource. All alternatives should be explored, including relocation, rehabilitation, mothballing, and reuse by the current owner or a prospective buyer.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- Consistent with Sections 307.106(k)(1-3) and 307.106(n)(2 and 9), the proposed demolition of the contributing structure will not have a significant impact on the surrounding properties due to the structure lacking many of the significant architectural details common in historic structures, most of the significant historic details and fabric being removed or deteriorated, and the structure being one of many frame vernacular structures found within the Springfield Historic District.
- The proposed demolition can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- In accordance with Section 307.106(n)(1), the subject structure was originally listed as contributing because of its age and style. Architecturally the design of the property reflects the Frame Vernacular style. Some of the historic style elements on the structure have either been removed, covered, or suffered deterioration. These include:
    - Enclosure of the (now collapsed) first-floor front porch;
    - Enclosure of the (now collapsed) second-floor front porch;
    - Enclosure of the first-floor front porch;
    - Enclosure of the second-floor rear porch;
    - Removal of historic wood siding;
    - Partial Removal of historic metal roof;
    - Inappropriate removal of historic wood windows with metal windows;
    - Alterations/Removal of the window openings; and
    - Alterations/Removal to the porch columns and railing
- Consistent with Section 307.106(n)(3), it is the opinion of Staff that the subject structure does not have design elements (i.e., building height, massing, and production materials) that would make reproduction difficult or impossible.

- Based on Section 307.106(4), there are several prominent examples of residences that reflect the frame vernacular style in the Springfield Historic District as well as other older Jacksonville neighborhoods.
- According to the applicant, if the building is demolished, a new residential structure will be constructed on the subject property. Any new construction improvements would require review by the Historic Preservation Commission in order to ensure compatibility with the District, per Section 307.106(n)(5).
- In an effort to address Section 307.106(n)(6), the applicant provided three (3) opinions from a licensed structural engineers (see attached). All three engineering reports (dated January 31, 2017, September 18, 2017, and November 7, 2023) found the structure to be in extreme disrepair, structurally unsafe, damage from wood destroying organisms (WDOs), water rot, and cost prohibitive. Furthermore, based on visual inspection of the subject property on February 2, 2024 and supporting documentation, Staff also found the integrity of the structure reasonably compromised and would require a significant amount of rehabilitation in order to restore it back to a habitable use. Moreover, Staff examined extensive termite damage and wood rot on the framing pieces inside of the structure. Some of the structural framing appears to have shifted such that the framing and beams are no longer in proper alignment.
- No details regarding the economic return were provided by the applicant. However, given the absence of exterior siding, the absence of windows, exposures in the roof, enclosure of the front and rear porches, and evidence of a compromised foundation and framing system, there is a possibility that the costs to rehabilitate the property are significant, per Section 307.106(n)(7).
- Section 307.106(n)(8) allows for feasible alternatives to demolition to be explored such as relocation, rehabilitation, mothballing, and reuse by the current owner or a prospective buyer. According to the applicant, they do not have an interest in selling the property. Based on Staff's findings, no other feasible alternatives to demolition are readily apparent. Moreover, the structure does not appear to have enough structural integrity for relocation to be considered.
- Per Section 307.106(n)(10), Staff was not provided any evidence to support a potential claim of undue economic hardship.
- The Design Guidelines emphasize that demolition is in conflict with the Secretary's Standards 2 and 4, which stress that historic materials should be retained and preserved. Significant historical and architectural materials are no longer present at 125 3rd Street given the previous alterations and the existing deteriorated condition of the structure.

For these reasons, it is the position of the Planning and Development Department that the proposed work is consistent with:

1. Section 307.106(k) General Standards: 1-4
2. Section 307.106(n) Guidelines on Demolition: 1-9
3. Springfield Historic District Design Guidelines, Section on "Demolition"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Demolition

- 307.106(n)(1) - The historic or architectural significance of the building or structure;
- 307.106(n)(2) - The importance of the building or structure to the ambience of the historic district;
- 307.106(n)(3) - The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;
- 307.106(n)(4) - Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region;
- 307.106(n)(5) - Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be;
- 307.106(n)(6) - The difficulty or the impossibility of saving the building or structure from collapse;
- 307.106(n)(7) – Whether the building or structure is capable of earning reasonable economic return on its value.
- 307.106(n)(8) - Whether there are other feasible alternatives to demolition;
- 307.106(n)(9) - Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark; and

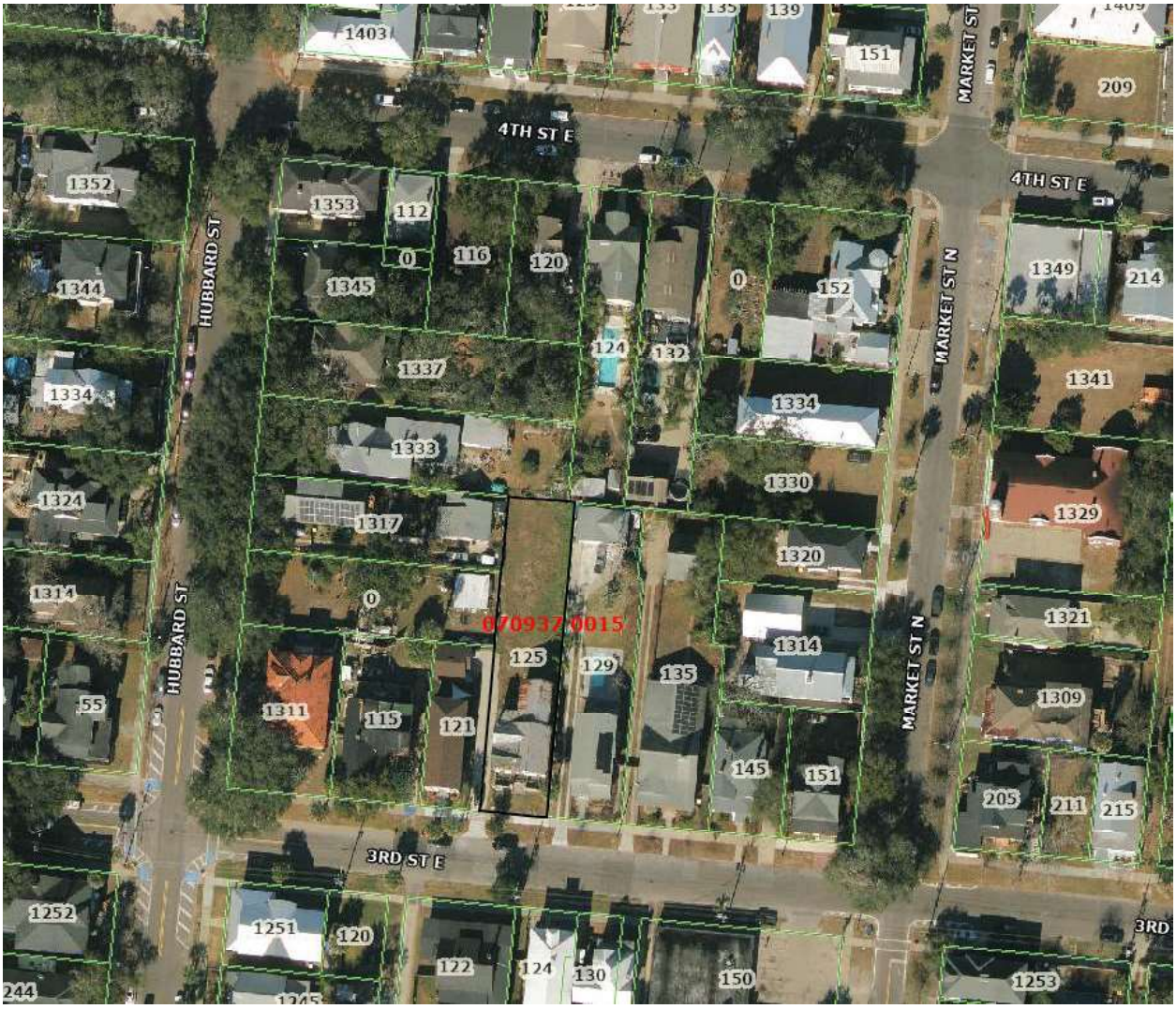
- 307.106(n)(10) – Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.

Design Guidelines, "Demolition"

- Secretary of the Interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Secretary of the Interior's Standards for Rehabilitation (4): Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN

LEFT SIDE ELEVATION OF SUBJECT PROPERTY

REAR ELEVATION OF SUBJECT PROPERTY

ENFORCEMENT HISTORY LOG

Case Number	RE	Status	Code Section	Notes
2024-9283560	070937 0015	Complete	Nuisance	No Action
2023-9011456	070937 0015	Complete	Nuisance	
2021-8320875	070937 0015	Complete	Nuisance Board Up	
2020-8032655	070937 0015	Complete	Nuisance	
2020-7738180	070937 0015	Complete	Nuisance Board Up	
2017-184899	**070937 0015**	**Complete**	**Nuisance**	**Abatement action by COJ**
2017-109788	**070937 0015**	**Active**	**Unsafe Structure**	**Rolling fine**
2016-220694	**070937 0015**	**Complete**	**Nuisance Board Up**	**Abatement action by COJ**
2016-208694	**070937 0015**	**Complete**	**Nuisance**	**Abatement action by COJ**
2015-179492	070937 0015	Complete	Nuisance	
2014-118510	070937 0015	Complete	Nuisance	
2009-27181	**070937 0010**	Complete	**Unsafe Structure**	
2009-139570	070937 0010	Complete	Nuisance	No Action
2007-74577	070937 0000	Complete	Nuisance	
2007-5011608	070937 0000	Complete	Nuisance	
2007-3028	**070937 0000**	Complete	**Unsafe Structure**	
2007-2606	070937 0000	Complete	Nuisance	
2007-2563	**070937 0000**	Complete	**Unsafe Structure**	
2006-6601	070937 0000	Complete	Residential	No Action
2006-58750	070937 0000	Complete	Residential	No Action
2006-5854	070937 0000	Complete	Nuisance	No Action
2006-5010435	**070937 0000**	Complete	**Unsafe Structure**	
2004-8945	070937 0000	Complete	Nuisance	No Action
2004-18817	070937 0000	Complete	Residential	No Action
1998-12441	070937 0000	Complete	Residential	No Action

Legend	
Green	Cases that are currently active
Yellow	Cases where the structure was deemed unsafe
Purple	MCCD issued notices but the owner corrected the issue afterward
Blue	Cases where a lien was issued, but ultimately paid
"No Action"	MCCD did not initiate any enforcement before closing the case

COA AND PERMIT HISTORY

Past COA's:

1. **COA-06-086 – (Submitted on ; Approved on 01/27/06)**
    a. **ALTERATION**:
        i. Fence replacement
2. **COA-14-126 – (Submitted on ; Approved on 02/26/14)**
    a. **DEMOLITION (PARTIAL)**:
        i. Remove small bump-out addition that encroaches onto 129 3rd St E
3. **COA-19-22785 - (Submitted on 09/24/19; Approved on 05/04/21)**
    a. **ATF ALTERATION**:
        i. Reframing front elevation
        ii. Updating existing 32 windows with new historical approved windows
        iii. Upgrading plumbing
        iv. Upgrading electric
        v. New smooth face hardie board siding
        vi. Keeping with same exterior door design
4. **COA-22-27134**
    a. **ALTERATIONS**:
        i. Removal of chimney
        ii. Remove and rebuild the first-floor front porch
        iii. Remove and rebuild the one-story non-historic addition on the rear
        iv. Remove and rebuild portion of the rear
        v. Restore the second-floor porch on the front elevation
        vi. Replace the roof on the entire structure
        vii. Install front door and transom, and install a casement window at the location of the duplex doorway
5. **MMA-23-29163**
    a. Change of the front elevation

Permits:

1. M-88-31601.000 – Finalized -NIF
2. M-91-36716.000 - Finalized
3. P-91-35409.000 - Finalized
4. B-97-58719.000 – Expired
5. E-02-57295.000 – Finalized
6. B-20-332339.000 – Void
7. B-21-366266.000 – Return for Corrections

Application For Certificate Of Appropriateness

Application Info

Tracking #	30120	**Application Status**	FOUND SUFFICIENT
Date Started	12/22/2023	**Date Submitted**	12/22/2023

Planning and Development Department Info

COA # COA-23-30120

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 3/8/2024

Forwarded to JHPC ☑

JHPC Meeting Date 3/27/2024

Staff Recommendation N/A

JHPC Recommendation N/A

JHPC Date Of Action N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name BUTLER **First Name** FRANK **Middle Name**

Company Name

Mailing Address 126 E. 5TH STREET

City JACK **State** FL **Zip Code** 32206

Phone 904 554 3297 **Fax** 904 **Email** FRNKBUTLER@YAHOO.COM

General Information On Owner(s)

Agent represents ◉ Owner ○ Contractor ○ Architect ○ Consultant ○ Other

Last Name BUTLER **First Name** FRANK **Middle Name**

Company/Trust Name

Mailing Address 126 E. 5TH STREET

City JACK **State** FL **Zip Code** 32206

Phone 9045543297 **Fax** 904 **Email** FRNKBUTLER@YAHOO.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	070937 0015

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
125	3RD ST E	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Alteration**
- [ ] **Fencing**
- [ ] **Driveway**
- [ ] **Relocation**
- [x] **Demolition**
- [ ] **New Construction**
- [ ] **Window Replacement**
- [ ] **Reroof/Minor Repairs**
- [ ] **Accessory Structures**
- [ ] **Other**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
BASED ON 3 DIFFERENT STURCTURAL ENGINEERS ASSESSMENT THAT THIS PROPERT NEEDS TO BE TORE DOWN. I AM SUBMITTING FOR APPROVAL

Addition Information

Is this a violation? Check the box if it is. [ ]

If you have been working with a planner choose one from the list ANDERSON, JERMAINE

Demolition - Required Attachments For Complete Application

- [x] **Written Statement -** Applicant's written statement of reasoning.
- [x] **Letter From Engineer -** Letter from licensed registered engineer/contractor.
- [x] **Statement Of Economic Viability -** Statement of economic viability of rehabilitation to code.
- [x] **Photos Of Structure -** Photos of structure interior and exterior.

Additional Documents Provided

	Description
☑	FRONT VIEW OF PROPERTY

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until

the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 3-18-24

COA#: 30120

Address: 126 E. 5th St. Jacksonville, FL 32206

Owner: Frank Butler

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application _____ were posted on the property/site located at:

070937-0015
Real Estate Number(s)

125 E. 3rd St.
Street Address

125 E. 3rd St. JAX, FL 32206
City, State Zip Code

Printed Name Frank Butler

Signature Frank Butler

Dated this 20 day of March, 2024.

BUTLER FRANK L
126 E 5TH ST
JACKSONVILLE, FL 32206

Primary Site Address
125 E 3RD ST
Jacksonville FL 32206-

Official Record Book/Page
19000-00232

Tile #
6412

125 E 3RD ST

Property Detail

RE #	070937-0015
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	9405

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$3,576.00	$3,576.00
Extra Feature Value	$45.00	$45.00
Land Value (Market)	$73,744.00	$73,744.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$77,365.00	$77,365.00
Assessed Value	$58,093.00	$63,902.00
Cap Diff/Portability Amt	$19,272.00 / $0.00	$13,463.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$58,093.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19000-00232	11/7/2019	$59,000.00	WD - Warranty Deed	Unqualified	Improved
17789-02305	11/22/2016	$32,000.00	WD - Warranty Deed	Qualified	Improved
16810-02115	6/6/2014	$12,000.00	WD - Warranty Deed	Unqualified	Vacant
16703-01427	2/17/2014	$100.00	WD - Warranty Deed	Unqualified	Vacant
14065-01822	6/29/2007	$50,000.00	WD - Warranty Deed	Unqualified	Improved
07294-00921	3/13/1992	$18,500.00	MS - Miscellaneous	Unqualified	Vacant
06967-00590	9/19/1990	$30,000.00	WD - Warranty Deed	Unqualified	Improved
03362-01035	6/1/1972	$9,000.00	WD - Warranty Deed	Unqualified	Improved
03356-00051	5/12/1972	$500.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$45.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	45.00	209.00	Common	45.00	Front Footage	$73,744.00

Legal

LN	Legal Description
1	2-4 37-2S-26E .213
2	SPRINGFIELD
3	W 5FT LOT 3, E 40FT OF LOT 4
4	BLK 13

Buildings

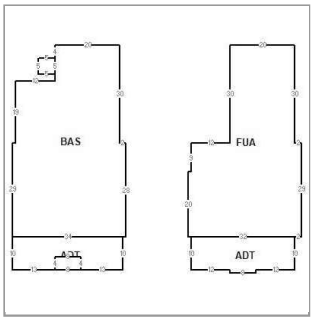
Building 1
Building 1 Site Address
125 E 3RD ST Unit
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	1914
Building Value	$3,576.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1843	1843	1843
Addition	308	308	277
Finished upper story 1	1606	1606	1526

Element	Code	Detail
Exterior Wall	4	4 Single Siding
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None

Element	Code	Detail
Baths	4.000	



Addition	328	328	295
Unfinished Storage	25	0	10
Finished Open Porch	32	0	10
Total	4142	4085	3961

Bedrooms	6.000	
Stories	2.000	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$58,093.00	$0.00	$58,093.00	$597.67	$657.43	$601.00
Urban Service Dist1	$58,093.00	$0.00	$58,093.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$77,365.00	$0.00	$77,365.00	$249.70	$246.25	$227.00
By Local Board	$77,365.00	$0.00	$77,365.00	$173.46	$173.92	$157.70
FL Inland Navigation Dist.	$58,093.00	$0.00	$58,093.00	$1.69	$1.67	$1.67
Water Mgmt Dist. SJRWMD	$58,093.00	$0.00	$58,093.00	$10.43	$10.42	$10.42
School Board Voted	$77,365.00	$0.00	$77,365.00	$0.00	$77.37	$0.00
Urb Ser Dist1 Voted	$58,093.00	$0.00	$58,093.00	$0.00	$0.00	$0.00
			Totals	$1,032.95	$1,167.06	$997.79

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$77,163.00	$52,812.00	$0.00	$52,812.00
Current Year	$77,365.00	$58,093.00	$0.00	$58,093.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

TO WHOM IT MAY CONCERN:

I am submitting this Demolition in accordance with the findings of 3 separate Engineers opinion that over 50% of the said property is in need of repair. Which based on current CODE that would constitute the entire property to be brought into current CODE standards. In doing so that constitutes the entire foundation to be redone to fit into current code requirements. The house in their opinion can not be raise to complete structure to meet said requiremnts without further damaging entire framing. In their opinion they agree the property needs to be DEMOLITIONED and construct new.

