CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

WEDNESDAY, AUGUST 17, 2022 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) June 16, 2022 Regular Meeting
   b) July 21, 2022 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)

*a)	HP2022-0055 Certificate of Demolition	1565 Woodworks, LLC - Applicant Craig Anderson - Owner 63 Smith Street To demolish a residential building constructed ca. 1917-1924 that is recorded in the Florida Master Site File and not located in a district.

6. Administratively Continued Items

a)	HP2022-0051 Certificate of Demolition (Continued from July 21, 2022)	K.A. Morrison - Applicant Kenton Andrew Morrison Revocable Trust - Owner 36 N. St. Augustine Boulevard To demolish a residential building constructed ca. 1953 that is recorded in the Florida Master Site File and not located in a district.

b)	HP2022-0044 Certificate of Appropriateness (Continued from July 21, 2022)	Les Thomas Architect - Applicant Ocean Breezes Real Estate, LLC - Owner 50 Marine Street To modify the main residential structure, including the addition of a balcony over the existing front porch and a rear second story dormer, and to enclose an existing covered porch space on the rear elevation; and, to construct a new two-story garage with living space above to the rear of the property, with associated landscape features including a new brick-paved driveway, patio, walkways, and masonry property walls.

7. Continued Items from the previous HARB meetings

a)	HP2022-0042 Certificate of Appropriateness (Continued from July 21, 2022)	KRP Properties V of Valdosta, LLC - Applicant and Owner 18 Cordova Street To replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.
b)	HP2022-0040 Certificate of Appropriateness (Continued from June 16, 2022)	Len Weeks Construction Design Development - Applicant Lightner Museum of Hobbies - Owner 75 King Street To replace four (4) original terra cotta columns on the south terrace to match existing; and, to replace existing flagpoles and hardware on the south elevation. (Flagpoles approved at June 16, 2022 meeting)
*c)	HP2022-0045 Certificate of Appropriateness (Continued from July 21, 2022) Requested a Continuance to the September 15, 2022, Meeting	Dailey Builders LLC - Applicant Baker Family Revocable Trust - Owner 123 St. George Street For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.
d)	HP2022-0052 Certificate of Demolition (Continued from July 21, 2022)	KP Meiring Company - Applicant Meiring Trust - Owner 103 South Street To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired)

e) HP2022-0020
Certificate of Appropriateness
(Continued from April 21, 2022)

Grace Contracting, LLC - Applicant
Zigiz Holdings, LLC – Owner
28 W. Castillo Drive - Lot 14
To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

f) HP2022-0021
Certificate of Appropriateness
(Continued from April 21, 2022)

Grace Contracting, LLC - Applicant
Zigiz Holdings, LLC – Owner
28 W. Castillo Drive - Lot 15
To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

g) HP2022-0039
Opinion of Appropriateness
(Continued from June 16, 2022)

Troy Blevins - Applicant
Kasam Hospitality, Inc. – Owner
22-24 Cathedral Place
To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

8. Certificate of Appropriateness

a) HP2022-0057

Tower Engineering Professionals, Inc. - Applicant
Kasam Hospitality, Inc. - Owner
24 Cathedral Place
To install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade.

9. Certificate of Appropriateness – City owned property

a) HP2022-0056

City of St. Augustine - Applicant and Owner
111 Avenida Menendez
To rehabilitate and raise a portion of the existing seawall to match existing seawall heights to the north and south, and to replace the existing post and chain with railing.

10. Other Business
    a) Review of FDOT Project: SR5A (King Street) from SR A1A (Avenida Menendez) to Bay Wall
    b) Request by City Staff to place bollards along the sidewalk on the west end of the Bridge of Lions adjacent to the lion sculptures
11. Planning and Building Staff Communications
    a) Planning and Building Staff Approved Permits Report
12. Next Scheduled Meeting Date
    a) Thursday, September 15, 2022, at 1:00p.m.
13. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person 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." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
June 16, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 16, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the May 19, 2022 minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Benoit, Beach, Weaver, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan announced HP2022-0026, 163 School Street, and HP2022-0037, 1 Palm Row were withdrawn by the applicants.

Ms. Seymour said HP2022-0020 and HP2022-0021, Certificates of Appropriateness for Castillo Drive Lot 14 and Lot 15 had not provided any new materials due to being ill. She said the applicant wanted the applications continued but she had not received that information in writing formally. She said staff recommended continuing to allow the applicant the opportunity to provide a complete package.

Mr. Weaver asked if the applicant would be present.

Ms. Seymour said she was uncertain.

Mr. Weaver suggested waiting to see if the applicant were present before continuing.

MOTION

Mr. Weaver MOVED to AMEND the agenda eliminating withdrawn applications Item 6(b), HP 2022-0026 and Item 7(b) HP 2022-0037 but maintain the remainder of the agenda as presented. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Weaver, Benoit, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

(None)

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6. Continued Items from Previous Meetings

6. (a) HP2022-0008–Certificate of Demolition (Continued from March 17, 2022) Michael Silverio Sr., Shotgun Saragossa LLC– Applicant & Owner 74 Saragossa Street

To demolish a building constructed ca.1904-1910 that is recorded in the Florida Master Site File and is an altered but contributing structure to the Model Land Company National Register Historic District.

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 74 Saragossa Street:

1. APPROVE the application if the HARB finds that the additional evidence of deteriorated structural integrity and case for undue economic hardship as provided is sufficient to justify demolition of the National Register District contributing structure with the following conditions:

a. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

b. To limit the time that the lot is vacant, the applicant shall submit the demolition permit application and the building permit application for a replacement structure simultaneously; OR,

2. CONTINUE the application to allow the applicant time to provide further evidence of undue economic hardship, and any additional documentation as required by the HARB to justify demolition of the structure.

Michael Silverio reviewed the application.

Ex Parte Communication:

(None)

21 certified notices were sent, 1 were returned in favor, 7 were returned opposed and 0 had comments.

Public hearing was opened.

Scott Siefken said it was a shame the home had to be torn down but understood if it was in disrepair. He was concerned with the replacement structure as it should blend in with the architecture in St. Augustine.

Ms. Duncan advised that the Board did not have purview regarding the replacement structure.

Melinda Rakoncay said she was concerned with the replacement structure as the proposed replacement did not relate to the area. She said in some areas she thought the Board had purview over replacement structures.

BJ Kalaidi said she was unaware the Board had a second choice and the application was able to go before the Code Enforcement Board. She said the character of the City was changing daily basis.

Public hearing was closed.

The Board discussed:

- Was opposed to the demolition until the Building Official provided a letter
- Application had a lot of opposition
- Had an expert opinion from the Building Official
- Property had been occupied six months ago
- Did not feel there was an economic hardship
- Only able to review the demolition and not the future proposed structure

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- Encouraged the applicant to make the property look nice and fit the area
- Building Official deemed the resident unsafe
- In support of the demolition even with the opposition from the public
- Leaned towards restoration rather than removal; however, agreed with the Building Official

Ms. Seymour informed the Board the Building Official was available for questions.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0008 finding the building had lost some of its historic integrity with changes to the windows and exterior siding and finding the applicant had provided sufficient evidence the building had fallen in disrepair and was lacking structural integrity . The motion was SECONDED by Mr. MacDonald.

Mr. Benoit AMENDED the MOTION to include the applicant make a good faith effort to salvage any historical materials and the demolition permit be withheld until applying for new building plans to avoid an empty lot.

Ms. Seymour advised the demolition permit had been issued.

Mr. Benoit withdrew the requirement of withholding the permit. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Beach, Weaver, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (b) HP2022-0026Certificate of Demolition (Continued from April 21, 2022) Bart Piniaz– Applicant
163 School Street, LLC- Owner
163 School Street

To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District, including the existing detached garage and removal of existing roof and aluminum siding related to a second-floor addition and renovation. (Removal of garage approved at the April 21, 2022 meeting)

Withdrawn by Applicant.

6. (c) HP2022-0030 Certificate of Appropriateness (Continued from May 19, 2022) White's Wharf LLC– Applicant & Owner
135 Avenida Menendez

To alter plans from a previously approved Certificate of Appropriateness with design and layout modifications to elements including the fenestration and walkway to the sea wall, and changes to window, door and exterior materials. (Partially approved at May meeting).

Ms. Courtney read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 135 Avenida Menendez:

1. APPROVE if the board finds that the revised plans and materials are reasonably compatible with the AGHP; or
2. CONTINUE to allow the applicant time to make modifications as recommended by the HARB necessary for the design and/or materials to be reasonably compatible with the AGHP.

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Jennifer White Conner and Julie Alfred reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response

The Board discussed:

- Material was turned in late and staff did not have time to comment
- Windows were approved last month, and part of the application was to change the windows
- Project was complex and was unfair to ask the Board to decide without a staff report
- Design was unable to be submitted in a timely fashion

Ms. White Conner apologized to the Board for the late materials. She said the architect was unable to have the information on time.

Discussion continued:

- Upper windows were in context
- Lower windows were six over three; however, suggested to have a thicker muntin like above
- Folding doors behind the cabana were in context
- Many of the openings and elevations looked equal; however it was a wraparound porch
- Gable end window treatment was a repeat of the other side and thought it matched other elements on the building
- Awing windows were under overhangs and information was provided
- Bifold doors were a utility type door and were reasonably compatible as they were not visible from the HP2 district
- Not materially changing the design of the building
- Change in the bifold doors which had a transom but now does not
- Provided a more accurate drawing on the grids on the windows

Mr. Weaver questioned why architect would not come to the meeting to speak.

Ms. Alfred said it was nearly impossible to have an architect or engineer respond within twenty-four hours and to receive plans back in less than a month. She said no one wanted the building to be more perfect than they did and there had been changes as the architect had completed these plans six years ago.

Board discussion:

- Window patterns were correct, and the gables were improved by the increase in the fenestration
- Was a good overall design
- Board policy was to have materials ready in order to make an informed decision

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0030 as revised and submitted based on findings of reasonable compatibility and visibility HP2. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Benoit, Beach, MacDonald, Duncan
NAYES: Weaver
MOTION CARRIED 4/1

6. (d) HP2022-0034 Certificate of Appropriateness (Continued from May 19, 2022) Matthews Design Group, LLC– Applicant
Bishop of the Diocese of St. Augustine-Owner
259 St. George Street

To pave an existing dirt parking lot and add a landscape buffer along Charlotte Street.

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Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 259 St. George Street:

1. CONTINUE the application to allow the applicant time to consider a more appropriate design or paving material as recommended in the AGHP; OR,

2. APPROVE the application because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 as a compatible contemporary design if the HARB finds that the proposed coquina concrete, pervious pavement material, and brick pavers are appropriate as submitted with pervious concrete color specified by the HARB.

Shannon Acevedo and Deacon Bryan Ott reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened; however, there was no response.

The Board discussed:

- Space was used for morning and afternoon pick up, parking for parents if needed during the school day, play for the students, and overflow parking for events and the Cathedral Basilica
- Front lot of the school was asphalt
- Landscaping on the street was a vast improvement
- From experience, the dirt underneath the pervious concrete would shift, and could cause the surface to crack and settle
- The plan landscape buffer was good, and neighbors would appreciate it
- In favor of the pervious concrete as it was a compatible material
- Questioned the color as it should be compatible with the brick and the coquina concreate
- Should be more of a tan/grey color
- Match what the City had used and should work with all the materials
- City colorization recipe was the benchmark and the pervious color should match
- Should have a joint between the coquina concrete and the pervious concrete
- The brick border should be more delineated
- Lighting was in the main parking lot and not in this space; however, the area was mainly used during the day
- Applicant had address many of the questions from the Board
- Applicant agreed to the tabby concrete for the main drive aisle with brick detail
- Was more in line with the AGHP guidelines
- Brick paver would look better if it was on both sides of the driveway and would help with delineation

MOTION

Mr. MacDonald MOVED to APPROVE application HP2022-0034 and utilizing the City's recipe for the shellcrete and matching the pervious concrete to that and using a clay brick paver running soldier giving a 12-inch-wide border would be on both sides on the driving component. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: MacDonald, Weaver, Beach, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (e) HP2022-0020Certificate of Appropriateness (Continued from April 21, 2022) NO NEW MATERIALS
Grace Contracting, LLC –Applicant
Zigiz Holdings, LLC–Owner
28 W. Castillo Drive - Lot 14

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To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Applicant was not present.

Ms. Lopez advised the next HARB meeting was on July 21, 2022 if the Board was inclined to continue the application.

MOTION

Mr. Weaver MOVED to CONTIUNE application HP2022-0020, 28 West Castillo Drive Lot 14 to July 21, 2022. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Beach, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (f) HP2022-0020Certificate of Appropriateness (Continued from April 21, 2022) NO NEW MATERIALS
Grace Contracting, LLC –Applicant
Zigiz Holdings, LLC–Owner
28 W. Castillo Drive - Lot 15

To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

MOTION

Mr. Weaver MOVED to CONTINUE HP2022-0021 28 West Castillo Drive Lot 15 to July 21, 2022 HARB meeting. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Beach, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) HP2022-0040 – Len Weeks Construction Design Development – Applicant
Lightner Museum of Hobbies– Owner
75 King Street

To replace four (4) original terra cotta columns on the south terrace to match existing; and, to replace existing flagpoles and hardware on the south elevation.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the HARB can APPROVE a CERTIFICATE OF APPROPRIATENESS at 75 King Street, if the board can make the following findings:
1. The overall proposed project scope will not negatively impact the architectural integrity of the historic building.

2. The proposed replication of the terra cotta columns and decorative elements meets the Secretary of the Interior's Standards for Rehabilitation 6 (Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence).

3. The proposed replacement of the existing flagpoles meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10 (Compatible Contemporary Design for New Alterations and Additions / Reversibility

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of New Alterations and Additions). With the following conditions:

a. Remnants of the historic terra cotta columns and detailed elements will be retained by the Lightner Museum.

b. That the applicant can show that the size of the replacement flag poles, in both diameter and height, are similar to the existing and that the disc details on the existing poles will also be replicated.

c. That the applicant adequately provides details that the overall impact of the proposed lighting will be soft enough to preserve the historic ambiance of the building.

Shafter Weeks reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Rakoncay spoke in favor of the application and said after reading the report and listening to the presentation she agreed it should be replaced. She said when the originals were taken down, they needed to be removed with dignity in order to be preserved in the Lightner Museum.

BJ Kalaidi asked if it was necessary to have fourteen flags with lights attached. She said the garden was supposed to be open to the public, but it was not. She said the illumination would be nice for the garden, but it should be open to everyone.

Mr. Weeks said the brackets being used for the flag poles would be replicas of was what was there now. He said the lighting would be up lighting to shine on the American Flag, which would enable the flags to stay up year-round. He said the lights would be dim warm lighting.

The Board asked why the garden was not open to the public.

Ms. Lopez said what occurred was the lease terms between the City and the Lightner Museum did not include open access to the garden. She said when it came before HARB there was a request to fence and redo the fountains which would require additional room in the parking lot, and as a concession, the garden be open to the public during business hours; however, the spaces were not needed and the lease did not take place.

Mr. MacDonald said it was unfortunate that the garden was not open as that was how it had been presented to the public and HARB.

Public hearing was closed.

The Board discussed:

- Anything that could be salvaged should be
- Presentation covered all the topics that were in question and research was well done
- Terracotta columns were a character defining feature
- Would preserve the historic material by adding it to the Lightner collection
- Felt this was a reasonable alternative and thought replacement was being done correctly
- Asked if there would be any repair or replacement of the existing wall surface
- Suggested flagpole lighting be on ground level

Mr. Weeks said if repairs were necessary, those would be made. He said there was a bolt pattern for the replicas and the same pattern would be on the walls. He said the lights were attached to the flagpole and the wires would not be seen.

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Discussion continued:

- Felt the preservation program was working and was in support of the rework and repair
- Not in favor of having the lighting on the poles as it will be difficult to hide and suggested perhaps moving in a different direction if it did not work
- If grant monies were used, more oversight was required

Ms. Duncan read Mr. Hershel Shepard's letter into the record. She said her concern was this was not real terracotta and it was being replaced with terracotta. She said the colors and materials would be different if it was not terracotta according to the letter from Mr. Shepard.

Discussion continued:

- Questioned if an engineer had come to determine the problems
- There was no survey identifying the damage on each column
- Questioned what the replacement would look like as the building was important
- Flagpole caps were copper not gold
- Flagpoles would be replaced and there would be a total of fourteen
- The abutments that were there would stay
- New flagpoles would be directly on top of the abutments
- The columns were real terracotta; however, the spirals Mr. Sheppard referred to were terracotta concrete
- Goal was to have true restoration
- Would not know the status and integrity of the pieces until it was removed
- Entire disassembly would be required to replace the support
- Preferred the process of exploration and reuse, then to full replacement
- Same conclusion based on information provided from two manufacturers
- Would rather have historic pieces if those could be removed and reused
- Could approve through selective repair and replacement on case by case basis
- The oversight was as important as the project
- If project were funded through a grant the state would require a preservations architect
- Unsure if the applicants would wait for the grant as the applicant felt it could be a safety issue
- Board should require a Preservation Architect
- Needed a survey completed by an architect to determine the extent of the damage
- If there was a level of oversight required with or without state funding was willing to entertain if needed
- Suggested providing approval to take one apart to determine what needed to be done
- Not able to patch and have a uniform finish as the new section would not blend
- Preservation Architect should be there from the beginning to be certain this was moving forward correctly
- Architect would add value and expertise
- Should not preempt what the architect could provide
- Should provide a conditions report, assessment, and demolition plan before able to be approved
- Questioned if the color would match

Mr. Weeks said this was natural terracotta and the color maybe slightly different due to weathering.

Ms. Lopez said the project referenced in the letter was what Mr. Sheppard worked on which was the spires and those were terracotta concrete. She said this project was real terracotta.

Mr. Weeks noted this was a true restoration project.

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Discussion:

- Would take down the copper collar and ball for duplication for all fourteen
- Flag poles were made of wood and were twenty-five feet tall and six inches in diameter
- Flagpoles could be approved as presented contingent upon a matching copper disk and copper ball

Mr. Weaver said the application could be continued until August 18, 2022, and if more time were needed, they could contact staff to request more time.

Mr. Weeks agreed to August 18, 2022.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0040 and PARTIALLY CONTIUNE. The approved was as follows; the addition of ten flag poles and the replacement of four flagpoles with the anodized aluminum with the change to the proposed plan with the top fennel and saucer detail that was on the pole be copper to match existing conditions. The Partially Continued portion of the application related to the terracotta columns with the request that the applicant engage a historic preservation architect, survey the column conditions, and make a recommendation inclusive of a demolition plan to the August 18, 2022 HARB meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Benoit, Weaver, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

7. (b) HP2022-0037 Oasis Equity Holdings, LLC - Applicant & Owner
1 Palm Row (Vacant Lot)

Withdrawn by Applicant

To construct a new residential building with an attached garage and associated courtyard area with pool and landscaping on the vacant lot at the northwest corner of Palm Row and St. George Street.

8. Opinion of Appropriateness

8. (a) HP2022-0039 – Troy Blevins – Applicant
Kasam Hospitality, Inc. – Owner
22-24 Cathedral Place

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can CONTINUE an OPINION OF APPROPRIATENESS at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Anish Patel and Troy Blevins reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Melinda Rakoncay said the project was interesting and she thought it was a way to

[1] Break from 3:18p.m.-3:27p.m.

improve Charlotte Street; however, the main concern was authenticity as it was in the heart of the historic district. She said according to the guideline's, new construction adjacent to historic buildings should not create a false sense of historical development. She said she was in favor of the concept but encouraged the use of authentic building materials as the proposed buildings should blend in.

BJ Kalaidi felt there was a huge problem in the City and suggested this space could be used for the homeless. She said hotels were being built for the tourist. She said the perk they were offering with the trash cans could have been done without these buildings. She said her concern was how this would look with the Exchange building. She encouraged the Board to keep the character of the City for the residents and not only the tourist.

Public hearing was closed.

The Board discussed:

- Questioned if the buildings could be reviewed separately to provide a more detailed review
- Concerned with the process of what the review as there were several proposed buildings
- Needed better in and out on the streetscape as historically the buildings would have never touched
- Buildings were right on the street and very tall
- Evidence showed the area was densely populated with buildings before; however, this seemed to be more
- Architecturally concerned with the porches on the on the Plaza as it could change the noise level
- Guidelines specify buildings should not replicate but should be compatible
- Proposed roof deck was not compatible
- Having three story buildings on Charlotte Street was intense
- Applicant not opposed to having space between the buildings
- Ordinance downtown indicated all new construction would be British or Spanish Colonial unless the building had Mediterranean architecture
- Proposed was a nod to a time period in history
- Unsure if this was the direction that should be taken
- Understood the need for the density as it would help the return on investment
- Understood the problems with having wood windows but it was a requirement in the historic district
- Concerned with the towns overlay as it should be considered
- Was a Planned Unit Development (PUD) and exceptions were able to be made to the towns overlay
- Board had flexibility, but the City Commission had the ultimate decision
- New buildings should be compatible with established buildings
- Had more of a Mediterranean style at both ends of the street between the Cathedral and the Carriage Reality
- The context could focus on the years between 1914-1926
- Large buildings were there during the Colonial period
- Unsure if putting Colonial buildings in this context would work
- Florida House did not exist as depicted in drawings
- San Borne maps showed masonry building just west of the courthouse
- Buildings were competing and a hierarchy should be established
- Questioned the common thread as the buildings should tie together
- Should review the context as it could help the size, scale, and tie into the adjacent buildings
- Unsure how this would change the view scape and how historic buildings would be viewed
- Thought the view scape could be lost
- Unsure the impact this could have as the renderings only provided a bird's eye view

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- Challenge was new construction being more prominent than the historic buildings
- Context was of the upmost importance
- Buildings across the street were one story and the proposed was three stories high
- Last time there was a proposed project in this boundary the Board referred to Manucy's Book
- Questioned how to engage the City Commission and for the applicant to have an understanding before having multiple meeting for it to be denied or returned to HARB
- Drawings were a nod to the historical references but should be less intensive and fall within the guidelines

Ms. Courtney said according to the AGHP "*new buildings in HP2 were required to be in the form of St. Augustine Style reconstructions with permutation of development from 1565-1821*". She noted the property was a PUD which allowed more flexibility. She said it was up to HARB to determine if it was a reasonable and compatible change to stray from the AGHP in this instance. She said there were surrounding properties not in the Colonial style and had informed the Board about the different styles and the different zoning which would require an amendment to the PUD language as the current PUD did not have information regarding the style it had to be built in, but more about the uses that were allowed. She said the Planning and Zoning Board (PZB) would have to review the changes in the zoning regulations. She said HARB needed to review the deviations from the AGHP and determine it those were compatible.

Discussion continued:

- Asked to not endure a Certificate of Appropriateness without having prior input from the City Commission
- Could be a condition in the PUD agreement that it would have to return to HARB for the Certificate of Appropriateness

Ms. Lopez agreed. She said the Board could complete the Opinion of Appropriateness and forward it to the City Commission for their review. She said once the concept was approved it could return to HARB for a Certificate of Appropriateness review.

Discussion:

- Should not waste time or money on a concept that would not be accepted
- Favored having flexibility on the design era and should use their best judgement
- The Exchange Bank was focal point of the concept and adding Colonial buildings would be out of context
- Should look like individual buildings and not one large building
- New construction had seven architectural aesthetics
- Prior projects selected one style and was uncertain if the proposed project needed seven styles as that would hinder any of them from being completed well
- Different styles would make it difficult for the Board to review all the details
- If the buildings were separated completely, then perhaps different styles would be easier to review
- Unsure if it was appropriate to block the view of historic buildings with the proposed project
- San Borne maps showed the scale and mass of the previous buildings
- Should show the buildings down Charlotte Street currently to understand the area
- Historically the context next to the Exchange Bank building were two-or-three-story buildings
- Felt the renderings were misleading as it did not provide the view from the street
- Contribution to the community could be a green space to provide a quality experience to the people and a better street scape

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- Buildings were thirty-two feet to the roofline
- Other buildings in area were thirty-five feet but only to peaks and towers and not a full three stories

Ms. Duncan asked if there was a condition for the height.

Ms. Lopez said in a PUD any condition could be added.

Ms. Courtney said there was a thirty-five feet height requirement; however, mechanical or chimneys could be higher.

Mr. Weaver said that did not mean the Board had to allow that.

Mr. Benoit said he was concerned with relaying information to the City Commission and the applicant. He said he thought there was too little Colonial context to mandate that style; however, he could embrace early 20th century hotel and commercial architecture. He asked how to articulate the height change, or the Board could recommend it being only thirty-five feet high with some variation.

Board continued:

- Benchmark should be plaza then the Exchange Building and should decrease as it moved away
- Applicant not opposed to having separate buildings but unsure if the parking structure would be visible
- Parking should not be taller than the buildings
- Normally larger hotels were set back and not directly on the sidewalk
- Colonial and commercial feel was to be built on the street line
- Board felt it would be difficult to have an approval for buildings to the property line on the entire corner
- Zoning would allow a certain percentage of the lot frontage on the street, but another percent would need to be setback or open space
- Willing to eliminate the rooftops decks and the frontage could be left the same
- Should create separations between the buildings
- Applicant had no issue with breaking the buildings up and was flexible and wanted some direction moving forward
- Felt this portion of history in St. Augustine was lost and that was why the applicant chose this direction
- Board was fine with not sticking with Colonial but concerned with how this would fit
- Applicant should bring back renderings with a full street scape and try to stay within the thirty-five feet height
- Most of the vista would be seen from the bridge, but it would be minimum as what was blocked already was about twenty-five feet
- Project would be done at the highest quality
- Should look at height, materials, roof form, massing, setbacks, new should blend with the context
- HP2 had a lot coverage maximum and wanted to know how it would compare
- At 100% lot coverage was a big deal but thought it would be addressed at PZB; however, HARB was allowed to review massing

MOTION

Mr. Weaver MOVED to CONTIUNE Item 8(a) HP2022-0039 22-24 Cathedral Place to continue to the July 21,2022 meeting with all the feedback provided. The motion was SECONDED by Mr. Benoit.

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VOTE ON MOTION:
AYES: Weaver, Benoit, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

9. Certificate of Demolition and Partial Demolition

(a) HP2022-0038 – Michael P. Hubbard, LLC– Applicant
William J. Barlow– Owner
13 Pine Street

To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building to the Abbott Tract National Register Historic District to include the front porch, a second story addition on the east elevation, portions of wood siding, and modifications to fenestration on all elevations.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 13 Pine Street:

1. APPROVE if the HARB determines the project scope does not exceed the threshold of a partial demolition, and will not permanently alter the contributing building's architectural integrity, with the following condition:

a. For any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28- 89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

2. CONTINUE the application to allow the applicant time to provide a revised project scope or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

Michael Hubbard and Julia Moiseeva, Black Box Design, reviewed the application.

Ex Parte Communication:

(None)

14 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened; however, there was no response.

The Board discussed:

- Proposed new front door was centered on the elevations but in the plans, it was not
- Front of the home had been compromised as the windows were not original
- Building had been highly modified in the front and back
- Front door should be visible from the street and suggested reconsidering the elevation
- Was in support of the application, but should add some conditions regarding materials
- Wood siding would go back with the same character
- New fenestration and window patterns were an improvement
- In support of the demolition
- Questioned why there was a change to the façade where it was historically

Ms. Moiseeva said when working with their clients, they tried to understand how they

[2] Break from 5:16p.m.-5:26p.m.

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wanted to live in the space. She said they work together to fulfill their needs.

Discussion continued:

- Suggested extending the porch beyond the house and then the door could be shifted between the columns
- Should center the door on the columns if moved
- Suggested the east side window on the second floor be aligned with the window on the first floor
- Could approve the elevations and ask the plans to be brought up in sync with the elevations or could continue the application to determine the door being moved

Ms. Courtney informed the Board they did not have design purview and should focus on what was being removed to determine if the existing elements being removed or modified would not be compatible or would remove the architectural integrity.

Mr. Benoit felt there was enough evidence provided regarding the door.

Mr. Weaver said this was a historic two-story building with a stair hall at one time and the door was there because of that and to move it created a false sense of history.

Mr. Hubbard said this was important to the client as they wanted the home to be more symmetric with the door and window placement. He said everything was centered on the peak of the house instead of the width.

Ms. Moiseeva agreed the door would be changed as she had made a mistake on the plans.

Mr. MacDonald said they were removing remodeled windows to obtain more windows that kept in the style of the house.

MOTION

Mr. MacDonald MOVED to APPROVE the modifications in HP2022-0038 at 13 Pine Street, reconfiguration of stairs, the shifting of the door centered and the changing out of windows to the design shown in the plans. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: MacDonald, Beach, Weaver, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. (b) HP2022-0035 (Continued from May 19, 2022 without hearing)–
Oasis Equity Holdings, LLC - Applicant & Owner
93 Oneida Street

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation and elevation including the front porch and rear wing, modifications to the window and door fenestration, and replacement of windows and exterior materials; and, to relocate the structure on the property.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Relocation and Demolition at 93 Oneida Street:

1. APPROVE the proposed relocation of the existing house if the board finds that the increased proposed setback/new location on the lot will not have a negative impact to the streetscape.

2. Review the application for partial demolition if the board finds the project scope does not exceed that threshold

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a. If approved, add the condition for any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

3. Continue the application to allow the applicant time to provide updated and a more comprehensive structural assessment and economic hardship information if the HARB determines that the proposed project scope for this NRHD contributing structure exceeds the threshold of a partial demolition.

Hunter Hayden reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 3 had comments.

Public hearing was opened; however, there was no response.

The Board discussed:

- Raising, moving, and renovating the house was good
- It was a reuse of an existing home and it would put life back into it
- Addition was modest in scale and behind the current house
- Had a door in front of a column but was not in the Boards purview
- Door was off center currently
- Rear addition was not historic according to San Borne maps in 1924
- Not opposed to the addition due to the condition and it not being original
- Porch was of concrete block construction and not original to the home

Mr. Weaver said after reviewing the San Borne maps, the setbacks were consistent and close to the street but asked what the setback was in the original approval.

Ms. Courtney said they needed a Variance from Planning and Zoning Board for a four-foot front yard setback. She said the current setback was two and a half feet for a total of six and half feet.

Mr. Weaver said he wanted to be consistent with the previous decision as there was no parking and that was important. He questioned how far they would need to have the parking.

Ms. Duncan said eighteen feet was a typical parking space and the building setback in the front was two foot four inches and the distance to be moved was seventeen feet seven inches and would be twenty feet back from the street. She pointed out there was a ten-foot setback in the rear.
Mr. Hayden said perhaps they could move up one foot but that would not allow for a truck to park in the space.

Mr. Weaver said the purpose was to allow parking, but it should only be large enough as needed to achieve parking.
Discussion continued:

- Thought there could be an issue with having two driveways
- City Code required one driveway apron for the two vehicles
- Building needed to be elevated and moving back to achieve modern parking accommodation was an appropriate compromise

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0035 finding the existing building had seen nonhistorical additions and alterations to the front porch and the rear as evidence by the San Borne maps and existing construction, finding moving the building back would

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not have adverse impacts to the existing streetscape with the condition that the owner implore best efforts to salvage and repurpose any architectural elements if found reusable. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Benoit, Weaver, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. (c) HP2022-0036 (Continued from May 19, 2022 without hearing)
Oasis Equity Holdings, LLC - Applicant & Owner
95 Oneida Street

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the LincolnVille National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Ms. Courtney read the staff report and said based on a review of the AGHP, HARB discussions and approval with conditions related to a previous partial COD application for this property, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate Demolition at 95 Oneida Street if the board finds that the project scope does not exceed the threshold of a partial demolition and will not compromise the architectural integrity of the contributing building or historic district:

1. To approve the removal of the one-story rear wing.

2. To approve portions of the two-story front porch not to include the permanent removal of the turned posts and character defining porch's gabled roofline.

3. For any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, Architectural.

Hunter Hayden reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 3 had comments.

Public hearing was opened.

Melinda Rakoncay said she reviewed the new plans and asked if the applicant was adding a clear modern window next to the front door, which seemed inappropriate to the fenestration.

Public hearing was closed.

The Board discussed:

- Stairs were steep and would be turned and extended for safety
- Had seen sidelight next to the full light door on the front of homes
- Interior was an open concept from the front door
- Suggested flanking the front door with some sidelights
- Pictures showed the door was centered on the columns, but the floor plans showed was different
- Overall, thought it was appropriate
- Elevations showed the front porch was tucked in six inches and the columns were set into that, the floor plan showed it was straight in line with the side of the building

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- If fine with the elevation and could be consistent with the floor plan only six inches would be lost on the porch and would avoid an odd transition where the porch would tie into the main roof
- Door material was wood with a one over one glass with a glass sidelight
- Upstairs porch door had not been decided upon
- Suggested the door be centered with sidelights on both sides with a grid pattern on the lights
- Addition in the back had eight feet to the north that was new
- Had two peaks in both directions and would not peak in two directions as the house was not square
- Roof would be metal and would make sure there was enough of a slope
- Front would have a shed roof
- The loss of a gable on the front that was a character defining feature
- Would be reroofing the house due to a hole
- Should maintain the gable roof and aesthetically would add value and an architectural feature
- Suggested making the sidelight smaller and shift it in front of the stairs instead of the front door and leave the door where it was
- The addition was only one story
- Unsure about having full glass in the front door as to having a wood door
- Suggesting having a half glass light in the front door and upstairs could be full light; however, unable to mandate
- Siding was aluminum but would keep the wood if able
- Felt this was almost a full demolition
- Some windows were originals but other were replaced with aluminum
- Sketch that had been approved previously kept the center gable as the focal point with the shed roofs flanking it which became secondary
- Would have to bring the main roof over the porch
- Could extend the roof on the porch side to side and keep the center gable as the focal point

Ms. Courtney clarified the shed roof proposed was fine and add the gable roof centered.

Ms. Duncan said because it was so minimal, it should come off the fascia of the shed roof and then form the gable.

MOTION

Mr. Beach MOVED to APPROVE HP2022-0036 for the partial demolition of the front porch, existing fenestrations, windows, and doors, siding if required and replace with new in the same place with keeping the architectural front entry feature as the character defining element with the gable entry hat. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Beach, Weaver, Benoit, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Ms. Courtney asked what was meant by keep the siding and replace with new as needed.

Mr. Beach said it would be replacing where needed but was full removal of the aluminum siding.

Ms. Courtney asked if the applicant would keep the wood siding if salvageable**.**

Mr. Hayden replied in the affirmative and said he was not sure of the condition and did not want to start this project without approval from the Board. He asked if the siding needed to be replaced in its entirety, could he return the Board.

Ms. Duncan said when he knew what was there, he needed to inform the staff. She said

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if wood was found he needed to patch in new wood.

Ms. Courtney advised it could be wholesale replacement of the siding, but the staff would be informed.

10. Planning and Building Staff Communications

10. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

11. Other Business

12. Adjournment

There being no further business, the meeting was adjourned at 6:42 P.M.[3]

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Catherine Duncan, Chairperson

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[3] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
July 21, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 21, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:	Gaere MacDonald, Vice-Chairperson Paul Weaver, III Brad Beach
Absent:	Catherine Duncan, excused Jon Benoit, excused
City Staff:	Julie Courtney, Historic Preservation Officer Candice Seymour, Historic Preservation Planner Isabelle Lopez, City Attorney Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

(None)

4. Modification and approval of Agenda

Mr. MacDonald advised Item 6(e), 50 Marine Street and Item 7(b), 36 N. St. Augustine Boulevard would be administratively continued to the August meeting due to a lack of quorum. He said the applicants for Item 7(d), 103 South Street and Item 8(c) 22-24 Cathedral Place requested a continuance to the August meeting.

MOTION

Mr. Weaver MOVED to CONTIUNE Item 7(d) to the August 17, 2022 HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Weaver MOVED to CONTINUE Item 8(c) to the August 17, 2022 HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) HP2022-0054– Cara and Allan Farquhar– Applicant & Owner
272 St. George Street

To partially demolish a building limited to the detached structure and wall-built ca. 1960-1970. (Previous HARB Certificate of Demolition (Partial) approval under F2020-0076 expired).

Ms. Courtney read the staff report and said based on a review of the AGHP, a previous HARB review and COD approval (F2020-0076), and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Partial Demolition

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for the one story detached structure at 272 St. George Street because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. For any salvageable historic materials such as the wood door and windows, to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Sarah Ryan, Cara Farquhar and Allan Farquhar reviewed the application.

Ex Parte Communication:

(None)

29 certified notices were sent, 3 were returned in favor, 1 were returned opposed and 2 had comments.

Mr. Farquhar said there were no windows in the shed structure; however, they were willing to preserve the door.

Ms. Ryan noted the Farquhar homeowners and what would be presented in a new application would be in the spirt of what had previously been approved.

Public hearing was opened; however, there was no response.

MOTION

Mr. Weaver MOVED to APPROVE HP2022-0054,272 St. George Street to demolish a historic attached structure with the condition in the staff report to salvage any significant architectural features. The motion was SECONDED by Mr. Beach.

Mr. Beach noted the two courses of perforated block and asked if it was considered an architectural element could they be salvaged.

Ms. Courtney said that would be appropriate although not mentioned specifically it was an element that was indicative of late midcentury revival.

Ms. Ryan said it could be incorporated in back into the carriage house.

Mr. Weaver AMENDED the motion to include that the perforated block be salvaged. The AMENDED motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

6. (a) HP2022-0046 – Gabriel Wicks– Applicant
Gabriel and Megan Wicks –– Owner
155 Cordova Street

To replace the existing asbestos roof shingles with metal panels

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 155 Cordova Street:

1. APPROVE the application with the finding that the proposed metal roof panels meet Secretary of the Interior's Standards for Rehabilitation number 9 as a compatible contemporary material that is a listed pre-approved material for the building's architectural style and time-period; OR,

2. CONTINUE the application to allow the applicant time to consider an alternative roof material that more closely matches the existing or historic roof material in composition, size, shape, color, and texture.

William Porter reviewed the application.

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Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi encouraged the Board to continue the application in order for the applicant to find an alternative material that would match the historical requirements.

Public hearing was closed.

The Board discussed:

- Felt this was a second roof added in the 1940's but thought either solution was appropriate
- Metal roof could conflict with the warmer qualities of the home
- The shingles would be the best option as it would match the current materials; however, knew there were issues obtaining the diamond pattern and could use the architectural asphalt shingle
- Building was built in 1864 or 1865 and would have had cedar shakes but preferred to match the diamond shape and color
- If unable to get the diamond shape could use an architectural shingle

MOTION

Mr. Weaver MOVED to APPROVE application HP2022-0046 with the condition: first option diamond shaped asphalt shingles and second option architectural shingle in dark grey coloring. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (b) HP2022-0042 – KRP Properties V of Valdosta, LLC– Applicant & Owner
18 Cordova Street

Item heard after 6(f)

To replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 18 Cordova Street:

1. APPROVE the application with the finding that the proposed asphalt shingle material is reasonably compatible with the HP-3 zoning district and meets the Secretary of the Interior's Standards for Rehabilitation number 9 as a compatible contemporary material that is a listed pre-approved material for the architectural style and time-period, with approved color specified by the HARB; OR,

2. CONTINUE the application to allow the applicant time to consider an alternative roof material that more closely matches the existing roof in composition, size, shape, color, and texture such as one of the pre-approved metal roof options.

Austin Beck, representative for the owner, reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- Roof was part of the fabric of the home and important
- Roof looked to be beyond repair
- An option could be a metal shingled roof, but could be expensive
- Should explore possibility of a replacement

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- San Borne maps showed this type of roof and was likely to be original
- The metal standing seemed roof was not appropriate in current condition
- In favor of a metal shingled roof with an embossed look similar to the tin currently but questioned if the materials were available
- Asphalt shingle roof would be the second option in the driftwood color proposed by the applicant
- Metal roof with an industrial look could be worse than the asphalt shingle
- Similar to metal roofs in the area
- Tin roof shingles put on in 1950 or 1960 was historic considering the age
- Having a standard seam would not be appropriate, but tin would be the ideal replacement
- If application was continued applicant should explore stamped shingle to include the availability and cost
- Board leaned more towards the driftwood coloring for the proposed shingles

Applicant responses:

- Roof had multiple coatings and was unsure if it could be matched in like and kind
- Repairs had been made to the roof previously
- Never worked with a tin stamped roof but thought it was repairable; however, the owner wanted shingles due to cost and to remedy the leaks
- Proposed asphalt shingle was in three colors: onyx black, estate grey or driftwood
- Not opposed to continuing the application to the next meeting

MOTION

Mr. Weaver MOVED to CONTIUNE Item 6(b) HP2022-0042, 18 Cordova Street to the August 17, 2022 HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (c) HP2022-0043 – Brock Fence – Applicant
Richard Baker– Owner
36 Treasury Street

To construct a wood privacy fence along the side and rear property lines.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 36 Treasury Street:

1. CONTINUE the application if the details requested by staff have not been sufficiently conformed by the applicant to allow time for those items to be provided; OR,

2. APPROVE the application if the HARB finds the proposed fencing is generally appropriate for the side and rear elevations according to the AGHP, will replace a non-conforming fence type in the HP-2 zoning district, and meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Richard Baker reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Ginger Borgman spoke in opposition to the application and said the photos that had been submitted depicted a six-foot privacy fence on Treasury Street which was not in line with what was in the area. She understood the need for protection but felt this was not the best solution to the problem and it was not aesthetically appropriate.

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Public hearing was closed.

Mr. Baker replied to public comment and said there were other fences in the area taller that what he was requesting. He said this was to keep people from looking into his yard. He noted the type of hardware they were wanting to use which was black iron to help with authenticity. He said the hardware would be behind the gate in order to conceal it.

Mr. MacDonald clarified the fence would not be on Treasury Street but behind the applicant's home.

The Board discussed:

- Vehicular parking along the fence should be limited
- Would be an upgrade as to what was there currently
- Eliminate the trespassing signs across the fence
- Preferred a shadow box fencing or open to a variety
- Entire fence should not have continuous vertical members
- Should abide by Manucy's book as it contained appropriate fencing models
- Fence should not have a modern design
- Questioned the reason for the large gate opening
- Questioned if a shadow box fence was allowed under the guidelines
- Pre-1821 fencing had guidelines; however, post-1821 fences were not addressed
- Property was in HP Two and gate was wider than what was typically approved
- Gate should be consistent with what was there
- Questioned the reason for the no parking signage
- Suggested signs be displayed on a post for a cleaner look
- Gate could be fifty inches with the smallest opening at forty-four inches
- Recommended keeping the gate at ten feet as opposed to twelve feet
- Questioned having a rolling gate or would it be more appropriate as a hinged gate
- Not opposed in this context as there would have been industrial doors
- Should have shadow box around the property and a ten-foot rolling gate
- Signage on fence was fine but only one at each space

Applicant's response:

- Needed a larger gate due to renovations in the future
- Shadow block fence had been approved on the front and side of the home and was not opposed to keeping that style
- Signs were posted to deter tourist from parking
- Parking was managed by the people who rented from the applicant
- Unsure of the HARB guidelines for gate openings but wanted it to be slightly larger than what was there to accommodate RV and future renovations
- Wanted to have a roll across gate
- Only solution to eliminate signage would be to add gates on both sides of the lot
- If on a post, would lose three feet of parking
- Agreed to the shadow box fence as it allowed air to flow more freely
- Wanted to follow HARB suggestions and would have natural authentic hardware with the rolling gate
- Hardware would be hidden with a wrought iron handle

MOTION

Mr. Beach MOVED to APPROVE application HP2022-0043 fence on 36 Treasury Street to be six-foot-high shadow box fence with a ten-foot rolling gate with signage organized and cleaned up on the length of the fence. The motion was SECONDED by Mr. Weaver.

Ms. Seymour asked about the finish color.

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Mr. Beach AMENDED the motion to include a natural wood finish. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Beach, Weaver, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (d) HP2022-0047– Sarah Ryan, Architect LLC– Applicant
Cara and Allan Farquhar– Owner
272 St. George Street
To construct a new one-story garage at the northwest corner of the property.

Ms. Seymour read the staff report and said based on a review of the AGHP, the previous discussion and approval of COAF2020-0070, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 272 St. George Street with the following condition:

1. That the materials of the garage doors and exterior entry doors be compatible with the AGHP

2. That all wood windows and glazed doors with divided lites have exterior muntins with a raised profile.

Sarah Ryan, Cara Farquhar and Allen Farquhar reviewed the application. [1]

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- Questioned if there was a fence on the west side of home
- Felt the concept was improved
- Footprint was smaller and the garage doors were facing the street which would blend in
- Proposed design complemented the main house and followed the spirit of the previously approved design
- The dormer window on the carriage house was wider than the dormer window on the main house and suggested reviewing the proportions
- Felt second story windows should not be larger than ones on the first story
- Liked that the windows had been replicated into the new building
- Questioned if fiberglass doors were allowed according to the AGHP

Ms. Courtney advised fiber glass was an allowed material but would have a wood appearance.

Applicant's responses:

- Fence was six-feet tall and proposed to continue the fence once the concrete masonry wall was removed
- Agreed in reinforcing the dormer from the main house onto the proposed carriage house

Mr. Weaver confirmed the following items with the applicant:

- Door would be white wood grain
- Windows and glazed doors were divided lites would have muntins with a raised profile
- Dormer on the garage would match the scale of the dormer on the main building

MOTION

Mr. Weaver MOVED to APPROVE application HP2022-0047, 272 St. George Street with those three conditions. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

[1] Documentation attached to packet

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AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (e) HP2022-0044 – Les Thomas Architect– Applicant
Ocean Breezes Real Estate, LLC– Owner
50 Marine Street

Administratively continued due to lack of quorum.

To modify the main residential structure, including the addition of a balcony over the existing front porch and a rear second story dormer and to enclose an existing covered porch space on the rear elevation; and, to construct a new two-story garage with living space above to the rear of the property, with associated landscape features including a new brick-paved patio and walkways.

6. (f) HP2022-0045 – Dailey Builders LLC - – Applicant
Baker Family Revocable Trust– Owner
123 St. George Street

For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 123 St. George Street:

1. Approve the after-the-fact work completed to the storefront and the proposed replacement of the lower mirror panel with an aluminum composite panel if the HARB finds that these modifications retain the commercial character of and are compatible to the building, meeting the Secretary of the Interior's Standard for Rehabilitation 9.

2. Deny if the HARB finds that the after-the-fact work does not retain the commercial character of the building through contemporary design, is not architecturally compatible to the building, and/or does not meet the Secretary of the Interior's Standard for Rehabilitation 3, 6, or 9.

Duncan Daily, Daily Builders, and Sarah Ryan reviewed the application.
Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi encouraged the Board to deny the after-the-fact application. She said she understood mistakes were made but felt the applicants should be held liable.

Leslie Baker said, as the owner of the property, they had been trying to rectify the problem for almost two years. She said they wanted to make it right and thought the window should be installed with metal instead of wood. She said pressure washing on St. George Street was done daily and she felt the walls would rot. She said their goal was to make it better.

Public hearing was closed.

Mr. Weaver said the application was administratively approved, and since then the Board had heard the application three times.

Ms. Courtney explained the first meeting was in 2020 where the application was continued; then the application was withdrawn, and the applicant then submitted a building permit with the architectural plans that showed the store front would not be altered but would have replacement framing. She said staff was comfortable after

speaking with the architect and administratively approved the application. She said the permit was issued; however, the work was incorrect, and the applicant was notified that they would need an after-the-fact approval from HARB. She said in October, the applicant was not present at the meeting nor at the November 2021 meeting and the Board denied based on their findings.

Mr. Weaver said the design was inappropriate and asked if the Board could hear the application or did, they need to appeal as the application was the same.

Ms. Lopez said the appeal period was thirty days, which was well overdue. She said the applicant wanted help in order for HARB to approve it.

Ms. Courtney informed the Board of a site visit that was conducted in April with the architect, the contractor, the building owner, and the glass installer. She said they have been in contact with the Building Official and he thought a framing system could be used without a Florida Product approval number if it had an engineering stamp and seal; however, the glass installer refused to use any product without a Florida Product approval number. She added if the Board denied the application, it would be heard before Code Enforcement and they would determine the penalty, if it was unable to be corrected in a way the Board saw fit.

The Board discussed:

- Not concerned with the material as much as the basic design
- Kick panel was not appropriate, and the mullion was not correct
- Looked like a modern store front, which did not resemble what had originally been there
- If application was the same was in favor of a denial unless the applicant was willing to modify what had been done
- Felt there were some solutions to fix what had been done
- Should have matched the original window frame; however, it was not available in the with those dimensions
- Frame size there met the current code standards
- Should repair and replace what was there with what had been approved
- Original photographs showed eight-inch terracotta seal which could be replicated
- Should remove the horizonal mullion
- Questioned if the architect thought what had been originally proposed could be done
- Should have discussed what was to be done before completed since there were issues
- Vertical rail was from top to bottom and the intermediate rail could be removed
- Design was achievable and could resemble the approved design and meet code
- Using the Cory Tile was moving away from the design but could be discussed
- Kick plate should not be aluminum but perhaps masonry
- Needed to be compatible but felt the application needed to be continued

Applicant's responses:

- Bottom eight-inch rail was a painted metal and was part of the store front system
- Felt there was no issue when meeting with the original contractor but then was different as proposed
- Unable to reach the initial supplier for it to be repaired
- New supplier was brought in who wanted a Florida Product number on it since the glass was slanted about four degrees
- Had approached two other store front companies since first was unreachable
- On each side of store front, the datum was at twenty-four inches, which was more appropriate
- Wanted to remove the mirrored panel and replace with a muter panel and if not, would need an entire new system

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- If it were veneered, it would add to the size and that was a concern as it was already a quarter of an inch wider, and this would make it bigger
- Could add the Red Cory Tile on both sides could continue that underneath to keep the same profile

MOTION

Mr. Weaver MOVED to CONTINUE application HP2022-0045, 123 St. George Street to the August 17, 2022 HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: ONE
MOTION CARRIED UNANIMOUSLY[2]

7. Certificate of Demolition and Partial Demolition

7. (a) HP2022-0049 – McDonald Brothers, LLC– Applicant
Theresa M. Travis– Owner
10 Tremerton Street

To partially demolish a residential building that is recorded in the Florida Master Site File and not located in a district, including removal of the chimney, a dormer, porch and deck, and changes to the fenestration related to elevation, renovations, and additions.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for partial demolition related to elevation, renovations, and additions at 10 Tremerton Street because it is not a local landmark or otherwise designated as a historic building with the following conditions:

1. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

2. To limit the time the lot remains vacant, that no permit be issued for the demolition of the structure until drawings sufficient for a building permit and all necessary requirements for the construction of a replacement building have been submitted for the new construction.

Theresa Travis and David McDonald reviewed the applicant.

Ex Parte Communication:

(None)

18 certified notices were sent, 1 were returned in favor, 0 returned opposed and 1 had comments.

Public hearing was opened; however, there was no response.

The Board discussed:

- Building was not historic but was older
- Chimney was capped which indicated it was not an oil burning stove
- Would have more questions if it were in a National Register district or in an HP area but it was not
- Was in support of the application
- Questioned where the main entrance would be
- Felt in the design, there were many competing elements
- Did not feel any of the new additions were helping
- Applicant should simplify and narrow down the main focus

[2] Break from 2:34p.m.-2:40p.m.

- Not in the purview of the Board as to what could be done to the building
- Questioned why applicant was raising the home only one foot as hurricane Matthew was nine feet

Applicant responses:

- Chimney was never a full wood burning fireplace
- Was a wraparound porch and the main entrance was on the north elevation
- Home was surrounded by three streets and the door faced north where there was no street
- Would have a side door into the "L" shaped porch
- Previous additions were small; however, the setbacks from the three streets were challenging and the lot line on the south elevation
- The additions on the east elevation were trying to tie in the angles on the roof
- Did not want to change the porch as it was a functional outdoor living space
- Adding an extra door to the kitchen addition that would be on the east side
- Piers were deteriorating and new ones would be built and wanted to add a foot to be in line with the FEMA benchmark for flooding

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition 7(a) 2022-0049, 10 Tremerton Street with the condition to make a good faith effort to salvage any salvageable materials. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (b) HP2022-0051– K.A. Morrison– Applicant
Kenton Andrew Morrison Revocable Trust– Owner
36 N. St. Augustine Boulevard

Administratively continued due to lack of quorum.

To demolish a residential building constructed ca. 1953 that is recorded in the Florida Master Site File and not located in a district.

7. (c) HP2022-0053 – 36 Granada, LLC – Applicant & Owner
36 Granada Street

To modify an existing HARB approved Certificate of Demolition (Partial, PL2021-0136 from October 2021) for a commercial building constructed ca. 1905-1910 that is recorded in the Florida Master Site File and not within a district, including removal of the front entrance from Granada Street, and alterations to the existing and previously approved window fenestration and the roof form.

Ms. Courtney read the staff report and said based on a review of the AGHP, a previous HARB review and partial COD approval (under PL2021-0136), and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 36 Granada Street:

1. APPROVE because it is not a local landmark or otherwise designated as a historic building and the structure does not have a high degree of integrity to become one, if the HARB can make a finding that the newly proposed partial demolition of the already significantly altered building will not be detrimental to the historic integrity of the city.

Joe Cronk reviewed the application.

Ex Parte Communication:

(None)

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8 certified notices were sent, 0 were returned in favor, 0 returned opposed and 0 had comments

Public hearing was opened; however, there was no response.

The Board discussed:

- Did not see much of a difference from the last proposal
- Should preserve the fenestration
- Was adding store front to the elevations
- Parapet had been cleaned up and was no longer jogging
- In favor of the proposed

Applicant response:

- Many different openings and fenestrations that had occurred
- Focused on Granada Street as per the photo from history
- Wanted to maintain the pedestrian scale of the original store front on Granada Street while having a higher finished floor
- Moving the entry from Granada Street to the north which had shifted a few openings
- Had improved the southern façade since first reading
- Tried to respond to the comments provided

MOTION

Mr. Weaver MOVED to APPROVE application HP2022-0053 36 Granada Street to modify existing HARB approved Certificate of Demolition. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (d) HP2022-0052 – KP Meiring Company– Applicant
Meiring Trust– Owner
103 South Street

Motion under Item 4.

To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired).

7. (e) HP2022-0050 – Thayver Holdings LLC, ETAL– Applicant & Owner
30 Sanford Street

To demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 30 Sanford Street if the HARB finds that the condition assessment report and/or undue economic hardship documentation provided by the applicant are sufficient to justify demolition of this contributing building in the Lincolnville National Register District with the following conditions:

1. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

2. To limit the time the lot remains vacant, that no permit be issued for the demolition of the structure until drawings sufficient for a building permit and all necessary requirements for the construction of a

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replacement building have been submitted for the new construction.

Sankar Thayer reviewed the application.

Ex Parte Communication:

(None)

19 certified notices were sent, 2 were returned in favor, 1 returned opposed and 2 had comments

Public hearing was opened.

BJ Kalaidi said it seemed this home would be demoed by neglect. She asked how many people were notified regarding the demolition.

Public hearing was closed.

Mr. MacDonald read a letter from David Nolan which provided information regarding the age of the property.

The Board discussed:

- Property would be income producing
- Economic hardship information provided was inadequate and incomplete
- Could take advantage of tax credit program and should be factored in as it would qualify for those programs
- Letter from a history in architectural expert advising that the building was important
- Building was carried over from the Greek Revival era and architecturally important
- Additions added to the back were not done well; however, the building was square and felt the building could be saved
- Not opposed to a partial demolition to put the building into a better position to be renovated
- Building was solid and thought it could potentially be a landmark in Lincolnville with many financial incentives
- The home was a treasure especially in a historic district
- Structure of the house was in good condition and should be salvaged
- Thought there were many opportunities for renovation and tax incentives
- Home was located in the Lincolnville Community Redevelopment Area (LCRA) and asked if property would qualify

Ms. Lopez advised under the current form of ownership, although speculation, there was a “fix it up” program that was under a certain income level and focused on properties that were owner occupied. She said this would be income producing and she suspected it would not qualify.

Ms. Seymour informed the Board the qualifications for economic hardship were included in the applicant’s staff report and on the application. She said the applicant selected the ones they thought applied.

Mr. Thayer asked what types of programs were available.

Mr. Weaver said one was the Ad Valorem Tax exemption program that would provide an exemption on the improvements made to a property if renovated. He said the property taxes would stay where it was currently, and the exemption would be over a ten-year period. He said another program was through the State Historic Preservation Office (SHPO). He said the staff had information that could be provided.

Ms. Courtney advised this had been mentioned but they could be able to provide more information.

Mr. Thayer said when they had purchased the building, demolition was not the intent; however, the numbers for renovation were more than expected and they did not have the funds to fix the building.

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Mr. Weaver said this could be a way to help and it should be factored in when trying to determine an economic hardship.

Mr. MacDonald said this was a large building and a $200,000 budget would not be enough to renovate it.

Mr. Thayer said the building from outside was nice but there were many additions and numerous small rooms, which would be a lot of work. He said if he had the money, he would renovate but lenders were not willing to lend him the money.

Mr. Weaver pointed out these programs could be benefits and those could be passed on to the lender to gain equity capital to complete the renovations.

Mr. Weaver advised the Board could continue the application so the applicant to explore some of the programs or bring back more information or the Board could vote and if denied, the applicant could appeal to the City Commission.

Mr. Thayer said he wanted the application continued.

Mr. MacDonald said he could do a partial demolition to rid the property of the additions that were not done well and that would be buildable land.

Ms. Lopez added the property was in a Federal Opportunity Zone, which was another corporate tax benefit. She said the applicant could potentially have local property taxes held back for ten years and potentially use the SHPO benefit and perhaps use the corporate tax benefit.

Mr. Weaver asked if Mr. Thayer wanted to return to HARB in August or September.

Mr. Thayer agreed to September.

MOTION

Mr. Weaver MOVED to CONTIUNE application HP2022-0050, 30 Sanford Street to the September 15, 2022 HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANMOUSLY

7. (f) HP2022-0048 – Angela Kalb– Applicant & Owner
9 May Street

For after-the-fact partial demolition of a building constructed ca.1915-1924 that is recorded on the Florida Master Site File and contributing to the Nelmar Terrace National Register Historic District, including removal of the brick chimney, windows on the west and south elevations, and rear porch deck; and, to alter the fenestration and replace existing windows on the east elevation.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 9 May Street:

1. APPROVE if the HARB determines:

a. the after-the-fact project scope does not exceed the threshold of a partial demolition,

b. and did/will not permanently alter the architectural integrity of the contributing building, to the Nelmar Terrace National Register District, and/or the city.

2. Continue the application to allow the applicant time to provide a comprehensive structural assessment, or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

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3. Deny if the HARB finds the after-the-fact modifications and removal of architectural elements from the contributing building permanently alters the architectural integrity of the contributing building, to the Nelmar Terrace National Register District, and/or the city. If the HARB approves the replacement of the proposed windows, staff recommends the following condition:

a. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Angela Kalb and Brandon Estes reviewed the application.

Ex Parte Communication was provided during individual Board discussion.

14 certified notices were sent, 3 were returned in favor, 1 returned opposed and 1 had comments

Public hearing was opened.

BJ Kalaidi said she did not understand how people could come to the City and not pull permits before completing work. She said this was happening all over town, not just in the historic area. She said the procedures needed to be followed and this was not helping preserve the history of the City.

Ms. Kalb said when she purchased the home, she was unaware the home was in a historic district. She said it would be beneficial for buyers to know before purchasing the home. She said when applying for the roofing permit she was not advised the home was in a historic district.

Public hearing was closed.

Mr. Weaver asked if they were advised the home was in a National Register District when they applied for the permit.

Ms. Courtney replied that it would not matter if the home were in a National Register District or if a chimney were removed without HARB approval on any building in the City, it would be considered partial demolition. She said that was a requirement on any building fifty years or older. She said the chimney had been done without a permit; however, the roof was permitted but the permit had been pulled by the roofing contractor. She noted the rest of the work had been completed without a permit and permits were required no matter if new or old construction. She said the Board would be reviewing this case no matter where the home was located.

The Board discussed:

- If the applicant knew they needed to have a permit for removing a chimney
- Felt it would have been dangerous to remove a chimney in an urban environment
- Information could have been provided regarding the process if applicant sought a permit
- Unfortunately, the top of the chimney was removed, but did not disqualify the home as being contributing
- Chimney was a defining element with the bungalow style
- Other major issue was removal of the dormer at the rear, did not destroy the character of the building
- Dormer could not be seen from the streetscape

Applicant responses:

- Not aware they had to have a permit to do demolition; thought building permits were required for new construction
- Chimney was removed by hand because they thought it was unsafe

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Mr. Weaver asked if the chimney and the dormer were the two major elements that had been demoed on the home.

Ms. Courtney replied there had been many things done to the home and were outlined in the staff report on page three. She said the items were as follows:

- Removed or enclosed windows on elevations
- Removed the rear porch
- Removed rear dormer
- Covered the stucco siding with Board and Batten siding

Ms. Courtney said they were asking for a partial demolition for replacing windows on the east elevation and changing the fenestration of the east elevation windows by raising the sill height. She said the work on the east elevation had not been completed.

The Board discussed:

- Not opposed to the rest of the work if they stopped removing the historic fabric of the home
- Significantly extended the overhang on the back of the home which looked odd
- Overhang was new construction and Board's concern was demolition
- Front dormer window had a different grid pattern with muntins
- Chimney was an important part of the home
- Felt all the defining features of the windows had been removed
- Covered the stucco with Board and Batten
- Roof should have been replaced with like and kind as standing seam was not appropriate for the building
- Everything about the building was wrong
- Need to understand nothing could be completed without a permit
- Unsure how the applicant was not aware of the HARB

Ms. Kalb said before purchasing the home the realtor never informed her about HARB or that the area was historic. She said she did not want to live in an area where there were rules and regulations similar to a Homeowners Association (HOA). She said they were trying to make the home look better and the neighborhood.

Mr. Estes said he removed the chimney after speaking with several roofing companies and mentioned he wanted to remove the porch, dormer, and chimney. He said they advised to call them after the work was completed in order to do the roof. He said he did not know about the permit requirements nor HARB. He apologized to the Board for completing work on the home without HARB approval and proper permits.

The Board discussed:

- The work could not be put back once removed
- Felt the fabric of the City was disintegrating
- Town was based on its history, and it could not be replaced
- Unfair to those who went through the process and had to maintain a chimney while others removed them without permission
- Unfortunate situation but the home could still be a contributing structure

Mr. Weaver asked for clarification on the items the applicant requested to change.

Ms. Courtney said the windows on the east elevation would be replaced with windows with interior muntins but openings would be changed in size.

Mr. Weaver said for him to support the application, there would need to be no more demolition. He said he was not in favor of approving anything else. He said the alternative would be for the Board to deny the applicant and for the application to be heard

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before Code Enforcement where they would be fined.

Mr. Beach asked since the chimney was a contributing feature could it be put back.

Mr. MacDonald said that was not in the Board's purview but could be done at Code Enforcement.

Mr. Weaver noted the chimney was a mitigating feature and the gable window on the front was an important feature and it had been replaced with a one over one lite. He asked if the Board had any authority over mitigation.

Ms. Lopez said the Board could authorize or not authorize the demolition aspects and had nominal code authority to look at replacement. She said the applicant could agree to a compromise. She noted the applicant would have to willingly agree to replace items they had removed and if so, she was not opposed.

Mr. Weaver said no more demolition was allowed. He asked if they would consider rebuilding the chimney and adding the window back in the configuration as it was as a condition of approval.

Ms. Kalb preferred not to put the chimney back since it would not be functional and to prevent leaks. She said the chimney would only be for aesthetics and she felt it was not worth it. She added that they wanted to remove the aluminum windows on the porch and restore it to the original state as an open porch and asked the Board if that could be a compromise.

Mr. Weaver said the dormer on the second story was a true bungalow window with a six lite.

Mr. MacDonald said what was offered was adding the chimney back and fix the dormer window and it could be approved or it could be denied, and it would go before Code Enforcement.

Mr. Weaver noted he was fine with opening the porch, but the historic windows should be left alone.

Mr. MacDonald said they would need to apply for a building permit before removal of the windows on the front porch and the application would have to come before HARB.

Ms. Courtney said that could be approved today and the east side windows could be approved in like and kind with no change to the window size.

MOTION

Mr. Weaver MOVED to APPROVE the Demolition after-the-fact application HP2022-048, with the condition to not remove any more historic windows, add back the chimney, add the window back to the dormer on the main elevation, allowed to remove the windows on the enclosed porch, but no more demolition on the existing windows or any other historic fabric on the building without returning to HARB. The motion was SECONDED by Mr. Beach.

Mr. MacDonald asked if the applicant was in agreeance.

Mr. Estes asked for the specifications for having the chimney rebuilt.

Mr. Weaver said the chimney needed to be restored based on photographic evidence.

Ms. Kalb agreed to the motion.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. Continued Items from the previous HARB meetings

8. (a) HP2022-0020 Certificate of Appropriateness (Continued from April

21, 2022)– Grace Contracting, LLC –– Applicant
Zigiz Holdings, LLC –– Owner
28 W. Castillo Drive - Lot 14

Applicant for Item 8(a) and 8(b) was not present at the meeting.

To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

MOTION

Mr. Weaver MOVED to CONTIUNE application HP2022-0020 and HP2022-0021 to the August 17, 2022 HARB meeting. The motion was SECONDED by Mr. Beach

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. (b)HP2022-0021 Certificate of Appropriateness (Continued from April 21, 2022)– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 15

Motion under Item 8(a).

To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

8. (c) HP2022-0039 Opinion of Appropriateness (Continued from June 16, 2022)– Troy Blevins– Applicant
Kasam Hospitality, Inc. – Owner
22-24 Cathedral Place

Motion under Item 4.

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

9. Planning and Building Staff Communications

9. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

10. Other Business

There was a brief discussion about providing the Board of Realtors with proper information regarding homes being sold in the downtown area.

Ms. Seymour said it would take time, but a Realtor Education Program could be created to help encourage realtors to attend.

Ms. Courtney felt it was not about being in a historic district, but any building fifty years or older in the City limits for partial or full demolition had to have HARB approval. She said there was a lot of information on the City's website, but they could be more proactive with informing people about the tax incentive programs available especially for full demolition in the historic area.

There was a brief discussion regarding alternates for the Board in case of an illness or requested vacation in order for the public to be served.

DRAFT

10. (a) Review of FDOT Project: SR5A (King Street) from SR A1A (Avenida Menendez) to Bay Wall

Mr. MacDonald discussed the lighting installed by FDOT. He said Marcus Pinson was the contact with the City and he was working on this. He suggested a report in August from Mr. Pinson regarding the lights as there had been complaints.

11. Next Scheduled Meeting Date

(a) Wednesday, August 17, 2022 at 1:00p.m. (date moved to accommodate a scheduling conflict)

12. Adjournment

There being no further business, the meeting was adjourned at 4:35P.M.[3]

_____

Catherine Duncan, Chairperson

DRAFT

[3] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2022 Meeting



Application HP2022-0055 Address: 63 Smith Street

1565 Woodworks, LLC – Applicant Craig Anderson – Owner

Project description: To demolish a residential building constructed ca. 1917-1924 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02179
National Register:	N/A	Construction date:	c. 1917-1924
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1040400000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This residential structure built between 1917 and 1924 is located on the south side of Smith Street one lot west of Palmer Street. The residence is situated forward on the long lot and features a metal hipped roof with exposed rafter tails, wood lap and novelty siding with corner boards, vinyl 1/1 windows with decorative shutters and/or screens, and a block pier foundation screened with lattice. Based upon the 1924 Sanborn Map, which shows an almost-square wood-frame structure on the property, there have been additions to both the front and rear of the residence.

The building shows clear signs of deterioration which were also noted on the 2020 Florida Master Site File (FMSF) update. Staff observed evidence of termite damage, wood rot, soft floors, ceiling damage, and attempts to reinforce the pier foundation.

The applicant is requesting full demolition of the residential building to construct a new one-story single-family residence as part of the Restore St. Johns Hurricane Housing Recovery Program. Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **63 Smith Street** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other single-story frame vernacular structures built around the same time. It shows signs of deterioration and has been altered over time. The replacement structure will be set back from the street further than the existing structure; however, the existing setback pattern along this block of Smith Street is irregular due to infill and vacant lots.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans were submitted by the applicant for the proposed replacement structure which indicates a one-story rectangular structure below a hipped roof. Construction plans for this replacement structure are already under review by Planning and Building staff. Demolition of the existing structure is not planned until after completion of the replacement to allow the property owner to reside on-site during construction.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. The building has no known historic or cultural associations that would qualify it for listing individually and the 2020 FMSF update indicates that the structure would not contribute to a district due to alterations. From 1927 through 1988 the property was in possession of the Pope family, beginning with Tonnie (Tony) Pope, who is listed as a carpenter. Further residential information can be found in the attached Polk City Directory Research.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular residence that has been altered and has deteriorated over time.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is commonly found throughout St. Augustine particularly in West Augustine.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The wood-frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. *The justification for the proposed demolition.* The applicant seeks to redevelop the property with a single-family home as part of the Restore St. Johns Hurricane Housing Recovery Program funded in part with federal funds. The property owner guided staff around the residence detailing areas where damage was clearly visible.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1924 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research

STAFF PHOTOGRAPHS
63 Smith Street



Front (north) Elevation

STAFF PHOTOGRAPHS
63 Smith Street



East Elevation



STAFF PHOTOGRAPHS
63 Smith Street





East Elevation





STAFF PHOTOGRAPHS
63 Smith Street



Rear and East Elevations

STAFF PHOTOGRAPHS
63 Smith Street



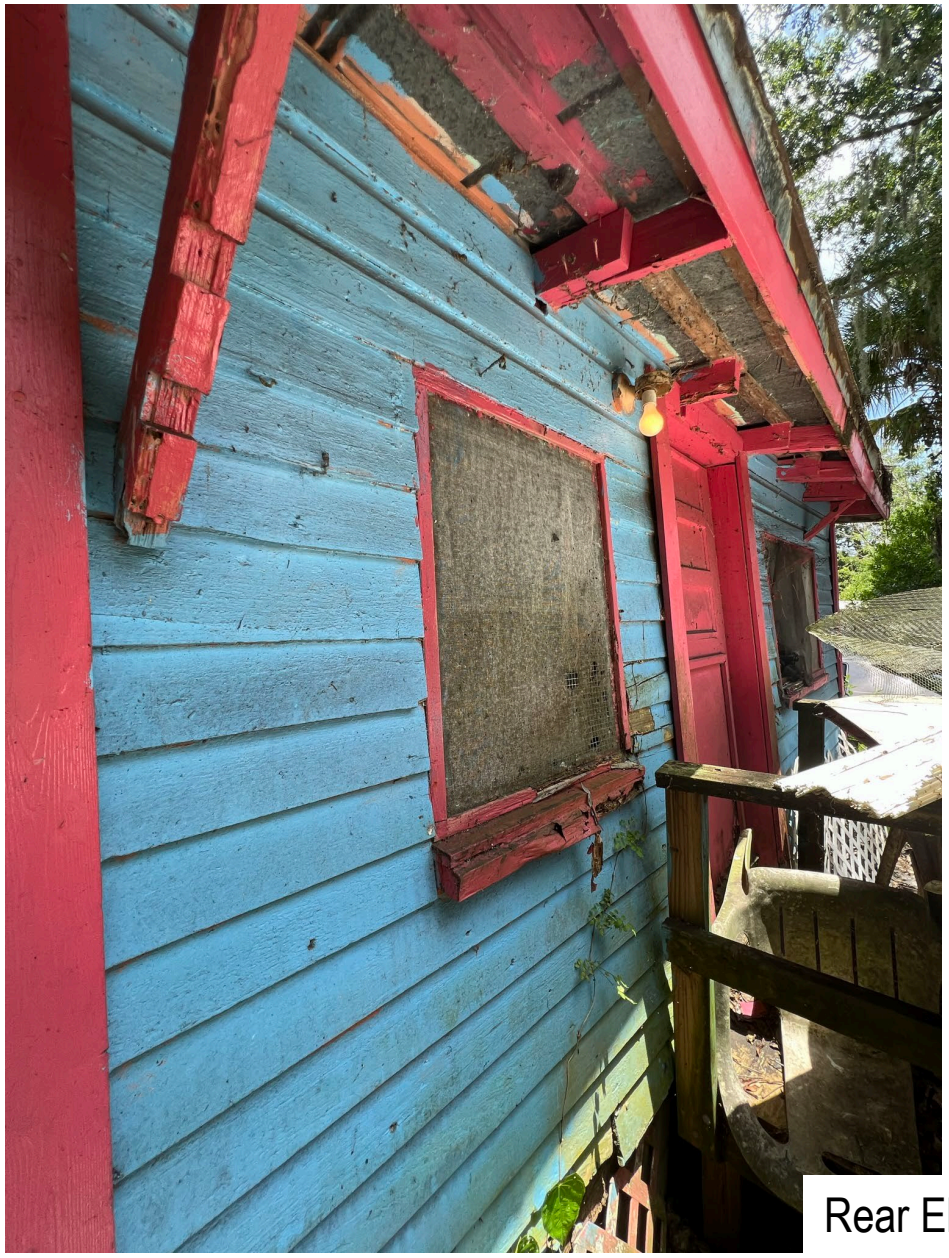
Rear Elevation

STAFF PHOTOGRAPHS
63 Smith Street



Rear Elevation

STAFF PHOTOGRAPHS
63 Smith Street



Rear Elevation



STAFF PHOTOGRAPHS
63 Smith Street





STAFF PHOTOGRAPHS
63 Smith Street







West Elevation Details of Damage

STAFF PHOTOGRAPHS
63 Smith Street









Details of Damage

STAFF PHOTOGRAPHS
63 Smith Street





Foundation Details

STAFF PHOTOGRAPHS
63 Smith Street





Foundation Details

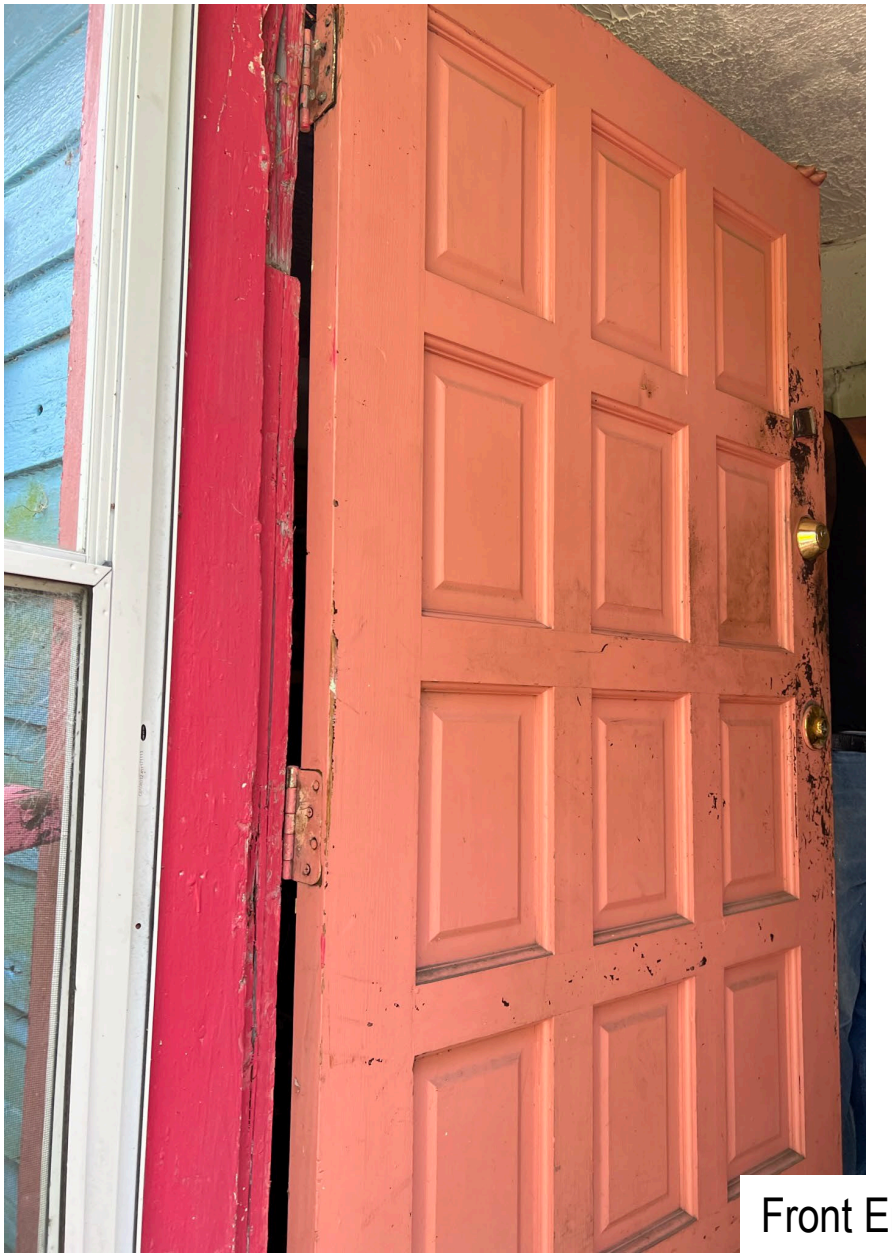
STAFF PHOTOGRAPHS
63 Smith Street



Foundation Details

Staff Report pg. 19

STAFF PHOTOGRAPHS
63 Smith Street





Front Entry Details

STAFF PHOTOGRAPHS
63 Smith Street





Interior Photographs

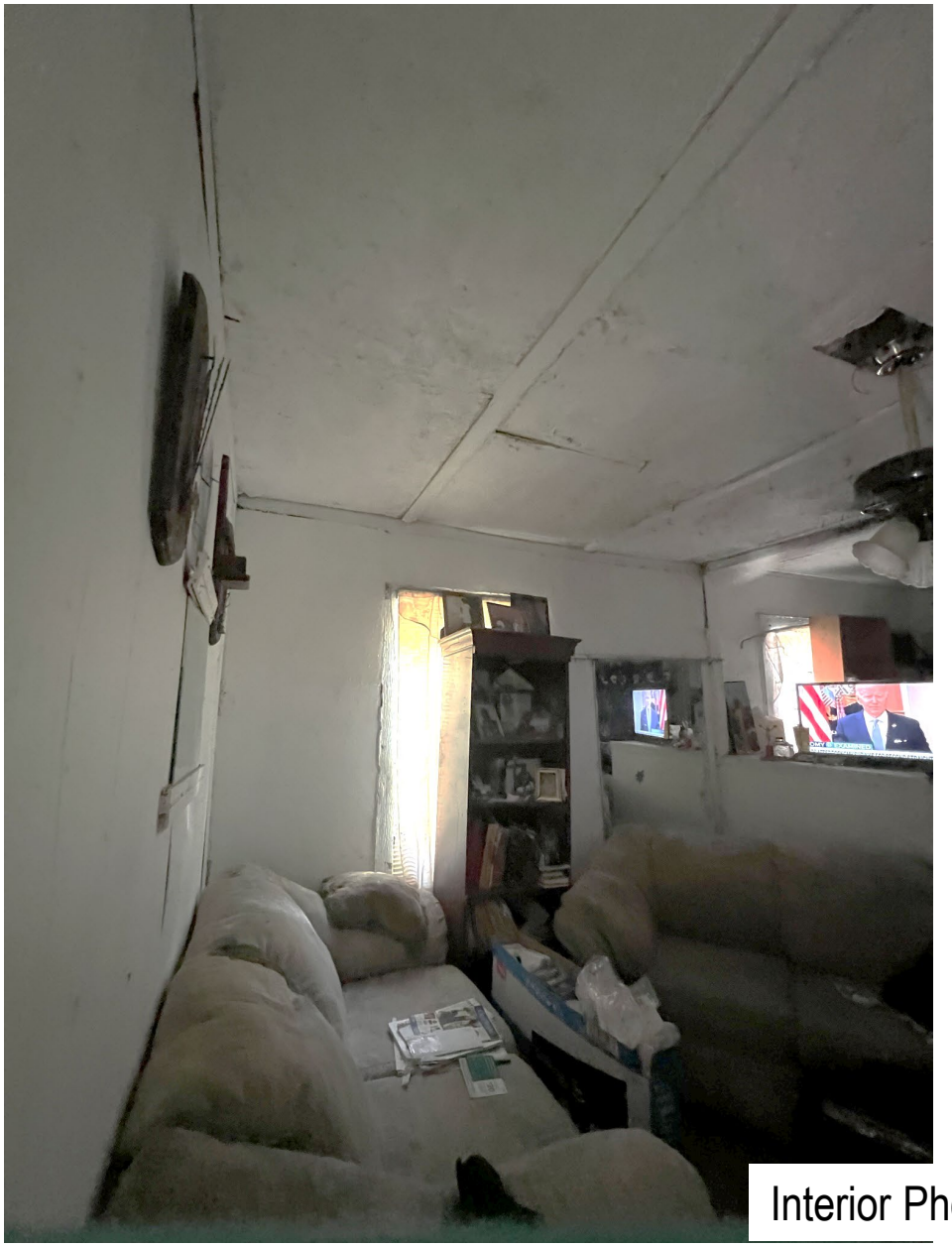
STAFF PHOTOGRAPHS
63 Smith Street





Interior Photographs

STAFF PHOTOGRAPHS
63 Smith Street





Interior Photographs

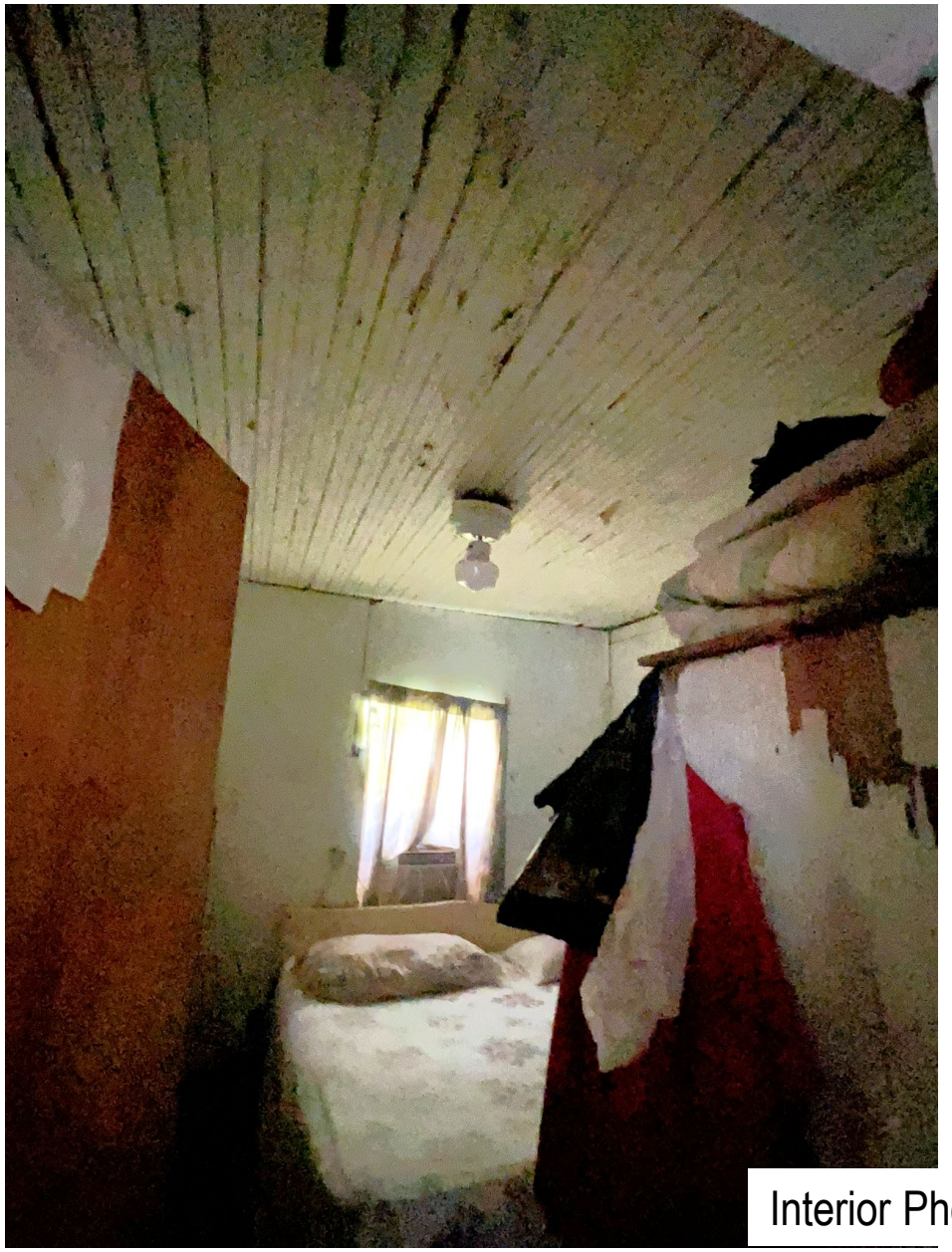
STAFF PHOTOGRAPHS
63 Smith Street

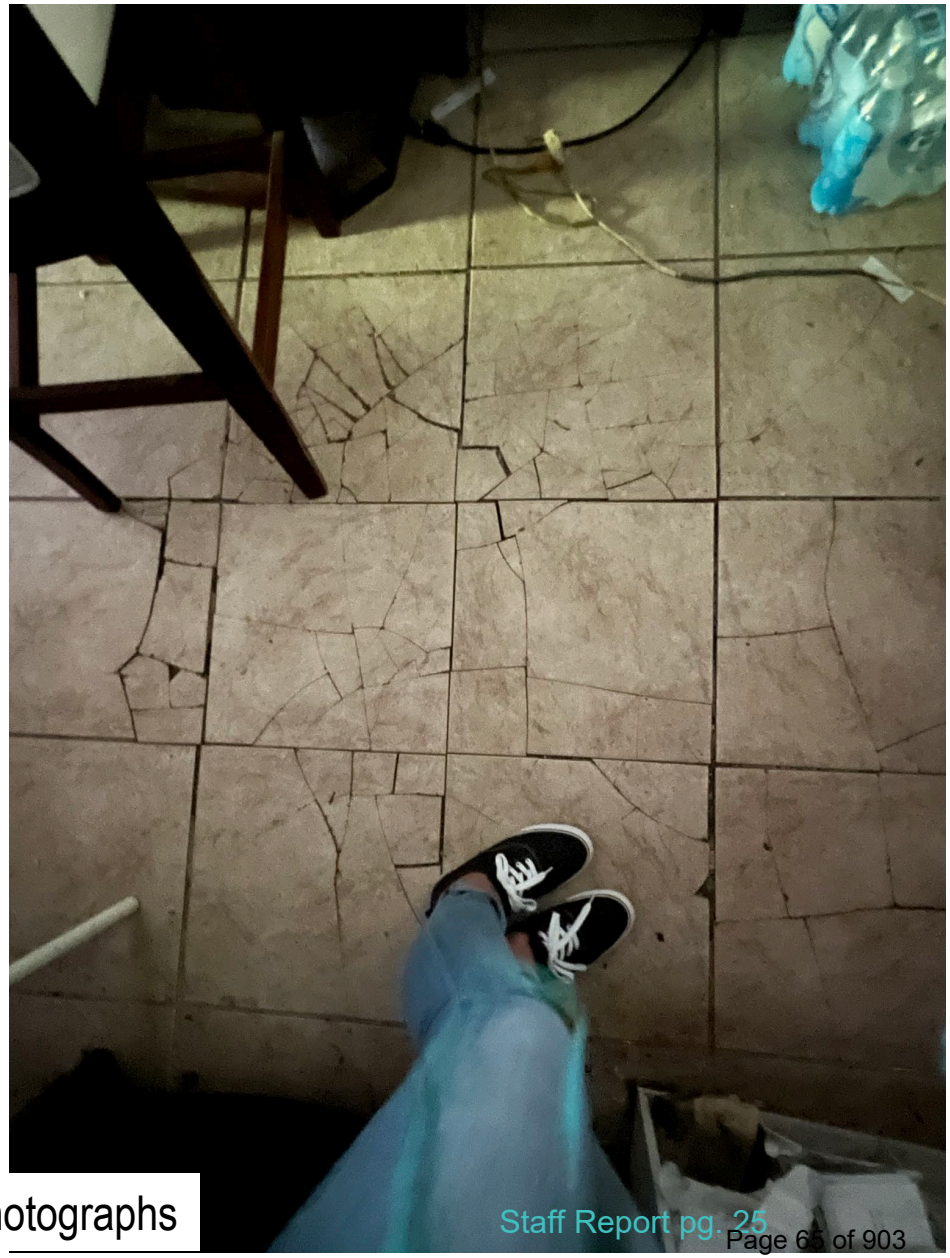




Interior Photographs

STAFF PHOTOGRAPHS
63 Smith Street





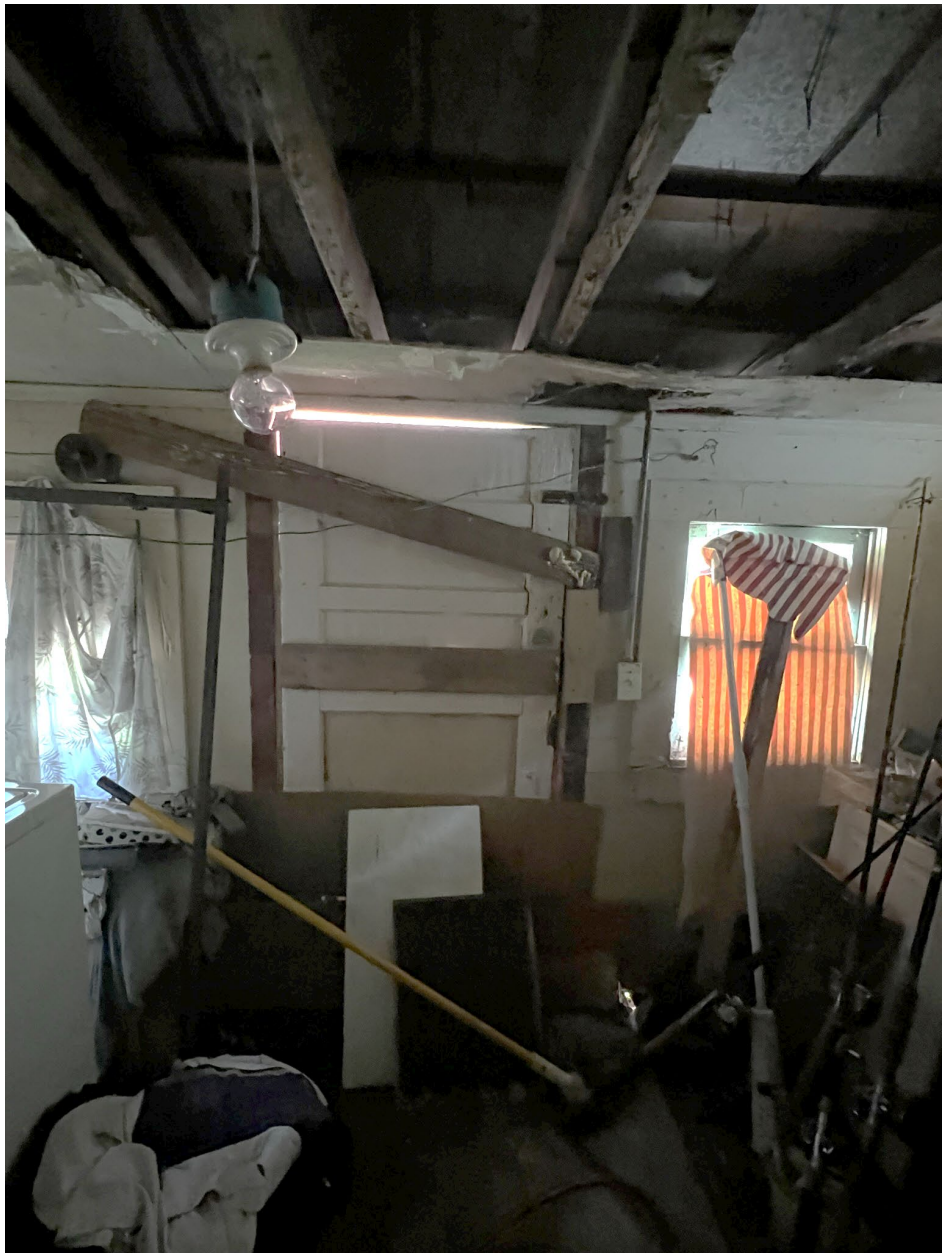
Interior Photographs

STAFF PHOTOGRAPHS
63 Smith Street





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Interior Photographs

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63 Smith Street





Interior Photographs

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2179 1009==

Site Name: 63 Smith Street 830== Survey Date: 7908 820==

Address: 63 Smith Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Hudnall (subdivision) 8 (block) 3 (lot) 868==

868==

Owner of Site: Name: Pope, T. E. Est.;

Address: 63 Smith Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 468088 (easting) 3306832 (northing) 890== Location: T07S (T) R29E (R) S41 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
( ) Good 863==
(x) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
(x) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: 1 story enclosed front porch 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, corrugated + 3-v crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 0 954== Stories: 1 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence was constructed between 1917 and 1924.

The Ravenswood area contains one of the more extensive Victorian residential developments in St. Augustine, particularly along Masters Drive and Spring Street. Later infill, on previously vacant land, was largely influenced by the early 20th century Bungalow style. There are a number of post-World War II tract developments on the fringes of older neighborhoods. On the north, the 1920's Florida Boom Period development of Santa Rosa left a number of substantial Mediterranean Revival residences. Because of the sparse early development, many areas were used for agriculture and some of the old buildings still have unusually large lots. The once-famous scenic drive "Around the Horn" went through this part of town. "Ponce de Leon Springs" was a tourist attraction in this area. Ravenswood today is threatened generally by drainage problems, traffic along Masters Drive, some housing deterioration, and the zoning of residential areas into commercial categories.

HISTORY

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the city of St. Augustine and was not incorporated into the municipality until 1922. During the British period [1763-84], all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.[1] The northernmost and largest tract was granted in 1785 to Francisco and Juan Triay, two enterprising Minorcan farmers, and extended from Oyster Creek to present-day Theodore Street. Between 1794 and 1822 the land was the property of Corsican Jose Peso de Burgo, a prosperous local merchant, who developed some of the first commercial orange groves in Florida and constructed a plantation home.[2] West Point graduate, Col. Francis Dancy, mayor of St. Augustine from 1838-40 and son-in-law of Territorial Governor, Robert Reid, acquired the

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.

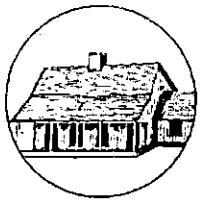
2. Ibid.; Biographical File, SAHS.

3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.

4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St. Augustine Examiner, September 8, 1866; Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.

property in 1837.[3] The section of Dancy tract generally north of King Street was purchased in 1870 by John F. Whitney of New York, a relative of Eli Whitney and founder of the St. Augustine Press. Whitney subdivided the land in 1874, thereby creating the first subdivision in West Augustine, but restricted propery owners to Northerners only. Whitney's Ravenswood developed much more slowly than planned, with most construction dating from the 20th century, although sections of earlier development remain. Ravenswood has been resubdivided into nine subdivisions between 1888 and 1926, including Greeno and Dancy Tracts and H. L. Fulger, the later bearing the name of a Black employee of the Florida East Coast Railway.[4]

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

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

Site#8 SJ02179
Field Date 1-13-2020
Form Date 2-18-2020
Recorder # MAP

Site Name(s) (address if none) 63 SMITH STREET — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
63		SMITH	ST	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 29E — Section 41 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1040400000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature windows, maybe porch
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe Demolition review

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Vinyl — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. Shed — 3. _____
Roof Material(s) 1. Sheet metal:5V crimp — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

sliding, 1/1, all replacement, wood frames, some shutters & infill

Distinguishing Architectural Features (exterior or interior ornaments)

hip roof w overhang, exposed rafters, corner boards, enclosed porch under shed roof

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

chain link fence, mature vegetation, paved drive

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site # 8 SJ02179

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)

multi panel, storm door, wood frame

Porch Descriptions (types, locations, roof types, etc.)

enclosed under near full width shed, wood steps & railing

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

Narrative Description of Resource

This 1924 Frame Vernacular building is in deteriorated condition. It has a Hip roof, Vinyl, and is 1 story.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

There are no known significant architectural associations or features and as such it is not individually eligible. It would not contribute to a district due to alterations.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112

(address / phone / fax / e-mail)

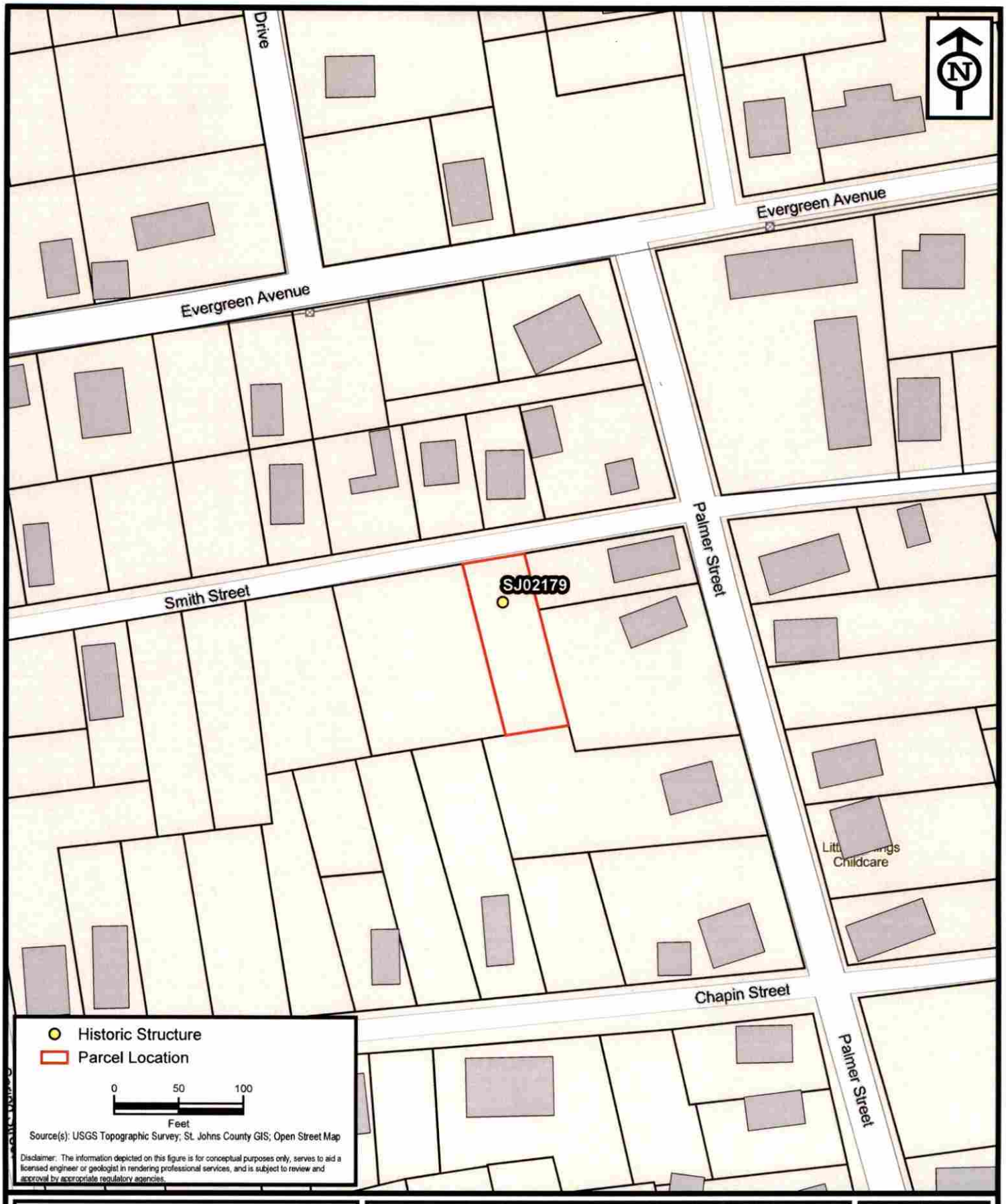
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

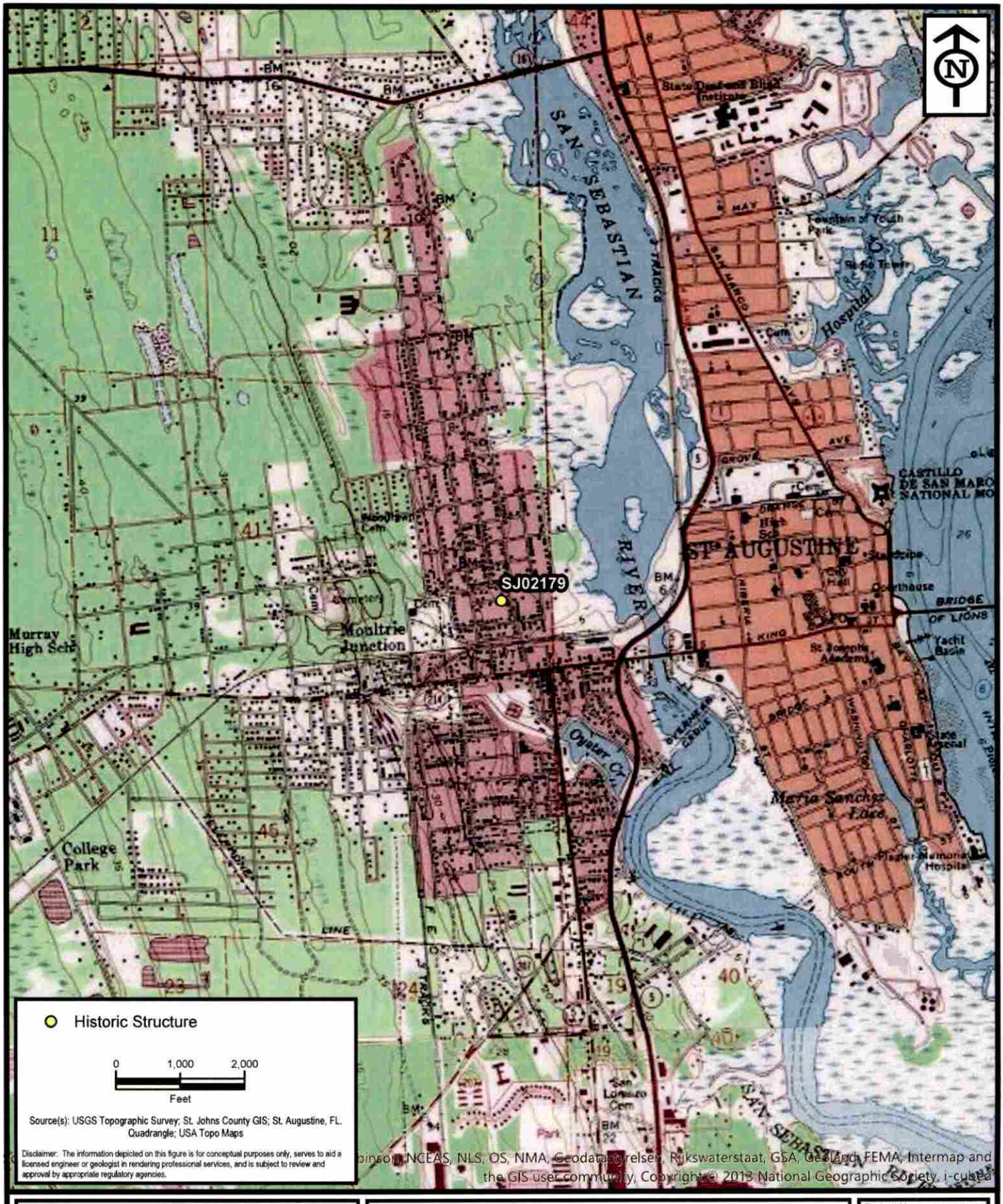
Parcel Location - SJ02179

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**1**

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/16/2020 12:28 PM

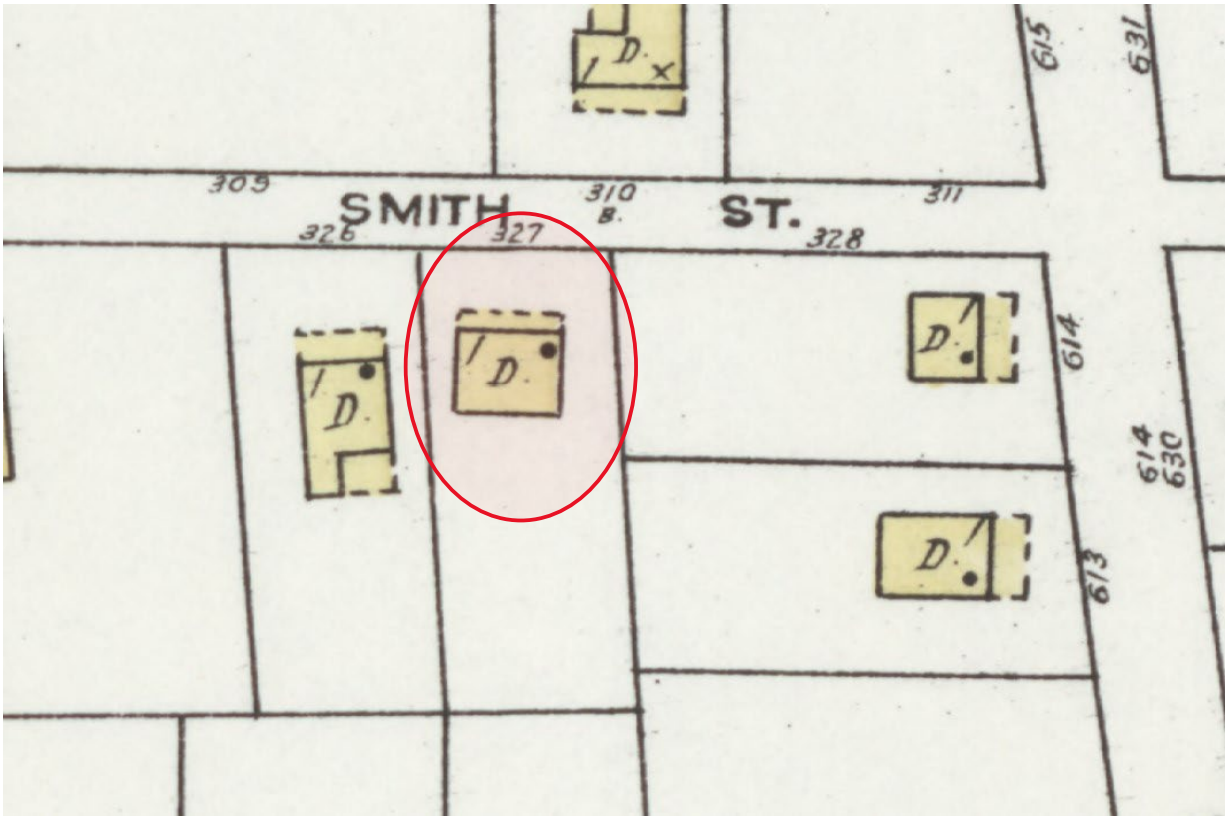

SJ02179
Historic Structure
0
1,000
2,000
Feet
Source(s): USGS Topographic Survey; St. Johns County GIS; St. Augustine, FL. Quadrangle; USA Topo Maps
Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.
SAN SEBASTIAN RIVER
ST AUGUSTINE
Moultrie Junction
College Park
Murray High Sch
CASTILLO DE SAN MARCOS NATIONAL MO
BRIDGE OF LIONS
Oyster Cr
Maria Sanchez Lake
Hospital
Fountain of Youth Park
San Lorenzo Cem
SAN SEBASTIAN
Tolomato
Cem
Cemetery
BM
TRACKS
LINE
Yacht Basin
St Joseph Academy
Hist Soc
City Hall
Courthouse
Light
Tower
Park
Pier
Plaza
Hospital
Canal
Lake
Ave
Grove
King
May
Hibernia
Bridge
Overhead Cable
San Marco
Cem
Pump
Sta
Dept and Blind Institute
Illinois
Fountain of Youth
Park
Tower
Hospital
Ave
Grove
Cem


KODAK SAFETY FILM

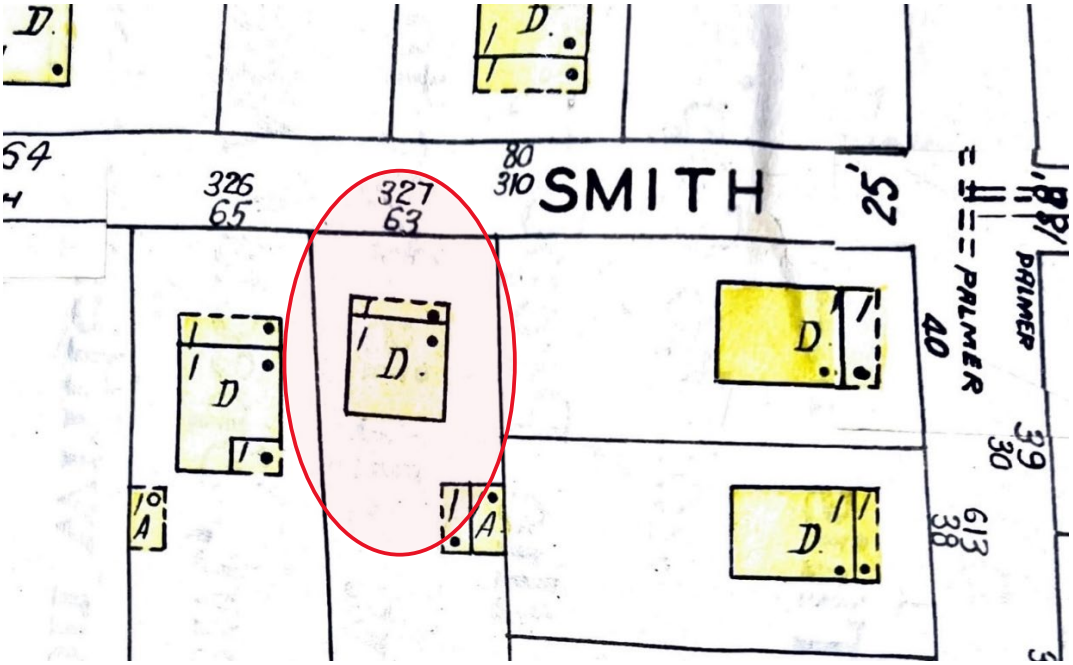




SANBORN MAPS
63 Smith Street



1924



1930 updated to 1965

63 Smith Street (c. 1917-1924)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1927	Tony E Pope (wife: Lily)		Carpenter
1930	Tonnie E Pope		Carpenter
1934	Tonnie E Pope		Not Listed
1940	Tonnie E Pope	(o)	Carpenter
1945	Tonnie E Pope	(o)	Not Listed
1951	Tonnie E Pope (wife: Lula A)	(o)	Not Listed
1955	Tonnie E Pope (wife: Lula A)	(o)	Not Listed
1960	Tonnie E Pope (wife: Lula A)	(o)	Not Listed
1965	Tonnie E Pope (wife: Lula A)	(o)	Not Listed
1970	Mrs. Lula E Pope	(o)	Widow, Tony E
1975	Lula Pope	(o)	Retired
1979-80	Leana Pope	(o)	Retired
1985	Canzator Brown	New Resident	Private Sitter
1990	Address not listed		
1995	Vacant		

\+ First entry found for this address
(o) Owner

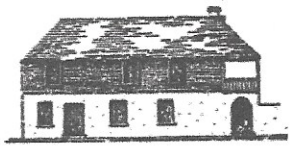
Additional Information:

Property Appraisers records indicate sale of the property from Lettie Pope Williams to Lloyd Lucas in 1988.

In 1992, the property was sold to Mary Lee and Eva Turner

In 2011, the property was conveyed to the current owner.

Received July 1, 2022
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2022-0055

Receipt No. 2420098 Meeting Date August 17, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Ryan Halcrow
   Business (if applicable) 1565 Woodworks, LLC
   Address 1093 A1A Beach Blvd #133
   City St. Augustine State FL Zip 32080
   Daytime telephone 904-907-4250 Other phone/email _____

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER Craig Anderson
   Business (if applicable) _____
   Address 63 Smith St
   City St. Augustine State FL Zip 32084
   Daytime telephone (required) 904-315-2712 Other phone _____

3. PROJECT STREET ADDRESS 63 Smith St

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 1 Block 8 Subdivision Greeno Tract, Plat Parcel Number 1040400000

5. DATE OF CONSTRUCTION Showing Subdivision 1940 Source: Property appraiser

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☒ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding)Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☒ Photographs of existing conditions including façades of the building and interior features if applicable.

☒ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

- An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
- The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
- All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
- The assessed value of the property according to the two (2) most recent assessments;
- The real estate taxes for the previous two (2) years.
- The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Ryan Halcrow DATE 7/1/22

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Craig Anderson DATE 7/1/22

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Received July 1, 2022
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Ryan Halcrow is/are hereby authorized TO ACT ON BEHALF OF Craig Anderson, the owner(s) of those lands described within [X] the attached application, or [ ] described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: Craig R Anderson
Signature of Owner

Craig Anderson
Print Name of Owner

904-315-2712
Telephone Number

State of FL

County of St Johns County

Signed and sworn before me on this 1st day of July, 2022

By Amber Halcrow

Identification verified: ✓

Oath sworn: ____Yes____ No

AMBER HALCROW
NOTARY PUBLIC STATE OF FLORIDA
Commission # HH 223969
Expires May 30, 2026

Notary Signature: _____

My Commission expires: 5/20/26

Rev:022117

Received July 1, 2022
Planning and Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

8



Received July 1, 2022
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11



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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

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1565 WOODWORKS, LLC
63 Smith Street
St. AUGUSTINE, FL 32084

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING, THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557: FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.

    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

    1 AT 7 DAYS
    2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CON-STRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, 7/16 ZIP PANEL WALL, GROUP 1 SIZE AND SPAN RATING AS SHOWN ON THE DRAWINGS. NAIL WITH 8D NAILS (COMMON OR GUN) AT 4" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURE 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURE 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURE 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 4" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	---- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)

B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)

C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON

D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)

E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/B	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "1" CORNERS	ZONE "2" ENDZONE	ZONE "3" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
75	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
78	-25.96	-25.96	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

HEADER AND HOLD DOWN
SIMPSON EMBEDDED TRUSS ANCHORS

HETA12	1265
HETA16	1810
HETA20	1810
HETA24	1810
HETA40	1810

10d X 1 ½" NAILS

TRUSS FASTENING SCHEDULE

UPLIFT	DEVICE	WOOD: NAILING
0-365	H2.5	(10)8d(TOTAL)
366-620	H8	(16)8d(TOTAL)
621-1085	HTS16	(16)10d
1086-2170	(2)HTS16	(16)10d(EACH)
		BLOCK:
0-1450	META12	(6)16d
1451-1780	HETA12	(7)16d
1781-2235	HHETA16	(9)16d

TABLE R301.5.2
WOODWORK DESIGNS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) PANEL SPAN ≤ 24/0	PANEL SPAN > 24/0	4 LAYERS PANEL SPAN ≤ 48/0	5 LAYERS PANEL SPAN ≤ 60/0
8d WOOD SCREW-SHAFT ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
8d WOOD SCREW-SHAFT ANCHOR WITH 3" EMBEDMENT LENGTH	16	16	12	9
8" LAG SCREW-SHAFT ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH ED 2020 FLORIDA BUILDING CODE .

THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

LIVING AREAS: LIVE LOAD-60 PSF
DEAD LOAD-40 PSF

WIND: SECTION 1609 OF THE 6TH ED 2017 FLORIDA BUILDING CODE FOR THE 130 MPH WIND ZONE.

CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R-3"

CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

Leslie J. Thomas
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Date: 2022.06.14 22:21:56 -04'00'

LES THOMAS
ARCHITECT
32 CORDOVA ST. ST. AUGUSTINE, FL 32084

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(904) 654-3166

CLIENT:
1565 WOODWORKS, LLC
63 Smith Street
St. Augustine, FL 32084

DRAWING # COVER 1

SCALE:

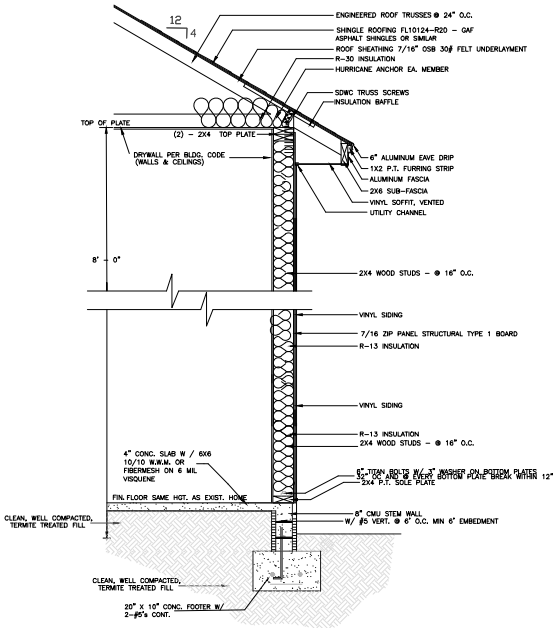
DATE: 6.6.2022

REVISION DATE:

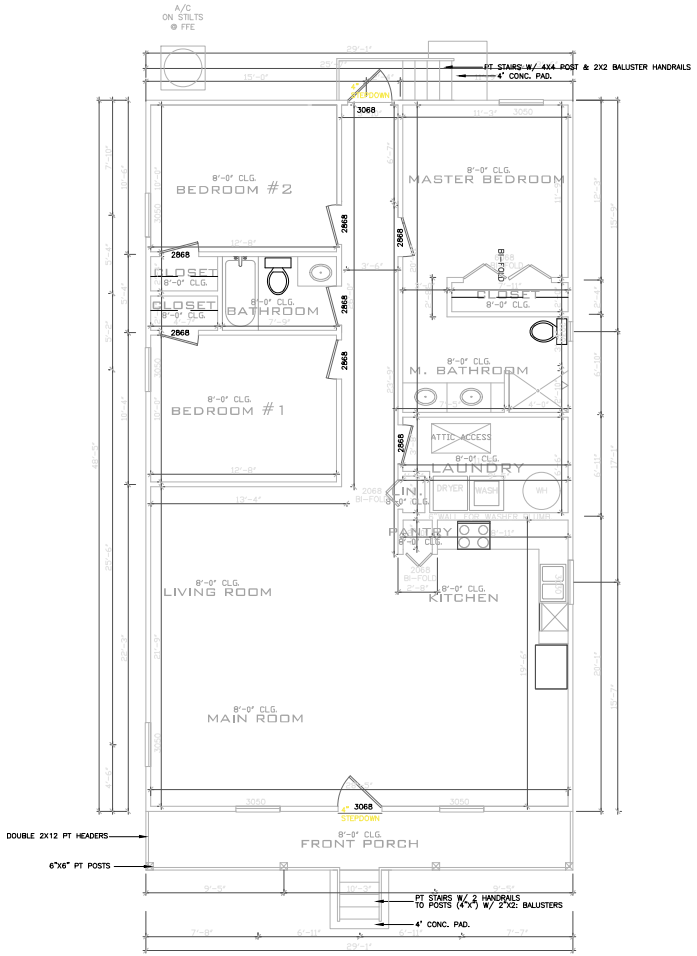
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DRAWINGS PROVIDED BY DESIGN YOUR OWN HOME, SEE SIGNED & SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL. STRUCTURAL ENGINEERS DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DESIGNER OF ANY DISCREPANCIES.

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WALL SECTION – SLAB ON FILL
NTS



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

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DRAWING # FLP. 2

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

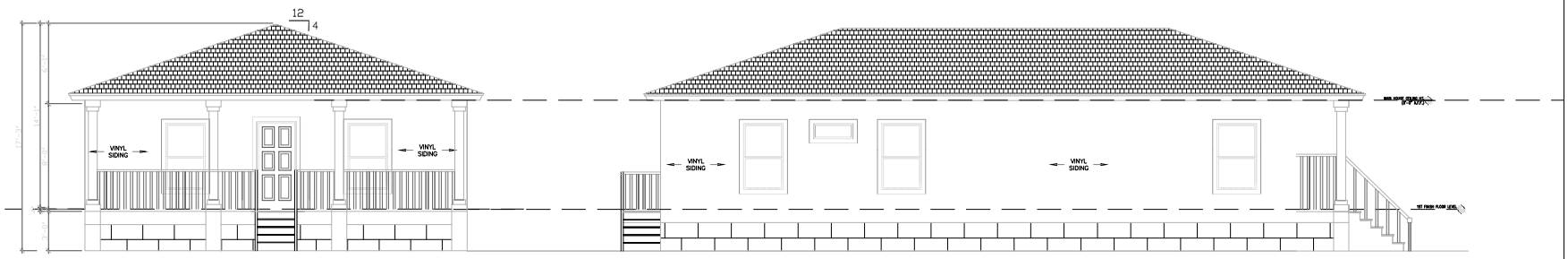
DATE: 6.6.2022

REVISION DATE:

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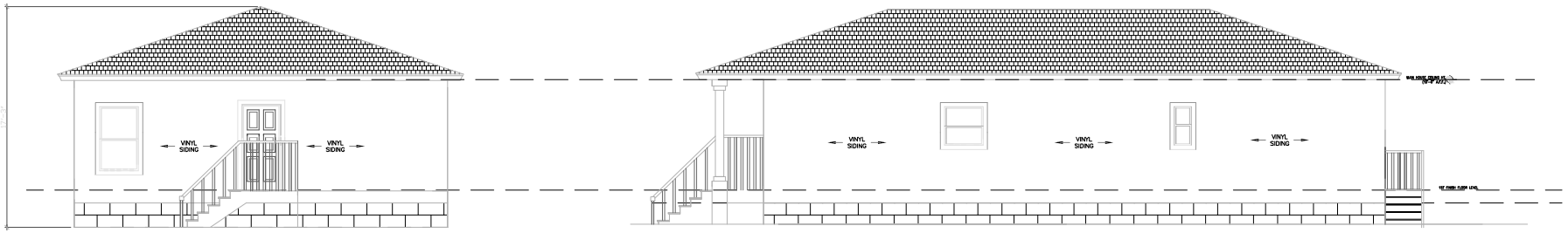
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FRONT ELEVATION
SCALE: 1/4"=1'-0"

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



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

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

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DRAWING # ELEV. 3

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

DATE: 6.6.2022

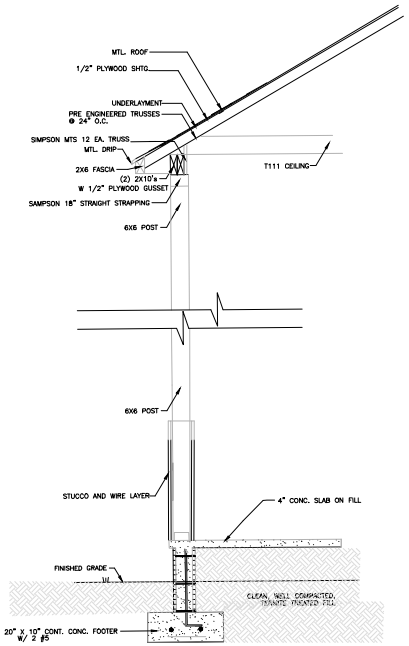
REVISION DATE:

DRAFTED BY: EAD

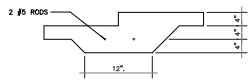
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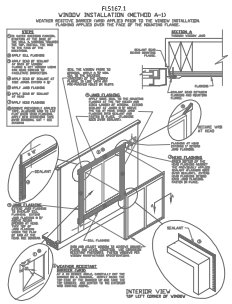
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Date: 2022.06.14 22:23:04 -04'00'

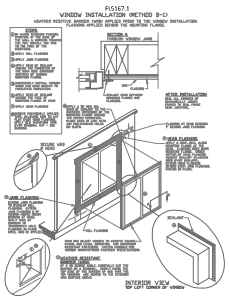
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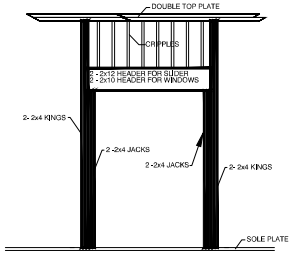


SECTION @ PORCH



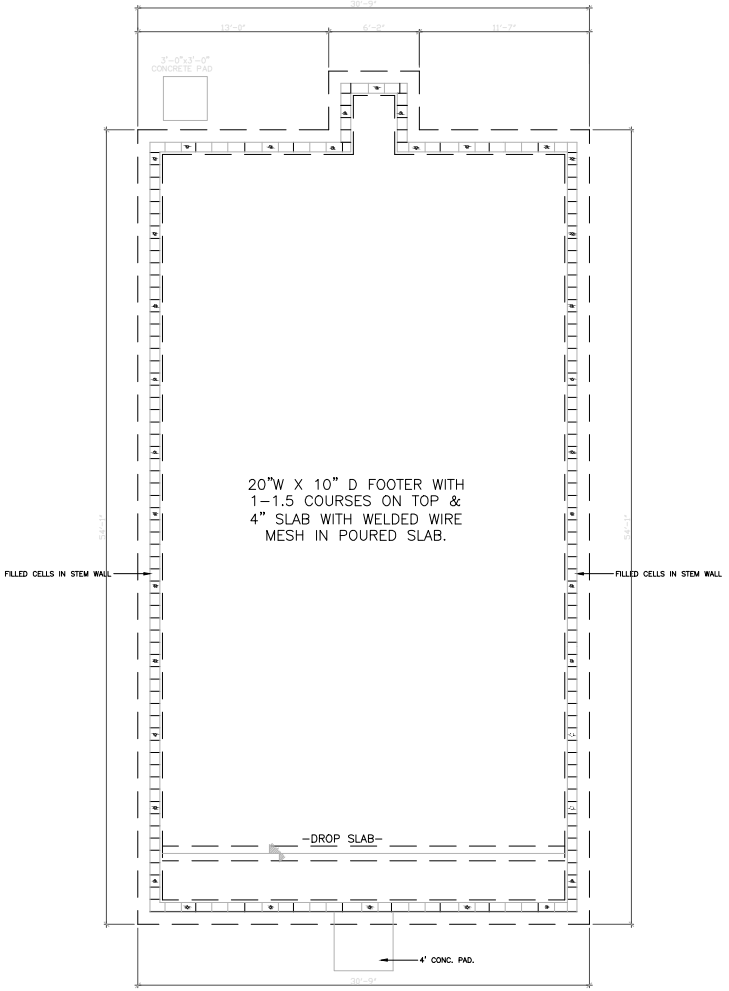






TYPICAL GARAGE/DOOR/WINDOW OPENNING

WINDOW/DOOR HEADER SCHEDULE



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

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DRAWING # FND DTL. 4

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

DATE: 6,6,2022

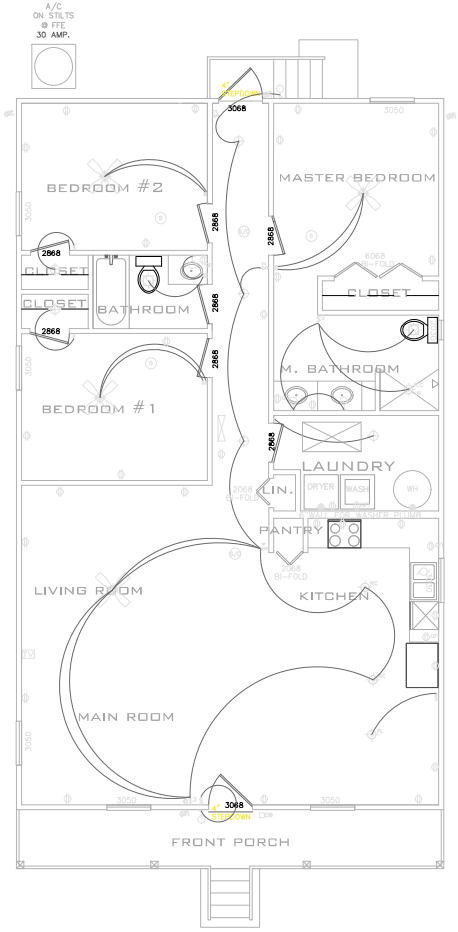
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ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL SYMBOL KEY

	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3-WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4-WAY SWITCH
	RECESSED CAN LIGHT		REMOTE CONTROL SWITCH
	VAPOR-PROOF RECESSED		DIMMER SWITCH
	PENDANT LIGHT		DOOR BELL CONNECTION
	RECESSED EYEBALL CAN LIGHT		DOOR CHIME
	EXHAUST FAN W/ LIGHT		TV OUTLET
	EXHAUST FAN		PHONE OUTLET
	UNDER CABINET		DATA OUTLET
	RECESSED FLOURESCENT LIGHT		JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT		THERMOSTAT
	TRACK LIGHTING		CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT		SURROUND SOUND BASE
	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)		CENTRAL VAC STATION
	QUAD RECEPTACLE		SMOKE DETECTOR
	UNDER COUNTER 110 OUTLET		SMOKE DETECTOR / CARBON MONOXIDE
	WATER-PROOF OUTLET		GARBAGE DISPOSAL
	GROUND FAULT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	WP GFI SOFFIT OUTLET		
	GFI FLOOR OUTLET		CEILING FAN W/ LIGHT
	GENERATOR AUTO TRANSFER SWITCH		

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DRAWING #
ELECT. 5

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

DATE: 6.6.2022

REVISION DATE:

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Leslie J. Thomas
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Date: 2022.06.14 22:24:04 -04'00'

Public Records of St. Johns County, FL Clerk # 2012000030, O.R. 3510 PG 1799, 01/03/2012 at 08:36 AM REC. $9.00 SUR. $9.50

QUIT CLAIM DEED **RAMCO FORM 8**

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Craig Anderson

Address: 63 Smith Street

Property Appraisers Parcel Identification

Folio Number(s):

Grantee[s] S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* Dec. *day of* 13 2011 (Date), *by* Eva Turner Mary Lewis Turner, *first party, to* Craig R Anderson, *whose post office address is* 63 Smith Street St Augustine, Fla, *second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* 0, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the 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 of land, situate, lying and being in the County of* ST JOHNS *, State of* FLORIDA *, to-wit:*

SEE EXHIBIT 'A'

COPY

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 of 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:

Julia L. Anderson
Witness Signature (as to first Grantor)
Julia L. ANDERSON
Printed Name

Gladys Holley
Witness Signature (as to first Grantor)
Gladys Holley
Printed Name

Connie Wells
Witness Signature (as to Co-Grantor, if any)
CONNIE WELLS
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Eva Turner L.S.
Grantor Signature
Eva Turner
Printed Name
3108 24th Ave
Post Office Address

Mary L. Turner L.S.
Co-Grantor Signature, (if any)
MARY LEWIS TURNER
Printed Name
3203 24th Ave
Post Office Address

STATE OF Florida)
COUNTY OF Hillsborough

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eva Turner & Mary Turner known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☑ Said person(s) provided the following type of identification: [redacted]

NOTARY RUBBER STAMP SEAL

CONNIE WELLS MY COMMISSION # DD 879339 EXPIRES: April 9, 2013 Bonded Thru Notary Public Underwriters

MY COMMISSION # DD 879339 EXPIRES: April 9, 2013 Bonded Thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid 13 day of December 2011 (Date)

Connie Wells
Notary Signature
Connie Wells
Printed Name

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11 02 95

EXHIBIT 'A'

Lot Three (3) of Block Eight (8) of Greene's Tract of New St. Augustine per official map of St. Augustine, Florida, approved by the County Engineer of St. Johns County filed February 20, 1923. This being part of the property conveyed from J.A. Lott, a single man, of Gadsden County, Florida, to Newton Henry Hudnall of St. Johns County, Florida, the 11th day of August, 1922.

Said property being also described as Lot 3, Hudnall Subdivision, according to map recorded in Map Book 3, page 10, of the public records of St. Johns County, Florida.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1040400000
Location Address	63 SMITH ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	3-10 HUDNALL SUBD LOT 3 OR3510/1799 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Greeno Tract, Plat Showing Subdivision of Lot 1 Blk 8 (Hudnall Sub)
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.150
Homestead	Y

Owner Information

Owner Name	Anderson Craig R 100%
Mailing Address	63 SMITH ST SAINT AUGUSTINE, FL 32084-3313

Exemption Information

Exemption Type	Status	Amount
Homestead		$25,000

Map



Valuation Information

	2022
Building Value	$56,553
Extra Features Value	$0
Total Land Value	$49,088
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$105,641**
Total Deferred	$71,683
Assessed Value	**$33,958**
Total Exemptions	$25,000
Taxable Value	**$8,958**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

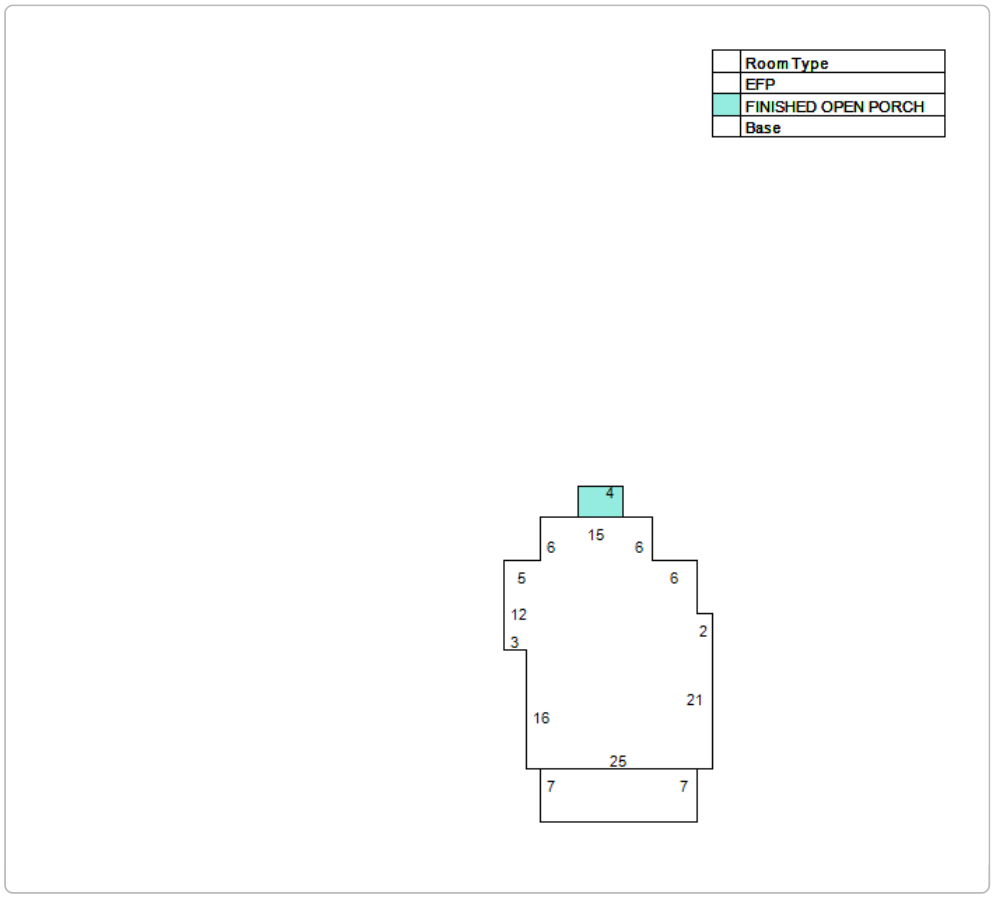
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$39,761	$0	$29,662	$0	$0	$69,423	$32,969	$61,454	$7,969
2020	$40,106	$0	$22,312	$0	$0	$62,418	$32,514	$54,904	$7,514
2019	$27,085	$0	$22,312	$0	$0	$49,397	$31,783	$42,614	$6,783
2018	$27,085	$0	$17,588	$0	$0	$44,673	$31,190	$38,483	$6,190
2017	$23,474	$27	$16,800	$0	$0	$40,301	$30,548	$34,753	$5,548
2016	$20,974	$27	$13,388	$0	$0	$34,389	$29,920	$29,469	$4,920
2015	$18,118	$27	$12,075	$0	$0	$30,220	$29,712	$25,508	$4,712
2014	$17,845	$27	$12,075	$0	$0	$29,947	$29,476	$25,471	$4,476
2013	$16,938	$27	$12,075	$0	$0	$29,040	$29,040	$25,000	$4,040
2012	$17,674	$27	$12,049	$0	$0	$29,750	$29,750	$25,000	$4,750
2011	$18,042	$27	$13,388	$0	$0	$31,457	$31,457	$25,000	$6,457
2010	$24,555	$27	$19,688	$0	$0	$44,270	$32,266	$37,004	$7,266

Building Information

Building	1
Year Built	1940
Actual Area	983
Conditioned Area	812
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	812
FINISHED OPEN PORCH	24
POINTER	0
ENCLOSED FRAMED PORCH	147
Total SqFt	983

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	140	50	EF	$49,088

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/3/2012	12/13/2011	$0.00	QUIT CLAIM DEED	3510	1799	U	I	TURNER MARY LEE	ANDERSON CRAIG R
	12/3/1992	$14,500.00	WARRANTY DEED	974	804	Q	I	LUCAS LLOYD	TURNER MARY LEE
	8/1/1988	$3,500.00		825	334	Q	I		LUCAS LLOYD

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

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Version 2.3.208

Detail by Entity Name

Florida Limited Liability Company
1565 WOODWORKS, LLC

Filing Information

Document Number	L14000112863
FEI/EIN Number	47-1446180
Date Filed	07/16/2014
State	FL
Status	ACTIVE

Principal Address

17 Linda Mar Dr
Saint Augustine, FL 32080

Changed: 01/08/2018

Mailing Address

17 Linda Mar Dr
Saint Augustine, FL 32080

Changed: 01/08/2018

Registered Agent Name & Address

HALCROW, RYAN
17 Linda Mar Dr
Saint Augustine, FL 32080

Address Changed: 01/08/2018

Authorized Person(s) Detail

Name & Address

Title owner

HALCROW, RYAN
17 Linda Mar Dr
Saint Augustine, FL 32080

Title Co-owner

HALCROW, AMBER

17 Linda Mar Dr
Saint Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2020	01/19/2020
2021	01/11/2021
2022	01/06/2022

Document Images

01/06/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/19/2020 -- ANNUAL REPORT	View image in PDF format
01/24/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
02/15/2016 -- ANNUAL REPORT	View image in PDF format
02/13/2015 -- ANNUAL REPORT	View image in PDF format
07/16/2014 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2022 Meeting



Application HP2022-0051 Address: 36 N. St. Augustine Boulevard

K.A. Morrison – Applicant
Kenton Andrew Morrison Revocable Trust – Owner

Project description: To demolish a residential building constructed c. 1953 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Mid-Century Ranch	Florida Master Site File:	SJ05760
National Register:	N/A	Construction date:	c. 1953
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2135200000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY:

This Mid-Century Ranch Style residence constructed in 1953 is located set back from the road along the west side of N. St. Augustine Boulevard. The single-story building features horizontal lines emphasized by a low-sloped asphalt shingle hipped roof with exposed rafter tails under the deep eaves, delineations along the exterior masonry walls, a pergola leading to an entry patio space with a trellis surrounded by a low decorative stone garden wall, and a wide covered rear porch and deck overlooking the Matanzas River and St. Augustine skyline. According to the applicant, an addition was constructed on the northwest corner in the 1980s which included a bedroom, bathroom, storage, sliding-glass doors, and a bay window on the west elevation. Double-entry wood-paneled doors are on the front façade as well as sliding glass doors on the front and rear elevations, windows are grouped or individual single-lite vinyl sashes, and an attached two-car garage is to the north of the entry porch on the front elevation. A detached two-car garage on the property is proposed to remain.

The applicant is requesting full demolition of the residential building to construct a new two-story single-family residence. Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **36 N. St. Augustine Boulevard** because it is not a local landmark or otherwise designated as a historic building if the HARB find that the building is not architecturally siginificant enough to meet the threshold of a historic local landmark with the following conditions:

1. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. To limit the time the lot remains vacant, that no permit be issued for the demolition of the structure until drawings sufficient for a building permit and all necessary requirements for the construction of a replacement building have been submitted for the new construction.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. Not applicable.

2. The contribution of the structure to the mass and scale of the streetscape. The building is set far back from the street and its mass and scale have less of an impact on the streetscape than others along the block. The low and horizontal single-story building appears less massive than the two and three-story structures along much of N. St. Augustine Boulevard that are adjacent to the water.

3. The impact of the loss of the structure on the streetscape. The building is similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof found throughout Davis Shores. Loss of the structure may have less of an impact on the streetscape due to its position on the large lot and large setback. Vacant lots are not desirable, and the board may choose to require that the building and demolition permit applications be submitted simultaneously to limit the amount of time the lot sits vacant.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Replacement plans submitted indicate a two-story structure that is similar in mass and scale to other more recently constructed residences that have replaced previously existing homes immediately adjacent along N. St. Augustine Boulevard before it turns away from the river. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. Polk City Directory Research ties the building to Louis Neumann, owner of Neumann Construction Company from inception to the late 1960s. From the mid-1990s until 2022, the property was owned by owners of local accounting firm Edmiston & Edmiston, PA. The building has no known historic or cultural associations that would qualify it for listing individually although it could contribute to a district if one were created according to the Florida Master Site File (FMSF).

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation; however, according to the 2015 FMSF survey, the structure appears to retain integrity and would contribute to a NRH district if one were created. The continued demolitions and modifications in Davis Shores impacts the significance of the neighborhood's historic fabric and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. Although the structure has seen alterations over time, the sprawling horizontal floorplan and low-pitched roof are characteristic of the Mid-Century Ranch style.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** While the mid-century building typology is found throughout St. Augustine particularly in the Davis Shores neighborhoods, this building is a good and intact example. Structures of this typology within the floodplain are threatened by demolition and replacement as flooding from storm and tide events continue to occur and building codes and legislation encourage raising finished floor elevations out of the floodplain. The building cannot feasibly be elevated, and the applicant may clarify what previous storm/flood damage the building may have sustained.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced; or, could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with a two-story single-family home after it was determined that a second story could not be added to the existing structure.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1953 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Polk City Directory Research

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Front (east) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



View of house from N. St. Augustine Boulevard

Staff Report pg. 8

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Entry pergola

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STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



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STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Front door and porch details



STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Front door and porch details

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



South Elevation



STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard


South Elevation


West Elevation

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



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STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



West Elevation



North Elevation

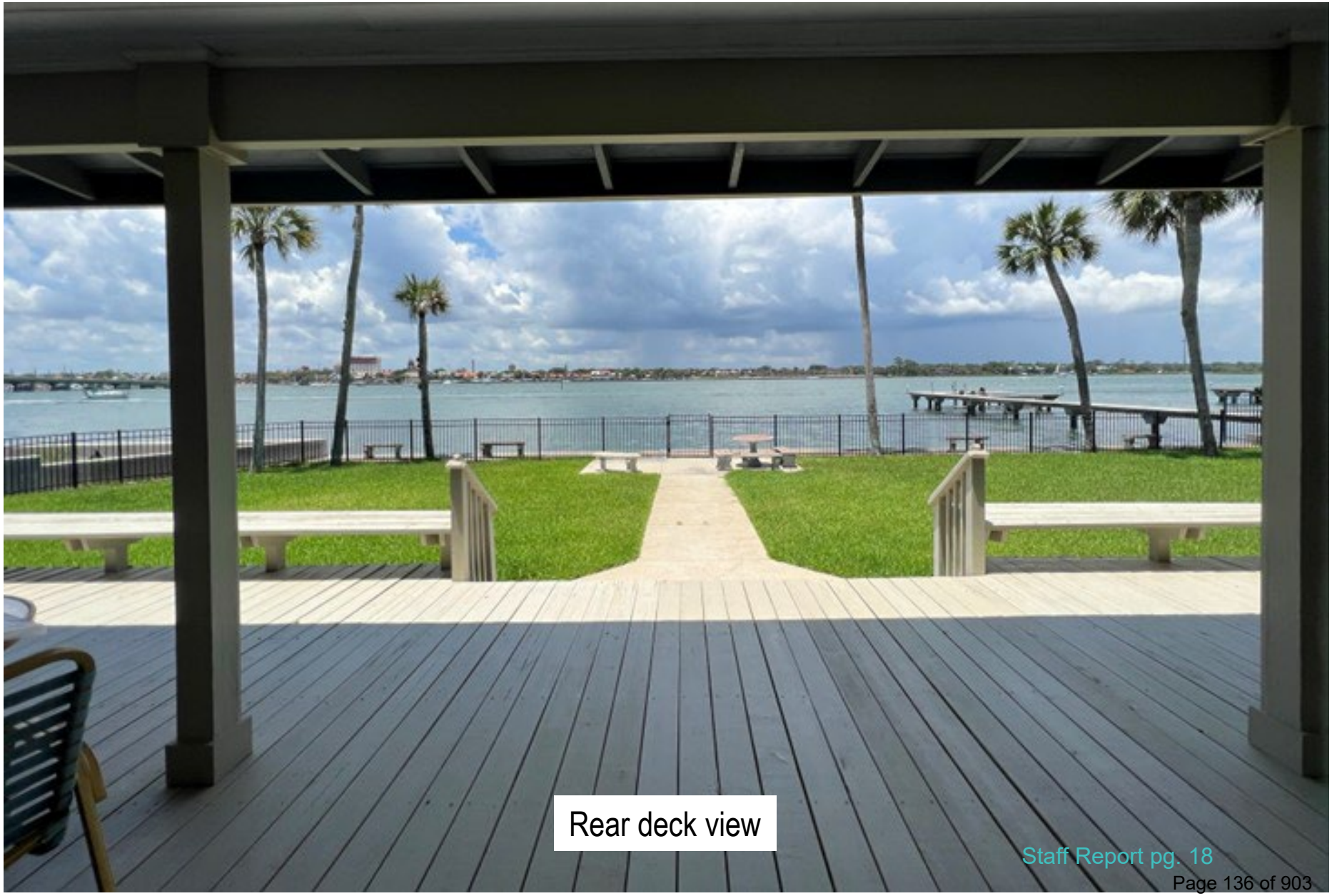
STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



North Elevation

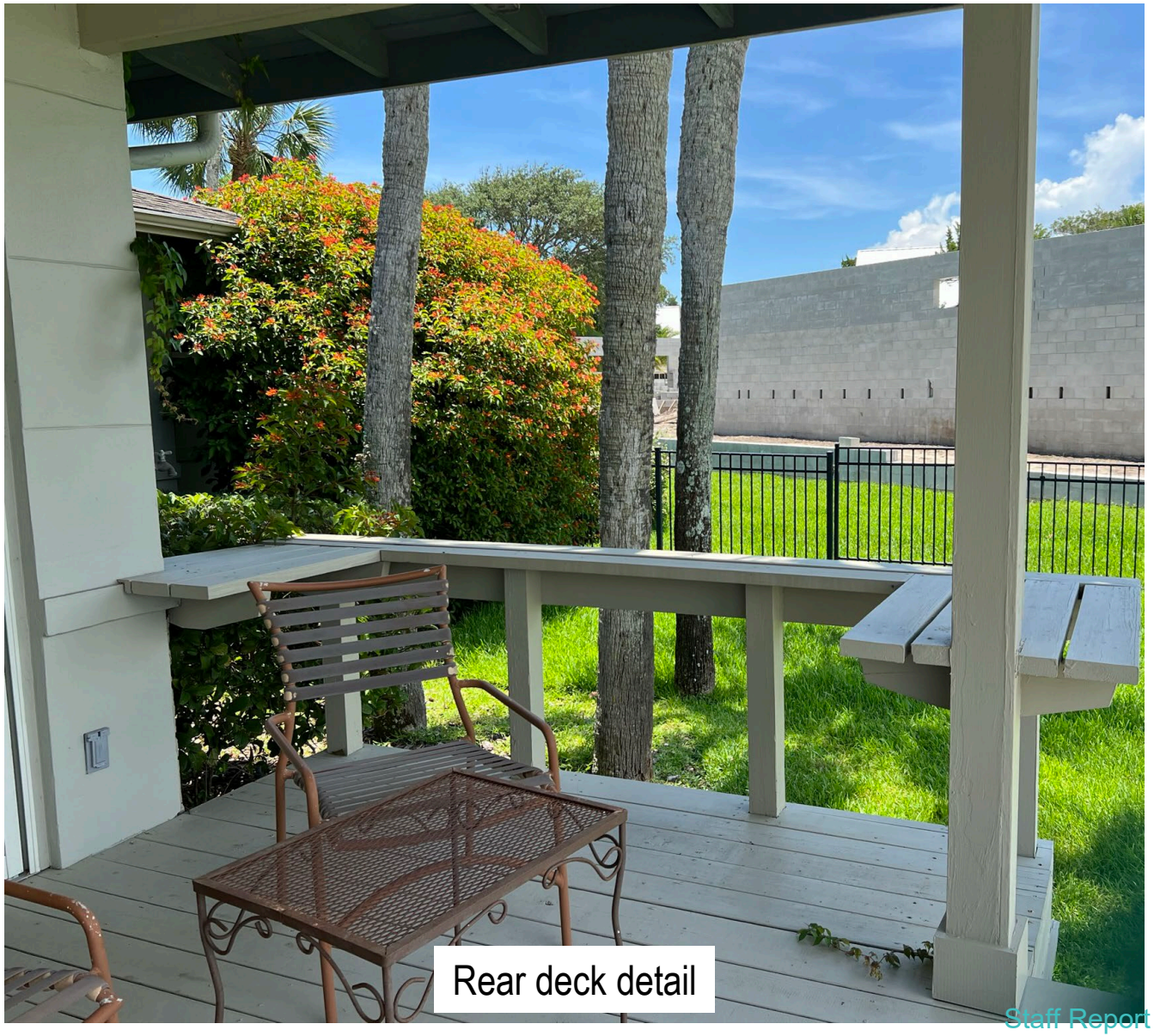


STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Rear deck view

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Rear deck detail

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STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Detached garage proposed to remain

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36 N. St. Augustine Boulevard



Interior Photographs

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STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard



Interior Photographs

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STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard







Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

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STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

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36 N. St. Augustine Boulevard





Interior Photographs

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36 N. St. Augustine Boulevard





Interior Photographs

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36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

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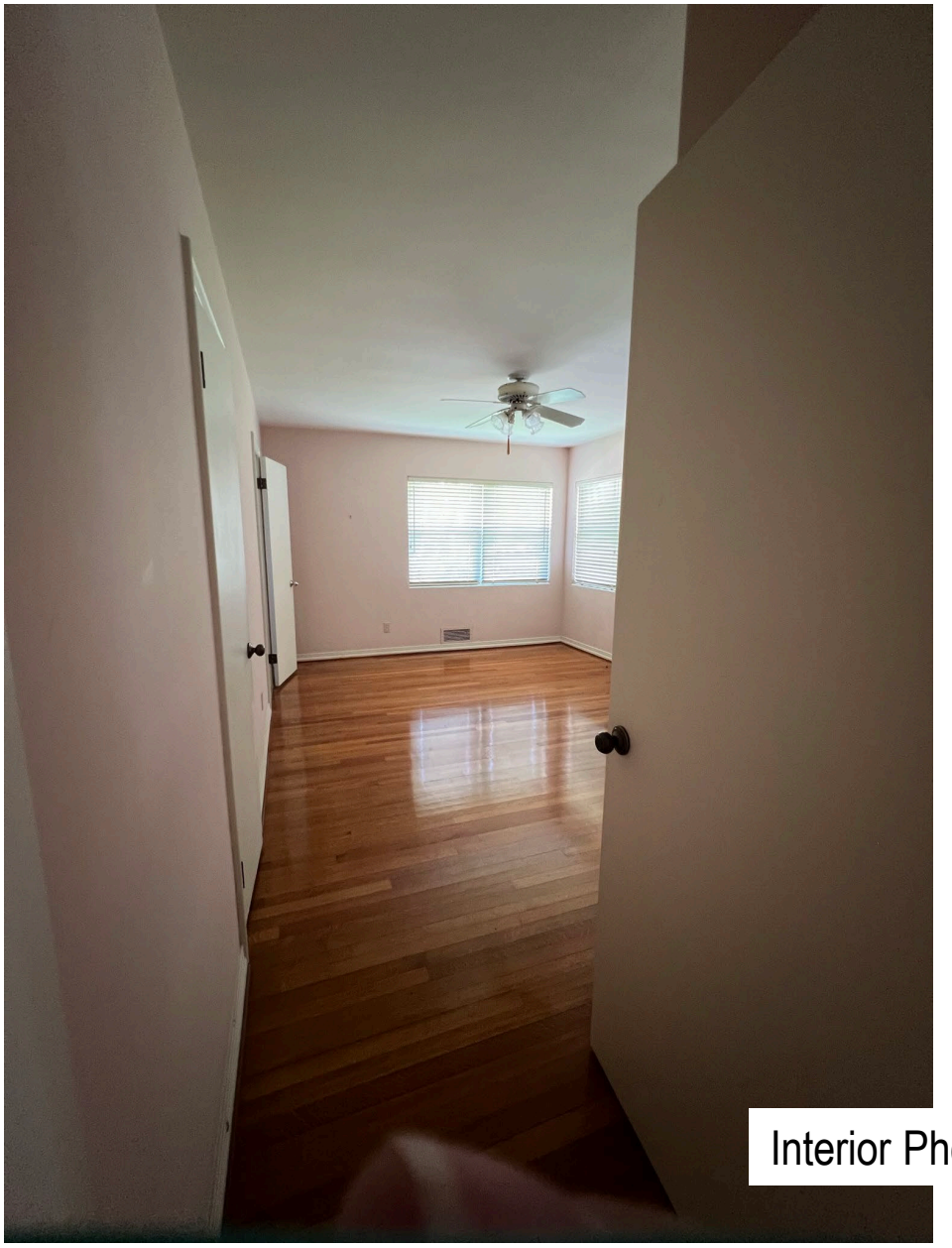
STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard

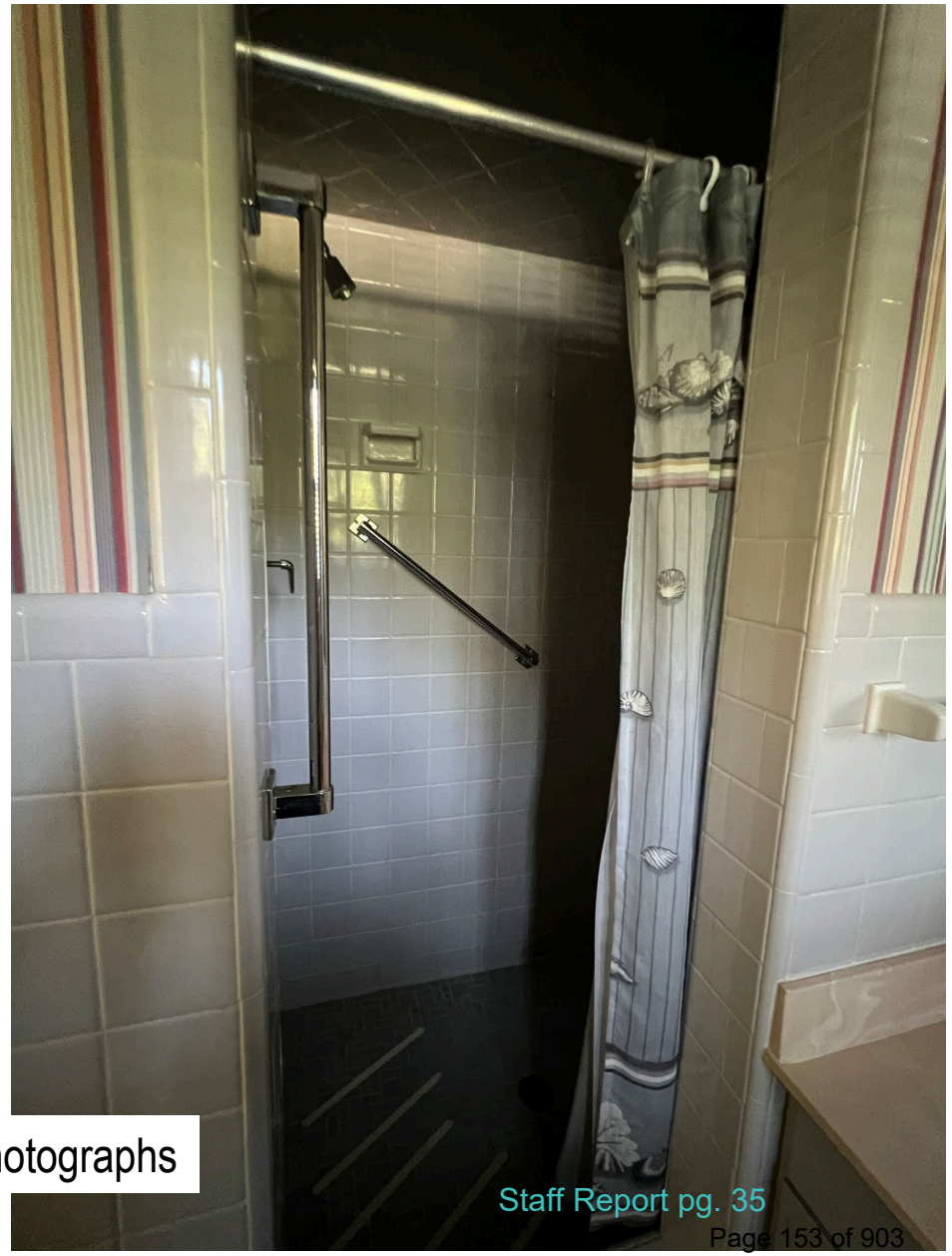




Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Interior Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Context Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard









Context Photographs

STAFF PHOTOGRAPHS
36 N. St. Augustine Boulevard





Context Photographs

☒ Original
☐ Update



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

Site #8 SJ05760
Field Date 3-18-2015
Form Date 3-18-2015
Recorder #

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

Site Name(s) (address if none) 36 St. Augustine Blvd — Multiple Listing (DHR only)
Survey Project Name Architecturial Survey of Anastasia Is. Structure — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	36	N	St. Augustine	Boulevard	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2135200000 — Landgrant
Subdivision Name Davis Shores — Block — Lot
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1953 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: — Nature trellis; windows
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Ranch — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Hip — 2. — 3.
Roof Material(s) 1. Asphalt shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) single and paired 1/1 replacement vinyl inset in opening

Distinguishing Architectural Features (exterior or interior ornaments) 2 car garage- horizontal sprawling plan- smooth stucco lowpitch roof

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1 square concrete-block bldg, set away from house: new pergola:corner lot on water w/ dock:long concrete drive w/ pebble parking+stone piers

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ05760

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Stone 2. faux stone
Structural System(s): 1. Unknown 2. 3.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. 2. unknown
Main Entrance (stylistic details) hidden- unknown

Porch Descriptions (types, locations, roof types, etc.) front patio w/ wood pergola

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

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☒other methods (describe) Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed) seems to retain integrity; would contribute to a district

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

DOCUMENTATION

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

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

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

RECORDER INFORMATION

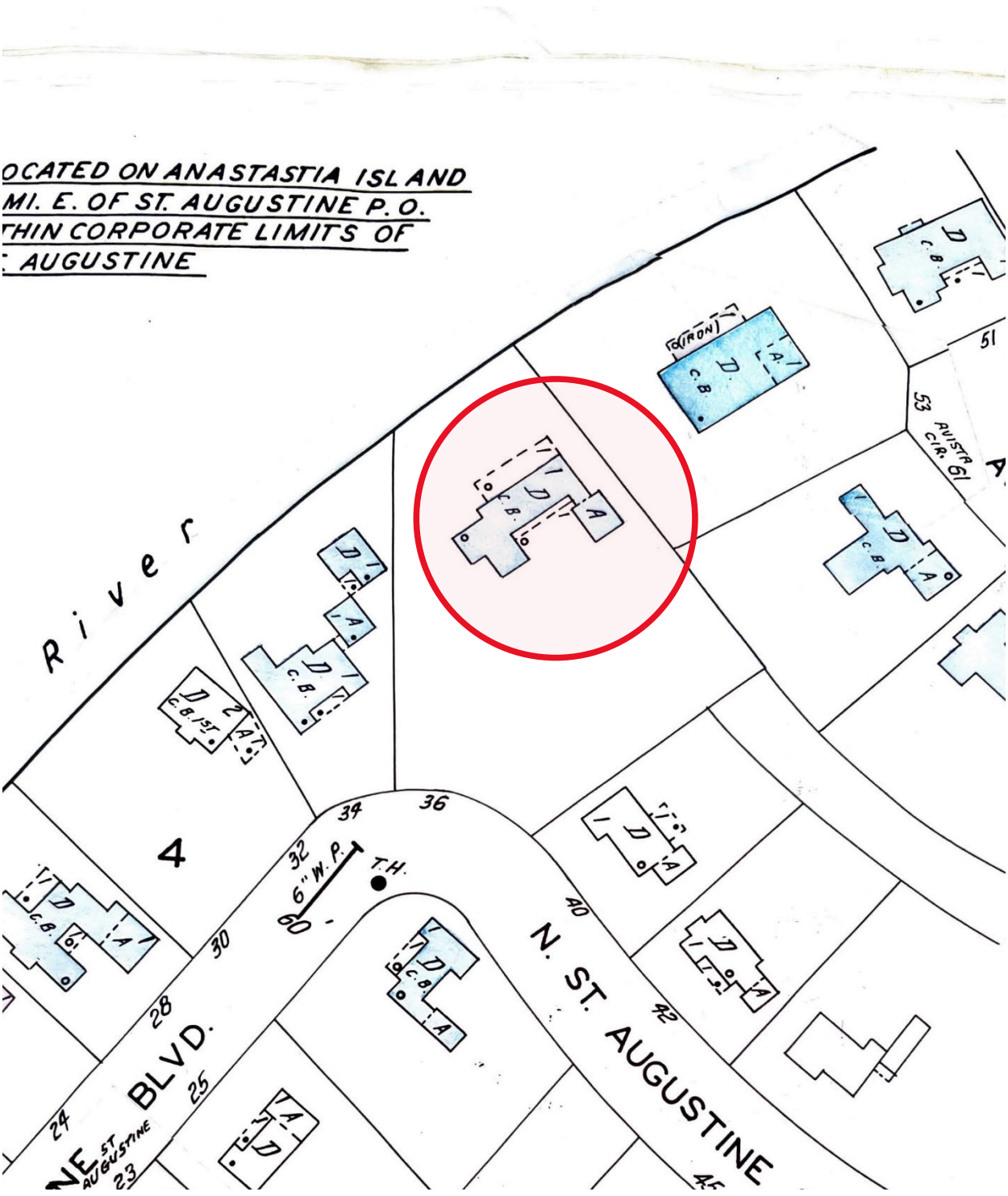
Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Ste. 100 Jacksonville, FL 32256/904-470-2200/pdavenport@esinc.cc
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

SANBORN MAP 1930 UPDATED TO 1965

36 N. St. Augustine Boulevard



36 N St. Augustine Boulevard (c. 1953)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1953	Under Construction		
1954	Louis E. Neumann (Wife: Mary)	(o)	Neumann Construction Company General Contractors (Ad in Buyer's Guide), Neumann Supply Company
1960	Louis E. Neumann (Wife: Mary M)	(o)	Neumann Construction Company General Contractors, Neumann Supply Company
	Neumann Construction		
1970	G. William Ellis (Wife: Dorothy L)	(o)	Retired
1979/80	G. William Ellis (Wife: Dorothy L)	(o)	Retired
1984/85	G. William Ellis (Wife: Dorothy L)	(o)	Retired
1995	William C. Edmiston (Wife: Maragaret)	(o)	Accountant, Edmiston & Edmiston PA
	Margaret Edmiston		President, Edmiston & Edmiston PA

\+ First entry found for this address
(o) Owner

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 21, 2022

KA Morrison
25 Dolphin Drive
St Augustine, FL 32080

cc: Kenton Andrew Morrison Revocable Trust

Re: Certificate of Demolition – 36 N. St. Augustine Boulevard – HP2022-0051

Dear Mr. Morrison,

On July 21, 2022, the Historic Architectural Review Board (HARB) met and there was not a sufficient quorum to discuss your application to demolish a residential building constructed ca. 1953 that is recorded in the Florida Master Site File and not located in a district.

Specifically, your application was administratively **CONTINUED to the August 17, 2022** meeting.

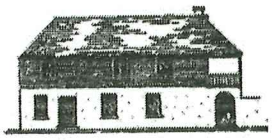
All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File



RECEIVED
JUN 21 2022
Planning Building De

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2022-0051

Receipt No. 2403790 Meeting Date July 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT KA Morrison

   Business (if applicable) _____

   Address 25 Dolphin Dr.

   City St Augustine State FL Zip 32080

   Daytime telephone 229 237 0678 Other phone/email meridian500fp@gmail.com

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER KA Morrison

   Business (if applicable) _____

   Address 25 Dolphin Dr.

   City St Augustine State FL Zip 32080

   Daytime telephone (required) 229 237 0678 Other phone _____

3. PROJECT STREET ADDRESS 36 N. St. Augustine Blvd.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 16,17,11,12 Block 1&6 Subdivision Davis Shores Parcel Number 213520-0000

5. DATE OF CONSTRUCTION 1951 Source: Book 7 Page 7 St. Johns Cty FL.

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☑ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☑ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☑ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☑ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
  - An estimate of the cost of the proposed construction, alteration, demolition, or removal.
  - The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
  - An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
  - The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
  - The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
  - All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
  - Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
  - The assessed value of the property according to the two (2) most recent assessments;
  - The real estate taxes for the previous two (2) years.
  - The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
  - Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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Planning/Building Dep

11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ❑ Photographs of existing conditions including façade of the building.
        - ❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME KA Morrison DATE 6/9/22

SIGNATURE OF APPLICANT [signature]

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

RECEIVED

JUN 21 2022

Planning/Building Dept.

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

MIKE DAVIS is/are hereby authorized TO ACT ON BEHALF OF KA MORRISON, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

KA Morrison
Print Name of Owner

229 237 0678
Telephone Number

State of GA

County of Lowndes

Signed and sworn before me on this 9 day of June, 2022

By Raissa M. Hill

Identification verified: yes

Oath sworn: ✓ Yes ____ No

Notary Signature: Raissa M. Hill

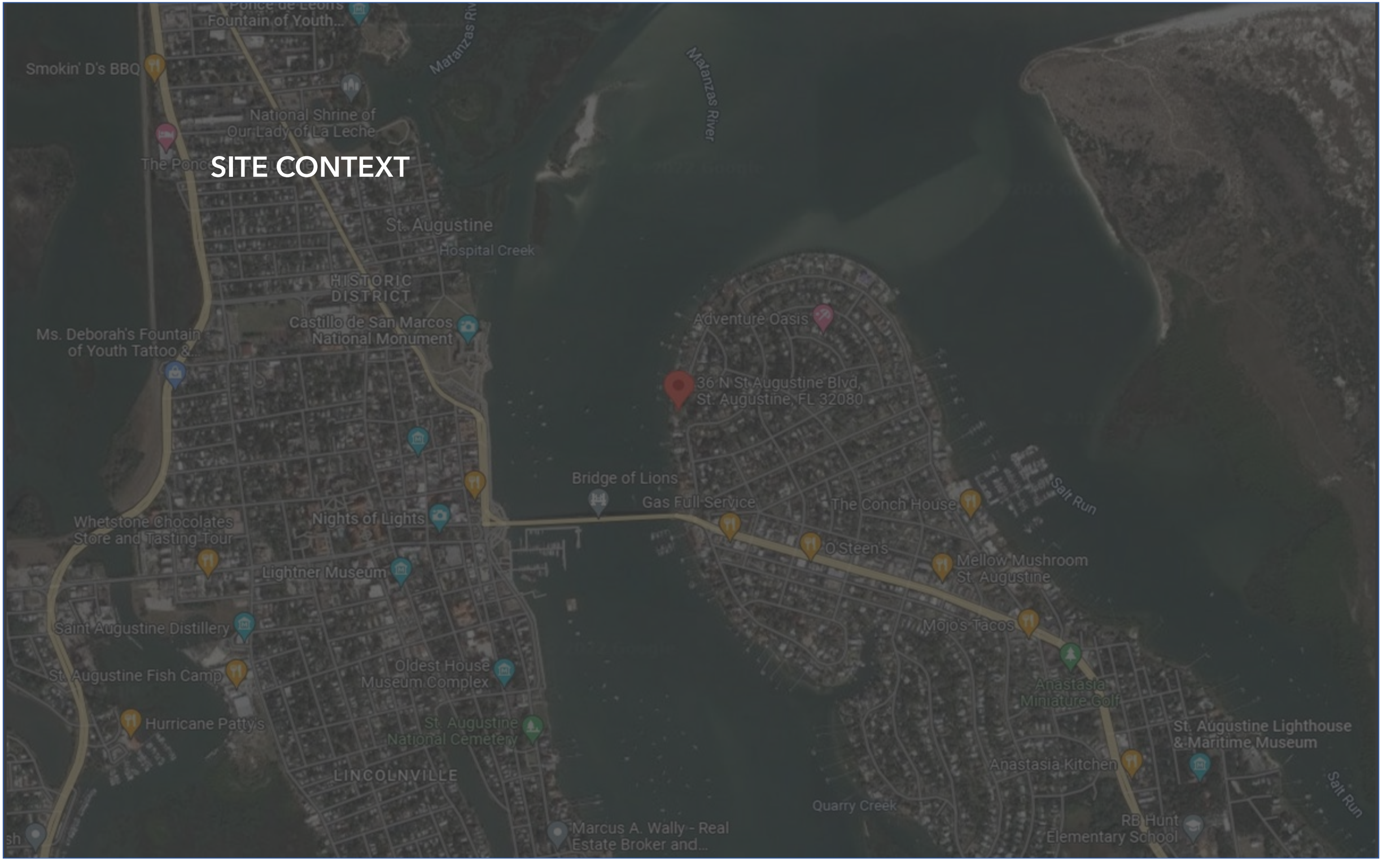
My Commission expires: Jan 29, 2024

RAISSA M HILL NOTARY PUBLIC Exp. Jan. 29, 2024 LOWNDES COUNTY, GA

Rev:022117

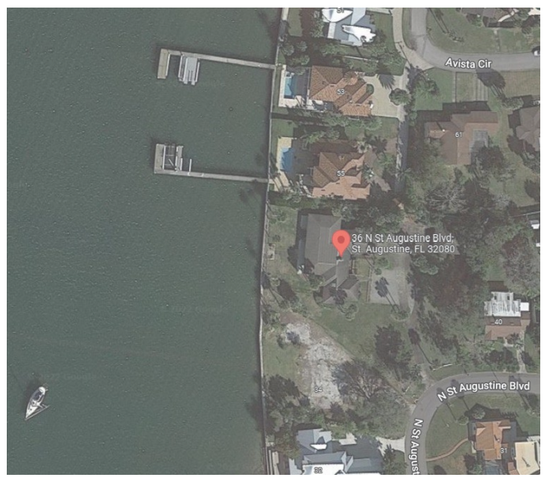
36 NORTH ST AUGUSTINE BLVD
DEMOLITION

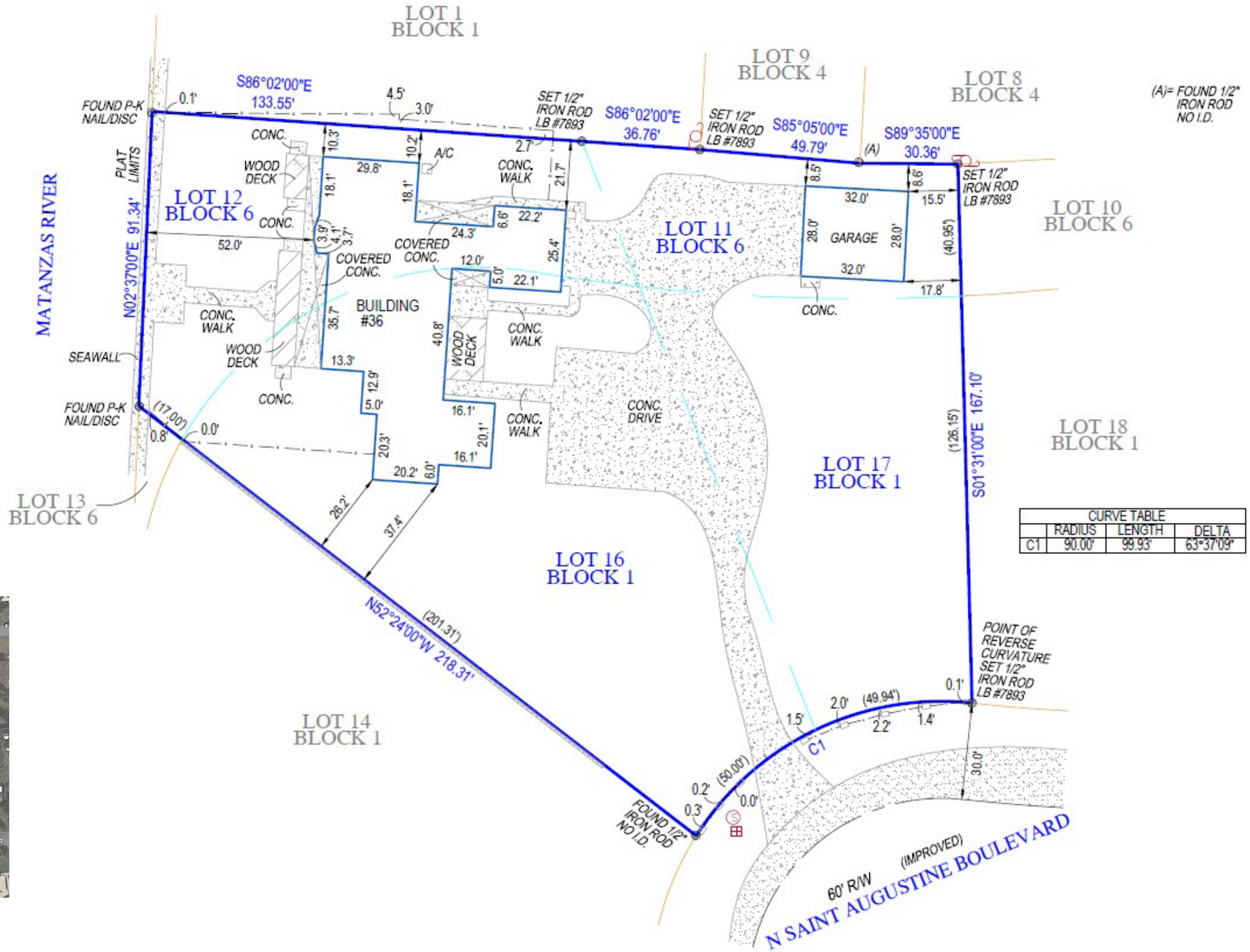



SITE CONTEXT
Malanzas River
St. Augustine
Hospital Creek
HISTORIC DISTRICT
LINCOLNVILLE
Quarry Creek
Salt Run
Bridge of Lions
Gas Full Service
36 N St Augustine Blvd, St. Augustine, FL 32080
Adventure Oasis
The Conch House
O'Steen's
Mellow Mushroom St. Augustine
Mojo's Tacos
Anastasia Miniature Golf
Anastasia Kitchen
St. Augustine Lighthouse & Maritime Museum
RB Hunt Elementary School
Smokin' D's BBQ
National Shrine of Our Lady of La Leche
Castillo de San Marcos National Monument
Ms. Deborah's Fountain of Youth Tattoo &...
Nights of Lights
Whetstone Chocolates Store and Tasting Tour
Lightner Museum
Saint Augustine Distillery
St. Augustine Fish Camp
Oldest House Museum Complex
Hurricane Patty's
St. Augustine National Cemetery
Marcus A. Wally - Real Estate Broker and...


Ponce de Leon's Fountain of Youth...
Smokin' D's BBQ
National Shrine of Our Lady of La Leche
The Ponce St. Augustine
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Hospital Creek
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Lightner Museum
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Mojo's Tacos
Oldest House Museum Complex
St. Augustine Fish Camp
Anastasia Miniature Golf
Hurricane Patty's
St. Augustine National Cemetery
St. Augustine Lighthouse & Maritime Museum
LINCOLNVILLE
Anastasia Kitchen
Quarry Creek
Salt Run
Marcus A. Wally - Real Estate Broker and...
RB Hunt Elementary School

SURVEY





CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	90.00'	99.93'	63°37'09"

EXISTING CONDITIONS



EXISTING FLOOR PLAN
APPROX 5,000SF UNDER ROOF







EXISTING CONDITIONS

EXISTING CONDITIONS





EXISTING CONDITIONS








SALVAGE EXISTING MATERIAL
BRICK + FIREBOX

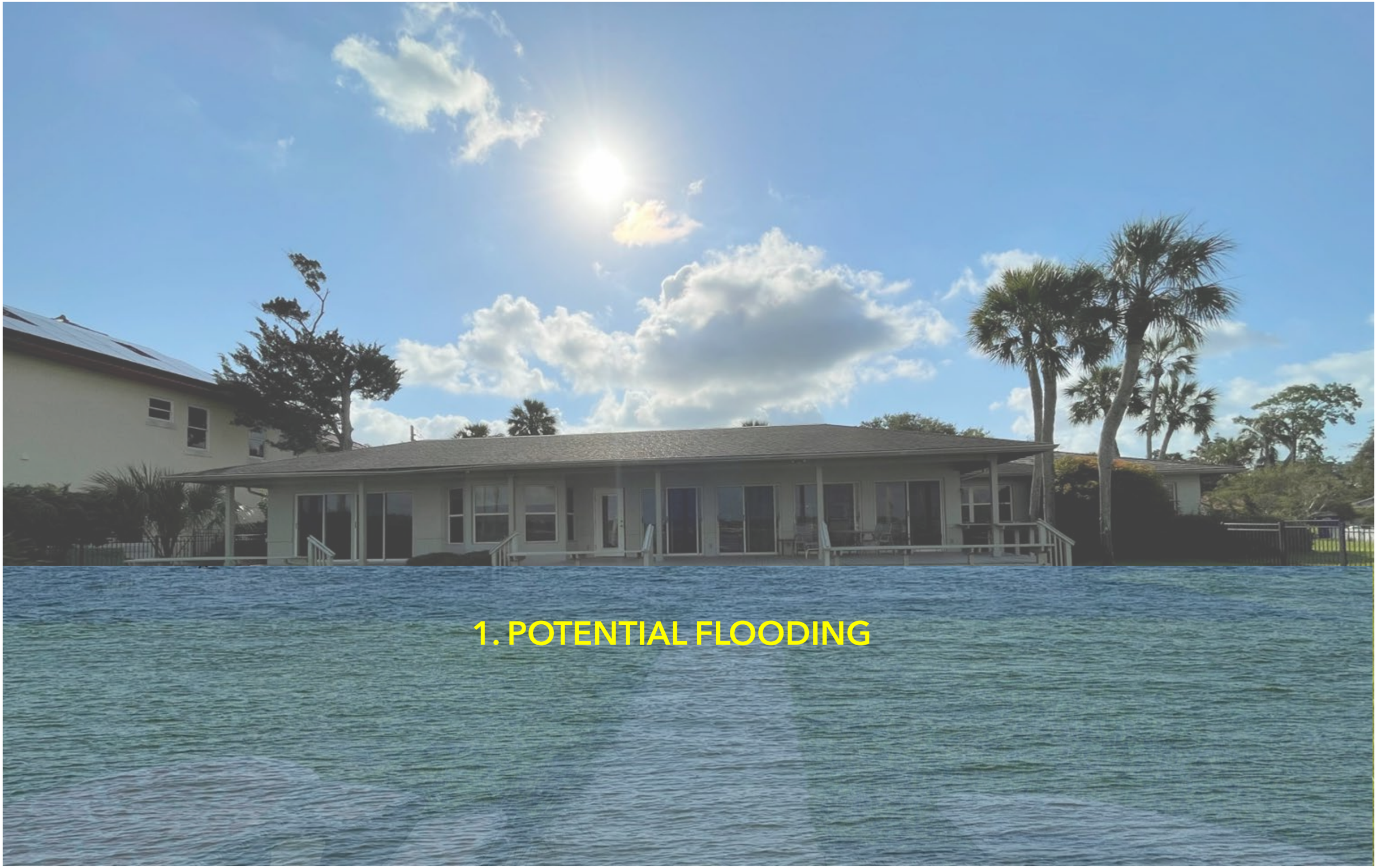
REASONS TO SUPPORT DEMOLITION

1. POTENTIAL FLOODING

2. EXISTING HOUSE IS NOT DESIGNED TO SUPPORT A SECOND FLOOR

3. MAXIMIZE VIEWS AND OUTDOOR LIVING





1. POTENTIAL FLOODING


2. EXISTING HOUSE IS NOT DESIGNED TO
SUPPORT A SECOND FLOOR

3. MAXIMIZE VIEWS AND OUTDOOR LIVING

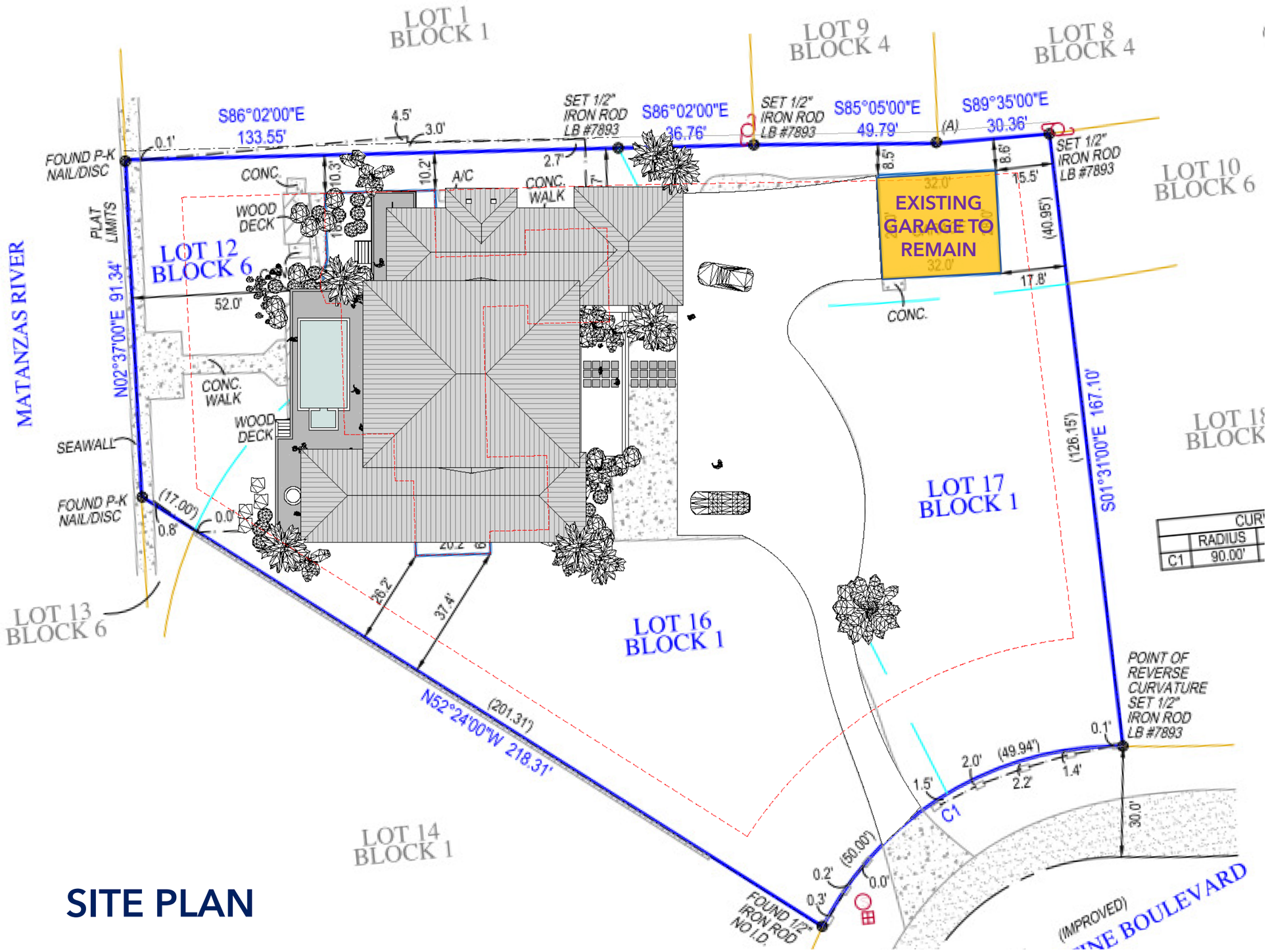




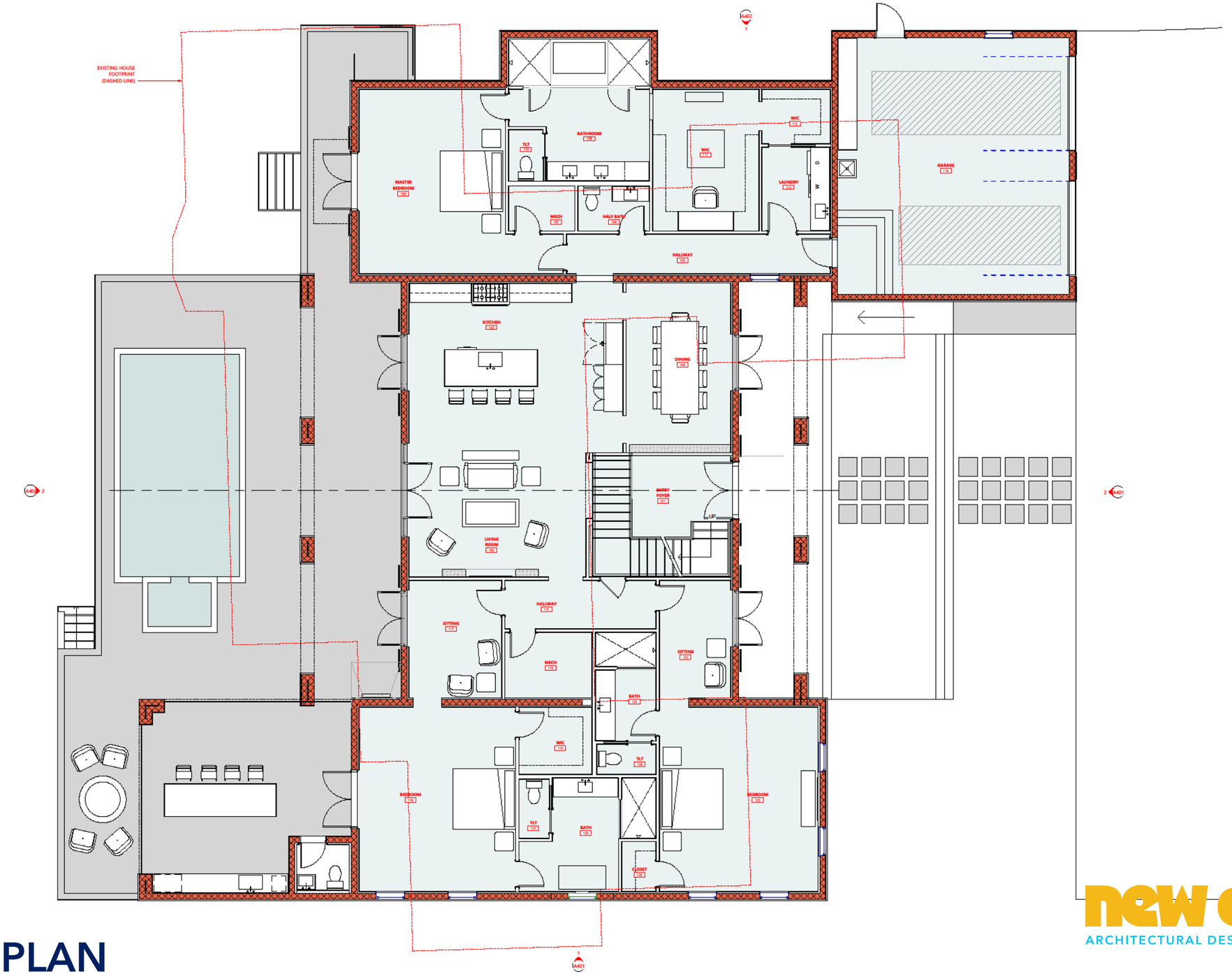
PROPOSED DESIGN

FIRST FLOOR	3,873
SECOND FLOOR	1,452
FIRST FLOOR PORCH	1,218
SECOND FLOOR PORCH	829
GARAGE	746
TOTAL UNDER ROOF	8,118


new day
ARCHITECTURAL DESIGN CO.

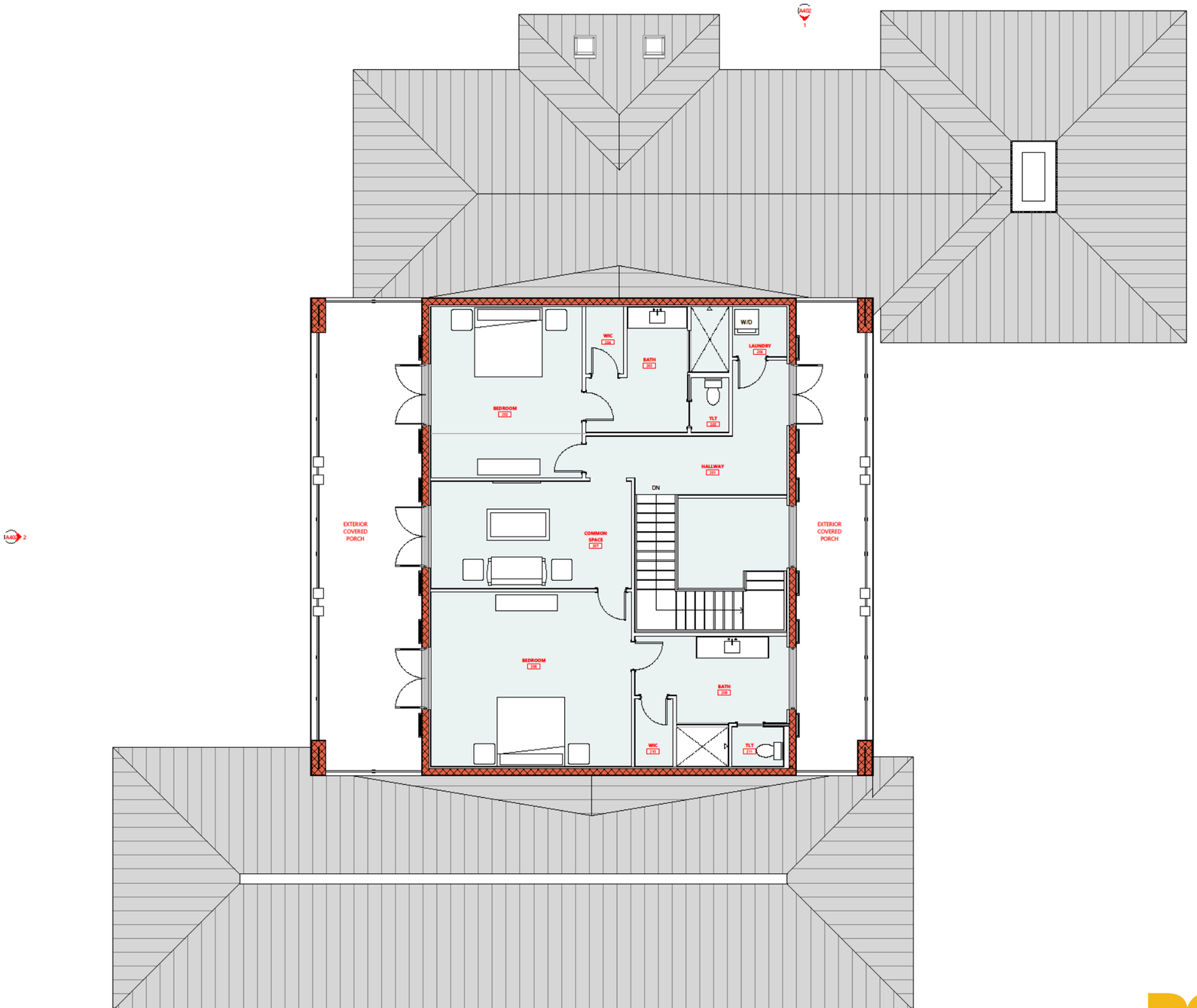

LOT 1
BLOCK 1
LOT 9
BLOCK 4
LOT 8
BLOCK 4
LOT 10
BLOCK 6
S86°02'00"E
133.55'
4.5'
3.0'
SET 1/2"
IRON ROD
LB #7893
S86°02'00"E
36.76'
SET 1/2"
IRON ROD
LB #7893
S85°05'00"E
49.79'
(A)
S89°35'00"E
30.36'
SET 1/2"
IRON ROD
LB #7893
FOUND P-K
NAIL/DISC
0.1'
CONC.
WOOD
DECK
10.3'
10.2'
A/C
2.7'
CONC.
WALK
PLAT
LIMITS
LOT 12
BLOCK 6
EXISTING
GARAGE TO
REMAIN
32.0'
15.5'
8.5'
8.6'
(40.95')
17.8'
CONC.
N02°37'00"E 91.34'
52.0'
CONC.
WALK
WOOD
DECK
SEAWALL
FOUND P-K
NAIL/DISC
(17.00')
0.8'
0.0'
MATANZAS RIVER
LOT 13
BLOCK 6
LOT 14
BLOCK 1
LOT 16
BLOCK 1
LOT 17
BLOCK 1
26.2'
37.4'
N52°24'00"W 218.31'
(201.31')
S01°31'00"E 167.10'
(126.15')
RADIUS
C1
90.00'
POINT OF
REVERSE
CURVATURE
SET 1/2"
IRON ROD
LB #7893
0.1'
2.0'
(49.94')
2.2'
1.4'
1.5'
C1
30.0'
0.2'
(50.00')
0.0'
0.3'
FOUND 1/2"
IRON ROD
NO I.D.
(IMPROVED)
BOULEVARD
FENCE
PERTY CORNER
LITY BOX

SITE PLAN

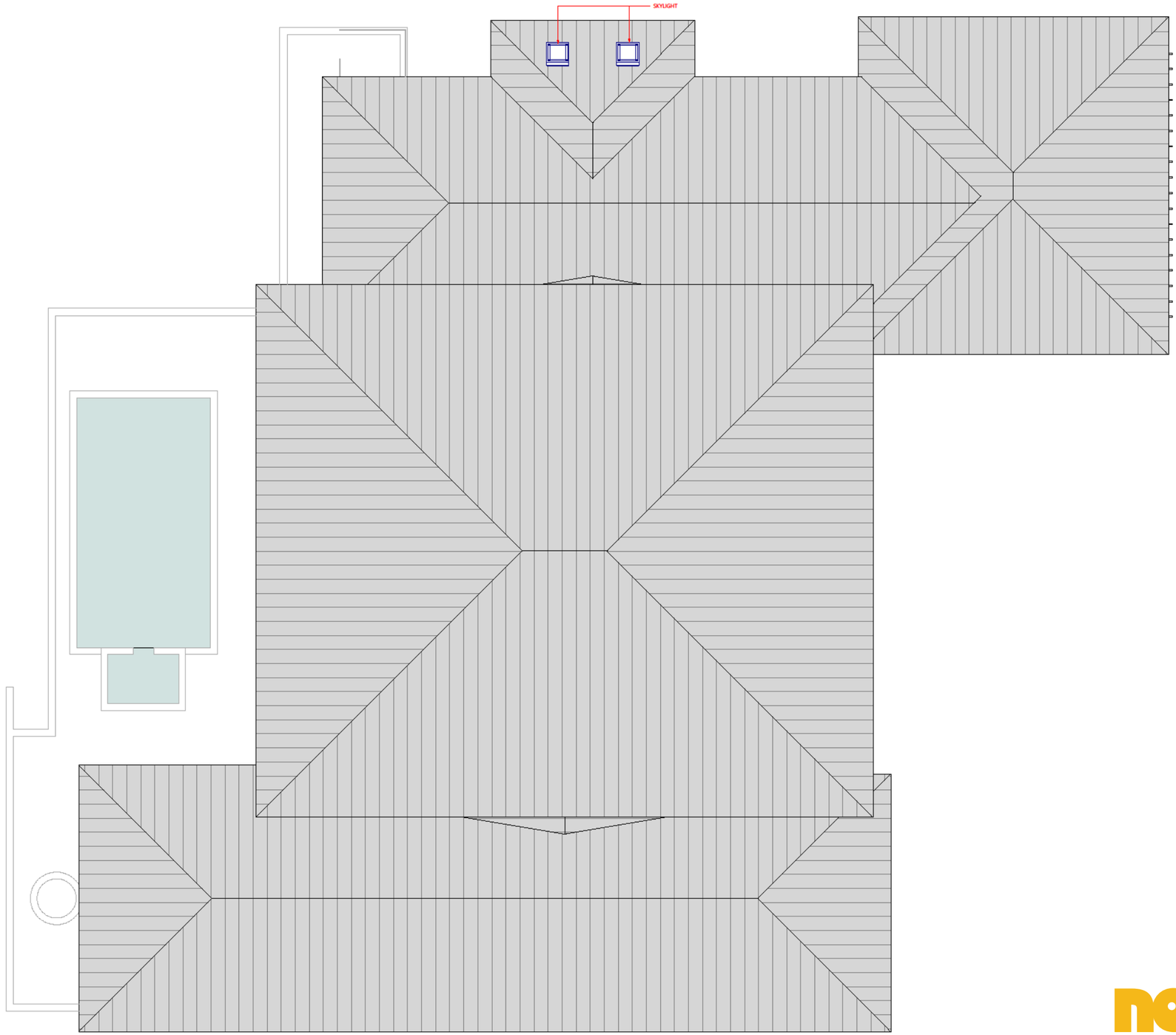


FIRST FLOOR PLAN

new day
ARCHITECTURAL DESIGN CO.

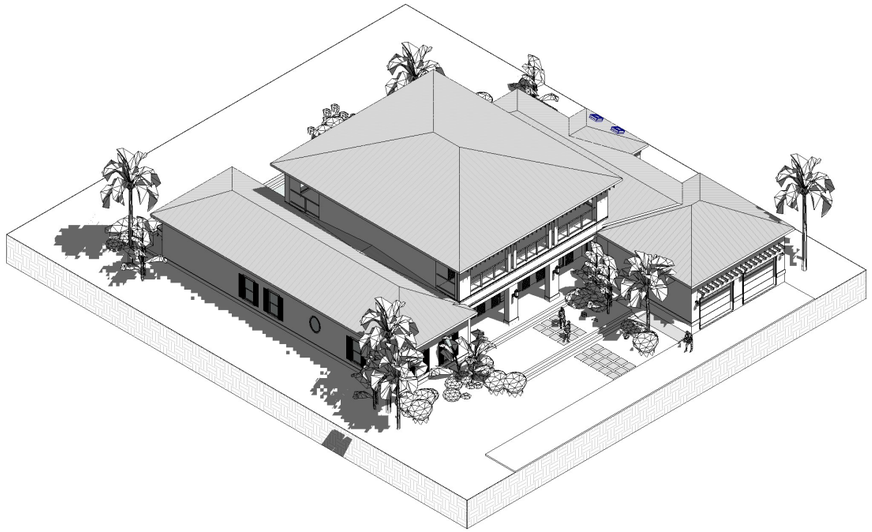


SECOND FLOOR PLAN



ROOF PLAN

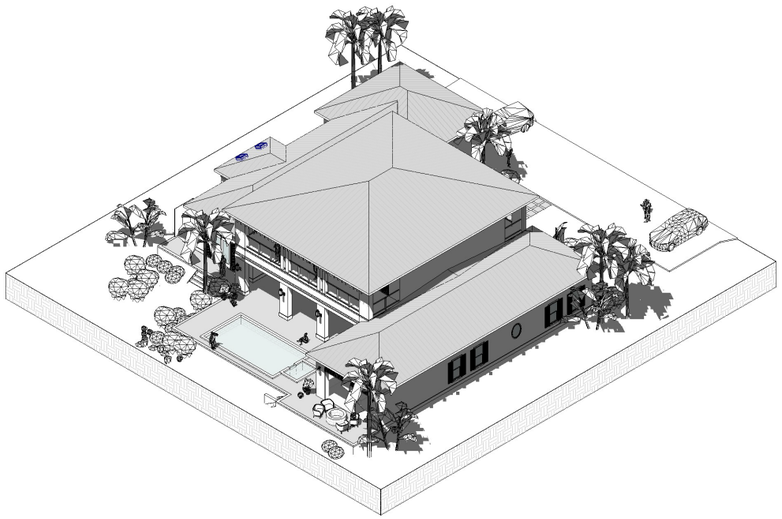
new day
ARCHITECTURAL DESIGN CO.

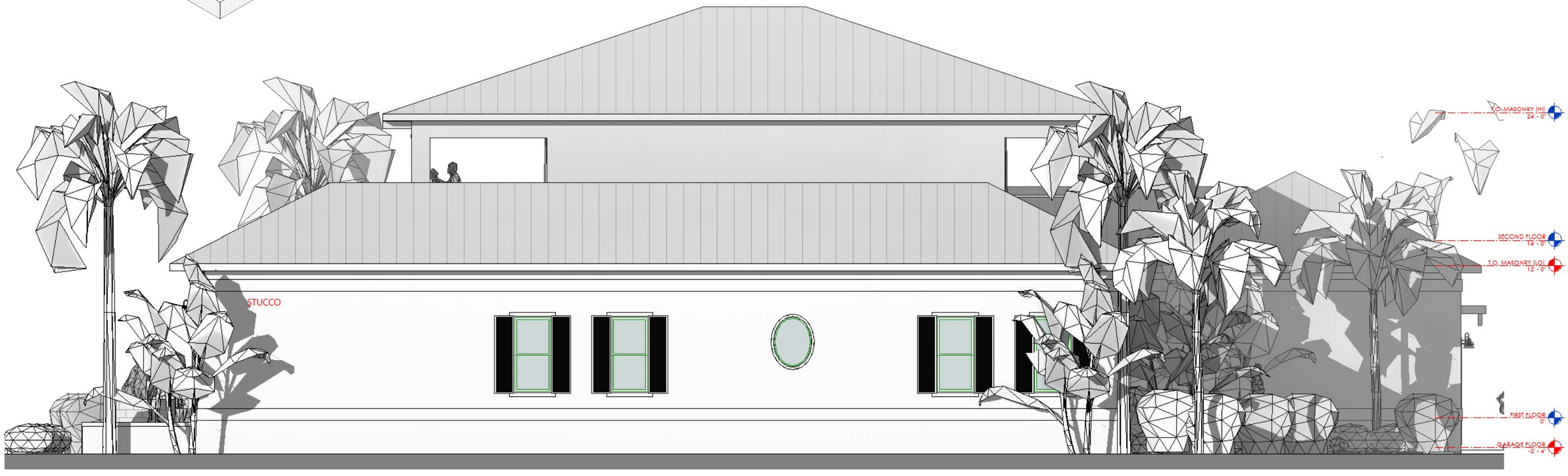




EAST ELEVATION

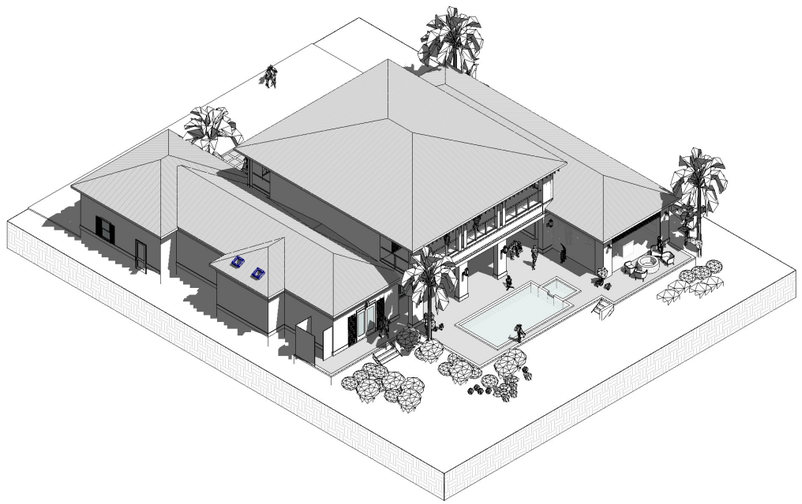
new day
ARCHITECTURAL DESIGN CO.





SOUTH ELEVATION

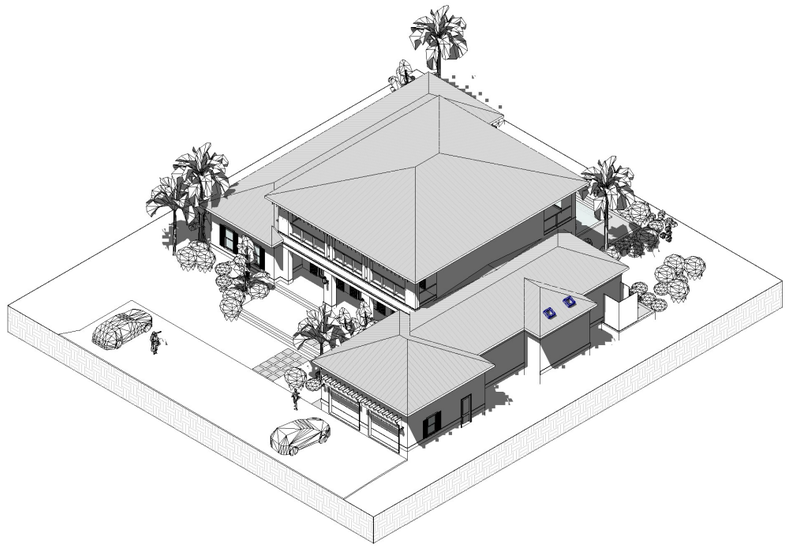
new day
ARCHITECTURAL DESIGN CO.

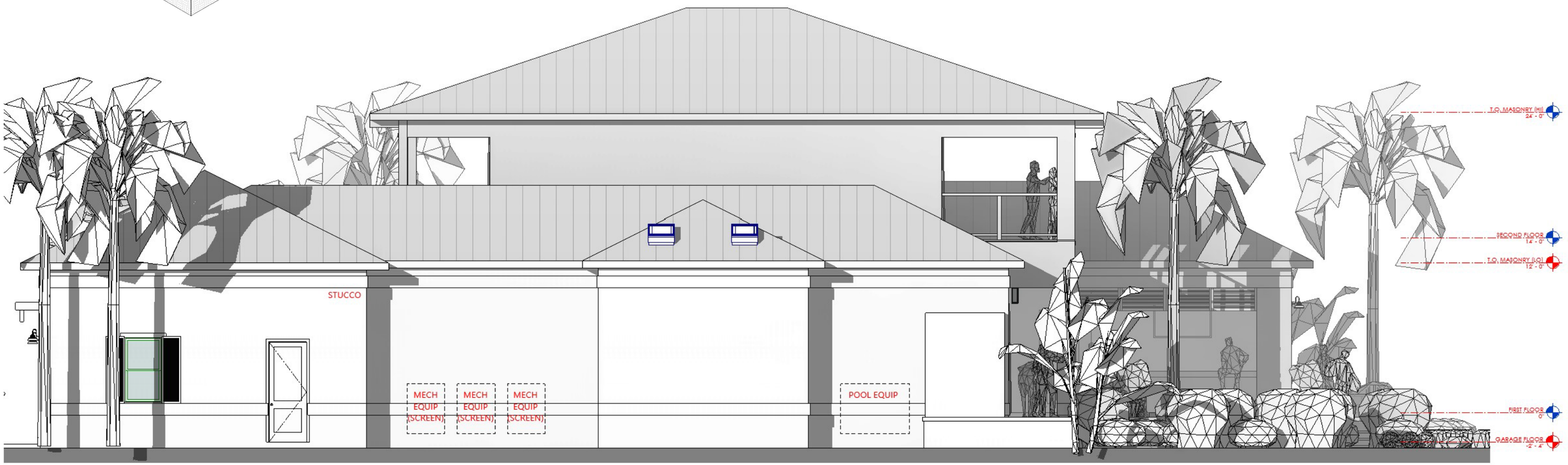




WEST ELEVATION

new day
ARCHITECTURAL DESIGN CO.





NORTH ELEVATION

new day
ARCHITECTURAL DESIGN CO.

MAXIMIZE VIEW







Instr #2022033341 BK: 5526 PG: 1592, Filed & Recorded: 3/30/2022 12:48 PM #Pgs:5
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $44.00 Doc. D $23,100.00

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 6-22-060

$3,300,000.00 – Purchase Price

TRUSTEE'S DEED

THIS INDENTURE, made this 28th day of March, 2022, by and between MARGARET ANN EDMISTON and MARGARET GREER EDMISTON, individually and as Trustees of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002 and MARGARET ANN EDMISTON AND MARGARET GREER EDMISTON, individually and as Trustees of the "Edmiston Family Trust" created under Article 4 of the "William C. Edmiston, Jr. Revocable Trust" dated April 3, 2002, whose post office address is 17 Cordova Street, St. Augustine, Florida 32084 (collectively, "Grantor") to KENTON ANDREW MORRISON, SR., AS TRUSTEE OF THE KENTON ANDREW MORRISON REVOCABLE TRUST DATED DECEMBER 28, 2017, whose post office address is Post Office Box 845, Nashville, Georgia 31639 ("Grantee").

COPY

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars ($10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

Lots 16 and 17, Block 1, Davis Shores, a subdivision of the City of St. Augustine, Florida, according to the map or plat thereof on file in the office of the clerk of the Circuit Court for St. Johns County, Florida.
Also Lots 11 and 12, Block 6, Avista Subdivision, according to the map or plat thereof as recorded in Plat Book 7, Page 7, Public Records of Saint Johns County, Florida (collectively, the "Property").

Parcel Identification Number: 213520-0000

SUBJECT TO: Those matters listed on Exhibit "A", attached hereto and by reference made a part hereof.

THIS DEED REPRESENTS A CONVEYANCE OF NON-HOMESTEAD PROPERTY IN THAT MARGARET ANN EDMISTON IS UNMARRIED AND SAID PROPERTY IS NOT THE HOMESTEAD OF MARGARET GREER EDMISTON UNDER THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA IN THAT MARGARET GREER EDMISTON NOR ANY MEMBER OF HER HOUSEHOLD RESIDES THEREON.

And Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which the said Grantor has, as said Trustees, or otherwise, of, in and to the Property, and every part and parcel thereof with appurtenances.

TO HAVE AND TO HOLD all and singular the Property with the appurtenances, and every part thereof, unto the said Grantee, and his heirs and assigns forever.

And the said Grantor, for themselves, their heirs and assigns, does covenant with the said Grantee that they are the duly qualified and acting Trustees of the Trusts as established by the TRUST AGREEMENTS dated April 3, 2002, and they have the power to convey pursuant to the power granted in said Trust Agreements, and that they have not made, done, or suffered any act, matter or thing whatsoever since the date of said Trust Agreements and the conveyances to it in trust of the Property which shall or may be impeached, charged or encumbered in any manner whatsoever.

COPY

FURTHER, the Trustee, as Grantee, and its successors and assigns, is hereby vested with the full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the Property.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

John D. Bailey Jr
Witness John D. Bailey JR
(type name of witness)

Gloria M Barnes
Witness GLORIA M BARNES
(type name of witness)

Margaret Ann Edmiston
MARGARET ANN EDMISTON, individually and as Trustee of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002

Witness John D. Bailey Jr
(type name of witness)

Witness Gloria M Banta
(type name of witness)

Margaret Greer Edmiston
MARGARET GREER EDMISTON, individually and as Trustee of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002

Witness John D. Bailey Jr
(type name of witness)

Witness Gloria M Banta
(type name of witness)

Margaret Ann Edmiston
MARGARET ANN EDMISTON, individually and as Trustee of the Edmiston Family Trust created under Article 4 of the "William C. Edmiston, Jr. Revocable Trust" dated April 3, 2002

COPY

Witness John D. Bailey Jr
(type name of witness)

Witness Gloria M Banta
(type name of witness)

Margaret Greer Edmiston
MARGARET GREER EDMISTON, individually and as Trustee of the Edmiston Family Trust created under Article 4 of the "William C. Edmiston, Jr. Revocable Trust" dated April 3, 2002

STATE OF FLORIDA
COUNTY OF ST. JOHNS

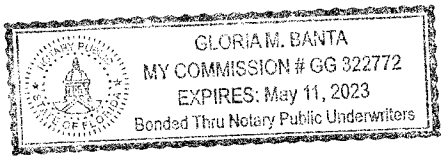
THE FOREGOING instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28 day of March, 2022, by MARGARET ANN EDMISTON, individually and as Trustee of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002 who ☑ is personally known to me or ☐ has produced a Florida driver's license as identification.

GLORIA M. BANTA
MY COMMISSION # GG 322772
EXPIRES: May 11, 2023
Bonded Thru Notary Public Underwriters

Gloria M Banta
(Name of notary)
Print name of notary_____
My commission expires: _____
My commission number: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28 day of March, 2022, by MARGARET GREER EDMISTON, individually and as Trustee of the Margaret Ann Edmiston Revocable Trust created under agreement dated April 3, 2002 who ☑ is personally known to me or ☐ has produced a Florida driver's license as identification.

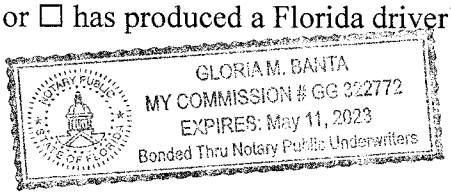


Gloria M Banta
(Name of notary)
Print name of notary_____
My commission expires: _____
My commission number: _____

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

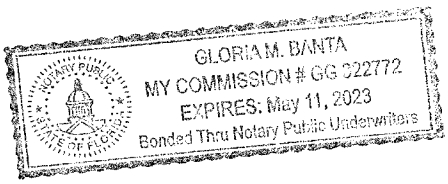
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Gloria M Banta
(Name of notary)
Print name of notary_____
My commission expires: _____
My commission number: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28 day of March, 2022, by MARGARET GREER EDMISTON, individually and as Trustee of the Edmiston Family Trust created under Article 4 of the "William C. Edmiston, Jr. Revocable Trust" dated April 3, 2002 who ☑ is personally known to me or ☐ has produced a Florida driver's license as identification.



Gloria M Banta
(Name of notary)
Print name of notary_____
My commission expires: _____
My commission number: _____

EXHIBIT "A"

1. Taxes for the year 2022 and subsequent years.

2. All matters contained on the Plat of Avista Subdivision as recorded in Plat Book 7, Page 7, of the public records of St. Johns County, Florida.

3. Any claim that any portion of the Property is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land, and any rights of the City of St. Augustine in and to any such submerged lands.

4. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.

5. The warranties of title do not extend to any portion of the Property lying below the mean high water line of the Matanzas River.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2135200000
Location Address	36 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-97 DAVIS SHORES LOTS 16 & 17 BLK 1 & LOTS 11 & 12 BLK 6 AVISTA SUB OR5526/1592(T/R) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.940
Homestead	Y

Owner Information

Owner Name	Morrison Kenton Andrew Revocable Trust D:12/28/17 100% Morrison Kenton Andrew Sr Trustee 0%
Mailing Address	PO BOX 845 NASHVILLE, GA 31639-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000
Widow/Widower		$500

Map



Valuation Information

	2022
Building Value	$513,663
Extra Features Value	$35,486
Total Land Value	$1,025,459
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,574,608**
Total Deferred	$1,068,866
Assessed Value	**$505,742**
Total Exemptions	$50,500
Taxable Value	**$455,242**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$379,993	$35,486	$886,923	$0	$0	$1,302,402	$491,012	$861,890	$440,512
2020	$356,537	$35,013	$886,923	$0	$0	$1,278,473	$484,233	$844,740	$433,733
2019	$333,276	$20,778	$858,258	$0	$0	$1,212,312	$473,346	$789,466	$422,846
2018	$341,932	$21,732	$854,230	$0	$0	$1,217,894	$464,520	$803,874	$414,020
2017	$238,054	$19,805	$854,230	$0	$0	$1,112,089	$454,966	$707,623	$404,466
2016	$246,710	$19,805	$854,230	$0	$0	$1,120,745	$445,608	$725,637	$395,108
2015	$205,533	$19,805	$793,810	$0	$0	$1,019,148	$442,510	$627,138	$392,010
2014	$196,722	$19,805	$729,362	$0	$0	$945,889	$438,998	$557,391	$388,498
2013	$203,280	$19,805	$729,362	$0	$0	$952,447	$432,510	$570,437	$382,010
2012	$187,787	$19,805	$610,471	$0	$0	$818,063	$425,280	$443,283	$374,780
2011	$193,748	$19,805	$616,884	$0	$0	$830,437	$412,893	$468,044	$362,393
2010	$196,729	$19,805	$685,426	$0	$0	$901,960	$406,791	$545,669	$356,291

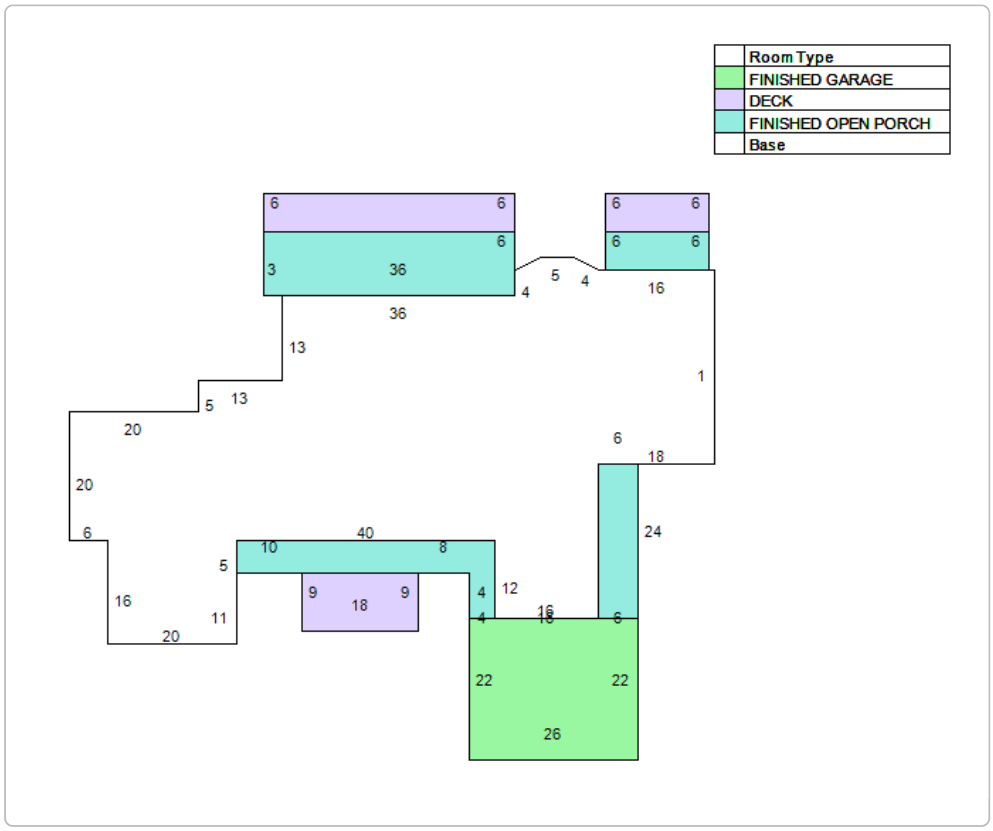
Building Information

Building 1
Year Built 1953
Actual Area 5631
Conditioned Area 3709
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Stucco

Roof Cover Cement Fiber Shingle, Composite Shingle
Roof Structure Gable Hip
Interior Flooring Hardwood, Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	3709
FINISHED OPEN PORCH	390
FINISHED DECK	234
FINISHED DECK	96
FINISHED OPEN PORCH	96
FINISHED OPEN PORCH	228
FINISHED DECK	162
FINISHED OPEN PORCH	144
FINISHED GARAGE	572
Total SqFt	5631

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Garage		21952
Bulkhead (Average)		8081
Concrete Paving		3428
Pergola		2025

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	91	250	91	FF	$727,709
Single Family	152	145	152	EF	$297,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2022	3/28/2022	$3,300,000.00	TRUSTEES DEED	5526	1592	Q	I	EDMISTON FAMILY TRUST	MORRISON KENTON ANDREW REVOCABLE TRUST D:12/28/17
	1/27/2010	$100.00	LIFE ESTATE	3282	234	U	I	EDMISTON MARGARET ANN TRUSTEE/WMC EDMISTON JR REV	EDMISTON FAMILY TRUST
	2/12/2008	$0.00	WILL	3111	273	U	I	EDMISTON WILLIAM C JR(DECD)	
	4/25/2002	$100.00	WARRANTY DEED	1752	1324	U	I	EDMISTON MARGARET ANN JOINED BY WILLIAM JR	EDMISTON MARGARET ANN REV TRUST
	4/25/2002	$100.00	WARRANTY DEED	1752	1322	U	I	EDMISTON WILLIAM C JR JOINED BY MARGARET ANN	EDMISTON WILLIAM C JR & MARGARET ANN TRUSTEES
	10/1/1989	$0.00		834	554	U	I		EDMISTON WILLIAM C JR
	7/1/1986	$0.00		712	710	U	I		
	1/1/1985	$0.00		689	801	U	I		

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2022 Meeting



Application HP2022-0044 Address: 50 Marine Street

Applicant: Les Thomas Architect

Property Owner: Ocean Breezes Real Estate, LLC

Project description: To modify the main residential structure, including the addition of a balcony over the existing front porch and a rear second story dormer, and to enclose an existing covered porch space on the rear elevation; and, to construct a new two-story garage with living space above to the rear of the property, with associated landscape features including a new brick-paved patio and walkways.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan NR District: Non-contributing	Construction date:	1975
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988700000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Marine Street between Bridge and St. Francis Streets. The residence, constructed in 1975 according to the St. Johns County Property Appraiser, does not contribute to the St. Augustine Town Plan National Register Historic District. Because of its location in the Historic Preservation 1 (HP-1) zoning district, HARB review is required for the proposed alterations to the building and site to ensure compatibility with the AGHP.
2. The applicant is proposing modifications to the residential structure which include changing the front-sloped roof to accommodate a 2nd floor balcony and enclosing portions of the rear, as well as site modifications to include the construction of a new 2-story story garage with living space above, brick paver driveway, and walls and gates, as detailed in the Summary Scope of Work.
3. While the Architectural Guidelines for Historic Preservation (AGHP) encourages the retention of existing windows, removal of windows on the main residence as proposed will not negatively impact the building or the surrounding district.
4. New construction reflecting Colonial Spanish styles is encouraged to be built on the street frontage and the increased mass and scale created by the addition of the second-story balcony may not have a negative impact on the streetscape which features many second story balconies in the colonial style.
5. Enclosure of the rear two-story open space and one-story covered walkway will not be visible from the street and does not appear to impact the building or surrounding district.
6. Proposed materials for exterior building finishes, walls, gates, roof coverings, doors, windows, and hardware appear to be consistent with the AGHP. The applicant should clarify that proposed new doors are not a composite wood and that the paver bricks will be a true clay brick material as recommended in the AGHP.
7. Most proposed finishes are noted as matching the existing building. The applicant should clarify the finish colors for the proposed stuccoed property walls to ensure consistency with the AGHP which indicates that masonry walls should be painted white or left natural. Clarification of the finish color for the wood siding proposed in both the new dormers on the main residence and the new garage is also needed.
8. Proposed wall heights appear to meet the AGHP.
9. Gate widths and designs are not addressed for post-1821 walls in the AGHP; however, the most appropriate gate-width for pre-1821 fence design is 50" with a minimum of 44". The proposed gate width along the front elevation, is 12'. Gates with widths wider than those recommended in the AGHP have generally been discouraged by the HARB in the HP-1 zoning district.
10. The AGHP recommends that, whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. The HARB should determine whether the proposed wall mitigates the orientation of the garage and is appropriate for the streetscape. Examples of garages oriented towards Marine Street can be found in the Staff Photographs; however, each case should be considered without precedence.
11. Cursory zoning review of the application found the plans to be consistent with the zoning code; however, plans are required to meet all zoning and building code requirements prior to issuance of a permit.
12. This property is in Archaeology Zone IB and must conform to the Archeological Preservation Ordinance. The applicant should submit an Archaeology Review application well in advance of conducting any ground disturbing activities including new construction.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 50 Marine Street**:

1. **APPROVE** the application if the HARB finds that the proposed new detached building and alterations to the existing building and site are consistent with the AGHP and the scope of work meets the Secretary of the Interior's Standards #9 for compatible contemporary design; OR,
2. **CONTINUE** the application to allow the applicant time to provide additional information and/or alter the proposed design(s) as recommended by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Existing Residence:
    a. Remove portion of roof gable over the existing front porch to accommodate a second story covered balcony with new window and French Doors
    b. Replace secondary front entrance door on the north side of the front porch with a new window to match existing windows
    c. Enclose existing porch and second-story balcony to the rear for additional interior living space with new dormer above
    d. Frame in south archway of existing covered walkway with single French door with sidelights and stucco to match the existing structure to enclose the space
    e. Frame in north archway of existing covered walkway with fixed divided-lite glass to enclose the space
2. Site Changes:
    a. Construct a new 5'6" tall concrete block wall with smooth stucco finish across the proposed driveway in-line with the rear plane of the house to include a 12' wide wooden gate with double swinging doors
    b. Install brick paver driveway and rear patio
    c. Construct a new 8' concrete block wall with smooth stucco finish along the rear property line to include a 3'6" wide wooden gate
    d. Construct a new 1.5 story three-car garage with living space above styled to match the existing residence:
        i. 15' height measured from required Base Flood Elevation
        ii. Exterior finishes to include smooth stucco on first floor, wood lap siding on second floor, and composition roof shingles to match the existing residence
        iii. Wood garage and paneled entry doors on the east and north elevations respectively
        iv. Jeld-Wen wood windows in their Colonial style with simulated divided lites and raised muntins

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: light fixtures; vents and stacks; swimming pools, pumps and filters; and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

Above ground swimming pools are generally not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Fences, Walls, and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.

Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Add aluminum or other inappropriate screen doors.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- 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.
- Design and install new windows when the historic windows are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace 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.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

(Refer to the Pre-Approved Guidelines when considering wood hurricane shutters for requirements that can be approved with a building permit by City Staff)

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
  Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.

- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Trellises should be constructed of simple round wooden posts and poles.

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure. Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Garages are addressed in the Accessory Buildings section of these Guidelines.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
50 Marine Street



Front (east) Elevation

Staff Report pg. 11

STAFF PHOTOGRAPHS
50 Marine Street



Detail of front porch roof proposed to become 2nd story covered balcony



STAFF PHOTOGRAPHS
50 Marine Street



South Elevation

Staff Report pg. 13

STAFF PHOTOGRAPHS
50 Marine Street



South Elevation



STAFF PHOTOGRAPHS
50 Marine Street





West Elevation with central covered porch and balcony proposed for enclosure

STAFF PHOTOGRAPHS
50 Marine Street





North Elevation of covered walkway proposed for removal

Staff Report pg. 16

STAFF PHOTOGRAPHS
50 Marine Street





North Elevation

STAFF PHOTOGRAPHS
50 Marine Street







Location of proposed two-story garage and pavers

STAFF PHOTOGRAPHS
50 Marine Street





Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street





Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street



Context Photographs

Staff Report pg. 21

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 21, 2022

Les Thomas Architect
32 Cordova Street
St Augustine, FL 32084

cc: Ocean Breezes Real Estate, LLC

Re: Certificate of Appropriateness – 50 Marine Street – HP2022-0044

Dear Mr. Thomas,

On July 21, 2022, the Historic Architectural Review Board (HARB) met and there was not a sufficient quorum to discuss your application to modify the main residential structure, including the addition of a balcony over the existing front porch and a rear second story dormer, and to enclose an existing covered porch space on the rear elevation; and, to construct a new two-story garage with living space above to the rear of the property, with associated landscape features including a new brick-paved patio and walkways.

Specifically, your application was administratively **CONTINUED to the August 17, 2022** meeting.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ ~~OPINION~~ ☑ CERTIFICATE OF APPROPRIATENESS

~~$50.00~~	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. HP2022-0044

Receipt No. 2411276

Meeting Date: July 21, 2022

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Les Thomas Architect
   Business (if applicable) _____ (Les Thomas Architect@Gmail.com)
   Address 32 Cordova St
   City St. Aug State FL Zip Code 32084
   Daytime telephone 824-9508 Other phone/email 826-6269
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Rebecca Smith
   Business (if applicable) _____
   Address 54 Marine St (15 Steiler Ave Shamokin Dam, PA.)
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 1-570-721-0545 Other phone (hooplasxtreme@gmail.com)
3. PROJECT STREET ADDRESS 50 Marine St.
4. LEGAL DESCRIPTION: Lot 25 Block 27 Subdivision City of St. Aug Parcel _____
5. EXISTING USE Residence PROPOSED USE Residence
6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☑ YES ☐ NO

   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☑	Roof OVER NEW ADDITIONS
☐	☑	Roof structures (dormers, chimneys, etc.)
☐	☑	Exterior finishes (stucco, masonry, siding)
☐	☑	Porch/Deck/Balcony NEW BALCONY/PORCH
☐	☐	Awning/Canopy
☐	☑	Exterior Doors
☐	☑	Windows
☐	☐	Shutters
☐	☑	Foundation (including infill)
☐	☑	Exterior lighting & other appurtenances
☐	☐	Existing fences, walls & gates
☐	☑	Existing parking, walkways & other site features

C. NEW CONSTRUCTION (check and specify all work items that apply)

- [x] New building GARAGE / GUEST
- [x] New addition
- [x] New roof structures (dormers, chimneys, etc.)
- [x] New porch/deck/balcony
- [ ] New awning/canopy
- [ ] New entrances
- [x] New window opening/sashes
- [x] New exterior lighting
- [x] New fence/wall/gate
- [x] New parking/walkways/other site features
- [x] Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- [x] Scheme with pre-approved paint colors (exterior colors available upon request)
- [ ] Custom color scheme (provide color samples & building elevations showing color placement)
- [ ] No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

REMODEL EXISTING RESIDENCE AND ADD NEW GARAGE / GUES HOUSE NEW WALLS ,

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME LES THOMAS ARCHITECT

SIGNATURE OF APPLICANT _____ DATE 6-16-22

PRINT OWNER'S NAME REBECCA SMITH

SIGNATURE OF OWNER REBECCA SMITH DATE 6-14-22

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation.* The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☒	☐	Photographs of existing roof and affected features
☐	☒	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☒	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☒	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☒	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☒	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☒	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☒	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☒	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☒	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☒	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☒	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☒	Photograph of existing awning/canopy or location of proposed awning/canopy
☐	☐	☒	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☒	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☒	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☒	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☒	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☒	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☒	☐	For new openings, a scaled wall section
☐	☒	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☒	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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October 2017

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☒	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☒	☐	For new openings, a scaled wall section with proposed window
☐	☒	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☒	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☒	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☒	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☒	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☒	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☒	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☒	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☒	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☒	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☒	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☒	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☒	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☒	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☒	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☒	☐	Photographs of existing site area within view of proposed construction with context area
☒	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☒	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☒	☐	Scaled landscape plan
☒	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☒	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☒	☐	Wall sections
☐	☒	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☒	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☒	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☒	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

See comments in e-mail.

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Project number: HP2022-0044 Project Address: 50 Marine Street

Reviewed by: Candice Seymour Date: 6/24/22

October 2017

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TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

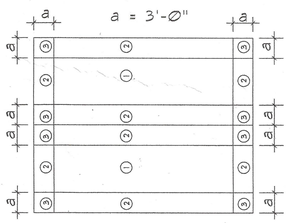
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS) —— 130 M.P.H.
2. WIND IMPORTANCE FACTOR —— 1.0
3. WIND EXPOSURE CATEGORY —— B
4. INTERNAL PRESSURE COEFFICIENT ±.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS Lbs/Sq.FT.

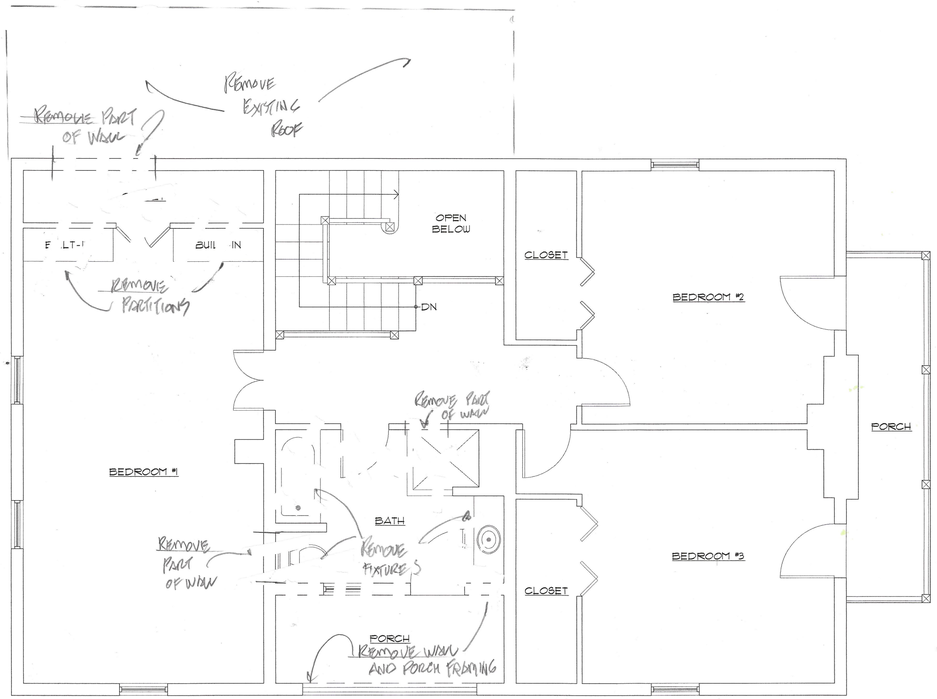
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6


a
a = 3'-0"
a
a
a

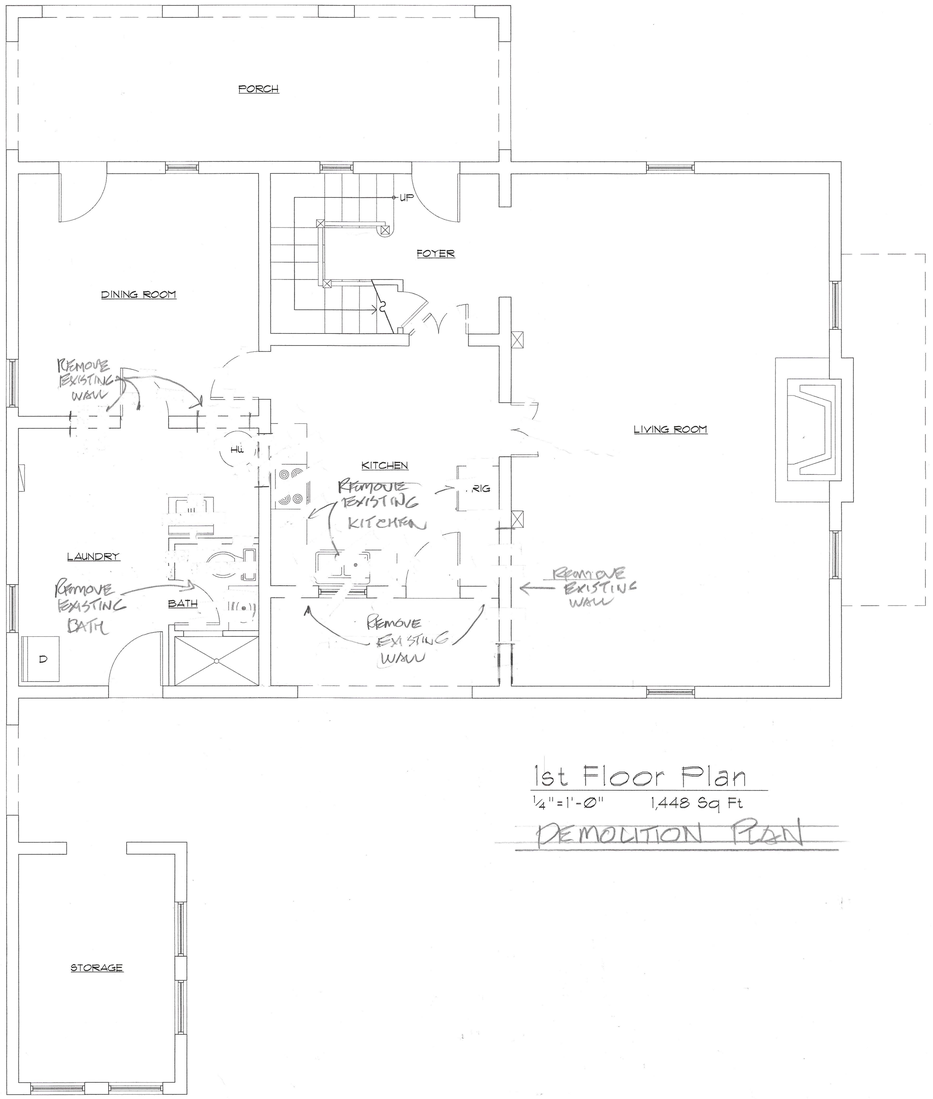
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2nd Floor Plan

1/4"=1'-0" 1,266 Sq Ft

DEMOLITION PLAN



1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft

DEMOLITION PLAN

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

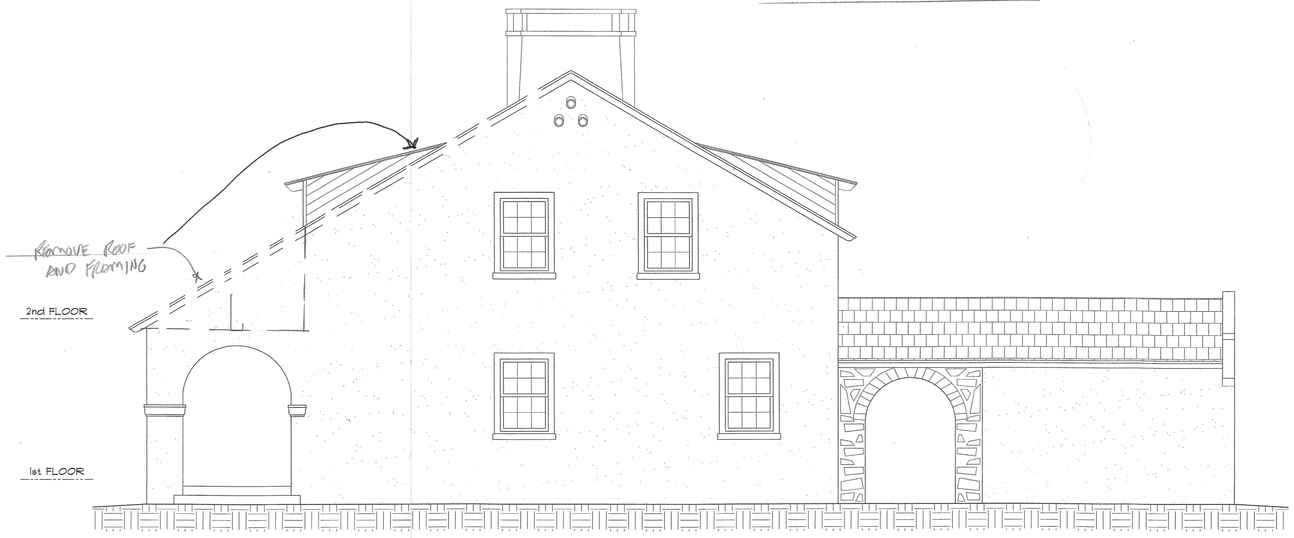
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Scale:	AS NOTED
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File:	50 MARINE

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A2

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East Elevation
1/4"=1'-0" Front
DEMOLITION PLAN



North Elevation
1/4"=1'-0" Right
DEMOLITION PLAN

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

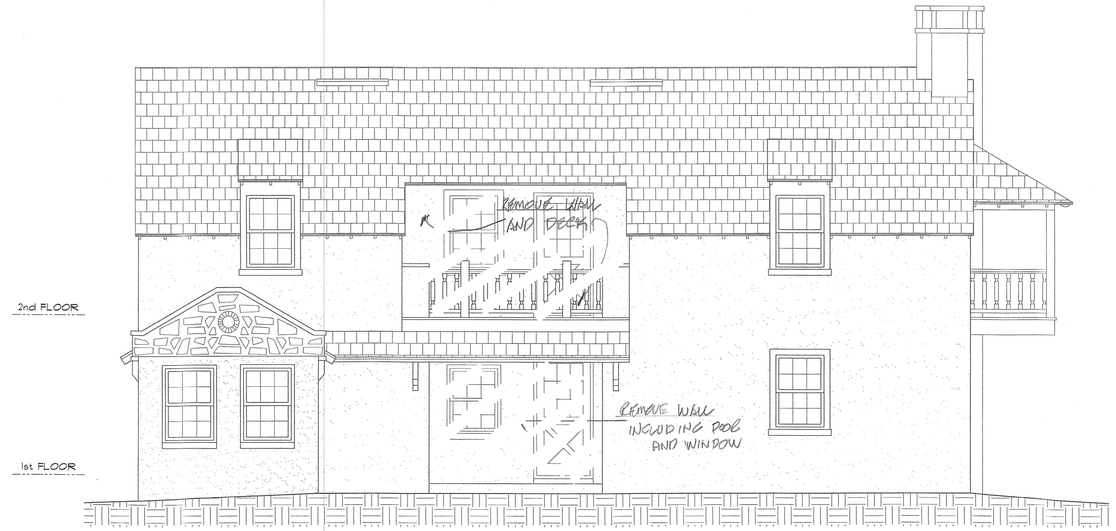
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	7-8-22
Scale:	AS NOTED
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File:	50 MARINE

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West Elevation
1/4"=1'-0" Rear
DEMOLITION PLAN



South Elevation
1/4"=1'-0" Left
DEMOLITION PLAN

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

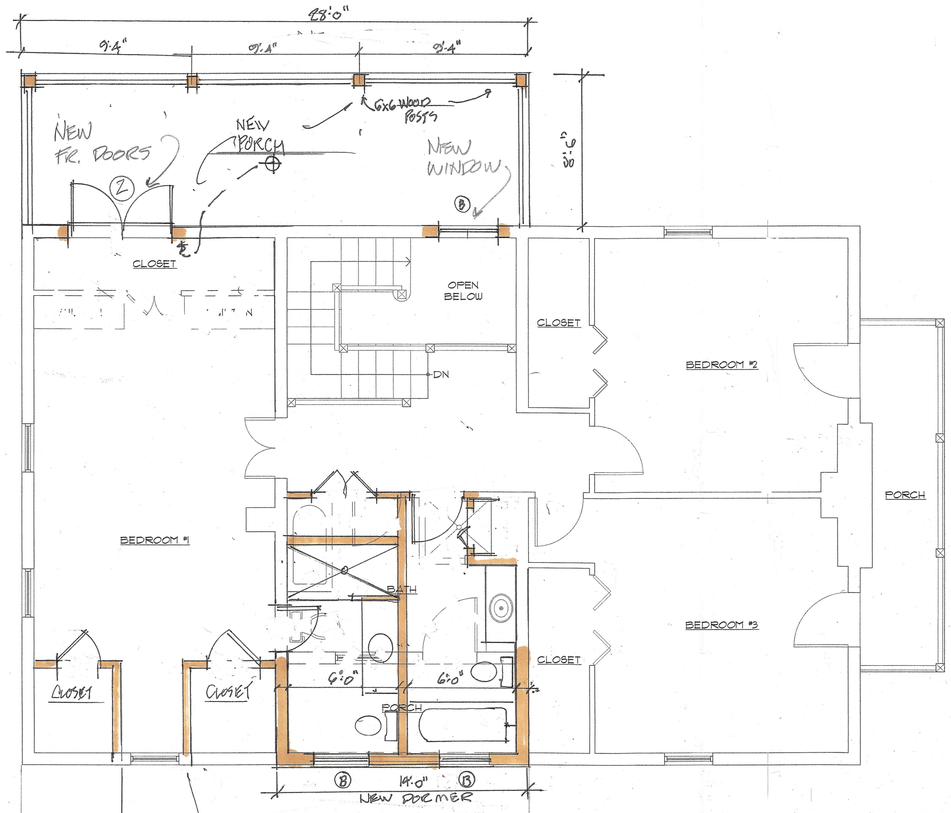
LES THOMAS
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32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	7-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

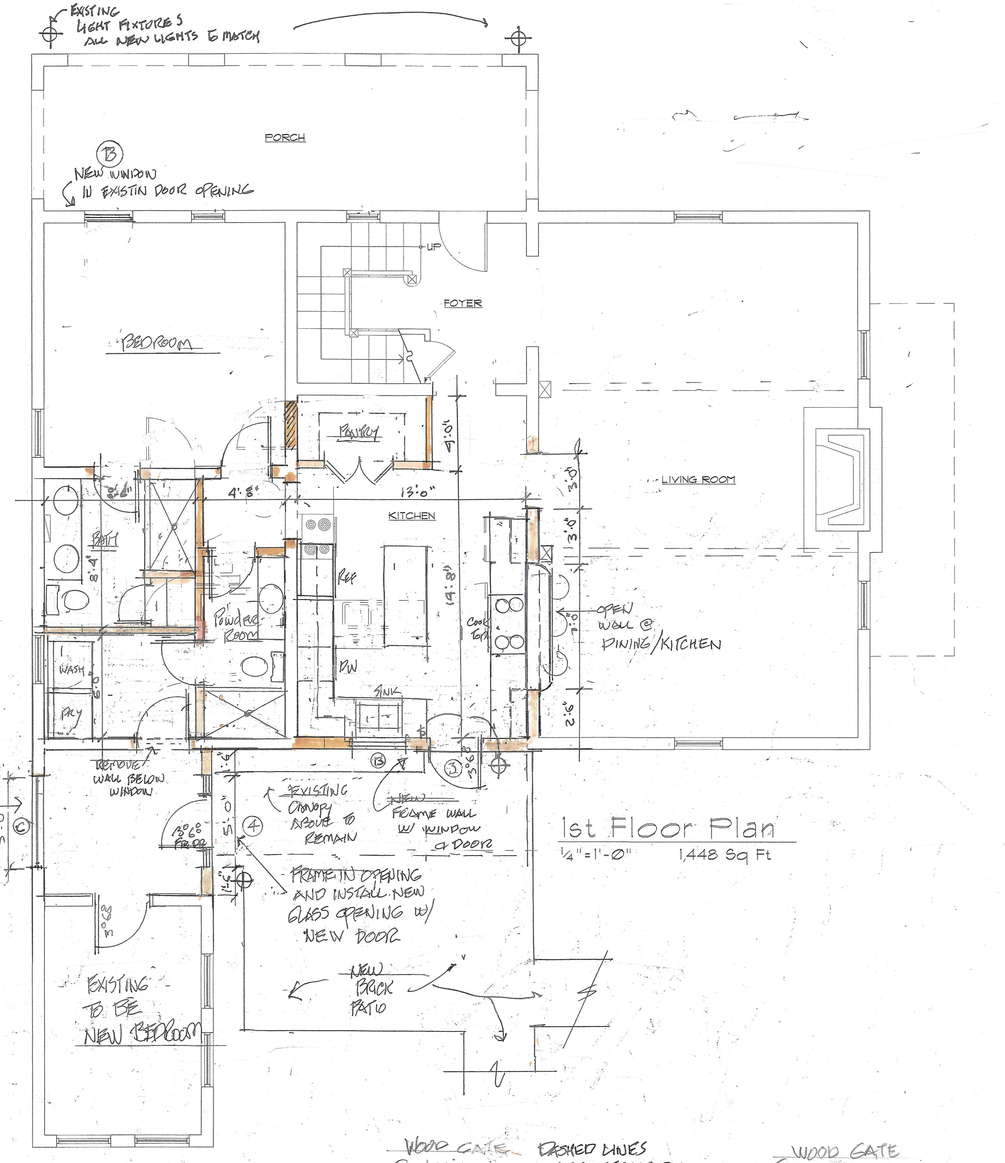
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2nd Floor Plan

1/4"=1'-0" 1,266 Sq Ft

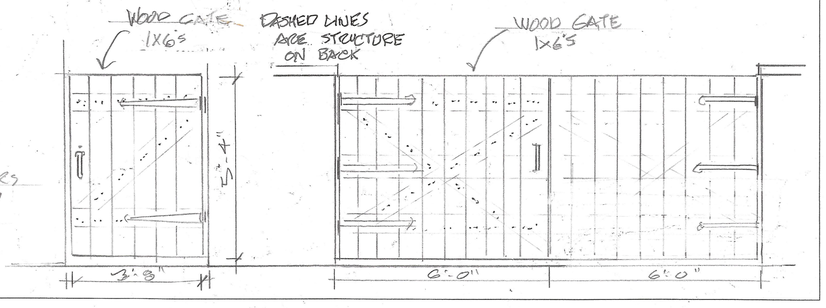


1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft



ARMLAST WOOD DOORS AND WINDOWS BY WELDWIN



LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

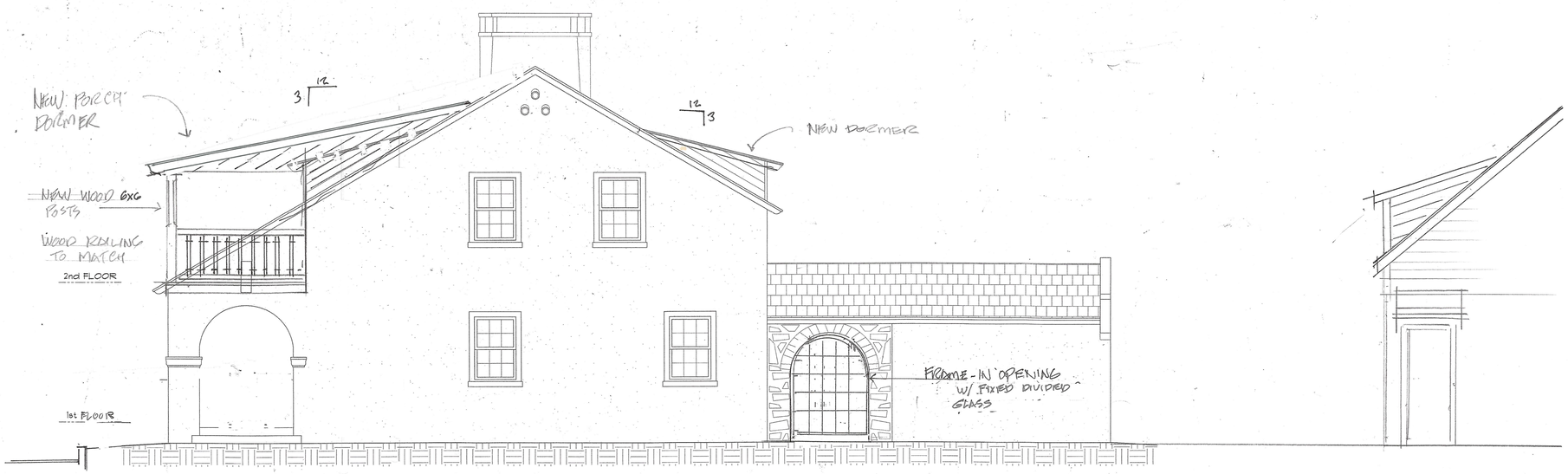
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Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

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A5

Received July 11, 2022
Planning and Building Department



East Elevation
1/4"=1'-0" Front



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

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

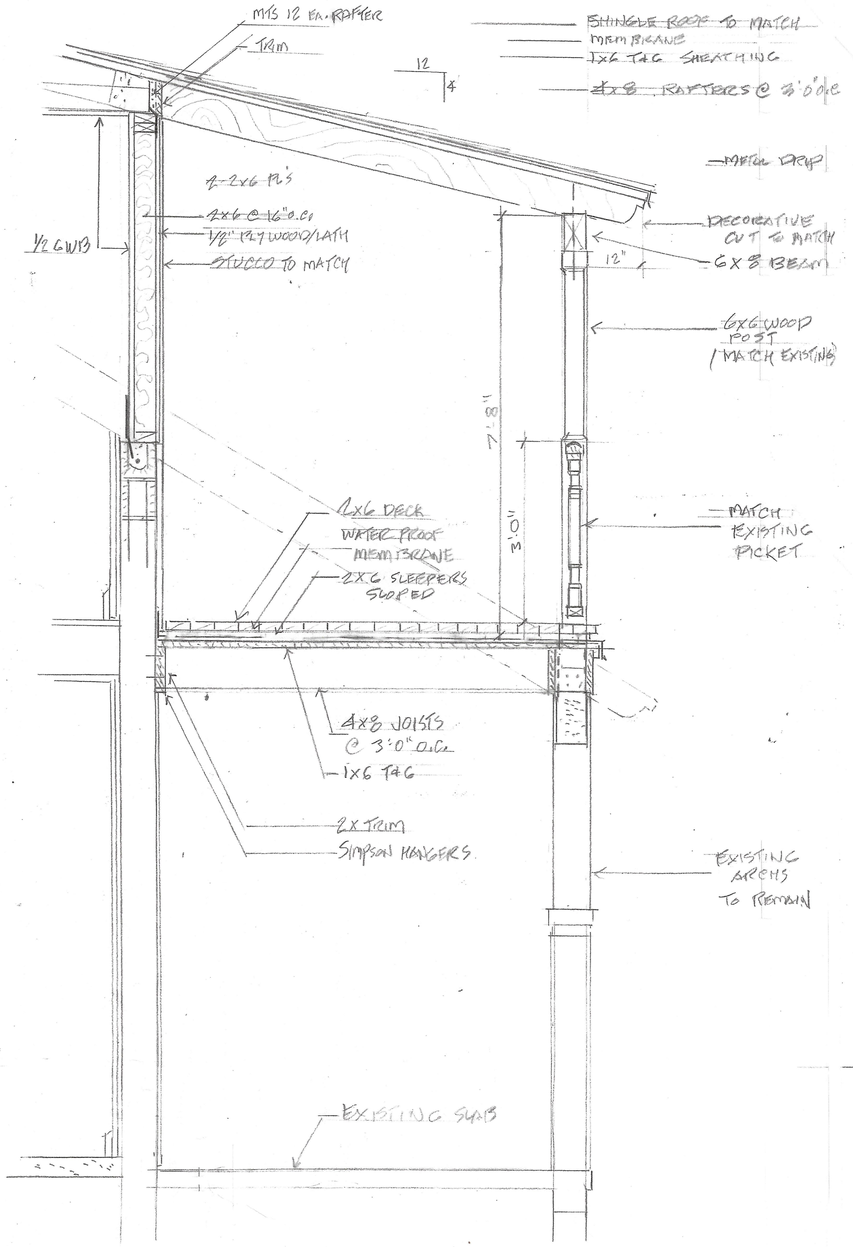
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	7-8-22
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Drawn:	MURPHY
File:	50 MARINE

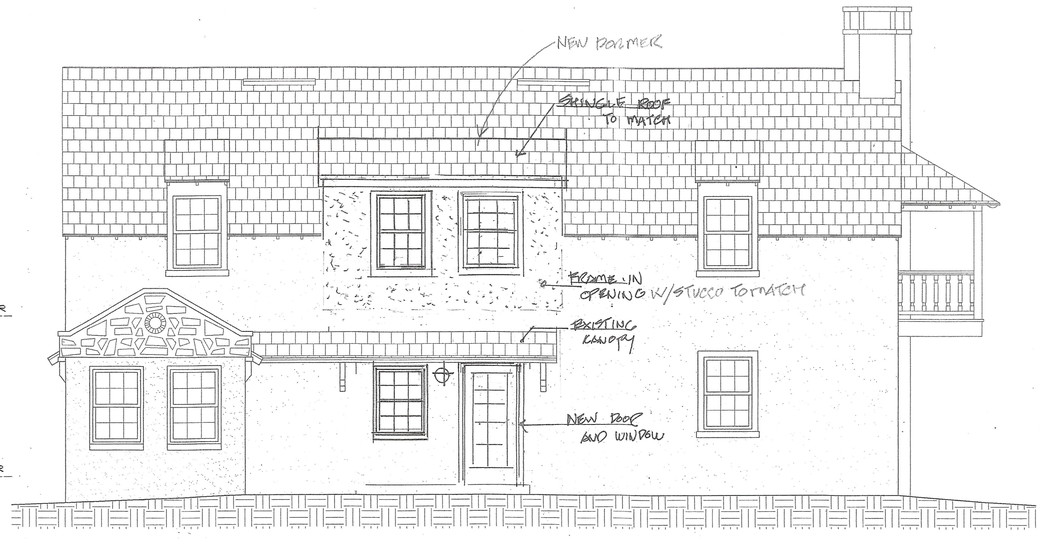
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Received July 11, 2022
Planning and Building Department



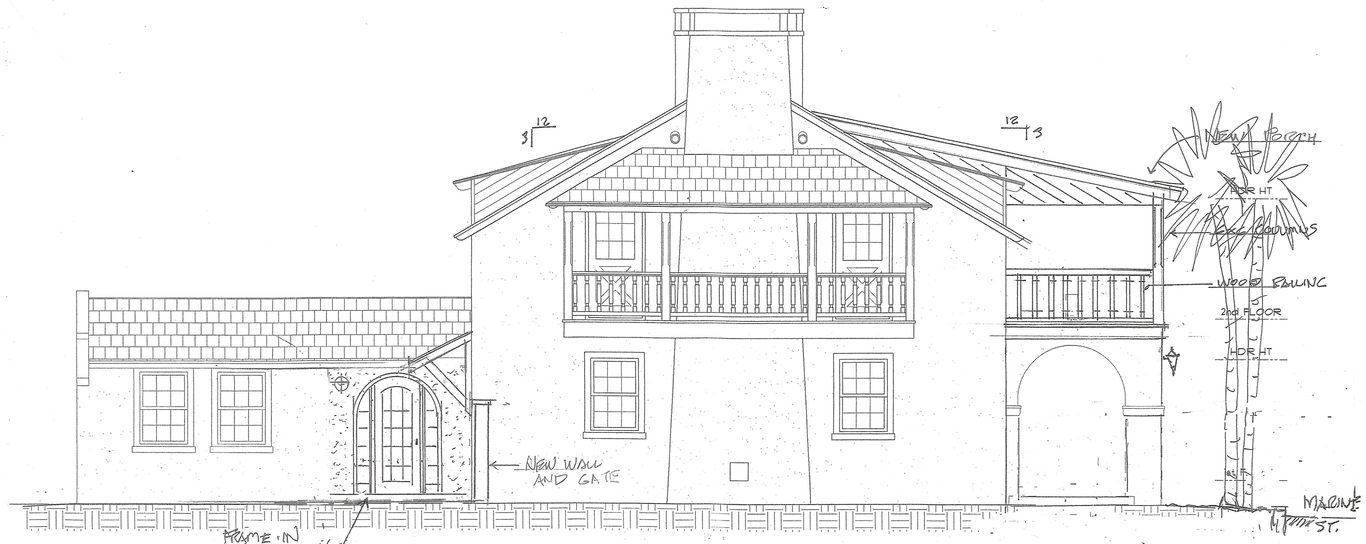
SECTION @ NEW PORCH

3/4" = 1'-0"



West Elevation

1/4" = 1'-0" Rear



South Elevation

1/4" = 1'-0" Left

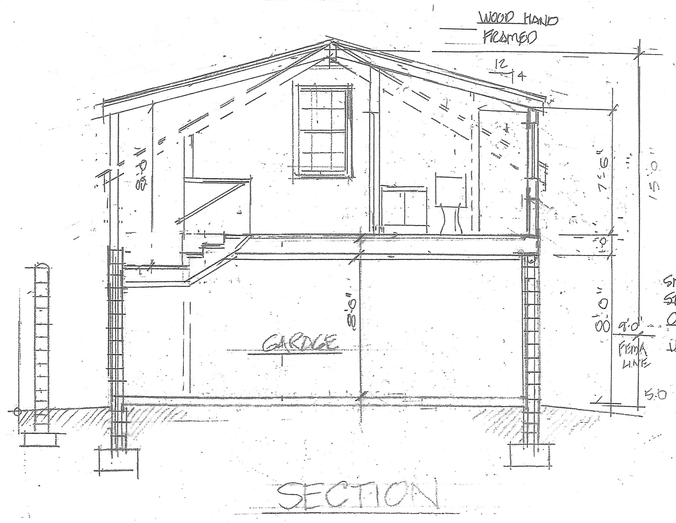
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ST. AUGUSTINE, FLORIDA 32084

Date: 7-8-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

SHEET
A7

Received July 11, 2022
Planning and Building Department



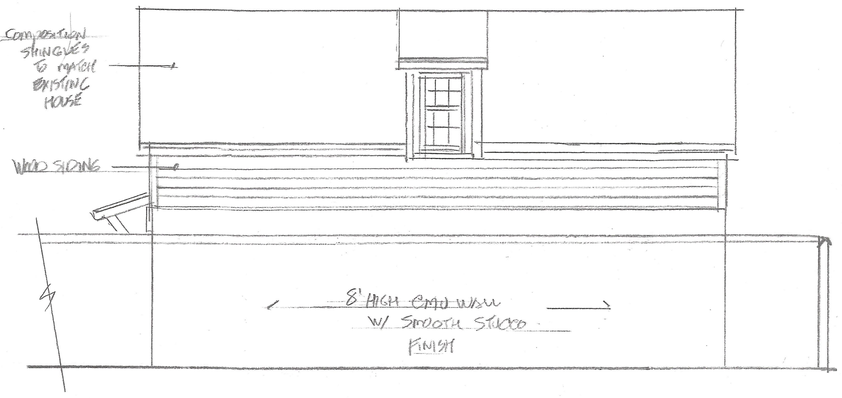
SECTION



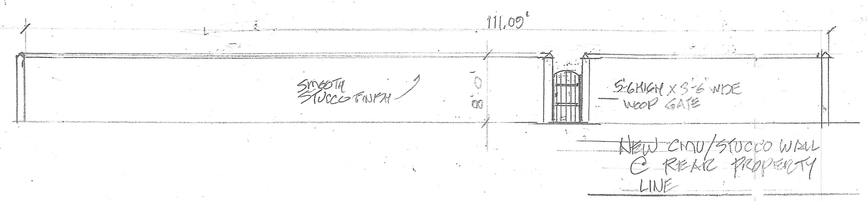
NORTH ELEVATION

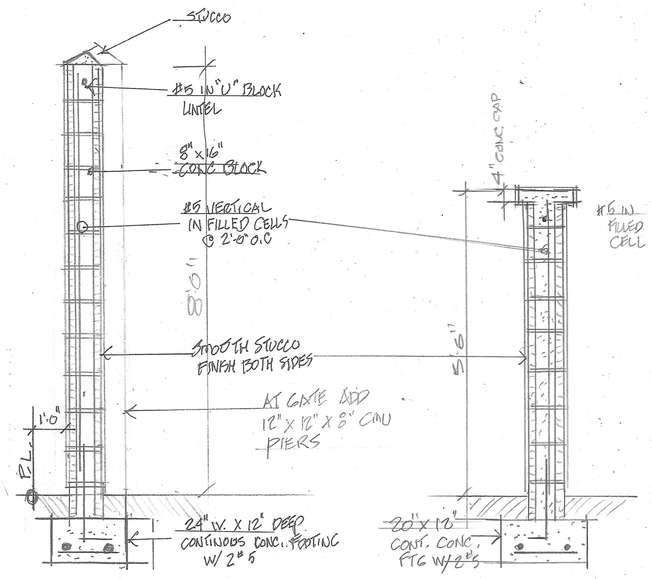


EAST ELEVATION



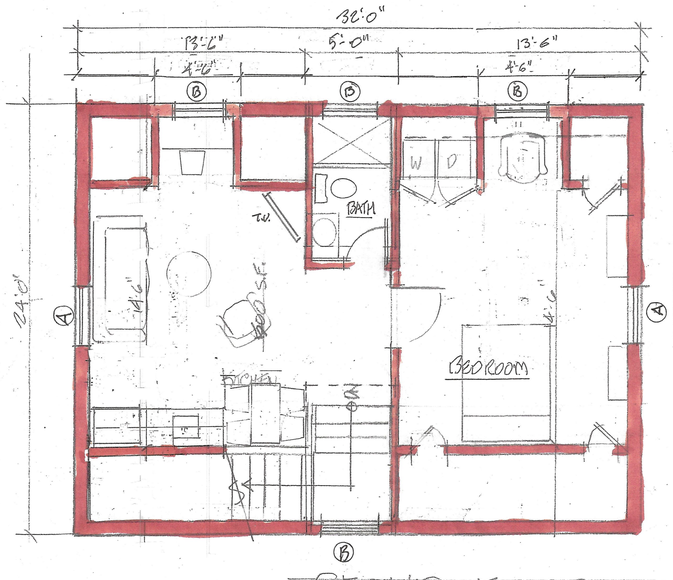
WEST ELEVATION



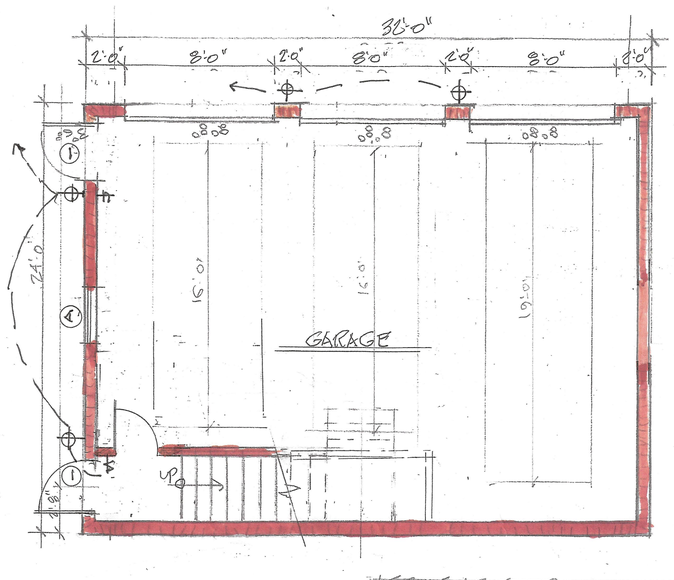


WALL SECTION @ REAR WALL

WALL SECTION @ DRIVEWAY



SECOND FLOOR 1/4"=1'-0"
NEW GARAGE/GUEST HOUSE



FIRST FLOOR 1/4"=1'-0"
NEW GARAGE/GUEST HOUSE

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	7-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

SHEET
A8

SUMMER SAVINGS ARE HERE. GET THE BEST VALUES NOW. SHOP NOW >

Search 50 MARINE ST.

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W. Jacksonville Lowe's Open until 9 PM >

LOWE'S

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

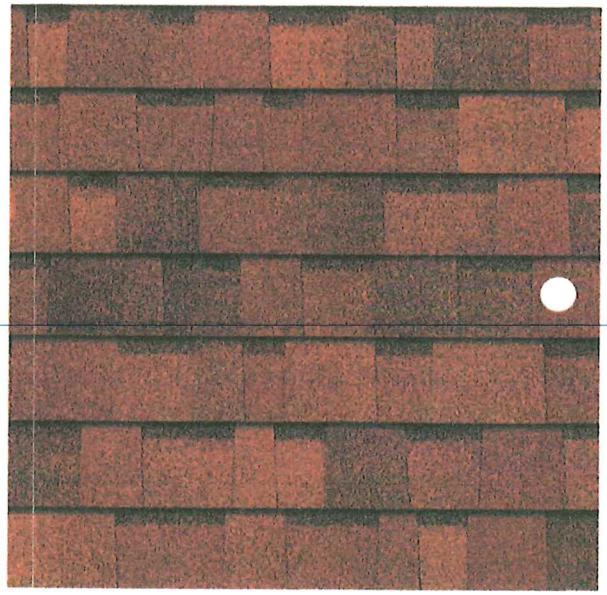
Building Supplies / Roofing / Roof Shingles

Owens Corning TruDefinition Duration 32.8-sq ft Terra Cotta Laminated Architectural Roof Shingles

Item #267167 Model #TD99

Shop Owens Corning ★★★★★ 14258

SHINGLES TO MATCH SIZE AND COLOR OF EXISTING HOUSE



Calculate your required quantity

$53.59 when you choose 5% savings on eligible purchases every day. Learn how

Duration roofing shingles provide strength and durability to your roof thanks to patented SureNail technology

TruDefinition is Owens Corning's color design platform specially formulated to capture bright, vibrant hues and dramatic shades

3 Bundles per 98.4 square feet

Qty 1

Add to Cart

Get it Installed

Longer wait time than usual (30+ days)

Free Store & Curbside Pickup
Pickup on Mon, Aug 22 (Est.) at W. Jacksonville Lowe's

Delivery
Scheduling Available
Get it by Tue, Aug 23



Owens Corning TruDefinition Duration 32.8-sq ft Terra Cotta Laminated Architectural Roof Shingles

Add to Cart

Overview Specifications Reviews Q&A Product Features Compare



Owens Corning DuraRidge 20-lin ft…

★★★★☆ 21

$85.71

+ Add to Cart



Owens Corning Oakridge 32.8-sq f…

★★★★★ 1813

$52.45

+ Add to Cart



Owens Corning TruDefinition…

★★★★★ 14111

$56.41

+ Add to Cart



GAF Timberline HDZ 33.33-sq ft Charco…

★★★★★ 15950

$37.98

+ Add to Cart



Owens Corning Supreme 33.33-sq…

★★★★★ 2101

$40.45

+ Add to Cart



Owens Oakridg

★★★

$52.45

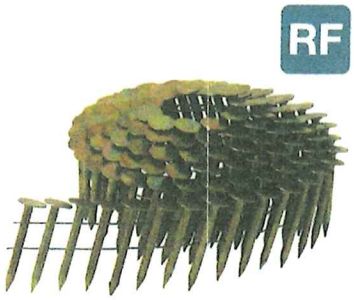
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COMPLETE YOUR ROOFING PROJECT



$56.98



$299.00



$10.98

$3.88

★★★★½ 138

Metabo HPT 1-1/4-in 15-Gauge Electro-Galvanized Steel Pneumatic Roofing Nails (7200-…

Add to Cart

★★★★★ 238

Metabo HPT 15-Degree Pneumatic Roofing Nailer

Add to Cart

★★★★½ 319

TITE-SEAL Self-adhesive waterproof flashing tape 4-in x 33-ft Rubberized Asphalt Roll…

Add to Cart

★★★★☆ 1

BLACK JACK Waterproofer C Sealant

Add

OVERVIEW



Owens Corning TruDefinition Duration 32.8-sq ft Terra Cotta Laminated Architectural Roof Shingles

$56.41

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Overview Specifications Reviews Q&A Product Features Compare

thanks to patented SureNail technology

- TruDefinition is Owens Corning's color design platform specially formulated to capture bright, vibrant hues and dramatic shades
- 3 Bundles per 98.4 square feet
- The SureNail strip is a tough-engineered woven fabric on the nailing line, allowing for fast and accurate nailing
- The outstanding grip of the SureNail strip provides exceptional wind resistance – 130 MPH limited warranty
- StreakGuard Algae resistance protection helps inhibit the growth of blue-green algae to provide protection against ugly black streaks
- Features unique "triple layer" of reinforcement where the fabric overlays two shingle layers, called the common bond area
- Up to 200% wider common bond area in the nailing zone over standard shingles
- Limited lifetime warranty (for as long as you own your home)

Use and Care Manual
PDF

Warranty Guide
PDF

Prop65 Warning Label
PDF

Installation Manual
PDF

Dimensions Guide
PDF

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CA Residents: ⚠ **Prop 65 Warning(s)**

SPECIFICATIONS

Warranty	Limited lifetime	**Coverage Area Unit of Measure**	Squa feet
Impact Resistance	×	**Approximate Surface Coverage**	32.8-ft
Shingle Length (imperial) (Inches)	39.375	**ENERGY STAR Certified**	×
Fire Rating	Class A	**Material**	Asphalt
CA Residents: Prop 65	⚠ Prop 65	**Package Type**	Bundle

+ Show All



Owens Corning TruDefinition Duration 32.8-sq ft Terra Cotta Laminated Architectural Roof Shingles

$56.41

Add to Cart

Overview Specifications Reviews Q&A Product Features Compare

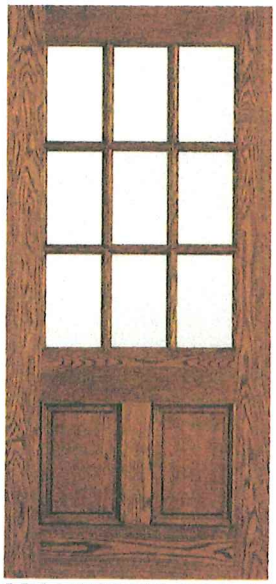
JELD-WEN

(/en-us)

IWP® Wood Exterior Door: 444 Glass Panel

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Model Overview



← This is also the FRENCH DOUBLE DOORS

MAINTENANCE LEVEL
Moderate

WARRANTY
5 Year Warranty

COLORS & FINISHES
51 Finish Options
3 Caming Finishes
3 Sill Finishes

TRIM OPTIONS
6 Distressing Options
3 Corner Blocks

GLASS
Decorative, energy efficient, tinted and textured.

HARDWARE
1 Hinge Bearing Option in 6 finishes
3 Hinge Accents

MATERIALS
6 Wood Options

PANEL OPTIONS

P Hey there! Can I help you find anything?

Oak

This hardwood is one of the most popular species used today. Oak is renowned for its dramatically pronounced grain pattern. This pattern varies from tight, vertical grain to a beautifully arched pattern. This wood may also feature pin knots and mineral streaks. The color range includes light straw and honey with a light pink hue. Very durable and strong, oak accepts stains evenly and is easy to work with.

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STAINED TO MATCH TRIM & EXISTING RESIDENCE COLOR TO BE FROM APPROVED COLORS

Walnut

(Clear or Knotty) - One of the more beautiful and expensive species, walnut is traditionally used for fine gun stocks, furniture and boatbuilding. It is a dense hardwood that is fairly porous. The color varies from a rich, dark brown to black with purple undertones. Because of the way it growns, the heartwood of the walnut tree grows darker than the sapwood on the outer rings. Walnut features attractive blonde sapwood streaks within the darker tones and it generally has a straight grain with occasional waves or curls. It requires grain filler when finished.

Colors & Finishes

FINISH OPTIONS

Note: Actual colors may vary from samples shown d monitor calibrations.

Hey there! Can I help you find anything?





JELD-WEN

(/en-us)

IWP® Wood Exterior Door: 160 All Panel

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Model Overview



MAINTENANCE LEVEL
Moderate

COLORS & FINISHES
51 Finish Options
3 Sill Finishes

HARDWARE
1 Speakeasy Option
1 Hinge Bearing Option in 6 finishes
3 Hinge Accents

PANEL OPTIONS
Panel profiles and panel options

WARRANTY
5 Year Warranty

TRIM OPTIONS
6 Distressing Options
3 Corner Blocks

MATERIALS
6 Wood Options

Hey there! Can I help you find anything?

Oak

This hardwood is one of the most popular species used today. Oak is renowned for its dramatically pronounced grain pattern. This pattern varies from tight, vertical grain to a beautifully arched pattern. This wood may also feature pin knots and mineral streaks. The color range includes light straw and honey with a light pink hue. Very durable and strong, oak accepts stains evenly and is easy to work with.

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← STAINED TO MATCH COLOR OF EXISTING HOUSE DOORS. USE APPROVED COLORS

Walnut

(Clear or Knotty) - One of the more beautiful and expensive species, walnut is traditionally used for fine gun stocks, furniture and boatbuilding. It is a dense hardwood that is fairly porous. The color varies from a rich, dark brown to black with purple undertones. Because of the way it growns, the heartwood of the walnut tree grows darker than the sapwood on the outer rings. Walnut features attractive blonde sapwood streaks within the darker tones and it generally has a straight grain with occasional waves or curls. It requires grain filler when finished.

Colors & Finishes

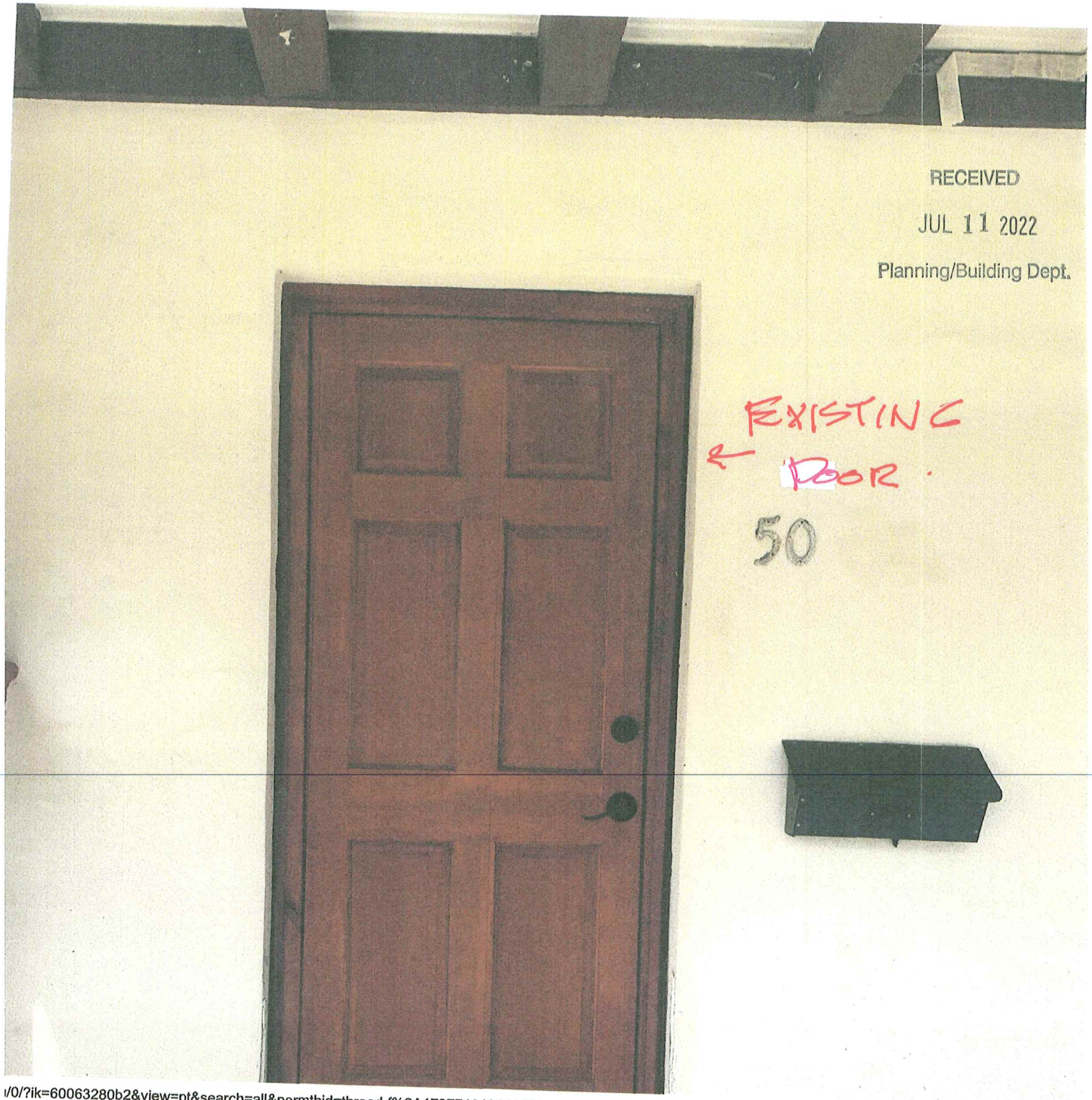
FINISH OPTIONS

Note: Actual colors may vary from samples shown d monitor calibrations.

Hey there! Can I help you find anything?



omasarchitect@gmail.com>
tect@gmail.com



l/0/?ik=60063280b2&view=pt&search=all&permthid=thread-f%3A1737710181416818151%7Cmsg-f%3A1737710181416818151&simpl=msg-f%3A17377101814168181

Item # bci1099965

Schlage Addison Single Cylinder Exterior Entrance Handleset from the F-Series

Model:**F58ADD622**

★★★★★ (118) | Write a Review



← Door Hardware

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$194.94

Free Shipping!

Delivered to 32216 by Wednesday, July 13th - Shipping to 32216

Schlage Take on Summer Sale

Extra 10% savings on Schlage matte black mechanical door hardware. Use coupon SCHLAGE10 at checkout.

Offer Ends 07-31-2022

Finish: Matte Black - 441 In Stock

Matte Black >

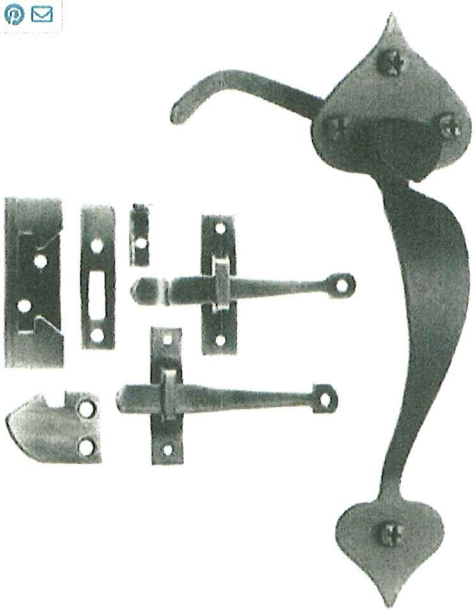
Function ?

Keyed - Single Cylinder >

Handleset Design ?

VAN DYKE'S RESTORERS
The Source for All Your Renovation & Restoration Needs

HOME ▸ ACORN GATE LATCH SET WITH THUMBLATCH



Acorn Gate Latch Set With Thumblatch

★★★★★

As low as: $33.87

Shape

Quantity 1

Store ID: 204961

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GATE HARDWARE

Acorn Gate Latch Set with Thumblatch

You will have the coolest gate in the neighborhood with this Acorn Gate Latch Set with Thumblatch. This 4 1/4-inch, Black Powder Coat latch set is made of iron to last for years. Rim latches are designed for doors 7/8" to 1 3/4" thick. The combination latches include all parts so that the handle may be mounted on either side of the door. All sets have a locking device. Mounting fasteners included. Handle comes in choice of Spade, Heart or Bean design.

Specifications

Finish	Black Powder Coat
Length	4 1/4"
Material	Iron
Brand	Acorn Manufacturing

Product Review Summary

Based on 1 review

★★★★★

Overall Rating: 5.0/5.0

Customer Reviews

March 27, 2013

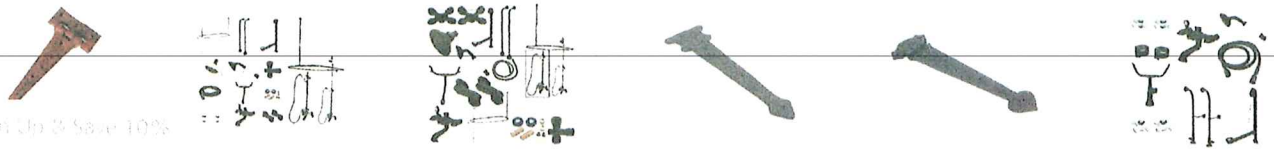
Acorn gate latch set with thumblatch

★★★★★

Great quality hardware; we had to purchase more for our new addition to match what we already have.

Lisa S. from PA

You May Also Like



VAN DYKE'S RESTORERS
The Source for All Your Renovation & Restoration Needs

HOME • RESTORERS SPADE STRAP HINGE



Restorers Spade Strap Hinge

$30.00 per pair

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Size

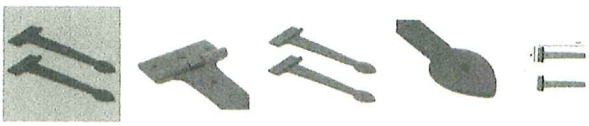
Finish

Quantity 1

Store ID: 203716
Item ID: 02917168

36 in stock; Orders larger than 36 will be backordered

GATE HARDWARE



Restorers Spade Strap Hinge

Crafted like their antique counterparts, Restorers Spade Strap Hinges feature authentic styling and distinctive finish options. Since these straps are handmade, measurements and working tolerances may vary. For heavy or often used doors, we recommend using a faux strap in conjunction with a coordinating butt hinge. Perfect for gates, sheds and other rustic applications. Matching mounting hardware included. 6", 12", 18", and 24" lengths available.

- Rust: Raw iron that has been oxidized. This finish will continue to rust over time and will rub off. This finish can be preserved by sealing with furniture wax or a clear coat sealant.
- Black Powder Coat: A baked-on finish that is virtually maintenance free. This finish is more shiny than Oil Blackened and is permanent.
- Oil Blackened: Raw iron coated with oil. The oil will wear and expose the iron beneath which will rust. Left as is, this finish will erode, or rub off. This can be prevented by sealing with furniture wax or a clear coat sealant.
- Hand forged items may vary slightly and variations in size and finish should be expected.
- 6" Hinges 20 lbs weight per hinge
- 12" Hinge: 40 lbs weight per hinge
- 18" Hinge: 50 lbs weight per hinge
- 24" Hinge: 60 lbs weight per hinge

Specifications

Brand	Restorers
Width	4"
Finish	Oil Blackened
Length	12"
Material	Iron
Style	Rustic
Unit of Measure	Per Pair
UPC Code	097667054781
Manufacturers Part#	MHW55412/HNG OB IRON

Product Review Summary

Based on 3 reviews

Overall Rating: 5.0/5.0

Customer Reviews

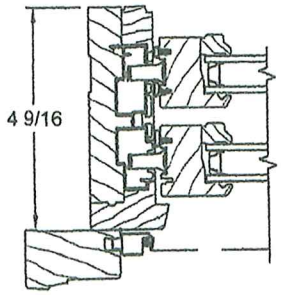
August 29, 2021

Nice quality

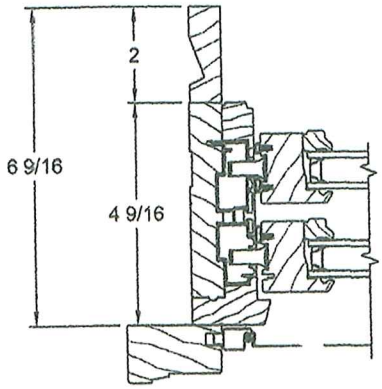
JAMB EXTENDER, SILL NOSE, & PREP FOR STOOL OPTIONS

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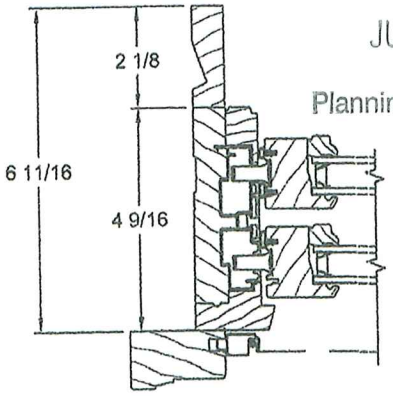
Jamb Extender Options



4 9/16" Jamb Width
4/4 Jamb Thickness

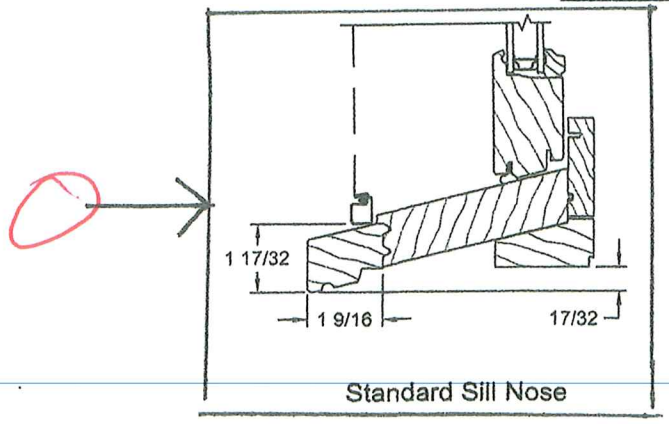


6 9/16" Jamb Width
4/4 Jamb Thickness

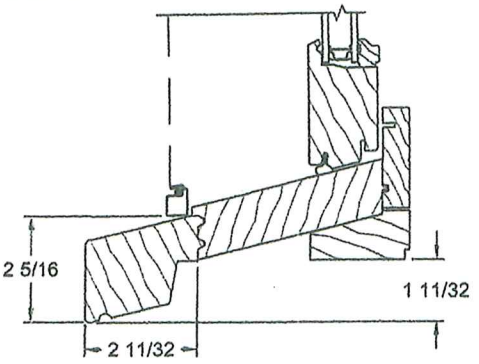


6 11/16" Jamb Width
4/4 Jamb Thickness

Sill Nose Options

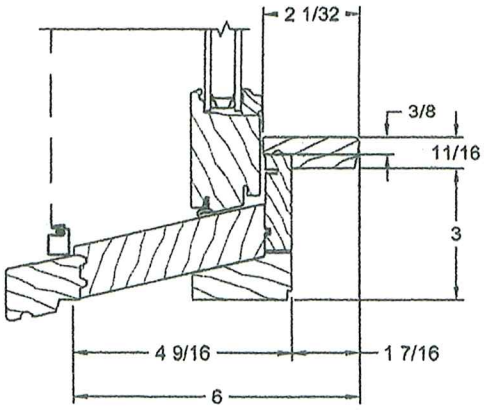


Standard Sill Nose

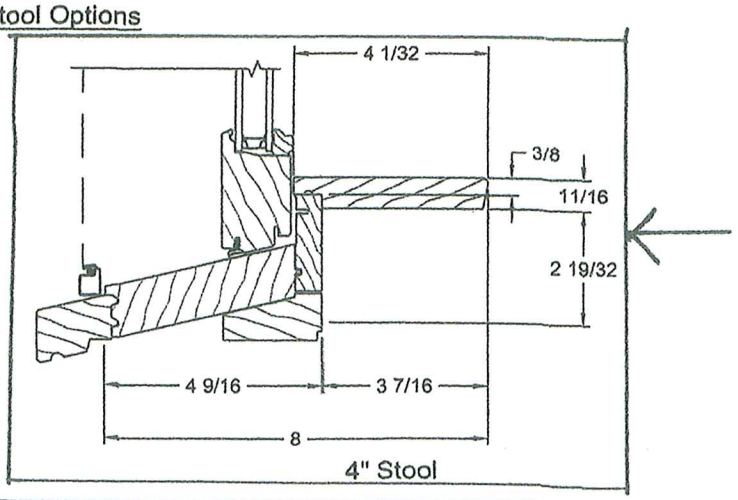


Extended Sill Nose

Prep for Stool Options



2" Stool



4" Stool

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"

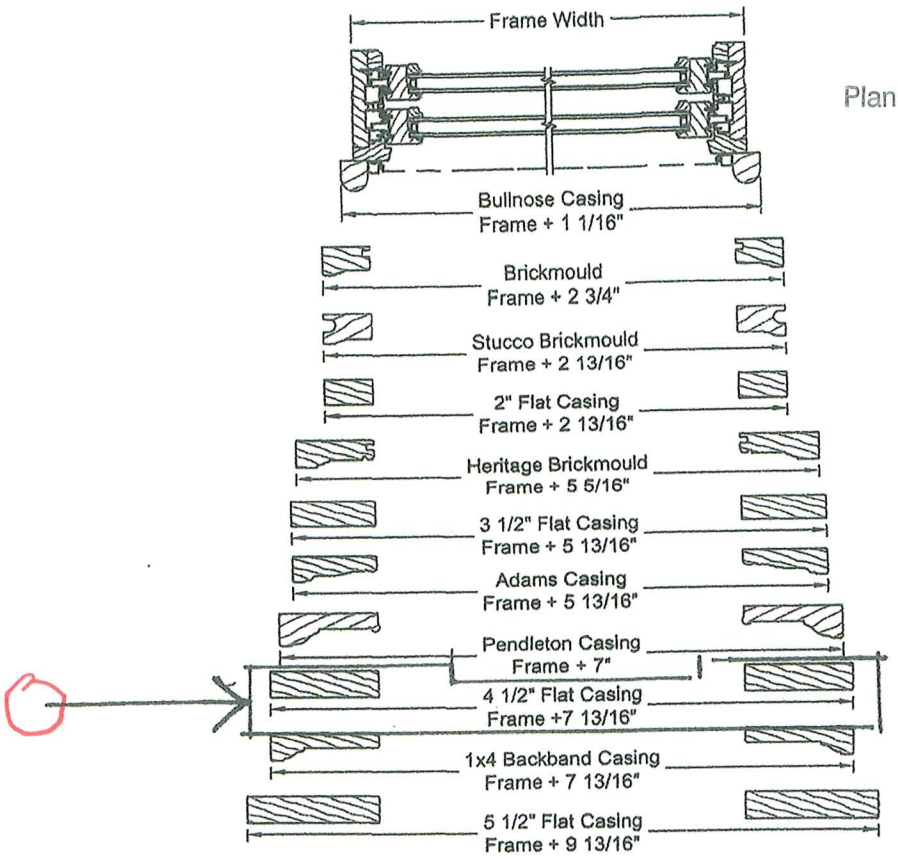
UNIT SIZING

Rough Opening
The frame size of the window plus 3/4".

Masonry Opening
The overall size of the window, including trim, plus 1/2".

Trim - 4 Sides

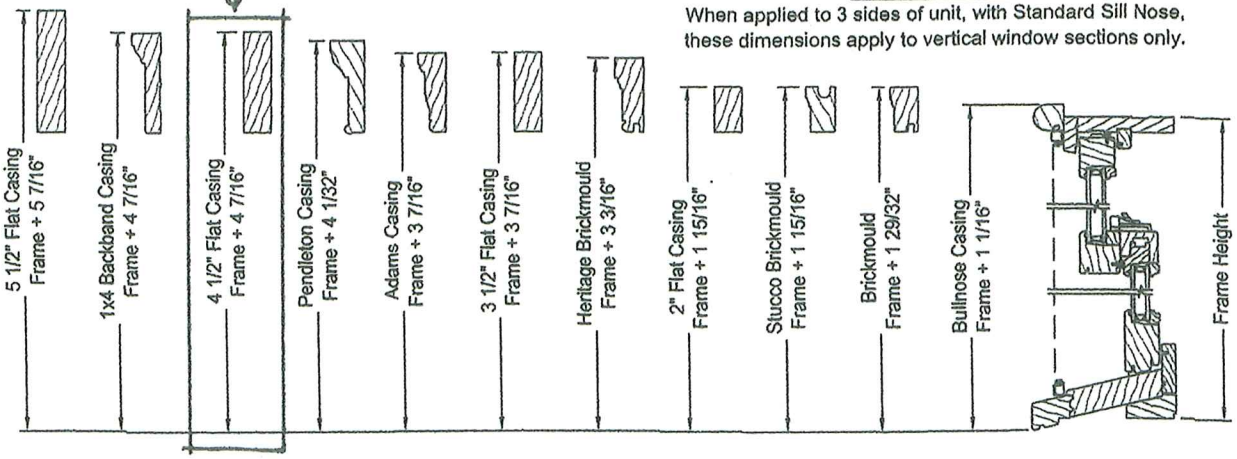
When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



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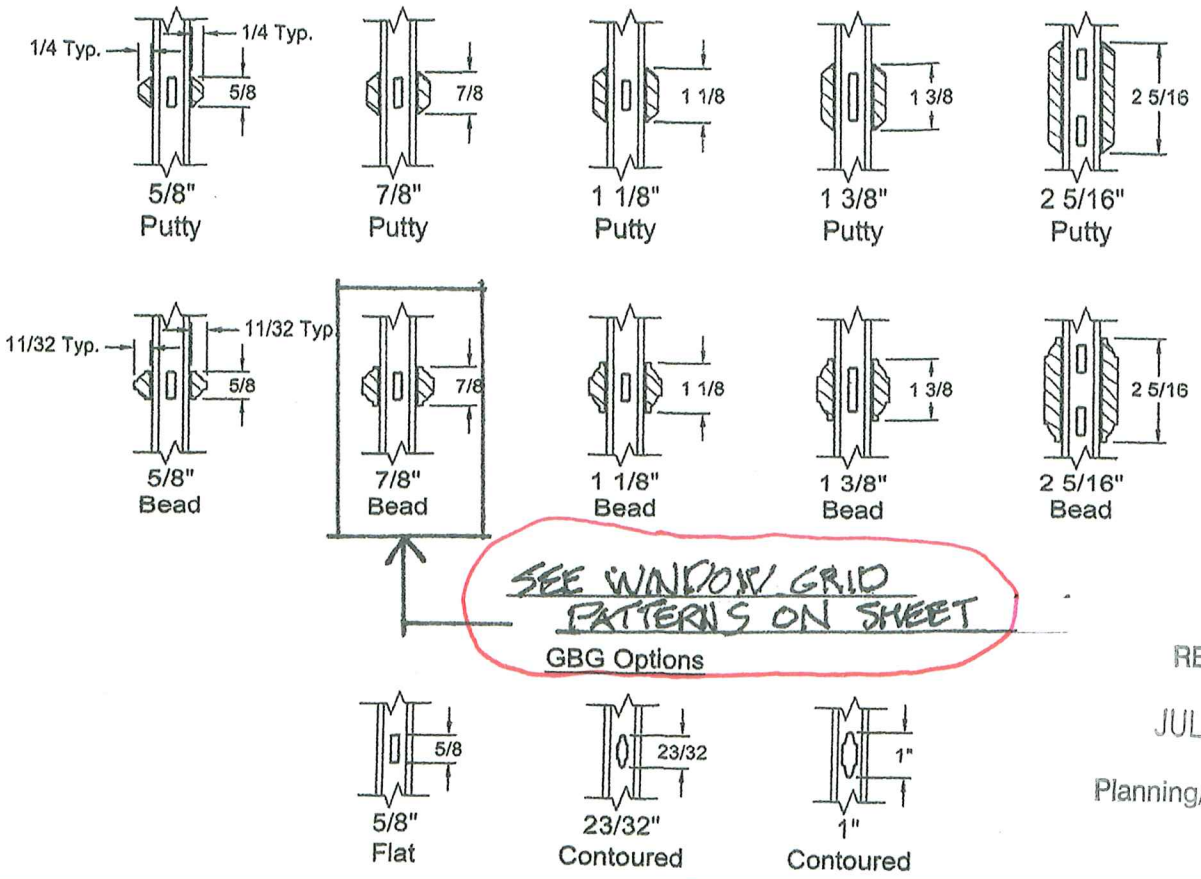
Trim - 3 Sides

When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.



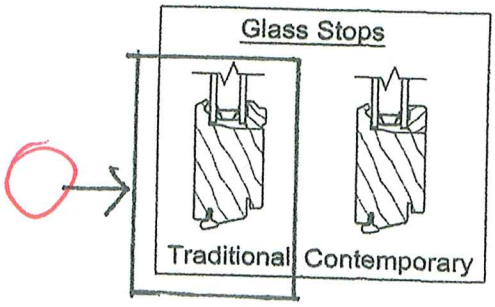
GRID & GLASS STOP OPTIONS

Exterior ← SDL Options → Interior



SEE WINDOW GRID PATTERNS ON SHEET

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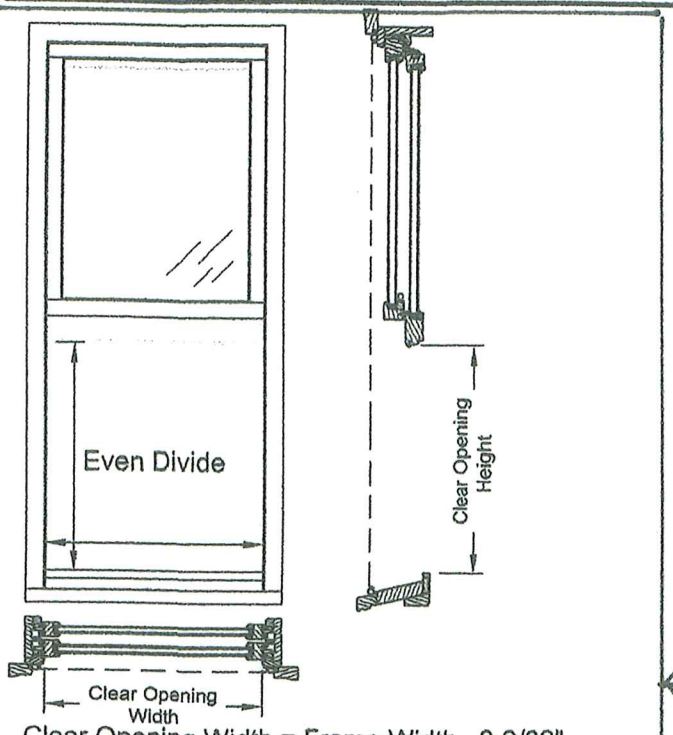


Various combinations of the SDL bars shown are available.

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"

CLEAR OPENING LAYOUTS



Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = (Frame Height / 2) - 4 13/16"

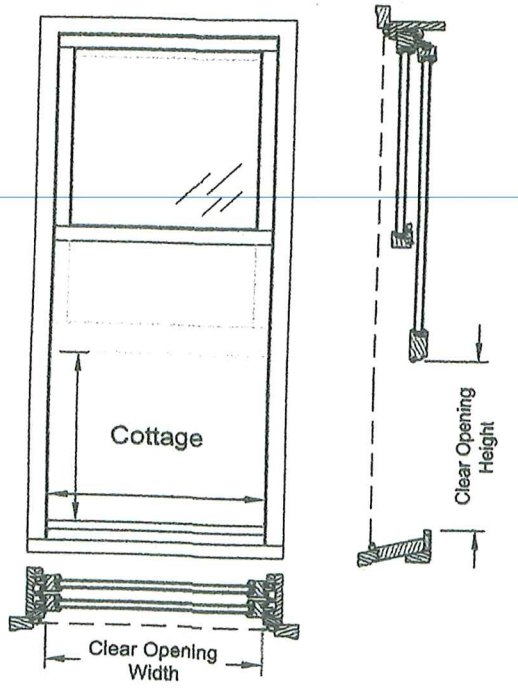
Values given are for WZ3 Non-Impact PG35 units. If other ratings are selected, subtract the required value as below:

WZ3 Non-Impact PG50
WZ4 Non-Impact
WZ3 Impact
Clear Opening Height - 3/8"

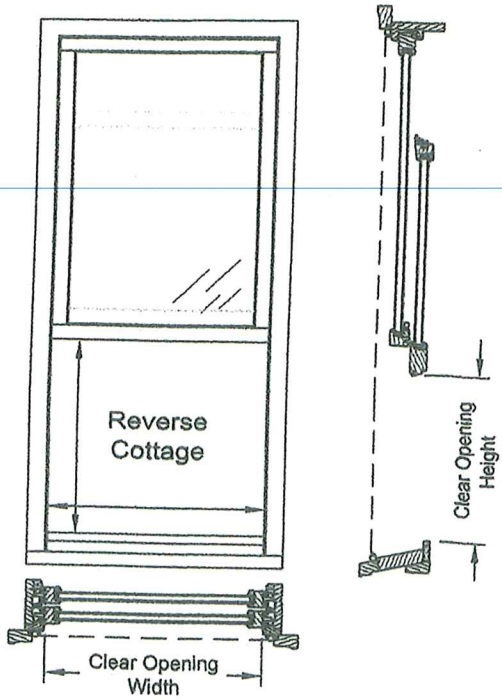
WZ4 Impact
Clear Opening Height - 25/32"

*Bottom Vent dimension as shown in QuickQuote ordering system.

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Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Frame Height - Bottom Vent* - 5 15/32"



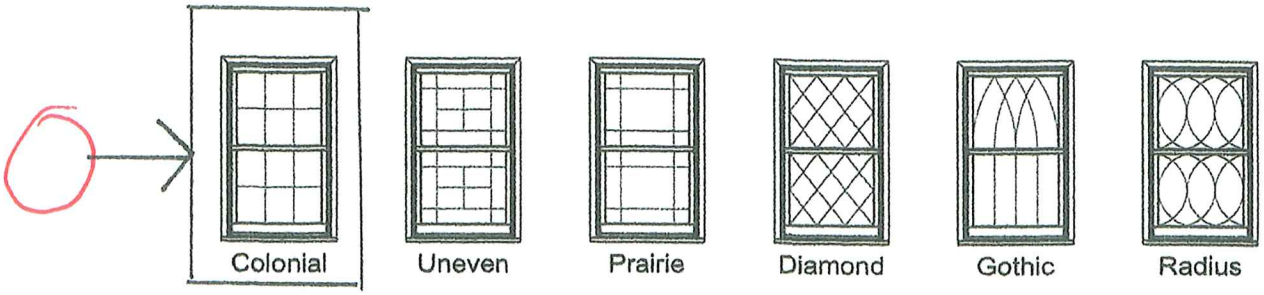
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Bottom Vent* - 4 27/32'

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

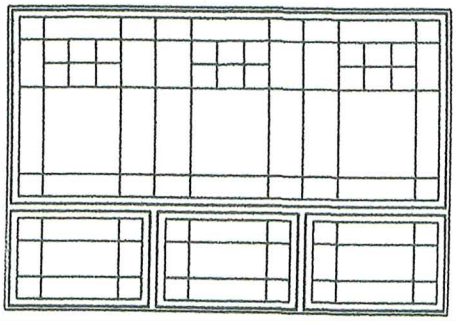
GRID PATTERNS

Custom™ Wood Double-Hung Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles.

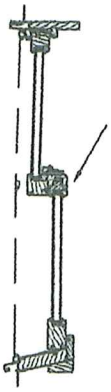
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



Bar Alignment
Alignment of bars from product to product is often required. Wood grilles, GBG, and SDL may be specifed with bars aligned.



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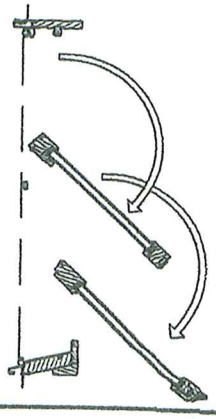


Double-Hung Operation
When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked, the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

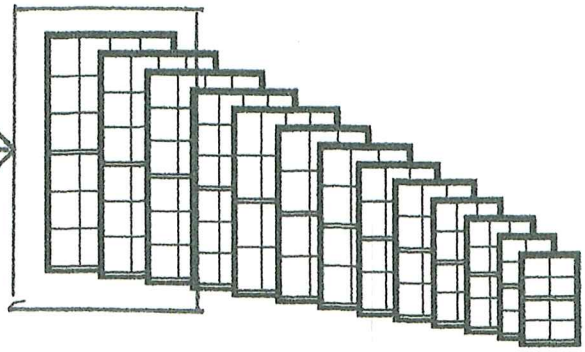


Sash Tilt for Washing
The Custom™ Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



GENERAL INFORMATION

SEE WINDOW DIMINSIONS ON SHEET



Dimensional Windows

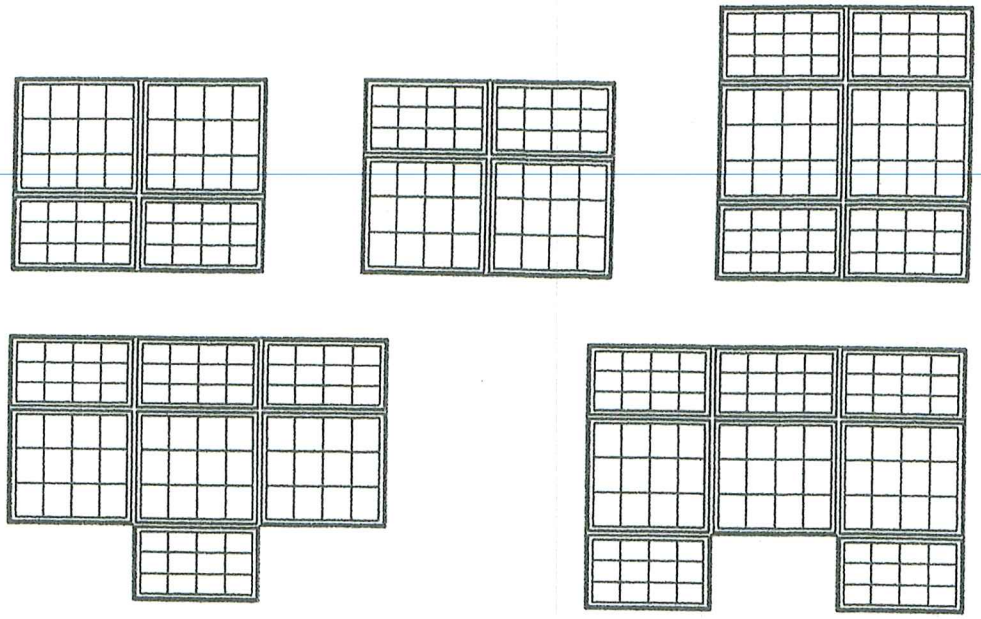
Custom™ Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom™ Wood Double-Hung windows are available as operating or stationary (non-venting) configurations and feature fully operating upper and lower sashes.

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Multiple Assemblies

Custom™ Wood Double-Hung windows may be mulled above, below, or beside other clad-wood Double-Hung windows or other clad-wood window products to fulfill a variety of architectural design needs.



JELD-WEN
WINDOWS & DOORS

Custom™ Wood Wood Windows Double-Hung

Architectural Design Manual

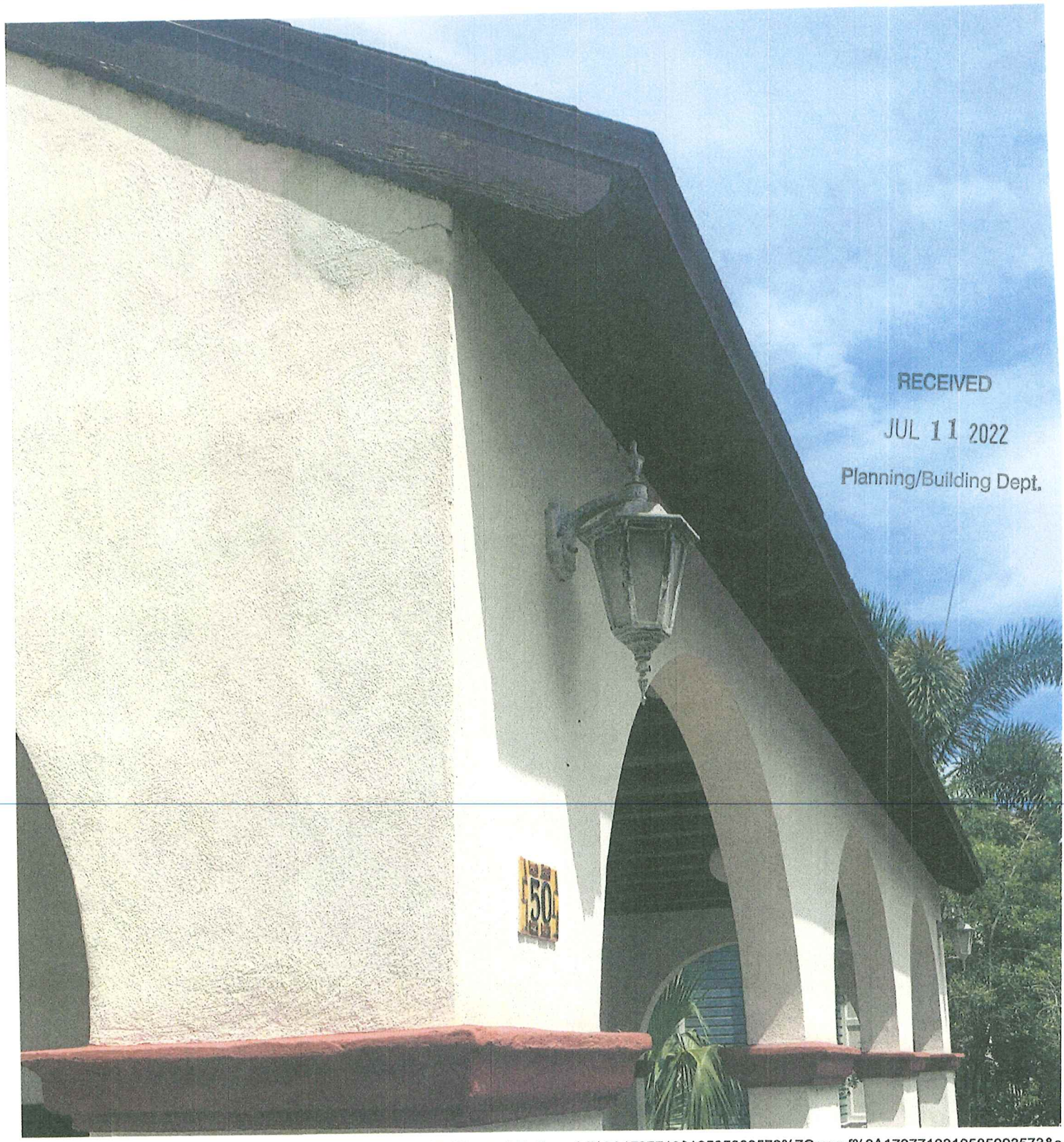
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JUL 11 2022
Planning/Building Dept.

March 2022

(no subject)
1 message

Les Thomas <lesthomasarchitect@gmail.com>
To: Lesthomasarchitect@gmail.com

EXISTING LIGHT



Thomas Lighting 8111EW Temple Hill Outdoor Lighting



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SIMILAR TO LIGHT ON EXISTING HOUSE SEE PHOTO

Customers Also Viewed

sthomasarchitect@gmail.com>
chitect@gmail.com

BRICKS & BRICK PATTERN FOR DRIVEWAY



/u/0/?ik=60063280b2&view=pt&search=all&permthid=thread-f%3A1737710246884263758%7Cmsg-f%3A1737710246884263758&simpl=msg-f%3A1737710246884263

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Instr #2021087167 BK: 5337 PG: 985, Filed & Recorded: 8/6/2021 11:40 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,739.00

Prepared by:
Karen Richmond
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-1266-KR

Parcel ID: 198870-0000

Warranty Deed

This Indenture made this **5th day of August, 2021** BETWEEN **Cameron D. Moyer, an unmarried man**, GRANTOR*, whose post office address is 50 Marine Street, St. Augustine, FL 32084, and **Ocean Breezes Real Estate, LLC, a Florida Limited Liability Company**, GRANTEE*, whose post office address is 56 Marine Street, St. Augustine, FL 32084.

COPY

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

Being in the City of Saint Augustine, and being that lot of land situated on the West side of Marine Street and having a frontage thereon of 93 feet with a depth of 113 feet and measuring on the rear 86 feet, said lot being also known and described as;

Lot 25, Block 27, according to the Official Map of the City of Saint Augustine, Florida; being the same property which was conveyed by a deed dated March 4, 1900 and recorded in Deed Book 3, page 339, public records of Saint Johns County, Florida made by Irvin Drysdale as Commissioner to Leonora Campbell and also by deed dated October 27, 1936, recorded in Deed Book 112, page 289 of said public records.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2021 and Subsequent Years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

Cameron D. Moyer

WITNESSES

Witness:

Witness:

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **August 5, 2021** by **Cameron D. Moyer** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:
My commission expires: Jan 22, 2024

KAREN IRENE RICHMOND
Notary Public-State of Florida
Commission # GG 949651
My Commission Expires
January 22, 2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1988700000
Location Address	50 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 25 BLK 27 OR5337/985 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.230
Homestead	N

Owner Information

Owner Name	Ocean Breezes Real Estate LLC 100%
Mailing Address	56 MARINE ST SAINT AUGUSTINE, FL 32084-5037

Map



Valuation Information

	2022
Building Value	$223,222
Extra Features Value	$0
Total Land Value	$449,770
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$672,992**
Total Deferred	$0
Assessed Value	**$672,992**
Total Exemptions	$0
Taxable Value	**$672,992**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

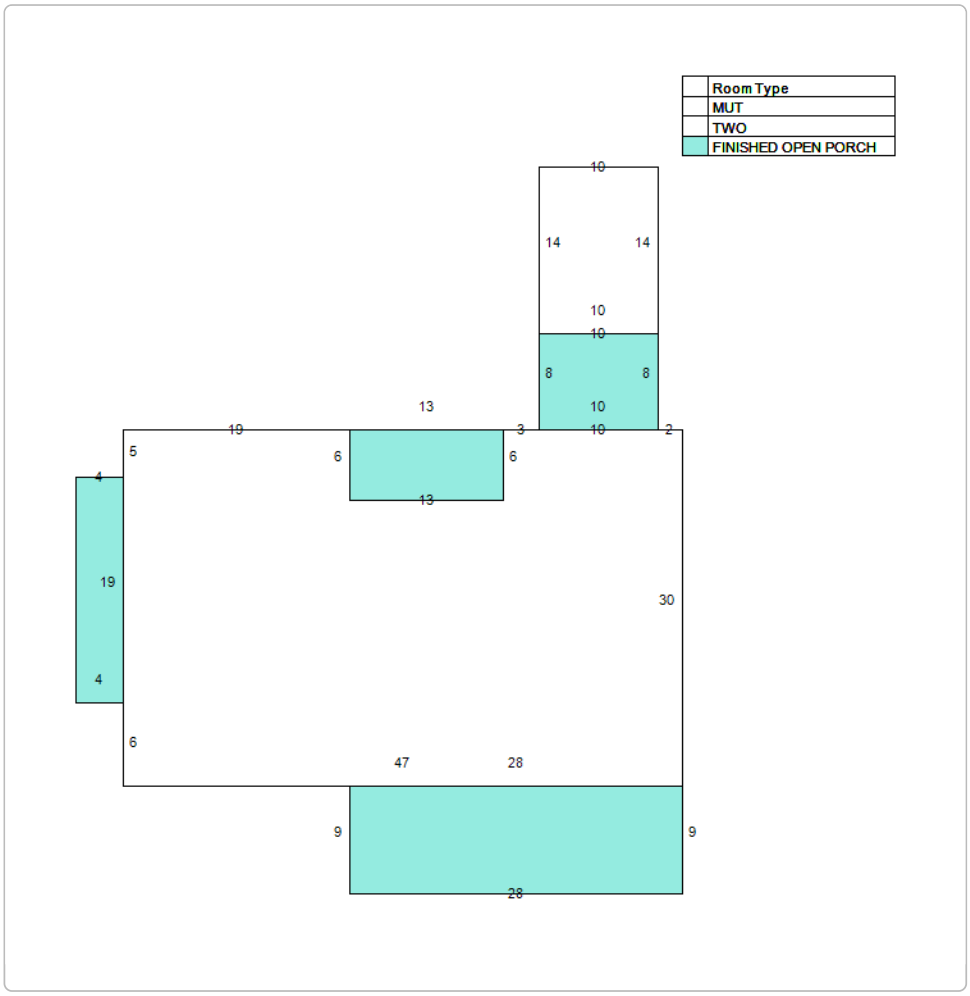
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$167,084	$0	$401,580	$0	$0	$568,664	$322,742	$295,922	$272,742
2020	$184,984	$0	$336,105	$0	$0	$521,089	$318,286	$252,803	$268,286
2019	$178,029	$0	$336,105	$0	$0	$514,134	$311,130	$253,004	$261,130
2018	$184,503	$0	$336,105	$0	$0	$520,608	$305,329	$265,279	$255,329
2017	$190,976	$0	$336,105	$0	$0	$527,081	$299,049	$278,032	$249,049
2016	$194,213	$0	$305,550	$0	$0	$499,763	$292,898	$256,865	$242,898
2015	$96,138	$0	$235,710	$0	$0	$331,848	$290,862	$90,986	$240,862
2014	$76,415	$0	$212,139	$0	$0	$288,554	$288,554	$50,000	$238,554
2013	$80,782	$0	$212,139	$0	$0	$292,921	$292,921	$50,000	$242,921
2012	$85,149	$0	$212,139	$0	$0	$297,288	$297,288	$50,000	$247,288
2011	$87,332	$0	$235,710	$0	$0	$323,042	$323,042	$50,000	$273,042
2010	$91,698	$0	$261,900	$0	$0	$353,598	$353,598	$50,000	$303,598

Building Information

Building	1
Year Built	1975
Actual Area	2036
Conditioned Area	2664
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Carpet
Interior Wall	Drywall
Heating Type	None
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	80
2 STORY	1332
FINISHED OPEN PORCH	76
FINISHED OPEN PORCH	252
FINISHED OPEN PORCH	78
MASONRY UTILITY	140
FINISHED OPEN PORCH	78
Total SqFt	2036

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	113	90	EF	$449,770

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/6/2021	8/5/2021	$677,000.00	WARRANTY DEED	5337	985	Q	I	MOYER CAMERON D	OCEAN BREEZES REAL ESTATE LLC
10/31/2012	10/30/2012	$100.00	TRUSTEES DEED	3636	1643	U	I	MOYER CAMERON D SUCC TRUSTEE TO JOHN C MADDEN TRUST	MOYER CAMERON D
8/6/2021	10/21/2009	$0.00	AFFIDAVIT	5337	982	U	I	MADDEN JOHN CADMUS(DECD)	MADDEN JOHN CADMUS (DECD)
	8/1/2009	$0.00	LIFE ESTATE	3224	1176	U	I	MADDEN JOHN C ***	MADDEN JOHN C ***

No data available for the following modules: Exemption Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/25/2022, 12:06:49 AM

Version 2.3.202

Detail by Entity Name

Florida Limited Liability Company
OCEAN BREEZES REAL ESTATE,LLC

Filing Information

Document Number	L21000235217
FEI/EIN Number	N/A
Date Filed	05/20/2021
State	FL
Status	ACTIVE

Principal Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Mailing Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

GINN & PATROU, PA
460 A1A BEACH BLVD
ST AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, REBECCA
56 MARINE STREET
ST AUGUSTINE, FL 32084

Title AMBR

SMITH, KEVIN
56 MARINE STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
05/20/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
LES THOMAS ARCHITECHT INC.

Filing Information

Document Number	K01082
FEI/EIN Number	58-1765775
Date Filed	11/06/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/1990

Principal Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084 UN

Changed: 06/12/2012

Mailing Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Changed: 04/30/1990

Registered Agent Name & Address

THOMAS, LESLIE J.
32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Address Changed: 03/19/1991

Officer/Director Detail

Name & Address

Title D

Thomas, Leslie J
32 CORDOVA STREET
ST. AUGUSTINE, FL

Title D

Oakes, Catherine A
32 CORDOVA STREET
ST. AUGUSTINE, FL

Annual Reports

Report Year	Filed Date
2020	04/13/2020
2021	03/11/2021
2022	02/03/2022

Document Images

02/03/2022 -- ANNUAL REPORT	View image in PDF format
03/11/2021 -- ANNUAL REPORT	View image in PDF format
04/13/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
03/11/2013 -- ANNUAL REPORT	View image in PDF format
06/12/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
05/07/2007 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- ANNUAL REPORT	View image in PDF format
03/24/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
03/17/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
03/23/2001 -- ANNUAL REPORT	View image in PDF format
03/16/2000 -- ANNUAL REPORT	View image in PDF format
04/01/1999 -- ANNUAL REPORT	View image in PDF format
02/12/1998 -- ANNUAL REPORT	View image in PDF format
01/31/1997 -- ANNUAL REPORT	View image in PDF format
02/12/1996 -- ANNUAL REPORT	View image in PDF format
07/05/1995 -- ANNUAL REPORT	View image in PDF format

For the August 17, 2022 HARB Meeting
Certificate of Appropriateness Application: HP2022-0042
Address: 18 Cordova Street
Applicant and Owner: KRP Properties V of Valdosta, LLC

1. The HARB continued this item at the July meeting to allow the applicant time to respond to Board comments. Items the applicant should address included:
    - Determining the condition of the existing tin shingles and whether repair was possible
    - Researching the feasibility of new tin shingles to replace the existing
2. If evidence was provided by the applicant that a tin/metal shingle was infeasible, the board indicated that preference would be to utilize an asphalt shingle that would have similar texture to the tin shingle.
3. No additional information was submitted by the completion of this memo. The original staff report is attached for reference.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous HARB meeting discussion, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **CERTIFICATE OF APPROPRIATENESS** at **18 Cordova Street** to allow time for the applicant to provide additional information as requested by the Board at the July meeting.

Candice Seymour
Candice Seymour, Historic Preservation Planner

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for July 21, 2022 Meeting



Application HP2022-0042 Address: 18 Cordova Street

Applicant: KRP Properties V of Valdosta, LLC

Property Owner: KRP Properties V of Valdosta, LLC

Project description: To replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ00677
National Register:	Model Land Company NR District: Altered Contributing	Construction date:	c. 1916
Archaeology Zone:	IIF	Zoning District:	RG-1 (faces HP-3)
Parcel number:	2062700000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Cordova Street one house north of Saragossa Street, this Masonry Vernacular building was constructed ca. 1916 and houses a bed and breakfast. Because the building faces the Historic Preservation 3 (HP-3) zoning district, HARB review is required to ensure proposed changes to the exterior or site and visible facades are reasonably compatible with the adjacent HP district and the Architectural Guidelines for Historic Preservation (AGHP).
2. The applicant is requesting to replace the existing metal roof (possibly tin shingle) material with an asphalt shingle material. Preferred color options provided include Estate Gray and Onyx Black. Driftwood was also submitted as a color option.
3. Photos of the existing metal roof were provided by the applicant; however, it is difficult from photographs to discern the exact type of metal roofing material. Visually, the material has the appearance of pressed metal or tin that has been coated with a silver and/or white finish/sealant in areas. Knowing the existing roof material is important to determine if it could be replaced with a similar material. A sample of the existing roof was not provided.
4. The AGHP recommends replacing materials with matching materials or with new materials that match the original in composition, size, shape, color, and texture.
5. Pre-approved materials for Masonry Vernacular buildings include fiberglass architectural shingles in medium to dark gray or brown; however, such material would not match the original in composition, size, shape, color, or texture.
6. Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) is an additional pre-approved roofing material for Masonry Vernacular buildings with pitched roofs and would more-closely resemble the existing roof material.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 18 Cordova Street**:

1. **APPROVE** the application with the finding that the proposed asphalt shingle material is reasonably compatible with the HP-3 zoning district and meets the Secretary of the Interior's Standards for Rehabilitation number 9 as a compatible contemporary material that is a listed pre-approved material for the architectural style and time-period, with approved color specified by the HARB; OR,
2. **CONTINUE** the application to allow the applicant time to consider an alternative roof material that more closely matches the existing roof in composition, size, shape, color, and texture such as one of the pre-approved metal roof options.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing metal roof material
2. Install Owens Corning Oakridge asphalt shingles in Estate Gray or Onyx Black.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions

Pre-Approved Guidelines

1. Roofing material: If photographic or physical evidence can be shown that another roofing material had previously existed on a building, that same material can be pre-approved [otherwise the pre-approved roofing material guidelines are as follows]:
   - Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
   - Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
   - Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

Architectural Styles and Periods

Masonry Vernacular

Roof types on commercial buildings are typically flat with a parapet. Other roof types are gable or hip. Flat roofs are built-up. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick and may be finished with stucco.

New Construction

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Post-1821

Masonry Vernacular roofs on commercial buildings are flat with a parapet. Roof surfaces are built-up. Masonry Vernacular roofs on other buildings are gable or hip. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick, and may be finished with stucco.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps

STAFF PHOTOGRAPHS
18 Cordova Street





STAFF PHOTOGRAPHS
18 Cordova Street





STAFF PHOTOGRAPHS
18 Cordova Street



STAFF PHOTOGRAPHS
18 Cordova Street







Context Photographs

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 677 1009==

Site Name: 18 Cordova Street 830== Survey Date: 7807 820==

Address: 18 Cordova Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Anderson (Model Land Co) 11 868==
(subdivision) (block) (lot)

868==

Owner of Site: Name: Ortiz, Joseph V. and Mary ;

Address: 2 Abbey Lane

Plainview, New York 11803 902==

Occupant or Manager: Landaere, Wm. C; Jones, Gail; Grant, Noyes; Jones, Mark (Tenants) 904==

Type of Ownership: Private 848== Zoning: RG-1

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 469577 3307150 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Harper, Robert W. (Assistant Curator) ;

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Resdience 838== Present Use: Apartments 850==

Date: +1916 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry vernacular 964==

Plan Type: 966==

Exterior Fabrics: Concrete block rusticated, stucco (scored) BEC ceiling-boards 854==

Structural Systems: Concrete block 856==

Features of Structure: (942)

Window Type: DHS 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porches, dormer, hip 942==

Porches & Balconies: 2 story open front porch 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, rough, shingles 882==

Ornament Exterior: Round wood columns, turned balasters 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed residential/commercial 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Politics/Government, Medicine 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Masonry Vernacular apartment building at 18 Cordova Street was constructed in 1916. The 1917 Sanborn Fire Insurance Map shows a two-story structure with a two-story octagonal projection and a two-story wrap around porch on the east and south sides. By 1924 a two-story addition appears on the west side and by 1930 an "L" shaped porch has been constructed between the wings of the addition and the original structure. The south porch was enclosed between 1917 and 1924. A railing around the top of the two-story bay has been removed. Distinctive features include round wood columns and turned balusters on the front porch. A photograph, circa 1930, pictures the building as a brick building with a railing crowning the octagonal projection. The exterior is now stucco and the roof of the octagonal wing flat.