Respectfully,

Frank L. Butler

Below, are the demolition criteria that your application will be evaluated upon. By Friday, March 15th at 3 pm, please provide a written response to each of the criteria:

(1) The historic or architectural significance of the building or structure; Based on this particular area this house is deemed historical, yet it has been altered over years with extensions of living area.

(2) The importance of the building or structure to the ambience of the historic district;

Based on condition of this parcel and its state currently its well over 60% needing renovation, which puts it in condition to be brought up to current code.

(3) The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location; It would be very difficult from the state its in to bring it back to its natural state, based on amount of rehab and condition the structure is in.

(4) Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region; Not 100% sure but I think there are a few designs in historical district the resembles this architectural design.

(5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be; There are plans to put something historical in nature to compliment the existing historical integrity of the neighborhood.

(6) The difficulty or the impossibility of saving the building or structure from collapse;

This is the issue, because of the nature of the stability of the current structure it would pose a un-safe and big possibility of the structure collapsing if we tried to lift, since its over required percentage of rehab which has to do footers around entire bottom of structure to bring it up to current code. Doing so its 90% change building will cave in anyway. This is reason its nearly impossible to do lower renovation needed by current city code.

(7) Whether the building or structure is capable of earning reasonable economic return on its value; Not sure question you asking here.

(8) Whether there are other feasible alternatives to demolition; There are no other feasible alternatives, I can possible build something similar in its place that resembles this design.

(9) Whether the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archaeological landmark; and At its current state its not meeting the historical integrity of Springfield.

(10) Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure. This would only deem an unjust to beautiful architecture designs and enhancement of the neighborhood we know to be the new and improved Springfield.

Please note the Commission may request assistance from interested individuals and organizations in seeking an alternative to demolition. The Commission may require applicants to submit such additional information as the Commission deems necessary to be used in making its determination. The Commission shall not deny a request for a certificate of appropriateness for demolition without also considering such request as a request for a certificate for relocation.

ENGINEER LETTER # 1

LUCAS&SCOTTENGINEERINGINC
12627 San Jose Boulevard, Suite 603 • Jacksonville, Florida 32223

Douglas V. Lucas, P.E.
Licensed in FL, GA, SC, NC, AL, MS

Office (904) 260-2690
Fax (904) 260-2671
doug@Lucas-Scott.com

January 31, 2017

PROPOSAL

Mr. Alexander Betke
Betke Homes, Inc.
25527 W Newberry Road
Newberry, Florida 32669

Re: Structural Engineering Services – 125 E 3rd Street, Jacksonville, Florida

Dear Mr. Betke:

The subject residence is a two-story framed structure with a raised floor and pier foundation system. The home was constructed in 1914 and is currently in extreme disrepair. The foundation has subsided and the floor joists are flexing which indicates they are severely deteriorated. The exterior wall studs are deteriorated throughout the structure. The roof framing is also flexing which indicates that the members are severely deteriorated.

The structural engineering required to rehabilitate the building in its current state would be extensive. The project would classify as an Alteration Level III with the City of Jacksonville since the structural work would exceed 50% of the building. The rehabilitated building would also need to conform to the Florida Building Code 2014-Existing. This would require new headers, shearwalls, wall framing repair, floor framing repair, foundation work, and tie-downs for the current wind load.

It is my opinion that most the existing building would need to be rebuilt with the additional difficulty of the required retrofitting.

Our fee to provide the structural engineering services for this project is estimated to be $7500.

However, if you choose to build a new structure, the fee for the architectural plan and structural engineering is $1.60/sf of total areas.

If you require any additional information regarding this proposal of work, please do not hesitate to contact me.

Sincerely,

Douglas V. Lucas
Douglas V. Lucas, P.E.
Structural Engineer

ENGINEER LETTER # 2

Stanley Engineering, Inc
10365 Hood Road South, Ste. 207
Ph. 904 260 5770
FL. P.E. 25647

Date: September 18, 2017

To: Mr. Alex Betke:

Subject: Inspection of Residence located at 125 E 3rd St., Jacksonville, FL 32206

Reference: Attached Photos

Purpose: The subject residence was inspected by a structural professional engineer to assess the structural integrity of the home and evaluate the financial feasibility of completing renovations.

Summary:
Based upon my inspection, there has been extensive decay and deterioration to both the interior and the exterior of the home, including termite damage that has undermined the structural integrity of the base structure, sill plate, and framing. One of the two stairways is unsound and unsafe. It should be noted that this was a noninvasive inspection, and there is very likely to be extensive damage from wood destroying organisms that is yet unknown as most of the structure is covered. Due to the fact that the structure of the home, itself, is compromised, my recommendation is that the home be demolished and rebuilt. It would not be cost effective to repair as most of the building material would have to be replaced.

Notes On Photos:
The condition of the exterior can be noted especially in photos 2, 26-30, and 37-42.
The condition of the interior walls can be noted particularly in photos 4, 7, 8, 11, 12, and 14.
Termite damage to the sill plate in photo 29.
Termite damage to the base structure in photo 43.
Termite damage to the framing in photos 44 & 45.

Disclaimer:
The observations, conclusions, opinions, analysis, and recommendations expressed herein have been prepared within a reasonable degree of engineering certainty and are based on a visual, noninvasive, nondestructive inspection, the information available at the time the report was issued, and the education, training, knowledge,

Stanley Engineering, Inc
10365 Hood Road South, Ste. 207
Ph. 904 260 5770
FL. P.E. 25647

skill, and experience of the licensed professional engineer. To the best of my knowledge and ability, this report represents an accurate appraisal of the condition of the structure at the time of the inspection.

Newman E. Stanley
PE License #: 25647

Signature:

City of Jacksonville, Florida
Municipal Code Compliance Division
Ed Ball Building
214 N. Hogan Street, 7th Floor
Jacksonville, Florida 32202
Phone: 904.255.7000
Fax: 904.588.0510

ONE CITY. ONE JACKSONVILLE

6542141901030209435 4

Supersede Notice of Condemnation

PAUL J MCGARIGAL ET AL
5333 GREENSIDE CT
ORLANDO, FL 32819

Print Date: January 03, 2019
Case Number: 2017-109788

Reference Address: 125 E 3RD ST.
RE: 070937 0015
Legal Description: 2-4 37-2S-26E .213 SPRINGFIELD W 5FT LOT 3, E 40FT OF LOT 4 BLK 13

Pursuant to Chapter 518, Jacksonville Property Safety and Maintenance Code, the referenced property is condemned as an unsafe structure. The property must be kept safe and secure against unauthorized entry and cannot be re-occupied until it has been re-inspected and complies with all requirements of Chapter 518 (Property Safety and Maintenance Code).

This notice supersedes previous notice(s) of violations/condemnation and is prompted either by a change in ownership, observation of additional violations, or information received revealing additional parties holding an interest in the property.

A JEA utility hold is placed on the property and will not be released until inspections associated with all required permits are finalized, and a representative/code compliance officer with Municipal Code Compliance Division verifies correction of violations. If utility service is disconnected, an authorization for service may be required by the Municipal Code Compliance Division at 214 North Hogan Street, 1st floor, prior to the re-connection of utilities at the property. Also, you may be required to obtain building permits by licensed contractors prior to re-connection of utilities. You may contact the Municipal Code Compliance Division at (904) 255-7000 for additional information.

If this property is a contributing structure in an historic district or has been designated as an historically significant landmark, you are required to obtain a certificate of appropriateness from the City's Planning and Development Department prior to undertaking any exterior alteration, repair or demolition work. You may contact Historic Preservation staff at (904) 255-7859. Additionally, you are required to obtain any necessary building, electrical, plumbing, mechanical or other permits prior to performing any work requiring such.

The structure(s) may be demolished or otherwise made safe by the City, without further notice, if the unsafe conditions are not corrected within 30 days from the date of this notice. In the event the unsafe structure is not demolished or repair work is not performed within the time as required by the Chief of Municipal Code Compliance Division or Building Codes Adjustment Board, this shall cause continued investigational inspections and could result with demolition, repair work, or other work to be performed by independent contractors, city employees, or such other qualified means as available. The City requires full access to all areas of the property for continued investigational inspections. If the City is forced to take such action, the entire cost will be filed against the property as a municipal lien and special tax. In addition, the owner may be referred for a hearing before the Special Magistrate. The Special Magistrate has the authority to impose fines of up to $500.00 for each day the property remains in violation, and/or place an order of abatement by demolition and/or site clearance.

City of Jacksonville, Florida
Municipal Code Compliance Division
Ed Ball Building
214 N. Hogan Street, 7th Floor
Jacksonville, Florida 32202
Phone: 904.255.7000
Fax: 904.588.0510

ONE CITY. ONE JACKSONVILLE

Supersede Notice of Condemnation

If you feel the Municipal Code has been misconstrued, or that the literal application of the Municipal Code will cause you undue hardship, you are entitled to appeal this notice by filing a petition for a hearing before the Building Codes Adjustment Board (BCAB), within fifteen (15) days after the above listed date. Forms for such appeal may be obtained from the Municipal Code Compliance Division. A $10.00 filing fee with the completed appeal form is due at the time of filing the appeal, must be paid, by certified check or money order, and must be submitted in person at the Municipal Code Compliance Division. Payments will not be accepted by mail.

NOTE: It is your responsibility to contact Municipal Code Compliance Division for final inspection if violations are corrected before thirty (30) days of the date of this notice. If more than one inspection is required to obtain compliance, you are required to pay a fee of $100.00 for each such inspection. Therefore, it is important that you not call for the final inspection until all violations are corrected. If additional inspections are required and initiated by this office for prosecution purposes or as part of any abatement action taken by the City of Jacksonville, the inspection fees will be made part of the charges filed with the court, Special Magistrate, or as part of a municipal lien.

If you have any questions, please contact Officer Robert Bautochka at (904) 255-7055.

Timothy Myers - Supervisor

Violation Category - Exterior Violations

Violation SubCategory - Exterior Doors and Access Openings

Location of violation	Description of violation	Remedy
Front Door	Exterior doors and/or screen door is deteriorated, damaged, or in otherwise unsound condition.	Restore or Demolish

Violation SubCategory - Exterior Walls

Location of violation	Description of violation	Remedy
Entire	Frame wall structural member(s) deteriorated, damaged, or otherwise in unsound condition.	Restore or Demolish
Entire	Frame wall surface has cracks/holes, &/or is deteriorated.	Restore or Demolish

Violation SubCategory - Roof

Location of violation	Description of violation	Remedy
Entire	Fascia(s)/bargeboard(s) are deteriorated, damaged, or otherwise unsound.	Restore or Demolish
Entire	Eave soffit material(s) is/are deteriorated, damaged, or otherwise unsound.	Restore or Demolish

Violation SubCategory - Surface Protective Treatment

Location of violation	Description of violation	Remedy
Entire	Paint or other surface protection is deteriorated.	Restore or Demolish

City of Jacksonville, Florida
Municipal Code Compliance Division
Ed Ball Building
214 N. Hogan Street, 7th Floor
Jacksonville, Florida 32202
Phone: 904.255.7000
Fax: 904.588.0510

ONE CITY. ONE JACKSONVILLE

Supersede Notice of Condemnation

Violation Category - Exterior Violations

Violation SubCategory - Windows

Location of violation	Description of violation	Remedy
Entire	Window sash is deteriorated, damaged, or otherwise unsound.	**Restore or Demolish**

Violation Category - Unsafe Structures

Violation SubCategory - Unsafe Structures

Location of violation	Description of violation	Remedy
Entire	Structural members are overloaded/too weak for purpose used. Structure poses a threat to health/safety of occupants/public.	**Restore or Demolish**
Entire	Structure has parts in danger of falling or of being dislodged by the elements.	**Restore or Demolish**
Entire	Residential structure boarded up, but still in violation of Property Safety and Maintenance Code, Chapter 518.	**Restore or Demolish**
Main Structure	Structure is unfit for human habitation and poses a threat to the health and safety of the occupants.	**Restore or Demolish**
Main Structure	Structure is damaged/deteriorated to the extent it is in danger of collapse & poses an immediate threat to health and safety.	**Restore or Demolish**
Main Structure	Structure constitutes a fire/windstorm hazard due to deterioration/damage & the health/safety of occupants or the public.	**Restore or Demolish**
Main Structure	Structure is in violation of the Property Safety and Maintenance Code, Chapter 518, PART 3.	**Restore or Demolish**
Main Structure	Structure is in violation of the building code.	**Requires Building Permit**
Main Structure	Boarded still in violation of electrical code.	**Requires Building Permit**
Main Structure	Structure is in violation of the electrical code.	**Requires Building Permit**
Mens Bathroom	Structure is damaged or deteriorated to the extent it is dangerous to the health and safety of occupants or the public.	**Restore or Demolish**

End of violation(s) listing

City of Jacksonville,

Municipal Code Compliance Division
Ed Ball Building
214 N. Hogan Street, 7th Floor
Jacksonville, Florida 32202
Phone: 904.255.7000
Fax: 904.588.0510

ONE CITY. ONE JACKSONVILLE

Requirements for Securing a Vacant and Open Structure

PAUL J MCGARIGAL ET AL
5333 GREENSIDE CT
ORLANDO, FL 32819

Case Number: 2017-109788
Print Date:1/3/2019

Reference Address: 125 E 3RD ST.
RE: 070937 0015
Legal Description: 2-4 37-2S-26E .213 SPRINGFIELD W 5FT LOT 3, E 40FT OF LOT 4 BLK 13

The above referenced property is cited as an unsecured/unguarded vacant building, and therefore, is a nuisance violation of the local ordinance. This structure must be temporarily secured, with approval from the Chief of Municipal Code Compliance Division, in accordance with the following method(s):

Windows and doors shall be repaired or replaced, closed and locked, to prevent unauthorized entry. Other openings shall be sealed with solid sheathing, consisting of 1" boards or minimum 1/2" exterior grade plywood or equivalent, securely nailed in place, with minimum 8d nails. Windows, doors and other openings shall be secured by covering same with solid sheathing consisting of 1" boards or minimum 1/2" exterior grade plywood or equivalent, securely nailed in place with minimum 8d nails. Where there is no frame or where the frame is loose or defective, a sub-frame of 2" x 4" lumber shall be provided to secure the sheathing. All wood or other materials used for the securing of structures must be painted or stained a color compatible with the predominant color of the structure. If the structure is unpainted wood or masonry, the materials used for boarding shall be painted white.

The Municipal Code Compliance Division may approve alternatives to the above methods, providing the alternatives are equivalent to the above methods in strength, security, and appearance. Approval of alternative methods must be requested in writing and addressed to:

Code Enforcement Supervisor
Municipal Code Compliance Division
214 N. Hogan Street, 7th Floor
Jacksonville, Florida 32202

Please include the above listed case number for reference. For further information,please contact Officer Robert Bautochka at (904) 255-7055.

Timothy Myers - Supervisor

(BRD)

ENGINEER LETTER # 3

Alexander Grace Consulting, Inc.

November 7, 2023

Frank Butler

Re: Building Assessment
125 E 3rd Street, Jacksonville, FL

Dear Frank,

On September 29, 2023, you requested AGC to visit the structure at the above address to provide an opinion on the existing conditions and to comment on a report performed by Stanley Engineering, Inc. (REPORT), regarding the structural integrity of the building. On October 11, 2023, we completed the visit to the site.