The Anderson Subdivision, the southern half of Block N of Model Land Company, is bounded by Cordova, Sevilla and Saragossa Streets, lying south of Tolomato Cemetery and the public school grounds. It was a later development within the Model Land Company Subdivision, with houses dating from the first quarter of the 20th century. Most of the houses are wood frame, and most two-story. There are two interesting Mediterranean Revival buildings in the area. The buildings were all designed as private residences, though some have been put to commercial and institutional uses over the years. Some of the larger buildings have been divided into apartments, creating problems of population density and parking in the area. There are also traffic problems coming from heavily-traveled Cordova Street. The area is also under pressure from the expansion of the school grounds that lie to the north. The area is bounded on the east by the St. Augustine National Landmark Historic District.

HISTORY

This section of Model Land Company Subdivision evolved out of a tract of land that bordered the 18th century Rosario defense line to the east and that was once owned by some of the city's most prestigious colonial residents, including Jessie Fish, Miguel Iznardy, and Charles Gobert. The eastern corner is the site of the 18th century Tolomato Indian mission village, part of which became the Catholic cemetery during the century after the 1770's.(1) The area contained numerous orange groves until Dr. Andrew An-

(over)

V. BIBLIOGRAPHY

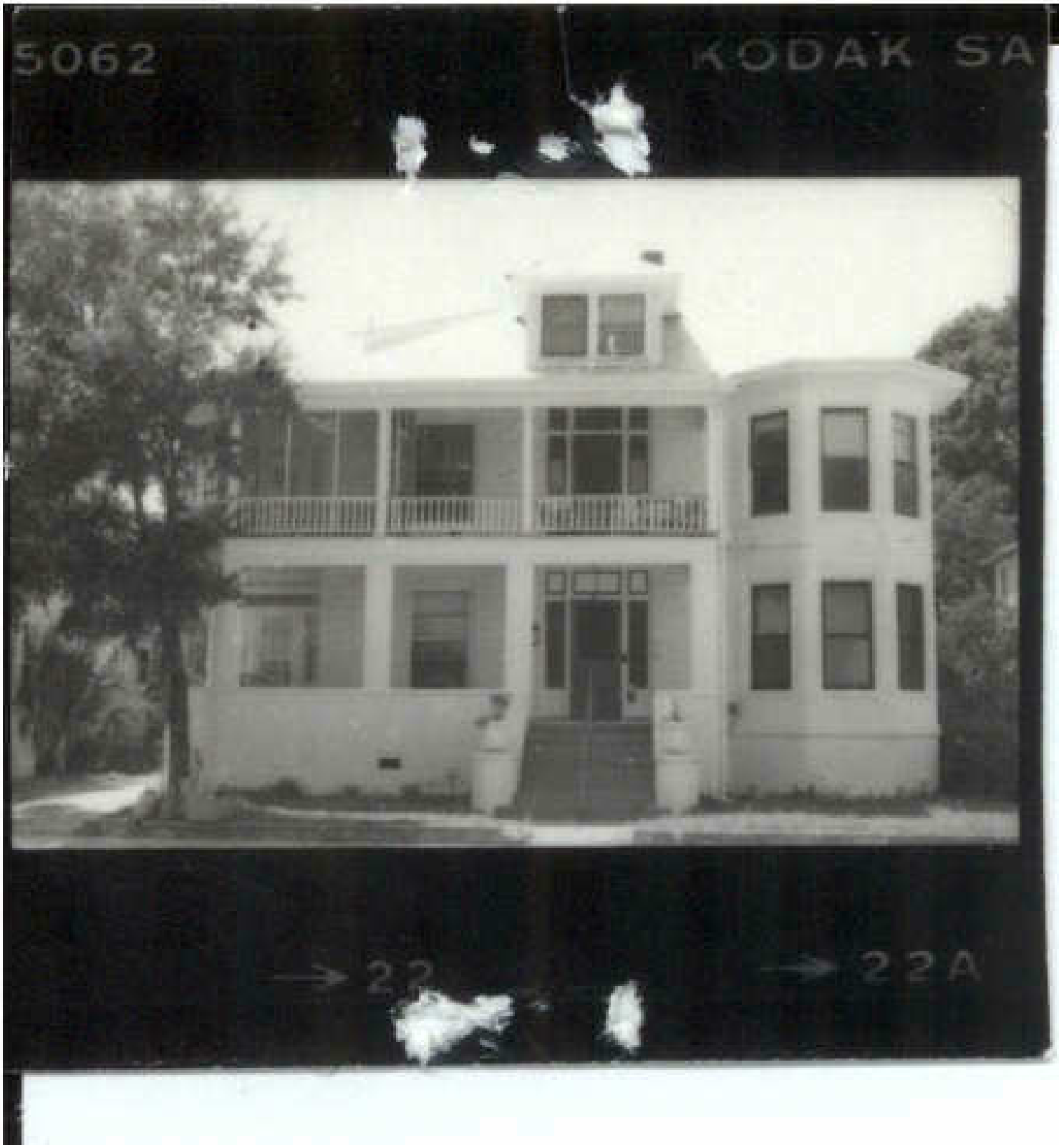
1. Charles S. Coomes, "Tolomato Cemetery", El Escribano, Vol. 13 (October, 1976), pp. 107-138.

2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

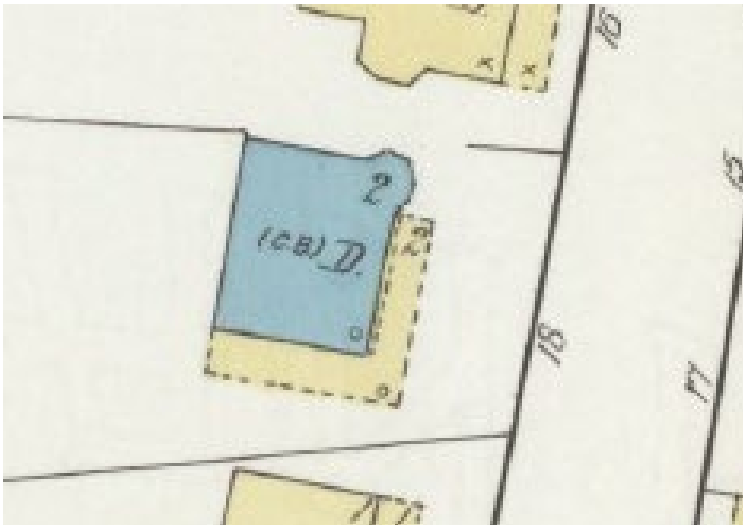
3. St. Augustine City Directory, 1924-25 through 1934.

derson, a prominent physician and civil leader who resided in "Markland", acquired the property from his friend Henry Flagler and subdivided it in the late 1880's. Residential development commenced shortly thereafter. In recognition of the Spanish heritage of the old city, the streets bordering the subdivision were named after cities in Spain.(2)

Residents of this house at 18 Cordova Street include prominent physician, Dr. A. Clarke Walkup and his wife Edna, and members of the Oliveros family. John D. Oliveros, an inspector for the city sanitary department and manager of the Charles F. Hamblen Club, and his wife Mary S., occupied the house.(3) The Oliveros family members descend from Minorcan ancestors who arrived in St. Augustine around the time of the New Smyrna colonists in 1777.


5062
KODAK SA
22
22A

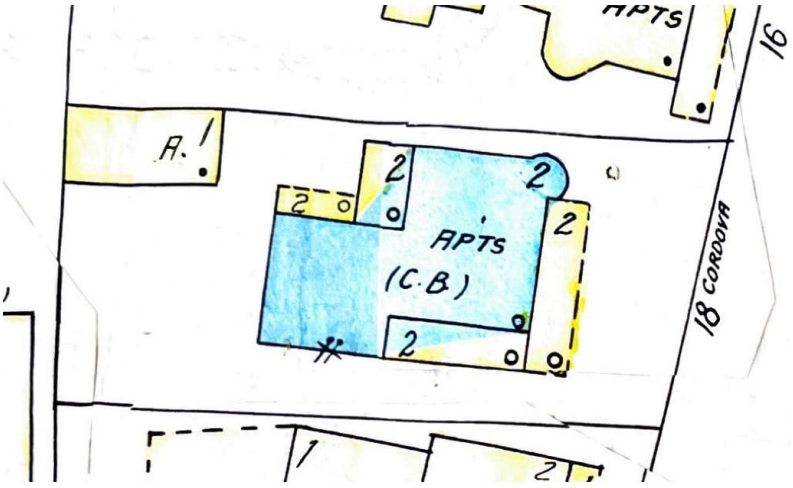
SANBORN MAPS
18 Cordova Street



1917



1924



1930 update to 1965

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 21, 2022

KRP Properties V of Valdosta LLC
1701 Ellis Drive
Valdosta, GA 31601

Re: Certificate of Appropriateness – 18 Cordova Street – HP2022-0042

Dear KRP Properties V of Valdosta LLC,

On July 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 17, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0042
Applicant:	KRP Properties V of Valdosta, LLC
Owner:	KRP Properties V of Valdosta, LLC
Address:	18 Cordova Street
Parcel Number:	2062700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 21, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the July 21, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RG-1 (faces HP-3).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Subject to the following conditions:

- Continued to the August 17, 2022 HARB meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of July, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0042

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Gaere MacDonald

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gaere MacDonald, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of July, A.D., 2022.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR AUGUST 17, 2022, HARB MEETING

HP2022-0042
18 Cordova Street

No new information was submitted for review.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ **OPINION** ▣ **CERTIFICATE OF APPROPRIATENESS**

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. HP2022-0042

Receipt No. 2405984

Meeting Date: July 21, 2022

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Ripal Patel

   Business (if applicable) Krp Properties V Of Valdosta LLC

   Address 1701 ELLIS DR

   City Valdosta State GA Zip Code 31601

   Daytime telephone (229) 251-5884 Other phone/email _____

   The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER Krp Properties V Of Valdosta LLC

   Business (if applicable) _____

   Address 1701 ELLIS DR

   City 1701 ELLIS DR State GA Zip Code 31601

   Daytime telephone (required) (229) 251-5884 Other phone _____

3. PROJECT STREET ADDRESS 18 CORDOVA ST

4. LEGAL DESCRIPTION: Lot 1 Block 11 Subdivision Anderson's Subdivision Parcel 2062700000

5. EXISTING USE Bed & Breakfasts PROPOSED USE Bed & Breakfasts

6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☑ NO

   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☑	Roof Roof Replacement from metal roof to shingles
☐	☐	Roof structures (dormers, chimneys, etc.)
☐	☐	Exterior finishes (stucco, masonry, siding)
☐	☐	Porch/Deck/Balcony
☐	☐	Awning/Canopy
☐	☐	Exterior Doors
☐	☐	Windows
☐	☐	Shutters
☐	☐	Foundation (including infill)
☐	☐	Exterior lighting & other appurtenances
☐	☐	Existing fences, walls & gates
☐	☐	Existing parking, walkways & other site features

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JUN 17 2022

Planning/Building Dept.

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☐ New parking/walkways/other site features
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☑ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Roof replacement with shingles colors, Onyx Black, Estate Grey, and Driftwood.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME _____

SIGNATURE OF APPLICANT _____ DATE _____

PRINT OWNER'S NAME Manojkumar Patel

SIGNATURE OF OWNER M. A. PATEL DATE 7/20/22

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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JUN 17 2022
Planning/Building Dept.

October 2017

Application pg. 2

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)
)
☐ City ☑ County of Seminole)

On 06/17/2022 (Date) before me, Brandon Coleman (Notary Name),

personally appeared Ripal Patel
(Name(s) of Signer(s))

❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ **-- OR --**
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver_license
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

BRANDON COLEMAN
Notary Public - State of Florida
Commission # HH 246685
Expires on March 29, 2026

Notarized online using audio-video communication
Online Notary

WITNESS my hand and official seal.

Notary Public Signature: Brandon Coleman

Notary Name: Brandon Coleman
Notary Commission Number: HH 246685
Notary Commission Expires: 03/29/2026
Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Roof Application
Document Date: 06/17/2022 Number of Pages (w/ certificate): 5
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: Ripal Patel

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: SELF

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: _____

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JUN 17 2022
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COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☒	☐	☐	Photographs of existing roof and affected features
☐	☒	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☒	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☒	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☒	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☒	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, clapboard width/color as applicable
☐	☐	☒	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☒	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☒	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☒	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☒	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☒	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☒	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☒	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☒	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☒	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☒	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☒	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☒	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☒	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☒	For new openings, a scaled wall section
☐	☐	☒	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☒	Documentation of justification for changing the existing door(s) and the extent of the affected area.

October 2017

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☐	Detail of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☐	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

As noted on checklist, please provide a brochure/spec sheet for the proposed shingles as well as a brief summary of why the roof requires replacement.

Project number: HP2022-0042 Project Address: 18 Cordova Street

Reviewed by: Candice Seymour Date: 6/23/22

Instr #2022056210 BK: 5572 PG: 743, Filed & Recorded: 6/3/2022 3:13 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00
Received June 17, 2022
Planning and Building Department

Permit No.

Tax Folio No. 2062700000
Prepared By: MICHAEL ROTHEMEYER

Return to: 502 Capital Circle SE, Unit C-1, Tallahassee, FL 32301

NOTICE OF COMMENCEMENT

To Be Filed in the State of FLORIDA
County of ST. JOHNS

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property:
   LEGAL DESCRIPTION: 1-121 MODEL LAND CO SUB CITY ANDERSON SUB OF LOT 1 BLK N LOT 11 OR5449/194 SOUTHERN WIND B & B
   STREET ADDRESS: 18 CORDOVA ST SAINT AUGUSTINE 32084
2. General description of improvement: REROOF
3. Owner information or Lessee information if the Lessee contracted for the improvement:
   a. Name and address: Krp Properties V Of Valdosta LLC 1701 ELLIS DR VALDOSTA, GA 31601
   b. Interest in property: OWNER.
   c. Name and address of fee simple titleholder (if different from Owner listed above): _____.
4. a. Contractor: TADLOCK ROOFING, INC., 502 CAPITAL CIRCLE SE, UNIT C-1, TALLAHASSEE, FL 32301
   b. Contractor's phone number: 850-877-5516.
5. Surety (if applicable, a copy of the payment bond is attached):
   a. Name and address:
   b. Phone number:
   c. Amount of bond: $
6. a. Lender: _____.
   b. Lender's phone number: _____.
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
   a. Name and address: _____.
   b. Phone numbers of designated persons: _____.
8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
   b. Phone number of person or entity designated by owner: _____.
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Ripal Patel
_____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) (Signatory's Title/Office)

STATE OF Texas

COUNTY OF Collin

Sworn to and subscribed before me by means of ___ physical presence or ✓ online notarization, this 3rd day of June, 2022 by Ripal Patel, who is ___ personally known to me or ✓ produced Driver's License as identification, and did take an oath.

Brock Repec

Notary Public Printed Name: Brock Repec

My Commission Expires: 08/18/2025

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Brock Repec
ID NUMBER
133277577
COMMISSION EXPIRES
August 18, 2025

Received June 21, 2022
Planning and Building Department



Received June 21, 2022
Planning and Building Department



owenscorning.com/en-us/roofing/shingles/oakridge?color=driftwood

Update

PayPro AccuLynx Staples Notarize Podium Authorize.NET Simplifile Permitting Team Tadlock | Jack... My Ramp — Ramp

Received June 17, 2022
Planning and Building Department





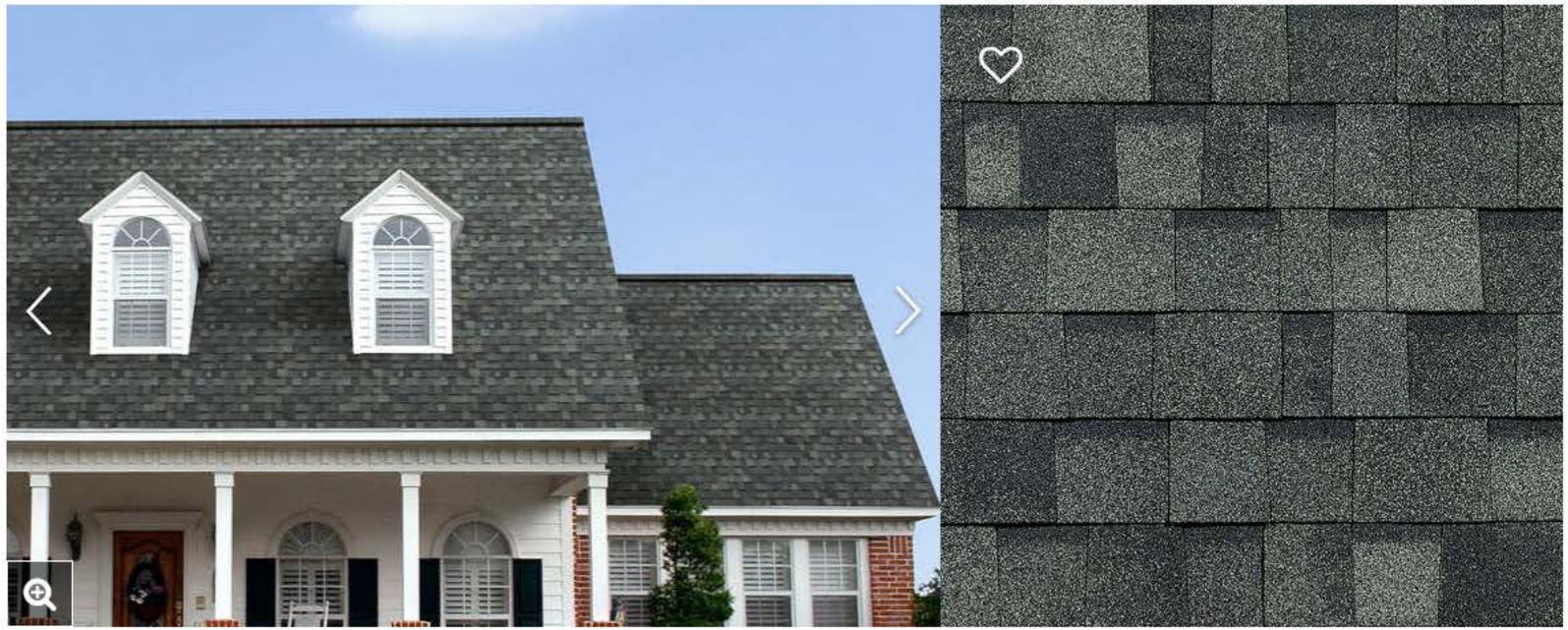
Antique Silver Beachwood Sand Brownwood Desert Tan Driftwood Estate Gray Onyx Black

Received June 17, 2022
Planning and Building Department

owenscorning.com/en-us/roofing/shingles/oakridge?color=estate-gray

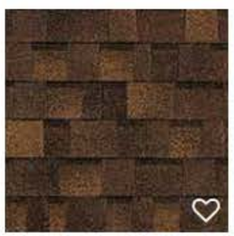
PayPro AccuLynx Staples Notarize Podium Authorize.NET Simplifile Permitting Team Tadlock | Jack... My Ramp — Ramp

FAVORITES (0) FIND A CONTRACTOR Colors Gallery Features Technical Information Related Items Inspiration

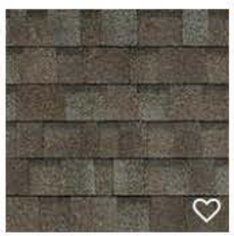



Antique Silver


Beachwood Sand


Brownwood


Desert Tan


Driftwood


Estate Gray

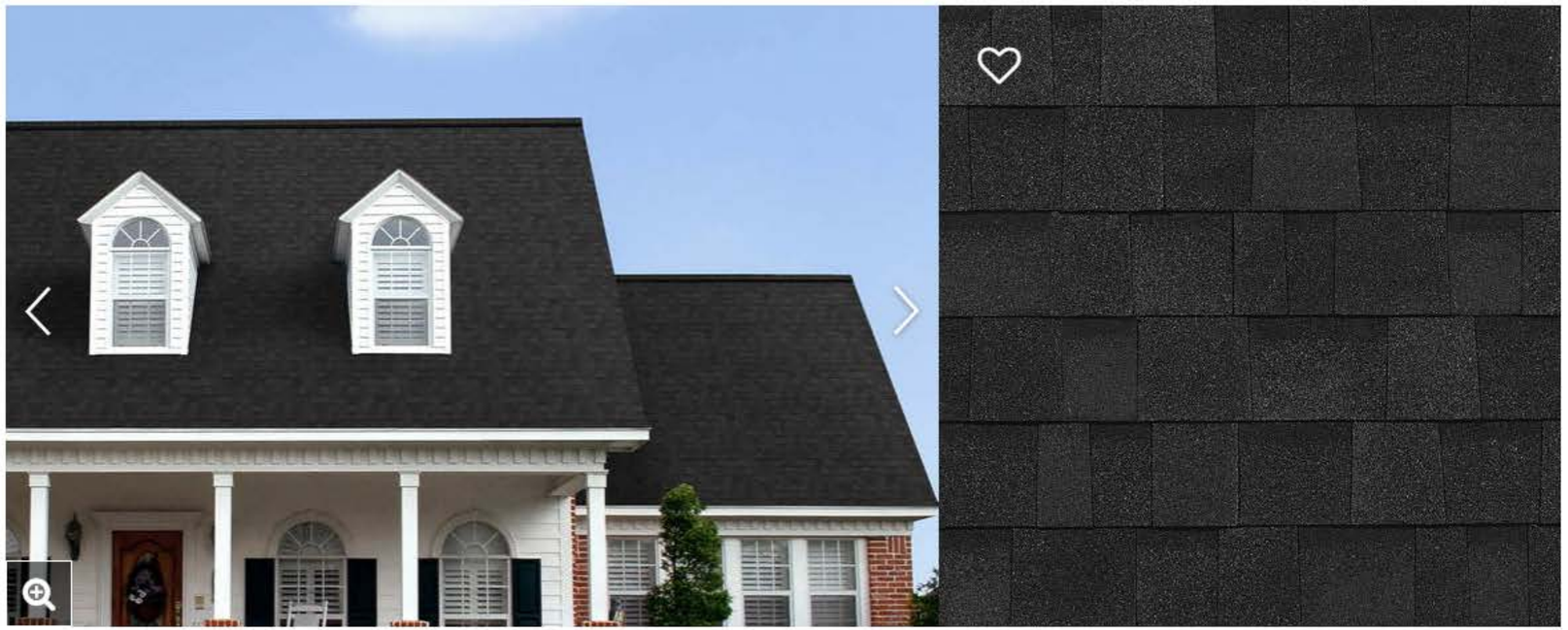

Onyx Black

owenscorning.com/en-us/roofing/shingles/oakridge?color=onyx-black

Update

PayPro AccuLynx Staples Notarize Podium Authorize.NET Simplifile Permitting Team Tadlock | Jack... My Ramp — Ramp

Received June 17, 2022
Planning and Building Department





Antique Silver | Beachwood Sand | Brownwood | Desert Tan | Driftwood | Estate Gray | Onyx Black

Instr #2021137192 BK: 5449 PG: 194, Filed & Recorded: 12/20/2021 12:31 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $14,490.00

Rec: $18.50 Doc: $14,490.00 ($2,070,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

(1)

Property Appraisers Parcel I.D. (Folio) Number(s):
206270-0000
File No.: 63947

WARRANTY DEED

This Warranty Deed, Made the 20th day of December, 2021, by **SCOTT D. FORBES and DONNA L. FORBES, husband and wife**, whose post office address is:

103 B Rio Del Mar ST Augustine FL 32080,,
hereinafter called the "Grantor", to

KRP PROPERTIES V OF VALDOSTA LLC, a Georgia Limited Liability Company, whose post office address is:

1701 Ellis Dr Valdosta, GA 31601,
, hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOT ELEVEN (11) IN ANDREW ANDERSON SUBDIVISION OF LOT 1, IN BLOCK "N" OF THE MODEL LAND COMPANY'S TRACT OF SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS PER PLAT OF SAID ANDERSON SUBDIVISION FILED FOR RECORD ON APRIL 4, 1906 AND RECORDED IN PLAT BOOK 1, PAGE 121, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is the homestead of the Grantor(s).

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ _____
SCOTT D. FORBES

Printed Name: Rich O'Brien

Witness Signature: _____ _____
DONNA L. FORBES

Printed Name: Rich O'Brien

Carol A Lagasse

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of December, 2021 by SCOTT D. FORBES and DONNA L. FORBES. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

_____
Notary Public Signature (SEAL)
Printed Name: Carol Lagasse
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2062700000
Location Address	18 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bed & Breakfast (City Historic) (COM) (610.11)
Tax Description*	1-121 MODEL LAND CO SUB CITY ANDERSON SUB OF LOT 1 BLK N LOT 11 OR5449/194 SOUTHERN WIND B & B *The Description above is not to be used on legal documents.
Property Use Code	Bed & Breakfasts (3910)
Subdivision	Anderson's Subdivision of Lot No.1 Block
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Krp Properties V Of Valdosta LLC 100%
Mailing Address	1701 ELLIS DR VALDOSTA, GA 31601-0000

Map



Valuation Information

	2022
Building Value	$1,164,060
Extra Features Value	$17,044
Total Land Value	$444,300
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,625,404**
Total Deferred	$0
Assessed Value	**$1,625,404**
Total Exemptions	$0
Taxable Value	**$1,625,404**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$609,517	$5,799	$327,600	$0	$0	$942,916	$754,704	$238,212	$704,704
2020	$626,420	$5,799	$327,600	$0	$0	$959,819	$692,781	$317,038	$642,781
2019	$567,223	$5,799	$327,600	$0	$0	$900,622	$635,653	$314,969	$585,653
2018	$390,120	$5,081	$218,400	$0	$0	$613,601	$583,907	$79,694	$533,907
2017	$400,564	$5,235	$218,400	$0	$0	$624,199	$591,497	$82,702	$541,497
2016	$392,919	$5,359	$218,400	$0	$0	$616,678	$575,921	$90,757	$525,921
2015	$403,859	$5,513	$218,400	$0	$0	$627,772	$548,476	$129,296	$498,476
2014	$304,196	$5,637	$218,400	$0	$0	$528,233	$505,099	$73,134	$455,099
2013	$312,387	$5,761	$218,400	$0	$0	$536,548	$511,229	$75,319	$461,229
2012	$382,019	$5,915	$187,460	$0	$0	$575,394	$545,548	$79,846	$495,548
2011	$338,941	$6,039	$209,300	$0	$0	$554,280	$554,280	$50,000	$504,280
2010	$419,373	$6,131	$232,960	$0	$0	$658,464	$658,464	$50,000	$608,464

Building Information

Building 1
Year Built 1900
Actual Area 4431
Conditioned Area 3484
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Concrete Block

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Carpet, Hardwood
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

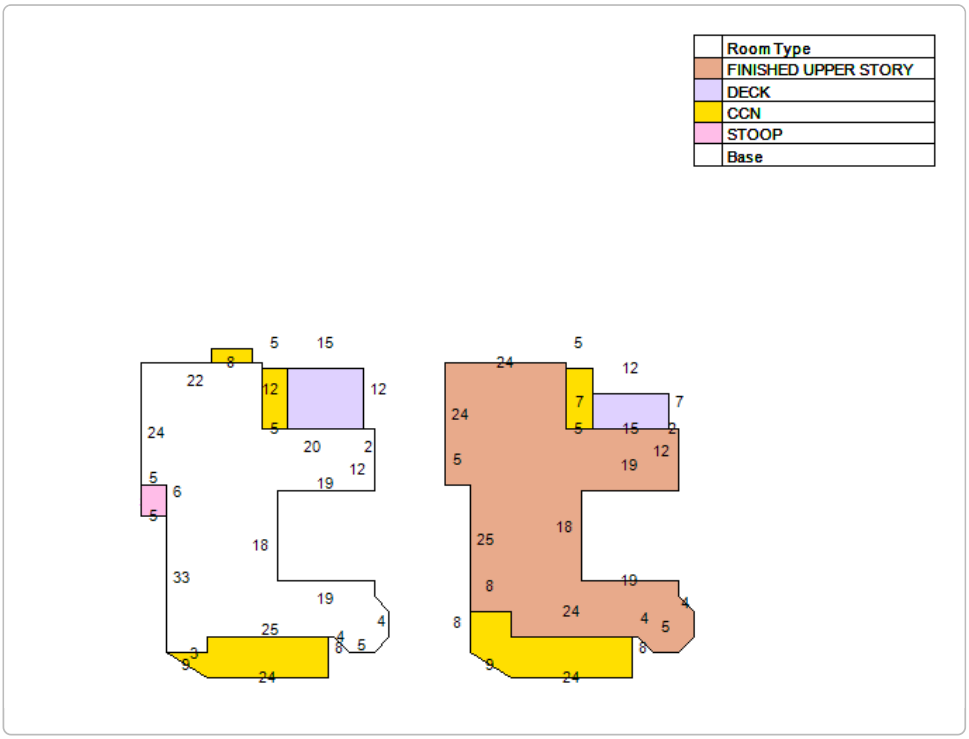
Description	Square Footage
BASE AREA	1774
STOOP	30
CANOPY (COMMERCIAL)	212
CANOPY (COMMERCIAL)	24
CANOPY (COMMERCIAL)	60
FINISHED DECK	180
FINISHED UPPER STORY	1710
CANOPY (COMMERCIAL)	60
FINISHED DECK	105
CANOPY (COMMERCIAL)	276
Total SqFt	4431

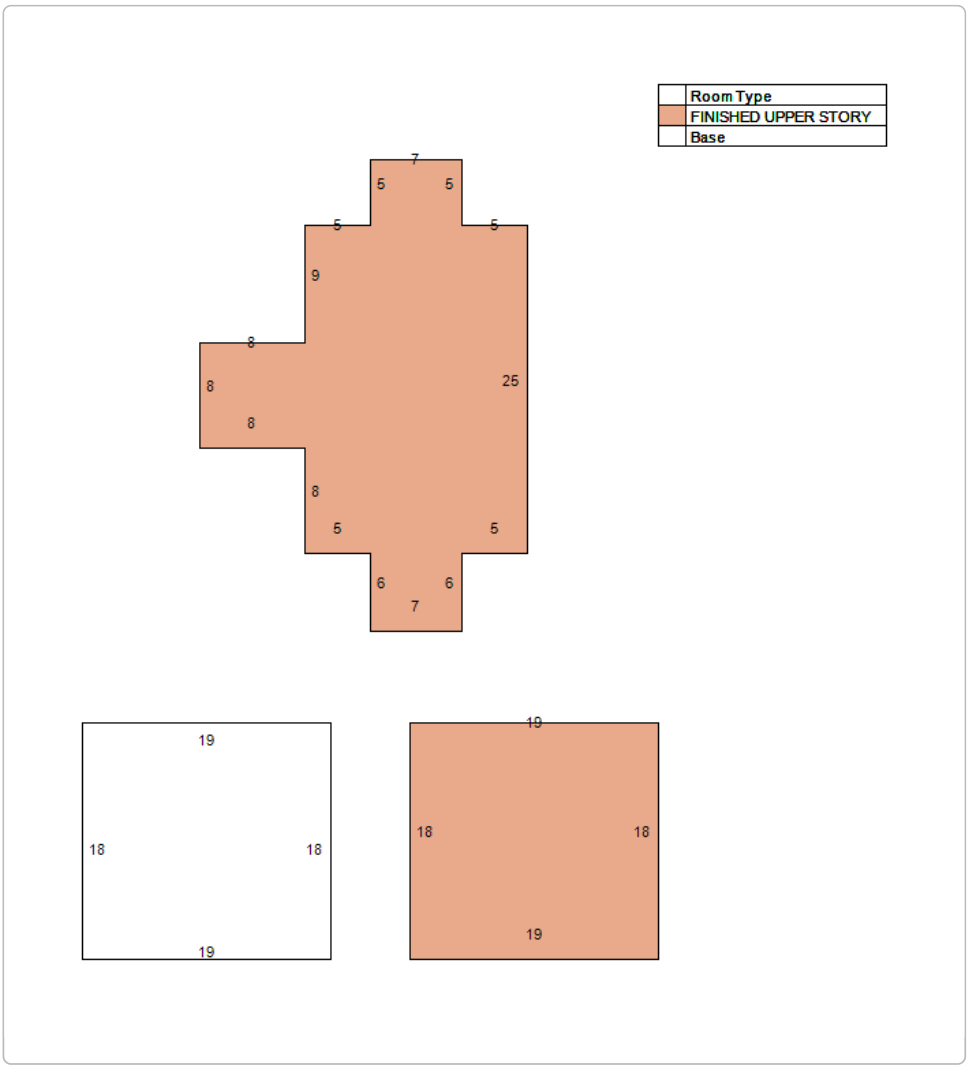
Building 2
Year Built 1900
Actual Area 1250
Conditioned Area 1250
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Concrete Block

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	342
POINTER	0
FINISHED UPPER STORY	342
POINTER	0
FINISHED UPPER STORY	566
Total SqFt	1250

Sketch Information





Application pg 20

Extra Feature Information

Code Description	Status	Value
Concrete Paving		12419
Sprinkler Wet		4625

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Bed & Breakfasts	56	130	7405	SF	$444,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/20/2021	12/20/2021	$2,070,000.00	WARRANTY DEED	5449	194	Q	I	FORBES SCOTT D,DONNA L	KRP PROPERTIES V OF VALDOSTA LLC
	10/21/2003	$1,728,559.00	WARRANTY DEED	2076	1872	U	I	INDELICATO ROBERT A,ALANA G	FORBES SCOTT D,DONNA L
	8/4/1997	$808,700.00	WARRANTY DEED	1270	369	U	I	DEAN DENNIS F SR,JEANNETTE M	INDELICATO ROBERT A,ALANA G
	2/1/1989	$180,000.00		811	1968	Q	I		DEAN DENNIS F SR,JEANNETTE M
	9/1/1983	$0.00		608	300	U	I		
	1/1/1979	$69,900.00		416	808	U	I		

No data available for the following modules: Exemption Information.

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User Privacy Policy
GDPR Privacy Notice

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Last Data Upload: 6/23/2022, 12:37:02 AM

Version 2.3.201



Detail by Entity Name

Foreign Limited Liability Company
KRP PROPERTIES V OF VALDOSTA, LLC

Filing Information

Document Number	M22000003479
FEI/EIN Number	87-3872711
Date Filed	03/07/2022
State	GA
Status	ACTIVE

Principal Address

18 CORDOVA ST
ST AUGUSTINE, FL 32084

Mailing Address

1701 ELLIS DR
VALDOSTA, GA 31601

Registered Agent Name & Address

PATEL, MANOJKUMAR
18 CORDOVA ST
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MBR

PATEL, MANOJKUMAR
1701 ELLIS DR
VALDOSTA, GA 31601

Annual Reports

No Annual Reports Filed

Document Images

03/07/2022 -- Foreign Limited View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2022 Meeting



Application HP2022-0040 Address: 75 King Street

Applicant: Len Weeks Construction Design Development

Owner: Lightner Museum of Hobbies Inc.

Project description: To replace four (4) original terra cotta columns on the south terrace to match existing; and to replace existing flagpoles and hardware on the south elevation. *(Continued from June 16, 2022)*

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00060
National Register:	Individually listed; Contributing to St. Augustine Town Plan NR District	Construction date:	1887-1889
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1995700000		
Agenda Item:	7(b)	Previous Action(s):	COAs 2020-0140; 2020-0101; 2021-0047

STAFF SUMMARY AND ANALYSIS:

1. With this current COA application, originally heard by the HARB at the June 16, 2022 meeting, the board continued the proposed replacement of the four existing decorative terra cotta columns located along the upper terrace that extends from the south/rear elevation, and approved the proposed replacement of the existing flagpoles and related hardware on the south elevation. Please refer to the staff report for that meeting for the full context of the historic property and past analysis.
2. At the June meeting, the HARB expressed concern with the proposed wholesale replacement of all columns because of the architectural significance of the historical building and preference to save as much of the historical material as possible. The applicant was encouraged to obtain assistance from a historic architect and to analyze the condition of each column.
3. Additional materials submitted include a memo that outlines the history of terra cotta used on the Hotel Alcazar building, the existing condition of the columns, possible causes of damage to these architectural elements, issues with the connection of the columns to the building, and recommendations. Portions of the original Carrere & Hastings elevations were included as reference, as well as product diagrams from the 1888 catalog of the New York Architectural Terra-Cotta Company, which may have been the producer of the Alcazar's elements.
4. Under the architectural assessment's Current Situation section, evidence indicates (see memo for complete details):
   a. the columns are each of free-standing foundations
   b. the columns were removed and reconstructed when the terrace was built in the mid-1900s, with the damaged surfaces placed facing the building, where possible
   c. that inappropriate Portland cement-based mortar was used, which has subsequently caused damage to the wall they are attached to, and also used to cover damage in areas of the column. A mortar analysis is being conducted to determine if it is a modern mix.
   d. likely causes of damage to terra cotta could be from inappropriate mortar, asymmetrical loading, lack of flashing, metal anchors/supports unprotected so more susceptible to corrosion, inadequate/insufficient anchors, or inadequate allowance for movement between units
   e. two types of severe damage visible on all columns are shear cracking and component connection stress, along with other damage from erosion, wear, and mishandling
   f. knowledge of the existing mortar will help determine if the terra cotta units can be separated with minimal damage
5. Under the Recommendation section of the architectural assessment, two of the columns were identified to be in the worse condition and in need of immediate attention. Detailed steps are provided for work to be done with the help of a conservator, starting with the careful removal of each of the column by section (to be tagged and stored) and followed by removal of a best representative elements as listed and shipped to a terra cotta replication firm. Recommended steps for the replication process and reinstalment are also provided. The memo notes that correcting the existing areas of damaged poured coquina concrete behind each column is not addressed. This will also be an essential part of this project.
6. Additionally, the applicant has requested to replace the existing copper gutters on the south terrace to match the existing and to reconfigure their existing placement. This was not part of the noticed scope of work, but is in the project area being reviewed with this COA. An elevation drawing was provided, which indicates the existing location and the proposed, which is at a lower position right above the steps on each side that lead to the south terrace. Emailed communication from the application with the additional documents submitted indicate that the existing gutters are in poor condition, do not function properly, and must be slightly modified to accommodate the new flag poles. More clarification is needed from the applicant to understand the issue with the new flag poles that were approved in June and the current gutter location.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous discussion at the June 2022 meeting, and without the support of evidence to the contrary, staff finds that the HARB can **take the following actions for a CERTIFICATE OF APPROPRIATENESS at 75 King Street**:

1. **Continue** to allow the applicant time to gather additional information, as requested by the board, and develop a more comprehensive implementation plan for the proposed work.

Or

2. **Approve** if the board can make the following findings:
   a. The overall proposed project scope will not negatively impact the architectural integrity of the historic building.
   b. The proposed replication of the terra cotta columns and decorative elements meets the Secretary of the Interior's Standards for Rehabilitation 6 (Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence).
   c. The proposed replacement and reconfiguration of the existing copper gutters meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10 (Compatible Contemporary Design for New Alterations and Additions / Reversibility of New Alterations and Additions).

   With the following conditions:
   1. Work will be done in coordination with a professional Conservator, preferably one trained in Architectural Conservation, and remnants of the historic terra cotta columns and detailed elements will be retained by the Lightner Museum.
   2. That the applicant can show that the materials, finish, and dimension of the replacement gutters match the existing.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Original scope reviewed by the HARB on June 16, 2022

1. **Columns:**
   Replace the four existing decorative terra cotta columns and associated architectural elements located along the upper terrace of the south/rear elevation with replications in the same terra cotta material.

2. **Flagpoles:** (See final order from June 16 meeting with approval and conditions related to this work)
   a. Replace the four existing wooden flagpoles and metal bracket hardware that are mounted on the south/rear of the building with dark bronze finished aluminum flagpoles (25' in length) and replace existing brackets with matching hardware in black powder coated finished stainless steel, following the same size and shape. A gold anodized aluminum ball is proposed to crown the top of each flagpole, similar to those found on the flagpoles to the north of the property.
   b. Add an additional total of ten new flagpoles to rest on the existing coquina concrete brackets on either side of the four existing at the center of the south wall of the building.
   c. Add LED floodlights with a warm temperature (3,000K) light to spotlight the flags. Specified fixtures are specified to be able to spotlight over 40' away.

Additional work proposed for the August 17, 2022 HARB meeting:

3. **Gutters:**
   a. Replace the existing copper gutters on the south terrace to match the existing and to reconfigure their existing placement.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 8, 9, and 10 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Architectural Features

Accessory Buildings including porches

Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: light fixtures pumps and filters; and similar electrical and mechanical devices.

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Repair features of the site by reinforcing historic materials.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

Design concepts that reflect the architectural style of the building should be used for landscape and garden design.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Portion of the National Register Nomination and Florida Master Site File
3. Sanborn Maps

STAFF PHOTOGRAPHS
75 King Street



Staff Report pg. 7

STAFF PHOTOGRAPHS
75 King Street
(taken August 2020)





STAFF PHOTOGRAPHS
75 King Street
(taken August 2020)





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





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STAFF PHOTOGRAPHS
75 King Street



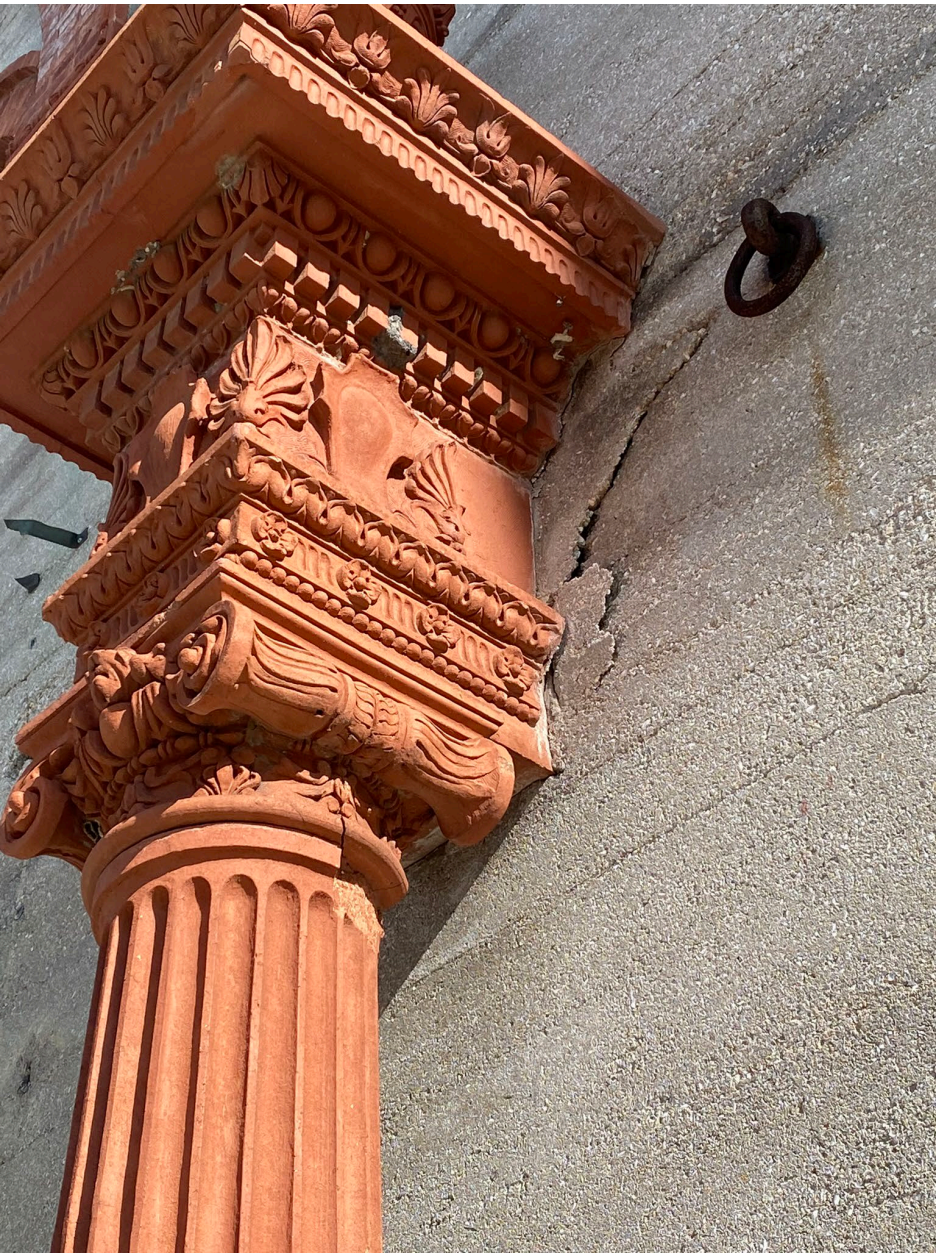


STAFF PHOTOGRAPHS
75 King Street





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FLAGPOLES





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street
(lower photo taken August 2020 - shows 5 empty flagpole brackets on wall on each side of stair)





STAFF PHOTOGRAPHS
75 King Street
(taken August 2020 – shows 5 empty flagpole brackets on wall on each side of stair)



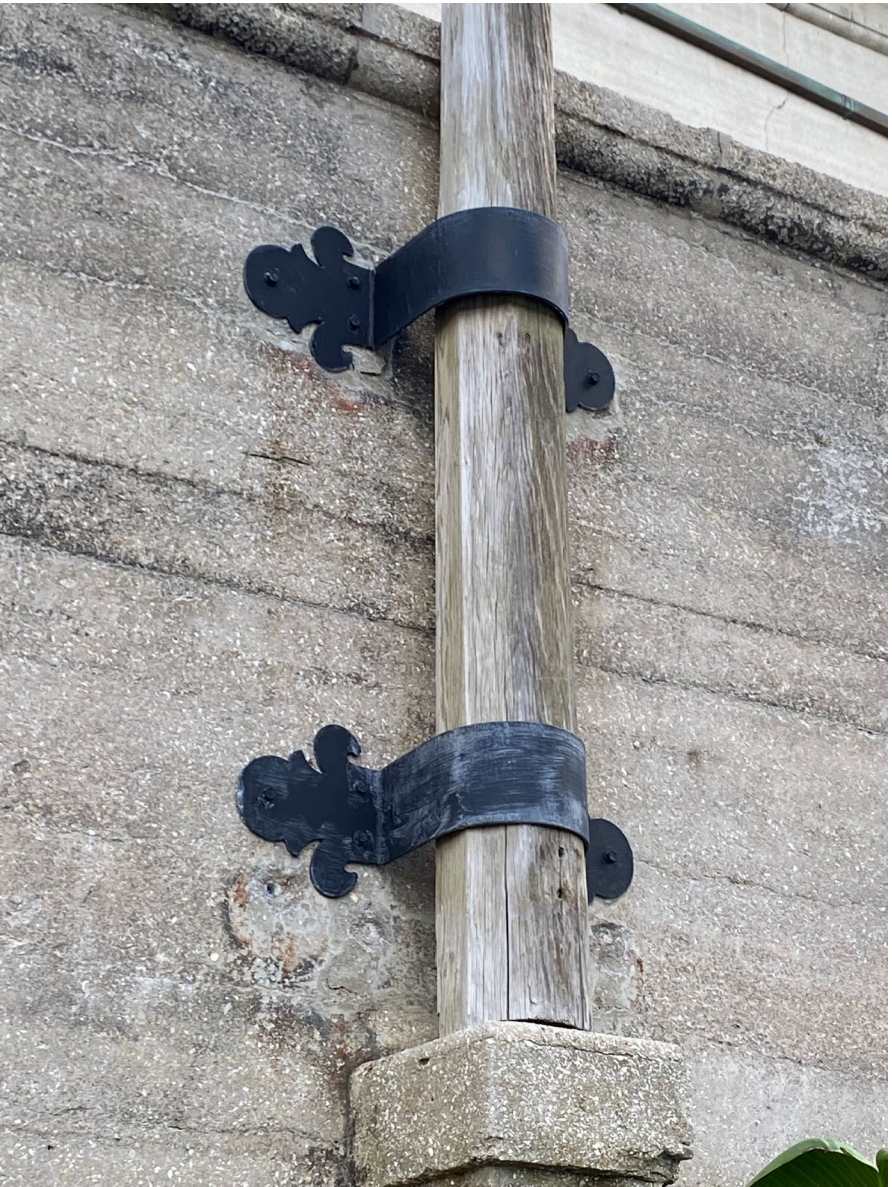


STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





Engineered bolting system proposed for new flag pole brackets in order to withstand high wind speeds (as shown from interior)

Staff Report pg. 34

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S) 85;60

85360

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: Florida
COUNTY: St. Johns
FOR NPS USE ONLY
ENTRY NUMBER | DATE

1. NAME

COMMON: Alcazar Hotel (Lightner Municipal Exposition)
AND/OR HISTORIC: Historic Lightner Museum NR listed 2-24-71

2. LOCATION

STREET AND NUMBER: 79 King Street
CITY OR TOWN: St. Augustine
STATE: Florida | CODE: 12 | COUNTY: St. Johns | CODE: 109

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site ☐ Structure	☐ Private	☐ In Process	☐ Unoccupied	☒ Restricted
☐ Object	☒ Both	☐ Being Considered	☐ Preservation work in progress	☐ Unrestricted
				☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☒ Commercial	☐ Industrial	☐ Private Residence	☐ Other *(Specify)*	
☒ Educational	☐ Military	☐ Religious		
☒ Entertainment	☒ Museum	☒ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: City of St. Augustine
STREET AND NUMBER: City Hall
CITY OR TOWN: St. Augustine | STATE: Florida | CODE: 12

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Johns County Courthouse
STREET AND NUMBER: King and Cordova Streets
CITY OR TOWN: St. Augustine | STATE: Florida | CODE: 12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Part of St. Augustine Historic District National Register nomination
DATE OF SURVEY: | ☐ Federal | ☐ State | ☐ County | ☐ Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN: | STATE: | CODE:

SEE INSTRUCTIONS

STATE: Florida
COUNTY: St. Johns
FOR NPS USE ONLY
ENTRY NUMBER
DATE

Staff Report pg. 35

5J60

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (*if known*) PHYSICAL APPEARANCE

The Alcazar Hotel building is an original architectural style composite of Spanish Renaissance mingled with adaptations borrowed from Moorish buildings in Spain. The castles of Seville were copied in some of the decorative design; and the facade bears great resemblance to Seville's famed Alcazar, royal palace of kings.

The building was completed in 1889 after two years of construction at a cost in excess of $1,000,000. It was first used, in its then unfinished stage, in 1888 to accomodate the overflow patronage of her famed "sister", the illustrious Ponce de Leon, Henry Flagler's first hotel project which had just attained completion. The Alcazar formally came into "her own" the following year.

This distinct and impressive structure, four stories in height, standing on filled-in land, occupies a ground area of 250' by 450'. The over-all property size can best be visualized in terms of city blocks - one in width, three in depth.

The construction of the outer walls was a shell rock formation indigenous to the St. Augustine area. It is known as coquina. The present building is one of the first constructed in the United States of poured concrete.

The Alcazar in its original interior design had 300 guest rooms, in an age when private-bath-in-every-room was not accepted requirement. As the pattern changed in hotel accomodations this conversion in the Alcazar left 170 guest rooms. There were, of course, elaborate and expansive writing and lounge rooms, spacious lobbies and two large dining rooms with comparable allowances for kitchen, baking and refrigeration facilities.

In the south section of the building were located the Turkish and Russian baths, Swedish massage services and kindred activities. The natural artesian water used here was presumed to have medicinal benefits. It was obtained from a free-flowing well located on the property.

Adjoining the baths was and still is the magnificent Casino, the then recreation and social center of the Alcazar, Ponce de Leon, and the community as well. Here was in all probability the largest indoor swimming pool in the nation.

Continued...

SEE INSTRUCTIONS

2

5760

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Florida	
COUNTY	
St. Johns	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Alcazar Hotel
7. Description
Page 2

On the upper balcony of the Casino were staged dances, entertainments, and other social functions.

The Casino pool, which has since been floored over, was the scene of many memorable sports occasions. The national AAU swimming championship meets were held in this pool, an old program dated February, 1925, listing such nationally famous feminine entries as Gertrude Ederle, Helen Wainwright, Aileen Riggin, Helen Meany, Adelaide Lambert, Sybil Bauer, champions all.

Along with the other events the Casino is now the setting for the annual St. Augustine Antiques Show, established by Mr. Lightner and presented in January of each year.

Tennis courts were at the rear of the building and on them trod the feet of champions, Tilden, Richards, Doeg, and others of that era.

The Alcazar was closed in 1930 due to the national economic depression. It remained closed and uninhabited until purchased by Otto C. Lightner, in 1947.

The interior of the building had suffered quite some deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Mr. Lightner allotted $150,000 of his personal funds for this purpose; and work in the area of the first two floors and the Casino was commenced and completed to its present appearance. In the latter part of 1947 the facility was in condition to receive the exhibits from the Chicago Museum of Mr. Lightner.

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SJ60

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- ☐ Aboriginal
- ☐ Prehistoric
- ☒ Historic
- ☐ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☒ Engineering
- ☐ Industry
- ☐ Invention
- ☒ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☒ Transportation
- ☐ Urban Planning
- ☐ Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

The Alcazar Hotel was constructed in 1887-1889 by Henry Flagler as a part of a complex of three buildings of Moorish-Spanish Architecture, in his quest to create a "Riviera" on the eastern seaboard of the United States.

The Alcazar Hotel, the name being Arabic(Al-kasr) for "royal castle", was the second of the luxurious hostelries erected in St. Augustine by Henry M. Flagler, known first in the nation's financial marts as an associate of John D. Rockefeller in the creation of the parent Standard Oil Company.

SEE INSTRUCTIONS

4

SJ60

9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Houses of St. Augustine. St. Augustine: The St. Augustine Historical Society, 1962.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY — St. Augustine District

CORNER	LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds
NW	29° 53' 53"	81° 19' 02"
NE	29° 53' 58"	81° 18' 40"
SE	29° 53' 12"	81° 18' 33"
SW	29° 53' 09"	81° 18' 55"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES — Alcazar Hotel

LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
29°	53'	25"	81°	18'	54"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: J. P. Schuck, Chief, Bureau of Historic Preservation

DATE: 8/3/70

ORGANIZATION: Department of State

STREET AND NUMBER: The Capitol

CITY OR TOWN: Tallahassee

STATE: Florida — CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name [signature]

Title State Liaison Officer

Date December 18, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

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5560

May 3, 1971

Mr. Ernest P. Kidd
City Manager
City of Saint Augustine
Post Office Drawer 210
Saint Augustine, Florida 32084

Dear Mr. Kidd:

It is a pleasure to advise you that the Alcazar Hotel has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

With every good wish and warmest regards.

Cordially,

Richard (Dick) Stone

RDS/wps

Enclosure

Alcazar SJ60

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

FEB 24 1971

RECEIVED
MAR 8 1971
Division of Archives
History & Records Management

Hon. Lawton Chiles
United States Senate
Washington, D. C.

Dear Senator Chiles:

We are pleased to inform you that the historic properties listed on the enclosure have been nominated by the State Liaison Officer appointed by the Governor for the implementation of the National Historic Preservation Program in Florida and have been entered into the National Register of Historic Places. Senator Edward J. Gurney and the appropriate Representatives have also been provided with this information. By copy of this letter, the State Liaison Officer, Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines Street, Tallahassee, Florida 32304, has likewise been notified. A leaflet explaining the National Register is enclosed.

Sincerely yours,

(Signed)

Director

Enclosures

Entered in the National Register FEB 24 1971

cc: Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines St., Tallahassee, Florida 32304

Also notified: Hon. Edward J. Gurney
United States Senate
Washington, D. C.

Hon. Bill Chappell, Jr.
House of Representatives
Hon. Don Fuqua
House of Representatives

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SJ60

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 60 1009==

Site Name: Alcazar Hotel/City Hall 830== Survey Date: 8005 820==

Address: 75 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 36A (block) (lot) 868==

868==

Owner of Site: Name: City of St. Augustine;

Address: City Hall

St. Augustine, FL 32084 902==

Occupant or Manager: City of St. Augustine/Lightner Museum 904==

Type of Ownership: City 848== Zoning: HP-4

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469660 (easting) 3306620 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
(X) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==
( ) Unaltered 858==
(X) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1889 844== Period: 19th cent 845== Culture: American 840==

Architect: Carrere and Hastings, New York 872==

Builder: McGuire and McDonald, St. Augustine 874==

Style: Spanish Renaissance Revival 964==

Plan Type: 966==

Exterior Fabrics: Natural concrete, terra cotta, brick 854==

Structural Systems: Concrete, cast-in-place 856==

Features of Structure: (942)

Window Type: 942==

Foundation: Concrete wall 942==

Roof Type: Hip; flat, parapet 942==

Secondary Roof Structures: Tower, hip; bay, dome 942==

Porches & Balconies: Arcaded porches 942==

Chimney Location: Offset, lateral slope; interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Terra cotta work, columns, brick arches, jigsawn rafters, spires 882==

Quantitative Data: (950-954)

Chimneys: 8 952== Dormers: 954== Stories: 3-4 950==

Other: 5 story towers 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Occupies block bounded by commercial and residential building. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This three to four-story building with five story towers at 75 King Street was constructed in 1887-1889 by James McGuire and Joseph McDonald. The architects John M. Carrera and Thomas Hastings borrowed from both Moorish and Spanish architectural styles, the facade resembling Seville's famed Alcazar, royal palace of kings. The austere poured concrete exterior is adorned by red terra cotta work. Matching five-story towers are topped with terra cotta columns covered by clay tile hip roofs. Cherubs decorate a round opening between the capitals. At the base, rounded projections with terra cotta work give the impression of balconets. Twenty spires lining both exterior walls and interior court are presently being restored. An inner courtyard consists of a full arcade surrounding a pond with bridge. The casino area located to the south, has a second floor entrance also decorated with ornamental terra cotta work. Large bays project from the east and west. The entire building occupies an area approximately one city block wide and three deep. It is bounded by commercial and residential neighborhoods. The former hotel faces Flagler College, previously the elegant Ponce de Leon Hotel. The College and surrounding buildings are included within the St. Augustine National Landmark Historic District.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

parking lots or other facilites. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This former hotel at 75 King Street was originally planned as an annex to the larger, more expensive hotel across the street, the Ponce de Leon. Both projects of oil magnate, Henry M. Flagler, were inspired by the poured concrete residence of Franklin W. Smith, known as the Villa Zorayda.(4) The name, Alcazar, is the Spanish term for "fortress". Both Spanish and Moorish elements were incorporated into the design. A Tatler article describes the evolution of the hotel into a popular winter hostelry in its own right.

> "Although the first intention in constructing this building was as an annex of the Ponce de Leon; before its

completion, this idea seemed impracticable, and a restaurant was built in addition to it, and the house first opened on the European plan, a year later on both the European and American plans. But this was not entirely satisfactory, and it was then managed on the American plan, alone, growing constantly in popularity, and each season additions were made to it, in order to meet the demands made upon it.

"Three years ago, forty rooms were added, with a larter parlor and ladies' waiting room on the first floor, occupying the space of four shops, and an annex to the dining room. The season following was one of unparalelled success. Last year, owing to the depression in financial circles, the house was opened for rooms only.

"The Alcazar is built around four sides of a square, or court, the lower, or office floor, entirely surrounded by a beautiful arched loggia. The rooms are arranged to either look into the court or streets surrounding the house. They are large and beautifully furnished, the parlors attractive and with handsome appointments. A superior cuisine and service will be maintained, with an excellent staff and corps of help."(5)

In addition to the hotel accomodations, the famous pool and Turkish and Russian Baths were an attraction to visitors and residents. The Casino received the following write-up in 1896.

"The Casino, containing the immense swimming pool, Turkish and Russian baths, ball-room is the place of amusement of the city, the Mecca of every visitor to St. Augustine. Architecturally it is stately and imposing without and within, the immense arches rising out of the pool and supporting the roof are the largest in the country, having a span of thirty feet; these are arranged three on either side with one at each end. The bathing-pool with an immense volume of water constantly pouring in and out, is of course the great attraction and the morning the fashionable hour, a band of music on the third floor then discourses sweet music, and the fashionable world repairs there to swim or see their friends enjoy it, meet their friends and arrange for the rest of the day, a swimming teacher is always present--one for ladies and another for gentlemen. Hours are set apart when only women are admitted to the pool for the benefit of those wishing to learn to swim. The dressing-rooms for the bathers are large and light and smaller pools are provided for those desiring privacy.

> "The third floor forms one of the handsomest ballrooms in the country, heavy pilasters and cornices adorn the walls, hundred of electric lights shed a softening ray over the merry makers who gather there. The floor twenty-eight feet in width entirely surrounds the opening of the pool which rises to the glass covered roof. The south side of the building contains a stage, heavy curtains may be dropped over the arch ways thus converting it into an audience hall capable of seating at least five hundred persons. Here concerts and others entertainments are constantly given during the season. The guests of the East Coast system of hotels reaching the floor by the elevator thus avoiding any stairs."(6)

Depression years forced the hotel to close in 1932. In 1947 publisher O. C. Lightner purchased the building from the Florida East Coast Hotel Company for the purpose of exhibiting his extensive collection of Victorian memorabilia. The building was renovated after 1969 for use as a museum and municipal offices. The St. Augustine City Hall was dedicated on April 27, 1973, and Lightner Museum opened its doors on August 12, 1974.(7) Early Sanborn Maps show the site and surrounds of the Alcazar as being occupied by a Methodist-Episcopal Church, a Skating Rink, and Maria Sanchez Creek. The Skating Rink was operated by Orange Howes and the Church was the newly formed Olivet Methodist. Flagler purchased the marsh land offering to relocate the Methodist congregation in a building to be designed and constructed by his own architects, Carrera and Hastings, and contractors, McGuire and McDonald. The resulting house of worship is Grace United Methodist Church on Carrera Street. The filled in marshland and newly widened Cordova Street (formerly Tolomato) were a result of Flagler's vision of a "winter Newport".(8)

ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

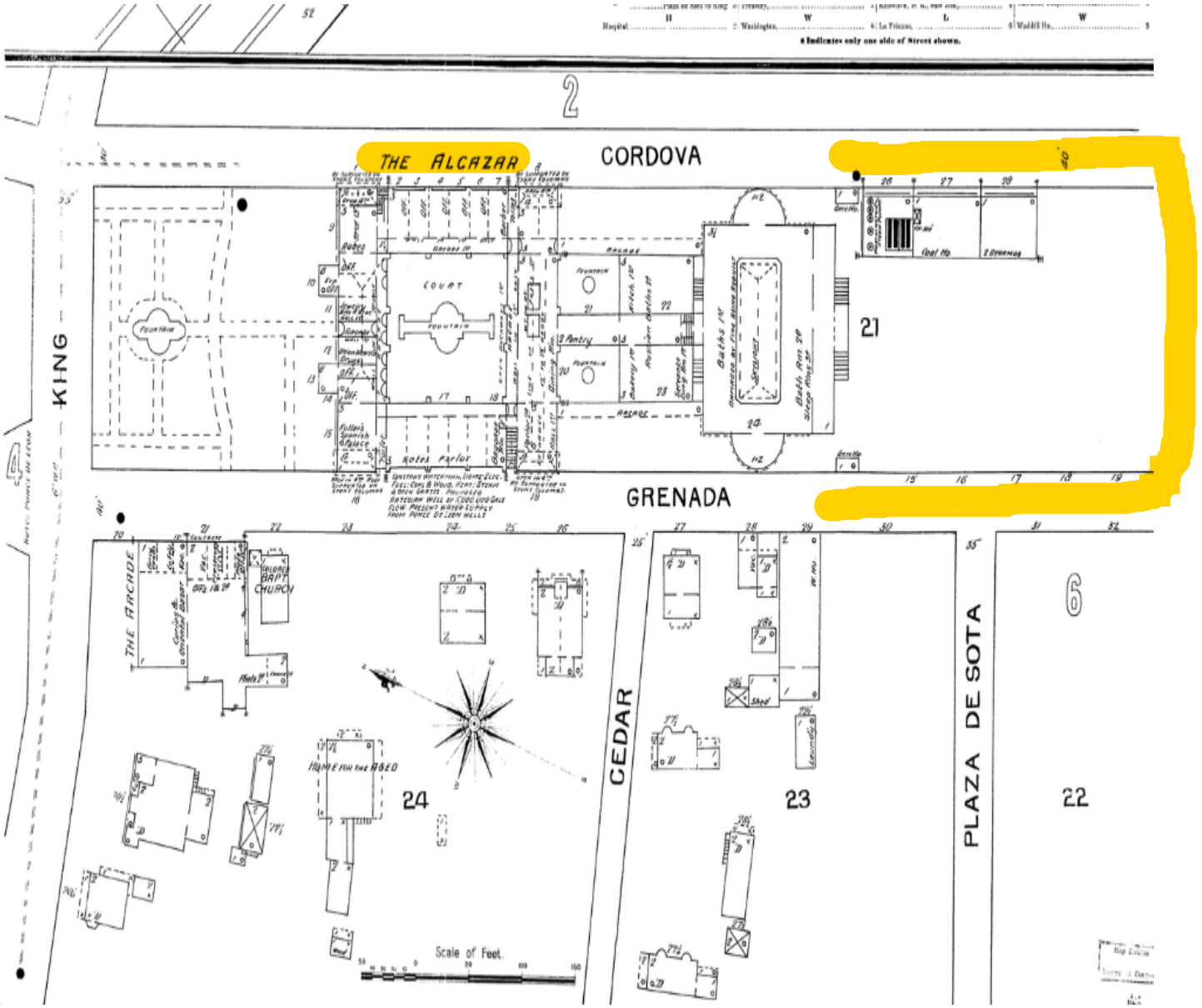
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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.
5. Tatler, December 15, 1894, p. 3.
6. Ibid., January 18, 1896.
7. Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.
8. Sanborn, 1884, 1888; St. Augustine City Directory, 1885, 1899; The Vacationer, "Grace Methodist Church, October 30, 1974, pp. 4-5.



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Feb. 1893, Sheet 1

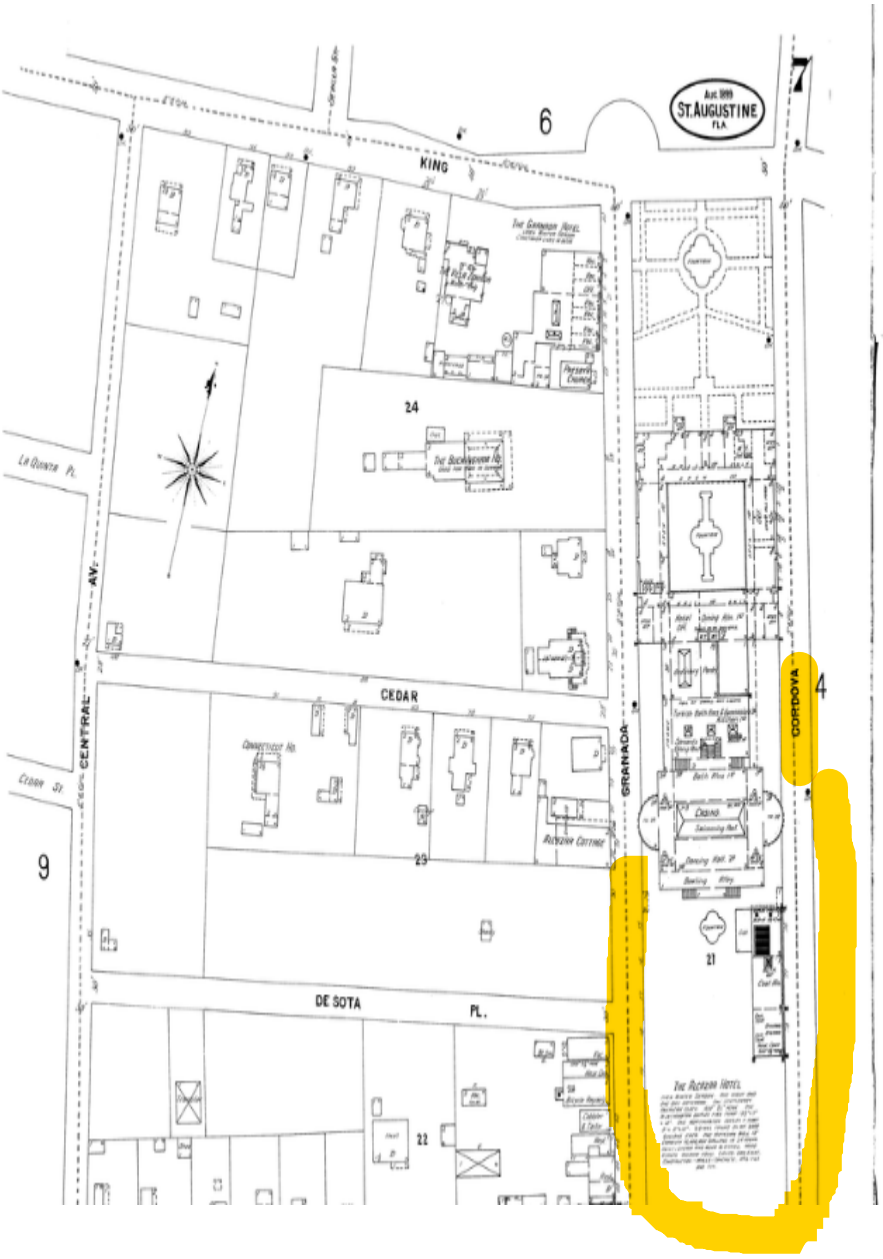


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 7

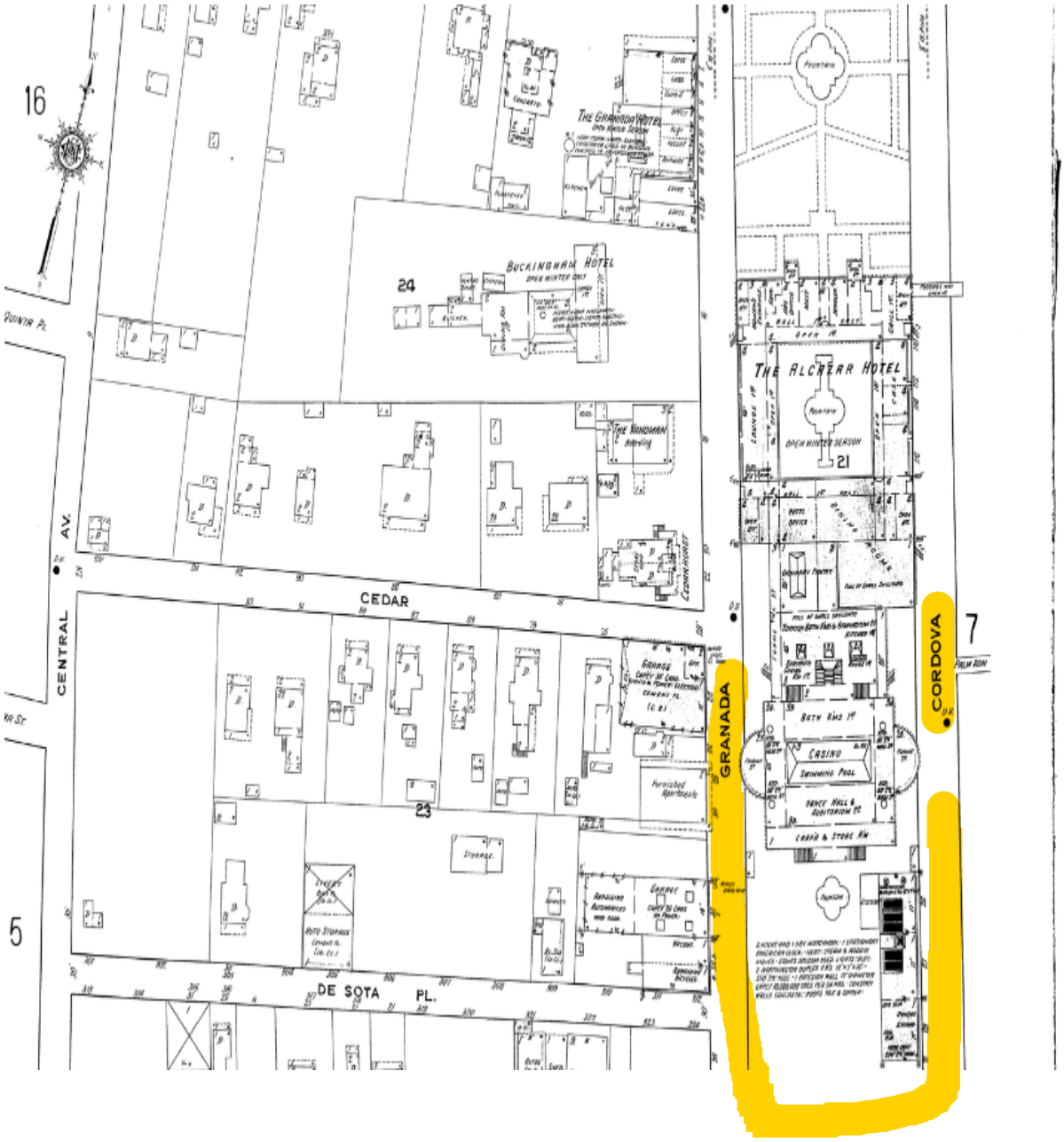


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ProQuest® Digital Sanborn Maps, 1867–1970

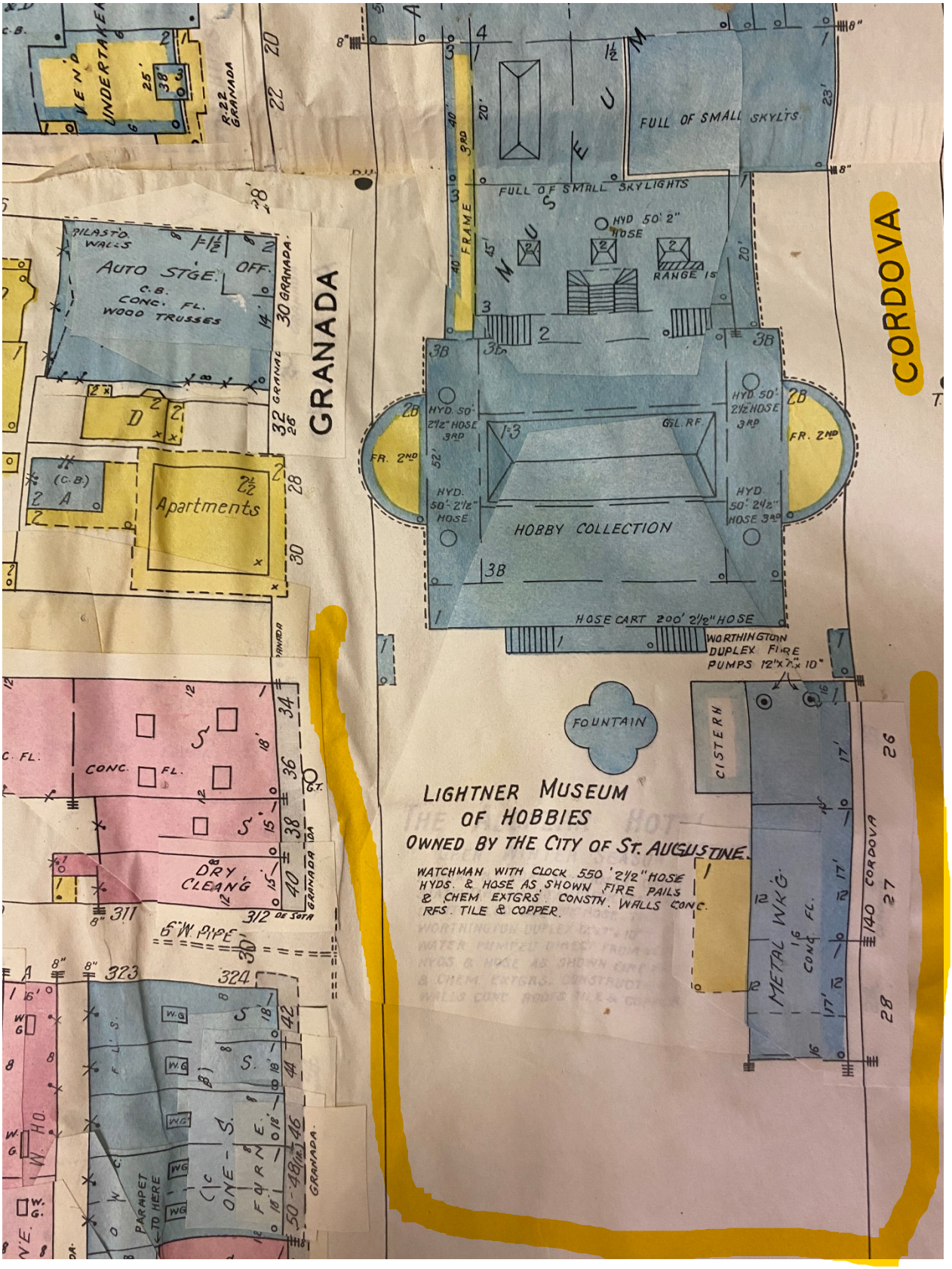
Saint Augustine Dec. 1917, Sheet 6



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1930 SANBORN MAP, REVISED to 1960:
75 King Street



CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

June 16, 2022

Len Weeks Construction Design Development
62 Hypolita Street
St Augustine, FL 32084

cc: Lightner Museum of Hobbies

Re: Certificate of Appropriateness – 75 King Street – HP2022-0040

Dear Mr. Weeks,

On June 16, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to replace four (4) original terra cotta columns on the south terrace to match existing; and, to replace existing flagpoles and hardware on the south elevation.

Specifically, based upon evidence presented, the HARB partially **APPROVED the flagpole elements of your application and CONTINUED the terra cotta column elements of your application to the August 18, 2022** meeting as described in the attached copy of the executed Order. **However, due to scheduling conflicts in August, the HARB meeting date has been moved to August 17, 2022.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by August 7, 2022.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0040
Applicant:	Len Weeks Construction Design Development
Owner:	Lightner Museum of Hobbies
Address:	75 King Street
Parcel Number:	1995700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace four (4) original terra cotta columns on the south terrace to match existing; and, to replace existing flagpoles and hardware on the south elevation.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 16, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the June 16, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-4.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to replace four (4) original terra cotta columns on the south terrace to match existing; and, to replace existing flagpoles and hardware on the south elevation.

Flagpoles — Terra Cotta Columns

Subject to the following conditions:

- -Continue Terra Cotta columns to August 18, 2022 to allow applicant time
- to obtain a Preservation Architect.
- -Approve flag poles with a ~~Bronze~~ Round finials and collars to match existing
- finial and collar in copper (annodized finish.)
- -Addition of 10 flagpoles & replacement of four flagpoles w/ anodized aluminum poles
- (bronze finish)
-

DONE AND ORDERED, at a public hearing on the 16th day of June, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0040

REQUEST APPROVED / DENIED / CONTINUED — Flagpoles — Terra Cotta Columns

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 14th day of Duncan, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR AUGUST 17, 2022, HARB MEETING

HP2022-0040
75 King Street

Information submitted by the applicant.

Meredith H. Randolph

From: S. Weeks <sweeks@LWCDD.com>
Sent: Friday, August 5, 2022 10:25 AM
To: Julie Courtney; harb
Cc: David Bagnall; teresa radzinski; Candice Seymour; Meredith H. Randolph; Mark McConnel; 'sr@sarahryanarchitect.com'; Len Weeks; Mona Wareing
Subject: RE: Historic Architectural Review Board (HARB) Order from the June 16, 2022 Meeting
Attachments: COA75KingSt061622OrderPACKET.pdf; Terra Cotta Report.pdf; Downspout reconfiguration.pdf; downspout ghosting.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Julie and HARB,

Please see attached information for the Lightner Terra Cotta project that was continued from the June 16th, 2022, HARB meeting. I am attaching that final order packet to this email, for reference.

Per the HARB's direction, we have obtained a Historic Preservation Architect, Mark McConnel, with Sarah Ryan Architects, and have developed an additional report on the Lightner's (4) Terra Cotta Columns on the South Terrace. Please see attached for that report.

Additionally, as part of this project we would like to reconfigure the existing copper gutters on the south terrace with new copper gutters to match. The existing copper gutters are in terrible condition and are failing when in use. The location must be slightly modified to accommodate the new flag poles, please see attached drawing. We do not believe the existing copper gutters are original, as can be seen by the "ghosting" on the concrete walls which has occurred behind where the original downspouts likely would have been, please see attached photo.

Should you have any additional questions please do not hesitate to call.

Thank you,

Schaffer Weeks
Project Manager / Estimator

Len Weeks
Construction • Design • Development
Office: 62 Hypolita Street, St. Augustine, FL 32084
Office #: 904.824.1626
Cell #: 904.669.1672
sweeks@LWCDD.com

From: Meredith H. Randolph <mrandolph@citystaug.com>
Sent: Wednesday, June 22, 2022 9:43 AM
To: S. Weeks <sweeks@LWCDD.com>
Cc: David Bagnall <dbagnall@lightnermuseum.org>; Len Weeks <lenweeks@LWCDD.com>; Mona Wareing

02 August 2022

MEMORANDUM

Additional information related to:

Certificate of Appropriateness – 75 King Street – HP2022-0040

Replacement of four (4) original terra cotta columns on the south terrace to match existing

BRIEF HISTORY

The domestic use of terra cotta in the U.S. was first attempted in 1853 at the behest of architect James Renwick who asked a clay pipe manufacturer to try to fashion glazed terra cotta for building. This effort was violently opposed by the stone-cutters and builders who said it "would not stand" and they successfully persuaded owners not to use it beyond one residential building. There were several attempts to revive the manufacture but the process languished in the U.S. until 1870 when James Taylor was brought to Chicago with the express intent to establish a factory for the production of glazed terra cotta for building construction. The first commercial application of a Taylor product was installed in 1878 in New York City. Demand for the product increased in New York causing the formation of the short-lived Perth Amboy Terra Cotta Company that was formed in 1879 but went into liquidation in 1887. The result of the collapse of the only large manufacturer on the east coast meant that there were no available producers of the terra cotta that was being incorporated by Carrere and Hastings for their second commission, the Hotel Alcazar.

Brazil-born John Merven Carrère met New Yorker Thomas Hastings at the École des Beaux Arts in Paris. Both men went to work for McKim, Mead & White in New York City and in 1886, they established their own architectural practice in downtown Manhattan with an address facing the famous park of Bowling Green. Oil magnate Henry Flager provided the firm with its first commission, the Ponce de Leon hotel. The firm would go on to design a large body of work, ultimately beating out McKim, Mead and White in a competition to design the New York Public Library in 1897.

The founding and construction of New York Architectural Terra Cotta Company with James Taylor as superintendent opened in May of 1886 just a few miles form the offices of Carrere and Hastings. The facility burned in July of the same year, only to be re-built and re-opened by the end 1886 and was in full production in the spring of 1887. The

coincidence of the proximity to the architect's office, the similarities of the profiles available in their 1888 catalog, the scarcity of producers familiar to the architects (and owner), and the speed at which un-glazed terra cotta can be produced suggests that the New York Architectural Terra Cotta Company was the producer of the terra cotta used on the columns on the terrace of the Hotel Alcazar. Over the next three decades over 30 terra cotta manufacturers would appear on the scene with the earliest in Chicago.

The company that currently dominates the replication and restoration of historical terra cotta in the U.S. is Gladding McBean. Founded in 1875 in Lincoln, California to take advantage of the nearby clay deposits, the company produced clay sewer pipe and did not enter the architectural building products market until the years the Hotel Alcazar was being designed. It's novelty and distance make it unlikely that Gladding McBean produced the original columns in question. However, the laser scanning technology and historic craftsmanship make Gladding McBean the likely firm to reproduce what was installed.

CURRENT SITUATION

The history of the installation of the columns is unknown except that some of terra cotta detailing that was not integral to the construction was installed after the grand opening of the hotel. Sometime in the middle of the last century the terrace upon which the columns sit was re-built. It is entirely likely that the steel reinforcing within the slab that forms the floor of the terrace corroded due to water infiltration, expanded, and caused the structural failure of the suspended slab. When the terrace was rebuilt, the columns were installed on CMU piers that extend from the foundation to the column base under each column; four individual free-standing foundations. It is very probable that the columns were removed during this process and re-installed after the terrace re-construction was complete.

Evidence that the columns were removed and reconstructed include:

1. Surface damage to the column fluting is concentrated on the rear (building) side of each column. This damage likely occurred subsequent to the original installation, while they were subject to human and environmental forces for almost a century. In re-assembling the column, the masons would have placed the greatest damage furthest from view.
2. Environmental damage to the top of the column has been rotated towards the building where such was possible, and where such was impossible the condition of the terra cotta is significantly more deteriorated.
3. It appears that Portland cement-based mortar was used to attach the column architrave to the shell-aggregate concrete wall. The mortar is far stronger than the original concrete and has caused the failure of the wall itself as the columns have moved.

4. It appears that the mortar between column and architrave components is modern (we are having this tested). It is unlikely that the mortar originally used to connect these components would have been as strong as evidence suggests that the mortar present is.
5. Finally, mortar installed between joints in the columns is spread to fill damage in the fluting and other details that likely happened over time; indicating that the mortar was installed after the damage occurred and when the column pieces were re-assembled.

Terra cotta face thickness seldom exceeds two inches because the drying and baking process would cause differential curing of the material when in the kiln. There is a possibility that the column sections do not have any interior structure and the sections are simply stacked on one another. There is a greater likelihood that there is a steel armature, column, or post on the interior and that the corrosion of this structure is complicating the dissolution of the columns. There is a remote possibility that the masons, when re-constructing the columns, filled the terra cotta with concrete or something similar. The deep cracks and general decomposition occurs in the architrave, ornament on top of the column, and at the very base suggesting that the issues with the columns shafts themselves are not related to internal structural instability or decay.

The most likely causes of damage to terra cotta generally include:

1. Use of too coarsely-graded mortar: Stress points may be distributed unevenly
2. Asymmetrical loading along faces of components
3. Lack of flashing, weep holes and drips designed into system Historically, terra cotta was believed to be waterproof, and therefore, did not require these water-shedding devices
4. Metal anchors or supports are unprotected: They are more susceptible to corrosion, causing them to fail and damage the unit
5. Inadequate number of anchors used: Can place additional stress on the anchors and the unit
6. Insufficient quality of anchors used: May result in early failure of the anchors and the unit
7. Inadequate provisions for movement between units

The two types of severe damage visible on all columns are shear cracking and component connection stress. There is also damage from erosion, wear, and mis-handling of the columns. Shear cracks are clean fractures that extend through entire components and are the result of asymmetrical loading of column components due to gradual toppling or connection failures. These cracks are most clearly seen at the capitals, architraves, and bases of the columns where eccentric loading is obvious. Simply tilting a thin-walled terra cotta component for years can cause a shear crack to appear, as noted in the urn. Shear cracks can also cause entire portions of the terra

cotta to “spaul” off; a condition clearly visible on the wall-facing side of several capitals. Component connection stress incudes places where small or thin terra cotta components were originally joined to larger components and these expand and contract at different rates. This is evidenced by missing small components and the hairline cracking around the top of the urns, for example.

The connection of the columns to the building is problematic. The structure that extends from the architrave into the shell-aggregate façade angles downward suggesting that either the bedding for this structure within the wall was never adequate or that there has been some differential settlement over time. The connection is poor and is causing the top of the assembly to tilt visibly towards the building. The mortar used around the column-related structure is very likely Portland cement based and has caused spauling and delamination of the shell-aggregate concrete, further exacerbating the poor connection between the wall and column.

The last issue for the restoration and re-creation of the columns is the mortar that was used for the last intervention. If the mortar is portland cement based, then the separation of joints not already separated by natural forces will damage the adjacent terra cotta severely since it is stronger as a material and has a very strong bond to the unglazed material itself. This will require handling larger, connected, sections of the columns rather than risk sever damage to the edges and joints. If the mortar is not Portland based then it is likely that the sections can be separated with minimal damage.

Recommendation

The condition of the column, particularly columns 2 and 3, is extremely precarious and measures must be undertaken immediately to repair these terra cotta elements.

1. Carefully remove the ornament, architrave, capital, shaft, and base of each column.
    a. Support with scaffolding all elements beneath the top-most element being removed.
2. As elements are removed, allow a conservator to observe the supporting structure of the column and advise methods for further removal.
3. If the mortar between the sections is Portland, remove the sections that are solidly connected in their connected state.
4. If the mortar is not Portland, carefully separate the sections using hand tools (preferably wooden) while supporting the upper and lower sections.
5. Tag, label, and immediately package each component in padded inflexible containers.
    a. A conservator should select components that can be re-used and identify these prior to packaging. DO NOT separate these re-usable components

from their columns. The only members that should be removed are those being replicated (below).

6. Select the best example of each component including:
    a. Urn and urn base (connected)
    b. Cyma and corona (should be one piece)
    c. Bed mold, dentils, and neck molding (should be one piece)
    d. Taenea (this is the box with the structure sticking out the back)
    e. Capital
    f. Shaft
    g. Base

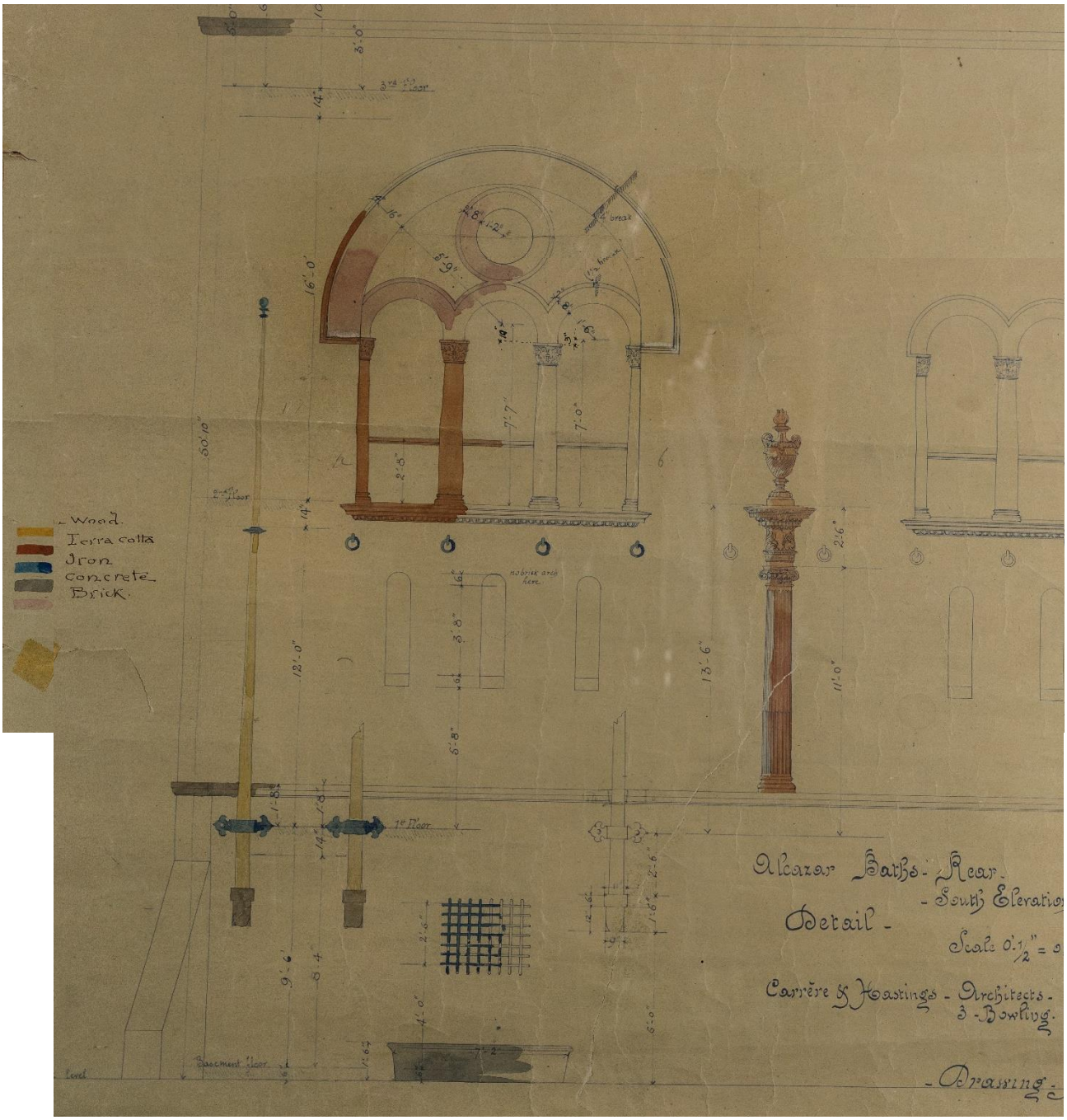
    Note: if part of one component is in good condition with some blemish and another identical component has a well-preserved area where the blemish occurs, select both.

7. Package one set of the above components for shipment to a terra cotta replication firm for replication.
8. The replicator should:
    a. Using samples of the original, create multiple samples of the color and texture of the terra cotta (cured and fired) for submission to the owner for review and approval
    b. Create a drawn or digital basis for the re-creation of the original components.
    c. Using the actual components, the replicator should create a plaster or composite “positive”
    d. The “negative” should be made and the terra cotta clay pressed into the negative to the same thickness as the original if possible.
    e. Cure per the traditional process
9. At the direction of the terra cotta replicator, a non-ferrous armature should be created
10. Also at the direction of the replicator, the openings into the shell-aggregate concrete will be altered to accept the new architrave structure. The method for this correction is not within the scope of this memo.
11. IF, in the unlikely event that there are enough existing components in good condition, then re-construct TWO complete columns up to the urns (these are unsalvageable). These components should be re-used symmetrically.
12. In the more likely event that there are not adequate components for the complete reconstruction of TWO columns, replace all four and deliver the best components to the owner for use within the property.
13. Reinstall the columns and required armature using mortar recommended by the replicator. Color match mortar samples with samples of the terra cotta (received from the replicator) and submit to the owner for approval.

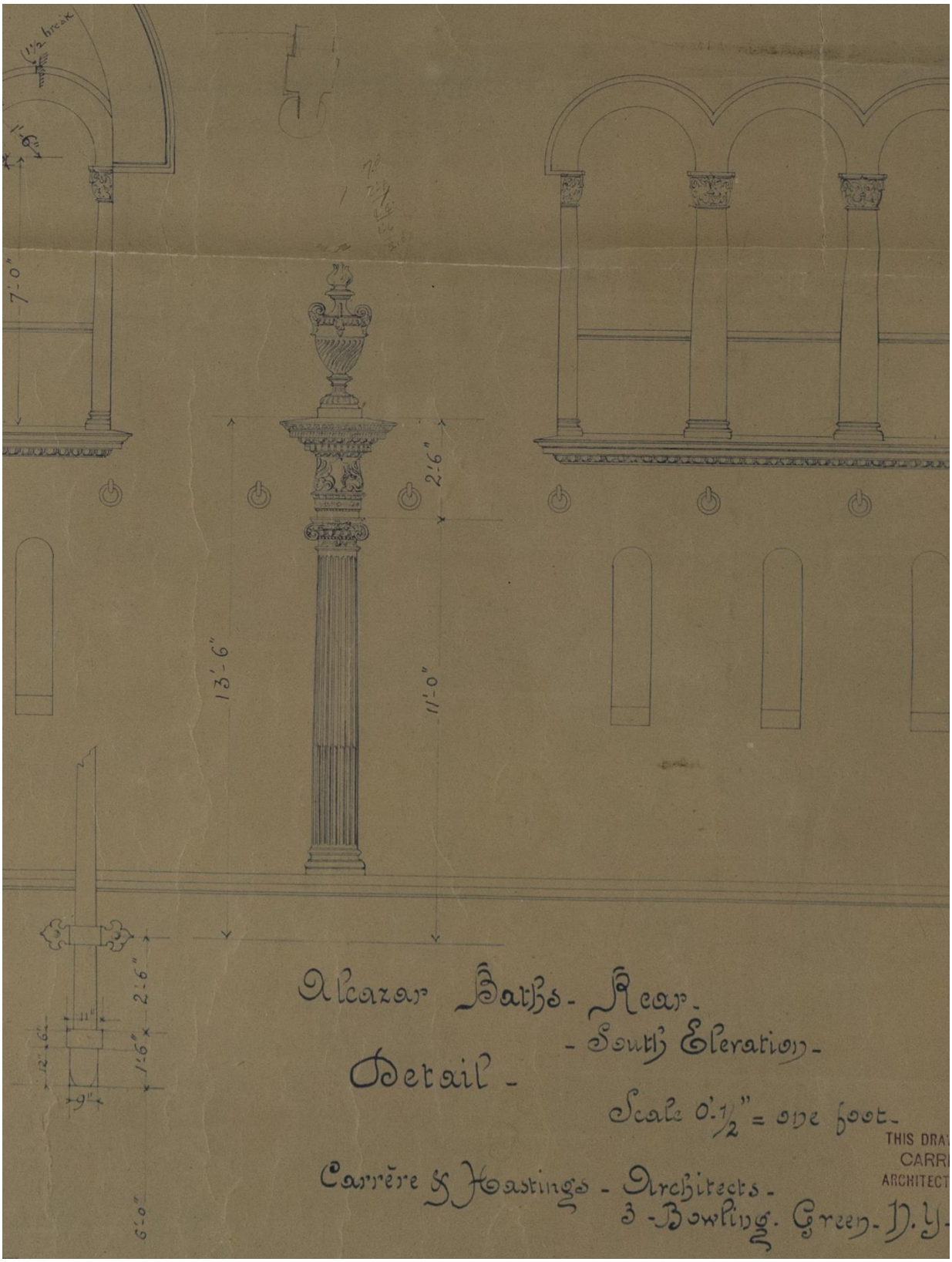
Special care should be taken during the removal process to determine if the differential movement between the column and the wall is the result of installation deficiencies or actual previous or ongoing settlement. We recommend having a qualified professional on site while the architraves are being removed to help determine the issues with that connection. If ongoing movement of the structures is determined to be the issue, a flexible yet restraining connection will need to be designed.

Respectfully submitted,

Mark McConnel, AIA, LEED AP



Original Carrere & Hastings elevation of column (and flagpole)



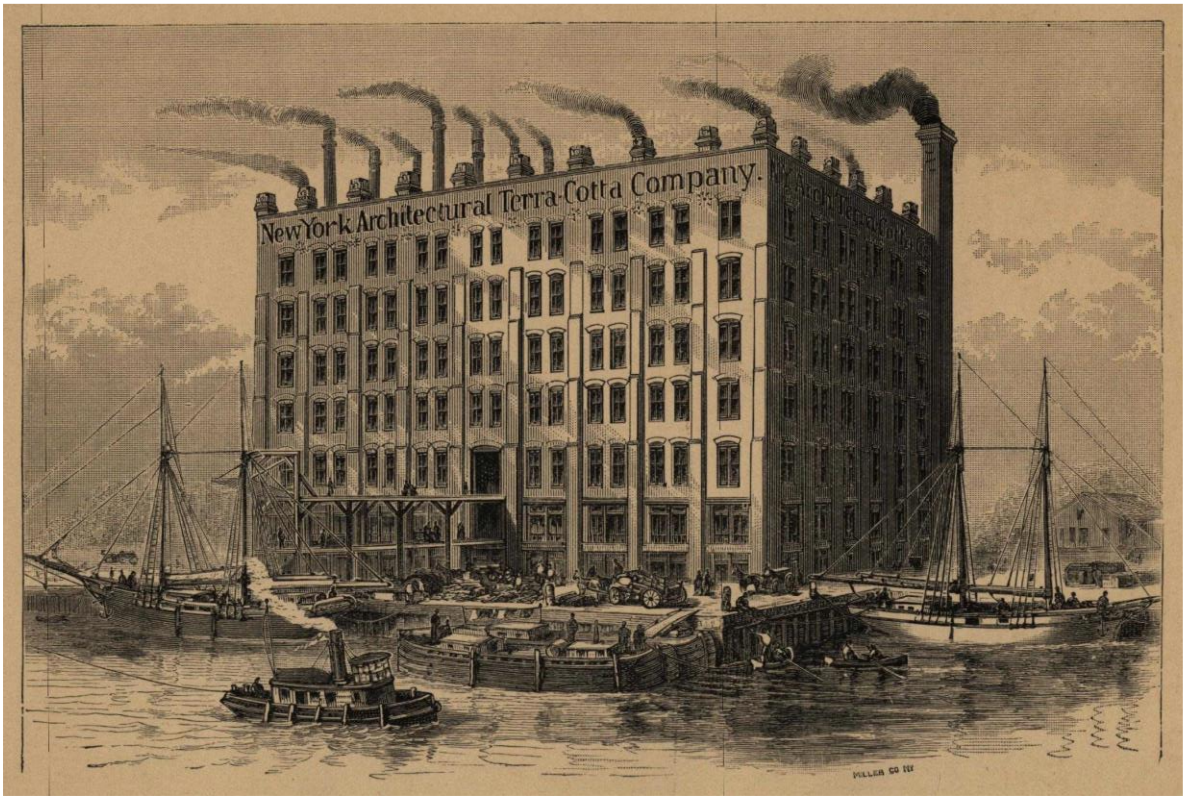
Original Carrere & Hastings elevation of column

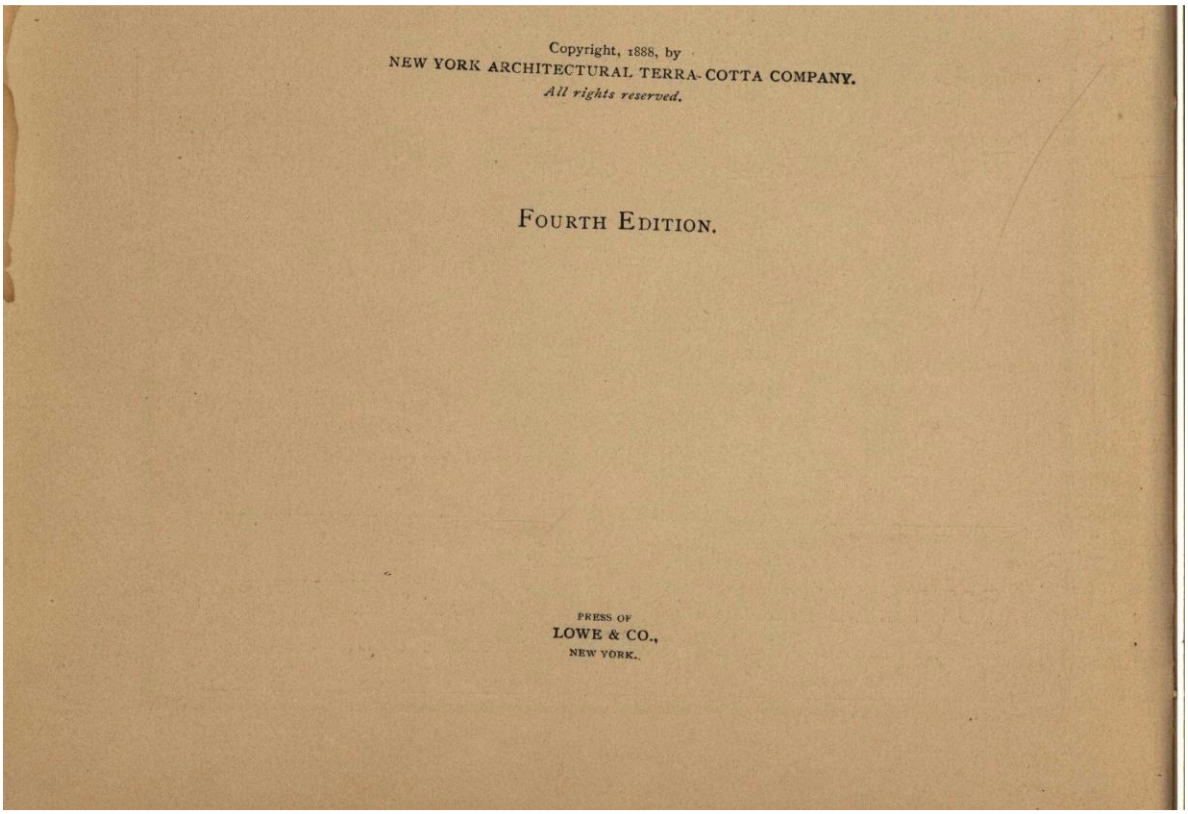


Original Carrere & Hastings elevation of column



Original Carrere & Hastings elevation of column from side

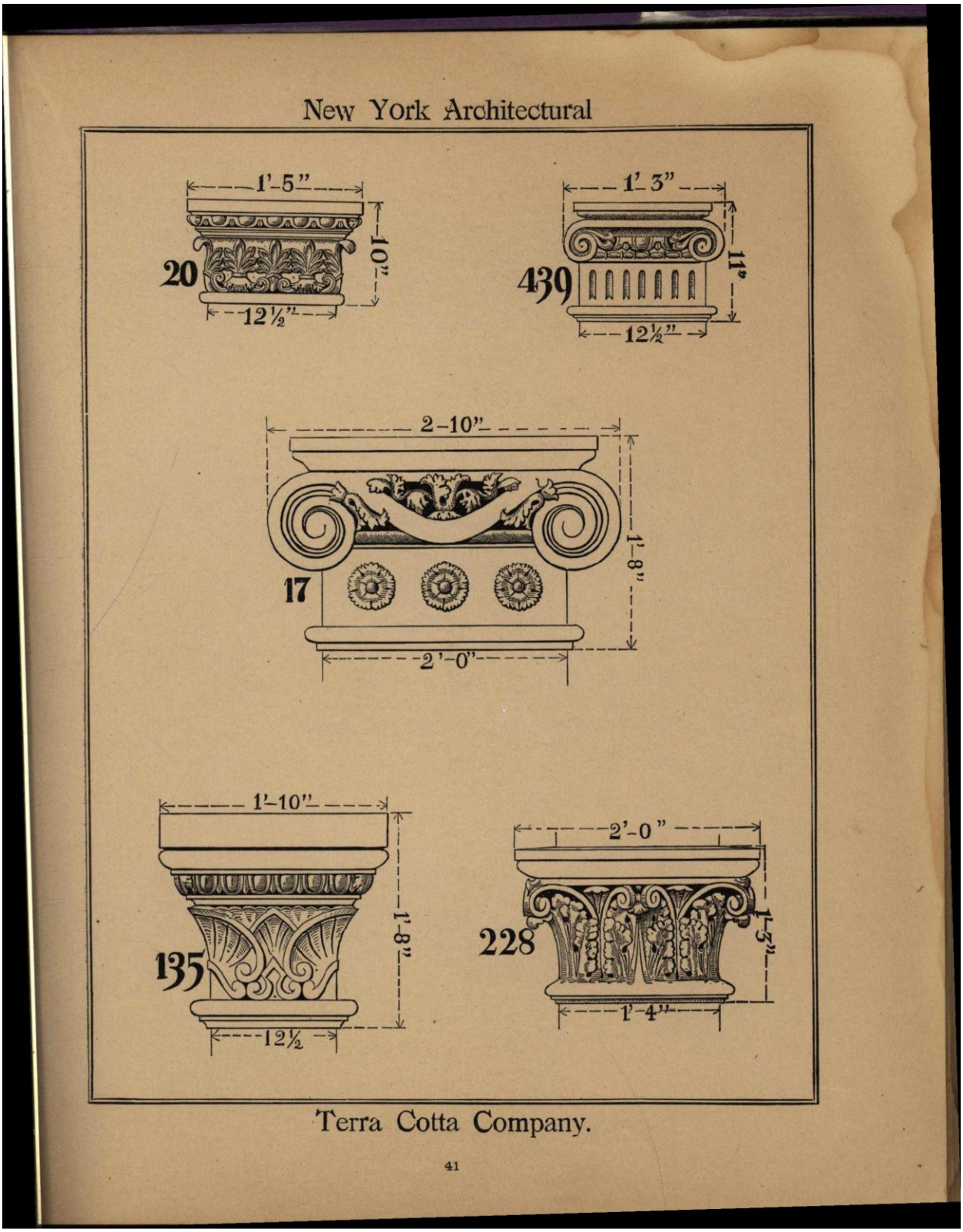



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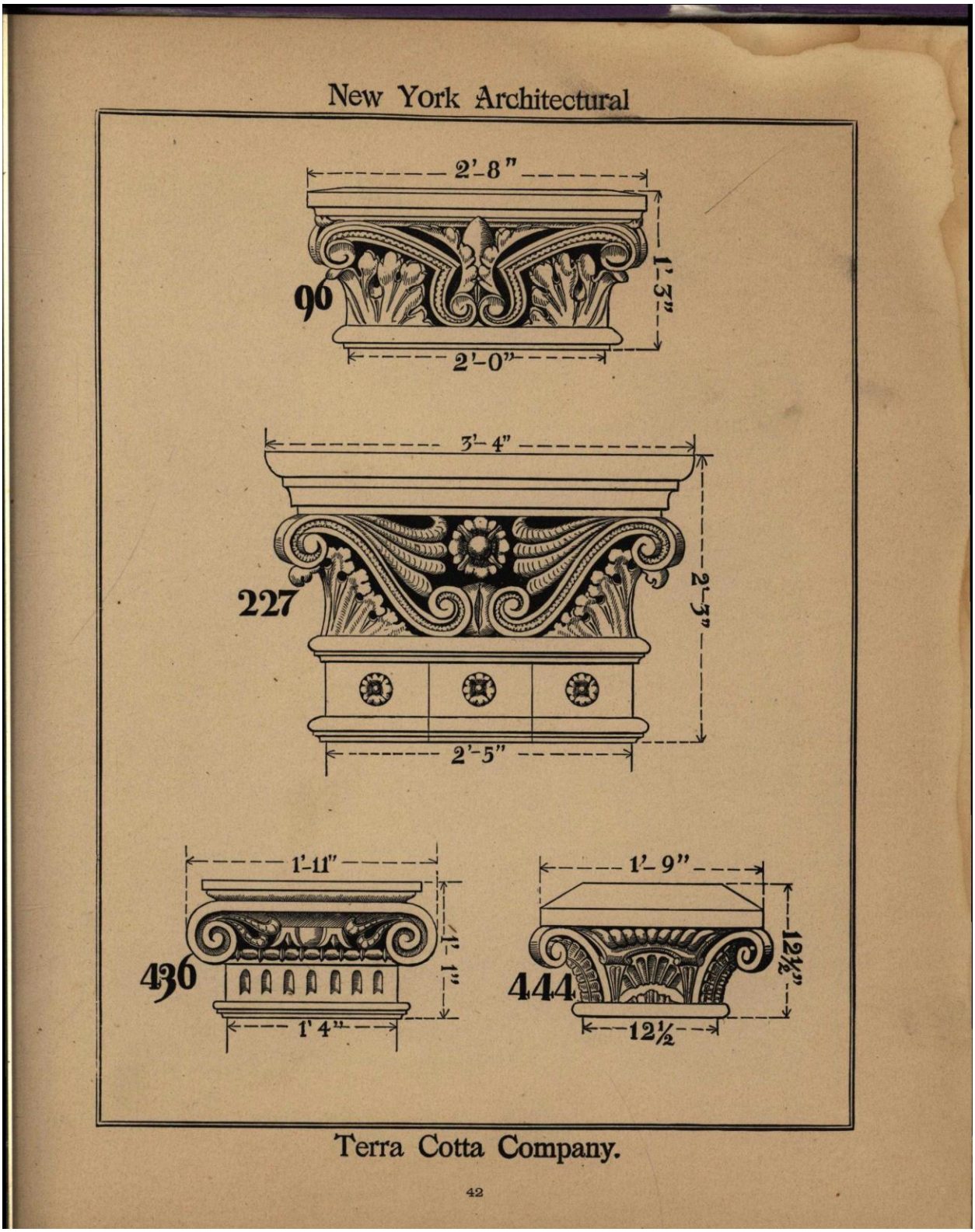
FOURTH EDITION.

PRESS OF
LOWE & CO.,
NEW YORK.

Cover pages from New York Architectural Terra Cotta Company 1888 catalog

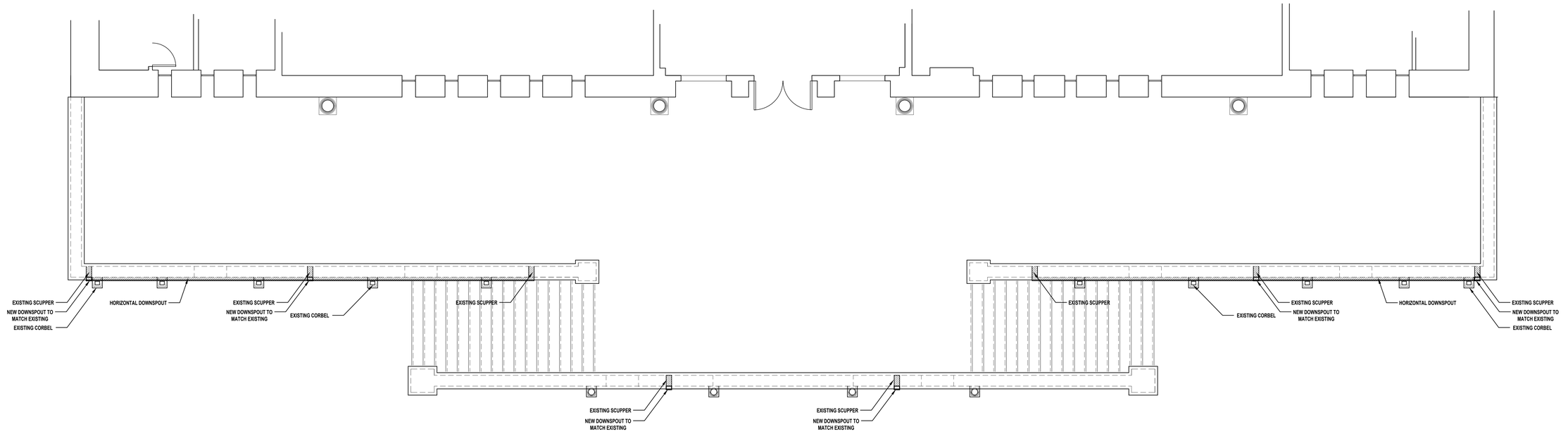


Similar column capitals from 1888 catalog



Similar column capitals from 1888 catalog

Received August 5, 2022
Planning and Building Department



PLAN 1/4"=1'-0" **1**



ELEVATION 1/4"=1'-0" **2**

LIGHTNER MUSEUM CONDITIONS STUDY

PROJECT CONTACT

David Bagnall
Lightner Museum
Executive Director
dbagnall@lightnermuseum.org
904.824.2874 x 106

PROJECT LOCATION

75 King Street
St. Augustine FL 32084

CONTRACTOR:

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
sr@sarahryanarchitect.com
904-547-9430

STRUCTURAL ENGINEER:

No.	Date:	Description:	Revisions:

Scale 1/4"=1'-0" U.N.O.

Sheet title

DOWN - SPOUT RELOCATION

Sheet Number A1.14

NOT FOR CONSTRUCTION

Received August 5, 2022
Planning and Building Department



Received May 20, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ **OPINION** ▣ **CERTIFICATE OF APPROPRIATENESS**

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. HP2022-0040

Receipt No. 2387399 Meeting Date: June 16, 2022

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Schaffer Weeks
   Business (if applicable) Len Weeks Construction Design Development
   Address 62 Hypolita Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-669-1672 Other phone/email sweeks@LWCDD.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Lightner Museum of Hobbies; Point of Contact is David Bagnall, Executive Director
   Business (if applicable) Lightner Museum of Hobbies
   Address 75 King Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-824-2874 Other phone dbagnall@lightnermuseum.org
3. PROJECT STREET ADDRESS 75 King Street
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision COSA-Lightner Museum Lease Parcels Parcel 1995700002
5. EXISTING USE Lightner Museum PROPOSED USE Lightner Museum (NO CHANGE)
6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO

   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☒	Exterior finishes (stucco, masonry, siding) (4) Decorative Terra Cotta Columns on the Building's South Terrace
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

See attached, HARB Application - Lightner Museum - Terra Cotta - Overall Product Description, 05.20.2022

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Schaffer Weeks

SIGNATURE OF APPLICANT Schaffer K Weeks DATE 5/20/2022

PRINT OWNER'S NAME David Bagnall

SIGNATURE OF OWNER David Bagnall DATE 5/20/2022

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

HP 2022-0040 75 King Street

Received May 20, 2022
Planning and Building Department

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

SKW INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☒	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony — feature?
☒	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony — feature?
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☒	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

Need documentation of proposed replacement columns + details w/ understanding of how exact of a replacement they will be

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

Received May 20, 2022
Planning and Building Department

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

(FLAG POLE?)

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well) FLAG POLE?

☐	☒	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☒	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) > But plan or elevation showing project area would be helpful.
☐	☒	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☐	☒	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

* Photos may be sent via Drop Box

❖ Other details necessary for review:

* Will need more info from terracotta manufacturer on how exact of a match replacement columns will be

* Proposed flag pole replacement details should be submitted

Project number: HP2022-0040 Project Address: 75 King Street

Reviewed by: Julie Courtney Date: May 26, 2022

7. OVERALL PROJECT DESCRIPTION

We are proposing to replace the (4) existing decorative terra cotta columns on the south terrace of the Lightner Museum with (4) new decorative terra cotta columns, fabricated to replicate the original Carrere and Hastings design. As shown in the attached photographs, the existing terra cotta columns are in exceedingly poor condition and are failing. The current condition represents a significant safety concern. We believe this is partly due to surface weathering but is primarily caused by the corrosion of the interior armatures. Per correspondence (attached) with Herschel Shepard, FAIA Emeritus (local and expert architect who has worked on the Lightner building previously, specifically the terra cotta spire restoration), "if damage is caused by deterioration of impeded iron you may have to replace the entire unit". We are proposing to dismantle the existing columns, salvaging what is possible so that the Lightner Museum can preserve original pieces as part of a future exhibition. We are proposing to replace all (4) complete columns. The replacement columns will replicate the original column design as closely as possible, and will be fabricated with terra cotta, not colored concrete. The replacement columns will be positioned in the same locations as the existing columns. The replacement columns will be manufactured by Gladding, McBean, one of the few remaining terra cotta manufacturers in the USA.

The Lightner Museum would like to move forward with this project, pending HARB approval. Once this project is approved a representative from Gladding McBean will visit the museum and conduct a detailed survey to ensure the replacement terra cotta columns match the existing columns as closely as possible.

Received May 20, 2022
Planning and Building Department

S. Weeks

From: Len Weeks
Sent: Tuesday, August 31, 2021 8:40 AM
To: S. Weeks
Subject: FW: Terracotta columns at the Lightner Museum
Attachments: 1-Proj 7810 Alcazar Spire Test Casting T. White for H. Shepard.jpg; 2-Proj 7810 Alcazar Spire Test Casting T. White for H. Shepard.jpg; 3-Proj 7810 Spires in place 1.jpg; 4-Description - Text Proj 7810 2012.doc

Schaffer,

This was Herschel's response to my e-mail yesterday.

From: Herschel Shepard <hnjshepard@comcast.net>
Sent: Monday, August 30, 2021 5:09 PM
To: Len Weeks <lenweeks@LWCDD.com>; Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Re: Terracotta columns at the Lightner Museum

Ken: It's great to hear from you and I commend you for your work in the courtyard. So far my family and I have remained in good health and escaped the pandemic, and I trust the same is true for you. However, we're staying hunkered down - I'd offer to come take at look at your project, but can't take the risk.

The spires on the Alcazar were restored by Tommy White, an expert craftsman, for my firm in 1978 as project 7810. Drawings and correspondence for this project are on file with my other projects at UF. Tommy and his firm are long gone, unfortunately, and I am not familiar with anyone qualified to do this work.

The restored spires are not terra cotta but an architectural concrete (see attached description). It is surely possible to repair in-place terra cotta with the expertise available today, but as you know it is imperative to identify the cause of the cracking or spalling. Damage caused by surface weathering, abrasion or accidental impact probably can be restored, but if damage is caused by deterioration of imbedded iron you may have to replace the entire unit. I suggest you call the National Trust for Historic Preservation because they can probably recommend a firm or consultant. Also, you should call Ken Smith FAIA at 904-281-0002. He may have needed to repair terra cotta during his work at Flagler College and know of a firm or craftsman.

Sorry I can't be of more assistance, but if you have any questions about the attached items please call or email. I wish you every success.

I have taken the liberty to copy Jennifer Wolfe since the attached info is probably not on file with the City.

Best regards, Herschel

> On 08/30/2021 2:41 PM Len Weeks <lenweeks@lwcdd.com> wrote:

Herschel,

Good Afternoon. I hope that you and your family are all doing well.

We have been working on a Courtyard renovation and other improvements behind the Lightner Museum this year. We are almost finished with the original project. Now they want us to kook into some repairs of the terra cotta columns and other features at the Alcazar Building. I know that you worked on this building in the past, and that some of the work involved the terracotta repairs. Do you remember who did this work for you and are they still in business. We are reaching out to try and find a qualified artist/craftsmen to help with this project. I also know that Howard Davis worked on replacing the terracotta spires on the chimneys in the past, but don't know who he used

Attached are a few photos.

If you have any references for this type of work, please let me know.

Thank-You for your assistance. Again, I hope that you are doing well and I look forward to talking with you soon,

Len Weeks

Len Weeks Construction • Design • Development

Office: 62 Hypolita Street, St. Augustine, FL 32084

Office #: 904-824-1626

Cell #: 904-669-1670

lenweeks@LWCDD.com

Received May 20, 2022
Planning and Building Department

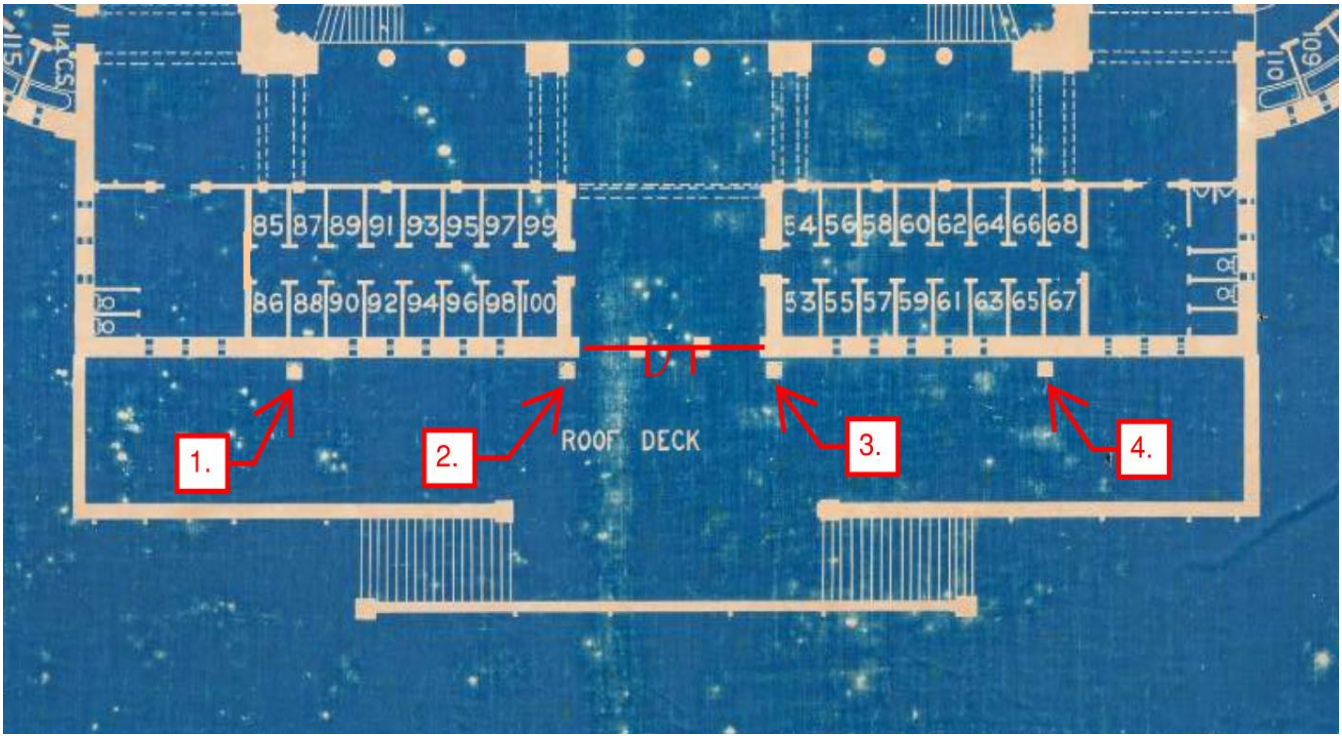
Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: sweeks@LWCDD.com

Lightner Museum Southern Terrace

Detailed Photos of 4 Existing Terra Cotta Columns

Prepared for June 16th, 2022, Historic Architectural Review Board (HARB) Meeting



Len Weeks Construction ■ Design ■ Development, LLC

Lightner Museum Southern Terrace



Received May 20, 2022
Planning and Building Department

COLUMN 2



42" + 2" + 29-1/4" + 9'8" + 1" = 15' 10-1/4"

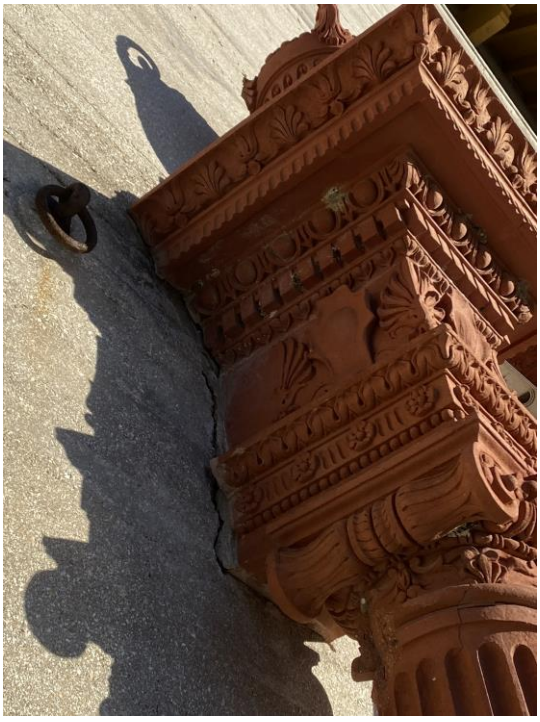
Received May 20, 2022
Planning and Building Department

COLUMN 1









Received May 20, 2022
Planning and Building Department

COLUMN 2







COLUMN 2

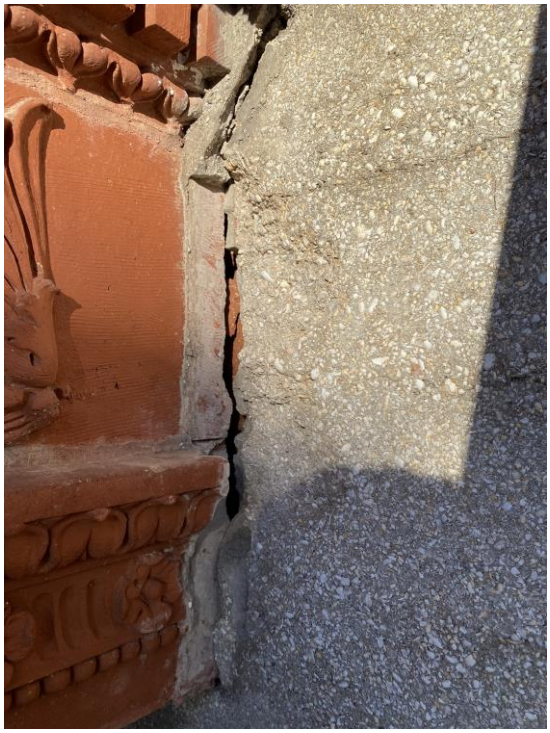






COLUMN 3







COLUMN 3



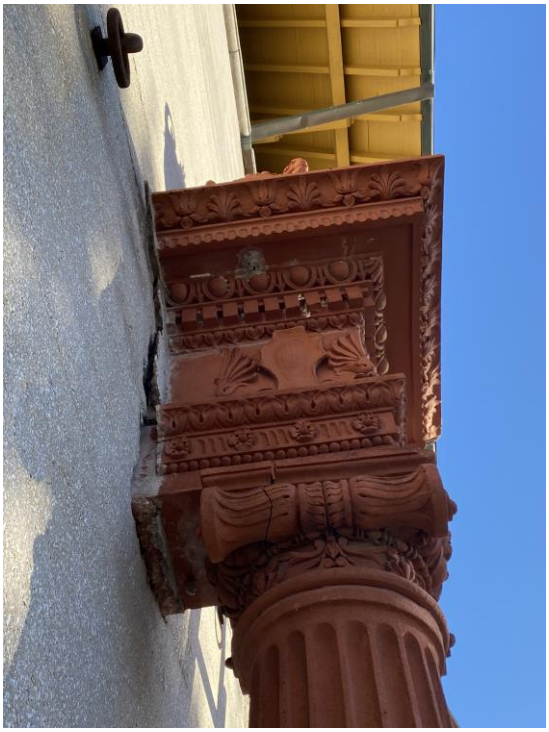




Received May 20, 2022
Planning and Building Department

COLUMN 3







Received May 20, 2022
Planning and Building Department

COLUMN 4







Received June 6, 2022
Planning & Building Department

S. Weeks

From: Jess Ouwerkerk <Jess.Ouwerkerk@gladdingmcbean.com>
Sent: Thursday, May 26, 2022 5:40 PM
To: S. Weeks
Subject: Lightner Museum
Attachments: GMcB Model Making.pdf

Hi Schaffer,

It was great to talk to you today. We are very excited to collaborate on this important project!

To summarize our conversation, Gladding, McBean employs classically trained sculptors who are highly skilled in replicating historic terra cotta.

1. The process begins when actual pieces from the building, known as fragments, are removed and sent to our Lincoln plant for use throughout the drafting and production process. These are used in tandem with data collected from field survey to draw the units.
2. After drafting has been completed, the physical fragment is utilized as a reference by sculptors to hand carve the model for that piece. While many models will be entirely made of plaster, ornamental units will actually have hand sculped clay components as part of the model.
3. The model is the "positive" that the mold "negative" is made out of.
4. The mold, which is made out of plaster, is hand packed with clay in order to press the actual terra cotta unit.
5. The actual terra cotta unit is turned out of the mold and left to naturally dry out to reach 0% moisture.
6. Once dry the units are glazed, if applicable, and then fired in our kilns.

As you can see, the process is truly a hands-on artisanal process. We employ artists who are well versed in the very same historic craft traditions that were used to make the terra cotta units we are replacing. This allows our team to match existing historic terra cotta with incredible exactness.

I'm including a link to a video that describes the process and includes a tour of our plant!

https://www.pbs.org/video/rob-road-gladding-mcbean/

Please let me know if you have any other questions. Have a great holiday weekend!

Kind regards,

Jess Ouwerkerk | East Coast Territory Manager

C: 631-921-9521

Gladding, McBean

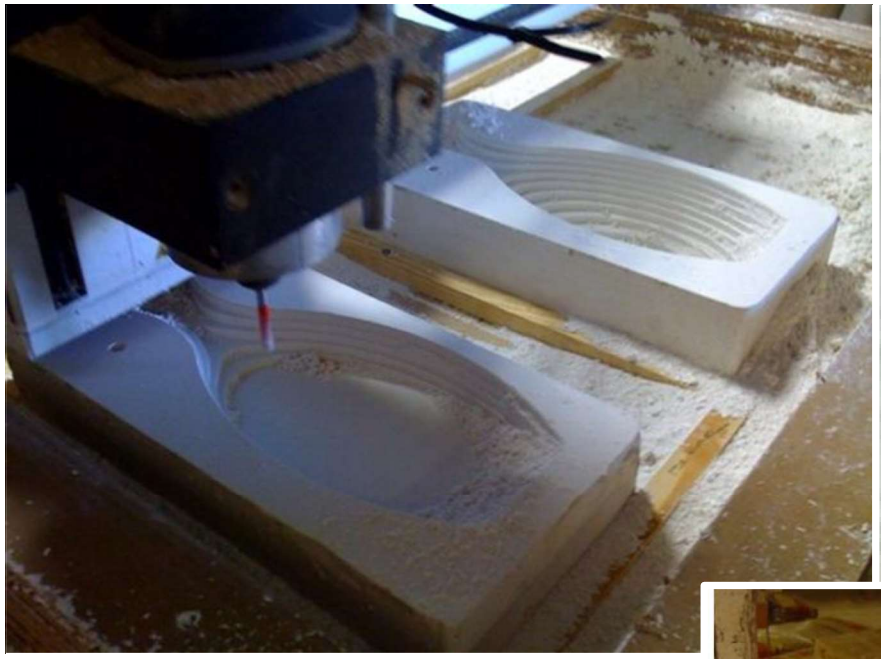
email: jess.ouwerkerk@gladdingmcbean.com
web: www.gladdingmcbean.com

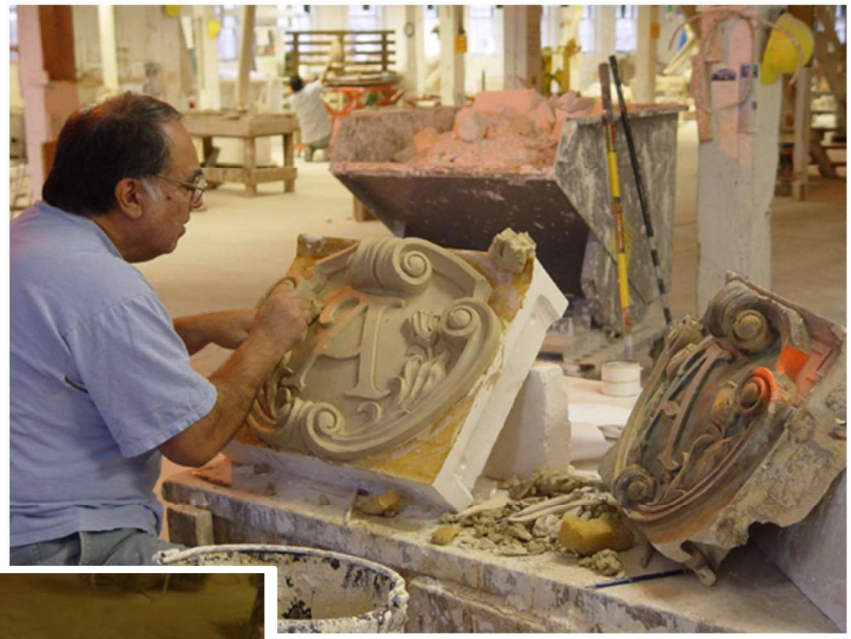
Over A Century Of Craftsmanship In Clay
601 7th Street Lincoln, California 95648
www.gladdingmcbean.com

Received June 6, 2022
Planning & Building Department

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Received June 6, 2022
Planning & Building Department







Model and Mold Making

Gladding McBean

Received May 20, 2022
Planning and Building Department

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

David Bagnall
75 King Street, St. Augustine, Florida, 32084
Dbagnall@lightnermuseum.org
(904)-824-2847 x 106

May 18, 2022

RE: DHR Project File No.: 2022-2204, Received by DHR: April 19th, 2022
Project: DCA - *Lightner Museum Restoration,* 75 King Street, St. Augustine, Florida, 32084 – *Cultural Facilities Grant Funding (CFGF)*
County: St. Johns

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapters §267.061 and §373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places* (NRHP), or otherwise of historical, architectural or archeological value.

Based on the information provided, it is the opinion of this office that the proposed restoration of the southern terrace, including the 14 flagpoles and terracotta columns, will have no adverse effect on historic properties listed, or eligible for listing, in the NRHP.

If you have any questions, please contact Dr. Kyra Lucas, Historic Preservationist II, by email at kyra.lucas@*dos.myflorida.com*, or by telephone at 850.245.6339.

Sincerely,

Kelly L Chase
For

Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

Received May 20, 2022
Planning and Building Department

April 14, 2022

State Historic Preservation Officer
Compliance & Review Section
Division of Historical Resources
Florida Department of State
500 South Bronough Street – 4th Floor
Tallahassee, Florida 32399-0250

Dear Reviewer:

The Lightner Museum of Hobbies (Lightner Museum) in St. Augustine, FL is submitting a request for Cultural Facilities grant funding from the Florida Department of State, Division of Cultural Affairs for 2023-2025.

The Museum is housed in Henry Flagler's former Alcazar Hotel, a nationally registered historic building dating to 1888. As required by the funder, the enclosed documents are being submitted for compliance review and approval of the Lightner Museum project plan by the Bureau of Historic Preservation (BHP).

A copy of the BHP determination letter must be uploaded and submitted with the grant application by the June 1, 2022 deadline.

Your prompt review of the enclosed documentation is greatly appreciated. Please do not hesitate to contact me by phone or email if further information or clarification is needed.

In the interest of time, please email a copy of the BHP determination letter to dbagnall@lightnermusuem.org.

Best regards,

David Bagnall, Executive Director

Lightner Museum (Alcazar Hotel) is requesting a Compliance Review by the Bureau of Historic Preservation. Over the past 18 months, the Lightner Museum has invested more than $800,000 in the renovation of its South Garden. With funds raised from private donors and a grant from the Tourist Development Council, the museum transformed the area into a vibrant garden and outdoor program space for the local community. A second phase of the project will address the preservation and restoration of the museum's South Terrace which overlooks the Garden.

Documentation:

1. Division Involvement – Florida Department of State, Division of Cultural Affairs, Cultural Facilities Grant Application, Fiscal Year 2024 requires the requested Compliance Review.

2. 75 King Street; Saint Augustine, FL. 32084
   Section-Township-Range: 18/7S/30E.
   Legal Description:18-07-301.44 Acres COSA LIGHTNER MUSEUM LEASE PARCELS 199570-0003 THRU 199570-1064 LEASE PARCELS 56 THRU 59 61 THRU 64 110 THRU 116 & 120 THRU 123 (19 UNITS
   Tax Parcel ID # **199570-0002**

3. Location Maps
   General property Location Map - Enclosed
   USGS Quadrangle location map - Enclosed

4. Photographs – See Enclosed Photographs documenting the needed restoration and preservation of the columns and flagpoles on the Terrace, and photographs of the South Terrace and Garden pre- during- and post-revitalization in 2021.

5. Record Search – Master Site File Form – Enclosed
   Historical District Documentation - Enclosed

6. Historic District – St. Augustine Town Plan was designated as a Historic District in 1970

7. Building Description - The Lightner Museum is housed in the former Alcazar Hotel, designed by architects Hastings and Carrere and constructed by Henry Flagler in 1888. The Alcazar Hotel was designed to reflect the Spanish Renaissance Revival architecture that dominated Saint Augustine. The building is listed on the *National Register of Historic Places.*

   Since 1948 the museum has housed Otto Lightner's late 19th/early 20th century eclectic collection, but now includes cultural and educational enrichment opportunities for diverse audiences through its dynamic exhibitions, events, and programs.
   At more than 130-years-old, this historic landmark often presents maintenance, repair and infrastructure challenges that demand attention. The museum has been the

recipient of awards for its renovation projects. The Florida Trust for Historic Preservation and the American Institute of Architects recognized the museum restoration of the Grand Ballroom.

Previous Alterations - Completed in 1888, the Alcazar was the second grand hotel in St. Augustine built by railroad magnate Henry Flagler. Designed by Carrère and Hastings, the Hotel Alcazar is a monolithic structure of poured concrete. Flagler's St. Augustine hotels were the first large multistory concrete buildings in the United States.

The Alcazar was closed in 1931 due to the national economic depression. Acquired in 1947 by Otto Lightner, the Alcazar was transformed into a museum to house Lightner's substantial collection of fine and decorative art, ephemera, and Americana. The interior of the building had suffered significant deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Otto Lightner allotted $150,000 of his personal funds to transform the building into a museum; and work in the area of the first two floors and the Casino was commenced and completed. In the latter part of 1947, the facility was in condition to receive the exhibits from Lightner's Chicago Museum.

8. Project Description – Rehabilitation – Detail of Rehabilitation
   In its original design, the South Terrace featured 14 flag poles that lined the south wall of the terrace. The project will recreate the flagpoles that are no longer extant.

   Evaluations conducted during the garden renovation revealed structural issues in four decorative terracotta columns on the terrace that are original to the building. Due to corrosion of interior metal support rods, the columns need to be dismantled to ascertain the extent of damage. The project will restore the four columns, preserving original features where possible while replacing areas of significant damage and loss with modern terracotta.

9. Finding of Effect – No adverse effect will result from this rehabilitation project. The museum will strictly adhere to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

10. Contact Information:
    David Bagnall, Director
    75 King Street
    Saint Augustine, FL. 32084
    Email: Dbagnall@lightnermuseum.org
    Tel: 904-824-2874 x 106

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COLUMN 2

COLUMN 1

COLUMN 3

COLUMN 4

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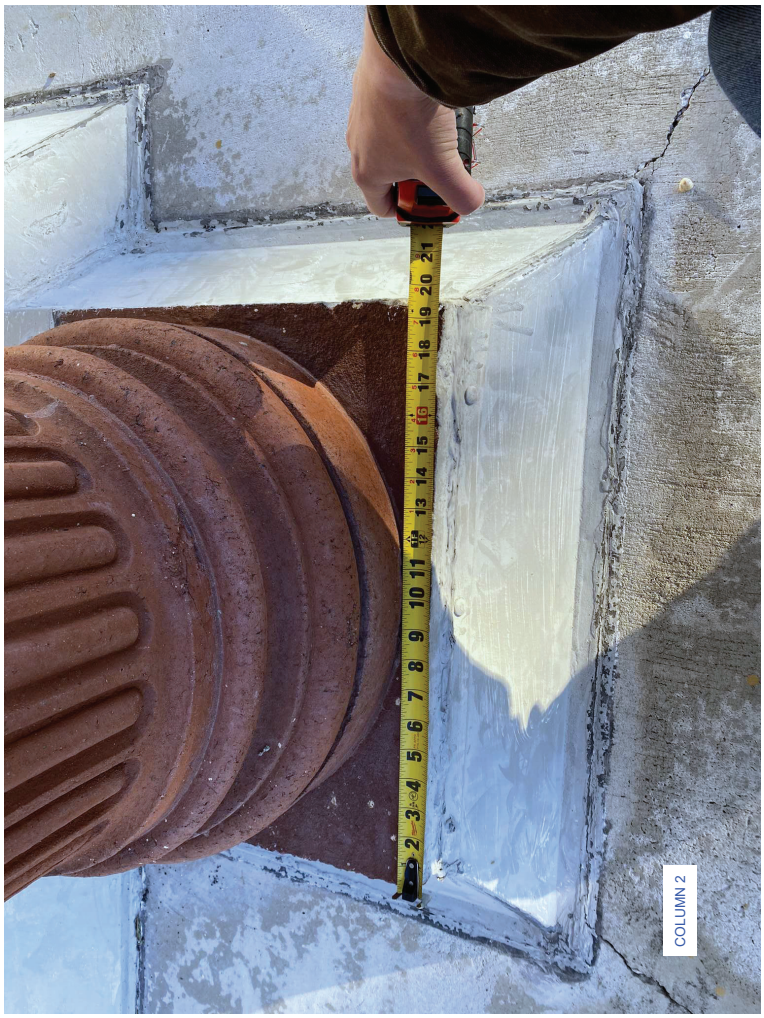




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COLUMN 2


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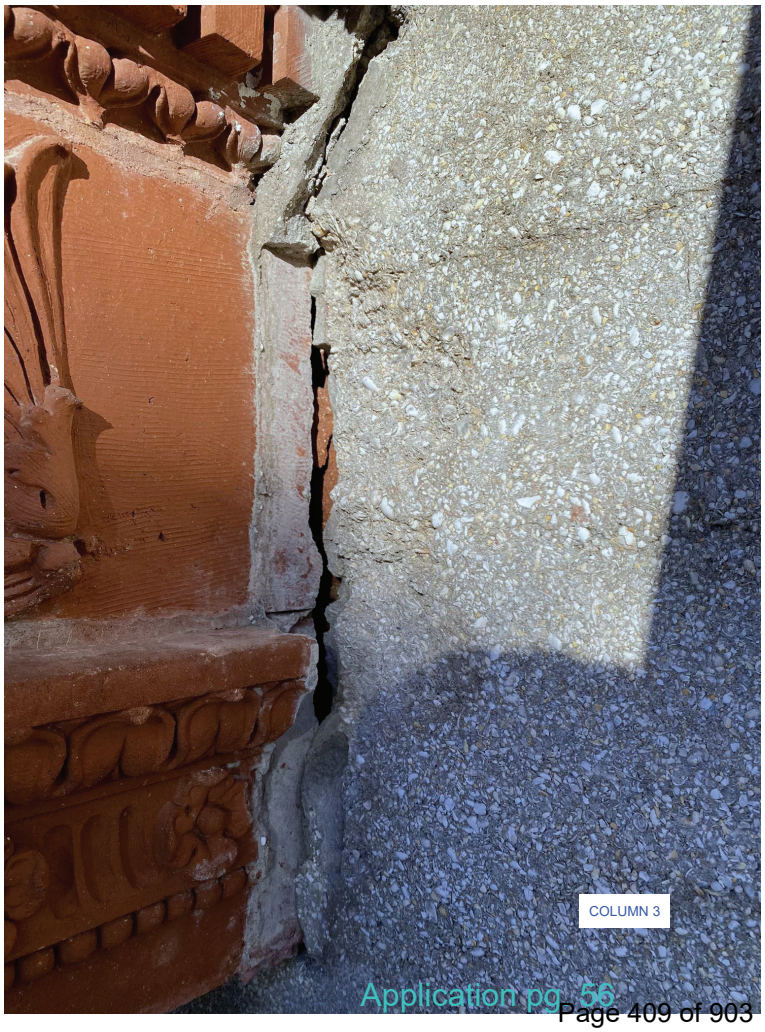


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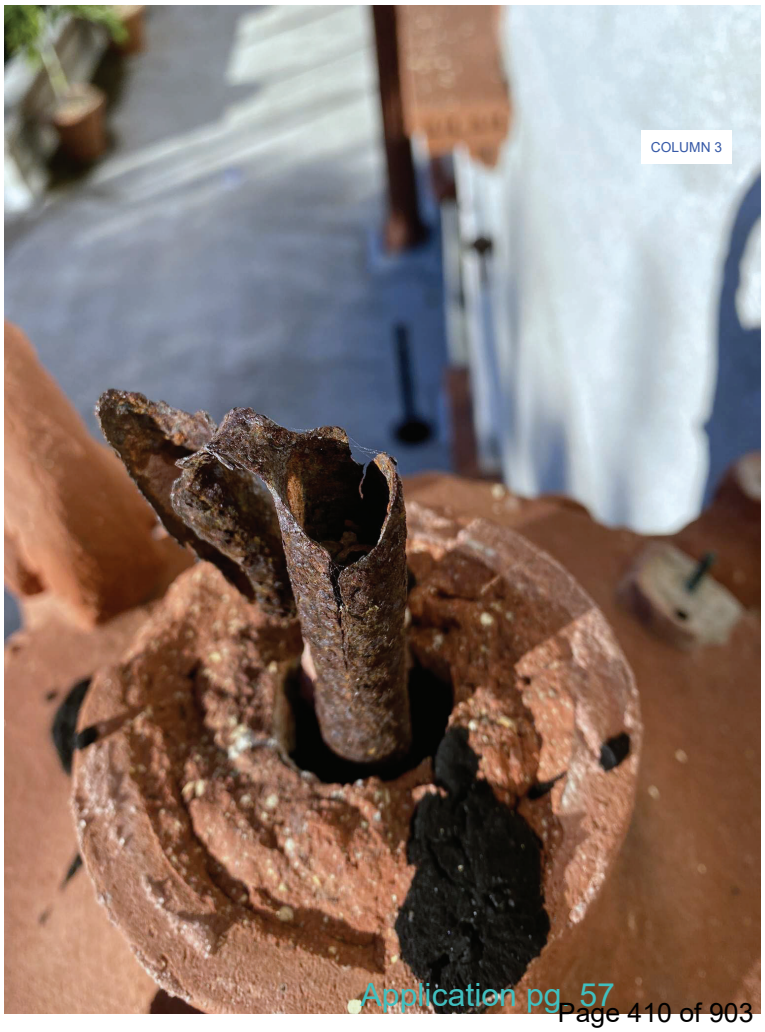


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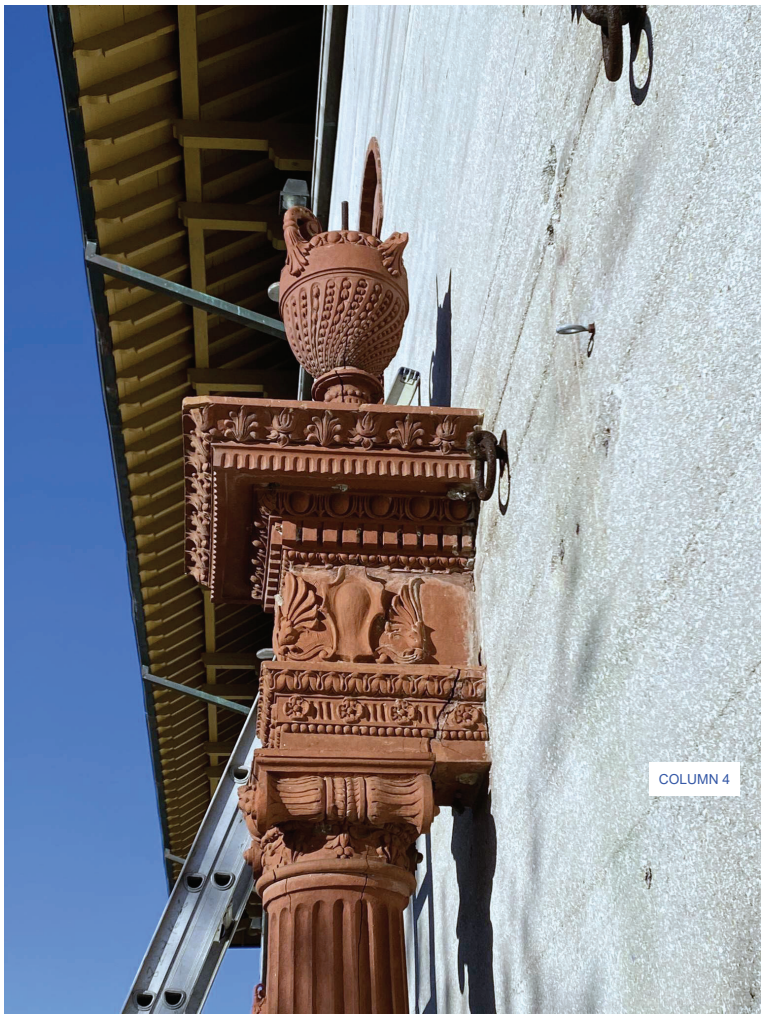




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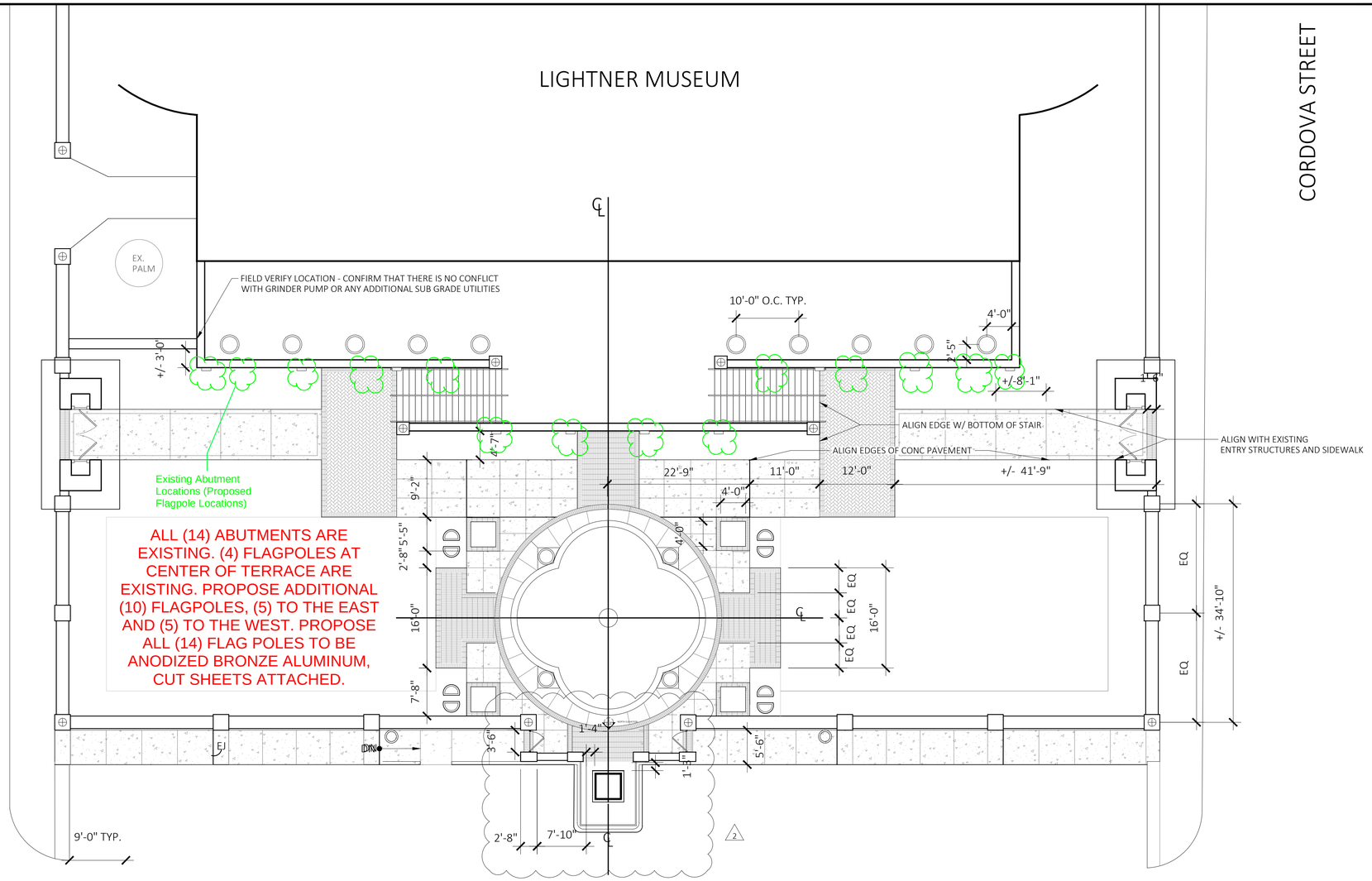




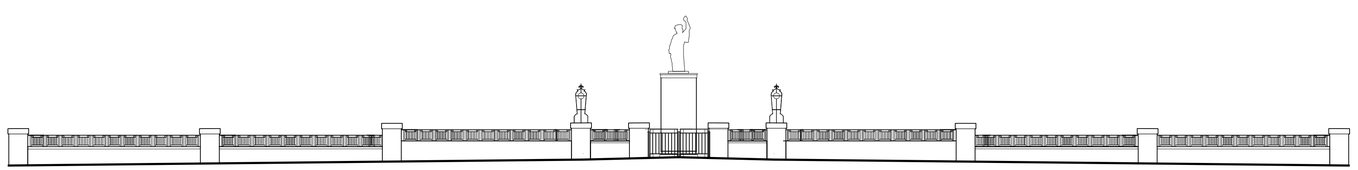


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SITE PLAN



SOUTH WALL ELEVATION (FROM PARKING LOT)

0' 5' 10' 20'
SCALE: 1"=10'

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

REGISTERED LANDSCAPE ARCHITECT
JEREMY R. MARQUIS
LA 6667
STATE OF FLORIDA
6/17/2021
JEREMY R. MARQUIS
LIC. # 6667 STATE OF FLORIDA SEAL

DRAWN BY: EG & EDP

This item has been electronically signed and sealed by **Jeremy Marquis, RLA** on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

HARDSCAPE LAYOUT PLAN

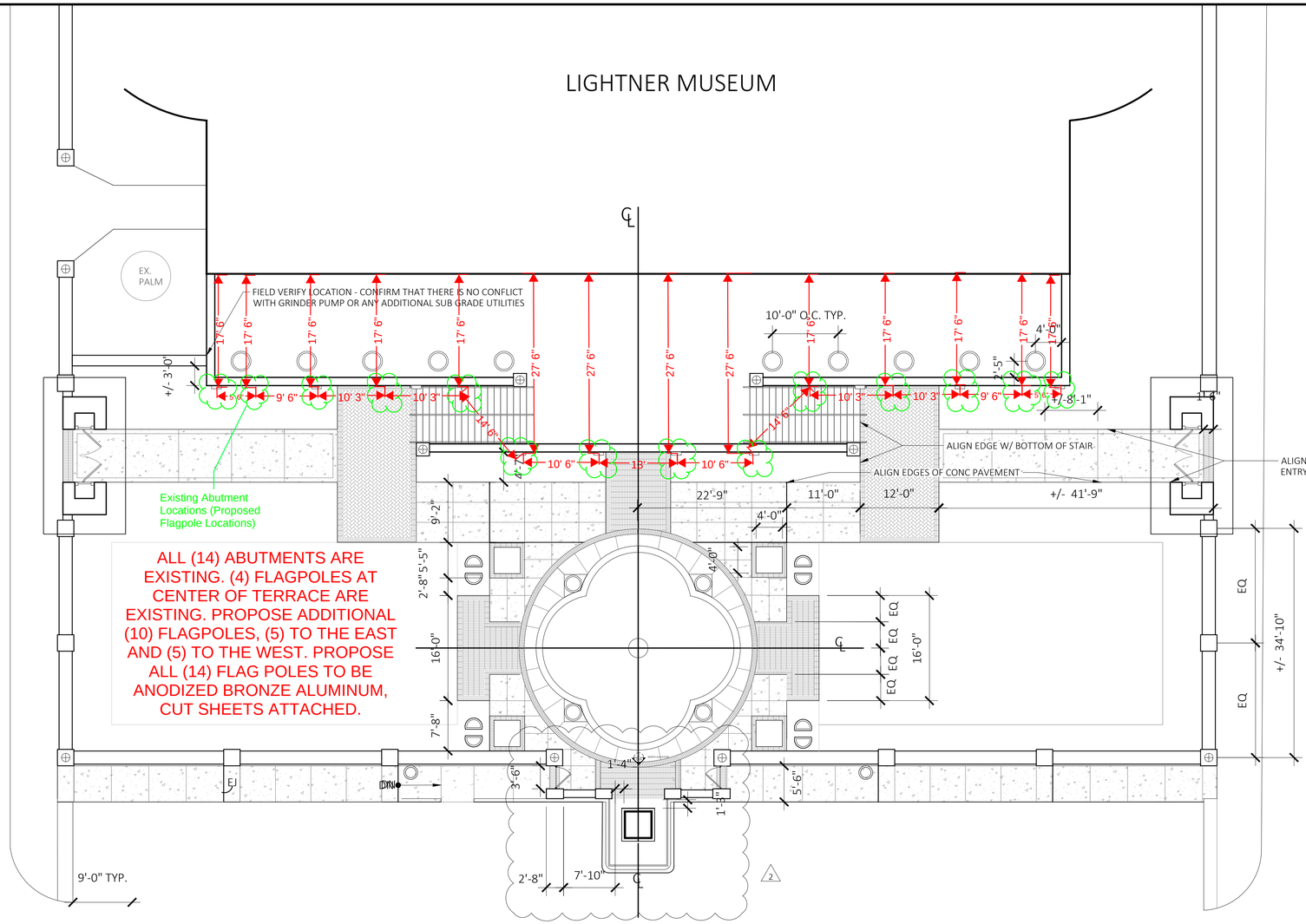
SYM	DESCRIPTION	DATE
3	DESIGN REV. 3	04.16.21
2	DESIGN REV. 2	03.19.21
1	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.05.0

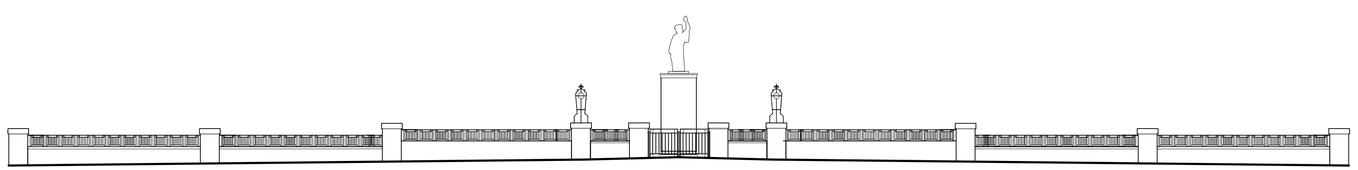
DRAWING NO.:
L-2.2

DocuSign Envelope ID: 29E17DC5-7FD9-4446-ADD2-F86761C4DFA1

Received June 6, 2022
Planning & Building Department



SITE PLAN



SOUTH WALL ELEVATION (FROM PARKING LOT)

0' 5' 10' 20'
SCALE: 1"=10'

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

REGISTERED LANDSCAPE ARCHITECT JEREMY R. MARQUIS STATE OF FLORIDA LA 6667 Docusigned by: 6/17/2021
JEREMY R. MARQUIS LIC. # 6667 STATE OF FLORIDA SEAL

DRAWN BY: EG & EDP

This item has been electronically signed and sealed by **Jeremy Marquis, RLA** on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

HARDSCAPE LAYOUT PLAN

SYM	DESCRIPTION	DATE
4	DESIGN REV. 3	04.16.21
3	DESIGN REV. 2	03.19.21
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	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.05.0

DRAWING NO.:
L-2.2

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GOLD ANODIZED ALUMINUM BALL

ALUMINUM REVOLVING INTERNAL HALYARD TRUCK

SS SWIVEL, 3' FLAG ARRANGEMENT, 2 - SS SNAPS, 3.5# COUNTERWEIGHT AND RETAINERS RING

TAPERED PORTION

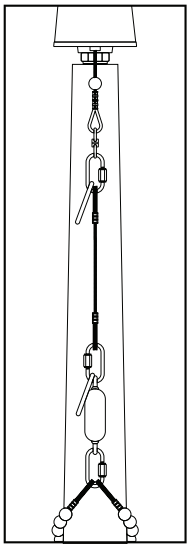
OVERALL LENGTH

STRAIGHT PORTION

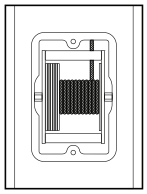
TBD

4'–0" min.

24"



CABLE ASSEMBLY



INTERNAL WINCH MOUNTED INSIDE POLE BEHIND FLUSH REINFORCED ACCESS DOOR

(2) Custom stainless steel wall mount brackets with black powder coat finish (see detail)

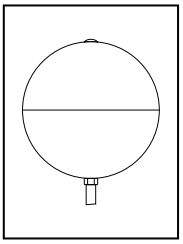
FLUSH ACCESS DOOR FOR ELECTRICAL ACCESS

NOTE: (1) UP LIGHT TO BE MOUNTED BETWEEN BRACKETS ONLY. LIGHT BY OTHERS.

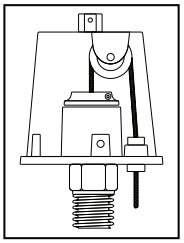
6" OD ALUM POLE STUB SECURED TO LOWER BRACKET WITH SET SCREWS. WILL NOT SIT ON CONCRETE ABUTMENT

COMMERCIAL FLAGPOLE

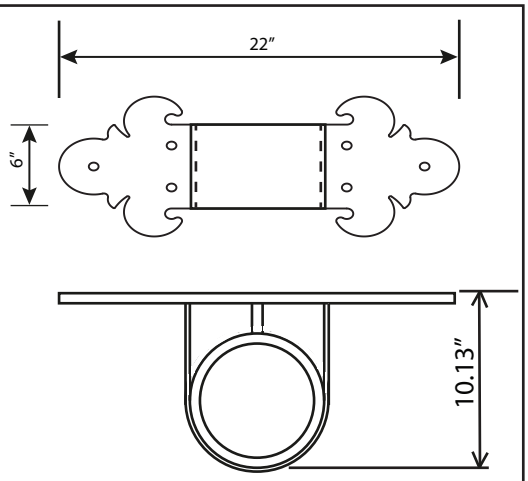
DESIGN CRITERIA
A.N.S.I. / NAAMM FP 1001-07
STANDARD.



ALUMINUM BALL



REVOLVING TRUCK



Custom #304 SS bracket set incl 1 - upper and 1 - lower bracket. Lower bracket has bottom plate with 1/2" drain hole. Brackets to have black semi-gloss powder coat finish. Hole pattern to match test pattern provided by customer. Shape of wall bracket to be matched to current brackets. All sizing and dimensions to be confirmed.

FLAGPOLE SPECIFICATIONS	
EXPOSED HEIGHT	25' - 0"
OVERALL LENGTH	25' - 0"
WALL THICKNESS (IN)	.250"
NO. OF SHIPPING SECTIONS	1
FINISH	DARK BRONZE ANODIZED
LENGTH OF FDT. TUBE (A)	N/A
DEPTH (B)	N/A
TOP DIA. (IN)	3 1/2"
BUTT DIA. (IN)	6"
TAPERED LENGTH	TBD
BALL SIZE	6"

NOTES:

1) MATERIAL - 6063-T6 ALUMINUM
2) ALUMINUM TO HAVE DARK BRONZE ANODIZED FINISH
3) POLE DESIGNED FOR 1 - 3'X5 OR 1 -3'X12' FLAG AT 120 MPH PER ANSI/NAAMM FP1001-07
4) ANCHORAGE DESIGN AND HARDWARE BY OTHERS.

LINGO ORDER:
pending

DATE:
06/03/22

PROJECT: Lightner Museum
LOCATION: Miami, FL
SUBJECT: 14 - 25' Aluminum Flagpoles
CUSTOMER: Len Weeks Construction Design Development

ACME LINGO FLAGPOLES
1865 Route 206
Southamtpon, NJ
800-260-1897
www.acmelingo.net

Received June 6, 2022
Planning & Building Department

HSLED26YA



Bullet shape die cast aluminum flood with spotlighting for over 40 feet away.

Color: Bronze Weight: 4.6 lbs

3000K Color Temp (Warm) matches all other garden lighting

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.23A
208V	0.13A
240V	0.11A
277V	0.07A
Input Watts	27.2W

LED Info

Watts	26W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	2,964
Efficacy	109 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PQNXCTA6

Optical

NEMA Type:

NEMA Beam Spread of 3H x 3V

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

RAB LEDs exceed industry standards for chromatic stability

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Housing:

Precision die-cast aluminum housing, lens frame and mounting arm

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Mounting:

Heavy-duty 1/2" thread mounting arm with "O" ring seal & stainless steel screws

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

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Planning & Building Department

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Constant Current, 120-277V with 4kV surge protection, 120V: 0.23, 208V: 0.13A, 240V: 0.11A, 277V: 0.11A

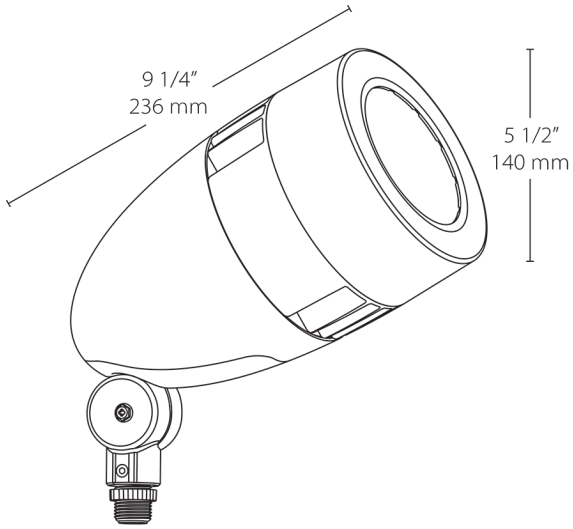
THD:

8.17% at 120V, 7.17% at 277V

Power Factor:

92.6% at 120V, 99.6% at 277V

Dimensions



Features

- Spot lighting for over 40 feet away
- Perfect for flag lighting
- NEMA type - 4H x 4V
- Available in four colors
- 100,000-hour life based on LM-80 results and TM-21 calculations
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver Options
HSLED	26	Y	A	
	26 = 26W **13** = 13W **18** = 18W	**Blank** = 5000K Cool **N** = 4000K Neutral **Y** = 3000K Warm	**Blank** = Bronze **W** = White **B** = Black **VG** = Verde Green **A** = Bronze	**/D10** = 0-10V Dimming **/480** = 480V (Only available for 26W) **Blank** = No Option

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

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Parcel ID	1995700000
Location	75 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565 *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	4.080
Homestead	N

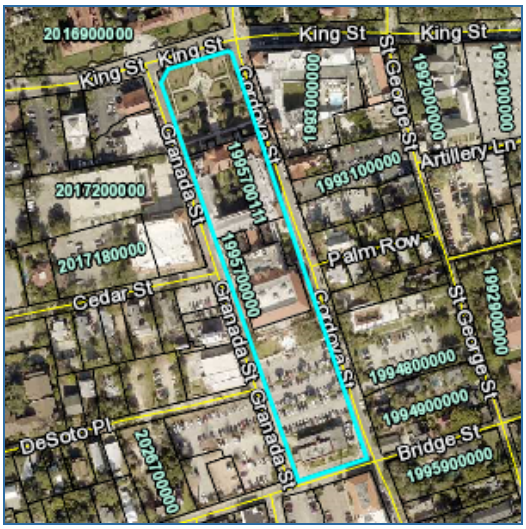
Owner Information

Owner Name	City Of St Augustine Trustee 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		$10,860,840

Map



Valuation Information

	2022
Building Value	$9,861,231
Extra Features Value	$122,526
Total Land Value	$1,776,260
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$11,760,017**
Total Deferred	$899,177
Assessed Value	**$10,860,840**
Total Exemptions	$10,860,840
Taxable Value	**$0**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$10,354,292	$122,526	$1,776,260	$0	$0	$12,253,078	$9,873,491	$12,253,078	$0
2020	$10,682,999	$122,526	$1,787,260	$0	$0	$12,592,785	$8,983,748	$12,592,785	$0
2019	$6,440,070	$122,139	$1,787,260	$0	$0	$8,349,469	$8,167,044	$8,349,469	$0
2018	$6,454,034	$122,139	$848,412	$0	$0	$7,424,585	$7,424,585	$7,424,585	$0
2017	$6,474,978	$100,725	$848,412	$0	$0	$7,424,115	$7,424,115	$7,424,115	$0
2016	$6,447,704	$101,208	$848,412	$0	$0	$7,397,324	$7,397,324	$7,397,324	$0
2015	$6,460,399	$101,595	$848,412	$0	$0	$7,410,406	$7,410,406	$7,410,406	$0
2014	$6,092,324	$101,884	$846,770	$0	$0	$7,040,978	$7,040,978	$7,040,978	$0
2013	$6,104,272	$102,368	$846,770	$0	$0	$7,053,410	$7,053,410	$7,053,410	$0
2012	$6,116,220	$102,658	$846,770	$0	$0	$7,065,648	$7,065,648	$7,065,648	$0
2011	$6,128,168	$103,044	$943,184	$0	$0	$7,174,396	$7,174,396	$7,174,396	$0
2010	$6,140,116	$103,334	$1,047,982	$0	$0	$7,291,432	$7,291,432	$7,291,432	$0

Building Information

Building	1
Year Built	1972
Actual Area	8093
Conditioned Area	6855
Use	Office Building (Multi-Story) Class C
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

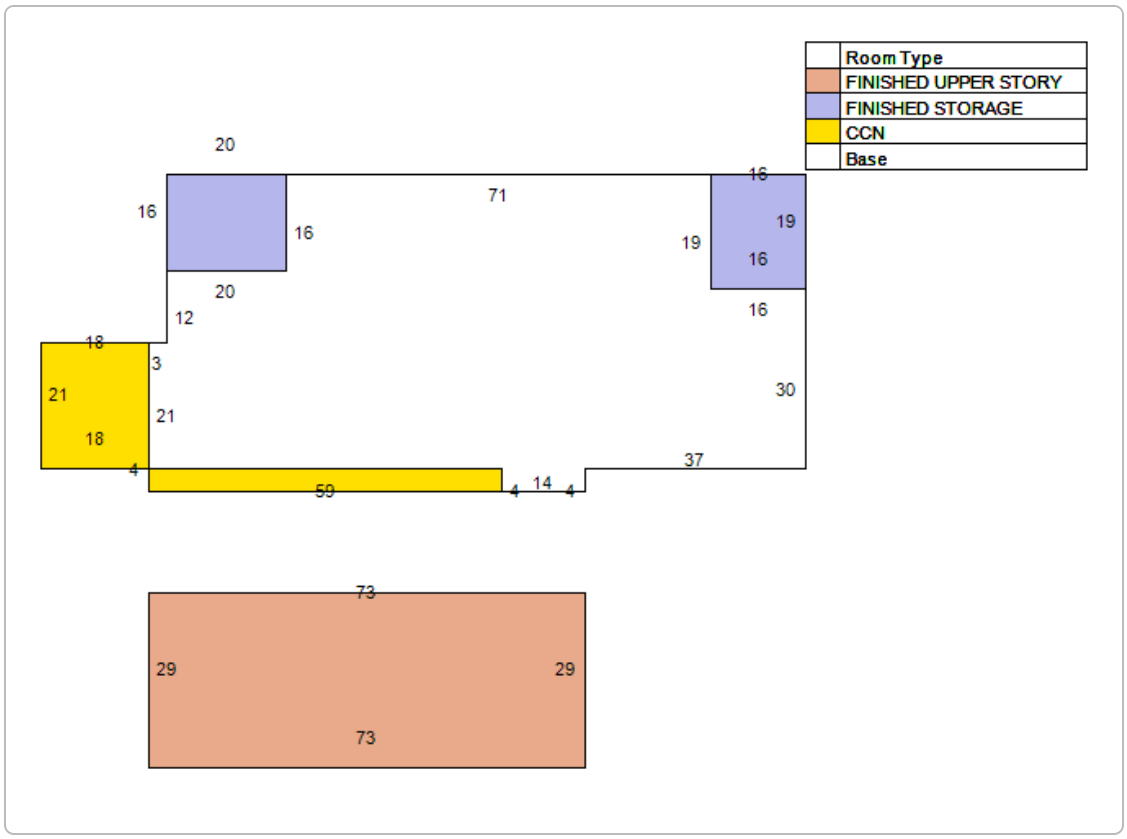
Description	Square Footage
BASE AREA	4738
CANOPY (COMMERCIAL)	378
FINISHED STORAGE	320
FINISHED UPPER STORY	2117
FINISHED STORAGE	304
CANOPY (COMMERCIAL)	236

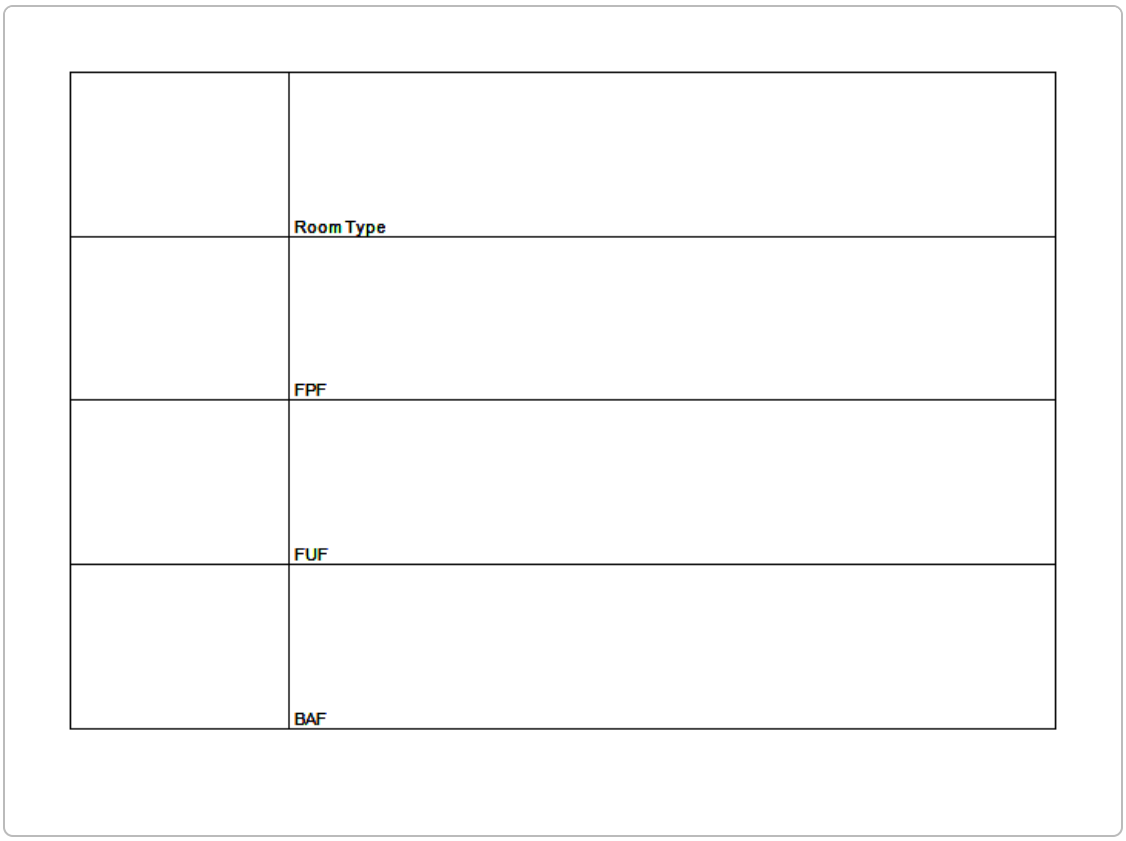
Total SqFt	8093

Building	2	**Roof Cover**	Clay Tile
Year Built	1888	**Roof Structure**	Gable Hip
Actual Area	152246	**Interior Flooring**	Sheet Vinyl
Conditioned Area	131822	**Interior Wall**	Drywall
Use	Government Buildings	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
BASE AREA - FORCED	46598
FINISHED UPPER STORY - FORCED	85224
FINISHED OPEN PORCH - FORCED	20424
Total SqFt	152246

Sketch Information





Extra Feature Information

Code Description	Status	Value
Asphault Paving		47915
Elevator - Commercial (4+)		64350
Steel Door		701
Handicap Ramp		3277
Sprinkler Wet		6283

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	991	180	177626	SF	$1,776,260

No data available for the following modules: Sale Information.

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Version 2.3.197

St. Johns County, FL

Apply for Exemptions

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Sales Questionnaire Form

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Sales Questionnaire

Summary

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Parcel ID	1995700002
Location Address	75 KING ST Saint Augustine 32084-0000
Neighborhood	COSA Lightner Museum Leasehold (COM) (609.99)
Tax Description*	COSA LIGHTNER MUSEUM LEASE PARCELS 199570-0003 THRU 199570-1064 LEASE PARCELS 56 THRU 59 61 THRU 64 110 THRU 116 & 120 THRU 123 (19 UNITS) *The Description above is not to be used on legal documents.
Property Use Code	Commercial Condo Common Elements (1001)
Subdivision	COSA-Lightner Museum Lease Parcels
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.440
Homestead	N

Owner Information

Owner Name	Cosa Lightner Museum Lease Parcels 100%
Mailing Address	,

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$0
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$0**
Total Deferred	$0
Assessed Value	**$0**
Total Exemptions	$0
Taxable Value	**$0**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0
2020	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017	$0	$0	$0	$0	$0	$0	$0	$0	$0
2016	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Professional Condo Office	0	0	0	AC	$0

No data available for the following modules: 2021 TRIM Notice, 2020 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information, Sale Information.

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Detail by Entity Name

Florida Not For Profit Corporation
LIGHTNER MUSEUM OF HOBBIES INC.

Filing Information

Document Number	N04000003143
FEI/EIN Number	59-6001426
Date Filed	03/26/2004
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	12/09/2015
Event Effective Date	NONE

Principal Address

75 KING ST
ST AUGUSTINE, FL 32084

Mailing Address

P.O. BOX 334
SAINT AUGUSTINE, FL 32085

Changed: 08/03/2005

Registered Agent Name & Address

Bagnall, David
75 KING ST
ST AUGUSTINE, FL 32084

Name Changed: 02/03/2021

Officer/Director Detail

Name & Address

Title D

Baker, Gregory E
39 Valencia Street
ST AUGUSTINE, FL 32084

Title D

DRYSDALE, DAVID C
140 PELICAN REEF DR
ST AUGUSTINE, FL 32080

Title D

UPCHURCH, TRACY
780 N. PONCE DE LEON BLVD
SAINT AUGUSTINE, FL 32084

Title Associate Director

Eme, Ray J, III
75 KING ST
ST AUGUSTINE, FL 32084

Title Executive Director

Eme, Raymond
75 King Street
Lightner Museum
St Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2020	06/24/2020
2021	02/03/2021
2022	04/11/2022

Document Images

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01/16/2007 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format

08/03/2005 -- ANNUAL REPORT	View image in PDF format
03/26/2004 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
LEN WEEKS CONSTRUCTION.DESIGN.DEVELOPMENT, L.L.C.

Filing Information

Document Number	L03000055563
FEI/EIN Number	42-1613883
Date Filed	12/16/2003
State	FL
Status	ACTIVE

Principal Address

62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Changed: 03/15/2004

Mailing Address

PO BOX 3225
ST AUGUSTINE, FL 32085

Changed: 03/15/2004

Registered Agent Name & Address

WEEKS JR., CLAUDE L.
62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Name Changed: 04/20/2022

Address Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

WEEKS JR., CLAUDE L.
62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Annual Reports

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2021	01/20/2021
2022	02/08/2022
2022	04/20/2022

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03/15/2004 -- ANNUAL REPORT	View image in PDF format
12/16/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

Meredith H. Randolph

From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Friday, August 5, 2022 3:47 PM
To: Meredith H. Randolph; Julie Courtney; Sarah Ryan; Duncan Dailey
Subject: Re: Historic Architectural Review Board (HARB) Order from the July 21, 2022 Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Hello:
At this time, we are not going to be able to make the deadline for this Sunday to have that information for you as we need more time to research the proper materials needed that the board requested. We will need to be put on the September Harb board meeting.

Thank you,
Jenifer Dailey

On Mon, Jul 25, 2022 at 2:56 PM Meredith H. Randolph <mrandolph@citystaug.com> wrote:

> Good afternoon,
> Find attached the order and findings regarding your application heard at the above-referenced meeting.
>
> Have a good day!

Meredith Randolph

Planning & Building Clerk

E: mrandolph@citystaug.com | P: 904.209.4325 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2022 Meeting



Building before partial demolition occurred





Application HP2022-0052 Address: 103 South Street

Applicant: KP Meiring Company

Property Owner: Meiring Trust

Project description: To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02219
National Register:	Lincolnville NR Historic District: Contributing	Construction date:	ca. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2120400000		
Agenda Item:	7(d)	Previous Action(s):	COD F2018-0005 COD F2019-0109

STAFF SUMMARY AND ANALYSIS:

1. This application was on the July 21, 2022 HARB agenda, but was continued upon request by the applicant and not heard at that meeting.
2. Located on the south side of South Street, one house east of Twine Street, this one-story Frame Vernacular residential building is contributing to the Lincolnville National Register Historic District and, according to the Florida Master Site File, was one of the older houses built in the area within the Buena Esperanza subdivision.
3. A Certificate of Demolition for the entire structure was approved April 19, 2018 under F2018-0005 with a one-year expiration. In December 2019, the HARB approved a new COD application (F2019-0109) that had been modified for a partial demolition to include removal of the unique gambrel metal roof that was constructed over the original roof (since investigative physical research revealed was hipped), the front porch which had been modified when it was enclosed with stucco, and rear projecting additions.
4. Subsequently, the partial demolition of these elements occurred, and a building permit (2021-0697) is still active to redevelop the property by incorporating the existing historic building that remains into a design with new additions. However, the applicant has recently decided to move forward with a new COD application for full demolition of what remains of the existing structure and to rebuild that portion along with what were proposed as new additions in the approved building permit application. A letter stating the circumstances of this decision was included in the application packet documents. Since the applicant hopes to move forward with the approved building project, the approved permit building plans were submitted so the HARB can see the project scope that was proposed, but will be revised with a similar structure in the same footprint to be rebuilt if the existing remaining structure is approved to be demolished.
5. After Hurricane Irma in 2017, the building was deemed substantially damaged by the city's building official. An August 2017 condition assessment, provided by the applicant with the full COD application that was approved in April 2018 and resubmitted with this current application, states that the building is extensively damaged, and that repairs to the building are not practical and should not be attempted due to its current state.
6. Staff recommended that the applicant also provide documentation related to unreasonable economic hardship, but did not receive by the writing of this report.
7. A comparison of Sanborn Maps show that the overall footprint was altered over time with the wrapped front porch being enlarged. Former staff reports reference further modifications since the last Sanborn publication or revision of 1965, included enclosing a portion of the front porch and adding a small rear addition to the southern/southeastern corner of the home.
8. Research of the Polk City Directories did not identify any known historic connections.
9. Previously, the building was recorded with measured drawings and photographs to meet the condition of the approved 2018 COD.
10. Located within Archeological Zone IIIA, any additional site work should be coordinated with the City Archeologist.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous HARB reviews and COD approvals (under F2018-0005 and F2019-0109), and without the support of evidence to the contrary, staff finds that the board **can take the following actions for a Certificate of Relocation and Demolition at 103 South Street:**

1. APPROVE based on the past HARB approval for a full demolition in 2018 with the finding that the condition of the remaining portion of the substantially damaged structure has not improved since that time.
    a. If approved, add the condition for any salvagable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. Continue the application to allow the applicant time to provide an updated structural assessment and undue economic hardship information if the HARB determines that more information is needed to justify approving the full demolition of a contributing NRHD building.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Full demolition of the remaining existing residential building.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR RELOCATION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

Eligibility for Relocation Review (AGHP)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for relocation permits for structures listed on the Florida Master Site File, located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3, or individually listed in the National Register of Historic Places.

The building was built c. 1904-1910, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

RELOCATION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the residential buildings that are in the immediate area, with the exception of a few newer two story buildings, including one immediately adjacent to the west.

3. The impact of the relocation or loss of the structure on the streetscape. Although this is not a significant building typology, the permanent loss of a historic building that contributes to the historic district will impact the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. After the applicant/owner moved forward with the approved partial demolition with the stated intent to incorporate the remaining existing building with a new residential project, a similar replacement structure is now proposed in the same footprint as the existing. This portion must be constructed within one year in order to be allowed to keep the current setbacks. Vacant lots in neighborhoods with a regular development pattern are not desirable. Therefore, the HARB can make it a condition that the active building permit be revised and approved with the proposed change to a new building in place of the existing building, before a demolition permit can be approved to minimize the time that the lot is vacant.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District and is listed on the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance.

6. The impact of the relocation or loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The permanent loss of a contributing building negatively impacts the integrity of the historic district. Continued demolition and modification of contributing buildings will threaten the Lincolnville National Register Historic District's designation status. While the approved partial demolition was a preferred to maintain most of the original structure, the existing building has suffered from deferred maintenance over the years, was deemed substantially damaged after Hurricane Irma.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular residence. The gambrel roof was one of the more unique features, but was found to not be original to the house. While the building overall is not unusual and is a typical building style in Lincolnville, it has an authentic historic vernacular character that new construction often does not replicate.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville. Each demolition or major modification erodes away at Lincolnville's architectural integrity.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** Although the wood frame building and Frame Vernacular style design is found throughout St. Augustine, is common in Lincolnville, and does not have a unique style or characteristics that would be difficult to reproduce, the proposed new construction portions will still likely have a different look and feel than the existing house and other historic buildings.

10. ***The justification for the proposed relocation and/or demolition.*** According to the applicant, the deteriorated condition is worse than anticipated in areas they were hoping to retain and cited the 2017 condition assessment submitted to the HARB with the approved 2018 COD application indicated that the building is extensively damaged.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research
5. Minutes from the April 2018 and December 2019 HARB meetings
6. Lincolnville National Register Historic District Map: With demolitions noted

STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition











STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition

STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





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STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





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103 South Street – after Partial Demolition





STAFF PHOTOGRAPHS
103 South Street





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103 South Street – after Partial Demolition





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103 South Street – after Partial Demolition





STAFF PHOTOGRAPHS
103 South Street – after Partial Demolition





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STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET





North/main elevation showing enclosed porch

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET





East elevation

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET



South/rear elevation



Southeast corner

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET



Interior parlor room



Interior room

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET



Interior

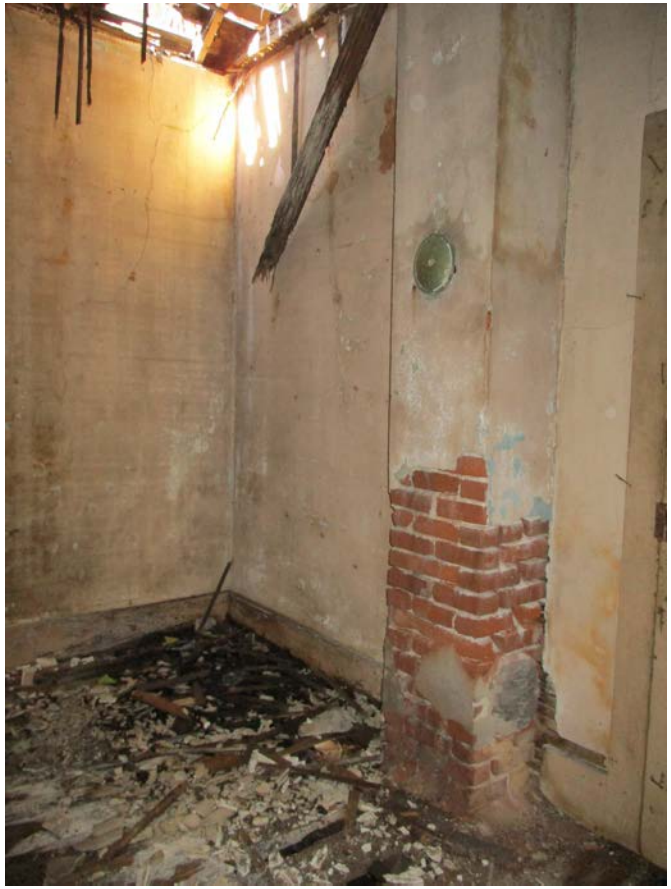


Interior towards bathroom

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET



Interior



Interior with brick chimney, likely original exterior wall

STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET





STAFF PHOTOS FOR DECEMBER 2019 COD APPLICATION REVIEW (CHANGED TO PARTIAL)
103 SOUTH STREET





Enclosed front porch

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2219 1009==

Site Name: 103 South Street 830== Survey Date: 7901 820==

Address: 103 South Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 5 (block) Pt. 2 (lot) 868==

Mueller St 8T3248 868==

Owner of Site: Name: Jones, Henry P. Sr., Estates;

Address: 103 South Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Jones, Henry 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469660 (easting) 3305530 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

( ) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, dropside, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, metal jalousie, attic louver 942==

Foundation: Concrete block piers; concrete block wall 942==

Roof Type: Gambrel 942==

Secondary Roof Structures: Gable on rear 942==

Porches & Balconies: L-shaped porch on NE Side; one story enclosed porch on front, jalousie windows 942==

Chimney Location: End, exterior, rear; offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 1 950==

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Set up close to the street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 103 South Street was constructed between 1904 and 1910, and is one of the older homes built in this area. It has a gambrel roof, and a one-story enclosed front porch with jalousie windows. In front of the house there is a coquina concrete block wall.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]



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☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ02219
Field Date 12-9-2020
Form Date 1-13-2021
Recorder # AWS

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

Site Name(s) (address if none) 103 South Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☒unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
103		South	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30W — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2120400000 — Landgrant _____
Subdivision Name Buena Esperanza — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐.☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): _____
Current Use: Abandoned/Vacant — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: porch, windows
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: rear
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Meiring Kenneth P,Patricia M

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe Demolition Review

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s): 1. Drop siding 2. Concrete 3. vertical plank
Roof Type(s): 1. Gambrel 2. Shed 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed extension 2. _____
Windows (types, materials, etc.)

covered w/ plywood

Distinguishing Architectural Features (exterior or interior ornaments)

gambrel roof w/ vent in gable, corner boards, shallow eaves w/ rafter tails, asymmetrical fenestration, enclosed porch w/ concrete siding

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

large lot, side and back yard, overgrown vegetation, concrete block surrounding wall

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02219

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. Brick
Main Entrance (stylistic details)

off center under shed extension, covered with plywood

Porch Descriptions (types, locations, roof types, etc.)

concrete siding, shed roof, asymmetrical fenestration covered with plywood

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

This 1910 1 story Frame Vernacular style building is in deteriorated condition. It has a Gambrel roof and Drop siding siding.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

DOCUMENTATION

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

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

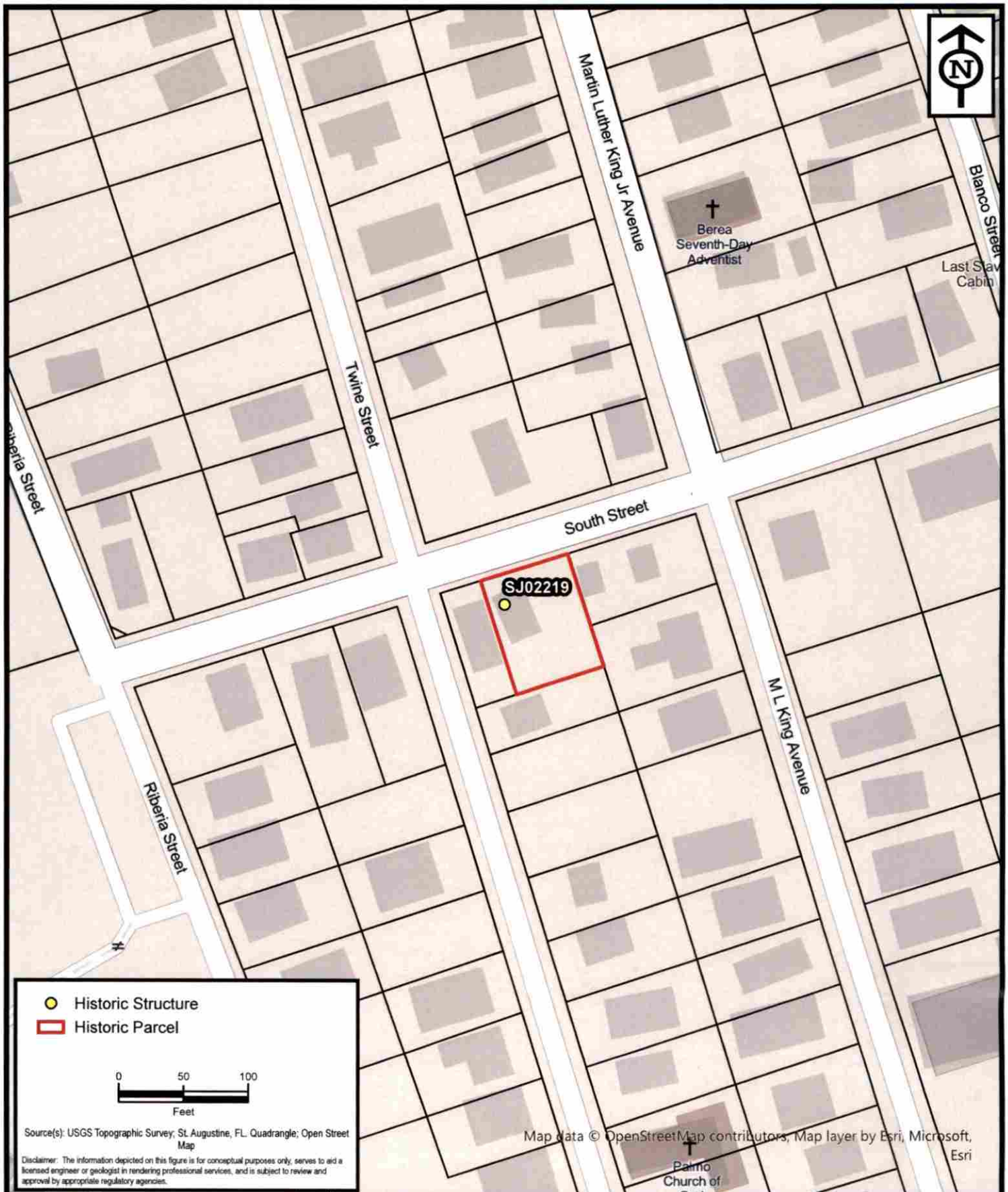
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

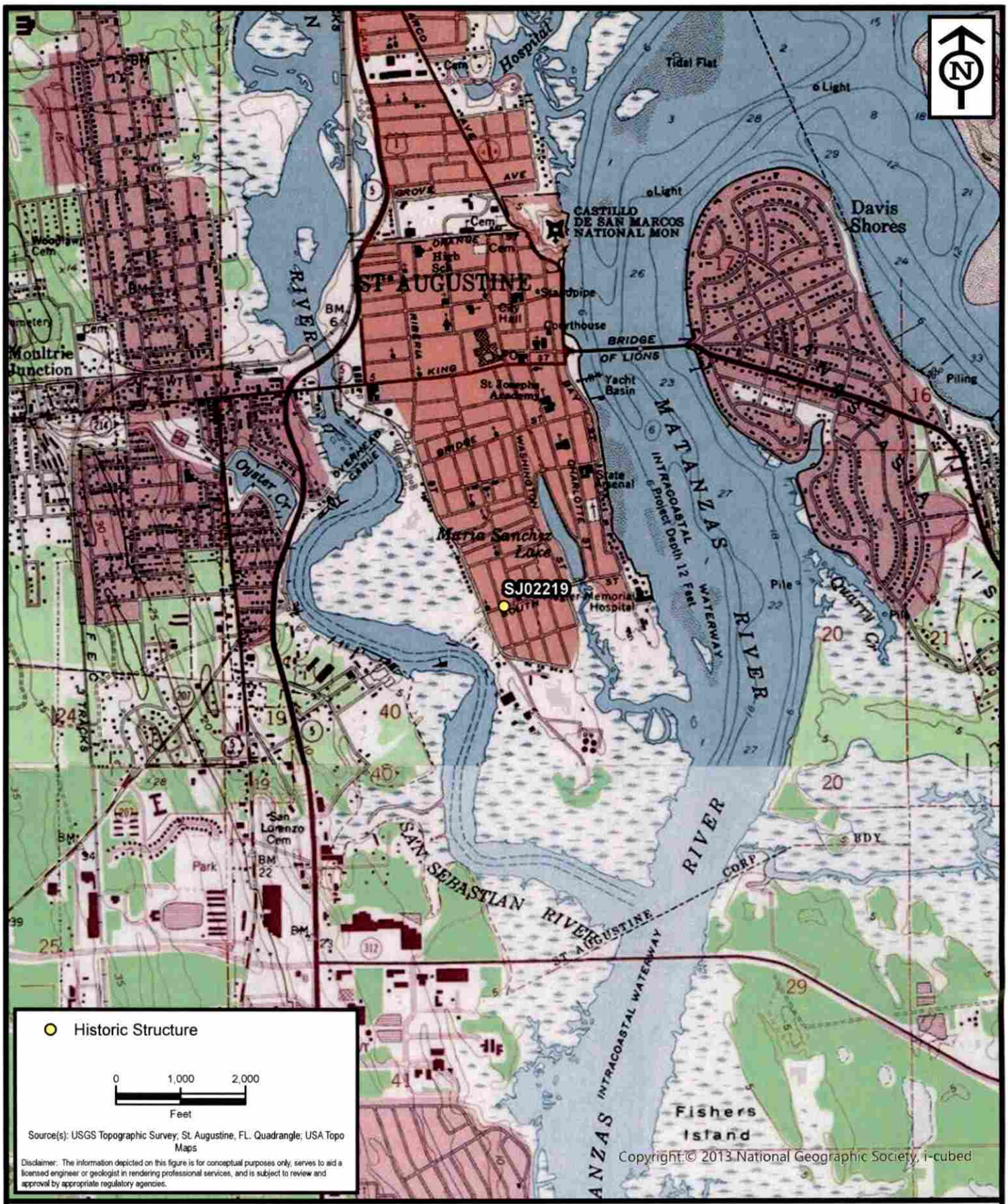
Parcel Location - SJ02219

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ02219

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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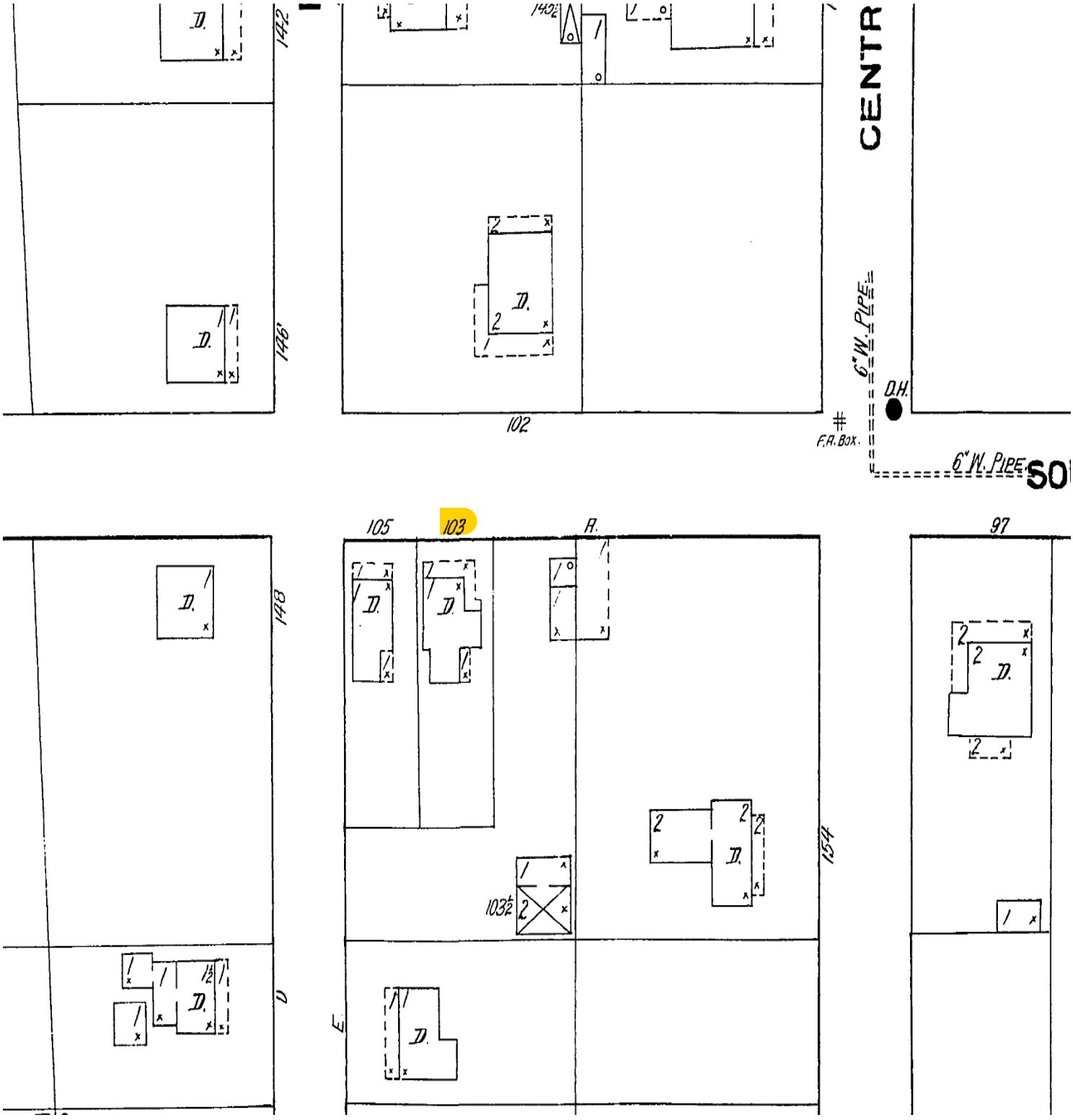

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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 19



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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17

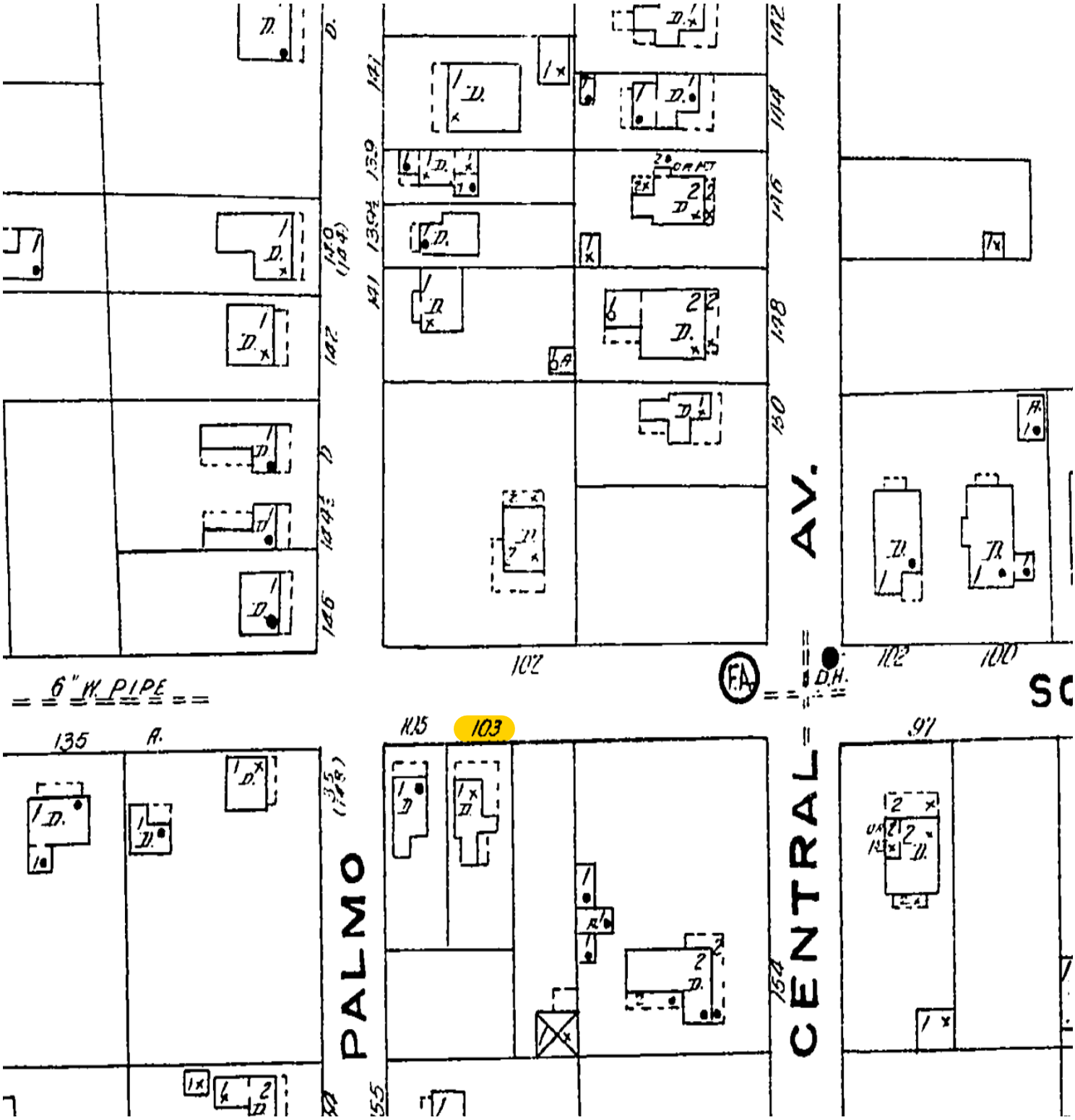


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Staff Report pg. 39

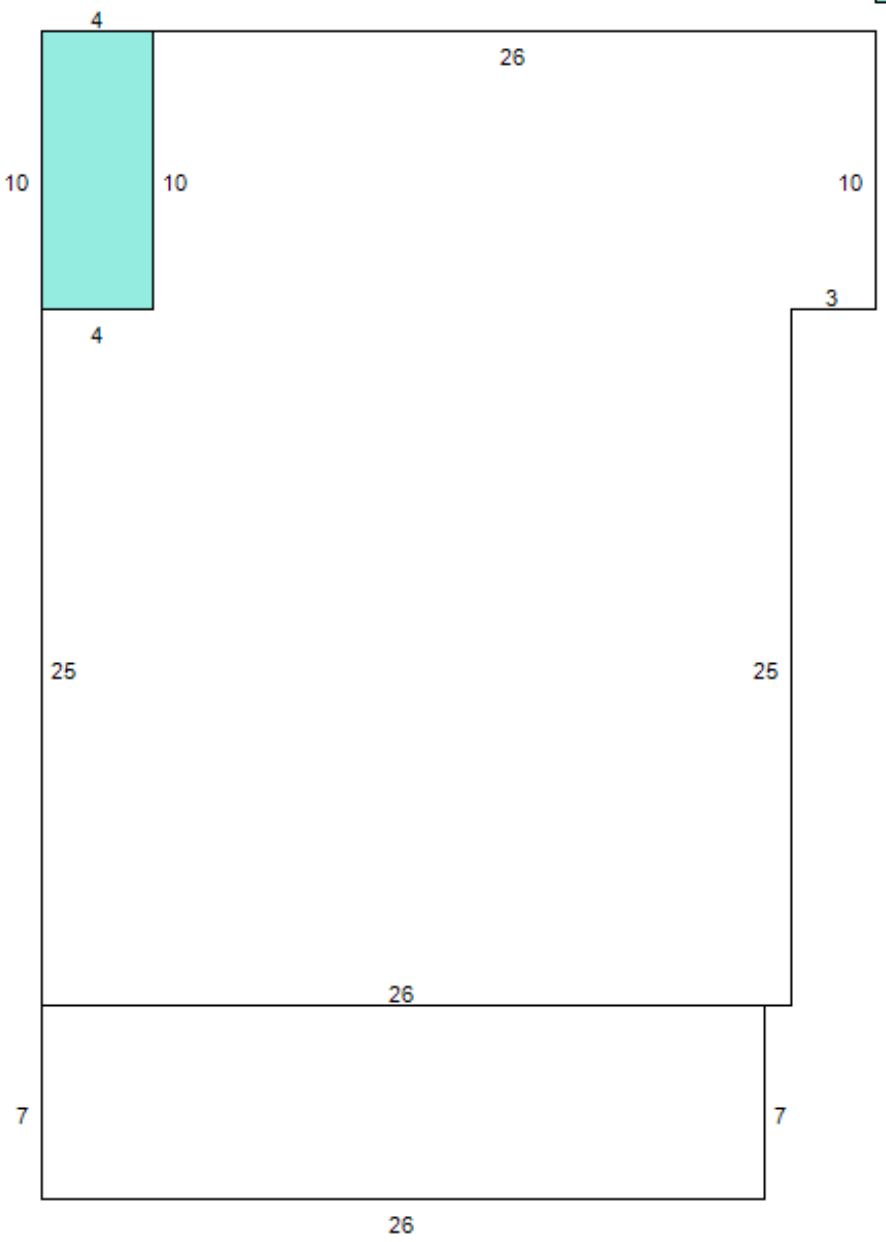
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 20



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	Room Type	Area
	Base	0
	MAD	0
	FINISHED OPEN PORCH	0



SAHS POLK CITY DIRECTORY RESEARCH
103 South Street – C. 1904-1910

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914/1915	Robert Houston		Gardener
1920/1921	Major Smith	*	Barber
1927	Henry Jones (Wife: Mamie)	*	Laborer
1930	Henry Jones (Wife: Mary)	*	Butler
1940	Henry Jones (Wife: Mamie)	*	Butler
1949	Henry P. Jones (Wife: Mamie)	*	Machinist helper, Florida East Coast Railway
1951	Henry P. Jones (Wife: Mamie L.)	*	Carmen helper
1960	Henry P. Jones		Not listed
1970	Henry P. Jones (Wife: Lillian)	(o)	Retired
1979-1980	Henry Jones, Jr.		Retired
1984/1985	Sandra Huff		Not listed
1986	Sandra Huff		Not listed
1987	Vacant		
1989	No Return		
1990	Vacant		
1992	103 South Street Not Listed		
1993	102-5 (3 Houses) Vacant		
1995	Mceclom Jenkin	(o)	Not listed
	Sheann Williamson		Not listed
1996	Mceclom Jenkin, Robin Holden		
1998	102 & 103 Not Verified		
2000	103 South Street Not Listed		
Nov. 2001	Not Verified		
2002	102 & 103 Not Verified		
2004	103 South Street Not Listed		
Dec. 2006	103 South Street Not Listed		

\+ First entry found for this address
(o) Owner
* Denotes person of color

finds that the Board can **APPROVE** a Certificate of Appropriateness for **123 Marine Street** with the following conditions:

- The applicant shall provide drawings of the proposed gate as well as material information about the side walkways, sitting areas, and the clay brick pavers
- The applicant shall select a more compatible material for PVC Fence and the grass
- The driveway will be reconfigured to preserve the relationship between the building and the grounds
- The applicant shall receive approval from the city to develop in the right of way and on city land

Valerie Lee reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for clarification regarding the expedited hearing items and whether the applicant could have qualified to be included in that section if she had provided further details in advance.

Jeanne DeSmedt, owner of the subject property, noted that the rounded portion of the driveway was added to increase available parking since the curb in front of the house had been recently painted yellow, thus eliminating their on-street parking option.

Lee Geanuleas wanted to verify that the Board was aware of the unimproved right-of-way near the property to which the Board responded affirmatively, noting that the applicant had altered the application from the previous meeting to remove encroachments onto that right-of-way.

Public Hearing was closed.

Ms. Lee responded to public comment regarding expedited hearings.

The Board discussed:

- Reconfiguration of the driveway
- Concern for too much pavement in the front with the circular driveway and eliminating the circular portion the driveway
- Lack of vertical plantings in front of the house
- Recommendation to add trees to the front of the yard such as legustrums or grapefruit, or any tree that would grow up to the roofline
- No longer adding additional PVC fencing
- Grass needed to be specified

MOTION

Mr. Rumpel MOVED to APPROVE Certificate of Appropriateness application F2018-0030 with the conditions that the curved portion of the driveway in the front of the house is eliminated and there are at least three vertical plantings/trees that meet the landscaping requirements to be submitted and approved by staff. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Rumpel, Benoit, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (c) Certificate of Demolition F2018-0005 – Kenneth K. Meiring – Applicant Kenneth P. Meiring and Patricia M. Meiring – Owner
103 South Street

To demolish a building constructed in 1910 that is recorded on the Florida Master Site File and is a contributing building in the Lincolnville Historic

District. (Determined to be substantially damaged by City Building Official.).

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **103 South Street** with the following condition:

- Recording of the structure for archival purposes prior to demolition to include photographs and measured drawings that will be submitted by the applicant to the Florida Master Site File with a courtesy copy provided to staff

Kenneth Meiring was available for questions.

Ex Parte Communication:

(None)

24 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

B.J. Kalaidi asked about Code Enforcement issues and felt that the structure had been neglected to the point of requiring a demolition.

Public hearing was closed.

The Board discussed:

- Condition assessment
- Possible sale conditions
- Flooding of the structure
- Engineering letter which noted roof damage which caused additional building damage
- Applicant had not utilized the property since purchase

MOTION

Mr. Benoit MOVED to APPROVE application F2018-0005 with the condition that the applicant provide photographs and measured drawings to staff for the Florida Master Site File. Motion SECONDED by Mr. Rumpel.

VOTE ON MOTION:
AYES: Benoit, Rumpel, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (d) Opinion of Appropriateness F2017-0153 – Don Crichlow & Assoc. – Applicant
18 St. George Street LLC. – Owner
18 St. George Street

To construct new buildings between Spanish and St. George set in the character of the Spanish Colonial Architecture. (Two versions of the proposed building were provided.)

Applicant requested continuance of item prior to the meeting. See Modifications to the Agenda for motion to continue.

7. Opinion of Appropriateness

7. (a) 2018-0042 – Keith Andrews – Applicant
Keith and Tina Andrews – Owner
156 Avenida Menendez

To construct a two story porch on the front façade, to replace existing windows with porch entries and new windows, and to paint the structure using pre-approved paint colors.

Heard prior to Other Business to allow the applicant time to appear.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **DENY** an Opinion of Appropriateness for **156 Avenida Menendez** as the proposed design does not

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☐ Certificate of Appropriateness
- ☒ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2019-0109
Applicant: Kenneth K. Meiring
Owner: Kenneth & Patricia Meiring
Address: 103 South Street
Parcel Number: 212040-0000

RE: Certificate of Demolition, pursuant to Section 28-89-92, City of St. Augustine Code, to demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 expired)

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON DECEMBER 19, 2019, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the December 19, 2019 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☑ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Certificate of Demolition is subject to Section 28-89-92 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89-92, City of St. Augustine Code, and **APPROVES / DENIES/ CONTINUES** the Applicant's request to demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 expired) Partial demolition

Subject to the following conditions:

- This Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- front porch, gambrel roof, rear projections are only areas approved for demolition.
-
-

DONE AND ORDERED, at a public hearing on the 19th day of December, A.D., 2019, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2019-0109

REQUEST APPROVED / DENIED/CONTINUES

Sign Name

Cathy Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Cathy Duncan who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of December, A.D., 2019.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Notary Public, State of Florida

- Reinterpretation of the structure's original HARB approval
- Recommendation of having wood windows on main elevation (street-side) with aluminum-clad on secondary elevations
- Applicant's decision to use Pella brand windows
- Windows could not be factory painted, only primed
- Jeldwen aluminum-clad window was more expensive than the wood window according to the quotes submitted by the applicant

MOTION

Mr. Weaver MOVED to DENY application 2019-0087 because the windows were inappropriate and did not meet the HARB guidelines. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Benoit, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Demolition 2019-0109 – K. Kemper Meiring – Applicant
Kenneth and Patricia Meiring – Owner
103 South Street

To demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 is expired).

Ms. Wolfe read the staff report and said based on the previous Certificate of Demolition issued in 2018, lack of new evidence, and review of the AGHP without support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for the partial demolition of the building including the front porch, gambrel roof, and small rear projections.

Kenneth Meiring was available for questions.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

Ms. Wolfe noted that there had been Code Enforcement action on the property and timely action was needed on the structure.

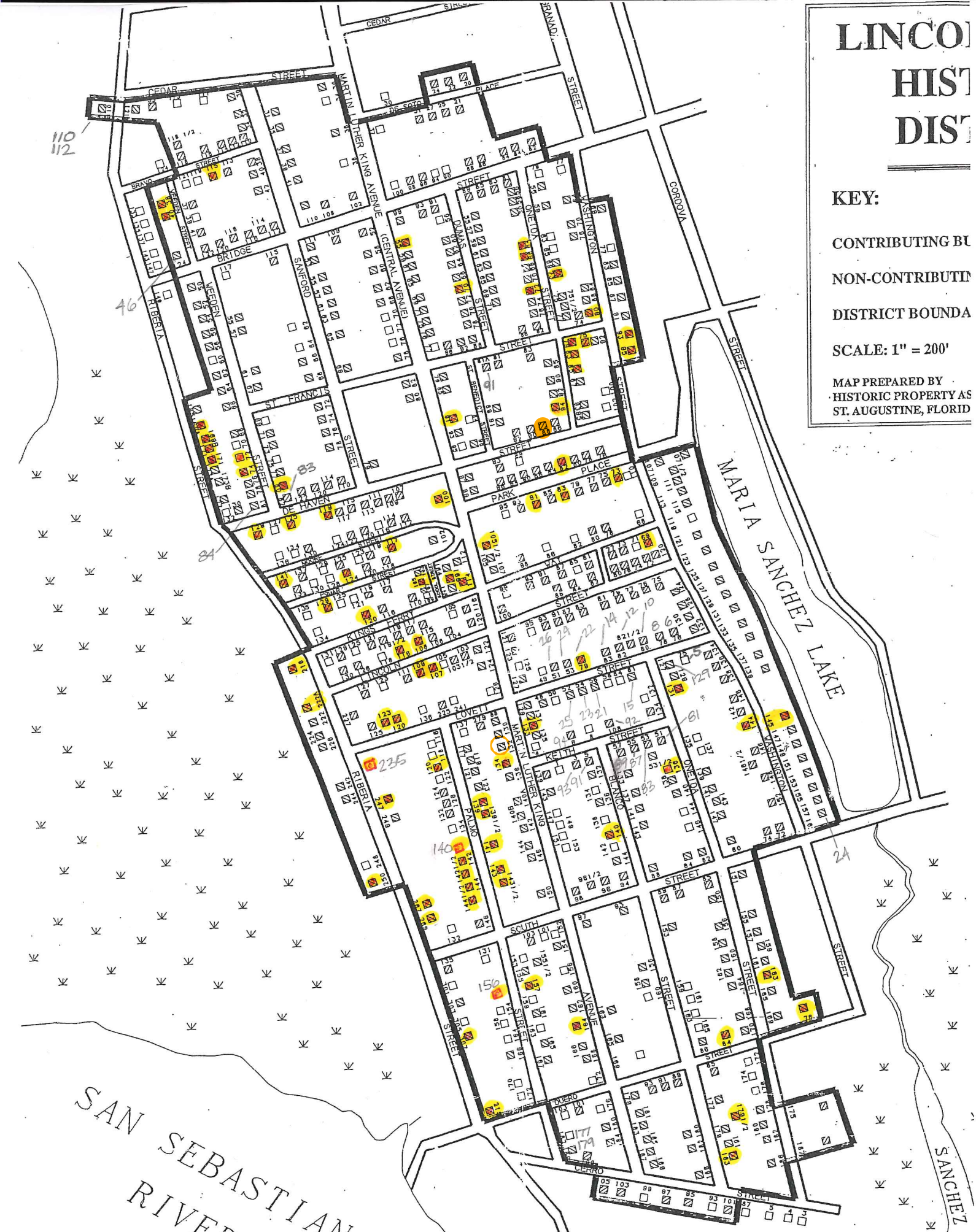
The Board discussed:

- Timeline for work to be done on the property
- Lifting of the house may be required and the applicant was prepared to do so if necessary
- Gambrel roof would be replaced with a gable

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2019-0109 for the partial demolition limited to the front porch, the gambrel roof, and the small rear projections at 103 South Street. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Weaver, Benoit, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY


LINCO
HIST
DIST
KEY:
CONTRIBUTING BU
NON-CONTRIBUTI
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
CORDOVA
RIBERIA
BRIDGE
ST. FRANCIS
DE HAVEN
KINGS
LINCOLN
FERRY
LOVELL
KEITH
PARK PLACE
CERRO
SANCHEZ

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 21, 2022

KP Meiring Company
1715 Lakeside Ave, Suite 5
St Augustine, FL 32084

cc: Meiring Trust

Re: Certificate of Demolition – 103 South Street – HP2022-0052

Dear KP Meiring Company,

On July 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired).

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 17, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☒ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0052
Applicant:	KP Meiring Company
Owner:	Meiring Trust
Address:	103 South Street
Parcel Number:	2120400000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired).

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 21, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the July 21, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired).

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Requested Continuance by applicant to the August 17, 2022 HARB meeting.
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of July, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0052

REQUEST APPROVED / DENIED / CONTINUES

Sign Name

Gaere MacDonald

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gaere MacDonald, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of July, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

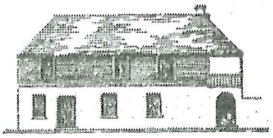
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR AUGUST 17, 2022, HARB MEETING

HP2022-0052
103 South Street

No new information was submitted for review.



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

■ **CERTIFICATE OF DEMOLITION**
❑ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2022-0052

Receipt No. 2405973 Meeting Date July 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Kemper Meiring
   Business (if applicable) KP Meiring Company
   Address 1715 Lakeside Ave, Sutie 5
   City St. Augustine State FL Zip 32084
   Daytime telephone 904-669-0008 Other phone/email kempmeiring@kpmeiri

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER The Meiring Trust
   Business (if applicable) _____
   Address 2501 S. Ponte Vedra Blvd
   City Ponte Vedra Beach State FL Zip 32082
   Daytime telephone (required) 317-710-6666 Other phone _____

3. PROJECT STREET ADDRESS 103 South St. St. Augustine, FL

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 2 Block 5 Subdivision Buena Esperanza Parcel Number 2120400000

5. DATE OF CONSTRUCTION 1910 Source: SJC Property Appraiser

6. HISTORIC STATUS (check all that apply)
   - ❑ Designated Local Landmark
   - ❑ Property individually listed on the National Register of Historic Places
   - ❑ Contributing building in National Register Historic District
   - ■ Listed on Florida Master Site File
   - ■ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ❑ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ■ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ❑ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Per Permit: PR2021-0697

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

■ Photographs of existing conditions including façades of the building and interior features if applicable.

■ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

■ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

- An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
- The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
- All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
- The assessed value of the property according to the two (2) most recent assessments;
- The real estate taxes for the previous two (2) years.
- The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Kemper Meiring DATE 6/16/22

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Kenneth P. Meiring DATE 6/16/22

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Patricia M. Meiring DATE 6/16/22

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

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Application Page

ST AUGUSTINE
1ST 1565

Owner's Authorization For Agent

Kemper Meiring is/are hereby authorized TO ACT ON BEHALF OF Kenneth P. Meiring, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

Kenneth P. Meiring
Print Name of Owner

317-710-6666
Telephone Number

State of Indiana

County of Marion

Signed and sworn before me on this 16th day of June, 2022.

By Kenneth P. Meiring

Identification verified: Yes Drivers License

Oath sworn: √ Yes ____ No

Notary Signature: _____

My Commission expires: 06/20/2026

RICHARD G THOMPSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0714529
My Commission Expires Jun 20, 2026

Rev:022117

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To: City of St. Augustine
Historic Architectural Review Board

From: Kemper Meiring
Authorized Agent for Mr. & Mrs. Kenneth P. Meiring/The Meiring Trust
56 Macaris St.
St. Augustine, FL 32084

Date: June 17, 2022

RE: 103 South Street
St. Augustine, FL 32084
Certificate of Demolition

Members of The Board,

This structure has been previously approved for both a full and partial demolition (two separate applications), but we only followed through with a partial demolition because we wanted to do our best to keep the original structure and just add on a new addition. We currently have a building permit to refurbish the remaining "original" existing structure and add an attached addition with a detached garage with guest suite above. Included in this application submission is a full set of permit plans.

I am returning to the board to request another full demolition of the remaining structure because our desire to refurbish is not feasible. Please see the structural engineer inspection report that was submitted in a previous full demolition application that was approved.

If this application is approved, We want to keep the current permitted design, so, we would rebuild a new version of the original structure, currently in place, build the addition, detached garage/guest suite and site improvements as currently designed and permitted.

Respectfully,

Kemper Meiring

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HULSBERG ENGINEERING
Residential and Commercial Structural Engineers

August 14, 2017

K.P. Meiring Company
1715 Lakeside Avenue, Suite 5
St. Augustine, Florida 32084

Re: 103 South Street, St. Augustine, Florida

Dear Mr. Meiring:

A site visit was made to the subject property on July 12, 2017 in order to observe the residence in its existing state and comment on its structural integrity. This report summarizes our observations and findings.

Observations

According to the St. Johns County Property Appraiser's web site, the main home was constructed in 1910. The building is a one-story, wood-framed structure consisting of 2x dimensional lumber. The home has a conventionally framed gambrel and hip roof with wood siding exterior walls. Subsequent additions were constructed at the front and rear of the home. During the site visit, observations were made from readily accessible portions of the interior and around the exterior of the building. The home has an off-grade foundation system consisting of 2x dimensional lumber supported by a combination of concrete masonry unit (CMU) and brick piers. Representative photographs are attached at the end of this report.

The deteriorated metal roof is showing signs of corrosion in multiple areas and has several roof leaks throughout. As a result, the wood roof decking has experienced significant water damage in several locations. Additionally, many of the roof system framing members (rafters and ceiling joists) are damaged due to the water intrusion and apparent termite damage.

Exterior observations revealed several areas of moisture/insect damage and rot to the exterior wood siding and floor framing. The floor system of the home is in a severe state of disrepair in multiple locations. Along the left side of the main home, the outer support beam has extensive termite damage that has led to major loss of bearing area and section size of the beam. In the rear of the home, where an apparent addition was constructed, the floor system has completely collapsed. This appears to be the result of significant roof leaks. In the right rear corner of the home, which appears to be encroaching on the neighboring property, the outer beam has crushed and the support pier has rotated outward due to the extent of wood rot. Along the right side of the original home, the brick piers have experienced significant loss of material leading to reduced bearing area and overall functionality.

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The interior of the residence has suffered substantial damage as a result of the numerous roof leaks previously mentioned. All of the interior finishes appear to have some degree of mildew, mold or water damage. The plaster is cracked and/or fallen off of a majority of the ceiling and walls throughout the house. Large sections of the flooring display severe signs of wood rot and in other locations are completely missing, leaving the floor joists and soil exposed to the interior, as well as representing a safety hazard.

Conclusions

In our professional opinion, the structure is extensively damaged and is in such poor condition that repairs are not practical nor should they be attempted. Repairs cannot be isolated to any one area, and are simply not feasible or cost-effective. Further hidden considerations may exist and allowance should be made for unforeseen damage and possible issues related to encroachment onto neighboring property. The building should be considered *Dangerous* and *Unsafe* as defined in the 5th Edition (2014) Florida Building Code – Existing Building. Given the significant damage that the structure has undergone, it is our recommendation that the building be demolished.

Although wood-destroying organism damage and apparent mold growth were observed during our site visit, these issues are outside our area of expertise and are excluded from our scope of services. However, they represent significant issues that should be considered.

If you have any further questions, please feel free to contact our office.

Sincerely,

Digitally signed by Floyd Simpson
Date: 2017.08.14 08:29:40 -04'00'

Matt Bryan, P.E.
FL PE 83219

Floyd S. Simpson, P.E.
FL PE 50791

Attachment: Representative Photographs

Floyd S. Simpson, State of Florida, Professional Engineer, License No. 50791

This item has been electronically signed and sealed by Floyd S. Simpson, P.E. on August 14, 2017 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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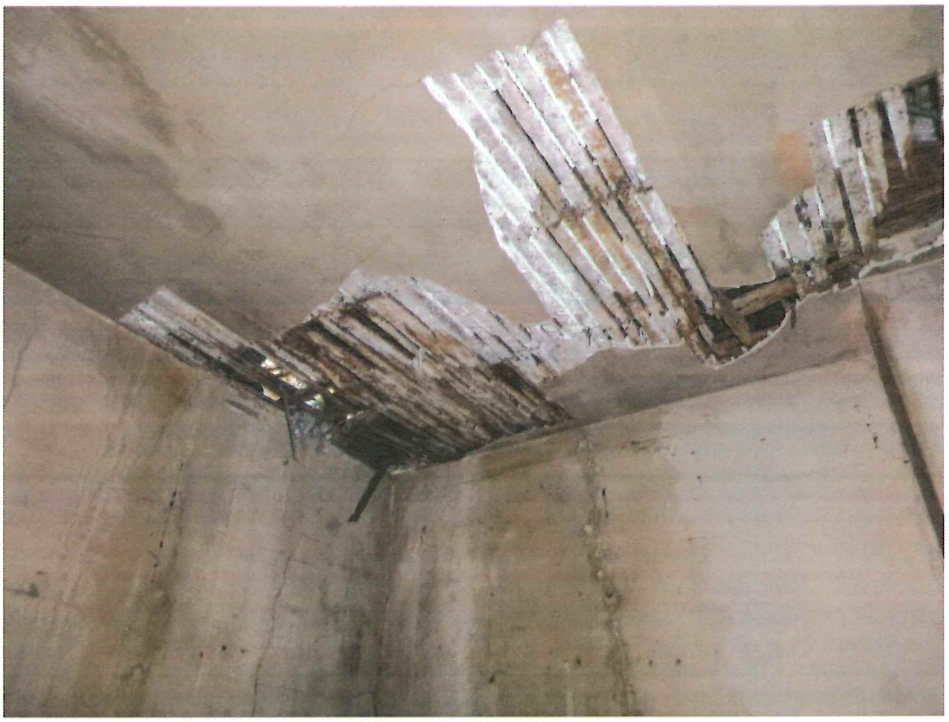


Picture 1 – Deteriorated Metal Roof and Roof Leak



Picture 2 – Roof Leak

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Picture 3 – Roof Leak



Picture 4 – Insect Damage at Beam

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Picture 5 – Insect Damage at Beam Bearing Location



Picture 6 – Collapsed Floor System

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Picture 7 – Collapsed Floor System

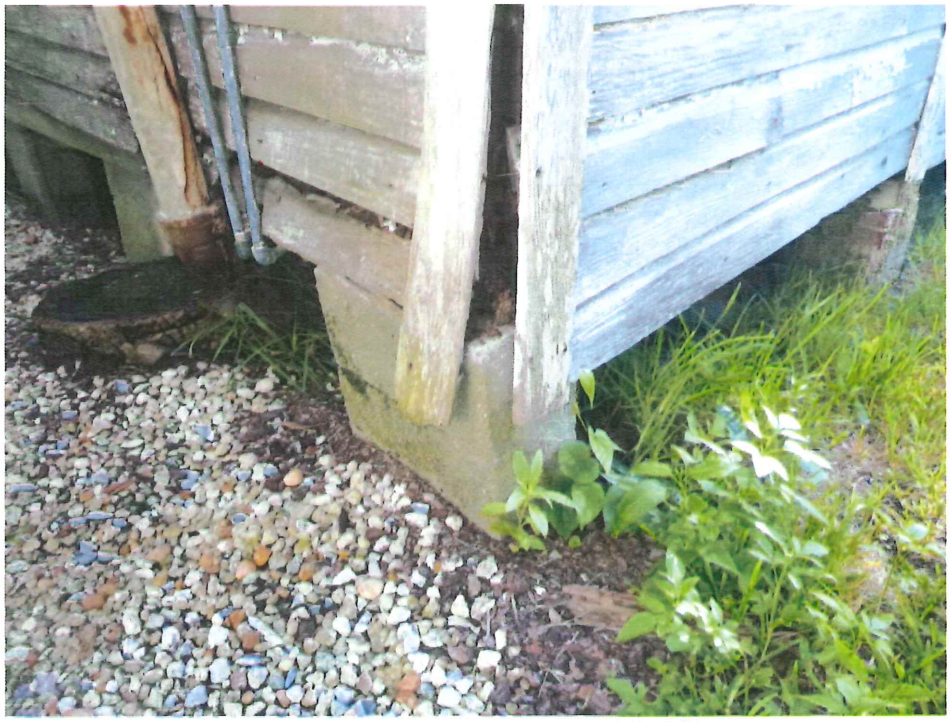


Picture 8 – Collapsed Floor System

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Picture 9 – Collapsed Floor System



Picture 10 – Deteriorated Beam and Shifted Pier

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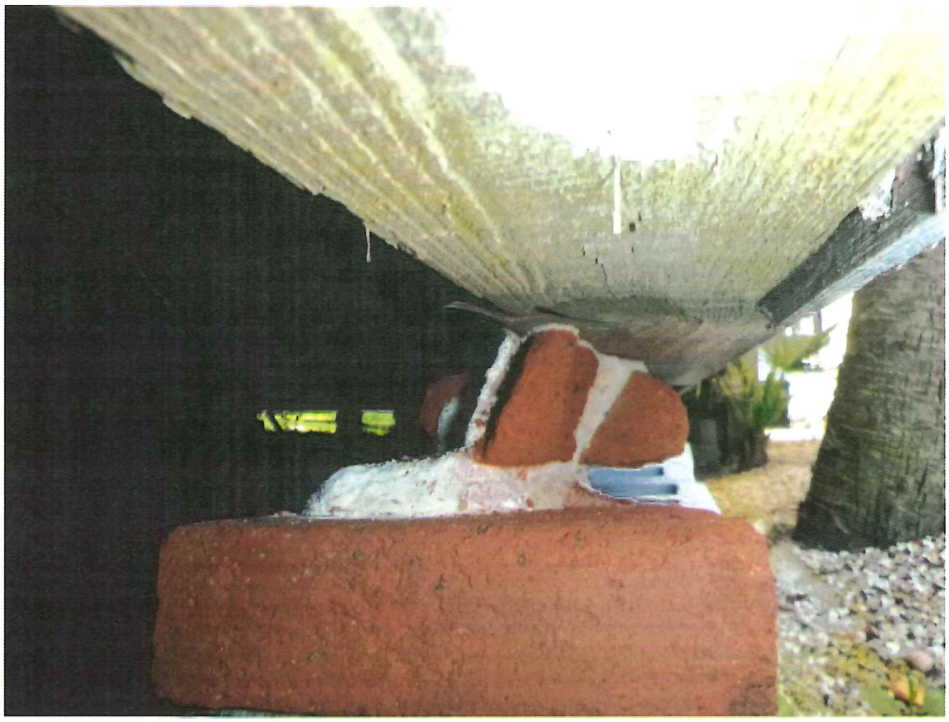


Picture 11 – Damaged Siding



Picture 12 – Deteriorated Brick Pier

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Picture 13 – Minimal Bearing Area at Pier



Picture 14 – Damaged Plaster

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Picture 15 – Damaged Interior Finishes/ Water Damage



Picture 16 – Damaged Interior Finishes

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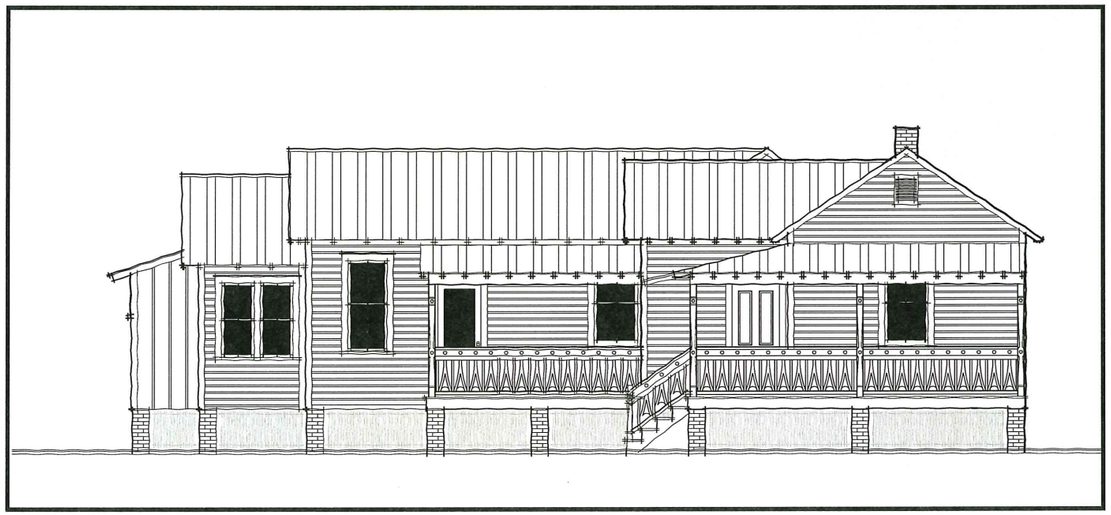
JUN 17 2022

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Alteration and addition for:

K.P. MEIRING INC.

103 South Street
St. Augustine, Florida



APPROVED

With condition that no other elements of the existing house can be removed that was not approved under the partial demo plans submitted for the partial demolition permit: PR2020-1652

Historic Preservation
Julie Courtney, Historic Preservation Planner
June 3, 2021

Approved

These plans have been reviewed and found to be in substantial compliance with the provisions of the 2020 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.

Richard "Buddy" Schauland 11/01/2021

Provide Elevation Certificate prior to vertical construction and prior to the final inspection. Minimum finished floor elevation must be at or above 9' NAVD 1988.

All construction shall comply with NPDES including the use of perimeter silt barrier fences, waste materials washout/containing pits, stabilized driveways during construction, silt protection of storm drains, waterways, unprotected slopes, and all stormwater systems.

CONSTRUCTION DOCUMENTS
2-1-2021

Anthony R. Harwell
Architect
AR 95000
215 Dodge Street Palatka, Florida 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

STATE OF FLORIDA
ANTHONY R HARWELL
AR95000
REGISTERED ARCHITECT

Digitally signed by Anthony R Harwell, AIA ar95000. This item has been electronically sign and sealed by Anthony R Harwell Architect using an SHA-2 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-2 authentication code must be verified on any electronic copies.

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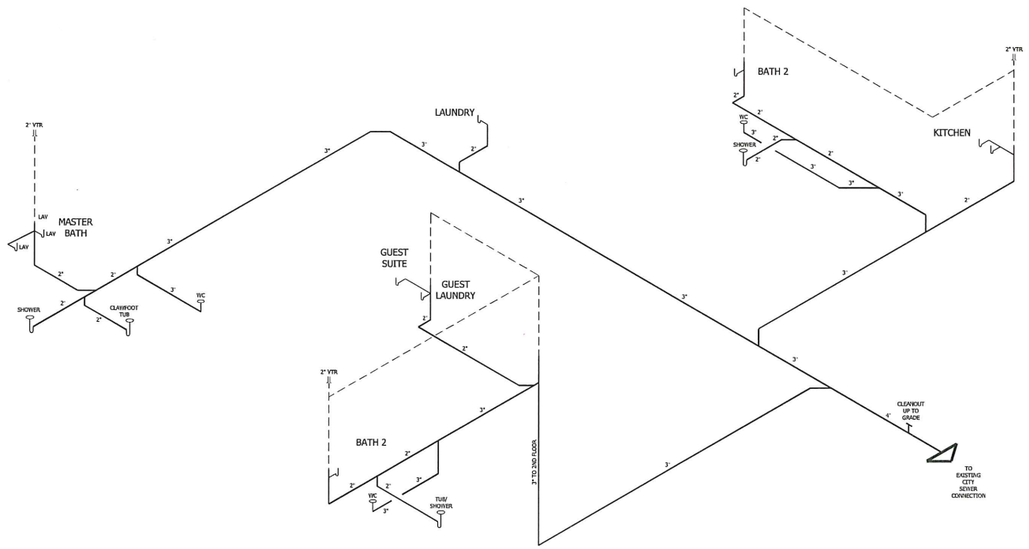
REVISIONS
1
2

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PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR: KP MEIRING INC.
103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell
Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

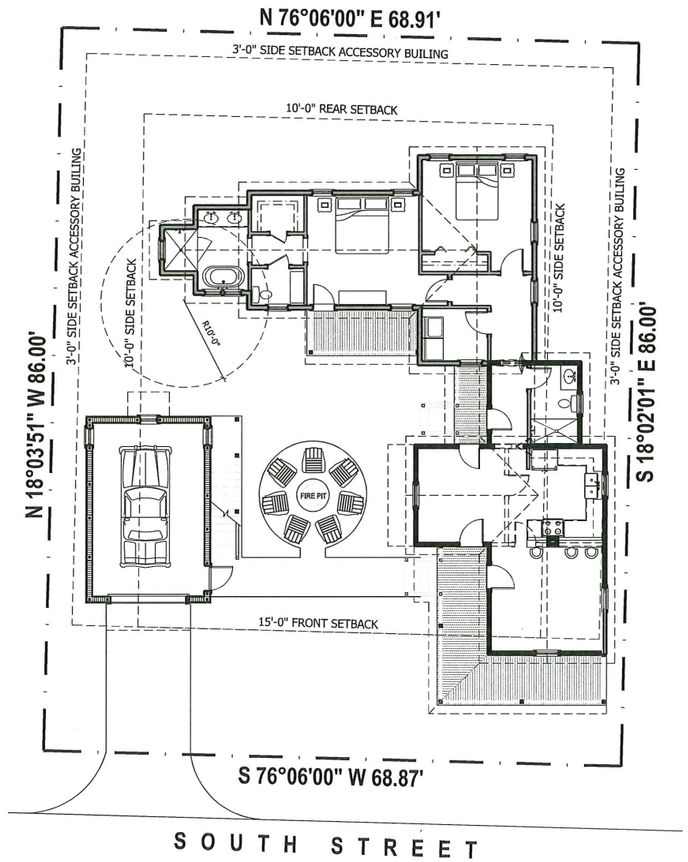
DRAWING	TITLE SHEET
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	G1.0



2 SANITARY RISER ISOMETRIC
SCALE: NONE

Approved

These plans have been reviewed for compliance with the City of St. Augustine Land Use and Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning and Building Department. An approved set of these plans must be kept on the job site at all times.
tmullins06/01/2021



NORTH

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

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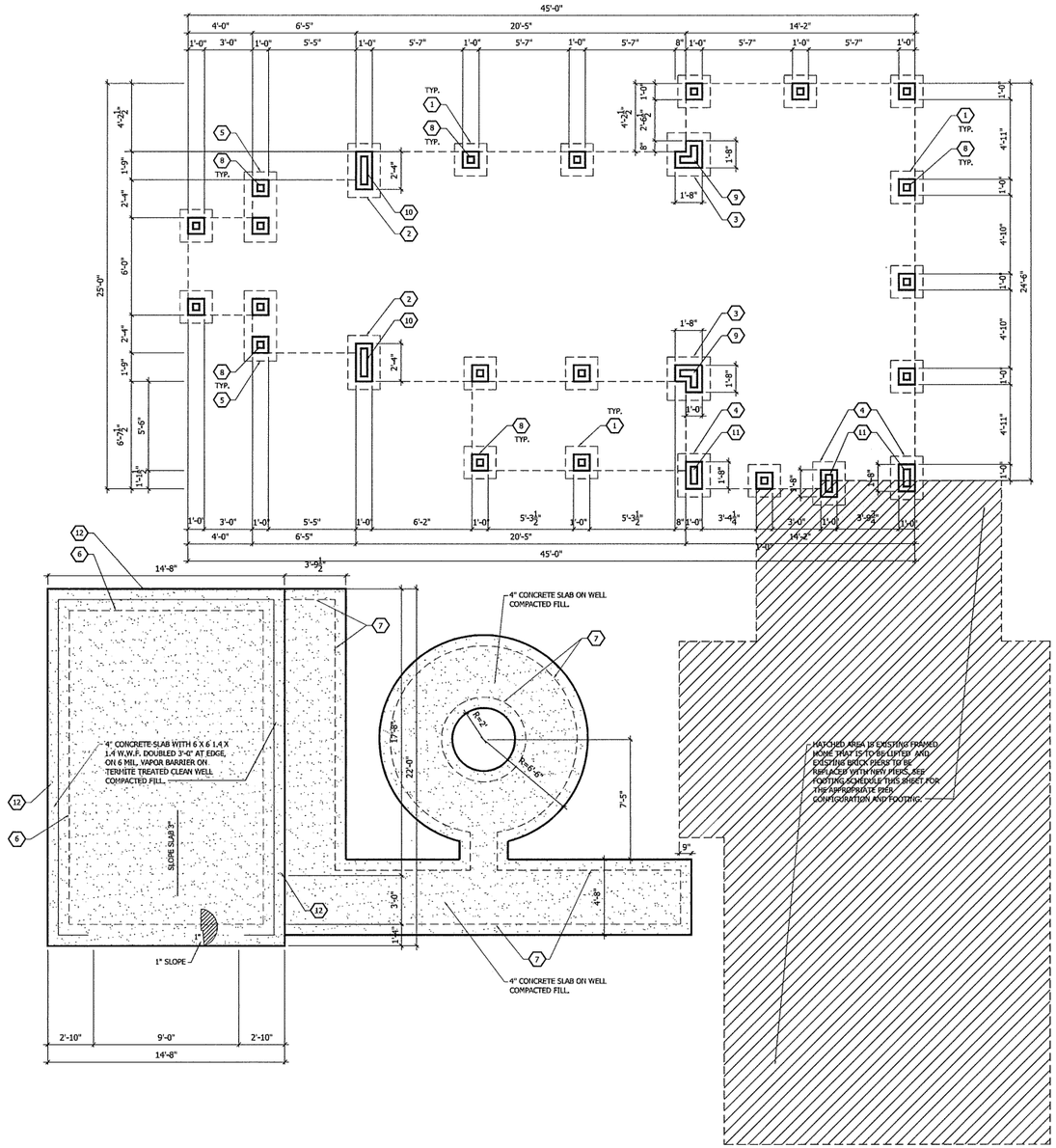
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PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR: KP MEIKING INC.
103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell, AR 95000
215 Dodge Street
Palatka, FL 32177
(386) 530-1226

Anthony R. Harwell
Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

DRAWING	SITE PLAN
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	SP1.1



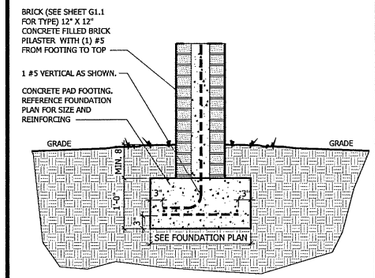
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NORTH

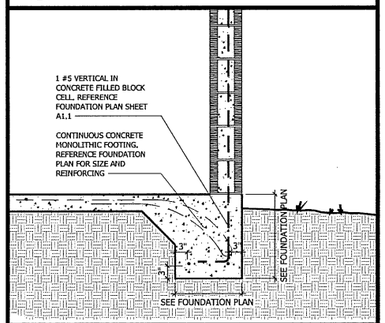
FOUNDATION FOOTING SCHEDULE

CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY TO BE REPORTED TO ARCHITECT IMMEDIATELY. DO NOT SCALE. GO BY DIMENSIONS ONLY.

1. 24" X 24" X 12" DEEP CONCRETE PAD FOOTING WITH 2 #5 BOTTOM EACH WAY.
2. 24" X 40" X 12" DEEP CONCRETE PAD FOOTING WITH (3) #5 BOTTOM SHORT WAY AND 2 #5 BOTTOM LONG WAY.
3. 32" X 32" X 12" DEEP CONCRETE PAD FOOTING WITH (3) #5 BOTTOM EACH WAY
4. 24" X 32" X 12" DEEP CONCRETE PAD FOOTING WITH (3) #5 BOTTOM SHORT WAY AND 2 #5 BOTTOM LONG WAY.
5. 24" X 52" X 12" DEEP CONCRETE PAD FOOTING WITH (4) #5 BOTTOM SHORT WAY AND 2 #5 BOTTOM LONG WAY.
6. 20" DEEP x 16" WIDE CONTINUOUS CONCRETE MONOLITHIC FOOTING WITH (2) #5 CONTINUOUS.
7. 8" X 8" THICKEN CONCRETE SLAB EDGE WITH (1) #5 CONTINUOUS.
8. 12" X 12" CONCRETE FILLED BRICK PIER WITH (1) #5 VERTICAL FOOTING TO TOP.
9. 20" X 20" CONCRETE FILLED BRICK CORNER PIER WITH (2) #5 VERTICAL FOOTING TO TOP AT ENDS AND (1) #5 AT CORNER.
10. 12" X 28" CONCRETE FILLED BRICK PIER WITH (3) #5 VERTICAL FOOTING TO TOP.
11. 12" X 20" CONCRETE FILLED BRICK PIER WITH (2) #5 VERTICAL FOOTING TO TOP.
12. 1 #5 VERTICAL IN CONCRETE FILLED BLOCK CELL FOOTING TO TOP OF BOND BEAM MAXIMUM 6'-0" O.C.



2 PIER & FOOTING DETAIL
SCALE: 3/4" = 1'-0"



3 MONO. FOOTING DETAIL
SCALE: 3/4" = 1'-0"

REVISIONS	
1	
2	

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PROJECT:
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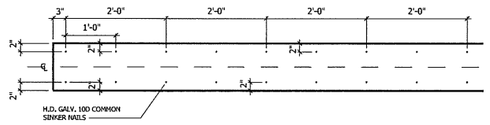
DRAWING	FOUNDATION PLAN
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.1

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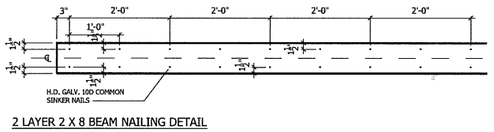
FLOOR FRAMING SCHEDULE

CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY TO BE REPORTED TO ARCHITECT IMMEDIATELY. DO NOT SCALE, GO BY DIMENSIONS ONLY.

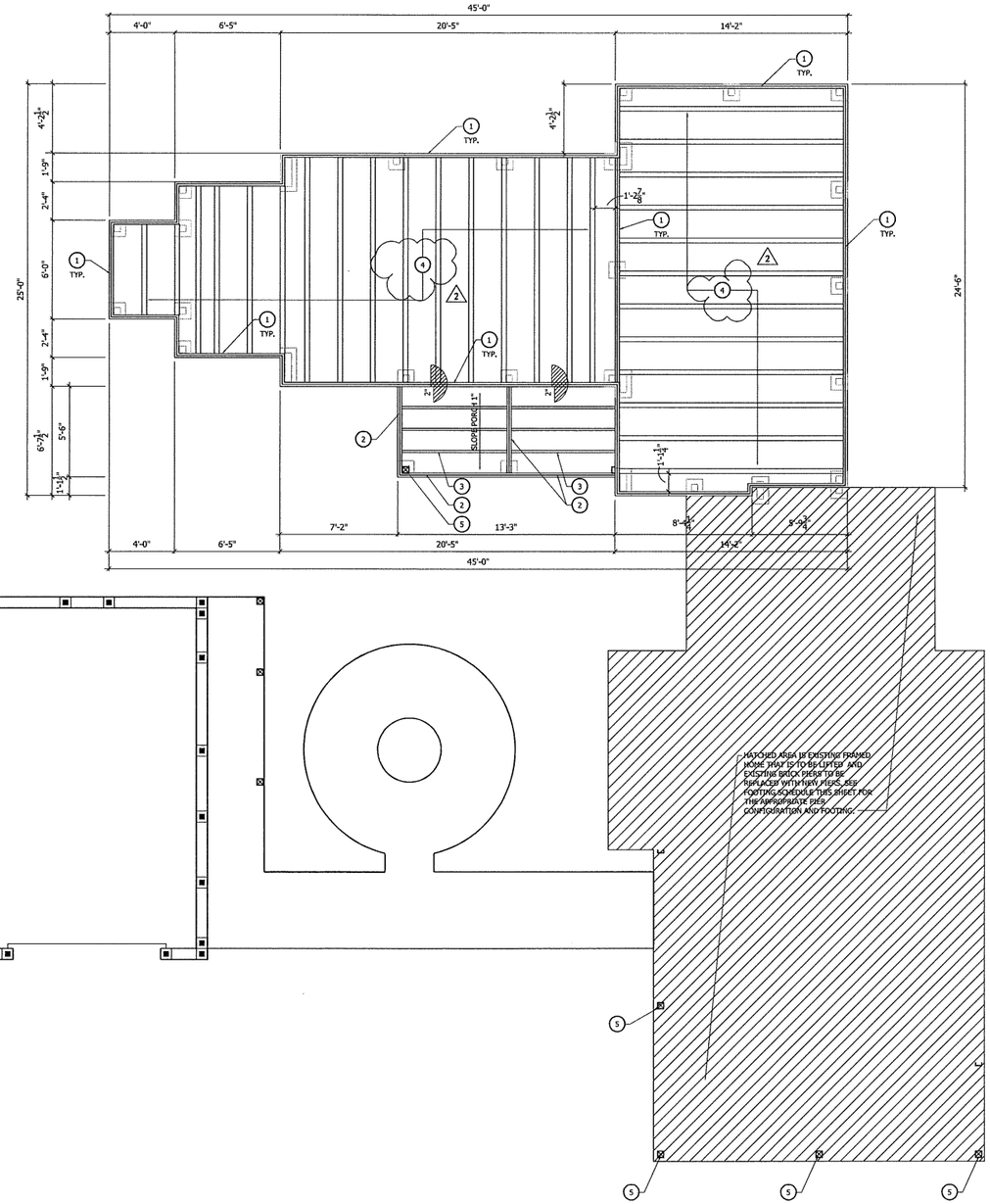
1. DOUBLE 2 X 12 SYP WOOD SILL BEAM ATTACHED TO BRICK PIERS WITH SIMPSON HETA16 WITH (9) 10D X 1 1/2" NAILS INTO WOOD BEAM.
2. DOUBLE 2 X 8 P.T. SYP WOOD PORCH BEAM ATTACHED TO SILL BEAM WITH SIMPSON LUS48 WITH (6) 16D NAILS TO SILL BEAM AND (4) 16D NAILS TO PORCH BEAM..
3. 2 X 8 P.T. SYP WOOD PORCH JOIST @ 16" O.C. ATTACHED TO DOUBLE 2 X 8 WOOD BEAM WITH SIMPSON LU26 HANGER WITH (6) 10D TO BEAM AND (4) 10D X 1 1/2" TO JOIST.
4. 12" DEEP 4 X 2 PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. AND ATTACHED TO SILL BEAM WITH SIMPSON LUS48 WITH (6) 16D NAILS TO SILL BEAM AND (4) 16D NAILS TO TRUSS.
5. 4 1/2 X 4 1/2" (TO MATCH EXISTING) CARVED P.T. WOOD COLUMN OR DURABLE WOOD SPECIES. SEE DETAIL THIS SHEET.



2 LAYER 2 X 12 BEAM NAILING DETAIL

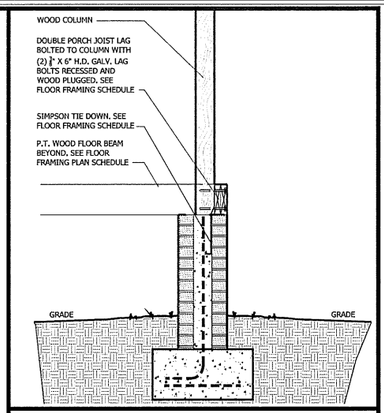


2 LAYER 2 X 8 BEAM NAILING DETAIL

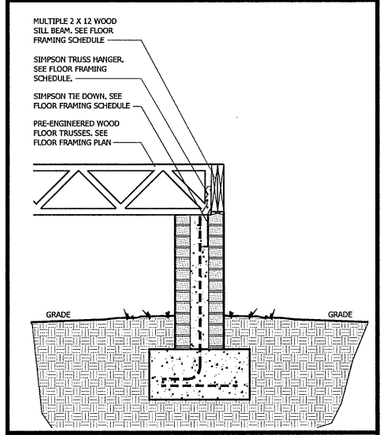


NORTH

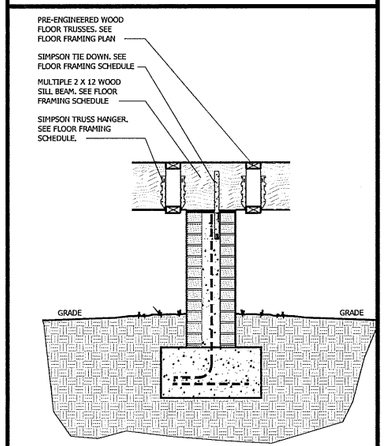
1 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 PORCH COLUMN DETAIL
SCALE: 3/4" = 1'-0"



3 FLOOR TRUSS DETAIL
SCALE: 3/4" = 1'-0"



4 SILL BEAM DETAIL
SCALE: 3/4" = 1'-0"

REVISIONS		
1	1	BUILDING DEPT. COMMENTS 6-4-2021
2	2	ARCHITECTS MODIFICATIONS 5-25-2022

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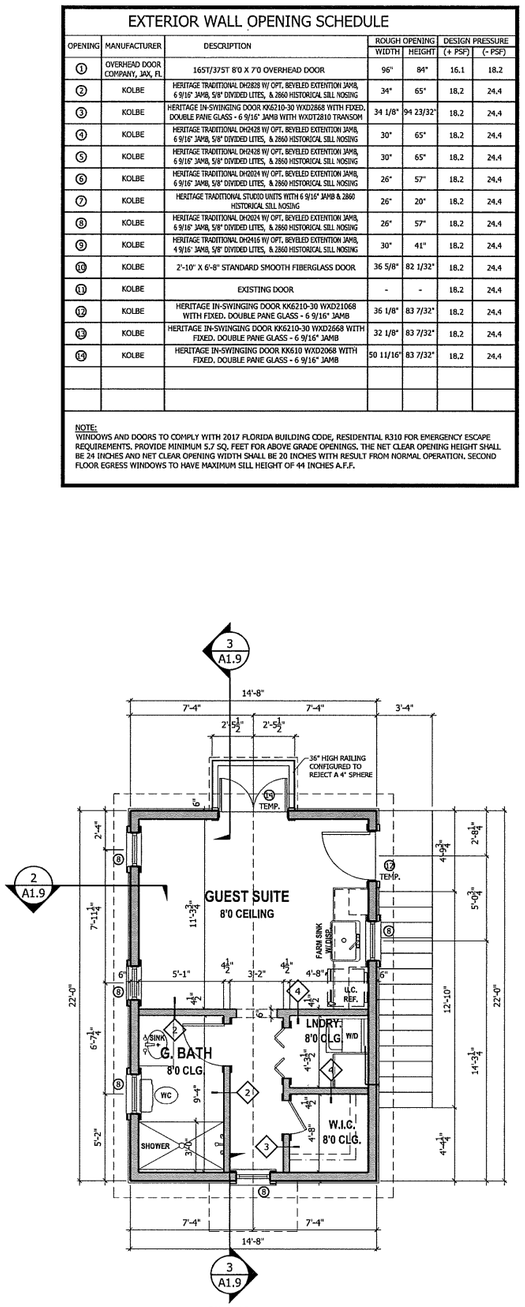
DRAWING	FLOOR FRAMING PLAN
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DATE	2-1-2021
SHEET	A1.2

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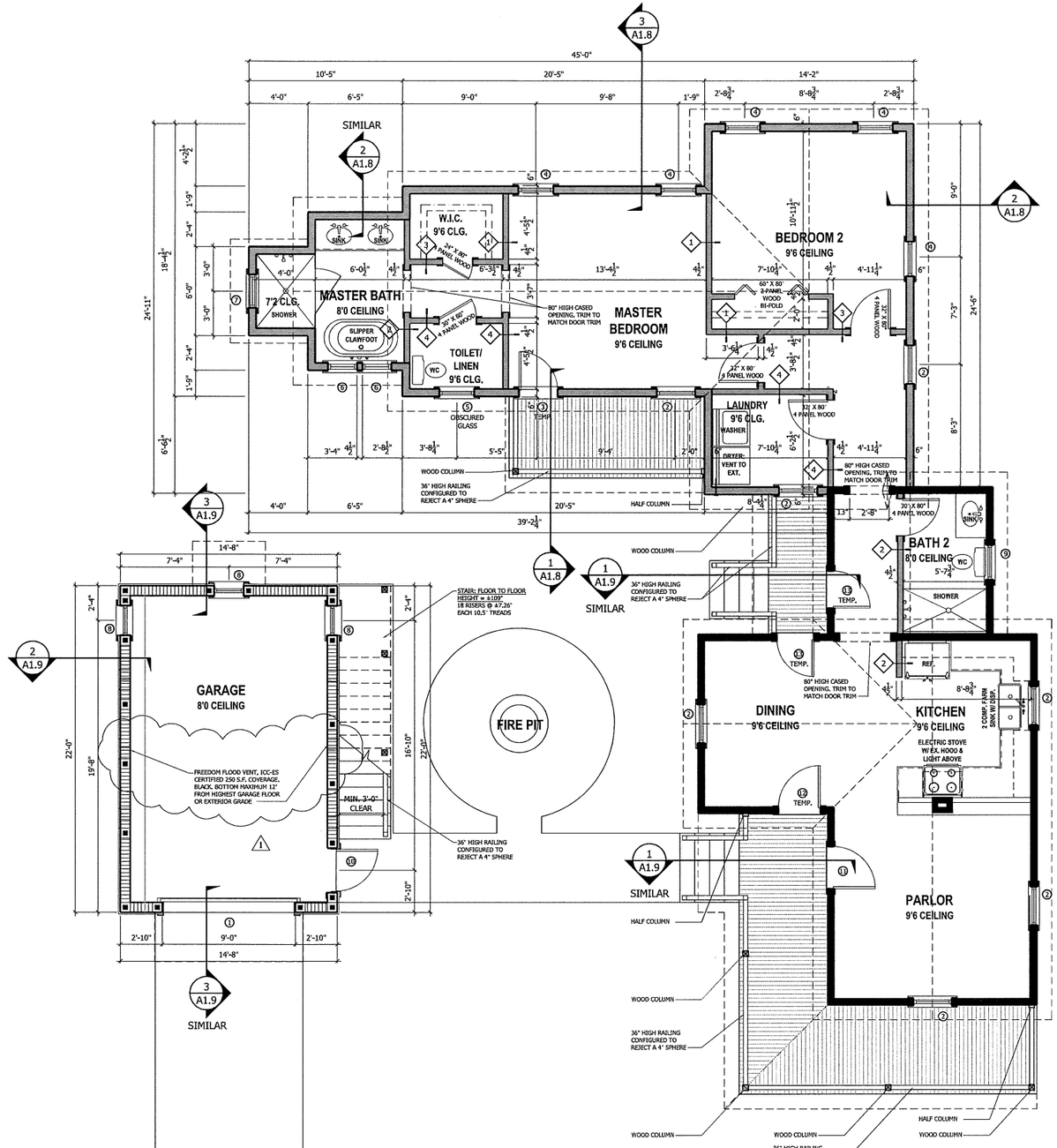
EXTERIOR WALL OPENING SCHEDULE

OPENING	MANUFACTURER	DESCRIPTION	ROUGH OPENING		DESIGN PRESSURE	
			WIDTH	HEIGHT	(+ PSF)	(- PSF)
①	OVERHEAD DOOR COMPANY, JAX, FL	165T/375T 8'0 X 7'0 OVERHEAD DOOR	96"	84"	16.1	18.2
②	KOLBE	HERITAGE TRADITIONAL DH0828 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	34"	65"	18.2	24.4
③	KOLBE	HERITAGE IN-SWINGING DOOR KK6210-30 WXD2868 WITH FIXED, DOUBLE PANE GLASS - 6 9/16" JAMB WITH WXDT2810 TRANSOM	34 1/8"	94 23/32"	18.2	24.4
④	KOLBE	HERITAGE TRADITIONAL DH2428 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	30"	65"	18.2	24.4
⑤	KOLBE	HERITAGE TRADITIONAL DH2428 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	30"	65"	18.2	24.4
⑥	KOLBE	HERITAGE TRADITIONAL DH2024 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	26"	57"	18.2	24.4
⑦	KOLBE	HERITAGE TRADITIONAL STUDIO UNITS WITH 6 9/16" JAMB & 2860 HISTORICAL SILL NOSING	26"	20"	18.2	24.4
⑧	KOLBE	HERITAGE TRADITIONAL DH2024 W/ OPT. BEVELED EXTENTION JAMB, 6 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	26"	57"	18.2	24.4
⑨	KOLBE	HERITAGE TRADITIONAL DH2416 W/ OPT. BEVELED EXTENTION JAMB, 4 9/16" JAMB, 5/8" DIVIDED LITES, & 2860 HISTORICAL SILL NOSING	30"	41"	18.2	24.4
⑩	KOLBE	2'-10" X 6'-8" STANDARD SMOOTH FIBERGLASS DOOR	36 5/8"	82 1/32"	18.2	24.4
⑪	KOLBE	EXISTING DOOR	-	-	18.2	24.4
⑫	KOLBE	HERITAGE IN-SWINGING DOOR KK6210-30 WXD21068 WITH FIXED, DOUBLE PANE GLASS - 6 9/16" JAMB	36 1/8"	83 7/32"	18.2	24.4
⑬	KOLBE	HERITAGE IN-SWINGING DOOR KK6210-30 WXD2668 WITH FIXED, DOUBLE PANE GLASS - 6 9/16" JAMB	32 1/8"	83 7/32"	18.2	24.4
⑭	KOLBE	HERITAGE IN-SWINGING DOOR KK610 WXD2068 WITH FIXED, DOUBLE PANE GLASS - 6 9/16" JAMB	50 11/16"	83 7/32"	18.2	24.4

NOTE:
WINDOWS AND DOORS TO COMPLY WITH 2017 FLORIDA BUILDING CODE, RESIDENTIAL R310 FOR EMERGENCY ESCAPE REQUIREMENTS. PROVIDE MINIMUM 5.7 SQ. FEET FOR ABOVE GRADE OPENINGS. THE NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AND NET CLEAR OPENING WIDTH SHALL BE 20 INCHES WITH RESULT FROM NORMAL OPERATION. SECOND FLOOR EGRESS WINDOWS TO HAVE MAXIMUM SILL HEIGHT OF 44 INCHES A.F.F.



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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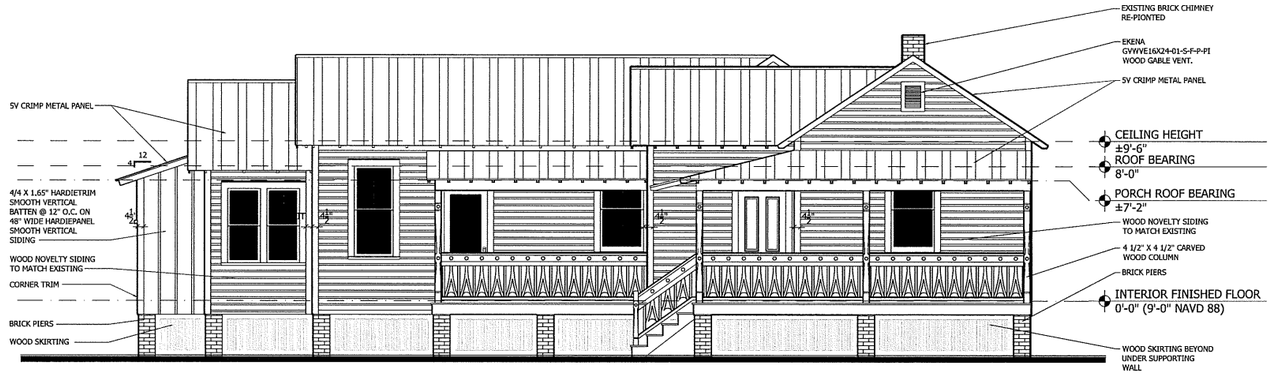
REVISIONS		
1	⚠	BUILDING DEPT. COMMENTS 6-9-2022
2		

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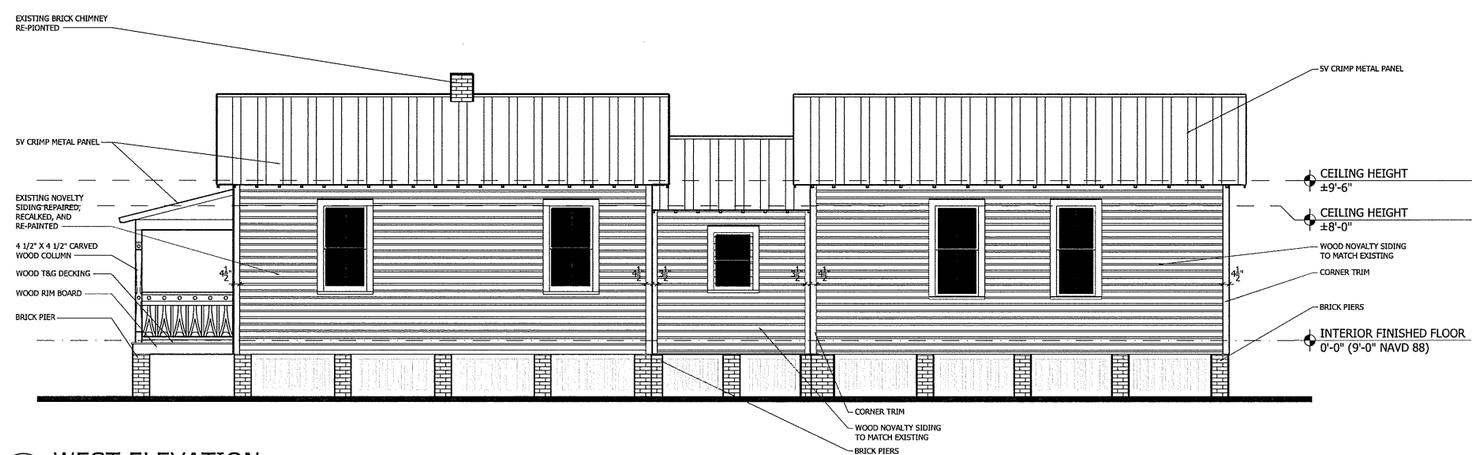
DRAWING	FLOOR PLAN
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.3



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS
1
2

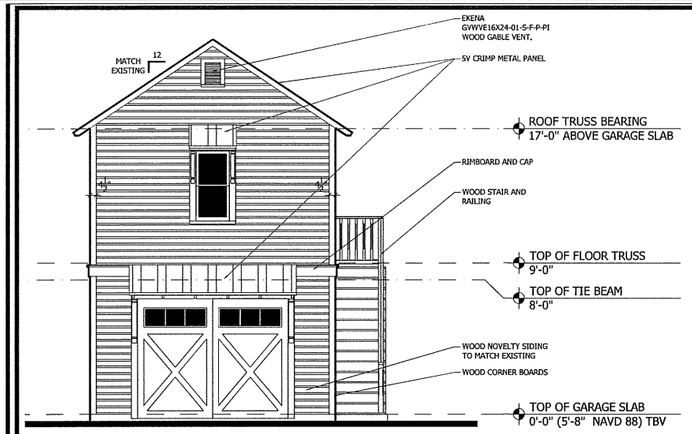
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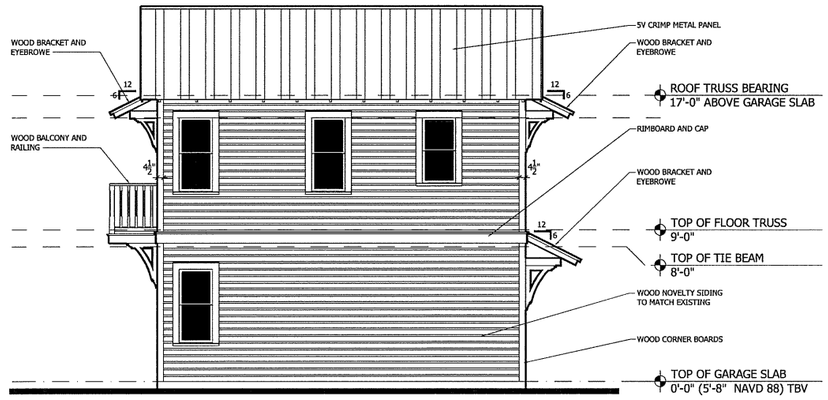
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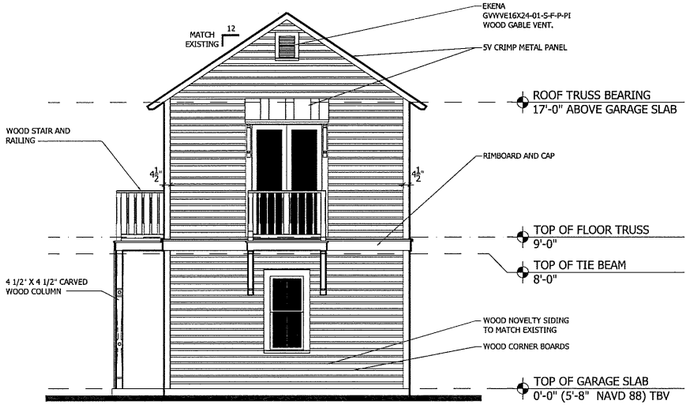
DRAWING	EXTERIOR ELEVATIONS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.4



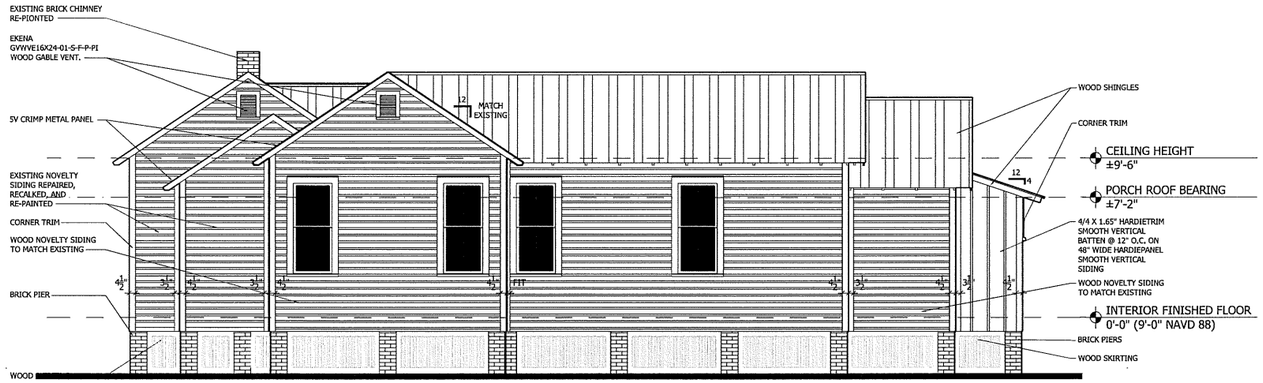
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



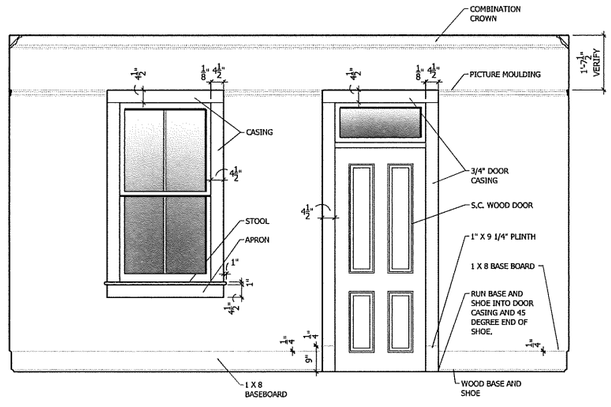
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



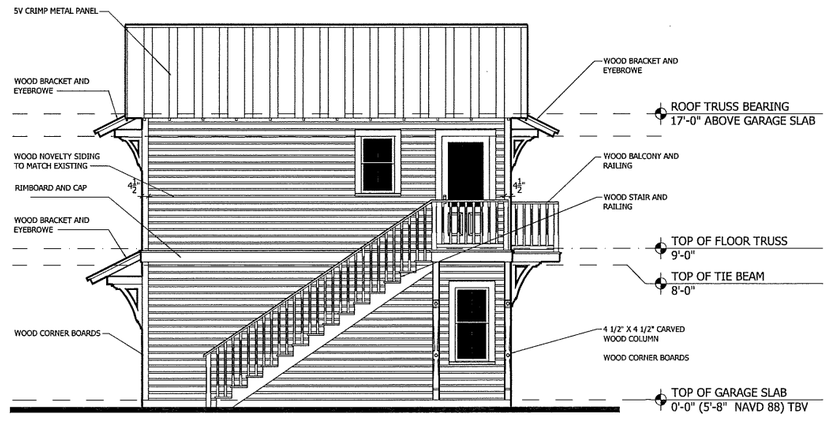
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 INTERIOR TRIM DETAILS
SCALE: 1/4" = 1'-0"



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

REVISIONS	
1	
2	

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200 AMP 42 SPACE LOAD SCHEDULE - MAIN HOUSE PANEL

LOAD	WIRE	TRIP	POLE	DESCRIPTION	CIR.	200 AMP TRIP CIR.	DESCRIPTION	POLE	TRIP	WIRE	LOAD
10,000	6	60	2	AHU NO. 1	1,3	2,4	DRYER	2	30	8	5,000
750	12	20	1	WASHER	5	6,8	TANKLESS ELECT. WATER HEATER	2	40	8	18,000
1,200	12	20	1	REAR EXT. RECEPTACLES	7						
1,200	12	20	1	FRONT EXT. RECEPTACLES	9	10,12	STOVE	2	30	10	5,000
1,200	12	20	1	PARLOR RECEPT.	11						
1,200	12	20	1	DINING ROOM RECEPT.	13	14	REFRIGERATOR	1	20	12	1,000
1,200	12	20	1	LAUNDRY, HALL, RECEPT.	15	16	SMALL APPLIANCE	1	20	12	1,200
1,200	12	20	1	BEDROOM 2 RECEPT.	17	18	SMALL APPLIANCE	1	20	12	1,200
1,200	12	20	1	M. BEDROOM RECEPT.	19	20	BATH 2 GFCI	1	20	12	1,200
1,200	12	20	1	M. BATH GFCI	21	22	MICROWAVE	1	20	12	1,200
800	12	20	1	RANGE HOOD	23	24	GARBAGE DISPOSAL	1	20	12	750
600	14	15	1	BEDROOM 2 LIGHTS	25	26	M. BED, BATH & CL. LIGHTS	1	15	14	600
600	14	15	1	KITCHEN, DINING, & HALL LIGHTS	27	28	FR. PORCH, PARLOR LIGHTS	1	15	14	600
					29	30	REAR PORCHES, LNDRY., BATH 2 LTS.	1	15	14	600
					31	32					
					33	34					
					35	36					
					37	38					
20,440	2	100	2	100 AMP SUB PANEL	39,41	40,42	A/C COND NO. 1	2	50	6	7,650
42,790	TOTAL			SUBTOTAL			78,390 W			TOTAL	35,600

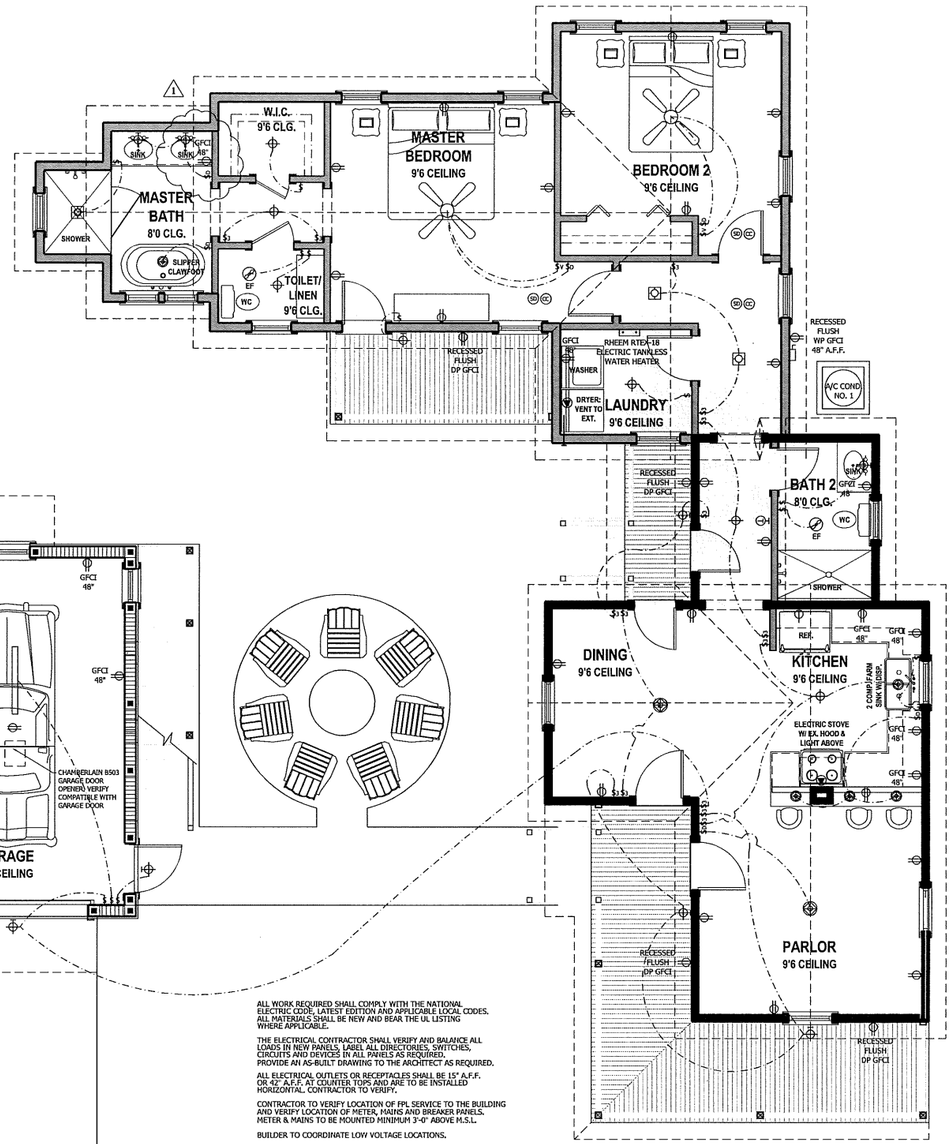
FIRST 10,000 W @ 100 % — 10,000 W
BALANCE @ 40 % — 27,356 W
HEAT STRIP @ 65% — 9,750 W
TOTAL AMPS — 47,106 W / 240V = 196 AMPS

NOTE:
1. ALL LOADS SHOWN IN PANEL SCHEDULES ARE TO BE VERIFIED WITH APPLIANCE AND/OR FIXTURE TYPE PRIOR TO ANY ELECTRICAL INSTALLATION.
2. VERIFY WIRE SIZE PER WIRE TYPE FOR LOADS USED. SEE GENERAL NOTES.
3. VERIFY ALL BREAKERS SHOWN WITH APPLIANCE OR FIXTURES USEDLOADS

100 AMP - SUB PANEL

LOAD	WIRE	TRIP	POLE	DESCRIPTION	CIR.	100 AMP TRIP CIR.	DESCRIPTION	POLE	TRIP	WIRE	LOAD
4,500	8	30	2	WASHER/DRYER	1,3	2,4	AHU NO. 2	2	30	10	5,000
6,000	10	25	1	GUEST. TANKLESS ELECT. W. HEATER	5	6	GUEST SMALL APPLIANCE	1	20	12	1,200
1,200	12	20	1	GUEST GARBAGE DISPOSAL	7	8	U.C. REFRIGERATOR	1	20	12	250
720	14	15	1	GARAGE DOOR OPENER	9	10	GUEST BATH GFCI	1	20	12	1,200
					11	12	GARAGE & G. SUITE LIGHTS	1	15	14	600
					13	14					
					15	16					
					17	18,20	A/C COND NO. 2	1	20	12	2,500
					19						
12,420	TOTAL			SUBTOTAL			20,440 W			TOTAL	8,020

NOTE:
1. ALL LOADS SHOWN IN PANEL SCHEDULES ARE TO BE VERIFIED WITH APPLIANCE AND/OR FIXTURE TYPE PRIOR TO ANY ELECTRICAL INSTALLATION.
2. VERIFY WIRE SIZE PER WIRE TYPE FOR LOADS USED. SEE GENERAL NOTES.
3. VERIFY ALL BREAKERS SHOWN WITH APPLIANCE OR FIXTURES USEDLOADS



ALL WORK REQUIRED SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION AND APPLICABLE LOCAL CODES. ALL MATERIALS SHALL BE NEW AND BEAR THE UL LISTING WHERE APPLICABLE.

THE ELECTRICAL CONTRACTOR SHALL VERIFY AND BALANCE ALL LOADS IN NEW PANELS, LABEL ALL DIRECTORIES, SWITCHES, CIRCUITS AND DEVICES IN ALL PANELS AS REQUIRED. PROVIDE AN AS-BUILT DRAWING TO THE ARCHITECT AS REQUIRED.

ALL ELECTRICAL OUTLETS OR RECEPTACLES SHALL BE 15" A.F.F. OR 42" A.F.F. AT COUNTER TOPS AND ARE TO BE INSTALLED HORIZONTAL. CONTRACTOR TO VERIFY.

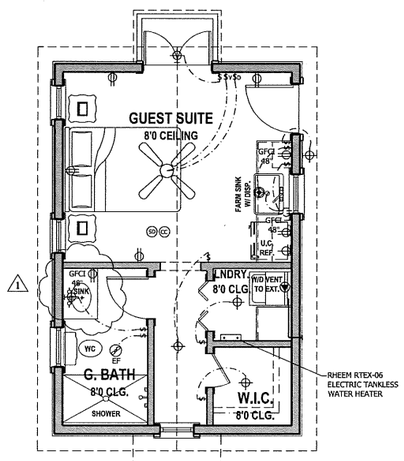
CONTRACTOR TO VERIFY LOCATION OF FPL SERVICE TO THE BUILDING AND VERIFY LOCATION OF METER, MAINS AND BREAKER PANELS. METER & MAINS TO BE MOUNTED MINIMUM 3'-0" ABOVE M.S.L.

BUILDER TO COORDINATE LOW VOLTAGE LOCATIONS.

ELECTRICAL DEVICES TO BE LOCATED WITH PROPER DESIGN PLACEMENT IN MIND. PLACEMENT MAY VARY FROM PLAN DUE TO CONSTRUCTION RELATED ISSUES. CONTACT ARCHITECT WITH

PER 2014 NEC 210.12(B) ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT IN FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARIES, DENS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

PER 2014 NEC 406.12 ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPHERE RECEPTACLES TO BE LISTED AS TAMPER RESISTANT IN ALL LOCATIONS REQUIRED BY SECTION.



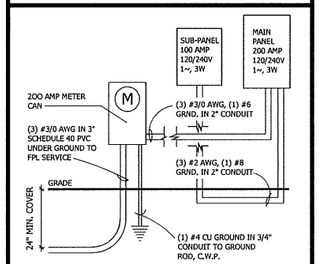
2 GUEST SUITE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

1 FIRST FLOOR AND GARAGE FLOORS ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND

- SINGLE POLE SWITCH
- $D SINGLE POLE SWITCH WITH DIMMER
- $3 DOUBLE POLE SWITCH
- $V VARIABLE SPEED AND CONTROL POLE SWITCH
- RECEPTACLE
- DUPLEX RECEPTACLE
- QUADRAPLEX RECEPTACLE
- DEDICATED DUPLEX RECEPTACLE
- GFCI DUPLEX RECEPTACLE - 20 AMP WITH GROUND FAULT INTERUPTER
- FLOOR RECEPTACLE, VERIFY LOCATION W/ OWNER
- EMERGENCY GENERATOR RECEPTACLE. VERIFY LOCATION WITH OWNER.
- J JUNCTION BOX
- 220V APPLIANCE OUTLET
- 3 220V 3 PHASE
- TELEPHONE JACK
- C CABLE JACK
- WALL MOUNTED LIGHT FIXTURE
- DOWN LIGHT
- RECESED LED LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- UNDER CABINET LIGHTING
- TRACK LIGHTING
- FLOOD LIGHT
- SD 120V SMOKE DETECTOR CONNECTED TO KITCHEN OR BATHROOM LIGHTING CIRCUIT
- CO 120V CARBON MONOXIDE DETECTOR ON KITCHEN OR BATHROOM LIGHTING CIRCUIT W/ BATTERY BACKUP. LOCATED WITHIN 10 FEET OF EACH SLEEPING ROOM, CAN BE COMBINED WITH SMOKE ALARM.
- T THERMOSTAT
- EF EXHAUST FAN
- WP WATERPROOF
- DP DAMPPROOF

NOTE:
NON-METALLIC SHEATHED CABLE (ROMEX) MAY BE USED WHEN IN COMPLIANCE WITH NATIONAL ELECTRIC CODE ARTICLES 300, 310 & 334, WHERE APPLICABLE



ELECTRICAL RISER DIAGRAM

ELECTRICAL NOTES:

ALL WORK REQUIRED SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION AND APPLICABLE LOCAL CODES. ALL MATERIALS SHALL BE NEW AND BEAR THE UL LISTING WHERE APPLICABLE.

THE ELECTRICAL CONTRACTOR SHALL VERIFY AND BALANCE ALL LOADS IN NEW PANELS, LABEL ALL DIRECTORIES, SWITCHES, CIRCUITS AND DEVICES IN ALL PANELS AS REQUIRED.

BUILDER TO COORDINATE LOW VOLTAGE LOCATIONS. NO LOW VOLTAGE WIRING OR CONDUIT ON EXTERIOR OF BUILDING.

CONTRACTOR TO VERIFY LOCATION OF FPL SERVICE TO THE BUILDING AND VERIFY LOCATION OF METER, MAINS AND BREAKER PANELS. METER & MAINS TO BE MOUNTED MINIMUM 3'-0" ABOVE M.S.L.

VOLTAGE RATING SHALL BE 120/240V, SINGLE PHASE WITH GROUNDED NEUTRAL.

ALL ELECTRICAL OUTLETS OR RECEPTACLES SHALL BE 15" A.F.F UNLESS NOTE OTHERWISE ON DRAWINGS.

ALLOWABLE WIRE TYPES AND SIZES:
THHN, THHW, THW, THWN, USE, RHH, RHW, XHHW, RHW-2, THW-2, THWN-2, XHHW-2, SE, USE-2,

PER 2014 NEC 210.12(B) ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT IN FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARIES, DENS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

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ELECTRICAL DEVICES TO BE LOCATED WITH PROPER DESIGN PLACEMENT IN MIND. PLACEMENT MAY VARY FROM PLAN DUE TO CONSTRUCTION RELATED ISSUES. CONTACT ARCHITECT FOR ANY QUESTIONS.

ALL LIGHT FIXTURES TO BE PROVIDED BY OWNER.

ALL RECEPTACLES TO BE LEVITON WHITE OR BETTER. VERIFY WITH OWNER.

ALL LIGHT SWITCHES TO BE LEVITON TOGGLE WHITE OR BETTER. VERIFY WITH OWNER.

REVISIONS		
1	1 BUILDING DEPT. COMMENTS 6-6-2022	
2		

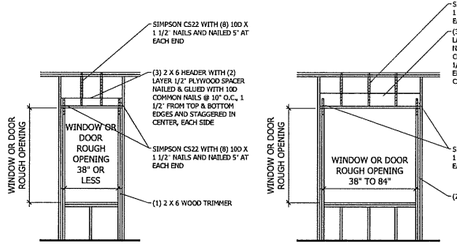
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PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR:
KP MEIRING INC.
103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

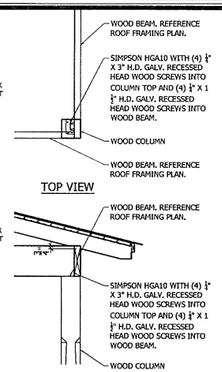
DRAWING	ELECTRICAL FLOOR PLANS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.6

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FIRST FLOOR OPENING DETAIL

FIRST FLOOR OPENING DETAIL



BEAM TO COLUMN DETAIL

3 FRAMING DETAILS

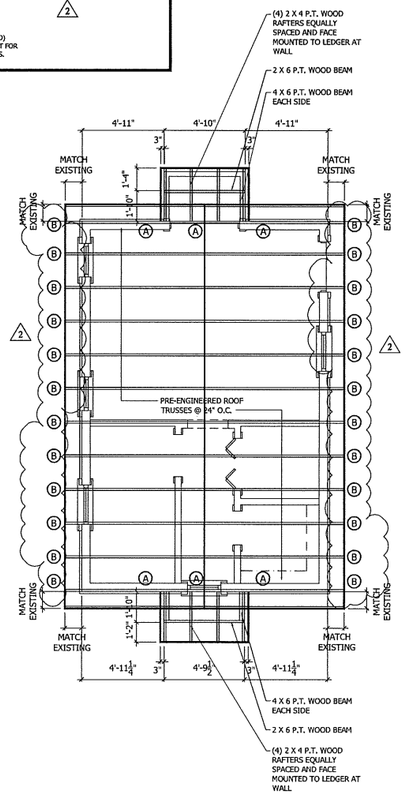
SCALE: NONE

TRUSS, BEAM, AND COLUMN CONNECTORS

MARK	MAX. UPLIFT	LAT. LOAD	VERT.LOAD	MANUF.	MODEL NO.	FASTENERS	REMARK
(A)	695 LBS.	1165/940 LBS.	N/A	SIMPSON	HGA10	(4) SDS 1/4" X 1 1/2" TO TRUSS, (4) SDS 1/4" X 3" TO TOP PLATE	SPACED MAXIMUM 42" O.C. ALONG TOP PLATE
(B)	400 LBS.	210/170 LBS.	N/A	SIMPSON	H3	(6) 8D X 2 1/2" NAILS TO TRUSS/RAFTER AND (4) 8D X 2 1/2" NAILS TO PLATE.	

(A) —— TYPE OF ANCHOR
2 —— NUMBER OF ANCHORS PER TRUSS END. (MAX. 2 PER MEMBER)

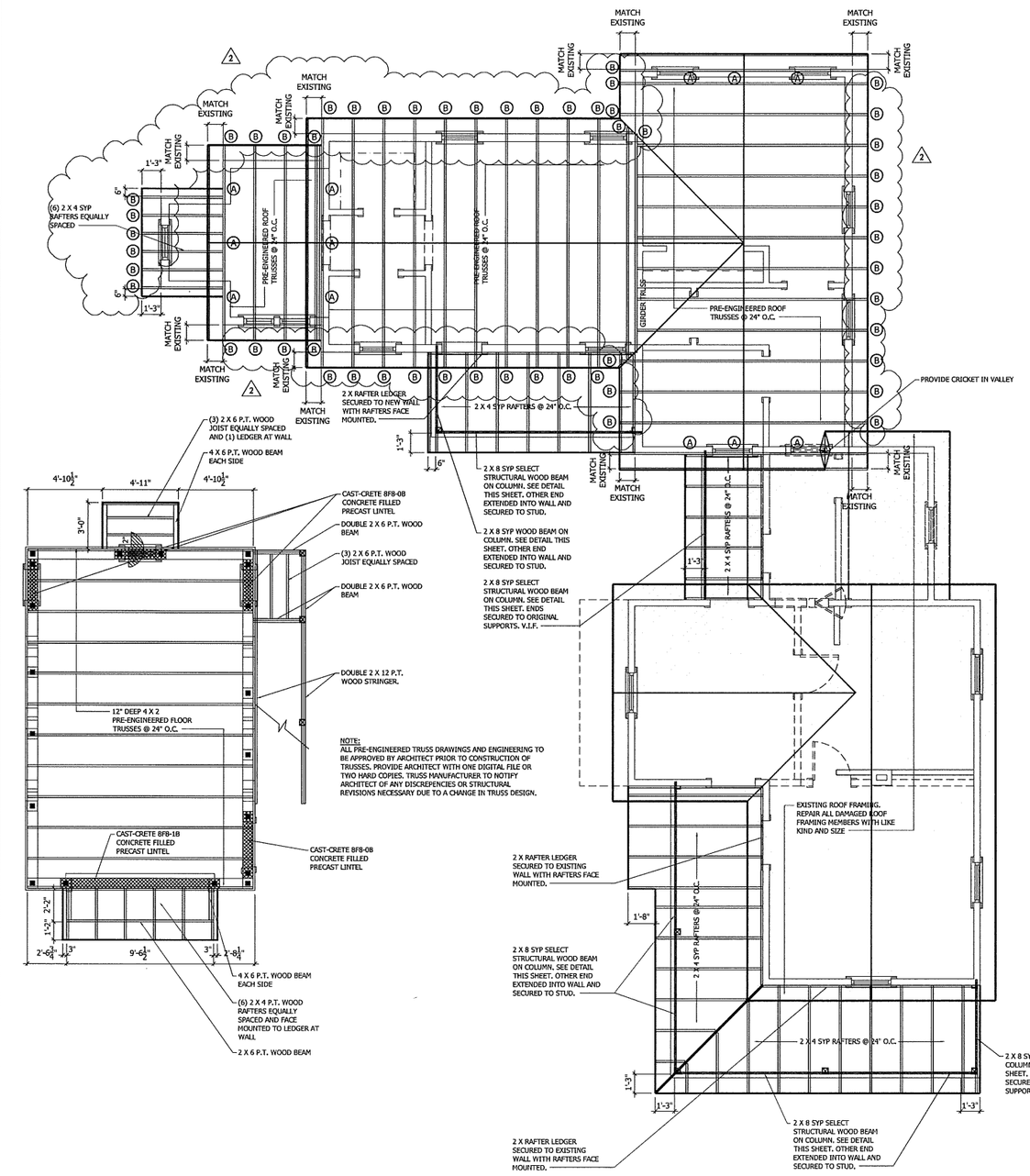
NOTES:
1. ALL TRUSS CONNECTIONS NOT SHOWN ARE TO BE 'J' & 'K' FOR USE SHOWN IN TABLE.
2. USE STAINLESS STEEL OR TRIPLE ZINC CONNECTIONS FOR PRESSURE TREATED LUMBER(NON CCA BASED)
3. FOR CORROSIVE PROTECTION, FOLLOW RECOMMENDATIONS OF THE PRESERVATIVE WOOD TREATMENT FOR
4. USE OF CONNECTORS AND FASTENERS IN CONTACT WITH THEIR BRAND OF TREATED WOOD PRODUCTS.



NORTH

2 SECOND ROOF FRAMING PLAN

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



NORTH

1 ROOF FRAMING PLAN

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

REVISIONS		
1	BUILDING DEPT. COMMENTS 6-8-2021	
2	ARCHITECTS MODIFICATIONS 9-29-2021	

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PROJECT:

ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR: KP MEIRING INC.

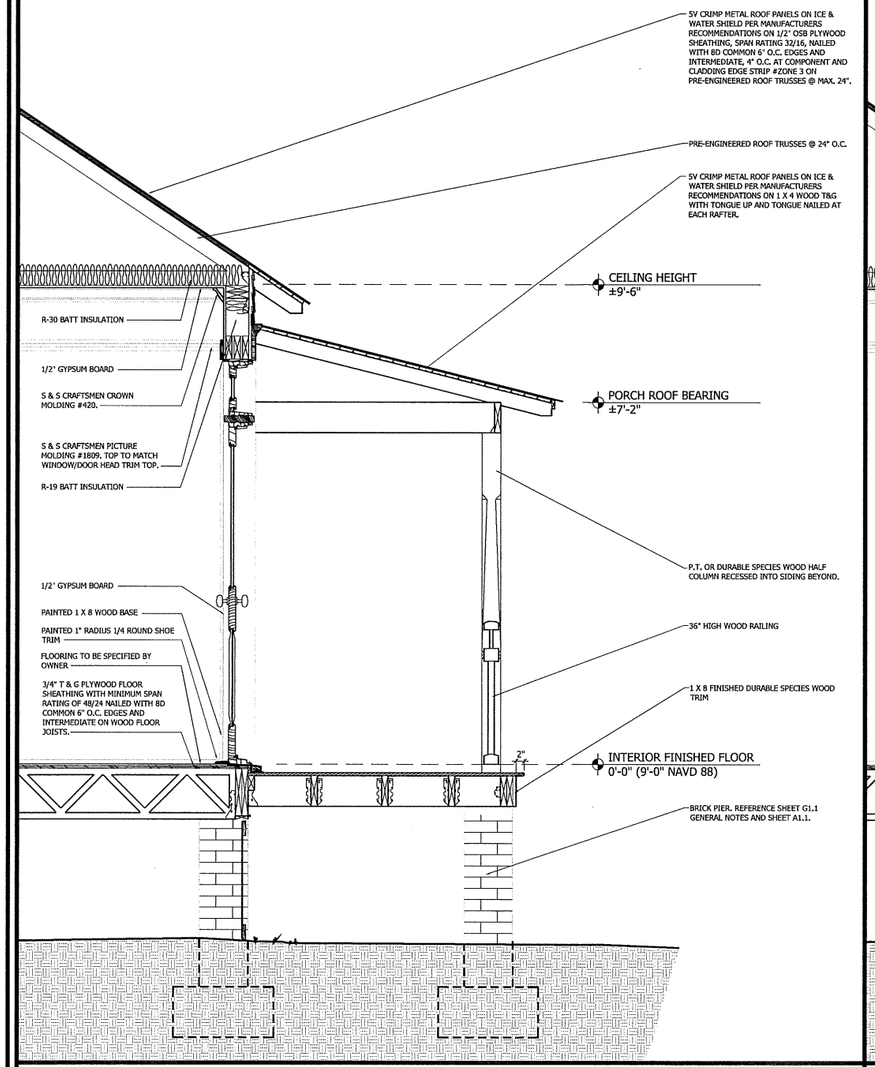
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(386) 530-1226

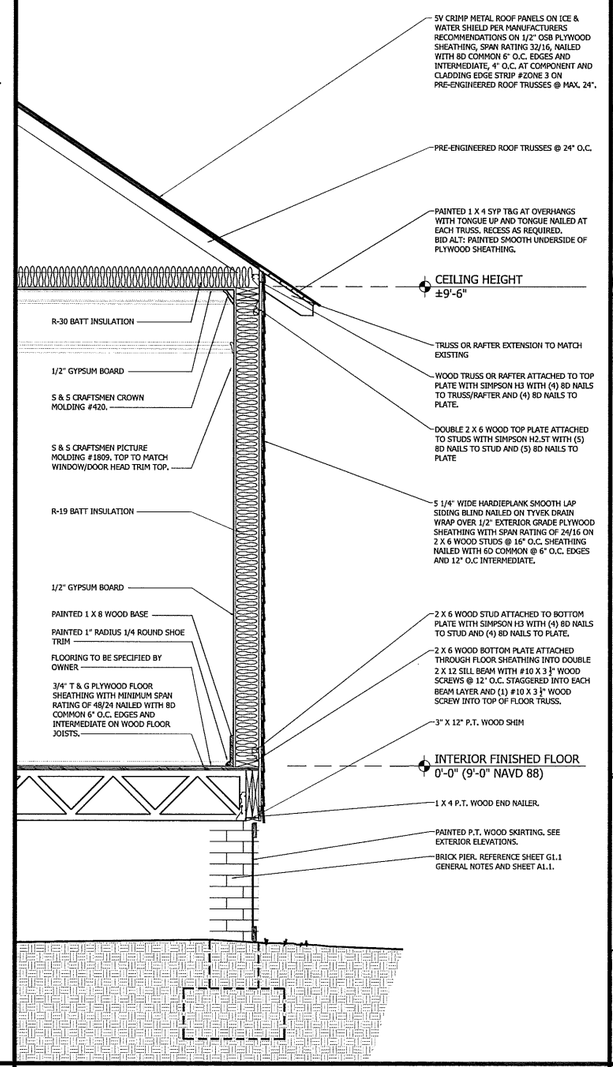
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DRAWING	ROOF FRAMING PLAN
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.7

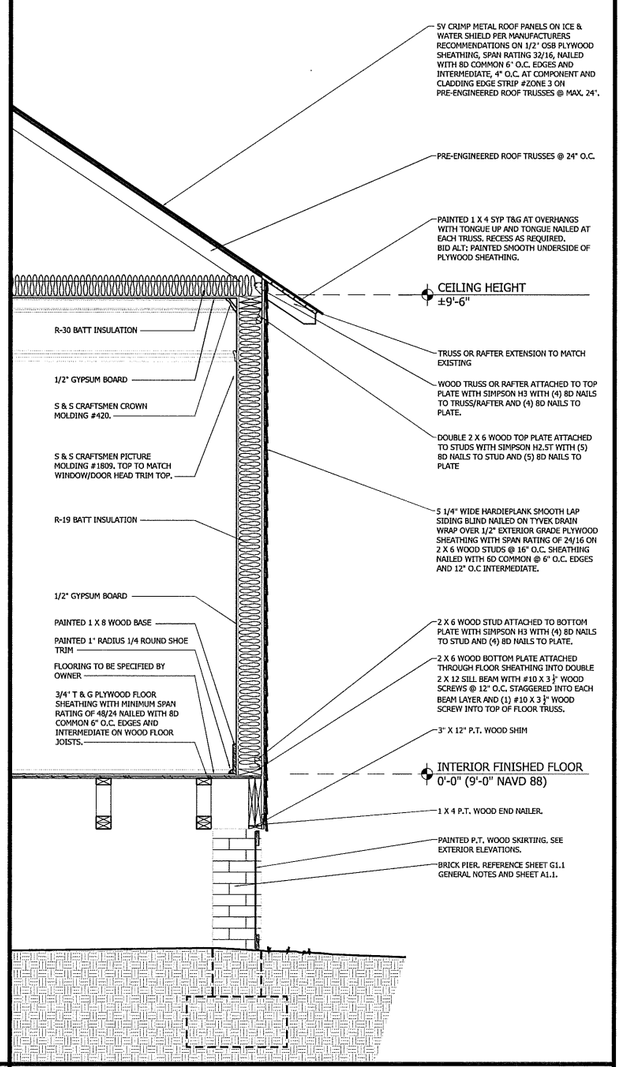
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1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

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REVISIONS	
1	
2	

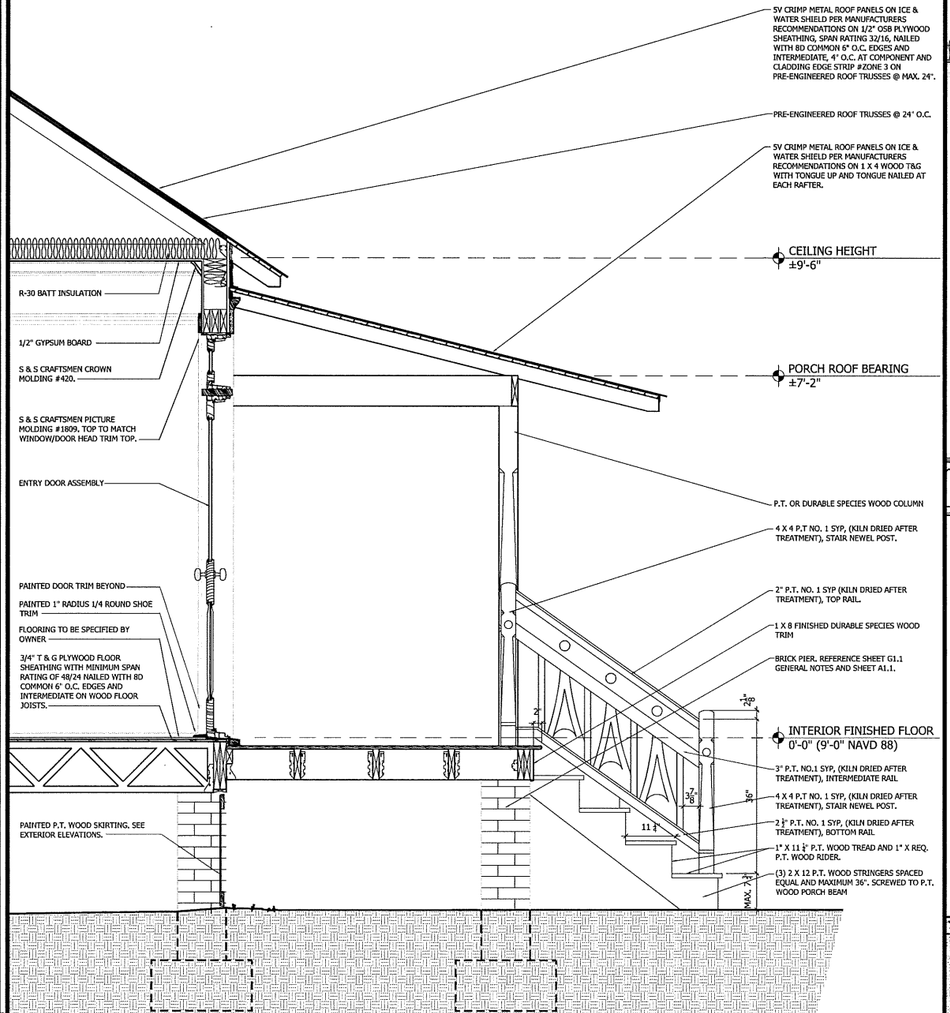
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PROJECT:
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103 SOUTH STREET ST. AUGUSTINE FL

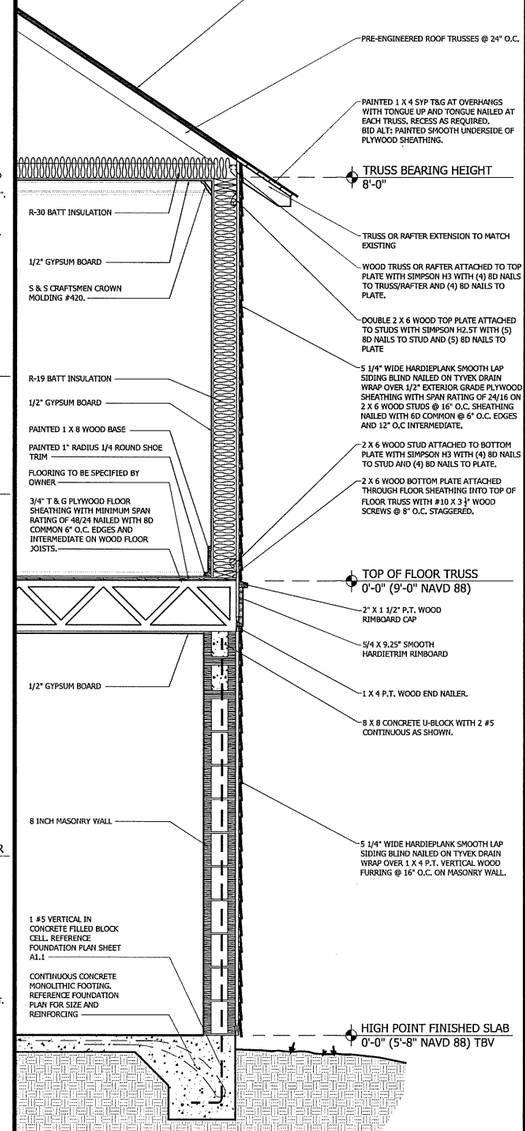
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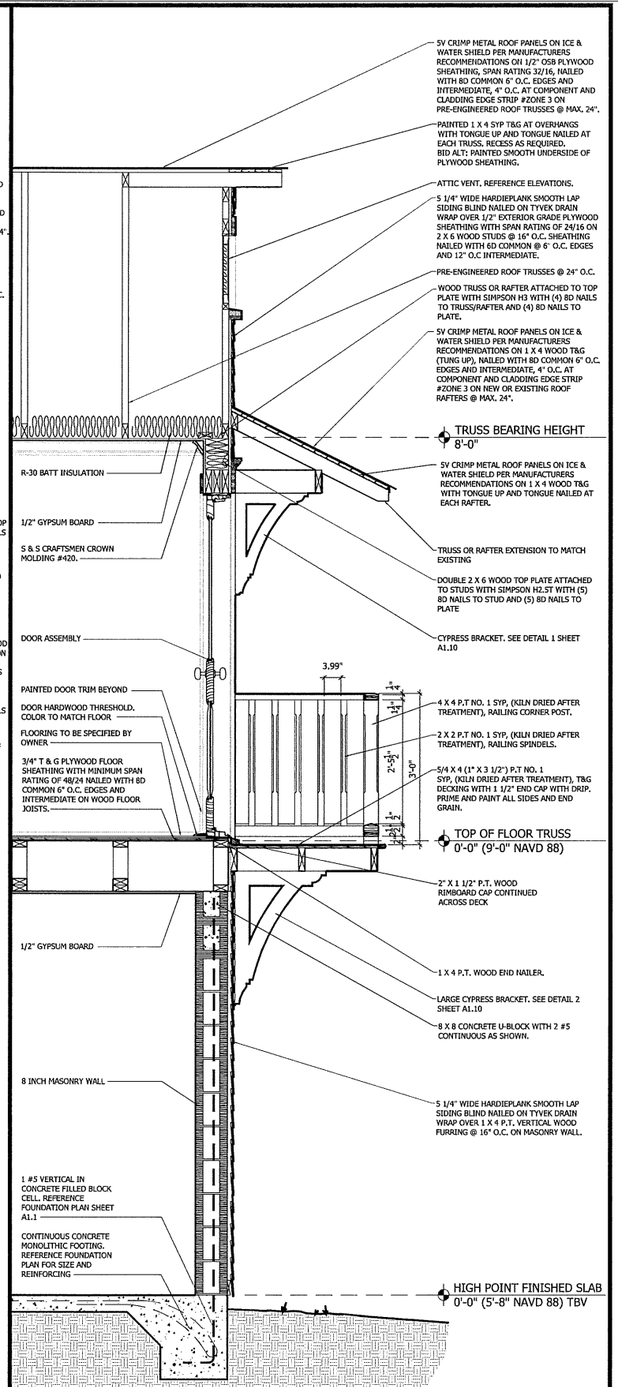
DRAWING	WALL SECTIONS AND DETAILS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.8



1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

REVISIONS	
1	
2	

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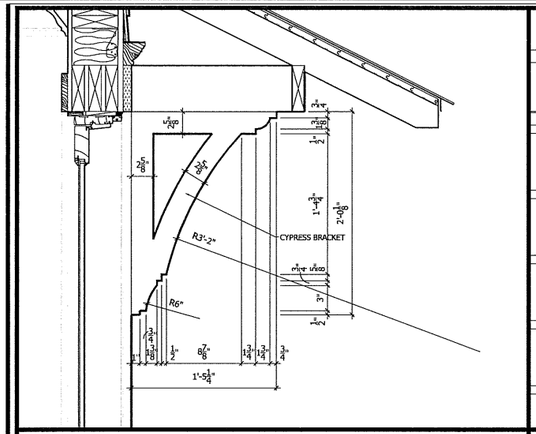
PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR: KP MEIRING INC. 103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell AR 95000
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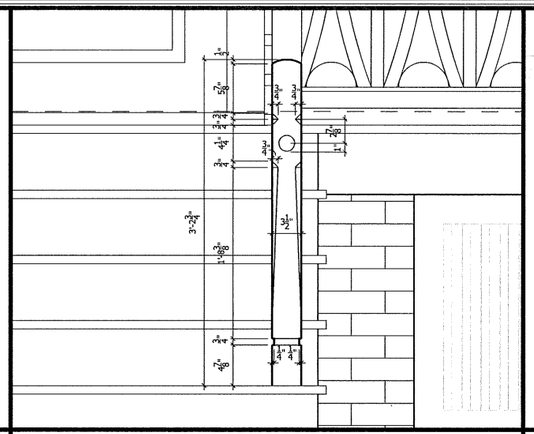
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DRAWING	WALL SECTIONS AND DETAILS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	A1.9

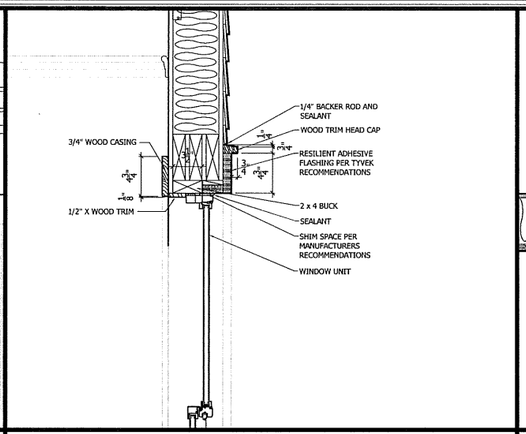
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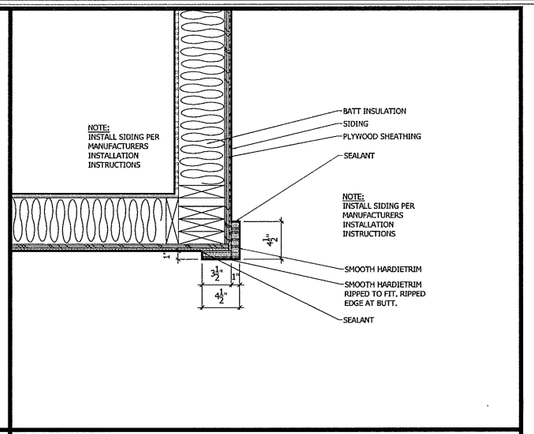
1 BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"



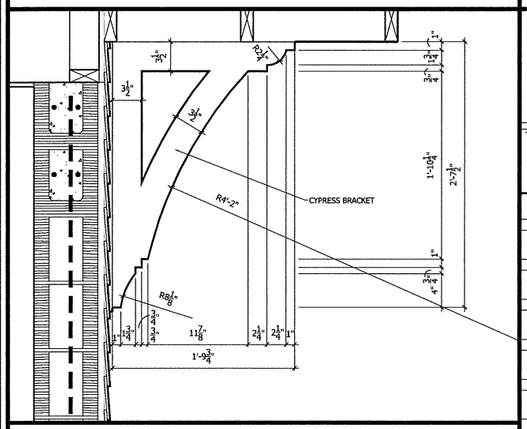
4 PORCH STAIR NEWEL DETAIL
SCALE: 1 1/2" = 1'-0"



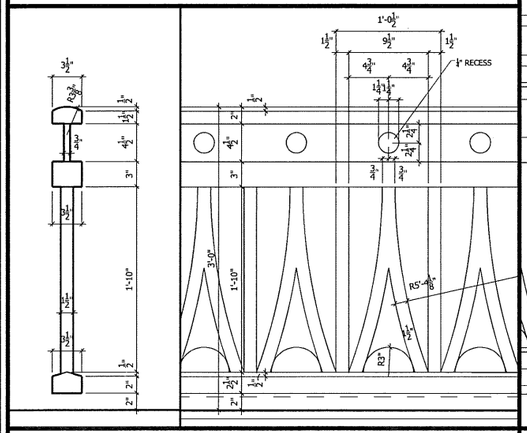
6 WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



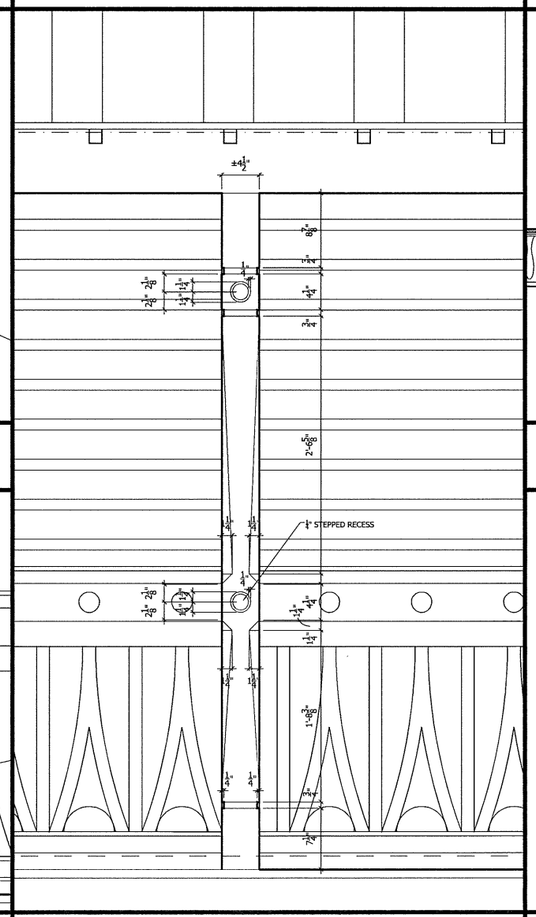
9 EXTERIOR OUTSIDE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



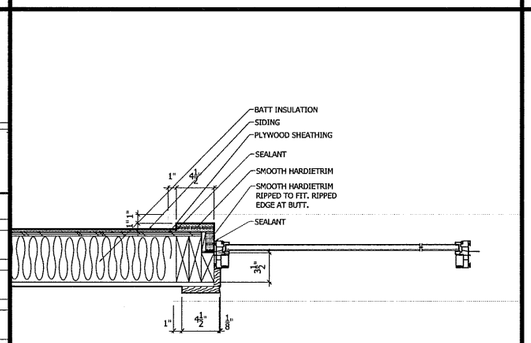
2 LARGE BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"



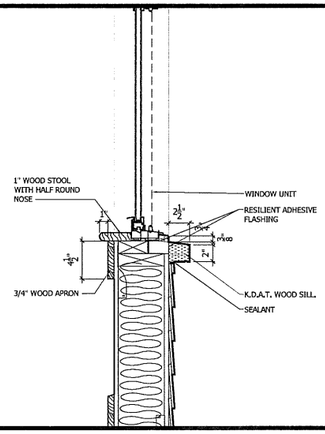
3 PORCH RAILING DETAIL
SCALE: 1 1/2" = 1'-0"



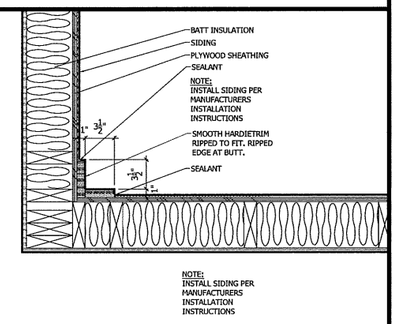
5 PORCH COLUMN DETAIL
SCALE: 1 1/2" = 1'-0"



7 WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



8 WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



10 EXTERIOR INSIDE CORNER DETAIL
SCALE: 1 1/2" = 1'-0"

REVISIONS	
1	
2	

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PROJECT:
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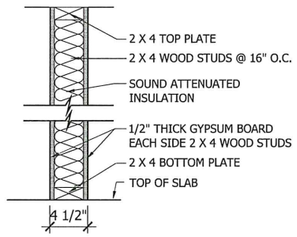
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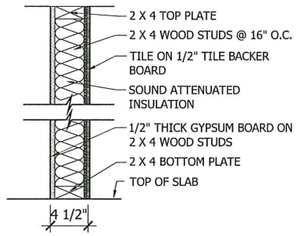
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SHEET	A1.10

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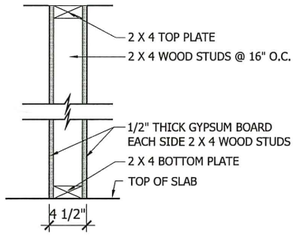
WALL TYPES



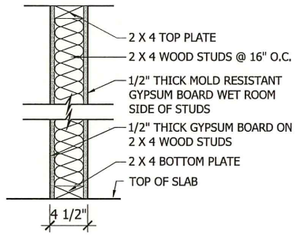
1 WALL TYPE
SCALE: 1 1/2" = 1'-0"



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

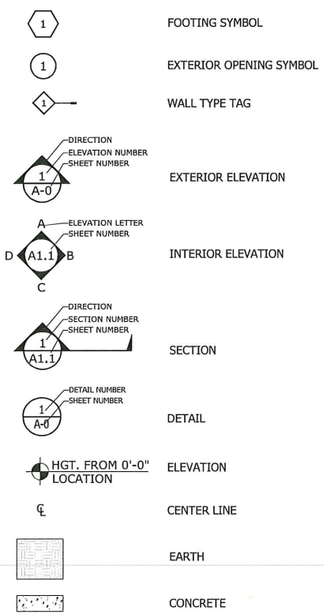


3 WALL TYPE
SCALE: 1 1/2" = 1'-0"



4 WALL TYPE
SCALE: 1 1/2" = 1'-0"

SYMBOLS



WALL LEGEND

NEW EXTERIOR & INTERIOR FRAMED WALL

EXISTING EXTERIOR & INTERIOR FRAMED WALL

WALL, BEAM, OR HEADER ABOVE

SHELF, CABINET, OR OVERHANG ABOVE

SHEET LIST

G1.0 - TITLE SHEET

G1.1 - CODE SUMMARY GENERAL NOTES, AND DETAILS

SP1.0 - SITE PLAN

A1.1 - FOUNDATION PLAN AND DETAILS

A1.2 - FLOOR FRAMING PLAN AND DETAILS

A1.3 - FLOOR PLAN AND DETAILS

A1.4 - EXTERIOR ELEVATIONS

A1.5 - EXTERIOR ELEVATIONS

A1.6 - ELECTRICAL FLOOR PLANS AND SCHEDULES

A1.7 - ROOF FRAMING PLAN AND DETAILS

A1.8 - TYPICAL WALL SECTIONS AND DETAILS

A1.9 - TYPICAL WALL SECTIONS AND DETAILS

A1.10 - ENLARGED DETAILS

DESIGN CRITERIA

APPLICABLE CODES:	FEDERAL, STATE, LOCAL CODES AND ORDINANCES	
AGENCY/JURISDICTION:	CITY OF ST. AUGUSTINE, FL	
ACCESSIBILITY:	FL BUILDING CODE	7TH EDITION 2020
BUILDING:	FL BUILDING CODE	7TH EDITION 2020
PLUMBING:	FL PLUMBING CODE	7TH EDITION 2020
MECHANICAL:	FL MECHANICAL CODE	7TH EDITION 2020
ELECTRICAL:	NATIONAL ELEC. CODE	2017
FUEL GAS:	FL FUEL GAS CODE	7TH EDITION 2020
FIRE & LIFE SAFETY:	FL FIRE PREVENT. CODE NFPA 1, 10 AND 101	7TH EDITION 2020
EXIST'G BUILDING:	FL BUILDING CODE	7TH EDITION 2020
ENERGY CONSERVATION:	FL BUILDING CODE	7TH EDITION 2020
TEST PROTOCOLS:	FL BUILDING CODE	7TH EDITION 2020

SCOPE OF WORK

REPAIR OF ORIGINAL HOME AND PORCH, THE ADDITION OF A 2 BEDROOM 1 BATH, AND 1 CAR GARAGE/GUEST.