The building is in a state of great disrepair. Portions of the siding are gone. Studs and floor joists are exhibiting termite damage and water rot. The REPORT concluded that the "structure of the home is compromised", and that the home should be "demolished and rebuilt". The REPORT was prepared in January 2017, and since then Jacksonville has experienced Hurricane Irma, and several other tropical storms, as well as six+ years of typical weather. Therefore, I concur with the conclusions in the REPORT.

Please call if you have additional questions.

Sincerely,

Geoff Gartner, PE
FL 59328

458 Osceola Avenue • Jacksonville Beach, FL 32250 • 904-241-8010

ENGINEER LICENSURES

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

4:55:48 PM 4/19/2024

Licensee Information

Name:	**LUCAS, DOUGLAS VAN (Primary Name)**
Main Address:	**12627 SAN JOSE BOULEVARD SUITE 603 JACKSONVILLE Florida 32223**
County:	**DUVAL**

License Information

License Type:	**Professional Engineer**
Rank:	**Prof Engineer**
License Number:	**49489**
Status:	**Current,Active**
Licensure Date:	**07/19/1995**
Expires:	**02/28/2025**

Special Qualifications	Qualification Effective
Civil	**07/19/1995**
7th Edition, Florida Building Code	**10/18/2022**

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. **Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

4:56:54 PM 4/19/2024

Licensee Information

Name:	**STANLEY, NEWMAN EUGENE (Primary Name)**
Main Address:	**4572 HISTORICAL TRAIL CV JACKSONVILLE Florida 322251412**
County:	**DUVAL**

License Information

License Type:	**Professional Engineer**
Rank:	**Prof Engineer**
License Number:	**25647**
Status:	**Null and Void**
Licensure Date:	**12/01/1977**
Expires:	**02/28/2021**

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. **Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

3:12:17 PM 4/18/2024

Licensee Information

Name:	**GARTNER, GEOFFREY WAYNE JR (Primary Name)**
Main Address:	**458 OSCEOLA AVENUE JACKSONVILLE BEACH Florida 32250**
County:	**DUVAL**
License Location:	**458 OSCEOLA AVENUE JACKSONVILLE BEACH FL 32250**
County:	**DUVAL**

License Information

License Type:	**Professional Engineer**
Rank:	**Prof Engineer**
License Number:	**59328**
Status:	**Current,Active**
Licensure Date:	**01/14/2003**
Expires:	**02/28/2025**

Special Qualifications	Qualification Effective
7th Edition, Florida Building Code	**02/01/2022**

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. **Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

STAFF PHOTOS

NO TRESPASSING OR LOITERING
02/02/2024 03:11

02/02/2024 03:14

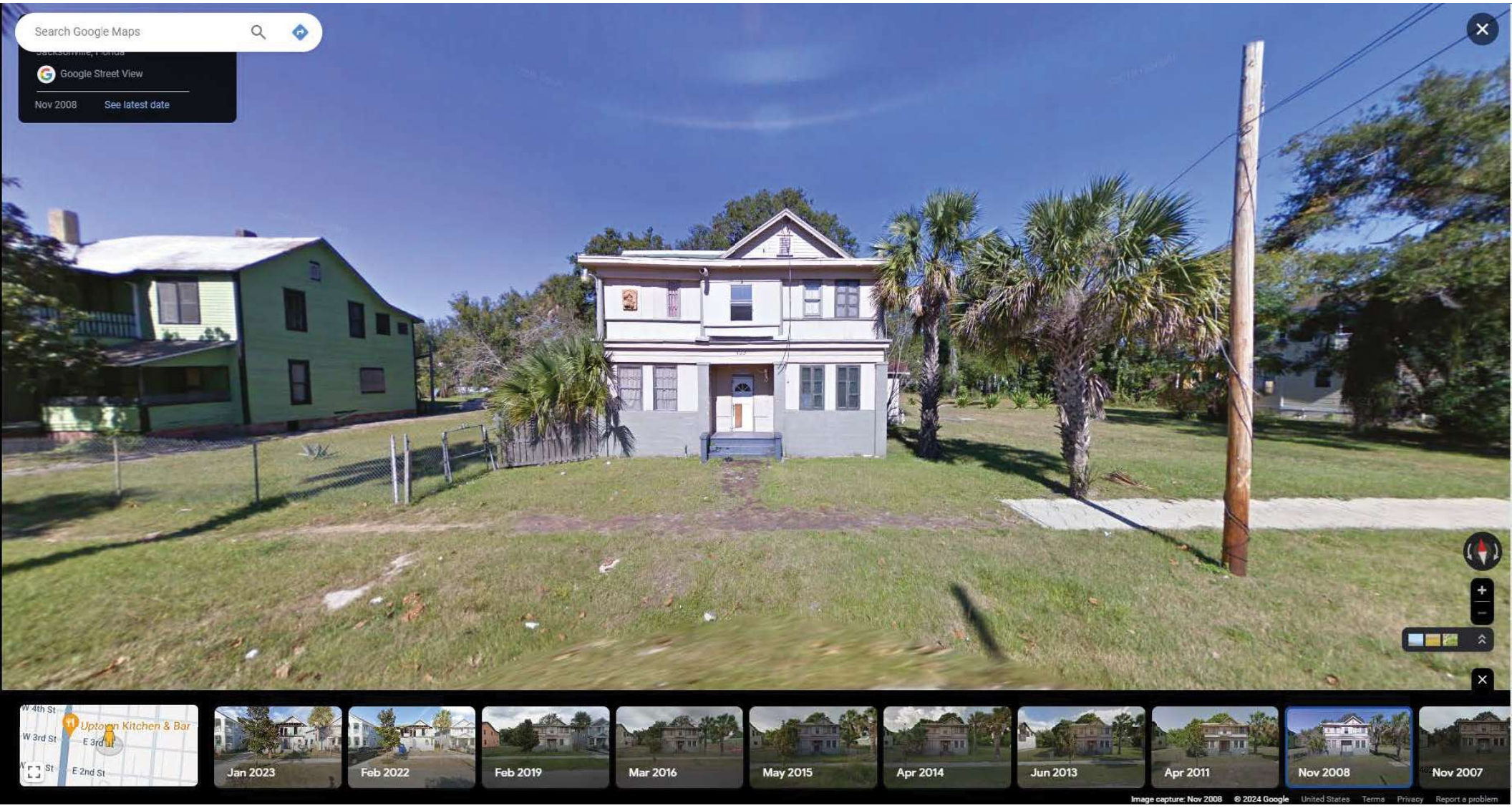
02/02/2024 03:14

02/02/2024 03:17
500

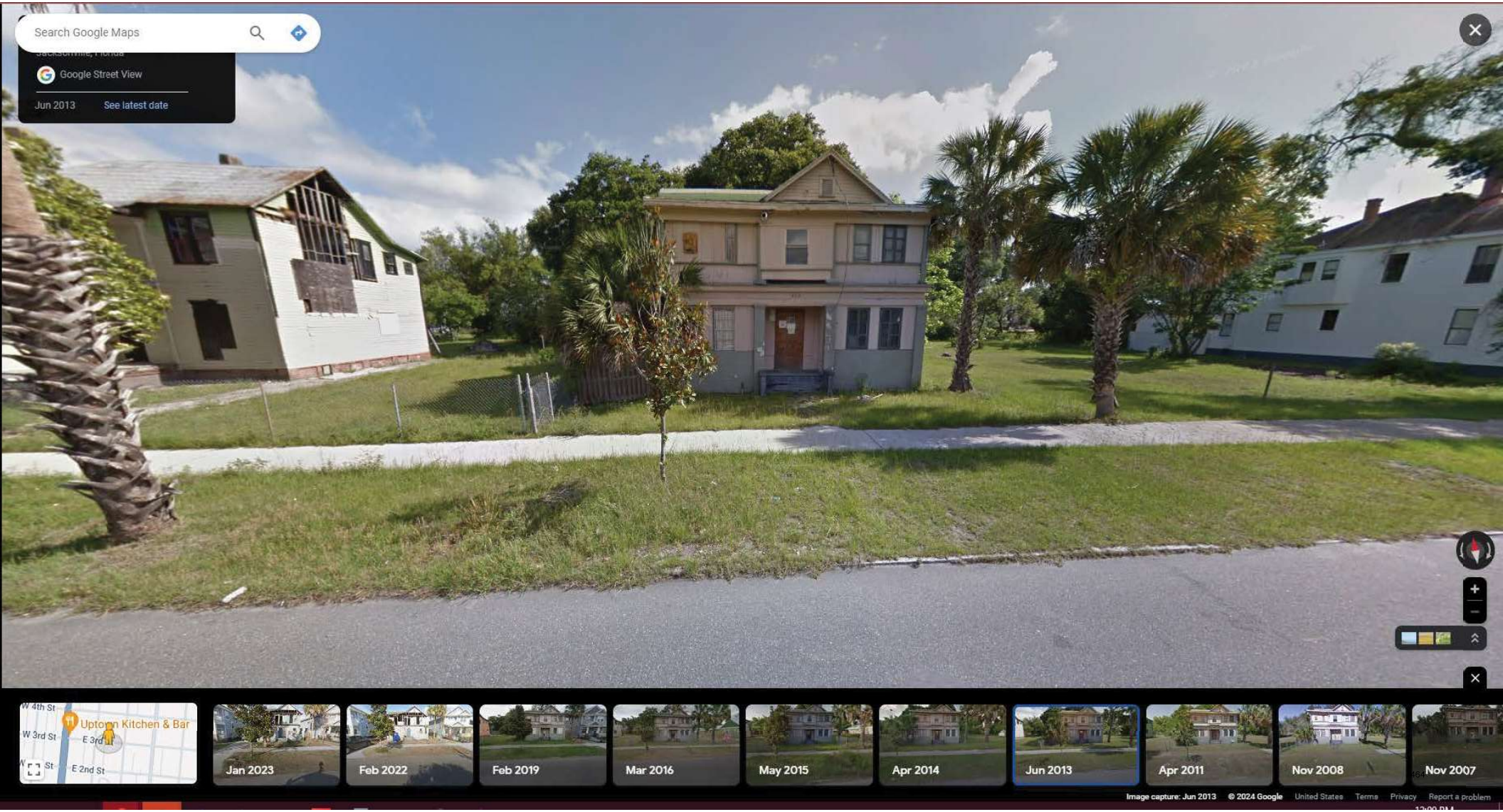
APPLICANT PHOTOS

NO
TRESPASSING
OR
LOITERING

GOOGLE STREET VIEW


Search Google Maps
Google Street View
Nov 2008
See latest date
W 4th St
W 3rd St
E 3rd St
E 2nd St
Uptown Kitchen & Bar
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: Nov 2008
© 2024 Google
United States
Terms
Privacy
Report a problem

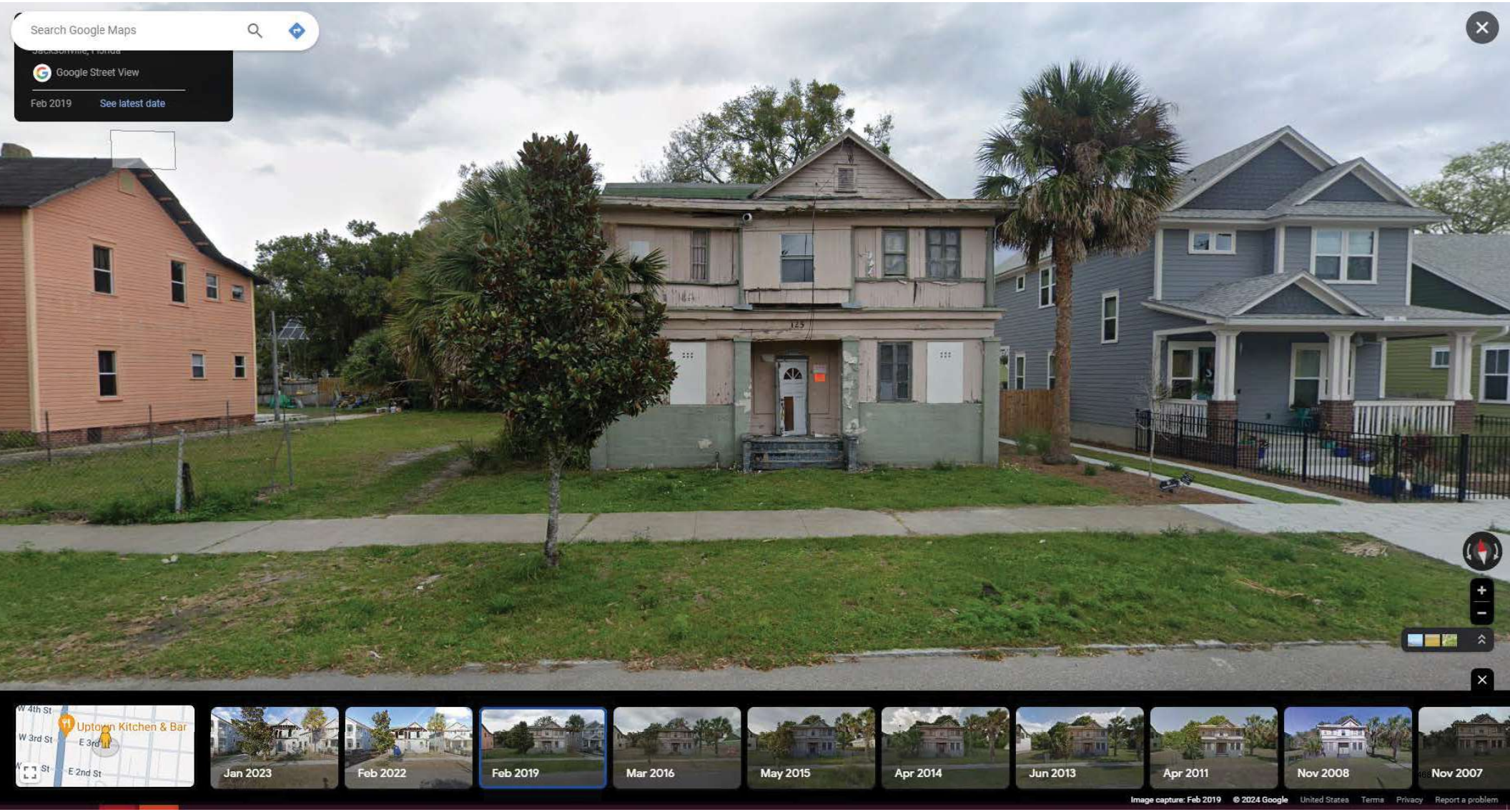
Search Google Maps
Google Street View
Apr 2011
See latest date
W 4th St
W 3rd St
E 3rd
E 2nd St
Uptown Kitchen & Bar
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: Apr 2011
© 2024 Google
United States
Terms
Privacy
Report a problem

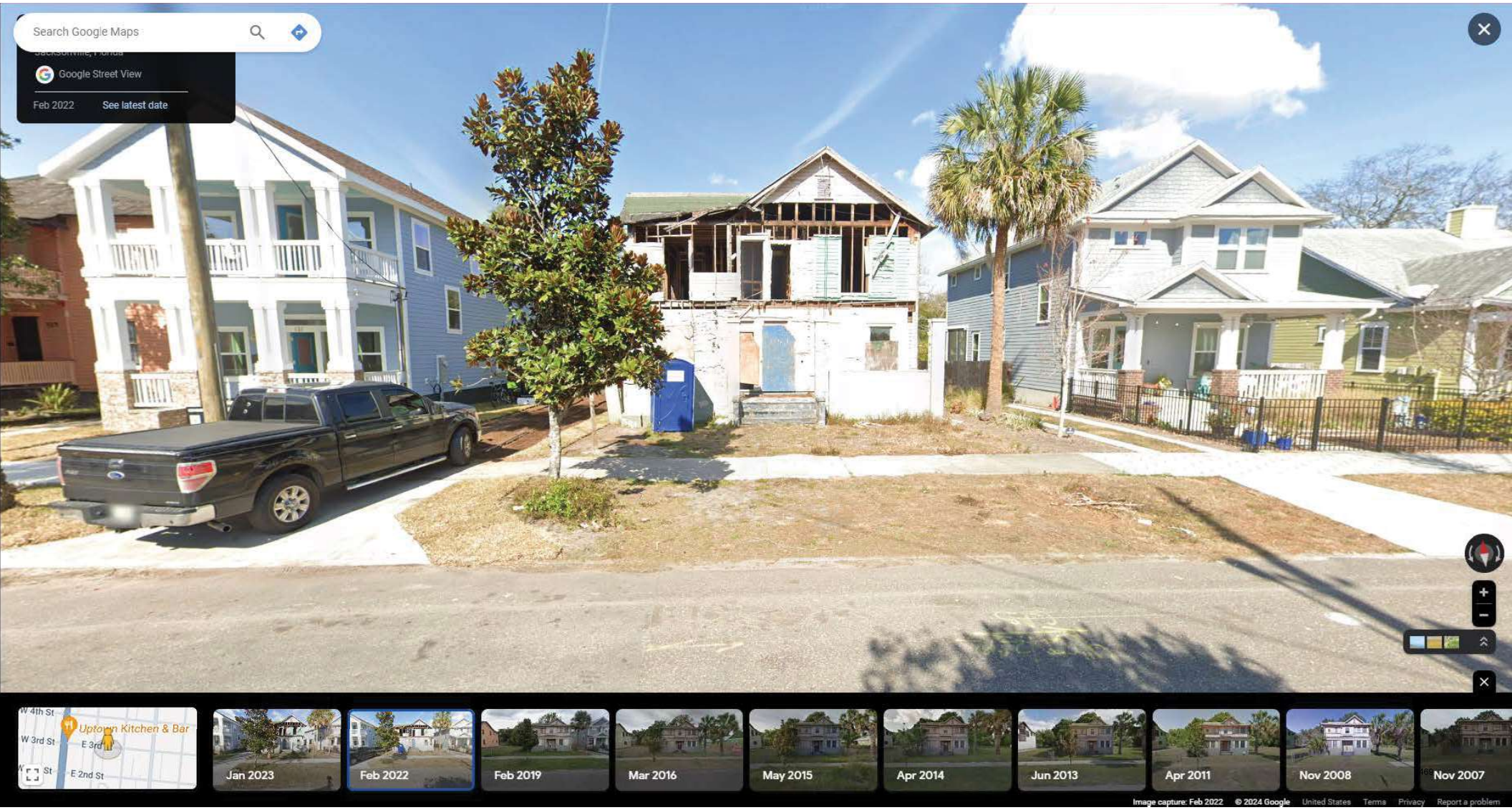

Search Google Maps
Google Street View
Jun 2013
See latest date
Uptown Kitchen & Bar
W 4th St
W 3rd St
E 3rd St
E 2nd St
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: Jun 2013
© 2024 Google
United States
Terms
Privacy
Report a problem