WIND DESIGN DATA: CODE REFERENCE ASCE 7-10

WIND LOADS:
-ULTIMATE DESIGN WIND SPEED (V ult) = 130 MPH (3 SEC. GUSTS)
-NOMINAL DESIGN WIND SPEED (V asd) = 101 MPH

RISK CATEGORY II

EXPOSURE CATEGORY - EXPOSURE B

LIVE LOADS:
-FLOORS = 40 PSF
-UNINHABITABLE ATTIC STORAGE = 20 PSF
-ROOFS = 20 PSF

NOT IN FLOOD ZONE

ASSUMED SOIL BEARING CAPACITY = 2,500 PSF

INTERNAL PRESSURE COEFFICIENT - WALLS & ROOFS:
-ENCLOSED = .18
-ENCLOSED = -.18
-PARTIALLY ENCLOSED = .55
-PARTIALLY ENCLOSED = -.55

DESIGN WIND PRESSURES COMPONENTS & CLADDING:
WALLS = 23.8 PSF
ROOFS = 17.0 PSF

USE AND S.F. OF OCCUPANCY FBC CHAPTER 3 & 10

USE	NO. OF FLOORS	ROOFED SQUARE FEET
EXISTING-HOUSE	1	807
NEW-ADDITION	1	806
GARAGE	1	332
GUEST-SUITE	1	332
TOTAL / SQ. FT.:		2,277

GENERAL BLD'G HT'S & AREAS -FBC CHAP. 5

ALLOWABLE ZONING HEIGHT	35'
ALLOWABLE BUILDING HEIGHT	35'
ALLOWABLE NUMBER OF STORIES	N/A
ALLOWABLE LOT COVERAGE	35%
ALLOWABLE FLOOR AREA INCREASE	N/A

SITE STATISTICS

ZONING	R-1
TOTAL SITE AREA IN S.F./ACRES	5,924/.135
EXISTING BUILDING FOOTPRINT S.F.	807
NEW BUILDINGS FOOTPRINT S.F.	1,138
TOTAL SITE COVERAGE - S.F./%	1,945/.33

LOCATION MAP



GENERAL NOTES

THESE PLANS ARE THE SOLE PROPERTY OF THE ARCHITECT AND/OR ITS AGENTS AND ARE NOT TO BE REPRODUCED WITHOUT THE SOLE EXPRESSED WRITTEN PERMISSION OF THE OWNER.

SUBSTITUTION: NO SUBSTITUTIONS, MODIFICATION TO METHODS, MATERIALS, OR CONSTRUCTION SHALL BE MADE WITHOUT THE ARCHITECTS APPROVAL.
ANY DEVIATION AS SUCH WILL DEFINE THESE CONSTRUCTION DOCUMENTS AS VOID AND NO LONGER VALID, EITHER FOR BUILDING OR AS REQUIRED DOCUMENTS FOR CONSTRUCTION PERMIT.

THESE CONSTRUCTION DRAWINGS ARE CONSIDERED A BINDING CONTRACT BETWEEN OWNER AND CONTRACTOR BY THE ACT OF SUBMITTING FOR BUILDING PERMIT AND/OR USING THESE CONSTRUCTION DOCUMENTS FOR THE CONSTRUCTION AS DETAILED HEREIN.

DO NOT SCALE THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY OF ANY DISCREPANCIES. ANY OMISSION OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.

THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO INSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPENCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE, RESIDENTIAL OR LOCAL CODE AS ADOPTED AND AMENDED BY LOCAL GOVERNING AUTHORITIES.

NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY, HEALTH AND WELFARE STANDARDS.

BUILDER TO VERIFY ALL ROUGH OPENING SIZES WITH MANUFACTURERS SPECS.

WINDOW AND DOOR SUPPLIERS TO COORDINATE WITH ARCHITECT AND FIELD VERIFY ALL OPENING SIZES.

ALL WINDOW AND DOOR ASSEMBLIES SHALL BE INSTALLED BASED ON MANUFACTURERS SPECIFICATIONS, PRODUCT APPROVALS AND THE LOCAL BUILDING CODE LATEST EDITION.

A/C CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

CONTRACTOR TO COORDINATE HVAC SYSTEM WITH PRE-ENGINEERED ROOF TRUSS DESIGN FOR REQUIRED DISTRIBUTION OPENINGS.

CONTRACTOR TO VERIFY AND COORDINATE ALL INTERIOR FINISH MATERIALS WITH OWNER.

SCREEN ENCLOSURE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

SECURITY SYSTEM OPTIONAL. VERIFY WITH OWNER.

ALL BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.

ANCHORAGE SHALL BE CONTINUOUS FROM FOUNDATION TO ROOF AND SHALL SATISFY THE UPLIFT REQUIREMENTS.

THE TERM "CONTRACTOR" AS USED HEREIN AND ON THE DRAWINGS SHALL ALSO BE APPLICABLE TO EACH SUB-CONTRACTOR.

ALL FINISHES ARE TO BE VERIFIED WITH ARCHITECT AND OWNER PRIOR TO BIDDING, INCLUDING FLOORING, COUNTERS, BANDING, MOLDINGS, CASEWORK AND TRIM.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR A BARRIER PROVIDED BETWEEN.

STRUCTURAL DESIGN IS IN ACCORDANCE WITH ASCE 7 LATEST EDITION AND DESIGNED BY RATIONAL ANALYSIS.

SITE

FINISHED FLOOR ELEVATIONS ARE TAKEN FROM THE ELEVATION CERTIFICATE USING N.A.V.D. 88.

CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.

CONTRACTOR TO VERY EXISTING UTILITIES PRIOR TO GROUND BREAKING.

FOUNDATION NOTES

THERE SHALL BE A 12 HOUR TIME DELAY FOR IMPOSING A LOAD ON A PAD FOOTING, CONTINUOUS FOOTING OR SLAB AFTER CONCRETE PLACEMENT.

STRUCTURAL DESIGN IS BASED ON RATIONAL ANALYSIS.

FOOTING DESIGN IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 2500 PSF. TO BE VERIFIED BY CONTRACTOR.

CONCRETE SHALL BE A MINIMUM Fc = 2500 PSI FOR FOOTINGS AND GROUND SLABS..

ALL REINFORCING STEEL SHALL BE GRADE 60.

TOP OF ALL ISOLATED COLUMN FOOTINGS AND PADS TO BE MINIMUM 8" BELOW GRADE.

THE SOIL UNDER ALL FOOTINGS AND GROUND SLABS SHALL BE TREATED WITH AN APPROVED PRE-CONSTRUCTION TERMITICIDE TREATMENT WITH A CERTIFICATE OF COMPLIANCE ISSUED TO THE BUILDING DEPARTMENT PER FBC 1816 AND 2326.5.

MOTAR

MORTAR SHALL CONFORM TO ASTM C270 REQUIREMENTS.

MORTAR USED IN THE MASONRY CONSTRUCTION SHALL BE TYPE M WITH AVERAGE COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS TYPE 1 CEMENT.

MORTAR THAT HAS NOT BEEN USED FOR MORE THAN AN HOUR IS REJECTED AND SHALL NOT BE USED ON THIS PROJECT.

SAND PARTICLES IN THE MORTAR MIX SHALL BE WASHED AND TREATED TO REMOVE ALL FOREIGN DEBRIS. SAND SHALL BE FREE FROM CLAY AND ORGANIC MATERIAL.

WATER IN THE MORTAR MIX SHALL BE CLEAN, PURE, FREE FROM ORGANIC MATERIAL, ACIDIC AND ALKALIS COMPOUNDS. WATER IN THE MIX SHALL NOT CONTAIN SODIUM OR POTASSIUM SULFATE (WATER SOFTENER COMPOUNDS) TO CONTROL EFFLORESCENCE.

BRICK MASONRY

ALL BRICK MASONRY WORK TO CONFORM TO THE LATEST EDITION OF "THE BRICK INDUSTRY ASSOCIATION" STANDARDS.

BRICK: COLUMBUS BRICK COMPANY-ST. LOUIS BRICK: MUST MEET ASTM DESIGNATION C-216 AND C-652.
-MAXIMUM SATURATION COEFFICIENT = .88 (AVERAGE OF 5 BRICK)
-MINIMUM COMPRESSIVE STRENGTH = 2500 PSI (AVERAGE OF 5 BRICK)
-MAXIMUM FIVE HOUR BOILING ABSORBTION, % = 22.0

MORTAR: TYPE "S".

MORTAR JOINT: FLUSH JOINT (SLOPPY). COLOR: HOLCIM 200 (DESERT BUFF). PROVIDE COLOR SAMPLE AND PANEL FOR ARCHITECTS APPROVAL.

USE SOLID BRICK WHEN BRICK BED EXPOSED.

NO SUBSTITUTION OF BRICK OR MORTAR WITHOUT ARCHITECTS APPROVAL.

BLOCK WALLS

INSTALLATION OF BLOCK UNITS: PROVIDED BY SKILLED MECHANICS IN MASONRY WORK.

INSTALL UNITS IN FULL MORTAR BED, LAID PLUMB, TRUE TO LINES, DIMENSIONS, WITH ACCURATELY SPACED COURSES, BOND HORIZONTAL COURSES LEVEL, SET UNITS WITH COVES VERTICALLY. BUTTER ALL VERTICAL JOINTS. WHERE CONSTRUCTION IS STOPPED ON VERTICAL LINE, COURSES: RACKED BACK. MAINTAIN 3/8" THICK SPACED NOT MORE THAN 30'-0" ON CENTER, EACH SIDE OF SAID JOINTS: CAULKED.

CONCRETE BLOCK UNIT: OF SIZES AS REQUIRED BY DRAWINGS, OF MODULAR DIMENSIONS, INCLUDE SPECIAL SHAPES, SIZES TO COMPLETE WORK AS SHOWN. UNITS: FREE FROM CRACKS, CHIPPED EDGES OR OTHER DEFECTS THAT WOULD IMPAIR STRENGTH OR DURABILITY OF CONSTRUCTION. WHERE USED AS EXPOSED MASONRY WALLS: FREE FROM SURFACE DEFECTS. DELIVERED TO JOB SITE IN AIR-DRY CONDITION.

BUILD IN ACCESS PANELS FURNISHED BY MECHANICAL SECTION, (IF ANY REQUIRED).
PORTLAND CEMENT: AS PER ASTM C-150 TYPE I
MASONRY CEMENT: AS PER ASTM C-91
SAND: AS PER ASTM C-144
LIME: AS PER ASTM C-207 FOR BLOCK WORK
MORTAR: AS PER ASTM C 270 TYPE S
WATER: POTABLE

HOLLOW LOAD-BEARING UNITS: AS PER ASTM C-90.
HOLLOW NON-LOAD BEARING UNITS: AS PER ASTM C-145.

LAY BLOCK IN RUNNING BOND, UNLESS OTHERWISE INDICATED OR DIRECTED.

BLOCK WORK TOLERANCES: 1/8" IN 50'-0" PLUMB COURSES LEVEL WITHIN 1/4" IN 50'-0". FACES OF WALLS STRAIGHT WITHIN 1/4" IN 50'-0".

KEEP FACES OF BLOCK WORK FREE FROM EXCESS MORTAR WHILE LAYING BLOCK. REPAIR, REPOINT ANY DEFECTIVE WORK, REPLACE BROKEN OR DAMAGED WORK.

WOOD / LUMBER NOTES

ALL PRE-ENGINEERED TRUSS DRAWINGS AND ENGINEERING TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION OF TRUSSES. PROVIDE ARCHITECT WITH ONE DIGITAL FILE OR TWO HARD COPIES.

TRUSS MANUFACTURER TO NOTIFY ARCHITECT OF ANY DISCREPENCIES OR STRUCTURAL REVISIONS NECESSARY DUE TO A CHANGE IN TRUSS DESIGN.

ALL LUMBER USED FOR FRAMING, COLUMNS, BEAMS, AND STRUCTURAL MEMBERS SHALL BE STRUCTURAL GRADE NO. 2 WITH MINIMUM: UNLESS NOTED OTHERWISE.
Fb = 1,250 PSI, SOUTHERN PINE, SPRUCE-PINE-FIR.
Fv = 135 PSI, SOUTHERN PINE, SPRUCE-PINE-FIR.
E = 1,400,000 PSI, SOUTHERN PINE, SPRUCE-PINE-FIR.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

ALL EXTERIOR P.T. WOOD TO BE KILN DRIED AFTER TREATMENT.

ALL EXTERIOR WOOD, WOOD TRIM, ETC., NOT PRESSURE TREATED TO BE OF A DURABLE SPECIES WOOD.

ALL EXTERIOR WOOD END GRAIN TO BE SEALED PRIOR TO INSTALLATION

PLUMBING NOTES

ALL FIXTURES TO COMPLY WITH CURRENT FLORIDA BUILDING RESIDENTIAL

BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIALS.

PROVIDE CLEARANCES FOR ALL FIXTURES AS REQUIRED BY 2017 FLORIDA BUILDING CODE, PLUMBING.

ALL WATER SUPPLY LINES TO BE CPVC.

ALL SANITARY PIPING TO BE SCHEDULE 40 PVC.

PLUMBING CONTRACTOR TO VERIFY TIE IN AND LOCATIONS OF EXISTING SANITARY, IF ANY.

ALL SUPPLY LINES SHUTOFFS FOR TOILETS AND SINKS TO BE WALL MOUNTED.

VERIFY HEIGHT OF SHOWER HEAD PRIOR TO INSTALLATION OF WATER SUPPLY.

INTERIOR WOOD TRIM

ALL INTERIOR DOOR AND WINDOW TRIM, CASING, HEAD, SILL, AND APRON TO BE OF SELECT PINE AND PAINTED.

ALL CROWN, PICTURE, COVE, PANELING, CHAIR RAIL, AND WAINSCOT TO BE OF SELECT PINE AND PAINTED.

INTERIOR FINISH

WALL FINISH IN ALL ROOMS TO BE LEVEL 4.

WALL FINISH IN CLOSETS, LAUNDRY, STORAGE, MECHANICAL ROOMS TO BE LEVEL 3.

CEILING FINISHES IN ALL ROOMS TO BE LEVEL 3.

CEILING FINISH IN CLOSETS, LAUNDRY, STORAGE, MECHANICAL ROOMS TO BE LEVEL 2.

ALL INTERIOR FINISH TRIM TO BE CAULKED AND PAINTED. VERIFY WITH OWNER.

REVISIONS
1
2

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS THE PROPERTY OF ANTHONY H. HARWELL ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ANTHONY R. HARWELL

PROJECT:
ADDITION/ALTERATION & NEW ACCESSORY BUILDING FOR:
KP MEIRING INC.
103 SOUTH STREET ST. AUGUSTINE FL

Anthony R. Harwell Architect
AR 95000
215 Dodge Street
Palatka, FL 32177
www.anthonyharwell.com - 386-530-1226 - arharwell@gmail.com

DRAWING	CODE SUMMARY GENERAL NOTES, AND DETAILS
DRAWN BY	ANTHONY HARWELL
DATE	2-1-2021
SHEET	G1.1

RECEIVED
JUN 17 2022
Planning/Building Dept.

Tax Deed File # 2853
PARCEL # 212040-0000

Public Records of
St. Johns County, FL
Clerk# 02-013765
O.R. 1727 PG 1594
02:36PM 03/07/2002
REC $5.00 SUR $1.00
Doc Stamps $469.00

IN: T.D. DIV. RET: GRANTEE Rec. $5.00 Sur. $1.00 Doc. $469.00

TAX DEED

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The following Tax Sale Certificate Numbered 4310 issued on May 26, 1994 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on MARCH 7, 2002 offered for sale as required by law for cash to the highest bidder, and was sold to:

Kenneth P. & Patricia M. Meiring
Address: 1715 Lakeside Ave., Suite 5
St Augustine, FL 32084, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 7th day of MARCH, 2002, the County of St. Johns, State of Florida, in consideration of the sum of ($67,000.00) Sixty-seven thousand and no/100's - - -

Public Records of St. Johns County, FL Clerk # 2007040620, O.R. 2933 PG 1186,
06/13/2007 at 04:14 PM REC. SUR.

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA

CASE NO.: CA06-534
DIVISION: 55

KENNETH P. MEIRING AND
PATRICIA M. MEIRING,

Plaintiffs,

vs.

ESTATE OF HENRY JONES, if living, and all unknown parties claiming by, through, under or and against the above named defendant who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants,

Defendants.
_____/

COPY

FINAL JUDGMENT QUIETING TITLE

This cause came on to be heard on Plaintiffs' Motion for Summary Judgment and the Court having heard the evidence presented and given due consideration thereto, it is

ADJUDGED

1. The title of Plaintiffs, KENNETH P. MEIRING AND PATRICIA M. MEIRING, to the following described real property in St. Johns County, Florida:

PARCEL NUMBER 212040-0000 SEC 18 TWP 07 RGE 30
BUENA ESPERANZA SUB CITY E 17.5 OF N 86 FT OF LOT 1
& N 86 FT OF LOT 2 BLK 5 – 69 FT FRONT.

More Particularly described as:

In St. Augustine, commence in the South line of South St. 34 feet east from Palmo St. run thence south 86 feet, thence east 34 feet, thence north 86 feet, thence west 34 feet to point of beginning, all measurements being more or less, being the east 171/2 feet of the north 86 feet of lot 1 and west 161/2 feet of the north 86 feet of lot 2, Block 5, Buena Esperanza sub-division of the City of St. Augustine, Florida. Together with the North Eighty-six feet (N. 86') of the East Thirty-five feet (E 35') of Lot two (2), in Block

Five (5), Buena Esperanza Subdivision of the City of St. Augustine, St. Johns County, Florida.

is a good title against the claims or purported claims of Defendants, ESTATE OF HENRY JONES and all unknown parties claiming by, through, under or and against the above named defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, whether said unknown are persons, heirs, devisees, grantees, or other claimants, through or under the Defendants since the filing of the Lis Pendens; and those claims or purported claims are cancelled; and the title to the property is forever quieted in Plaintiffs.

COPY

DONE AND ORDERED at St. Augustine, St. Johns County, Florida, this 11th day of June, 2007.

CIRCUIT COURT JUDGE

Copies furnished to: 6/11/07 KR

Duane C. Romanello, Esquire
1919-8 Blanding Blvd.
Jacksonville, FL 32210

Bryan C. Goode III, Esquire
1301 Plantation Island Drive South, Suite 204
St. Augustine, FL 32080

Instr #2022030273 BK: 5520 PG: 1820, Filed & Recorded: 3/22/2022 2:40 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00

THIS DOCUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 18th day of March, 2022, between KENNETH P. MEIRING and PATRICIA M. MEIRING, husband and wife, whose address is 2501 S Ponte Vedra Boulevard, Ponte Vedra Beach, Florida 32082, parties of the first part, and KENNETH P. MEIRING and PATRICIA M. MEIRING, as Trustees of The Meiring Trust, a revocable living trust, whose address is 2501 S Ponte Vedra Boulevard, Ponte Vedra Beach, Florida 32082, parties of the second part.

COPY

W I T N E S S E T H:

That the parties of the first part, in consideration of love and affection, have granted, bargained, and conveyed to the parties of the second part, their successors and assigns forever, the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Real Estate Assessment Nos.: 2120400000, 2102000000 and 2109200001

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2021; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the parties of the first part, but not otherwise.

The parties of the second part, and their successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, to lease, to encumber and otherwise to manage and dispose of the real property described above.

NOTE TO CLERK: THIS DEED IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER FAC RULE 12B-4.013(28)(i) AS A TRANSFER INTO A GRANTOR REVOCABLE LIVING TRUST

The written acceptance by a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a licensed physician's written statement establishing that the Trustee is unable to properly care for himself or herself or his or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals effective as of the day and year first above written.

WITNESSED BY:

Sign:_____
Print Name: Clay B. Tousey, Jr.

Sign: Terrence L. Waters
Print Name: Terrence L. Waters

Sign:_____
Print Name: Clay B. Tousey, Jr.

Sign: Terrence L. Waters
Print Name: Terrence L. Waters

KENNETH P. MEIRING

PATRICIA M. MEIRING

COPY

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☑ physical presence or ☐ online notarization, this 18 day of March 2022, by KENNETH P. MEIRING and PATRICIA M. MEIRING, husband and wife, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☑ who are personally known to me or ☐ who have produced current _____ (state) driver's licenses as identification.

Signature:_____
Printed Name: Clay B. Tousey, Jr.
NOTARY PUBLIC, State of Florida
Commission Number:_____

1290938

CLAY B. TOUSEY, JR.
Commission # HH 001359
Expires June 24, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

Parcel 1:

SEC 18 TWP 07 RGE 30 BUENA ESPERANZA SUB CITY E 17.5 OF N 86 FT OF LOT 1 & N 86 FT OF LOT 2 BLK 5 – 69 FT FRONT.

More particularly described as:

In St. Augustine, commence in the South line of South St. 34 feet east from Palmo St. run thence south 86 feet, thence east 34 feet, thence north 86 feet, thence west 34 feet to point of beginning, all measurements being more or less, being the east 171/2 feet of the north 86 feet of lot 1 and west 161/2 feet of the north 86 feet of lot 2, Block 5, Buena Esperanza sub-division of the City of St. Augustine, Florida. Together with the North Eighty-six feet (N. 86') of the East Thirty-five feet (E 35') of Lot two (2), in Block Five (5), Buena Esperanza Subdivision of the City of St. Augustine, St. Johns County, Florida.

COPY

Real Estate Assessment No.: 2120400000

Parcel 2:

LOT 36, BLOCK A, IN KEITH SUBDIVISION, IN THE CITY OF ST. AUGUSTINE, AS PER PLAT OF SAME FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR THE ST. JOHNS COUNTY, FLORIDA.

Real Estate Assessment No.: 2102000000

Parcel 3:

The West 19 feet of Lot 15 and the East 37 of Lot 16, Block E, Keith Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 30, of the Public Records of St. Johns County, Florida.

Real Estate Assessment No.: 2109200001

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Parcel ID	2120400000
Location	103 SOUTH ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY E17.5 OF N86FT OF LOT 1 & N86FT OF LOT 2 BLK 5 - 69FT FRONTAGE OR1727/1594(T/D) & OR2933/1186 (FJ/QT) & 5520/1820 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.150
Homestead	N

Clicking Image Opens Cyclomedia Viewer In a New Tab



Owner Information

Owner Name	Meiring Trust 100% Meiring Kenneth P Trustee 0% Meiring Patricia M Trustee 0%
Mailing Address	2501 S PONTE VEDRA BLVD PONTE VEDRA BEACH, FL 32082-0000

Map



Valuation Information

	2022
Building Value	$46,584
Extra Features Value	$737
Total Land Value	$215,457
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$262,778**
Total Deferred	$127,378
Assessed Value	**$135,400**
Total Exemptions	$0
Taxable Value	**$135,400**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$7,801	$737	$183,885	$0	$0	$192,423	$123,091	$69,332	$123,091
2020	$7,596	$737	$147,108	$0	$0	$155,441	$111,901	$43,540	$111,901
2019	$6,348	$737	$147,108	$0	$0	$154,193	$101,728	$52,465	$101,728
2018	$6,220	$737	$135,792	$0	$0	$142,749	$92,480	$50,269	$92,480
2017	$6,220	$737	$122,213	$0	$0	$129,170	$84,073	$45,097	$84,073
2016	$6,220	$737	$106,088	$0	$0	$113,045	$76,430	$36,615	$76,430
2015	$6,220	$737	$84,870	$0	$0	$91,827	$69,482	$22,345	$69,482
2014	$4,899	$737	$67,896	$0	$0	$73,532	$63,165	$10,367	$63,165
2013	$4,899	$737	$52,619	$0	$0	$58,255	$57,423	$832	$57,423
2012	$4,899	$1,474	$45,830	$0	$0	$52,203	$52,203	$0	$52,203
2011	$4,899	$1,474	$50,922	$0	$0	$57,295	$57,295	$0	$57,295
2010	$4,899	$1,474	$56,580	$0	$0	$62,953	$62,953	$0	$62,953

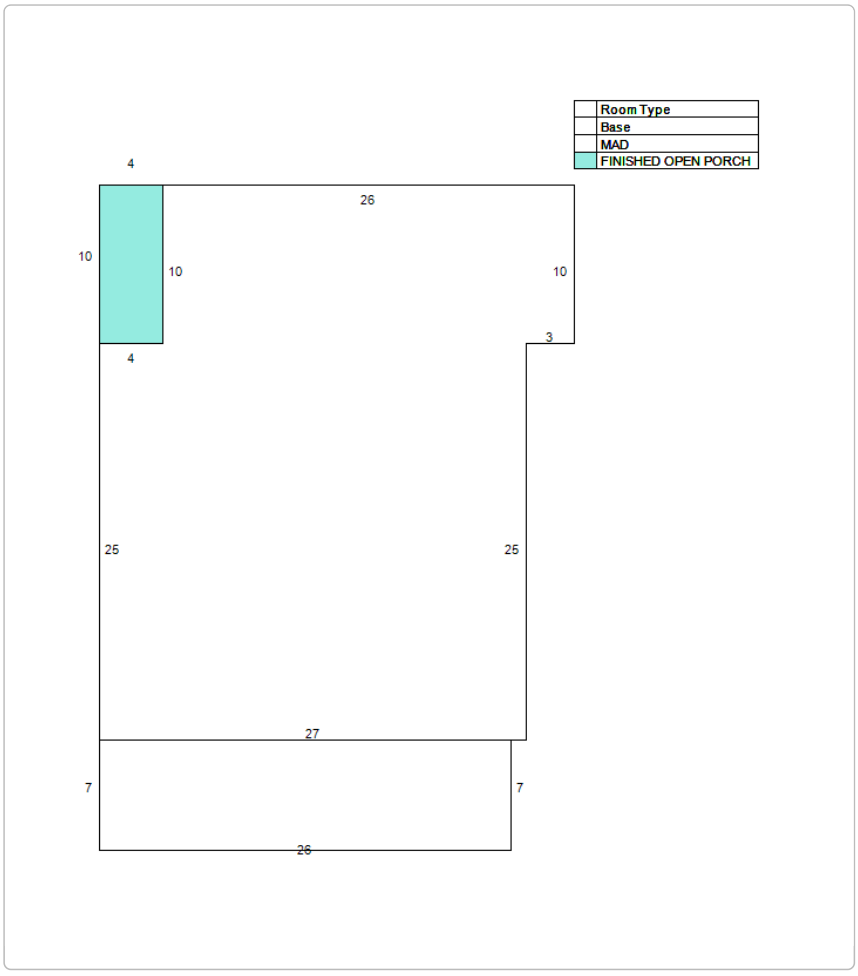
Building Information

Building 1
Year Built 1910
Actual Area 1157
Conditioned Area 1117
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood, Concrete Stucco

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Minimum Plywood
Interior Wall Plaster
Heating Type None
Air Conditioning None
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	935
FINISHED OPEN PORCH	40
MASONRY ADDITION	182
Total SqFt	1157

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall		737

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	69	80	69	EF	$215,457

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/22/2022	3/18/2022	$0.00	WARRANTY DEED	5520	1820	U	I	MEIRING KENNETH P,PATRICIA M	MEIRING TRUST
	6/11/2007	$0.00	QUIET TITLE	2933	1186	U	I	MEIRING KENNETH P,PATRICIA M VS ESTATE OF HENRY JO	MEIRING KENNETH P,PATRICIA M
	3/7/2002	$67,000.00	TAX DEED	1727	1594	U	I	JONES HENRY P SR ESTATE	MEIRING KENNETH P & PATRICIA M

No data available for the following modules: Exemption Information.

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2022 Meeting



Applications: HP2022-0020 & HP2022-0021

Address: 28 W. Castillo Drive – Lots 14 & 15

Applicant: Grace Contracting, LLC Property Owner: Zigiz Holdings, LLC

Project description: To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment. (Separate applications, same scope of work for each, Continued from the April 19, 2022 meeting).

Architectural Style:	New Construction (Frame Vernacular)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-5
Parcel number:	1939600000		
Agenda Item:	7(e) & 7(f)	Previous Action(s):	COA 2013-0052 OOA 2017-0081

STAFF SUMMARY AND ANALYSIS:

1. After hearing these applications first at the April meeting, the HARB continued them to allow the applicant time to provide additional information and design alterations based on Board discussion. The applicant requested a continuance prior to the May meeting for additional time to prepare required materials. Materials were not received by the deadline for the June meeting and HARB continued the application once more without a hearing. The applicant was not present at the July 21, 2022 meeting and the HARB continued the application to allow for representation at the next hearing.
2. In response to previous HARB discussion and the recommendations of staff, the applicant submitted new plan packages for both lots. Some details from previous submittals have been left in the application packet and the applicant should clarify whether these items still apply. An e-mail sent to the applicant by staff dated May 20, 2022, provided a list of required items for a complete submittal. The list has been included as an attachment to the staff report with highlight indicating items that have not yet been received. Some items noted as received insufficiently reflect design changes and are noted in the remainder of this report.
3. As encouraged by the Board to maintain the residential character of Grove Avenue, the applicant has altered the site plan for lot 14 so that the 1-1/2 story main residence faces Grove Avenue and the two-story garage fronts W. Castillo Drive. Previous submittals included a rough comparison of the proposed site plans in relation to existing adjacent sites which revealed setbacks and building footprints consistent with adjacent properties.
4. Most of the building form and features continue to align with the required Frame Vernacular style for HP-5 as described by the AGHP including the gable roof, rectangular plan, and porches with uniform materials and minimal detailing.
5. Differences in window fenestration, siding, and roof form are now seen when comparing the updated front elevations of the main residences. These differences are reflected primarily on the streetscape drawing. The architectural drawings show two nearly identical buildings; however, the window patterns are slightly different. The side and rear elevations are identical to what was previously submitted.
6. Updated design elements of the front façades for both proposed garages include Hardie lap and shake siding in different configurations as well as double French doors of different styles replacing the previously proposed sliding glass doors on the second story for each garage which are both proposed to face W. Castillo Drive.
7. The board noted that side window fenestration on the buildings was not consistent with the Frame Vernacular style. Updated elevations for the sides and rear of the proposed structures were identical to those previously submitted.
8. The AGHP encourages the use of materials in new construction that are compatible in quality, texture, finish, and dimension to those common to the district. The applicant expressed a willingness at the April meeting to consider wood materials at the Board's direction. Staff has made the following observations regarding proposed materials and designs:
    - **Siding** and other proposed exterior materials for the buildings appear to remain wood grain Hardie board in lap and shingle styles which is not a listed pre-approved material in the AGHP but has been used previously in some new construction projects.
    - **Porch elements** were originally indicated to be vinyl and subsequent submittals have listed wood as the porch material for the main residence; however, this latest submittal does not appear to address the porch material and the applicant should clarify what material is proposed for the porch rail, steps, and deck.
    - **Driveway** material indicated on the previous site plan was concrete; however, it is now proposed to be paver material. The paver design was not specified. Paving materials recommended for post-1821

construction in the AGHP include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Curb cuts should be kept to a minimum and will require Public Works review. Brick pavers, such as those proposed around the pool and for the driveway, should be a true clay brick and not a concrete material.

- **Entry Door** materials were not clearly specified but do not appear to be wood. The AHGP states that doors are generally wood with ornamentation and detailing in keeping with the character of the building and the entry design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.
- **Garage door** material is specified as a wood grain composite which appears to be consistent with the AGHP. The applicant has provided multiple design examples. Garage door openings should be as small as possible, according to the AGHP and garage doors should be simple and unglazed and should be wood or fiberglass painted to appear as wood.
- **Window** brochures submitted are for Pella wood or aluminum clad wood windows. The applicant should specify which window type, style, and hardware shown on the brochure is being proposed. The HARB has generally approved wood windows with raised muntin patterns for residential buildings in historic districts; however, aluminum clad windows have been approved in the past for new construction. The AGHP indicates that post-1821 windows should be wood but under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood.
- **Fence** material proposed is wood and design appears consistent with the AGHP which states modern wood vertical board privacy fences are generally appropriate for post 1821 styles on side and rear elevations and simple vertical picket fences are appropriate. Details are needed regarding gates and hardware.
- **Foundation** skirting for the proposed stem wall foundation on the main residences is noted as 8”x8”x16 CBS wall. The AGHP states that continuous foundations are rare, and are never used prior to about 1920.
- **Roof** material is now noted as metal 5v crimp for both the main residences and parts of the roof for both garages which is a compatible roofing material for Frame Vernacular buildings constructed after 1920. The sides of the gable and rear of the proposed garages are shown in the architectural drawings to be clad in an asphalt shingle material. Fiberglass architectural shingles in medium to dark gray or brown are listed as pre-approved roofing materials for Frame Vernacular structures built after 1920.
- **Finish Colors** for all exterior building finishes has not been addressed and must be approved by the HARB or match pre-approved colors listed in the AGHP.

9. The finished floor elevation for each main residence was noted on previous submittals as 8’ which meets the city’s freeboard requirement (7’ required by FEMA +1’ freeboard required by the city).
10. The applicant should confirm or demonstrate how the grinder pump and water and sewer taps will be screened from view of the right-of-way consistent with AGHP requirements. Air conditioning units appear to be behind a proposed privacy fence. Pool equipment is proposed to be screened beneath the detached garage stairway.
11. Zoning review of the updated site plans did not produce any additional concerns. A Use by Exception application approved by the Planning and Zoning Board for multi-family use may be required for these projects. Any HARB design approval does not dictate interior layout unless directly related to exterior fenestration, nor does HARB approval make judgement on the future use of the proposed structures.
12. Portions of this property are in archeology zone IA; therefore, new construction must comply with the Archeological Preservation Ordinance and an A14 Archaeological Review application should be submitted well in advance of beginning any ground disturbance including but not limited to foundations and paving for new construction.
13. All additional landscaping, tree removal, impervious surface area, zoning, and building code requirements outside the HARBs purview must also be met prior to issuance of a permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Appropriateness** applications **at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021**):

1. **CONTINUE** to allow for further clarification and/or modifications as recommended by the HARB necessary for the design to be consistent with the AGHP and appropriate for the Historic District.

Alternatively, if the application is found generally compatible with the district but not to the level of detail required for a COA, the Board may consider approval of the application as an Opinion of Appropriateness and encourage the applicant to submit a new Certificate of Appropriateness application with fully updated drawings modified per HARB's recommendation and all material and design details as required.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Lot 14:
    a. Construct a 1-1/2 story single family residence revised for the July 2022 HARB meeting to front Grove Avenue with a metal gable roof, hip-roofed front porch, Hardie board siding, two-over-two lite windows, front and rear covered porches, and concrete block stem wall foundation.
    b. Construct a detached two-story building along W. Castillo Drive encompassing a garage with residential space above featuring a metal gable roof, Hardie board siding, exterior access stairs, two-over-one lite windows and horizontal fixed windows and 15 lite double French doors on the second floor.
    c. Install concrete driveways along both W. Castillo Drive and Grove Avenue (design not specified).
    d. Install fencing
    e. Install an in-ground pool with paver surround between the main residence and detached garage.
    f. Install associated mechanical equipment including water/wastewater and HVAC equipment (noted on site plan) and other mechanical equipment (not noted on site plan).
    g. Associated landscaping

2. Lot 15:
    a. To construct a 1-1/2 story single family residence along Grove Avenue with a metal gable roof, hip-roofed front porch, Hardie board siding, two-over-two lite windows, front and rear covered porches, and concrete block stem wall foundation.
    b. Construct a detached two-story building along W. Castillo Drive encompassing a garage with residential space above featuring a metal gable roof, Hardie board siding, exterior access stairs, two-over-one lite windows and horizontal fixed windows and single-lite double French doors on the second floor.
    c. To install concrete driveways along both W. Castillo Drive and Grove Avenue (design not specified)
    d. To install fencing
    e. To install an in-ground pool with paver surround between the main residence and detached garage
    f. Install associated mechanical equipment including water/wastewater and HVAC equipment (noted on site plan) and other mechanical equipment (not noted on site plan).
    g. Associated landscaping

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 8, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Pre-Approved Guidelines

- Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
- Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
- Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

Vernacular (1821-1940)

Vernacular refers to common buildings that do not display a formal or distinctive style. These buildings do, however, generally display at least some of the design elements and features commonly used in styled buildings constructed during the same era. They may also reflect minor influences such as Chippendale, Arts and Crafts, Pennsylvania Dutch, and Minorcan Cracker. Construction may be frame, masonry or both. Vernacular buildings make up the bulk of St. Augustine's historic building resources. These buildings dominate the streetscape, establish the scale of neighborhoods, create a sense of place, and record the change of construction technology and materials over time. Vernacular buildings represent the history, influence and culture of the middle and lower classes.

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete

block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-5

St. Augustine Colonial Revival is the only style of new construction permitted in the eastern part of Historic Preservation-Five (HP-5). This area includes Lots 1 through 8 of the Kingsland Addition Subdivision. Frame Vernacular architecture is the only style of new construction permitted in the remaining areas of Historic Preservation-Five (HP-5).

Post-1821 Building Plans

Vernacular (Frame and Masonry) buildings are usually regular, rectangular or L, and less commonly, irregular; one to two and one-half stories.

Post-1821 Design Considerations

All post-1821 buildings are designed based on the inches, feet and yards familiar to us today.

St. Augustine Code of Ordinances:

Sec. 28-187. - Historic preservation district: HP-5.

Intent. This district is intended to provide a mix of residential and nonresidential uses compatible with the existing historic structures and the district's relationship with surrounding neighborhoods and traffic circulation.

(5) *Maximum lot coverage by all buildings:*

a. Fifty (50) percent.

b. Main structures, two thousand five hundred (2,500) square feet.

(6) *Additional requirements.* Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of seventy (70) percent ISR:

(7) *Maximum and minimum yard requirements:*

a. Front, ten (10) feet minimum, twenty (20) feet maximum.

b. Side, five (5) feet.

c. Rear, twenty (20) feet.

(8) *Maximum height of structures:* Thirty-five (35) feet, two and one-half (2½) stories.

(9) *Minimum yard requirements.*

a. Minimum lot width, fifty (50) feet.

b. Minimum lot area, six thousand, seven hundred and fifty (6,750) square feet.

LIST OF ATTACHMENTS:

1. April 21, 2022 HARB minutes
2. May 20, 2022 e-mail to applicant
3. Staff Photographs
4. Sanborn Maps

MOTION was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Weaver, Duncan
NAYES: Beach
MOTION CARRIED 4/1[1]

6. (d) HP2022-0020– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 14

To construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment .

Ms. Seymour informed the Board there was one staff report for both applications as they were identical and would be heard together.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can CONTINUE Certificate of Appropriateness applications at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021) to allow the applicant time to provide sufficient information regarding materials, and construction details as noted in the staff report, and, to consider any design changes recommended by the HARB.

Alan Register reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Yvonne Picket spoke in opposition to the application and said after reviewing the plan she felt her quality of life would be affected. She said she would be looking at a garage and a parking pad filled with vehicles. She said on the 1910 San Borne maps there were no garages facing Grove Avenue which still applied. She pointed out the road flooded as there was only one storm drain, and at high tide, water did not drain. She said Lots 14 and 15 would drain towards Grove Avenue. She asked why storm water could not be directed to pipes on Castillo Drive as Grove Avenue could not handle more water and other homes would flood.

Public hearing was closed.

The Board discussed:

- Concerned with the position of the properties as they were backwards
- Unsure why applicant wanted to have homes as proposed
- Garages would be where a house should be located
- Same exact house did not help with the character of the neighborhood
- Houses presented did not provide any detail or character and did not bring value or charm to the neighborhood
- Most homes were the same as they were framed vernacular house
- Small details set the homes apart from the others
- Concerned with how narrow Grove Avenue was and the potential influx of people
- Density was a concern
- Were two buildable lots and density was governed by zoning
- Proposed homes were in a historic district and needed a street elevation to show the direction of the proposed homes to ensure compatibility
- Should match the area and the historic district; may need flexibility to fit within the AGHP

[1] Break from 2:47p.m.- 2:59 p.m.

- Proposed buildings would face opposite streets: Lot 14 would face Castillo Drive and Lot 15 would face Grove Avenue
- Windows in the gable and first floor were not accurate in terms of height and length
- Proposed front door was a basic six panel
- Applications lacked detail needed; had an opportunity to add to the block or create an issue but should want to add value
- Should relate to the other homes in the neighborhood

Ms. Duncan pointed out the AGHP required "new construction to be framed vernacular style and encouraged site plans heights, widths, massing, spacing, roof forms to be consistent with and complementary to the existing historic streetscape". She said the adjacent properties needed to be shown in relation to the proposed to understand how it would affect the streetscape. She said each house needed to address its location and understand how it fit with the historic character. She said the homes needed to be presented as a detailed house showing elements of the vernacular.

Discussion continued:

- Foundation details showed slab on grade and an elevated slab
- Should provide elevations to avoid having a slab on grade house when there was flooding in the neighborhood
- Not in support of homes as one was out of context on Castillo Drive and the other would not fit on Grove Avenue
- Homes should add to the streetscape
- Homes on Grove Avenue were not overly complex; should take inspiration from homes on the street

Mr. Register stated he was representing the homeowners and he worked with the builder. He explained the reason the homes were opposite of each other was to differentiate between the two. He said both homes could face Grove Avenue and the drainage was left as it was how the lot currently drains. He said he loved the area and it was important to keep the look in the historic districts.

Mr. Benoit requested a site plan that had been reviewed by zoning for approval in order to eliminate discussing something that was unable to be built.

Ms. Courtney asked if Mr. Benoit were concerned with building code issues, as that could be reviewed during Friday Review.

Mr. Benoit explained it was not the density of the use but more so the elevation of the garage and the stairs that came out to the side which had to meet setbacks.

MOTION

Mr. Benoit MOVED to CONTINUE HP2022-0020 based on discussion for the applicant to come back with more information. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Benoit, Weaver, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (e) HP2022-0021– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 15

Heard with item 6(d)

To construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment .

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can CONTINUE Certificate of Appropriateness applications at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021) to allow the applicant time to provide sufficient information regarding materials, and construction details as noted in the staff report, and, to consider any design changes recommended by the HARB.

MOTION

Mr. Benoit MOVED to CONTINUE HP2021-0021 with the same concerns and allow the applicant to return with more information. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Benoit, Weaver, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Certificate of Demolition and Partial Demolition

7. (a) HP2022-0022 – SEG Companies, LLC– Applicant
David Westbrook– Owner
104 Gaspar Street

To demolish a residential building constructed ca.1910-1920 that is recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Demolition at 104 Gaspar Street because it is not a local landmark or otherwise designated as a historic building with the condition that any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Sarah Sullivan and Scott Nagoz, SEG Construction, reviewed the application.

Ms. Seymour said the County normally provided these applications with a set of pictures and a preliminary plan for the replacement structure; however, they had not been received.

Mr. Nagoz advised those items had not been released by the County. He said the replacement structure would be a one-story single-family resident and in the exact location.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi said she was concerned as the property was in the West City of St. Augustine and had been built between 1910-1920 although not located in a district. She asked if the home could be renovated and if there was a lot of damage. She said the report from the County would probably be beneficial. She asked if the Board was able to stop the demolition if the information from the County was not provided.

Ms. Courtney said the design review was not in the purview of the Board but could require the applicant to submit the permit plans for the new structure at the same time as the demolition permit.

Mr. Weaver stated a standard practice with the Board was the applicant had one year to act on the demolition once granted, but prior to the demolition the applicant would have to secure a building permit.

Candice Seymour

From: Candice Seymour
Sent: Friday, May 20, 2022 5:02 PM
To: allen register
Subject: Re: 28 W. Castillo Lots 14 & 15
Attachments: COA28AWCastilloDr-Lot14_042122SufficiencyChecklist.pdf; COA28AWCastilloDr-Lot15_042122SufficiencyChecklist.pdf

Good afternoon,

I had promised, since I will be out of the office most of next week, to e-mail you a breakdown of what should be included in your updated packet and what HARB would probably like to see. I still suggest compiling a brand new set of everything for each lot since the design has changed substantially and it would be easier for everyone to have a cohesive set rather than try to refer back to previous submittals. The sufficiency checklist that I had sent you shortly after receiving the initial applications is a great reference and I've attached it here in case I miss listing something, though I will try to make a comprehensive list below by going through the checklist itself.

1. Scaled site plan for each lot showing the property line, and existing and/or proposed site features including buildings, sidewalks, driveways, landscape features, pools and decks, mechanical equipment, fencing, etc.
    a. Include dimensions, setback, lot coverage, and impermeable surface ratio
2. Scaled landscape plan with list of plant materials. A list of pre-approved plants is found towards the back of the AGHP and Florida Native plants as indicated by UF are also approvable.
3. Scaled elevations drawings of all four sides of both main house and garage
4. Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape for both Grove Avenue and W. Castillo Dr. (for comparison of mass and scale).
5. Scaled footprint diagram showing proposed building footprints and surrounding existing building footprints (for comparison of mass and site plan compatibility)
6. Written summary describing existing and proposed conditions and the projects consistency with zoning codes
7. Brochure or sample of proposed roofing material for both the garage and house with proposed color of the material.
8. Brochure, sample, and/or detailed list of exterior finishes including siding, decorative features, masonry surfaces, pavement, etc.
    a. Be sure to include types of material, dimensions where applicable, and proposed colors
9. Scaled detail of proposed porches and balconies showing material, construction detail, and finish details
10. Brochure, sample, of scaled drawing of all proposed exterior doors
11. Scaled wall section, brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing and hardware for all windows
12. Scaled site plan and material sample, scaled detailed drawing, and/or brochure showing proposed foundation
13. Brochure, sample, or scaled drawing showing materials, light intensity, source, hardware and finish of any proposed light fixtures
14. Drawing of proposed fence(s) and gates with proposed material and hardware listed.
15. Details of proposed pavement features including material, finish, patterns, etc.

That should summate a substantial submittal. If there are any questions as to what the AGHP recommends for certain aspects of the design, feel free to contact us. I will be out of the office until Friday of next week.

Have a great weekend!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive



Staff Report pg. 17

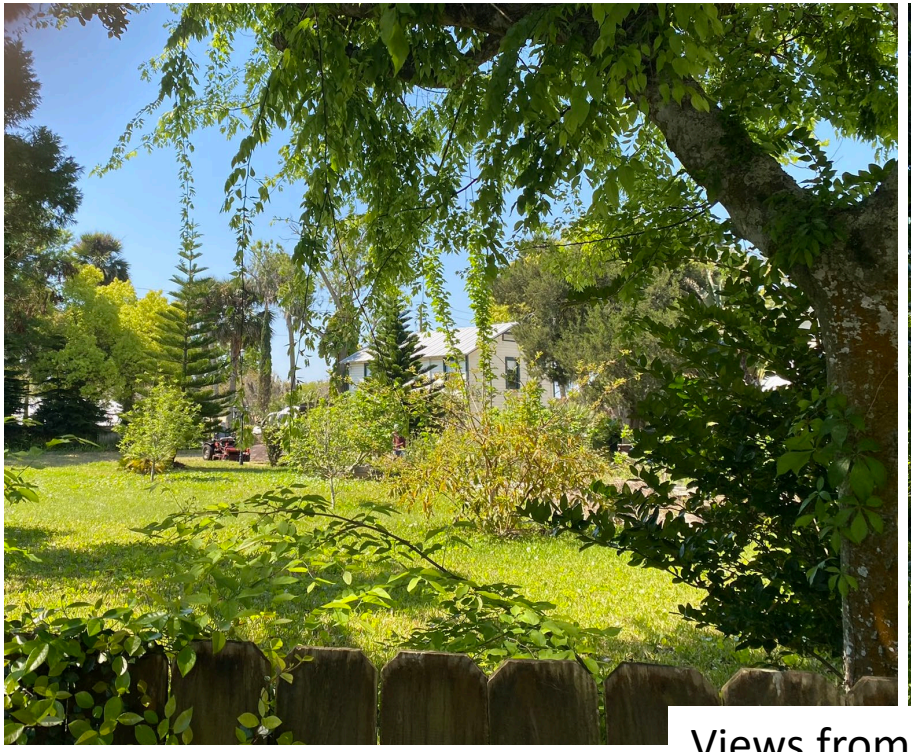
STAFF PHOTOGRAPHS
28 W. Castillo Drive



Views from W. Castillo Drive

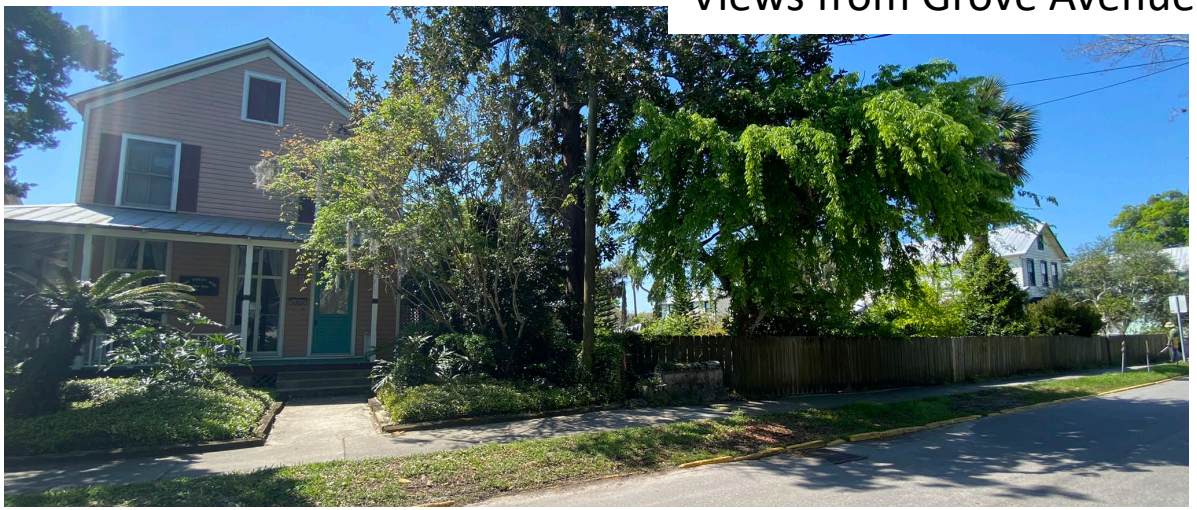


STAFF PHOTOGRAPHS
28 W. Castillo Drive





Views from Grove Avenue



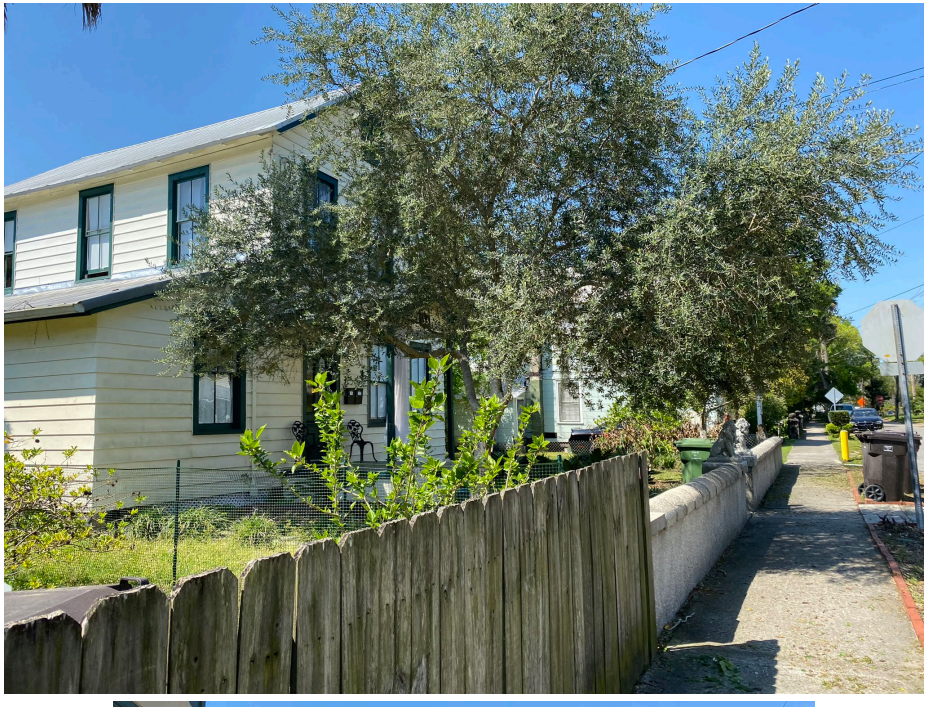


STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (Grove Avenue)

STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (W. Castillo Drive)

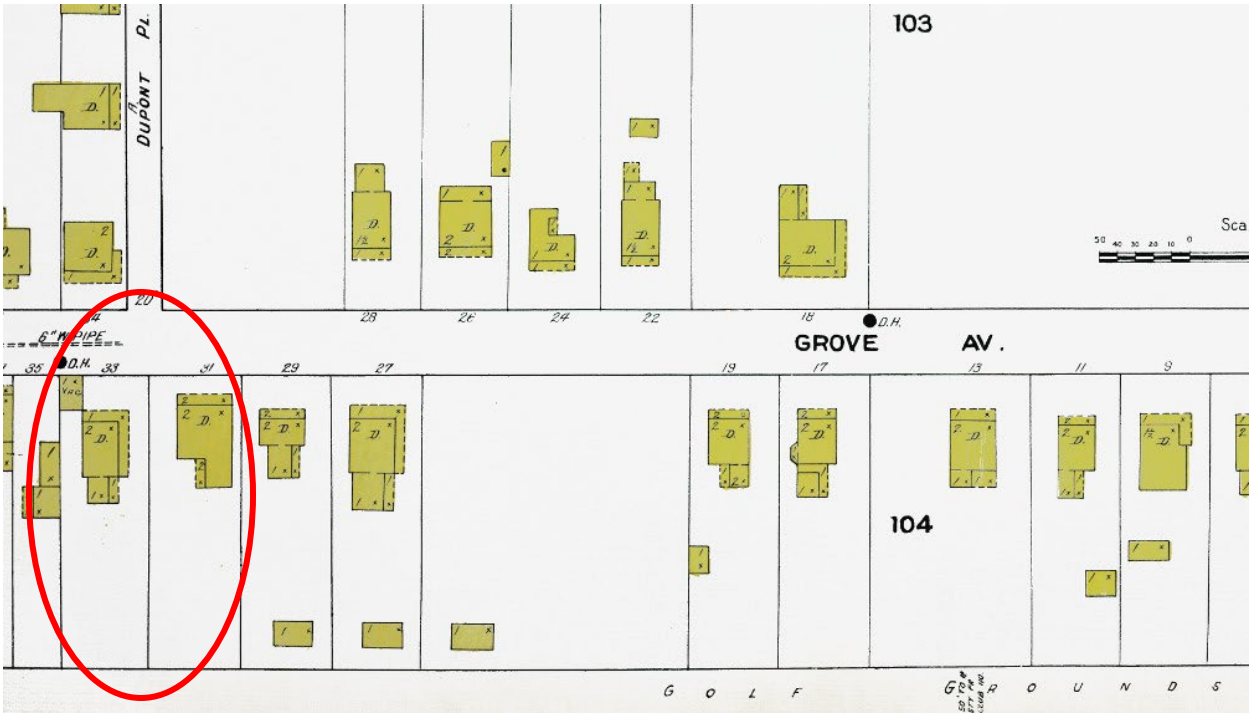
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1904



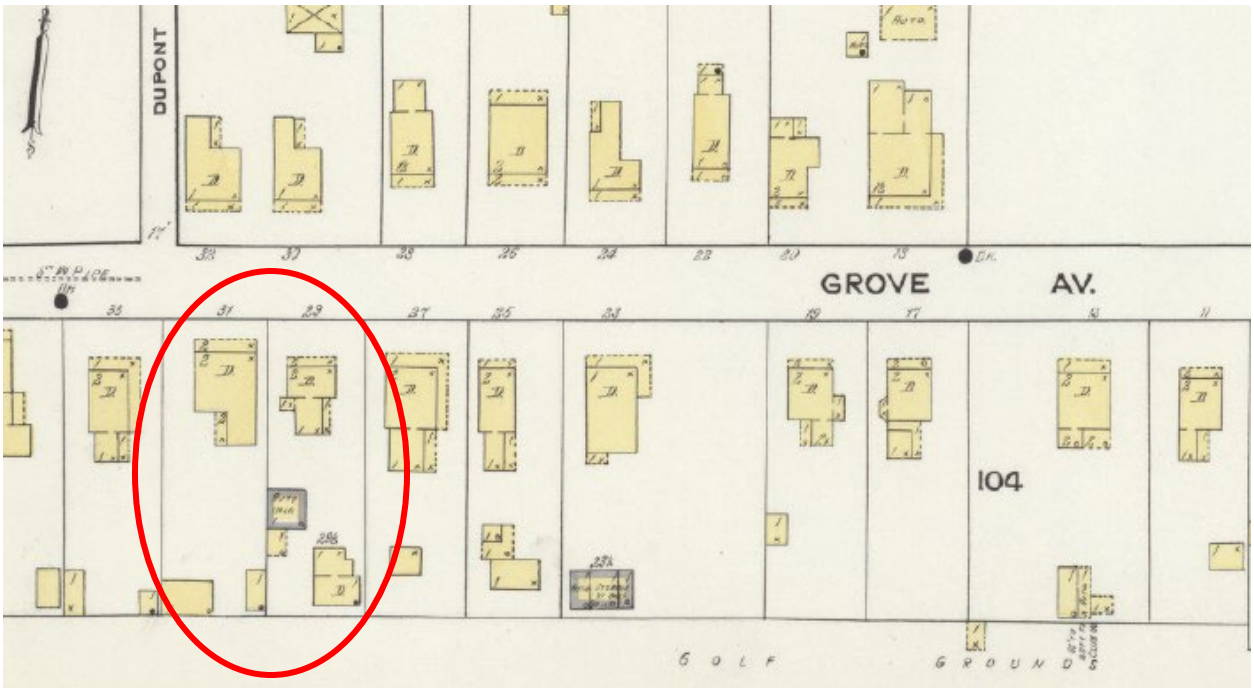
1910



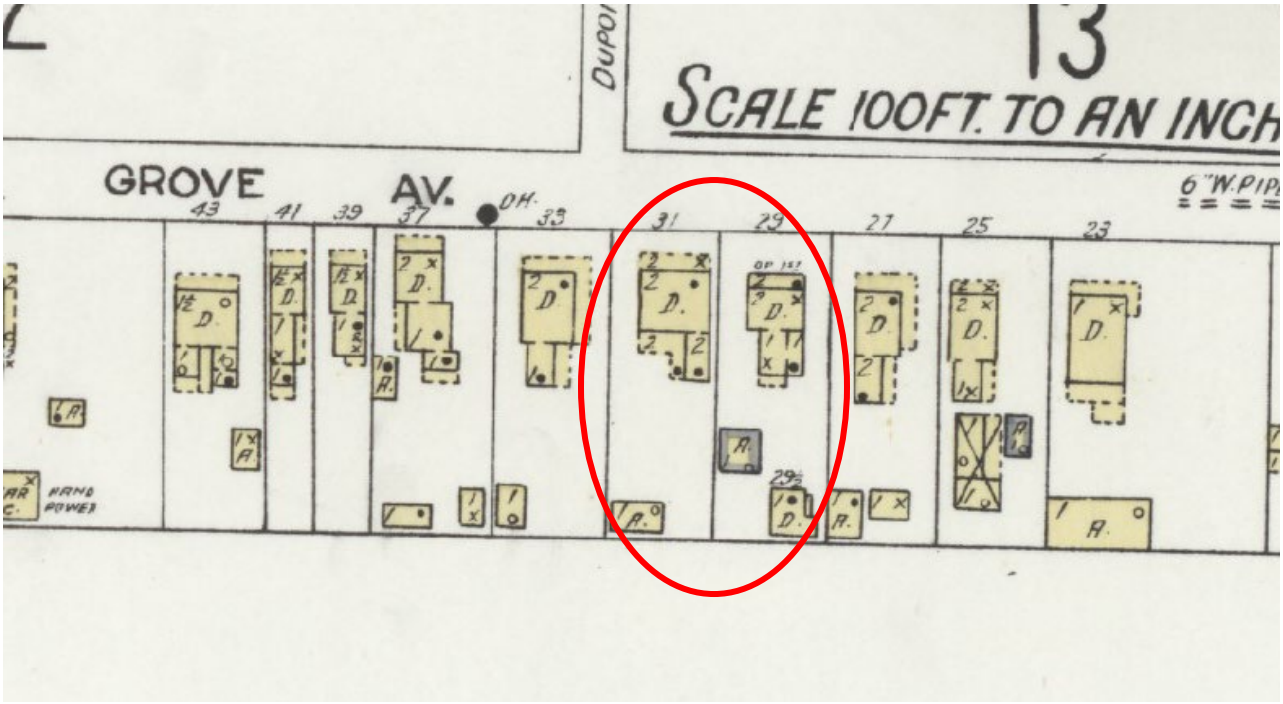
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1917



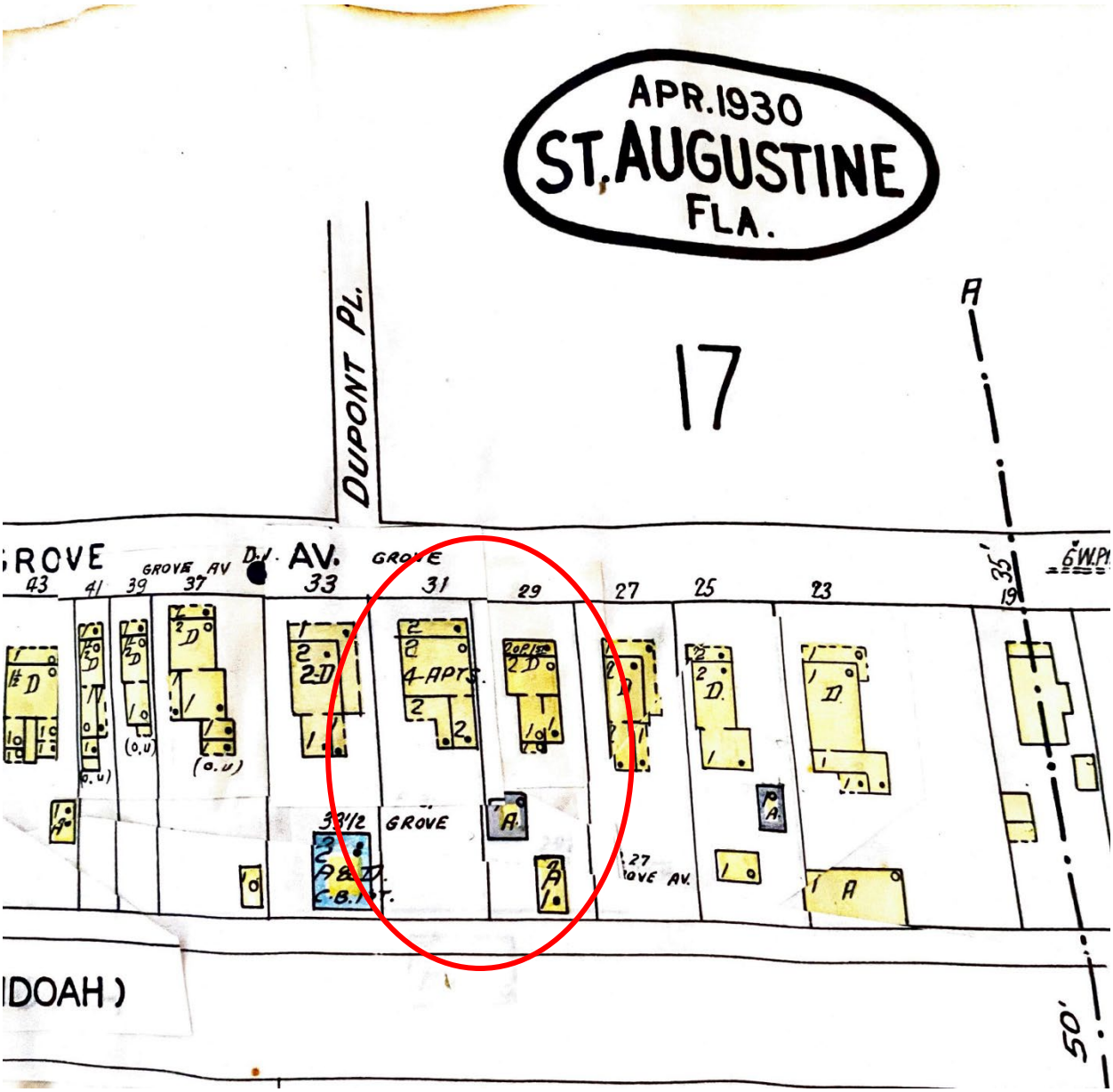
1924



SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1930 updated to 1960



CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 21, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0020

Dear Mr. Register,

On July 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 17, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0020
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W. Castillo Drive, Lot 14
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 21, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the July 21, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- Continued due to the August 17, 2022 HARB meeting due to no one being present at the July meeting.

DONE AND ORDERED, at a public hearing on the 21 day of July, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0020

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Gaere MacDonald

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gaere MacDonald, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of July, A.D., 2022.

NOTARY PUBLIC STATE OF FLORIDA
ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR AUGUST , 2022, HARB MEETING

HP2022-0020: 28 W. CASTILLO DRIVE – LOT 14

New materials submitted by applicant.

Received August 8, 2022
Planning and Building Department

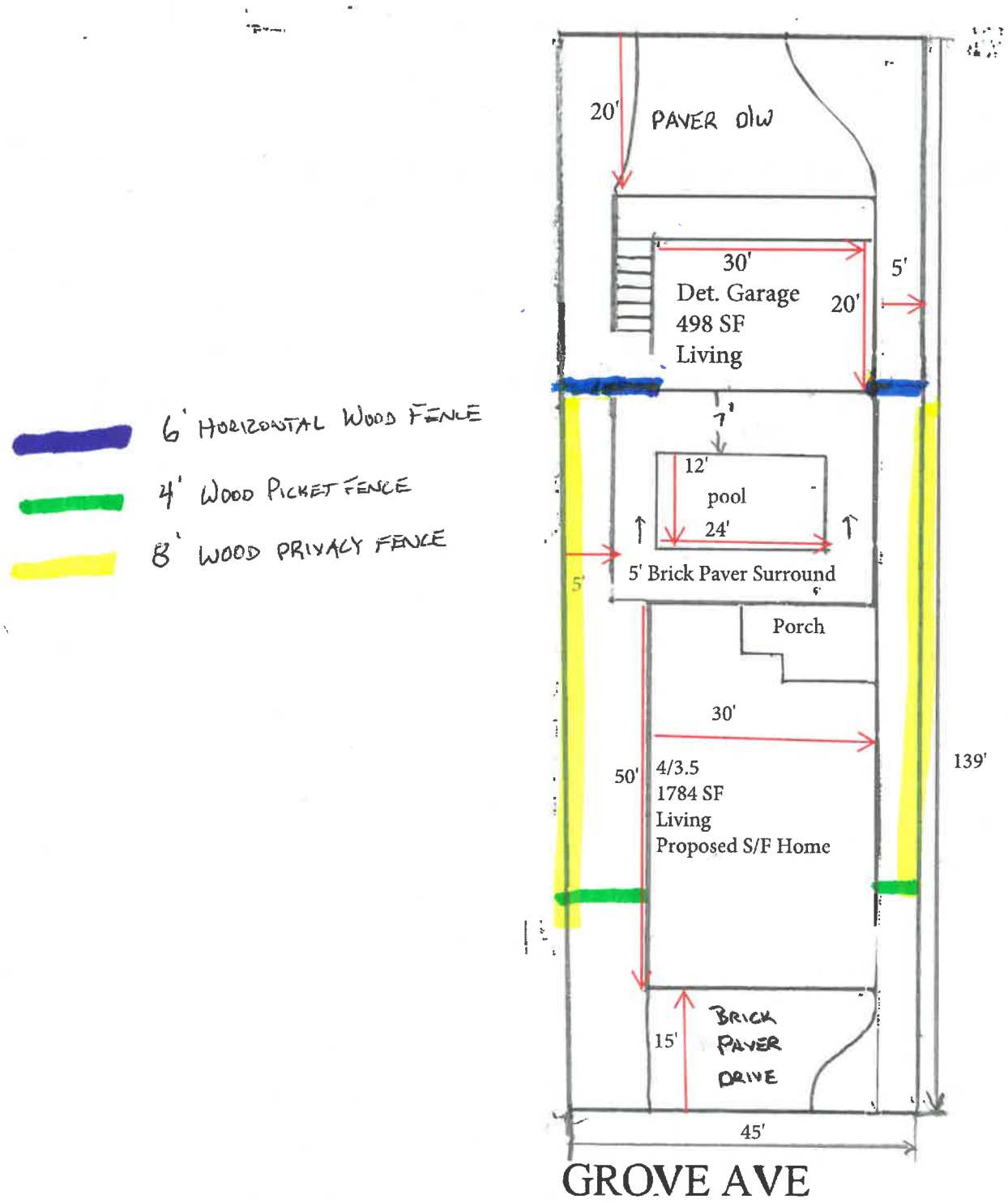
LOT 14

PARCEL ID # 193860000

AE-7 FEMA FLOOD ZONE

HR-5 ZONING

W CASTILLO

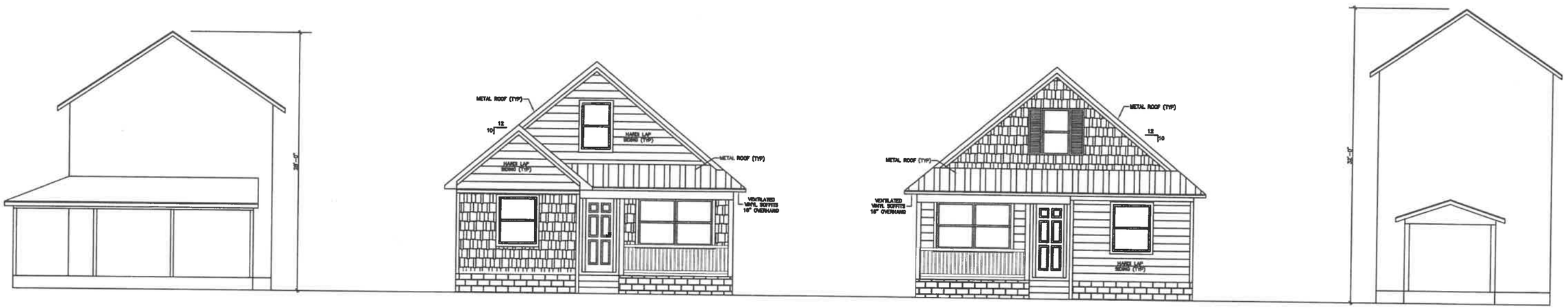


6' HORIZONTAL WOOD FENCE

4' WOOD PICKET FENCE

8' WOOD PRIVACY FENCE

Received August 8, 2022
Planning and Building Department



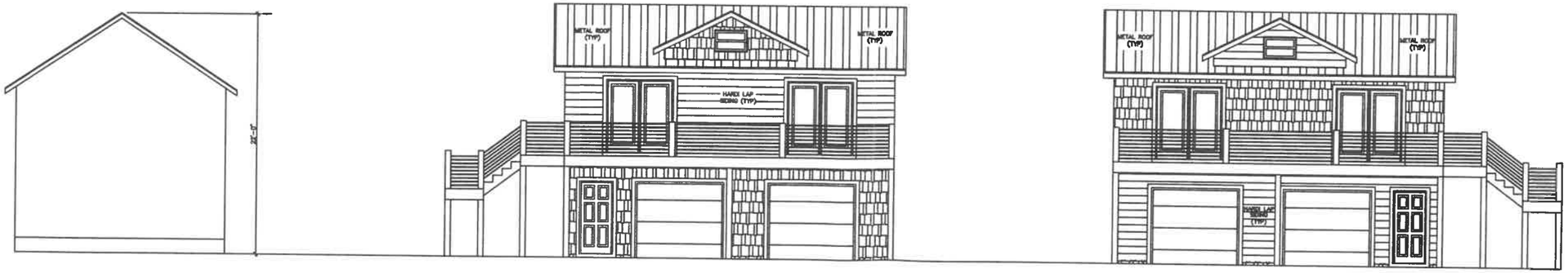
27 GROVE

LOT 14

GROVE AVE.

LOT 15

33 GROVE AVE.



33 GROVE AVE.

LOT 15

WEST CASTILLO DRIVE

LOT 14

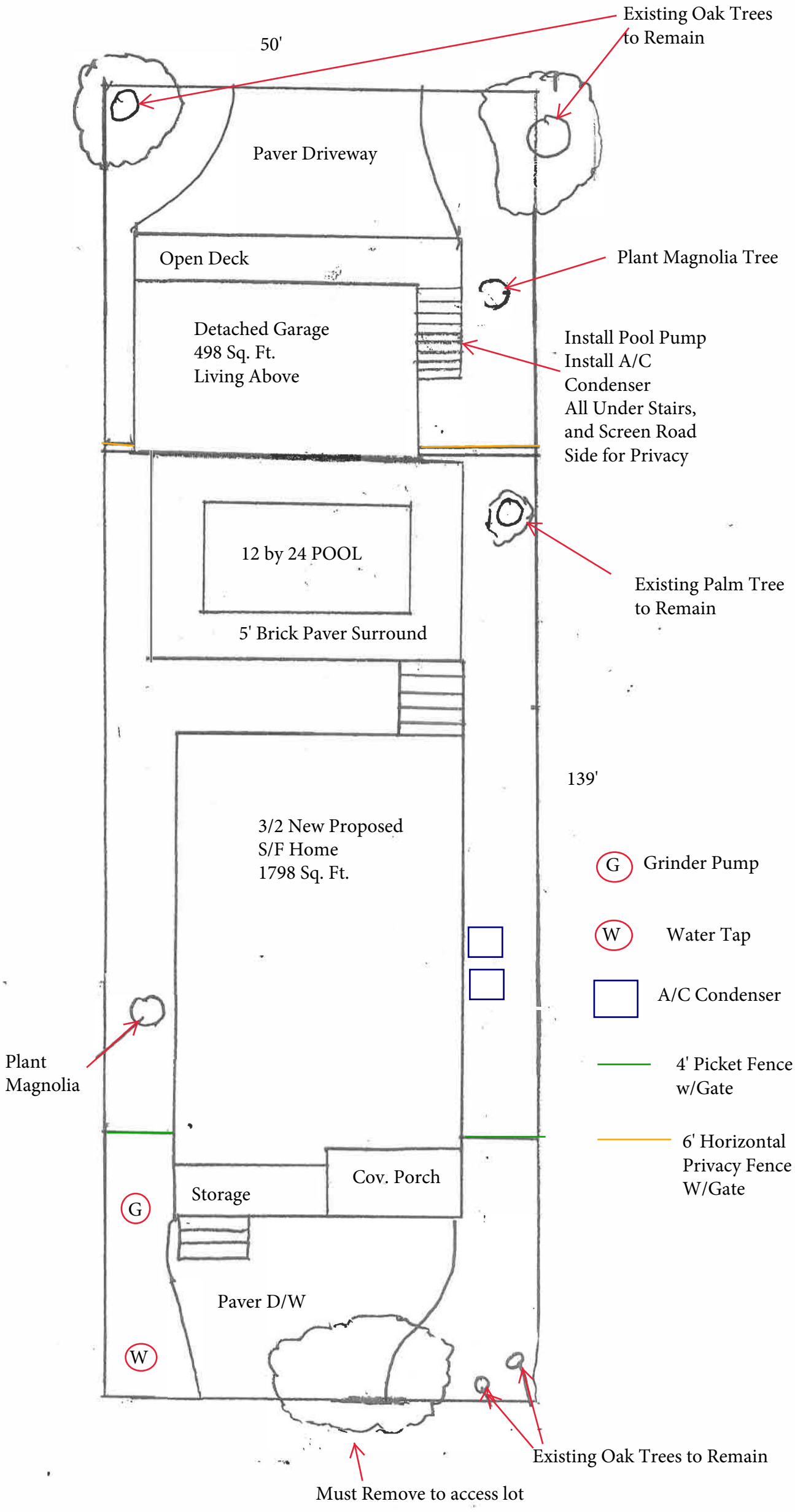
VACANT LOT

LOT 13

Received August 8, 2022
Planning and Building Department

28 W CASTILLO DRIVE "LOT 14"

Proposed Landscaping
Plan for Lot 14



GROVE AVENUE

Received August 8, 2022
Planning and Building Department

HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	FASTENERS TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	----- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	-----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	-----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9' OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" ENDZOOE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
	0-365	H2.5	(10)8d(TOTAL)
HETA12 1265	366-820	H6	(16)8d(TOTAL)
HETA16 1810	821-1085	HTS16	(18)16d
HETA20 1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA24 1810			BLOCK:
HETA40 1810	0-1450	META12	(10)16d
	1451-1780	HETA12	(7)16d
10d X 1 5/8" NAILS	1781-2235	HHETA16	(9)16d

TABLE R301.2.1.3
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) ** panel span ≤ 4 feet	panel span > 4 feet and ≤ 8 feet	panel span > 8 feet	CLADDING LOCATION
#8 WOOD SCREW-BASED (MIDDOR WITH 2" EMBEDMENT LENGTH)	16	16	10	8
#8 WOOD SCREW-BASED (MIDDOR WITH 3" EMBEDMENT LENGTH)	16	16	12	9
8" LAG SCREW-BASED (MIDDOR WITH 2" EMBEDMENT LENGTH)	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

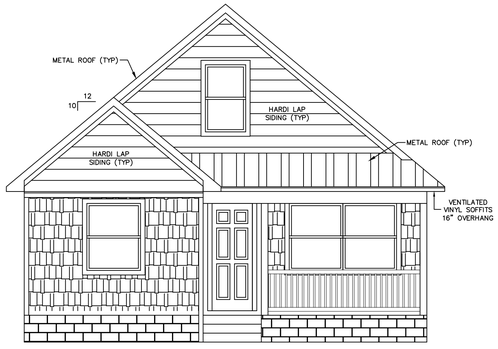
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

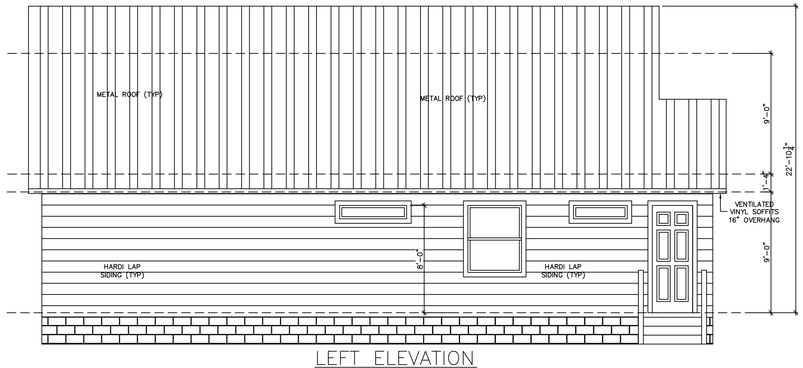
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

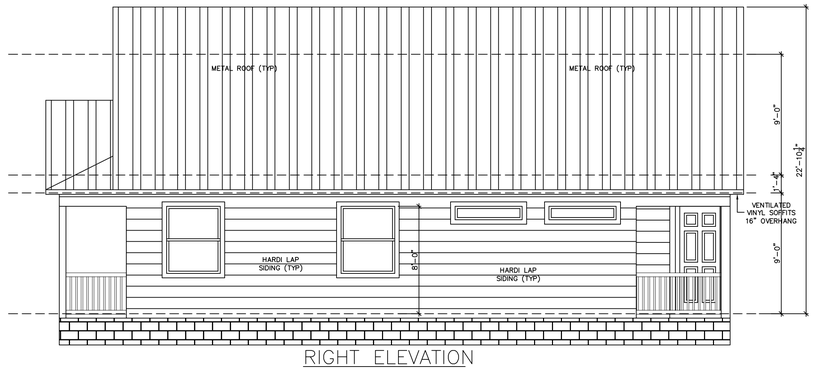
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



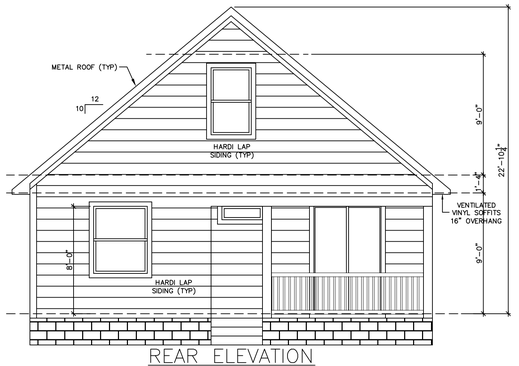
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

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RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

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33 Grove Ave

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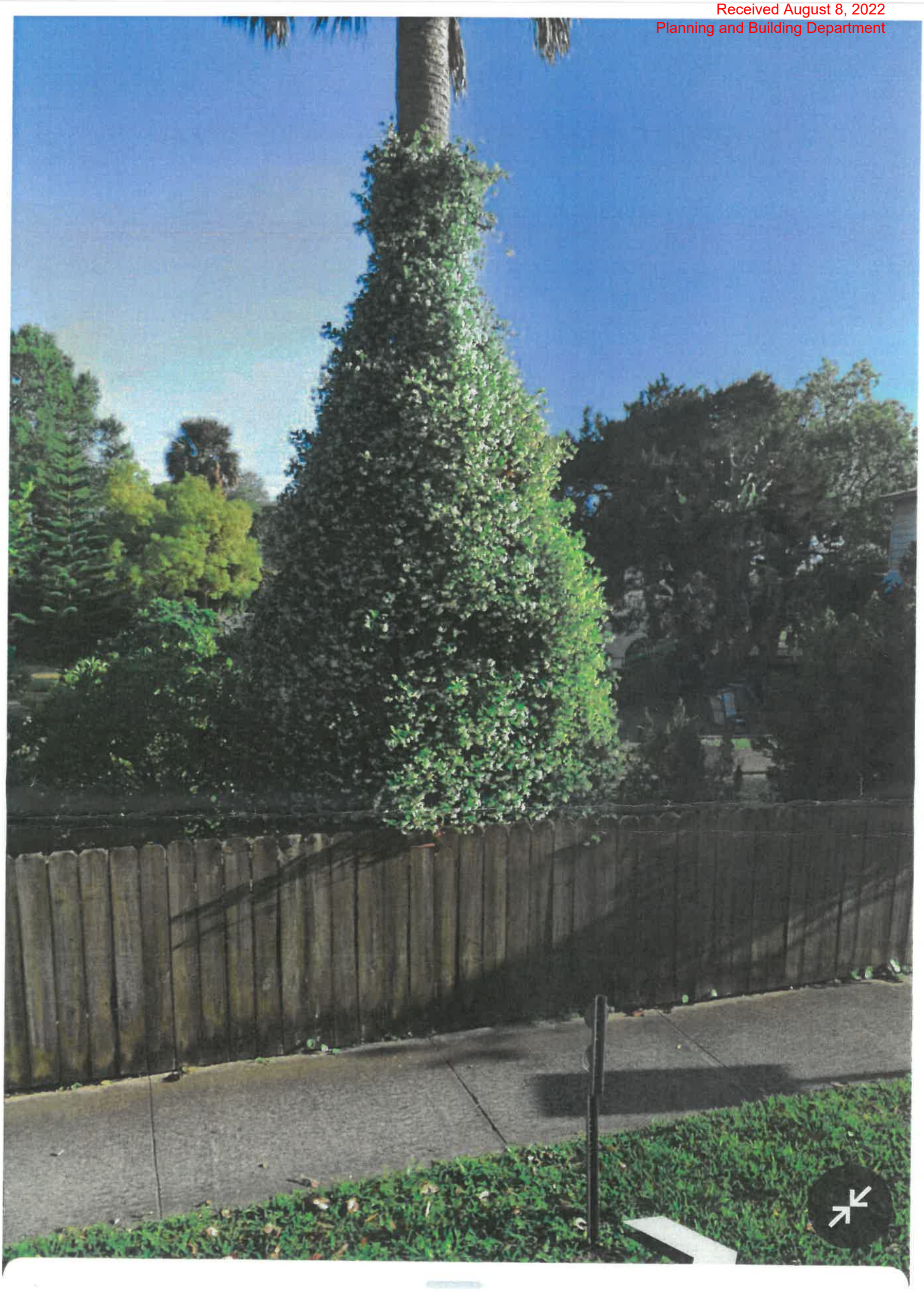


31 Grove Ave

" SUBJECT PARCEL "

LOT 15

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29 Grove Ave

"SUBJECT PARCEL"
LOT 14

27 GROVE AVENUE

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GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	FASTENERS TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	----- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	-----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	-----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9' OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" ENDS/EDGE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS		UPLIFT	DEVICE	WOOD NAILING
HETA12	1265	0-365	H2.5	(10)8d(TOTAL)
HETA16	1810	366-820 AND 821-1085	H6 H7H8 (2)HTS16	(16)8d(TOTAL) (16)10d (16)10d(EACH) BLOCK:
HETA20	1810	1086-2170		
HETA24	1810			
HETA40	1810	0-1450	META12 HETA12 HHETA16	(10)8d (7)16d (8)16d
		1451-1780 1781-2235		

10d x 1 ½" NAILS

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) ** PANEL SPAN 4 FEET	PANEL SPAN >4 TO 6 FEET	PANEL SPAN >6 FEET	CLIP SPACING (INCHES) MAXIMUM
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

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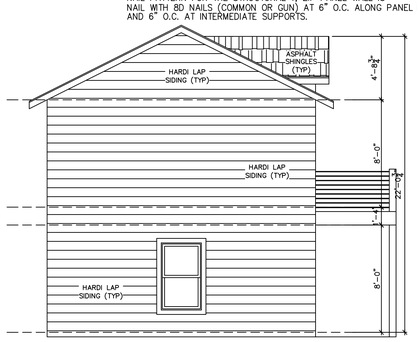
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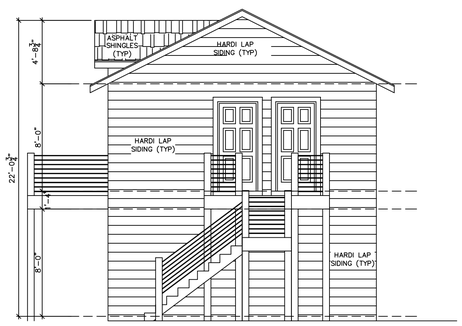
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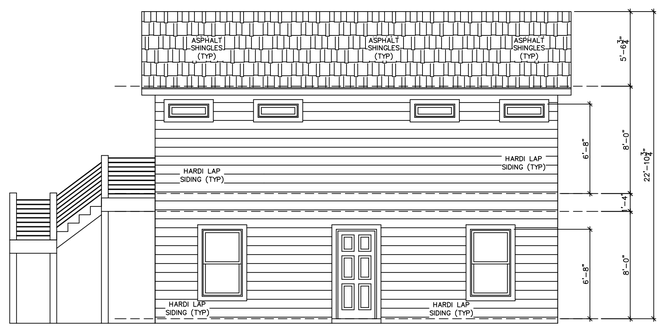
LEFT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
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FRONT ELEVATION
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REAR ELEVATION
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RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 14
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

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LOT 16 33 GROVE AVE.



VIEW FROM CASTILLO DR

LOT 15

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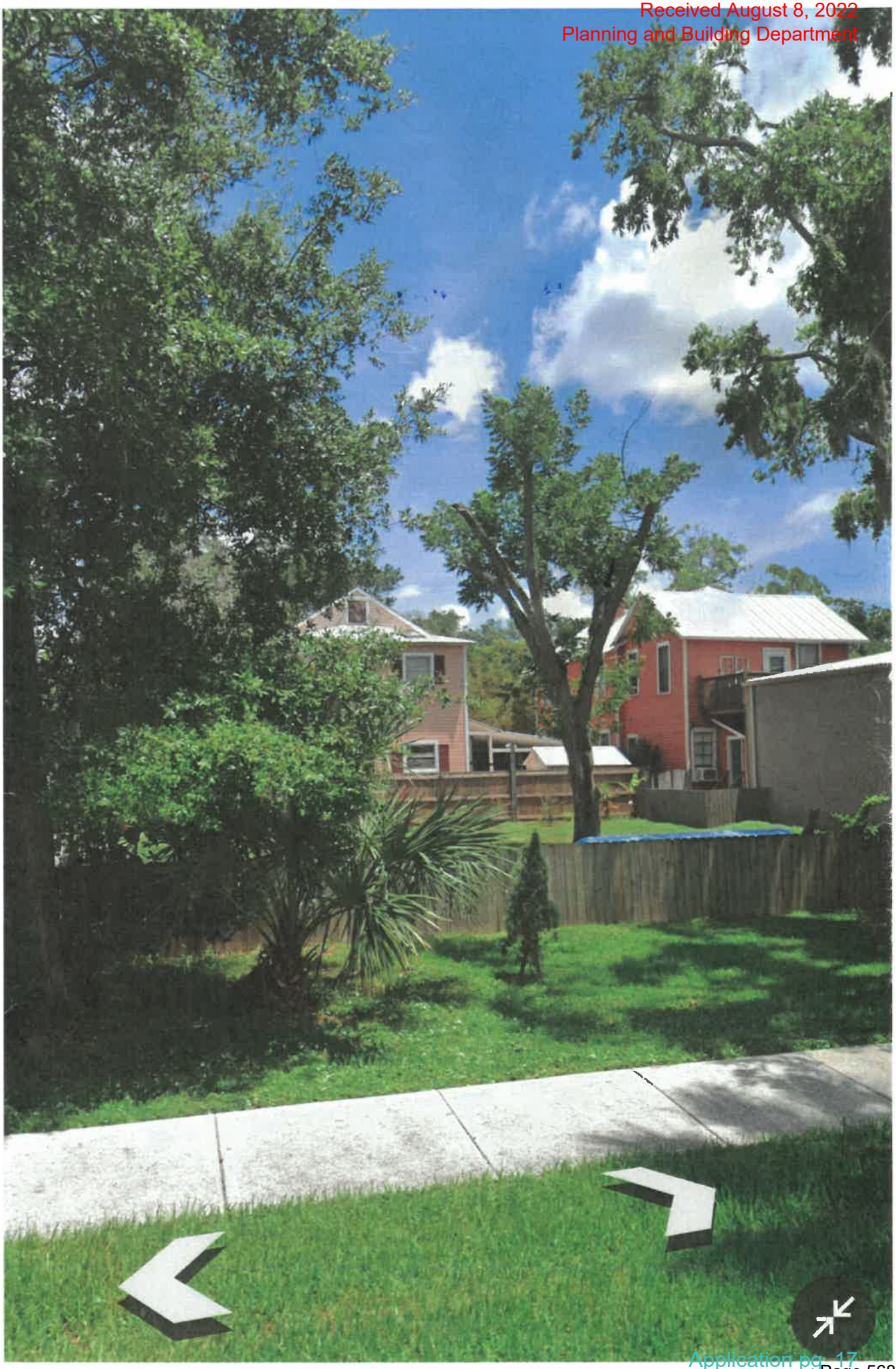
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8.25" BY 12' Wood Grain Lap Concrete Siding

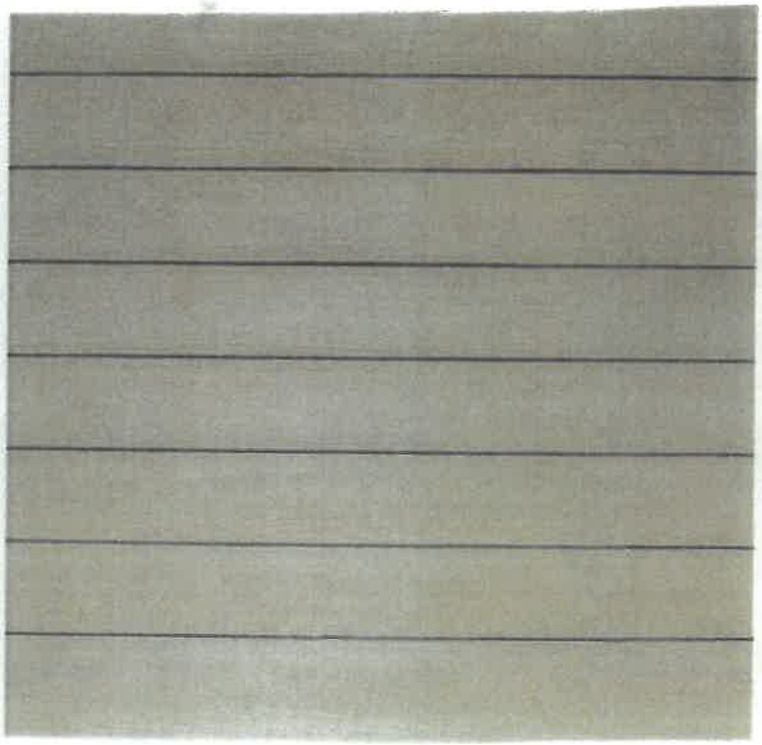
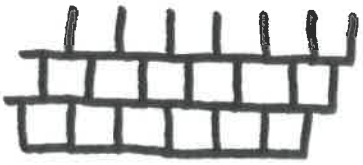


Figure 15 depicts wood shingle patterns

Wood Shingle Patterns **Figure 15**



Overlapping

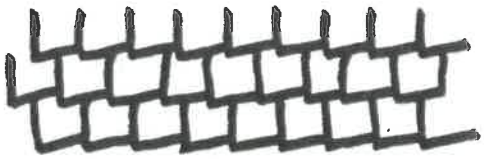


Fishscale

WOOD GRAIN
CONCRETE / FIBER PANELS



Staggered Butt



Sawtooth

Pre-1821

Most First and Second Spanish Period buildings are masonry, although some are wood frame and some have masonry end walls with wood frame between. Most British Period buildings are masonry, although the use of wood frame construction increased. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings.

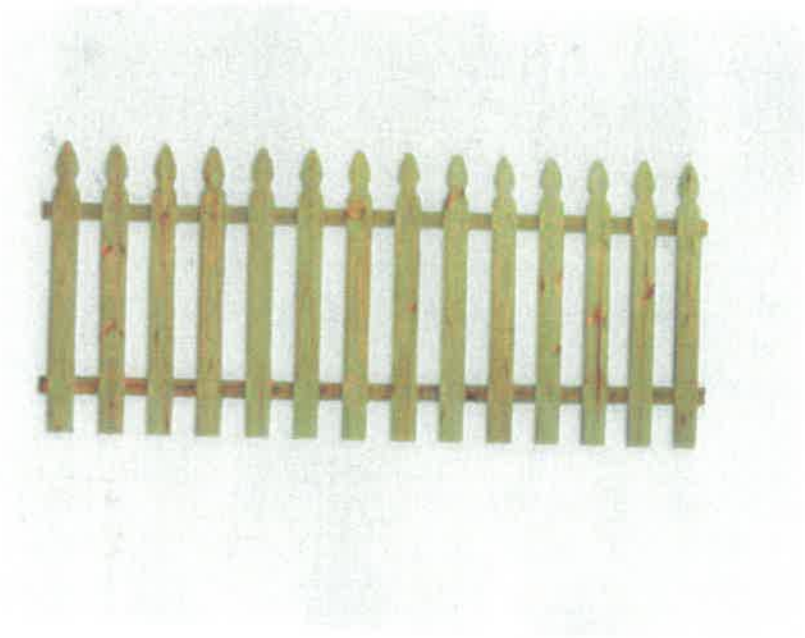
Most buildings should have masonry walls covered with plaster or stucco. The final coat must be smooth finish stucco, although an ashlar joint finish may be appropriate for larger and more detailed British Period and Second Spanish Period buildings. Pieces of coquina stone should not project out of the stucco to create a false "time worn" appearance.

Aluminum or vinyl siding, shelldash and other materials and treatments not documented as used in pre-1821 construction are not appropriate. Documented material not in common use, such as slate and tile, may be appropriate on a case specific basis.

The exterior fabric and materials should effectively reproduce the texture and appearance of materials on existing or documented pre-1821 buildings. Depending on the period of the building, acceptable

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4' picket fencing



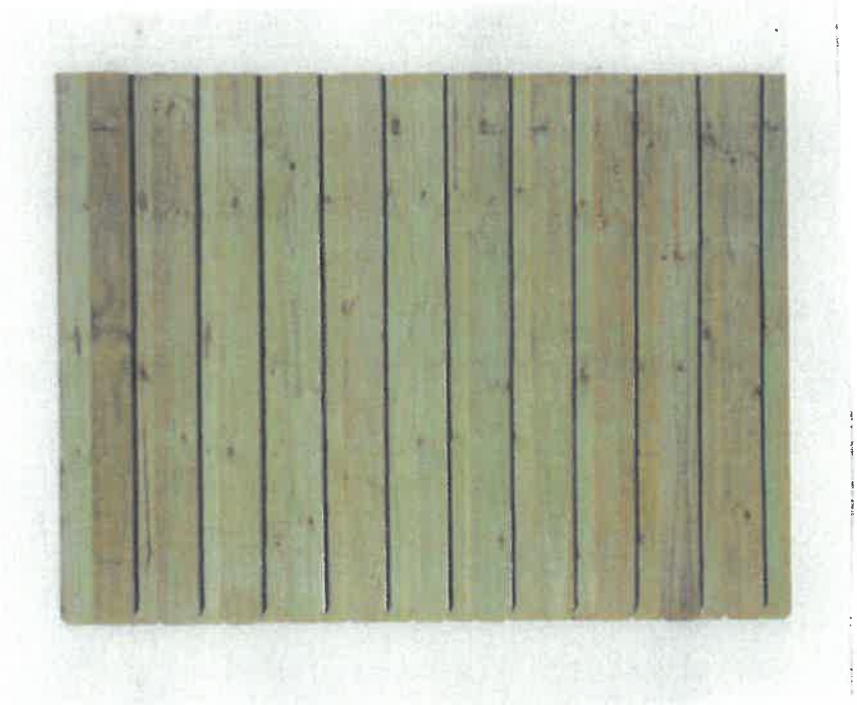
PT WOOD

6' privacy "picket" style fencing



PT WOOD

8' privacy "picket" style fencing



PT WOOD

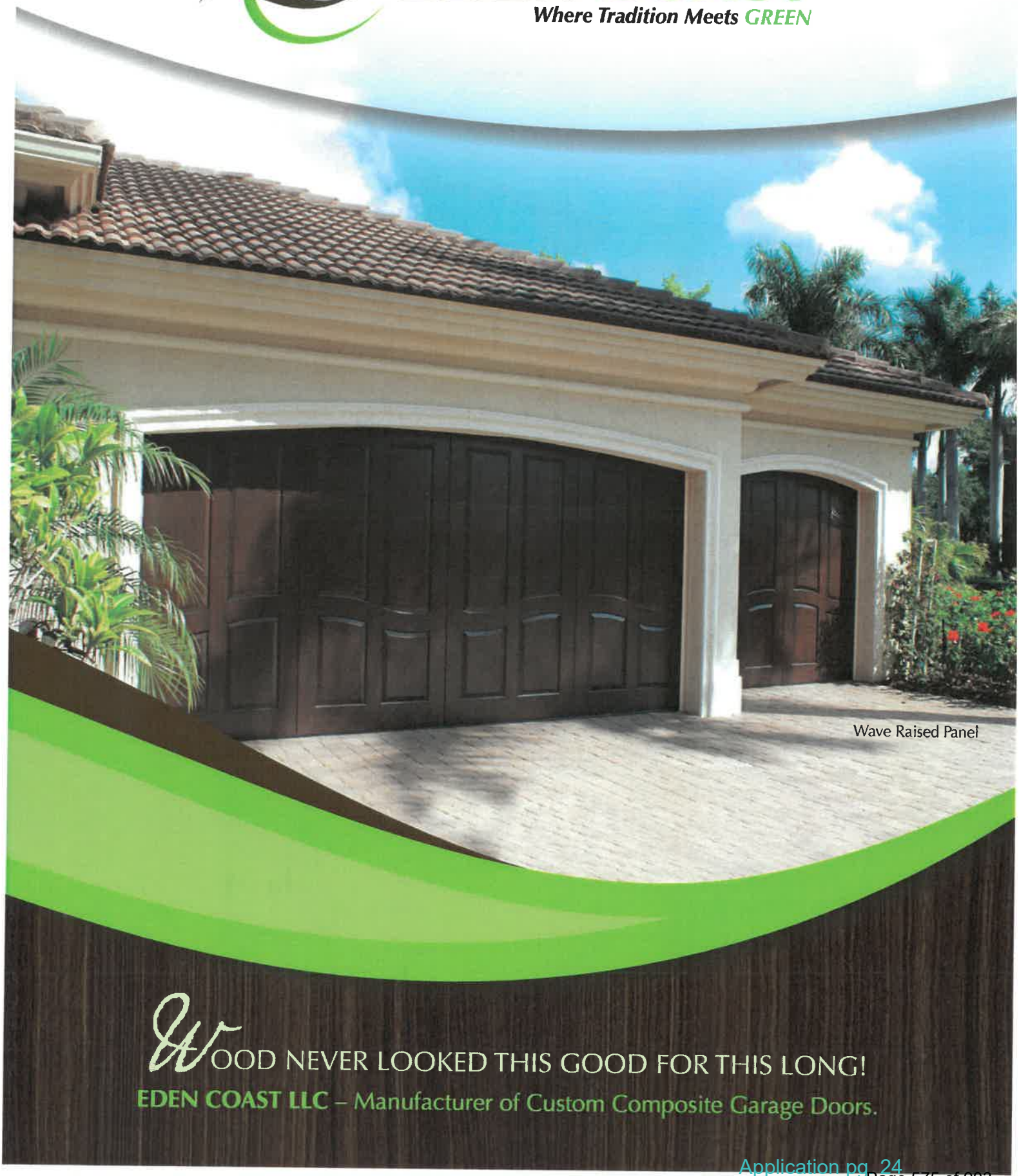
12' by 24' Pool, with a 5' paver surround



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EDEN COAST LLC

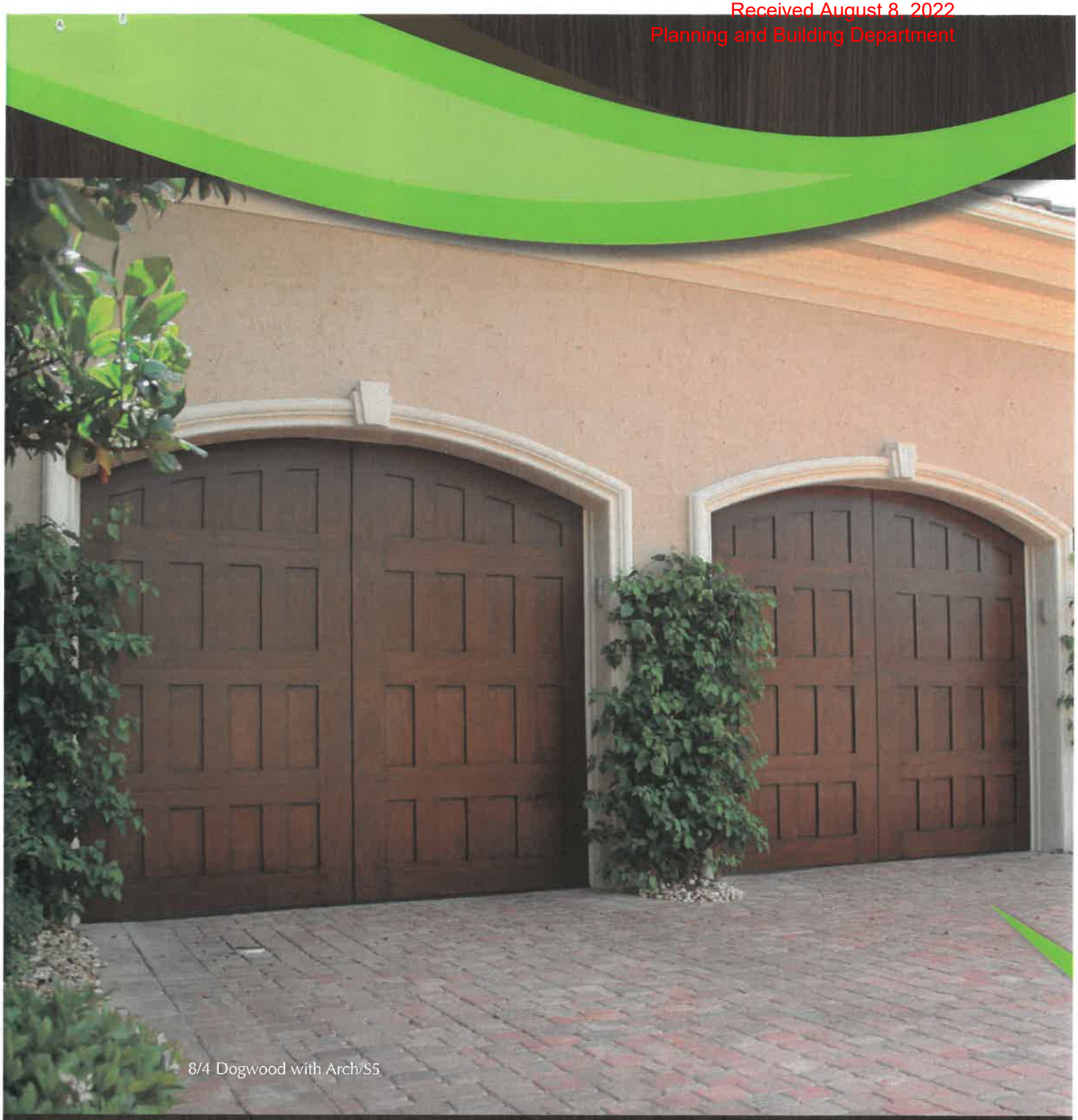
Where Tradition Meets GREEN



WOOD NEVER LOOKED THIS GOOD FOR THIS LONG!

EDEN COAST LLC – Manufacturer of Custom Composite Garage Doors.

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8/4 Dogwood with Arch/S5

If you can dream it, we can build it!

Received August 8, 2022
Planning and Building Department



At Eden Coast, we understand that the finishing details of your home are unique and special. Therefore, we proudly stand on our guiding principle, "If you can dream it, we can build it."

What sets us apart is our dedication to you. Our superior craftsmanship, innovative manufacturing and finishing capabilities allow us to accomplish just about any architectural design you can dream. We are committed to giving you the look you love without the maintenance.

So, take my advice, go on, dream a little and let us serve you.

Sincerely,

Duane Laricey
President

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Leatherwood/W3/4/4 Arched Window with Optional Decorative Hardware



Providence with Arch and Custom Molding/S6



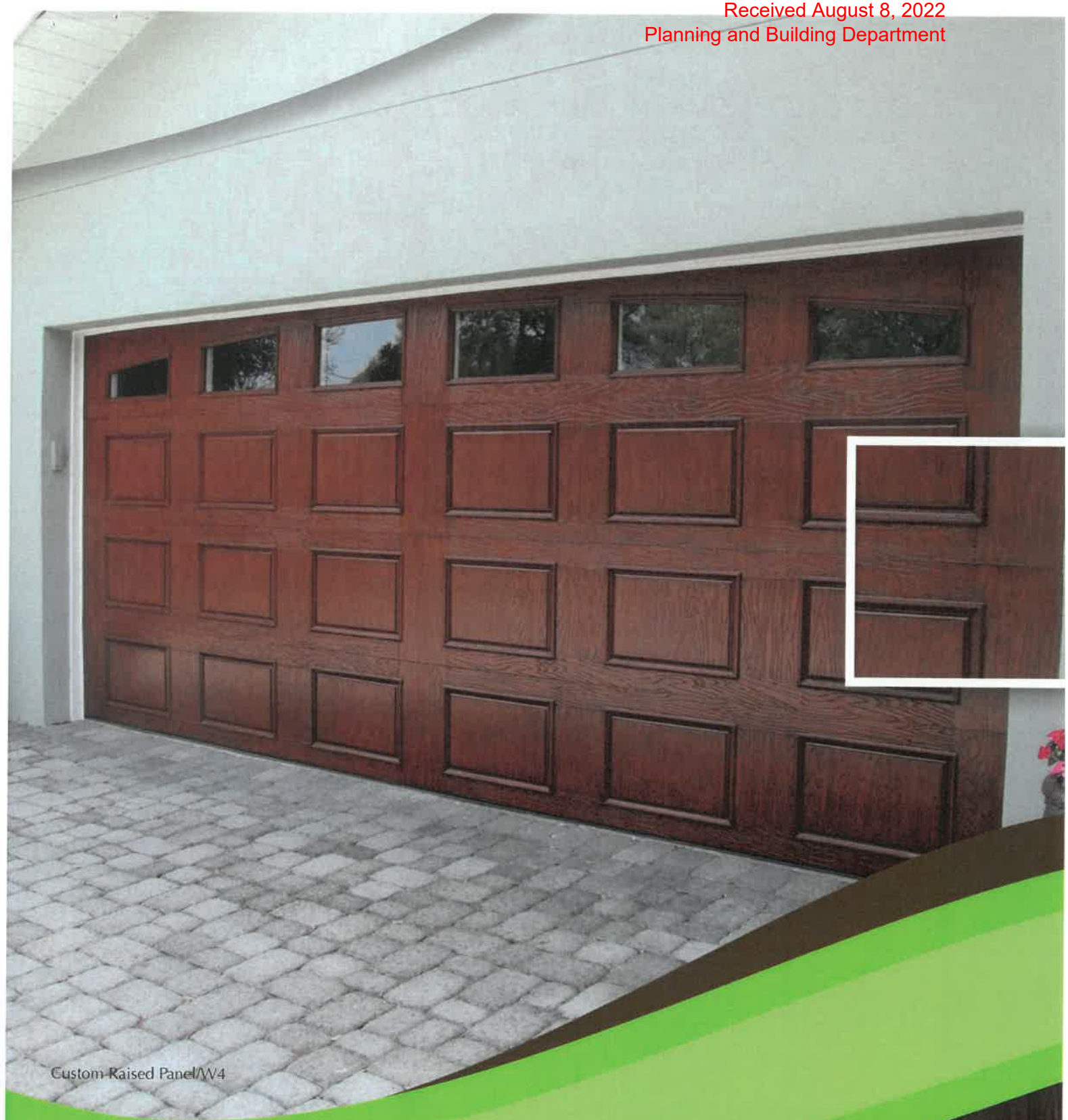
Raised Panel/Cherry Match

WE CAN CUSTOMIZE YOUR DOOR, AND STILL ELIMINATE MAINTENANCE FOR YEARS TO COME.

We construct our doors by overlaying commercial or residential steel sections with our environmentally friendly, composite materials. We use different board thicknesses. From ½" to 1 ½", our different board dimensions allow us to create the best detail in the industry.

Application pg. 27

Received August 8, 2022
Planning and Building Department



Custom Raised Panel/W4

CUSTOM INLAID MOLDINGS & TRIMS ARE AVAILABLE ON ALL DESIGNS.

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Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Construction Specifications Institute (CSI) Category:

Division: 07 00 00 – Thermal & Moisture Protection

Section: 07 41 13 – Metal roof and wall panels

1. Program Licensee:

1st Coast Metal Roofing Supply
186 SR 207
East Palatka, FL 32131
386-325-0242
http://www.1stcoastmrs.com/

2. Certified Roof Covering:

1st Coast Metal Roofing Supply's Model 5V Crimp Panel non-structural through-fastened minimum 26 gauge metal roof and wall panels installed over nominal 7/16" OSB sheathing roof deck for use in new construction, re-roofing and re-covering applications.

3. Scope of Certification:

This Certification Report provides technical data substantiating that the use of the certified roof covering and the evaluated roof systems are in compliance with the following:

- 2020 Florida Building Code - Building, 7th Edition, Section 1504.3.2.
- Florida Product Approval Rule 61G20-3.

Properties Evaluated:

- Wind Uplift Resistance

This Certification Report was used to qualify Florida Product Approval FL 24397-R6.

4. Evaluated Roof System Description:

4.1. **Roof Covering:** 5V Crimp Panel metal roof and wall covering panels are cold roll-formed from minimum 26 gauge ASTM A792 Grade 50 steel sheet. The panels are aluminum-zinc alloy coated per ASTM A792 (AZ50), and shall be installed in accordance with the manufacturer's instructions and this Certification Report.

4.2. **Roof Deck:** 5V Crimp metal roof and wall panels are certified for use over solid or closely-spaced, nominal 7/16" OSB sheathing complying with 2020 Florida Building Code - Building, 7th Edition, Section 2303.1.8 with a minimum slope of 25% (3:12).

4.3. **Anchorage:** 5V Crimp Panel metal roof and wall panels shall be through-fastened to the roof deck using #9-15 x 1-1/2" Woodbinder ST-XL hex-head wood screws with EPDM-sealing washer or equivalent, as specified in Table 1, applied in the patterns described in Appendix 1.

4.4. **Underlayment:** 5V Crimp Panel metal roof and wall panels in new construction applications shall be installed over underlayment meeting the applicable material type and attachment details specified in 2020 Florida Building Code - Building, 7th Edition Table 1507.1.1.1., the manufacturer's installation instructions and this Certification Report.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

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5. Installation

5V Crimp Panel metal roof and wall panels in new construction applications shall be installed in accordance with the 2020 Florida Building Code - Building, 7th Edition, Section 1507.4, the manufacturer's published installation instructions and this Certification Report.

5V Crimp Panel metal roof and wall panels in re-roofing and re-covering applications may be installed over a single layer of existing shingles and shall be installed in accordance with the 2020 Florida Building Code Code - Building, 7th Edition, Sections 1507.4 & 1511, the manufacturer's published installation instructions and this Certification Report.

The manufacturer's installation instructions shall be made available at the time of installation. If there are differences between this report and the manufacturer's installation instructions, this report shall take precedence.

6. Product Performance

The performance of the 5V Crimp Panel non-structural through-fastened metal roof and wall panels described in this Certification Report has been determined in accordance with:

- UL 580-06, *Tests for Uplift Resistance of Roof Assemblies.*
- UL 1897-04, *Uplift Tests for Roof Covering Systems.*

As tested & reported by the following independent accredited laboratory:

Laboratory	Report Ref.
Force Engineering & Testing	99-0284T-15A & B

Note: The UL 1897-04 standard is equivalent to the UL 1897-2012 standard.

6.1. Wind Resistance

The allowable design uplift pressures for 5V Crimp Panel anchored as described in Appendix 1, when tested in accordance with the referenced standards with an applied safety factor of 2.0 are found in Table 1.

Table 1

Description	Anchor Pattern	Anchor Man'f & Model	Max Design Uplift Pressure
Over 7/16" OSB Sheathing	**A** (16" O.C.)	Woodbinder ST-XL	**-52.5 psf**
Over 7/16" OSB Sheathing	**B** (24" O.C.)	Woodbinder ST-XL	**-63.5 psf**

7. Conditions of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels must be insulated against other materials or metals including concrete, lead, copper and treated lumber that contains corrosive materials.

8. Limitations of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels are not qualified for use in the High Velocity Hurricane Zone (HVHZ).

Fire classification, shear diaphragm design, roof deck design & attachment to supporting members are not within the scope of this Certification Report.

Roof support framing shall comply with 2020 Florida Building Code - Building, 7th Edition, Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

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9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply 186 State Rd 207 East Palatka, Florida 32131

Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



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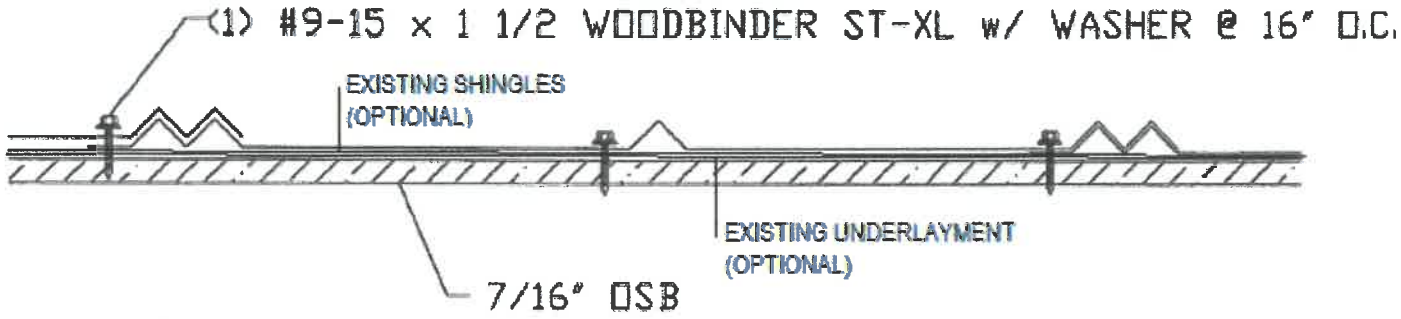
Aaron M. Shultz
Validation Manager

Received August 8, 2022
Planning and Building Department

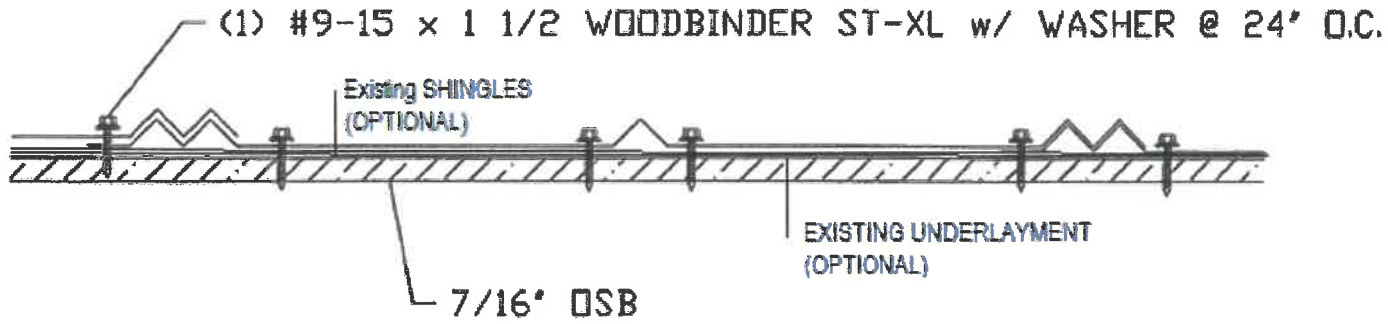
Appendix 1

Note: In all cases (new construction and re-roofing), the anchors shall fully penetrate the OSB roof deck.

Anchor Pattern A



Anchor Pattern B



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Planning and Building Department

KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Certificate Revisions

Rev #	Date	Description
0	9/1/2017	Initial issuance.
1	9/6/2017	Revised 2017 FBC Particleboard Section reference to 2301.1.8.
2	1/8/2018	Added reference to associated Florida Product Approval No FL24397.
3	1/23/2018	Added hyperlink to FL24397
4	6/25/2018	Removed ref's to measurements for mat'l thickness and yield strength, relying on applicable Gauge and steel Grade.
5	3/12/2019	Updated Model name to include metal roof *"and wall panels"*
6	10/7/2019	Updated ANSI Logo to proper requirements. Revised anchorage illustrations for clarity, added reference to optional re-roofing / re-covering installation over "one layer of existing shingles".
7	10/12/2020	Updated to 2020 FBC 7th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

Received August 8, 2022
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PELLA® RESERVE™ TRADITIONAL



WOOD & ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.

Received August 8, 2022
Planning and Building Department

PELLA® RESERVE™ TRADITIONAL



WOOD & ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION[1]

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY[1]

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS[2]

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.[3]

[1] Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.
[3] See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

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"OUR DEDICATED TEAM IS PART OF YOUR PROJECT'S POTENTIAL. WE PROVIDE SOLUTIONS TO HELP COMPLETE YOUR PROJECT."

– ALAN PICKETT, PELLA ARCHITECTURAL SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.

LIMITED LIFETIME WARRANTY

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

Received August 8, 2022
Planning and Building Department

WINDOW + DOOR 20 19 AWARD WINNER

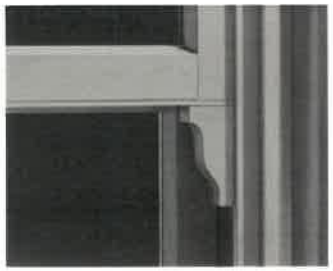
Winner of the 2019 Most Innovative Window from *Window and Door Magazine*





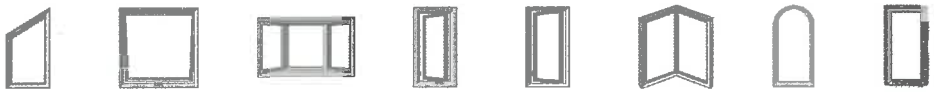
EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.





AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



Angle-Top Window · Awning Window · Bay or Bow Window · Casement Window · Push-Out Casement Window · Corner Window · Curve-Top Window · Fixed Window



Double-Hung Window · Single-Hung Window · Hinged Patio Door · Sliding Patio Door · Bifold Patio Door · Multi-Slide Patio Door

Special shapes also available.

WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

Received August 8, 2022
Planning and Building Department



Received August 8, 2022
Planning and Building Department

COLORS & FINISHES

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine | Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.



White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain

Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*



Custom colors are also available.



Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green

Pearl Gray | Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage

Frost Blue | Blue Ash

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-Away Crank Antiek | Spoon-Style Lock

Finishes:



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away Crank | Cam-Action Lock

Finishes:



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

PATIO DOOR HARDWARE

Classic Collection

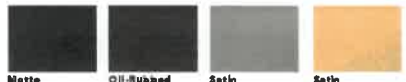
BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle Virago | Sliding & Multi-Slide Patio Door Handle Ambrose | Multi-Slide Patio Door Handle[1,2]

Finishes:



Matte Black | Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged & Bifold Patio Door Handle | Sliding Patio Door Handle | Multi-Slide Patio Door Handle[1,2]

Finishes:



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Additional hardware collections available. See your local Pella sales rep for more options.

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

Received August 8, 2022
Planning and Building Department

GRILLES

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



Putty Glaze Integral Light Technology® with Ogee Interior[1] 5/8", 7/8" 1-1/4" or 2"



Aluminum Grilles-Between-the-Glass[2] 3/4"



Ogee Integral Light Technology™[3] 7/8", 1-1/4" or 2"

Grilles-Between-the-Glass Interior Colors:[4]



Black | White | Brown | Fossil | Ivory | Harvest | Cordovan

GLASS

InsulShield® Low-E Glass[5]



Advanced Low-E insulating dual- or triple-pane glass with argon or krypton[6]



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton[6]



SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton[6]

Additional Glass Options



Laminated (non-impact-resistant)[7,8], tinted[7,8] or obscure[7,8] glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass[7,8]



Impact-Resistant glass[7,8]

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.[9] Learn more at connectpella.com.

[1] Color-matched to your product's interior and exterior color.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
[4] Available on select products only. See your local Pella sales representative for availability.
[5] Available with Low-E insulating glass with argon on select products.
[6] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[7] Sound control glass consists of dissimilar glass thicknesses (5mm/3mm).
[8] Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



Received August 8, 2022
Planning and Building Department

Received August 8, 2022
Planning and Building Department

Pella

Pella LIMITED LIFETIME WARRANTY

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.* A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

WANT TO LEARN MORE? CALL US AT 833-44-PELLA OR VISIT PELLA.COM

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

ENERGY STAR PARTNER

Connect with Pella:

© 2022 Pella Corporation • 102 Main Street • Pella, Iowa 50219 • 833-44-Pella • pella.com • PRT0422 | W152617

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™

Winner of the 2019 Most Innovative Window from *Windows and Door Magazine*, 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.

Application pg 43
Page 594 of 903
Received August 8, 2022
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

June 16, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0020

Dear Mr. Register,

On June 16, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the July 21, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by July 11, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0020
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W. Castillo Drive, Lot 14
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 16, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the June 16, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

-
- Continued to July 21st, 2022
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 16th day of June, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0020

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 16th day of June, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

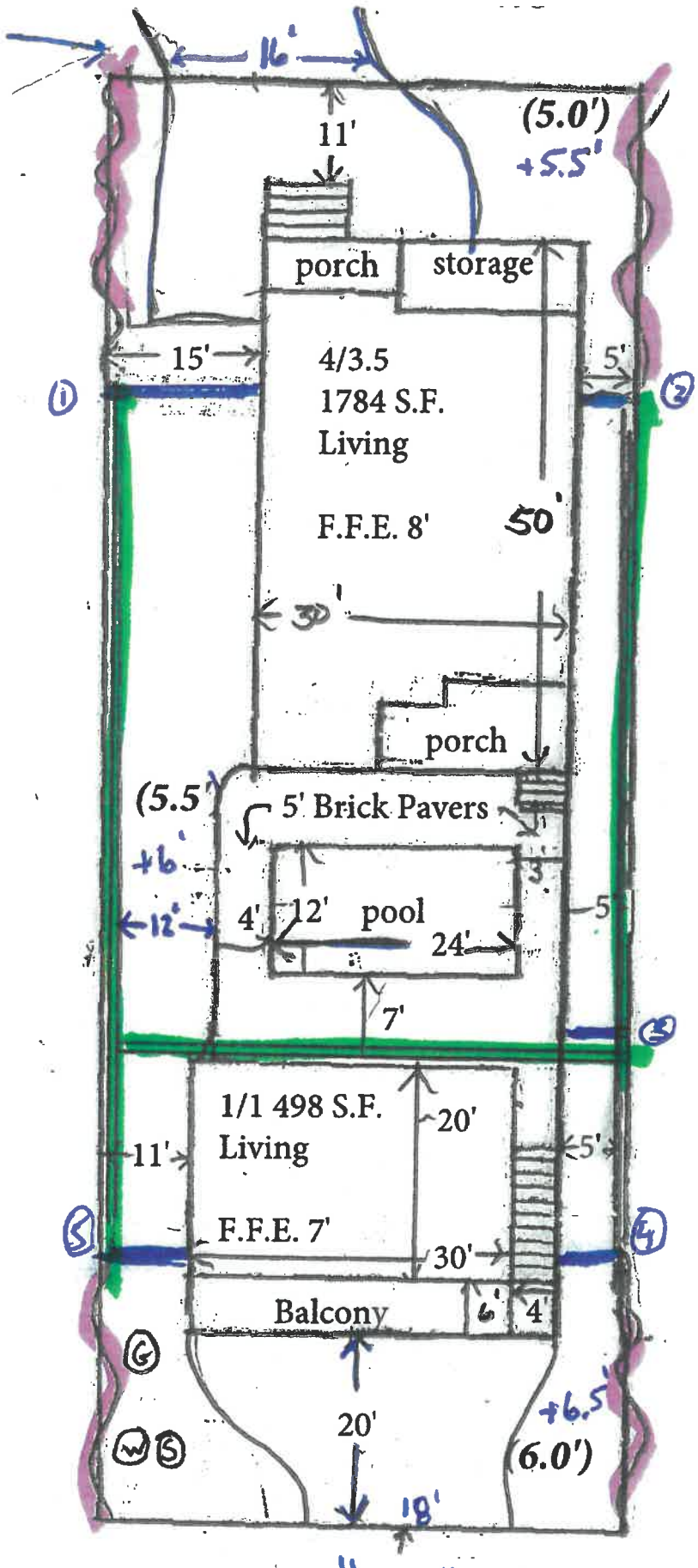
FOR JULY 21, 2022, HARB MEETING

HP2022-0020: 28 W. CASTILLO DRIVE – LOT 14

New materials submitted by applicant.

Received July 11, 2022
Planning and Building Department

NEW
PROPOSED DWL



Scale
1"=20'

6'-GATE (5)
4' picket fence =
6' privacy fence =
Grinder Pump = (G)
Sewer Tap = (S)
Water Tap = (W)
( ) = *Existing Grade Elevations*

LOT COVERAGE

2340 = Total House/Det. Gar.
824 = steps, pool, pavers
200 = driveway
3364 = Total ISR
6900 = Total Lot
48.75% Lot Coverage

*Limit to 12" of fill for building pads
*existing grade elevations to remain

Setbacks
Front - 10'
Sides - 5'
Rear - 20'

"NEW" PROPOSED DWL APRON

Castillo Drive

LOT 14
Parcel ID: 1928600000
AE-7 Flood Zone
HP-5 Zoning

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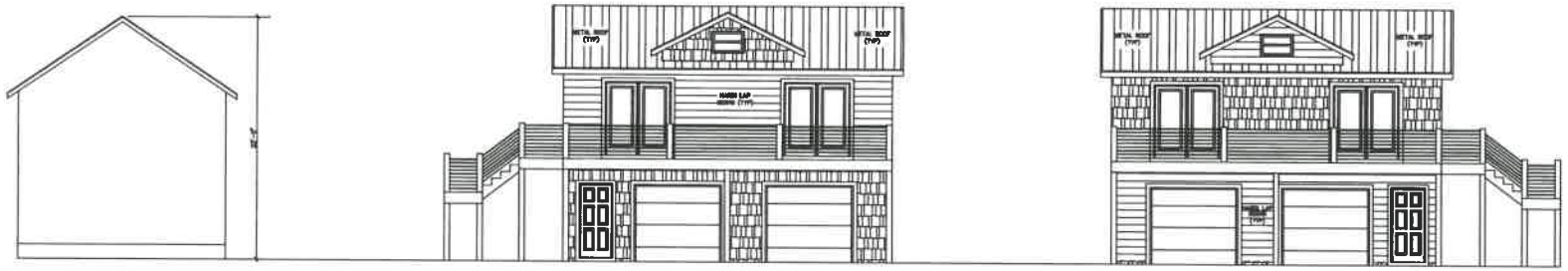
LOT 14 AERIAL VIEW



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LOT 14 GROVE AVE. LOT 15 33 GROVE



VACANT LOT

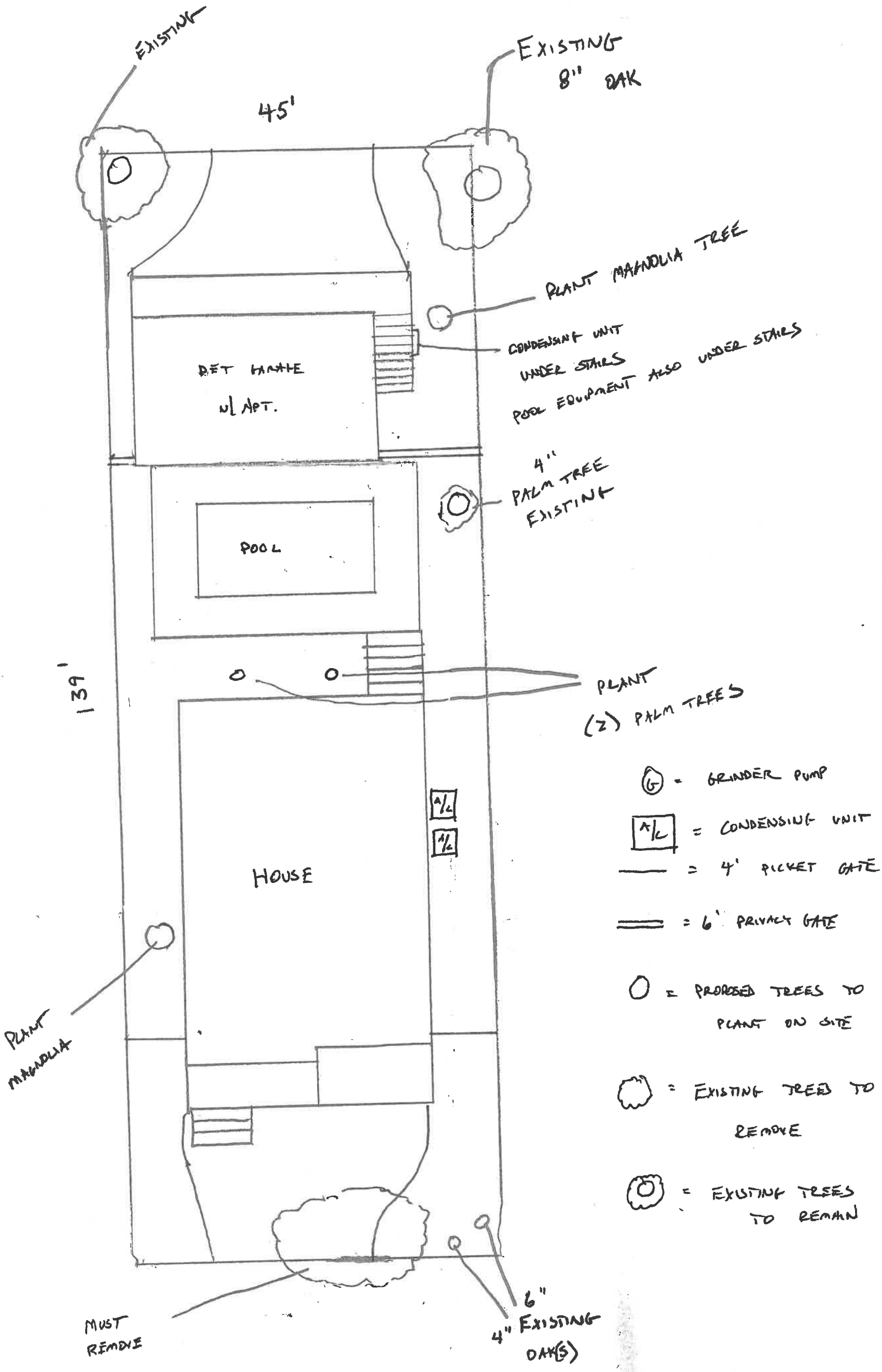
33 W. CASTILLO WEST CASTILLO DRIVE

LOT 15 LOT 14

Received July 11, 2022
Planning and Building Department

CASTILLO

LOT 14



G = GRINDER PUMP

A/C = CONDENSING UNIT

——— = 4' PICKET GATE

═══ = 6' PRIVACY GATE

O = PROPOSED TREES TO PLANT ON SITE

= EXISTING TREES TO REMOVE

= EXISTING TREES TO REMAIN

GROVE

Received July 11, 2022
Planning and Building Department

HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY, FLORIDA

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	FASTENERS TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000# (2-PLY TRUSS)	THA218 (2) LTS16	HD2X (2) RT16TW	----- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	-----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	-----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9' OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" ENDYDGE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
	0-365	H2.5	(10)8d(TOTAL)
HETA12 1265	366-820	H6	(16)8d(TOTAL)
HETA16 1810	821-1085	HTH8	(18)10d
HETA20 1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA24 1810			BLOCK:
HETA40 1810	0-1450	META12	(10)6d
	1451-1780	HETA12	(7)16d
10d X 1 ½" NAILS	1781-2235	HHETA16	(9)16d

TABLE R301.2.1.3
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) ** MAX. SPAN 4' WIDE	MAX. SPAN 8' TO 12' WIDE	MAX. SPAN 12' TO 20' WIDE	CLEAR OPENING SCHEDULE
	2 SPANS	4+ SPANS	4+ SPANS	
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	6
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
2" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

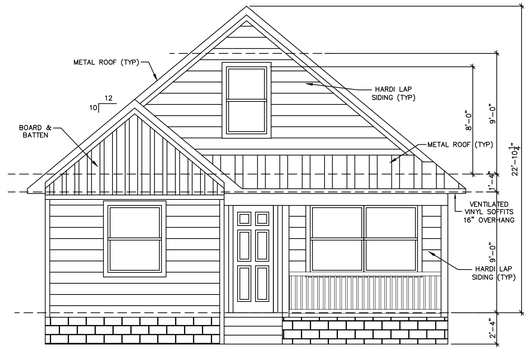
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

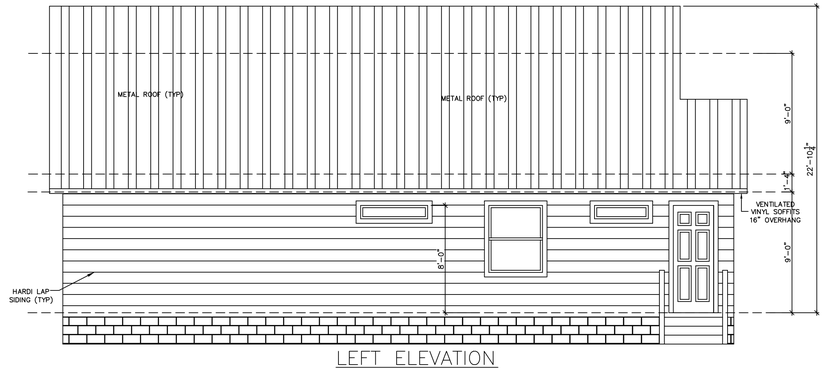
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

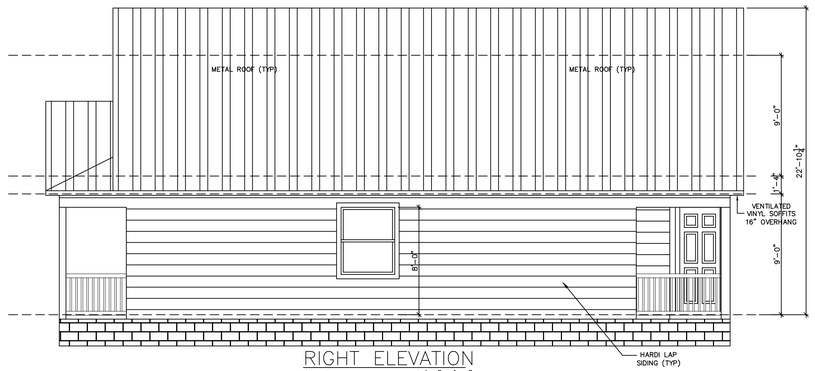
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



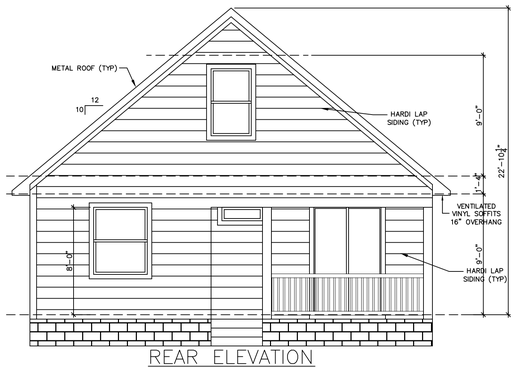
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

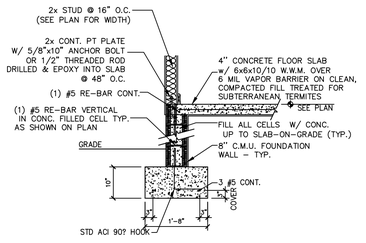
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received July 11, 2022
Planning and Building Department

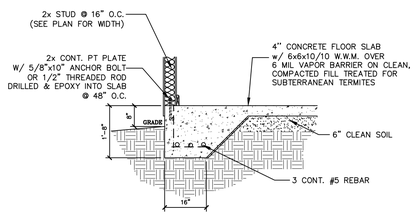
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

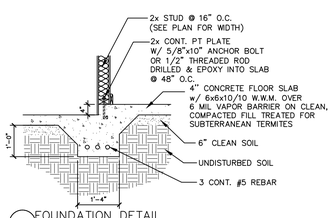
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area



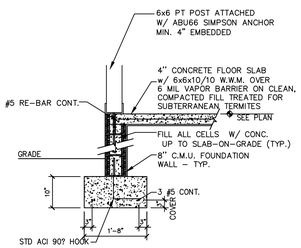
1 FOUNDATION DETAIL
SCALE: NTS



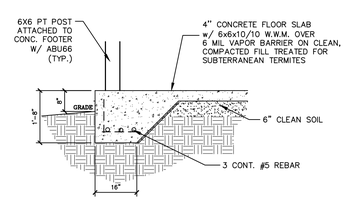
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



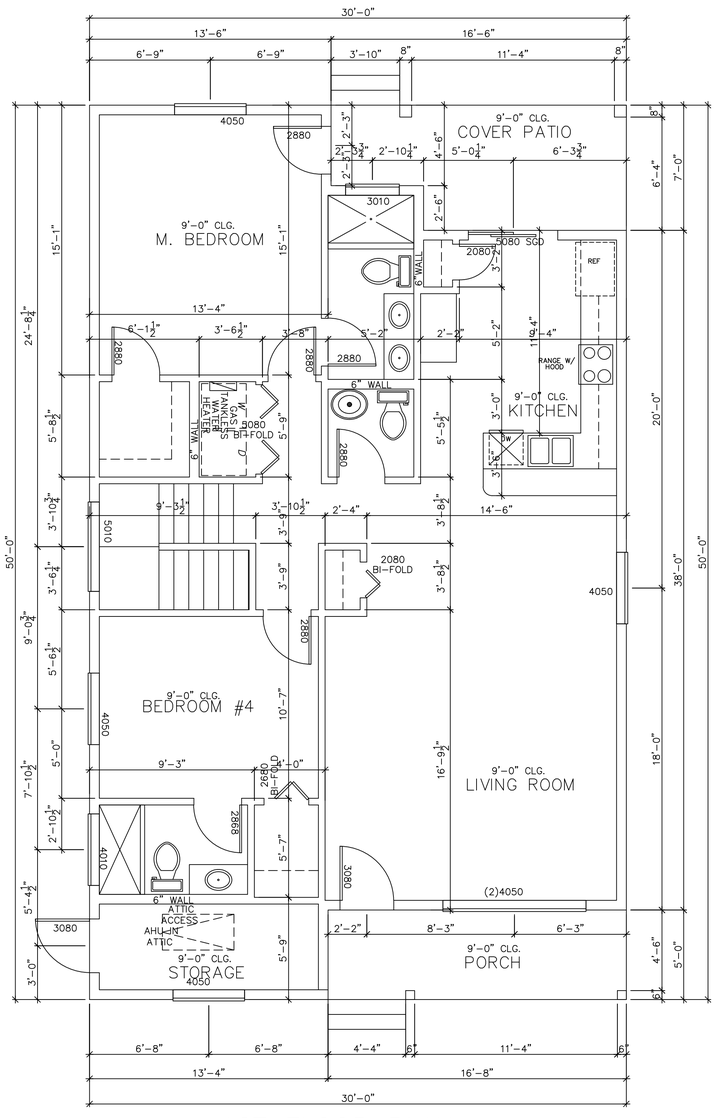
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



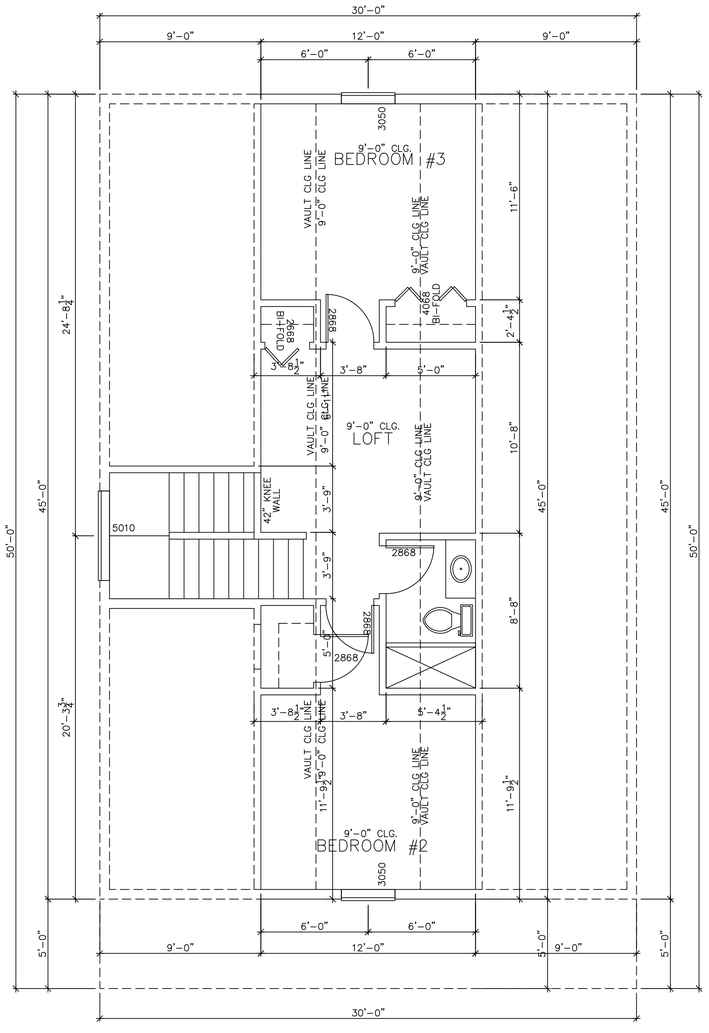
3 FOUNDATION DETAIL
SCALE: NTS



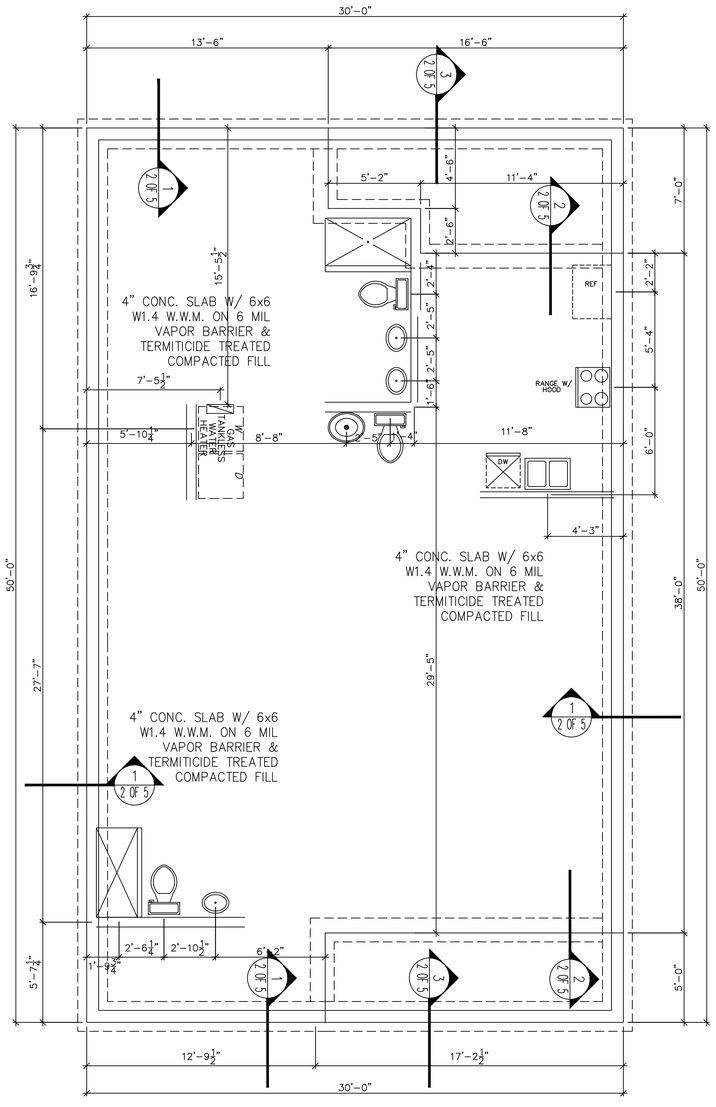
3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

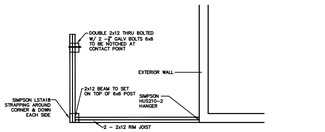
ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
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RGM Engineering, Inc.

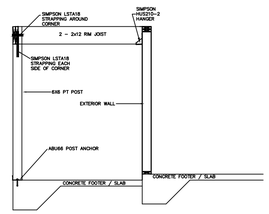
SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

Received July 11, 2022
Planning and Building Department

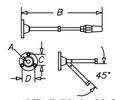




PORCH CORNER SECTION
SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



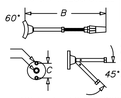
ITEM	A	B	C	D	FAST.	WT
S0981–0005	½"	8.00"	1.20"	1.39"	¼"	0.67 (LB)
S0981–0007	¾"	8.50"	1.20"	1.39"	¼"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE ⅛" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT
S0982–0004	½"	6.10"	1.00"	1.50"	⅛" RIVET.	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X ⅛" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	⅛"	25'	580	1.44 (LB)
C0978–4100	⅛"	100'	580	6.84 (LB)
C0978–4500	⅛"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978–4100 AND C0978–4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

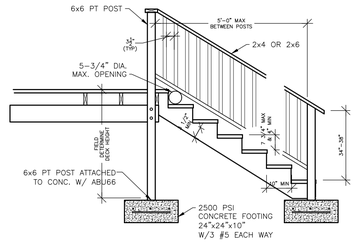
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP

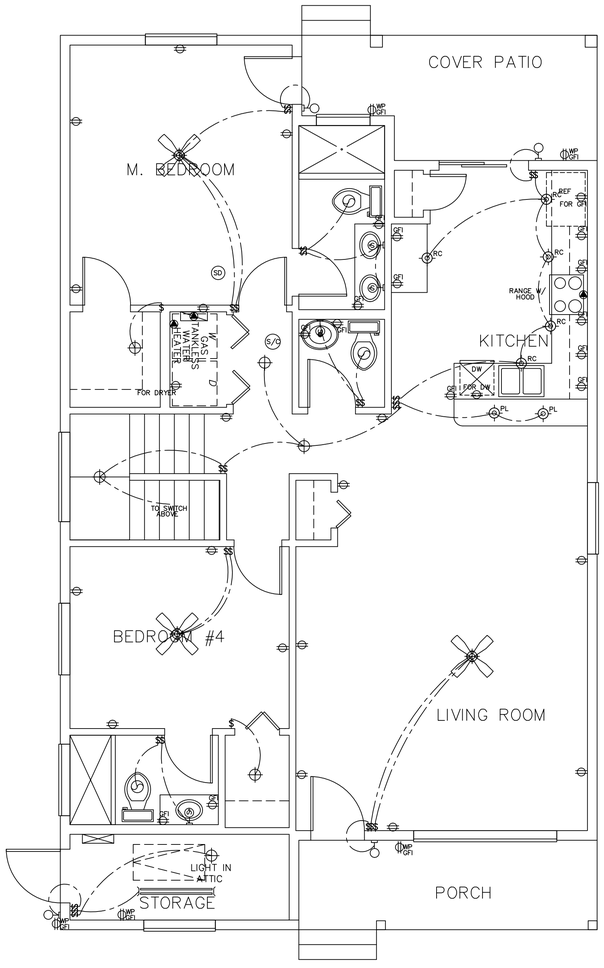


NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 ¾" O.C.

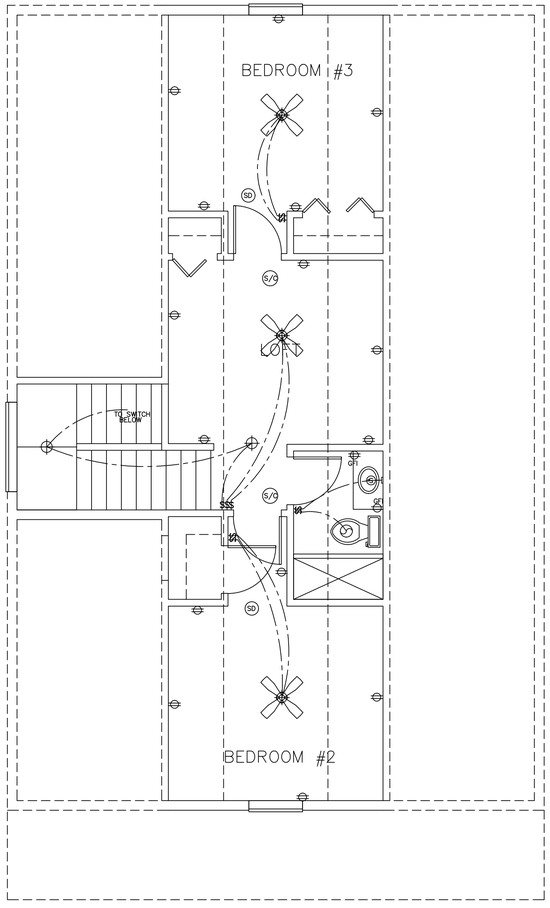
(2) ⅝"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'–0")



1st FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'–0"



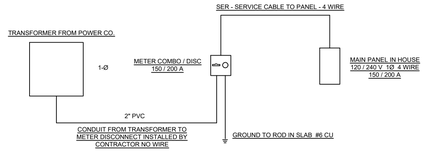
2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'–0"

*NOTE:
–Location of electric outlets are a representation only, outlets will be located per local building code.

–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)

ELECTRICAL SYMBOL KEY

	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3–WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4–WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
RC VP	VAPOR–PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	CO	CUT–OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP GFI	WATER–PROOF OUTLET	S/D	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP SO	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
ATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7., GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

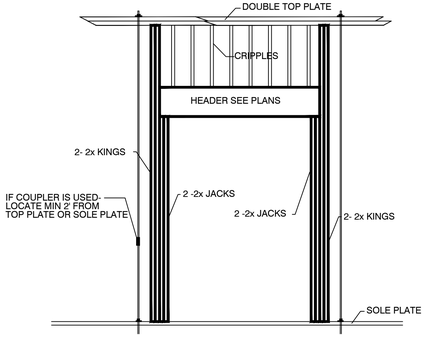
ROBERT G. MORGEN JR., P.E.
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SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1–5–22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	3 OF 4

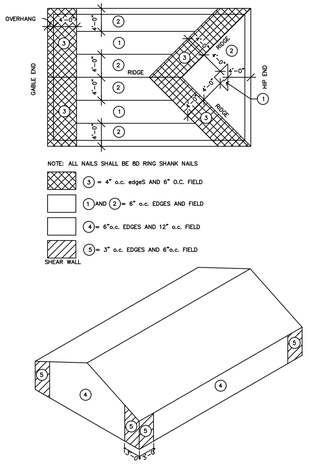
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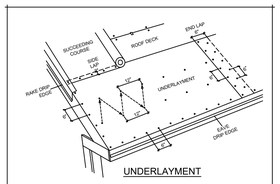
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

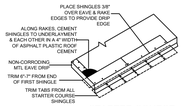
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



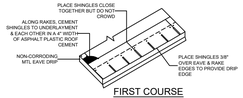
Plywood Nailing Details



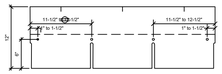
UNDERLAYMENT



STARTER COURSE



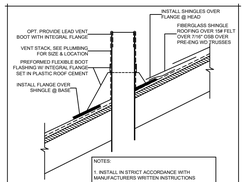
FIRST COURSE



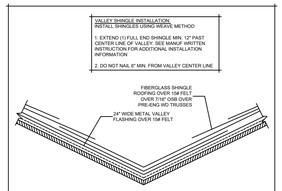
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

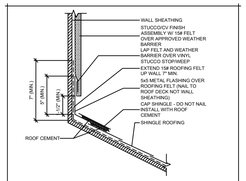
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



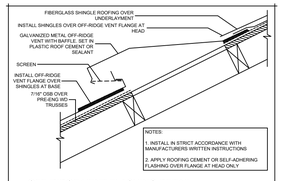
VENT STACK FLASHING DETAIL
N.T.S.



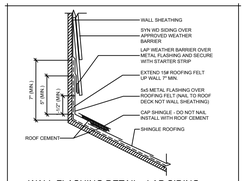
VALLEY FLASHING DETAIL
N.T.S.



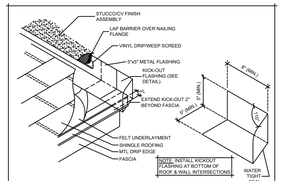
WALL FLASHING DETAIL - STUCCO
N.T.S.



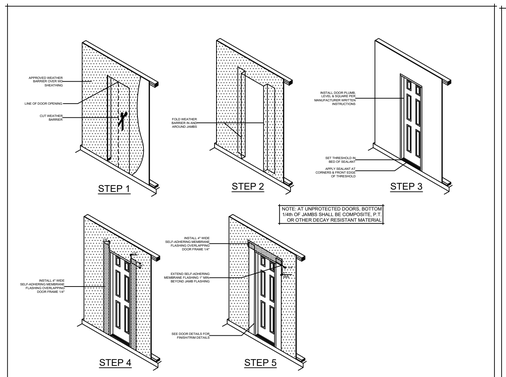
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



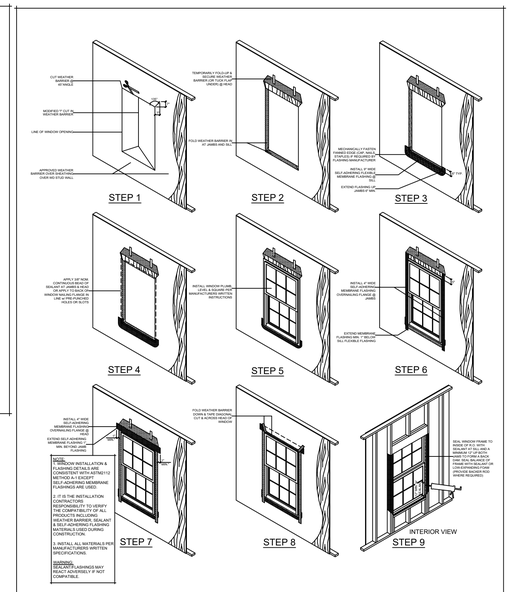
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



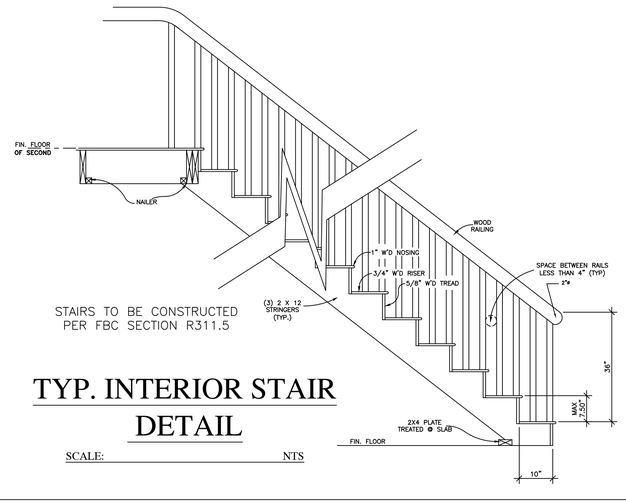
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

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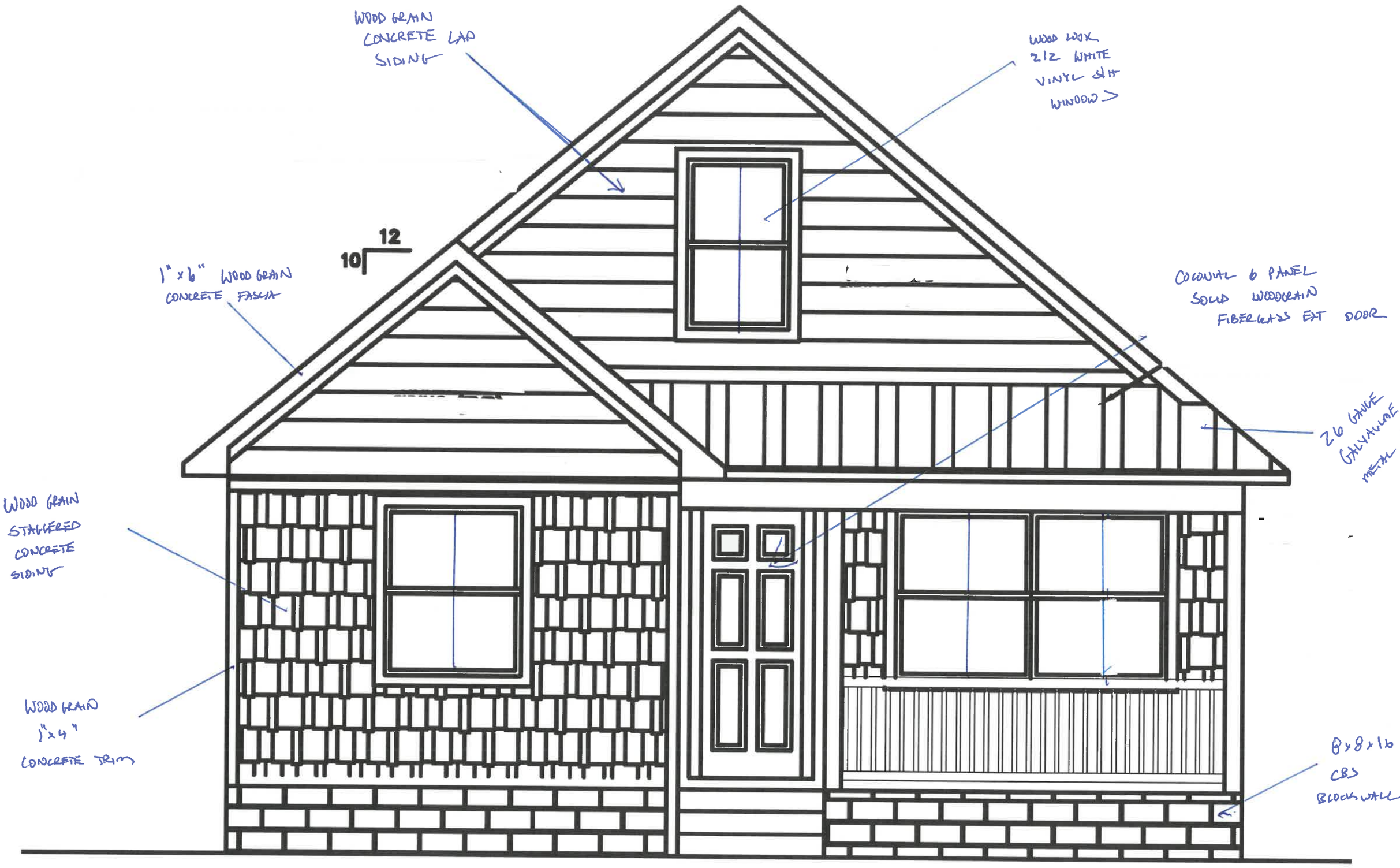
SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

Received July 11, 2022
Planning and Building Department

LOT 14



Received July 11, 2022
Planning and Building Department

GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	FASTENERS TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	----- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	-----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	-----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9" OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" ENDS/EDGE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS		UPLIFT	DEVICE	WOOD NAILING
		0-365	H2.5	(10)8d(TOTAL)
HETA12	1265	366-500	H6	(14)8d(TOTAL)
HETA16	1810	821-1085	HTI26	(18)10d
HETA20	1810	1086-2170	(2)HTI26	(18)10d(EACH)
HETA24	1810			BLOCK:
HETA40	1810	0-1450	META12	(10)6d
		1451-1780	HETA12	(7)16d
10d X 1 ½" NAILS		1781-2235	HHETA16	(9)16d

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES)			** FASTENER SPACING (INCHES)
	PANEL SPAN ≤ 4 FEET	PANEL SPAN > 4 FEET AND ≤ 6 FEET	PANEL SPAN > 6 FEET AND ≤ 8 FEET	EDGE SPACING (ALL PANEL SPANS)
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" HUS SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

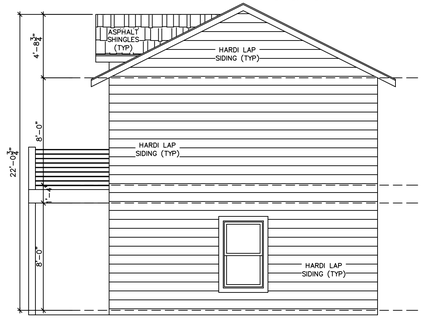
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

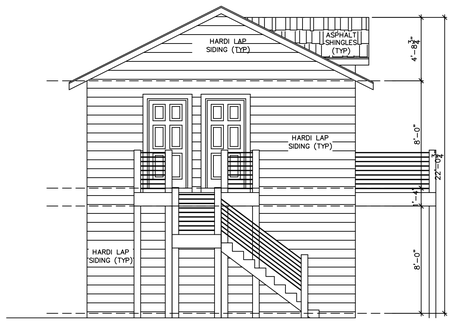
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

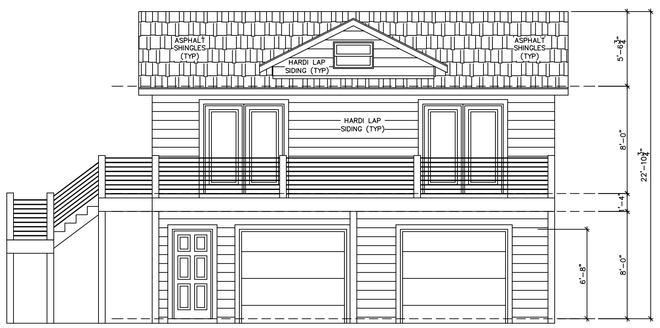
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



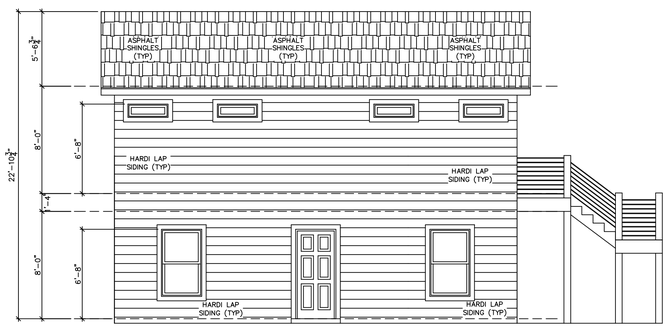
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

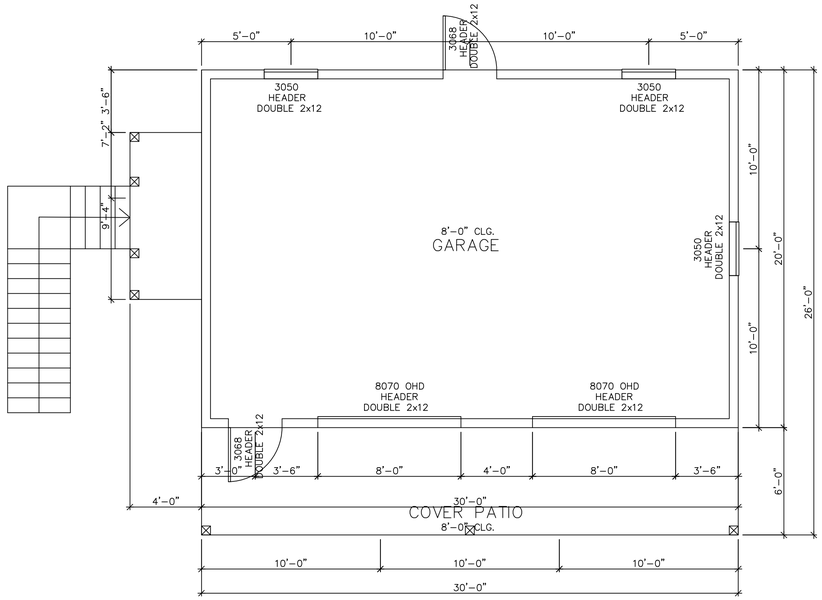
ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

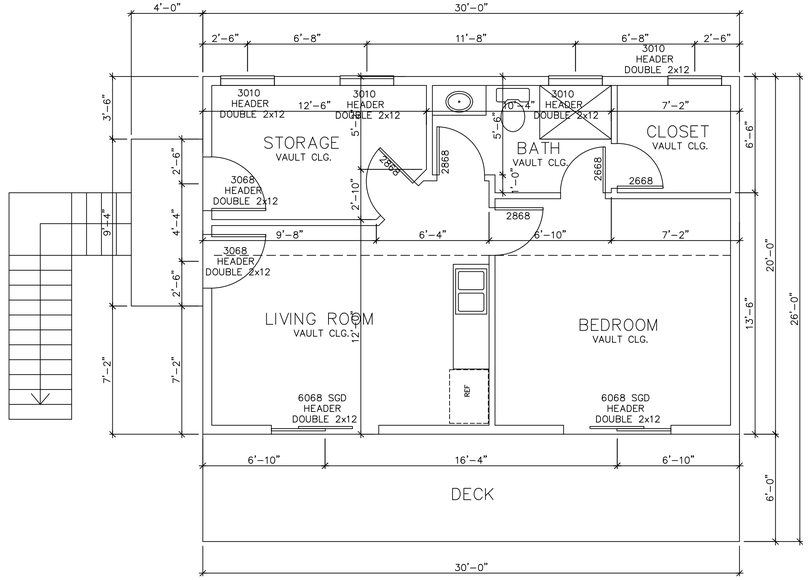
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received July 11, 2022
Planning and Building Department



1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



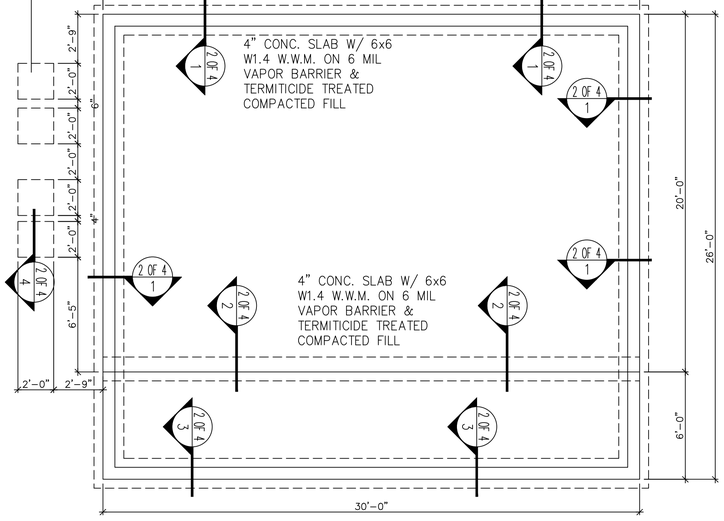
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION

1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

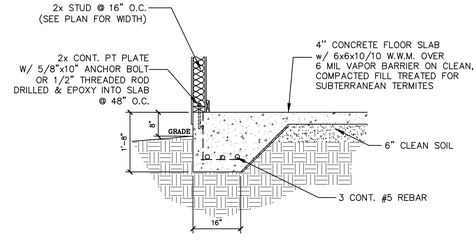
GARAGE / RESIDENCE SEPARATION REQUIRMENTS

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

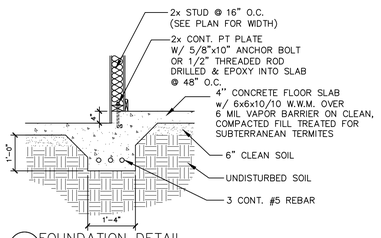


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

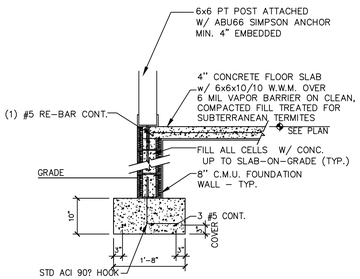
1 FOUNDATION DETAIL
SCALE: NTS



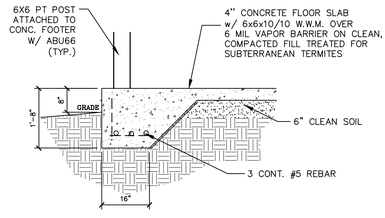
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



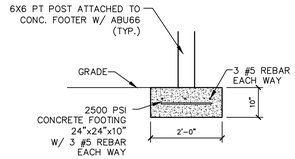
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



4 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"

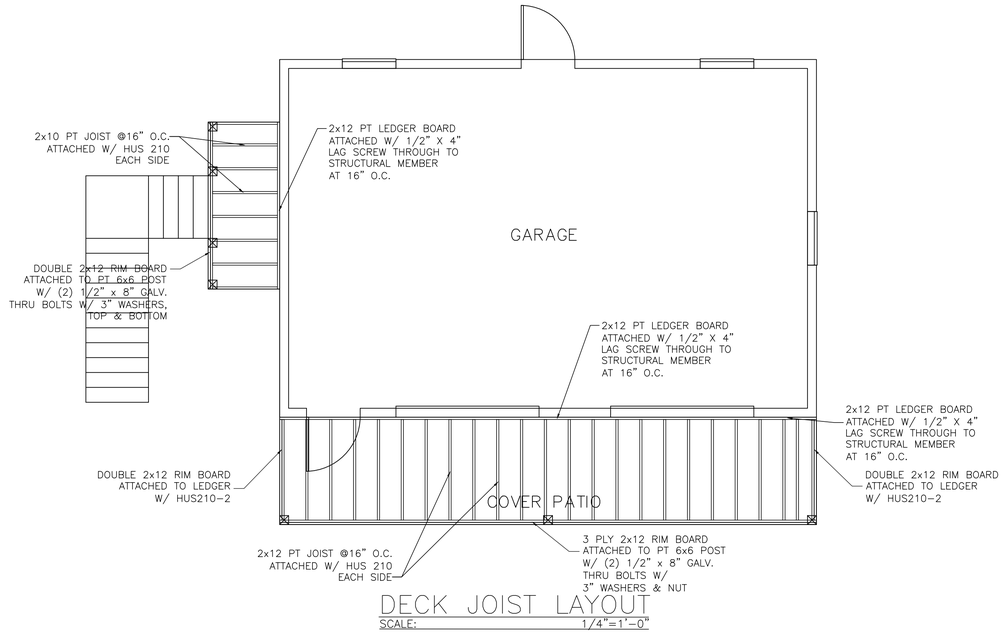
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NEW GARAGE PLANS FOR
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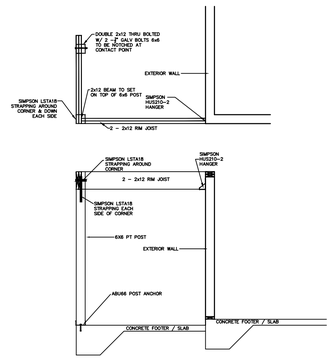
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

Received July 11, 2022
Planning and Building Department



DECK JOIST LAYOUT

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

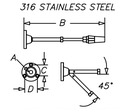


PORCH CORNER SECTION

SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



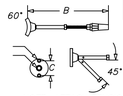
ITEM	A	B	C	D	FAST.	WT.
S0981–0005	1/2"	8.00"	1.20"	1.39"	1/8"	0.67 (LB)
S0981–0007	1"	8.50"	1.20"	1.39"	1/8"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE 1/8" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT.
S0982–0004	1/2"	6.10"	1.00"	1.50"	1/8" RIVET	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X 1/8" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

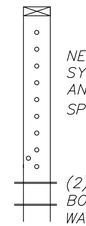
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	1/8"	25'	580	1.44 (LB)
C0978–4100	1/8"	100'	580	6.84 (LB)
C0978–4500	1/8"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978–4100 AND C0978–4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

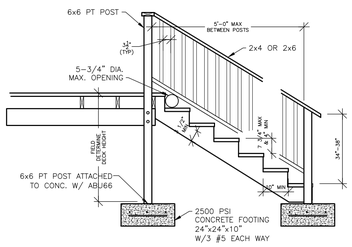
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



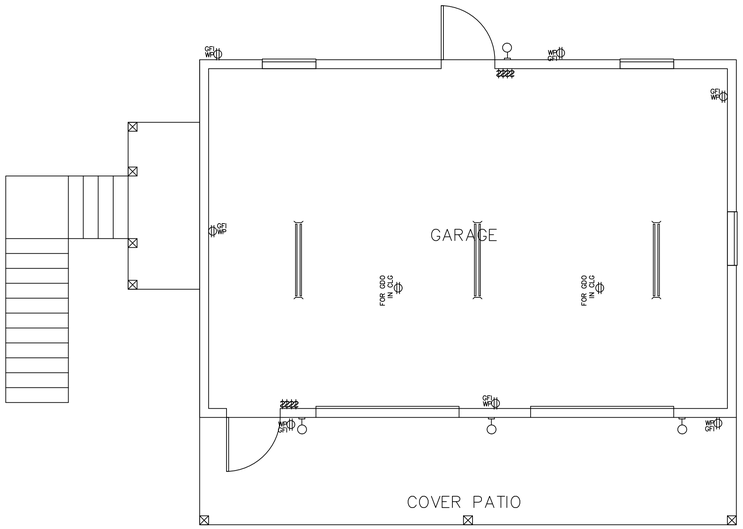
NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(2) 5/8"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION

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



1st FLOOR ELECTRICAL

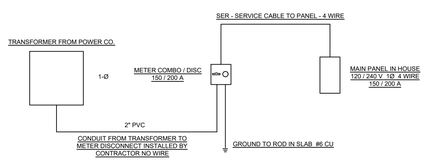
SCALE: 1/4"=1'-0"

*NOTE:
–Location of electric outlets are a representation only. outlets will be located per local building code.

–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)

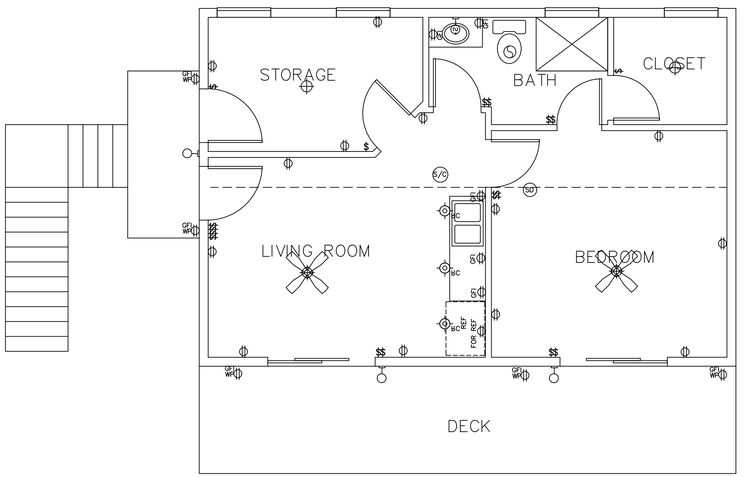
ELECTRICAL SYMBOL KEY

⊕	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
⊕	WALL MOUNTED LIGHT	$3	3–WAY SWITCH
⊕	WALL MOUNTED SCONCE LIGHT	$4	4–WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
FLC PV	VAPOR–PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
FC FB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT–OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
P.A.	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
GFI WP	WATER–PROOF OUTLET	S/CO	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
GFI WP	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
GFI	GFI FLOOR OUTLET		
GEN	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC



2ND FLOOR ELECTRICAL PLAN

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

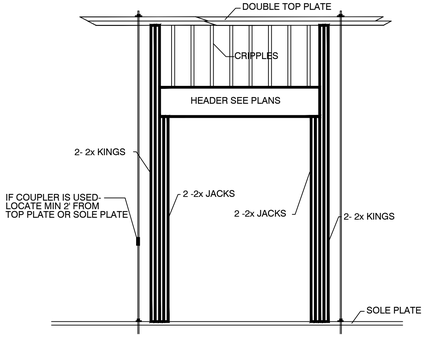
ROBERT G. MORGEN JR., P.E.
#56118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1–5–22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	3 OF 4

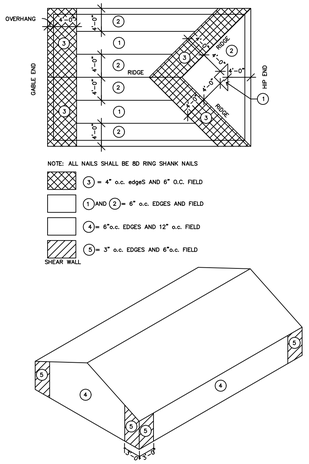
Received July 11, 2022
Planning and Building Department



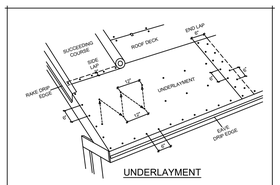
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

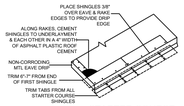
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



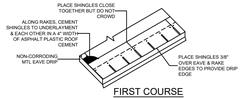
Plywood Nailing Details



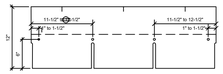
UNDERLAYMENT



STARTER COURSE



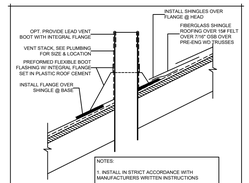
FIRST COURSE



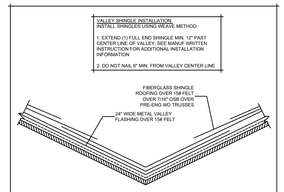
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

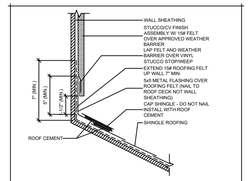
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



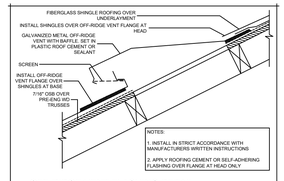
VENT STACK FLASHING DETAIL
N.T.S.



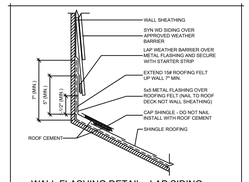
VALLEY FLASHING DETAIL
N.T.S.



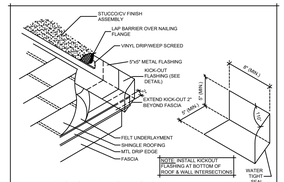
WALL FLASHING DETAIL - STUCCO
N.T.S.



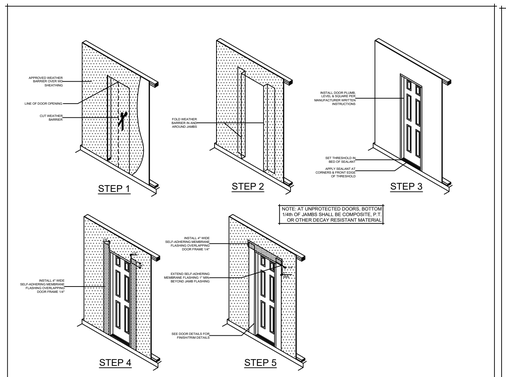
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



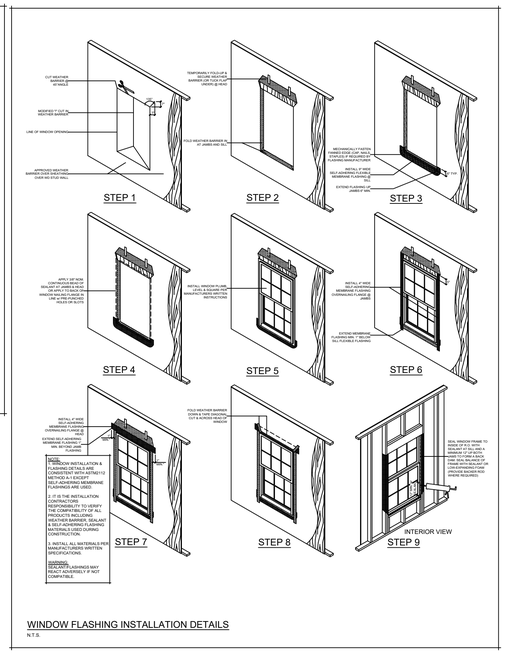
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



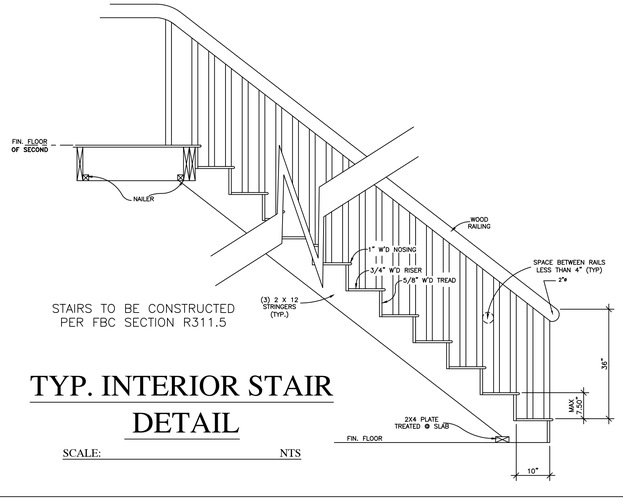
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

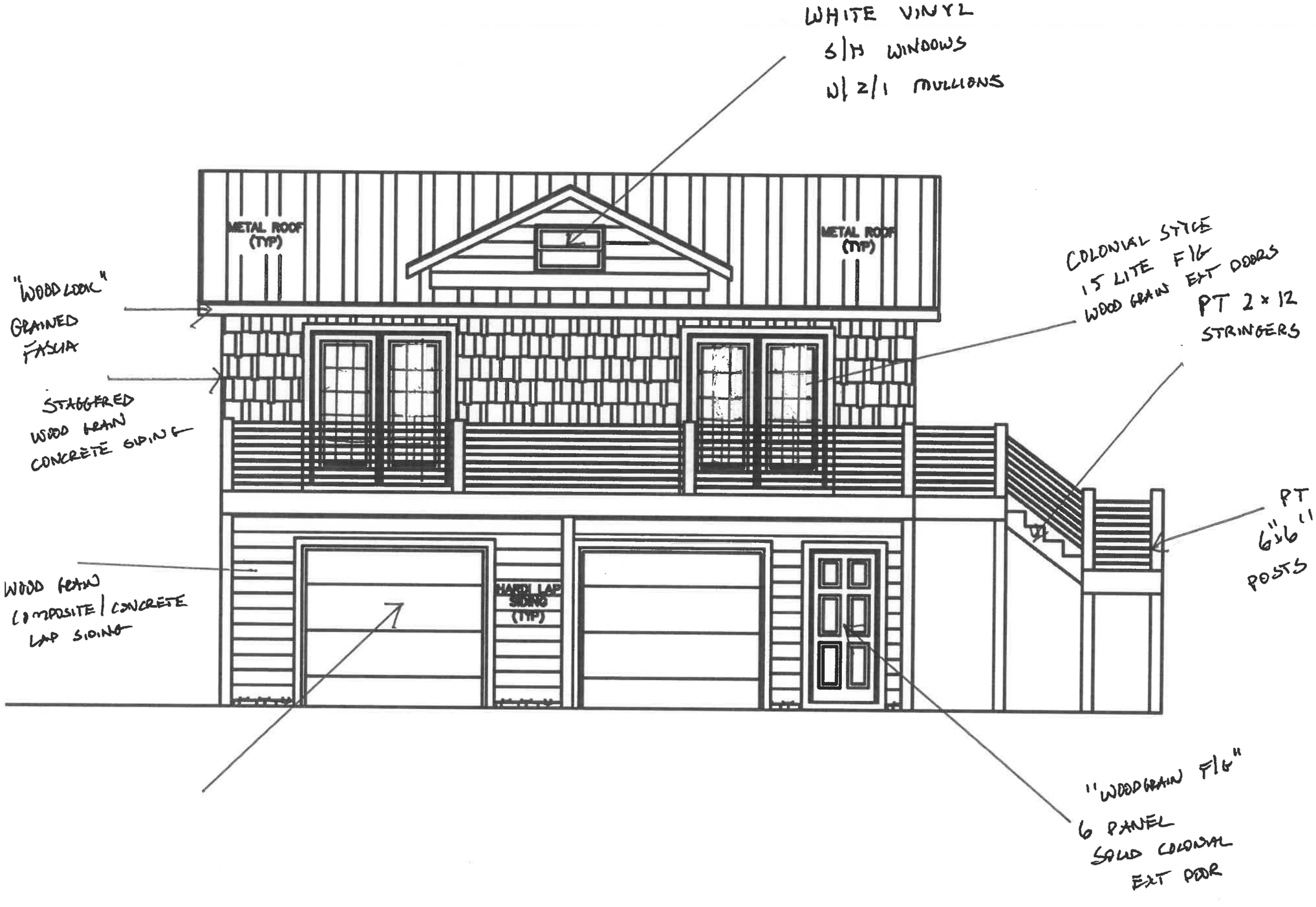
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

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Planning and Building Department

LOT 14

CASTILLO DRIVE

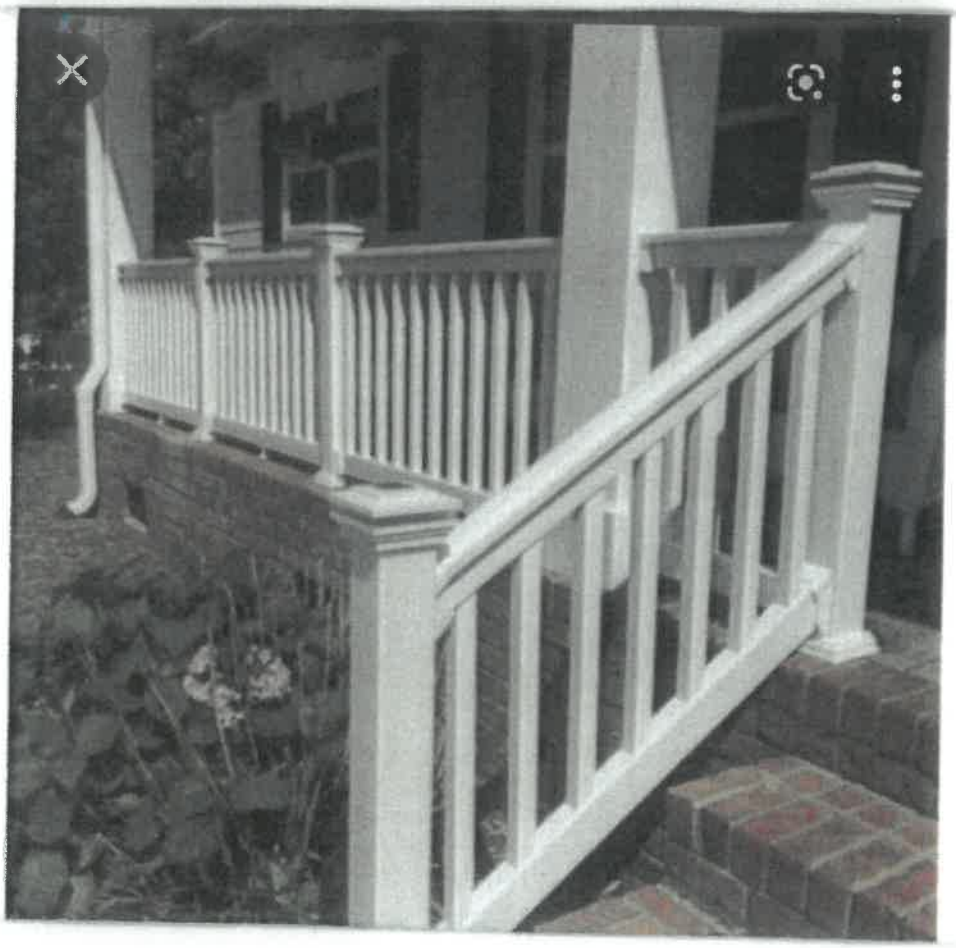


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White PVC Handrailing with reinforces aluminum inserts, and PT posts, wrapped with 5/4" by 6" by 10' White Concrete Trim Boards, and capped at the base and ceiling with a 5/4 " by 6" Reveal

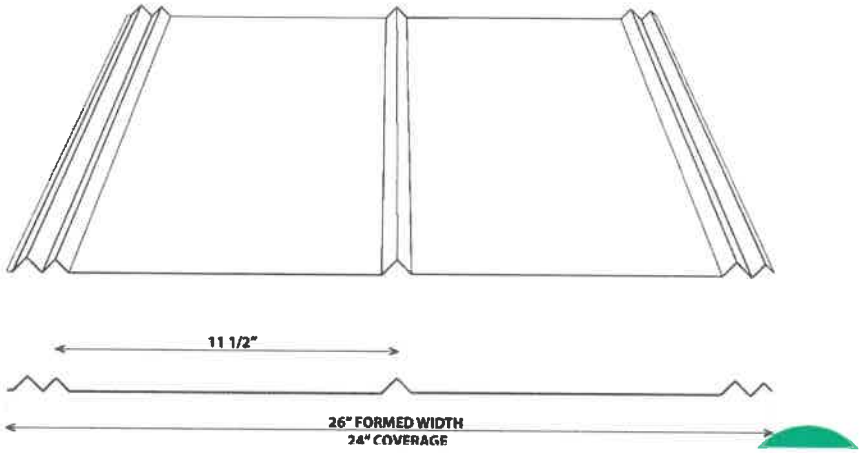
OR

PT WOOD PAINTED WHITE



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5V Crimp Metal Roofing Panels



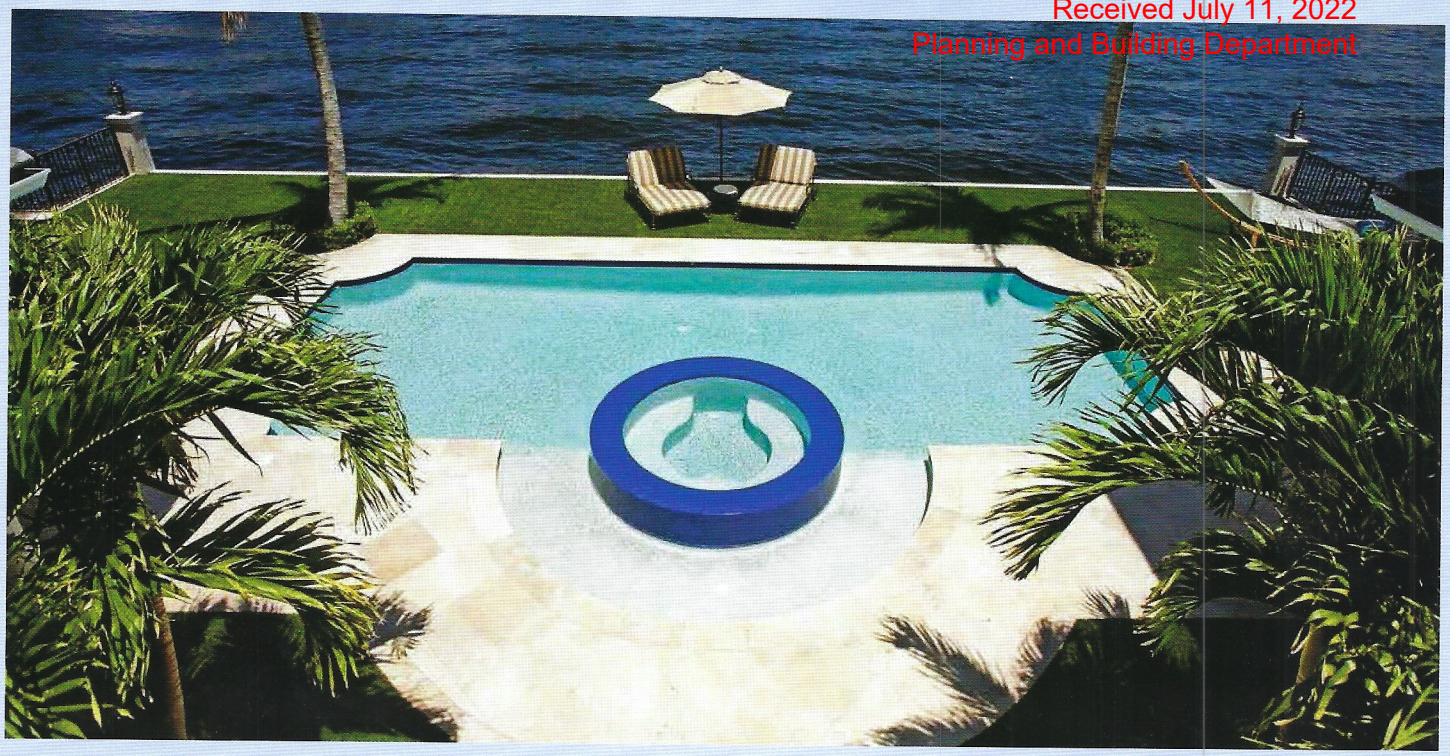
5V crimp metal roofing is a profile that has

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Brick Pavers for Stepping Stones from home to pool, and around pool, and walkways

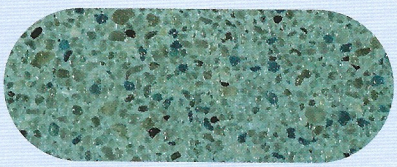


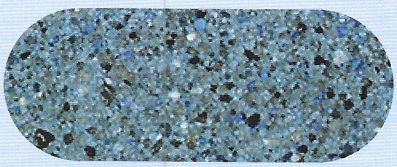
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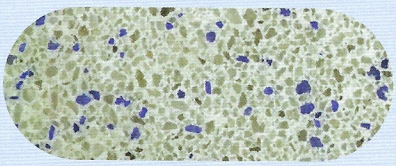


"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled support system with over 30 years of experience as well as an exceptional 10 year warranty. With Florida Gem finishes, your pool will retain its beauty, luster, and finish for years to come..."

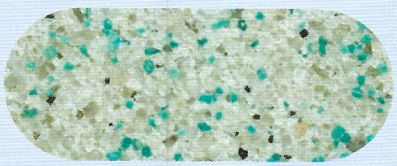

WHITE GEM


EMERALD SEA

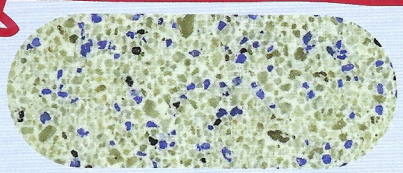

CAPRI

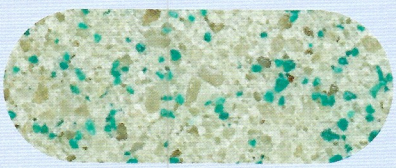

SKY BLUE


BONE GEM


AQUA GEM


LAGOON


BLUE GEM


AQUA CLEAR


HAWAIIAN

FLORIDA STUCCO CORPORATION
Manufacturers of Quality Plaster & Pool Finishes


FRENCH SILVER

Actual finishes may vary slightly from the printing process of the actual sample.

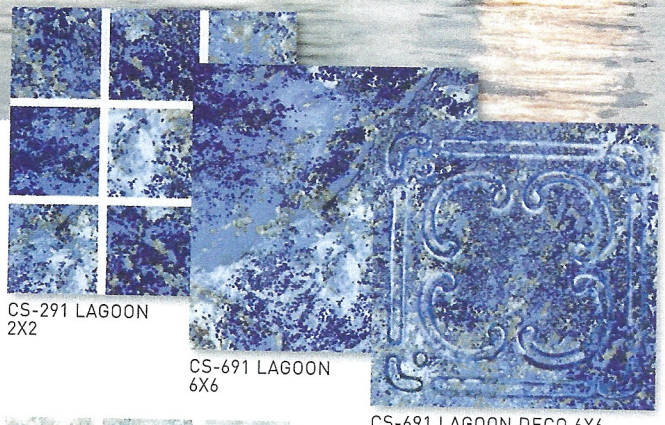
(561) 487-1301 • (800) 334-5134 • www.floridastucco.com

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CASCADE

The driving and cleansing force of waterfalls and rivers inspire our Cascade Series. Roaring and in continuous motion, add a sense of strength and harmony to all your designs.





CS-291 LAGOON 2X2

CS-691 LAGOON 6X6

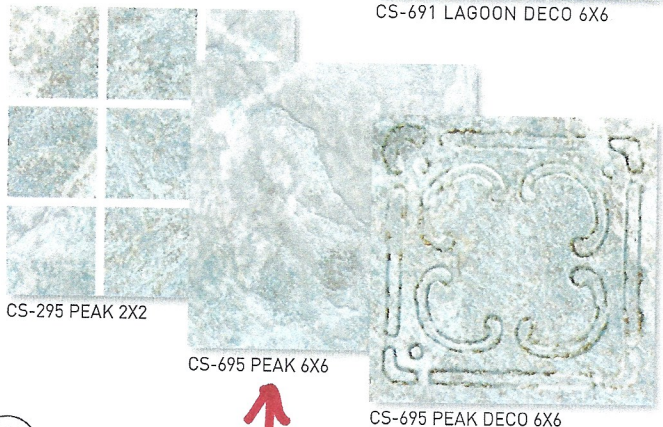
CS-691 LAGOON DECO 6X6



CS-296 FOOTHILL 2X2

CS-696 FOOTHILL 6X6

CS-696 FOOTHILL DECO 6X6



CS-295 PEAK 2X2

CS-695 PEAK 6X6

CS-695 PEAK DECO 6X6



CS-293 RIDGE 2X2

CS-693 RIDGE 6X6

CS-693 RIDGE DECO 6X6

MODERATE VARIATION

Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

Application pg. 66

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

May 19, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0020

Dear Mr. Register,

On May 19, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 16, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by June 6, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0020
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W. Castillo Drive, Lot 14
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 19, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the May 19, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- Continued to June 16, 2022 HARB meeting, as requested by the applicant.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 19 day of May, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0020

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of May, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

April 21, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0020

Dear Mr. Register,

On April 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 19, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by May 9, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0020
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W. Castillo Drive, Lot 14
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 21, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the April 21, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- for applicant to come back with more information and design
- changes that address concerns stated by the HARB
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of April, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0020

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of April, A.D., 2022.

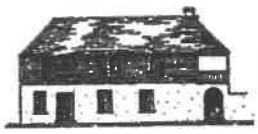
ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Received March 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. HP2022-0020

Receipt No. 2344924 Meeting Date: April 21, 2022

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Allen Register`
   Business (if applicable) Grace Contracting, LLC
   Address 334 Cortez Drive
   City Saint Augustine, State Florida Zip Code 32084
   Daytime telephone (904) 814-9606 Other phone/email allen.gracecontractingllc@gmail
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 BOATING CLUB RD
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone (required) (904) 874-1096 Other phone _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 14 Block ____ Subdivision kingsland add, Parcel 1939600000
5. EXISTING USE HP-5 PROPOSED USE Single Family
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- [x] New building: New Single Family Home, Detached Garage/498 SF Living Above
- [ ] New addition: _____
- [x] New roof structures (dormers, chimneys, etc.): 12/12 Gabe, with Hip, Dormer on Garage
- [x] New porch/deck/balcony: Covered Porch on Home, Open Deck on Det. Gar.
- [ ] New awning/canopy: _____
- [x] New entrances: Driveway access for Det. Gar. off Grove Avenue/Drive off Castillo for Home
- [ ] New window opening/sashes: _____
- [x] New exterior lighting: Oil Rubbed Bronze Exterior Lighting at all Doors
- [x] New fence/wall/gate: Picket Style Fencing around property
- [x] New parking/walkways/other site features: Parking for home/Det. Gar., Pool
- [x] Exterior utility service/mechanical equipment: (2) a/c cond., grinder pump

D. PAINT COLORS (check one)

- [ ] Scheme with pre-approved paint colors (exterior colors available upon request)
- [x] Custom color scheme (provide color samples & building elevations showing color placement)
- [ ] No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Proposing a Single Family Home, with a Detached Garage, with a 1br, 1bath, 498 S.F. living above. Will need to add a second driveway access for Det. Garage. We have met with Road and Bridge, and were told to stay a min. of 50' from any other driveways, which we have shown on our attached site plans. We also have our plans attached for both the detached garage, with living above, and the main house, with plans for a pool in between

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME: Allen Register

SIGNATURE OF APPLICANT: _____ DATE: 3.21.22

PRINT OWNER'S NAME: Brian Screrre

SIGNATURE OF OWNER: _____ DATE: 3.21.22

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☒ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☒	Photographs of existing roof and affected features
☐	☒	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☒	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☒	Photographs of existing surface or feature including close-up and full building perspective
☐	☒	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☒	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☒	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☒	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☐	☐	Scaled site plan showing the building ~~and existing~~ or proposed porch/deck/balcony and property lines if applicable
☐	☒	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☒	☐	Scaled detail of ~~existing or~~ proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☒	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY Not Applicable

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☒	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☒	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☒	☐	☐	For new openings, a scaled wall section
☐	☒	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☒	Documentation of justification for changing the existing door(s) and the extent of the affected area.

October 2017

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☒	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☒	☐	For new openings, a scaled wall section with proposed window
☐	☒	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☒	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☒	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☒	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☒	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☒	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☒	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☒	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☒	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☒	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES If Applicable

☐	☒	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☒	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☒	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☒	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☒	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☒	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☒	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☒	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☒	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☒	☐	Scaled landscape plan
☐	☐	☒	Scaled elevation drawings showing existing building(s) and major site features
☒	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☒	☐	☐	Wall sections
☐	☒	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☒	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☒	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☒	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

Keep in mind, the architectural style for this area is Frame Vernacular and the building design must reflect this style. Please see above checklist for additional application details needed paying close attention to those with the center (need) box marked.

Project number: not yet assigned Project Address: 28 W Castillo Drive - Lot 14

Reviewed by: Candice Seymour Date: 03/23/2022

Instr #2021073595 BK: 5307 PG: 1343, Filed & Recorded: 7/1/2021 2:26 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $1,820.00

Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #116613
193970-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this June 28, 2021, between The Holborn Group Inc., a Florida Corporation, whose mailing address is: 92 Ponte Vedra Colony Circle, Ponte Vedra Beach, Florida 32082, party of the first part, and Zigiz Holdings, LLC, whose mailing address is: 501 Boating Club Road, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 14 and 15, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 28, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature
J. M. Danese
Print witness name

Witness signature
Cynthia L. Dister
Print witness name

The Holborn Group Inc., a Florida Corporation

By: Hugh A. Holborn, Jr., President
Print Name: Hugh A. Holborn, Jr.
Title: President

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this June 28, 2021 by Hugh A. Holborn, Jr., President of The Holborn Group Inc., a Florida Corporation who is personally known to me or who has produced Drivers License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # GG 093061
EXPIRES: August 11, 2021
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1939600000
Location Address	28 W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOTS 14 & 15 OR5307/1343 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.320
Homestead	N

Owner Information

Owner Name	Zigiz Holdings LLC 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$1,540
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$253,540**
Total Deferred	$0
Assessed Value	**$253,540**
Total Exemptions	$0
Taxable Value	**$253,540**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$1,540	$273,000	$0	$0	$274,540	$140,018	$134,522	$140,018
2020	$0	$1,668	$273,000	$0	$0	$274,668	$127,289	$147,379	$127,289
2019	$0	$1,796	$273,000	$0	$0	$274,796	$115,717	$159,079	$115,717
2018	$0	$1,284	$220,500	$0	$0	$221,784	$105,197	$116,587	$105,197
2017	$0	$1,412	$220,500	$0	$0	$221,912	$95,634	$126,278	$95,634
2016	$0	$1,540	$85,400	$0	$0	$86,940	$86,940	$0	$86,940
2015	$0	$1,668	$85,400	$0	$0	$87,068	$87,068	$0	$87,068
2014	$0	$1,796	$85,400	$0	$0	$87,196	$87,196	$0	$87,196
2013	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2012	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2011	$0	$0	$94,500	$0	$0	$94,500	$94,500	$0	$94,500
2010	$0	$0	$105,000	$0	$0	$105,000	$105,000	$0	$105,000

Extra Feature Information

Code Description	Status	Value
Wood Fence (Commercial)		1540

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	100	140	100	EF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2021	6/28/2021	$260,000.00	WARRANTY DEED	5307	1343	Q	V	HOLBORN GROUP INC	ZIGIZ HOLDINGS LLC
	12/29/2005	$414,000.00	WARRANTY DEED	2628	641	Q	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	HOLBORN GROUP INC
	5/1/2005	$284,700.00	WARRANTY DEED	2438	1533	U	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	IRIC ACQUISITION CORP
	3/1/1989	$0.00		816	135	U	V		INDIAN RIVER INDUSTRIAL CONTR
	7/1/1986	$0.00		709	1403	U	V		
	4/1/1986	$125,000.00		702	316	Q	V		

No data available for the following modules: Exemption Information, Building Information, Sketch Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

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Last Data Upload: 3/22/2022, 1:40:05 AM

Version 2.3.180



Detail by Entity Name

Florida Limited Liability Company
ZIGIZ HOLDINGS, LLC

Filing Information

Document Number	L17000233824
FEI/EIN Number	82-4312998
Date Filed	11/13/2017
Effective Date	11/06/2017
State	FL
Status	ACTIVE

Principal Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Mailing Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

SCRONE, CONSTANZE
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Title MGRM

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2019	01/08/2019
2020	01/17/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
GRACE CONTRACTING LLC

Filing Information

Document Number	L06000108463
FEI/EIN Number	20-5846389
Date Filed	11/08/2006
Effective Date	11/08/2006
State	FL
Status	ACTIVE

Principal Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Mailing Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Registered Agent Name & Address

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Address Changed: 02/02/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Title Manager

Eden, Russell W

980 S Whitney St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	04/06/2020
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
11/08/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

FOR AUGUST 17, 2022 HARB MEETING

HP2022-0021: 28 W CASTILLO DRIVE, LOT 15

Staff Report included under 7(e) for 28 W Castillo Drive, Lot 14

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 21, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0021

Dear Mr. Register,

On July 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 17, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by August 7, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0021
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W Castillo Drive, Lot 15
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 21, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the July 21, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- Continue to the August 17, 2022 HARB meeting due to no one being present at the July meeting.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of July, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0021

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Gaere MacDonald

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gaere MacDonald, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of July, A.D., 2022.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

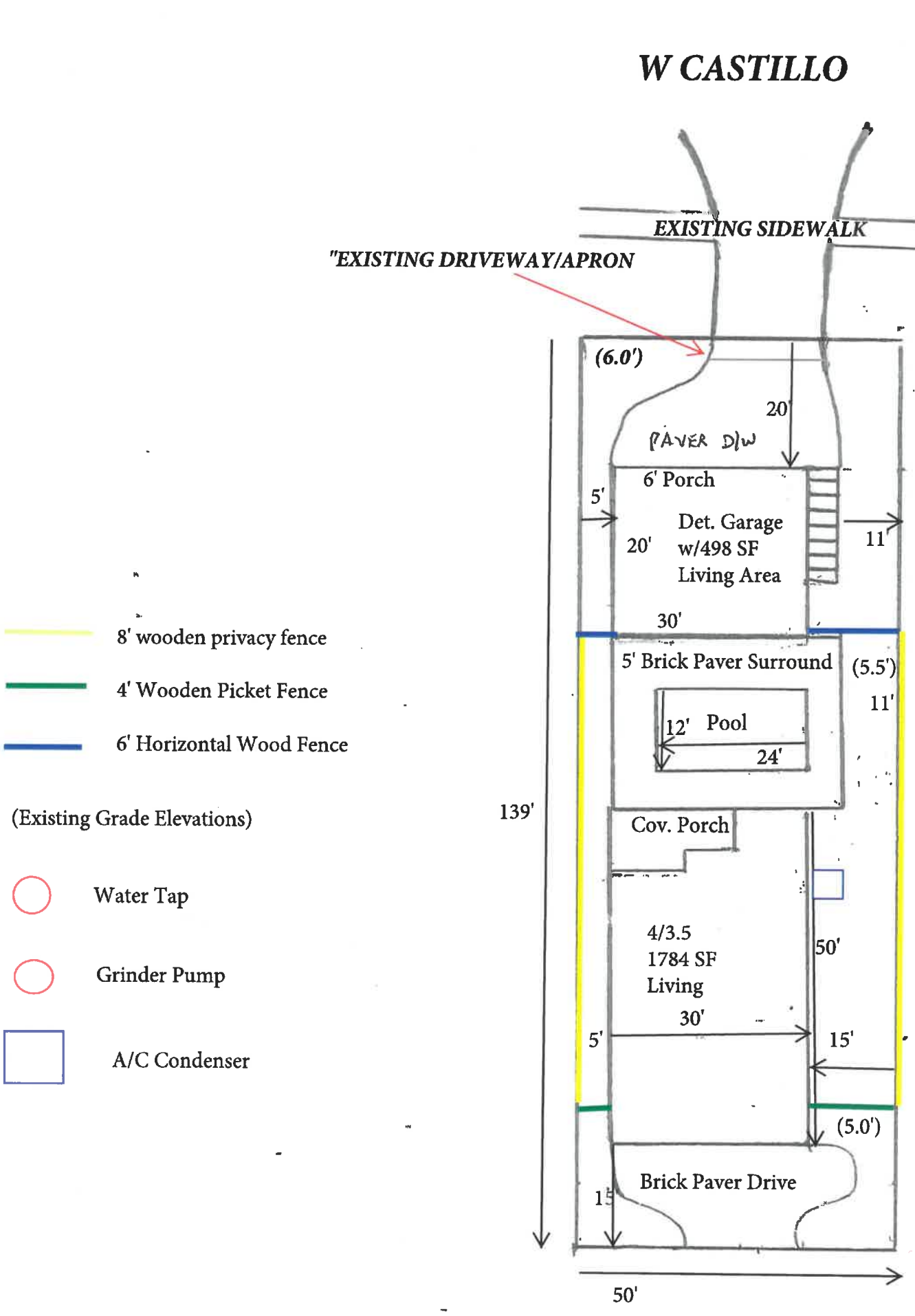
FOR AUGUST 17, 2022, HARB MEETING

HP2022-0021: 28 W. CASTILLO DRIVE – LOT 15

New materials submitted by applicant.

Received August 8, 2022
Planning and Building Department

LOT 15 - 28 W CASTILLO DRIVE
PARCEL ID#: 1938600000
AE-7 FEMA FLOOD ZONE
HP-5 ZONING

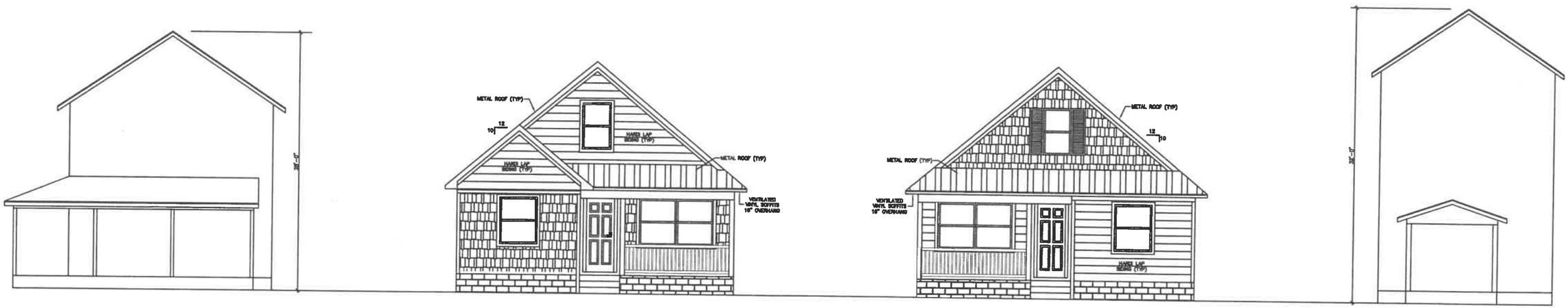


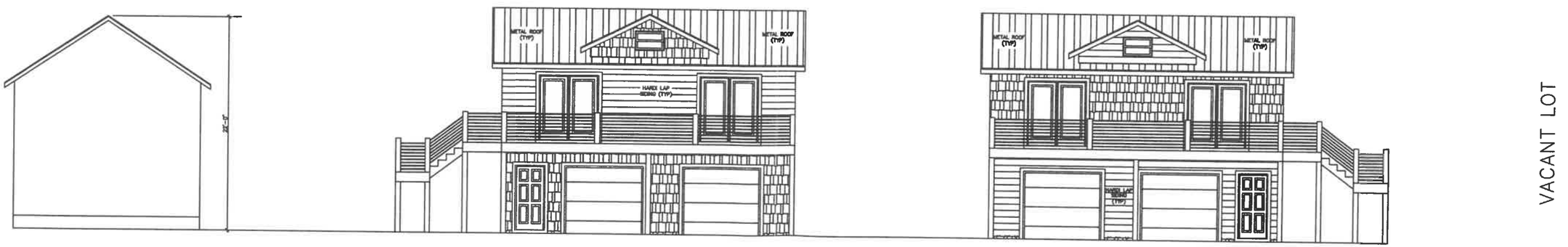
Received August 8, 2022
Planning and Building Department

Aerial View
Lot 14/15



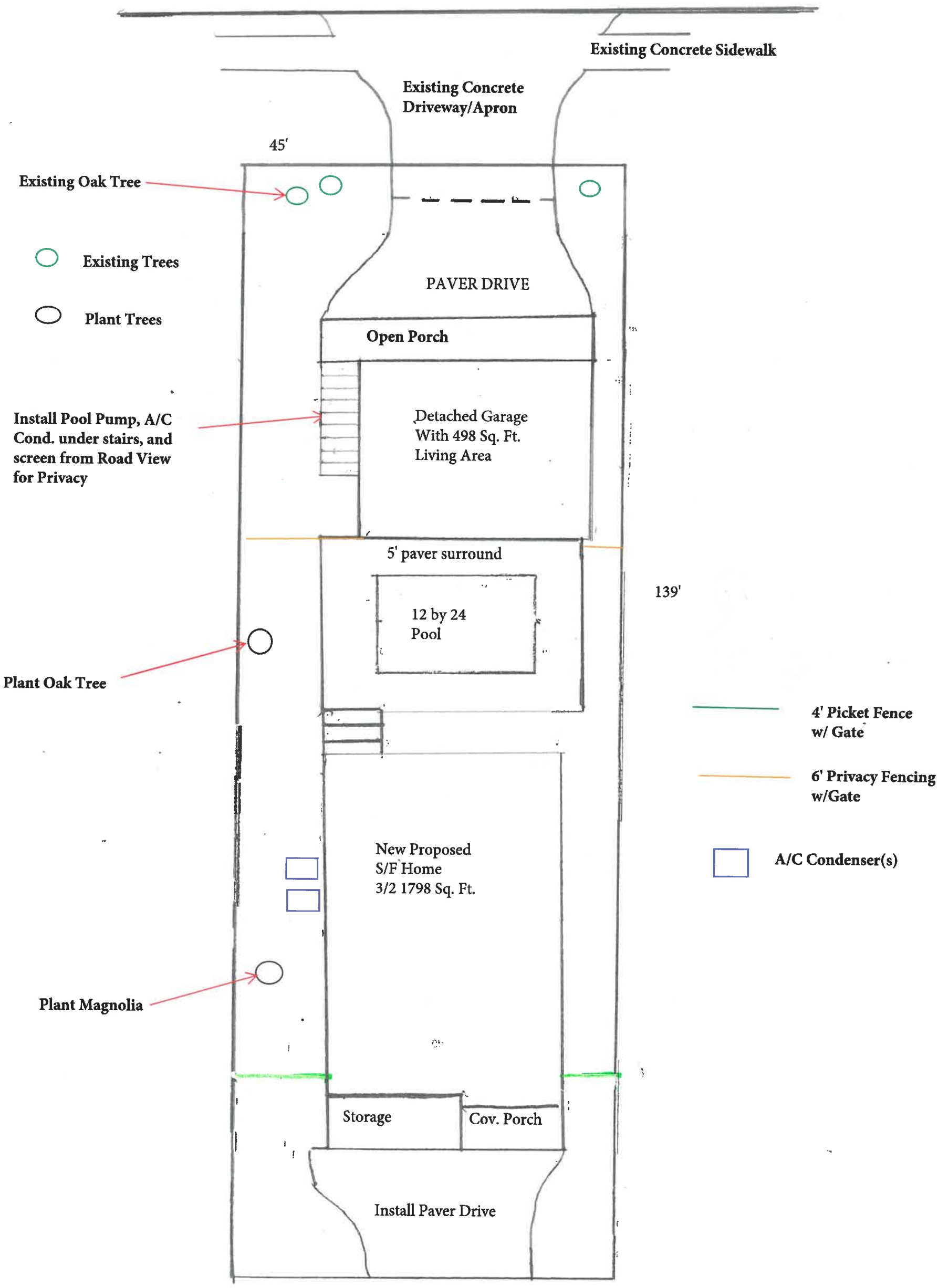
Received August 8, 2022
Planning and Building Department





Received August 8, 2022
Planning and Building Department

28 W CASTILLO "LOT 15"



GROVE AVENUE

Received August 8, 2022
Planning and Building Department

HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	FASTENERS TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	----- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	-----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	-----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9' OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46¼" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" ENDS/EDGE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
HETA12 1265	0-365	H2.5	(10)8d(TOTAL)
HETA16 1810	AND 820-1085	H6	(16)8d(TOTAL)
HETA20 1810	1086-2170	HTS16 (2)HTS16	(16)10d (16)10d(EACH)
HETA24 1810			BLOCK:
HETA40 1810	0-1450	META12	(10)6d
	1451-1780	HETA12	(7)16d
10d X 1 5" NAILS	1781-2235	HHETA16	(9)16d

TABLE R301.2.1.3
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) ** PANEL SPAN 4 FEET	PANEL SPAN >4 TO 6 FEET	PANEL SPAN >6 FEET	CLIP SPACING (INCHES) PANEL SPAN ≤6 FEET
#8 WOOD SCREW-BASED WINDOW WITH 1" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED WINDOW WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" LAG SCREW-BASED WINDOW WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

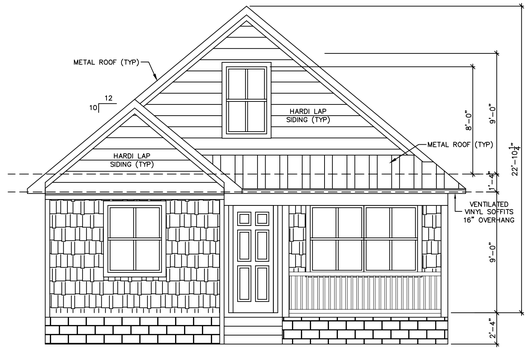
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

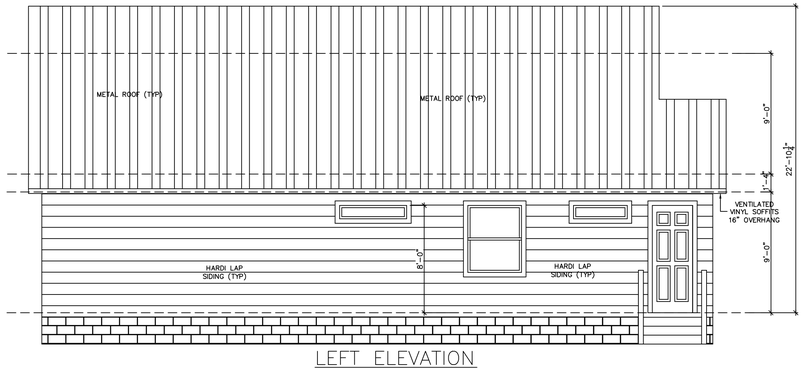
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
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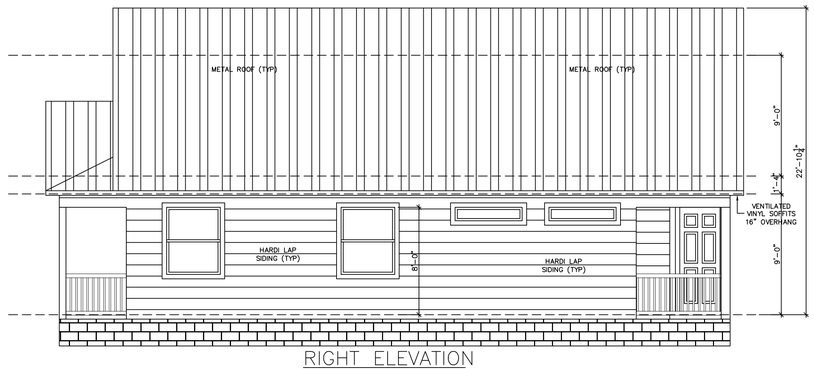
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



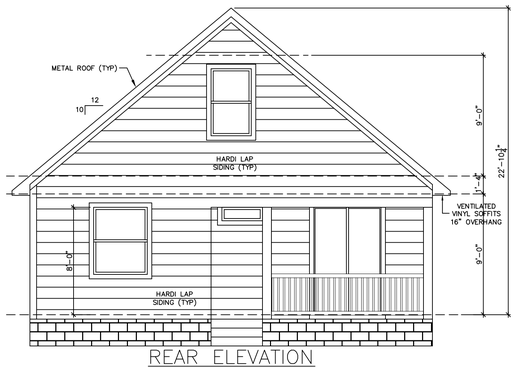
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
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7	
8	
9	
10	

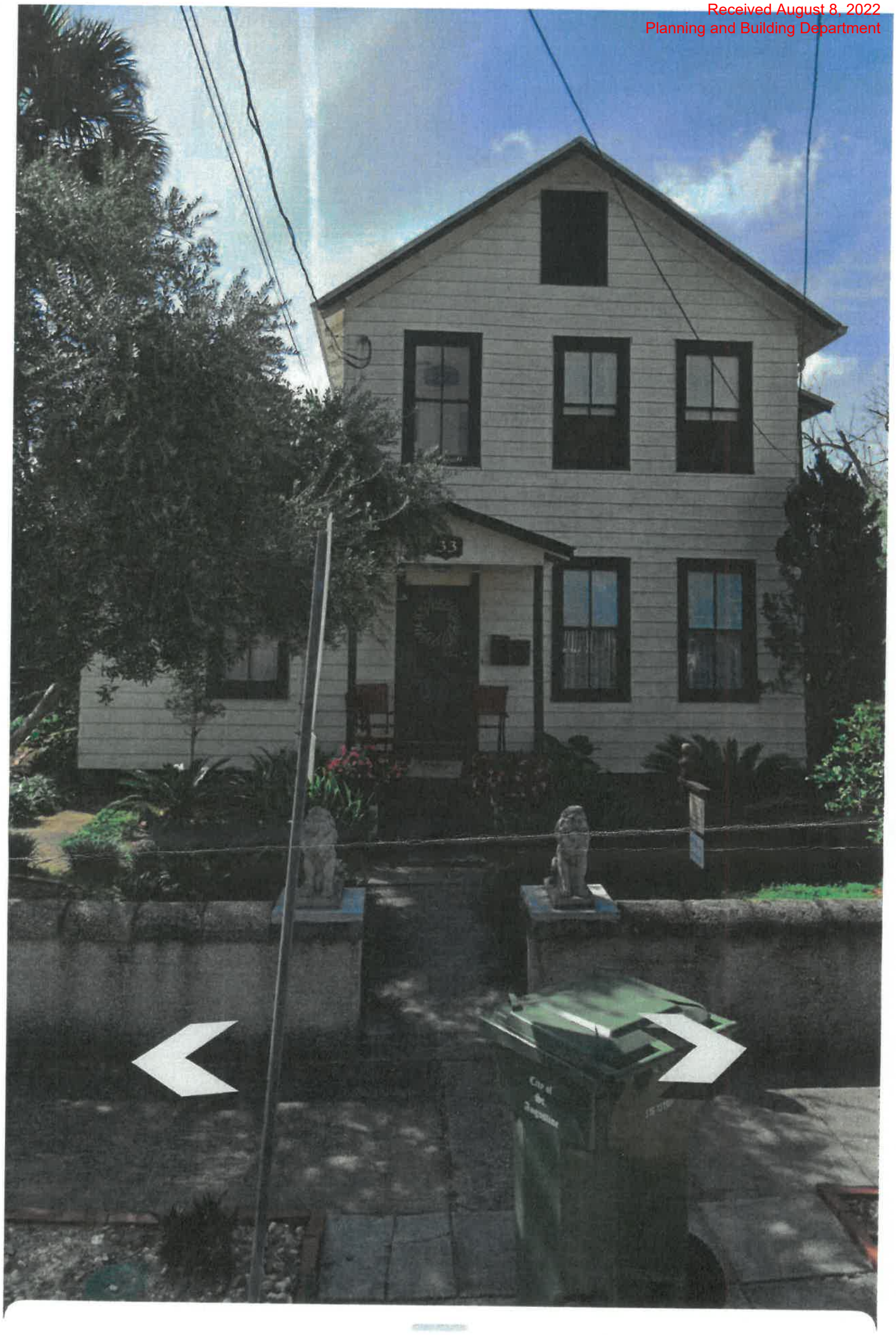
ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received August 8, 2022
Planning and Building Department



33 Grove Ave

Received August 8, 2022
Planning and Building Department



31 Grove Ave

" SUBJECT PARCEL "

LOT 15

Received August 8, 2022
Planning and Building Department



29 Grove Ave

"SUBJECT PARCEL"
LOT 14

27 GROVE AVENUE

Received August 8, 2022
Planning and Building Department



Received August 8, 2022
Planning and Building Department

GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	FASTENERS TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	----- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	-----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	-----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9" OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" ENDS/EDGE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
	0-365	H2.5	(10)8d(TOTAL)
HETA12 1265	366-500	H6	(14)8d(TOTAL)
HETA16 1810	821-1085	HTS16	(18)16d
HETA20 1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA24 1810			BLOCK:
HETA40 1810	0-1450	META12	(10)16d
	1451-1780	HETA12	(7)16d
10d X 1 5" NAILS	1781-2235	HHETA16	(8)16d

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES)			** CAN FASTENERS BE STAGGERED
	PANEL SPAN ≤ 4 FEET	PANEL SPAN > 4 FEET AND ≤ 6 FEET	PANEL SPAN > 6 FEET AND ≤ 8 FEET	
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

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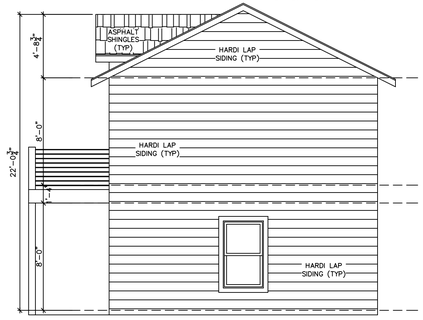
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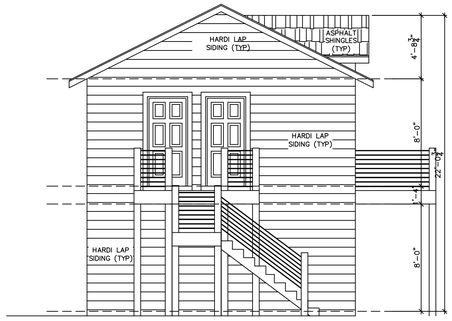
CHAPTER 6 (TYPE OF CONSTRUCTION)
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IMP = 1
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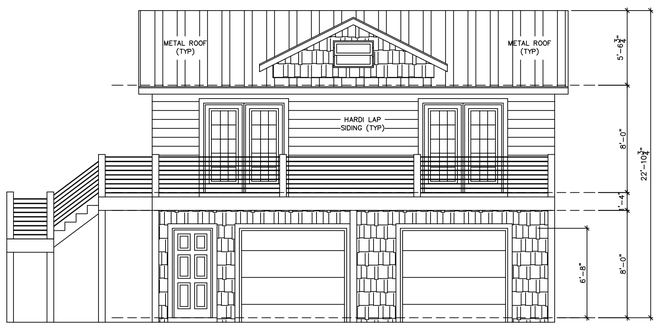
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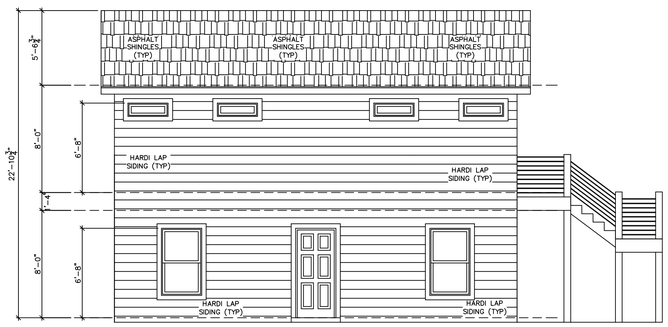
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
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FRONT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
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904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE LOT 15
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

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LOT 16 33 GROVE AVE.

VIEW FROM CASTILLO DR



LOT 15

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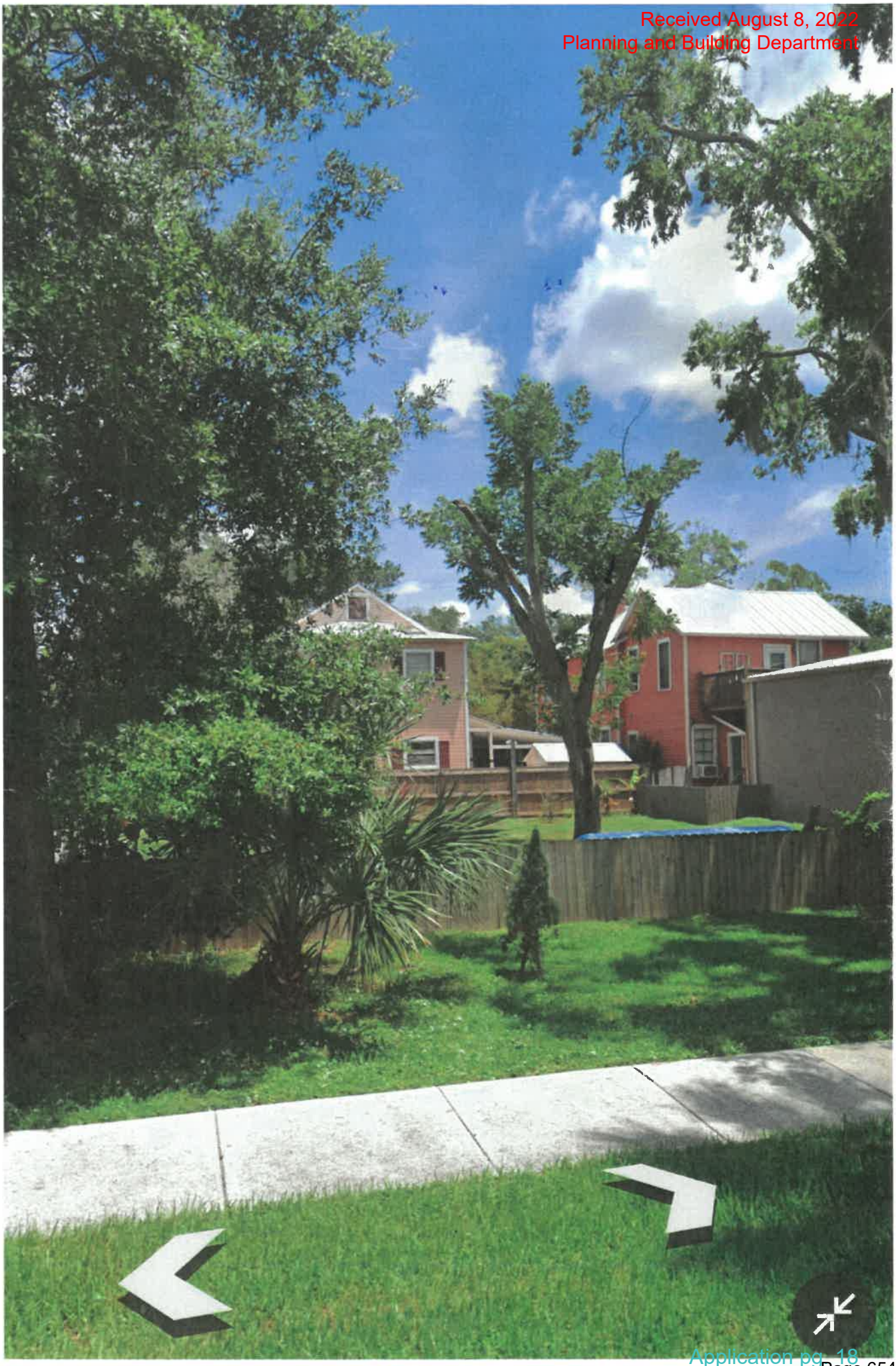
SUBJECT PARCEL

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LOT 14

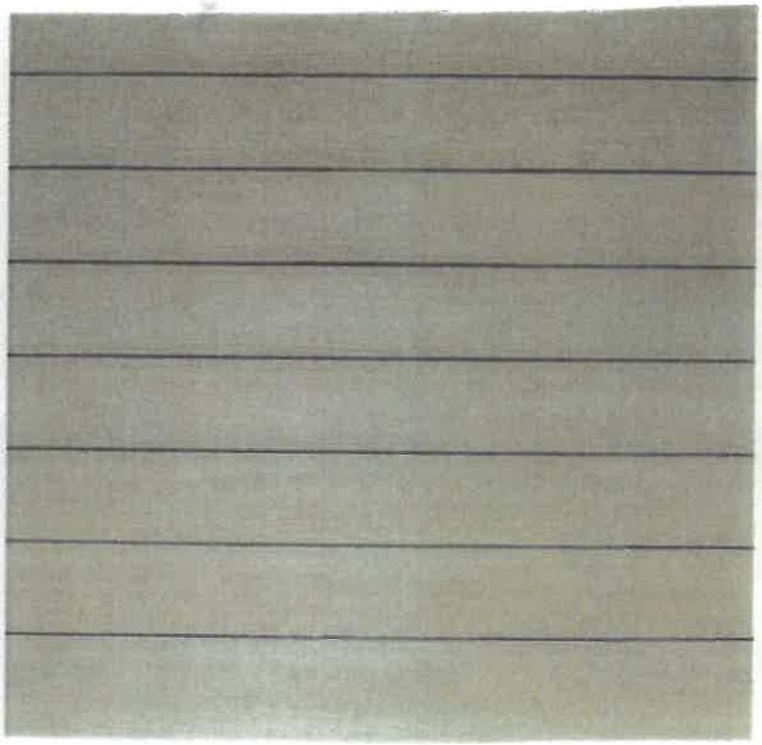


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8.25" BY 12' Wood Grain Lap Concrete Siding



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Figure 15 depicts wood shingle patterns

Wood Shingle Patterns **Figure 15**



WOOD GRAIN
CONCRETE / FIBER PANELS



Pre-1821

Most First and Second Spanish Period buildings are masonry, although some are wood frame and some have masonry end walls with wood frame between. Most British Period buildings are masonry, although the use of wood frame construction increased. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings.

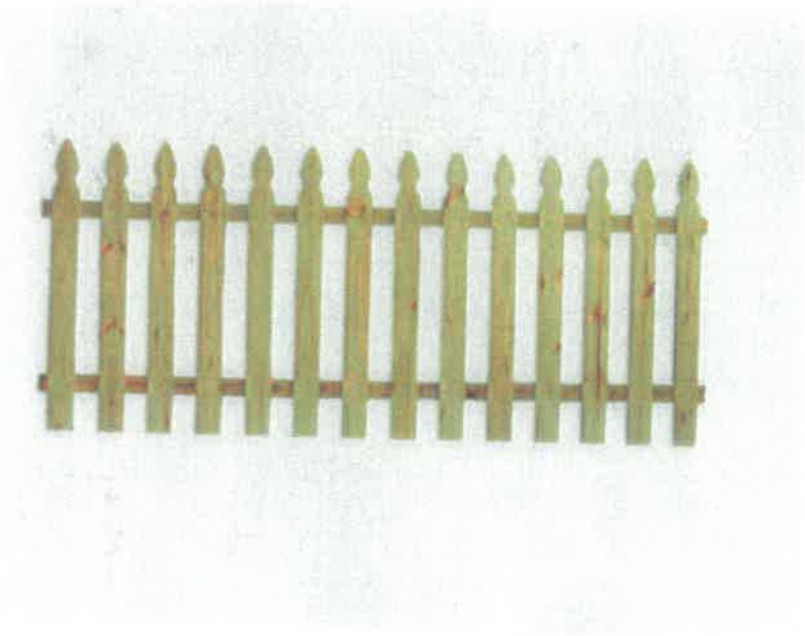
Most buildings should have masonry walls covered with plaster or stucco. The final coat must be smooth finish stucco, although an ashlar joint finish may be appropriate for larger and more detailed British Period and Second Spanish Period buildings. Pieces of coquina stone should not project out of the stucco to create a false "time worn" appearance.

Aluminum or vinyl siding, shelldash and other materials and treatments not documented as used in pre-1821 construction are not appropriate. Documented material not in common use, such as slate and tile, may be appropriate on a case specific basis.

The exterior fabric and materials should effectively reproduce the texture and appearance of materials on existing or documented pre-1821 buildings. Depending on the period of the building, acceptable

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4' picket fencing



PT WOOD

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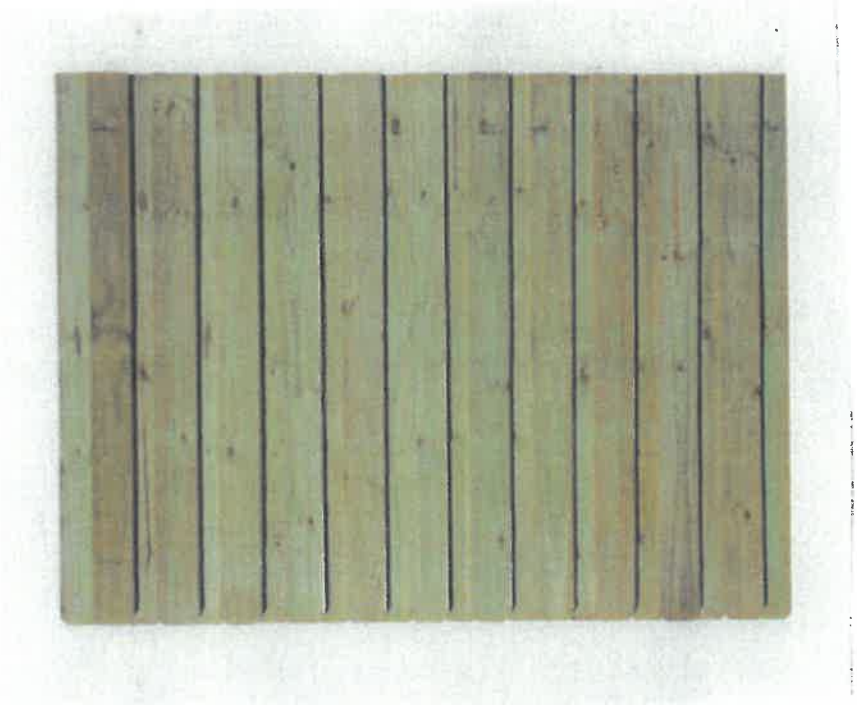
6' privacy "picket" style fencing



PT WOOD

Received August 8, 2022
Planning and Building Department

8' privacy "picket" style fencing



PT WOOD

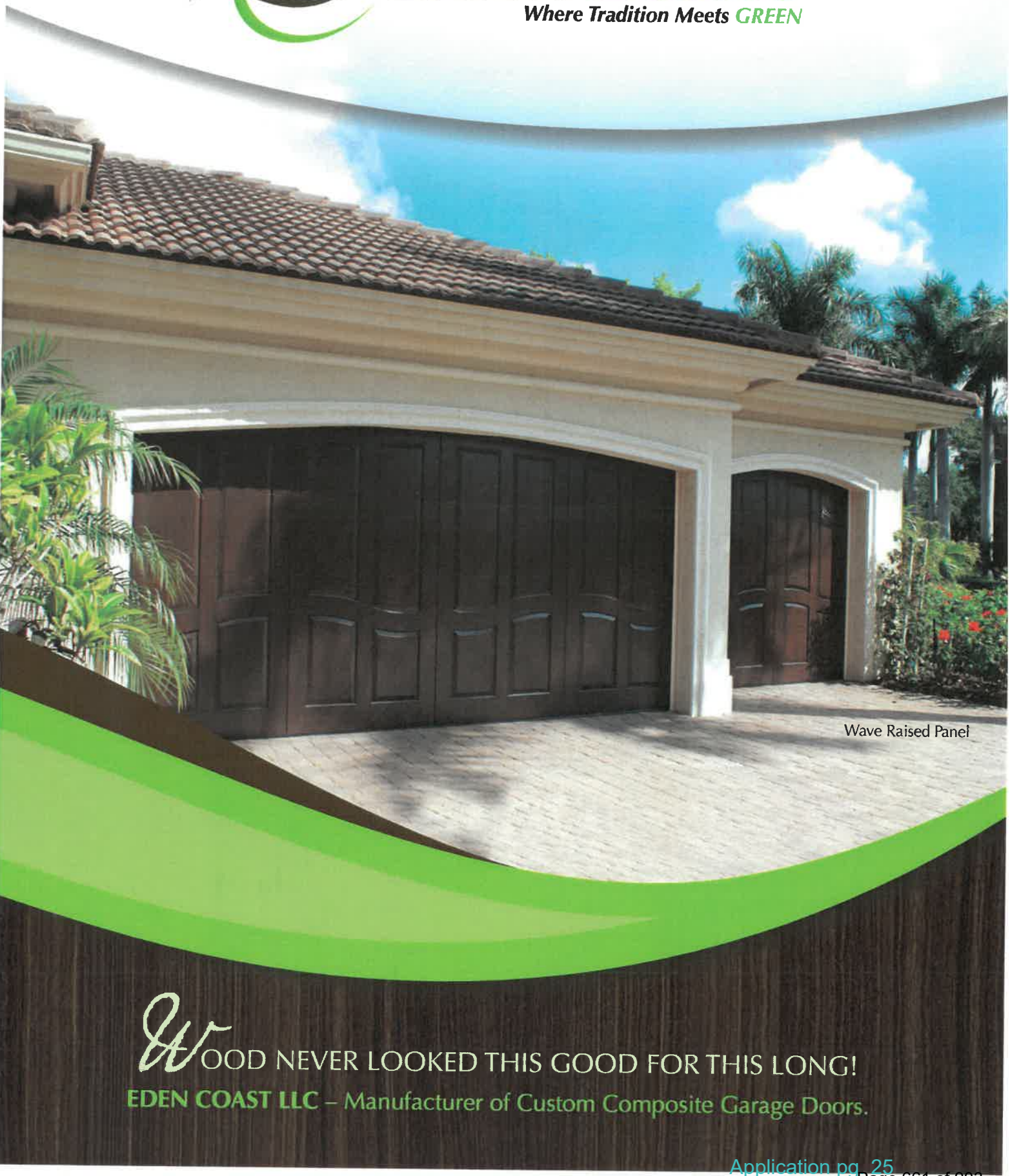
12' by 24' Pool, with a 5' paver surround



Received August 8, 2022
Planning and Building Department

EDEN COAST LLC

Where Tradition Meets GREEN



WOOD NEVER LOOKED THIS GOOD FOR THIS LONG!

EDEN COAST LLC – Manufacturer of Custom Composite Garage Doors.

Received August 8, 2022
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8/4 Dogwood with Arch/S5

If you can dream it, we can build it!

Received August 8, 2022
Planning and Building Department



At Eden Coast, we understand that the finishing details of your home are unique and special. Therefore, we proudly stand on our guiding principle, "If you can dream it, we can build it."

What sets us apart is our dedication to you. Our superior craftsmanship, innovative manufacturing and finishing capabilities allow us to accomplish just about any architectural design you can dream. We are committed to giving you the look you love without the maintenance.

So, take my advice, go on, dream a little and let us serve you.

Sincerely,

Duane Laricey
President

Received August 8, 2022
Planning and Building Department



Leatherwood/W3/4/4 Arched Window with Optional Decorative Hardware



Providence with Arch and Custom Molding/S6



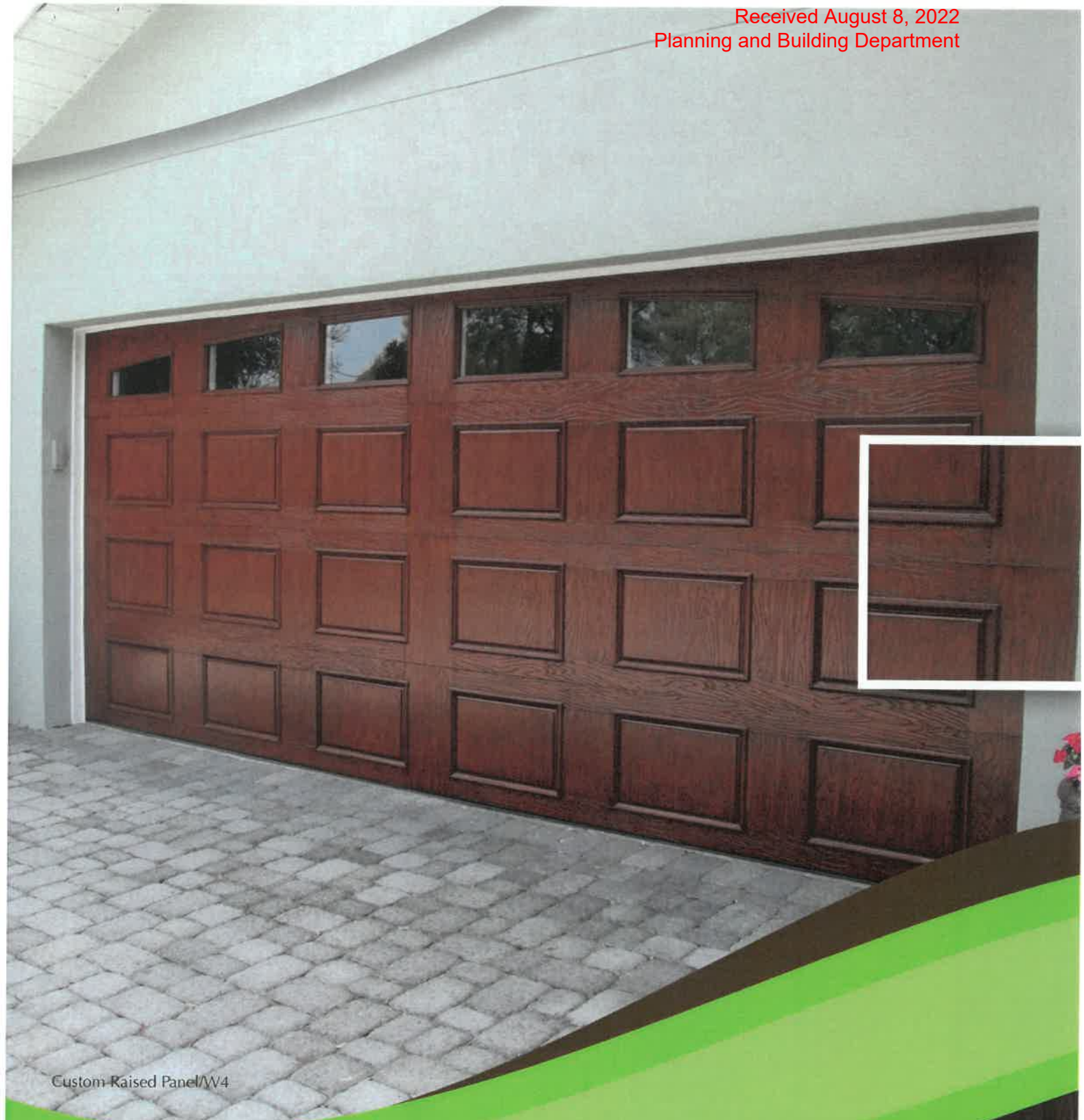
Raised Panel/Cherry Match

WE CAN CUSTOMIZE YOUR DOOR, AND STILL ELIMINATE MAINTENANCE FOR YEARS TO COME.

We construct our doors by overlaying commercial or residential steel sections with our environmentally friendly, composite materials. We use different board thicknesses. From ½" to 1 ½", our different board dimensions allow us to create the best detail in the industry.

Application pg. 28

Received August 8, 2022
Planning and Building Department



Custom Raised Panel/W4

CUSTOM INLAID MOLDINGS & TRIMS ARE AVAILABLE ON ALL DESIGNS.

Received August 8, 2022
Planning and Building Department

KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Construction Specifications Institute (CSI) Category:

Division: 07 00 00 – Thermal & Moisture Protection

Section: 07 41 13 – Metal roof and wall panels

1. Program Licensee:

1st Coast Metal Roofing Supply
186 SR 207
East Palatka, FL 32131
386-325-0242
http://www.1stcoastmrs.com/

2. Certified Roof Covering:

1st Coast Metal Roofing Supply's Model 5V Crimp Panel non-structural through-fastened minimum 26 gauge metal roof and wall panels installed over nominal 7/16" OSB sheathing roof deck for use in new construction, re-roofing and re-covering applications.

3. Scope of Certification:

This Certification Report provides technical data substantiating that the use of the certified roof covering and the evaluated roof systems are in compliance with the following:

- 2020 Florida Building Code - Building, 7th Edition, Section 1504.3.2.
- Florida Product Approval Rule 61G20-3.

Properties Evaluated:

- Wind Uplift Resistance

This Certification Report was used to qualify Florida Product Approval FL 24397-R6.

4. Evaluated Roof System Description:

4.1. **Roof Covering:** 5V Crimp Panel metal roof and wall covering panels are cold roll-formed from minimum 26 gauge ASTM A792 Grade 50 steel sheet. The panels are aluminum-zinc alloy coated per ASTM A792 (AZ50), and shall be installed in accordance with the manufacturer's instructions and this Certification Report.

4.2. **Roof Deck:** 5V Crimp metal roof and wall panels are certified for use over solid or closely-spaced, nominal 7/16" OSB sheathing complying with 2020 Florida Building Code - Building, 7th Edition, Section 2303.1.8 with a minimum slope of 25% (3:12).

4.3. **Anchorage:** 5V Crimp Panel metal roof and wall panels shall be through-fastened to the roof deck using #9-15 x 1-1/2" Woodbinder ST-XL hex-head wood screws with EPDM-sealing washer or equivalent, as specified in Table 1, applied in the patterns described in Appendix 1.

4.4. **Underlayment:** 5V Crimp Panel metal roof and wall panels in new construction applications shall be installed over underlayment meeting the applicable material type and attachment details specified in 2020 Florida Building Code - Building, 7th Edition Table 1507.1.1.1., the manufacturer's installation instructions and this Certification Report.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

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Planning and Building Department

5. Installation

5V Crimp Panel metal roof and wall panels in new construction applications shall be installed in accordance with the 2020 Florida Building Code - Building, 7th Edition, Section 1507.4, the manufacturer's published installation instructions and this Certification Report.

5V Crimp Panel metal roof and wall panels in re-roofing and re-covering applications may be installed over a single layer of existing shingles and shall be installed in accordance with the 2020 Florida Building Code Code - Building, 7th Edition, Sections 1507.4 & 1511, the manufacturer's published installation instructions and this Certification Report.

The manufacturer's installation instructions shall be made available at the time of installation. If there are differences between this report and the manufacturer's installation instructions, this report shall take precedence.

6. Product Performance

The performance of the 5V Crimp Panel non-structural through-fastened metal roof and wall panels described in this Certification Report has been determined in accordance with:

- UL 580-06, *Tests for Uplift Resistance of Roof Assemblies.*
- UL 1897-04, *Uplift Tests for Roof Covering Systems.*

As tested & reported by the following independent accredited laboratory:

Laboratory	Report Ref.
Force Engineering & Testing	99-0284T-15A & B

Note: The UL 1897-04 standard is equivalent to the UL 1897-2012 standard.

6.1. Wind Resistance

The allowable design uplift pressures for 5V Crimp Panel anchored as described in Appendix 1, when tested in accordance with the referenced standards with an applied safety factor of 2.0 are found in Table 1.

Table 1

Description	Anchor Pattern	Anchor Man'f & Model	Max Design Uplift Pressure
Over 7/16" OSB Sheathing	**A** (16" O.C.)	Woodbinder ST-XL	**-52.5 psf**
Over 7/16" OSB Sheathing	**B** (24" O.C.)	Woodbinder ST-XL	**-63.5 psf**

7. Conditions of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels must be insulated against other materials or metals including concrete, lead, copper and treated lumber that contains corrosive materials.

8. Limitations of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels are not qualified for use in the High Velocity Hurricane Zone (HVHZ).

Fire classification, shear diaphragm design, roof deck design & attachment to supporting members are not within the scope of this Certification Report.

Roof support framing shall comply with 2020 Florida Building Code - Building, 7th Edition, Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

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Planning and Building Department

9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply 186 State Rd 207 East Palatka, Florida 32131

Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



2021.01.11 11:09:21 -05'00'

Aaron M. Shultz
Validation Manager

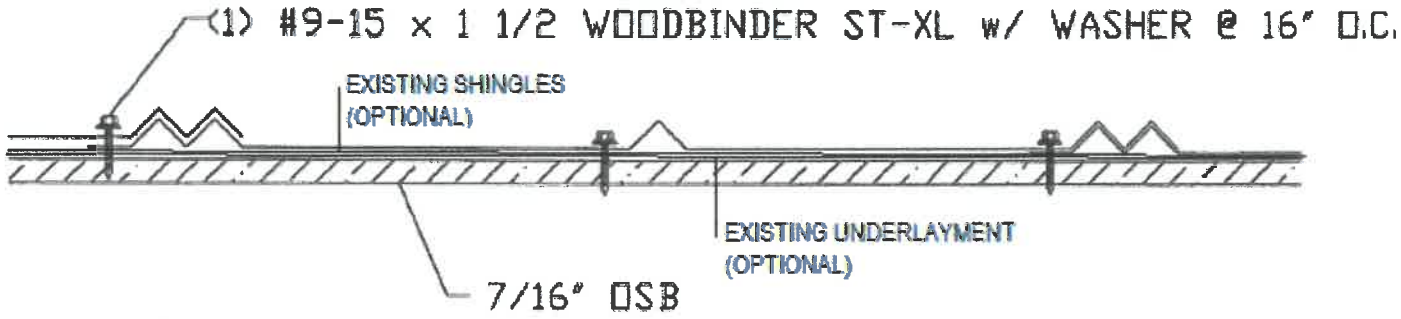
Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

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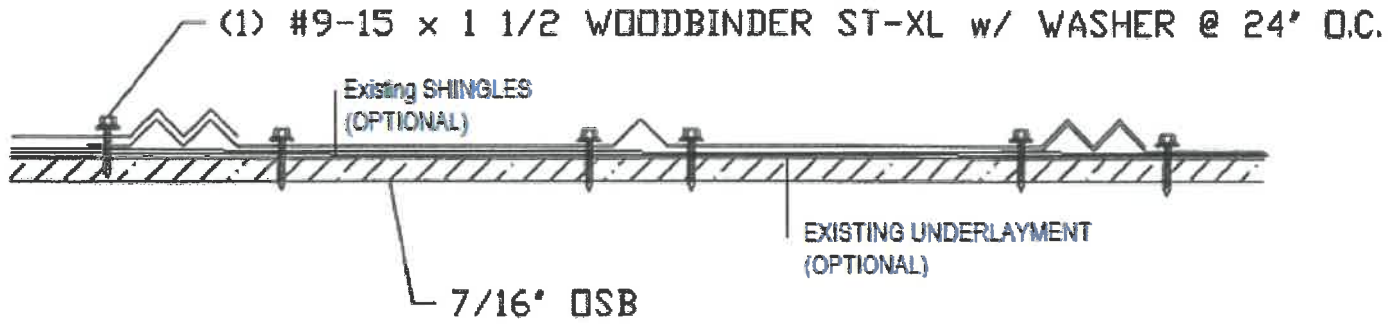
Appendix 1

Note: In all cases (new construction and re-roofing), the anchors shall fully penetrate the OSB roof deck.

Anchor Pattern A



Anchor Pattern B



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Planning and Building Department

KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Certificate Revisions

Rev #	Date	Description
0	9/1/2017	Initial issuance.
1	9/6/2017	Revised 2017 FBC Particleboard Section reference to 2301.1.8.
2	1/8/2018	Added reference to associated Florida Product Approval No FL24397.
3	1/23/2018	Added hyperlink to FL24397
4	6/25/2018	Removed ref's to measurements for mat'l thickness and yield strength, relying on applicable Gauge and steel Grade.
5	3/12/2019	Updated Model name to include metal roof *"and wall panels"*
6	10/7/2019	Updated ANSI Logo to proper requirements. Revised anchorage illustrations for clarity, added reference to optional re-roofing / re-covering installation over "one layer of existing shingles".
7	10/12/2020	Updated to 2020 FBC 7th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

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Planning and Building Department

PELLA® RESERVE™ TRADITIONAL



WOOD & ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.

Received August 8, 2022
Planning and Building Department

PELLA® RESERVE™ TRADITIONAL



WOOD & ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION[1]

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY[1]

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS[2]

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.[3]

[1] Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.
[3] See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

Received August 8, 2022
Planning and Building Department



"OUR DEDICATED TEAM IS PART OF YOUR PROJECT'S POTENTIAL. WE PROVIDE SOLUTIONS TO HELP COMPLETE YOUR PROJECT."

– ALAN PICKETT, PELLA ARCHITECTURAL SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.

LIMITED LIFETIME WARRANTY

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

Received August 8, 2022
Planning and Building Department

WINDOW + DOOR
20 19
AWARD WINNER

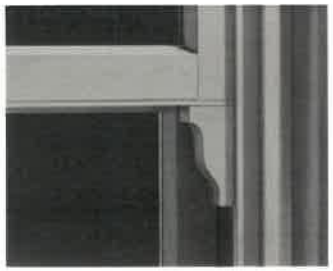
Winner of the 2019 Most Innovative Window from *Window and Door Magazine*





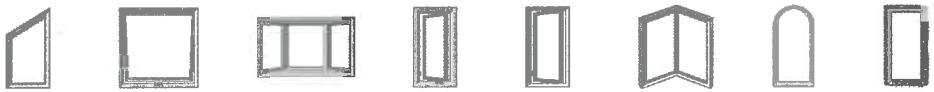
EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.





AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



Angle-Top Window · Awning Window · Bay or Bow Window · Casement Window · Push-Out Casement Window · Corner Window · Curve-Top Window · Fixed Window



Double-Hung Window · Single-Hung Window · Hinged Patio Door · Sliding Patio Door · Bifold Patio Door · Multi-Slide Patio Door

Special shapes also available.

WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

Received August 8, 2022
Planning and Building Department



Planning and Building Department
Received August 8, 2022

COLORS & FINISHES

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine | Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.



White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain

Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*



Custom colors are also available.



Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green

Pearl Gray | Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage

Frost Blue | Blue Ash

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-Away Crank Antiek | Spoon-Style Lock

Finishes:



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away Crank | Cam-Action Lock

Finishes:



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

PATIO DOOR HARDWARE

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle Virago | Sliding & Multi-Slide Patio Door Handle Ambrose | Multi-Slide Patio Door Handle[1,2]

Finishes:



Matte Black | Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged & Bifold Patio Door Handle | Sliding Patio Door Handle | Multi-Slide Patio Door Handle[1,2]

Finishes:



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Additional hardware collections available. See your local Pella sales rep for more options.

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

Received August 8, 2022
Planning and Building Department

GRILLES

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



Putty Glaze Integral Light Technology® with Ogee Interior[1] 5/8", 7/8" 1-1/4" or 2"



Aluminum Grilles-Between-the-Glass[2] 3/4"



Ogee Integral Light Technology™ 7/8", 1-1/4" or 2"

Grilles-Between-the-Glass Interior Colors:[3]



Black | White | Brown | Fossil | Ivory | Harvest | Cordovan

GLASS

InsulShield® Low-E Glass[3]



Advanced Low-E insulating dual- or triple-pane glass with argon or krypton[4]



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton[4]



SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton[4]

Additional Glass Options



Laminated (non-impact-resistant)[4,6], tinted[5,6] or obscure[5,6] glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass[4,7]



Impact-Resistant glass[4,6]

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.[8] Learn more at connectpella.com.

[1] Color-matched to your product's interior and exterior color.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
[4] Available on select products only. See your local Pella sales representative for availability.
[5] Available with Low-E insulating glass with argon on select products.
[6] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[7] Sound control glass consists of dissimilar glass thicknesses (5mm/3mm).
[8] Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



Planning and Building Department
Received August 8, 2022

Received August 8, 2022
Planning and Building Department





THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.* A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

WANT TO LEARN MORE? CALL US AT 833-44-PELLA OR VISIT PELLA.COM

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.



Connect with Pella:



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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™

Winner of the 2019 Most Innovative Window from *Windows and Doors Magazine*, 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.

Planning and Building Department
Received August 8, 2022

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

June 16, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0021

Dear Mr. Register,

On June 16, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the July 21, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by July 11, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0021
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W Castillo Drive, Lot 15
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 16, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the June 16, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / ~~DOES NOT MEET~~** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / ~~CONTINUES~~** the Applicant's request to construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

-
- Continued to July 21st 2022 meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 16th day of June, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0021

REQUEST APPROVED / DENIED / ~~CONTINUED~~

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 16th day of June, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

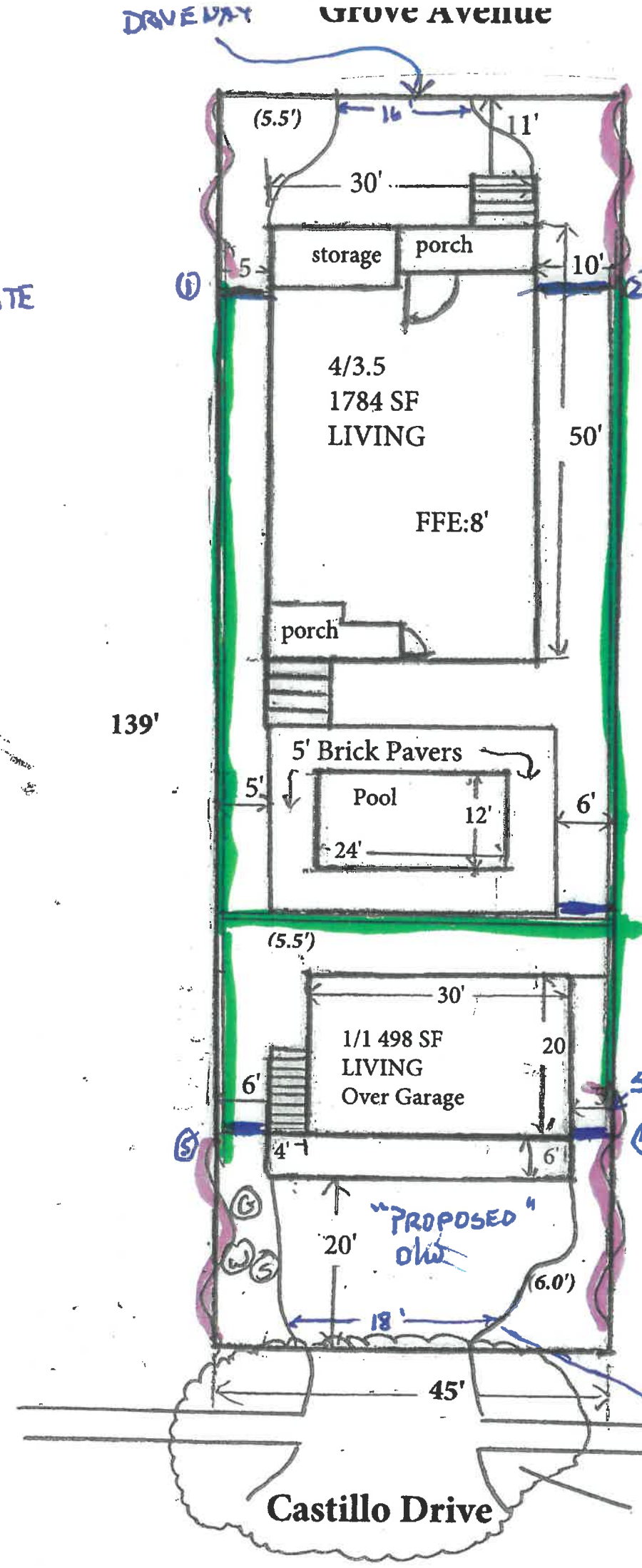
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR JULY 21, 2022, HARB MEETING

HP2022-0021: 28 W. CASTILLO DRIVE – LOT 15

New materials submitted by applicant.

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— = GATE

Scale

1"=20'

N

LEGEND

6' GATE — (5)
4' Picket Fence =
6' Privacy Fence =
Grinder Pump = (G)
Water Tap = (W)
Sewer Tap = (S)
( ) = Existing Grade Elevations

LOT COVERAGE

2340 S.F. = TOTAL
650 S.F. = drive/walks/steps
2990 S.F. = Total Coverage
6210 S.F. = Total Lot Area
45.82% Total Coverage

*Limit of 12" of fill for Building Pads
*Existing Site Elevations to remain "as is"

Setbacks
Front - 10'
Sides - 5'
Rear - 20'

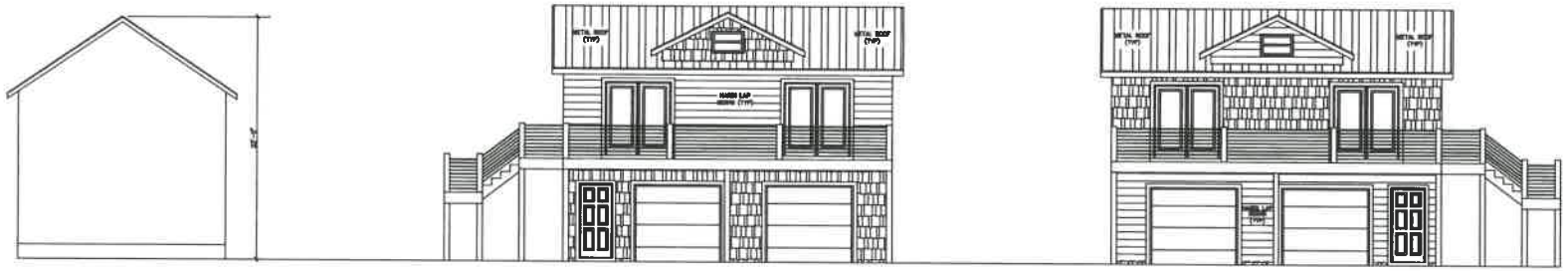
LOT 15
PARCEL ID# : 1938600000
AE-7 FLOOD ZONE
HP-5 ZONING

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LOT 14 AERIAL VIEW




LOT 14
GROVE AVE.
LOT 15
33 GROVE

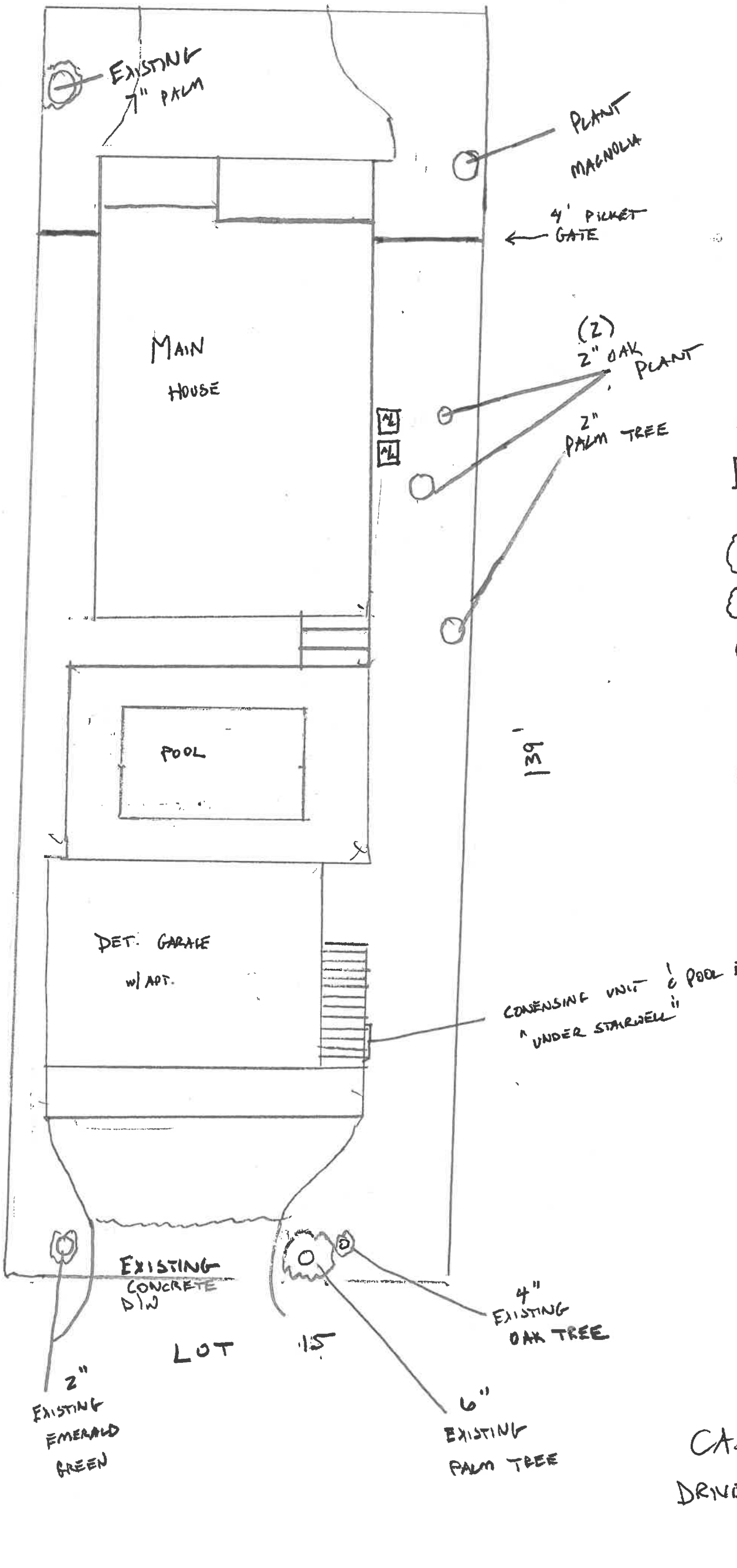

VACANT LOT
33 W. CASTILLO
WEST CASTILLO DRIVE
LOT 15
LOT 14

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GROVE

LOT 15

50'



(G) = GRINDER PUMP

A/C - CONDENSING UNIT(S).

= EXISTING TREES TO REMAIN

= EXISTING TREES TO REMOVE

= PROPOSED TREES TO PLANT

—— = 4' PICKET FENCE

═══ = 6' PRIVACY FENCE

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HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY, FLORIDA

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	FASTENERS TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	----- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	-----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	-----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9' OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" ENDS/EDGE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
	0-365	H2.5	(10)8d(TOTAL)
HETA12 1265	366-500	H6	(16)8d(TOTAL)
HETA16 1810	821-1085	HTS16	(18)16d
HETA20 1810	1086-2170	(2)HTS16	(16)16d(EACH)
HETA24 1810			BLOCK:
HETA40 1810	0-1450	META12	(10)16d
	1451-1780	HETA12	(7)16d
10d X 1 5" NAILS	1781-2235	HHETA16	(9)16d

TABLE R301.2.1.3
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) ** Panel span ≤ 4 feet	Panel span > 4 feet ≤ 6 feet	Panel span > 6 feet ≤ 8 feet	CLEAR OPENING SCALING (SQ. FT.)
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
2" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

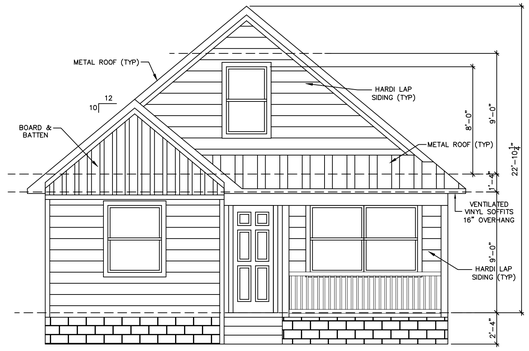
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

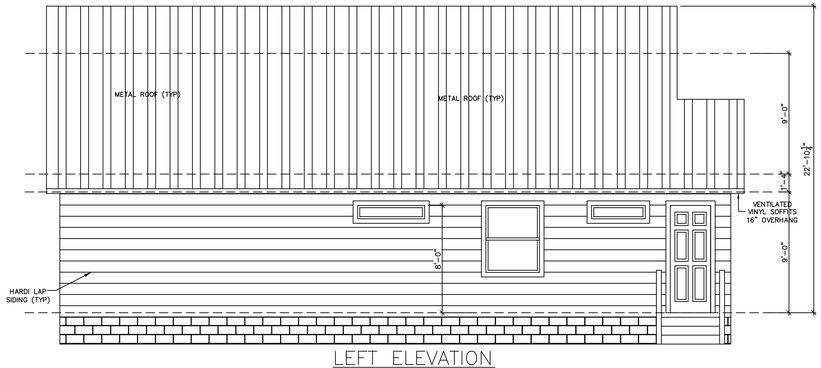
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

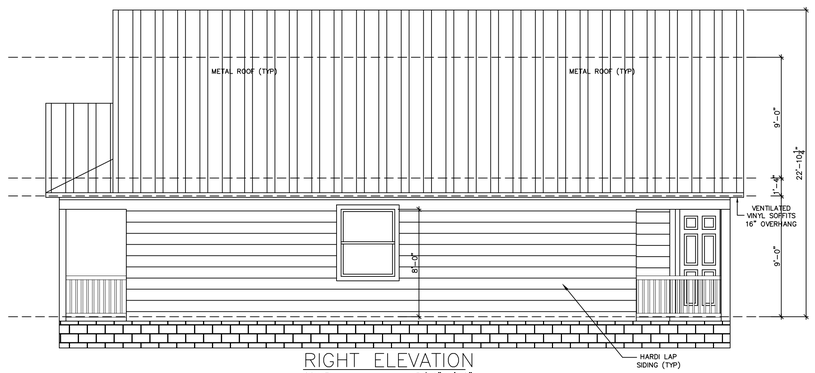
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



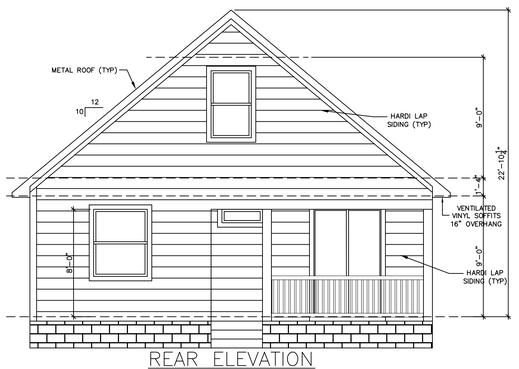
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

SIGNED (DESIGNER)

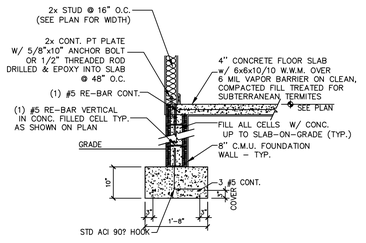
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received July 11, 2022
Planning and Building Department

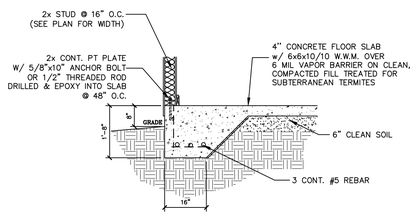
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

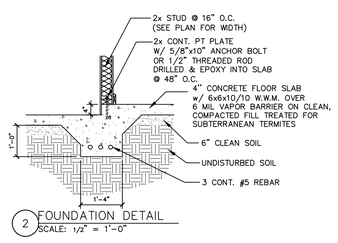
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area



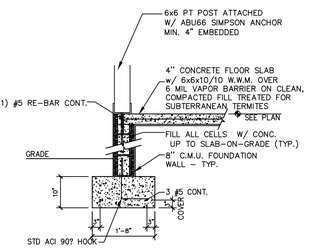
1 FOUNDATION DETAIL
SCALE: NTS



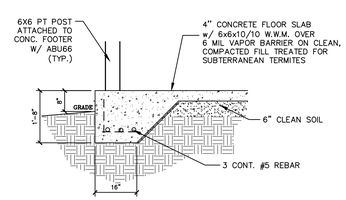
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



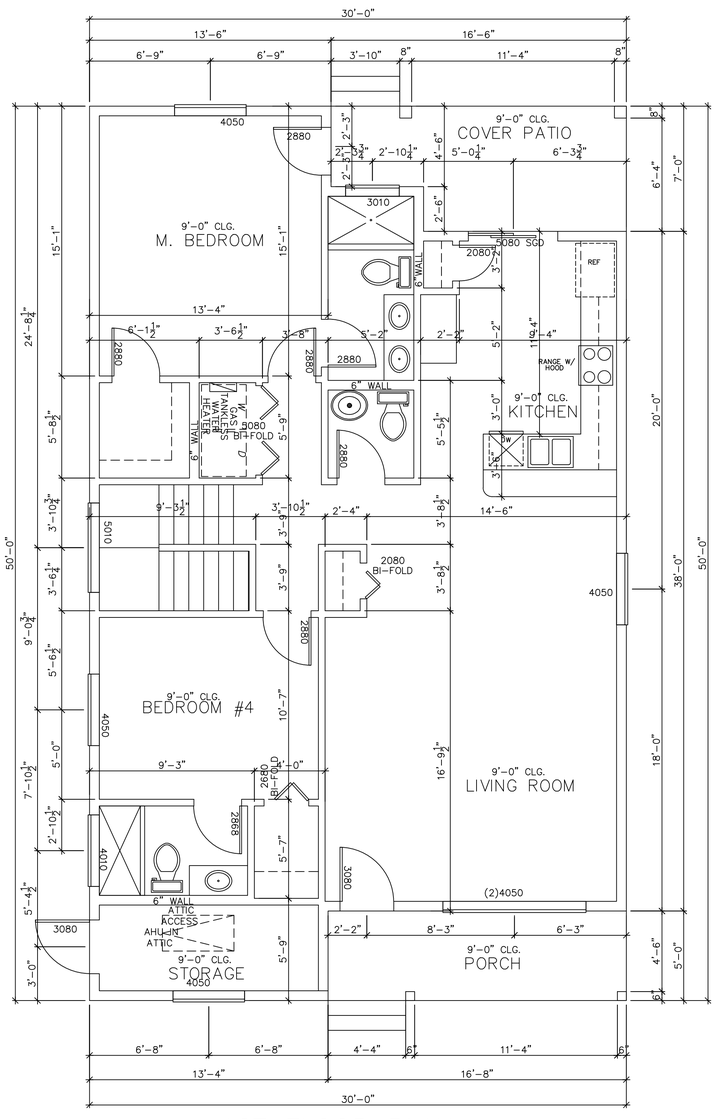
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



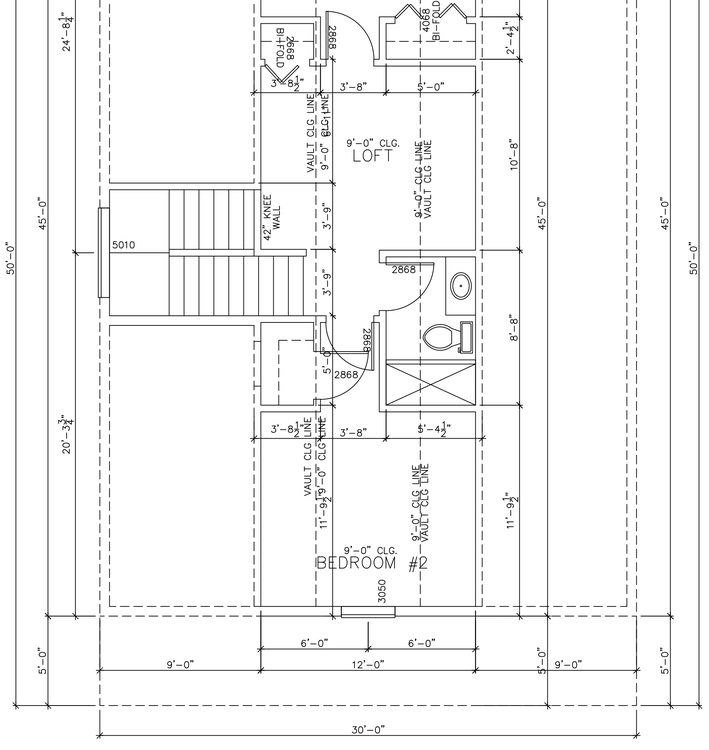
3 FOUNDATION DETAIL
SCALE: NTS



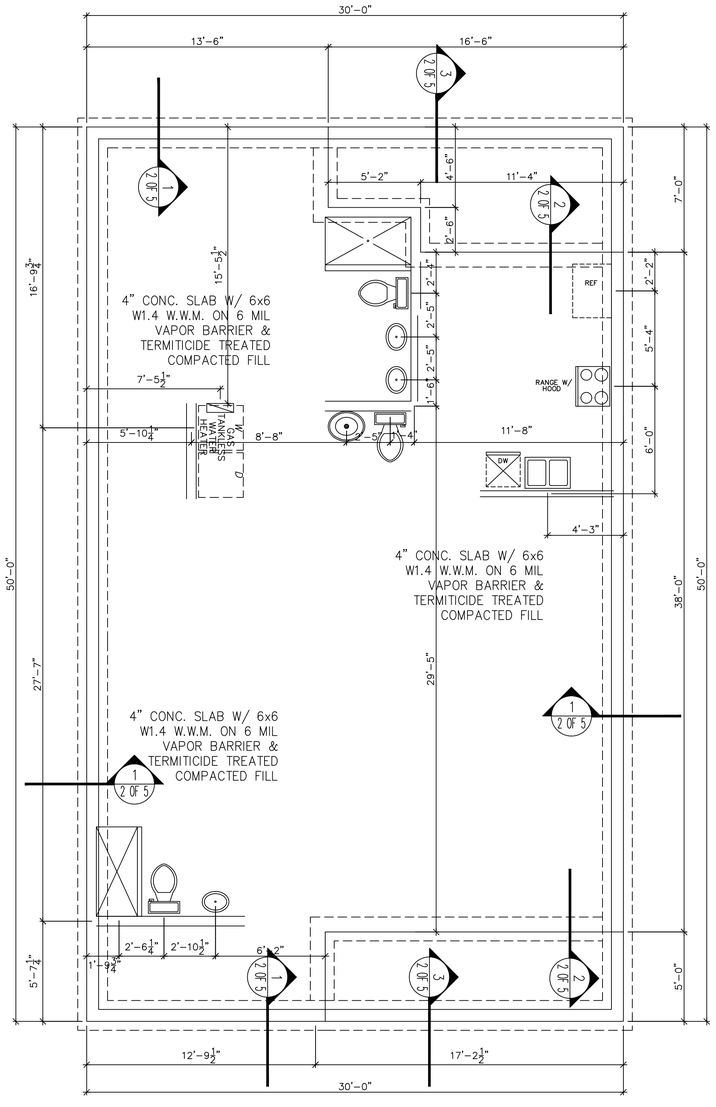
3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

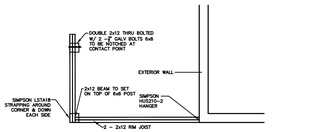
ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
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RGM Engineering, Inc.

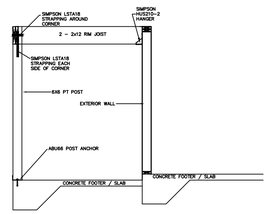
SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

Received July 11, 2022
Planning and Building Department

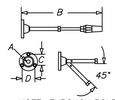




PORCH CORNER SECTION
SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



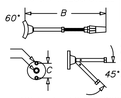
ITEM	A	B	C	D	FAST.	WT
S0981–0005	½"	8.00"	1.20"	1.39"	¼"	0.67 (LB)
S0981–0007	¾"	8.50"	1.20"	1.39"	¼"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE ⅛" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT
S0982–0004	½"	6.10"	1.00"	1.50"	⅛" RIVET.	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X ⅛" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL



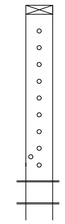
ITEM	SIZE	SPOOL	WT.	WT.
C0978–4025	⅛"	25'	580	1.44 (LB)
C0978–4100	⅛"	100'	580	6.84 (LB)
C0978–4500	⅛"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978–4100 AND C0978–4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

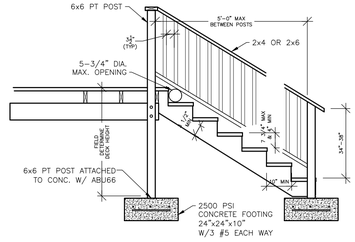
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP

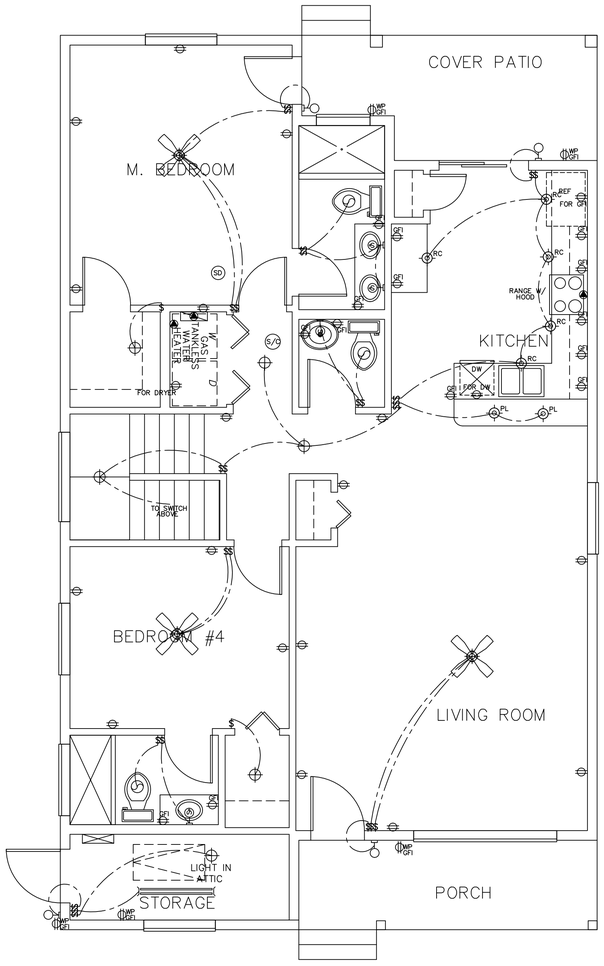


NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 ¾" O.C.

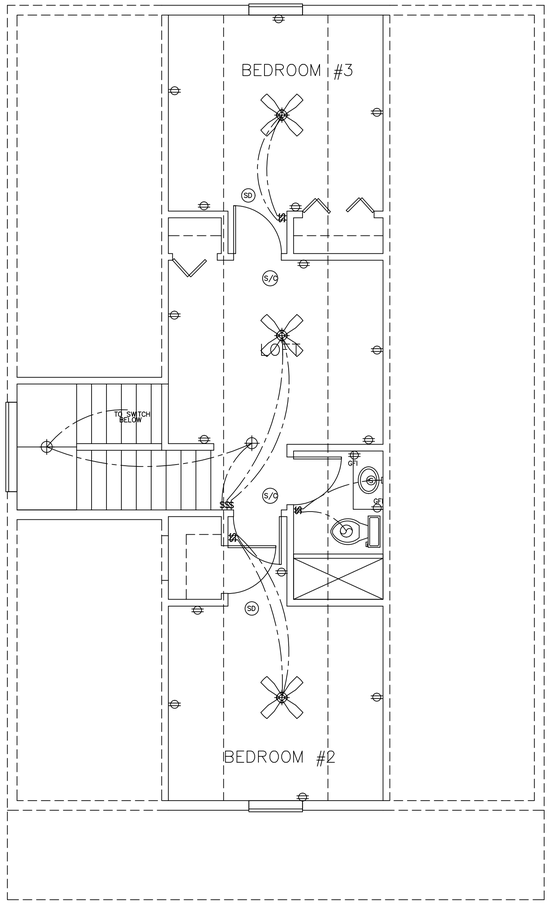
(2) ⅝"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'–0")



1st FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'–0"



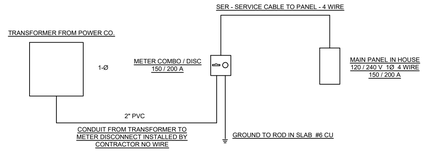
2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'–0"

*NOTE:
–Location of electric outlets are a representation only. outlets will be located per local building code.

–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)

ELECTRICAL SYMBOL KEY

	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3–WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4–WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
RC WP	VAPOR–PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT–OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP GFI	WATER–PROOF OUTLET	S/D	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP SO	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
ATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7., GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

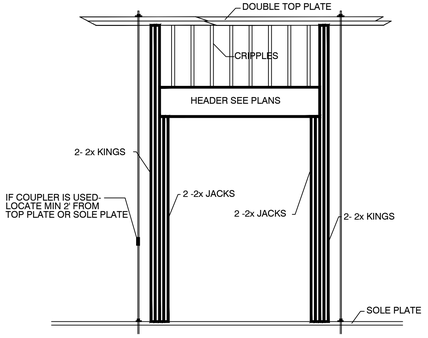
ROBERT G. MORGEN JR., P.E.
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904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1–5–22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	3 OF 4

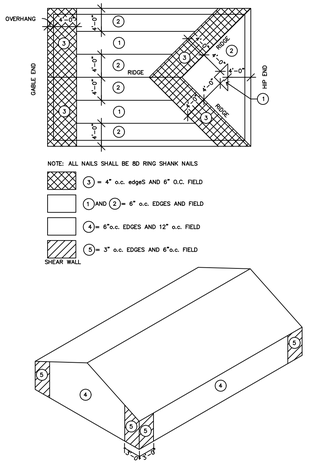
Received July 11, 2022
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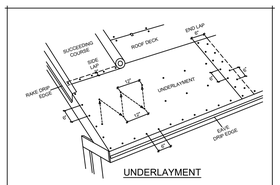
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

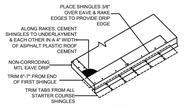
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



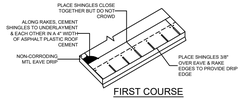
Plywood Nailing Details



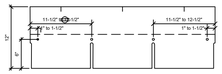
UNDERLAYMENT



STARTER COURSE



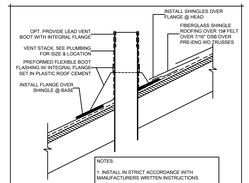
FIRST COURSE



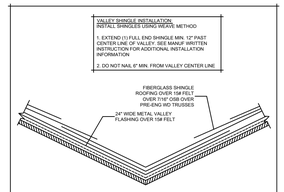
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

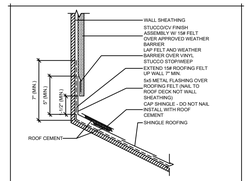
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



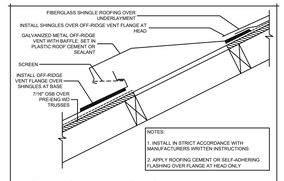
VENT STACK FLASHING DETAIL
N.T.S.



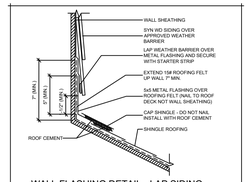
VALLEY FLASHING DETAIL
N.T.S.



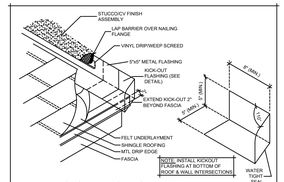
WALL FLASHING DETAIL - STUCCO
N.T.S.



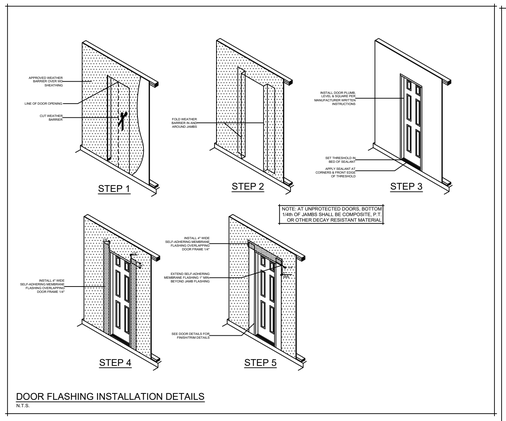
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



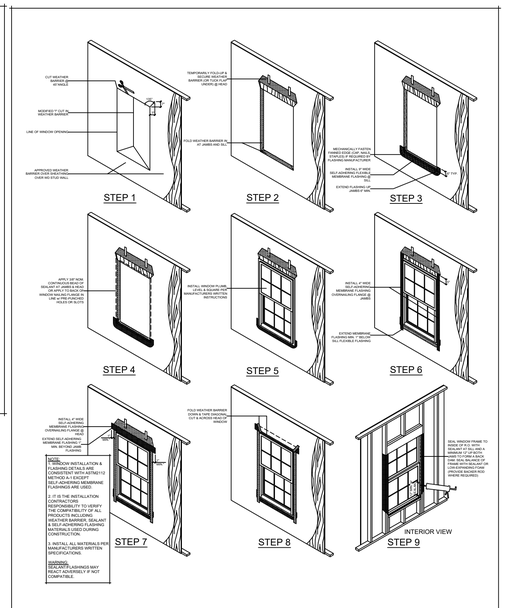
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



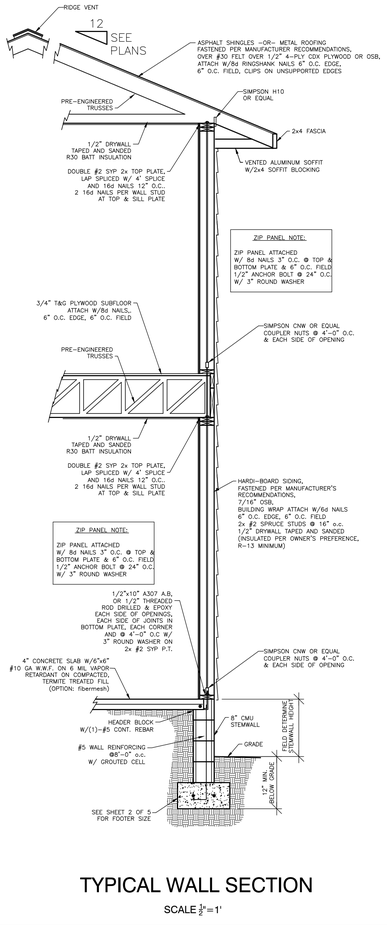
WALL/KICKOUT FLASHING DETAIL
N.T.S.



DOOR FLASHING INSTALLATION DETAILS
N.T.S.

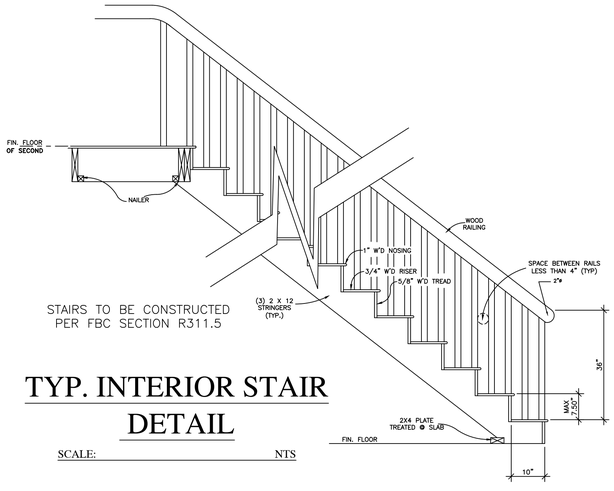


WINDOW FLASHING INSTALLATION DETAILS
N.T.S.



TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

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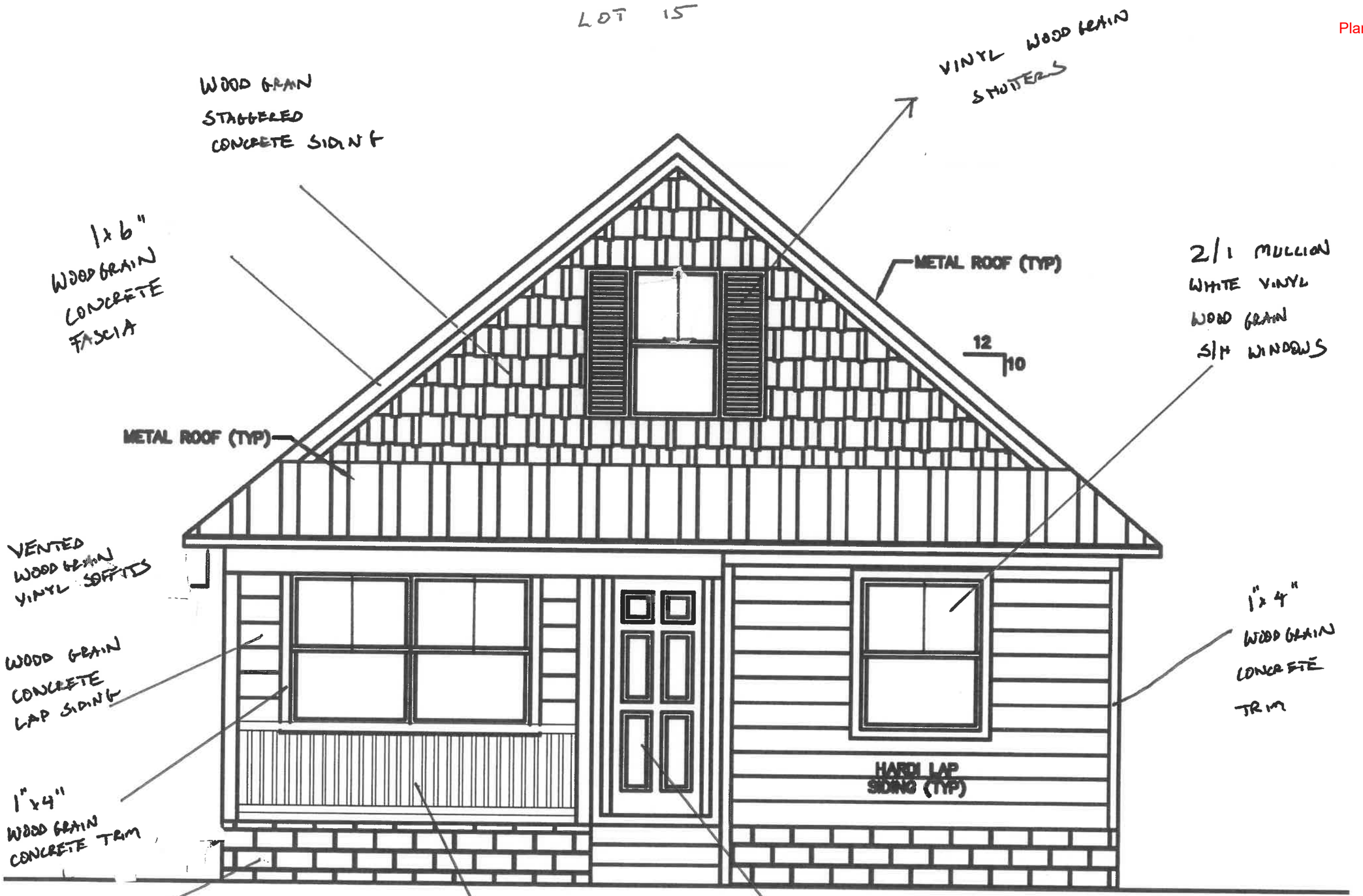
SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

Received July 11, 2022
Planning and Building Department

LOT 15



Received July 11, 2022
Planning and Building Department

GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURAL 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
11. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	FASTENERS TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	----- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	-----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	-----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9" OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" ENDS/EDGE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

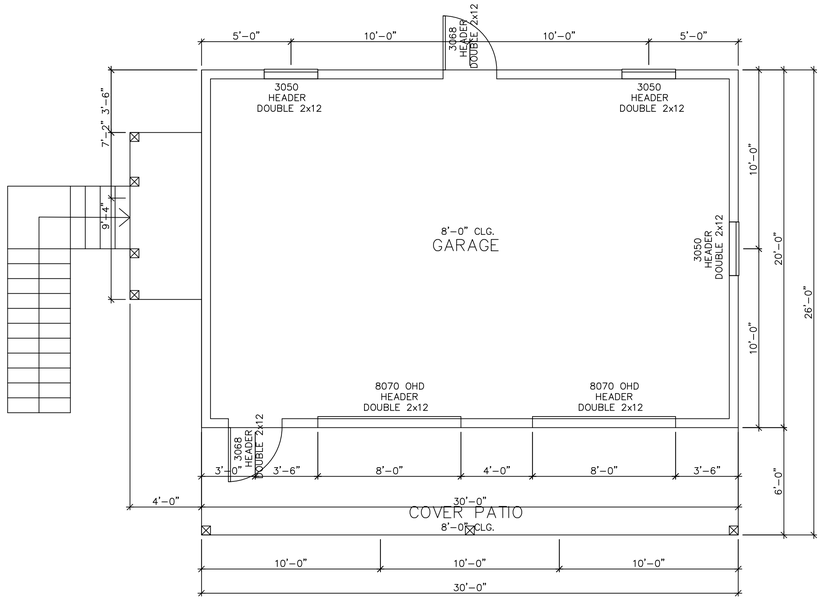
TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS		UPLIFT	DEVICE	WOOD NAILING
		0-365	H2.5	(10)8d(TOTAL)
HETA12	1265	366-820	H6	(14)8d(TOTAL)
HETA16	1810	821-1085	HTI26	(18)10d
HETA20	1810	1086-2170	(2)HTI26	(16)10d(EACH)
HETA24	1810			BLOCK:
HETA40	1810	0-1450	META12	(10)6d
		1451-1780	HETA12	(7)16d
10d X 1 ½" NAILS		1781-2235	HHETA16	(9)16d

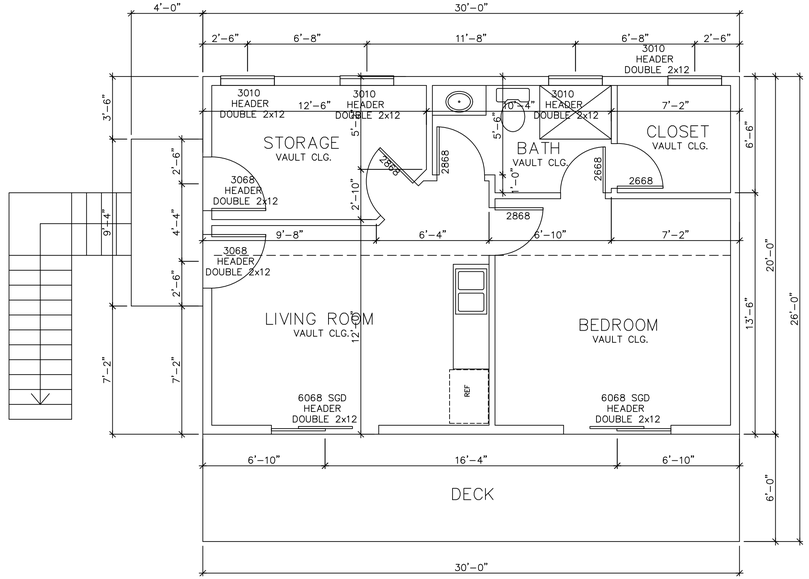
TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

| FASTENER TYPE | FASTENER SPACING (INCHES) [a] [c] WOOD STRUCTURAL PANEL ATTACHED TO FRAMING | WOOD STRUCTURAL PANEL ATTACHED TO CMU | WOOD STRUCTURAL PANEL ATTACHED TO CONCRETE | [b] [c] [d] [e] [f] [g] [h] [i] [j] [k] [l] [m] [n] [o] [p] [q] [r] [s] [t] [u] [v] [w] [x] [y] [z] [aa] [bb] [cc] [dd] [ee] [ff] [gg] [hh] [ii] [jj] [kk] [ll] [mm] [nn] [oo] [pp] [qq] [rr] [ss] [tt] [uu] [vv] [ww] [xx] [yy] [zz] [aaa] [bbb] [ccc] [ddd] [eee] [fff] [ggg] [hhh] [iii] [jjj] [kkk] [lll] [mmm] [nnn] [ooo] [ppp] [qqq] [rrr] [sss] [ttt] [uuu] [vvv] [www] [xxx] [yyy] [zzz] [aaaa] [bbbb] [cccc] [dddd] [eeee] [ffff] [gggg] [hhhh] [iiii] [jjjj] [kkkk] [llll] [mmmm] [nnnn] [oooo] [pppp] [qqqq] [rrrr] [ssss] [tttt] [uuuu] [vvvv] [wwww] [xxxx] [yyyy] [zzzz] [aaaaa] [bbbbb] [ccccc] [ddddd] [eeeee] [fffff] [ggggg] [hhhhh] [iiiii] [jjjjj] [kkkkk] [lllll] [mmmmm] [nnnnn] [ooooo] [ppppp] [qqqqq] [rrrrr] [sssss] [ttttt] [uuuuu] [vvvvv] [wwwww] [xxxxx] [yyyyy] [zzzzz] [aaaaaa] [bbbbbb] [cccccc] [dddddd] [eeeeee] [ffffff] [gggggg] [hhhhhh] [iiiiii] [jjjjjj] [kkkkkk] [llllll] [mmmmmm] [nnnnnn] [oooooo] [pppppp] [qqqqqq] [rrrrrr] [ssssss] [tttttt] [uuuuuu] [vvvvvv] [wwwwww] [xxxxxx] [yyyyyy] [zzzzzz] [aaaaaaa] [bbbbbbb] [ccccccc] [ddddddd] [eeeeeee] [fffffff] [ggggggg] [hhhhhhh] [iiiiiii] [jjjjjjj] [kkkkkkk] [lllllll] [mmmmmmm] [nnnnnnn] [ooooooo] [ppppppp] [qqqqqqq] [rrrrrrr] [sssssss] [ttttttt] [uuuuuuu] [vvvvvvv] [wwwwwww] [xxxxxxx] [yyyyyyy] [zzzzzzz] [aaaaaaaa] [bbbbbbbb] [cccccccc] [dddddddd] [eeeeeeee] [ffffffff] [gggggggg] [hhhhhhhh] [iiiiiiii] [jjjjjjjj] [kkkkkkkk] [llllllll] [mmmmmmmm] [nnnnnnnn] [oooooooo] [pppppppp] [qqqqqqqq] [rrrrrrrr] [ssssssss] [tttttttt] [uuuuuuuu] [vvvvvvvv] [wwwwwwww] [xxxxxxxx] [yyyyyyyy] [zzzzzzzz] [aaaaaaaaa] [bbbbbbbbb] [ccccccccc] [ddddddddd] [eeeeeeeee] [fffffffff] [ggggggggg] [hhhhhhhhh] [iiiiiiiii] [jjjjjjjjj] [kkkkkkkkk] [lllllllll] [mmmmmmmmm] [nnnnnnnnn] [ooooooooo] [ppppppppp] [qqqqqqqqq] [rrrrrrrrr] [sssssssss] [ttttttttt] [uuuuuuuuu] 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[yyyyyyyyyyyyyy] [zzzzzzzzzzzzzz] [aaaaaaaaaaaaaaa] [bbbbbbbbbbbbbbb] [ccccccccccccccc] [ddddddddddddddd] [eeeeeeeeeeeeeee] [fffffffffffffff] [ggggggggggggggg] [hhhhhhhhhhhhhhh] [iiiiiiiiiiiiiii] [jjjjjjjjjjjjjjj] [kkkkkkkkkkkkkkk] [lllllllllllllll] [mmmmmmmmmmmmmmm] [nnnnnnnnnnnnnnn] [ooooooooooooooo] [ppppppppppppppp] [qqqqqqqqqqqqqqq] [rrrrrrrrrrrrrrr] [sssssssssssssss] [ttttttttttttttt] [uuuuuuuuuuuuuuu] [vvvvvvvvvvvvvvv] [wwwwwwwwwwwwwww] [xxxxxxxxxxxxxxx] [yyyyyyyyyyyyyyy] [zzzzzzzzzzzzzzz] [aaaaaaaaaaaaaaaa] [bbbbbbbbbbbbbbbb] [cccccccccccccccc] [dddddddddddddddd] [eeeeeeeeeeeeeeee] [ffffffffffffffff] [gggggggggggggggg] [hhhhhhhhhhhhhhhh] [iiiiiiiiiiiiiiii] [jjjjjjjjjjjjjjjj] [kkkkkkkkkkkkkkkk] [llllllllllllllll] [mmmmmmmmmmmmmmmm] [nnnnnnnnnnnnnnnn] [oooooooooooooooo] [pppppppppppppppp] [qqqqqqqqqqqqqqqq] [rrrrrrrrrrrrrrrr] [ssssssssssssssss] [tttttttttttttttt] [uuuuuuuuuuuuuuuu] [vvvvvvvvvvvvvvvv] [wwwwwwwwwwwwwwww] [xxxxxxxxxxxxxxxx] [yyyyyyyyyyyyyyyy] [zzzzzzzzzzzzzzzz] 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Received July 11, 2022
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1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



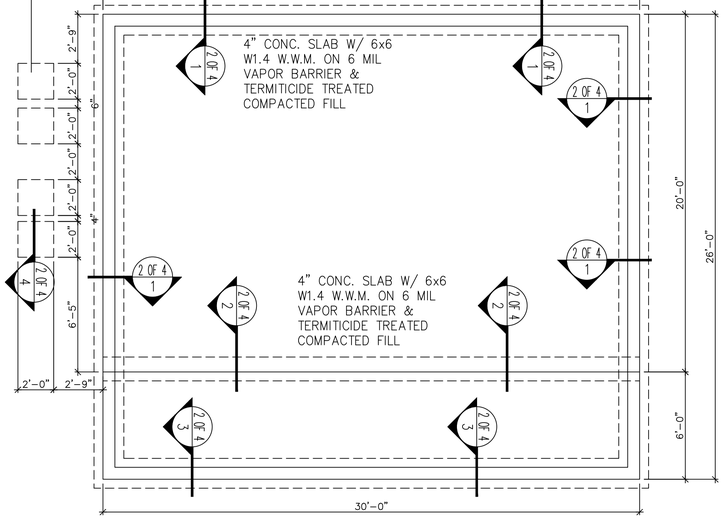
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION

1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

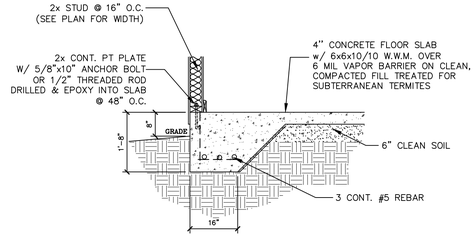
GARAGE / RESIDENCE SEPARATION REQUIRMENTS

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

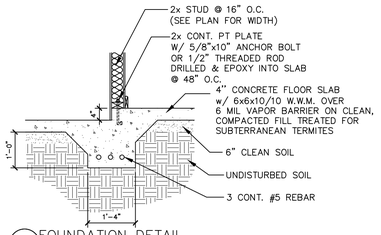


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

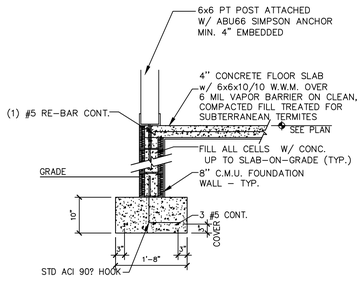
1 FOUNDATION DETAIL
SCALE: NTS



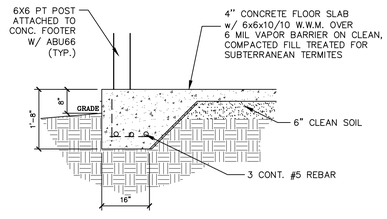
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



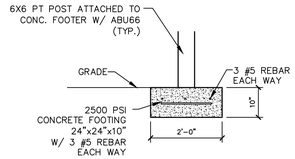
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



4 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"

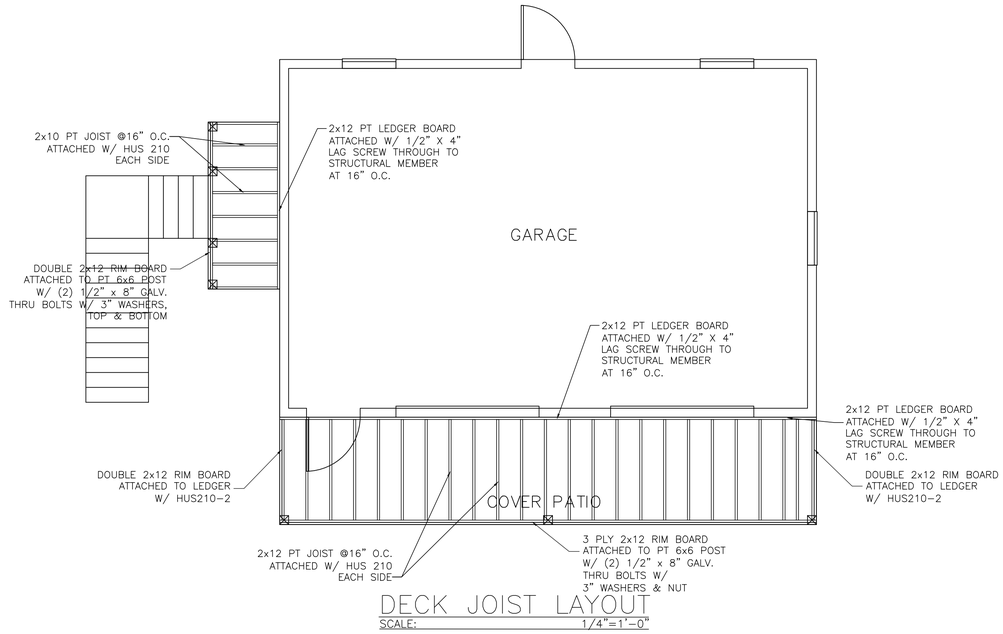
ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD. 32084
ST. AUGUSTINE, FLORIDA
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

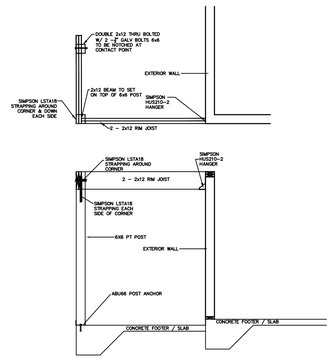
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

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DECK JOIST LAYOUT

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



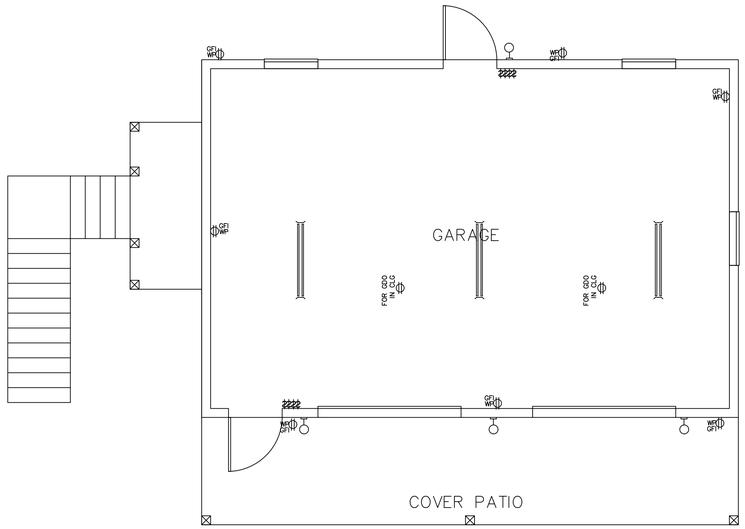
PORCH CORNER SECTION

SCALE: NTS

*NOTE:
-Location of electric outlets are a representation only. outlets will be located per local building code.

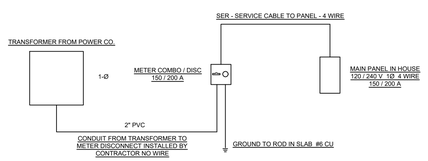
-Provide AFCI(arc-fault circut interrupters) in all dwelling unit bedrooms per NEC article 210-12)

ELECTRICAL SYMBOL KEY			
⊕	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
⊕	WALL MOUNTED LIGHT	$3	3-WAY SWITCH
⊕	WALL MOUNTED SCONCE LIGHT	$4	4-WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
VLC VLR	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
EC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
P.A.	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP GFI	WATER-PROOF OUTLET	S/CO	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP GFI	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
GFI	GFI FLOOR OUTLET		
GATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



1st FLOOR ELECTRICAL

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



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



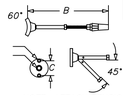
ITEM	A	B	C	D	FAST.	WT.
S0981-0005	1/2"	8.00"	1.20"	1.39"	1"	0.67 (LB)
S0981-0007	1"	8.50"	1.20"	1.39"	1"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE 1/8" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT.
S0982-0004	1/2"	6.10"	1.00"	1.50"	1/8" RIVET	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X 1/8" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

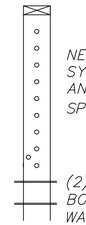
ITEM	SIZE	SPOOL	WT.	WT
C0978-4025	1/8"	25'	580	1.44 (LB)
C0978-4100	1/8"	100'	580	6.84 (LB)
C0978-4500	1/8"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978-4100 AND C0978-4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

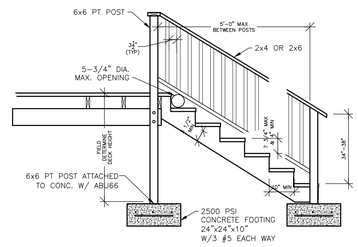
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



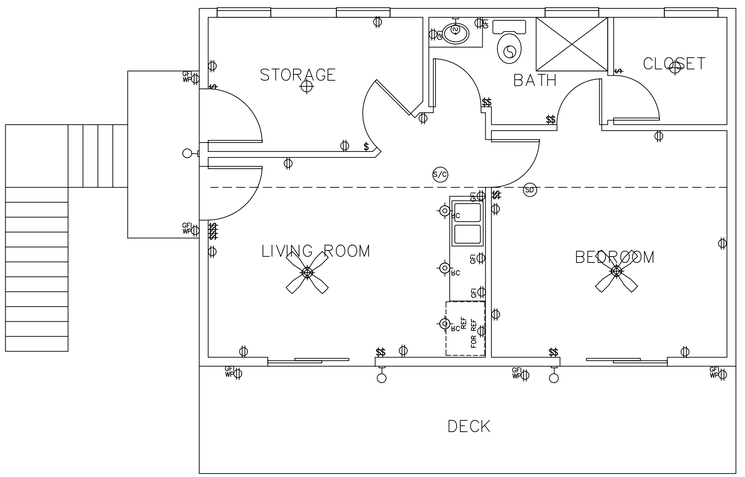
NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(2) 5/8"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION

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



2ND FLOOR ELECTRICAL PLAN

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

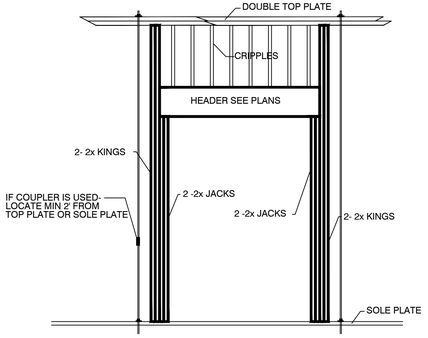
ROBERT G. MORGEN JR., P.E.
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NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
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DRAWN BY	K.E.B.
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SHEET NO	3 OF 4

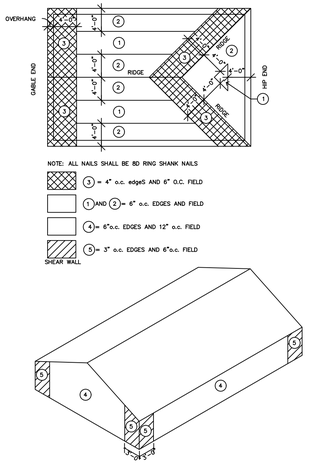
Received July 11, 2022
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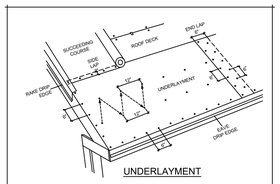
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

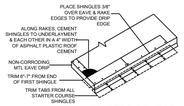
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



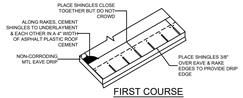
Plywood Nailing Details



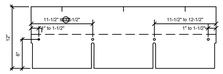
UNDERLAYMENT



STARTER COURSE



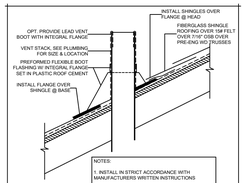
FIRST COURSE



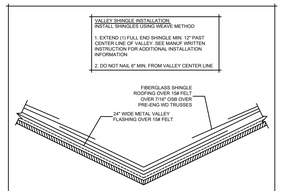
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

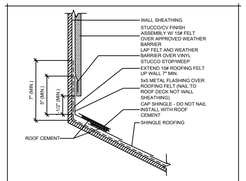
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



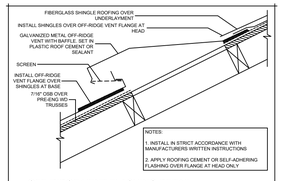
VENT STACK FLASHING DETAIL
N.T.S.



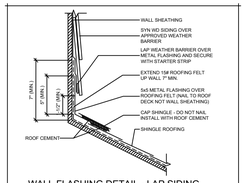
VALLEY FLASHING DETAIL
N.T.S.



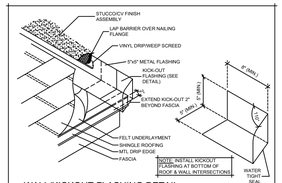
WALL FLASHING DETAIL - STUCCO
N.T.S.