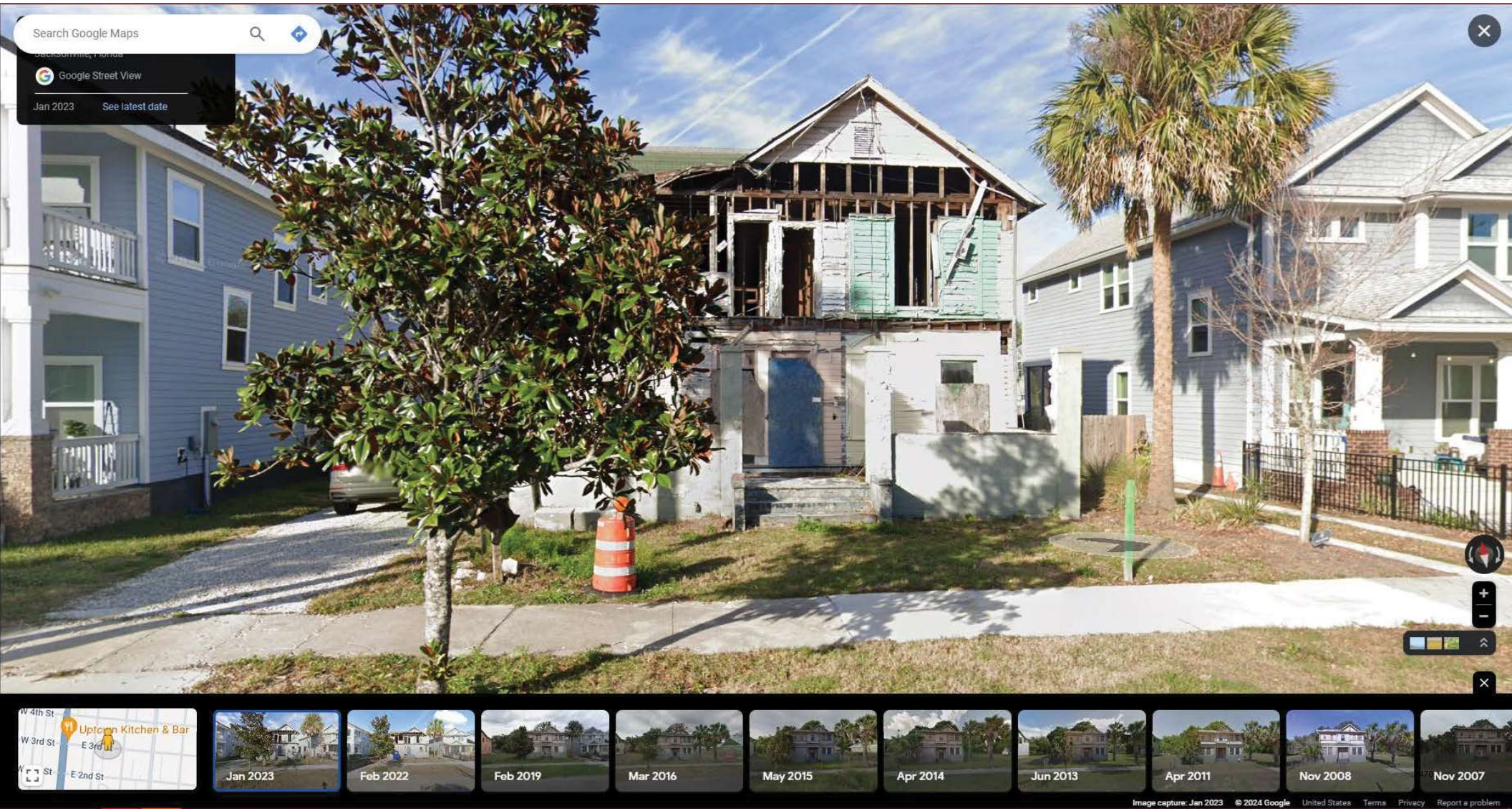
Search Google Maps
Google Street View
Apr 2014
See latest date
W 4th St
W 3rd St
E 3rd St
E 2nd St
Uptown Kitchen & Bar
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: Apr 2014 © 2024 Google
United States
Terms
Privacy
Report a problem

Search Google Maps
Google Street View
May 2015
See latest date
Uptown Kitchen & Bar
W 4th St
W 3rd St
E 3rd
E 2nd St
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: May 2015 © 2024 Google
United States
Terms
Privacy
Report a problem

Search Google Maps
Google Street View
Mar 2016
See latest date
Uptown Kitchen & Bar
W 4th St
W 3rd St
E 3rd
E 2nd St
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: Mar 2016
© 2024 Google
United States
Terms
Privacy
Report a problem


Search Google Maps
Google Street View
Feb 2019
See latest date
Uptown Kitchen & Bar
W 4th St
W 3rd St
E 3rd St
E 2nd St
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: Feb 2019
© 2024 Google
United States
Terms
Privacy
Report a problem


Search Google Maps
Google Street View
Feb 2022
See latest date
W 4th St
Uptown Kitchen & Bar
W 3rd St
E 3rd
E 2nd St
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: Feb 2022
© 2024 Google
United States
Terms
Privacy
Report a problem


Search Google Maps
Google Street View
Jan 2023
See latest date
W 4th St
Uptown Kitchen & Bar
W 3rd St
E 3rd St
E 2nd St
Jan 2023
Feb 2022
Feb 2019
Mar 2016
May 2015
Apr 2014
Jun 2013
Apr 2011
Nov 2008
Nov 2007
Image capture: Jan 2023
© 2024 Google
United States
Terms
Privacy
Report a problem

PERMIT HISTORY

Search For: Permit | Search By: Address | Search: 125 3rd

Permit Number	Permit Type	Proposed Use	Structure Type	Work Type	Status	Date Issued	Address
P-91-35409.000	Plumbing Permit	Residential	Single Family	Existing Building	Finalized	9/18/91, 12:00 AM	125 3RD ST E
M-91-36716.000	Mechanical Permit	Residential	NOT SET	Existing Building	Finalized	9/26/91, 12:00 AM	125 3RD ST E
M-88-31601.000	Mechanical Permit	Residential	NOT SET	Existing Building	Finalized-NIF	9/2/88, 12:00 AM	125 3RD ST E
E-02-57295.000	Electrical Permit	Residential	Single Family	Existing Building	Finalized	10/23/02, 12:00 AM	125 3RD ST E
B-97-58719.000	Building Permit	Residential	Apartments	Alterations & Repairs	Expired	11/26/97, 12:00 AM	125 3RD ST E
B-21-366266.000	Building Permit	Residential	Single Family	Alterations & Repairs	Void		125 3RD ST E
B-20-332339.000	Building Permit	Residential	Single Family	Alterations & Repairs	Void		125 3RD ST E

Items per page: 10 | 1 – 7 of 7 | 472

LETTERS OF SUPPORT

17 Apr 2024

From: Jason T. Surowiec, Springfield resident
To: Jacksonville Historic Preservation Commission

Subj: Memorandum of support of demolition and new construction for 125 E 3rd St.

Ref: (a) Month of April Jacksonville Historic Preservation Commission Meeting

1. Per reference (a), I endorse and offer support for demolition of the existing structure at 125 E 3rd St, Jacksonville, FL 32206. As a next door resident to this property, it is my opinion that this existing home offers little historic value to the neighborhood. New construction will add significant value to this block, with negligible impact to the historic relevance of Springfield. I fully support saving the historic homes that are worth saving, and removing the ones that are not worth saving.

2. Additionally, the existing structure sits unusually close to my property line. I would estimate the east side of the structure sits less than 2 feet of my fence and property line. This will create significant challenges, if forced to renovate this property, as taking down my fence during construction is not a viable option. New construction will allow a new home to potentially be properly centered within the property lines.

J.T. SUROWIEC

Miguel Del Rosario
121 E 3rd St
Jacksonville, FL 32206
904.864.1190

To: The City of Jacksonville, Florida March 25, 2024

Dear City of Jacksonville,

I am writing to bring to your attention the deteriorating condition of the house located at 125 E 3rd St, which is situated next to my property. Since I moved two years ago the property continues to have noticed a significant decline in the appearance and I am concerned about the safety hazards it poses to the neighborhood.

The exterior of the house is in a state of disrepair, the structure of the home is completely distraught, broken windows, and overgrown vegetation surrounding the property. There are also signs of possible water damage and structural issues, as evidenced by sagging rooflines and visible cracks in the foundation.

In addition to the unsightly appearance of the property, I am concerned about the potential health and safety risks associated with a vacant and neglected house. A property in such disrepair can attract pests, harbor mold and mildew, and serve as a fire hazard.I have had to deal with many of these pests in my own home and when the summer comes there is a serious infestation of critters and mosquitos. As a homeowner in the neighborhood, I am worried about the negative impact this property is having on property values and the overall quality of life in the area.I have small children in my home and I am constantly concerned with the sitting water in the house and how bad the mosquitos get. I can barely let my 2 year old outside to play during the summer because of how bad the mosquitos are. Not to mention the homeless people this home attracts. I've had to call 911 on numerous occasions due to drug use and squatters attempting to get in the house and sleep there.

I kindly request that the city take action to address this house. I urge the city to take the proper steps to ensure this property is in a safe and habitable condition.Thank you for your attention to this matter. I look forward to a prompt response and resolution to this ongoing concern.

Sincerely,

Miguel Del Rosario

H.

Certificates of Appropriateness

Work Initiated or Completed without a COA

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA 24-30193

2315 Park St

April 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30193

Address: 2315 Park Street, RE# 090941-0000

Location: North side of Park Street, between Stockton Street and Osceola Street

Owner: Mohsen Michael Akhlaghi
M.J.A.M. Property LLC
12768 Hunt Club Road North
Jacksonville, Florida 32224

Applicant: Same as Owner

Year Built: *c*. 1916 (*Property Appraiser*)

Designation: Riverside Avondale, Non-Contributing

Request: Alterations (After-the-Fact)

Summary Scope of Work:
1. After-the-fact window replacement
2. After-the-fact siding and trim replacement
3. Window installation and siding replacement
4. Window enclosures (*Administrative*)
5. Rear window replacement (*Administrative*)
6. Rear door and stair alterations (*Administrative*)

Recommendation: **Deny**

Corrective Actions:
Window Replacement
1. The removal of all vinyl windows on the left and right elevations shall be done with care to ensure the least amount of damage and all openings where windows are removed shall be secured in a manner that does not damage the historic casing and trim.
2. The front elevation first-floor, second-floor, and dormer windows shall be preserved and repaired.
3. Any exterior trim work, including traditional sill, sideboards, and header with crown molding, shall be retained or replicated in wood or cementitious materials, but not vinyl.
4. All new windows shall be vertically oriented and shall be recessed within the opening (not flush with the wall or have permanent nailing fins).

5. The light pattern shall match the original 6-over-1 and 9-over-1 light pattern and shall have exterior raised profiled muntins (true or simulated divided lights).
6. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
7. All new windows shall be vinyl.
8. Vinyl replacement windows shall have a matte finish to reduce glossiness.
9. Repairs shall involve the least degree of intervention possible such as patching, piercing-in, splicing, consolidating, and reinforcing in accordance with preservation methods, with limited replacement of components with matching materials.
10. All windows shall be installed, and the preserved front elevation windows shall be repaired, in accordance with the latest version of the HPS Window Supplement.
11. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Siding and Trim Replacement

12. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, exposure, and material.
13. The brick veneer on the front-elevation shall be horizontal lap siding.
14. The shake shingle siding on all second-floor elevations including the dormer shall be preserved, and any repairs shall be feathered into the remaining siding to reduce the visibility of repairs
15. There shall be no straight vertical seams.
16. Siding shall be installed with the smooth side facing outwards.
17. Cementitious siding or water–resistant PVC trim for boards near or touching the ground can be used.

Window Enclosures, Rear Window Replacement, Rear Door & Stair Alterations (*Administrative*)

18. The right elevation middle second-floor window above the wall bump-out, and the rear second-floor windows shall be enclosed with shake shingle siding and shall match the historic siding materials in design, reveal, dimension, exposure, and material.
19. The right elevation first-floor wall bump-out windows, and the left elevation first-floor fixed windows, shall be enclosed with horizontal lap siding and shall match the historic siding materials in design, reveal, dimension, and exposure.
20. The rear elevation window openings shall be substantially similar to the plans dated April 14, 2024, and the windows shall be vinyl, the light pattern shall match the original 6-over-1 or 9-over-1 light pattern, and the windows shall have exterior raised profiled muntins (true or simulated divided lights).
21. The rear door enclosure, stair removal, and stair installation shall be substantially similar to the plans dated April 12, 2024.

PROJECT DESCRIPTION

COA-24-30193 is for after-the-fact alterations to a non-contributing structure within the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a two-story professional building. The applicant plans to convert the structure into a multi-family dwelling. The after-the-fact work includes removing a front second-floor window and window sash, replacing and enclosing windows on three (3) entire elevations, replacing siding and corner post trim on three (3) entire elevations, and removing two (2) rear doors and stairs. In addition to the after-the-fact work, the applicant also proposes to replace the two (2) sets of three (3) window groupings on the front second-floor elevation with new vinyl windows in the same grid pattern, to reopen two (2) windows on the front first-floor elevation and replace with new vinyl one-over-one windows, and to remove the existing front second-floor split level wood shake shingle siding and replace it with Hardie board lap siding.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, the following can be approved administratively:

- Not readily street-visible and reasonably compatible window enclosures on the right first- and second-floor, the left first-floor, and rear second-floor elevations;
- Window replacement with a compatible design, placement, and arrangement on the rear first- and second-floor elevation;
- The compatible design and not readily street-visible rear door alteration and stair removal

and installation.

As such, this report will focus on the after-the-fact work, front elevation window replacement, and front elevation siding replacement.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Riverside Avondale Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(l). The following is Staff's analysis:

- Staff conducted a site visit on March 7, 2024 and deemed the installed windows on the left and right elevations as improperly installed based on their nailing fins, not being recessed in the wall, not replicating the original trim, and not having a compatible light pattern design. Upon viewing the front elevation from the inside and outside of the building, Staff deemed the first-floor, second-floor, and dormer wood windows as repairable historic wood windows.
- Since the siding and corner post trim were never inspected by Staff, the Historic Preservation Section was unable to assess/inspect the condition of the siding and trim prior to their removal. As such, Staff is unable to determine if the wholesale siding and trim replacement was warranted. The most amendable way to rectify the violation is to ensure the current horizontal lap siding and corner posts are removed and replaced with a wood product matching the original design.
- As Staff was unable to inspect the siding and corner trim posts prior to their removal, the Historic Preservation Section is unable to determine whether the siding and trim were beyond repair. If the siding and trim were repairable, the proposed scope of work would be inconsistent with Section 307.106(l)(6) and the Design Guidelines which states that deteriorated architectural features shall be repaired rather than replaced whenever possible.
- By installing vinyl one-over-one windows with nailing fins and altering the trim, a significant portion of the character of the structure is removed and replaced with a historically inappropriate product. If the applicant were to install a window product that does not have nailing fins, that matches the original 9-over-1 light pattern, and replicates the original trim, this would be an opportunity to bring the property into compliance more with the Historic Preservation Guidelines for the Riverside Avondale Historic District and to be consistent with Section 307.106(l)(2).
- Block frame windows with exterior raised profiled muntins and window trim are a significant part of the architectural character of a structure and its contribution to the district. The Design Guidelines references "Windows" and notes, "Windows in the districts are often important stylistic elements." Additionally, it lists Recommendation #1 to "Retain and repair window openings, frames, sash, glass…where they contribute to the architectural and historic character of the building." Windows are a character-defining feature and the replacement of windows with an inappropriate design and product is inconsistent with Section 307.106(k)(1 and 3).

- The Design Guidelines references “Windows” and lists Avoid #6 as “Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration…or which alter the setback relationship between window and wall.” Additionally, it lists Avoid #3 “Removing window features that can be repaired where such features contribute to the historic and architectural character of a building” and lists Avoid #4 “Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building.” The windows that the property owner has installed are an incompatible design because they have altered the original window grid pattern and they have altered the window setback to protrude from the window opening. The front second-floor elevation windows that the owner proposes to replace are repairable historic wood windows. As such, the window replacement is inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and (l)(1-3 and 6)
- The Design Guidelines references “Exterior Fabric - Wood” and lists Recommendation #1 to “Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, [etc...] These are essential components of a building’s appearance and architectural style.” Additionally, the Design Guidelines lists Recommendation #2 to “Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture the original as closely as possible.” The property owner has replaced the historic wood split-level shake shingle and original horizontal lap siding exterior on the entire left and right elevations with Hardie board horizontal lap siding, has replaced all trim with a non-matching profile, has removed the siding on the entire rear elevation, and proposes to install Hardie board horizontal lap siding on the front second-floor elevation and the entire rear elevation. The property owner has completed wholesale siding replacement and has installed an incompatible and historically inaccurate design and material, which is inconsistent with the Design Guidelines and Sections 307.106(k)(1 and 3) and (l)(2 and 6).
- While the owner proposes to reopen two (2) window openings on the front first-floor elevation, they plan to replace the existing and repairable 9-over-1 wood windows. The effect of the proposed work on the property would detract from the structure’s architectural design, which is inconsistent with Section 307.106(k)(3) and the Design Guidelines.
- The after-the-fact window replacement and siding and trim replacement, and the proposed window replacement and siding replacement, would require extensive alteration of the building, destroys the distinguishing original qualities or character of the building, and negatively impacts the relationship between this property and others in the area. This is inconsistent with Sections 307.106(k)(1-3) and (l)(1-6 and 8).

For these reasons, it is the position of the Planning and Development Department that the proposed work is inconsistent with:

1. Section 307.106(k) General Standards: 1, 2, and 3
2. Section 307.106(l) Guidelines on “Alterations”: 1, 2, 3, 4, 5, 6, and 8

3. Historic District Design Guidelines, Sections on “Windows,” “Exterior Fabric - Wood”

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(l)(3) - Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.
- 307.106(l)(4) - Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 307.106(l)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural

designs or the availability of different architectural elements from other buildings or structures.

- 307.106(l)(8) - Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

Historic District Design Guidelines, "Windows, Awnings, and Shutters"

- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Secretary of the Interior's Standards for Rehabilitation (3):
  Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- Secretary of the Interior's Standards for Rehabilitation (6):
  Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

- Windows, Recommendation #1: "Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building."

- Windows, Recommendation #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass."

- Windows, Avoid #1: "Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building."

- Windows, Avoid #3: "Removing window features that can be repaired where such features contribute to the historic and architectural character of a building."

- Windows, Avoid #4: “Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building.”
- Windows, Avoid #6: “Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.”

Historic District Design Guidelines, “Exterior Fabric - Wood”

- Secretary of the Interior’s Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (3):
  Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Secretary of the Interior’s Standards for Rehabilitation (7):
  Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Secretary of the Interior’s Standards for Rehabilitation (9):
  New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- Exterior Fabric – Wood, Recommendation #1: “Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building’s appearance and architectural style.”
- Exterior Fabric – Wood, Recommendation #2: “Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.”

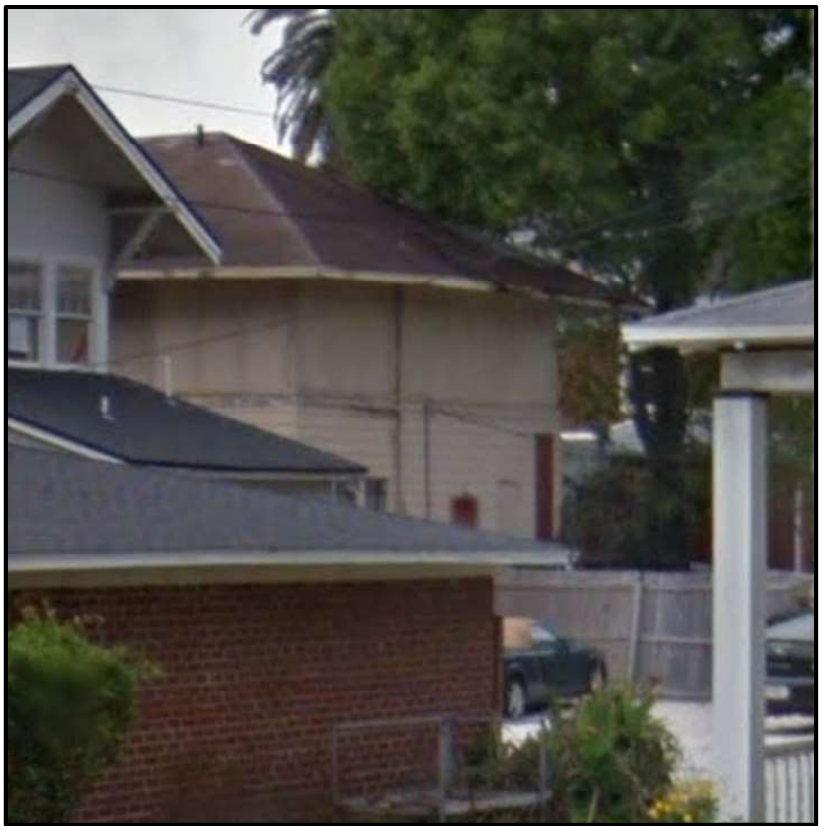
LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

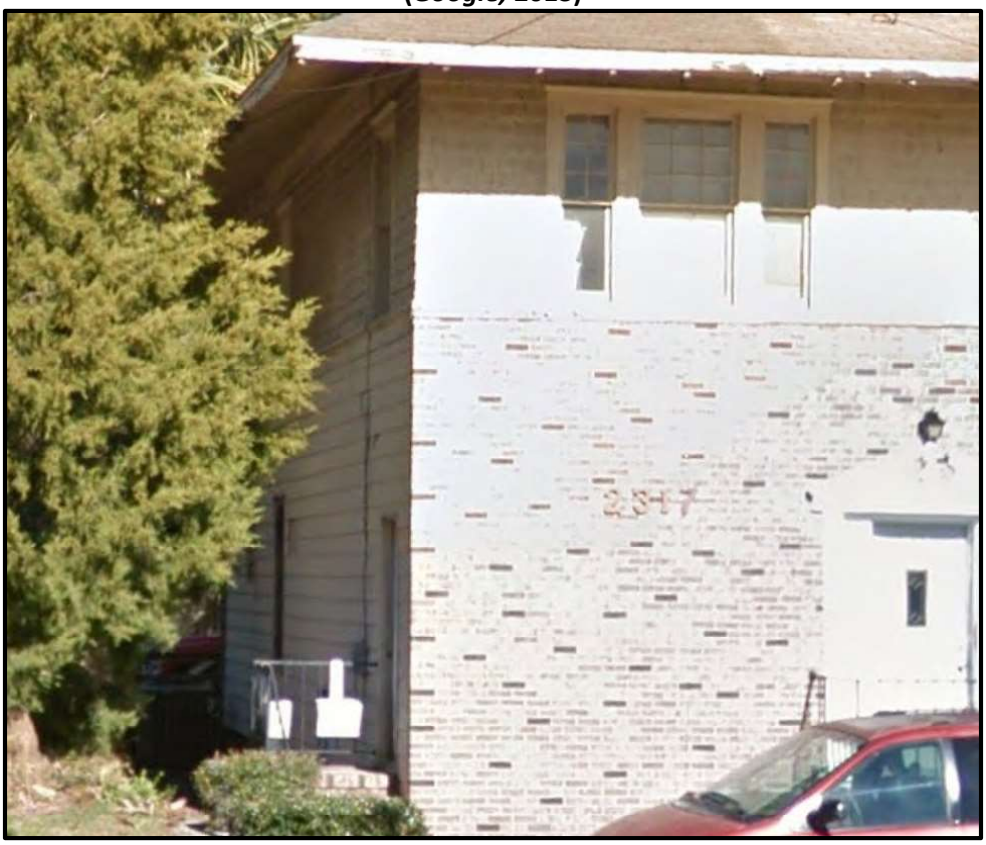
GOOGLE STREET VIEWS OF SUBJECT PROPERTY

(*Google,* **2021**)

(*Google,* **2021**)

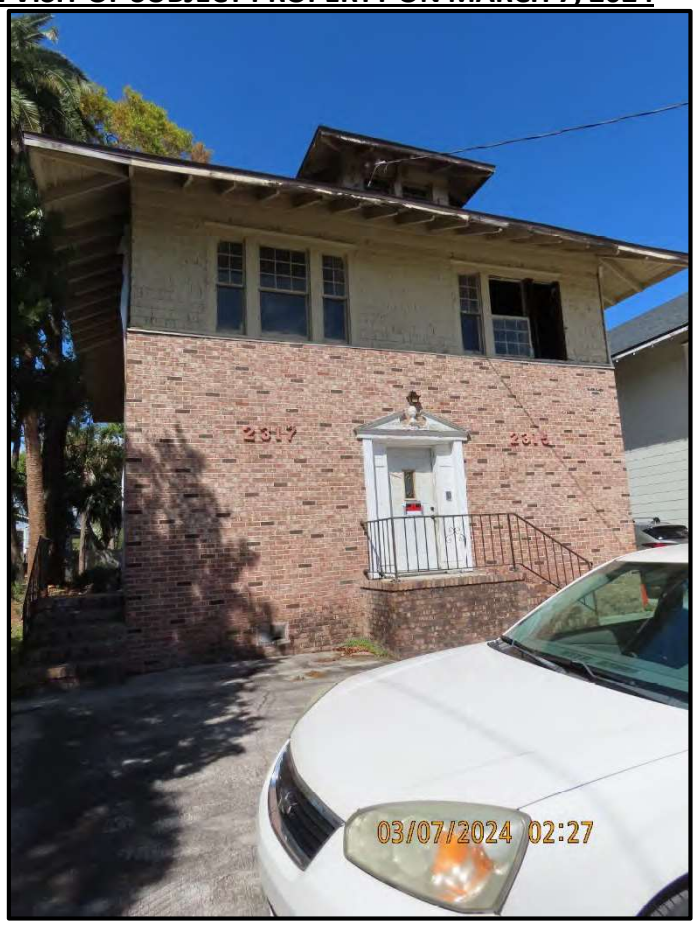


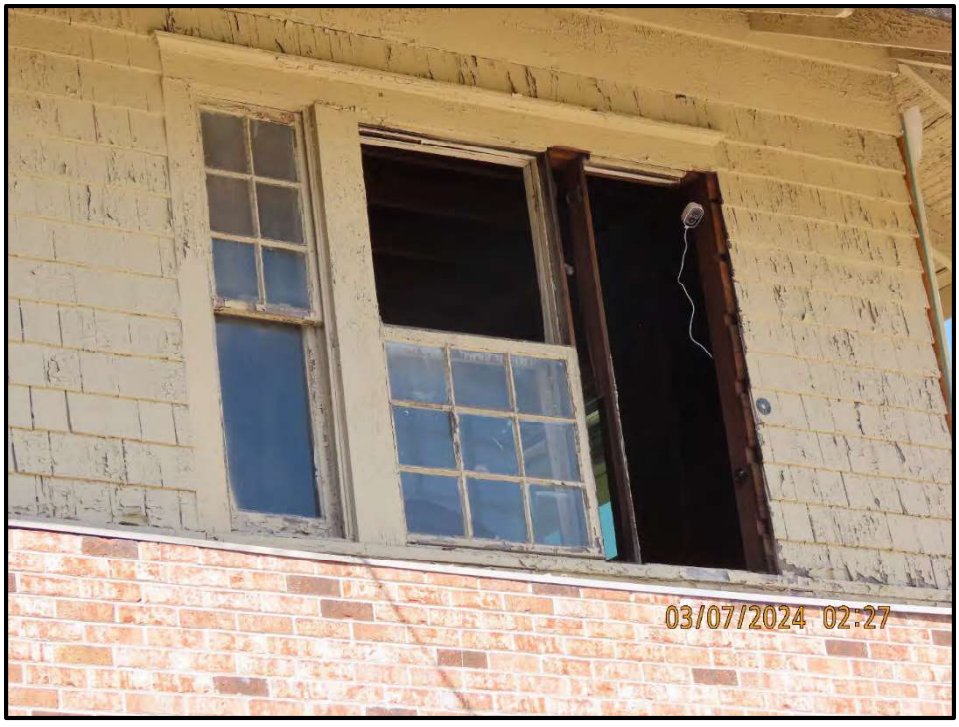
(***Google,*** **2013)**



(***Google,*** **2017)**

SITE VISIT OF SUBJECT PROPERTY ON MARCH 7, 2024





03/07/2024 02:28

03/07/2024 02:28

03/07/2024 02:29

03/07/2024 02:35

EVERBILT
03/07/2024 02:36

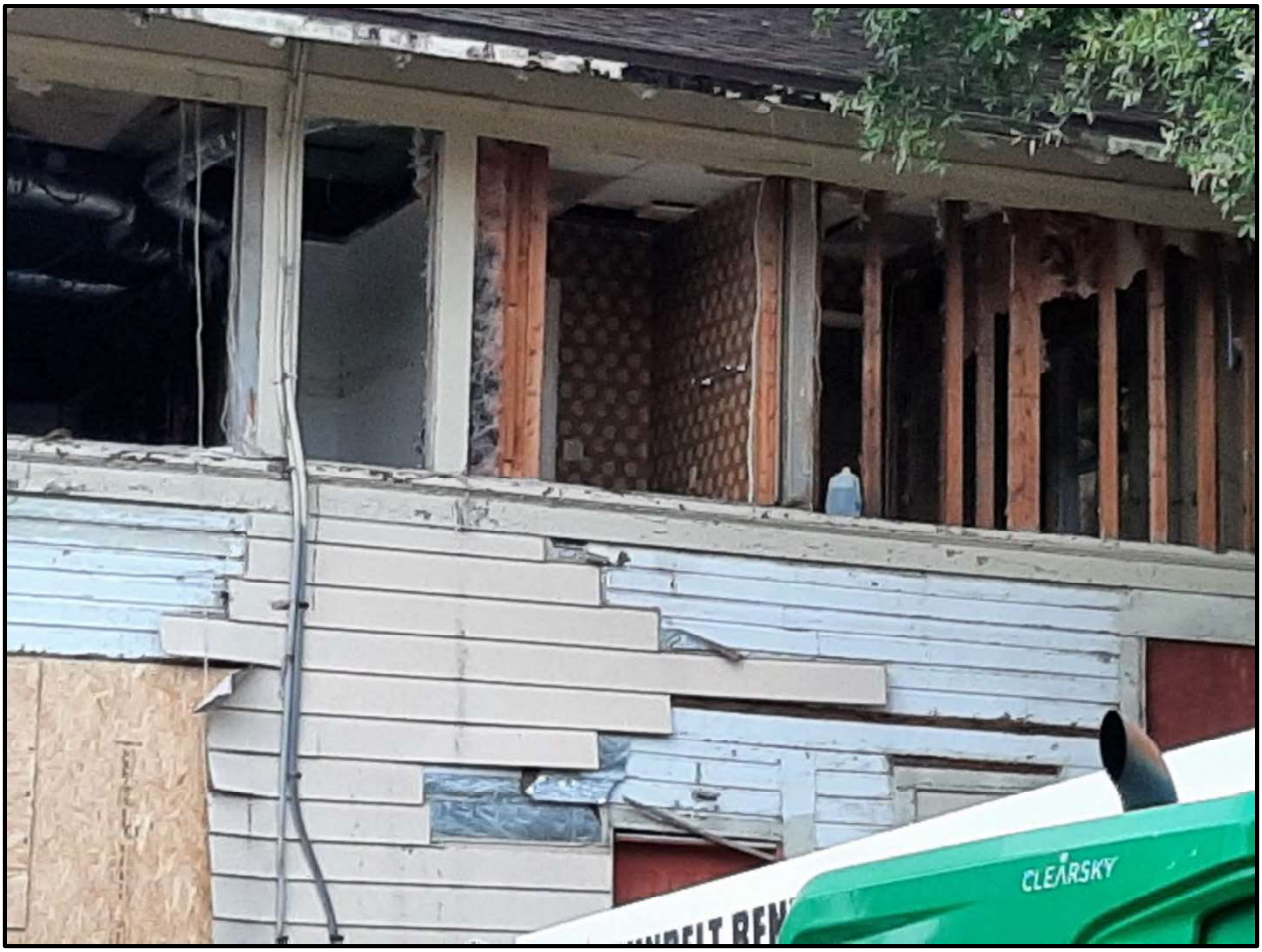
EVERBILT
03/07/2024 02:35

THE HOME DEPOT
03/07/2024 02:46

TRESP
172235
03/07/2024 02:37

CODE INSPECTOR PICTURES OF SUBJECT PROPERTY DATED SEPTEMBER 7, 2023

09/07/2023

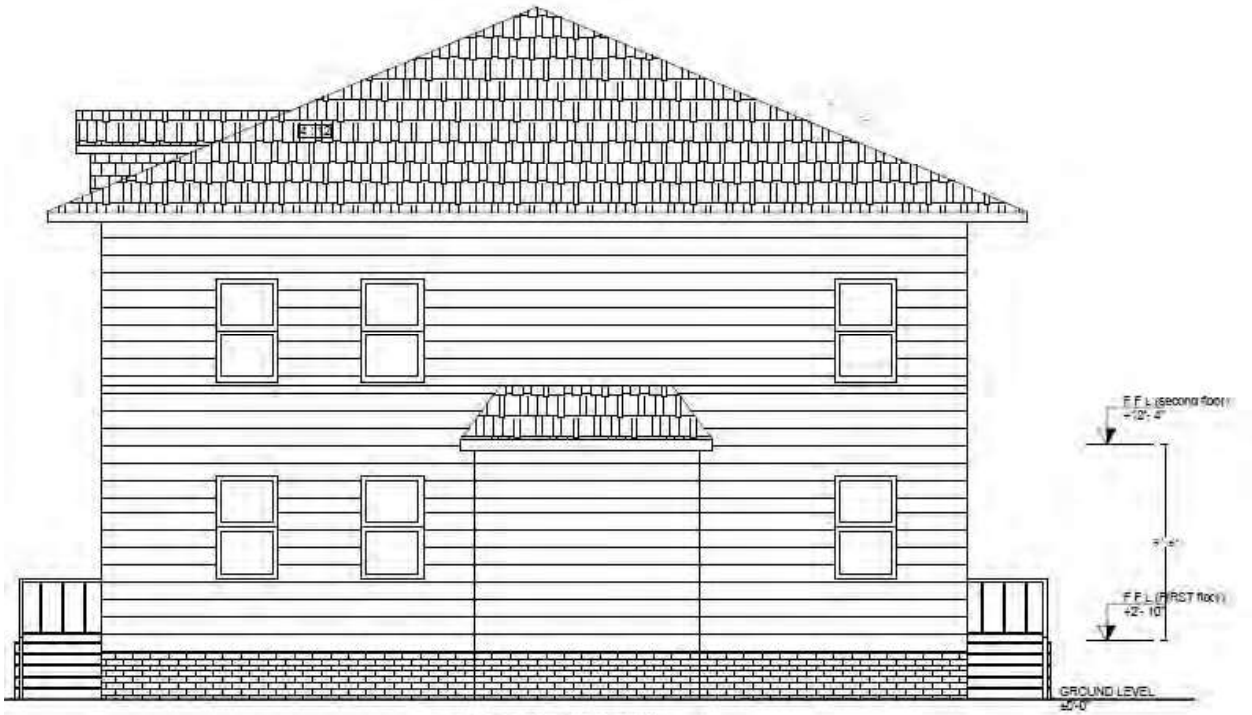

CLEARSKY

PICTURES SUBMITTED TO THE DEPARTMENT ON SEPTEMBER 3, 2023

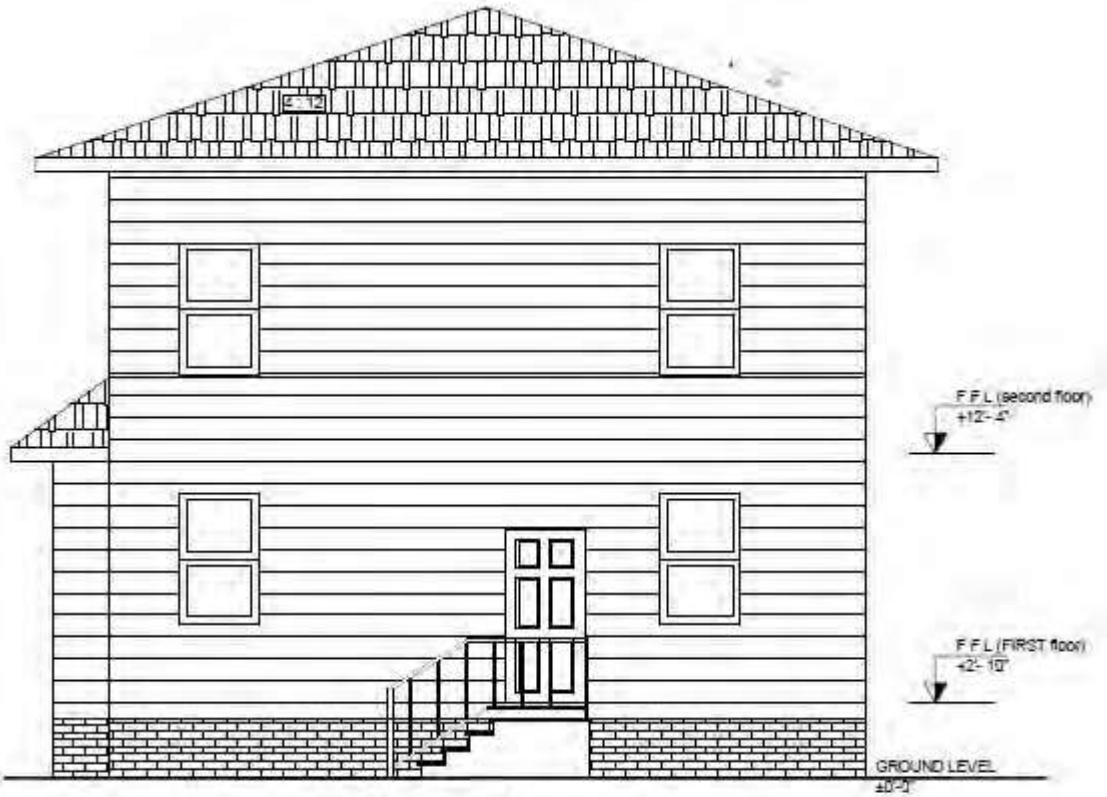
2315

ELEVATION PLANS DATED APRIL 14, 2024

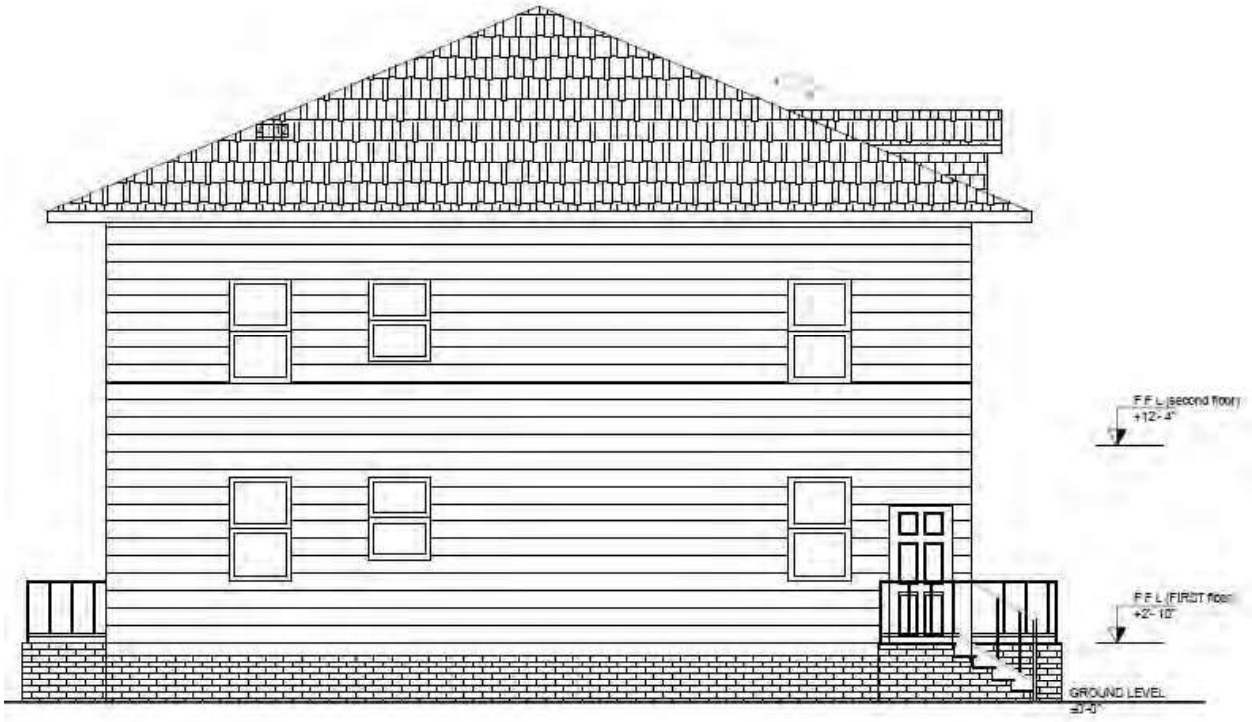
FRONT SIDE ELEVATION (NEW)
SCALE: 1/4"=1'



RIGHT SIDE ELEVATION (new)
SCALE: 1/4"=1'

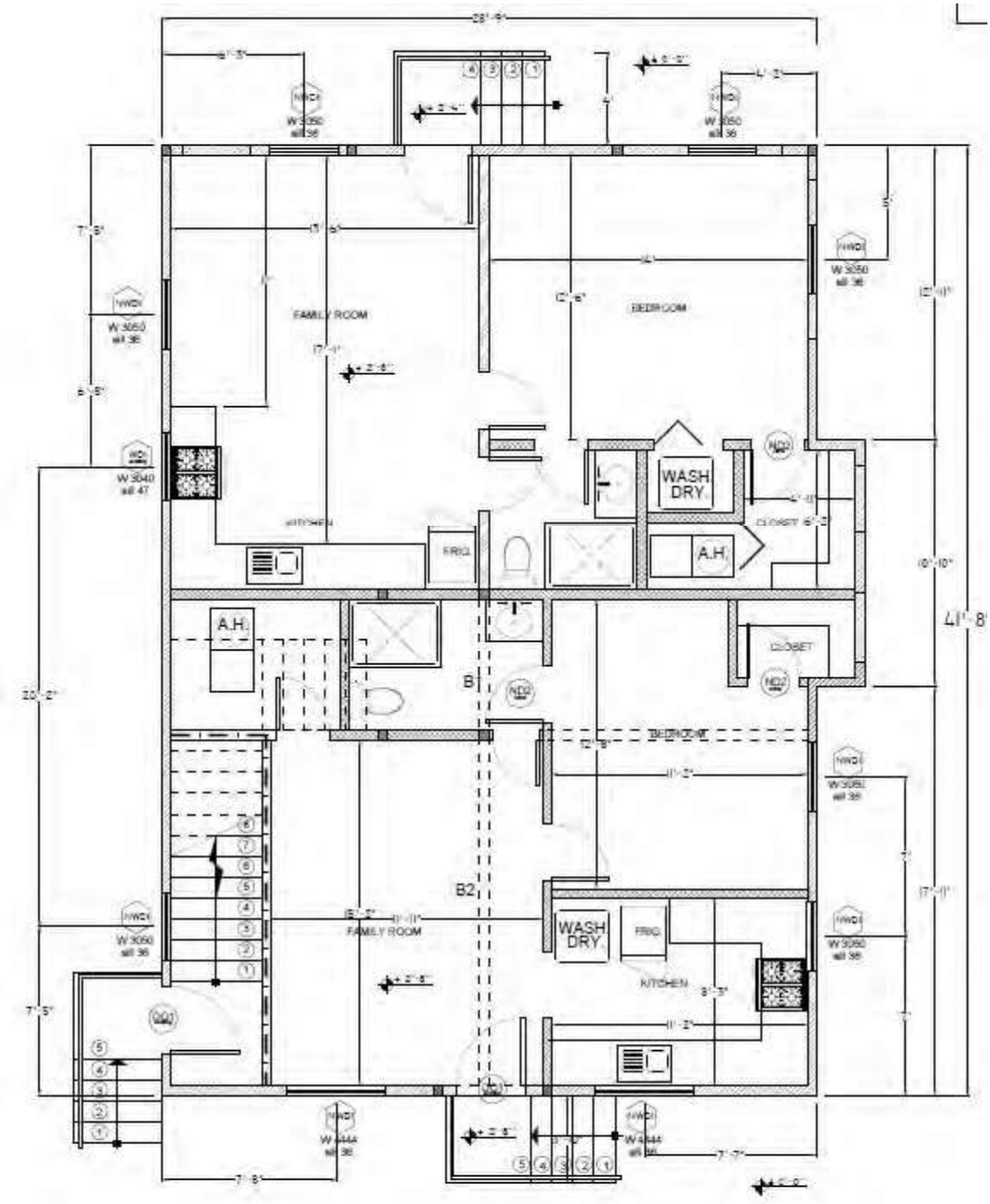


REAR SIDE ELEVATION (new)
SCALE: 1/4"=1'

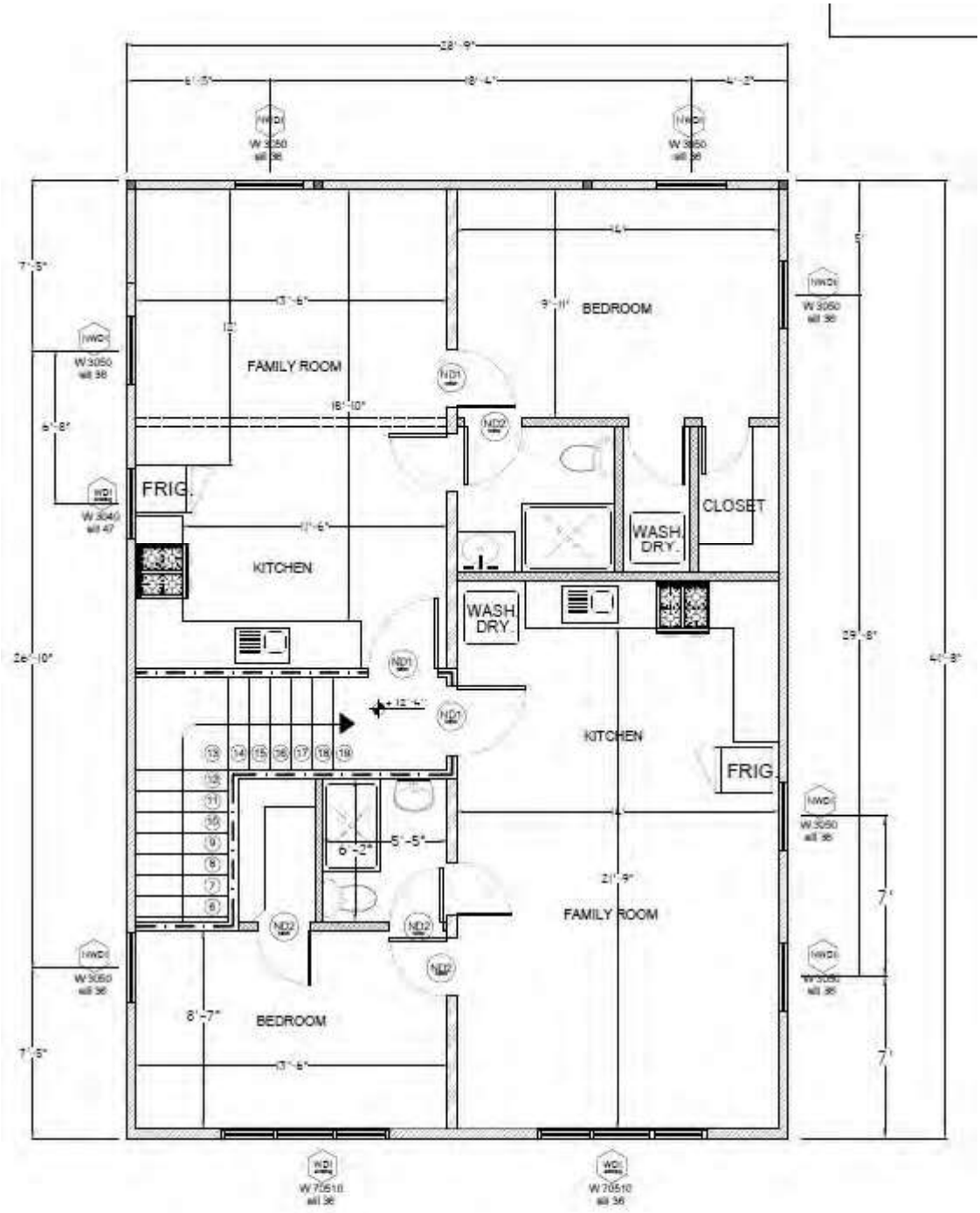


LEFT SIDE ELEVATION (new)
SCALE: 1/4"=1'

FLOOR PLANS DATED APRIL 14, 2024



NEW PLAN - FIRST FLOOR
SCALE: 1/4"=1'



NEW SECOND FLOOR PLAN
SCALE: 1/4"=1'

Application For Certificate Of Appropriateness

Application Info

Tracking #	30193	**Application Status**	FOUND SUFFICIENT
Date Started	01/16/2024	**Date Submitted**	01/16/2024

Planning and Development Department Info

COA #	COA-24-30193
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	3/29/2024
Forwarded to JHPC	☑
JHPC Meeting Date	4/24/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name AKHLAGHI
First Name MOHSEN
Middle Name MICHAEL

Company Name
MJAM

Mailing Address
12768 HUNT CLUB ROAD NORTH

City JACKSONVILLE
State FL
Zip Code 32224

Phone 904 504 5007
Fax 904
Email MOHSENER@HOTMAIL.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name AKHLAGHI
First Name MOHSEN
Middle Name MICHAEL

Company/Trust Name
M.J.A.M. PROPERTY LLC

Mailing Address
12768 HUNT CLUB ROAD NORTH

City JACKSONVILLE
State FL
Zip Code 32224

Phone 9045045007
Fax 904
Email MOHSENER3@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ###### ####)

Map	RE#
	090941 0000

	090941 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2315	PARK ST	32204

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [x] **Alteration**
- [ ] **Relocation**
- [x] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [ ] **Reroof/Minor Repairs**

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work
WINDOWS AND SIDING REPAIR

Addition Information

Is this a violation? Check the box if it is. [x]

If you have been working with a planner choose one from the list KENNELLY, MARTIN

Alteration - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Area Pictures -** Pictures of area affected by alteration.
- [x] **Structure Photos -** Overall photos of structure.
- [x] **Product -** Brochure/specifications and sample.

Window Replacement - Required Attachments For Complete Application

- [x] **Window Survey -** Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.
- [x] **Window Design -** Proposed window design, light pattern and materials.
- [x] **Window Product -** Brochure/sample of window product.

Additional Documents Provided

	Description

☑	ELEVATIONS
☑	ELEVATIONS
☑	BID PRODUCT SHEET
☑	ELEVATION PIC 1
☑	ELEVATION PIC 2
☑	ELEVATION PIC 3
☑	WINDOW 3 PIC
☑	WINDOW 4 PIC
☑	WINDOW 5 PIC
☑	WINDOW 6 PIC
☑	WINDOW 1 AND 2 PIC
☑	ADDITIONAL INTERIOR WINDOW PICS

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

M J A M PROPERTY LLC
12768 HUNT CLUB RD
JACKSONVILLE, FL 32224

Primary Site Address
2315 PARK ST
Jacksonville FL 32204-

Official Record Book/Page
20789-01251

Tile #
6422

2315 PARK ST

Property Detail

RE #	090941-0000
Tax District	USD1
Property Use	1991 Office Medical
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01578 RIVERSIDE
Total Area	5522
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$179,233.00	$177,702.00
Extra Feature Value	$2,156.00	$2,156.00
Land Value (Market)	$99,396.00	$99,396.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$280,785.00	$279,254.00
Assessed Value	$244,228.00	$279,254.00
Cap Diff/Portability Amt	$36,557.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$244,228.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20789-01251	8/17/2023	$100.00	QC - Quit Claim	Unqualified	Improved
20787-02048	8/10/2023	$300,000.00	WD - Warranty Deed	Qualified	Improved
04166-00382	6/3/1976	$35,000.00	WD - Warranty Deed	Unqualified	Improved
04813-00526	2/8/1979	$31,000.00	WD - Warranty Deed	Unqualified	Improved
04911-00551	6/22/1979	$35,000.00	WD - Warranty Deed	Unqualified	Improved
05704-01133	9/26/1983	$79,200.00	WD - Warranty Deed	Unqualified	Improved
06654-00683	2/8/1989	$85,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	1,137.00	$2,156.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO	0.00	0.00	Common	5,522.00	Square Footage	$99,396.00

Legal

LN	Legal Description
1	2-24 56-2S-26E
2	RIVERSIDE
3	W 47FT LOT 2 BLK 67

Buildings

Building 1
Building 1 Site Address
2315 PARK ST Unit
Jacksonville FL 32204-

Building Type	1201 - CONVERTED RESIDENCE
Year Built	1916
Building Value	$177,702.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1189	1189	1189
Finished upper story 1	1189	1189	1189
Stoop	24	0	2
Stoop	9	0	1
Base Area	22	22	22

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Total	2433	2400	2403

Element	Code	Detail
Stories	2.000	
Baths	8.000	
Rooms / Units	1.000	
Avg Story Height	9.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$244,228.00	$0.00	$244,228.00	$2,512.65	$2,763.90	$2,526.66
Urban Service Dist1	$244,228.00	$0.00	$244,228.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$280,785.00	$0.00	$280,785.00	$718.48	$893.74	$823.88
By Local Board	$280,785.00	$0.00	$280,785.00	$499.11	$631.20	$572.35
FL Inland Navigation Dist.	$244,228.00	$0.00	$244,228.00	$7.10	$7.03	$7.03
Water Mgmt Dist. SJRWMD	$244,228.00	$0.00	$244,228.00	$43.83	$43.79	$43.79
School Board Voted	$280,785.00	$0.00	$280,785.00	$0.00	$280.79	$0.00
Urb Ser Dist1 Voted	$244,228.00	$0.00	$244,228.00	$0.00	$0.00	$0.00
			Totals	$3,781.17	$4,620.45	$3,973.71

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$222,026.00	$222,026.00	$0.00	$222,026.00
Current Year	$280,785.00	$244,228.00	$0.00	$244,228.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

Detail by Entity Name

Florida Limited Liability Company
M.J.A.M. PROPERTY LLC

Filing Information

Document Number	L23000383233
FEI/EIN Number	APPLIED FOR
Date Filed	08/15/2023
Effective Date	08/10/2023
State	FL
Status	ACTIVE

Principal Address

12768 HUNT CLUB ROAD N.
JACKSONVILLE, FL 32224

Mailing Address

12768 HUNT CLUB ROAD N.
JACKSONVILLE, FL 32224

Registered Agent Name & Address

HEEKIN LAW PA
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

AKHLGHI, MOHSEN
12768 HUNT CLUB ROAD N
JACKSONVILLE, FL 32224

Annual Reports

Report Year	Filed Date
2024	04/08/2024

Document Images

04/08/2024 -- ANNUAL REPORT	View image in PDF format
08/15/2023 -- Florida Limited Liability	View image in PDF format

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4/4/2024

COA#: CR724397

Address: 2315 Park Street
Jacksonville, FL, 32204

Owner: Mohsen Akhlaghi

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application COA-24-30193 **were posted on the property/site located at:**

2315
Real Estate Number(s)

Park Street
Street Address

Jacksonville, FL 32204
City, State Zip Code

Printed Name Mohsen Akhlaghi

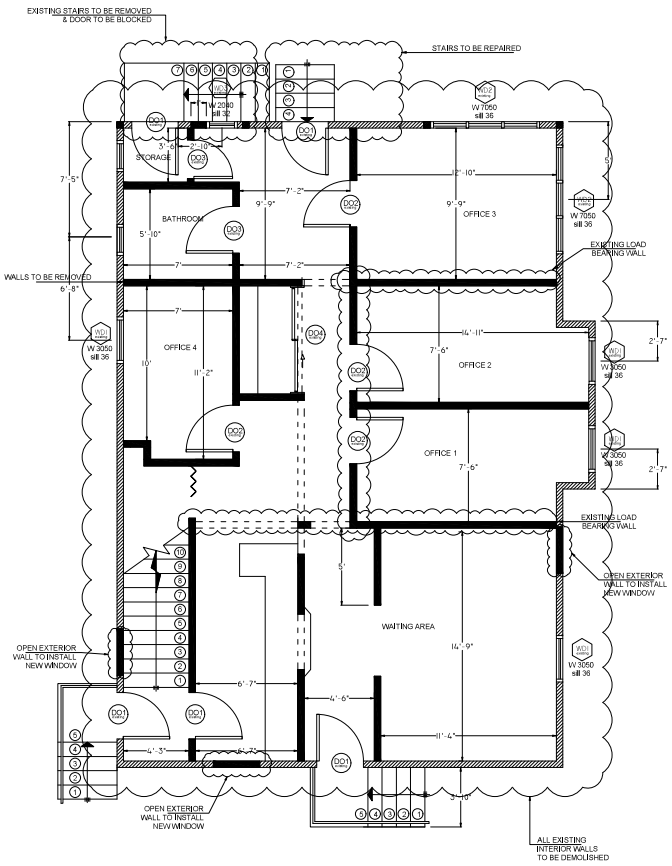
Signature

Dated this 4 day of April, 2024

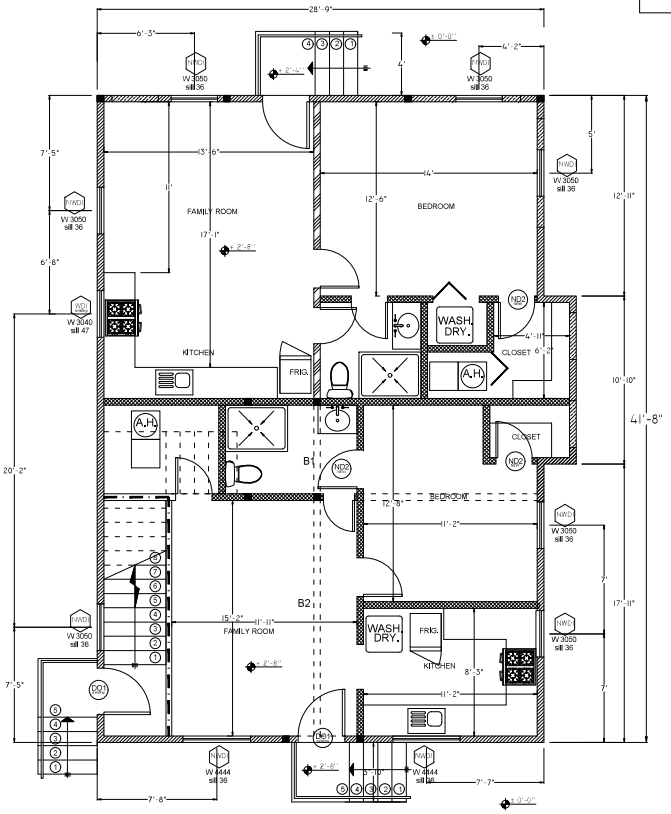
Plans Dated 4/14/2024

APPLICABLE CODE:

- FLORIDA BUILDING CODE 2020 ,7TH EDITION
- FLORIDA PLUMBING CODE 2020,7TH EDITION
- FLORIDA MECHANICAL CODE 2020,7TH EDITION
- NATIONAL ELECTRICAL CODE 2017
- FLORIDA FIRE PREVENTION CODE 2020



EXISTING PLAN - FIRST FLOOR
SCALE: 1/4"=1'



NEW PLAN - FIRST FLOOR
SCALE: 1/4"=1'

EXISTING / NEW WALL LEGEND	
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR DRY WALL
	EXISTING WALL TO BE DEMOLISHED
	NEW 2 HOURS RATED WALL - 419 UL LISTED
	NEW 4" INTERIOR LOAD-BEARING WALL (2X4 WOOD STUD @ 8V, 16" MAX. O.C. W 1/2" SHEET ROCK BOTH SIDES)
	NEW EXTERIOR WALL (2X4 WOOD STUD @ 8V, 16" MAX. O.C. W/ SIDING FINISH OUT SIDE & 1/2" SHEET ROCK INSIDES)
	NEW 4" INTERIOR WALL (2X4 WOOD STUD @ 8V, 24" MAX. O.C. W 1/2" SHEET ROCK BOTH SIDES)

Seven Gates Design

SAMER G. ATTALLAH LICENSE No. 84156 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SAMER ATTALLAH, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FAC 61G15-23.004

2315 PARK MULTI-FAMILY RESIDENCE

2315 Park St, Jacksonville, FL 32204

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-01

EXISTING & NEW FLOOR PLANS (FIRST FLOOR)

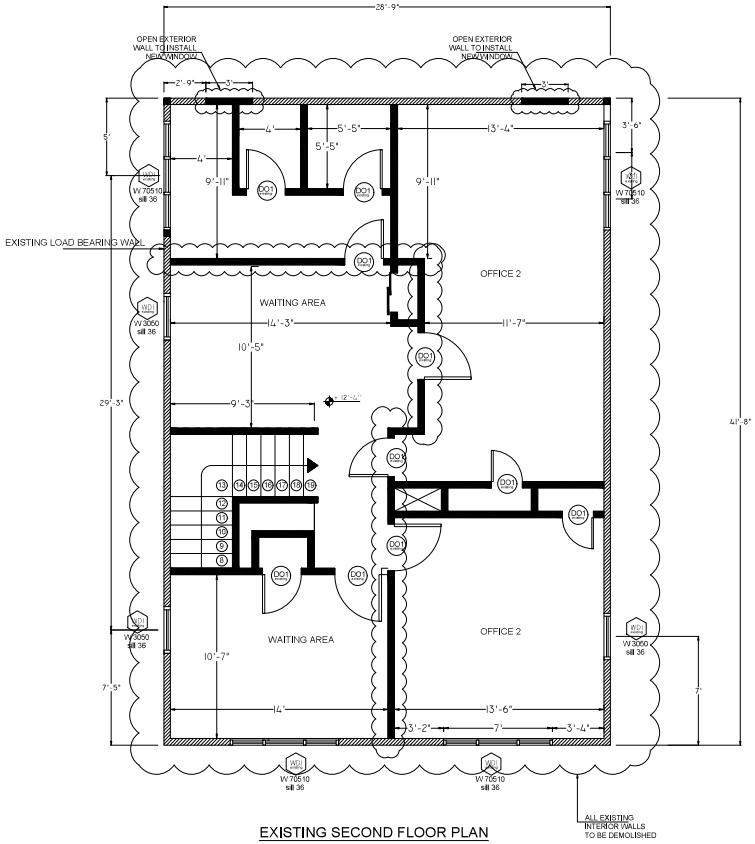
REV. #	DATE
0	09-13-2023

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	09-13-2023
DWG #	A-01

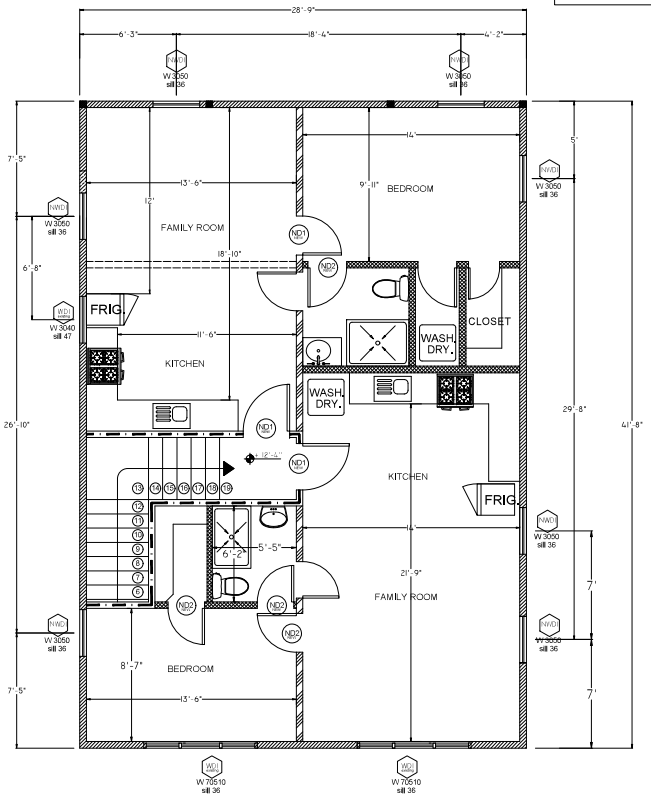
Plans Dated 4/14/2024

APPLICABLE CODE:

- FLORIDA BUILDING CODE 2020 ,7TH EDITION
- FLORIDA PLUMBING CODE 2020,7TH EDITION
- FLORIDA MECHANICAL CODE 2020,7TH EDITION
- NATIONAL ELECTRICAL CODE 2017
- FLORIDA FIRE PREVENTION CODE 2020



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'



NEW SECOND FLOOR PLAN
SCALE: 1/4"=1'

EXISTING / NEW WALL LEGEND

	EXISTING EXTERIOR WALL
	EXISTING INTERIOR DRY WALL
	EXISTING WALL TO BE DEMOLISHED
	NEW 2 HOURS RATED WALL - 419 UL LISTED
	NEW 4" INTERIOR LOAD-BEARING WALL (2X4 WOOD STUD @ 16", 16" MAX. O.C. W 1/2" SHEET ROCK BOTH SIDES)
	NEW EXTERIOR WALL (2X4 WOOD STUD @ 16", 16" MAX. O.C. W/ SIDING FINISH OUT SIDE & 1/2" SHEET ROCK INSIDES)
	NEW 4" INTERIOR WALL (2X4 WOOD STUD @ 16", 24" MAX. O.C. W/ 1/2" SHEET ROCK BOTH SIDES)

Seven Gates Design

SAMER G. ATTALLAH LICENSE No. 84156 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SAMER ATTALLAH, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FAC 61G15-23.004

2315 PARK MULTI-FAMILY RESIDENCE

2315 Park St, Jacksonville, FL 32204

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

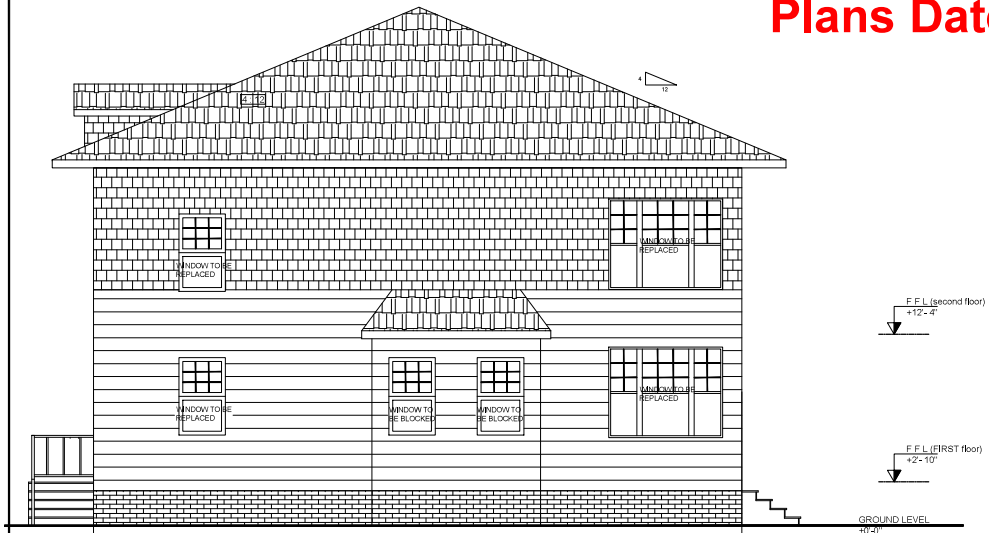
A-02

EXISTING & NEW FLOOR PLANS (SECOND FLOOR)

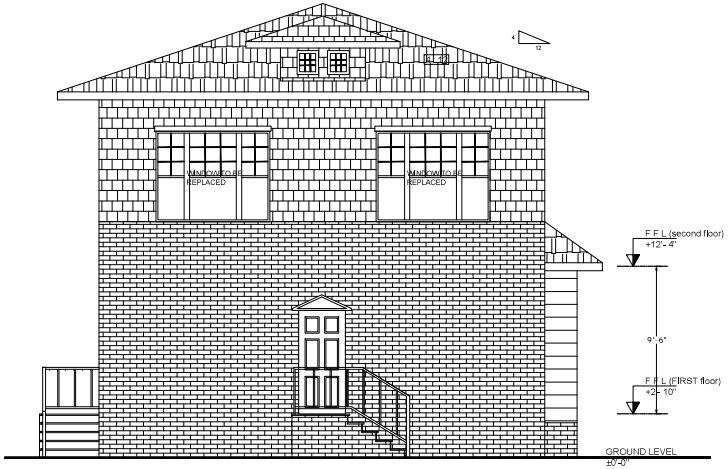
REV. #	DATE
0	09-13-2023

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	09-13-2023
DWG #	A-02

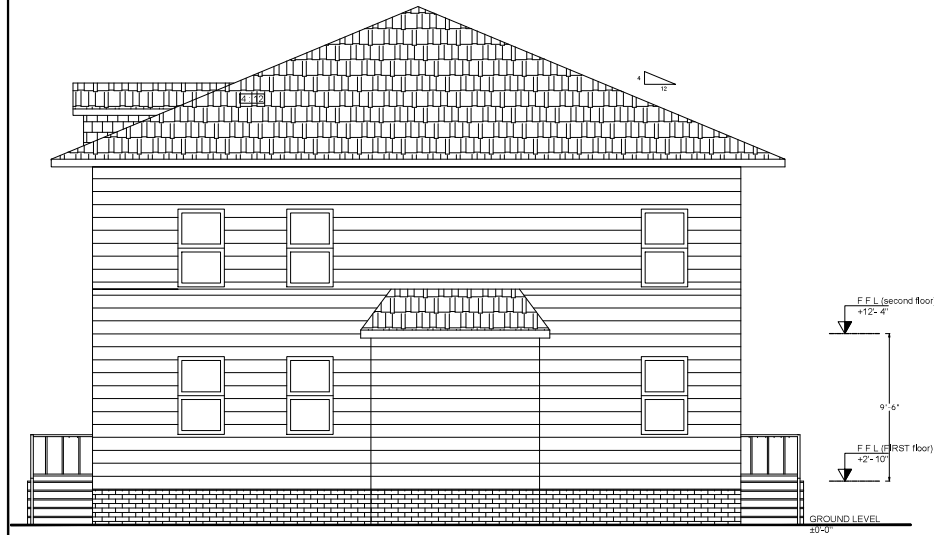
Plans Dated 4/14/2024



RIGHT SIDE ELEVATION (existing)
SCALE: 1/4"=1'



FRONT SIDE ELEVATION (EXISTING)
SCALE: 1/4"=1'



RIGHT SIDE ELEVATION (new)
SCALE: 1/4"=1'

FRONT SIDE ELEVATION (NEW)
SCALE: 1/4"=1'

Seven Gates Design

SAMER G. ATTALLAH LICENSE No. 84156 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SAMER ATTALLAH, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FAC 61G15-23.004

2315 PARK MULTI-FAMILY RESIDENCE

2315 Park St, Jacksonville, FL 32204

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

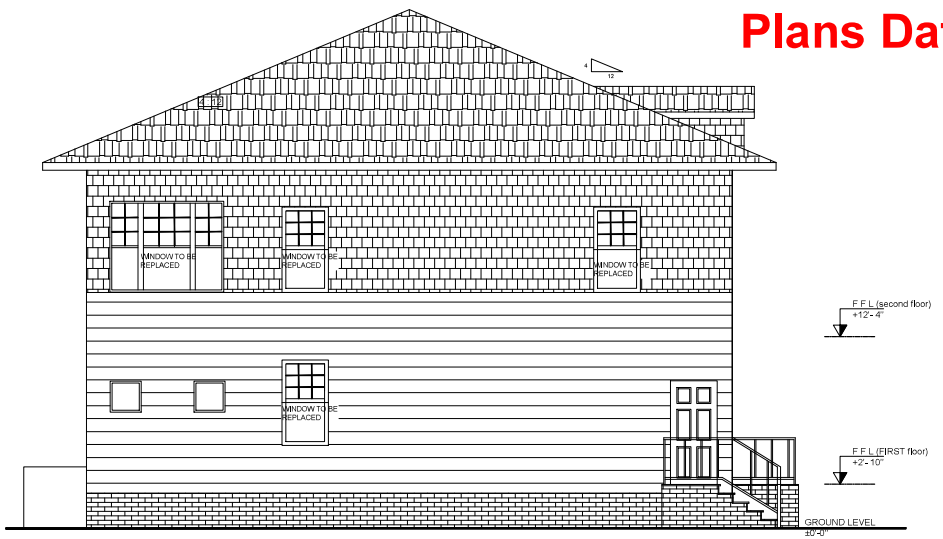
A-03

EXISTING & NEW ELEVATIONS

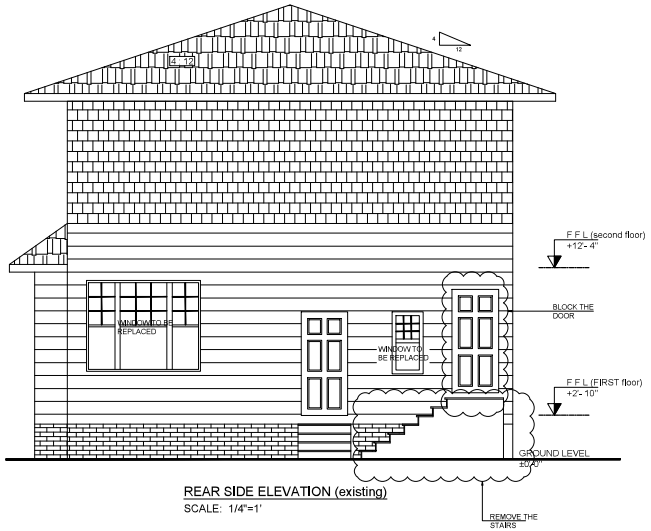
REV. #	DATE
0	09-13-2023

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	09-13-2023
DWG #	A-03

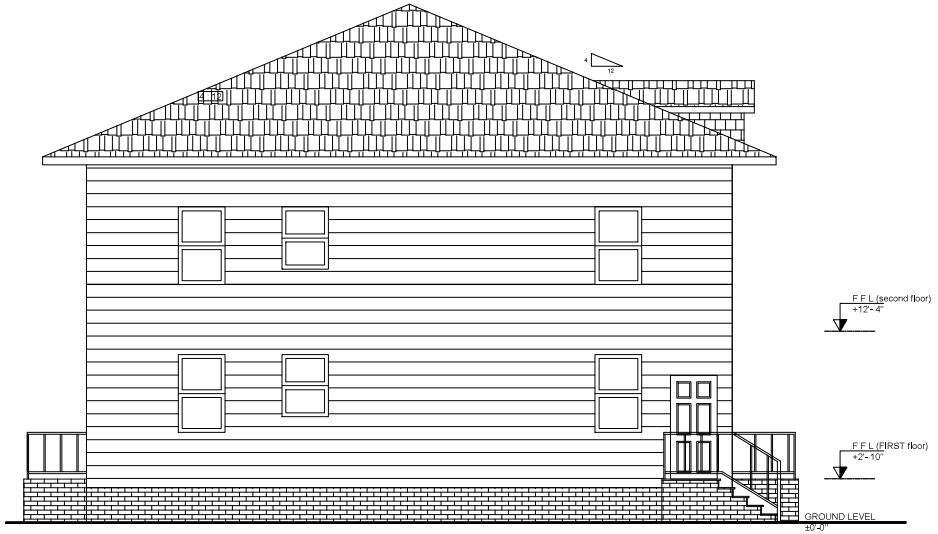
Plans Dated 4/14/2024



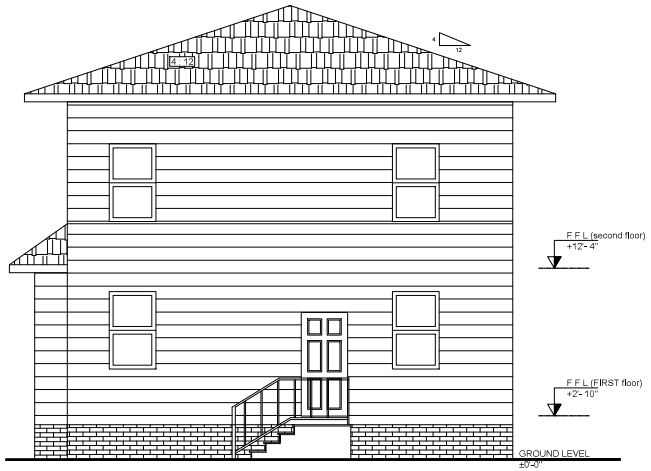
LEFT SIDE ELEVATION (existing)
SCALE: 1/4"=1'



REAR SIDE ELEVATION (existing)
SCALE: 1/4"=1'



LEFT SIDE ELEVATION (new)
SCALE: 1/4"=1'



REAR SIDE ELEVATION (new)
SCALE: 1/4"=1'

Seven Gates Design

SAMER G. ATTALLAH LICENSE No. 84156 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SAMER ATTALLAH, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FAC 61G15-23.004

2315 PARK MULTI-FAMILY RESIDENCE

2315 Park St, Jacksonville, FL 32204

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-04

EXISTING & NEW ELEVATIONS

REV. #	DATE
0	09-13-2023

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	09-13-2023
DWG #	A-04

3

4

I.

Appeal of Administratively Approved COA's

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

J.

Minor Modifications

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

K.

Public Comments

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

L.

New Business

Grant Letter

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

A NEW DAY.

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

THROUGH: Janis K. Fleet, AICP
Fleet & Associates Architects/Planners, Inc.

FROM: Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section

SUBJECT: Mayport Waterfront Partnership (MWP): Small Matching Grant – Letter of Support

DATE: April 24, 2024

The Mayport Waterfront Partnership (MWP) will be applying for a Small Matching grant in the "Heritage Education" category from the Florida Division of Historical Resources. The grant, “Marrying the Past to the Future” will create an Oral History & Wayfinding Tour for the historical Mayport Village.

The oral history will be created through the recording of audio histories and memories of Mayport's oldest citizens; many of which are Minorcan descendants. This small 60 acre community is witnessing the pressures of change and new development and the need to preserve and record its history is imperative.

Originally home to Timucuans, now at least 13 generations of Minorcans have called Mayport Village home. Founded in 1562, Mayport Villare is the site where Jean Ribault landed and claimed this territory for France.The first Protestant prayer to be spoken on the North American continent was offered up byJean Ribault on May 1st, 1562 at the current site of Mayport. Mayport Village's lighthouse was built in 1858. Mayport Village is one of the historical shrimping ports in Florida.

The grant, “Marrying the Past to the Future”, will allow the MWP to document and record the history of Mayport, match the audio history with identified sites within the Mayport Village, and develop a walking tour for residents and visitors throughout the community. The MWP will collaborate with the Jacksonville Historical Society and the University of North Florida’s Environmental Leadership Intern Program to accomplish this project with the awarded grant funds.

Historic Preservation Month

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section

SUBJECT: Historic Preservation Month 2024

DATE: April 24, 2024

In honor of Historic Preservation Month, the Planning and Development Department would like to extend the opportunity for the Historic Preservation Commission to promote the role and impact of historic preservation, celebrate the character and integrity of historic structures, and honor the contributions of dedicated individuals and groups. In preparation for next month's meeting, Staff would like the Commissioners to do one of the following:

- **Option 1** – Assemble a presentation that discusses the importance of historic preservation and its impact on the city.
- **Option 2** – Organize a virtual workshop that encourages residents and visitors to explore various historical areas throughout the city.
- **Option 3** – Inspired by the "This Place Matters" national campaign, organize a photo campaign encouraging people to celebrate the places in their communities that are most meaningful to them.

M.

Information

2024 Historic Preservation Resource Packet

Pending Legislation

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section

SUBJECT: Historic Preservation Legislation

DATE: April 24, 2024

Final action on the following historic preservation items have taken place since the last Commission meeting. Please see the attached bill summaries for more details:

- **Ordinance 2024-0115** – The bill designates a residential building at 1009 Jessie Street as a local landmark. (**CC: APPROVED**)

- **Ordinance 2024-0116** – The bill designates a residential building at 1015 Jessie Street as a local landmark. **CC: APPROVED**)

The following historic preservation items are pending legislative action from City Council. Please see the attached bill summaries for more details:

- **Ordinance 2023-0876** – The bill appropriates $22 million from the General Fund-GSD Fund Balance to fund a Participation Loan for the Laura Street Trio project subject to the terms of a redevelopment agreement.

- **Ordinance 2024-0157** – The bill designates a vacant parcel at 0 Arlington Road as a local landmark site. (LUZ: 5/7/24 PH)

- **Ordinance 2024-0158** – The bill designates a nonresidential building at 6360 Commerce Street as a local landmark. (LUZ: 5/7/24 PH)

Planning and Development Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

- **Ordinance 2024-0247** – The bill designates a nonresidential building at 1349 North Market Street as a local landmark. (LUZ: 5/7/24 PH)

- **Ordinance 2024-0283** – The bill designates a nonresidential building at 315 and 317 West Forsyth Street as a local landmark. (LUZ: 5/21/24 PH)

- **Resolution 2024-0303** – The resolution recognizes May as Historic Preservation Month (Rules: 4/15/24 PH; CC: 4/23/24)

Public Works Improvement Projects

N.

Old Business

O.

Design Issues

P.

Addendum

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Q.

Adjournment