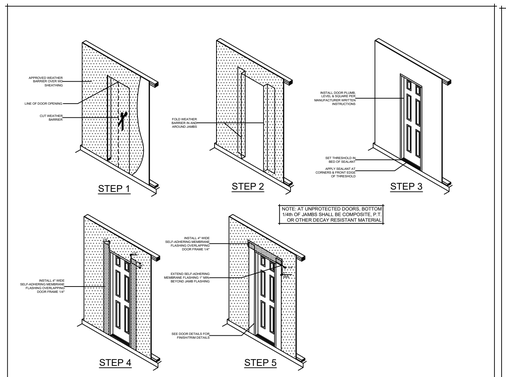
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



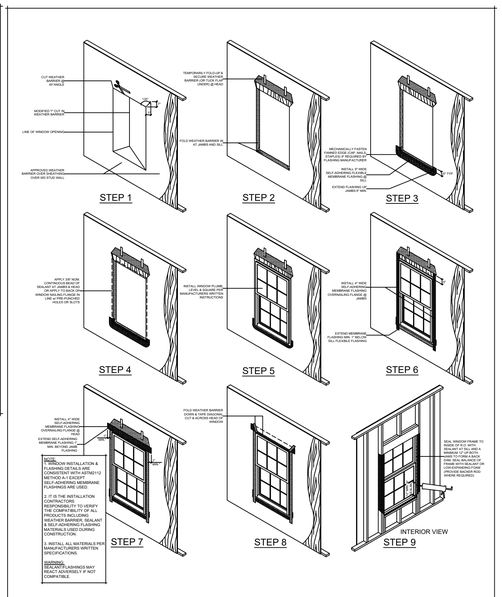
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



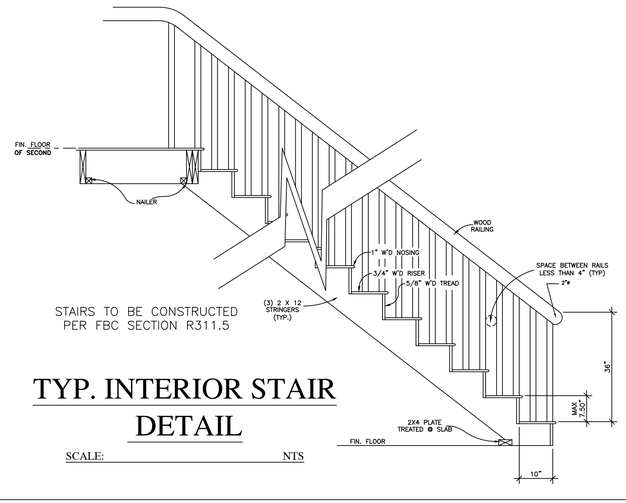
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

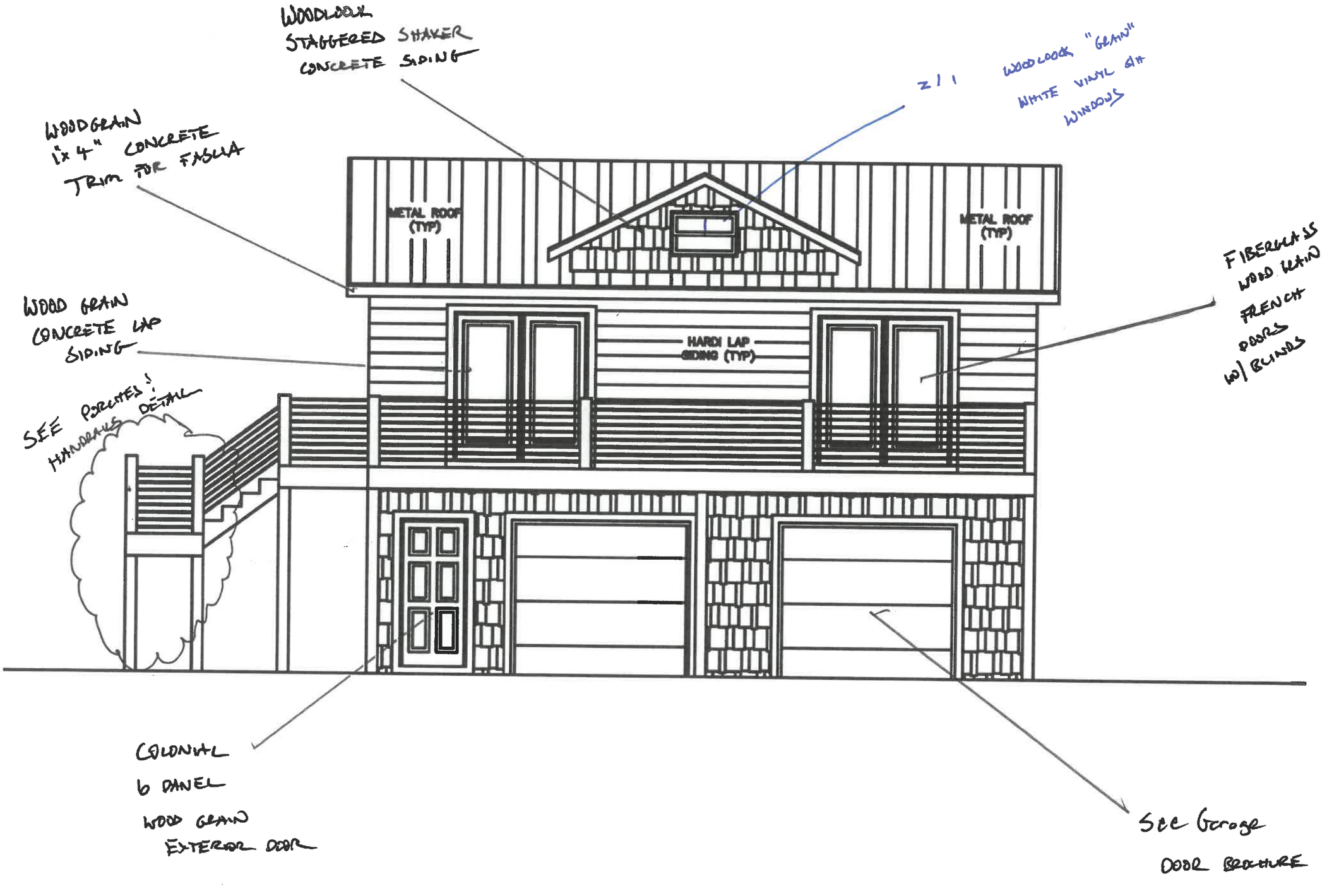
SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

Received July 11, 2022
Planning and Building Department

LOT 15

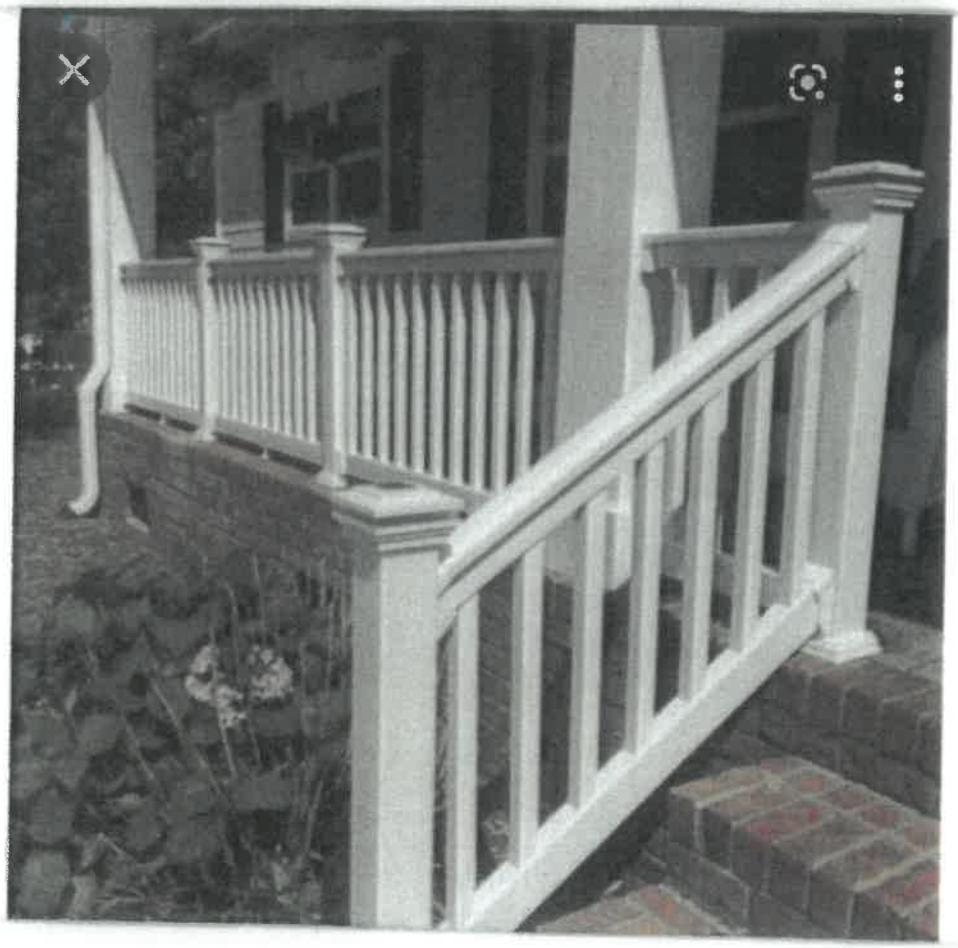


Received July 11, 2022
Planning and Building Department

White PVC Handrailing with reinforces aluminum inserts, and PT posts, wrapped with 5/4" by 6" by 10' White Concrete Trim Boards, and capped at the base and ceiling with a 5/4 " by 6" Reveal

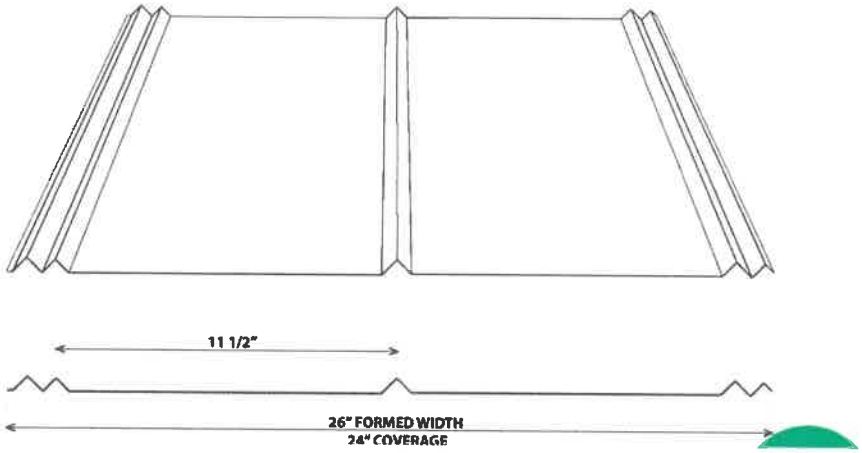
OR

PT WOOD PAINTED WHITE



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5V Crimp Metal Roofing Panels



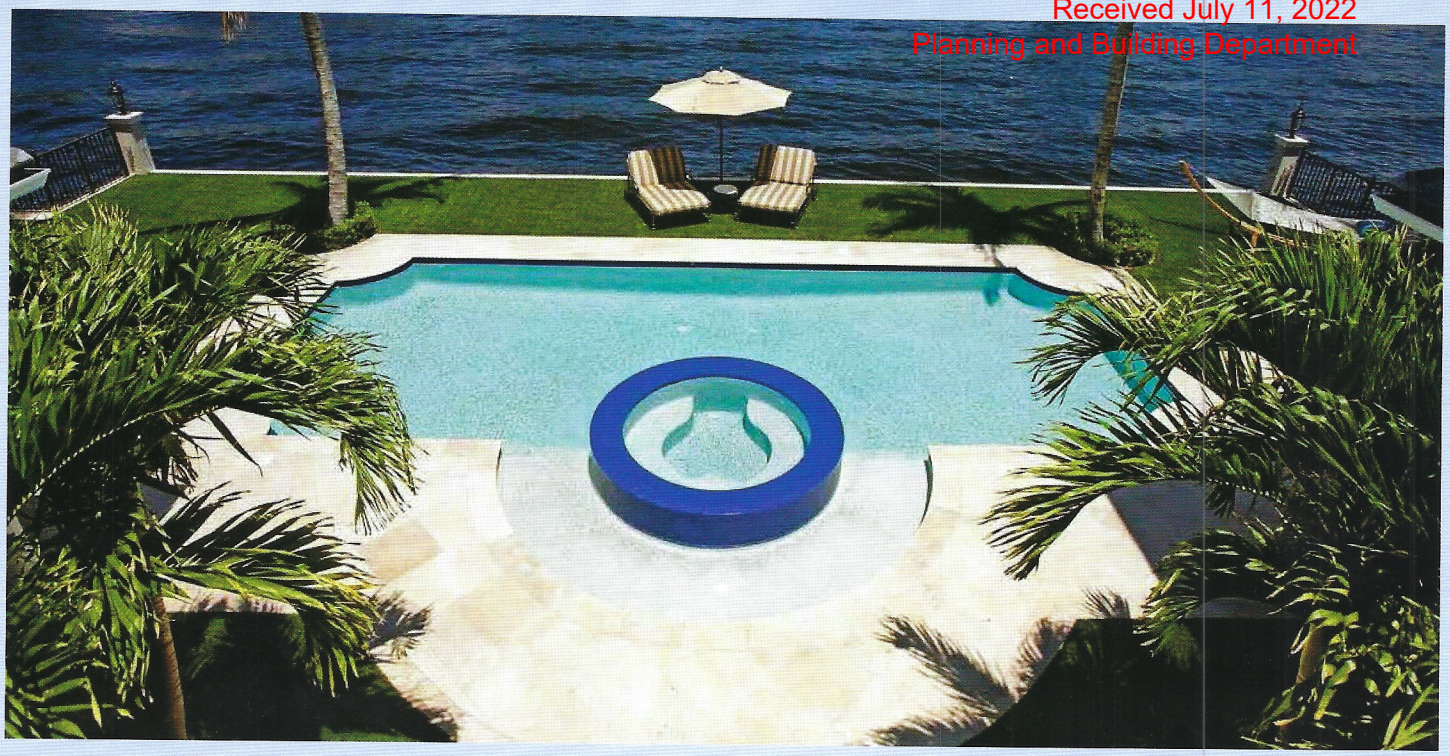
5V crimp metal roofing is a profile that has

Received July 11, 2022
Planning and Building Department

Brick Pavers for Stepping Stones from home to pool, and around pool, and walkways

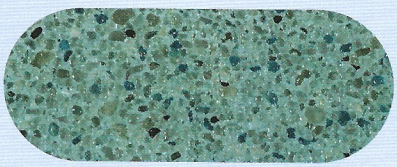


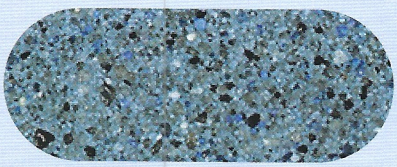
Received July 11, 2022
Planning and Building Department

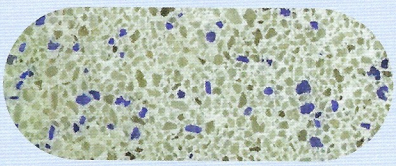


"Florida Stucco combines brilliant color quartz with enriched cement to create state of the art aggregate swimming pool finishes of the highest quality. They are durable, colorfast, slip-resistant, non-abrasive, and help minimize stains, etching, and the effects of harsh chemicals. We offer an unparalleled support system with over 30 years of experience as well as an exceptional 10 year warranty. With Florida Gem finishes, your pool will retain its beauty, luster, and finish for years to come..."

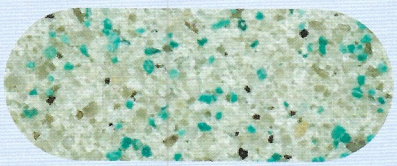

WHITE GEM


EMERALD SEA

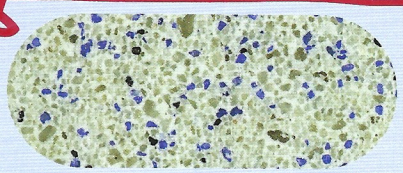

CAPRI

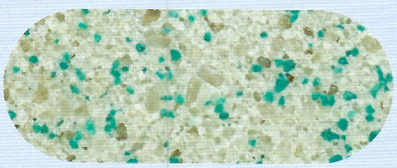

SKY BLUE

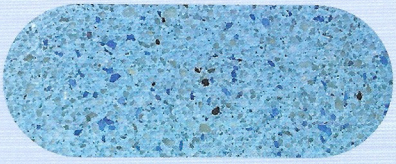

BONE GEM


AQUA GEM


LAGOON


BLUE GEM


AQUA CLEAR


HAWAIIAN

FLORIDA STUCCO CORPORATION
Manufacturers of Quality Plaster & Pool Finishes


FRENCH SILVER

Actual finishes may vary slightly from the printing process of the actual sample.

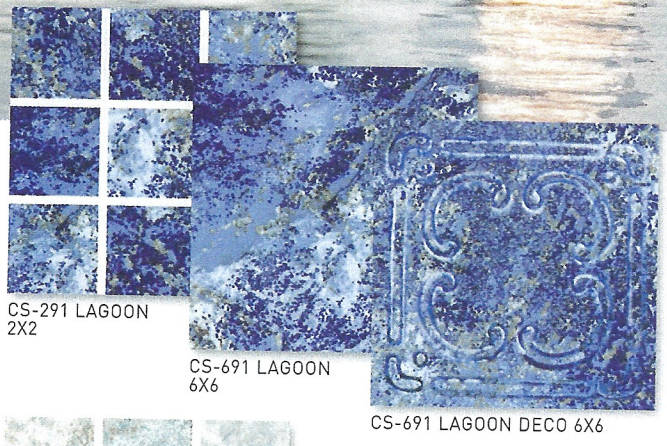
(561) 487-1301 • (800) 334-5134 • www.floridastucco.com

Received July 11, 2022
Planning and Building Department

CASCADE

The driving and cleansing force of waterfalls and rivers inspire our Cascade Series. Roaring and in continuous motion, add a sense of strength and harmony to all your designs.





CS-291 LAGOON 2X2

CS-691 LAGOON 6X6

CS-691 LAGOON DECO 6X6



CS-296 FOOTHILL 2X2

CS-696 FOOTHILL 6X6

CS-696 FOOTHILL DECO 6X6



CS-295 PEAK 2X2

CS-695 PEAK 6X6

CS-695 PEAK DECO 6X6



CS-293 RIDGE 2X2

CS-693 RIDGE 6X6

CS-693 RIDGE DECO 6X6

MODERATE VARIATION

Waterline tile

CS-691 LAGOON 6X6, AND CS-691 DECO SHOWN INSTALLED

Application pg. 67

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

May 19, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0021

Dear Mr. Register,

On May 19, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 16, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by June 6, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0021
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W Castillo Drive, Lot 15
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 19, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the May 19, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- Continued to June 16, 2022 HARB meeting, as requested by the applicant.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 19 day of May, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0021

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [V] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of May, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

April 21, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0021

Dear Mr. Register,

On April 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 19, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by May 9, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	HP2022-0021
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W Castillo Drive, Lot 15
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 21, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the April 21, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-5.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Subject to the following conditions:

- To allow applicant to come back with more information and
- design changes that address concerns stated by the HARB
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of April, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0021

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of April, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

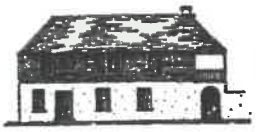
FOR MAY 19, 2022, HARB MEETING

HP2022-0021: 28 W. CASTILLO DRIVE – LOT 15

New materials submitted by applicant.

Received March 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. HP2022-0021

Receipt No. 2344924 Meeting Date: April 21, 2022

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Allen Register`
   Business (if applicable) Grace Contracting, LLC
   Address 334 Cortez Drive
   City Saint Augustine, State Florida Zip Code 32084
   Daytime telephone (904) 814-9606 Other phone/email allen.gracecontractingllc@gmail

   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 BOATING CLUB RD
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone (required) (904) 874-1096 Other phone _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 15 Block ____ Subdivision kingsland add, Parcel 1939600000
5. EXISTING USE HP-5 PROPOSED USE Single Family
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- [x] New building: New Single Family Home, Detached Garage/498 SF Living Above
- [ ] New addition: _____
- [x] New roof structures (dormers, chimneys, etc.): 12/12 Gabe, with Hip, Dormer on Garage
- [x] New porch/deck/balcony: Covered Porch on Home, Open Deck on Det. Gar.
- [ ] New awning/canopy: _____
- [x] New entrances: Driveway access for Det. Gar. off Grove Avenue
- [ ] New window opening/sashes: _____
- [x] New exterior lighting: Oil Rebbed Bronze Exterior Lighting at all Doors
- [x] New fence/wall/gate: Picket Style Fencing around property
- [x] New parking/walkways/other site features: Parking for home/Det. Gar., Pool
- [x] Exterior utility service/mechanical equipment: (2) a/c cond., grinder pump

D. PAINT COLORS (check one)

- [ ] Scheme with pre-approved paint colors (exterior colors available upon request)
- [x] Custom color scheme (provide color samples & building elevations showing color placement)
- [ ] No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Proposing a Single Family Home, with a Detached Garage, with a 1br, 1bath, 498 S.F. living above. Will need to add a second driveway access for Det. Garage. We have met with Road and Bridge, and were told to stay a min. of 50' from any other driveways, which we have shown on our attached site plans. We also have our plans attached for both the detached garage, with living above, and the main house, with plans for a pool in between

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME: Allen Register

SIGNATURE OF APPLICANT: _____ DATE: 3.21.22

PRINT OWNER'S NAME: Brian Scrone

SIGNATURE OF OWNER: _____ DATE: 3.21.22

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☑ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☒	Photographs of existing roof and affected features
☐	☒	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☒	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☒	Photographs of existing surface or feature including close-up and full building perspective
☐	☒	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☒	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☒	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☒	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☐	☐	Scaled site plan showing the building ~~and existing~~ or proposed porch/deck/balcony and property lines if applicable
☐	☒	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☒	☐	Scaled detail of ~~existing or~~ proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☒	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY Not Applicable

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☒	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☒	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☒	☐	☐	For new openings, a scaled wall section
☐	☒	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☒	Documentation of justification for changing the existing door(s) and the extent of the affected area.

October 2017

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☒	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☒	☐	For new openings, a scaled wall section with proposed window
☐	☒	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☒	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☒	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☒	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☒	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☒	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☒	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☒	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☒	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☒	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES If Applicable

☐	☒	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☒	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☒	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☒	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☒	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☒	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☒	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☒	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☒	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☒	☐	Scaled landscape plan
☐	☐	☒	Scaled elevation drawings showing existing building(s) and major site features
☒	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☒	☐	☐	Wall sections
☐	☒	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☒	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☒	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☒	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

Keep in mind, the architectural style for this area is Frame Vernacular and the building design must reflect this style. Please see above checklist for additional application details needed paying close attention to those with the center (need) box marked.

Project number: not yet assigned Project Address: 28 W Castillo Drive - Lot 15

Reviewed by: Candice Seymour Date: 03/23/2022

Instr #2021073595 BK: 5307 PG: 1343, Filed & Recorded: 7/1/2021 2:26 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $1,820.00

Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #116613
193970-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this June 28, 2021, between The Holborn Group Inc., a Florida Corporation, whose mailing address is: 92 Ponte Vedra Colony Circle, Ponte Vedra Beach, Florida 32082, party of the first part, and Zigiz Holdings, LLC, whose mailing address is: 501 Boating Club Road, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 14 and 15, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 28, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

The Holborn Group Inc., a Florida Corporation

By: _____, President
Print Name: Hugh A. Holborn, Jr.
Title: President

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this June 28, 2021 by Hugh A. Holborn, Jr., President of The Holborn Group Inc., a Florida Corporation who is personally known to me or who has produced Drivers License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # GG 093061
EXPIRES: August 11, 2021
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1939600000
Location Address	28 W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOTS 14 & 15 OR5307/1343 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.320
Homestead	N

Owner Information

Owner Name	Zigiz Holdings LLC 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$1,540
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$253,540**
Total Deferred	$0
Assessed Value	**$253,540**
Total Exemptions	$0
Taxable Value	**$253,540**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$1,540	$273,000	$0	$0	$274,540	$140,018	$134,522	$140,018
2020	$0	$1,668	$273,000	$0	$0	$274,668	$127,289	$147,379	$127,289
2019	$0	$1,796	$273,000	$0	$0	$274,796	$115,717	$159,079	$115,717
2018	$0	$1,284	$220,500	$0	$0	$221,784	$105,197	$116,587	$105,197
2017	$0	$1,412	$220,500	$0	$0	$221,912	$95,634	$126,278	$95,634
2016	$0	$1,540	$85,400	$0	$0	$86,940	$86,940	$0	$86,940
2015	$0	$1,668	$85,400	$0	$0	$87,068	$87,068	$0	$87,068
2014	$0	$1,796	$85,400	$0	$0	$87,196	$87,196	$0	$87,196
2013	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2012	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2011	$0	$0	$94,500	$0	$0	$94,500	$94,500	$0	$94,500
2010	$0	$0	$105,000	$0	$0	$105,000	$105,000	$0	$105,000

Extra Feature Information

Code Description	Status	Value
Wood Fence (Commercial)		1540

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	100	140	100	EF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2021	6/28/2021	$260,000.00	WARRANTY DEED	5307	1343	Q	V	HOLBORN GROUP INC	ZIGIZ HOLDINGS LLC
	12/29/2005	$414,000.00	WARRANTY DEED	2628	641	Q	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	HOLBORN GROUP INC
	5/1/2005	$284,700.00	WARRANTY DEED	2438	1533	U	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	IRIC ACQUISITION CORP
	3/1/1989	$0.00		816	135	U	V		INDIAN RIVER INDUSTRIAL CONTR
	7/1/1986	$0.00		709	1403	U	V		
	4/1/1986	$125,000.00		702	316	Q	V		

No data available for the following modules: Exemption Information, Building Information, Sketch Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 3/22/2022, 1:40:05 AM

Version 2.3.180



Detail by Entity Name

Florida Limited Liability Company
ZIGIZ HOLDINGS, LLC

Filing Information

Document Number	L17000233824
FEI/EIN Number	82-4312998
Date Filed	11/13/2017
Effective Date	11/06/2017
State	FL
Status	ACTIVE

Principal Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Mailing Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

SCRONE, CONSTANZE
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Title MGRM

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2019	01/08/2019
2020	01/17/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
GRACE CONTRACTING LLC

Filing Information

Document Number	L06000108463
FEI/EIN Number	20-5846389
Date Filed	11/08/2006
Effective Date	11/08/2006
State	FL
Status	ACTIVE

Principal Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Mailing Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Registered Agent Name & Address

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Address Changed: 02/02/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Title Manager

Eden, Russell W

980 S Whitney St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	04/06/2020
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
11/08/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2022 Meeting



Application HP2022-0057 Address: 24 Cathedral Place

Applicant: Tower Engineering Professionals, Inc.

Property Owner: Kasam Hospitality, Inc.

Project description: To install new antennas on the cupola of the building's tower and mechanical equipment to the platform cabinet on the flat roof, as part of a wireless antenna upgrade.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000		
Agenda Item:	8(a)	Previous Action(s):	COA PL2021-0102

STAFF SUMMARY AND ANALYSIS:

1. Facing the Plaza de la Constitución from the north side of Cathedral Place, this eight-story tall Mediterranean Revival style building is the tallest in the downtown area - the tower is visibly prominent feature from all directions. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine and after its demise with the financial bust in 1929, was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985) and later that year to private investors.
2. Currently, multiple antennas and cables in various sizes and forms are visible from multiple elevated areas of the building, especially above the flat roofline of the west elevation and on the tower.
3. The current PUD agreement states that additional telecommuncations equipment requires review and approval by HARB if visible from the outside, and approval of the PZB through the Special Use Permit Process.
4. According to the Architectural Guidelines for Historic Preservation (AGHP), character-defining features should not be "radically changed, damaged or destroyed" by new mechanical systems. Further, this type of equipment should be made to be as inconspicuous as possible by being covered or screened, and "may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations."
5. To fully understand how the proposed addition of multiple new antennas and equipment will visibly modify the building, more information was requested but not received on the proposed equipment, so that the HARB can determine if the project scope will make an inappropriate impact to the building's exterior:
   a) Plans were provided showing locations for the three new antennas to be placed in openings at around the 118' height on the building's cupola, which extends to about 134 feet, with 1 on the north side and 2 to the south side. 3 existing antennas are to be removed and 3 existing antennas are to remain.
   b) Although there are existing antennas on the cupola, it appears from plan view that the openings on the cupola's significant facades may be visibly filled with the proposed locations. No photo renderings were submitted with this application, which are needed to show the impact of the additional new antennas. Closer up views/renderings and elevations drawings would be especially helpful to understand the true scale and location in relation to the building's architectural elements.
   c) Multiple proposed cabinets and platform equipment is proposed for the flat roof portion, but it is unclear what will actually be visible.
   d) While specs were also provided for some of the equipment, none were received for the antennas, and others did not indicate dimensions for all units, material/color/finish details, or give a good indication of what these items will really look like installed.
6. Visually closing the cupola's existing openings with more antennas will negatively impact the architectural integrity. Equipment from the float roof portion should not be visible.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place because more clarifying information on the proposed equipment is needed to determine the impact to the exterior of this architecturally significant building and visibly prominent tower and cupola.**

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Tower Scope of Work

To Install on and/or at the base of the Cupola of the Tower:

1. Verizon antennas (3), (3) by others to remain; (3) existing Verizon antennas to be removed
2. Diplexers (6)
3. BAIS-Ts (3)
4. 7/8" COAX (18); remove (6) existing 1-5/8" COAX

Platform Scope of Work: (As listed on Sheet C-2, which refers to Sheet C-1B for more detail)

Refers to the platform on the flat roof where there are existing equipment cabinets. The proposed project is to modify areas with current installations, replacing and adding to these)

To Install on Platform: (NEED DIMENSIONS)

1. (1) Consolidated power and equipment cabinet
2. (1) Ebre battery cabinet
3. (1) ILC cabinet
4. (9) RRUS
5. (3) Combiners
6. (3) Triplexers
7. (6) Diplexers

PUD AGREEMENT RELATED TO TELECOMMUNICATION EQUIPMENT:

"There currently exists telecommunications equipment within the cupola on the building on the Property. Any additional telecommunications equipment proposed for installations on or within the existing historic structure would be in accordance with Section 28-400 of the City Code, would require approval of the Planning and Zoning Board through the Special Use Permit Process, and, if visible from the outside, would require review and approval by HARB."

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8 and 9 apply.

2. **Retention of Distinguishing Architectural Character**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

LIST OF ATTACHMENTS:

1. Staff photographs
2. FMSF
3. Sanborn Maps

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking north from Cathedral Place at front façade / south elevation

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STAFF PHOTOGRAPHS
24 Cathedral Place





Looking eastward from Cathedral Place at west elevation and front façade; tall antennas are visible on the cupola that were painted to match the terra cotta elements and others on flat roof

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front façade; tall antennas are visible on the cupola that were painted to match the terra cotta elements

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front façade / south elevation : tall antennas are visible on the cupola that were painted to match the terra cotta elements

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STAFF PHOTOGRAPHS
24 Cathedral Place





Looking westward from Cathedral Place at east elevation and front façade:
tall antennas are visible on the cupola that were painted to match the terra cotta elements
and other equipment on flat roof

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STAFF PHOTOGRAPHS
24 Cathedral Place





Looking west and southwest at east (side) and rear elevations

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking south at rear elevation

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking east at west elevation from St. George Street:
tall antennas are visible in the cupola that were painted to match the terra cotta elements and other equipment on flat roof

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24 Cathedral Place



Image capture: Jul 2019 © 2021 Google

Looking east at west elevation from St. George Street:
tall antennas are visible on the cupola that were painted to match the terra cotta elements
and other antennas and equipment on flat roof.
Enclosure on the flat roof that was referenced in staff report is visible from west side of building.

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STAFF PHOTOGRAPHS
24 Cathedral Place



View of cupola from northwest side of Plaza



STAFF PHOTOGRAPHS
24 Cathedral Place



View of cupola from northwest side of Plaza

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STAFF PHOTOGRAPHS
24 Cathedral Place



Close-up of cupola with existing antennas visible

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STAFF PHOTOGRAPHS
24 Cathedral Place





View of cupola from center of Plaza

STAFF PHOTOGRAPHS
24 Cathedral Place





View of cupola from northeast side of Plaza

STAFF PHOTOGRAPHS
24 Cathedral Place



View of cupola from northeast side of Plaza

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STAFF PHOTOGRAPHS
24 Cathedral Place



Views of building from across Avenida Menendez

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STAFF PHOTOGRAPHS
24 Cathedral Place





Views of building from across Avenida Menendez

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Commercial 848== Zoning: HP-2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469860 (easting) 3306760 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialists);

Address: H.S.A.P.B. 818==

I. SITE DESCRIPTION

Condition of Site:

(X) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota 854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

This eight-story Mediterranean Revival building at 24-28 Cathedral Place was constructed in 1927. The tall structure was designed by F. A. Hollingsworth of St. Augustine and built by San Marco Construction Company of the city. Mediterranean elements include the clay tile hoods above the first floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapet, and ceramic tile. The facade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Two of the pilasters extend from a carved-bracketed balcony. Two truncated pilasters accent the decorative tile work in the tympanum. Matching acanthus leaves decorate the base of the smaller pilasters and accent a section of the larger. A tower arises from the southwest corner. The square-block base consists of an attached bracketed balcony below an arched window bounded by spiral fluted terra cotta pilasters. The block is surrounded by corinthian pilasters, four to a side, which support a correct modillion cornice and a broken cornice and broken pediment above which is a turned spindle balustrade. The domed tower above consists of a row of corinthian columns separated by a row of arched windows. The building faces the Plaza, dominating the skyline.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

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Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This commercial building at 24-28 Cathedral Place was built

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of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

> "To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up $11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler roon completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a $38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vail Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building and

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HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of $67,527.48. (On the bank's 20th anniversary in 1954, total deposits were $12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of $37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address Atlantic Bank Building 24-28 CATHEDRAL PLACE Block & Lot BL 10 Lot pt. 4

CARTOGRAPHIC

Prior to existing structure

+1884 site part of "St. Augustine Hs." area destroyed by fire. specifically 3 story frame - "D. G."

+1888 two story Concrete Building (south end) one story building northend (C.B.) housing "D. G. and Clo." (1888) "Off." and "Groc." (1893) "Hotel Supplies" and "Grocery" (1897) "Grocery" (1910) "Hardware and paints" and "Plumbing" (1917). "Paints, oils & Hardware" (1924)

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occuping the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaned with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

HISTORY OF THE ATLANTIC BANK BUILDING

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

The enormity of the structure and its lobby were typical of a bank built during that era, the time of Florida's "Big Boom" of which you may have heard. The construction is entirely of hollow tile blocks over a steel frame, and stucco as the outside decorative covering with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of historic St. Augustine.

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During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St. Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers – one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks – now the state Arsenal – after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

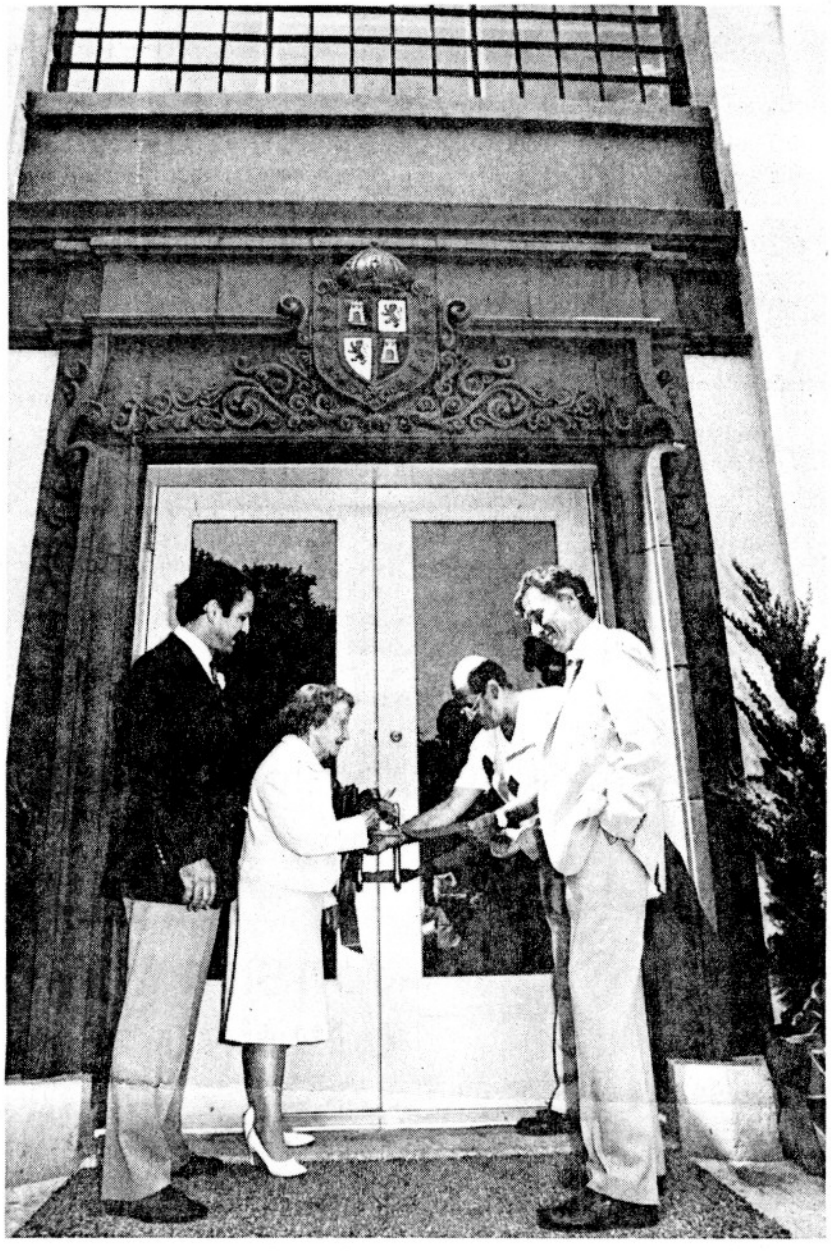
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.



By JIM LANE, Staff

Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.

ERROR: Smith, F.W. re ZORAYDA CASTLE OR VILLA ZORAYDA

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St Aug. Record Sept 8-9, 1979

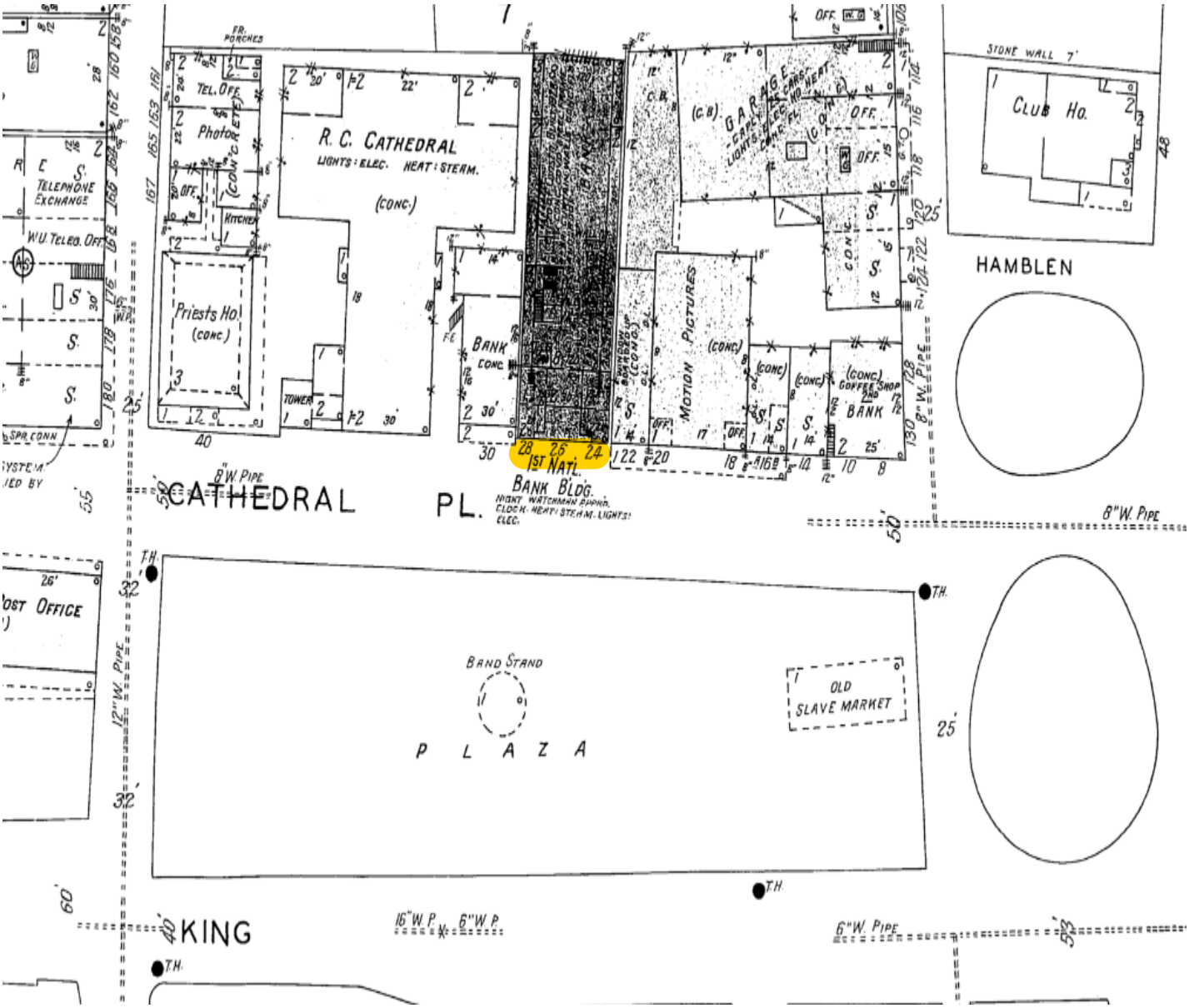


Atlantic Bank towers over bayfront scene of oldest city

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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7



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Received July 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. HP2022-0057

Receipt No. 2428166 Meeting Date: August 17, 2022

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Bobbi Jones
   Business (if applicable) Tower Engineering Professionals
   Address 5501 University Club Blvd N.
   City Jacksonville State FL Zip Code 32277
   Daytime telephone (904) 718-1705 Other phone/email bjones@tepgroup.net
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Anish Patel
   Business (if applicable) Kasam Hospitality, Inc.
   Address _____
   City _____ State _____ Zip Code _____
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 24 Cathedral Place, St. Augustine, FL 32084
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1971600000
5. EXISTING USE _____ PROPOSED USE _____
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ■ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☒	Exterior lighting & other appurtenances Antenna Upgrades (removing 3/installing 3)
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

October 2017

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Wireless antenna upgrades + equipment swaps on platform

(Please see the accompanying construction drawings cover sheet for the full scope of work.)

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Bobbi Jones

SIGNATURE OF APPLICANT Bobbi Jones DATE 7/21/2022

PRINT OWNER'S NAME Kasam Hospitality Inc, Anish Patel

SIGNATURE OF OWNER _____ DATE 6/28/2022

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

October 2017

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	X	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	X	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	X	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☐	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

Please see the attached list of information still needed from the 2021 HARB application and provide that information or clarify where it has been provided with the new application.

Project number: **HP 2022-0057: 24 Cathedral Place (Wireless Antenna Upgrades)** Project Address: _____

Reviewed by: **Julie Courtney** Date: **July 26, 2022**

PLEASE SEE INFORMATION REQUESTED FROM THE PREVIOUS 2021 HARB APPLICATION THAT WAS CONTINUED FOR THE AUGUST 2021 MEETING, BUT NEVER HEARD. ADDITIONAL INFORMATION WAS REQUESTED IN THE BLUE REPLIES TO THE RED ANSWERS. ALHOUGH THE PLANS HAVE BEEN REVISED, THE INFORMATION ASKED FOR IS STILL NEEDED IN RELATION TO THE NEW PLANS. IF THIS INFO WAS PROVIDED IN SOME WAY, PLEASE STATE WHERE IT CAN BE FOUND.

From: Julie Courtney
Sent: Thursday, August 26, 2021 3:38 PM
To: Bobbi Jones <bjones@tepgroup.net>
Subject: 24 Cathedral Place - still needed for Certificate of Appropriateness Application before September HARB meeting

Hello Bobbi,

You should have received by email the final order from last week's HARB meeting, stating that the HARB continued the application for 24 Cathedral Place to the September 16th meeting.

Please be aware that additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by September 6th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

Any updates, or additional and supporting materials for this Certificate of Demolition application should be emailed to harb@citystaug.com.

We will still need all the highlighted items indicated for the August meeting in the last two emails copied below, including the following:

1. ~~owner's signature on the application~~ RECEIVED WITH THE 2022 HARB APPLICATION
2. more clarification on the platform (please let us know if the platform is located and inside/screened by the rectangular structure on the flat roof or how that walled structure, visible from the west side especially (see photo attached), relates to your project scope.
3. The items/clarification needed that were mentioned previously that have not been submitted or clarified yet: SEE ADDITIONAL INFO REQUESTED BELOW UNDER #1-3 IN BLUE AND UNDER #4

SHEET T-1 Under "The Purpose of this project": Please confirm where the ground scope of work is in relation to the building or site. On C-2 of the attached revised plans there is a detail showing where the platform is. "Ground scope" refers to the platform where we currently have equipment cabinets etc. We are only modifying areas with current installations, replacing and adding to these areas. To my knowledge, no new areas should be affected. Please let me know if there are any edits we need to specifically add to these plans before uploading.

- It would help to label the area that is being referred to as "Ground scope" on C-2

- Is the platform the rectangular walled structure on the flat roof that is visible when looking at the east elevation? Does this structure consists of screening walls and no enclosed top? (see attached photo)
- Where do the proposed cabinets and equipment go in relation to this structure that sits on the flat roof: inside, on top of it, around? We do not have visual access to this area, so are trying to understand what will be visible from the exterior and where (see my notes on C-1B below) and how it will appear on the building (see my note on Dimensions/Specs below)

- SHEET C-1A Existing Equipment Platform Layout: is this plan view or elevation view and what area of building is this from? This is bird's eye view of the existing platform referenced on C-2. Compass showing true north in the top right corner.

  - Please include the label "Plan View" on this sheet and include something that shows were this is on the building (show basic roof plan with indication of this platform's location), as there is no context to see where this is on the building.

- SHEET C-1B Proposed Equipment Platform Layout: is this plan view or elevation view and what area of building is this from? This is bird's eye view of the existing platform referenced on C-2. Compass showing true north in the top right corner.

  - Please include the label "Plan View" on this sheet and include something that shows were this is on the building (show basic roof plan with indication of this platform's location), as there is no context to see where this is on the building.

- SHEET C-3B Proposed Equipment Platform Layout: this looks like plan view and appears that there will be 6 new units place on the exterior compared to the 3 on the existing antenna layout (C-3A) Yes, that is correct, and is referenced on T-1.

  - This is where a closer-up elevation drawing showing the vertical view of the area that the equipment is existing and proposed would be helpful to show the visual impact

- NEED DIMENSIONS AND SPECS OF ANYTHING THAT IS ON EXTERIOR – only seem to have measurements shown for Charles Cube Cabinet and Ebre cabinet Will you need a spec sheet for each specific model of antenna and radio, or is the reference to the model of antenna and radio on C-3C & C-3D

  sufficient?

  - We need to know all the dimensions of each unit, which do not seem to appear on C-3D, as well as details like material, color/finish, and what these items really look like if they are at all visible from the exterior so we can understand the overall visible impact. Knowing similar details about the cables is also important for that reason. When looking at C-3C and C-3D, I do not see any of this information.
  - In the attached photo, are these some of the existing antennas visible around the tower that are painted with a similar color as the tower?
  -

4. And mentioned in our staff report:

To fully understand how the proposed addition of multiple new antennas and equipment will visibly modify the building, more information was requested but not received on the proposed equipment, dimensions, and locations, so that the HARB can determine if the project scope will make an inappropriate impact to the building's exterior:

a. Plans were provided showing locations for the six new antennas at around the 118' height on the building's cupola, which extends to about 134 feet, with 2 on the north side, 2 to the south west side and 2 to the south east side. 3 existing antennas are to be removed, but it appears they are in set back locations on the north side that may not be as visible from the exterior as the other antennas in place or the proposed.
b. Submitted photo renderings do not clearly show the impact of additional new antennas, but openings on the cupola's significant facades appear to be further filled. Closer up views/renderings and elevations drawings would be helpful to understand the true scale and location in relation to the building's architectural elements.
c. Questions remain on where the multiple proposed cabinets and platform equipment will be in relation to what appears to be the wall enclosure on the flat roof portion and what will actually be visible from the roof.
d. While specs were also provided for some of the equipment, none were received for the antennas, and others did not indicate dimensions for all units, material/color/finish details, or give a good indication of what these items will really look like installed.

The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Thank you,

Julie Courtney

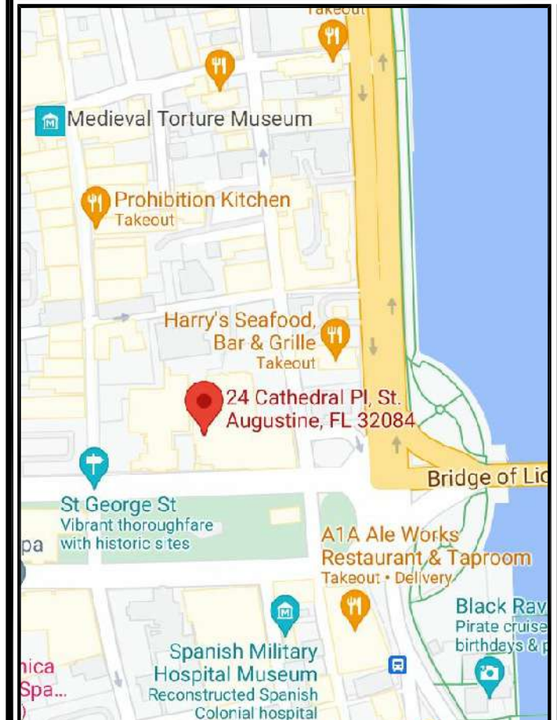
VERIZON SITE NUMBER:	132050
VERIZON SITE NAME:	HIST ST. AUG WACHOVIA BANK
PROJECT DESCRIPTION:	RFDS 5G L-SUB6
TOWER TYPE:	ROOFTOP
SITE ADDRESS:	24 CATHEDRAL PLACE ST. AUGUSTINE, FL 32084 (ST. JOHNS COUNTY)
JURISDICTION:	CITY OF ST. AUGUSTINE (DISTRICT 452)
PRESENT OCCUPANCY TYPE:	OFFICE BUILDINGS (MULTI STORY)(CLASS A)
CURRENT ZONING:	PUD
PARCEL #:	1971600000

PROJECT INFORMATION

LATITUDE:	N 29° 53' 34.36" *
LONGITUDE:	W 81° 18' 43.70" *
GROUND ELEVATION:	9'± (AMSL) **

*INFORMATION PROVIDED BY RFDS
**INFORMATION PROVIDED BY GOOGLE EARTH

SITE COORDINATES



LOCATION MAP

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084

LESSEE:
NAME: VERIZON WIRELESS
ADDRESS: 4700 EXCHANGE COURT, SUITE 100
CITY, STATE, ZIP: BOCA RATON, FL 33431
CONTACT: MARTHA GINTIS
PHONE: (561) 995-5539

BUILDING OWNER:
NAME: KASAM HOSPITALITY INC.
ADDRESS: 32 AVENDIA MENENDEZ
CITY, STATE, ZIP: SAINT AUGUSTINE, FL 32084
CONTACT: CUSTOMER SERVICE
PHONE: UNKNOWN

SURVEYOR:
NAME: N/A
ADDRESS: N/A
CITY, STATE, ZIP: N/A
CONTACT: N/A
PHONE: N/A

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603-3530
CONTACT: JOSHUA H. CARDEN, P.E.
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603-3530
CONTACT: JOSHUA H. CARDEN, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:
NAME: KASAM HOSPITALITY INC.
ADDRESS: 32 AVENDIA MENENDEZ
CITY, STATE, ZIP: ST. AUGUSTINE, FL 32084
CONTACT: CUSTOMER SERVICE
PHONE: UNKNOWN

CONTACT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2020 FLORIDA BUILDING CODE, 7TH EDITION
2. LOCAL BUILDING CODE
3. ANSI/TIA-222-H-2-2017
4. 2017 NATIONAL ELECTRIC CODE
5. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

ULTIMATE WIND SPEED: 132 MPH
SERVICE SPEED W/ICE: 60 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
TOPOGRAPHIC CATEGORY: 1.0

INFORMATION PROVIDED BY PASSING APPURTENANCE MOUNT ANALYSIS REPORT BY TOWER ENGINEERING PROFESSIONALS DATED 04/20/22.

DESIGN CRITERIA

UTILITIES:
POWER COMPANY: UNKNOWN
CONTACT: UNKNOWN
PHONE: UNKNOWN
METER # NEAR SITE: UNKNOWN

TELEPHONE COMPANY: VERIZON WIRELESS
CONTACT: CUSTOMER SERVICE
PHONE: UNKNOWN
PHONE # NEAR SITE: (904) 209-9331
PEDESTAL # NEAR SITE: UNKNOWN

THE PURPOSE OF THIS PROJECT IS AS FOLLOWS:

TOWER SCOPE OF WORK:

- REMOVE (3) CSS X7CAP-665-C42IP ANTENNAS
- REMOVE (6) 1⅝" COAX
- INSTALL (3) COMMSCOPE NHHSS-65B-R2BT4 ANTENNAS
- INSTALL (3) JMA DBC-67C-U-2SF DIPLEXERS
- INSTALL (3) RFS FDFX55020D2-2C DIPLEXERS
- INSTALL (3) GENERIC BAIS-Ts
- INSTALL (18) ⅞" COAX

EQUIPMENT PLATFORM SCOPE OF WORK:

- REMOVE (2) 6101 CABINETS
- REMOVE (1) TELCO ENCLOSURE
- REMOVE (1) PPC ENCLOSURE
- REMOVE (1) SUB-PANEL
- REMOVE (3) ERICSSON RRUS32 B2 RRUs
- REMOVE (6) ERICSSON RUL01 B13 RRUs
- REMOVE (6) ERICSSON RUS01 B4 RRUs
- INSTALL (1) CONSOLIDATED POWER AND EQUIPMENT CABINET
- INSTALL (1) EBRE BATTERY CABINET
- INSTALL (1) ILC CABINET (INTEGRATED LOAD CENTER)
- INSTALL (3) ERICSSON RRUS 4449 RRUs
- INSTALL (3) ERICSSON RRUS 8843 RRUs
- INSTALL (3) ERICSSON RRUS 8863 RRUs
- INSTALL (3) COMMSCOPE TD-PCS-1-B3-B4B5 COMBINERS
- INSTALL (3) JMA TBC-67C-A-P-2SF TRIPLEXERS
- INSTALL (3) JMA DBC-A-P-2SF DIPLEXERS
- INSTALL (3) RFS FDFX55020D2-2C DIPLEXERS

SCOPE OF WORK

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	5
N-1	PROJECT NOTES	5
C-1	SITE PLAN	5
C-1A	EXISTING EQUIPMENT PLATFORM LAYOUT	5
C-1B	PROPOSED EQUIPMENT PLATFORM LAYOUT	5
C-2	BUILDING ELEVATION	5
C-3A	EXISTING ANTENNA LAYOUT	5
C-3B	PROPOSED ANTENNA LAYOUT	5
C-3C	EXISTING ANTENNA & COAX SCHEDULE	5
C-3D	PROPOSED ANTENNA & COAX SCHEDULE	5
E-1	ELECTRICAL NOTES	5
E-2	POWER PANEL SCHEDULE	5
E-3	ONE-LINE DIAGRAM	5
E-4	POWER ROUTING PLAN	5
G-1	GROUNDING DETAILS	5

INDEX OF SHEETS

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

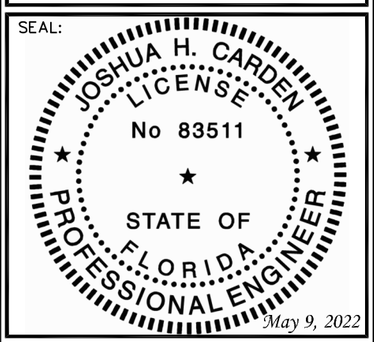
FL COA # 31011

REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION
4	11-04-21	CONSTRUCTION
3	10-27-21	PRELIMINARY
2	07-26-21	CONSTRUCTION
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

DIGITAL SEAL:
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA H. CARDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:



SHEET NUMBER: T-1
REVISION: 5
TEP#: 150663.489410

PROJECT NOTES:

1. ALL REFERENCES TO THE OWNER AND/OR LESSEE IN THESE DOCUMENTS SHALL BE CONSIDERED VERIZON OR ITS DESIGNATED REPRESENTATIVE.

2. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.

3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.

4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.

5. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.

6. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.

8. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.

9. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.

10. IF APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318-14, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".

11. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

12. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA-1019-A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

ROOF NOTES:

1. TEMPORARY ROOF PROTECTION – PROVIDE TEMPORARY PROTECTION USING 3/4" STYROFOAM PADDING AGAINST THE ROOFING MATERIAL WITH 3/4" PLYWOOD BETWEEN THE PADDING AND ANY EQUIPMENT. MATERIALS, AND TOOLS STORED ON THE ROOF. THE ROOF AROUND WORKING AREAS SHALL ALSO BE TEMPORARILY PROTECTED AS WELL AS THE PATHS BETWEEN THE WORK AREA AND ROOF ENTRY DOORS. THE METHOD OF PROTECTION SHALL ALSO COMPLY WITH ANY ROOF WARRANTY THAT MAY BE IN EFFECT. IF PENETRATING SUBSTANCES, SUCH AS ACIDS, CHEMICALS, OR TOOLS ARE TO BE USED DURING CONSTRUCTION, PROVIDE ADDITIONAL PROTECTION TO PREVENT ROOF DAMAGE.

2. WATER PROTECTION – THE CONTRACTOR SHALL PROVIDE PROTECTION FROM WATER PENETRATION DURING THE INSTALLATION OF ROOF PENETRATING SUPPORT SYSTEMS OR ANY OTHER ROOF PENETRATING PROCEDURE. METHODS SHALL COMPLY WITH ANY ROOF WARRANTY IN EFFECT.

3. FIRE PROTECTION – COMPLY WITH OSHA STANDARDS THROUGHOUT THE PROJECT. WHEN OPERATING TOOLS THAT PRODUCE SPARKS, FLAME OR HEAT, THE CONTRACTOR WILL DESIGNATE AN INDIVIDUAL TO STAND-BY THE INDIVIDUAL OPERATING THE TOOL WITH A 20 LB. ABC FIRE EXTINGUISHER WITH IT'S PIN REMOVED AND READY TO USE IN CASE OF A FIRE. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES ONE PROPERLY CHARGED 20 LB. ABC FIRE EXTINGUISHER WITHIN CLOSE PROXIMITY TO THE WORK AREA. THE FIRE EXTINGUISHER SHALL HAVE BEEN INSPECTED WITHIN THE PAST YEAR. IT SHALL BE KEPT IN A CONSPICUOUS LOCATION AND EASILY ACCESSABLE. PATHS TO THE FIRE EXTINGUISHER AND OTHER FIRE FIGHTING EQUIPMENT SHALL BE KEPT CLEAR.

4. REINSTATMENT – ANY ROOFING, PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED BY THE CONTRACTOR TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS AT NO COST TO THE OWNER OR THE CLIENT.

5. REPAIRS – THE CONTRACTOR SHALL USE THIS EXISTING ROOFING WARRANTY CONTRACTOR TO REPAIR HOLES, DAMAGES, AND ALTERATIONS TO THE ROOF. IF EXCESSIVE COSTS ARE ASSOCIATED WITH THIS ROOFING CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE CLIENT OF THE SITUATION AND PROVIDE AN ALTERNATE ROOFING CONTRACTOR TO PERFORM THE WORK.

6. CONTRACTOR SHALL REMOVE ONLY THE AMOUNT OF ROOFING AND INSULATION REQUIRED TO PERFORM THE WORK. AFTER THE COMPLETION OF WORK, REPLACE THE DEMOLISHED INSULATION WITH A COMPATABLE INSULATION, PROVIDING A TIGHT JOINT ALL AROUND. FLASH IN NEW BUILT-UP ROOFING TO THE EXISTING BUILT-UP ROOFING AS RECOMMENDED BY THE ROOFING MANUFACTURER TO PROVIDE A WATERTIGHT ROOF.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

DIGITAL SEAL:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA H. CARDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:

JOSHUA H. CARDEN LICENSE No 83511 STATE OF FLORIDA PROFESSIONAL ENGINEER

May 9, 2022

REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

PROJECT NOTES

SHEET NUMBER: **N-1**

REVISION: **5**

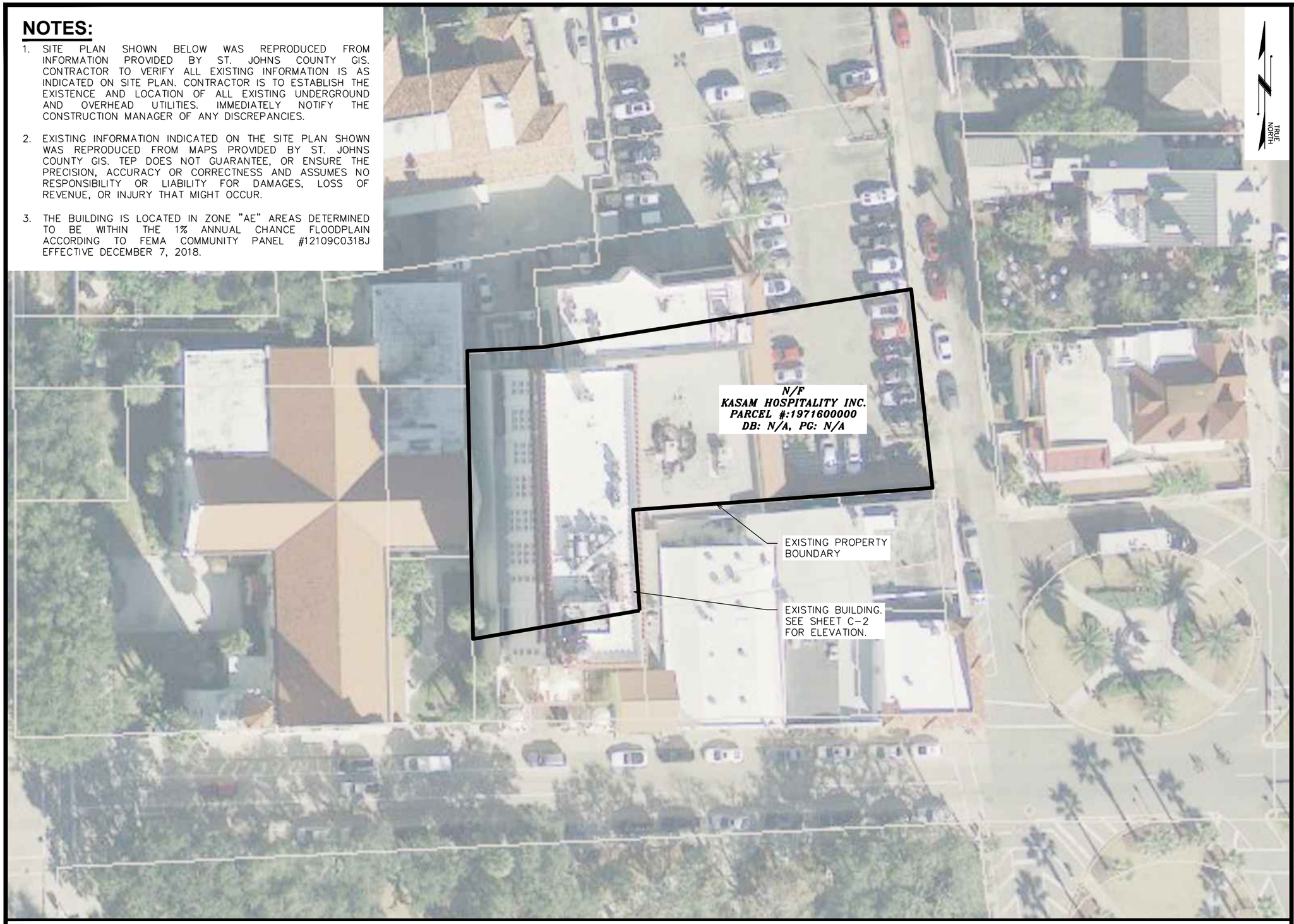
TEP#: 150663.489410

NOTES:

1. SITE PLAN SHOWN BELOW WAS REPRODUCED FROM INFORMATION PROVIDED BY ST. JOHNS COUNTY GIS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

2. EXISTING INFORMATION INDICATED ON THE SITE PLAN SHOWN WAS REPRODUCED FROM MAPS PROVIDED BY ST. JOHNS COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.

3. THE BUILDING IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #12109C0318J EFFECTIVE DECEMBER 7, 2018.



SITE PLAN
SCALE: 1" = 40'

0 40 80
SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

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May 9, 2022

REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

SITE PLAN

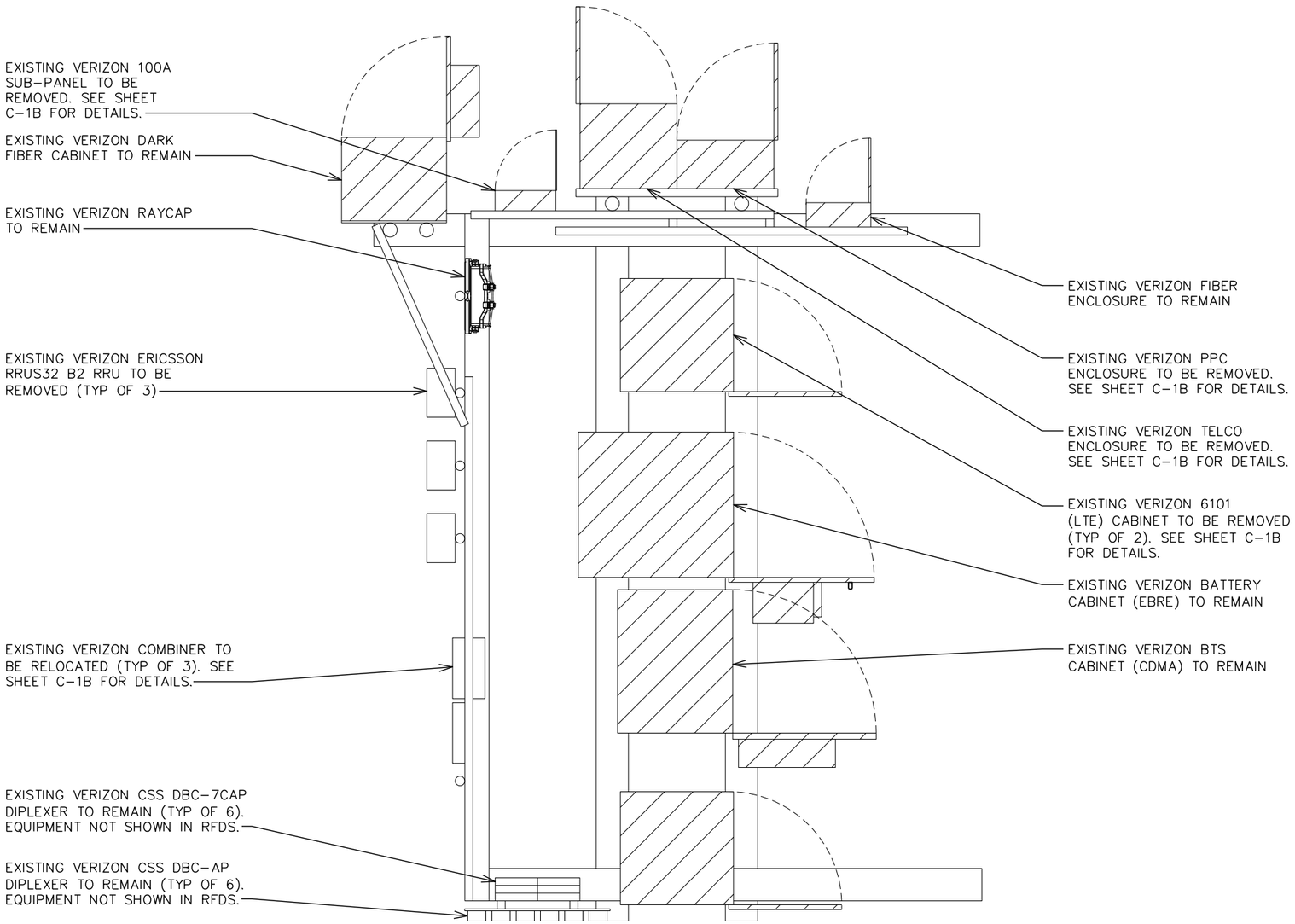
SHEET NUMBER: **C-1**

REVISION: **5**

TEP#: 150663.489410

NOTES:

1. EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS.
2. (6) ERICSSON RUL01 B13 RRUs AND (6) ERICSSON RUS01 B4 RRUs NOT LOCATED DURING SITE VISIT. IF PRESENT, (6) ERICSSON RUL01 B13 RRUs AND (6) ERICSSON RUS01 B4 RRUs TO BE REMOVED.



EXISTING EQUIPMENT PLATFORM LAYOUT

SCALE: 3/8" = 1'-0"

0 2 4
SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

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May 9, 2022

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5	05-09-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING EQUIPMENT PLATFORM LAYOUT

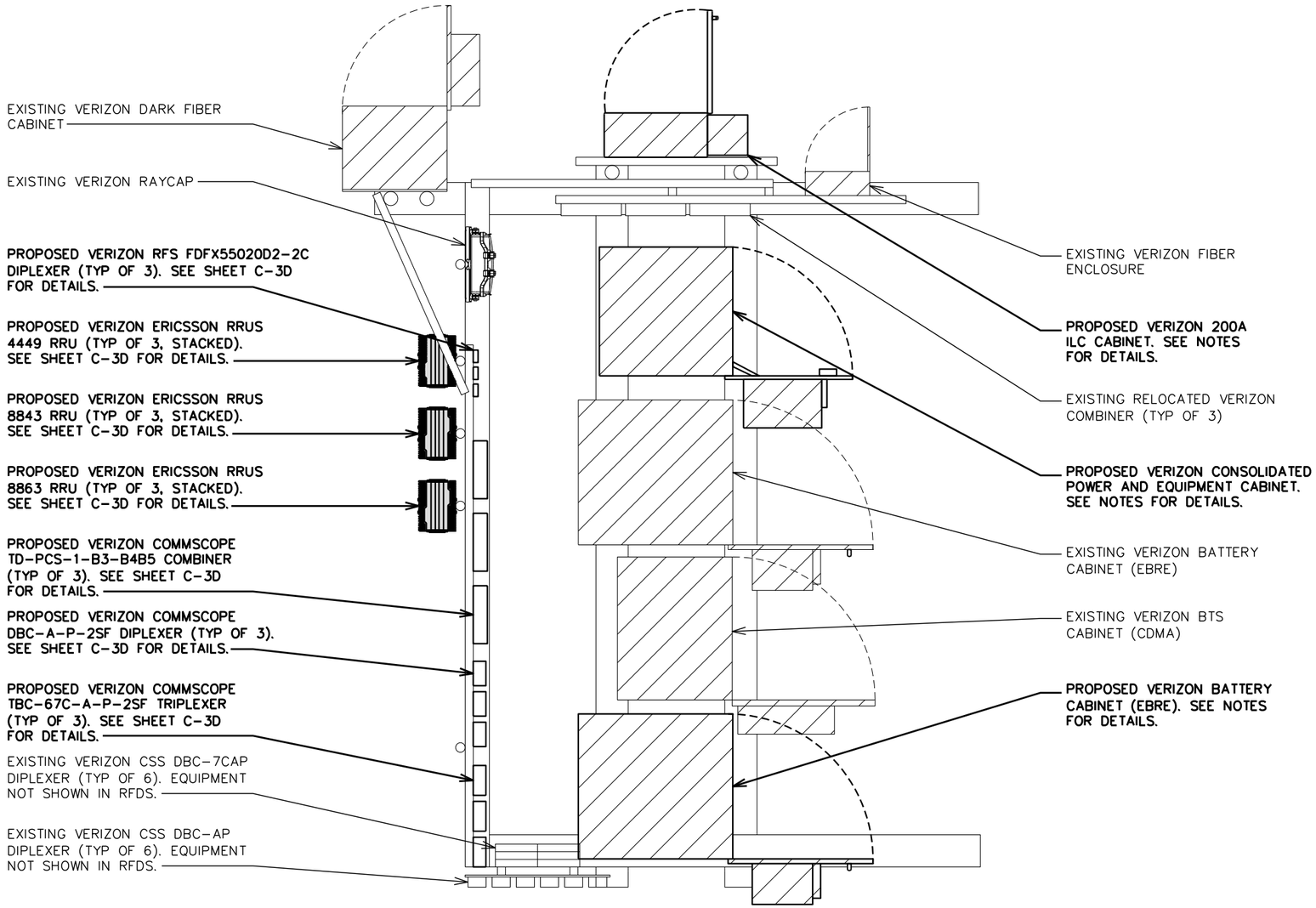
SHEET NUMBER: **C-1A**

REVISION: **5**

TEP#: 150663.489410

NOTES:

1. EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS.
2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.



PROPOSED EQUIPMENT PLATFORM LAYOUT

SCALE: 3/8" = 1'-0"

0 2 4

SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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May 9, 2022

REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

PROPOSED EQUIPMENT PLATFORM LAYOUT

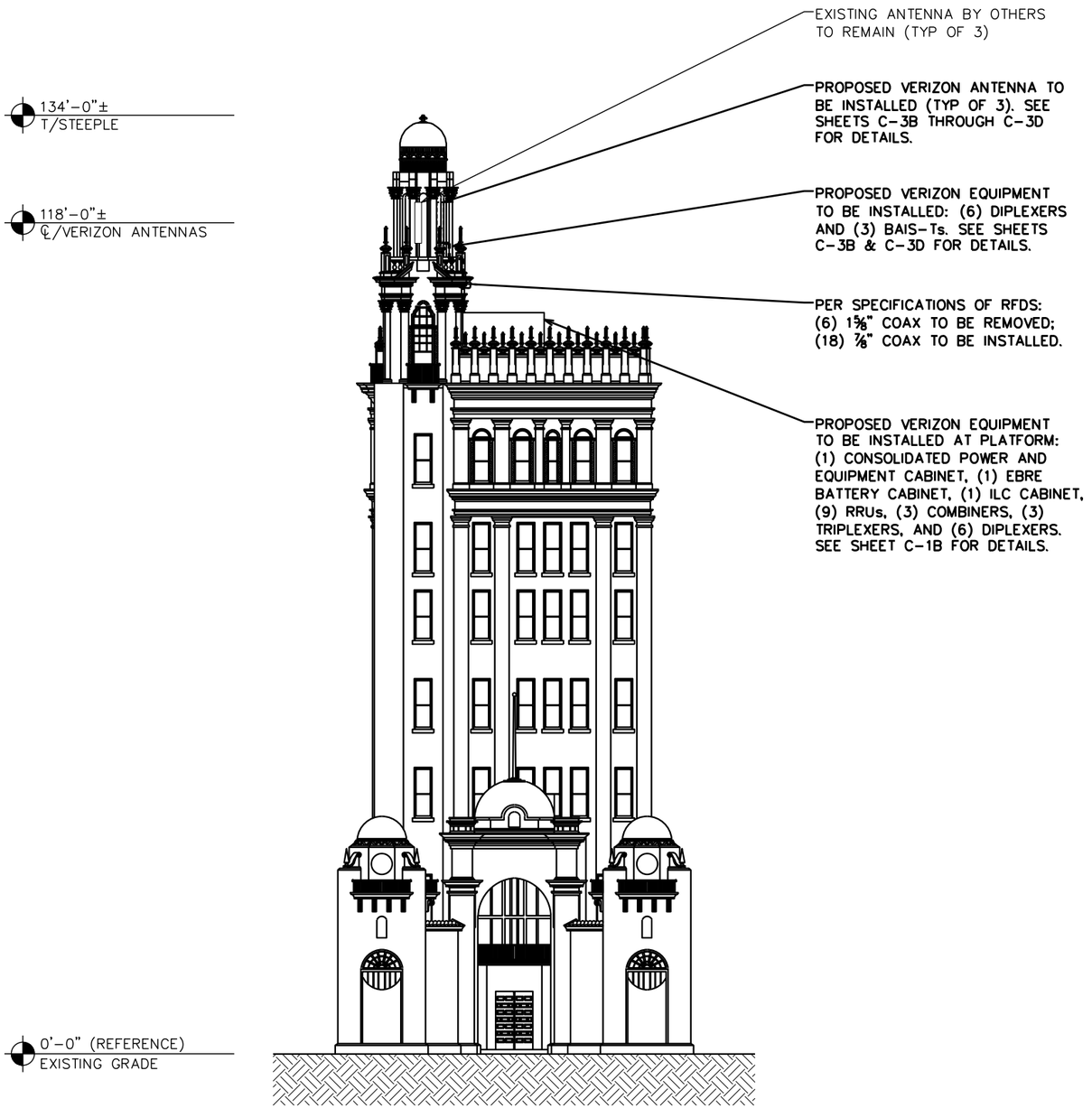
SHEET NUMBER: **C-1B**

REVISION: **5**

TEP#: 150663.489410

NOTES:

1. EXISTING BUILDING HAS SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE THE STRUCTURAL EVALUATION – EXISTING BUILDING AT ANTENNAS (AWS3, PCS 5G & L–SUB6) BY APX ENGINEERING DATED APRIL 20, 2022 FOR DETAILS.
2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
3. THE DRAWINGS IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. CONDITIONS IN THE FIELD MAY VARY.
4. ALL VERIZON PROPOSED ANTENNAS, EQUIPMENT, AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.
5. FAA APPROVED OVERALL HEIGHT = TBD.



PROPOSED BUILDING (SOUTH) ELEVATION

SCALE: N.T.S.

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995–5539

PROJECT INFORMATION:
VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
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JOSHUA H. CARDEN LICENSE No 83511 STATE OF FLORIDA PROFESSIONAL ENGINEER
May 9, 2022

REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION

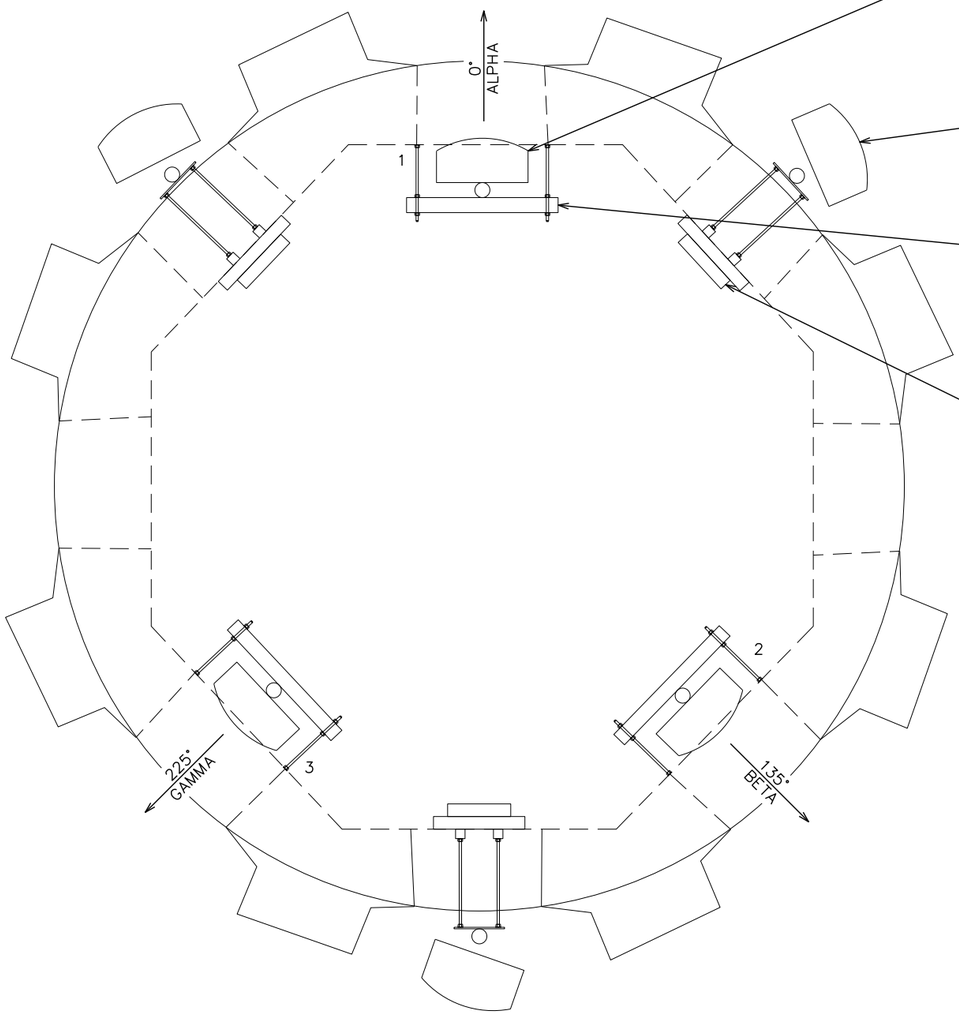
DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:
BUILDING ELEVATION

SHEET NUMBER: **C-2**
REVISION: **5**
TEP#: 150663.489410

NOTE:

EXISTING MOUNTS HAVE SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE APPURTENANCE MOUNT ANALYSIS REPORT BY TOWER ENGINEERING PROFESSIONALS DATED APRIL 20, 2022 FOR DETAILS.



EXISTING VERIZON CSS ANTENNA X7CAP-665-C42IP ANTENNA TO BE REMOVED (TYP OF 3). SEE SHEETS C-3B THROUGH C-3D FOR DETAILS.

EXISTING ANTENNA BY OTHERS TO REMAIN (TYP OF 3)

EXISTING VERIZON ANTENNA MOUNT TO REMAIN (TYP OF 3)

EXISTING VERIZON JMA DBC-7CAP DIPLEXER TO REMAIN (TYP OF 3). EQUIPMENT NOT SHOWN IN RFDS.

TRUE NORTH

EXISTING ANTENNA LAYOUT @ 118'-0"

SCALE: ½" = 1'-0"

0 2 4

SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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May 9, 2022

REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING ANTENNA LAYOUT

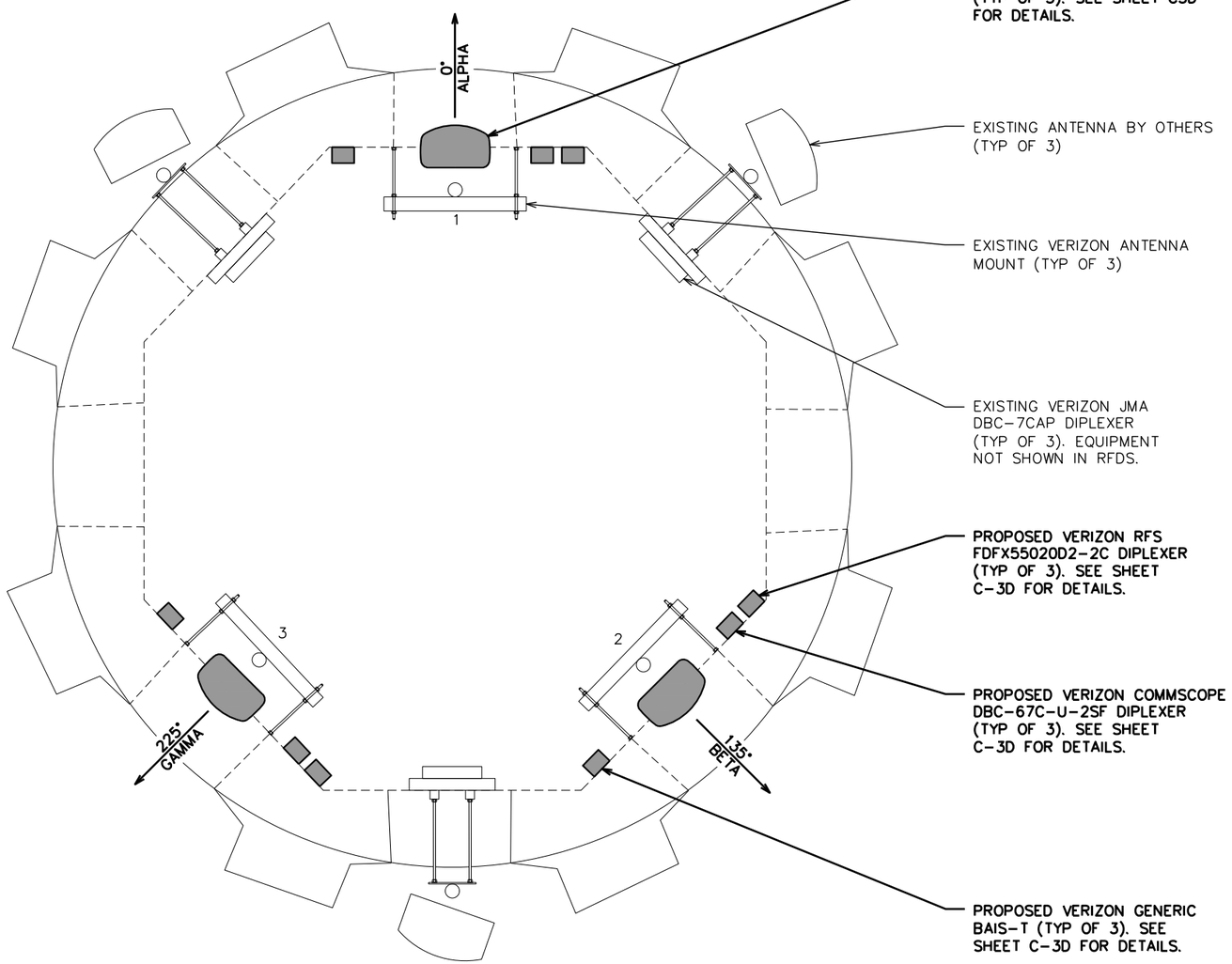
SHEET NUMBER: **C-3A**

REVISION: 5

TEP#: 150663.489410

NOTES:

1. EXISTING MOUNTS HAVE SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE APPURTENANCE MOUNT ANALYSIS REPORT BY TOWER ENGINEERING PROFESSIONALS DATED APRIL 20, 2022 FOR DETAILS.
2. CONTRACTOR TO INSTALL ALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. ALL VERIZON PROPOSED ANTENNAS, EQUIPMENT, AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.



PROPOSED ANTENNA LAYOUT @ 118'-0"

SCALE: ½" = 1'-0"

0 2 4

SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

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REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

PROPOSED ANTENNA LAYOUT

SHEET NUMBER: **C-3B**

REVISION: **5**

TEP#: 150663.489410

EXISTING ANTENNA & COAX SCHEDULE

POS.	SECTOR	USE	MANUFACTURER (MODEL #)	RAD CENTER	CABLE SIZE	AZIMUTH (TN)	CABLE LENGTH	MECH. D-TILT	ELEC. D-TILT	EQUIPMENT [MODEL #]	J-BOX (TOWER)
1	ALPHA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-665-C42IP	℄ @ 118'-0"±	*(6) 1⅝"ø COAX	0°	FIELD VERIFY	0°	2°/4°	**(1) JMA DIPLEXER [DBC-7CAP]	–
2	BETA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-665-C42IP	℄ @ 118'-0"±		135°		0°	2°/4°	**(1) JMA DIPLEXER [DBC-7CAP]	
3	GAMMA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-665-C42IP	℄ @ 118'-0"±		225°		0°	2°/4°	**(1) JMA DIPLEXER [DBC-7CAP]	

*NOTE-EXISTING ANTENNA/EQUIPMENT TO BE REMOVED.
**NOTE-EXISTING EQUIPMENT NOT SHOWN IN RFDS. CURRENTLY CALLED OUT TO REMAIN.

EQUIPMENT PLATFORM WORK:

CONTRACTOR TO REMOVE: (2) 6101 CABINETS, (1) TELCO ENCLOSURE, (1) PPC ENCLOSURE, (1) SUB-PANEL, (3) ERICSSON RRUS32 B2 RRUs, (6) ERICSSON RUL01 B13 RRUs, AND (6) ERICSSON RUS01 B4 RRUs.

EXISTING ANTENNA & COAX SCHEDULE @ 118'-0"

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
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SEAL:

JOSHUA H. CARDEN LICENSE No 83511 STATE OF FLORIDA PROFESSIONAL ENGINEER

May 9, 2022

REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING ANTENNA & COAX SCHEDULE

SHEET NUMBER: **C-3C**

REVISION: **5**

TEP#: 150663.489410

PROPOSED EQUIPMENT IN BOLD

PROPOSED ANTENNA & COAX SCHEDULE

POS.	SECTOR	USE	MANUFACTURER (MODEL #)	RAD CENTER	CABLE SIZE	AZIMUTH (TN)	CABLE LENGTH	MECH. D-TILT	ELEC. D-TILT	EQUIPMENT [MODEL #]	J-BOX (TOWER)
1	ALPHA	700 LTE 1900 LTE 1900 CDMA 2100 LTE **AWS LTE** **1900 5GNR** **NL-SUB6**	**COMMSCOPE NHHSS-65B-R2BT4**	**℄ @ 118'-0"±**		**0°**		**	**	***(1) JMA DIPLEXER [DBC-7CAP] **(1) JMA DIPLEXER [DBC-67C-U-2SF]** **(1) RFS DIPLEXER [FDFX55020D2-2C]** **(1) GENERIC BAIS-T**	
2	BETA	1900 LTE 2100 LTE 700 LTE 1900 CDMA **AWS LTE** **1900 5GNR** **NL-SUB6**	**COMMSCOPE NHHSS-65B-R2BT4**	**℄ @ 118'-0"±**	**(18) 7/8"ø COAX**	**135°**	*FIELD VERIFY	**	**	***(1) JMA DIPLEXER [DBC-7CAP] **(1) JMA DIPLEXER [DBC-67C-U-2SF]** **(1) RFS DIPLEXER [FDFX55020D2-2C]** **(1) GENERIC BAIS-T**	–
3	GAMMA	1900 LTE 2100 LTE 700 LTE 1900 CDMA **AWS LTE** **1900 5GNR** **NL-SUB6**	**COMMSCOPE NHHSS-65B-R2BT4**	**℄ @ 118'-0"±**		**225°**		**	**	***(1) JMA DIPLEXER [DBC-7CAP] **(1) JMA DIPLEXER [DBC-67C-U-2SF]** **(1) RFS DIPLEXER [FDFX55020D2-2C]** **(1) GENERIC BAIS-T**	

*NOTE-CONTRACTOR TO VERIFY COAX/CABLE LENGTHS PRIOR TO CONSTRUCTION.
**NOTE-CONTRACTOR TO REFERENCE VERIZON ISSUED RFDS FOR MECH./ELEC. D-TILTS.
**NOTE-EXISTING EQUIPMENT NOT SHOWN IN RFDS. CURRENTLY CALLED OUT TO REMAIN.

EQUIPMENT PLATFORM WORK:

CONTRACTOR TO INSTALL: (1) CONSOLIDATED POWER AND EQUIPMENT CABINET, (1) EBRE BATTERY CABINET, (1) ILC CABINET, (3) ERICSSON RRUS 4449 RRUs, (3) ERICSSON RRUs 8843 RRUS, (3) ERICSSON RRUS 8863 RRUs, (3) COMMSCOPE TD-PCS-1-B3-B4B5 COMBINERS, (3) JMA TBC-67-A-P-2SF TRIPLEXERS, (3) JMA DBC-A-P-2SF DIPLEXERS, AND (3) RFS FDFX55020D2-2C DIPLEXERS.

PROPOSED ANTENNA & COAX SCHEDULE @ 118'-0"

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

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WACHOVIA BANK

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FL COA # 31011

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SEAL:

JOSHUA H. CARDEN LICENSE No 83511 STATE OF FLORIDA PROFESSIONAL ENGINEER

May 9, 2022

REV	DATE	ISSUED FOR:
5	05-09-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

PROPOSED ANTENNA & COAX SCHEDULE

SHEET NUMBER: **C-3D**

REVISION: **5**

TEP#: 150663.489410

ELECTRICAL NOTES:

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
   A. THE NATIONAL ELECTRICAL SAFETY CODE
   B. THE NATIONAL ELECTRIC CODE – NFPA–70
   C. REGULATIONS OF THE SERVING UTILITY COMPANY
   D. LOCAL AND STATE AMENDMENTS
   E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
   A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
   B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
   C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
   D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	–	AMPERE
AFG	–	ABOVE FINISHED GRADE
ATS	–	AUTOMATIC TRANSFER SWITCH
AWG	–	AMERICAN WIRE GAUGE
BCW	–	BARE COPPER WIRE
BFG	–	BELOW FINISHED GRADE
BKR	–	BREAKER
C	–	CONDUIT
CKT	–	CIRCUIT
DISC	–	DISCONNECT
EGR	–	EXTERNAL GROUND RING
EMT	–	ELECTRIC METALLIC TUBING
FSC	–	FLEXIBLE STEEL CONDUIT
GEN	–	GENERATOR
GPS	–	GLOBAL POSITIONING SYSTEM
GRD	–	GROUND
IGB	–	ISOLATED GROUND BAR
IGR	–	INTERIOR GROUND RING (HALO)
KW	–	KILOWATTS
NEC	–	NATIONAL ELECTRIC CODE
PCS	–	PERSONAL COMMUNICATION SYSTEM
PH	–	PHASE
PNL	–	PANEL
PNLBD	–	PANELBOARD
PVC	–	RIGID NON–METALLIC CONDUIT
RGS	–	RIGID GALVANIZED STEEL CONDUIT
SW	–	SWITCH
TGB	–	TOWER GROUND BAR
UL	–	UNDERWRITERS LABORATORIES
V	–	VOLTAGE
W	–	WATTS
XFMR	–	TRANSFORMER
XMTR	–	TRANSMITTER

----E----	UNDERGROUND ELECTRICAL CONDUIT
----T----	UNDERGROUND TELEPHONE CONDUIT
⊓	KILOWATT–HOUR METER
---------	UNDERGROUND BONDING AND GROUNDING CONDUCTOR
⌀	GROUND ROD
●	CADWELD
⊠	GROUND ROD WITH INSPECTION WELL

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995–5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
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FL COA # 31011

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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER: **E-1**

REVISION: **5**

TEP#: 150663.489410

NOTES:

1. ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
2. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50-FT.
3. INTERSECT/GENERAC INTEGRATED LOAD CENTER INCLUDES 200A MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
4. RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.
5. THE RECTIFIER QUANTITY AND LOADING SHOWN ARE BASED ON CALCULATIONS PROVIDED BY VERIZON. CHANGES TO THE DC LOADING MAP REQUIRE UPDATES TO AC POWER DESIGN OR OTHER EQUIPMENT CHANGES.

PROPOSED BREAKER/LOAD SHOWN IN BOLD

PANEL SCHEDULE - ILC WITH 200A MCB 120/240V

LOAD SERVED	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	LOAD SERVED
RECTIFIER #1	***915**		**30A**	1	A	2	**30A**	***915**		**RECTIFIER #4**
		***915**		3	B	4			***915**	
RECTIFIER #2	***915**		**30A**	5	A	6	**30A**	***915**		**RECTIFIER #5**
		***915**		7	B	8			***915**	
RECTIFIER #3	***915**		**30A**	9	A	10	20A	1920		CDMA BTS
		***915**		11	B	12			1920	
EBRE #1	**1920**		**20A**	13	A	14	30A	2880		***UNKNOWN
		1920		15	B	16			2880	
EBRE #2	**1920**		**20A**	17	A	18	30A	2880		DARK FIBER
		1920		19	B	20	–		–	–
–	–		–	21	A	22	–	–		–
–		–	–	23	B	24	–		–	–
–	–		–	25	A	26	–	–		–
–		–	–	27	B	28	–		–	–
–	–		–	29	A	30	–	–		–
–		–	–	31	B	32	–		–	–
–	–		–	33	A	34	–	–		–
–		–	–	35	B	36	–		–	–
–	–		–	37	A	38	–	–		–
–		–	–	39	B	40	–		–	–
–	–		–	41	A	42	–	–		–
VOLT AMPS	**2745**	**2745**						**3750**	**3750**	VOLT AMPS

L1 VOLT AMPERES	**6495**	**6495** L2 VOLT AMPERES
	6495	MAX L1/L2 VOLT AMPERES
	54.13	MAX AMPS
	67.66	MAX AMPS x125%

*RECTIFIER LOADING BASED ON VALUES FROM OTHR3000 CALCULATOR.
**BREAKER IS ESTIMATED FROM UTILITY BILLS.
***UNLABELED BREAKER FROM POSITIONS 2 & 4 IN SUB-PANEL TO BE REFED FROM ILC.

POWER PANEL SCHEDULE

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
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SHEET TITLE:

POWER PANEL SCHEDULE

SHEET NUMBER: **E-2**

REVISION: **5**

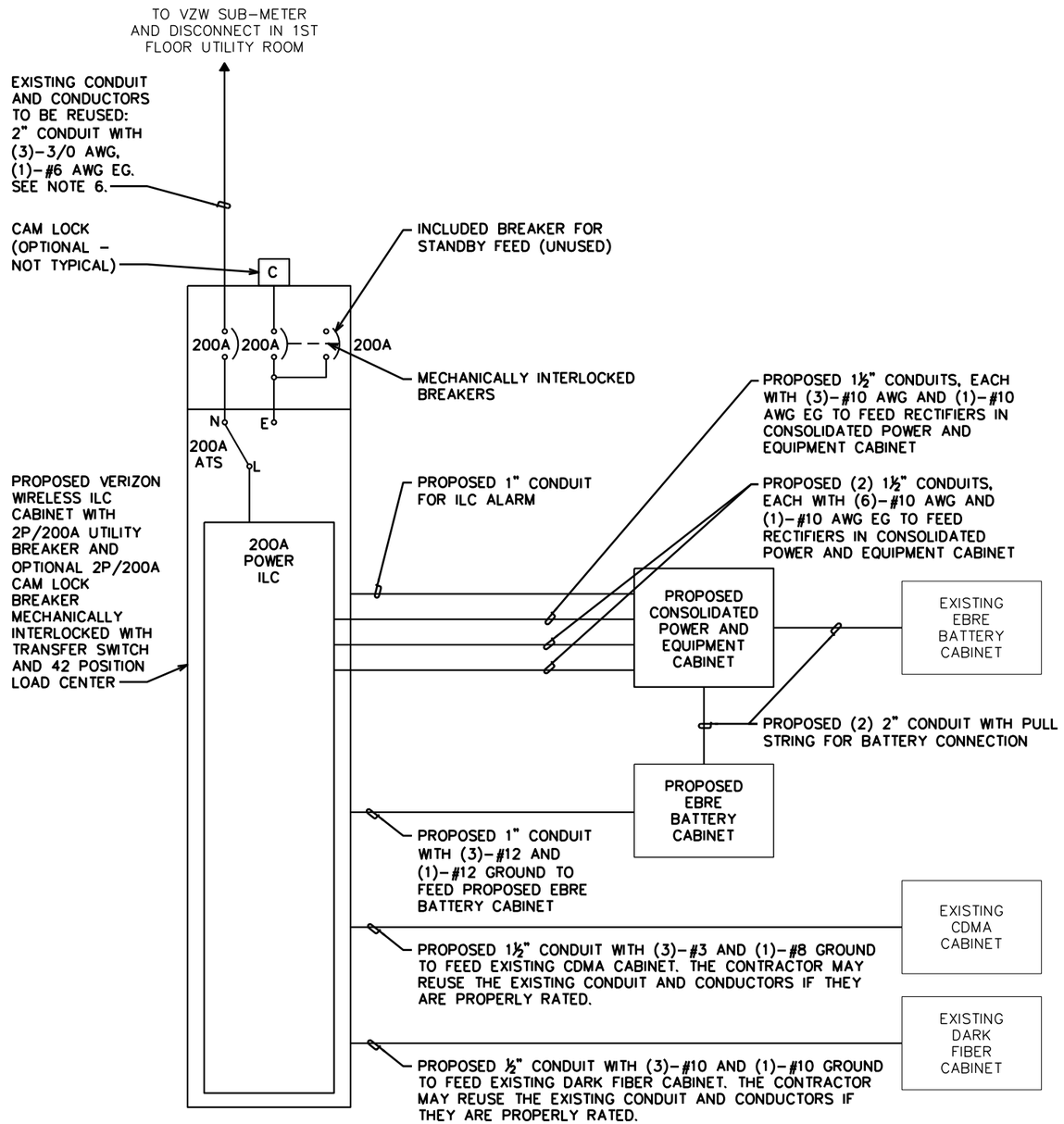
TEP#: 150663.489410

NOTES:

1. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.
2. WHEN UTILITY COMPANY REQUIRES A SERVICE DISCONNECT OTHER THAN THE MAIN BREAKER IN POWER ILC OF THE UTILITY CABINET, REMOVE BONDING JUMPER IN EQUIPMENT CABINETS AND BOND SERVICE DISCONNECT PER NEC REQUIREMENTS.
3. CONTRACTOR SHALL REVIEW AND COMPLY WITH MANUFACTURERS EQUIPMENT DRAWINGS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SHOWN.
4. CONTRACTOR SHALL OBTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT FROM THE ELECTRIC COMPANY IN WRITING PRIOR TO ORDERING MATERIALS AND ENSURE THE EQUIPMENT WILL HAVE HIGHER RATING WITH MIN VALUE OF 10,000A.
5. CONTRACTOR SHALL OBTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT FROM THE ELECTRIC COMPANY IN WRITING PRIOR TO ORDERING MATERIALS AND ENSURE THE EQUIPMENT WILL HAVE HIGHER RATING WITH A MIN VALUE OF 10,000A.
6. THE GROUNDED SERVICE CONDUCTOR SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.
7. THE RECTIFIER QUANTITY AND LOADING SHOWN ARE BASED ON CALCULATIONS PROVIDED BY VERIZON. CHANGES TO THE DC LOADING MAY REQUIRE UPDATES TO THE AC POWER DESIGN OR OTHER EQUIPMENT CHANGES.

ONE-LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 200A, 240/120V, 1ø, 3W.
2. COMPLY WITH MANUFACTURER SPECIFICATIONS REGARDING WIRING REQUIREMENTS.
3. CONDUCTOR SIZES BASED ON TYPICAL CONFIGURATIONS. CONTRACTOR WILL VERIFY WITH MANUFACTURER SPECIFICATIONS BEFORE ORDERING OR INSTALLING PARTS.
4. WIRE COUNT IS BASED ON EQUIPMENT SPECIFICATIONS PROVIDED BY VERIZON WIRELESS.
5. NEUTRAL CONDUCTORS TO THE RECTIFIERS WERE LEFT OFF AT THE ADVICE OF VERIZON WIRELESS EQUIPMENT ENGINEER. CONTRACTOR TO VERIFY WIRING REQUIREMENTS WITH RECTIFIER MANUFACTURER SPECIFICATIONS.
6. CONTRACTOR TO CONFIRM EXISTING CONDUIT AND CONDUCTOR SIZES PRIOR TO REUSE. CONTACT TEP FOR REMEDIATION IF THEY MAY NOT BE REUSED OR ARE SMALLER THAN INDICATED.



ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

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(561) 995-5539

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SHEET TITLE:

ONE-LINE DIAGRAM

SHEET NUMBER: **E-3**

REVISION: **5**

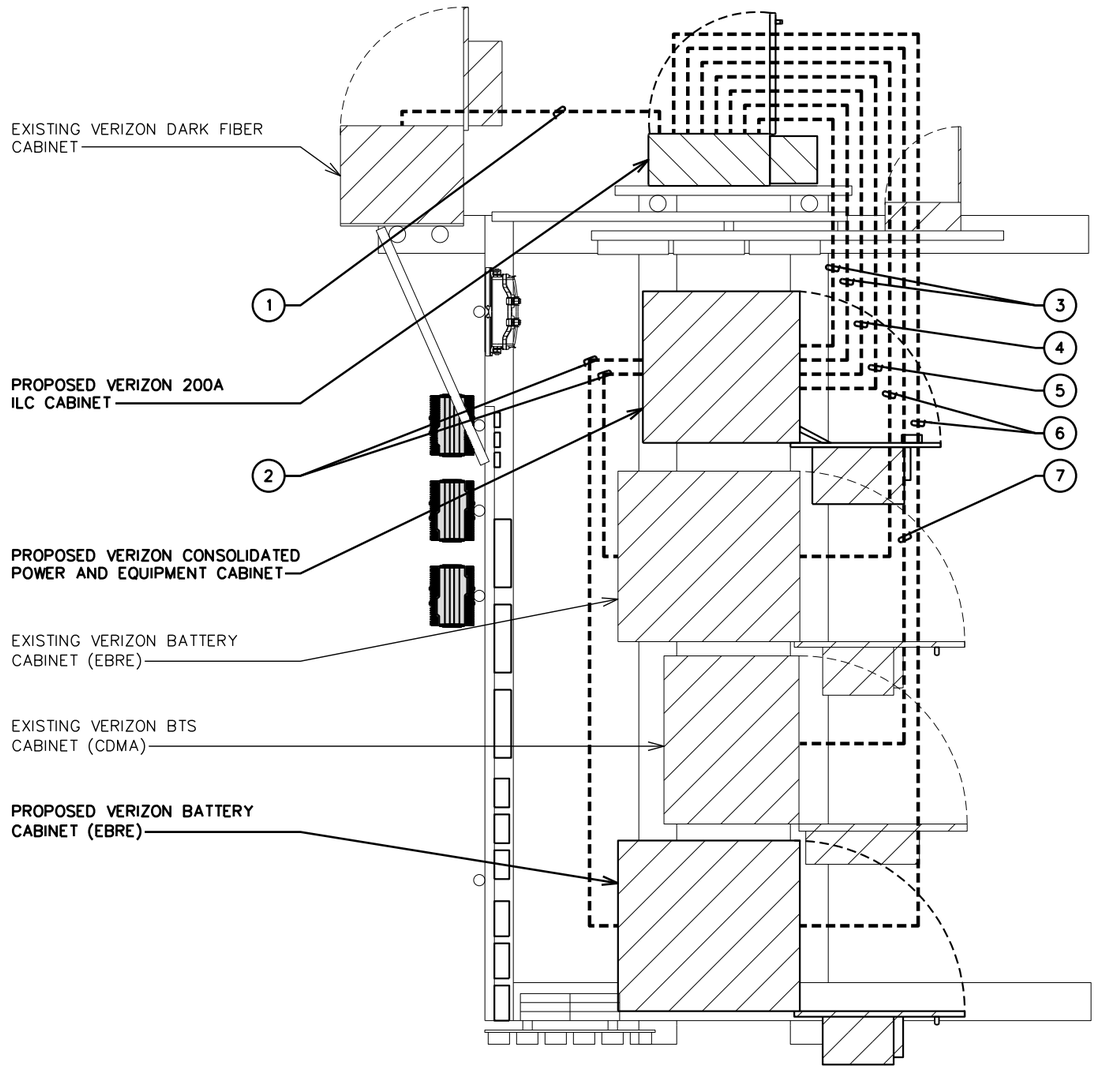
TEP#: 150663.489410

LABEL LIST:

1. (1)–½" CONDUIT FROM ILC TO DARK FIBER CABINET
2. (2)–2" CONDUITS WITH PULLSTRING CONNECTION FROM CONSOLIDATED POWER AND EQUIPMENT CABINET TO BATTERY CABINETS
3. (2)–1½" CONDUITS TO FEED RECTIFIERS IN CONSOLIDATED POWER AND EQUIPMENT CABINET
4. (1)–1½" CONDUIT TO FEED RECTIFIER IN CONSOLIDATED POWER AND EQUIPMENT CABINET
5. (1)–1" CONDUIT FOR ILC ALARM
6. (2)–1" CONDUITS FROM ILC TO BATTERY CABINETS
7. (1)–1½" CONDUIT FROM ILC TO CDMA CABINET

NOTES:

1. POWER AND TELCO CONDUITS RECEIVING CONDUCTORS BY OTHERS TO HAVE PULL ROPES.
2. ALL TELCO CONDUITS ARE TO BE STUBBED IN D–MARC LOCATION.
3. ALL POWER CONDUITS ARE TO BE TERMINATED AT THE METER CENTER.
4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC, AND STONE INSTALLATION.
6. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES UNLESS NOTED OTHERWISE.
7. RUN CONDUITS FROM ILC TO GENERATOR UNDERGROUND AND STUB UP CONDUITS MINIMUM 6" HIGH INSIDE GENERATOR BASE AND TERMINATE WITH MALE ADAPTER AND THREADED BUSHING.
8. WHEN ALL RRUs ARE GROUND MOUNTED, OMIT OVPs AND RUN FIBER/POWER FROM CHARLES CUBE CABINERT DIRECTLY TO RRUs.



TRUE NORTH

POWER ROUTING PLAN

SCALE: ⅜" = 1'–0"

0 2 4

SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995–5539

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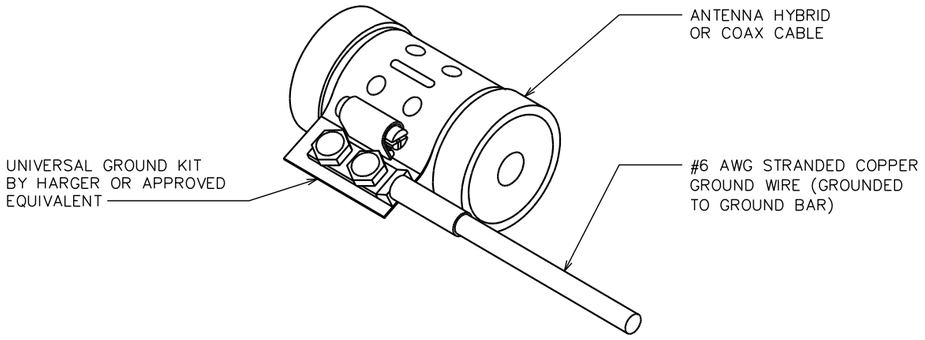
SHEET NUMBER: **E-4**

REVISION: **5**

TEP#: 150663.489410

NOTES:

1. DO NOT INSTALL COAX GROUND KIT AT A BEND.
2. CONTRACTOR TO WEATHERPROOF COAX GROUND.

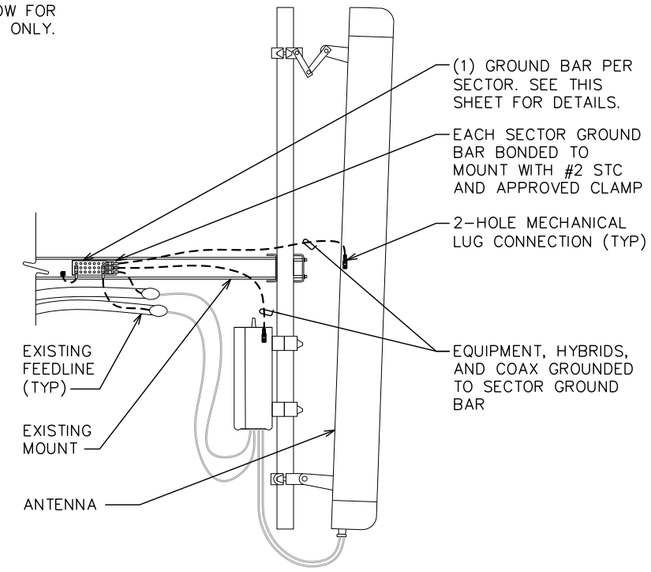


GROUNDING DETAILS

SCALE: N.T.S.

NOTE:

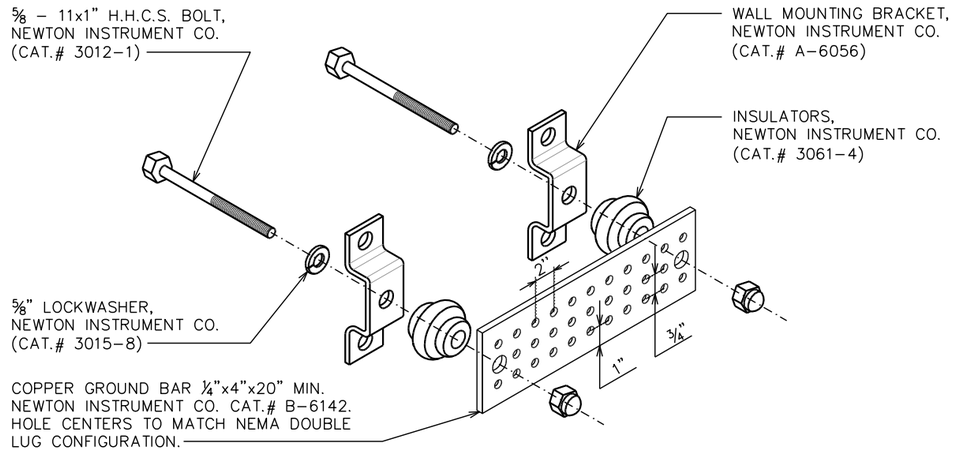
DRAWING SHOWN BELOW FOR SCHEMATIC PURPOSES ONLY.



ANTENNA & EQUIPMENT GROUNDING DETAIL

SCALE: N.T.S.

SPACE INTENTIONALLY LEFT BLANK



NOTES:

1. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED AS WELL AS PROVIDE 50% SPARE CAPACITY.
2. ALL RACKS AND EQUIPMENT CABINETS ARE TO HAVE TWO GROUNDING LEADS. ALL EQUIPMENT INSTALLED IN RACKS MUST HAVE A CHASSIS GROUND ATTACHED TO A COMMON BUS BAR ON THE RACK. COMMON BUS BAR MUST BE GROUNDED TO MAIN GROUND BAR.

STANDARD GROUND BAR DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

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GROUNDING DETAILS

SHEET NUMBER: **G-1**

REVISION: **5**

TEP#: 150663.489410

Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.,** a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee is **SUBJECT TO** the permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

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

AND the Grantor hereby covenants with Grantee and binds itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Mark Gurrose

Printed Name: Angela Edwards

VIRTU CATHEDRAL ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C.,
an Arizona limited liability company,
its manager

By: _____
Scott McWhorter, Manager

COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ UTAH)
) ss
County of SUMMIT)

On Jan 22 2018, before me, BECKY GIAUQUE,
Notary Public, personally appeared SCOTT McWhorter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

EXHIBIT A
to
Special Warranty Deed

PROPERTY DESCRIPTION

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

Copy

EXHIBIT B
to
Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2018 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2018, but are not due and payable until November of 2018 and are not delinquent until April 1, 2019.

   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.

4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013,recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.

5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.

6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1971600000
Location Address	22 CATHEDRAL PL 24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.850
Homestead	N

Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$4,931,631
Extra Features Value	$112,526
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$7,262,177**
Total Deferred	$166,543
Assessed Value	**$7,095,634**
Total Exemptions	$0
Taxable Value	**$7,095,634**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$4,115,103	$117,453	$2,218,020	$0	$0	$6,450,576	$6,450,576	$0	$6,450,576
2020	$5,079,411	$121,210	$2,218,020	$0	$0	$7,418,641	$7,418,641	$0	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$0	$0	$7,476,592	$7,476,592	$0	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$0	$0	$7,065,066	$3,119,364	$3,945,702	$3,119,364
2017	$1,981,857	$63,213	$1,312,329	$0	$0	$3,357,399	$2,835,785	$521,614	$2,835,785
2016	$2,086,165	$63,223	$1,182,944	$0	$0	$3,332,332	$2,577,986	$754,346	$2,577,986
2015	$2,190,474	$63,233	$1,109,010	$0	$0	$3,362,717	$2,343,624	$1,019,093	$2,343,624
2014	$2,287,534	$63,243	$1,513,494	$0	$0	$3,864,271	$2,915,657	$948,614	$2,915,657
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597
2012	$1,144,855	$63,263	$1,513,494	$0	$0	$2,721,612	$2,721,612	$0	$2,721,612
2011	$1,249,517	$63,273	$1,680,390	$0	$0	$2,993,180	$2,993,180	$0	$2,993,180
2010	$1,319,734	$63,283	$1,867,100	$0	$0	$3,250,117	$3,250,117	$0	$3,250,117

Building Information

Building 1
Year Built 1928
Actual Area 29220
Conditioned Area 27921
Use Office Building (Multi-Story) Class A
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Built Up, Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

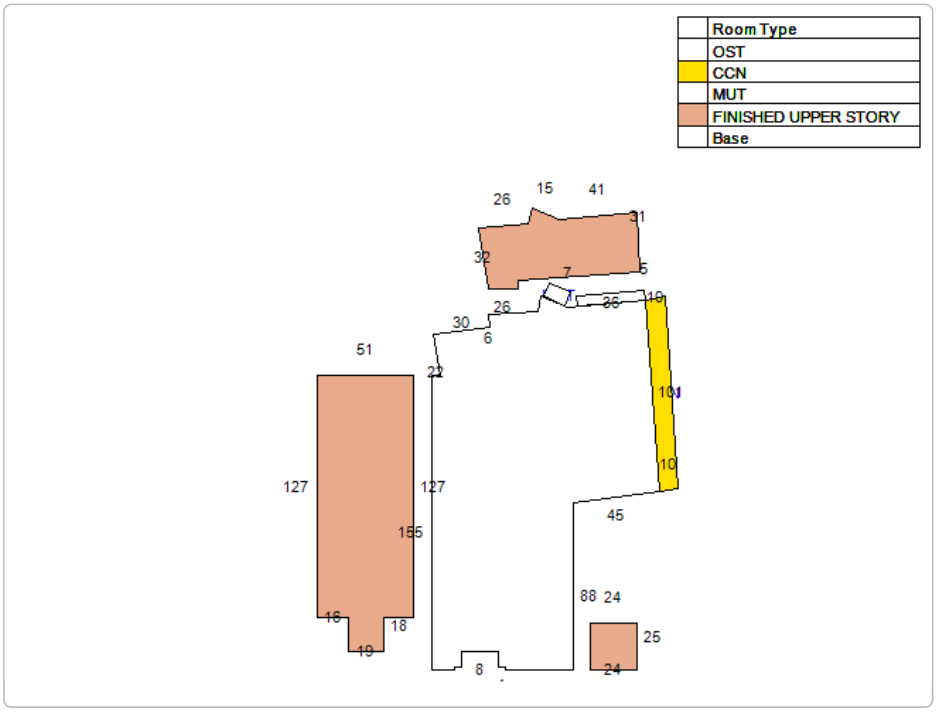
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
MASONRY UTILITY	92
FINISHED UPPER STORY	6819
CANOPY (COMMERCIAL)	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

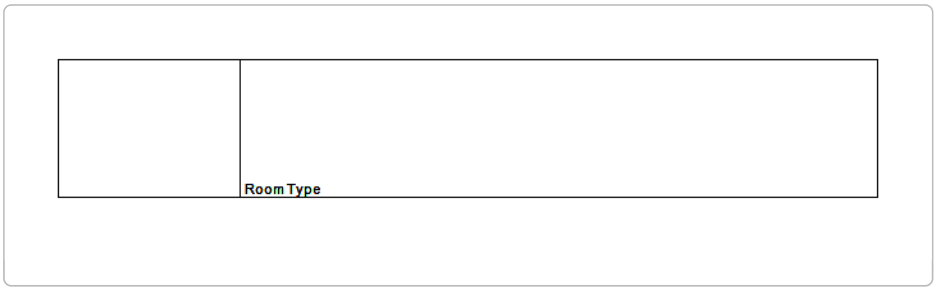
Building 2
Year Built 1928
Actual Area 26035
Conditioned Area 26035
Use Office Building (Multi-Story) Class C
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet		45593
Masonry Wall		4454
Concrete Paving		2247
Asphault Paving		16200
Curb		1960
Handicap Ramp		1404
Pole Light		7056
Storage Building		242
Elevator - Commercial (4+)		33370

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	36967	SF	$2,218,020

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	7/23/2003	$0.00	OTHER INSTRUMENT	2005	573	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	
	11/13/2001	$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	$1,000,000.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP
	12/1/1985	$0.00		693	152	U	I		

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

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Version 2.3.208



Detail by Entity Name

Foreign Profit Corporation
TOWER ENGINEERING PROFESSIONALS, INC.

Filing Information

Document Number	F08000004271
FEI/EIN Number	56-2102042
Date Filed	09/30/2008
State	NC
Status	ACTIVE

Principal Address

326 TRYON ROAD
RALEIGH, NC 27603

Changed: 04/01/2015

Mailing Address

326 TRYON ROAD
RALEIGH, NC 27603

Changed: 04/01/2015

Registered Agent Name & Address

INCORPORATING SERVICES, LTD.
1540 GLENWAY DRIVE
TALLAHASSEE, FL 32301

Name Changed: 12/10/2014

Address Changed: 12/10/2014

Officer/Director Detail

Name & Address

Title Chairman

JERNIGAN, PETER G, Jr.
326 TRYON ROAD
RALEIGH, NC 27603

Title Executive Vice President, Chief Engineering Officer

HALDANE, ANDREW T
326 TRYON ROAD
RALEIGH, NC 27603

Title Executive Vice President

ANDRES, GRAHAM M
326 TRYON ROAD
RALEIGH, NC 27603

Title CFO, Treasurer, Secretary

COLLINSON, DWIGHT J
326 TRYON ROAD
RALEIGH, NC 27603

Title President, Asst. Secretary

MARTIN, WILLIAM H
326 TRYON ROAD
RALEIGH, NC 27603

Annual Reports

Report Year	Filed Date
2020	01/14/2020
2021	02/01/2021
2022	04/18/2022

Document Images

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04/01/2015 -- ANNUAL REPORT	View image in PDF format
12/10/2014 -- Reg. Agent Change	View image in PDF format
11/06/2014 -- Reg. Agent Change	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
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01/04/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
09/30/2008 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Profit Corporation
KASAM HOSPITALITY, INC.

Filing Information

Document Number	P01000024310
FEI/EIN Number	59-3709883
Date Filed	03/08/2001
State	FL
Status	ACTIVE

Principal Address

24 Cathedral Place
ST. AUGUSTINE, FL 32084

Changed: 01/25/2022

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 09/05/2017

Registered Agent Name & Address

Patel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/03/2019

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title DP

PATEL, KANTIBHAI M
32 AVANIDA MANANDEZ
ST AUGUSTINE, FL 32084

Title S/T/D

Application pg 23

Patel, Kalavati K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	04/30/2020
2021	04/07/2021
2022	01/25/2022

Document Images

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04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
09/13/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Reg. Agent Change	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
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03/24/2009 -- ANNUAL REPORT	View image in PDF format
02/22/2008 -- ANNUAL REPORT	View image in PDF format
02/13/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
03/03/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
08/19/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- Domestic Profit	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 17, 2022 Meeting



Application HP2022-0056 Address: 111 Avenida Menendez (Seawall)

Applicant: City of St. Augustine

Property Owner: City of St. Augustine

Project description: To rehabilitate and raise a portion of the existing seawall to match existing seawall heights to the north and south, and to replace the existing post and chain with railing.

Architectural Style:	Seawall	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1991
Archaeology Zone:	IB (partially)	Zoning District:	HP-2/OL
Parcel number:	1962000000		
Agenda Item:	9(a)	Previous Action(s):	COA F2006-0082 COA F2013-0012

STAFF SUMMARY AND ANALYSIS:

1. This city project spans approximately 370 linear feet of the seawall south of the Bridge of Lions where the Historic Preservation 2 (HP-2) and Open Land (OL) zoning districts meet and is related to the Avenida Menendez Sewall Rehabilitation Project. Previous work on the seawall has been reviewed and approved by the HARB through past COA applications which included the stucco finished concrete with aluminum rail which this project proposes to match, a section of coquina shell dash finished parapet-wall and promenade further south of the project site, and related elements including sidewalks and crosswalks.
2. Public Works staff indicated that the area of the seawall being affected was last replaced in 1991.
3. The city is seeking to raise approximately 180 linear feet of the existing seawall, as indicated in the plans submitted and detailed in the scope of work below. The new seawall is proposed to match the height and finish of the existing seawall immediately south which will require the project area to be raised a maximum of approximately 2' higher than existing and to be finished with a tinted stucco over the concrete and topped with 3-foot, black-finished, aluminum handrails which are proposed to include a gate to allow for water access when necessary. It appears from the renderings provided that the uncoated tubular railing by the Municipal Marina will remain. The portion of the seawall that will not be raised in height is proposed to be maintained and repaired as necessary on the waterward side.
4. Additionally, the applicant proposes to install tide check valves as well as riprap along approximately 370 linear feet of the seawall on the waterward side to match existing riprap near the Bridge of Lions and along the portion of the seawall south of the project area. These improvements will not be visible from the Historic District, though they may be visible from the waterway and Bridge of Lions.
5. City staff indicated that the existing portion of the seawall proposed for replacement is not structurally able to support the weight of the increased height as existing.
6. Proposed finishes will match previously approved seawall improvements and appear to be consistent with the Architectural Guidelines for Historic Preservation (AGHP).

STAFF DOES NOT PROVIDE RECOMMENDATIONS FOR CITY PROJECTS AND LOOKS TO THE HARB FOR REVIEW AND COMMENT ON THIS PROPOSED CITY PROJECT.

SUMMARY SCOPE OF WORK:

1. Raise height of approximately 180 linear feet of existing seawall to match the height of the seawall immediately adjacent to the south with aluminum rail to match.
    a. Remove existing seawall cap and replace at the increased height
    b. Finish in stucco to match seawall section immediately south
    c. Install 3-foot black-finished aluminum handrails and 8' gate to match the seawall section immediately south
2. Repair approximately 370 linear feet of existing seawall
3. Install tide check valves on the waterward side of the seawall
4. Install approximately 370 linear feet of riprap at the toe-slope of the seawall on the waterward side

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 8, and 9 apply.
2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.

- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
111 Avenida Menendez (Seawall)



View of project area from Marina facing south


Detail of post and chain to be removed

STAFF PHOTOGRAPHS
111 Avenida Menendez (Seawall)



Staff Report pg. 7

STAFF PHOTOGRAPHS
111 Avenida Menendez (Seawall)



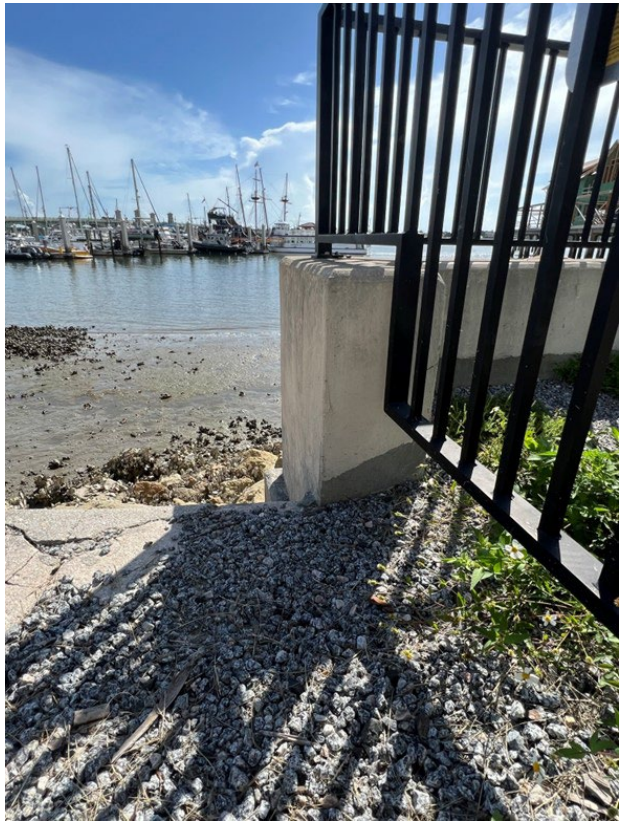
View of project area from Marina facing south



Detail of stucco to be matched

STAFF PHOTOGRAPHS
111 Avenida Menendez (Seawall)







Tie-in point on south end of project area (multiple angles) and rip-rap to be matched

STAFF PHOTOGRAPHS
111 Avenida Menendez (Seawall)

Project area from
south end facing north.



STAFF PHOTOGRAPHS
111 Avenida Menendez (Seawall)



Portion of seawall proposed to remain and be repaired as-needed

Staff Report pg. 11

STAFF PHOTOGRAPHS
111 Avenida Menendez (Seawall)



Key:

Portion of wall to be replaced, increased in height, and matched with seawall to south

Portion of wall to be maintained and repaired as-needed

Proposed rip rap installation

Staff Report pg. 12

Received July 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ **OPINION** ▣ **CERTIFICATE OF APPROPRIATENESS**

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. HP2022-0056

Receipt No. N/A

Meeting Date: August 17, 2022

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT City of St. Augustine

   Business (if applicable) _____

   Address 75 King Street

   City St. Augustine State Florida Zip Code 32085

   Daytime telephone 904-209-4227 Other phone/email jbeach@citystaug.com

   The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER City of St. Augustine

   Business (if applicable) _____

   Address 75 King Street

   City St. Augustine State Florida Zip Code 32085

   Daytime telephone (required) 904-209-4227 Other phone _____

3. PROJECT STREET ADDRESS 111 Avenida Menedez

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision City of St. Augustine Parcel 1962000000

5. EXISTING USE Seawall PROPOSED USE Seawall Rehabilitation

6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO

   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☒	☐	Exterior finishes (stucco, masonry, siding) existing seawall repaired
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☒	Existing fences, walls & gates existing seawall cap and panels replaced, new fence, will match existing
☐	☐	Existing parking, walkways & other site features _____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☐ New parking/walkways/other site features _____
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

- ☒ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

The Avenida Menendez Seawall Rehabilitation project will rehabilitate and raise a portion of the existing seawall (approximately 180 linear feet, LF) to match the existing north and south elevations and close the "elevation gap" to provide a higher level of flood protection. Construction techniques and materials include removal and replacement of the existing wall concrete cap (180 LF), removal of the existing concrete sheet pile and replacement with precast concrete sheet piles (180 LF), rehab of the existing seawall (380 LF), installation of 2 one-way tide check valves with rip rap at toe of slope for scour protection.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Jessica L. Beach

SIGNATURE OF APPLICANT Jessica Beach DATE 7-22-2022

PRINT OWNER'S NAME Jessica L. Beach

SIGNATURE OF OWNER Jessica Beach DATE 7-22-2022

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Castle Bay Design Studio is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at: 111 Avenida Menendez

BY: Jessica L Beach
Signature of Owner

Jessica L. Beach
Print Name of Owner

(904) 209-4227
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 5 day of August, 2022

By Jessica L Beach

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: Era L. Fountain

My Commission expires: _____

NOTARY PUBLIC STATE OF FLORIDA
ERA L. FOUNTAIN
Commission # GG 930608
Expires March 8, 2024
Bonded Thru Budget Notary Services

Rev:120219 jw

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Kimley-Horn is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at: 111 Avenida Menendez

BY: Jessica L. Beach
Signature of Owner

Jessica L. Beach
Print Name of Owner

(904) 209-4227
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 5 day of August, 2022

By Jessica L Beach

Identification verified:

Oath sworn: _____Yes Y No

Notary Signature: Era L. Fountain

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
ERA L. FOUNTAIN
Commission # GG 930608
Expires March 8, 2024
Bonded Thru Budget Notary Services

Rev:120219 jw

HP2022-0056
111 Avenida Menendez

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

JLB INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☒	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☒	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☒	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☒	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☒	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☒	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☒	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☒	Photograph of existing awning/canopy or location of proposed awning/canopy
☐	☐	☒	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☒	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☒	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☒	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☒	Photograph of existing door(s) or location of proposed new door opening(s)
☐	☐	☒	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☒	For new openings, a scaled wall section
☐	☐	☒	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☒	Documentation of justification for changing the existing door(s) and the extent of the affected area.

October 2017

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☒	Photograph of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☒	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☒	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☒	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☒	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☐	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

A drawing and/or construction detail for the proposed rail and gate is needed. It may be beneficial to clearly illustrate what finishes are being used and where on the exhibits you provided.
If it is possible to get more clearly legible plans I would recommend it, the small type is difficult to read.

Project number: HP2022-0056 Project Address: 111 Avenida Menendez (Seawall)

Reviewed by: Candice Seymour Date: 07/27/2022

Received August 5, 2022
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

August 5, 2022

Historical Architectural Review Board Application – **Response to Request for Additional Information**
Avenida Menendez Seawall Rehabilitation

Dear HARB:

The City of St. Augustine is in receipt of a request for additional information on the completeness for the City's referenced application. The application to HARB for a Certificate of Appropriateness was received by the City on July 21, 2022 and has been scheduled for the August 17, 2022 upcoming HARB meeting. In response to the request for additional information, the City would like to provide the following clarifications on the previously submitted application:

- The City is proposing to match the existing conditions of the seawall directly south of the tie in point. This is shown in Exhibit 3 (previously submitted but highlighted for reference). The existing material appears to be concrete with a light stucco finish with a yellowish color that has been weathered over time. The City would like input and guidance from HARB on options to match the existing conditions at this tie in point. This could include the City pressure washing the existing seawall section and then matching the color to make it look consistent. Exhibits 1 and 2 (previously submitted) are shown for context to show the existing conditions that will be replaced and improved with this project. Exhibits 9-14 are renderings showing the existing and proposed conditions for this segment of Seawall. This will also include the installation of a matching aluminum handrail (3-ft) as articulated on Plan Sheet S-405. Exhibit 15 has been added (highlighted) to include a photograph of the existing handrailing directly south of the tie in point that will be matched. Also included with this submittal is a higher resolution PDF of the referenced plan sheet so that the proposed handrail details are legible.
- Exhibits 4 and 5 (previously submitted) are included for context to show the segment of existing Seawall further south.
- Exhibit 6 is shown for context the existing seawall directly north of the proposed improvements.
- The City will be performing rehabilitation work for approximately 370 linear feet of the seawall that includes crack repair and injection, restoration of spalled areas. This will have no visual impact on the project but were included in the design plan set previously submitted. Exhibit 16 has been added (highlighted) to include an example of the existing conditions to be rehabilitated and is for informational purposes only.
- The City will also be installing riprap at the toe of slope of the seawall length (370 linear feet). This will have minimal visual impact as it is located waterward of the existing seawall.
- The City has included as an enclosure with this letter two (2) "Owner's Authorization for Agent" forms for the two consulting firms assisting the City with the design for this project. Both firms will be present with the City at the upcoming HARB meeting. The City will be

Received August 5, 2022
Planning and Building Department

providing a formal presentation for the project. The presentation will be submitted separately from this submittal.

Provided in this letter are Exhibits 1 – 14 (previously provided) and 15-16 (added with this response). This includes existing photographs showing the existing conditions of the wall, materials and finishes with proposed renderings. This is to support the application and your review. If you have any questions, or require further information, please contact me at (904) 209-4227 or, via email, at jbeach@citystaug.com.

Sincerely,

Jessica L. Beach

Jessica L. Beach, P.E.
Professional Engineer
Chief Resilience Officer
Public Works Department
City of St. Augustine

Enclosures: Plan Sheet S-405
Executed "Owner's Authorization for Agent" forms (2)

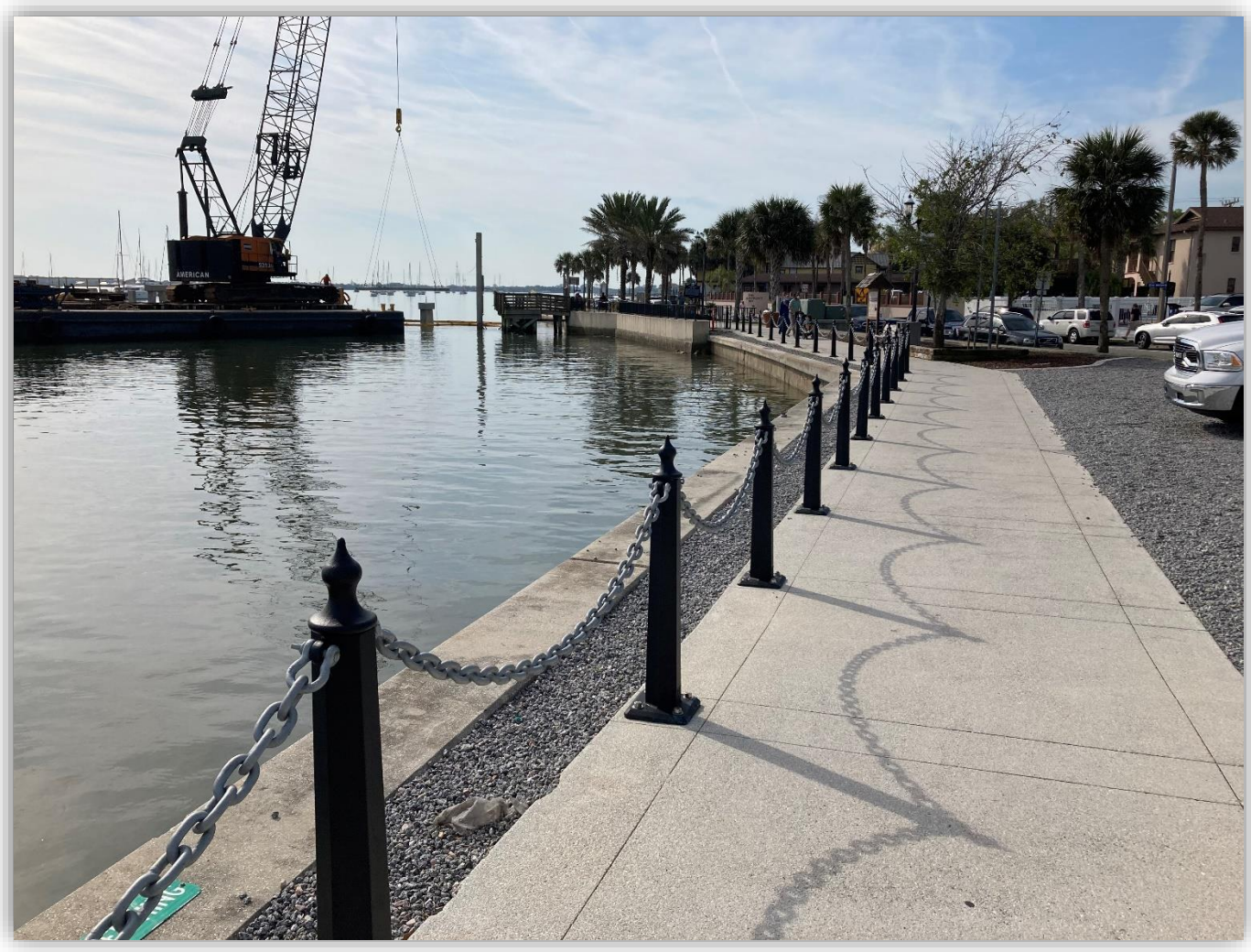


Exhibit 1. Avenida Menendez Existing Conditions – Facing South

Received August 5, 2022
Planning and Building Department



Exhibit 2. Avenida Menendez Existing Conditions – Facing South at Tie in Point



Exhibit 3. Avenida Menendez Existing Conditions – Existing Wall at South Tie in Point
Existing conditions appear to be a light stucco finish with a yellowish color.

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Planning and Building Department



Exhibit 4. Avenida Menendez Existing Conditions – Existing Wall South Segment

Received August 5, 2022
Planning and Building Department



Exhibit 5. Avenida Menendez Existing Conditions – Existing Wall Material South Segment

Received August 5, 2022
Planning and Building Department



Exhibit 6. Avenida Menendez Existing Conditions – Facing Northwest at Marina

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Planning and Building Department



Exhibit 7. Avenida Menendez Existing Conditions – Flooding (over-topping wall) During Nor'easter.



Exhibit 8. Avenida Menendez Existing Conditions – Flooding of Avenida Menendez through Storm Drains during High Tide.

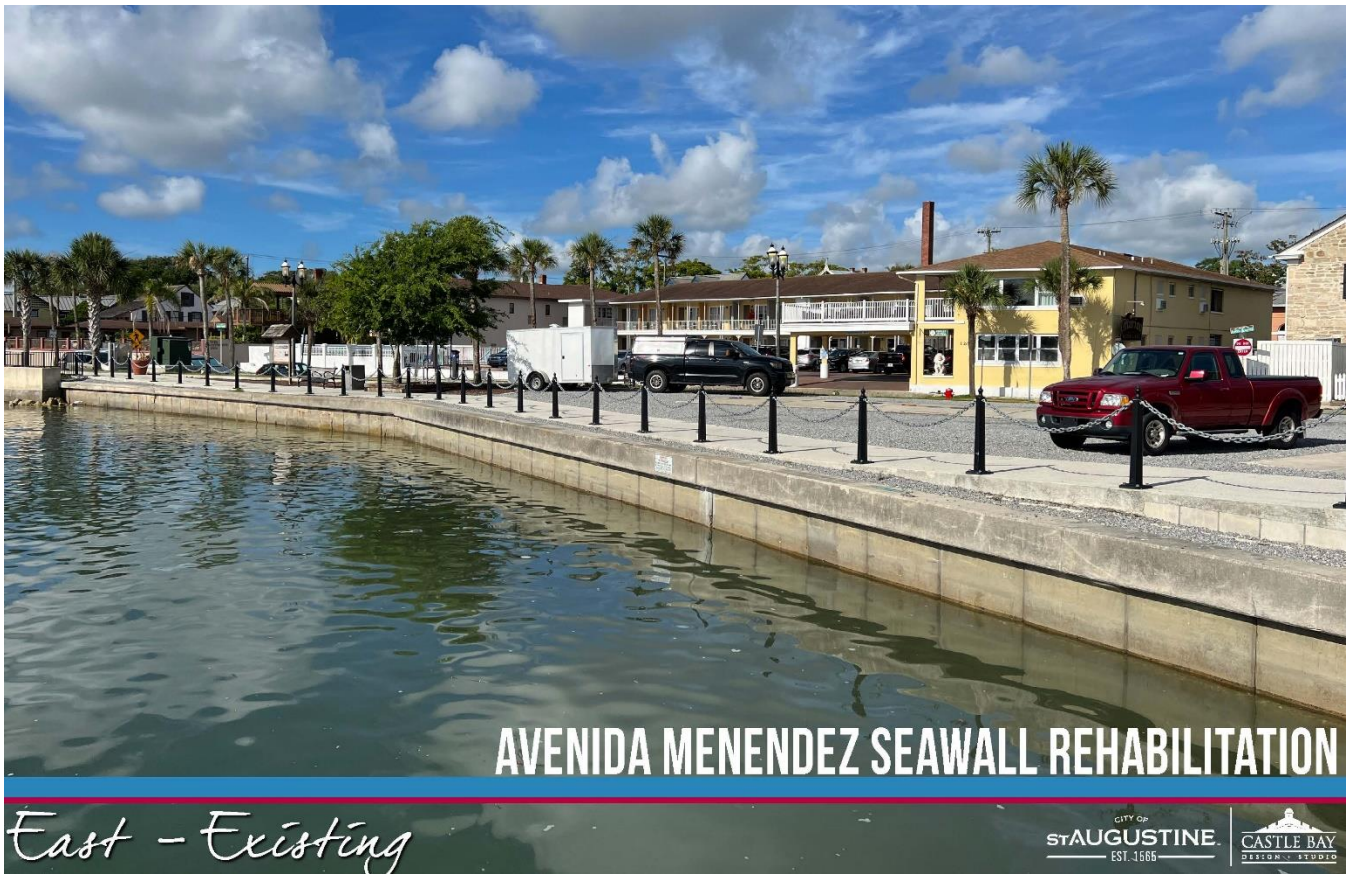


Exhibit 9. Avenida Menendez Existing Conditions – Facing East



Exhibit 10. Avenida Menendez Proposed Conditions – Facing East - Rendering



Exhibit 11. Avenida Menendez Proposed Conditions – Facing East - Rendering with Relevant Elevations



Exhibit 12. Avenida Menendez Existing Conditions – Facing West



Exhibit 13. Avenida Menendez Proposed Conditions – Facing West – Rendering



Exhibit 14. Avenida Menendez Proposed Conditions – Facing West - Rendering with Relevant Elevations

Received August 5, 2022
Planning and Building Department



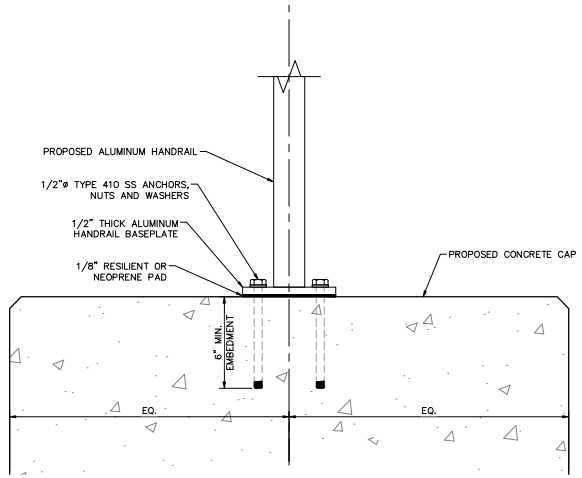
Exhibit 15 (added). Existing aluminum hand railing directly to the south near the point of tie in. This will be matched with the proposed project.

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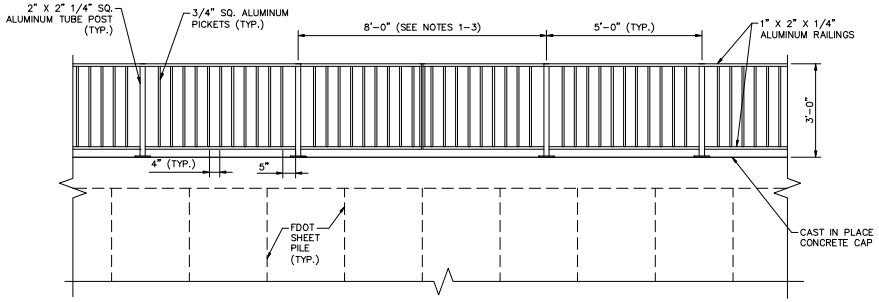


Exhibit 16 (added). Example of existing conditions of the seawall that will be rehabilitated (crack repair, injection, restoration of spalled areas).

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Planning and Building Department



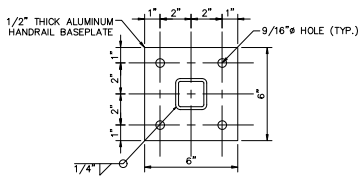
1 S-405 HANDRAIL BASE ELEVATION
SCALE: N.T.S.



2 S-405 REMOVABLE HANDRAIL DETAIL
SCALE: N.T.S.

NOTES:

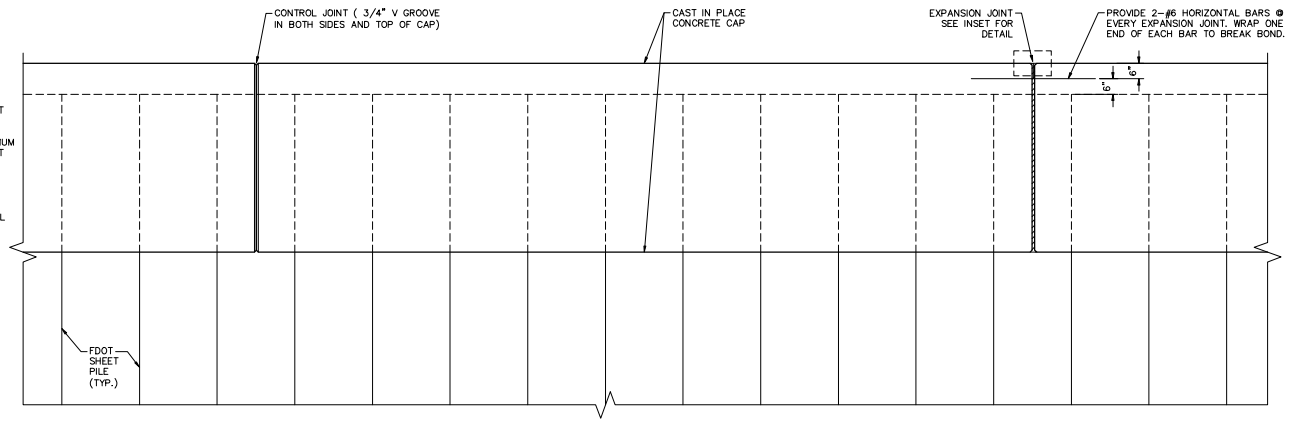
1. THE GATE SYSTEM SHALL BE THE ALAMO #400 ALUMINUM DOUBLE SWING GATE OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL INSTALL THE GATE SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS.
3. THE GATE SYSTEM FINISH SHALL MATCH WITH THE PROPOSED HANDRAIL.



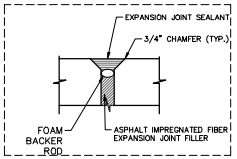
3 S-405 HANDRAIL BASEPLATE DETAIL
SCALE: N.T.S.

CAP JOINTING CRITERA:

1. CONTROL JOINTS SHALL BE PLACED AT 25'-0" MAXIMUM SPACING AND SHALL OCCUR AT CENTERLINE OF NEAREST PILE.
2. EXPANSION JOINTS SHALL BE PLACED AT 100'-0" MAXIMUM SPACING AND SHALL OCCUR AT CENTERLINE OF NEAREST PILE.
3. EXPANSION JOINT SHALL BE LOCATED A MINIMUM OF 25-0" FROM WALL TURNING POINT.
4. STIRRUPS SHALL BE LOCATED 4" ON EITHER SIDE OF ALL CONTROL JOINTS AND EXPANSION JOINTS.



4 S-405 CAP JOINTING DETAILS
SCALE: N.T.S.



EXPANSION JOINT INSET

100% SUBMITTAL

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT	045589005
DATE	NOV 2021
SCALE	AS SHOWN
DESIGNED BY	GNH
DRAWN BY	ALB
CHECKED BY	AGF

AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

DETAIL SHEET (3 OF 3)

SHEET NUMBER
S-405

Meredith H. Randolph

From: Jessica Beach
Sent: Thursday, July 21, 2022 4:01 PM
To: harb
Cc: Caitlyn Sargent; Brett Kuzoian; Fairchild, Angelina; Honiotes, George
Subject: HARB Application - Certificate of Appropriateness - Avenida Menendez Seawall Rehabilitation Project
Attachments: HARB Application_COA_Avenida Menendez Seawall_7.22.22.pdf; HARB Application Support Letter with Exhibits_COSA Avenida Menendez Seawall_7.22.22.pdf; Avenida Menendez Rehab Plans.pdf

Good afternoon,

Please find attached the City's submittal to HARB for consideration of a COA for the referenced project. We are requesting that this application be considered at the next available HARB meeting scheduled for August 17, 2022. Attached to this email includes:

1. HARB application for COA
2. Letter with supporting exhibits to accompany the application
3. Engineering plans for the project

We have a PowerPoint presentation drafted for the project to present within the allotted time during the next HARB meeting. That presentation will be sent separately due to file size constraints.

Please let me know if you have any questions regarding this application.

Sincerely,

Jessica L. Beach, P.E.
Chief Resilience Officer

E: jbeach@citystaug.com | M: 904.209.4227 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Received July 21, 2022
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 22, 2022

Historical Architectural Review Board Application
Avenida Menendez Seawall Rehabilitation

Dear HARB:

The City of St. Augustine would like to submit to the Historic Architectural Review Board to request a Certificate of Appropriateness for the Avenida Menendez Seawall Rehabilitation Project.

The proposed project will rehabilitate and raise a portion of the existing seawall (approximately 180 linear feet, LF) to match the existing north and south elevations. This will close the "elevation gap" between the existing north and south sides of the seawall. Two (2) existing stormwater outfall pipes will be retrofitted with one way tide check valves to prevent high tide flooding into Avenida Menendez road. Rip rap material will be added to the toe of slope of the existing seawall and outfall pipes to provide for scour protection. The primary project benefit includes a higher level of flood control and provide enhanced storm surge protection for the Municipal Marina offices, fuel tanks, the existing ADA-compliant pedestrian walkway that provides access to the Marina and bayfront areas and Avenida Menendez road. This project is one of many projects that the City is undertaking to provide for a higher level of flood and storm surge protection as part of the City's overall resilience strategy.

Construction techniques and materials include removal and replacement of the existing wall concrete cap (approximately 180 LF), removal of the existing concrete sheet pile and replacement with precast concrete sheet piles (approximately 180 LF), rehabilitation of the existing seawall (370 LF), and installation of tide check valves with rip rap scour protection. The adjacent seawalls were replaced in 1991 (485' marina seawall) and 2013 (1,200' seawall to the south). The intent of the proposed work would be to match the existing seawall directly to the south, which appears to be a "No. 2 Coquina Finish". The existing handrails will be removed and replaced with 3-foot aluminum handrails and associated gate to match the existing handrails to the south.

Provided in this letter are Exhibits 1 – 14. This includes existing photographs showing the existing conditions of the wall, materials and finishes with proposed renderings. This is to support the application and your review. If you have any questions, or require further information, please contact me at (904) 209-4772 or, via email, at jbeach@citystaug.com.

Sincerely,

Jessica L. Beach

Jessica L. Beach, P.E.
Professional Engineer
Chief Resilience Officer
Public Works Department
City of St. Augustine

Received July 21, 2022
Planning and Building Department

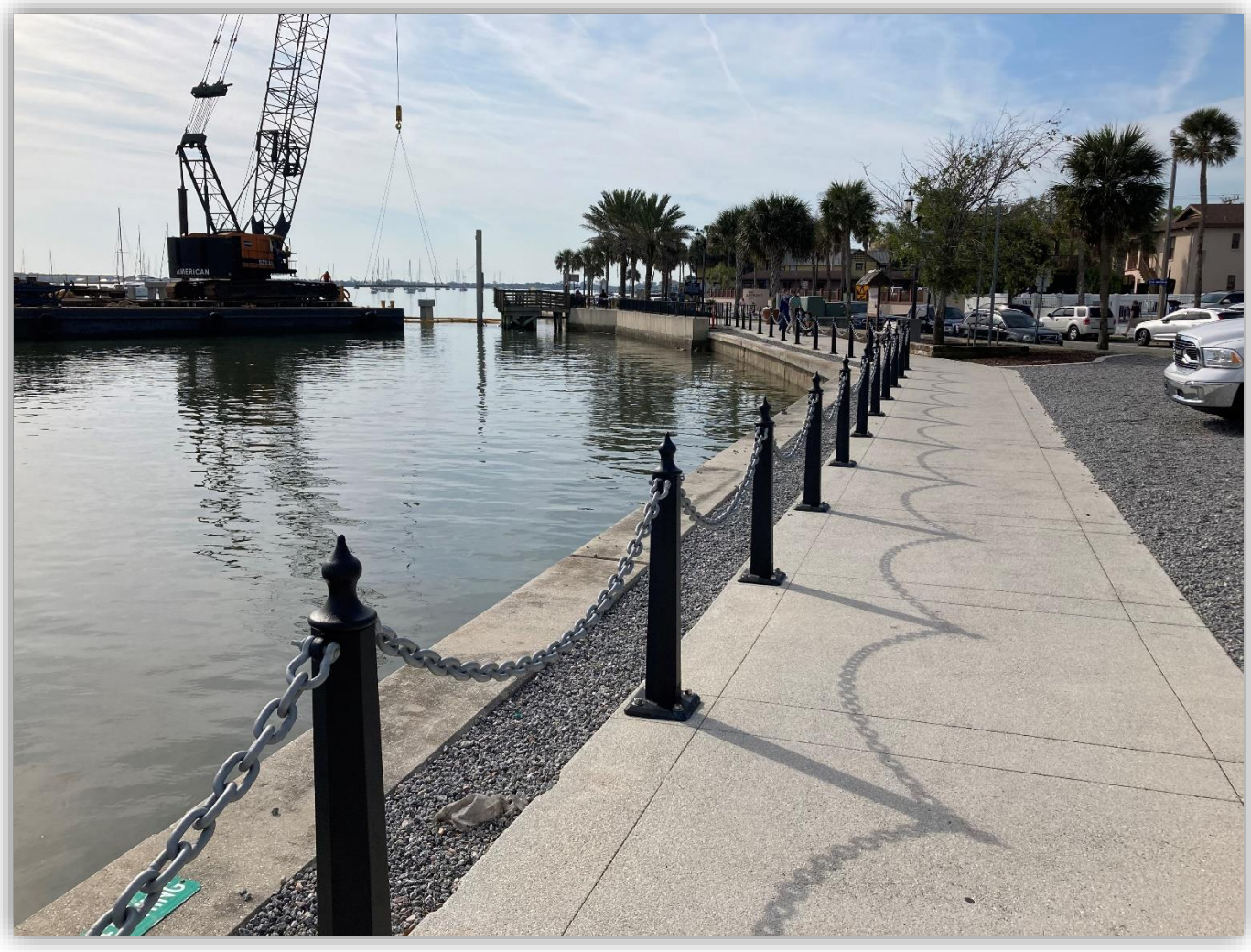


Exhibit 1. Avenida Menendez Existing Conditions – Facing South

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Exhibit 2. Avenida Menendez Existing Conditions – Facing South at Tie in Point

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Exhibit 3. Avenida Menendez Existing Conditions – Existing Wall at South Tie in Point

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Exhibit 4. Avenida Menendez Existing Conditions – Existing Wall South Segment

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Exhibit 5. Avenida Menendez Existing Conditions – Existing Wall Material South Segment

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Exhibit 6. Avenida Menendez Existing Conditions – Facing Northwest at Marina

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Exhibit 7. Avenida Menendez Existing Conditions – Flooding (over-topping wall) During Nor'easter.



Exhibit 8. Avenida Menendez Existing Conditions – Flooding of Avenida Menendez through Storm Drains during High Tide.

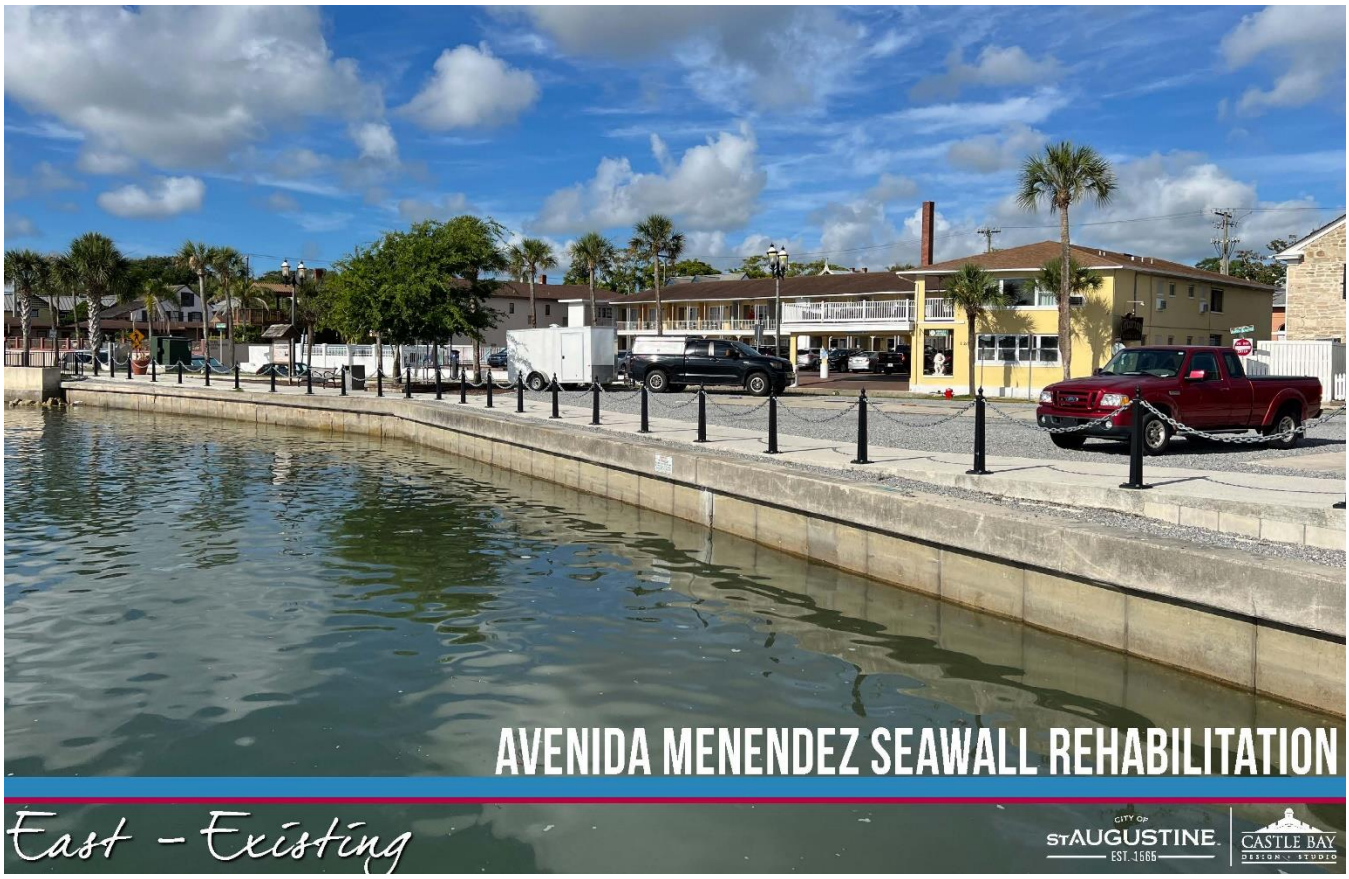


Exhibit 9. Avenida Menendez Existing Conditions – Facing East

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Exhibit 10. Avenida Menendez Proposed Conditions – Facing East - Rendering



Exhibit 11. Avenida Menendez Proposed Conditions – Facing East - Rendering with Relevant Elevations

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Exhibit 12. Avenida Menendez Existing Conditions – Facing West

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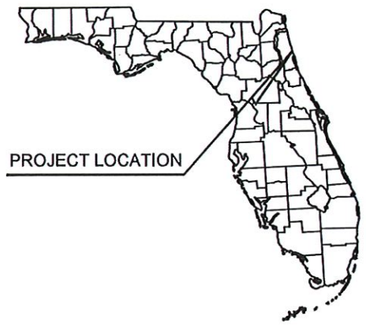
Exhibit 13. Avenida Menendez Proposed Conditions – Facing West – Rendering

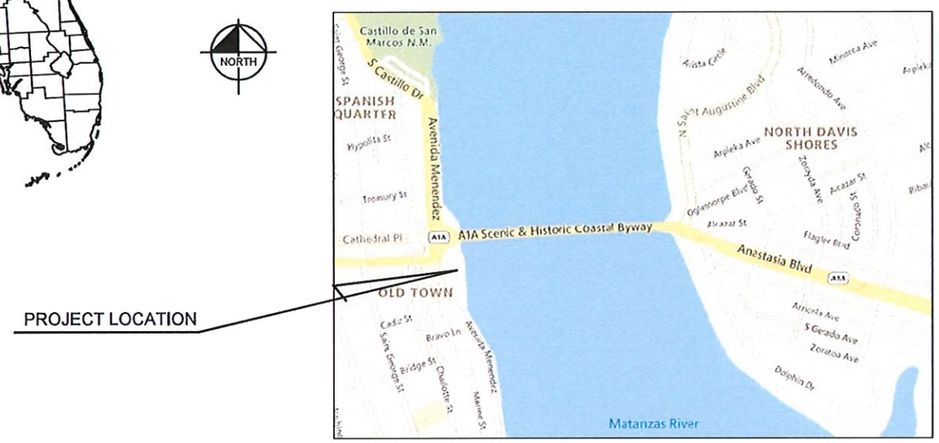


Exhibit 14. Avenida Menendez Proposed Conditions – Facing West - Rendering with Relevant Elevations

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AVENIDA MENENDEZ
SEAWALL REHABILITATION
FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA





VICINITY MAP
NOT TO SCALE
SECTION: 17 TOWNSHIP: 07 S RANGE: 30 E
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SHEET INDEX	
Sheet Number	Sheet Title
G-01	COVER SHEET
G-02	GENERAL NOTES
N-1	CITY OF ST. AUGUSTINE WATER AND SEWER GENERAL NOTES
N-2	CITY OF ST. AUGUSTINE STORMWATER NOTES
SUR-01	SURVEY SHEET (1 OF 2)
SUR-02	SURVEY SHEET (2 OF 2)
S-100	KEY SHEET
S-101	SITE PLAN (1 OF 2)
S-102	SITE PLAN (2 OF 2)
S-201	DEMOLITION PLAN
S-301	REHABILITATION INFORMATION PLAN (1 OF 2)
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S-303	GENERAL CONDITION PHOTOS (1 OF 4)
S-304	GENERAL CONDITION PHOTOS (2 OF 4)
S-305	GENERAL CONDITION PHOTOS (3 OF 4)
S-306	GENERAL CONDITION PHOTOS (4 OF 4)
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S-402	RETAINING WALL TIE BACK DETAILS
S-403	DETAIL SHEET (1 OF 3)
S-404	DETAIL SHEET (2 OF 3)
S-405	DETAIL SHEET (3 OF 3)
S-501	STORM WATER POLLUTION PREVENTION PLAN
M-101	VALVE DETAILS

REFERENCE PLANS:
2021 FDOT STANDARD PLANS 455-400

CITY OF ST. AUGUSTINE

TRACY UPCHURCH	MAYOR
NANCY SIKES-KLINE	VICE MAYOR
ROXANNE HORVATH	COMMISSIONER
JOHN VALDES	COMMISSIONER
BARBARA BLONDER	COMMISSIONER

CITY OF ST. AUGUSTINE - P.O. BOX 210
ST. AUGUSTINE, FL 32085
P.O.C. - JESSICA L. BEACH, P.E.

This item has been digitally signed and sealed by Angelina G. Fairchild on date indicated in digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified.

CITY OF ST AUGUSTINE. EST. 1565

FOR PERMITTING PURPOSES ONLY

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be at reuser's sole risk and without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn

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JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT	045589005
DATE	NOV 2021
SCALE	AS SHOWN
DESIGNED BY	GNH
DRAWN BY	ALB
CHECKED BY	AGF

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

COVER SHEET

SHEET NUMBER
G-01

Received July 21, 2022
Planning and Building Department

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES AND SPECIFICATIONS:

1. THESE NOTES ARE NOT INTENDED TO REPLACE THE PROJECT SPECIFICATIONS OR CONSTRUCTION DRAWING NOTES & DETAILS. IN CASE OF CONFLICT BETWEEN THE REQUIREMENTS OF THE SPECIFICATIONS/CONSTRUCTION DRAWINGS AND THESE NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. THE GOVERNING CODE FOR THIS PROJECT IS THE 2020 FLORIDA BUILDING CODE.
3. THE CONTRACT DOCUMENTS HAVE MADE NO INTENT TO GIVE SPECIFIC INSTRUCTIONS CONCERNING THE MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND ASSIGNMENT OF WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK.
4. CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
5. CONTRACTOR SHALL VISIT PROJECT SITE AND BE FAMILIAR WITH THE PROPOSED WORK. TAKE FIELD MEASUREMENTS AND VERIFY ALL FIELD CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING ANY WORK. REPORT ANY DISCREPANCIES VERBALLY AND IN WRITING IMMEDIATELY TO ENGINEER PRIOR TO PROCEEDING WITH WORK. WORK SHALL NOT COMMENCE UNTIL THE DISCREPANCIES ARE RESOLVED. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE PROJECT ENGINEER OF RECORD. DISCREPANCIES, OMISSIONS, OR VARIATIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS DISCOVERED DURING AND AFTER THE BIDDING PERIOD SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ENGINEER.
7. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITY LINES FROM DAMAGE AND SHALL PROTECT HIS WORK, ADJACENT PROPERTY, AND THE PUBLIC. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY, CONSTRUCTION PROCEDURES AND DAMAGE, OR INJURY DUE TO HIS ACT OR NEGLECT.
8. CONTRACTOR SHALL SUITABLY DOCUMENT EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL RESTORE ALL DAMAGED OR DISTURBED AREAS TO MEET OR EXCEED ORIGINAL SITE CONDITIONS TO THE OWNER'S SATISFACTION.
9. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING, FABRICATION, OR SHOP DRAWINGS.
10. SCALING OF DRAWINGS SHALL NOT BE USED TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE ENGINEER FOR INSTRUCTION FOR ANY DIMENSION NOT GIVEN ON DRAWINGS.
11. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ENGINEER.
12. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM ADVANCE NOTICE TO ENGINEER FOR ALL REQUIRED FIELD REVIEWS.
13. CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE CONTRACTED, SUPPLIED, OR INSTALLED BY OTHERS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING, PERMIT, REVIEW, LICENSE, AND DEVELOPMENT FEES REQUIRED TO COMPLETE THE PROJECT.
15. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND WITH INDUSTRY/ASSOCIATION STANDARDS. MATERIALS OR WORK DESCRIBED IN WORDS WHICH HAVE A WELL-KNOWN TECHNICAL TRADE MEANING SHALL BE HELD TO REFER TO THE RECOGNIZED STANDARD. ALL MATERIALS SHALL BE NEW, U.O.N.
16. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK, HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE WITHOUT A CHANGE ORDER.
17. CONTRACTOR IS EXPECTED TO FIELD LOCATE EXISTING WALL CONNECTION POINTS AND CONSTRUCT WALL TO CONSIDER FIELD CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, LICENSES, AND BONDS AS REQUIRED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN COPIES OF AND FAMILIARIZE HIMSELF AND HIS SUBCONTRACTORS WITH THE PERMIT CONDITIONS OF ALL OWNER OBTAINED PERMITS FOR THE WORK.
19. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
20. ANY DAMAGE TO PRIVATE PROPERTY MADE BY THE CONTRACTOR SHALL BE PROMPTLY REPAIRED TO AN EQUAL OR BETTER CONDITION AS IT WAS BEFORE COMMENCEMENT OF THE WORK.
21. CONTRACTOR SHALL COORDINATE WITH THE HARBORMASTER REGARDING BARGE USE DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ALLOW SERVICES TO THE MARINA DOCKS TO BE MAINTAINED DURING CONSTRUCTION.
22. CONTRACTOR SHALL MONITOR THE EXISTING SEAWALL AND DOCK DURING PILE INSTALLATION. CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER REGARDING MONITORING RECOMMENDATIONS.
23. GROUND DISTURBANCE IS LIMITED TO THE PROPOSED SHEET PILE EXTENTS AND ANY NECESSARY LANDSIDE EXCAVATION.

DOCUMENTS AND LIMITATIONS

1. THE DRAWINGS, CALCULATIONS, AND REPRODUCTIONS RELATING TO THE STRUCTURAL PART OF THE PROJECT ARE INSTRUMENTS OF SERVICE TO BE USED FOR THIS PROJECT ONLY.
2. IT IS UNDERSTOOD THAT THE ENGINEER MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO THE FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRACTICES.

SHOP DRAWINGS AND OTHER SUBMITTALS

1. REVIEW OF SUBMITTALS BY THE ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SUBMITTALS REQUIRED TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT REVIEW.
2. ALL SUBMITTALS SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL. CONTRACTOR'S SUBMITTAL NUMBER SHALL BE INDICATED ON TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE, AND PRIOR TO FABRICATION, INSTALLATION OR COMMENCEMENT OF THE WORK. ALLOW UP TO 10 WORKING DAYS FOR ENGINEER TO REVIEW AND RETURN SHOP DRAWINGS. NUMBER OF COPIES OF EACH SUBMITTED SHOP DRAWING SHALL BE SUFFICIENT FOR ENGINEER TO RETAIN 2 COPIES.
3. ALL SUBMITTALS MUST BEAR EVIDENCE OF CONTRACTOR'S REVIEW (INCLUDING COMPANY STAMP AND DATED SIGNATURE OF REVIEWER) AND MUST BE APPROVED OR APPROVED AS NOTED BY HIM PRIOR TO SUBMITTING TO THE ENGINEER.
4. ALL CHANGES AND ADDITIONS MADE ON RESUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RESUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RESUBMITTAL.
5. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING, OR FABRICATION DRAWINGS.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.
7. SUBMITTALS:

   AS A MINIMUM, THE FOLLOWING SHALL BE SUBMITTED, AS APPLICABLE, TO THE ENGINEER FOR REVIEW AND COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS PRIOR TO FABRICATION, INSTALLATION, OR COMMENCEMENT OF THE WORK:

   A. CONCRETE, MORTAR AND GROUT MIX DESIGNS, INCLUDING ADMIXTURE DATA SHEETS.
   B. BILL OF REINFORCING AND LAYOUT.
   C. PRECAST PILES (INCLUDING PILE TESTING PER FDOT SPECIFICATION 455)
   D. JOINT LAYOUT PLAN AND MATERIALS.
   E. TIE-INS TO EXISTING STRUCTURES.
   F. VIBRATION MONITORING PLAN.
   G. EPOXY BONDING AGENT
   H. REHABILITATION MATERIALS
8. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SUBMIT 3 COPIES OF ALL PRODUCT DATA AND CUT SHEETS AS NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT REQUIREMENTS. CONTRACTOR SHALL BEAR THE BURDEN OF OBTAINING AUTHORIZATION FOR USE OF ITEMS TO BE SUBSTITUTED. ENGINEER'S DECISION REGARDING SUBSTITUTION SHALL BE FINAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. FOR ADDITIONAL CRITERIA APPLICABLE TO SUBMITTALS REQUIRING ENGINEERING INPUT BY A DELEGATED ENGINEER, SEE BELOW.

REINFORCED CONCRETE

1. CONCRETE SHEET PILES TO PRE-CAST CONCRETE.
2. ALL CONCRETE MATERIALS, PLACING AND HANDLING SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE PUBLICATIONS ACI 301 AND ACI 318.
3. CURING OF CONCRETE SHALL BE IN STRICT ACCORDANCE WITH ACI 301 PROVISIONS.
4. ALL STRUCTURAL CONCRETE FOR USE IN THE PILE CAP SHALL CONFORM TO FDOT CLASS IV CONCRETE FOR EXTREMELY AGGRESSIVE ENVIRONMENTS WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5500 PSI. CONCRETE FOR PRECAST PILES SHALL BE CLASS V (SPECIAL) WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6000 PSI. CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 400 OF THE FDOT SPECIFICATIONS.
5. IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED TO 6 INCHES AT THE TRUCK, PROVIDED THE SLUMP SPECIFIED ABOVE IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4 INCH PUMP. TAKE CONCRETE SAMPLES FOR SLUMP AT TRUCK AND AT DISCHARGE END, AND FOR CYLINDER TESTING AT DISCHARGE END.
6. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOBSITE UNLESS SPECIFIC AUTHORIZATION IS INDICATED ON THE DELIVERY TICKET. NOTIFY ENGINEER OF TOTAL QUANTITY OF WATER ADDED TO ANY TRUCK. REPEAT NECESSARY TESTING IF WATER IS ADDED AFTER INITIAL SAMPLING.
7. COARSE AGGREGATE SHALL CONFORM TO ASTM C33. PEAROCK AGGREGATE SHALL NOT BE USED.
8. ALL CONCRETE SHALL BE PLACED IN THE DRY. ALL FORMS SHALL BE FREE OF STANDING WATER.
9. ALL CONCRETE SHALL BE VIBRATED IN PLACE IN ACCORDANCE WITH ACI RECOMMENDED PRACTICES. NO PLACING OF CONCRETE WILL BE COMMENCED UNLESS THERE ARE TWO OPERABLE CONCRETE VIBRATORS ON THE JOB SITE.
10. CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS, U.O.N.: CONCRETE CAST AGAINST EARTH 3 IN. ALL OTHER CONCRETE 2 IN..
11. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED EDGES ADJACENT TO EXPANSION JOINTS, EXCEPT AS OTHERWISE NOTED.
12. FORM TIES AND REINFORCING BAR SUPPORTS SHALL BE OF NON-CORROSIVE MATERIAL INCLUDING, BUT NOT LIMITED TO, FIBERGLASS, PLASTIC, AND CONCRETE BLOCK. BAR SUPPORTS PLACED ATOP VAPOR BARRIERS SHALL BE CONCRETE BLOCK.
13. ANY TIES, STRAPS OR OTHER METALLIC FORMWORK ITEMS SHALL BE REMOVED TO A DEPTH OF 1-1/2 INCHES MINIMUM BELOW FINISHED CONCRETE SURFACE. CONCRETE SHALL BE REPAIRED IN ACCORDANCE WITH ACI 301.
14. CONCRETE FINISHES:

   A. FORMED SURFACES SHALL RECEIVE A SMOOTH-FORM FINISH IN ACCORDANCE WITH ACI 301. OFFSET BETWEEN ADJACENT PIECES OF FORMWORK FACING MATERIAL SHALL NOT EXCEED "CLASS A" TOLERANCE REQUIREMENTS OF ACI 117 (i.e. 1/8 INCH MAX. OFFSET).
   B. SLAB SURFACES SHALL RECEIVE A TROWELED FINISH IN ACCORDANCE WITH ACI 301. FINISH TOLERANCES SHALL BE IN ACCORDANCE WITH "VERY FLAT" CLASSIFICATION REQUIREMENTS OF ACI 117 (i.e. 1/8 INCH MAX. IN 10 FEET).
   C. TOP OF CAP SHALL RECEIVE A NONSLIP FINISH, GIVE THE SURFACE A BROOM FINISH OR DRY-SHAKE APPLICATION OF FINELY CRUSHED ABRASIVE PARTICLES.
15. COORDINATE SIZE, TYPE AND LOCATION OF ALL PENETRATIONS, CONDUIT, CHAMFERS AND EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
16. DO NOT IMPOSE SERVICE LOADS ON CONCRETE ELEMENTS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED MINIMUM COMPRESSIVE STRENGTH.
17. ALL GROUT SHALL BE NON-SHRINK, NON-METALLIC.
18. ALL CONCRETE SHALL INCLUDE CORROSION INHIBITING ADMIXTURE DCI-S BY WR GRACE (4.0 GAL/CY) OR APPROVED EQUIVALENT.

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE OF DOMESTIC MANUFACTURE AND IN ACCORDANCE WITH ASTM A615 WITH SUPPLEMENT, GRADE 60, MAXIMUM WORKING STRESS OF 24,000 PSI.
2. TOLERANCES FOR REINFORCING BAR FABRICATION SHALL CONFORM TO THE CURRENT CRSI MANUAL OF STANDARD PRACTICE.
3. ALL REINFORCING STEEL SHALL BE UNCOATED (BLACK) DEFORMED BARS AND SHALL BE FREE FROM LOOSE RUST, SCALE OR OTHER COATINGS.
4. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS. VERIFY THAT PLACEMENT OF REINFORCING STEEL WILL NOT CONFLICT WITH SUBSEQUENT INSTALLATION OF ANCHOR BOLTS, FASTENERS OR FIELD-DRILLED COMPONENTS.
5. UNLESS OTHERWISE NOTED, LAP BOTTOM STEEL OVER STRUCTURAL SUPPORTS AND TOP STEEL AT MIDSPAN.
6. ALL LAP LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, ACI 530 AND CRSI STANDARD PRACTICES, U.O.N.
7. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS U.O.N.
8. ACI STANDARD HOOKS SHALL BE USED AS A MINIMUM, U.O.N.
9. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING BARS ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO FACE OF CONCRETE.
10. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO FABRICATING REINFORCING STEEL. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS PLACING DRAWINGS OR SHOP DRAWINGS.
11. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318 AND SUBMIT DRAWINGS SHOWING LOCATIONS AND DIRECTION OF POUR FOR ENGINEER'S REVIEW. PROVIDE KEYWAYS AND ADEQUATE DOWELS AT ALL CONSTRUCTION JOINTS.
12. PROVIDE REINFORCING STEEL ERECTOR WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD USE. INSPECT REINFORCING STEEL PLACEMENT FROM SHOP DRAWINGS.

PRE-STRESSED CONCRETE PILES

1. PILES SHALL BE 10" PRE-STRESSED CONCRETE PILES PER FDOT FY 2021-2022 STANDARD PLAN INDICES 455-400.
2. PILES SHALL BE INSTALLED PER 2021 FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 455 WITH EXCEPTIONS NOTED BELOW.

   A. IN LIEU OF SECTION 455-5.16.2 POSITION; ENSURE THAT THE FINAL POSITION OF THE FRONT FACE OF PILE IS NO MORE THAN 2 INCHES LATERALLY IN THE X AND Y COORDINATE FROM THE FRONT FACE OF PILE.
   B. IN LIEU OF SECTION 455-5.16.3 AXIAL ALIGNVENT; ENSURE THAT THE AXIAL ALIGNMENT OF THE DRIVEN PILES DOES NOT DEVIATE BY MORE THAN 1/8 INCH PER FOOT FROM THE VERTICAL LINE INDICATED IN THE PLANS.
3. CONCRETE PILES TO BE PRE-CAST CONCRETE IN ACCORDANCE WITH FDOT SPECIFICATIONS.

SHEET PILE WALL CONSTRUCTION

1. WHERE ROCK OF STRONG MATERIAL IS ENCOUNTERED SUCH THAT SHEET PILE CANNOT BE SET TO GRADE BY DRIVING OR JETTING, REMOVE THE STRONG MATERIAL BY OTHER ACCEPTABLE MEANS, SUCH AS EXCAVATION.
2. BACKFILL SHALL CONSIST OF CLEAN GRANULAR FILL WITH NO PARTICLE SIZES LARGER THAN 2 INCHES AND NOT MORE THAN 5% PASSING THE U.S. STANDARD NO. 200 SIEVE. ORGANIC SOILS (I.E. PEAT, ORGANIC SILT ENCOUNTERED ON THE LAND WARD SIDE OF THE WALLS SHALL BE REPLACE WITH GRANULAR BACKFILL FOR HORIZONTAL DISTANCE EQUAL TO THE THICKNESS OF THE ORGANIC LAYER.
3. ALL BACKFILL SHALL BE PLACED IN LOOSE LIFTS NOT MORE THAN 12 INCHES IN THICKNESS TO ALLOW ACHIEVEMENT OF A DENSITY OF 95% OF THE STANDARD PROCTOR (T-99) DETERMINED MAXIMUM DENSITY.
4. ONLY HAND OPERATED (LIGHT WEIGHT) COMPACTION EQUIPMENT SHOULD BE USED WITHIN 5 FEET OF THE BACK OF THE WALLS TO AVOID DEVELOPING EXCESSIVE LATERAL EARTH PRESSURE.
5. EXISTING ROCK REVETMENT TO BE REMOVED FOR WALL INSTALLATION AND REINSTALLED TO A MINIMUM ELEVATION OF -2.0'. ROCK REMOVAL AND RELOCATION SHALL BE IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
6. SEE DESIGN CRITERIA FOR FUEL PAD LOAD LIMITATIONS.

DEMOLITION NOTES

1. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. ALL EXISTING STRUCTURES, SLABS, PIPES, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO REMAIN UNLESS NOTED TO BE REMOVED BY THESE PLANS. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
2. THE CONTRACTOR SHALL REFER TO THE PLANS FOR DEMOLITION/PRESERVATION OF EXISTING TREES AND LANDSCAPING. ALL TREES AND LANDSCAPING NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE/LANDSCAPING PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
3. LANDSCAPING ELEMENTS, TREES, ETC. (BY OTHERS), MAY REQUIRE TEMPORARY RELOCATION TO COMPLETE THE WORK AS SHOWN. CONTRACTOR TO STORE, PROTECT, AND REINSTALL THESE ITEMS UPON COMPLETION OF THE WORK. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER FOR REMOVAL/REINSTALLATION OF THESE ITEMS.
4. THE CONTRACTOR SHALL PROTECT EXISTING TIE-BACKS DURING DEMOLITION.
5. THE CONTRACTOR SHALL LOCATE FUEL LINE PRIOR TO CONSTRUCTION AND COORDINATE WITH HARBOR MASTER FOR RELOCATION IF NECESSARY.
6. THE CONTRACTOR SHALL PROTECT THE HISTORIC SEAWALL DURING CONSTRUCTION AND DEMOLITION.

CLEAN UP

1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES.
2. CONTRACTOR SHALL VISUALLY INSPECT INTERIOR AND EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, STAINS, SPLASHED MATERIAL, PAINT DROPPINGS AND OTHER FOREIGN MATTER PRIOR TO COMPLETION OF THE WORK.

BID ITEMS

1. PAYMENT FOR ALL INCIDENTALS IS TO BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.
2. COST FOR REMOVAL AND DISPOSAL OF VARIOUS MATERIALS, WHERE REQUIRED, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.
3. CONTRACTOR SHALL REQUEST FIRE HYDRANT METER WITH BACK FLOW PREVENTER FROM CITY AND MONITOR WATER USAGE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THEIR OWN ELECTRICAL POWER AND RESTROOMS DURING CONSTRUCTION. CONTRACTOR SHALL REQUEST AN ALLOWANCE FOR PARKING AND WATER FROM THE CITY.

GEOTECH

1. SOIL PROFILES AND FOUNDATION DESIGN RECOMMENDATIONS WERE OBTAINED FROM THE "GEOTECHNICAL EXPLORATION AND EVALUATION REPORT" PREPARED BY CSI GEO INCORPORATED, DATED APRIL 29, 2021. (CSI GEO PROJECT NO.: 71-21-145-07).

SURVEY

1. SURVEY OF THE PROJECT LOCATION WAS PREPARED BY GEOMATICS CORPORATION, DATED JANUARY 8, 2021. (GEOMATICS CORP. PROJECT NO.: 20-3100)

DESIGN LOADING

SUPERIMPOSED FACE-TO-LOADING-LIMIT 250PSF 80,000 LB.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
C.J.	CONTROL JOINT
CLR.	CLEAR
CONT.	CONTINUOUS
EA.	EACH
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
E.W.	EACH WAY
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
P.E.J.M	PREMOLDED EXPANSION JOINT MATERIAL
PL	PLATE
STD.	STANDARD
T.B.	TOP AND BOTTOM
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W.P.	WORK POINT

DESIGN CRITERIA

2020 FLORIDA BUILDING CODE
2018 AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS 8TH EDITION
ACI 318-14
FDOT STRUCTURES MANUAL, VOL. 1 STRUCTURE DESIGN GUIDELINES
ASCE 7-16

FOR PERMITTING PURPOSES ONLY

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

This item has been digitally signed and sealed by Angelina G. Fairchild on date indicated in digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified.

No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT 045589005
DATE NOV 2021
SCALE AS SHOWN
DESIGNED BY GNH
DRAWN BY ALB
CHECKED BY AGF

AVENIDA MENENDEZ SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER 43958
DATE: ____

GENERAL NOTES

SHEET NUMBER
G-02

Received July 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES

1. THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS, DESIGN MANUAL, AND DETAILS, LATEST EDITION, SHALL PREVAIL. THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
2. THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegovernment.com ---> Forms, Applications & Docs ---> Public Works Requests and Documents.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
4. FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. PLAN AHEAD – C.O.S.A. TYPICAL OF FIVE (5) SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE CON MEETING.
5. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.
6. PLAN AHEAD FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE CORRIDOR GROUND ALLIANCE BEST PRACTICES, LATEST VERSION, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA. ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED USING NON-DAMAGING PENETRATION RADARS, HAND PITS, OR VACTRUX EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.
9. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.
10. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.
11. THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A. APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.
12. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.
13. VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
14. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.
15. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
17. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
19. UNSUITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.
20. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
21. THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
22. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
23. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.
24. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)
25. DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, AND THE EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
26. LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

GENERAL NOTES (CONTINUED)

27. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
28. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL ENSURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.
29. FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.D.O.T. OR RAILROAD RIGHTS-OF-WAY. FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 84 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
30. INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE C.O.S.A. THE CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
31. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
32. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
33. ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD VALVE KEY. VALVE EXTENSIONS SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
34. LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UF RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE INSTALLED AT BOTTOM SECTION OF ALL VALVES BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE TESTED BY A CERTIFIED UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
35. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
36. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.
37. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIRING CITY INSPECTION SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT REQUIRE CITY INSPECTION SHALL BE DONE AFTER 7:00 P.M. OR BEFORE 7:00 A.M., OR ON SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
38. THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
39. ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT, AND SHALL NOTIFY CITY IMMEDIATELY SHOULD CONDITIONS DISCOVERED DURING CONSTRUCTION NECESSITATE ALTERNATE SOLUTIONS WHERE MINIMUM 30-INCH SPOOL PIECES CANNOT BE MET. ALL ALTERNATE FITTINGS, SUCH AS "FOSTER ADAPTERS" FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
40. ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
41. ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
42. CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
43. IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

1. ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL DRAWINGS AND CONSTRUCTION PLANS STAMPED APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
2. C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
4. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
5. THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
6. WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
7. ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
8. ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
3. REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
4. ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAVEMENT.
5. ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACCURED LOCATION POINTS. EACH C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
6. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
7. THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPABILITY AND LARGE NUT, 1" MINIMUM. SEE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
7. A FULL LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS SHALL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
17. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECIFRASHIELD, SEWPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
2. SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1765, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE C.O.S.A. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

1. AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF LINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 6 PSI.

UTILITY ABANDONMENT

1. ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
2. ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO REVIVE EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, F.A.C. BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.

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STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER, AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH SIDE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS THROUGHOUT THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FROST SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATIONS: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GRASS GROWTH COVER, THE AREA SHALL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL AS A MINIMUM BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

CONTROLS (CONTINUED)

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK AND GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (≤ 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHLY MESSAGE. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEMS TO THE DOWNSTREAM WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASINS: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DISTURBED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND POOR GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE ARE BEING PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPROPRIATELY MANAGED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OR CONTAINERS WILL BE TRANSFERRED TO CLOSABLE PLASTIC BINS TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

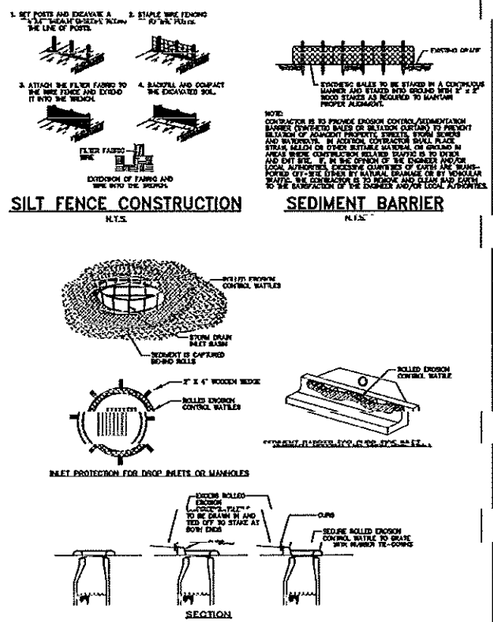
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

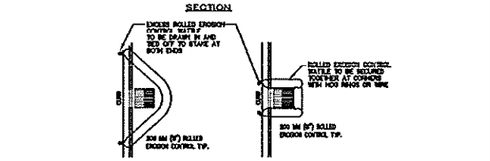


SILT FENCE CONSTRUCTION
N.T.S.

SEDIMENT BARRIER
N.T.S.

NOTE:
CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILT/SOCK CURTAIN) TO PREVENT INTRUSION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION DELAYS STAFFING IS TO EXCEED 7 DAYS AND ENT SITE. IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE BEING DEPOSITED OFF-SITE DURING RAINFALL, DRAINAGE OR WET WEATHER CREEKS, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF SUCH DEPOSITS TO THE SATISFACTION OF THE ENGINEER AND/OR LOCAL AUTHORITIES.

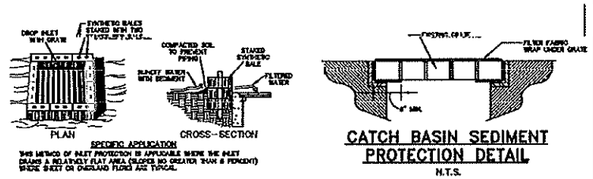
INLET PROTECTION FOR DROP INLETS OR MANHOLES



SECTION

NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. REQUIRE ROLLED EROSION CONTROL PRODUCT TO BE INSTALLED AT EACH INLET.
3. ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.
4. USE 12" DIAMETER, 20' LONG WATTLE ROLLS FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE ROLL AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH HOR RINGS OR WIRE. USE 8'-0" OF WOODEN STAKES TO HOLD DOWN WATTLE ROLLS.

ROLLED EROSION AND SEDIMENTATION CONTROL PRODUCTS
N.T.S.



SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS ARE TYPICAL.

SYNTHETIC BALE DROP INLET SEDIMENT FILTER
N.T.S.

CATCH BASIN SEDIMENT PROTECTION DETAIL
N.T.S.

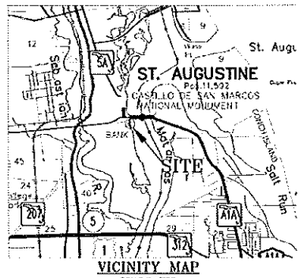
CITY OF ST. AUGUSTINE
STORM WATER POLLUTION PREVENTION PLAN

REVISION DATE	FEB 2017
NOT TO SCALE	N-2

C.O.S.A.

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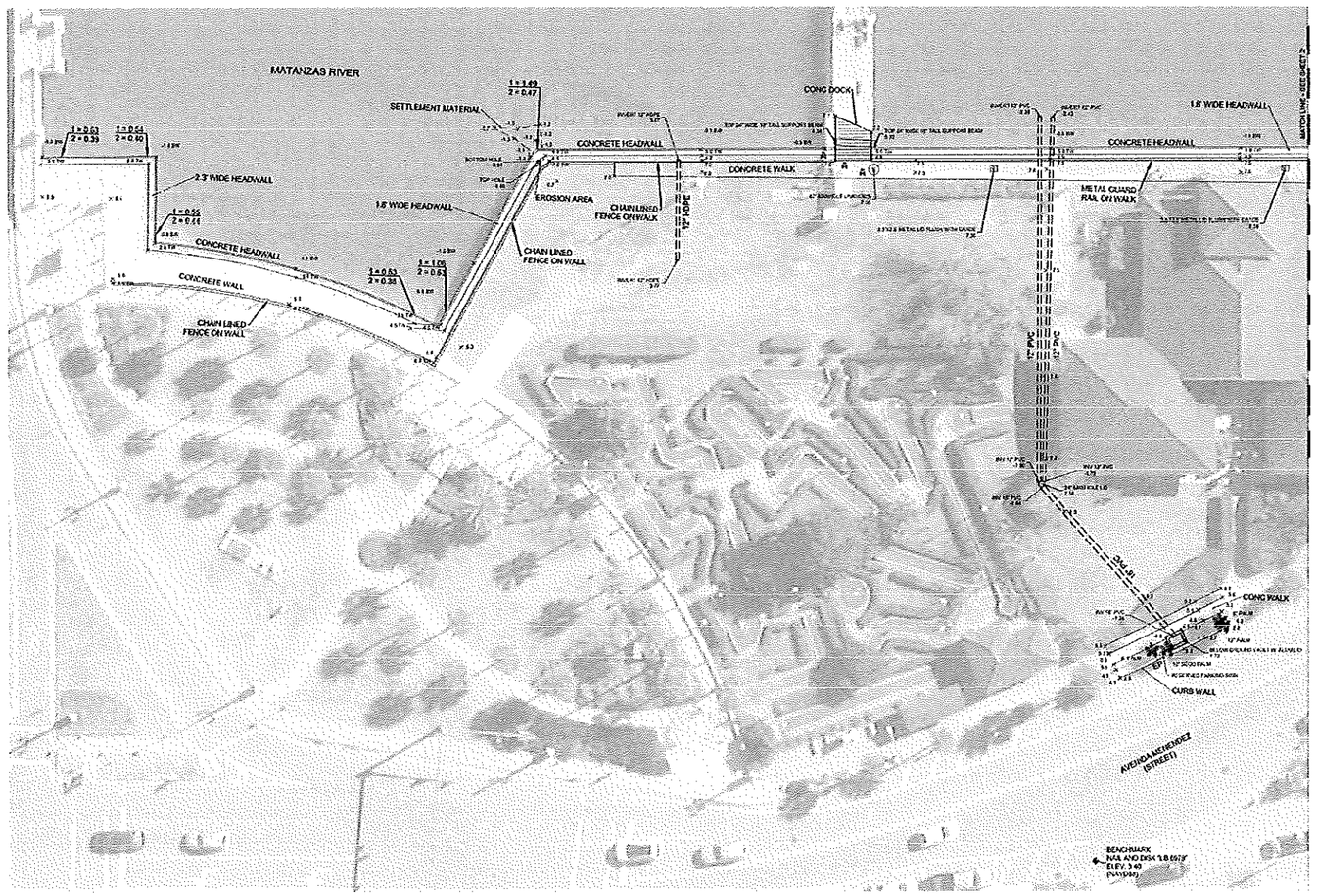
MAP SHOWING TOPOGRAPHIC SURVEY OF AVENIDA MENENDEZ SEAWALL



VICINITY MAP
SCALE 1" = 5000'

TOPOGRAPHY SURVEY GENERAL NOTES

1. THIS IS NOT A BOUNDARY SURVEY
2. THIS IS A TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 53-17.050(12)(K)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THE FIELD SURVEY WAS PERFORMED ON 03/30/2021 AND RECORDED IN FIELD BOOK 13-16, PAGE(S) 21-22.
4. THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS) (AND DESCRIBE THE BASIS OF BEARING)
6. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (53-17.051 FAC), THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1:7,001 IN 13,000 FEET.
8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY ST JOHNS COUNTY UTILITY AUTHORITY ON BENCHMARK A (1/2" IRON PIPE AND CAP STAMPED "LB 6973") HAVING AN ELEVATION OF 4.44 FEET.
9. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
10. IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FEATURES SUCH AS, BUT NOT LIMITED TO, FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
11. UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED
12. UTILITIES SHOWN PER PLANS AND/OR INFORMATION PROVIDED BY ST JOHNS COUNTY UTILITY AUTHORITY.
13. THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.
14. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN
15. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE (EL 8 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY-PANEL NUMBER 12109C0615J REVISED 12/07/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
16. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
17. THE PURPOSE OF THIS TOPOGRAPHIC SURVEY (AS PER THE CLIENT'S REQUEST) IS TO LOCATE TOPOGRAPHIC AND URBAN FEATURES OUT TO THE EDGE OF PAVEMENT AND EDGE OF BUILDINGS, CROSS SECTIONS INTO THE WATERWAYS TOGETHER WITH CROSS SECTIONS OUTSIDE OF THE AREA PROVIDED BY THE CONTRACTOR WHERE THERE ARE TWO EXISTING 12 INCH OUTFALLS IN THE MARINA. THE REMAINDER OF THE SEAWALL TO THE NORTH OF AREA PROVIDED BY THE CONTRACTOR TO SHOW JUST THE CMU WALL, SEA CAP, WET SEAWALL FACE, DOCK CONNECTION AND MUD LINE).
18. THE BOUNDARY LINES SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE INTENDED TO SHOW APPROXIMATE BOUNDARY LOCATION.
19. INFORMATION SHOWN HEREON ATTAINED FROM UNMANNED AERIAL SYSTEMS ACHIEVED THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY VERTICAL ACCURACY ASSESSMENT FOR 1 FOOT CONTOUR MAPPING HAVING A ROOT MEAN SQUARED ERROR OF 0.11 FEET.
20. GROUND FEATURES EXTRACTED FROM UNMANNED AERIAL SYSTEMS ACHIEVED A HORIZONTAL ACCURACY OF 0.21 FEET ACCORDING TO ACCURACY ASSESSMENT STANDARDS ESTABLISHED BY THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY.
21. AERIAL IMAGERY SHOWN HEREON WAS FLOWN ON OCTOBER, 19TH, 2018 AND HAS A RESOLUTION OF 0.21 FEET PER PIXEL.

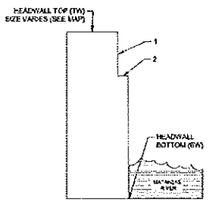


GRAPHIC SCALE
0 20 30 40
1"=20'

HATCH TABLE
CONCRETE
WALL TEARING
GRAVEL
ASPHALT
DIRT

SYMBOL LEGEND
ACCESS DOOR TREE
PALM TREE
GAS MANHOLE
SINGLE POLE LIGHT
MULTI POLE LIGHT
TREE / SHRUB
ELECTRIC METER
WATER VALVE
IRRIGATION VALVE
SEWER CLEANOUT
ELECTRIC METER
TELEPHONE RISER
LIGHT POLE
BOLLARD
BOTTOM WALL
TOP WALL
EDGE OF PAVEMENT

HEADWALL DETAIL



Digitally signed by Russell D Flint
Date: 2021.04.28 13:27:24 -04'00'

Russell D. Flint, Florida PSM #7325
The Signature And Original Raised Seal Of A Florida Licensed Surveyor & Mapper

*THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2

GEOMATICS CORP.
SURVEYING – MAPPING – GPS
3904 S. FIFTH STREET, UNIT 101
ST AUGUSTINE, FL 32084 (904) 824-5484
FAX (904) 824-5780
LICENSED BUSINESS

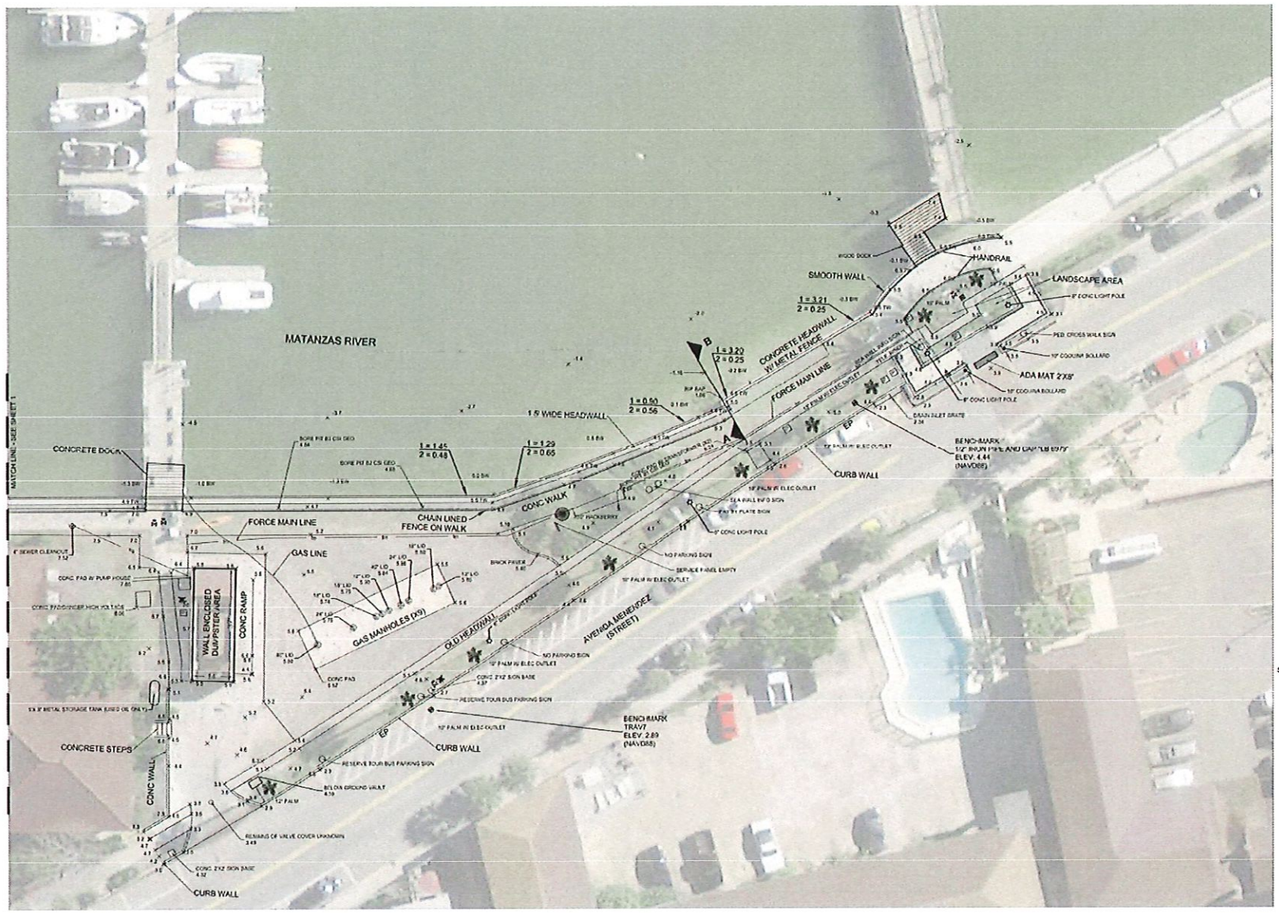
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SURVEY DATE:	03/30/21
CERTIFIED BY:	RDF
DRAWN BY:	JD
FIELD WORK:	SS
FB: 13-16	PG: 21-22
PAGE:	1 OF 2

PROJECT NO 21-3304

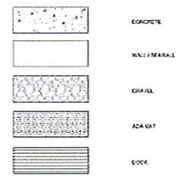
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MAP SHOWING TOPOGRAPHIC SURVEY OF AVENIDA MENENDEZ SEAWALL

GRAPHIC SCALE
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1"=20'



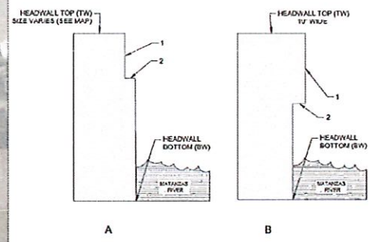
HATCH TABLE



SYMBOL LEGEND



HEADWALL DETAIL

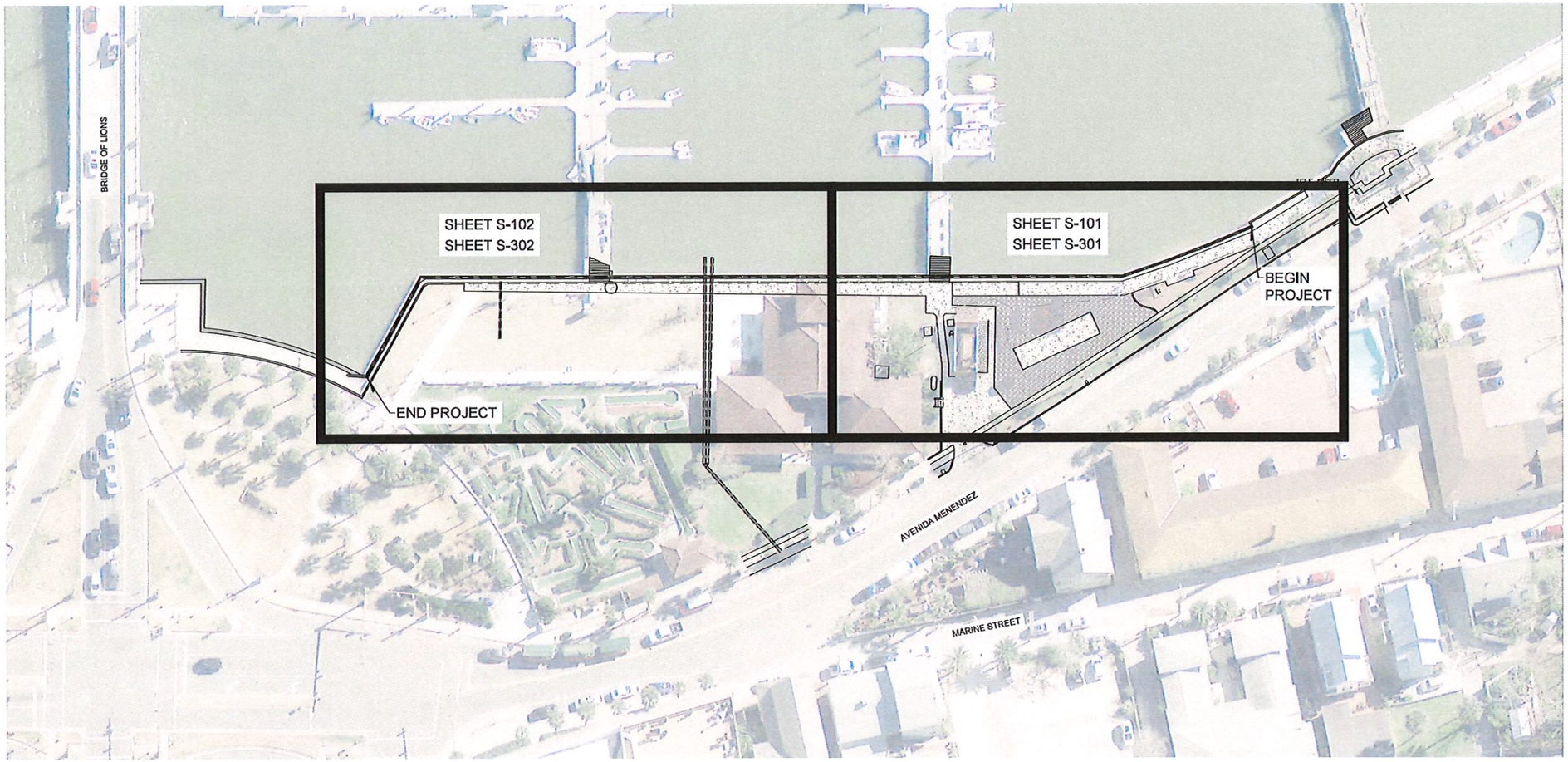


PAGE 2 OF 2
*THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2

GEOMATICS CORP.
SURVEYING–MAPPING–GPS
2904 N. FIFTH STREET, UNIT 101
ST AUGUSTINE, FL 32084 PHONE (904)
801-5004 FAX (904) 804-9758
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT	045589005
DATE	NOV 2021
SCALE	AS SHOWN
DESIGNED BY	GNH
DRAWN BY	ALB
CHECKED BY	AGF

AVENIDA MENENDEZ SEAWALL REHABILITATION

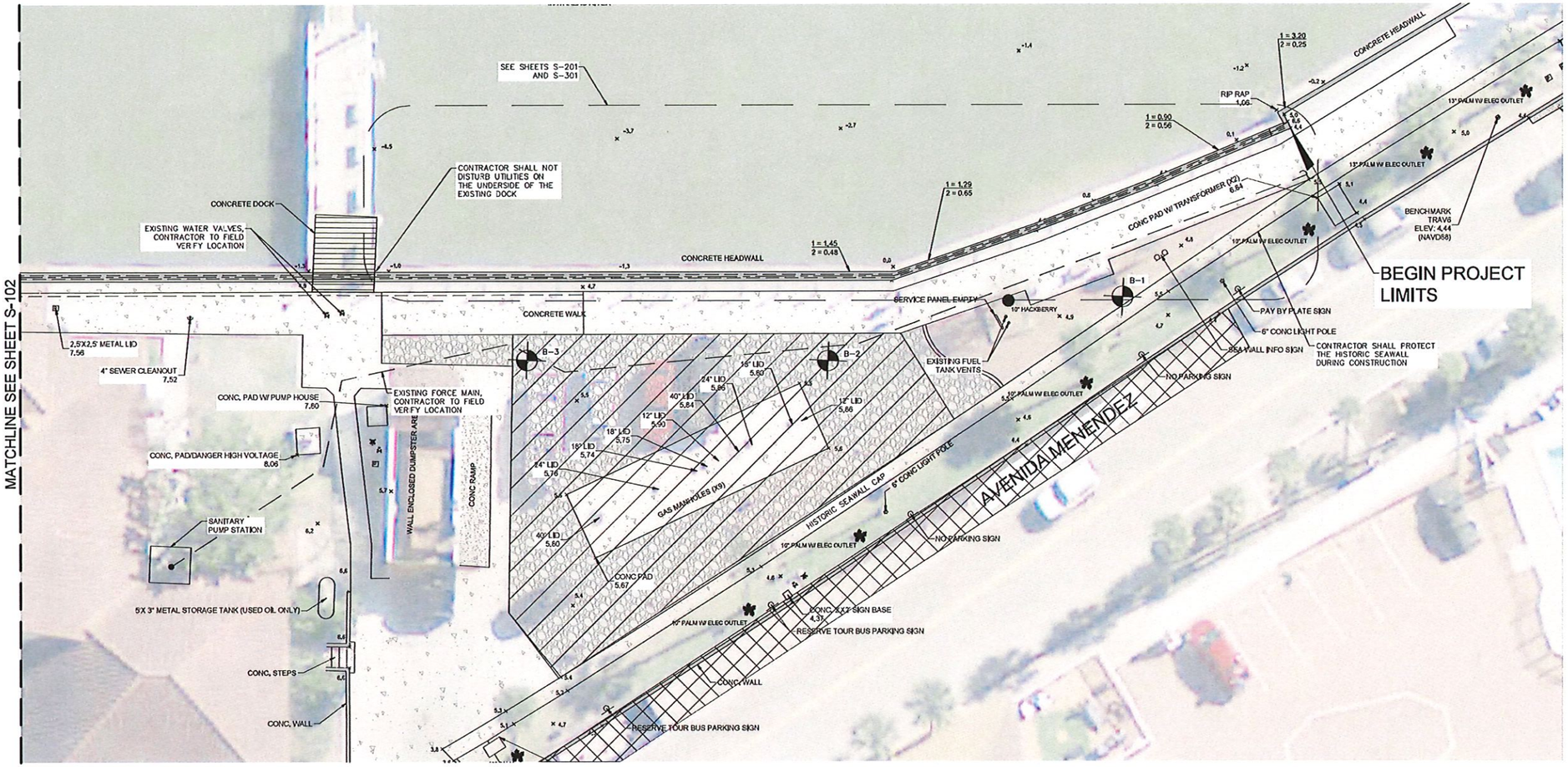
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

KEY SHEET

SHEET NUMBER
S-100

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CONTRACTOR ACCESS AND STAGING LEGEND:

APPROXIMATE LIMITS OF ONSITE ACCESS AND STORAGE AREA. CONTRACTOR SHALL COORDINATE USE OF THIS AREA WITH HARBORMASTER TO AVOID CONFLICTS WITH FUEL DELIVERIES, MARINA ACTIVITIES, AND WASTE PICKUP OPERATIONS.

APPROXIMATE LIMITS OF CITY RESTRICTED DROP OFF AREA. CONTRACTOR MAY COORDINATE TEMPORARY USE OF THIS AREA WITH CITY.

LEGEND:

x 3.7 SPOT ELEVATION

RELATIVE BORING LOCATION

NOTE:

1. KNOWN UTILITIES ARE SHOWN ABOVE (SEE SURVEY SHEETS FOR ADDITIONAL INFORMATION).

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DATE	NOV 2021
SCALE	AS SHOWN
DESIGNED BY	GNH
DRAWN BY	ALB
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AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

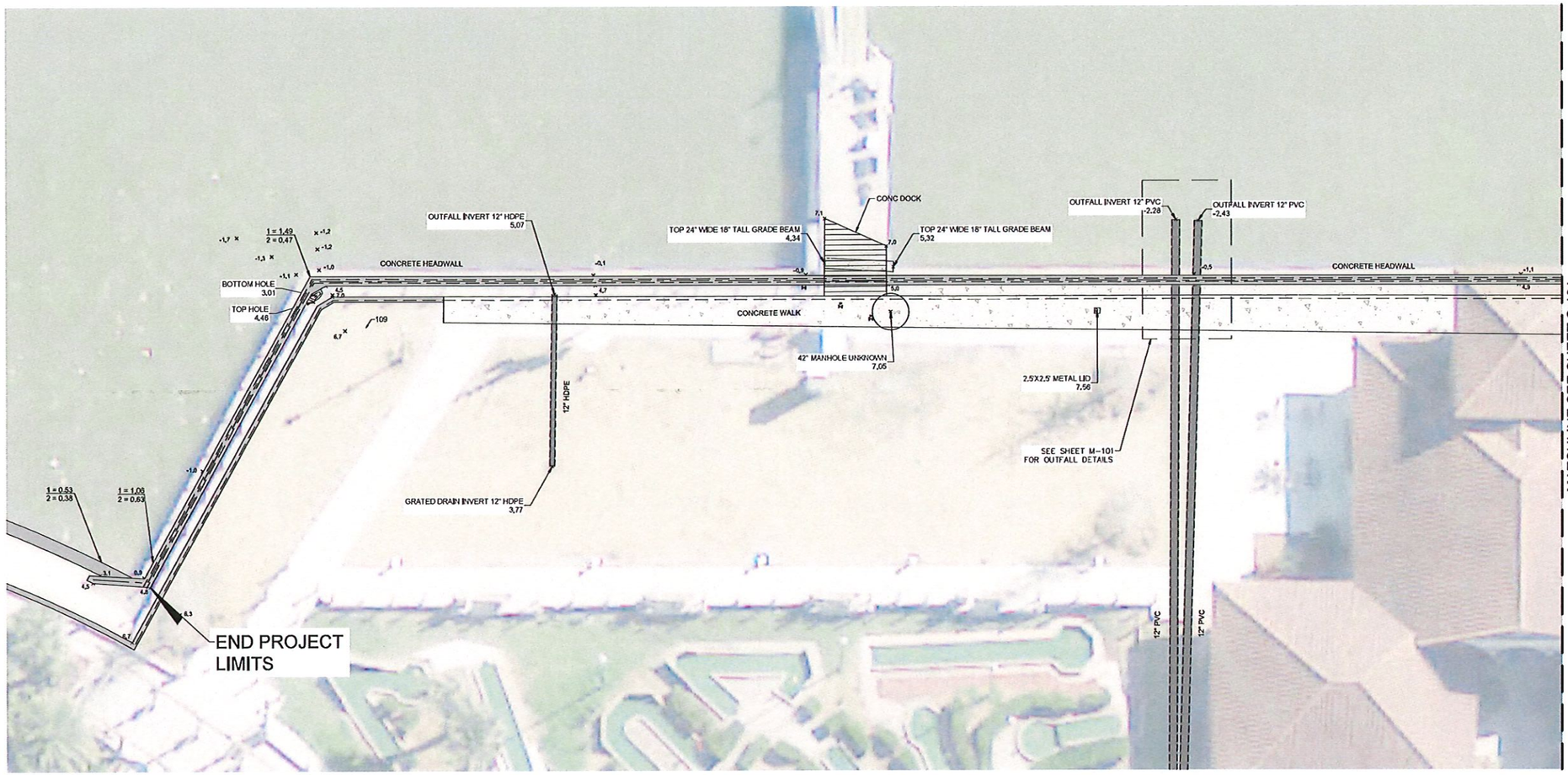
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SITE PLAN (1 OF 2)

SHEET NUMBER
S-101

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LEGEND:

x^3.7 SPOT ELEVATION

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PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT	045589005
DATE	NOV 2021
SCALE	AS SHOWN
DESIGNED BY	GNH
DRAWN BY	ALB
CHECKED BY	AGF

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

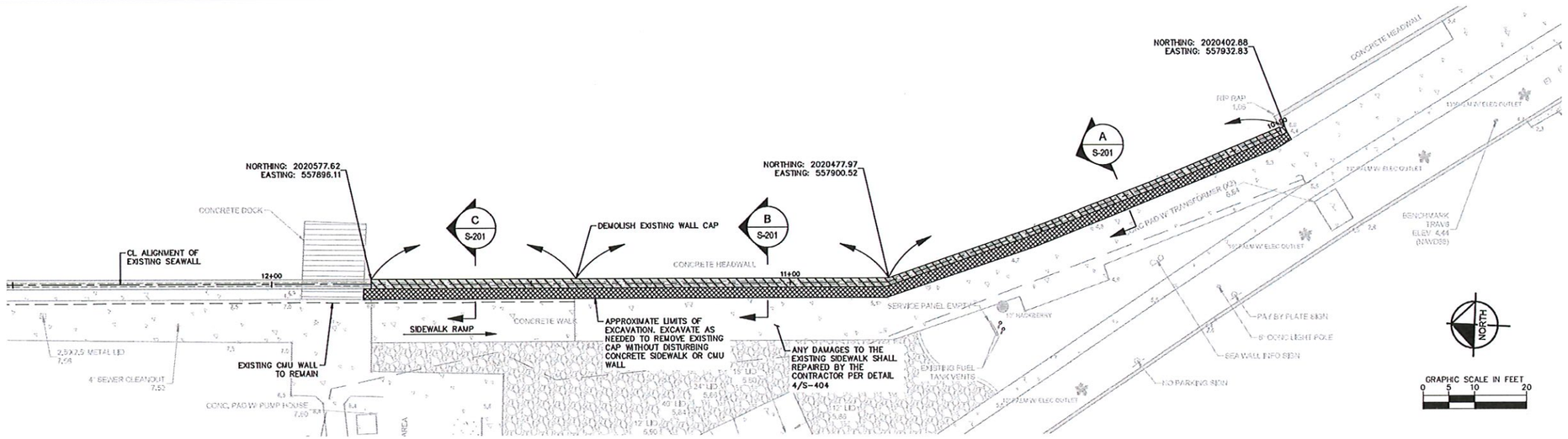
LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

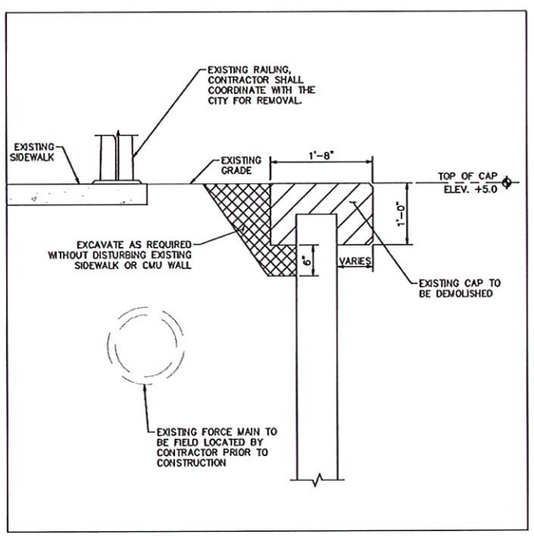
SITE PLAN (2 OF 2)

SHEET NUMBER
S-102

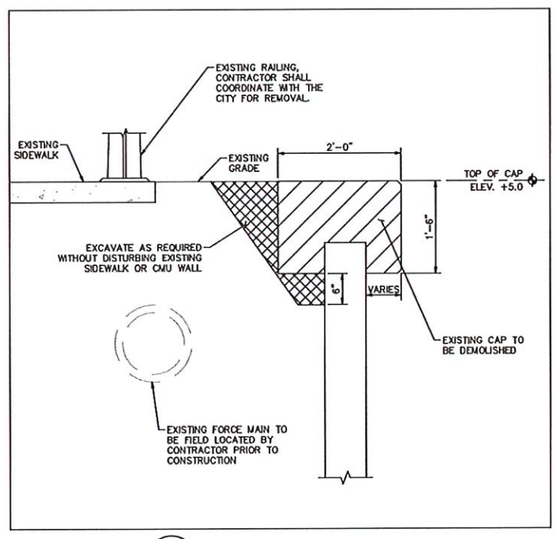
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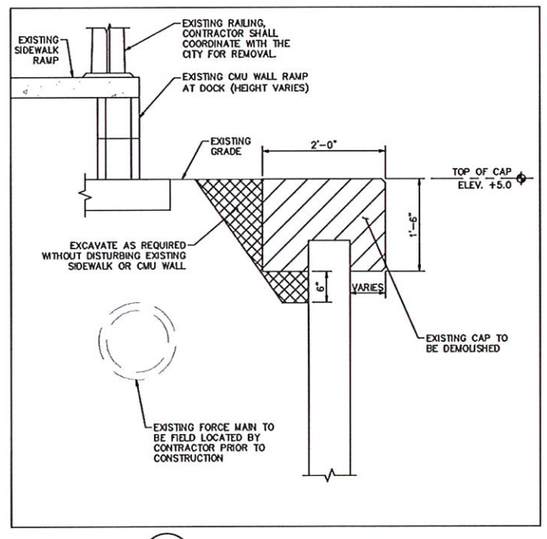




A S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.



B S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.



C S-201 CAP DEMOLITION SECTION
SCALE: N.T.S.

NOTES:

1. THE CONTRACTOR SHALL LOCATE FUEL GAS LINE PRIOR TO CONSTRUCTION AND COORDINATE WITH THE HARBORMASTER FOR RELOCATION IF NECESSARY.

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JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT	045589005
DATE	NOV 2021
SCALE	AS SHOWN
DESIGNED BY	GNH
DRAWN BY	ALB
CHECKED BY	AGF

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

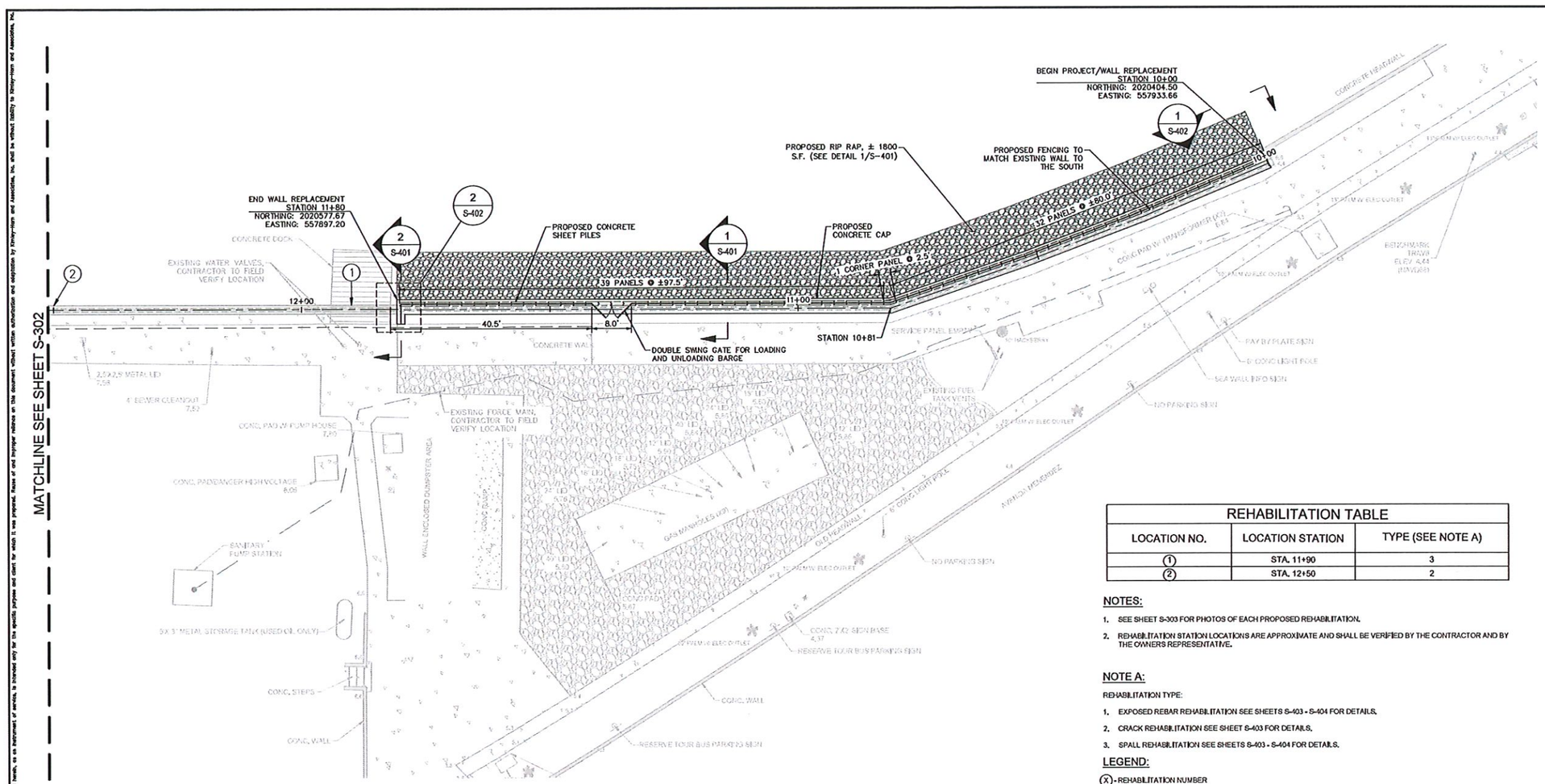
LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
43958
DATE: _____

DEMOLITION PLAN

SHEET NUMBER
S-201

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Planning and Building Department



REHABILITATION TABLE		
LOCATION NO.	LOCATION STATION	TYPE (SEE NOTE A)
①	STA. 11+90	3
②	STA. 12+50	2

NOTES:

1. SEE SHEET S-303 FOR PHOTOS OF EACH PROPOSED REHABILITATION.
2. REHABILITATION STATION LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR AND BY THE OWNERS REPRESENTATIVE.

NOTE A:

REHABILITATION TYPE:

1. EXPOSED REBAR REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.
2. CRACK REHABILITATION SEE SHEET S-403 FOR DETAILS.
3. SPALL REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.

LEGEND:

(X) - REHABILITATION NUMBER

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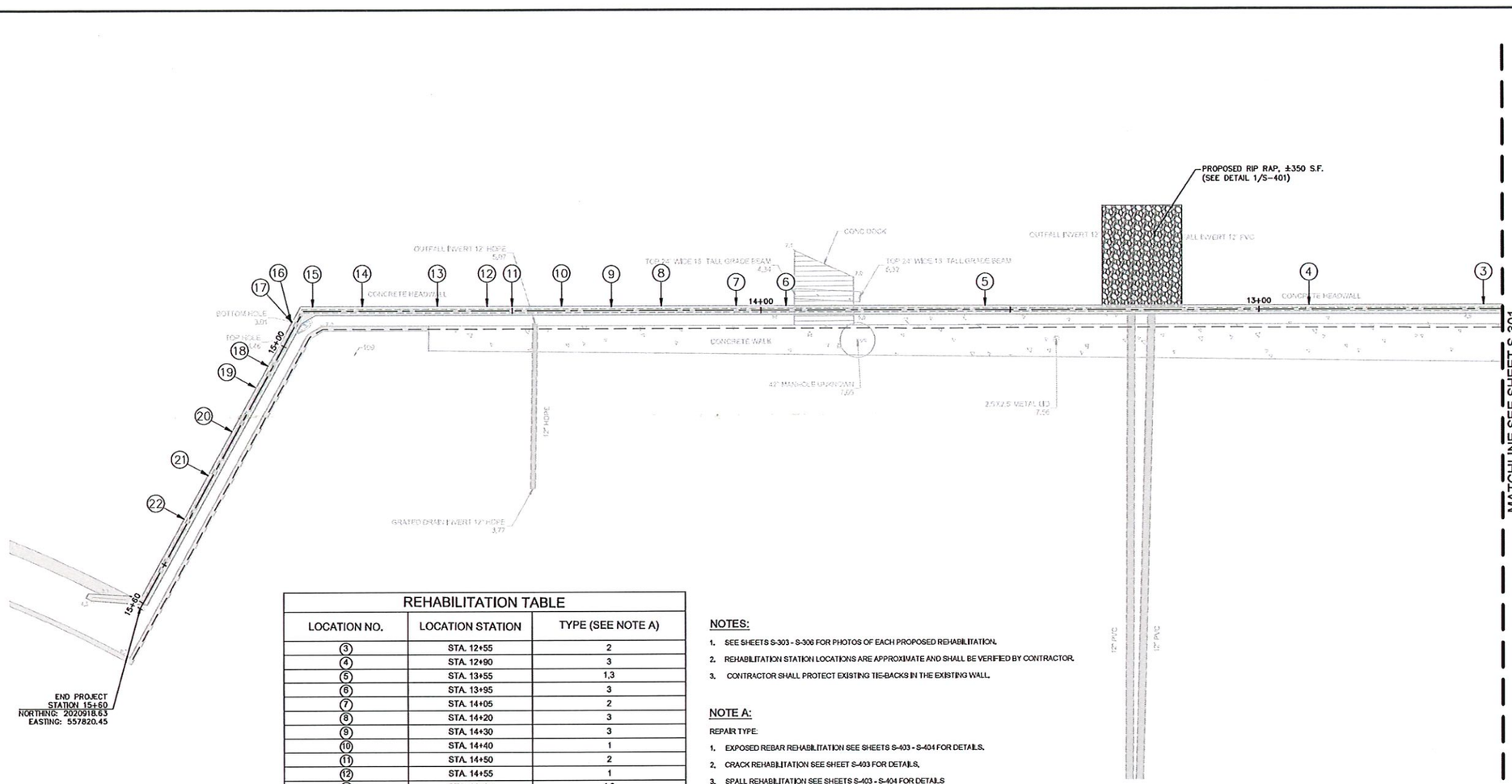
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ANGELINA G. FAIRCHILD
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REHABILITATION INFORMATION PLAN (1 OF 2)

SHEET NUMBER
S-301

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REHABILITATION TABLE		
LOCATION NO.	LOCATION STATION	TYPE (SEE NOTE A)
(3)	STA. 12+55	2
(4)	STA. 12+90	3
(5)	STA. 13+55	1,3
(6)	STA. 13+95	3
(7)	STA. 14+05	2
(8)	STA. 14+20	3
(9)	STA. 14+30	3
(10)	STA. 14+40	1
(11)	STA. 14+50	2
(12)	STA. 14+55	1
(13)	STA. 14+65	1,3
(14)	STA. 14+80	1,3
(15)	STA. 14+90	4
(16)	STA. 14+95	3
(17)	STA. 14+95	1
(18)	STA. 15+05	2
(19)	STA. 15+10	3
(20)	STA. 15+20	1
(21)	STA. 15+30	1
(22)	STA. 15+40	1

NOTES:

1. SEE SHEETS S-303 - S-306 FOR PHOTOS OF EACH PROPOSED REHABILITATION.
2. REHABILITATION STATION LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR.
3. CONTRACTOR SHALL PROTECT EXISTING TIE-BACKS IN THE EXISTING WALL.

NOTE A:

REPAIR TYPE:

1. EXPOSED REBAR REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS.
2. CRACK REHABILITATION SEE SHEET S-403 FOR DETAILS.
3. SPALL REHABILITATION SEE SHEETS S-403 - S-404 FOR DETAILS
4. EROSION REHABILITATION SEE SHEET S-404 FOR DETAILS

LEGEND:

(X) - REHABILITATION NUMBER

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NORTH

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DATE NOV 2021
SCALE AS SHOWN
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DRAWN BY ALB
CHECKED BY AGF

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SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
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REHABILITATION
INFORMATION PLAN (2 OF 2)

SHEET NUMBER
S-302

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1 S-303 STA. 11+90
SCALE: N.T.S.



2 S-303 STA. 12+50
SCALE: N.T.S.



3 S-303 STA. 12+55
SCALE: N.T.S.



4 S-303 STA. 12+90
SCALE: N.T.S.



5 S-303 STA. 13+55
SCALE: N.T.S.



6 S-303 STA. 13+95
SCALE: N.T.S.

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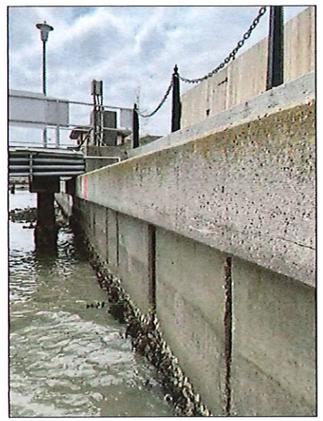
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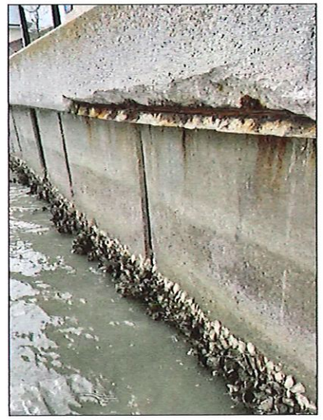
GENERAL CONDITION PHOTOS (1 OF 4)

SHEET NUMBER
S-303

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7 / S-304 STA. 14+05
SCALE: N.T.S.



8 / S-304 STA. 14+20
SCALE: N.T.S.



9 / S-304 STA. 14+30
SCALE: N.T.S.



10 / S-304 STA. 14+40
SCALE: N.T.S.



11 / S-304 STA. 14+50
SCALE: N.T.S.



12 / S-304 STA. 14+55
SCALE: N.T.S.

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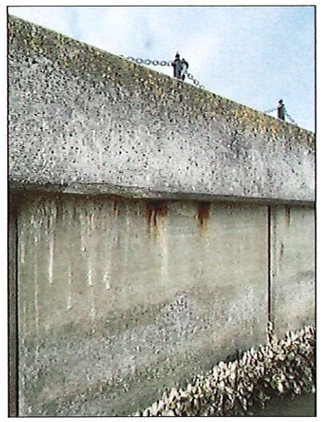
GENERAL CONDITION PHOTOS
(2 OF 4)

SHEET NUMBER
S-304

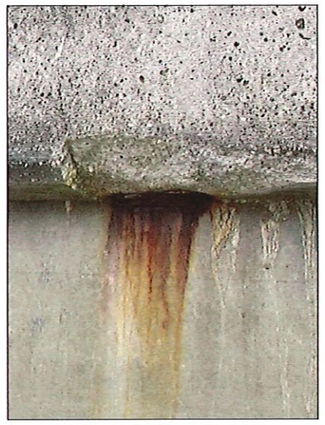
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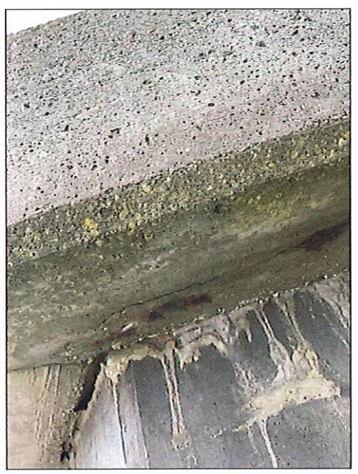
13 S-305 STA. 14+65
SCALE: N.T.S.



14 S-305 STA. 14+80
SCALE: N.T.S.



15 S-305 STA. 14+90
SCALE: N.T.S.



16 S-305 STA. 14+95
SCALE: N.T.S.



17 S-305 STA. 14+95
SCALE: N.T.S.



18 S-305 STA. 15+05
SCALE: N.T.S.

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DATE NOV 2021
SCALE AS SHOWN
DESIGNED BY GNH
DRAWN BY ALB
CHECKED BY AGF

AVENIDA MENENDEZ SEAWALL REHABILITATION

PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
ANGELINA G. FAIRCHILD
FLORIDA LICENSE NUMBER
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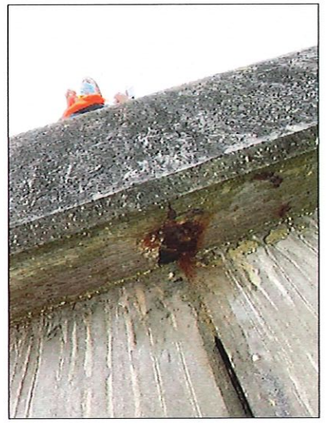
GENERAL CONDITION PHOTOS (3 OF 4)

SHEET NUMBER
S-305

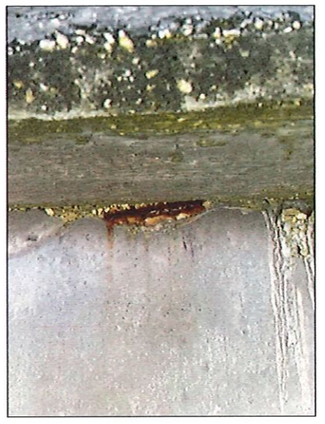
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19 S-306 STA. 15+10
SCALE: N.T.S.



20 S-306 STA. 15+20
SCALE: N.T.S.



21 S-306 STA. 15+30
SCALE: N.T.S.



22 S-306 STA. 15+40
SCALE: N.T.S.

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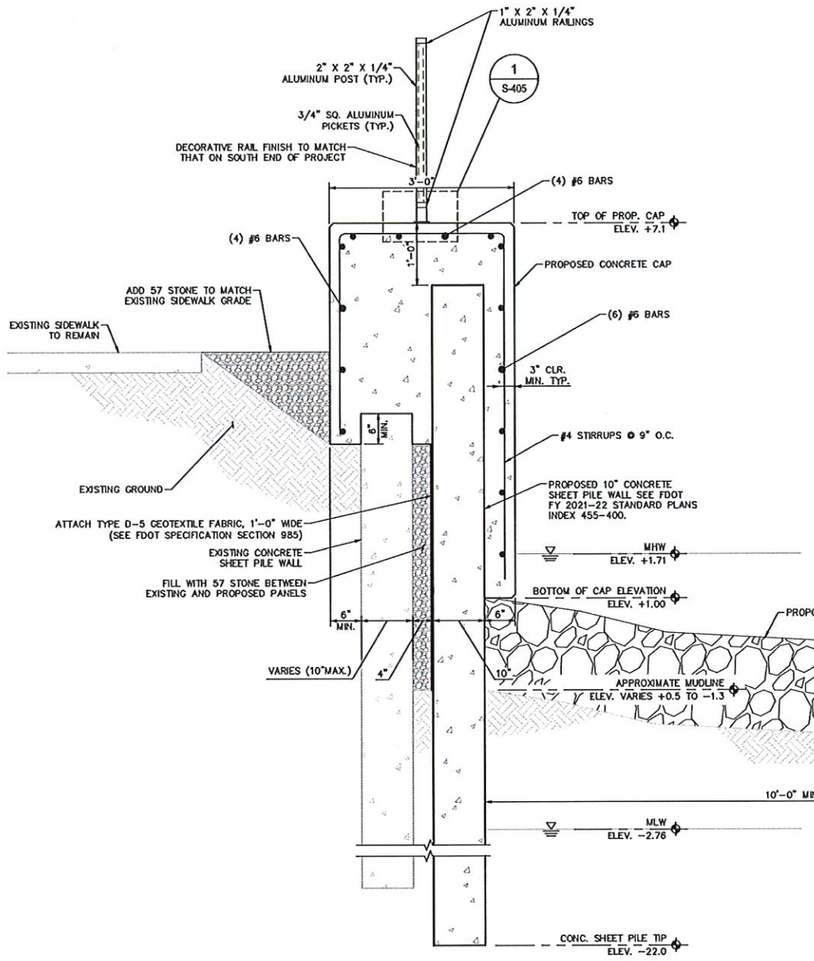
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GENERAL CONDITION PHOTOS (4 OF 4)

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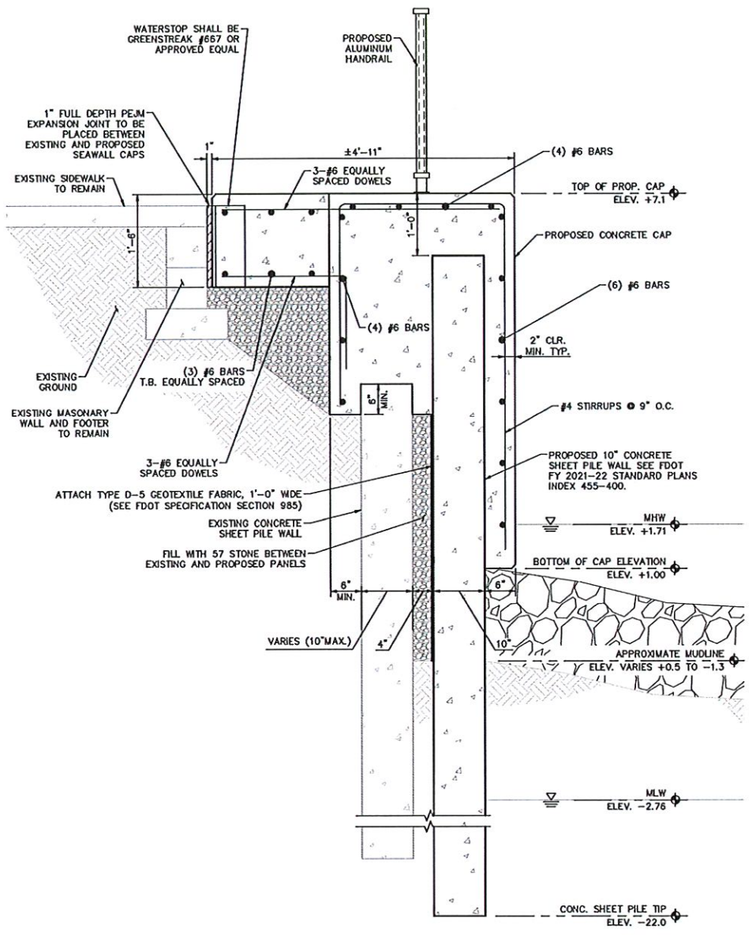
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1 S-401 TYPICAL PROPOSED SEAWALL SECTION
SCALE: N.T.S.

NOTE:

1. SECTION AT SOUTHERN DOCK SIMILAR, WITH ELEVATED EXISTING SIDEWALK.



2 S-401 PROPOSED SEAWALL SECTION @ WIDENING (DOCK)
SCALE: N.T.S.

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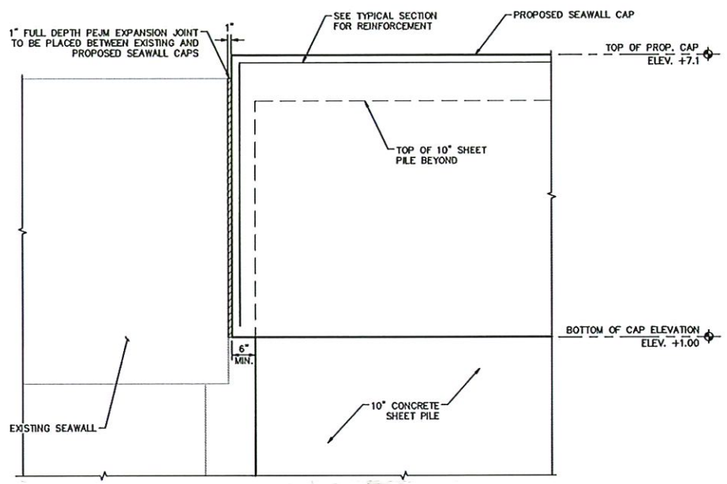
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DATE: ____

PROPOSED SEAWALL SECTION

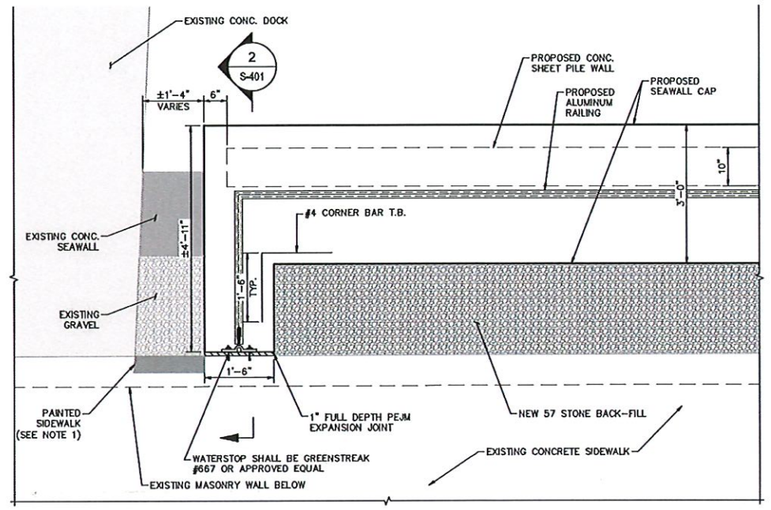
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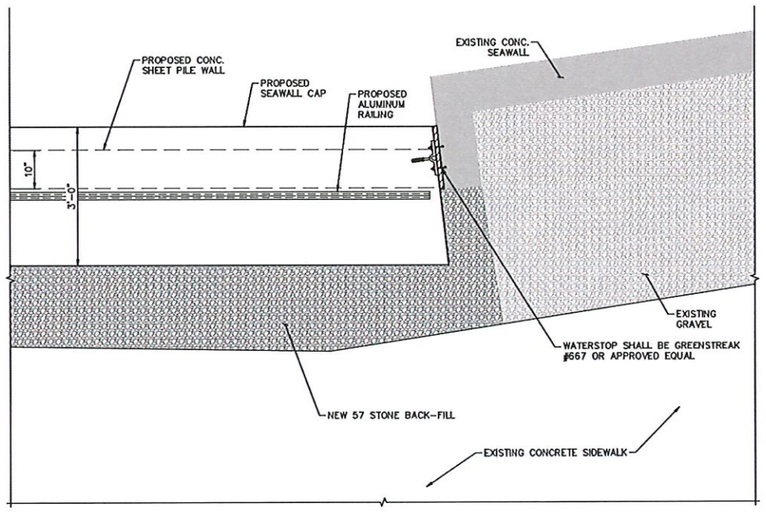
1 S-402 SOUTH END SEAWALL CAP TIE-IN ELEVATION
SCALE: N.T.S.



2 S-402 NORTH END SEAWALL CAP TIE-IN PLAN VIEW (DOCK)
SCALE: N.T.S.

NOTE:

1. SIDEWALK PAINT COLOR AND LOCATION SHALL BE COORDINATED WITH THE HARBORMASTER BEFORE APPLICATION.



3 S-402 SOUTH END SEAWALL CAP TIE-IN PLAN VIEW
SCALE: N.T.S.

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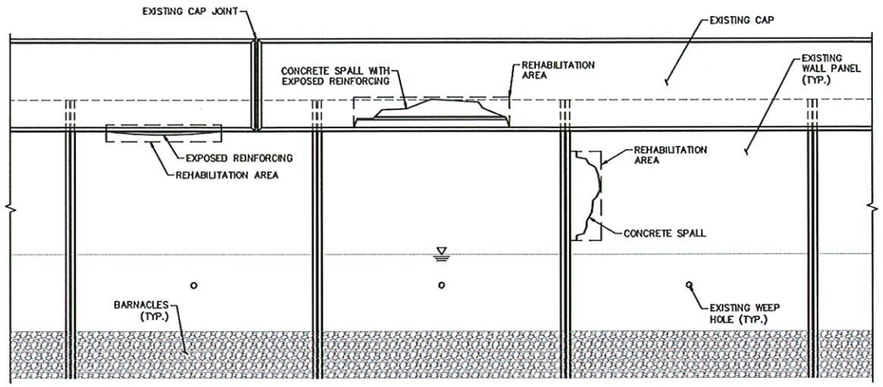
RETAINING WALL TIE BACK DETAILS

SHEET NUMBER
S-402

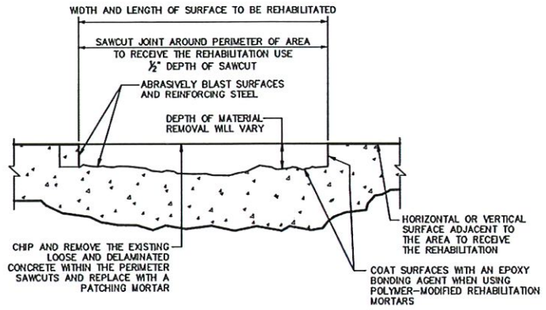
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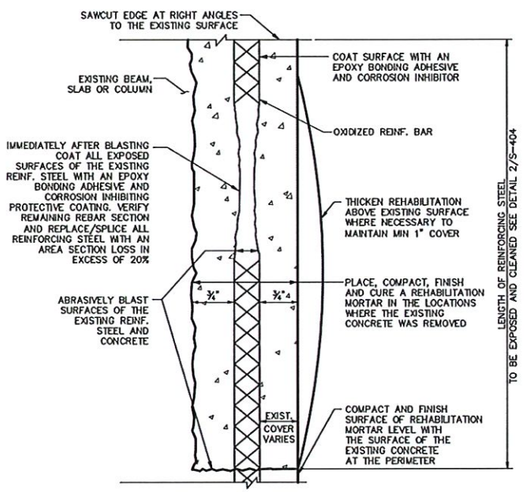
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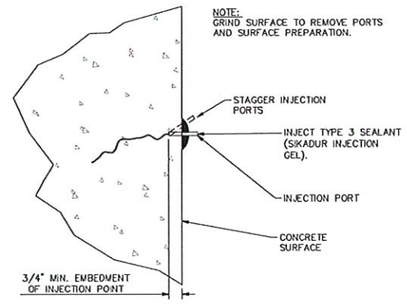
1 S-403 SEAWALL REHABILITATION ELEVATION VIEW
SCALE: N.T.S.



2 S-403 SPALL CONCRETE REHABILITATION DETAIL
SCALE: N.T.S.



3 S-403 EXPOSED REINFORCING REHABILITATION DETAIL
SCALE: N.T.S.



CONCRETE CRACK REHABILITATION NOTES:

1. CRACK REHABILITATION LOCATIONS ARE SHOWN ON THE REHABILITATION IDENTIFICATION PLAN SHEETS. CRACK REHABILITATION WORK SHALL BE COMPLETED AFTER NEW CONCRETE HAS REACHED INITIAL SET. CRACK REHABILITATIONS SHALL BE APPLIED TO CRACKS BETWEEN $\frac{1}{16}$" AND $\frac{1}{4}$" WIDE. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CRACKS EXCEEDING $\frac{1}{4}$" WIDE.
2. ALL CRACKS SHALL BE EPOXY INJECTED.
3. SURFACE PREPARATION: CLEAN THE INTERIORS OF THE CRACKS WITH AIR UNDER SUFFICIENT PRESSURE TO REMOVE LOOSE MATERIALS ENTRAPPED WITHIN THE CRACK INCLUDING EFFLORESCENCE. IF ANY PORTION OF THE EXISTING CONCRETE WALLS SPALL AS A RESULT OF SURFACE PREPARATION FOR THE CRACK REHABILITATIONS, THE CONTRACTOR SHALL REHABILITATE THE SPALL IN ACCORDANCE WITH THE CONCRETE SPALL REHABILITATION NOTES AND DETAILS.
4. MATERIAL: EPOXY FOR CRACK INJECTION SHALL BE SIKADUR CRACK WELD OR APPROVED EQUAL. EPOXY SHALL BE INJECTED/INSTALLED IN ACCORDANCE WITH THE EPOXY MANUFACTURER'S INSTRUCTIONS.
5. CLEANING AFTER EPOXY INJECTION: CLEAN CONCRETE SURFACE AREAS OF EXCESS EPOXY MATERIALS AND INJECTION PORTS AFTER COMPLETING THE EPOXY INJECTION WORK. CLEAN IN A MANNER WHICH WILL NOT DAMAGE THE CONCRETE. CLEAN EXCESS MATERIALS SO THAT NO EPOXY MATERIAL OR INJECTION PORTS EXTEND BEYOND THE PLANE SURFACE OF THE CONCRETE.

4 S-403 CONCRETE WALL CRACK REHABILITATION DETAIL
SCALE: N.T.S.

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KHA PROJECT 045589005
DATE NOV 2021
SCALE AS SHOWN
DESIGNED BY GNH
DRAWN BY ALB
CHECKED BY AGF

AVENIDA MENENDEZ SEAWALL REHABILITATION

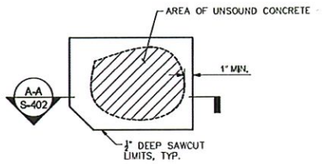
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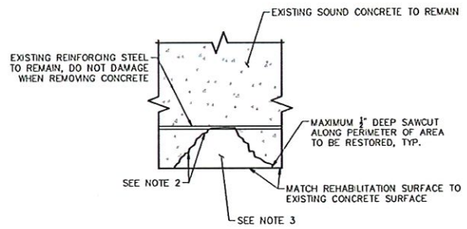
DETAIL SHEET (1 OF 3)

SHEET NUMBER
S-403

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SPALL REHABILITATION

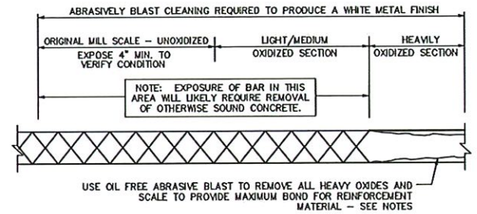


SPALL REHABILITATION SECTION A–A

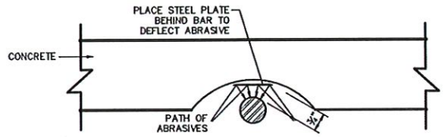
CONCRETE SPALL REHABILITATION NOTES:

1. SPALL REHABILITATION AREAS ARE SHOWN ON THE REHABILITATION IDENTIFICATION PLAN SHEETS. SPALL REHABILITATION WORK SHALL BE COMPLETED AFTER NEW CONCRETE HAS REACHED INITIAL SET.
2. SURFACE PREPARATION: IN THE AREAS SHOWN ON THE PLANS, REMOVE DETERIORATED CONCRETE TO SOUND MATERIAL BY SCARIFICATION OR BY CHIPPING WITH LIGHT DUTY PNEUMATIC OR ELECTRIC CHIPPERS 15LBS OR LESS. PROVIDE AN AGGREGATE–FRACTURED SURFACE WITH A MINIMUM SURFACE PROFILE AMPLITUDE OF ¼ INCH. BLAST CLEAN ALL REINFORCING BARS EXPOSED AFTER CONCRETE REMOVAL IN ACCORDANCE WITH SSPC SP–10 "NEAR–WHITE BLAST CLEANING." BLAST CLEAN EXISTING CONCRETE SURFACES THAT WILL BE IN CONTACT WITH FRESHLY PLACED REHABILITATION MATERIAL AND CLEAN TO REMOVE LOOSE MATERIAL AND DUST IMMEDIATELY BEFORE APPLICATION OF REHABILITATION MATERIAL.
3. MATERIAL: CONCRETE REHABILITATION MATERIAL SHALL BE SIKACRETE 211 OR APPROVED EQUAL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4. PLACING AND FINISHING: A CONCRETE BONDING AGENT, COMPATIBLE WITH THE REHABILITATION MATERIAL, WILL BE APPLIED TO THE EXPOSED REINFORCING STEEL BEFORE THE PLACEMENT OF NEW REHABILITATION MATERIAL, AND, IF RECOMMENDED BY THE MATERIAL MANUFACTURER, TO THE EXISTING CONCRETE. THE COMPOUND WILL BE APPLIED AND CURED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. THE BONDING AGENT WILL CONTAIN CORROSION INHIBITORS. FORM AREA TO BE REHABILITATIONED TO ORIGINAL NEAT LINES. APPLY FORM RELEASE AGENT, COMPATIBLE TO THE REHABILITATION MATERIAL, TO THE INTERIOR SURFACES OF FORM. MATCH REHABILITATION SURFACE TO SURROUNDING CONCRETE SURFACES. CURE AS REQUIRED TO PREVENT SHRINKAGE CRACKING.

1 / S-404 CONCRETE SPALL (WITH EXPOSED REINFORCEMENT) REHABILITATION DETAIL
SCALE: N.T.S.

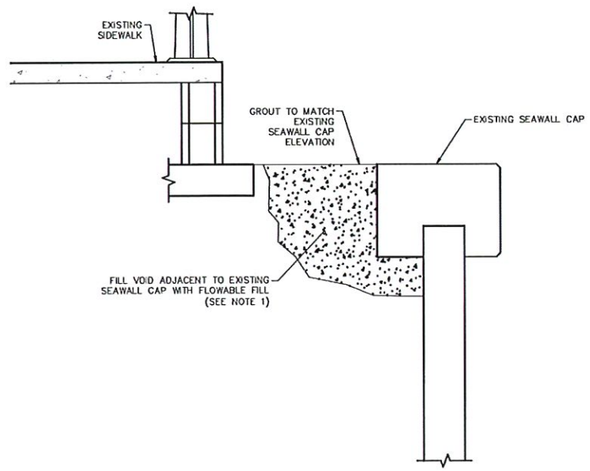


LIMITS OF REINFORCMENT CLEANING



CLEANING OF FAR SIDE OF REINFORCING BAR

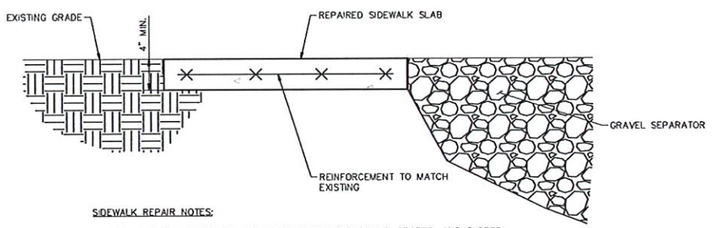
2 / S-403 REINFORCING CLEANING DETAIL
SCALE: N.T.S.



VOID REHABILITATION NOTES:

1. FLOWABLE FLOW SHALL BE NON–SHRINK GROUT IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 934.
2. CONTRACTOR SHALL DETERMINE POINT OF SOIL MIGRATION AND EXCAVATE 6" BELOW THE MIGRATION LOCATION.
3. FILTER FABRIC SHALL BE PLACED AT THE MIGRATION LOCATION THEN FLOWABLE FILL SHALL BE PLACED.

3 / S-404 VOID REHABILITATION DETAIL
SCALE: N.T.S.



SIDEWALK REPAIR NOTES:

1. REPAIRED SIDEWALK SLAB SHALL MATCH EXISTING JOINTS, GRADES, AND SLOPES.
2. DISTURBED SOIL SHALL BE COMPACTED UNDERNEATH THE REPAIRED SIDEWALK SLAB.

4 / S-404 SIDEWALK REPAIR DETAIL
SCALE: N.T.S.

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KHA PROJECT	045589005
DATE	NOV 2021
SCALE	AS SHOWN
DESIGNED BY	GNH
DRAWN BY	ALB
CHECKED BY	AGF

AVENIDA MENENDEZ
SEAWALL REHABILITATION
PREPARED FOR
CITY OF ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA

LICENSED PROFESSIONAL
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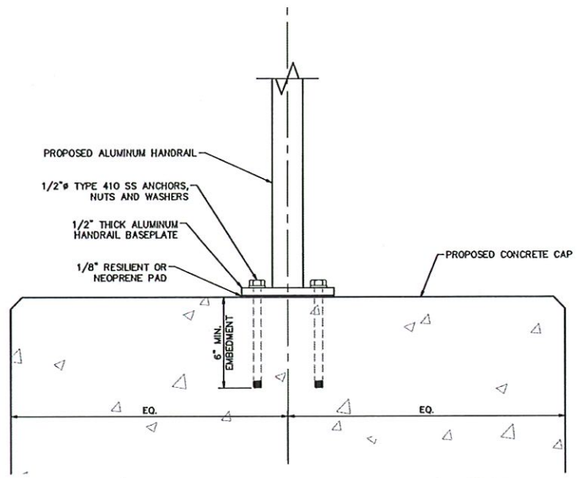
DETAIL SHEET (2 OF 3)

SHEET NUMBER
S-404

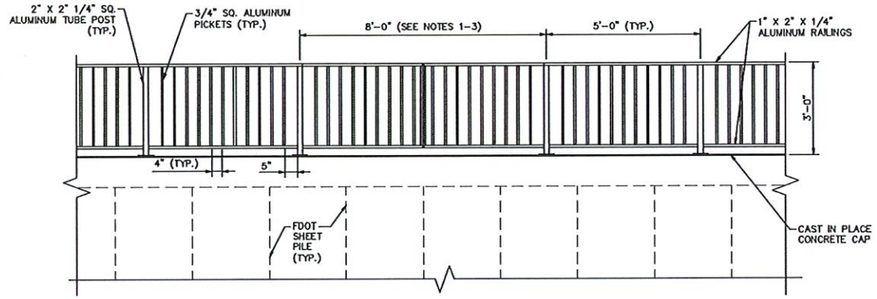
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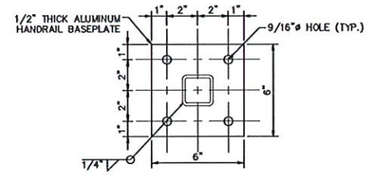


1 S-405 HANDRAIL BASE ELEVATION
SCALE: N.T.S.



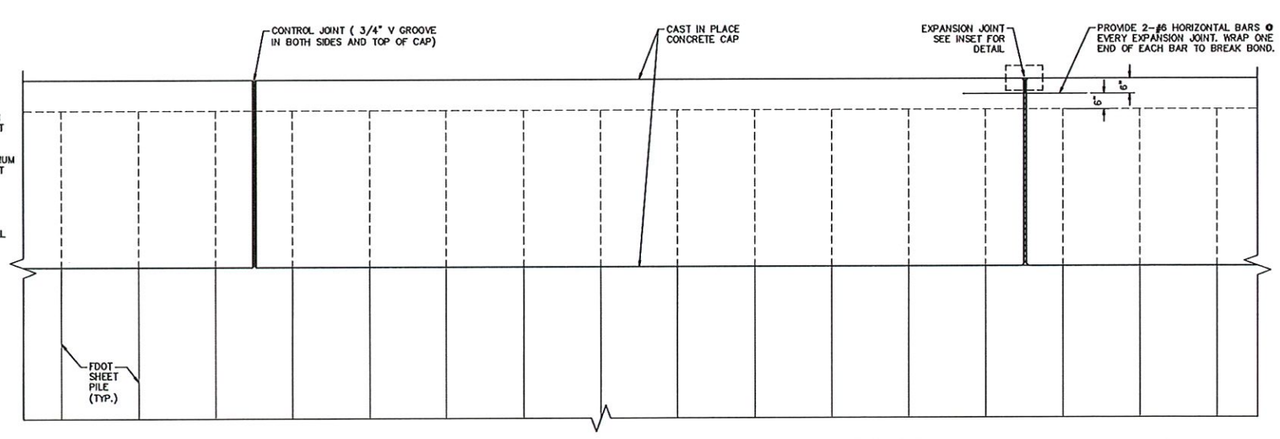
2 S-405 REMOVABLE HANDRAIL DETAIL
SCALE: N.T.S.

NOTES:
1. THE GATE SYSTEM SHALL BE THE ALAMO #400 ALUMINUM DOUBLE SWING GATE OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL INSTALL THE GATE SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS.
3. THE GATE SYSTEM FINISH SHALL MATCH WITH THE PROPOSED HANDRAIL.

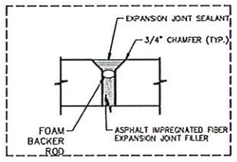


3 S-405 HANDRAIL BASEPLATE DETAIL
SCALE: N.T.S.

CAP JOINTING CRITERIA:
1. CONTROL JOINTS SHALL BE PLACED AT 25'-0" MAXIMUM SPACING AND SHALL OCCUR AT CENTERLINE OF NEAREST PILE.
2. EXPANSION JOINTS SHALL BE PLACED AT 100'-0" MAXIMUM SPACING AND SHALL OCCUR AT CENTERLINE OF NEAREST PILE.
3. EXPANSION JOINT SHALL BE LOCATED A MINIMUM OF 25'-0" FROM WALL TURNING POINT.
4. STIRRUPS SHALL BE LOCATED 4" ON EITHER SIDE OF ALL CONTROL JOINTS AND EXPANSION JOINTS.



4 S-405 CAP JOINTING DETAILS
SCALE: N.T.S.



EXPANSION JOINT INSET

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KHA PROJECT	045589005
DATE	NOV 2021
SCALE	AS SHOWN
DESIGNED BY	GNH
DRAWN BY	ALB
CHECKED BY	AGF

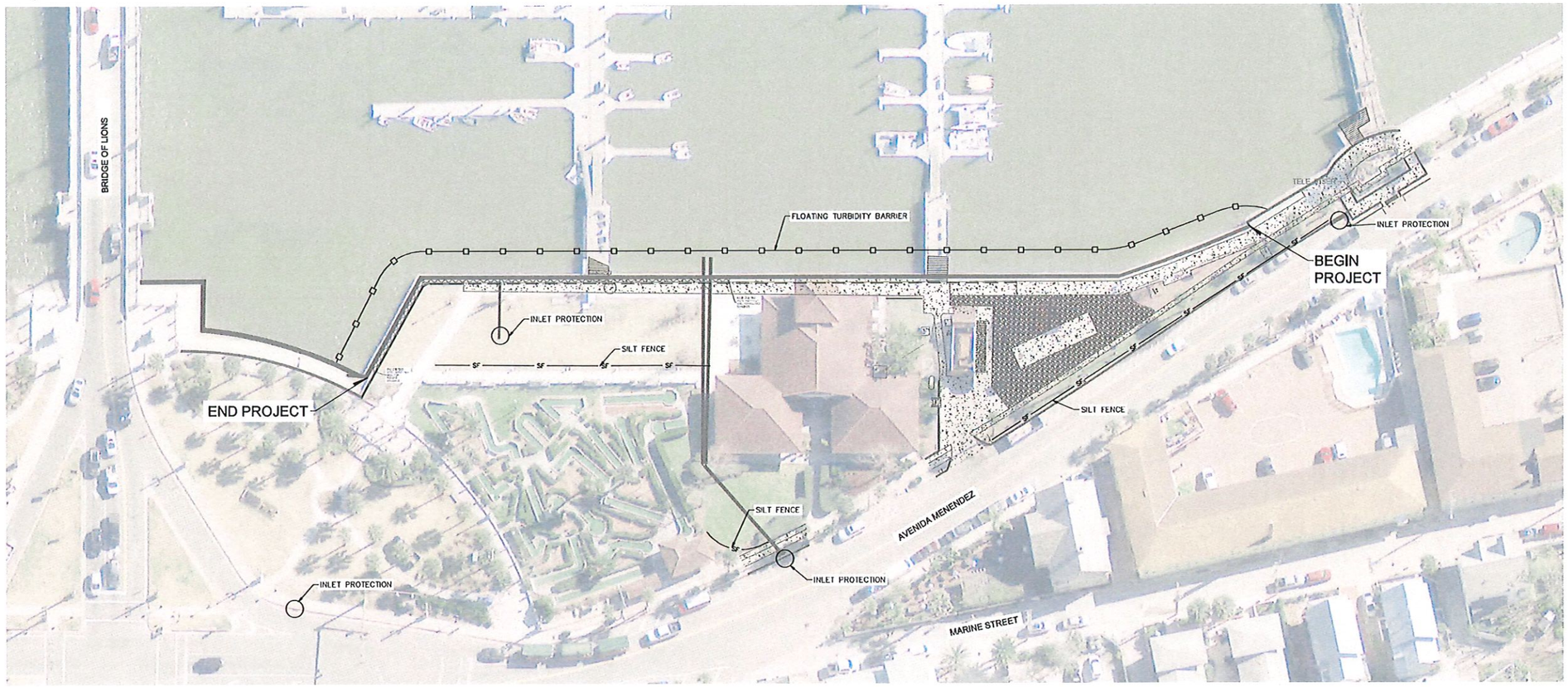
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DETAIL SHEET (3 OF 3)

SHEET NUMBER
S-405

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LEGEND:

- SF — SILT FENCE
- FLOATING TURBIDITY BARRIER
- INLET PROTECTION
- CLEARING LIMITS

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GRAPHIC SCALE IN FEET
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AVENIDA MENENDEZ SEAWALL REHABILITATION

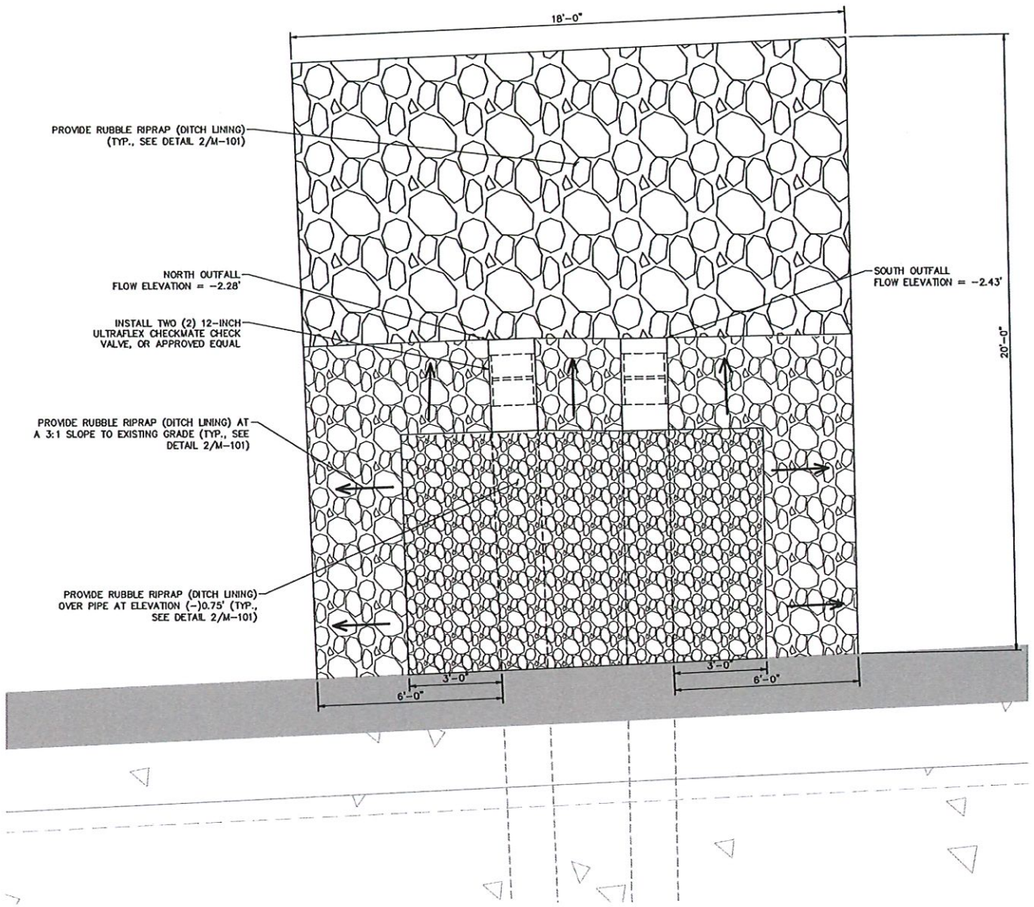
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STORM WATER POLLUTION PREVENTION PLAN

SHEET NUMBER
S-501

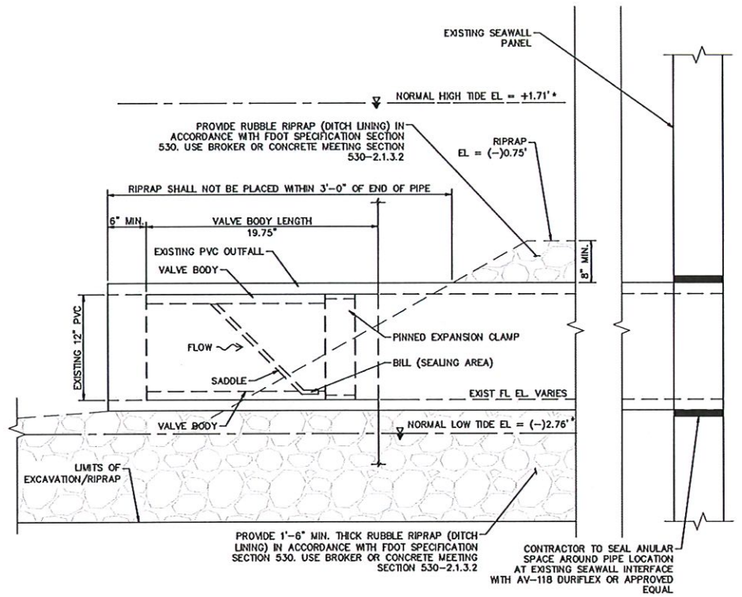
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1 M-101 OUTFALL PLAN VIEW
SCALE: N.T.S.

NOTES:

1. CONTRACTOR SHALL REFERENCE SHEET N-2. DURING CONSTRUCTION.



STORM SEWER BACKFLOW PREVENTION VALVE DETAIL, SECTION

* PER NOAA NAUTICAL CHARTS, MAY 2012, ST AUGUSTINE DOCK TIDAL INFORMATION

NOTES:

1. THE INSIDE DIAMETER OF THE PIPES SHALL BE MEASURED AND VERIFIED PRIOR TO ORDERING VALVES.
2. THE PIPE WALLS OF THE EXISTING OUTFALL PIPES SHALL BE CLEAN AND SMOOTH PRIOR TO VALVE INSTALLATION.
3. INSTALL VALVE PER MANUFACTURER'S INSTRUCTIONS.

2 M-101 VALVE DETAIL
SCALE: N.T.S.

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VALVE DETAILS

SHEET NUMBER
M-101

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For the August 17, 2022 HARB Meeting
Agenda Other Business Item 10(a): Review of FDOT Project: SR5A (King Street) from SR A1A (Avenida Menendez) to Bay Wall
Parcel ID: 1962000000 and others
Property Owner: City of St. Augustine

The City of St. Augustine is a Certified Local Government (CLG) and plays a role in commenting on federal and state projects where applicable. Furthermore, the City of St. Augustine Municipal Ordinance 28-89 recognizes the responsibility of the HARB to cooperate with the agencies of city, county, regional, state and federal governments in planning proposed and future projects.

The Florida Department of Transportation (FDOT) will present plans related to a stormwater project that is designed to minimize local flooding along King Street and Avenida Menendez. Above ground features, including coquina sidewalks, stanchions, concrete masonry walls, the wood pergola, and irrigation systema are to be built back as existing with the same materials and in the same design. These features were installed by FDOT during a previous improvement project in this location. More information about the project scope is provided in the attached letter and presentation slides, which includes excerpts of the plans and photos of the project area.

STAFF PHOTOGRAPHS
FDOT Project Area







STAFF PHOTOGRAPHS
FDOT Project Area



Other Business Packet pg. 3

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FDOT Project Area







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FDOT Project Area





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FDOT Project Area



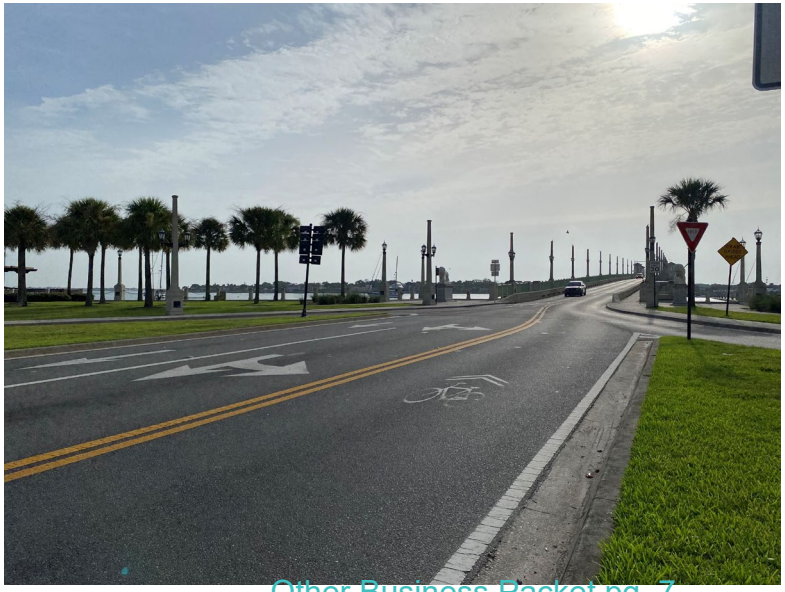


STAFF PHOTOGRAPHS
FDOT Project Area









STAFF PHOTOGRAPHS
FDOT Project Area









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FDOT Project Area









Received August 8, 2022
Planning and Building Department

Florida Department of Transportation

RON DESANTIS
GOVERNOR

1109 South Marion Street
Lake City, FL 32025-5874

JARED W. PERDUE, P.E.
SECRETARY

August 5, 2022

Attn: City of St. Augustine Historic Architectural Review Board (HARB)

RE: FDOT FIN 430897-1-52-01 SR 5A (King St) from SR A1A (Avenida Menendez) to Baywall

Thank you for scheduling the FDOT for a project presentation to the Historic Architectural Review Board (HARB) on their August 17th[st] agenda. Attached are project documents for your distribution.

The project consists of replacing a stormwater drainage outfall pipe with a larger pipe between Avenida Menendez and the baywall. The project is scheduled to be awarded for construction in September of 2022 with active construction activity beginning in February 2023. The project incorporates replacement of any affected above-ground elements in a manner to replicate existing architectural condition, or the removal, secure protection, and re-installation of elements not to be replicated. Existing features include the wood pergola, sidewalk with coquina shell finish, posts, lighting, and retaining wall.

In June-July 2020, a Cultural Resource Assessment Survey (CRAS) was completed to identify historic properties and evaluate potential effects to cultural resources. The CRAS concluded that the project would have no adverse effects on properties eligible or potentially eligible for listing on the National Register of Historic Places. This survey was reviewed by the City of St. Augustine and the State Historic Preservation Officer (SHPO); SHPO concurred with the finding of no adverse effect on historic properties on August 5, 2020. An archaeological monitoring plan was also developed as potential archaeological resources could not be identified during the CRAS. The monitoring plan was created in consultation with the City of St. Augustine and SHPO and incorporated the results of a pre-construction archaeological sampling in 2021; SHPO approved this plan on May 31, 2022. Per this plan, FDOT is committed to providing an archaeological monitor to identify and document previously recorded and unrecorded archeological and linear resources during construction.

Thank you for this opportunity to update the HARB regarding this important project.

Sincerely,

DocuSigned by:
Ian Pawn
D23D48BCDF514AD...

Ian Pawn, Ph.D.
Planning and Environmental Management Office
Cultural Resources Coordinator
FDOT District 2
1109 S Marion Street, MS 2007
Lake City, Florida 32025
386-961-7886

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King Street Drainage Improvements

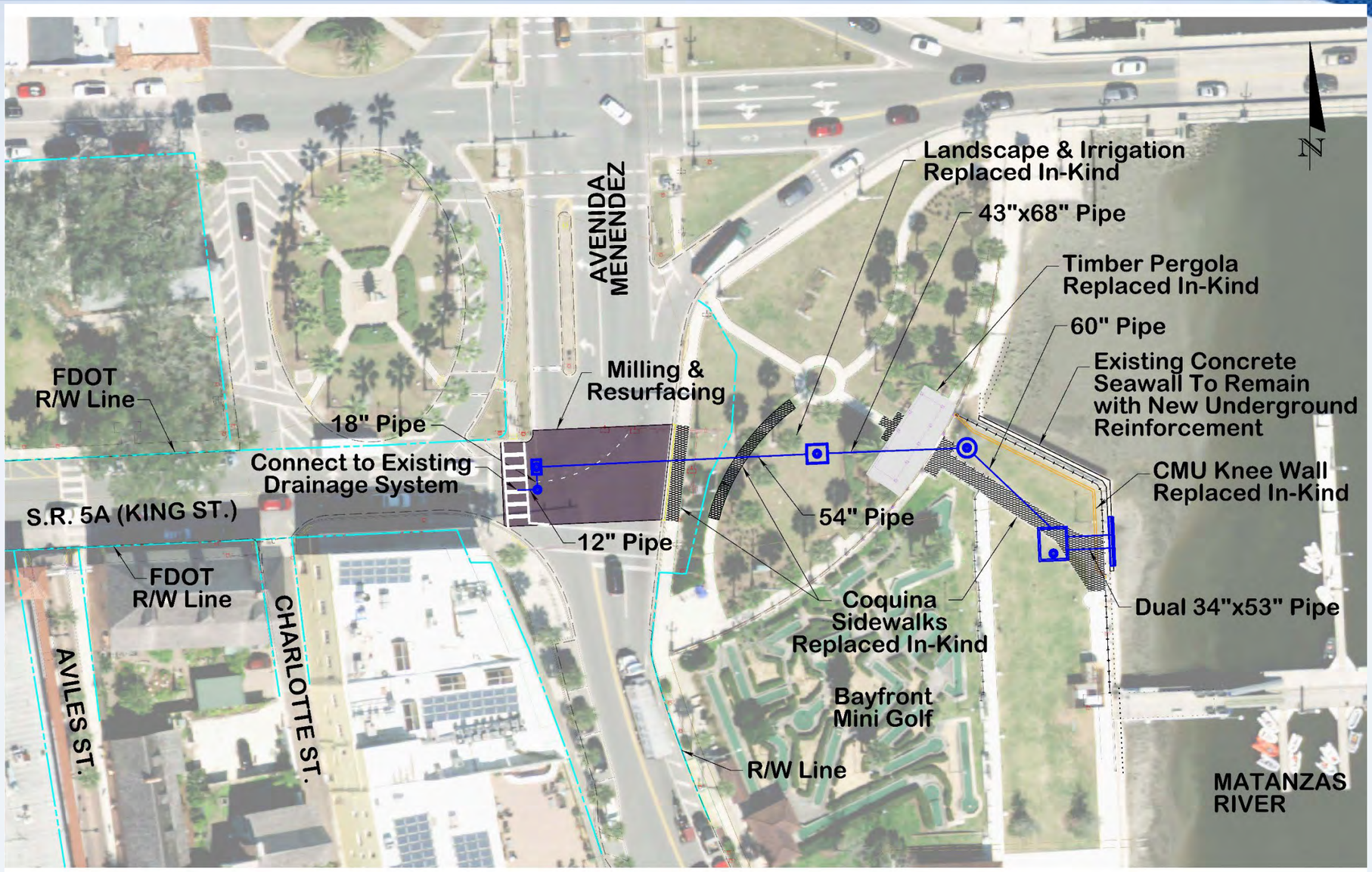
FDOT will be installing a new drainage outfall starting just west of the intersection of Avenida Menendez and King Street and ending at the seawall on the eastern edge of Bayfront Park. This will replace an undersized pipe that is damaged at some areas. The objective is to provide a point of discharge for King Street and Avenida Menendez that is adequately sized to minimize current local flooding along both corridors. The new outfall will consist of large diameter pipes equal to or greater than 42 inches, manholes, and a concrete collar at the seawall. One of the manholes will contain a backflow preventer to help prohibit high water in the Matanzas River from entering the roadways' stormwater collection systems and further minimize flooding.

The installation of the outfall impacts several existing features. The only visible changes to King Street and Avenida Menendez will be the appearance of two new manhole covers and a new pavement surface where the pipe installation occurs. There will be several subtle changes in Bayfront Park.

- Three stormwater manhole covers will be located in grassed areas throughout the park.
- Two new yard drains are located in the grassed area just west of the seawall. Public Works requested these to help mitigate for the loss of a portion of the underground storage system impacted by the installation.
- The pile cap along the seawall will increase in width from 2 feet to almost 5 feet and thickness from 1.5 feet to 2 feet. This is to tie in the new cantilever wall system being installed to replace the existing tie backs for the seawall being severed by the installation of the stormwater pipe.
- The face of the existing seawall will remain exposed, as is. The only change in appearance will be where the new outfall breaches the wall. There, the concrete collar surrounding the pipes will be exposed and extends past the existing seawall 6 inches.
- The Concrete Masonry Unit knee wall will be removed for the pipe installation and replaced to the existing elevations. The location of the wall will shift slightly to accommodate the wider pile cap at the seawall.
- The sidewalk impacted for the most part will be replaced in kind. An exception is where it intersects the sidewalk along the eastern seawall. The configuration of the sidewalk was slightly altered, there, to accommodate the relocated knee wall.

Other components of Bayfront Park will need to be removed to allow construction of the outfall, but they will either be replaced in kind or reinstalled after the pipe and sheet pile wall is completed.

- The existing pergola and adjacent concrete posts will need to be removed for installation of the outfall. They will be replicated using new materials after the underground work is completed.
- The existing metal stanchions and chains will be removed prior to construction, preserved, and reinstalled after the new sidewalk is in place.
- An existing light in the park will be removed prior to construction, preserved, and reinstalled.



Proposed Improvements

Received August 8, 2022
Planning and Building Department

Excerpts from Construction Plans

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Planning and Building Department

NOTES:

1. COORDINATE WITH CITY OF ST. AUGUSTINE OPERATIONS MANAGER (904) 576-7707 AND HEATH ELECTRIC, INC. (904) 826-3900 AT LEAST 3 WEEKS IN ADVANCE OF ANY WORK IN THE BAYFRONT PARK AREA.
2. PROVIDE ADEQUATE SHORING AND STABILIZATION DURING CONSTRUCTION OPERATIONS.

0 5 10 20 Feet

N

SEDIMENT BARRIER
TEMPORARY CONSTRUCTION EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
EXISTING MAST ARM, TRAFFIC CONTROL BOX AND PULL BOXES TO REMAIN AND TO BE PROTECTED
POT STA. 173+90.69
174
PERMANENT DRAINAGE EASEMENT
S-239
175
2" IRRIGATION MAIN
N 87° 31' 02" E
EXISTING LIGHT TO REMAIN AND BE PROTECTED
TEMPORARY CONSTRUCTION EASEMENT
END PROJECT END MILLING AND RESURFACING STA. 174+23.81
R/W LINE
SEDIMENT BARRIER
EXISTING 12" VCP STORM
BAYFRONT MINI GOLF COURSE
TEMPORARY CONSTRUCTION EASEMENT
TREE REMOVAL
REMOVE CONCRETE POSTS AND CURB. SEE ARCHITECTURAL PLANS.
REMOVE AND SALVAGE "NO BIKES ON SIDEWALK" SIGN. SEE SIGNING AND PAVEMENT MARKING PLAN
END CONSTRUCTION STA. 176+31.00
S-240
℄ CONST.
176
N 87° 31' 02" E
POT STA. 176+80.00
S-241B
REMOVE TIE RODS, AND ANCHOR BLOCKS FOR EXISTING BULKHEAD. SEE STRUCTURE PLANS
MATANZAS RIVER
S-241C
FLOATING TURBIDITY BARRIER
REMOVE ELECTRICAL PULL BOX
REMOVE LIGHT POLE AND FOUNDATION. STORE BOTH FOR REINSTALLATION.
S-241A
SAWCUT AND REMOVE CMU WALL.
EXISTING YARD DRAIN AND 12" HDPE PIPE TO REMAIN AND TO BE PROTECTED
EXISTING FLAG POLE TO REMAIN AND TO BE PROTECTED
SEDIMENT BARRIER
TEMPORARY CONSTRUCTION EASEMENT

LEGEND

- REMOVE CONCRETE SIDEWALK TO NEAREST JOINT
- REMOVE CONCRETE SIDEWALK, CMU WALL, AND RAILING. STORE STANCHIONS AND CHAIN FOR REINSTALLATION.
- REMOVE PERGOLA, SEE ARCHITECTURAL PLANS FOR DETAILS.
- REMOVE CONCRETE MASONRY UNIT (CMU) WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.
- EXISTING UNDERGROUND STORAGE SYSTEM PRESERVE AND PROTECT. SEE STRUCTURE PLANS FOR ORIGINAL PARK PLANS.
- EXISTING UNDERGROUND STORAGE SYSTEM TO BE REMOVED. SEE STRUCTURE PLANS FOR ORIGINAL PARK PLANS.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

GEORGE R. DOWNING, PE
P.E. LICENSE NUMBER 43269
HANSON PROFESSIONAL SERVICES INC.
8075 GATE PARKWAY WEST, SUITE 204
JACKSONVILLE, FL 32216-3685

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	430897-1-52-01

BAYFRONT PARK DEMOLITION PLAN

SHEET NO. 16

NapolO1671 5/13/2022 8:42:58 AM I:\13jobs\13H0047\4308915201\roadway\PLANRD15.DGN

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ABBREVIATIONS

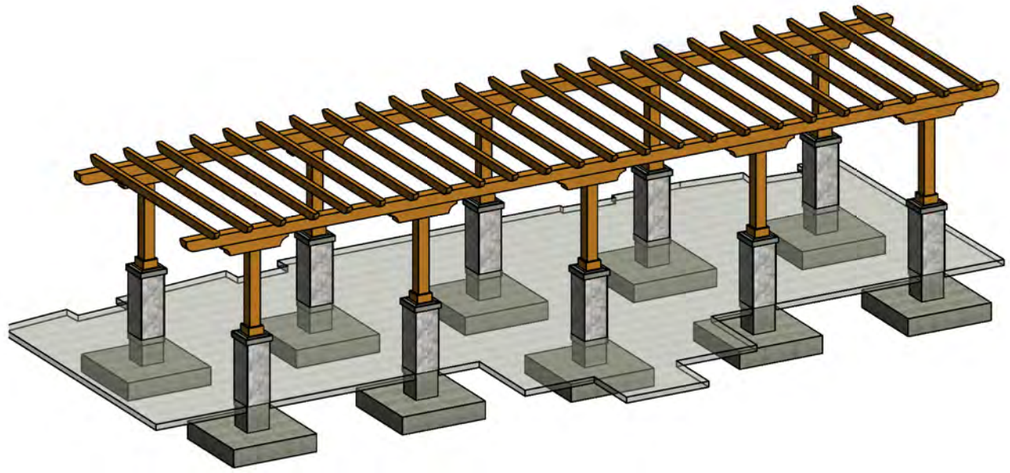
&	AND
@	AT
AB	ANCHOR BOLT
ABV	ABOVE
ADDL	ADDITIONAL
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ARCH	ARCHITECT, URAL
B/B	BACK TO BACK
B/	BOTTOM OF
BC	BOTTOM CHORD
BLDG	BUILDING
BLK	BLOCK
BLW	BELOW
BM	BEAM
BOD	BOTTOM OF DECK
BOTT	BOTTOM
BP	BASE PLATE
BRDG	BRIDGING
BRG	BEARING
BTWN	BETWEEN
C/C	CENTER TO CENTER
CCJ	CRACK CONTROL JOINT
CFS	COLD-FORMED STEEL
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT(S)
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE, TION
CTRD	CENTERED
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DT	DOUBLE TEE
DWG(S)	DRAWING(S)
DWL	DOWEL
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMBED	EMBEDMENT
ENG	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EP	EMBEDDED PLATE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUV	EQUIVALENT
ES	EACH SIDE
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	FOOTING MARK

ABBREVIATIONS

F/	FACE OF
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FLG	FLANGE
FLR	FLOOR
FDN	FOUNDATION
FS	FAR SIDE
FT	FOOT, FEET
FTG	FOOTING
FV	FIELD VERIFY
GA	GAGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GLB	GLU-LAM BEAM
GR	GRADE
GRTG	GRATING
HK	HOOK
HND	HAND
HORIZ	HORIZONTAL
HP	HIGH POINT
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH
INT	INTERIOR
INTERM	INTERMEDIATE
JST	JOIST
JT	JOINT
KB	KNEE BRACE
KO	KNOCK OUT
LB, #	POUND
LG	LONG
LL	LIVE LOAD
LLBB	LONG LEG BACK-TO-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LNTL	LINTEL
LOC	LOCATION
LP	LOW POINT
LSL	LONG SLOTTED HOLES
LT	LIGHT
LVL	LAMINATED VENEER LUMBER
LW	LONG WAY
LWT	LIGHTWEIGHT
MATL	MATERIAL
MAX	MAXIMUM
MC	MOMENT CONNECTION
MCJ	MASONRY CONTROL JOINT
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NO	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
O/O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OH	OPPOSITE HAND

ABBREVIATIONS

PAF	POWDER ACTUATED FASTENER(S)
PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PL	PLATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PROJ	PROJECTION
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCE, MENT, ING
REM	REMAINDER
REQ'D	REQUIRED
RET	RETURN
REV	REVISION
RTN	RETURN
RTU	ROOF TOP UNIT
SCH	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRADE
SPC	SPACE, ED, ING
SPEC	SPECIFICATION(S)
SQ	SQUARE
SSL	SHORT SLOTTED HOLES
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENERS
STL	STEEL
STRL	STRUCTURAL
SW	SHORT WAY / SHEAR WALL
SYP	SOUTHERN YELLOW PINE
T/	TOP OF
T&B	TOP AND BOTTOM
TB	TIE BEAM
TH	THICKNESS
TRANS	TRANSVERSE
TS	TUBE STEEL, THICKENED SLAB MARK
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WD	WOOD
W/	WITH
W/O	WITH OUT
WF	WIDE FLANGE, WALL FOOTING MARK
WP	WORKING POINT
WT	WEIGHT, TEE
WWF	WELDED WIRE FABRIC



1 STRUCTURAL 3D ISOMETRIC
SCALE:

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JEFFREY S AULD, P.E.
P.E. LICENSE NUMBER 73933
RS&H, INC.
10748 DEERWOOD PARK BLVD SOUTH
JACKSONVILLE, FLORIDA 32256

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	430897-1-52-01

GENERAL NOTES - 1

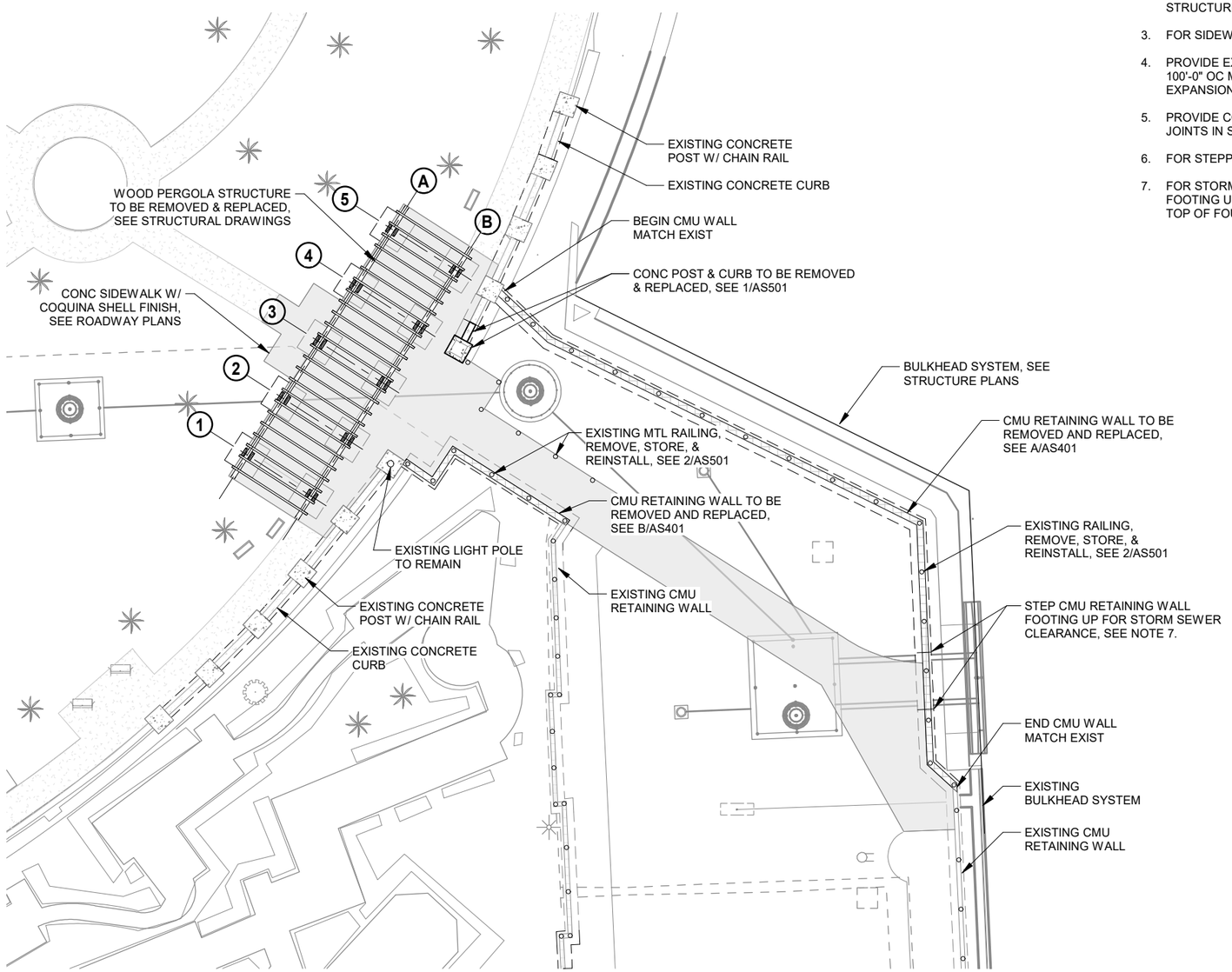
SHEET NO.
AS001

Other Business Packet pg. 15

Received August 8, 2022
Planning and Building Department

SITE PLAN NOTES:

1. FOR FINISH GRADE ELEVATIONS, SEE ROADWAY PLANS.
2. FOR EXACT LOCATION AND EXTENTS OF RETAINING WALL AND PERGOLA STRUCTURE, SEE ROADWAY PLANS.
3. FOR SIDEWALK, SEE ROADWAY PLANS
4. PROVIDE EXPANSION JOINTS IN RETAINING WALL AND FOUNDATIONS AT 100'-0" OC MAX AND AT CONNECTION TO EXISTING RETAINING WALL. FOR EXPANSION JOINT DETAILS, SEE AS401.
5. PROVIDE CONTROL JOINTS IN CMU WALL AT 20'-0" OC MAX, ALIGNED WITH JOINTS IN SIDEWALK. SEE 3/AS401.
6. FOR STEPPED FOOTING DETAIL, SEE 6/AS401
7. FOR STORM SEWER CLEARANCE AT STEPPED FOOTING LOCATION, STEP FOOTING UP 8" AND PROVIDE A MINIMUM DEPTH FROM FINISH GRADE TO TOP OF FOUNDATION OF 6".



1 / AS101 STRUCTURAL SITE PLAN
SCALE: 1" = 20'-0"

N

20 0 20 40 60

SCALE: 1"=20'-0"

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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RS&H, INC.
10748 DEERWOOD PARK BLVD SOUTH
JACKSONVILLE, FLORIDA 32256

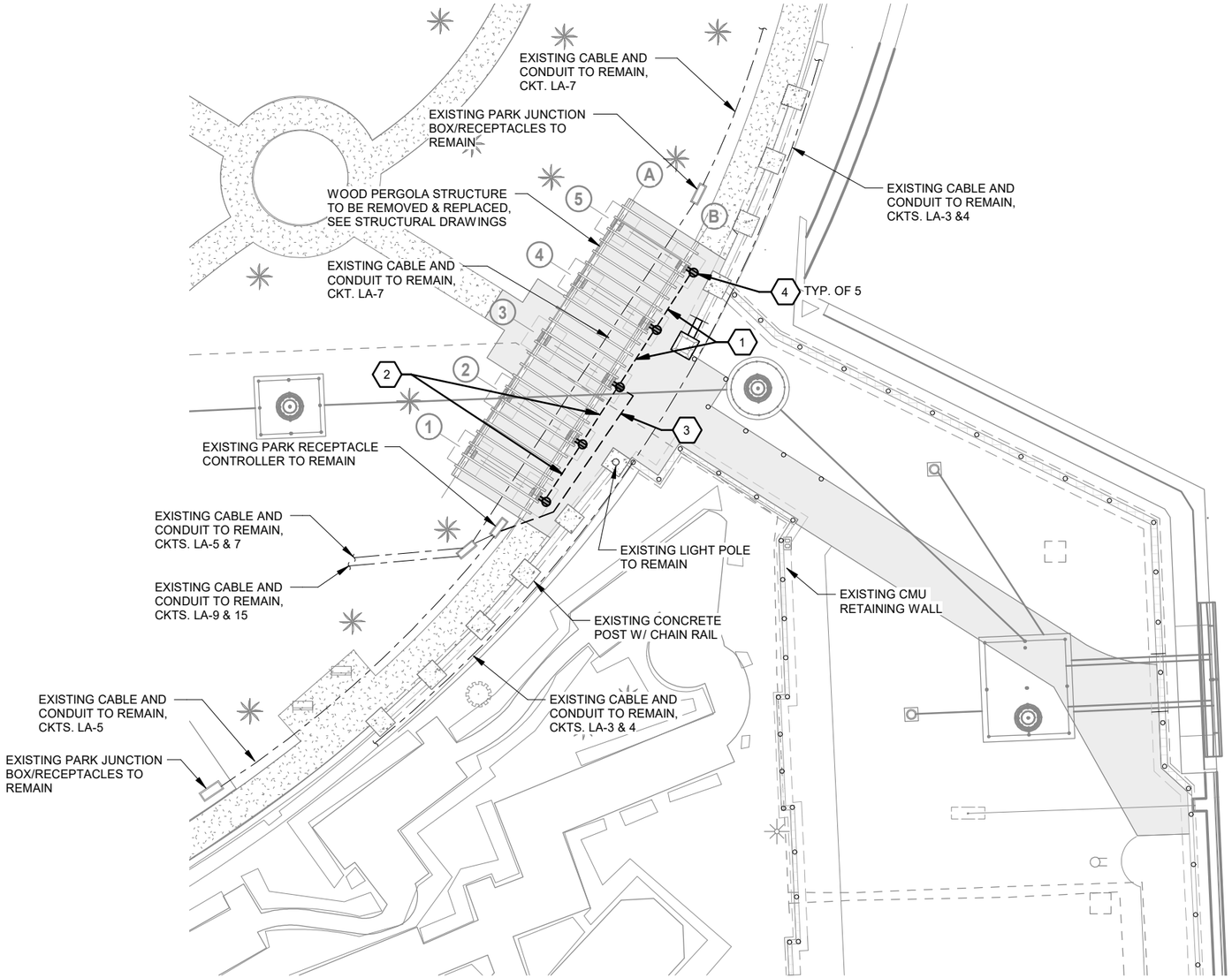
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	430897-1-52-01

STRUCTURAL SITE PLAN

SHEET NO.
AS101

Received August 8, 2022
Planning and Building Department



1 ES101 PERGOLA ELECTRICAL PLAN
SCALE: 1" = 20'-0"

N

20 0 20 40 60

SCALE: 1"=20'-0"

SITE PLAN NOTES:

1. ALL EXISTING CABLE, CONDUIT AND EQUIPMENT TO REMAIN SHALL BE PROTECTED AT ALL TIMES. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL ELECTRICAL SAFETY CODE, AND APPLICABLE LOCAL BUILDING CODES, LAWS, AND ORDINANCES.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, INSPECTIONS, FEES, AND APPROVALS..
4. ALL ITEMS ARE NEW AND SHALL BE U.L. LISTED.
5. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE WORK. ITEMS NOT SHOWN BUT NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE INCLUDED.
6. UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40. CONDUIT ATTACHED TO STRUCTURE SHALL BE RMC FROM THE GROUND TO THE FIRST GFI DUPLEX RECEPTACLE. CONDUIT BETWEEN THE GFI DUPLEX RECEPTACLES SHALL BE EMT.
7. ALL EXPOSED CONDUIT, BOXES, FITTINGS, AND MOUNTING HARDWARE SHALL BE PAINTED TO MATCH THE COLOR OF THE PERGOLA.
8. ALL CONDUCTORS SHALL BE COPPER AND RATED FOR 75-DEGREES C.
9. ALL WORK SHALL BE TESTED IN THE PRESENCE OF THE OWNER TO DEMONSTRATE THAT THE ENTIRE SYSTEM IS IN PROPER WORKING ORDER.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF 1 YEAR AFTER ACCEPTANCE BY OWNER.

KEYED NOTES: (#)

1. REMOVE CABLE AND CONDUIT ATTACHED TO STRUCTURE, CKT. LA-9. FURNISH AND INSTALL 2 # 10, 1 #10 G (ALL 600V, TYPE THWN) IN 3/4" C.
2. REMOVE CABLE AND CONDUIT ATTACHED TO STRUCTURE, CKT. LA-15. FURNISH AND INSTALL 2 # 10, 1 #10 G (ALL 600V, TYPE THWN) IN 3/4" C.
3. REMOVE CABLE AND CONDUIT BACK TO THE PARK RECEPTACLE CONTROLLER, CKTS. LA-9 & 15. FURNISH AND INSTALL 4 #10, 1 #10 G (ALL 600V, TYPE THWN) IN 3/4" C.
4. REMOVE RECEPTACLE ATTACHED TO STRUCTURE. FURNISH AND INSTALL A GFI DUPLEX RECEPTACLE IN METALLIC BOX WITH WEATHERPROOF WHILE IN USE COVER.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CRAIG TWIBELL, P.E.
P.E. LICENSE NUMBER 76413
RS&H, INC.
10748 DEERWOOD PARK BLVD SOUTH
JACKSONVILLE, FLORIDA 32256

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 5A	ST. JOHNS	430897-1-52-01

PERGOLA ELECTRICAL PLAN

SHEET NO.
ES101

Received August 8, 2022
Planning and Building Department

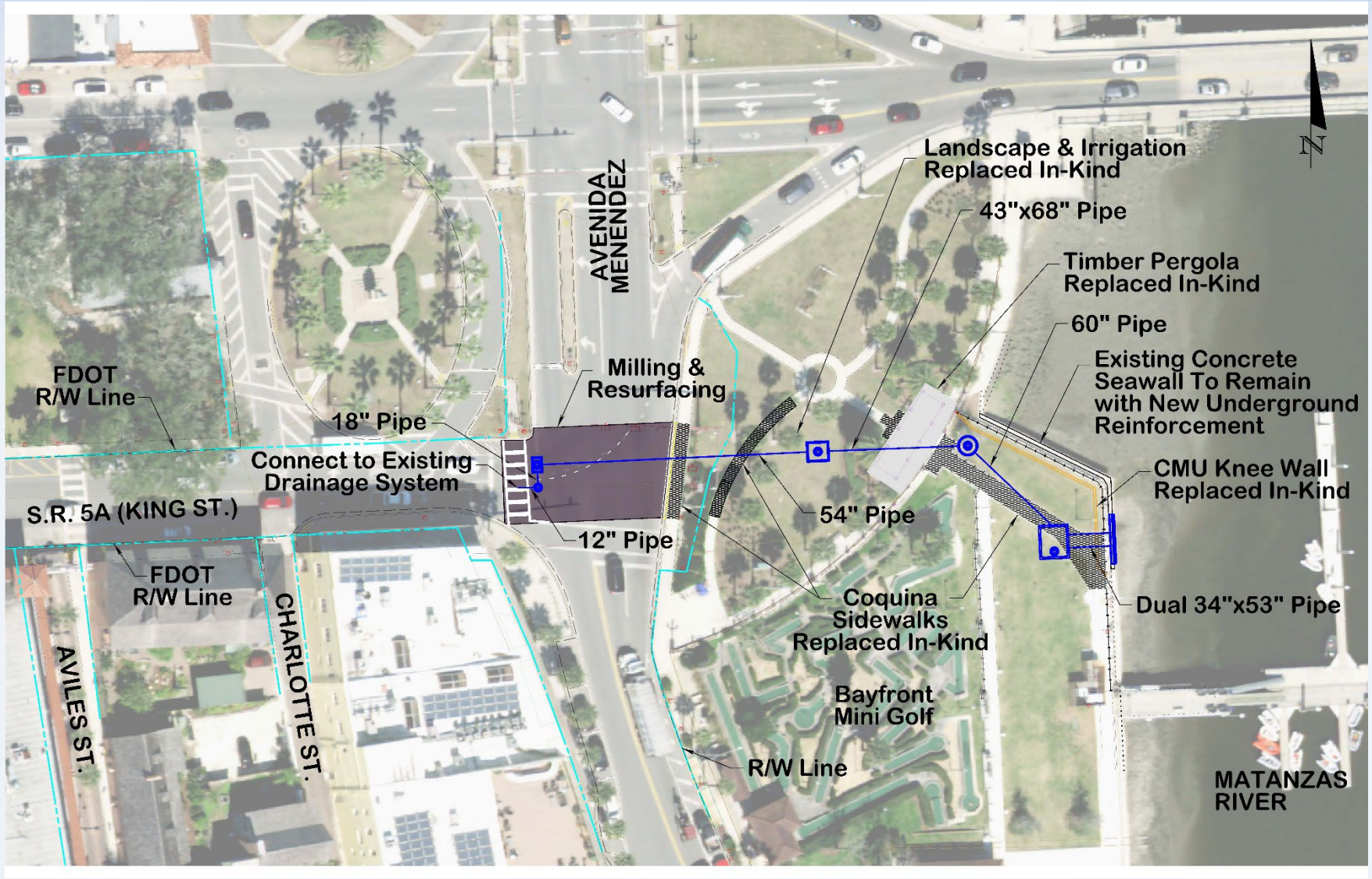
King Street
Drainage Improvements

Received August 8, 2022
Planning and Building Department

Project Background

- FDOT is replacing drainage pipe under King Street from Avenida Menendez to the Matanzas River seawall
- Goal of project is to minimize local flooding along King Street and Avenida Menendez

Received August 8, 2022
Planning and Building Department



Proposed Improvements

Received August 8, 2022
Planning and Building Department

FDOT Commitments

- FDOT will restore existing conditions following installation of pipe:
  - Removing, storing securely off-site, and reinstalling one light pole and the existing metal stanchions, chains, benches, and waste receptacles
  - Replacing coquina sidewalk, concrete stanchions, concrete masonry walls, pergola, landscape and irrigation in-kind (same materials and design)



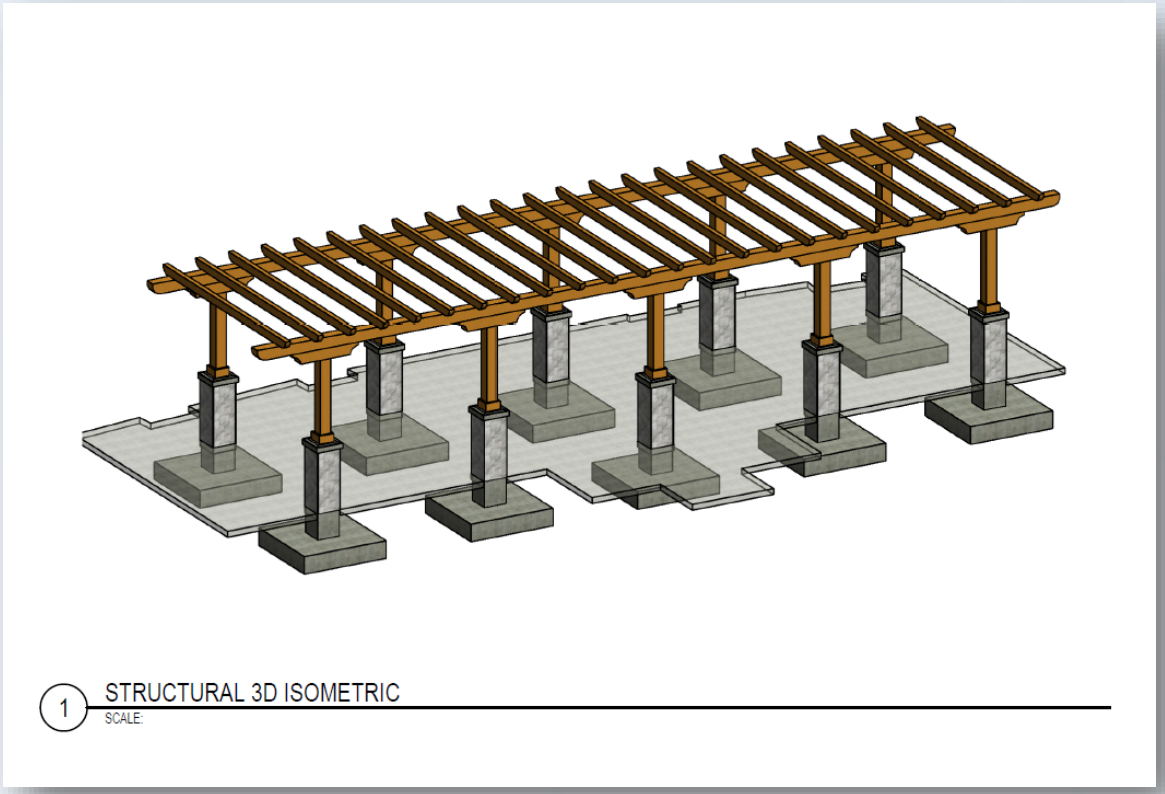
View of landscape looking east along proposed pipe alignment.



View of pergola looking east.



Existing wood and coquina pergola.



Proposed wood and coquina pergola.

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Existing benches and garbage receptacles to be removed and reinstalled by the City.

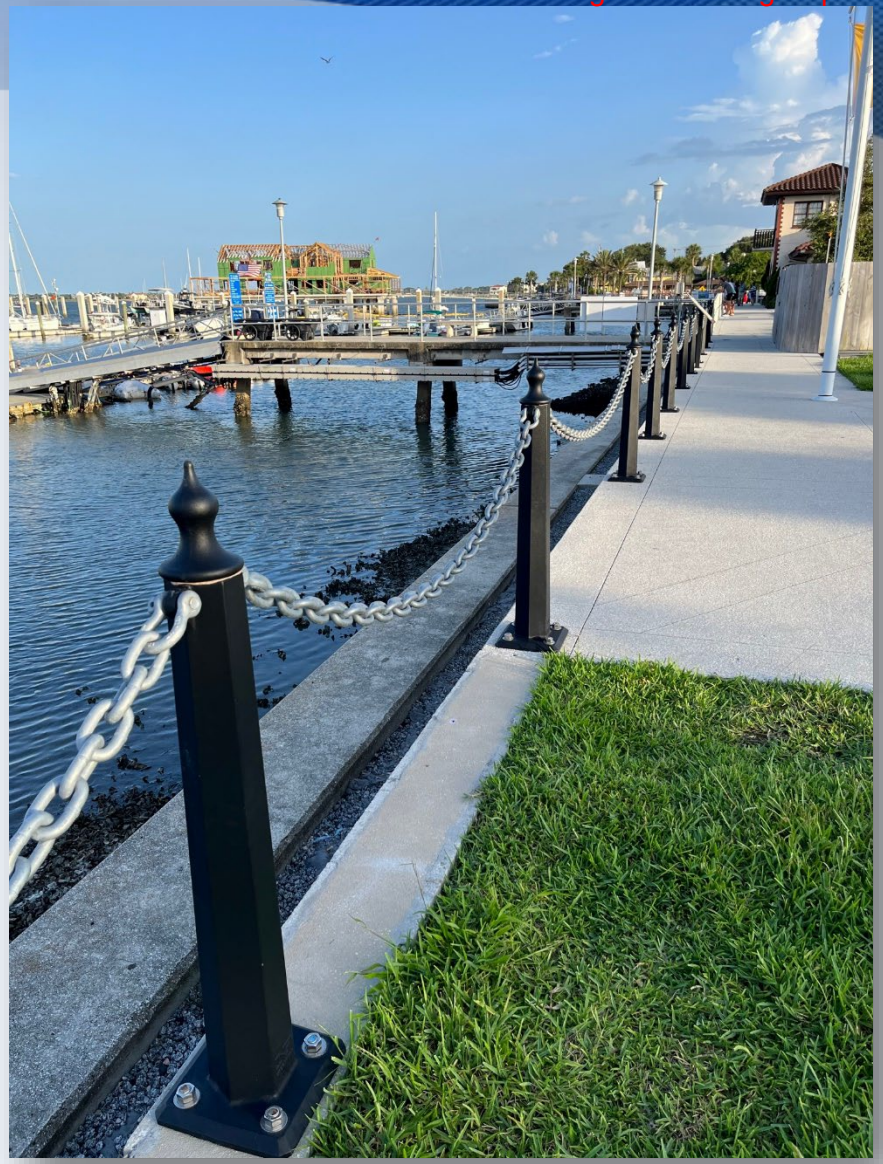


Existing light pole to be removed and reinstalled.

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Metal stanchions to be removed and reinstalled.



Location of proposed outfall pipe.

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Concrete stanchion to be replaced in kind.



View looking west.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1962000000
Location	111 AVENIDA MENENDEZ
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City St Augustine (COM) (610.01)
Tax Description*	(6) CITY OF ST AUG SEAWALL & UNDERLYING LAND IN MATANZAS RIVER BETWEEN BRIDGE OF LIONS & ARSENAL BARRACKS (EX S'LY PT OF SEAWALL OUTSIDE HIST PKG CRA) DB218/278 & DB228/495 *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.600
Homestead	N

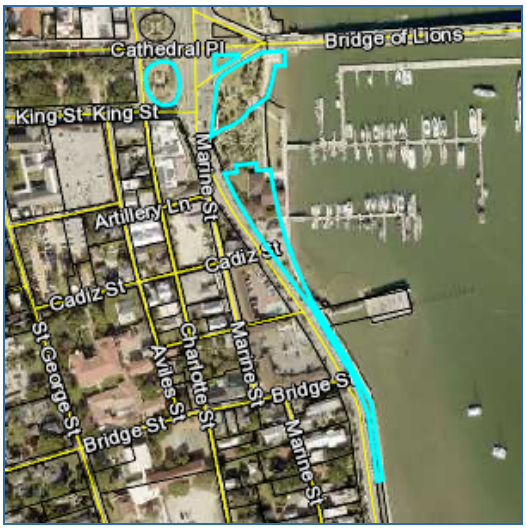
Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		$837,631

Map



Valuation Information

	2022
Building Value	$334,040
Extra Features Value	$43,591
Total Land Value	$460,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$837,631**
Total Deferred	$0
Assessed Value	**$837,631**
Total Exemptions	$837,631
Taxable Value	**$0**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$297,550	$15,604	$460,000	$0	$0	$773,154	$773,154	$773,154	$0
2020	$306,996	$15,756	$460,000	$0	$0	$782,752	$782,752	$782,752	$0
2019	$260,409	$14,870	$460,000	$0	$0	$735,279	$735,279	$735,279	$0
2018	$268,677	$15,023	$460,000	$0	$0	$743,700	$743,700	$743,700	$0
2017	$276,943	$7,934	$460,000	$0	$0	$744,877	$744,877	$744,877	$0
2016	$285,210	$8,087	$460,000	$0	$0	$753,297	$753,297	$753,297	$0
2015	$293,477	$8,240	$460,000	$0	$0	$761,717	$761,717	$761,717	$0
2014	$283,995	$8,393	$460,000	$0	$0	$752,388	$752,388	$752,388	$0
2013	$291,775	$8,547	$460,000	$0	$0	$760,322	$760,322	$760,322	$0
2012	$299,556	$8,700	$465,750	$0	$0	$774,006	$774,006	$774,006	$0
2011	$307,336	$9,111	$517,500	$0	$0	$833,947	$833,947	$833,947	$0
2010	$315,117	$9,520	$575,000	$0	$0	$899,637	$899,637	$899,637	$0

Building Information

Building	1
Year Built	1992
Actual Area	6673
Conditioned Area	5383
Use	Marina Offices
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Clay Tile
Roof Structure	Wood Truss
Interior Flooring	Concrete Finish
Interior Wall	
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

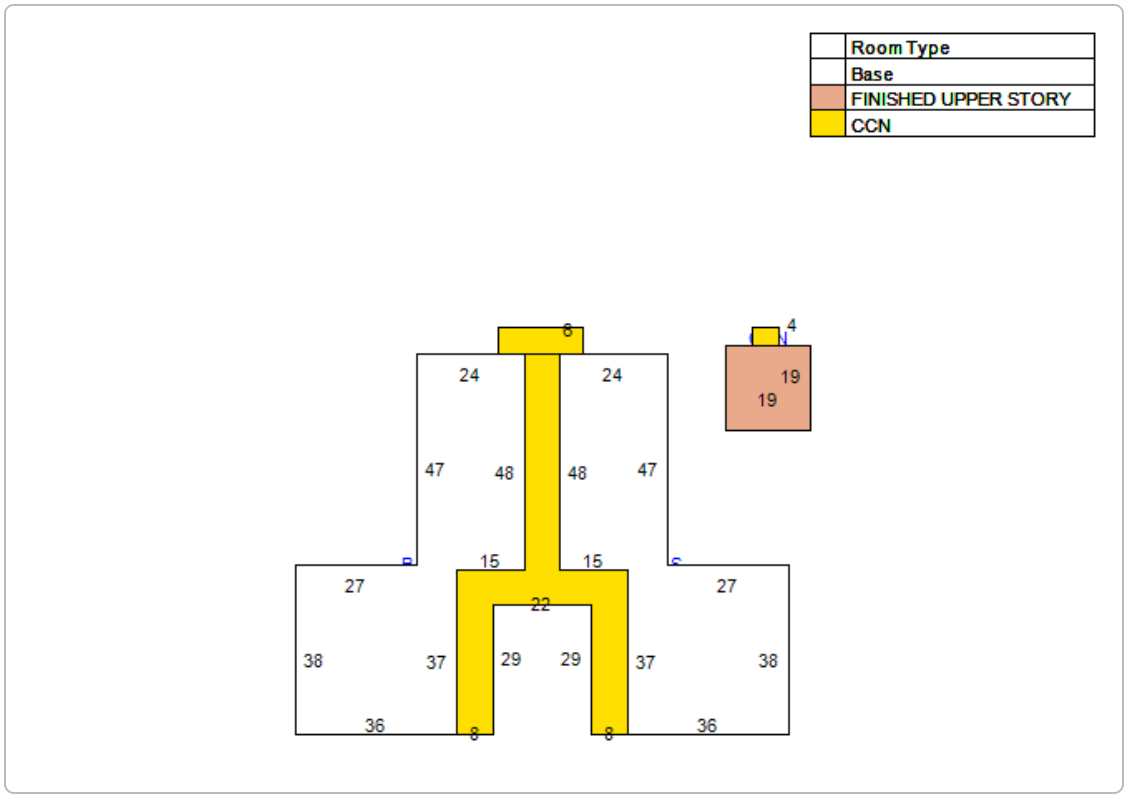
Description	Square Footage
CANOPY (COMMERCIAL)	24
FINISHED UPPER STORY	361
BASE AREA	2511
CANOPY (COMMERCIAL)	114
BASE AREA	2511
CANOPY (COMMERCIAL)	1152

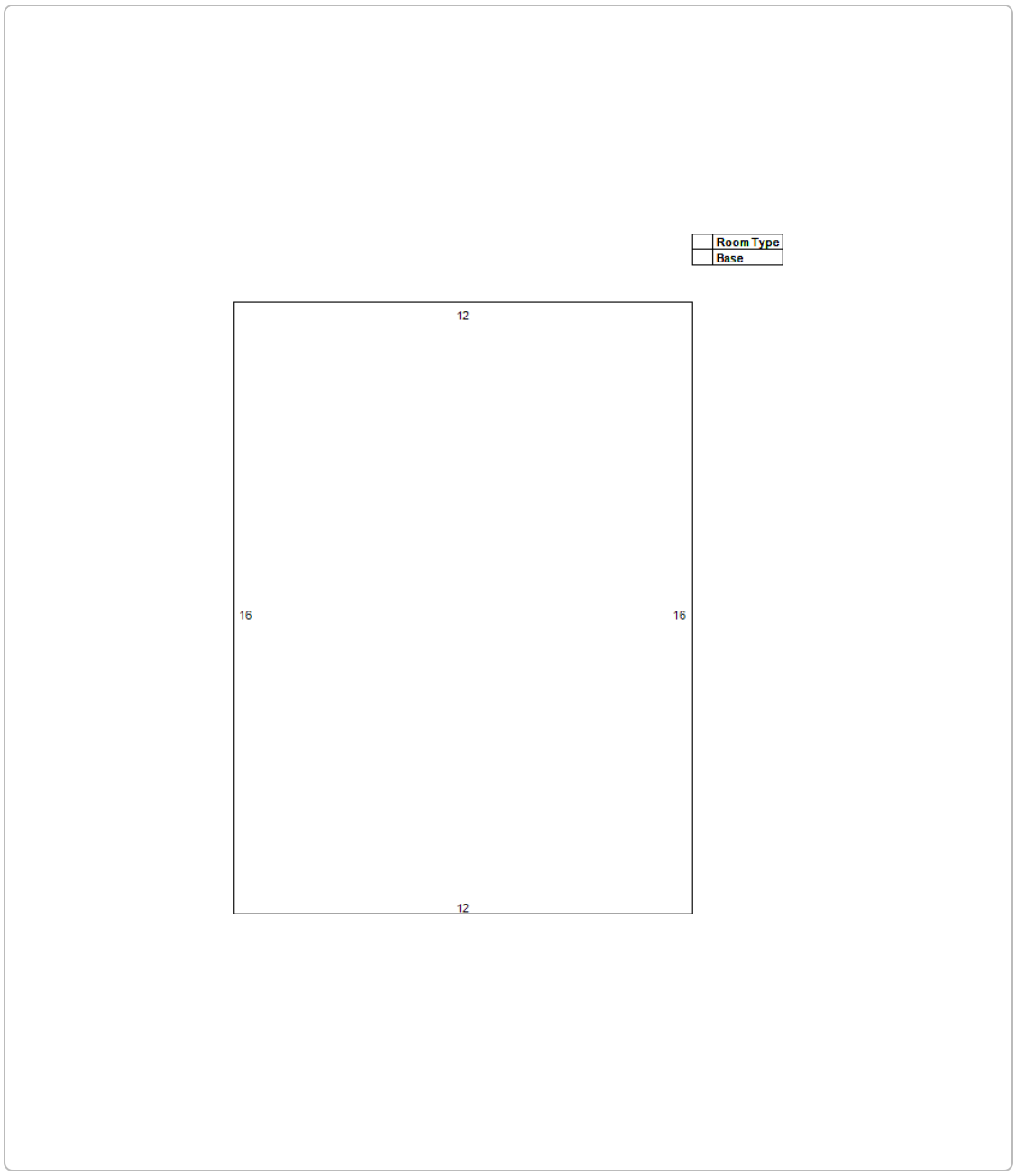
Total SqFt	6673

Building	2	**Roof Cover**	Clay Tile
Year Built	1992	**Roof Structure**	Gable Hip
Actual Area	192	**Interior Flooring**	Concrete Finish
Conditioned Area	192	**Interior Wall**	
Use	Marina Offices	**Heating Type**	Forced Air
Style	04	**Air Conditioning**	None
Class	N	**Bedrooms**	
Exterior Wall	Concrete Block, Stucco	**Baths**	

Description	Square Footage
BASE AREA	192
Total SqFt	192

Sketch Information





Extra Feature Information

Code Description	Status	Value
Concrete Paving		3852
Boat Dock (High)		37440
Masonry Wall		2047
Gate		252

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	0	0	1	UT	$460,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/13/1956	6/13/1956	$0.00	WARRANTY DEED	228	495	U	I	TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA	CITY OF ST AUGUSTINE
3/28/1955	3/28/1955	$0.00	WARRANTY DEED	218	278	U	I	UNITED STATES OF AMERICA	CITY OF ST AUGUSTINE

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For the August 17, 2022 HARB Meeting
Agenda Other Business Item 10(b): Request by City Staff to place bollards along the sidewalk on the west end of the Bridge of Lions adjacent to the lion sculptures
Property Owner: City of St. Augustine

The Public Works Department has been asked to install bollards adjacent to the lion sculptures located on the west end of the Bridge of Lions as a protective measure in case of cars leaving the roadway. This was prompted by a recent incident that occurred. Coquina concrete bollards used throughout the downtown are proposed, with three to be placed on the inside of the sidewalk that extends from either side of the bridge and will be in line with the existing concrete decorative light posts leading to/from Avenida Menendez. Please see the attached conceptual photograph provided and staff photographs of the project area.


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STAFF PHOTOGRAPHS
Protective Bollards for Lion Statues





STAFF PHOTOGRAPHS
Protective Bollards for Lion Statues







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Protective Bollards for Lion Statues





STAFF PHOTOGRAPHS
Protective Bollards for Lion Statues



Other Business Packet pg. 6

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: August 17, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of July 2022, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR, MAINTENANCE AND NEW CONSTRUCTION

14 Avenida Menendez (Add grease trap)

146 Avenida Menendez (Changeout 2.5 ton condenser - same location as old unit)

21 Aviles Street (31663 / 12328.8 / 17322 Cedar roof replacement)

124 Charlotte Street (2533-R26, 17862-R2 flat roof replacement)

322 Charlotte Street (Replacing an indoor panel)

1 Cordova Street (Concrete Repairs, Sealants, Expansion Joints, Traffic Coating, Pin Facade Trim pieces)

25 Cordova Street (10674.1 shingle replacement - color Estate Grey)

60 Cuna Street (FL #16305 shingle replacement - color Coastal Granite)

70 Cuna Street (FL# 16305 shingle replacement - color Coastal Granite)

74 King Street (Interior Renovations for Ponce Hall Archaeology Department)

75 King Street (Re-Roof - Remove & replace existing roof with new two ply modified roofing system FL30936)

6 Saint George Street, Unit 101 (Modify existing drains from existing 3-comp sink to accommodate adding grease interceptor and reconnect to existing drain)

6 Saint George Street, Unit 107 (Modify existing drains from existing 3-comp sink to accommodate adding grease interceptor and reconnect to existing drain)

32 Saint George Street (Install Grease Trap)

140 Saint George Street (Modify existing drains from existing 3-comp sink to accommodate adding grease interceptor and reconnect to existing drain)

287 Saint George Street (Install 2-120 gallon tanks with service line to range, generator)

SIGNS

14 Avenida Menendez (1 new hanging sign for Marco's Piano Bar 17.75"x30" 3.75sf. Using pre-approved fonts and colors; sign should be wood or metal material)

113 Saint George Street (2 new signs for Smokers Depot: 1 hanging bracket sign 24"x36" 6sf and 1 wall sign 36"x24" 6sf. Total 12 sf. Using pre-approved fonts, colors and material. Must provide 8' clearance for hanging sign)

120 Saint George Street (1 copy change replacement bracket sign for Red Pineapple 2'x3' 6sf. Using pre-approved fonts, colors and material)

21 Spanish Street (2 new wood signs for Kafe Kava, replacing existing bracket signs. 2'x3' 6sf each, total 12 sf. Using pre-approved fonts, colors and material)

26 Spanish Street (1 new hanging sign for Normal Rockwell Collection of the South LLC. 2'x3' 6sf hanging sign on existing post, must provide 8' clearance. Using pre-approved fonts, colors, and material)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk