

CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

AMENDED

A G E N D A

THURSDAY, MAY 4, 2023 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
- *3. Approval of Minutes
 - a) April 6, 2023 Regular Meeting
4. Modification and approval of Agenda
5. New Business
 - a) HP2023-0022 Grace Construction Consultants, LLC - Applicant
Sebastian Marina, LLLP - Owner
169 King Street
For design review of a new restaurant development along the King Street Entry Corridor.
6. Other Business
 - a) St. Augustine History Festival (May 10-14) with special Window Workshop at The Waterworks (May 13)
7. 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

Corridor Review Committee Meeting April 6, 2023

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, April 6, 2023, in the Alcazar Room at City Hall, St. Augustine, Florida. Michael Dixon, Chair, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Michael Dixon, Chair
Vaughn Cochran, Vice-Chair
Lorna MacDonald

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

Ms. MacDonald MOVED to APPROVE the February 2, 2023 meeting minutes as presented. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

MOTION

Mr. Cochran MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Ms. MacDonald and APPROVED BY UNANIMOUS VOICE VOTE.

5. Other Business

5. (a) Election of Board Chair and Vice Chair

MOTION

Ms. MacDonald MOVED to elect Michael Dixon as Chairperson. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Ms. MacDonald MOVED to elect Vaughn Cochran as Vice-Chairperson. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

Mr. Dixon asked about term limits for Board members.

Ms. Courtney reviewed the term limits with the Board and provided each member their expiration dates.

5. (b) Information related to City initiatives regarding Resiliency and Sustainability, including the Federal Back Bay Study, updates to the Vulnerability Assessment data, Resilient Shoreline concepts and other projects.

Ms. Courtney noted a presentation would be provided to the Board at a later date and more information would be given by City

Chief Resiliency Officer, Jessica Beach. She advised if there were any questions from the Board, they were able to contact her.

Mr. Cochran asked if he could have an update on Anastasia Blvd. He said it was a hazard not having a cross walk which was supposed to be done by January; however, it was not. He felt the situation was hopeless.

Ms. Lopez advised the Florida Department of Transportation (FDOT) was under contract for the crossing; however, the materials were not available which caused a delay in moving forward. She said once able to obtain the materials FDOT would be moving forward on the crosswalk. She noted the City Fire Station would be moved and a round-about would be installed, and the Fire Station would be relocated to another location in the vicinity. She said this was all in the works, but it was taking a long time. She noted she would follow up with Reuben Franklin, Public Works Director.

Mr. Dixon said it was on one of the corridors and it was important for this to be addressed.

Mr. Dixon said there was an issue with turning left when trying to enter Castillo Drive, and asked who he could speak to about this issue.

Ms. Lopez said unfortunately these were not City Streets and encouraged him to reach out to the FDOT. She also noted she could follow up with the Mr. Franklin and report back at the next meeting.

Ms. Courtney said FDOT would be attending the Historic Architectural Review Board meeting on May 18, 2023 and noted she could forward the plans to the Board as they wanted to change the signs and lighting in the same area. She said the concern was how it would look in the historic district.

5. (c) Upcoming events and learning opportunities

Mr. Dixon announced the 2023 St. Augustine History Festival which was from May 10-14, 2023 and said there was a window workshop at the Water Works building and encouraged the Board to attend.

Ms. Courtney provided the website for the festival which was [www. Staugustinehistoryfestival.com](http://www.Staugustinehistoryfestival.com).

Ms. Courtney said this festival would take place in May and the Historic Preservation Proclamation at the May 8, 2023, meeting and Dr. Leslee Keys would be receiving the Adelaide Sanchez award prior to the City Commission Meeting at 4:30p.m. She noted there would be a conference taking place in Ocala, Florida in July and November in Washington D. C. She said they would be able to provide a small stipend to help with the cost.

Ms. Courtney said there was an application received and the May 4, 2023 meeting would take place.

6. Next Scheduled Meeting Date: Thursday, May 4, 2023, at 2:00 p.m. (If applications are received)

7. Adjournment

There being no further business, the meeting was adjourned at 2:34 P.M.¹

¹ Transcribed by Elyse Wiemann



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for May 4, 2023 Meeting**



Application HP2023-0022

Address: 169 King Street

Sebastian Marina, LLLP – Owner Grace Construction Consultants, LLC – Applicant

Project description: For design review of a new restaurant development along the King Street Entry Corridor.

Architectural Style:	Contemporary	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	TBA
Archaeology Zone:	N/A	Zoning District:	RGO
Parcel number:	1196900000, 1196800000	Typology:	Commercial
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a request for Design Review of a new single-story elevated commercial building on an existing commercial property made up of two lots on the corner of King and Prawn Streets. The existing commercial structure, built in 1993, is proposed for demolition prior to the development being reviewed in this application.

Staff has identified the following project details that will require additional approvals:

1. The required maximum front setback according to the King Street Design Standards for Entry Corridors (DSEC or Standards) is 15' which may be expanded to 20' for a maximum of 50%. While setbacks from the roof eave are not clearly marked on the plans provided, the applicant has stated that there is 21' 6" from the roof eave at the farthest point, though the nearest setback measures to 17' 11". The CRC may approve a modification of up-to 19.5' for the maximum allowed setback (30% greater than the 15' allowed per the Standards) if the request meets modification review criteria detailed in sec. 3.7.5 of the Standards. Additional information from the applicant is needed to determine whether at least 50% of the building's frontage is within the maximum allowed modification, otherwise, to maintain the setbacks as submitted, (greater than 19.5') the applicant can apply for a variance from the Planning and Zoning Board (PZB).
2. The building frontage requirement is 70% of the site frontage along the corridor. With setbacks as proposed, the current measurement is 0%. If the building were brought up to an approvable setback from the property-line, the building frontage as proposed would constitute approximately 56% of the site frontage (measured from roof eave to roof eave) which is outside the scope approvable by the CRC through the modification process (62.3%). A variance application from the PZB would be required for approval of the building frontage as presented.

Conditions Summary:

1. The proposed structure is a modern architectural style elevated on concrete piers with a low-pitched metal roof, exposed rafter tails, wrap-around porch with glass guardrail, and glazed storefront windows and garage doors. Architectural elements such as the tabby-covered piers and Hardie plank siding give a slight nod to the old-Florida maritime industrial feel which would have been prominent along the San Sebastian River. The heavy glazing with aluminum framing and metal roof adds to the industrial feel of the structure and is softened by extensive landscaping along King Street. Contemporary architectural design is permitted if the design respects the scale and character of the district.
2. Overall, the proposed height is consistent with both the DSEC and zoning regulations for the site at 34'3" from the required floor elevation; however, setbacks and frontage require additional review, possible amendment, or approval by the PZB through the Variance process as described above.
3. Foundation piers as proposed are a unique addition to the design. The required floor elevation for these parcels is 8' NAVD. The proposed first floor elevation is 14' NAVD.
4. According to the DSEC, exterior materials should be consistent with the architectural design of the building. The applicant should provide further details on the overall intent of the design and how the exterior materials including the Hardie Plank siding, tabby concrete, and industrial-style glazing are consistent with the architecture of the corridor and meet the intent of the Standards as detailed in Section 1.
5. A minimum of two (2) and maximum of four (4) colors may be utilized on the building. Natural materials, including the tabby concrete finish on the piers, would count as a color. The metal finish of the roof and window assemblies would count as another. The Hardie Board color in Cobblestone is substantially similar to Morris Room grey and may be approved if the CRC finds it is appropriate. The finish color for the porch

posts and exposed rafter tails should be indicated and may be administratively approved if a pre-approved color is proposed.

6. For glazing calculations, staff has considered the main floor, elevated 10' from grade, as the "ground floor" and has measured the full width of the building frontage by the 8' height standard set in the DSEC to determine allowable glazing measurements. In this manner, the staff has determined proposed glazing to be approximately 56% and within the appropriate range (30%-60%) set by the Standards. If the CRC determines that the main floor should be considered the second story, the allowed glazing would be reduced (20-40%) and the amount of glazing as presented would require approval from the PZB via a Variance application. All measurements were scaled by staff and the applicant should confirm these numbers are correct.
7. The building entrance as proposed is set far back from King Street and contrary to the Standards which require an entrance from King Street; however, the entrance has an access path from King Street. The CRC could approve the entrance as proposed if they determine that the access path is sufficient to delineate the entrance to the building.
8. Pedestrian Access from King Street is clearly met in the design. The applicant may consider detailing how pedestrian access from Prawn and/or Heron Streets may be designed as the hotel projects to the south and east continue development.
9. Parking placement appears to be consistent with the DSEC which requires parking to the rear of the structure but provides for parking along the side of the property not being utilized for building frontage. Requirements for utilizing side-parking visible from King Street include a Street wall in addition to landscaping. While landscaping requirements related to the parking area appear to be met, a street-wall should be added to screen the parking lot from King Street. Bringing the street wall across the property frontage with an opening for pedestrian access may help to accentuate the entry-way and mitigate the distance of the building from the street.
10. Lighting details provided by the applicant were primarily related to the structure's interior and does not fall under the scope of CRC. The exterior fixtures proposed appear to be of appropriate finish and design, though the applicant should confirm that any exposed interior and exterior fluorescent or incandescent bulbs are not visible from the public right-of-way. The applicant should also detail exterior lighting in the parking area and proposed walkways which shall be full cut-off light sources with a minimum brightness of 0.13 foot-candles for the parking lot.
11. It appears a rain garden area may be proposed for this project in addition to permeable pavers. Which meets the minimum of two (2) low impact stormwater design concepts as detailed in sec. 4.7 of the Standards.
12. Proposed landscape materials are overall consistent with DSEC requirements. The proposed Leopard Plant is not listed within the DSEC as a pre-approved plant and was not found via a search of Florida Friendly Plants. The University of Florida Gardening solutions site does list the plant as suitable for growth in this region; however, a secondary option may be more appropriate.
13. The proposed dumpster enclosure shall adhere to City Solid Waste requirements as detailed in the Standards. The proposed tree adjacent to the enclosure as seen in the Landscape plan may interfere with the requirement that the dumpster be clear of obstructions a minimum of 20' in height.
14. The applicant should demonstrate how mechanical equipment, including the walk-in cooler and any proposed HVAC and cooking ventilation systems will be screened.
15. Signage has not been proposed with this application. Any proposed signage requires review and approval prior to installation and may require additional CRC approval if the signage does not meet the requirements set forth in the DSEC for location, design, or color.

STAFF RECOMMENDATION:

Based on a review of the King Street Design Standards for Entry Corridors and without evidence to the contrary, the CRC may approve the proposed design if the Committee finds that it meets the purpose and intent of the Standards with architecture that is appropriate and compatible with the Corridor and surrounding structures; and, approve identified modifications if the CRC can make the following findings under the review criteria in section 3.7.5:

Criteria 1: Strict application of the Standards is not warranted and granting a modification will fulfill the intent of the standards.

Criteria 2: The modification is not a prohibited type of modification listed in Section 4.7.4.

Criteria 3: The Modification is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and the Standards.

Criteria 4: The Modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.

Any approval of the design should include the following conditions:

- **A street wall be added along King Street to, at minimum, screen the visible portion of the parking lot**
- **Proposed exterior lighting for walkway and parking areas shall conform to the requirements set forth in the Standards**
- **The design elements that do not meet the DSEC as determined by staff require approval by the Planning and Zoning Board or have been modified to a threshold which can be approved by the CRC and meets the review criteria under section 3.7.5.**

All findings must be proven by the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

*If these findings cannot be made based upon this application and any additional testimony the Modification can be **denied** and the applicant may seek an appeal before the City Commission.*

Candice Seymour

Candice Seymour, Historic Preservation Planner

EXAMPLE MOTION(S):

TO APPROVE:

"I Move to approve Design Review application HP2023-0022 for new commercial development finding that the overall design meets the purpose and intent of the standards with architecture that is appropriate and compatible with the corridor, and with the conditions that... [state any staff recommended, or CRC applied conditions to be included in the motion]"

TO CONTINUE:

"I move to continue Design Review application HP2023-0022 to the [state preferred meeting date] to allow the applicant time to modify and/or add to the application as recommended during discussion."

TO DENY:

"I move to deny Design Review application HP2023-0022 because the proposed development does not meet the intent of the standards and modifications as proposed do not meet the review criteria under section 3.7.5 of the Standards.

SUMMARY SCOPE OF WORK:

1. Construct new commercial structure in a Modern design with frontage width of ~68' and height of ~38' from grade:
 - a. Hipped metal roof in unpainted mill finish with exposed rafter tails
 - b. Hardie Plank siding in color Cobblestone
 - c. Aluminum framed store-front and glazed garage door assemblies
 - d. Covered wrap-around porch with glass guardrail
 - e. Elevated 10' from grade with tabby-clad concrete columns, access stair and elevator.
2. Install brick paver driveway with two-way access from Prawn Street.
3. Install dumpster enclosure with access from Heron Street.
4. Associated landscaping in required bufferyards.

Interior layout, changes of use, zoning requirements such as parking standards, stormwater maintenance, and other such city requirements are not in the purview of the CRC unless such requirements alter or conflict with the design requirements addressed in the Standards.

CITY CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-353. - Design standards for entry corridors.

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc., dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards.

Sec. 25-54 - Specific Landscape Requirements

(3) Classification 3

(g) *Location of required bufferyards.* Bufferyards shall be located along the perimeter of the property being developed, abutting the property line. Bufferyards shall not be located on an existing or dedicated public right-of-way.

Sec. 3-66 (d) – Commercial Sign Zone 1

(Utilized for review at the staff level)

King Street Design Standards for Entry Corridors

Section 1. Purpose & Intent

The purpose of the standards contained in this document is to:

- a. Promote the unique characteristics of the King Street overlay area that distinguish it from the other built environments of the City of St. Augustine.
- b. To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal, mixed-use environment.
- c. To provide standards and criteria by which proposed development in the area will be reviewed.

3.7 Modifications of Standards

Due to the individual unique characteristics or circumstances of any given development along King Street, flexibility in the application of design standards may be warranted in certain situations. Modifications from the standards may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

3.7.3 CRC Modifications

The CRC shall review the following modification of standards:

- a. Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement,
- b. Modifications of ten (10) percent or less previously denied or referred to the Corridor Review Committee by staff, and
- c. Modifications to the non-dimensional requirements contained in this document.

3.7.4 Prohibited Modifications

No modification shall be granted under this section for the following:

- a. Use of property as defined in Land Development Regulations.
- b. Maximum levels of density or intensity allowed in comprehensive plan.
- c. Encroachments into the public right-of-way.
- d. A reduction of a setback to less than 5 feet adjacent to a single family residential district.

3.7.5 Review Criteria

A modification of standards may be granted by the approving authority if it finds that strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

- a. The request is within the parameters listed above.

- b. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and this document.
- c. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- d. Compliance with the requirement is technically infeasible based on site conditions.

3.7.6 Additional Requirements

- a. The burden of presenting evidence sufficient to satisfy the applicable criteria remains with the applicant seeking the modification.
- b. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.
- c. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.
- d. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per subsections 3.7.2 and 3.7.3, above.

4.1 Building Placement

The setback standards prescribed in this section are intended to create a pedestrian-friendly public realm with buildings located close to the street (at varying degrees). The public realm typically includes all the elements within the right-of-way (sidewalks, travel lanes, on-street parking, landscape strips), but it also includes activities that occur within the front yard setbacks, which in a commercial area are considered to be the transition area between the public and the private spaces and needs to be inviting for the commercial corridor to be successful. That transitional zone in the public realm may also include expanded sidewalks, outdoor cafés, bicycle parking, art/sculptures, and outdoor retail spaces, among others. To encourage the creation of a successful public realm, the following building placement standards shall be met. All new buildings within the redevelopment site shall be required to meet the building setback provisions where legally applicable.

1. For those corner lots abutting a R.O.W. intersection, the visibility triangle must be kept free of visual obstacles. Visibility triangle regulations shall always prevail. See Section 5.10.
2. New developments adjacent to a development already using a 0-foot side yard setback shall provide a side yard setback of 0 feet.
3. Parking and drop off in the front yard shall be limited. See Section 4.5 for more information.
4. The maximum front yard setback may be expanded up to 20 feet for a maximum of 50% of the building frontage (as defined in 4.2) for use as a courtyard, landscape, or other non-parking purposes. At least one shade tree, no smaller than 4" in caliper and 15' in height, must be planted within this space.
5. The maximum front and street side building setbacks (if side street setbacks exist) shall only apply to the portion of the building meeting the building frontage requirement (see Figure 7). This provision will allow for L-shape buildings or step back setbacks, where a portion of the building is recessed more than what the setback allows.
6. The front and side setbacks may be used to expand the public sidewalk, for outdoor dining, or for landscaping (see Section 5).
7. Balconies, bay windows, awnings, canopies, eaves and roof overhangs used in conjunction with a commercial structure may encroach into the setback zones, but not into the public right-of-way.
8. New developments or additions abutting or from a single-family residential zoning district shall provide a fifteen (15) foot setback along the portion of the site abutting or from the single-family zoned property. Porches, however, can encroach upon this setback up to eight (8) feet. Landscaped buffers shall be provided as required in Section 5 of this document.
9. Primary building facades facing a right-of-way shall be built parallel to the property line along that street

4.2 Building Frontage

The purpose of the following building frontage requirements is to ensure façade continuity along King Street and to avoid large voids between buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required front/street building setback do not count as building frontage.

1. The building frontage (a+b) shall be a minimum of 70% of the site frontage (C).

4.3 Building Height (East King Only)

The maximum building height shall be per zoning.

1. For East King district, (not applicable in West King district): For new buildings and additions to existing buildings, within the first 15', measured from the front property line, the maximum height shall be 25' measured from 1' above design flood elevation. Existing building footprint within the 15' zone from the front property line is excluded from the upper setback; however, additions shall be subject to the upper setback. This portion may be utilized for a roof top deck, but any awnings or coverings used on the deck level shall be a minimum of 10' from the front façade. Note that a rooftop deck shall require an 8' minimum solid sound barrier on the rear face to block sound from moving toward adjacent residentially zoned sites.
2. There shall be a minimum height of thirteen (13) feet for all buildings. This height will allow the provision of adequate size windows, awnings or canopies, signage and a decorative parapet to hide roof-top mechanical equipment.
3. Increases in maximum building height are allowed for functional appurtenances or appurtenances necessary for the architectural design. Unoccupied accessory towers, spires and cupolas may exceed the maximum height by a maximum of fifteen (15) feet. These features shall be in character with the architecture of the building and not designed solely as sign features for aesthetic value.
4. Commercial buildings shall have an interior first floor vertical clearance of at least twelve (12) feet to allow adequate exterior street level scale and adequate room for overhead retail utilities in ground floor spaces.

4.4 Architecture

New construction and renovations shall adopt a traditional commercial typology and may adopt an architectural style that reinforces the predominant styles currently found in the district, such as Frame and Masonry Vernacular. When applicable, Residential Typologies may apply to renovations. Contemporary architectural design, not to be confused with prefabricated/mass produced architecture, will also be permitted, if the design respects the scale and character of the district.

New construction and renovations should focus on the predominant styles currently found in the corridor or on the subject building for redevelopment. Existing Institutional developments shall preserve their current architectural style on any future additions and modifications on the site.

Appendix A lists the elements characteristic of the architecture found in the corridor, which should be preserved or used as inspiration when designing new buildings or renovations.

4.4.1 New Construction

The following section contains additional building design standards that are applicable to all development regardless of the architectural style selected.

- a. All structures on a site shall be of the same architectural character.
- b. Architectural details and materials shall remain consistent on all elevations but may be simplified on the interior side and rear facades.
- c. Upper floor windows shall have a vertical orientation and may be single or double hung. Paned windows are encouraged but not required.
- d. Frosted or patterned glass is not permitted on windows facing the street. Stained glass is permitted.
- e. Shutters, if used, shall be one half the width of the window and shall be (or appear to be) operable.
- f. Extensive building facades shall be subdivided to appear as smaller volumes grouped together. Volume breaks may be achieved by building wall projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed fifty (50) feet along a street frontage without providing a substantial volume break such as a recess, or an architecturally prominent public entrance (Figure 10). The recesses and projections shall have a minimum depth of two (2) feet.
- g. Façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the following elements:
 - i. A window or door
 - ii. Awning, canopy or marquee.
 - iii. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches.
 - iv. Arcade, gallery or stoop.
 - v. Complementary changes in materials or texture.

- h. Architectural treatments on the façade, such as parapets, cornices or expression lines, shall be continued around the sides of the building.

4.4.3 Building Color

On East King:

- a. A minimum combination of two (2) colors shall be required per building: one for the main body, another for the trim, doors, or other architectural features. Natural materials such as brick, aluminum, stone, and hardwoods count towards the minimum of two colors. See Appendix C for color palette. A maximum of four (4) colors are permitted including the use of natural materials.
- b. Bands of color around the building are not allowed, unless they are consistent with the pre-approved colors and highlight an architectural feature.
- c. An applicant that meets the statutory criteria of Section 553.79(20)(a), Florida Statutes, must clearly identify in the application materials the specific elements of the proposed project that apply to the statute. Once identified, these statutory design elements will be approved administratively.
- d. If an applicant wishes to use a non-pre-approved building color, the applicant may submit the color(s) for review and approval by the CRC. If noted as such, approved colors shall apply to all future projects and shall amend the approved colors noted in Appendix C.
- e. Building elevations (secondary/interior side façades) shall have the same color and materials as the façade facing the street.

4.4.4 Building Materials

Allowable exterior finishes shall be selected based on the architectural style (see Appendix A). Exposed pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed; however, natural siding (cedar, cypress, ipe, and natural hardwoods) may be left unpainted.

4.4.5 Fenestration and Glazing

Fenestration is the arrangement of windows and doors on a façade while glazing is the proportion of glass to the solid surface of a façade. Fenestration shall be calculated as the total area of glass (windows and glass doors), or openings in the case of open porches, divided by the façade area measured from design flood elevation to eight (8) feet above ground in the case of the first story, and from the floor of the upper story to eight (8) feet above that line for upper stories. If the façade includes several planes, they all count toward the calculation if the façade planes are within the required building setback.

- a. The percent of fenestration shall be 30% minimum and 65% maximum of the ground floor facade facing the street. The percent of fenestration on upper floors facing the street shall be 20% minimum and 40% maximum. Renovations will not be required to meet this standard; however, additions are subject to meeting the percentages.
- b. The size and orientation of windows shall reflect the architectural style of the building (see Appendix A).
- c. Glass shall be clear float (thin, smooth, clear glass surface), gray light, or solar glazing with 80% minimum transmittance. Reflective glass or film is not allowed.
- d. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.
- e. Windows shall not be obscured or visually blocked by paint, shelves or attachments, but blinds and curtains are allowed to achieve privacy.
- f. Bulkheads shall extend a minimum of 12 inches and a maximum of 30 inches above the finished floor. Existing garage and bay doors reused as windows are exempt from meeting this requirement. Buildings that are required to be elevated due to floodplain regulations may measure these distances from the interior finished floor.

4.4.7 Building Entrances

- a. The main entrance of all buildings shall be oriented toward the King Street corridor. The design of the façade shall reinforce the presence of the main entrance. In order to better address multi-modal mobility needs, on lots with a possible secondary entrance, the applicant will design the secondary entrance in the context of serving the multi-modal community, including, but not limited to, scaling the secondary entrance to pedestrian needs, providing unimpeded pedestrian pathways or sidewalks through the site, connecting pathways or sidewalks to adjacent parcels or other pedestrian features on public or private land, providing for bicycle racks, etc.

b. The front entrance (facing King Street) shall be operable, clearly-defined and highly-visible. To emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.

c. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.

d. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback

4.4.8 Building Roof

a. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.

b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls.

c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).

d. Mansard roofs shall be prohibited.

4.5.1 Pedestrian Access and Circulation

Pedestrian walkways, ramps or steps (or a combination of these) shall link the public sidewalk to the front door entry.

4.5.3 Parking Placement

Surface parking lots shall be located behind the building. However, the following parking placement alternatives are also allowed:

a. Where a site is too shallow to provide parking behind the building, the placement of parking facilities is permitted on the side of the proposed building. This is allowed only if the building setback and building frontage requirements are met. A street wall, in addition to landscaping, will be required to screen the parking facility.

b. The placement of parking facilities in front of a building is only permitted for the portion of the building that is not used to meet the building setback and building frontage requirements. A street wall, in addition to landscaping, will be required to screen the parking facility.

4.5.5 Bicycle Parking

In conjunction with new construction and substantial redevelopment (as defined in Section 3), the applicant may provide bicycle parking facilities on the site at a suggested minimum rate of one bike rack space per 20 required vehicle spaces. The rack may be placed within the street setback area, but not within the public right-of-way, and it shall count towards the required front or side yard buffer (2' of width per bicycle space, not to exceed 6') or as an offset to required trees at a rate of one tree per three spaces (not to exceed two (2) trees).

4.6.1 Architectural Lighting

a. Lighting fixtures on the building shall be compatible with the architecture of the building and measure between 2700-3000K.

b. Permanent accent lighting, distinct from seasonal or holiday lighting, designed to accentuate building details is encouraged.

c. Holiday lighting, such as for Nights of Lights, may be additionally regulated by the City Commission.

d. Color and/or neon may be used as architectural lighting to accentuate building frame, profiles or details, with Corridor Review Committee approval.

4.6.2 Site + Parking Lighting

a. For basic site lighting applications (such as parking lot, pathway, and area lighting), full cut-off lighting fixtures shall be used for all exterior lighting. Such lights shall not point directly at the right-of-way nor the sky. (see Figure 24) Source of illumination shall not be visible from a residential district.

b. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed.

c. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 24b).

d. LED dimming technology shall be incorporated in all exterior lighting mounted higher than 10'-0" to reduce lighting level to minimum safe illumination after business closing hours, if possible. Refer to Illuminating Engineering Society guidelines. Minimum for a private parking lot is 0.13 foot-candles. A Lighting professional shall confirm minimum lighting level.

4.7 Stormwater Facilities

Traditional stormwater retention facilities (such as ponds), where required, shall not be located within the front setback. Stormwater is recommended to be incorporated into the overall design of the project as amenities (The goal of

encouraging the use of these mechanisms is to reduce stormwater runoff, capture contaminants closer to the source and reduce the use of potable water for irrigation and grey water activities). Minimum criteria are below.

Projects shall include **at least two of the following** low impact design concepts, which may be located anywhere on the project (including the front setback):

- Rain water harvesting (rain barrels, underground cisterns, and similar)
- Bio-swales
- **Rain gardens**
- Green roof (layer of vegetation planted over a waterproofing system that is installed on top of a flat or slightly-sloped roof)
- Pervious pavement (pervious concrete, pervious pavers, and/or other pervious pavements recognized by the United States Green Building Council). To be used for 10% minimum non-vehicular and vehicular parking for credit.

5.5.1 Plant Materials

In general, site landscaping shall consist of native or naturalized plants that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

5.6 Vehicular Use Areas

Vehicular use areas (VUAs) shall meet the following requirements in addition to the screening requirements set forth for the side and rear yards.

1. Within each parking area of five thousand (5,000) square feet or more, there shall be a minimum of five (5) percent of landscaped areas, which shall be reasonably distributed within each five thousand (5,000) square feet of parking area so as to be prorated to fulfill the objectives of this article.
2. Each separate planting area shall contain at least one (1) tree and a tree shall be planted for each one hundred (100) square feet of internal landscaping. All internal landscaping shall be protected from vehicular encroachment by curbing or wheel stops. All landscape areas shall be a minimum of one hundred (100) square feet, with the least dimension being five (5) feet.
3. The VUA perimeter landscape (shrub planting material) shall provide screening of vehicles, particularly on the rear and side yards. Reference Appendix C for hedge material recommended for parking screening.

5.7.1 Fences

- a. Along the front property line and front setback, gates, railings, and fencing materials shall be painted wood, powder-coated aluminum, or wrought iron. Note that these elements are likely attached to the required site wall, as defined in section 5.7.2.
- b. Chain link, wire, and PVC fencing shall be prohibited in the front setback but may be used along side or rear areas.

5.7.2 Street Walls

- a. In the **absence of a building façade along any part of the King Street site frontage line, a street wall shall be built** in line with (co-planar with) the façade. Breaks are permitted in the street wall to provide vehicular and pedestrian access to the site, for plazas and gathering spaces, and for the purpose of tree protection. Street walls shall have openings no larger than necessary to allow automobile and pedestrian access.
- b. **Street walls are the only types of fences/walls allowed facing streets.** Privacy fences and walls are not allowed between adjacent uses along King Street.
- c. Street walls shall be located within the front setback, and may have landscaping or hard surface between the wall and the public sidewalk.
- d. Street walls shall be a minimum of 3 feet in height and shall not exceed a 5 foot maximum, as measured from the lower elevation of the public sidewalk or final elevation of adjacent interior development. However, the portion of the wall above 3 feet shall be no more than 50% solid.
- e. Street walls shall be constructed of brick or masonry. Fencing, as per 5.7.1, may be included.
- f. The area in front of a street wall may include landscaping or hardscape if used to expand the sidewalk.
- g. When landscaping is provided between the wall and the sidewalk, the landscaping strip shall be a minimum of two (2) feet wide.
- h. A three (3) foot wide landscape strip, as measured from the wall, shall also be provided on the interior side of the street wall.

5.8 Mechanical Equipment

For the purpose of this section, mechanical equipment shall include, but is not limited to, a heating, ventilation, or air conditioning unit placed outside of a building; vehicular/parking equipment (except for gate arms, if applicable); and any utility-related equipment such as pumps, meters, transformers and similar equipment required to be installed on a development site. Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized.

1. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines this to be the only possible location.
2. Mechanical equipment shall not be located between the building and the street, unless technically infeasible. On corner lots, the location of mechanical equipment along a secondary street may be permitted through the modification of standards process (see Section 4.7) subject to the screening requirements stated below.
3. Screening (by wall, solid fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as, but not limited to rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
4. Air conditioning units and elevator shafts are permitted to go above the standard building height limit but shall be visually screened from all public rights-of-way as shown in Figure 31. This restriction may limit the number of stories that can be built within the 35 foot maximum building height.

5.9 Solid Waste Disposal Facilities

1. Solid waste disposal facilities, solid waste, recycling, yard trash containers, and grease containers must be located to the side or rear of the building and shall be concealed from view from all sides by a wall or fence of up to 7 feet in height. The enclosure shall be made of wood, masonry or vinyl and shall be fitted with an opaque sliding or hinged door and working latch. Gates shall be able to be secured in the open position. No chain link fence is allowed for solid waste enclosures.
2. On corner or double-frontage lots, the disposal facilities shall be accessed from the secondary frontage.
3. Enclosure shall adhere to City Solid Waste requirements.
 - a. Width of 10-12 feet minimum.
 - b. Depth of 10-12 feet minimum.
 - c. Height of 7 feet minimum.
 - d. Overhead clearance over and in front of dumpster shall be clear of obstructions 20' in height.
 - e. Bumper posts: two (2) steel, 4" diameter set in concrete. Placement 12" from back wall of enclosure.

6.1 Number and Types of Signs Allowed

1. The number of business identification signs attached to the building per business frontage on a public street shall be per City code.

2. The types of signs allowed are as follows (see Section 7, Definitions):

Building Signs

- Wall Sign
- Canopy Sign
- Awning Sign
- Projecting Sign
- Hanging Sign
- Window Sign
- Freestanding (only for residential conversions)

2. The use of portable signs, streamers and pennants shall follow sign code.
3. Blinking lights, bulbs facing the road, and electronic message signs are not permitted.

6.2 Building Sign Size

The total area of all building signs may be distributed among the various building signs allowed. The maximum size of any individual building sign shall be per City code.

6.4 Building Signs

1. Wall signs shall be either a panel or individual letters applied to the wall, shall not project from the wall by more than 12 inches, shall not extend above the top of the wall where it is located, and in the case of two story buildings, it shall be placed between the first and second floor windows. Signs painted directly onto the façade are not allowed.

2. Projecting signs may be read horizontally or vertically, may extend into the building setback zone, but not over the public right-of-way. They shall have a clearance of 8 feet from the ground and shall not exceed the height of the building wall where installed.
3. Canopy signs may be applied to the face of the canopy and shall not exceed 50 percent of the width of the canopy. They can be placed fully or partially above or below the edge of the canopy, provided the sign consists of individual letters (as opposed to a panel). Canopy signs are also allowed to hang from the bottom of the canopy facing the street. An 8-foot clearance shall be provided.
4. Awning signs shall not cover more than 30% of the vertical face (or near vertical part) of the awning.
5. Window signs (silk screen, vinyl letters, gold leaf, hand painted or neon) shall not occupy more than 25% of the glass window or door and may be allowed for first and second story businesses.
6. Hanging signs shall not count toward the maximum sign area allowed, provided it is placed under the awning or canopy, perpendicular to the building, and near the front door of the business. Such signs shall have an 8 foot minimum vertical clearance as measured from grade to the bottom of the sign, and a maximum height of 2 feet. While hanging signs do not count towards the maximum sign area, they do count toward the maximum allowed signs per business.
7. Signs shall not obscure architectural details such as windows, cornice, decorative brickwork and storefronts.
8. Signs using neon lighting shall only be permissible within the West King district, and requires approval by the Corridor Review Committee. Neon shall be prohibited within the remainder of the corridor.

Link to full Comprehensive Plan

https://www.citystaug.com/DocumentCenter/View/2976/2040_Comp_Plan_Update?bidId=

Link to full Land Development Code

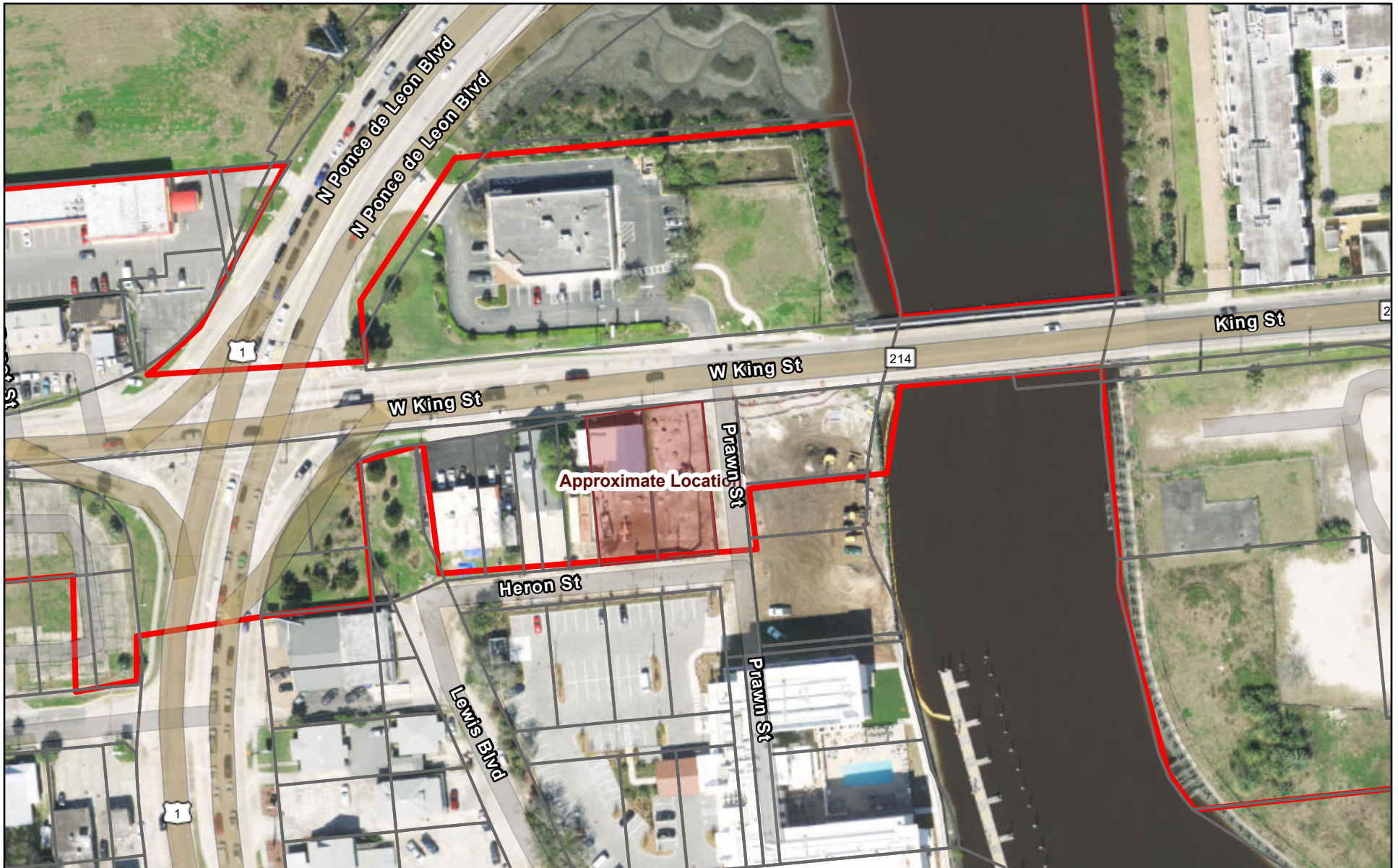
https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=THCOSTAUFL

DSEC HP2023-0022
169 King Street
May 4, 2023

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs
3. Glazing Calculations (staff measured)
4. Color Comparisons for proposed Hardie Siding Color

Location Map: 169 King Street



4/26/2023

Parcels

Entry Corridors

World Imagery

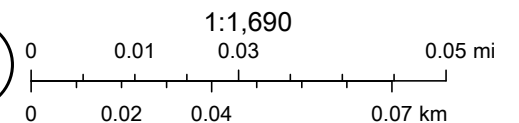
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

CSeymour

STAFF PHOTOGRAPHS

169 King Street



North Elevation of Existing Building

STAFF PHOTOGRAPHS

169 King Street



East Elevation of Existing Building

STAFF PHOTOGRAPHS

169 King Street



South Elevation of Existing Building

STAFF PHOTOGRAPHS

169 King Street



View of Property from Heron Street

STAFF PHOTOGRAPHS 169 King Street



View of Property from Corner of King and Prawn Streets

STAFF PHOTOGRAPHS

169 King Street



View of Property from King Street

STAFF PHOTOGRAPHS

169 King Street



Context Photograph Looking East on King Street

STAFF PHOTOGRAPHS

169 King Street



Context Photograph Looking West on King Street

Entry Corridor Glazing Calculator

FRONTAGE

Building Frontage Width	Height Multiplier	Total Frontage
68.75	8	550

GLAZING ALLOWED PER STANDARDS: 1st floor

Range:	Min glazing	Max glazing
30%-65% allowed	165	357.5
10% < or > admin approval	148.5	393.25
11%-30% CRC approval	146.85	464.75

LESS THAN MIN OR GREATER THAN MAX 30% TRIGGERS PZB REVIEW

GLAZING 1st Floor (add as many windows as needed)

Windows	width	height	sq footage
1		7.6	5.56
2		9.33	8.83
3		9.2	5.33
4		2.41	5.5
5		14	8.83
TOTAL			310.5509

Notes

GLAZING ALLOWED PER STANDARDS: 2nd floor

Range:	Min glazing	Max glazing
20%-40%	110	220
10% < or > admin approval	99	242
11%-30% CRC approval	97.9	286

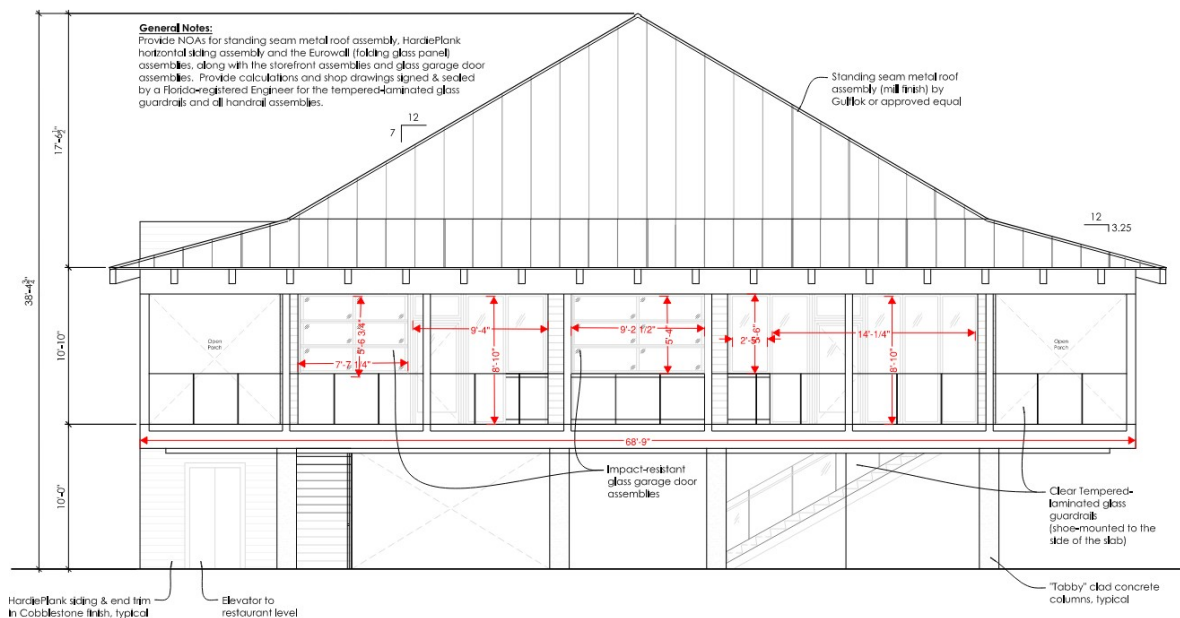
LESS THAN MIN OR GREATER THAN MAX 30% TRIGGERS PZB REVIEW

GLAZING 2nd Floor (add as many windows as needed)

Windows	width	height	sq footage
1		7.6	5.56
2		9.33	8.83
3		9.2	5.33
4		2.41	5.5
5		14	8.83
TOTAL			310.5509

Notes

Calculated if elevated first floor is deemed to be considered the second story.

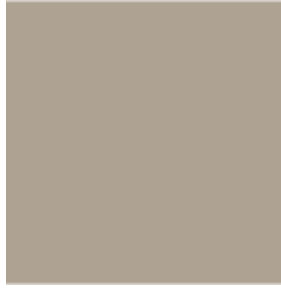


North Elevation
1/4" = 1'-0"

Pre-approved Color Most Closely Resembling Proposed



Morris Room Grey Lightened 10%

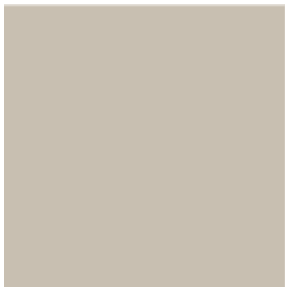


Morris Room Grey

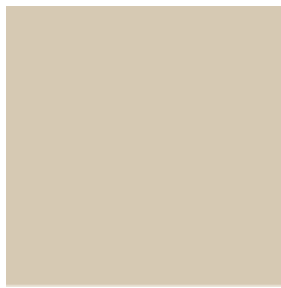


Morris Room Grey Darkened 10%

Similar Hardie Plank Colors:



Proposed Color: Cobblestone



Navajo Beige



Monterey Taupe

NOTE: Hex code values utilized for most accurate comparison.

CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE



DESIGN APPROVAL



☐ MODIFICATION TO THE STANDARDS

Application Fee: \$ 350

BDAC Project No. HP2023-0022

Receipt No. 2610053

Meeting May 4, 2023

Date: Advertising Costs \$ _____

Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Alex Grace
Business (if applicable) Grace Construction Consultants, LLC
Address 5726 Marlin Rd
City Chattanooga State TN Zip Code 37411
Daytime telephone _____ Other phone/email alex@grace-cc.com
2. NAME OF PROPERTY OWNER _____
Business (if applicable) Sebastian Marina, LLLP
Address 505 Riverfront Parkway
City Chattanooga State TN Zip Code 37402
Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 169 King St
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 1196900000
5. EXISTING USE Construction Laydown PROPOSED USE Restaurant
6. ENTRY CORRIDOR: ☐ ANASTASIA ☒ KING ☐ SAN MARCO
7. TYPOLOGY: ☐ RESIDENTIAL ☐ INSTITUTIONAL ☒ TRADITIONAL COMMERCIAL ☐ MIXED
8. PROPOSED PROJECT WORK:

A. DEMOLITION: Buildings and architectural features that are 50 years old or older, listed on the Florida Master Site File, or which have been designated as an historical landmark require a Certificate of Demolition application to be filed separately.

☒ Yes ☐ No

B. ☐ New construction on a vacant or redeveloped site

☒ New construction on an existing site

☐ New construction that includes parking structures

☐ All other, describe fully below

C. PROJECT DESCRIPTION:

Complete #9 only if seeking a modification

9. Modification of the Design Standards :

A. Section(s) of the Design Standards applicable to the Modification(s): n/a

B. DESCRIBE THE MODIFICATION AND WHY IT IS NECESSARY:

n/a

C. DESCRIBE HOW THE MODIFICATION IS CONSISTENT WITH THE INTENT OF THE DESIGN STANDARDS AND THE CHARACTER OF THE CORRIDOR:

n/a

Note that the applicant is responsible for presenting evidence sufficient to satisfy the applicable criteria

10. 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 approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary 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 the 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 Alex Grace

SIGNATURE OF APPLICANT *Alex Grace*

DATE 3/8/2023

PRINT OWNER'S NAME Hiren Desai

SIGNATURE OF OWNER *Hiren Desai*

DATE 3/13/2023

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 Design Approval and/or a Modification application and related plans shall be submitted as required for review and approval by the Corridor Review Committee for exterior alterations and new construction associated with any property in a designated entry corridor area (Anastasia Boulevard, King Street, San Marco Avenue). All proposed work items shall be reviewed for consistency and compliance with the Design Standards for Anastasia Boulevard, King Street, or San Marco Avenue as applicable. Please consult our website for digital versions of these documents or visit the Planning and Building Department to view a hardcopy during business hours. Relevant information necessary for this application 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 of the Design Standards. 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 the CRC 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

OK	Need	N/A	
☒	☐	☐	PHOTOGRAPHS OF ANY EXISTING CONDITIONS (SITE, BUILDING, FEATURES)
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☒	☐	☐	☐ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☒	☐	☐	☐ Scaled drawing of existing and proposed conditions
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
☒	☐	☐	☐ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☒	☐	☐	☐ Scaled drawing of existing and proposed conditions
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☒	☐	☐	☐ 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
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
☐	☐	☒	☒ 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
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☒	☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed door
☒	☐	☐	☐ For new openings and new construction include a scaled wall section
☒	☐	☐	☐ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, hardware
WINDOWS (windows, shutters, and other associated features)			
☒	☐	☐	☐ For new openings and new construction include 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
FOUNDATION (replacement, infill, alteration including elevation)			
☒	☐	☐	☐ 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

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☒	☐	☐	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

OK	Need	N/A	
☐	☐	☒	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)

OK	Need	N/A	
☒	☐	☐	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
☒	☐	☐	Irrigation plan

NEW CONSTRUCTION

OK	Need	N/A	
☒	☐	☐	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

❖ Other details necessary for review:

Project number: HP2023-0022 Project Address: 169 King Street

Reviewed by: Candice Seymour Date: 04/10/2023



Via Electronic Submittal

March 7, 2023

City of St. Augustine
75 King St.
St. Augustine, FL 32084

RE: **King St Restaurant**
GDG: **22-001**
Entry Corridor Submittal

Dear City Staff:

On behalf of my client, please find the following documents in support of an application for GDG# 22-001 King St. Restaurant Entry Corridor Submittal.

- One (1) Application fee in the amount of \$350.00
- One (1) Set of Photographs of Existing Conditions
- One (1) Folder Containing Sample of Roofing Material
- One (1) Folder Containing Glass Garage Doors Sample Material
- One (1) Folder Containing Hardieplank Siding Sample Material
- One (1) Folder Containing Paver Sample Material
- One (1) Folder Containing Storefront Sample Material
- One (1) Folder Containing Tabby Sample Material
- One (1) Set of Architectural Drawings
- One (1) Civil Site Plan
- One (1) Sample of Exterior Finishes
- One (1) Irrigation Plan
- One (1) Landscape Plan

If you have any questions or require additional information, please do not hesitate to email me at matt@gulfstreamdesign.com.

Sincerely,

Matthew H. Lahti, P.E.

President

Gulfstream Design Group, LLC







King Street Restaurant

169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023



King Street Restaurant

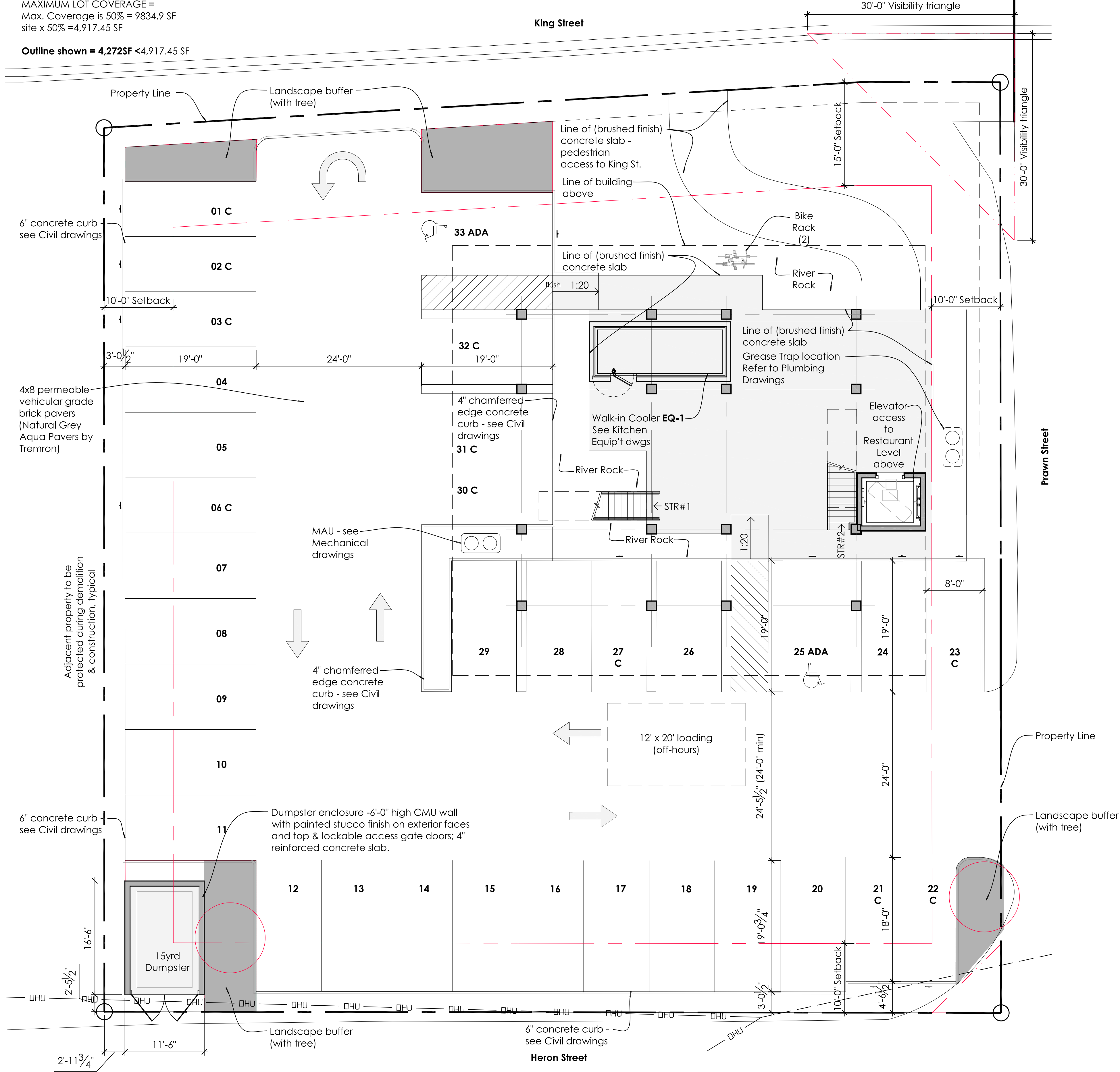
169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023

MAXIMUM LOT COVERAGE =
Max. Coverage is 50% = 9834.9 SF
site x 50% = 4,917.45 SF

Outline shown = 4,272SF <4,917.45 SF

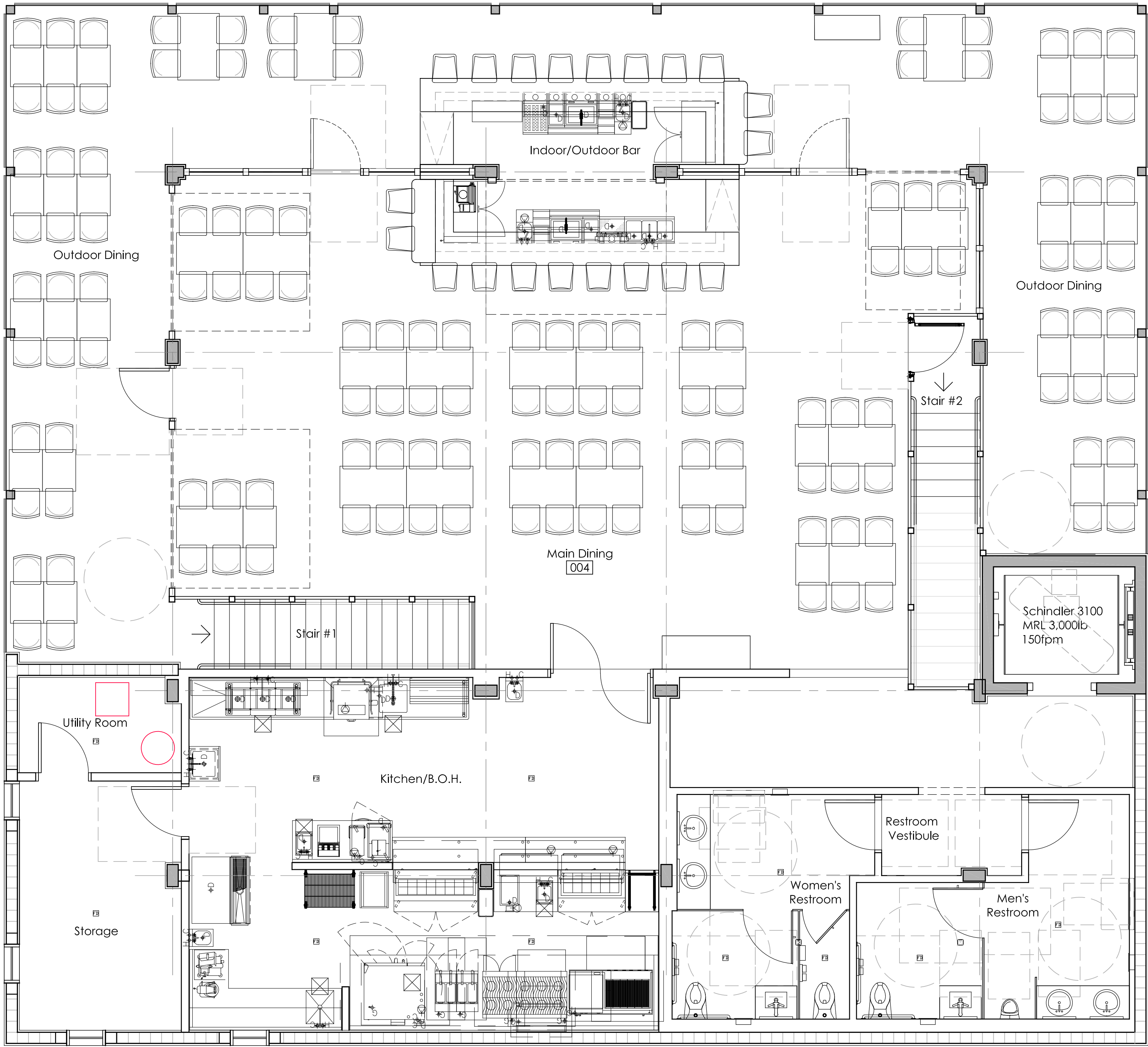


Overall Site Plan
1/8" = 1' - 0"

King Street Restaurant
169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023



Second Floor Plan
1/4" = 1' - 0"

King Street Restaurant
169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023

POWER AND DATA LEGEND

NOTE: ALL OUTLETS AND RECEPTACLES ARE WALL OR PANEL MOUNTED, UNLESS OTHERWISE INDICATED. (SEE NOTES FOR MOUNTING HEIGHT)

K1 DATA OUTLET
K2 COMBINATION DATA / TELEPHONE OUTLET
DUPLEX WALL OR PANEL OUTLET
QUAD WALL OR PANEL OUTLET
DUPLEX GFI OUTLET
CONTROL SYSTEM PANEL
THERMOSTAT
RECESSED CLOCK OUTLET
COAXIAL TV OUTLET
INGROUND FLOOR LIGHTING
JUNCTION BOX

POWER AND DATA NOTES

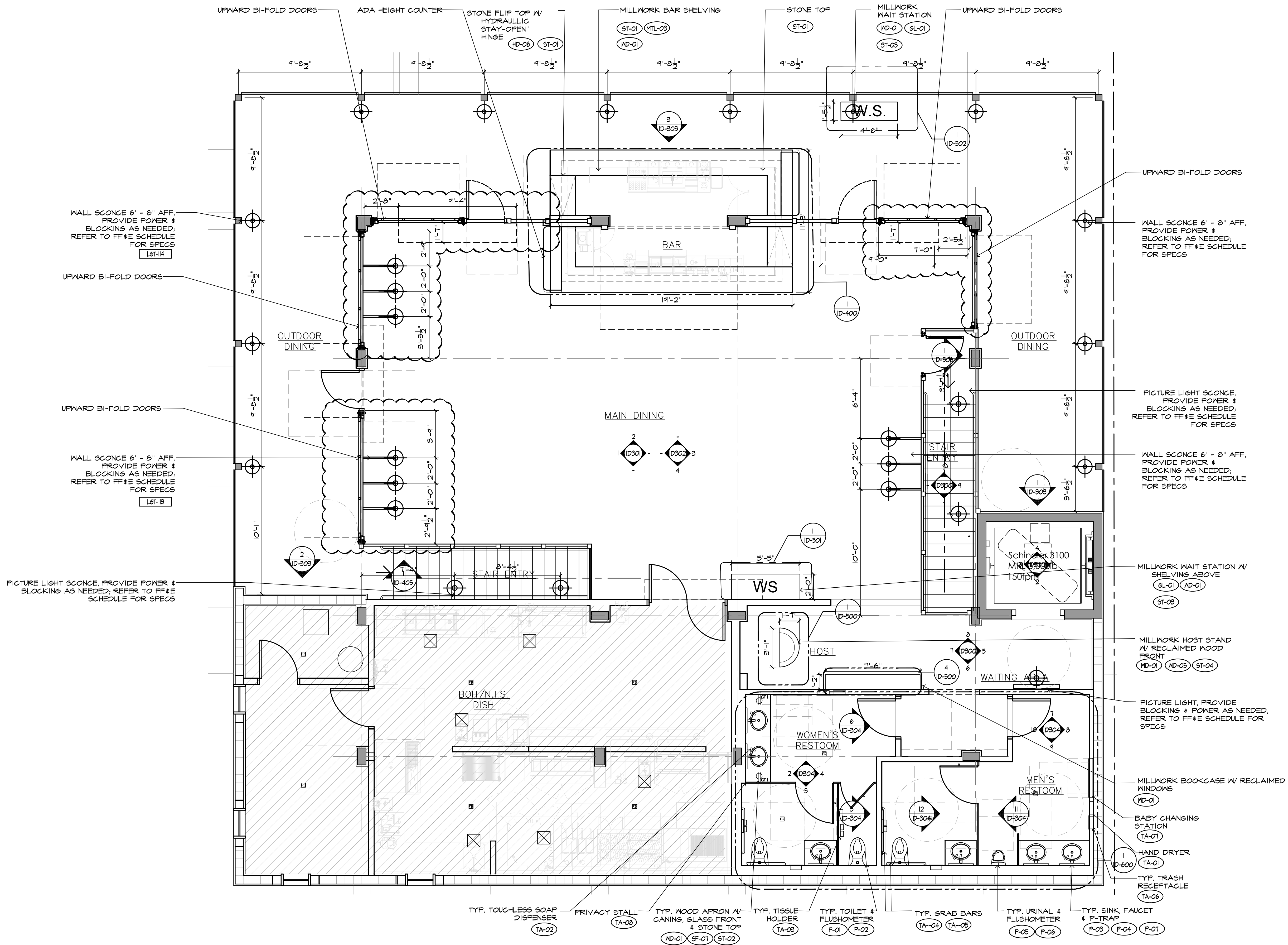
- DESIGNER'S POWER AND EQUIPMENT DOCUMENTATION WILL DISTINGUISH ONLY FOR LOCATION AND QUANTITY. FOR ANY ADDITIONAL INFORMATION, REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
- ALL POWER, TELEPHONE AND DATA OUTLETS SHALL BE 18" AFF, UNLESS OTHERWISE NOTED.
- IF OUTLETS ARE LOCATED AT BOTH SIDES OF A WALL, THEY SHALL BE STAGGERED BY 6" (NOT PLACED BACK TO BACK) TO PREVENT SOUND TRANSMISSION THRU WALL.
- UNLESS OTHERWISE INDICATED, ALL RECEPTACLES SIDE BY SIDE SHALL BE LOCATED 6" ON CENTER. DIMENSIONS ARE SHOWN TO THE CENTERLINE OF ONE ONLY.
- CONTRACTOR AND/OR ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING ELECTRICAL REQUIREMENTS FOR ALL ITEMIZED EQUIPMENT AND PROVIDE PROPER CIRCUITING, WIRE SIZING, GROUNDING AND VOLTAGE TOLERANCE.
- SEE ELEVATIONS FOR ALL VERTICAL OUTLET LOCATIONS

NOTE: ALL FOOD SERVICE EQUIPMENT SHOWN IS FOR REFERENCE ONLY; REFER TO F/S DRAWINGS FOR SPECS AND LAYOUT

ALL CODE AND/OR ADA REQUIREMENTS TO BE VERIFIED BY ARCHITECT OF RECORD

LEGEND

XX -ARCHITECTURAL FINISH
XX FF&E SPECIFICATION



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

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

ARCHITECT OF RECORD:

Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1-212-741-5233
F: 1-212-366-5783

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

LIGHTING DESIGNER:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
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STRUCTURAL ENGINEER:

Gulfstream Design Group, LLC.
906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, FL 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

No.	Date	Issued For
1	08.19.22	SCHEMATIC DESIGN SET
2	09.02.22	DESIGN DEVELOPMENT SET
3	04.14.23	LIGHTING FR&E UPDATE
4	04.24.23	DD REV 1

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DESIGN DEVELOPMENT REV 1 SET

Scale	Project No.
AS NOTED	2201
Drawn By	
CDS	

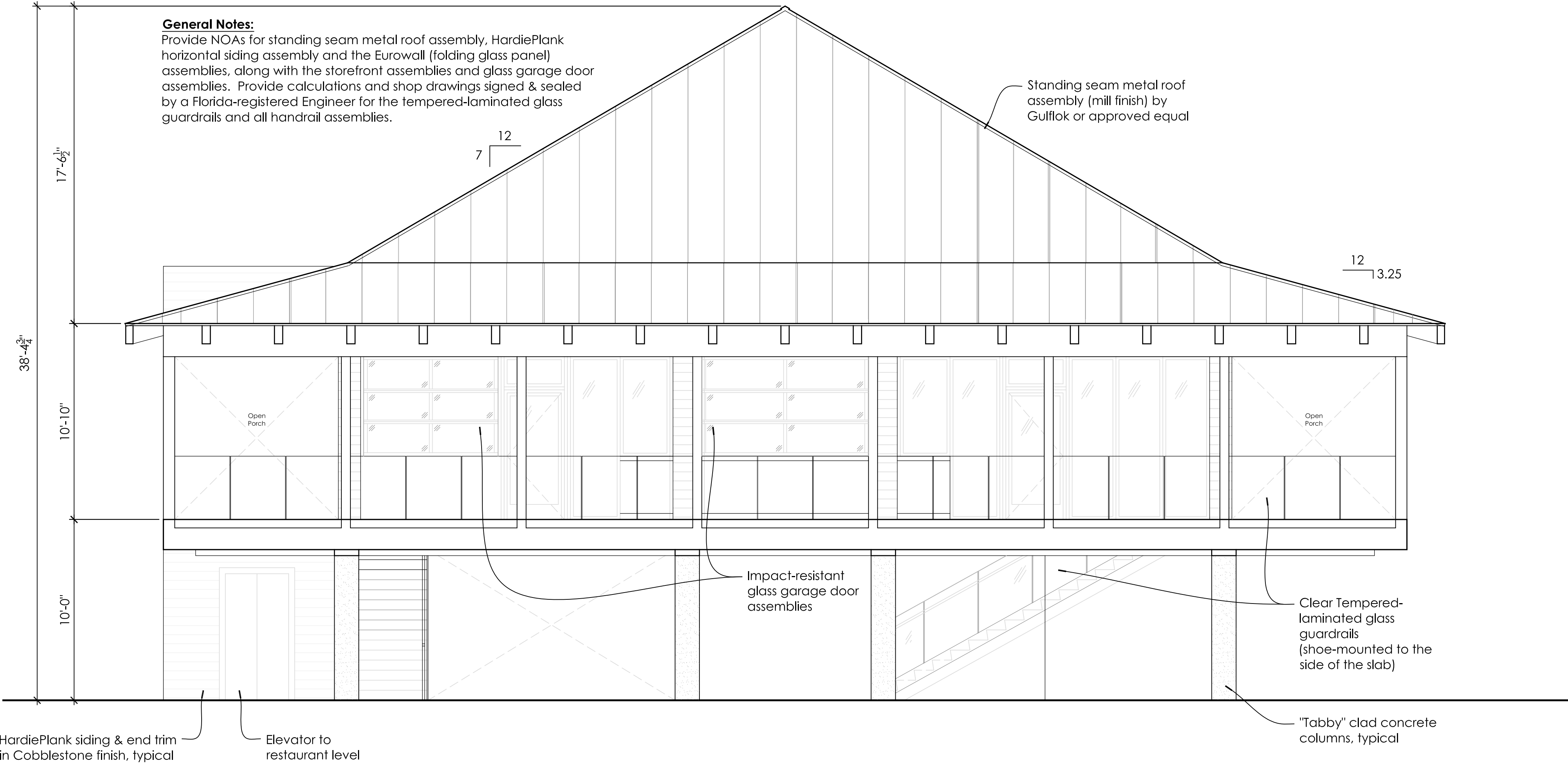
Drawing Title

CONSTRUCTION PLAN

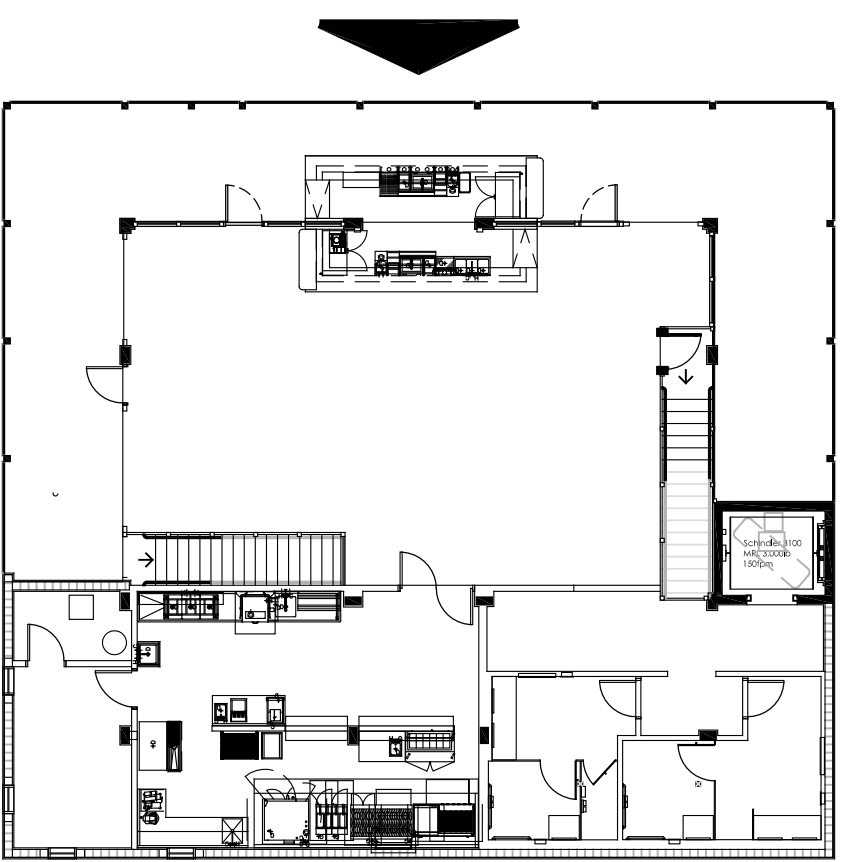
Drawing No.

ID 100

FOR DESIGN INTENT & REFERENCE



North Elevation
1/4" = 1'-0"

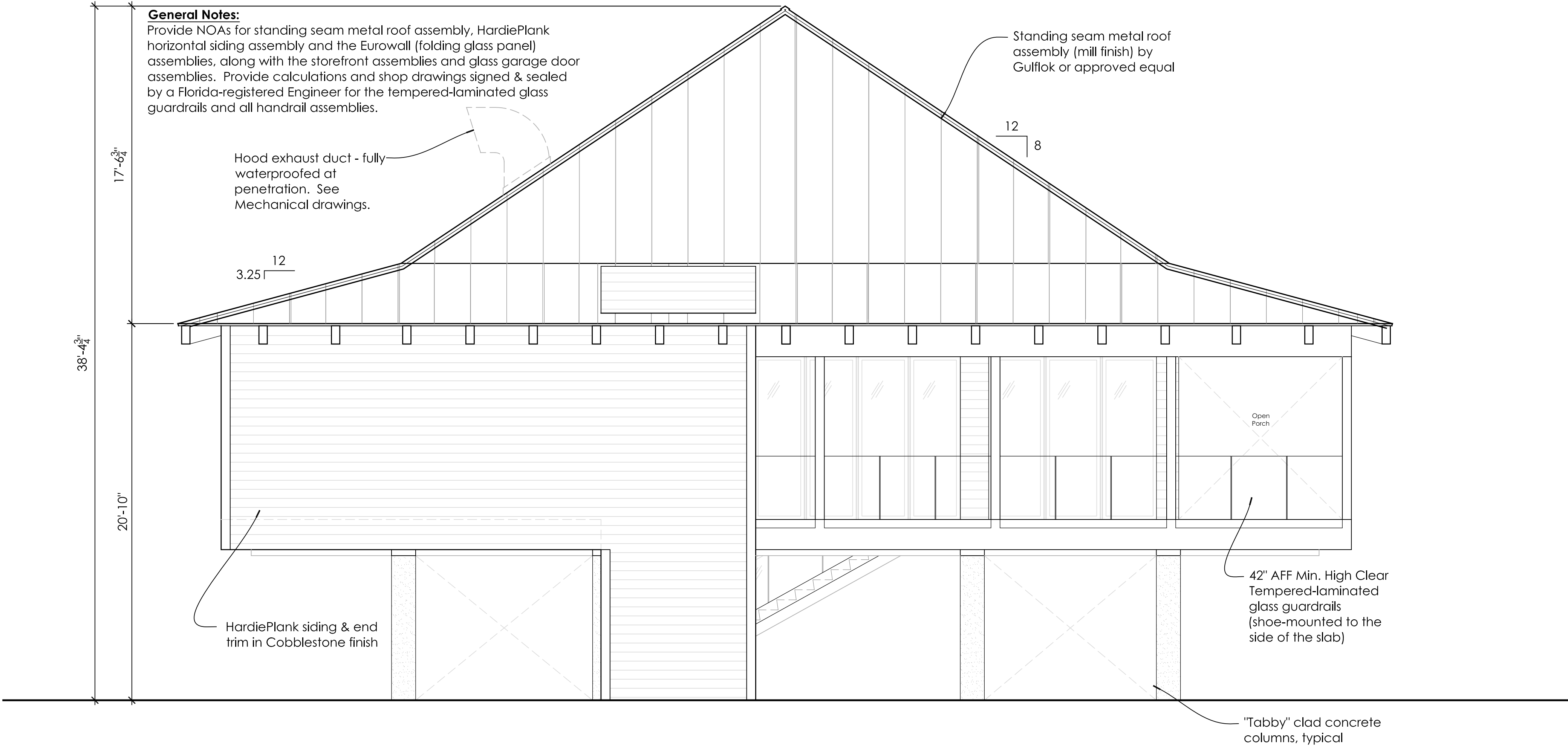


Key Plan
NTS

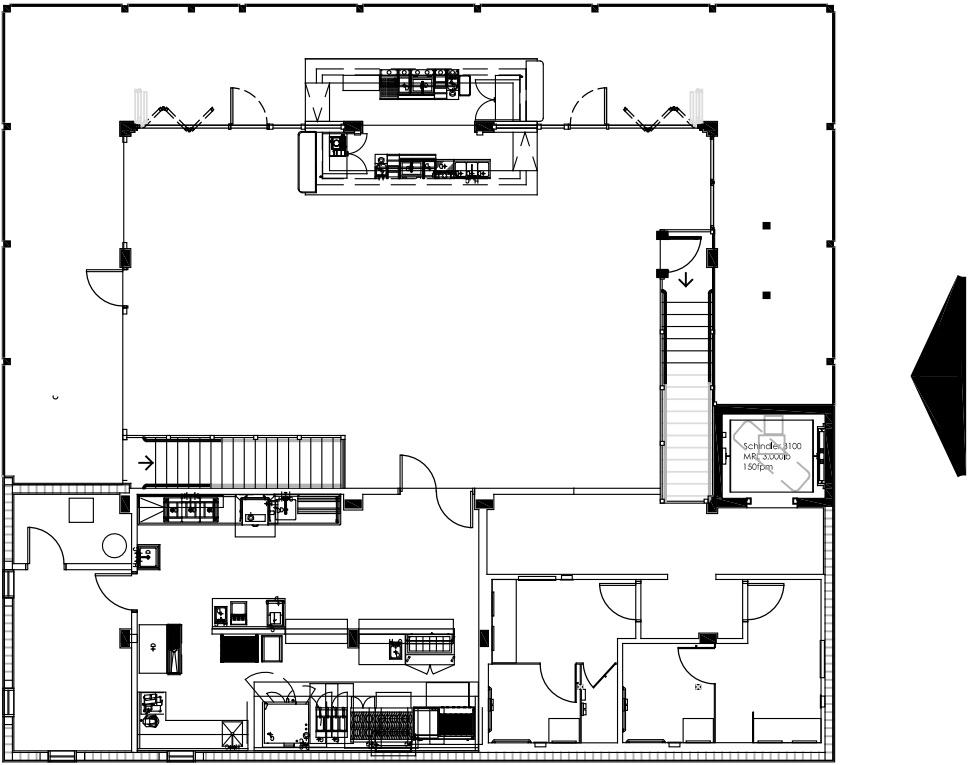
King Street Restaurant
169 King Street St. Augustine, FL 32084



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March 7, 2023



East Elevation
1/4" = 1' - 0"



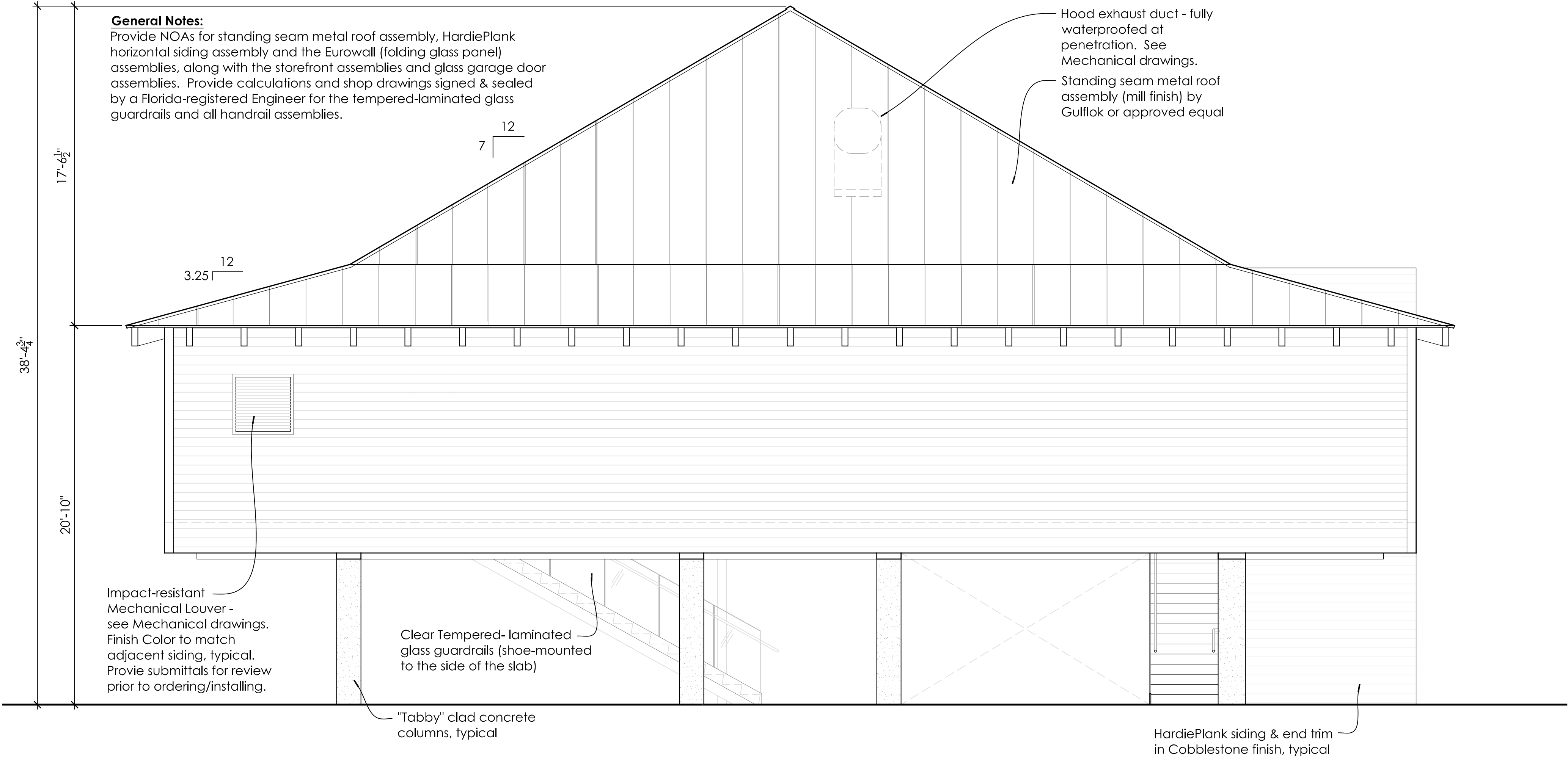
Key Plan
NTS

King Street Restaurant

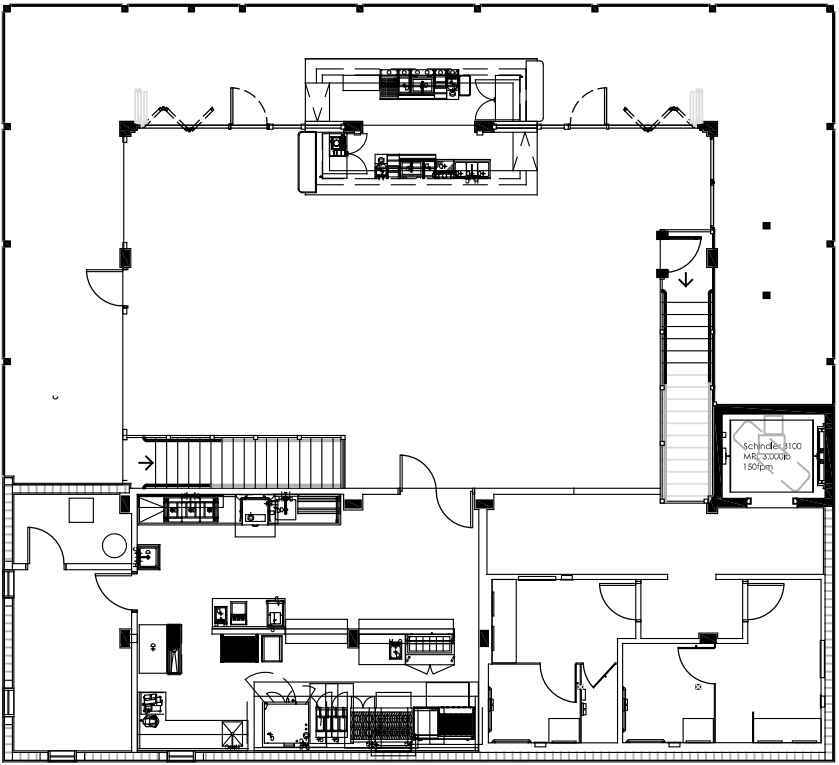
169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023



South Elevation
1/4" = 1' - 0"

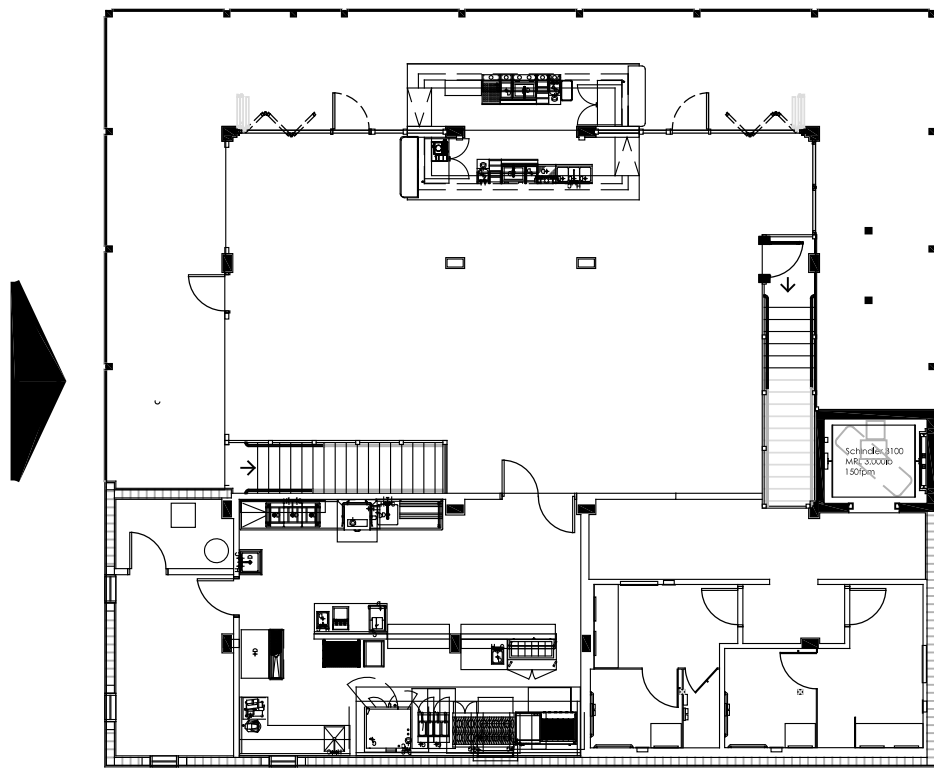
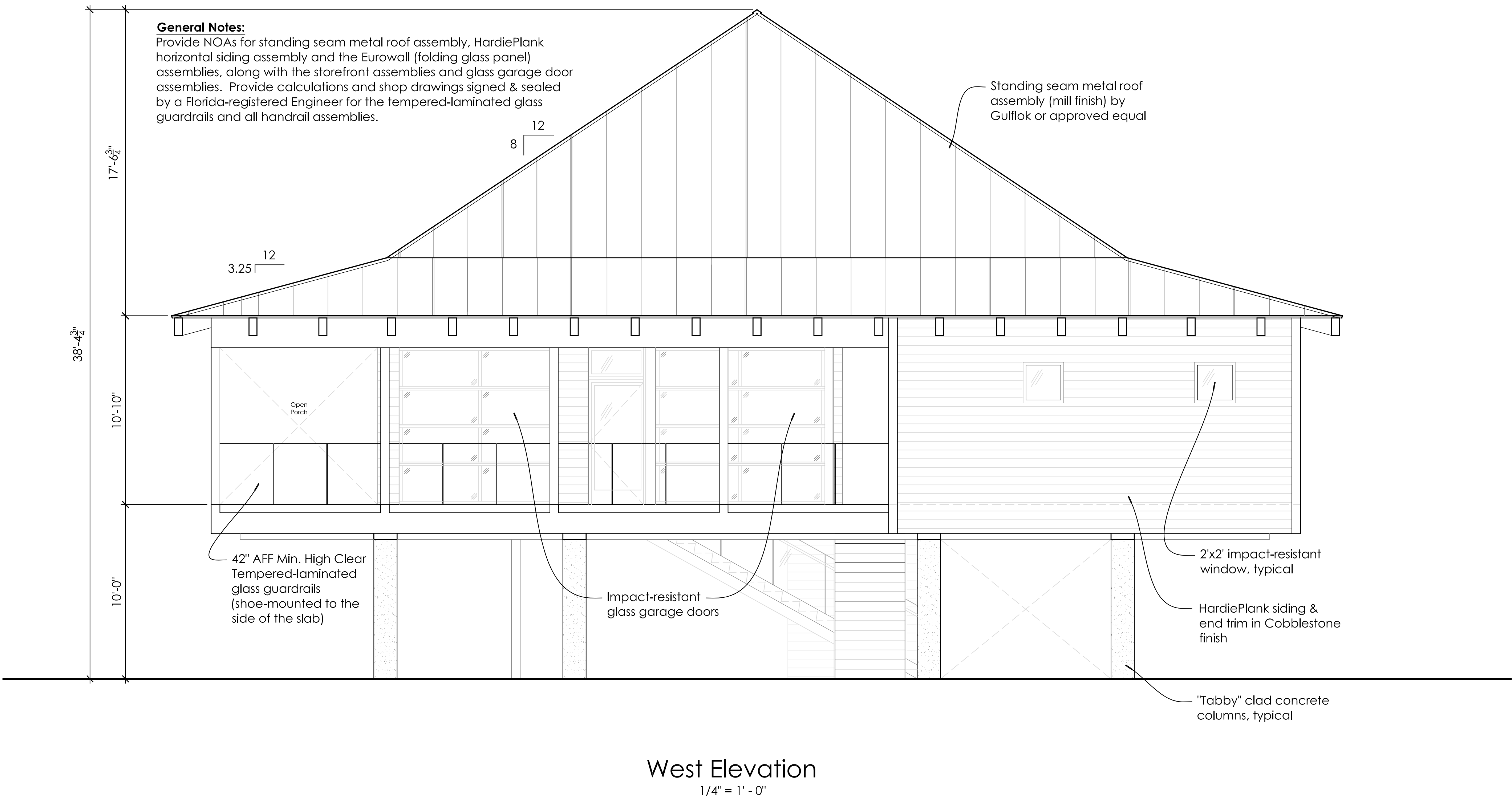


Key Plan
NTS

King Street Restaurant
169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023

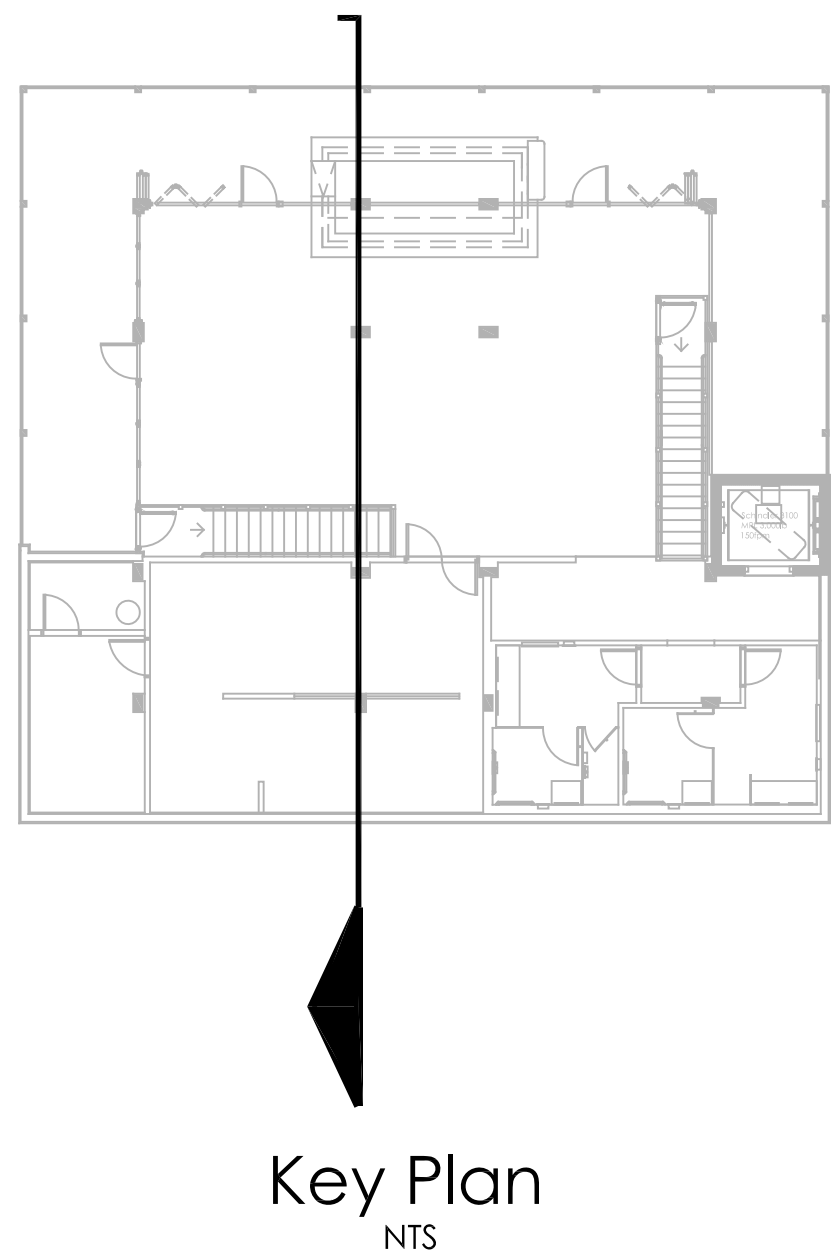
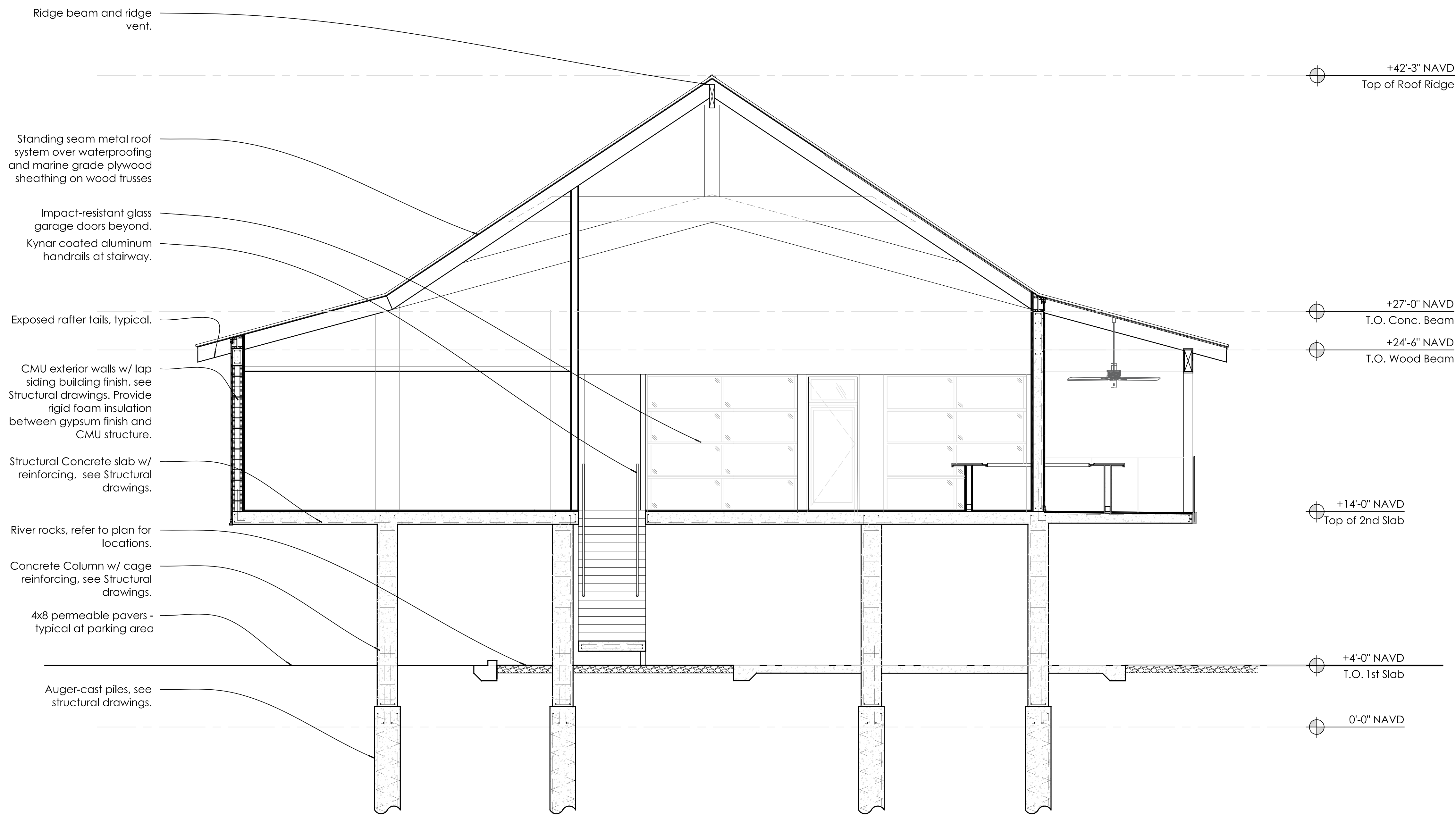


Key Plan
NTS

King Street Restaurant
169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023



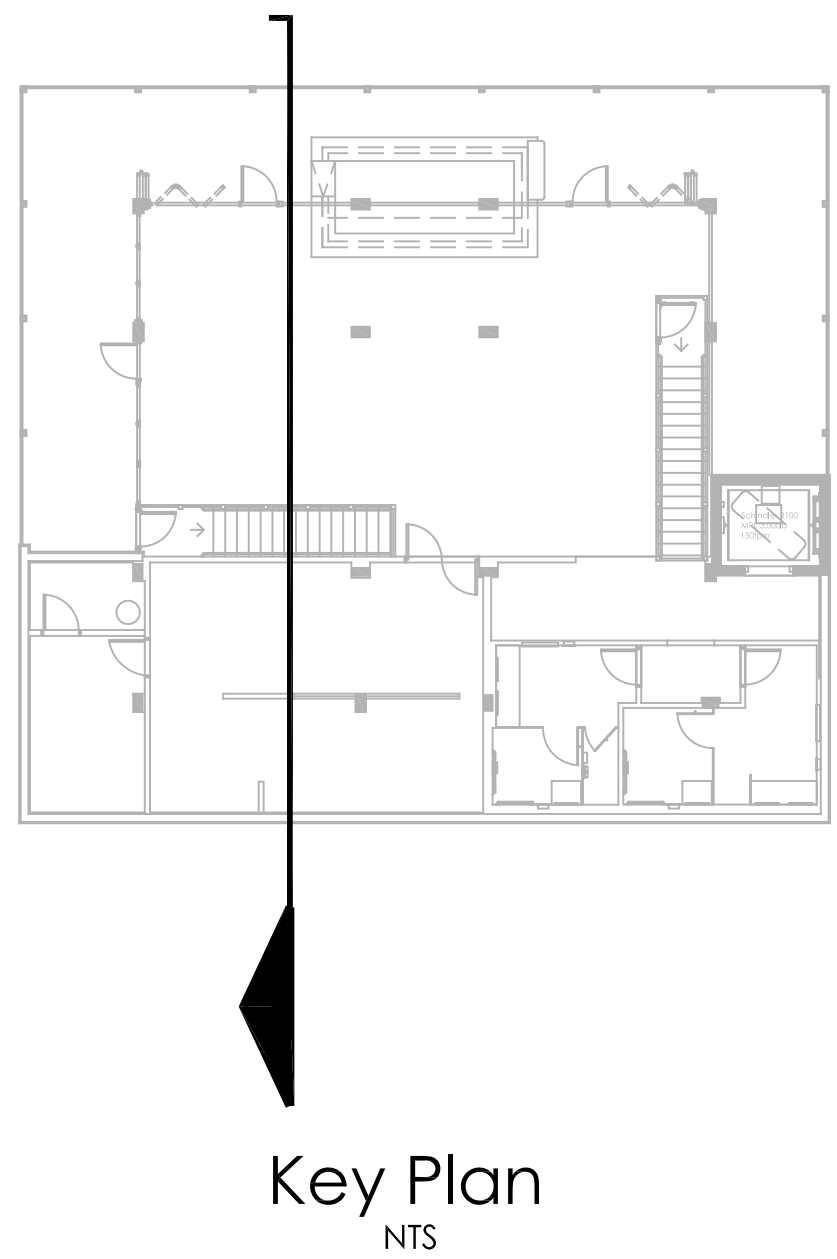
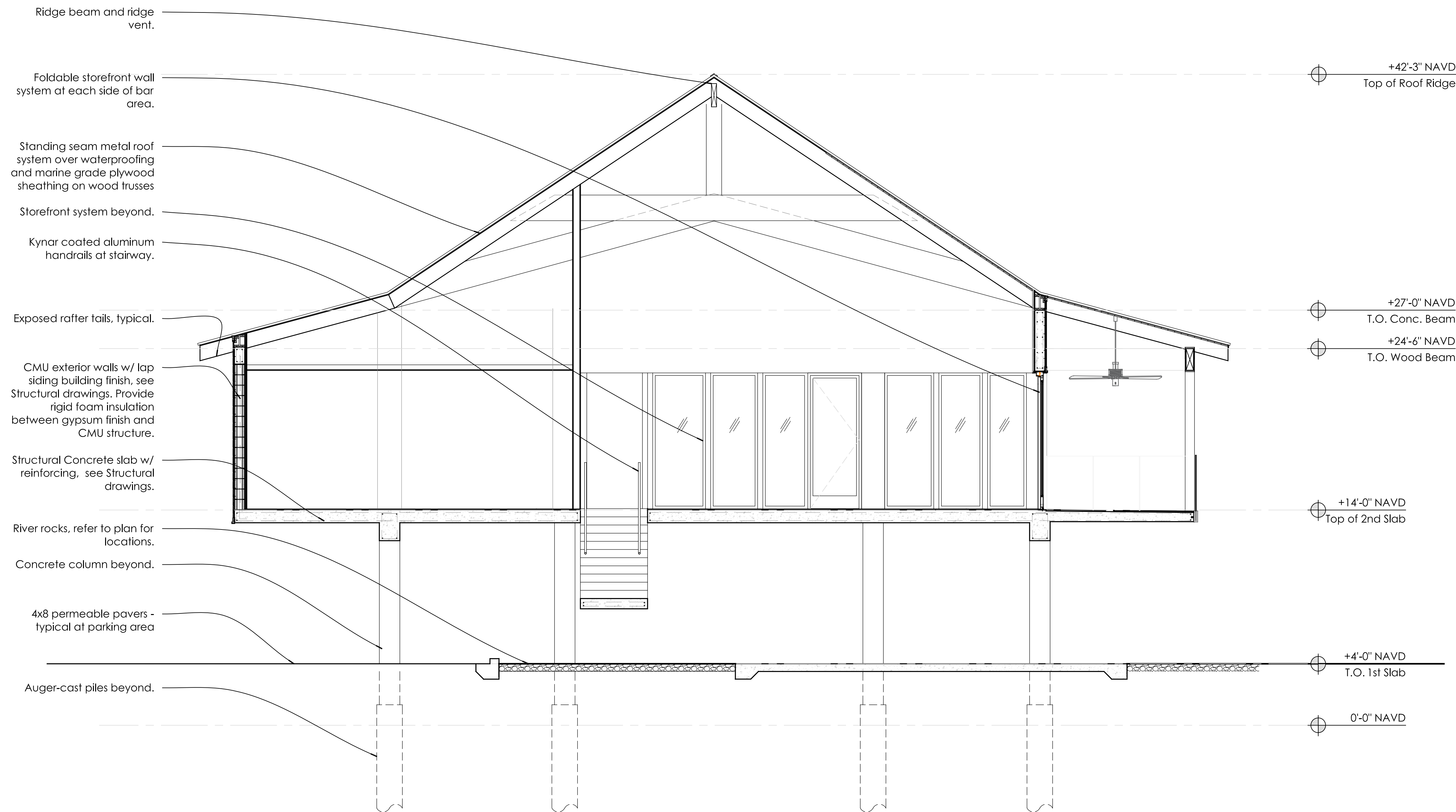
Section
1/4" = 1' - 0"

King Street Restaurant

169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023



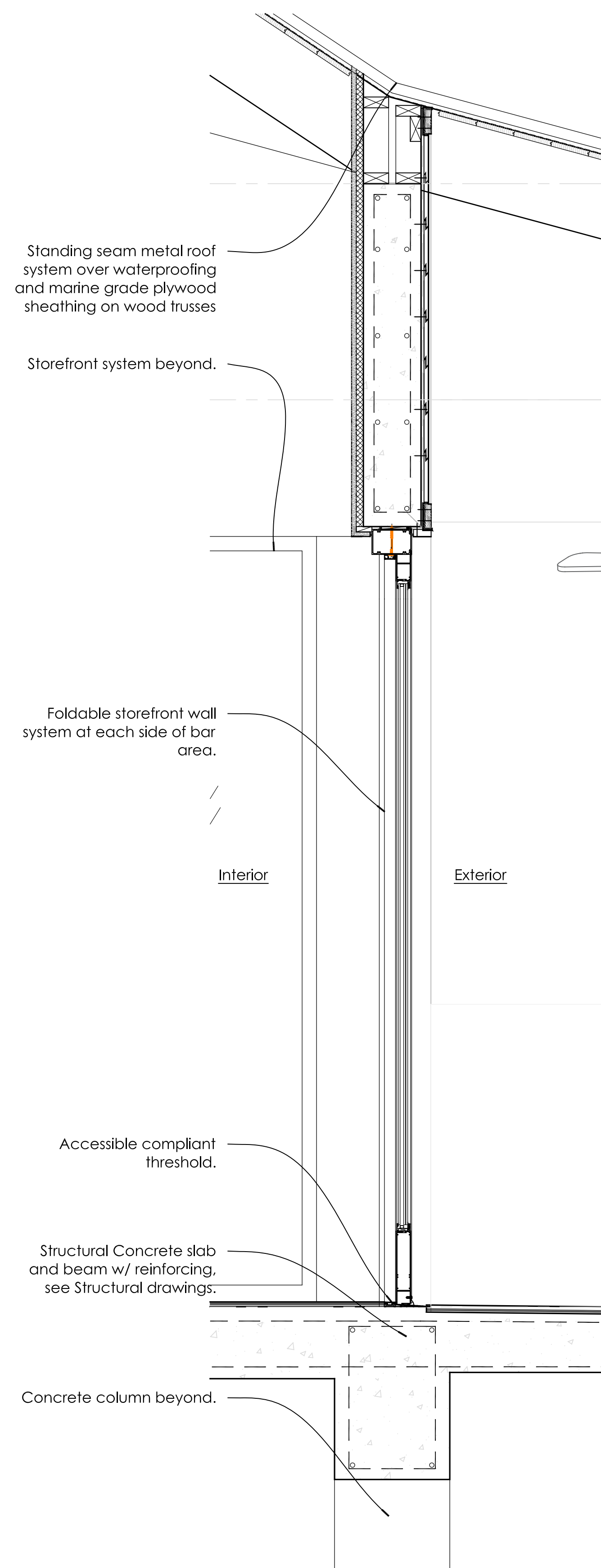
Section
1/4" = 1' - 0"

King Street Restaurant

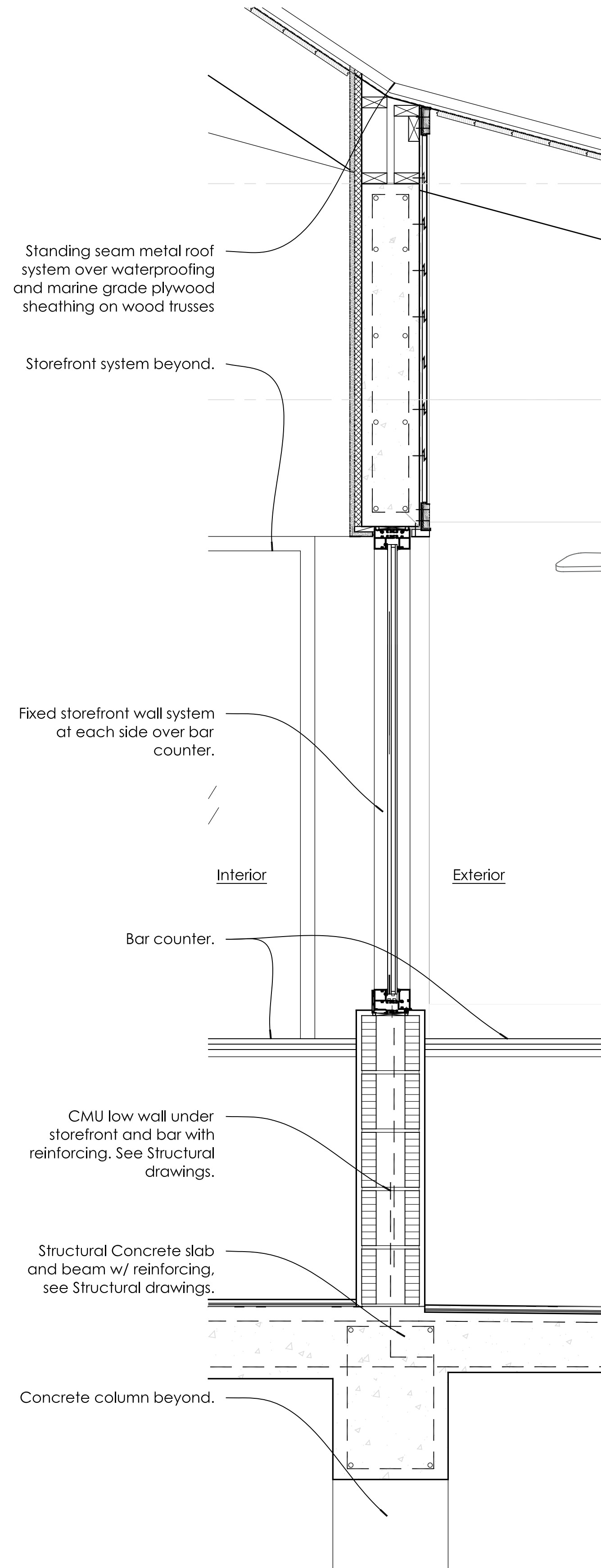
169 King Street St. Augustine, FL 32084



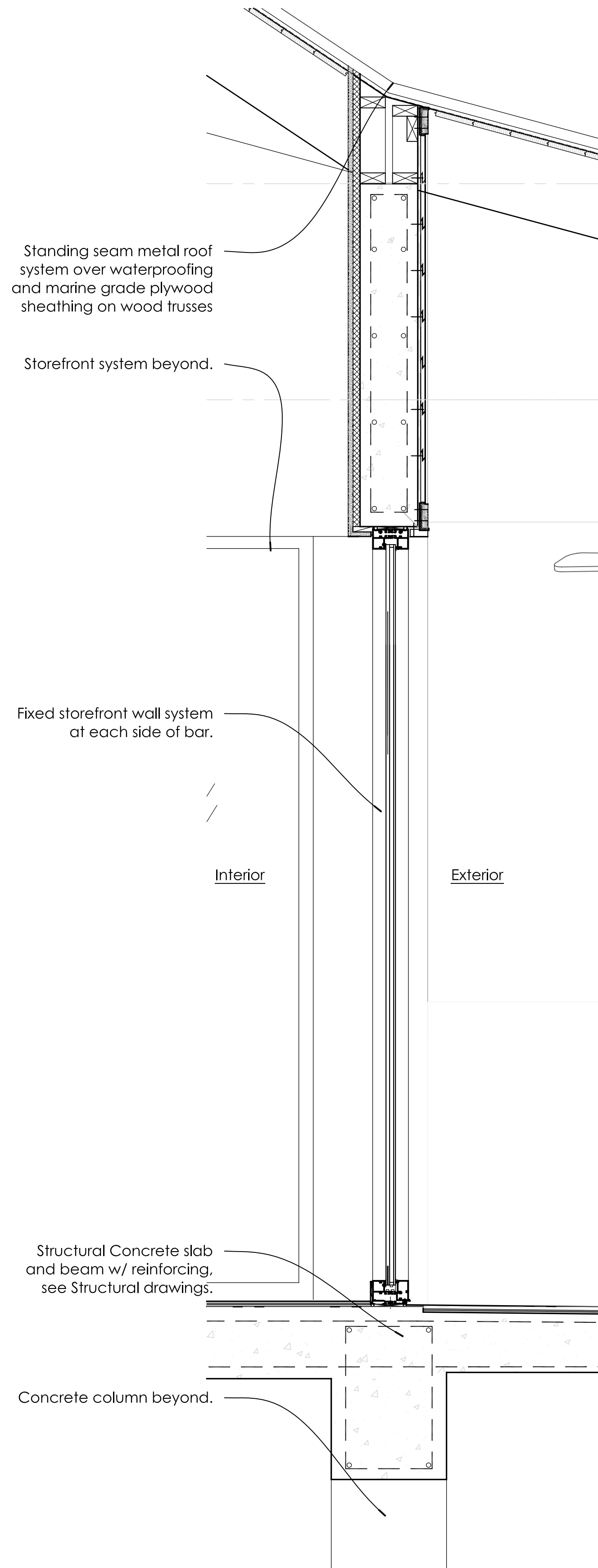
Entry Corridor Submittal - Not For Construction
March 7, 2023



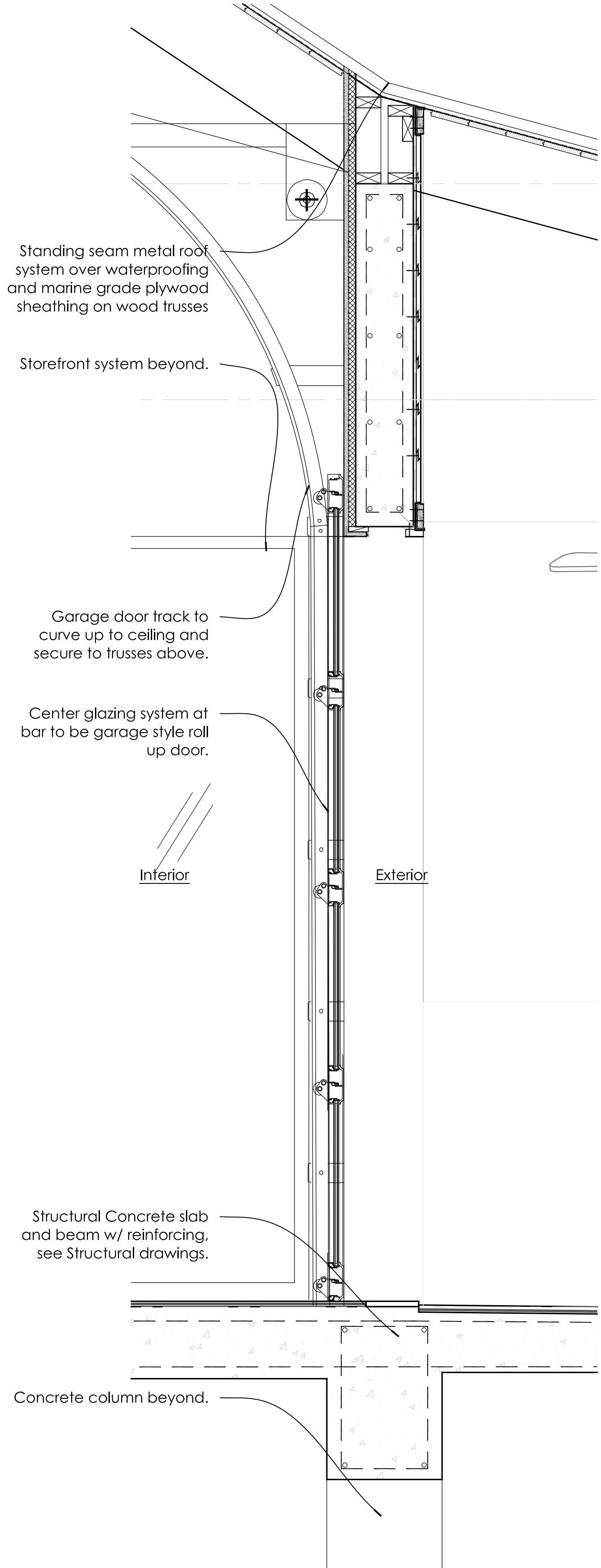
Wall Section @ Folding Storefront
1" = 1' - 0"



Wall Section @ Fixed Strfrnt @ Bar
1" = 1' - 0"



Wall Section @ Fixed Storefront
1" = 1' - 0"



Wall Section @ Garage Style Door
1" = 1' - 0"

King Street Restaurant

169 King Street St. Augustine, FL 32084



Entry Corridor Submittal - Not For Construction
March 7, 2023

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

ARCHITECT OF RECORD:

Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1.954.554.3881

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

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New York, NY 10010
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906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, FL 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

FOR DESIGN INTENT & REFERENCE

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2	09.02.22	DESIGN DEVELOPMENT SET

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DESIGN DEVELOPMENT SET

Scale	Project No.
AS NOTED	2201
Drawn By	
CDS	
Drawing Title	

RENDERING - OUTDOOR

Drawing No.

ID 002



1 RENDERING
SCALE: N.T.S.

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

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14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1.954.554.3881

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New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

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26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
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906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

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Boca Raton, FL 333496
T: 954-651-0279
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9240 SW 72nd Street, Suite 100
786.953.7599

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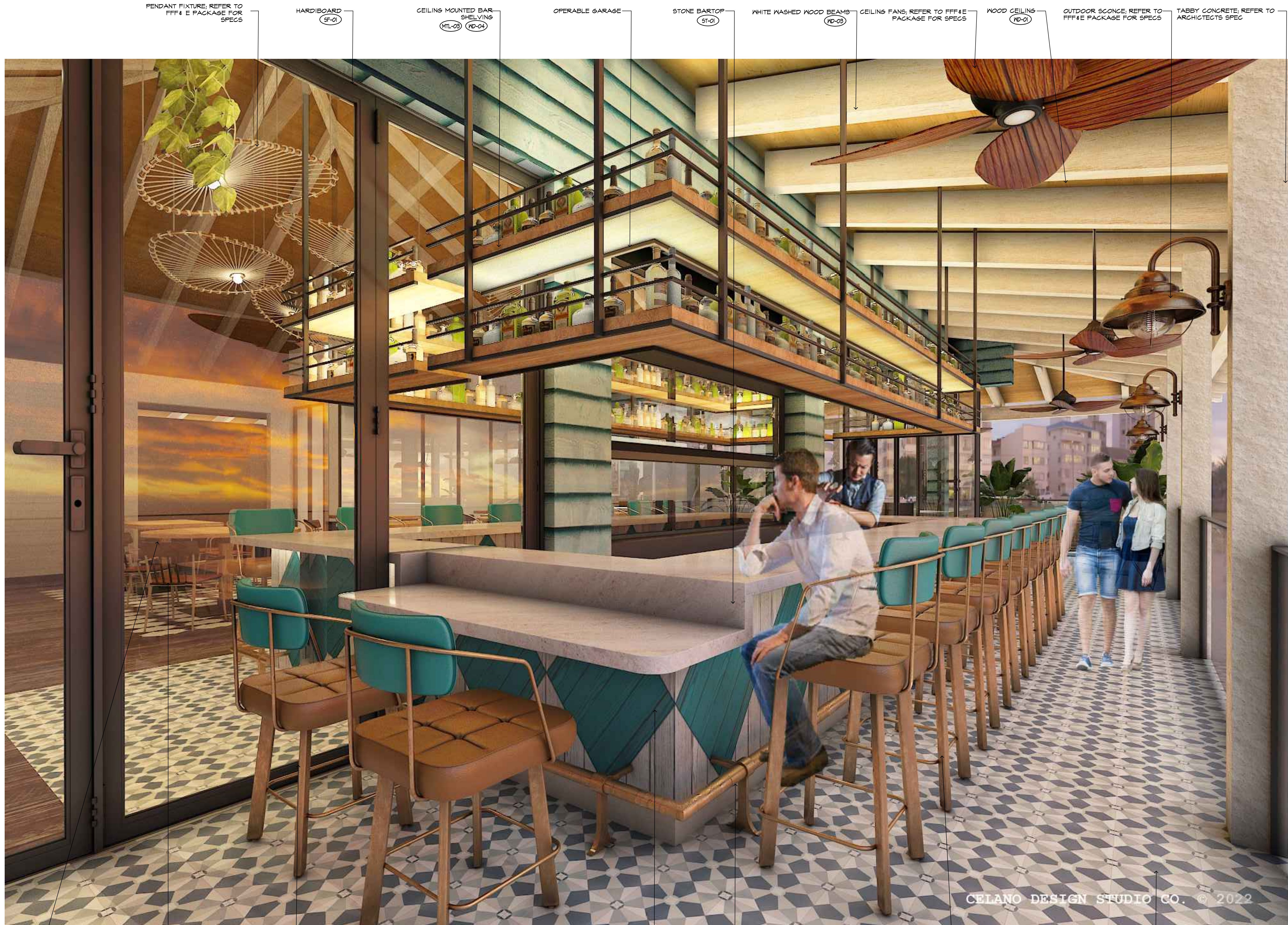
Issued For
DESIGN DEVELOPMENT SET

Scale	Project No.
AS NOTED	2201
Drawn By	
CDS	
Drawing Title	

RENDERING - OUTDOOR
BAR VIEW

Drawing No.

ID 004



PENDANT FIXTURE, REFER TO
FFF&E PACKAGE FOR
SPECS

HARDBOARD
(SF-01)

CEILING MOUNTED BAR
SHELVING
(MTL-03) (ND-04)

OPERABLE GARAGE

STONE BARTOP
(ST-01)

WHITE WASHED WOOD BEAMS
(ND-03)

CEILING FANS, REFER TO FFF&E
PACKAGE FOR SPECS

WOOD CEILING
(ND-01)

OUTDOOR SCONCE, REFER TO
FFF&E PACKAGE FOR SPECS

TABBY CONCRETE, REFER TO
ARCHITECTS SPEC

DINING TABLE, REFER TO FFF&E
PACKAGE FOR SPECS
(TAB-01)

DINING CHAIR, REFER TO FFF&E
PACKAGE FOR SPECS
(CH-01)

ADA-HEIGHT STOOL
(CH-02)

WOOD BAR DIE
(ND-01)

FOOT RAIL AND FOOT RAIL
BRACKET
(ND-01) (ND-02)

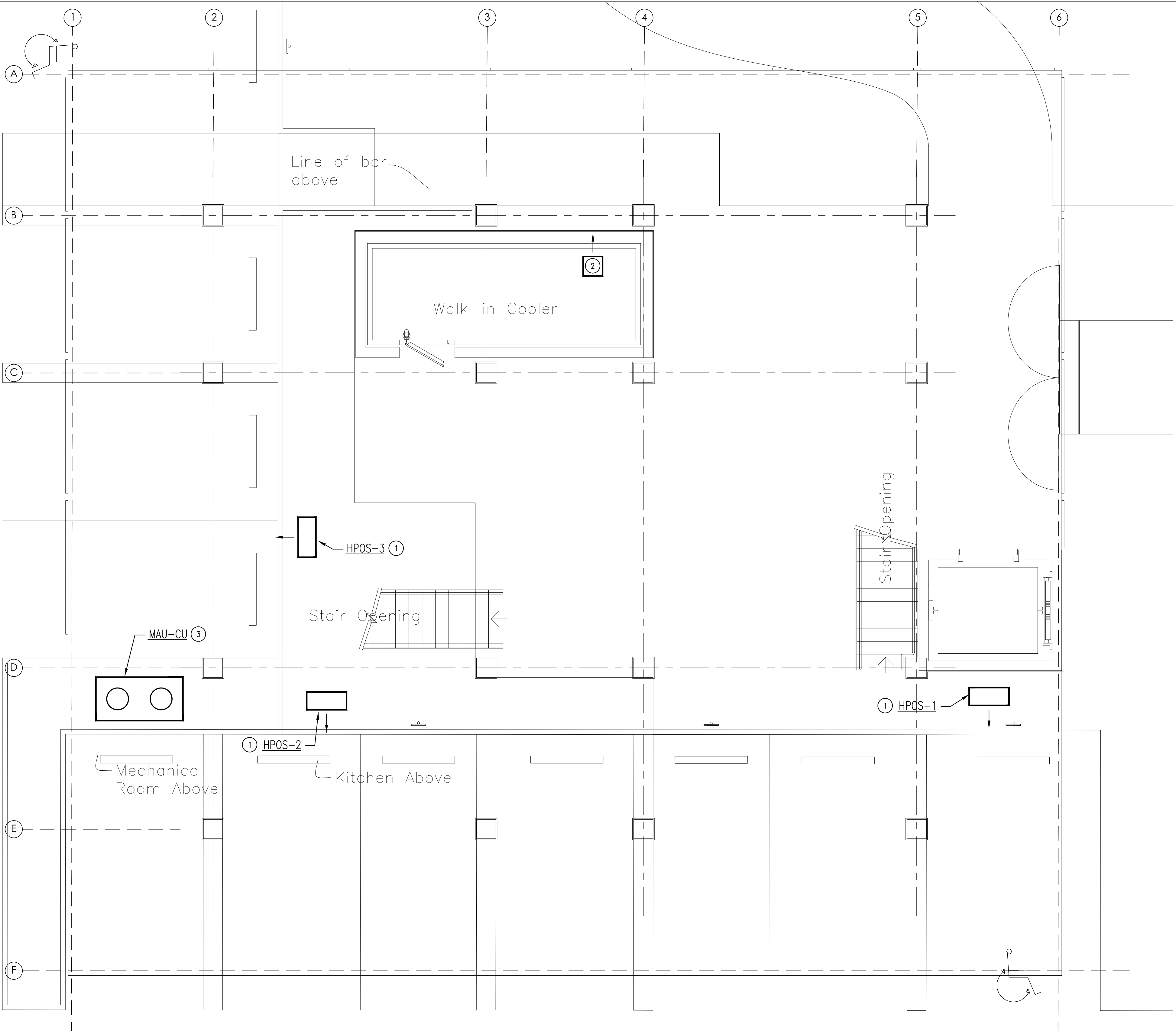
BAR-HEIGHT STOOL
(CH-03)

TILE
(TL-01)

1 RENDERING
SCALE: N.T.S.

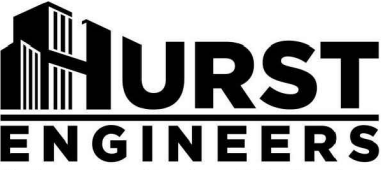
FOR DESIGN INTENT & REFERENCE

DRAFT: Not For Construction



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

SHEET NOTES	
①	SPLIT SYSTEM HEAT PUMP UNIT HUNG FROM SLAB ABOVE.
②	WALK-IN CONDENSING UNIT ON TOP OF WALK-IN BOX.
③	HOOD MAKE-UP AIR UNIT CONDENSING UNIT. MOUNT ON DUNNAGE. DUCT CONDENSER AIR HORIZONTALLY.



**HURST
ENGINEERS**
50 Years of Engineering - Falls Church, Va
180 S Washington Street, Suite 200
Falls Church, VA 22046
Hurst Engineers Project Number: 23-14

NOTE:
THE CONSTRUCTION OF THIS PROJECT REQUIRES THE CONTRACTOR TO COORDINATE WORK SHOWN ON THIS DRAWING WITH THAT OF ALL OTHER TRADES. IN ADDITION, ALL PIPING, CONDUITS, DUCTWORK, ETC., ARE TO BE INSTALLED WITHIN THE JOISTS / GIRDERS AND TO MAINTAIN THE MINIMUM REQUIRED CLEARANCES, U.O.N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE ARCHITECT W/ COORDINATION DRAWING DEVELOPED BY SUB CONTRACTORS & REFLECTING ALL TRADES. CHANGES RESULTING FROM CONFLICTS WITH OTHER TRADES AND WORK, IN THE EVENT OF ANY CONFLICTS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.

Registration Seal	Address
AA 0002305 AR 0008134	14 NE 1st Avenue, Suite 507 Miami, FL 33132 1+1 (305) 455-4216

No.	Date	Description
02.27.23		SD Set

Drawing Title

1ST FLOOR PLAN
MECHANICAL

Scale	As Noted
	February 14, 2023

Date

Drawn By

Project No.

Drawing No.

M301

King St Restaurant

169 King Street
St. Augustine, FL 32084



Structural Engineer
C&A Engineers, Inc.
9240 S.W. 72th Street, Suite 100
Miami, FL 33173
786.953.7599

Civil Engineer
Gulfstream Design Group, LLC
2225 A1A S. Ste A2
St. Augustine, FL 32080
904-377-0850

Landscape Architect
Morris-Depew Associates, Inc.
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916
239.337.3993

Mechanical, Electrical, Plumbing Engineer
Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
703.53457872

Interior Designer
Celano Design Studio
26 W 23rd Street, 3rd Floor
New York, NY 10001
212.741.5233

Food Service Consultant
Hospitality Kitchen Design
2901 Clinton Moore Road, #118
Boca Raton, FL 33496
561.246.3707

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

ARCHITECT OF RECORD:

Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1-212-741-5233
F: 1-212-366-5781

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New York, NY 10010
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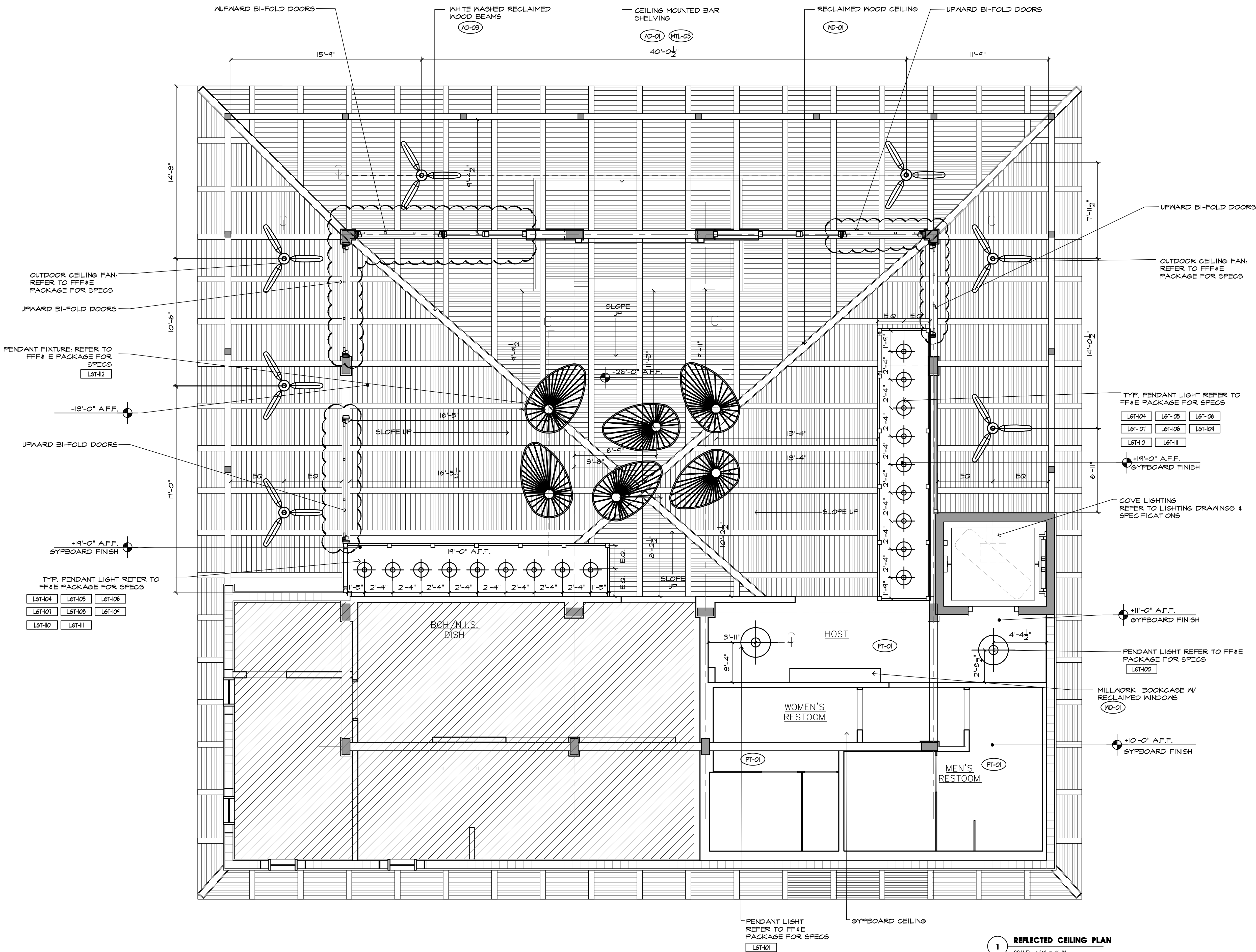
Scale	Project No.
AS NOTED	2201
Drawn By	
CDS	

Drawing Title

REFLECTED CEILING PLAN

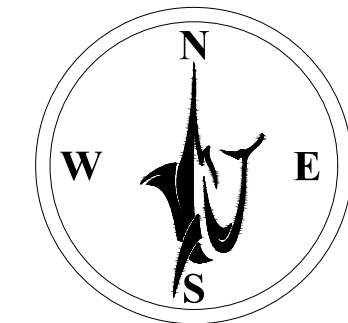
Drawing No.

ID 200



FOR DESIGN INTENT & REFERENCE

1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



- ## GENERAL CONCEPT NOTES

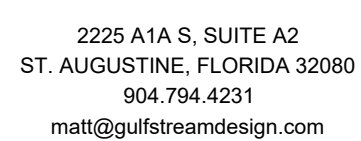
- | SITE DATA TABLE - COSA | | | |
|--------------------------------|--------------------------|--------------------------|---------|
| GROSS PROPERTY AREA: | 17,177.00 SF | 0.39 AC | 0.98 AC |
| NET DEVELOPABLE PROJECT AREA: | 17,177.00 SF | 0.39 AC | 0.98 AC |
| BUILDING FOOTPRINT AREA: | 4,272 SF | 0.10 AC | |
| PARKING AND DRIVEWAYS: | 10,476 SF | 0.24 AC | 0.40 AC |
| SIDEWALK AREA: | 420 SF | 0.01 AC | |
| TOTAL IMPERVIOUS AREA: | 15,168.00 SF | 0.35 AC | 0.41 AC |
| TOTAL PERVIOUS AREA: | 2,009.00 SF | 0.05 AC | |
| IMPERVIOUS SURFACE AREA RATIO: | | 88.3% | |
| FLOOR AREA RATIO: | | 24.9% | |
| NET OPEN SPACE: | 2,009.00 SF | 0.05 AC | 0.05 AC |
| | | | |
| PROPERTY ID NO: | 119680 0000, 119690 0000 | | |
| ZONING: | RGC | | |
| FEMA FIRM PANEL NUMBER | 12109C 0314J (AE) | | |
| FRONT YARD SETBACK | 15' | 20.00' | |
| SIDE YARD SETBACK | 10' | 10.36' (E)
51.12' (W) | |
| REAR YARD SETBACK | 10' | 48.91' | |

* TOTAL SPACES INCLUDE 8 COMPACT SPACES. (8'X 18' MIN.
25% OF TOTAL SPACES ALLOWED. (33 X 0.25=8.25)

YIELD ANALYSIS PLAN FOR KING STREET RESTAURANT CONCEPT PLAN ST. AUGUSTINE, FLORIDA



(NOT) FOR
CONSTRUCTION



PROJECT NO:	22-001
ISSUE DATE:	07/07/22
DRAFTED BY:	JGD
DESIGNED BY:	MM
CHECKED BY:	MHL
NOT VALID WITHOUT SEAL	

Comfort Grill Southern Kitchen & Bar

169 King Street
St. Augustine, FL 32084



González Architects
Commercial

MORRIS
DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

MATTHEW M. LINCOLNHOL
FL LIC.# LA 6667472

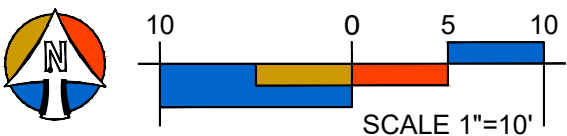
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Issued/Revised		
No.	Date	Description

Drawing Title

Preliminary
Irrigation Plan

Scale As Noted



Date March 6, 2023
Drawn By KCK
Project No. MDA-21138-00
Drawing No.

LI-101

LEGEND

DRIP IRRIGATION AREA

PROPOSED IRRIGATION MAIN LINE

PROPOSED IRRIGATION SLEEVES

RAIN SENSOR AND CONTROLLER

PROPOSED CONTROL VALVE MANIFOLD

POINT OF CONNECTION - EXISTING METER

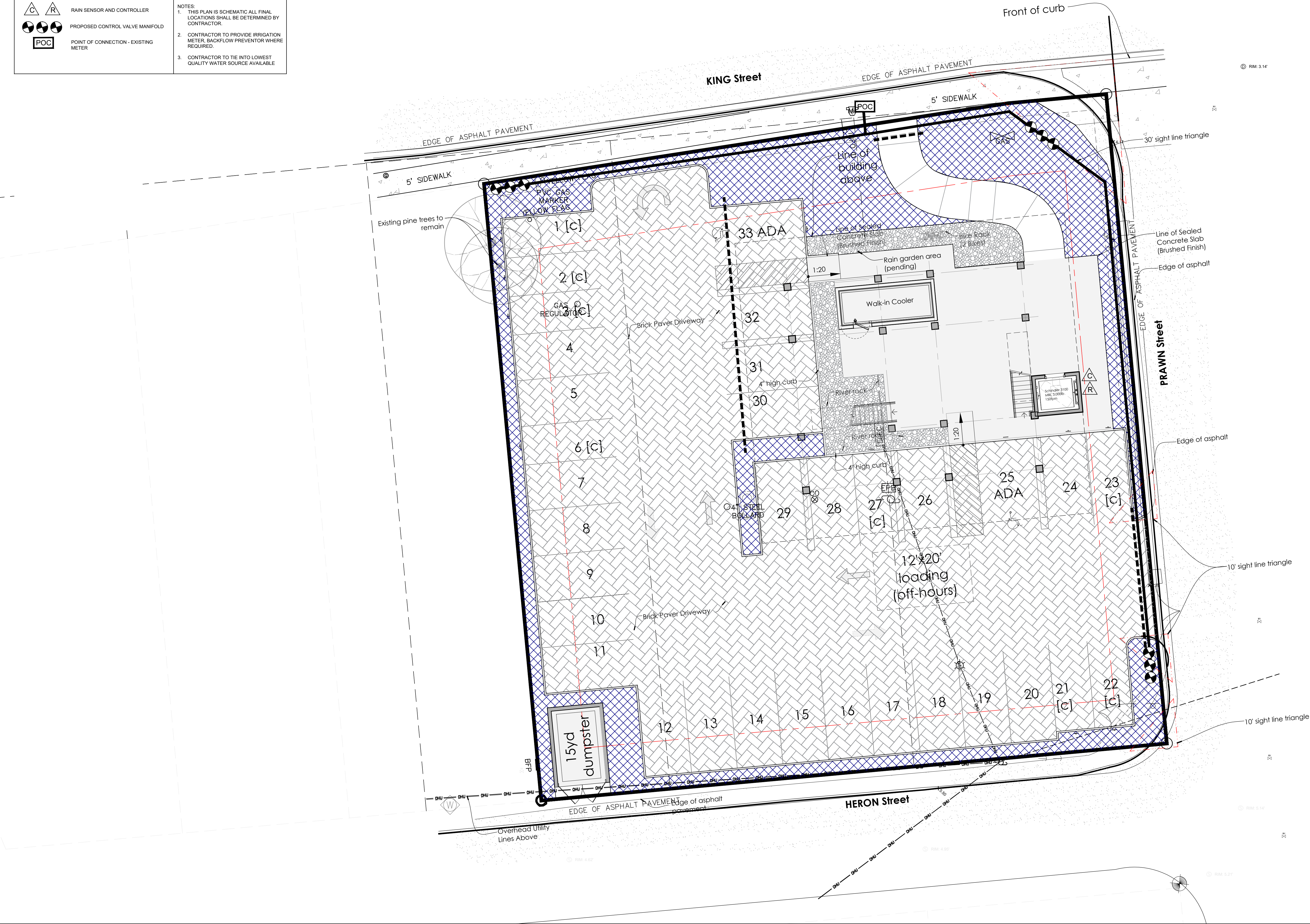
WATER USE

NET PERVIOUS AREA: ±2,863 SF

APPLICATION RATE 1-1/2" / WK (0.125") PER WEEK: 3,70 CF / WK

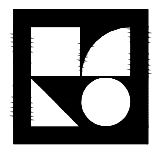
GALLONS PER WEEK: 2,770 G / WK

NOTES:
1. THIS PLAN IS SCHEMATIC ALL FINAL LOCATIONS SHALL BE DETERMINED BY CONTRACTOR.
2. CONTRACTOR TO PROVIDE IRRIGATION METER, BACKFLOW PREVENTOR WHERE REQUIRED.
3. CONTRACTOR TO TIE INTO LOWEST QUALITY WATER SOURCE AVAILABLE

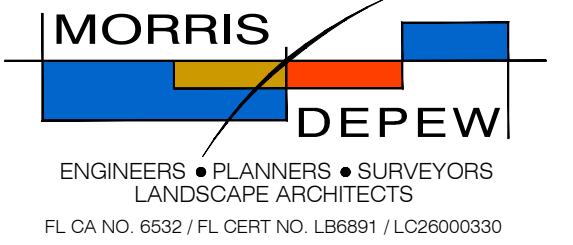


Comfort Grill Southern Kitchen & Bar

169 King Street
St. Augustine, FL 32084



**González Architects
Commercial**



Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3983
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

MATTHEW M. LINCOLNHOL
FL LIC.# LA 6667472

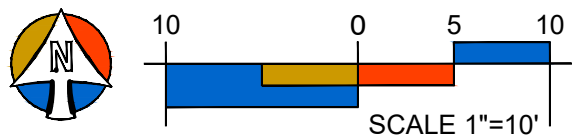
DRAWING IS NOT VALID WITHOUT AN EMBOSSED SEAL WITH AN ORIGINAL SIGNATURE BY THE LANDSCAPE ARCHITECT OF RECORD

Issued/Revised		
No.	Date	Description

Drawing Title

Preliminary
Landscape Plan

Scale As Noted



Date March 6, 2023
Drawn By KCK
Project No. MDA: 21138-00
Drawing No.

LP-101

LEGEND	
	BUFFER TREE
	PARKING TREE
	PARKING BUFFER (VEHICULAR USE AREA)

- NOTE:
1. ALL PROPOSED PLANTS SHALL BE FL. NO. 1 OR BETTER IN QUALITY. ALL MATERIAL SIZES SPECIFIED ARE MINIMUMS.
 2. CONTRACTOR TO PROVIDE FRESH LAYER OF BLACK SHREDDED PINE MULCH (3" DEPTH).
 3. ALL PRUNING SHALL BE PERFORMED BY QUALIFIED ARBORIST (ISA CERTIFIED ARBORIST OR TREE WORKER). ALL PRUNING SHALL FOLLOW ISA'S TREE PRUNING GUIDELINES OR MOST RECENT ANSI A300 PRUNING STANDARDS, AND ANSI Z133.1 SAFETY STANDARDS.
 4. ANY PLANT DAMAGED DURING CONSTRUCTION THAT IS SCHEDULED TO REMAIN WILL BE REPLACED BY THE CONTRACTOR AT A 1:1 RATIO AT THE MINIMUM SIZE ALLOWED BY THE CITY.
 5. PARKING SURFACE TO BE COMPRISED OF TREMOR GREEN COLLECTION 4X8 PERMEABLE PAVERS, GRAY IN COLOR (OR APPROVED EQUAL).

PLANT SCHEDULE

TREES

CODE	QTY	BOTANICAL / COMMON NAME
AW	6	Acroclorophy wrightii / Paurotis Palm
BC	2	Bulsa capitata / Pindo Palm
PM	3	Phoenix dactylifera 'Medjool' / Medjool Date Palm
SC	5	Serenoa repens 'Cinerea' / Silver Saw Palmetto
SA	4	Strelitzia alba / White Bird of Paradise
SQ	8	Syagus romanzoffiana / Queen Palm

EXISTING

SHRUBS

CODE	QTY	BOTANICAL / COMMON NAME
PE	2	Pinus elliotii / Slash Pine
CA	9	Crinum asiaticum / Crinum Lily
MI	6	Pittosporum tobira 'Variegata'
PS2	11	Philodendron selloum / Selloum Philodendron
VO	148	Viburnum odoratissimum / Sweet Viburnum

SHRUB AREAS

CODE	QTY	BOTANICAL / COMMON NAME
AE	17	Aspidistra elatior / Cast Iron Plant
DV2	19 sf	Dianella tasmanica 'Variegata' / Variegated Flax Lily
DV	50	Dietes vegeta / African Iris
NE	5	Nephrolepis exaltata / Boston Fern
ZF2	169	Zamia floridana / Florida Coontie

GROUND COVERS

CODE	QTY	BOTANICAL / COMMON NAME
FJ	19	Farugium japonicum / Leopard Plant
LM	388	Liriope muscari / Lilyturf

NORTHERN BUFFER 5' TYPE 'E' BUFFER (Sec. 25-54.)		
4 TREES / 100 LF FOR +/-110LF= 4 TREES 12 SHRUBS / 100 LF FOR +/-110 LF= 13 SHRUBS		
	Required	Provided
Trees	4	4
Shrubs	13	+13

RM: 3.14'

KING Street

N81° 15' 49"E 110.03'(M)

Front of curb

5' SIDEWALK

30' sight line triangle

Line of building above

Line of Sealed Concrete Slab (Brushed Finish)

PRAWN Street

Edge of asphalt

EASTERN BUFFER 5' TYPE 'D' BUFFER (Sec. 25-54.)		
3 TREES / 100 LF FOR +/-135 LF= 4 TREES 6 SHRUBS / 100 LF FOR +/-135 LF= 8 SHRUBS		
	Required	Provided
Trees	4	4
Shrubs	13	+8

Edge of asphalt

10' sight line triangle

100 sf V.U.A.

10' sight line triangle

RM: 5.14'

HERON Street

S84° 47' 50"W 130.03'(M)

185 sf V.U.A.

RM: 4.62'

RM: 4.95'

RM: 5.21'

N5° 18' 14"W 128.21'(M)

PARKING BUFFER (V.U.A.)		
10,913 SF PARKING AREA x 5% PLANTING AREA 1 TREE PER 100 SF OF PLANTING AREA HEDGE ROW AROUND PARKING AREA		
	Required	Provided
Planting Area	546 SF	+/- 555 SF
Trees	5	5

33 ADA

32

31

30

29

28

27 [c]

26

25 ADA

24

23 [c]

22

21 [c]

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6 [c]

5

4

3 [c]

2 [c]

1 [c]

185 sf V.U.A.

5' SIDEWALK

Existing pine trees to remain (to be credited toward the parking area tree requirement)

Brick Paver Driveway

Brick Paver Driveway

Brick Paver Driveway

Brick Paver Driveway

Brick Paver Driveway

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Brick Paver Driveway

Brick Paver Driveway

PREMIUM METAL ROOFING PROFILE GUIDE



HIDDEN SCREWS



GULFLOK™

An integrated screw flange makes this clipless, snap-lock system perfect for residential and light commercial applications.
GulfLok™ is available in 1.5" Height & 15" Coverage



GULFSEAM™

A bold, 1 3/4" rib offers architectural distinction on this snap-lock system.



MEGALOC™

With an ultra-strong 2" rib height, this mechanically-seamed system can be installed over decking or open framing.



VERSALOC™

Available in a variety of metal types and in a 1.5" rib height. This versatile, mechanically-seamed panel is perfect for many commercial and architectural applications.



EXPOSED SCREWS



GULFRIB™

Durability, strength and ease of installation make this exposed fastener panel a top choice for many residential and agricultural applications.



5VCRIMP™

Get that "Traditional" look of metal roofing from yesteryear with this classic exposed fastener roofing system.



GULFPBR™

Strength and durability make this exposed fastener panel a top choice for many commercial and residential applications.



GULFWAVE™

Ride the wave of architectural distinction with this 3/4" high rolling rib exposed fastener panel.



Substrate/ Warranty: Aluminum-Zinc Alloy (Kynar®/Painted) / 35/40 Year • Aluminum-Zinc Alloy (Mill Finish) / 25 Year • 0.032 Aluminum (OceanGuard™) / 20 Year

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PREMIUM METAL ROOFING

GulfCoast®
SUPPLY & MANUFACTURING



ROOFING GUIDE

A COMPLETE SELECTION OF AVAILABLE COLORS AND PROFILE OPTIONS

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PREMIUM METAL ROOFING

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Marine Green SMP SR .36 TE .86 SRI 38
Patina Green SMP SR .29 TE .87 SRI 29
Evergreen SMP SR .27 TE .86 SRI 26
Forest Green SMP SR .31 TE .85 SRI 31
Hawaiian Blue SMP SR .32 TE .85 SRI 32
Gallery Blue SMP SR .25 TE .86 SRI 24
Barn Red SMP SR .36 TE .84 SRI 37
Patriot Red SMP SR .40 TE .83 SRI 42
Burgundy SMP SR .24 TE .83 SRI 21
Cocoa Brown SMP SR .32 TE .85 SRI 32

Mocha Tan SMP SR .44 TE .84 SRI 48	Clay SMP SR .34 TE .86 SRI 35	Light Stone SMP SR .55 TE .85 SRI 64	Ivory SMP SR .60 TE .83 SRI 70	Polar White SMP SR .63 TE .85 SRI 75	Pure White SMP SR .68 TE .84 SRI 82
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Siliconized Modified Polyester
STANDARD SMP PAINT FINISHES

See color profile availability matrix for lead times – Not all colors available in all profiles.

SR SOLAR REFLECTIVITY:
% OF SUN'S RAYS REFLECTED FROM ROOF
TE THERMAL EMISSIVITY:
% OF HEAT LOSS FROM ROOF SURFACE
SRI SOLAR REFLECTANCE INDEX:
OVERALL PERFORMANCE RATING



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them with family and friends!*

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Minimum Order 5000 linear feet
Allow 4-6 week lead time

Burgundy SR .25 TE .85 SRI 23	Charcoal Gray SR .29 TE .84 SRI 28	Matte Black SR .27 TE .86 SRI 26
Patina Green SR .29 TE .87 SRI 29	Marine Green SR .36 TE .86 SRI 38	Hartford Green SR .30 TE .85 SRI 30

* Actual colors on this brochure and your computer monitor may vary slightly from color chart.
Color differences shown are for illustrative purposes only. Request a metal sample to view exact color.

Bronze SMP SR .30 TE .85 SRI 30	Light Gray SMP SR .34 TE .85 SRI 35	Charcoal Gray SMP SR .25 TE .86 SRI 24	Black SMP SR .25 TE .84 SRI 23
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Regal White SR .68 TE .86 SRI 82	Solar White SR .68 TE .85 SRI 82	Sandstone SR .54 TE .86 SRI 63	Ash Gray SR .39 TE .84 SRI 41	Sierra Tan SR .35 TE .86 SRI 37	Slate Gray SR .36 TE .84 SRI 37
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PVDF Resin Technology
KYNAR500® PAINT FINISHES

See color profile availability matrix for lead times – Not all colors available in all profiles.



KYNAR500®

PVDF Resin Technology

METAL ROOF COLOR THAT LASTS!

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**FADE TEST
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- SUPERIOR UV PROTECTION
- PREMIUM WEATHERABILITY
- MILDEW RESISTIVE FINISH
- UNMATCHED COLOR RETENTION



Notice the Difference!
After just 10 years in Florida's sun

**KYNAR500®
TECHNOLOGY** VS. **STANDARD SMP
PAINT FINISH**

Age Gracefully with...
KYNAR500® METALLIC PAINT FINISHES

No Roof Finish outlives the Lasting Beauty of Age Resistant Metallic Paint Finishes

**Mill Finish
UNPAINTED FINISH**
SR .69 TE .06 SRI 55



Copper SR .49 TE .85 SRI 55	Napa Champagne SR .37 TE .80 SRI 37	Nevada Silver SR .60 TE .77 SRI 68	Pre-Weathered SR .30 TE .79 SRI 27
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Aged Copper SR .47 TE .85 SRI 53
Evergreen SR .27 TE .86 SRI 26
Brook Blue SR .29 TE .85 SRI 28
Cobalt Stone SR .26 TE .85 SRI 24
Terra Cotta SR .35 TE .87 SRI 37
Regal Red SR .42 TE .84 SRI 45
Colonial Red SR .33 TE .85 SRI 34
Mansard Brown SR .27 TE .86 SRI 26
Medium Bronze SR .30 TE .87 SRI 31
Dark Bronze SR .26 TE .84 SRI 24

511/521

ALUMINUM Door Systems



ALUMINUM SECTIONAL DOORS



VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

**Cover image:**

Model 521, clear anodized finish with clear glass.

Image above:

Model 521, powder coat green finish.

Standard features at a glance

Overhead Door Corporation aluminum sectional doors offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Durable construction for years of reliable operation

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity

A variety of standard features and options

- Doors up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high (Model 521)
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate and wire glass
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include bronze anodization or a variety of standard powder coat paint colors
- Manual pull rope operation with optional chain hoist or electric motor operator

Available In 197 powder coat colors

Choose from a selection of 197 powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.



Model 511, powder coat green finish with clear glass.

General specifications	Model 511	Model 521
Panel thickness	1 3/4" (45 mm)	1 3/4" (45 mm)
Max. width	16'2" (4928 mm)	26'2" (4928 mm)
Max. height	16'1" (4902 mm)	20'1" (6121 mm)
Rails standard material	6063-T6 aluminum	6063-T6 aluminum
Rails standard finish	204R-1 clear anodized	204R-1 clear anodized
Center stile widths	21/32" (17 mm)	2 11/16" (68 mm)
End stile widths	2 3/4" 2 3/4"	3 5/16" (85 mm)
Top rail widths	2 3/8", 3 3/4" (60 mm, 95 mm)	2 3/8", 3 3/4" (60 mm, 95 mm)
Intermediate rail pair widths	1 3/8" (40 mm)	3 11/16" (94 mm)
Bottom rail widths	2 3/8", 3 3/4", 4 1/2" (60 mm/95 mm/114 mm)	3 3/4", 4 1/2" (95 mm/114 mm)

Available options	Model 511	Model 521
1/8" (3 mm) DSB	•	•
1/8" (3 mm) or 1/4" (6 mm) acrylic	•	•
1/8" (3 mm) or 1/4" (6 mm) tempered	•	•
1/8" (3 mm) or 1/4" (6mm) clear polycarbonate	•	•
1/4" (6 mm) wire glass	•	•
1/2"(12mm) insulated glass	•	•
Electric operator	•	•
Bottom sensing edge	•	•
Chain hoist	•	•
3" track	•	•
Bracket mounting	•	•
High-cycle springs	•	•
Posi-tension drums	•	•
Pass door		•
Exhaust ports	•	•
Bronze anodization	•	•
Powder coat paint finish	•	•

ALUMINUM DOOR SYSTEMS MODEL 511

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top-and bottom-rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.

Model 511, black powder coat finish, clear glass.



Standard features at a glance

Panel thickness	1 3/4" (45 mm)
Maximum standard width	16'2" (6147 mm)
Maximum standard height	16'1" (4902 mm)
Material	6063-T6 aluminum
Standard finish	204R-1 clear anodized
Center stile width	21/32" (17 mm)
End stile width	2 3/4" (70 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	3/4" (19 mm)
Bottom intermediate rail width	5/8" (16 mm)
Bottom rail width	2 3/8" (60 mm) or 3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Color palette	197 powder coat finishes are available from your Overhead Door distributor 
Warranty	12-month limited; 3-year powder coat finish

Options

Glazing options*: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Panel schedule		Section schedule	
Door width	Number of panels	Door height	Number of sections
to 8'11" (2718 mm)	2	to 8'6" (2591 mm)	4
9'0" to 11'11" (2743 mm to 3632 mm)	3	8'7" to 10'1" (2616 mm to 3073 mm)	5
12'0" to 14'11" (3658 mm to 4547 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
15'0" to 16'2" (4572 mm to 4928 mm)	5	12'2" to 14'1" (3708 mm to 4293 mm)	7
		14'2" to 16'1" (4318 mm to 4902 mm)	8

ALUMINUM DOOR SYSTEMS MODEL 521

is appropriate for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.



Model 521, white powder coat finish and clear glass.

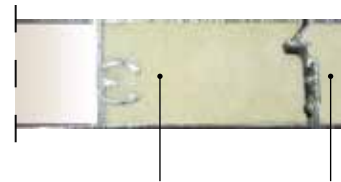


Standard features at a glance

Section thickness	1 3/4" (45 mm)
Maximum standard width	26'2" (7976 mm)
Maximum standard height	Interior or exterior face-of-wall
Material	20'1" (6121 mm)
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 11/16" (68 mm)
End stile width	3 5/16" (85 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (54 mm)
Bottom intermediate rail width	1 19/32" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Color palette	197 powder coat finishes 
Warranty	12-month limited; 3-year powder coat finish

Optional polyurethane insulation for stiles and rails

Door size (ft)	R-value* of complete door (K m ² /W)
1/2" insulated glass	
10x10	2.92
12x12	2.84
14x14	2.84
1/2" insulated Low E glass	
10x10	3.84
12x12	3.4
14x14	3.4



Polyurethane filled rails and stiles add R-value of up to 4.13 (for 10'x10" door with Solar Ban glass).

*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Options

Glazing options†: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Exhaust ports

Four-section pass door

†Contact your local Overhead Door Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Panel schedule		Section schedule	
Door width	Number of panels	Door height	Number of sections
to 8'2" (to 2489 mm)	2	to 8'6" (2591 mm)	4
8'3" to 12'2" (2515 mm to 3708 mm)	3	8'7" to 10'1" (2616 mm to 3073 mm)	5
12'3" to 16'2" (3734 mm to 4953 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
16'3" to 19'2" (4978 mm to 5842 mm)	5	12'2" to 14'1" (3708 mm to 4293 mm)	7
19'3" to 20'11" (5867 mm to 6375 mm)	6**	14'2" to 16'1" (4318 mm to 4902 mm)	8
21'0" to 23'11" (6401 mm to 7290 mm)	8**	16'2" to 18'1" (4928 mm to 5512 mm)	9
24'0" to 26'2" (7315 mm to 7976 mm)	10**	18'2" to 20'1" (5537 mm to 6121 mm)	10

**Special construction. Consult your local Overhead Door Distributor for additional information.

Statement Collection™ Products

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

COLORPLUS® TECHNOLOGY

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



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sample.

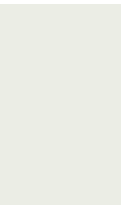
Hardie® Plank Color Offering



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



Hardie® Trim Color Offering



Arctic White

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

Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill®

Width 7.25 in

Exposure 6 in



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width 3.5 in 5.5 in 7.25 in 11.25 in

5/4 Smooth

Thickness 1 in

Width 3.5 in 5.5 in



Batten Boards

Smooth

Thickness .75 in

Length 12 ft

Width 2.5 in

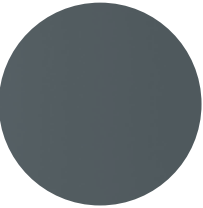


Hardie® Panel

Thickness 5/16 in

Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in

Length 48 in

Staggered Edge Panel

Height 15.25 in

Exposure 6 in



Hardie® Trim

Length 12 ft

4/4 Rustic Grain

Thickness .75 in

Width 3.5 in 5.5 in 7.25 in 11.25 in

5/4 Rustic Grain

Thickness 1 in

Width 3.5 in 5.5 in



A classic look that stands the test of time.

Hardie® Plank

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



Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth

Select Cedarmill® & Smooth		Thickness 5/16 in		Length 12 ft planks		
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

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

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

Beaded Select Cedarmill® & Beaded Smooth

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

A finished look starts with beautiful trim.

Hardie® Trim

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

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



Hardie® Trim



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

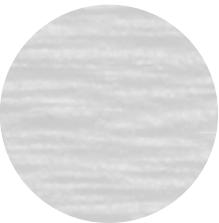
4/4 Smooth		Thickness .75 in		Length 12 ft boards	
Width		3.5 in	5.5 in	7.25 in	9.25 in 11.25 in
Prime Pcs/Pallet	322		184	138	115 92
ColorPlus® Pcs/Pallet	322		184	138	115 92
Statement Collection™	•		•	•	•
Dream Collection™	•		•	•	•
Prime	•		•	•	•

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

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

Batten Boards

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



Rustic Grain	
Statement Collection™	
Dream Collection™	•
Prime	•



Smooth	
Statement Collection™	•
Dream Collection™	•
Prime	•

Clean lines that are sure to make your home shine.

NEW Hardie™ Architectural Trims

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

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



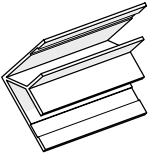
Scan code to view the Look Book.



Hardie™ Architectural Trims

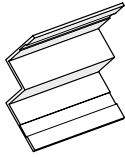
Corner Trims

Slimline corner trims designed to deliver a sleek contemporary look.



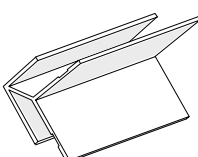
Low-Profile Inside Corner Trim

Aluminum extrusion to be used for inside corners.



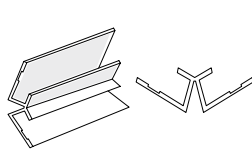
Inside Corner Trim

Aluminum extrusion to be used for inside corners.



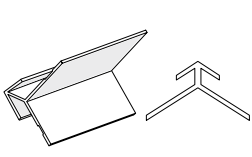
Low-Profile Outside Corner Trim

Aluminum extrusion to be used for outside corners.



Low Profile 45° Inside Corner Trim

Aluminum extrusion to be used for bay windows.

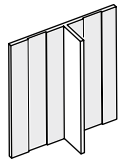


Low Profile 45° Outside Corner Trim

Aluminum extrusion to be used for bay windows.

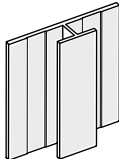
Joint and End Trims

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



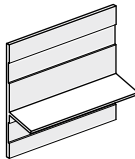
Vertical T Trim

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



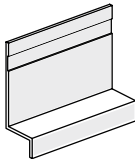
Vertical H Trim

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



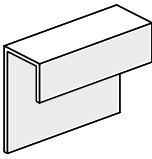
Horizontal Angled T Flashing Trim

Aluminum extrusion to be used along horizontal control joints.



Horizontal Z Flashing Trim

Aluminum extrusion to be used along horizontal control joints.

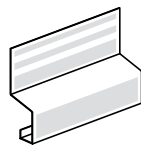


J Trim

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

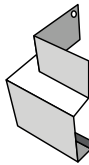
Base Trims

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



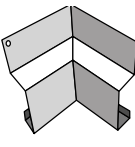
Base Trim

Aluminum extrusion to be used as a base edge solution.



Base Outside Corner Trim

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



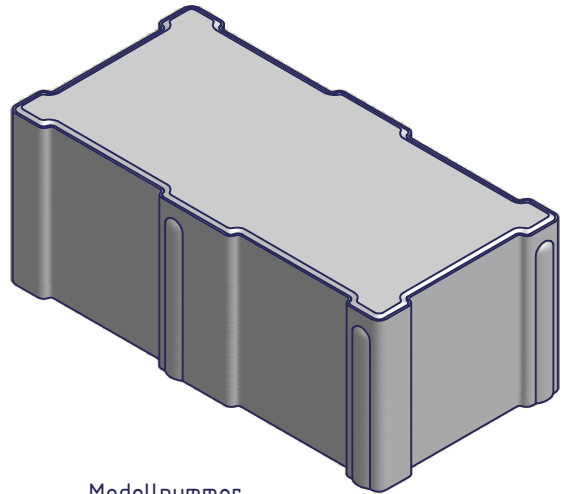
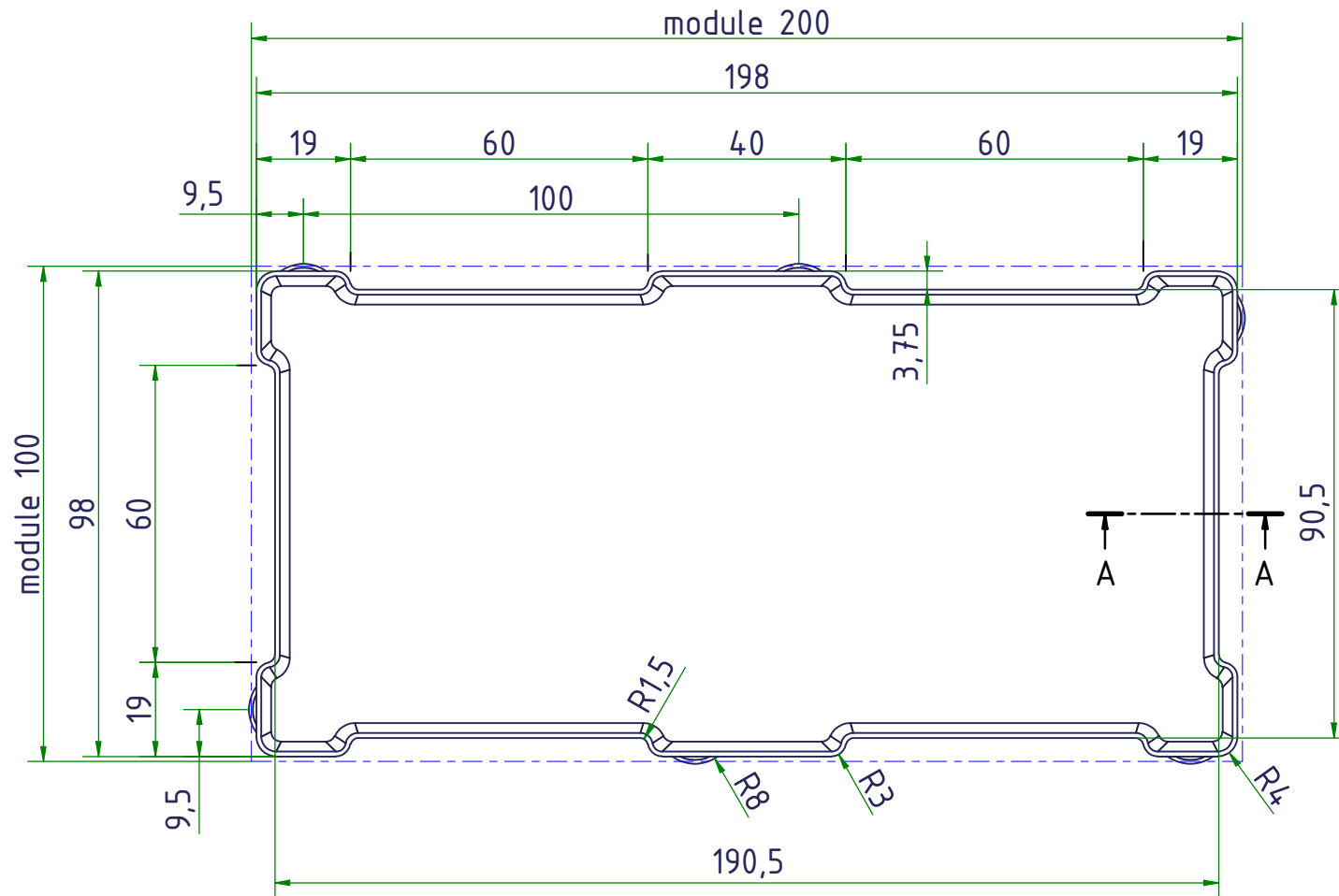
Base Outside Inside Trim

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



Base Jointer

To be used to connect Base trims.



Square footage stone: 180,819 cm² / 0,1950 ft²
Square footage module: 200,000 cm² / 0,2156 ft²
Permeability: 9,6%

Modellnummer
WZ-Nr.
DP-Nr.

According to General terms and conditions KOBRA is not responsible for any infringements of protected rights and third party claims of shown designs and therefore delivered products.

surface: 180,82 cm²
volume: 0,051 ft³

Kunde				Maschine		ERP-Artikel		DXF-L		Menge		
Werk				Brett		Zuschnitt : Norm :Verfahren :						
Auftragsnummer					Datum	Name						
				Beerb.	10.01.08	Fuchs						
				Gepr. GO								
				Gepr. A								
B	Steinmass geändert	23.01.2008	Noatsch								Ver.	
A	Nockenhoeh	22.01.2008	Noatsch								10.1310612.00002.IDW1	
Zust.	Änderung	Datum	Name	EDV Nr. 10_1310612_00002 IPT1.jpt				org. Artikelnr.: 10.1310616.00011				

PERMEABLE PAVERS

MANAGE STORMWATER RUNOFF

Received 04/04/2023
Planning and Building Department



Tremron's Green Collection offer aesthetic beauty, and engineered quality, while positively contributing to the surrounding environment. These specially designed pavers will reduce or eliminate storm water runoff and decrease flooding, while returning rainwater into the natural water table. In addition, Permeable Pavers also provide a sturdy paved surface for vehicular and foot traffic in parking areas, low volume roadways, driveways, patios, and walkways.

Environmental Benefits of Permeable Pavers

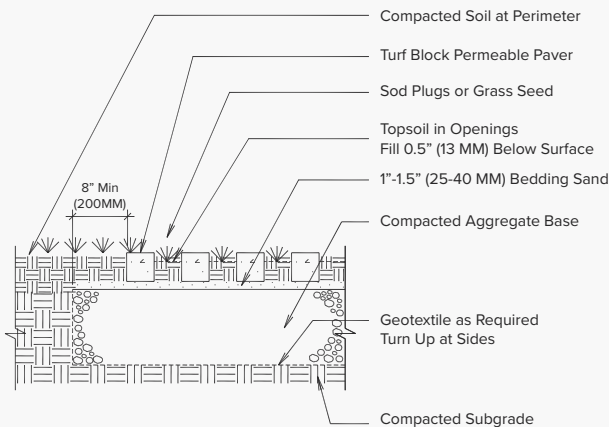
- **Surface Water Management**
Storm water drains back into native soil, recharging groundwater supplies and reducing storm water run-off.
- **Reduce Landscape Irrigation Demand**
Recharges groundwater supplies
- **Minimize Local Heat Island Effects**
Permeable pavers are available in colors that have high SRI values which in turn help reduce Heat Island Effect



AQUA PAVERS

The benefits of Permeable Pavers are well documented, and their use by designers is encouraged. The United States Green Building Council (USGBC) recognizes Permeable Pavers as a Best Management Practice (BMP) to control quality and quantity of Stormwater Runoff. The USGBC Leadership in Energy and Environmental Design (LEED®) Green Building Rating System provides a variety of credits for projects that incorporate Permeable Paver Systems.

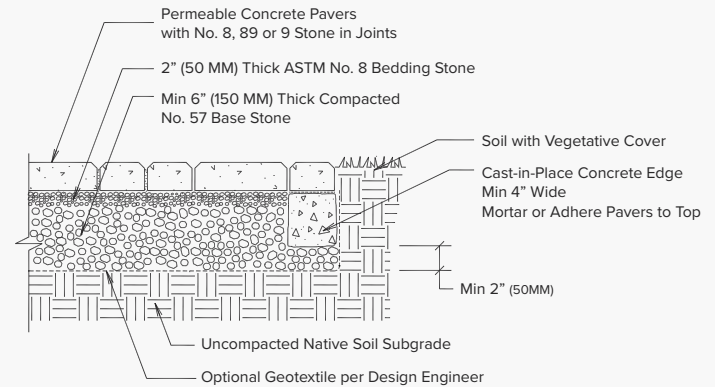
TURF BLOCK INSTALLATION



- BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE AND SUBGRADE
- 6" MINIMUM BASE THICKNESS FOR RESIDENTIAL DRIVEWAYS
- 8" MINIMUM BASE THICKNESS FOR FIRELANES & PARKING LOTS

PERMEABLE PAVERS

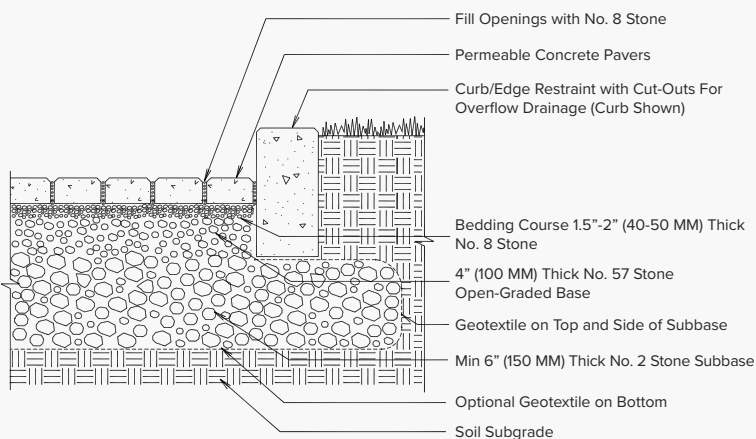
RESIDENTIAL & PEDESTRIAN INSTALLATION



- DESIGN, MATERIAL & CONSTRUCTION GUIDELINES TO FOLLOW ICPI SPECIFICATIONS
- PAVER SURFACES SLOP MAX 1%; SOIL SUBGRADE SLOPE MAX 0.5%
- THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS
- CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVES FIELD.

PERMEABLE PAVERS

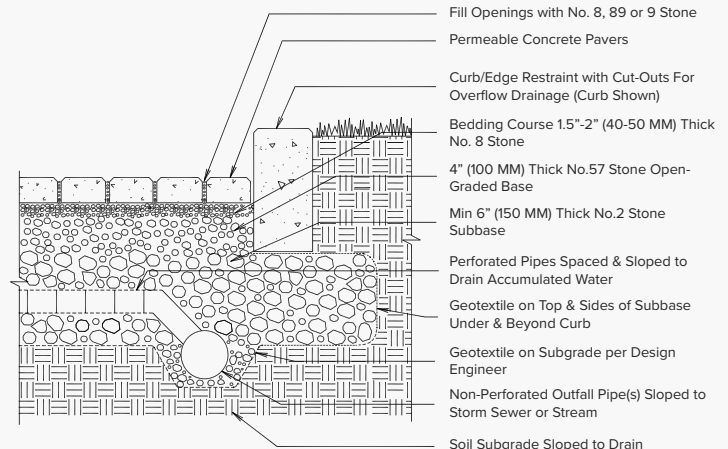
WITH FULL EXFILTRATION TO SOIL SUBGRADE



- NO. 2 STONE SUBBASE THICKNESS VARIES BY DESIGN (CONSULT ICPI SPECIFICATIONS)

PERMEABLE PAVERS

WITH PARTIAL EXFILTRATION TO SOIL SUBGRADE

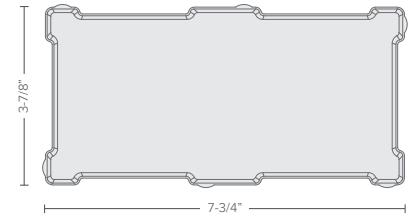


- NO. 2 STONE SUBBASE THICKNESS VARIES BY DESIGN (CONSULT ICPI SPECIFICATIONS)
- NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE



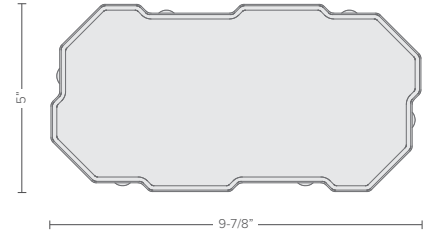
4X8 PERMEABLE

Dimensions:	4"x8"
Thickness	3-1/8" (80mm)
SF per Cube:	96
Cube Weight:	3300 lbs
Permeability:	9.6%



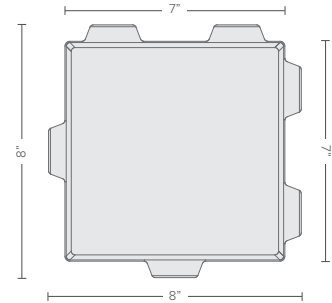
AQUA PAVER

Dimensions:	5"x9-7/8"
Thickness	3-1/8" (80mm)
SF per Cube:	92
Cube Weight:	2925 lbs
Permeability:	8.8%



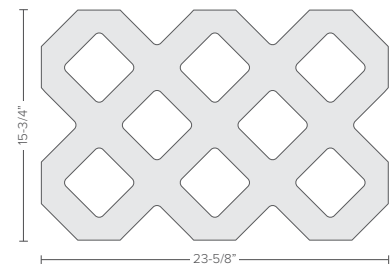
SF RIMA

Dimensions:	8"x8"
Thickness	3-1/8" (80mm)
SF per Cube:	99
Cube Weight:	2900 lbs
Permeability:	7.5% - 10%



TURF BLOCK

Dimensions:	23-5/8"x15-3/4"
Thickness	3-1/8" (80mm)
SF per Cube:	94
Cube Weight:	2200 lbs
Permeability:	40%



* Turf Block only available in Natural Grey

STANDARD COLORS



CHARCOAL



GRANITE



NATURAL GREY

SPECIAL ORDER COLORS



AUTUMN BLEND



CAPPUCCINO



HERITAGE



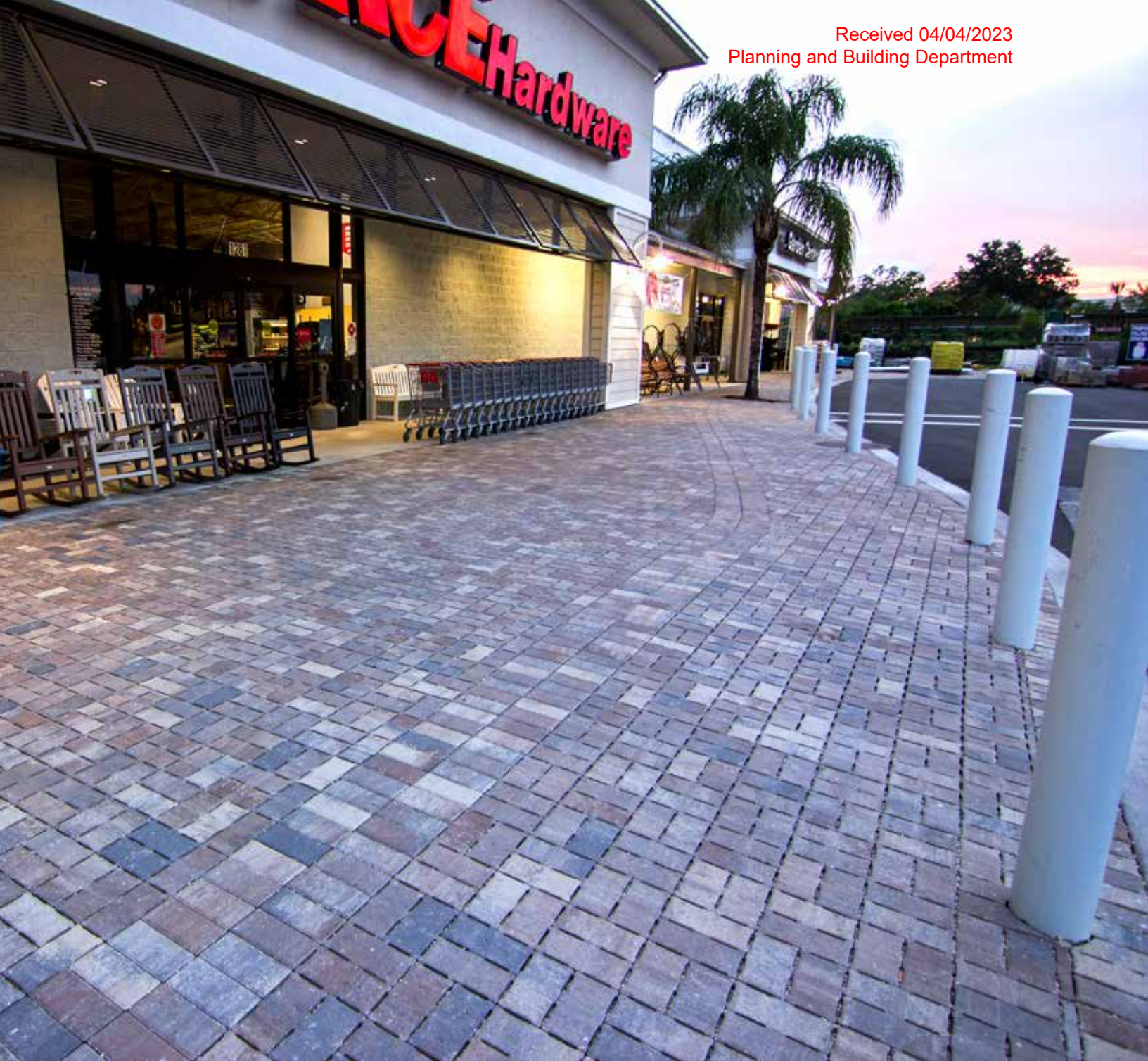
OLD CHICAGO



SAND DUNE



SIERRA



4x8 PERMEABLE

4x8 Permeable Pavers have the appearance of a traditional pavers, but with oversized joints to allow for water to infiltrate through the sub base releasing into the ground below. This reduces runoff and helps filter the rain water as it is reintroduced back into the ground water supply. Produced in a 3-1/8" thickness, it can be used in both residential and heavy vehicular applications, and is compliant with the Americans with Disabilities Act.



Product Code	Dimensions	Thickness	SF per Cube	Cube Weight	Surface Permeability
EC03143	4"x8"	3-1/8" (80mm)	96	3300 lbs	9.6%

ARCHITECTURAL ALUMINUM FINISHES

Consider Your Options....
That Enhance, Protect and Endure.



CONTENTS

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PAINTED FINISHES

Market demand for a variety of colors and types has resulted in increased use of painted finishes — also known as organic coatings.

Although anodized finishes remain a frequently specified choice for architectural aluminum, substantial improvements in paint technology provide long-term performance and durability in a wide range of climates and environments. Regardless of which paint type is selected, specifiers need to be sure the metal supplier either is, or has used, one of the paint manufacturer's approved applicators.

A comparison chart representing different types of organic coatings and their performance characteristics is included in the specifications section for reference.

PAINTED FINISHES

LIQUID PAINT

Liquid paints are typically sprayed on commercial architectural aluminum products and might include acrylic, polyester, or fluoropolymer. Both acrylic and polyester finishes can be modified with silicone to further enhance performance.

Fluoropolymer coatings generally contain between 50 and 70 percent fluoropolymer resin known as polyvinylidene fluoride (PVDF) by weight. Kynar 500®FSF® and Hylar® 5000S are two common brands associated with fluoropolymer resins. Pigment is added to provide color.

PERFORMANCE

Kawneer’s 50 percent fluoropolymer paint systems meet the AAMA 2604 paint specification for high performance, while the 70 percent fluoropolymer finishes meet the superior performance of the AAMA 2605 specification. Both paint systems provide medium-to-low gloss color with high performance and durability. For this reason, Kawneer and other high-quality architectural aluminum product manufacturers recommend the use of fluoropolymer coatings for architectural projects.

When fluoropolymer finishes are baked, the resin particles, which look like balls of spaghetti, melt, uncoil and intermingle. Upon leaving the bake oven, the painted material is still “wet.” Once cooled, it forms a continuous, physically locked finish.

Fluoropolymer paints are extremely durable because the PVDF resin is chemically inert. Modifiers must be added to give the fluoropolymer the required adhesion properties. A formulation based on 70 percent fluoropolymer resin has been found to give the optimum mixture for proper adhesion characteristics and weatherability.

Mica and metallic flake may be added to fluoropolymer finishes.

The cost of fluoropolymer paint will vary depending upon the color selected.

Standard colors provided by most manufacturers will generally be considerably less expensive than custom colors. Typically, liquid fluoropolymer paint systems require a primer, and some utilize as many as three or four coats, including barrier and clear coats.

Ideal applications for fluoropolymer coatings include entrances, storefronts, windows, window walls and curtain walls.

Buildings with special high performance and durability needs, such as monumental projects with severe exposure to the sun’s UV rays, are ideal candidates for fluoropolymer finishes. For high-traffic areas, metallic finishes and fluoropolymer coatings with greater pencil hardness provide increased abrasion resistance and toughness.

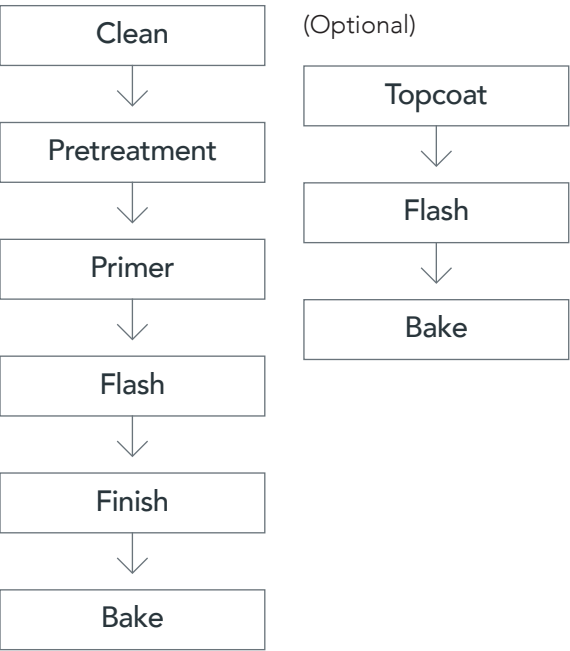
See our separate color cards for Permafluor®, Permادize®, and Permacoat® for more specific performance information.

APPLICATION

At least six steps are necessary to apply fluoropolymer finishes during the manufacturing process (see diagram on the right). First, a multi-stage chemical pretreatment produces a surface with a chemical conversion coating to clean the metal, promote primer adhesion and provide corrosion resistance. Second, the aluminum is coated with an acrylic or epoxy primer according to the paint manufacturer’s instructions. These primers adhere to the pretreated surface and intermingle with the fluoropolymer topcoat during the baking process. A flash step follows to evaporate the solvents, and then the fluoropolymer finish is sprayed onto the aluminum. Another flash procedure is followed by baking for approximately 10 minutes until the aluminum surface reaches a temperature of 450 °F. Additional clear fluoropolymer topcoat, flash and bake steps are optional.

When certain metallic flake fluoropolymer coatings are applied to the material, a clear topcoat may be required. The clear topcoat seals in the metallic flakes and prevents them from corroding. Kawneer also recommends a clear topcoat application for storefront framing and entrance areas where the finish may be exposed to extreme wear and tear from heavy pedestrian traffic or where exotic pigments are used. It is important to note that there may be a slight color difference when applying a clear coat to light colored pigments like Bone White.

PRODUCTION



PAINTED FINISHES

POWDER COATINGS

Sometimes known as dry paint, powder coatings are solvent-free and emit no volatile organic chemicals (VOCs) into the atmosphere. These powder paint systems require less energy to apply and reduce waste in application, as overspray can be reclaimed and reused.

Like liquid paint systems, powder paint systems are applied electrostatically to the metal substrate in vertical or horizontal application lines. Powder coatings may incorporate polyester, acrylic, fluoropolymer or epoxy for additional performance and durability.

PERFORMANCE

There are new polymer systems that allow some powder coatings to meet the performance requirements of the AAMA 2604 and 2605 specifications. Many also comply with most environmental regulations imposed by governments recognizing the need to preserve natural resources by imposing stricter safety and emission regulations. Powder coatings provide a solution to environmental concerns while offering high performance, durability and a wide variety of colors.

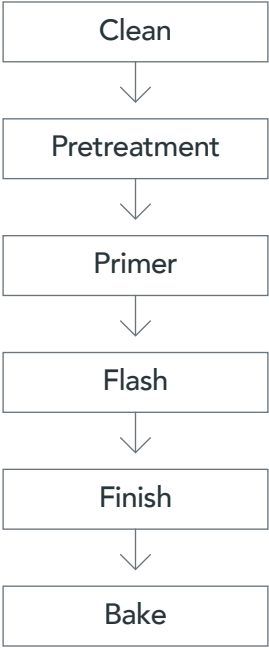
Some powder coatings demonstrate very good color retention and provide optimal corrosion resistance. Excellent durability, mechanical properties and abrasion resistance make these coatings ideal for high-traffic entrances and storefront framing. Standard offerings may be available in a variety of gloss levels.

For more specific information, see our separate Permacoat® color card.

APPLICATION

Powder coatings are applied in a similar manner to fluoropolymer paints with a few exceptions; a primer is usually not required, the flash steps are eliminated since these coatings contain no solvents, and the finish cures at lower oven temperatures.

PRODUCTION



PAINTED FINISHES

INDUSTRY SPECIFICATIONS FOR PAINTED FINISHES

The American Architectural Manufacturers Association (AAMA) has developed three specifications to assist architects in the selection of an organic coating for a given application. This allows the specifier to choose the quality of product needed for any specific application.

AAMA 2603

Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum Extrusions and Panels. This specification is intended for paints that are applied to a wide variety of products, including residential sliding doors, storm doors, sliding and light commercial windows. This is recommended for use on interior architectural profiles only.

AAMA 2604

Voluntary Specification, Performance Requirements and Test Procedures for High-Performance Pigmented Organic Coatings on Aluminum Extrusions and Panels. This specification covers high-performance organic coatings, which are used on products produced by the Kawneer Company and other manufacturers of high-quality products.

AAMA 2605

Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Pigmented Organic Coatings on Aluminum Extrusions and Panels. This specification covers superior organic coatings, which are used on products produced by the Kawneer Company and other manufacturers of high-quality products.



Testing thickness and color quality of painted finish.

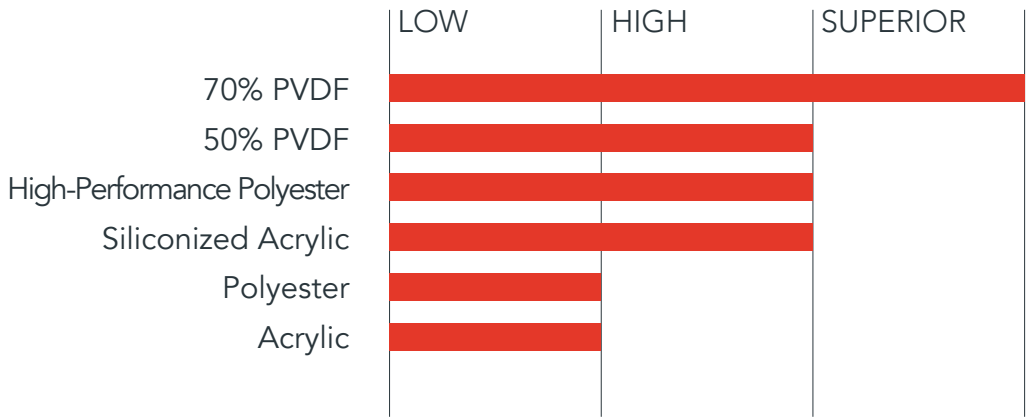
The chart highlights important differences between these three specifications:

ITEM	AAMA 2603	AAMA 2604	AAMA 2605
COATING THICKNESS	0.8 mils	1.2 mils	1.2 mils
PRETREATMENT	Multi-Stage Cleaning with Chemical Conversion Coating	Multi-Stage Cleaning with Chemical Conversion Coating	Multi-Stage Cleaning with Chemical Conversion Coating
ABRASION RESISTANCE	No Requirements	Falling Sand Test - 20L/mil	Falling Sand Test - 50L/mil
CHEMICAL RESISTANCE	Muriatic Acid/Mortar Resistance Test	Muriatic Acid/Mortar Resistance/Nitric Acid Fumes Test	Muriatic Acid/Mortar Resistance/Nitric Acid Fumes Test
COLOR RETENTION	1 Year South Florida	5 Year South Florida (Max. 5ΔE)	10 Years South Florida (Max. 5ΔE)
GLOSS RETENTION	No Requirements	Minimum of 30% after 5 Years South Florida	Minimum of 50% after 5 Years South Florida
CORROSION RESISTANCE	1000 hr cyclic corrosion	1500 hr cyclic corrosion	2000 hr cyclic corrosion
CHALKING RESISTANCE	No Requirements	No more than #8	No more than #8 (#6 for Whites)
FILM ADHESION	Dry Adhesion/Wet Adhesion	Dry Adhesion/Wet Adhesion Boiling Water Adhesion	Dry Adhesion/Wet Adhesion Boiling Water Adhesion
EROSION RESISTANCE	No Requirements	Less than 10% after 5 Years South Florida	Less than 10% after 10 Years South Florida

PAINTED FINISHES

INDUSTRY SPECIFICATIONS FOR PAINTED FINISHES

COMPARATIVE PERFORMANCE - CHALK & COLOR RETENTION*



* Chalk and color retention performance varies considerably depending on paint type, pigment, building location and maintenance of the finish.

This chart represents an overall comparison only of chalk and color retention based on the limits specified within AAMA 2605.

The white and light pigmented colors of some lower-cost paint finishes may exceed these values. High performance PVDF coatings of certain pigments or multiple coats may also exceed these values.

For more specific performance data and warranty information, consult your paint manufacturer.

For further information or for abbreviated specification suggestions for painted finishes, contact your Kawneer regional sales office or your local representative.



ANODIZED FINISHES

Anodizing is a general term that describes the process of converting the surface of aluminum to aluminum oxide. Under carefully controlled conditions, anodizing produces a uniform oxide coating.

ANODIZED FINISHES

PRODUCTION PROCESS

CLEAR ANODIZE

Controlled anodizing requires several operations where aluminum is moved in and out of tanks carrying chemical baths and rinses:

1. A non-etching cleaner removes soil and other organic deposits from the metal.
2. Chemical etching of the aluminum removes a thin layer of metal and eliminates imperfections from the surface while reducing the shine. The etching process itself provides no protection.
3. The aluminum is placed into a solution of acid and water (the electrolyte) and an electrical current is passed through, causing the water molecules to separate into hydrogen and oxygen. Aluminum has an affinity for oxygen and quickly combines to form a layer of aluminum oxide. The length of time the aluminum is submerged, the temperature of the solution, the chemical concentration and the electrical current all control the thickness of the coating to produce an Architectural Class I or Class II finish.
4. Lastly, the finish must be sealed to close the “pores” produced in the anodizing process — an extremely important step that prevents foreign matter from entering the base metal and causing corrosion or staining.

PERFORMANCE

Controlled anodizing produces a coating that protects aluminum from the environment. It is a long-lasting and proven coating that resists scratching, abrasion and corrosion from marine or industrial atmospheres and provides excellent protection from the sun’s damaging ultraviolet rays.

ELECTROLYTICALLY DEPOSITED
TWO-STEP COLOR PROCESS

The electrolytically deposited two-step color process is the most widely used for anodizing in the United States. The first step uses the same acid electrolyte as the clear finish, resulting in the same colorless oxide coating that is thick, dense and hard. The second step involves submerging the aluminum into a color tank where stable metallic compounds are electrolytically deposited at the base of the “pores” created in the previously formed oxide coating. Dark bronze and black are produced by this method.

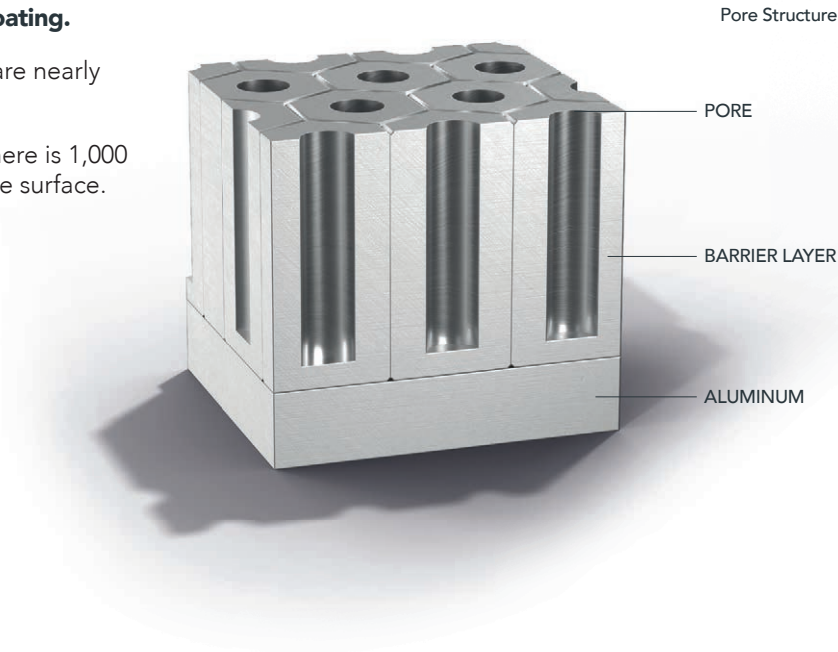
In the production of colored anodic coatings, some variation of color is unavoidable. Some slight color differences will occur among the pieces on a load and from one batch to another because of process variables. It is important that this be recognized as a characteristic of anodized finishes so that the material can be arranged on the job to accommodate the slight color variations and even enhance their appearance.



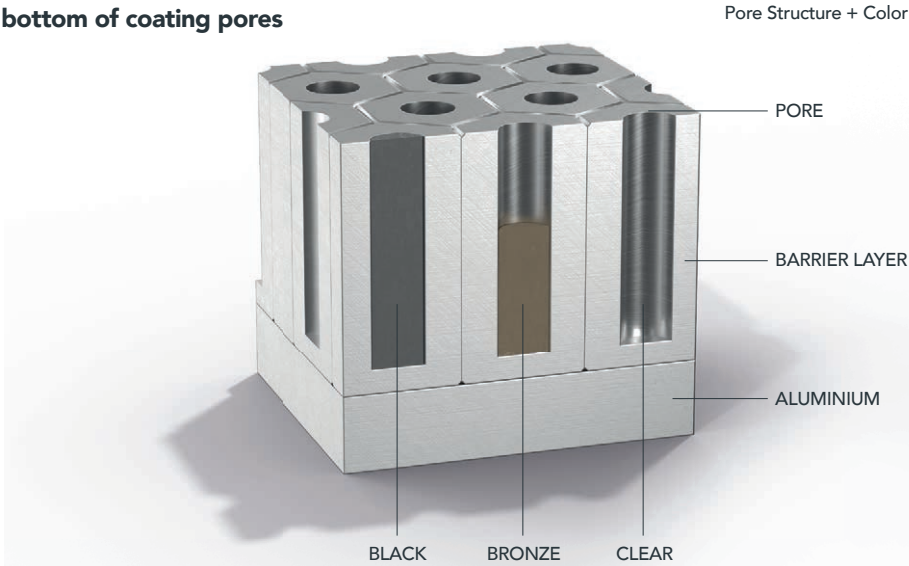
TWO-STEP OXIDE COATING

Step 1. Electrolyte solution coating.

- In one square foot, there are nearly 60 trillion pores.
- Within that square foot, there is 1,000 square feet of internal pore surface.



Step 2. Color added to bottom of coating pores



ANODIZED FINISHES

PRODUCTION PROCESS

THE IMPORTANCE OF ARCHITECTURAL CLASS I OR CLASS II DESIGNATIONS

The designations Architectural Class I and Class II provide the best means of identifying anodized finish thickness, the most important attribute of good finish quality. Other commercial terms can represent any coating thickness, and therefore, any quality level. They only have real meaning when coupled with “Class I” and “Class II” designations.

For the best finish performance, Kawneer strongly recommends an Architectural Class I designation for electrolytically deposited coatings. This thicker coating is less susceptible to weathering and more resistant to corrosion and scratching than the Architectural Class II color coatings. Thus, Kawneer’s Permanodic® Class I process provides the ultimate anodized finish.

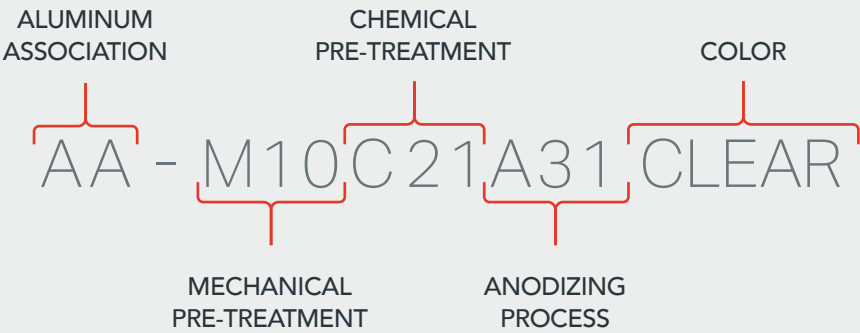
KAWNEER FINISH NUMBERS AND DESIGNATIONS FOR ANODIZED FINISHES

Kawneer recognizes the Aluminum Association Designation System DAF-45, as the industry standard. However, for maintenance of internal records, it has been necessary to assign two-digit numbers for identification of our standard finishes. Kawneer offers the following standard anodic finishes.

As anodizing is translucent, allowing the natural appearance of the metal to show through the coating, the finish is dependent on the aluminum composition as well as the anodizing process itself. Slight differences in the composition and anodizing process can have a significant effect on anodized color. Given that some color variation will exist, Kawneer produces to a target color using AAMA 611 “Voluntary Specification for Anodized Architectural Aluminum” as a production guide for anodizing. This standard allows for a range of 5 DE (CMC) color differences. Each piece of anodized aluminum will be close to this target color but will not be an exact match.

ANODIZED MATERIAL/FINISH CODE IDENTIFICATION				
KAWNEER NUMBER	COLOR	PROCESS DESCRIPTION & MATERIAL	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
CLEAR ANODIZED FINISHES				
#14	CLEAR	Anodized Aluminum	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
#17	CLEAR	Anodized Aluminum	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
PERMANODIC® COLOR FINISHES				
#29	BLACK	Anodized Aluminum	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
#40	DARK BRONZE	Anodized Aluminum	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

ALUMINUM ASSOCIATION DESIGNATIONS EXPLAINED



ALUMINUM ASSOCIATION
The first two letters refer to the Aluminum Association.

MECHANICAL PRE-TREATMENT
The letter “M” and two numbers indicate what type of mechanical pre-treatment, if any, is used. M10 means no mechanical finishing is done. Mechanical finishing before anodizing is sometimes performed to eliminate the surface defects produced by poor extrusion practices. Kawneer carefully monitors extrusion practices so that these defects do not occur.

CHEMICAL PRE-TREATMENT
The “C” followed by two numbers indicate what type of chemical pre-treatment is used. C21 means that the surface is chemically acid etched to a fine matte appearance.

ANODIZING PROCESS
The letter “A” followed by two numbers indicates the general anodizing process used. For example, A31 means a clear Class II coating. A41 is a clear Class I coating.

COLOR
The general anodizing process used is followed by the color desired, e.g., Dark Bronze.

ANODIZED FINISHES

PRODUCTION PROCESS

INDUSTRY SPECIFICATIONS ANODIZED FINISHES

Definitions

AAMA has developed a specification to provide performance criteria as well as assist in the selection of an anodized coating for a given application:

AAMA 611

Voluntary Standards for Anodized Architectural Aluminum.

Class I

High performance anodic finishes used in exterior applications receiving periodic maintenance, such as curtain walls.

Class II

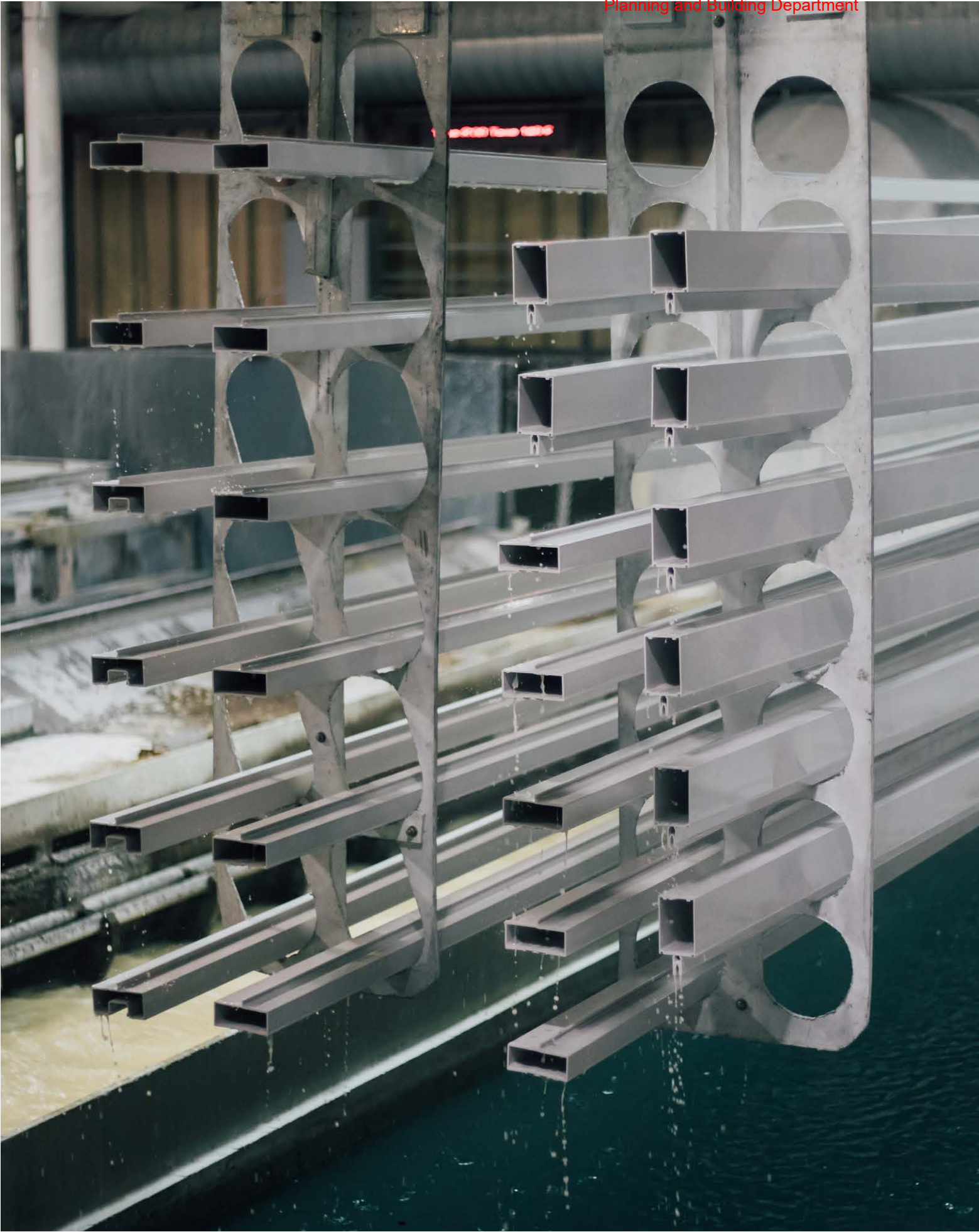
Commercial anodic finish used in interior applications or exterior applications receiving regularly scheduled cleaning and maintenance, such as storefronts.

COMPARISON CHART

The table below shows properties and performance for Class I and Class II anodized finishes.

CRITERIA	CLASS II ANODIZED FINISH	CLASS I ANODIZED FINISH
Oxide Coating Thickness	0.4 to 0.7 mil	Minimum of 0.7 mil
Oxide Coating Weight	2.40 mg/cm2	4.18 mg/cm2
Apparent Density	2.32 g/cm3	2.32g/cm3
Abrasion Resistance	Not degraded by abrasive paper	Not degraded by abrasive paper
Corrosion Resistance	1,000 hours	3,000 hours
Weathering	10 years, South Florida exposure	10 years, South Florida exposure
Seal Test	Maximum weight loss 40 mg/dm3	Maximum weight loss 40 mg/dm3

For further information or for abbreviated specification suggestions for painted finishes, contact your Kawneer regional sales office or your local representative.



ANODIZED FINISHES

PRODUCTION PROCESS

ORGANIC DYES

Color can also be obtained with organic dyes. In this process, the dye is absorbed into the pores of an unsealed anodic coating. Various shades of red, yellow, blue and green are possible.

However, many of these colors are not lightfast and may fade unevenly depending upon the exposure of different sides of a building. The side exposed to the sun's ultraviolet rays will fade more than the others. Since the color is contained near the surface of the oxide coating, it can be more susceptible to abrasion and weathering. Thus, the process is more appropriate for interior work or for trim pieces on household appliances and has not been widely used for architectural aluminum products requiring long-term color retention and performance.



DUAL FINISH CHOICES

Kawneer offers dual finish capability with many of its products where separate extrusions are used on the interior and exterior profiles. The dual finish option allows architects to select separate colors or finish chemistry on the interior and exterior profiles, allowing for design freedom.

FINISH TYPES QUICK GUIDE

	70% FLUOROPOLYMER (PVDF)	50% FLUOROPOLYMER (PVDF)	LIQUID (HIGH-PERFORMANCE POLYESTER)	POWDER (HIGH-PERFORMANCE POLYESTER)	ANODIZED
SOME TYPICAL APPLICATIONS	Monumental/high performance: Curtain wall and architectural window applications such as high-rise offices, commercial bldgs., hospitals, universities, etc.	Non-monumental Projects: Commercial windows, curtain wall, storefronts and entrance projects, such as shopping centers, low-rise commercial bldgs., schools, etc.	Monumental/high performance or Non-monumental Projects Curtain wall interior applications such as offices, commercial bldgs., hospitals, schools, universities, etc.	Environmentally friendly, non-monumental: Storefront and entrance projects Shopping centers, low-rise commercial bldgs., schools, etc.	Any high- or low-rise application that includes curtain wall, storefronts, entrances or windows.
AAMA Standard	Meets superior performance level of AAMA 2605.	Meets high performance level of AAMA 2604.	Meets high performance level of AAMA 2604.	Meets high performance level of AAMA 2604.	Meets AAMA 611.
CHARACTERISTICS	Superior color and gloss retention, corrosion resistance and color range* Soft paint can scratch or mar more easily than 50% paints or anodizing.	A harder, more durable finish than 70%. Reduces scratches and marring near high traffic entrances. Metallic particle option provides increased abrasion resistance. Slightly less color and gloss retention than 70%. Limited to more earth tones and pastel colors.* Limited in some vivid (red) colors compared to 70%.*	Available in matching colors and with the same coating performance warranty as AAMA 2605 70% PVDF Permafluor® paint (#22 Finish). Gives additional flexibility to meet project delivery dates and positions projects for success.	Environmentally friendly and solvent free. Offers superior abrasion resistance compared to 50% or 70% fluoropolymer paints. Full range of colors available* Slightly less color and gloss retention than 70%. Custom shades available subject to technical approval.	Superior surface hardness, abrasion resistance and scratch resistance. Will not peel or chalk. Inorganic coating is an integral part of the aluminum. Limited color selections (clear, black and bronzes).* Poor resistance to alkaline and acid.
COLOR SELECTIONS*					
COLOR RETENTION					
ABRASION RESISTANCE					
ALKALINE/ACID RESISTANCE					
UNIFORMITY OF FINISH					
Max Warranty (up to years)	20	10	10	10	10**

*Please see Kawneer paint color cards or anodized samples for detailed performance information.
**Class II clear (#17) anodized warranty maximum is 5 years.

CLEANING



Whether painted or anodized, architectural aluminum finishes require care before, during and after installation.

Both types of finishes are resistant to corrosion, discoloration and wear. However, harsh chemicals, abuse or neglect can mar aesthetics. In addition, all exterior surfaces collect varying amounts of soil and dirt, depending upon geographic area, environmental conditions, finish and building elevation.

Periodic maintenance inhibits long-term accumulation of soil, which can accelerate weathering of finishes. Frequent cleaning of finished aluminum that is exposed to harsh marine environments is particularly important.

For efficiency and economy, glass and aluminum cleaning should be scheduled at the same time. It is recommended that cleaning of the architectural aluminum be scheduled at least annually and possibly more frequently, depending upon:

- Geographic area
- Industrial vs. rural location
- Rainfall
- Foggy or coastal regions where condensation and drying cycles create atmospheric salt and dirt deposits
- Recessed or sheltered areas lacking rainfall and encouraging condensation that increases soil adhesion

CLEANING

GENERAL CLEANING - PAINTED AND ANODIZED FINISHES

Certain precautions must be taken when cleaning painted and anodized surfaces:

- Select the appropriate cleaning method after identifying the finish.
- Do not use abrasive household cleaners or materials like steel wool or hard brushes that can harm finishes.
- Excessive abrasive rubbing should not be used since it can damage the finish.
- Avoid drips and splashes and remove rundowns as quickly as possible.
- Consider the effects of rundowns on shrubbery, personnel and equipment and schedule cleaning appropriately.
- Strong cleaners should not be used on window glass or other components where they might come into contact with the aluminum.
- Avoid temperature extremes which can accelerate chemical reactions, evaporate or strengthen cleaning solutions, cause streaking, staining or blotching.
- Do not mix cleaners or substitute a heavy-duty cleaner for a safer, milder cleaner.
- Never use paint removers or aggressive alkaline, acid or abrasive cleaners.
- Always do a test on a small area first and follow manufacturers' recommendations for mixing and diluting cleaners.
- Make sure cloths, sponges and cleaning equipment are grit-free.

Cleaning procedures to remove construction or accumulated environmental soils and discoloration should be initiated as soon as possible. Mortar, cement and other alkaline materials will quickly corrode anodic coatings if allowed to dry on the metal surface. Cleaning should start at the top of the building and proceed to the ground level in a continuous drop the width of the stage or scaffolding. The type of procedure depends upon the degree of soiling.



REMOVAL OF LIGHT SURFACE SOIL

Trial and error testing employing progressively stronger cleaning procedures can determine which method will be most effective:

- A forceful water rinse should create initial surface agitation.
- If soil is still present after air drying the surface, scrubbing with a soft brush or sponge while simultaneously spraying with water should be attempted.
- A five percent solution of industrial or commercial detergent and water should be applied with soft brushes, sponges or cloths using uniform alternate horizontal and vertical motion. Detergent should be safe for bare hands — stronger detergents should be spot tested.
- After washing, the surface should be rinsed thoroughly with clean water and allowed to dry. Do not allow detergent solution to dry on aluminum.
- Cleaner run-down should be minimized and rinsed immediately.
- A thorough rinse should remove solution from joints, crevices and surfaces.
- If it is necessary to remove oil, wax, polish or similar materials from anodized finishes, Isopropyl alcohol (IPA), MEK or an equivalent solvent is recommended. († See cautions listed under “Removal of Non-Water-Soluble Deposits”.

PAINTED FINISHES

Removal of Stains

- Sodium hypochlorite solution (laundry bleach, Clorox®) may assist in removing certain stains from painted finishes.
- Hydrochloric acid, or 10 percent muriatic acid, diluted with 10 volumes of water, may assist in removing rust or alkali mortar stains from Permafluor™ surfaces.
- Limit contact to five minutes. Caution: acid solutions are corrosive and toxic. Flush all surfaces with water immediately after use.
- Ascectic acid (vinegar) or oxalic acid solutions may be used for the same purpose. Flush with water.
- Anodized surfaces should not be washed with acidic or caustic solutions.

Removal of Mildew

- Remove mildew from painted aluminum finishes with a basic solution of:
- 1/3 cup detergent
- 2/3 cup trisodium phosphate (TSP)
- 1 quart sodium hypochlorite, 5% solution (bleach)
- Rinse with clear water immediately.

CLEANING

REMOVAL OF NON-WATER-SOLUBLE DEPOSITS

Solvents may be used to remove non-water-soluble deposits such as tar, grease, oil, paint and graffiti on anodizing†.

However, extreme care should be taken when using solvents on painted surfaces. Many solvents will reduce the gloss level of painted finishes, and if allowed to remain on the finish for more than a few minutes, may soften the paint and damage the coating. It is suggested that the painted area that comes into contact with the solvent be limited as much as possible.

ALCOHOLS	Denatured (ethanol)	†Use with care. See cautions above.
	Isopropyl (rubbing)	
PETROLEUM SOLVENTS	VM&P Naphtha Mineral Spirits Turpentine (wood or gum spirits)	†Use with care. See cautions above
AROMATIC AND CHLORINATED	Xytol (Xylene) Toluol (Toliene)	†Use with care. See cautions above. These solvents should be used with caution on painted surfaces and limited to a maximum of five minutes exposure. A test should be carried out before using them.
KETONES, ESTERS AND LACQUER THINNER	Methyl Ethyl Ketone (MEK)	†Use with care. See cautions above. Use with extreme caution on painted surfaces. Contact should be limited to a maximum of one minute and a test should be carried out prior to use. Manufacturers are not responsible for damage from unrestricted use.
	Methyl Isobutyl Ketone (MIBK)	
	Ethyl Acetate (nail polish remover)	
	Butyl Acetate	
ACETONE PAINT REMOVER	Lacquer Thinner	
	Acetones Paint Removers	†These should NOT be used on painted surfaces.

Solvents should never be used on anodic finishes protected by clear organic coatings, such as lacquer, unless the organic coating has deteriorated and is to be removed. Organic solvents should be used only in accordance with manufacturers’ safety recommendations.

† Most organic solvents are flammable and/or toxic and must be handled accordingly. Avoid open flames, sparks and electrical motors and use adequate ventilation, protective clothing and goggles.

† Extreme care must be exercised when solvents are used since they may damage organic sealants, gaskets and finishes.



JOB SITE CONSIDERATIONS

PROTECTIVE COATINGS

Architectural aluminum products should be protected from damage at the job site during and following installation. Polyethylene plastic sheeting or other protective coating options are commonly used.

Cement, plaster, terrazzo, and alkaline and acid-based materials used to clean masonry are very harmful to finishes, especially anodizing, and should be removed with water and mild soap immediately, or permanent staining may occur.

Examples of protective coatings include:

Lacquer

It is possible to apply a clear lacquer coating to the surface of anodized aluminum. Although this coating provides additional temporary protection against corrosive chemical attack, this finish has many weaknesses:

- Lacquer changes the appearance of anodized finishes and can accentuate color variations.
- The glossy surface destroys the effect of different colors from different angles, which is often desirable with integral and two-step color.
- The surface appears painted rather than anodized.
- The coat is never completely uniform and as it weathers away; thinly coated areas become bare first, causing a blotchy appearance.
- Adhesion is not perfect and numerous, small white areas appear where there is loss of adhesion, resulting in an undesirable appearance.

Strippable Plastic

Available for years, strippable plastics have not improved sufficiently for general architectural use:

- Most of the materials are polyvinyl chloride based; they are designed with cohesive strength but very low adhesive strength.
- It is difficult to obtain adequate and uniform thickness, and as the film becomes thin, the cohesive strength decreases while the adhesive strength increases.
- Prolonged exposure to the sun tends to make the vinyl film brittle and tenacious.
- Thin coatings must be removed in small pieces.
- Thick coatings are likely to loosen with handling and tend to peel off prematurely.
- When properly applied, these coatings provide good protection, but they are expensive to apply and remove.



Dissimilar Metal & Insulating Coatings

When aluminum is attached directly to steel or other metals, a coating should be applied to serve as an insulator between the two different metals. The most common coatings are zinc-based primers or galvanizing, which should be applied to steel or other metal rather than to aluminum. Zinc pigment provides cathodic protection for the coated metal and the formulation used depends on the vehicle and solvent system.

Where aluminum is installed with direct contact with uncured concrete plaster or other alkaline material, it is advisable to apply a coating to the aluminum to protect it from corrosion. Zinc and clear lacquer are often used for this purpose.

Bituminous paint is also used for insulation. It is an inexpensive asphalt or coal tar derivative with excellent resistance to water as well as salts, acids and alkalines that depend upon water as a carrier for ionization. The low cost encourages users to employ a thick coating which acts as an insulation barrier against galvanic action.

Bituminous paint is readily dissolved by almost any organic solvent, such as gasoline, lacquer thinner, turpentine, kerosene, etc.

JOB SITE CONSIDERATIONS

REWORK PROCEDURES FOR PAINTED FINISHES

There are currently no set rework procedures for all the possible situations that arise. Whenever reworking on the surface exposes the aluminum substrate, it is safe to assume the pre-treatment of that area no longer exists and special considerations are in order.

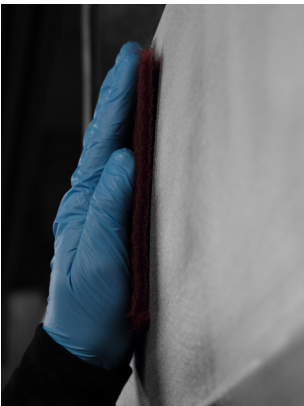
When bare aluminum has not been exposed, recoating is generally satisfactory. Touch-up enamel is intended only for scratches and minor defects. If extensive areas need to be replaced or repainted.



INSPECTION

It is recommended that the building owner or manager provide an engineer or other qualified representative to inspect cleaning work on anodized and painted finishes. Care should be taken to see that metal, seams, crevices, sills and other areas that may trap water, cleaner or dirt are clean and dry. A final inspection is recommended to ensure that no discoloration or stains remain on the surface.

FIELD TOUCH-UP FOR PAINTED FINISHES*



- 1. Surface Preparation**
- Surface must be clean, dry and free of foreign contaminants.
 - Lightly scuff and sand surface to be recoated, feathering edges at the damaged area.
 - Remove sanding dust and other contaminants with solvent dampened lint-free cloth or use tack cloths.
 - Areas of bare aluminum must be pretreated with conversion coatings such as Amchems Alumiprep #33 and Alodine 1201, according to label directions given by the manufacturer.
 - Immediately prime any bare aluminum with approved component wash primer. Follow label directions closely.



- 2. Application of the Air-Dry Touch-Up Enamel**
- Ambient air temperatures and surface temperatures should be above 50° F for application of the paint and for a reasonable length of the initial drying period (24 hours minimum).
 - Application is usually made with air spray equipment. Rolling and brushing does not provide a smooth film due to the drying speed of the touch-up type coatings, although rolling or brushing is possible for small scratches or minor defects.
 - A multiple light pass technique to slowly build to the desired 1.0 mil minimum film thickness is recommended.



- 3. Touch-Up Product Reduction**
- Follow specific instructions for the paint product being used.
 - Follow paint manufacturers recommendation when selection and applying touch-up paint.

WARRANTIES

Architectural aluminum product manufacturers usually provide warranties covering their finishes. It is important to read this information carefully and make comparisons as part of the decision and specification process. It is important to remember that high-quality finishes that meet AAMA standards are cost-effective in the long-term and frequently offer improved aesthetics.

REFERENCE PUBLICATIONS

Recognizing the need for the aluminum industry to provide information on the care and maintenance of exterior wall finishes, the AAMA has released the following publication:

AAMA 609 & 610 Cleaning and Maintenance Guide for Architecturally Finished Aluminum

These specifications have been summarized in this brochure and outline methods, equipment and materials to clean painted and anodized aluminum after construction and for subsequent, periodic maintenance. The information provided is useful to building owners, managers, architects, contractors and others in the building industry who are interested in the proper care and maintenance of architectural aluminum.

To obtain a copy of these publications, visit
WWW.FGIAONLINE.ORG

FOR MORE INFORMATION

For more information on architectural aluminum finishes, contact your Kawneer regional sales representative or our architectural services team at our toll-free number:

1 877 767 9107

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Form No. 98-1305.A

Kawneer North America
555 Guthridge Court
Technology Park/Atlanta
Norcross, GA 30092

+ 1 770 449 5555

kawneerast@arconic.com

www.kawneer.com

**Features**

- IR 501T/IR 501UT is 5" (127) deep and has a 2-3/4" (69.9) sightline
{Expansion mullions have a 3" (76.2) sightline}
- Screw Spline fabrication
- IR 501T Single IsoLock® lanced pour and debridge thermal break
- IR 501UT Dual IsoLock® lanced pour and debridge thermal break
- Center glazed
- Outside glazed
- Permanodic® anodized finishes option
- Painted finishes in standard and custom choices

Optional Features

- Integrated entrance framing
- 350 IR/500 IR - single or pairs of entrances
- Strap anchor at head and jamb
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-Factor (see thermal charts)

Product Applications

- Impact resistant
- Storefront, ribbon window or punched opening
- Low to mid-rise
- Single span
- GLASSvent® Windows for Storefront Framing are easily incorporated

For specific product applications,
consult your Kawneer representative.

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 HURRICANE RESISTANT PRODUCT

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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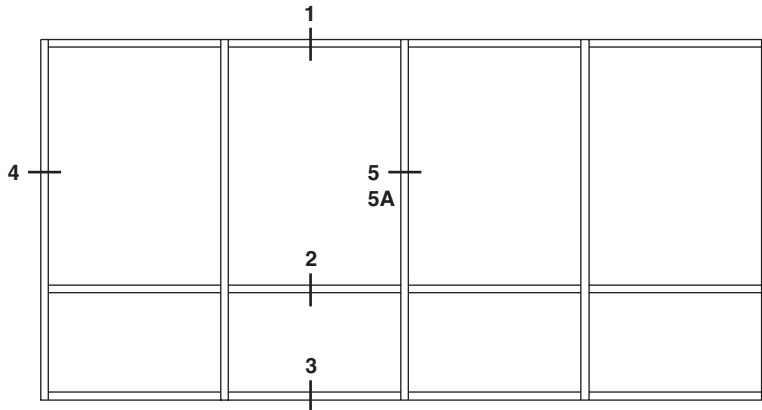
Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses () are millimeters unless otherwise noted.

The following metric (SI) units are found in these details:

m – meter
cm – centimeter
mm – millimeter
s – second
Pa – pascal
MPa – megapascal



Additional information and CAD details are available at www.kawneer.com



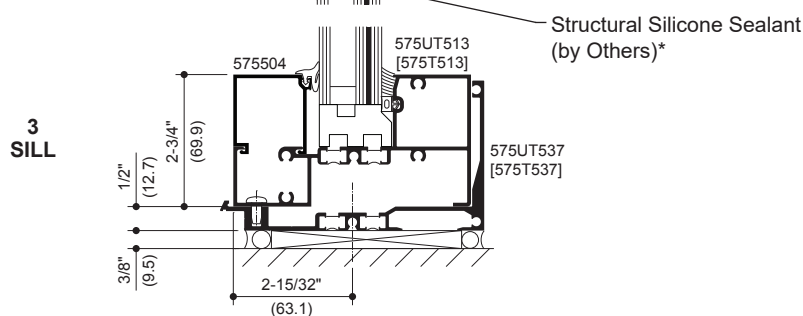
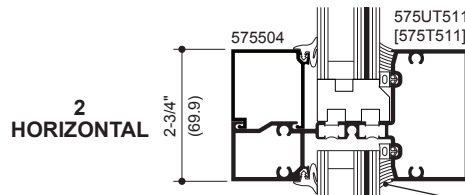
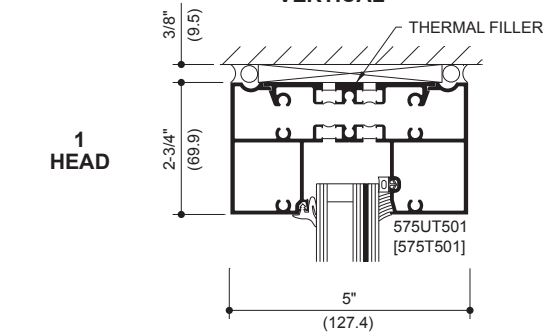
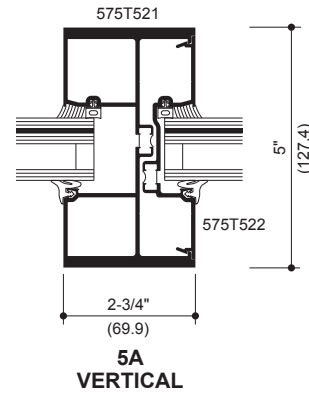
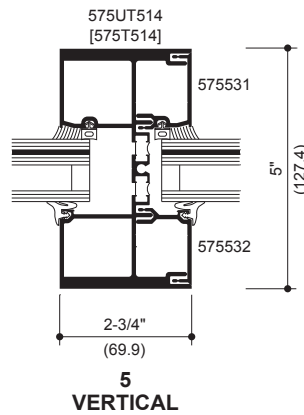
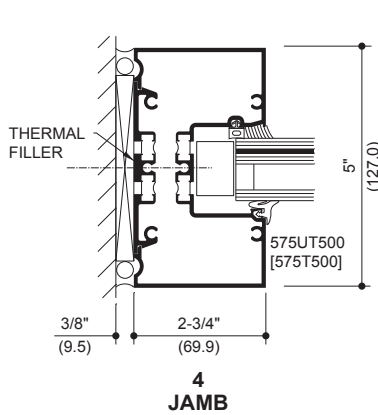
ELEVATION IS NUMBER KEYED TO DETAILS



IR 501T Single IsoLock®
THERMAL BREAK



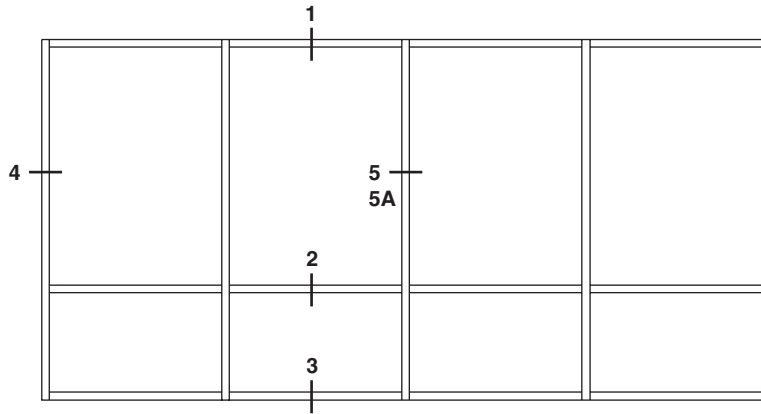
IR 501UT DUAL IsoLock®
THERMAL BREAK (SHOWN)



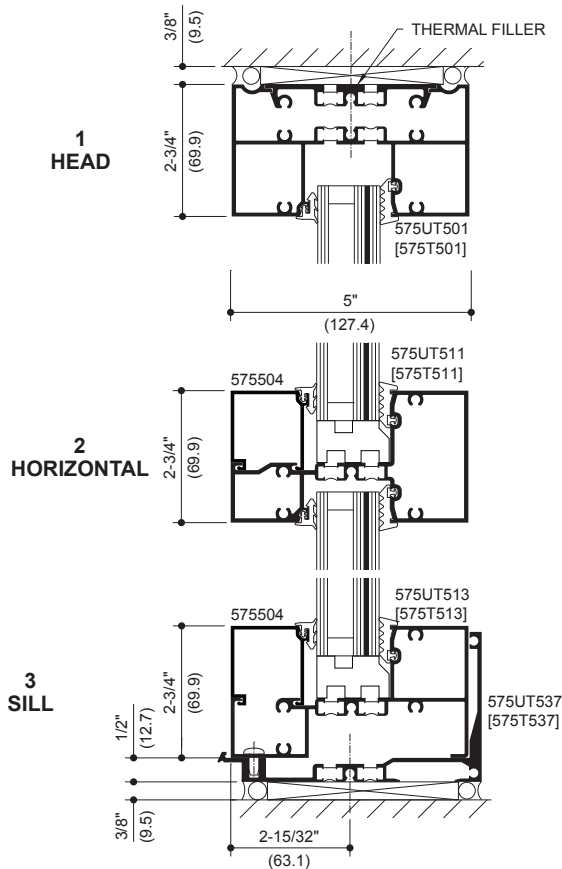
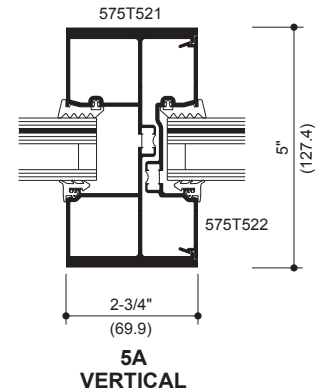
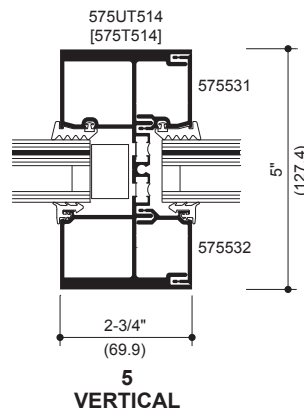
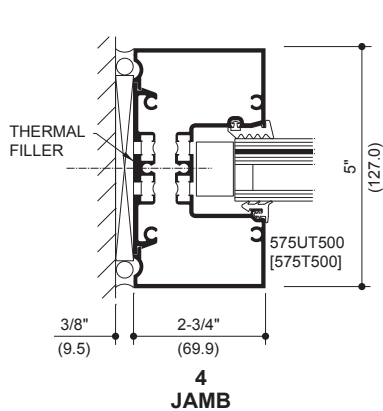
* INSTALLER NOTE: Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

BASIC FRAMING DETAILS - 1-5/16" INFILL (DRY GLAZED)

HURRICANE RESISTANT PRODUCT

Additional information and CAD details are available at www.kawneer.com

ELEVATION IS NUMBER KEYED TO DETAILS

IR 501T Single IsoLock®
THERMAL BREAKIR 501UT DUAL IsoLock®
THERMAL BREAK (SHOWN)

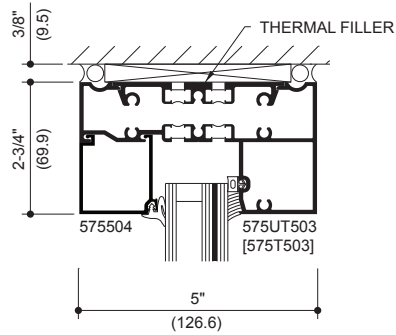
ADMC093EN

MISCELLANEOUS DETAILS

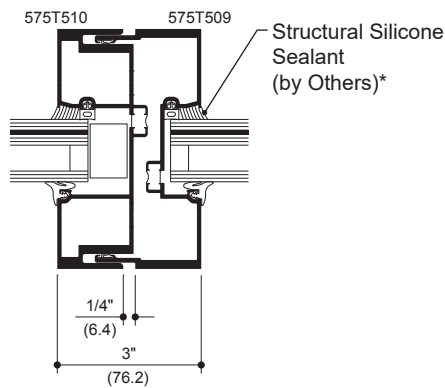
 HURRICANE RESISTANT PRODUCT

Additional information and CAD details are available at www.kawneer.com

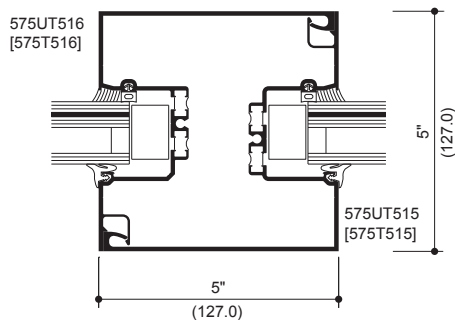
1-5/16" INFILL (WET GLAZED)



OPTIONAL HEAD
WITH STOP

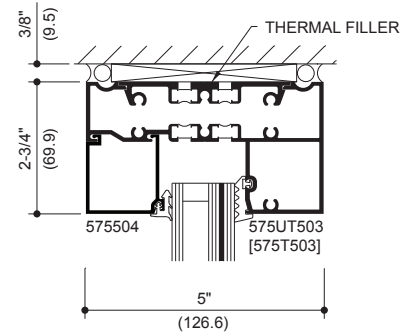


EXPANSION MULLION

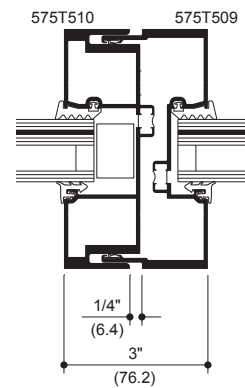


5" x 5" MULLION

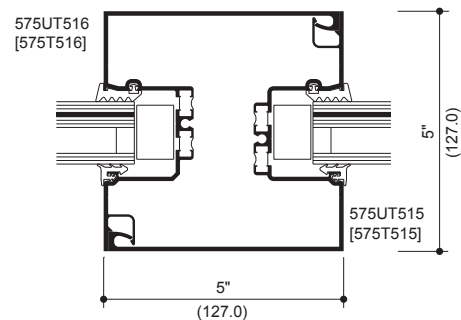
1-5/16" INFILL (DRY GLAZED)



OPTIONAL HEAD
WITH STOP



EXPANSION MULLION



5" x 5" MULLION

* INSTALLER NOTE: Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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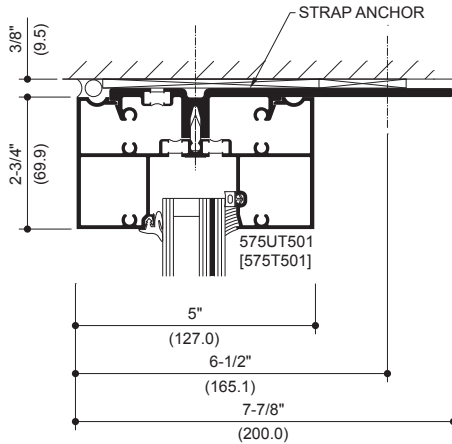
STRAP ANCHOR DETAILS

HURRICANE RESISTANT PRODUCT

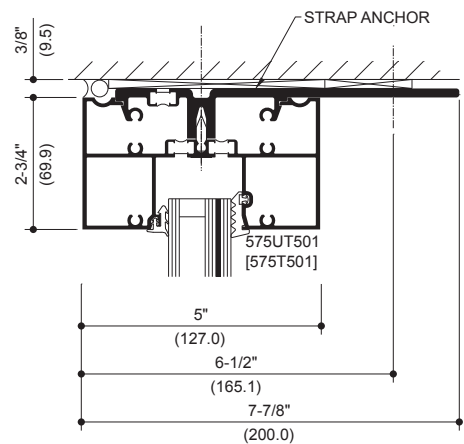
Additional information and CAD details are available at www.kawneer.com

1-5/16" INFILL (WET GLAZED)

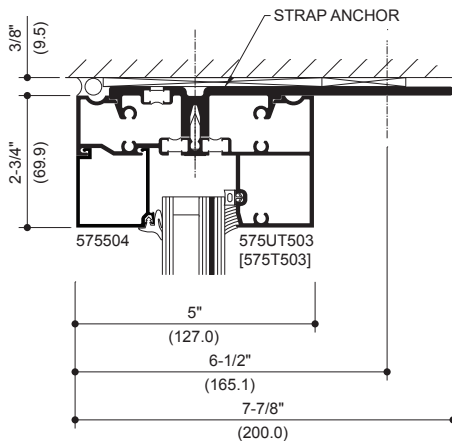
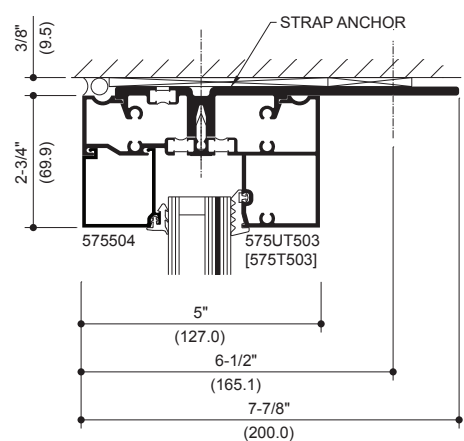
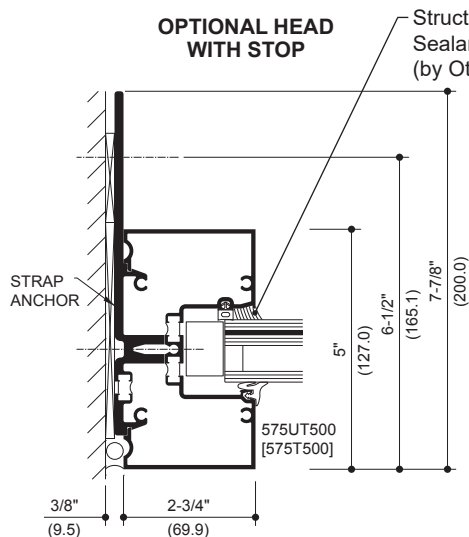
1-5/16" INFILL (DRY GLAZED)



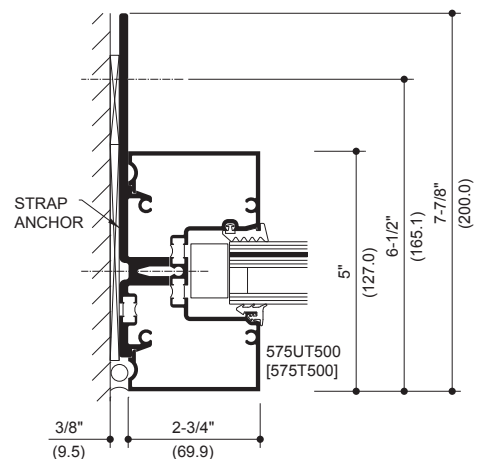
HEAD



HEAD

OPTIONAL HEAD
WITH STOPStructural Silicone
Sealant
(by Others)*OPTIONAL HEAD
WITH STOP

JAMB



JAMB

* INSTALLER NOTE: Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

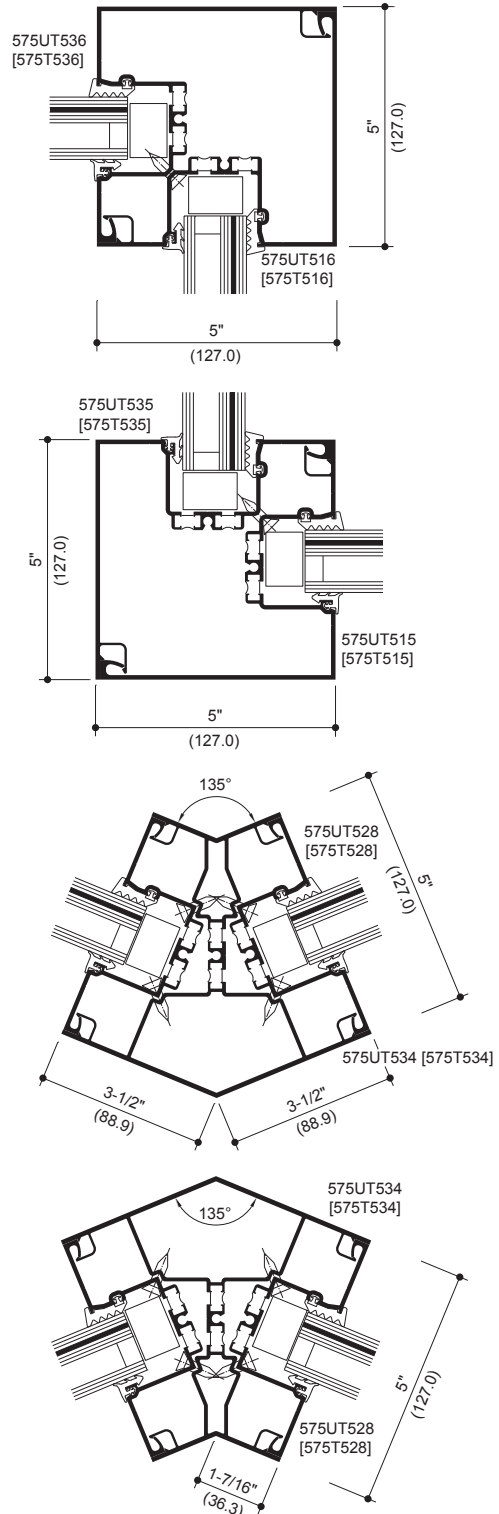
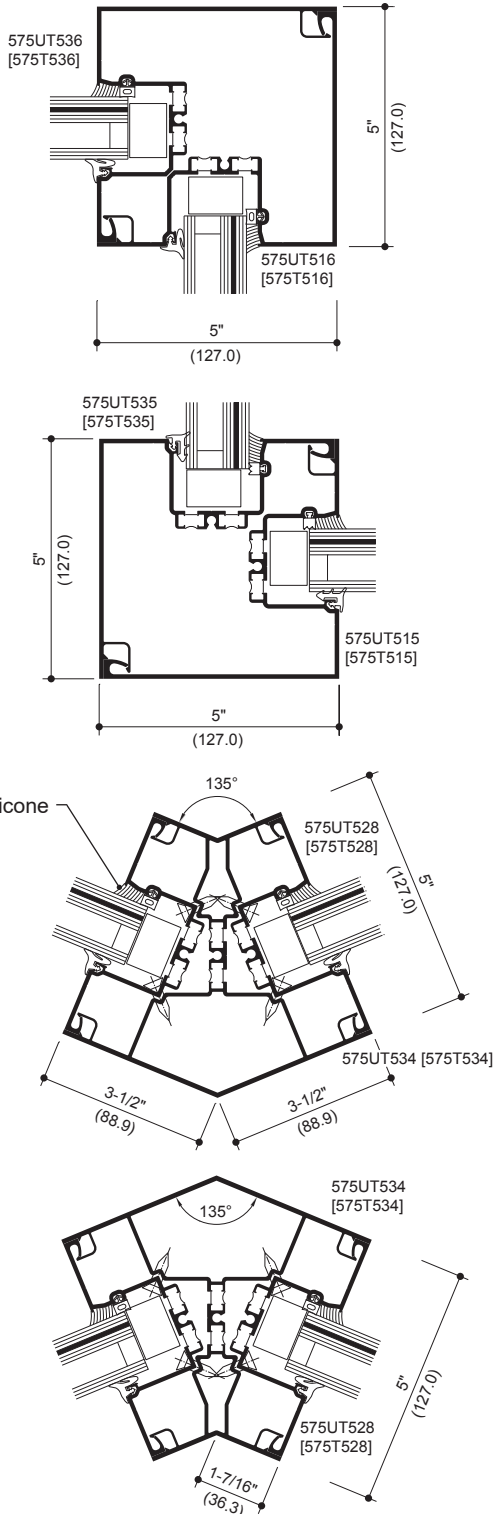
CORNER DETAILS

EC 97911-281

Additional information and CAD details are available at www.kawneer.com

1-5/16" INFILL (WET GLAZED)

1-5/16" INFILL (DRY GLAZED)



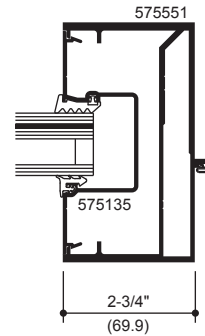
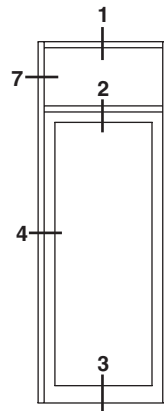
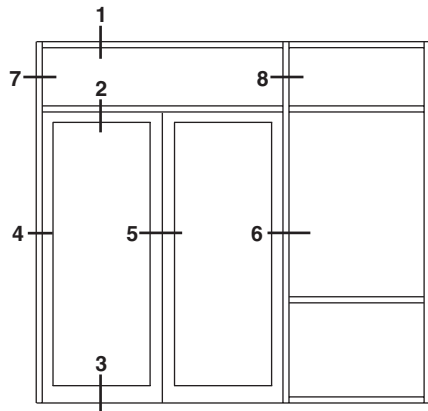
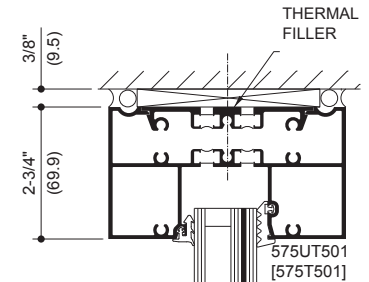
* INSTALLER NOTE: Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

ENTRANCE FRAMING

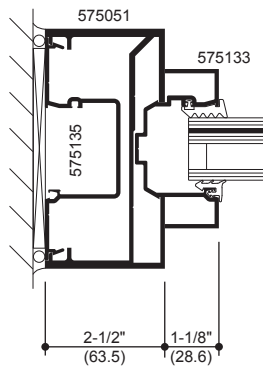
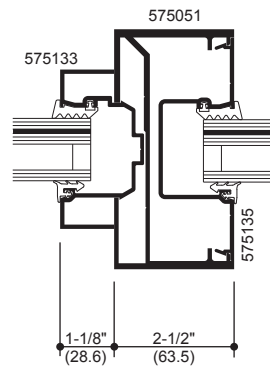
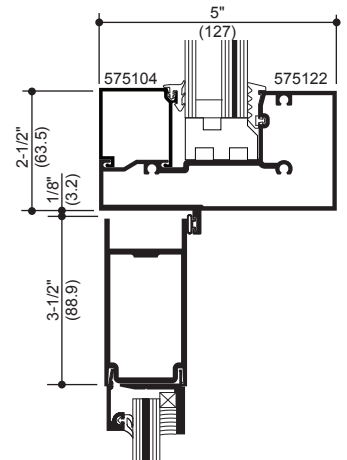
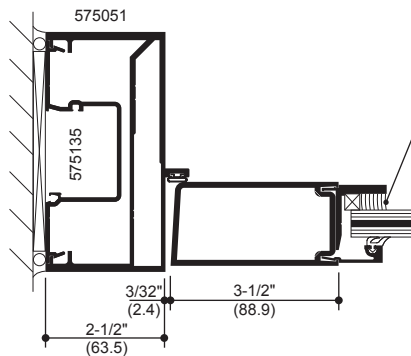
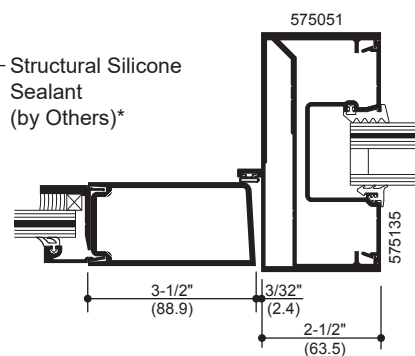
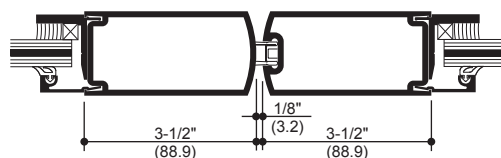
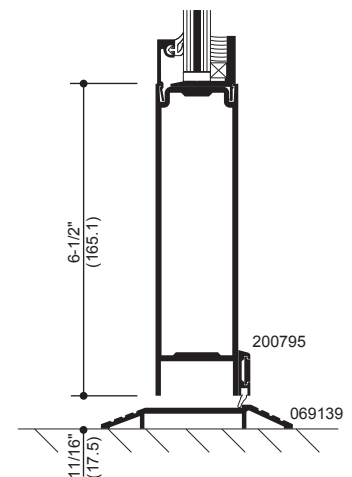
HURRICANE RESISTANT PRODUCT

Additional information and CAD details are available at www.kawneer.com

IR 501 FRAMING INCORPORATING KAWNEER 350 IR DOORS. DOOR FRAMING NON-THERMAL ONLY. SEE 350 IR ENTRANCES FOR ADDITIONAL DOOR AND ENTRANCE FRAMING OPTIONS.

OPTIONAL
2-3/4" DOOR JAMB1
TRANSOM HEAD

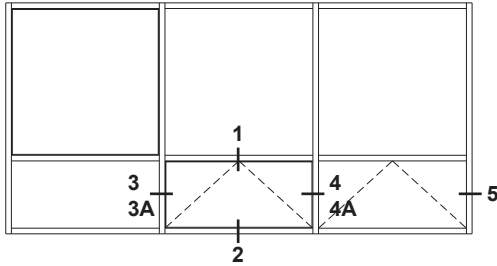
ELEVATION IS NUMBER KEYED TO DETAILS

7
DOOR JAMB
AT TRANSOM8
DOOR JAMB
AT TRANSOM2
DOOR WITH TRANSOM4
DOOR JAMB6
DOOR JAMB5
PAIR OF DOORS3
THRESHOLD

* INSTALLER NOTE: Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.



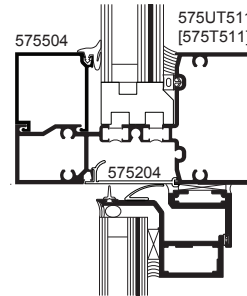
HURRICANE RESISTANT PRODUCT

Additional information and CAD details are available at www.kawneer.comPROJECT-OUT
HORIZONTAL SECTION

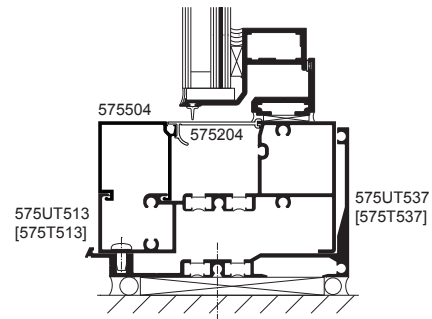
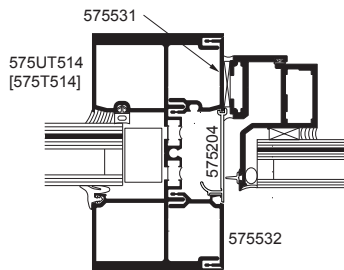
ELEVATION IS NUMBER KEYED TO DETAILS

Hardware:**Hinge:** Stainless Steel 4-Bar**Lock:** Hurricane Cam Handles

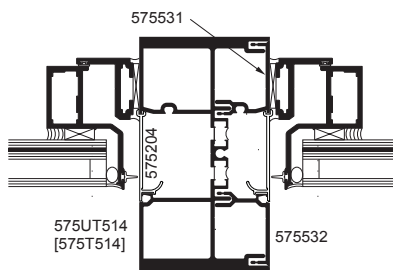
1



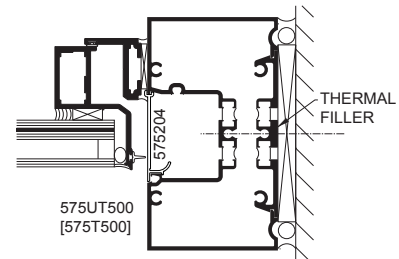
2

PROJECT-OUT
VERTICAL SECTION

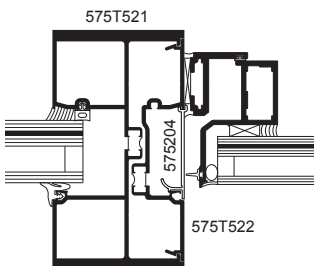
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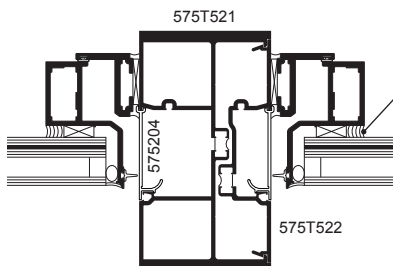
4



5



3A



4A

Structural Silicone Sealant
(by Others)***NOTE:** Black spacer is recommended when 1" insulating glass is used.* **INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

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SINGLE-SOURCE HURRICANE RESISTANT SOLUTIONS & MORE

IR 500/501/501T/501UT
FRAMING SYSTEMS AND
350/500 IR ENTRANCES

Kawneer provides a single-source solution to the growing need for hurricane resistant products in Eastern and Gulf Coast states from New York through Texas.

IR 500/501 Framing Systems and 350/500 IR Entrances are large missile impact resistant, fully tested and easy to fabricate and install. In addition, IR 501T and IR 501UT Framing provides improved thermal performance to increase energy efficiency by employing IsoLock™ thermal breaks.

Our hurricane resistant framing systems are designed and engineered for single-span storefronts, low- to mid-rise ribbon window and punched opening applications.

Building: Cancer Center of Sacred Heart Hospital
Location: Pensacola, Florida
Architect: Caldwell Associates Architects
Customer: Merritt Glass Co., Inc.
Photography: © CJ Berg

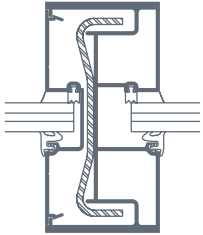
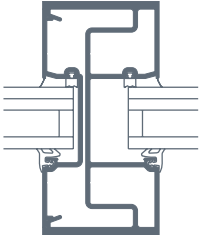
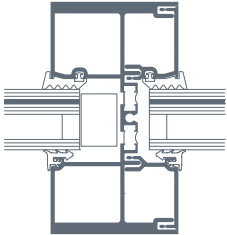
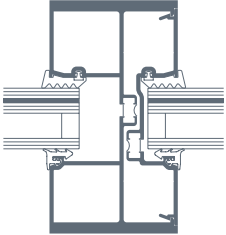
TESTING

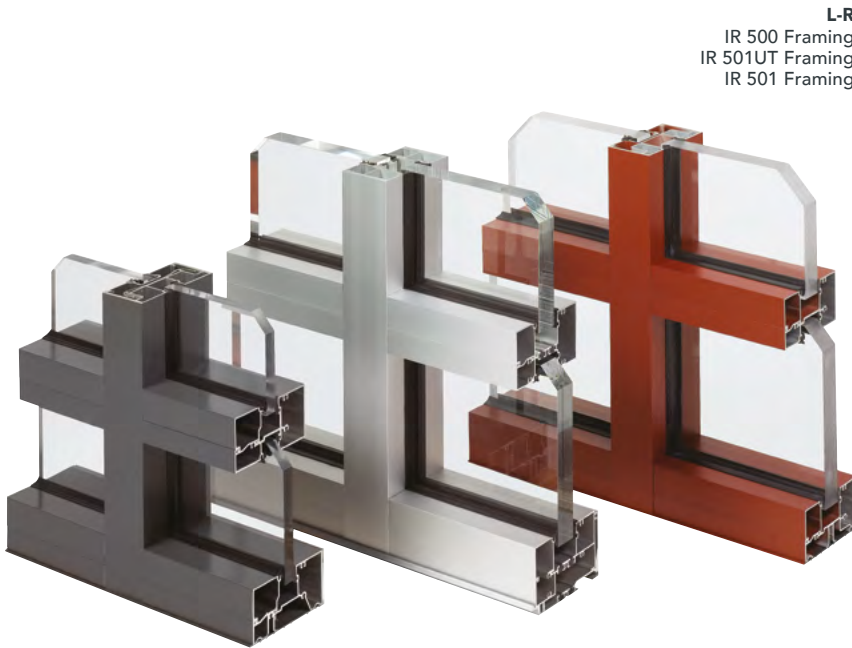
IR 500/501/501T/501 Framing Systems are tested to high velocity hurricane zone requirements of the International Building Code and Florida building code, which meet ASTM E1886 and TAS 201 and TAS 203 for impact and cycle pressure differentials. Additionally, all of our systems have been tested to ASTM E331, ASTM E283 and ASTM E330 for air, water and structural performance.

For thermal and acoustical performance, IR 501T/IR 501UT have been tested to AAMA 1503, AAMA 1801 and ASTM E1425.

FABRICATION

All IR 500/501/501T/501UT Framing Systems offer a flush glazed look with either interior structural silicone seal (wet glazed) or optional EPDM gasket (dry glazed) for large missile applications. Screw spline fabrication provides the option to pre-assemble units with controlled shop labor costs and smaller field crews. The framing systems are center glazed from the exterior side and are designed to accept 350/500 IR Entrances.

	IR 500	IR 501	IR 501T/IR 501UT	IR 501T/IR 501UT
Typical Detail				
			3-Piece Mullion	2-Piece Mullion
Sightline	2-1/2" (63.5 mm)	2-1/2" (63.5 mm)	2-3/4" (69.85 mm)	2-3/4" (69.85 mm)
System Depth	5" (127 mm)	5" (127 mm)	5" (127 mm)	5" (127 mm)
Infill Options	9/16", 5/8" (Impact), 1/4" (Non-Impact)	1-5/16" (Impact), 1" (Non-Impact)	1-5/16" (Impact)	1-5/16" (Impact)
Thermal	No	No	IsoLock™ Thermal Breaks	IsoLock™ Thermal Breaks
Hurricane Resistant Tested	Large Missile	Small Missile Large Missile	Small Missile Large Missile	Small Missile Large Missile



Entrances are 1-3/4" (44.45 mm) deep and provide the extra strength for applications where more stringent code requirements call for windborne debris protection.

TESTING

350/500 IR Entrances are tested to the High Velocity Hurricane Zone requirements of the International Building Code and Florida Building Code. Meeting ASTM E1886, and TAS 201 and TAS 203 for impact and cycle pressure differentials and TAS 202 for Water Performance.

FEATURES

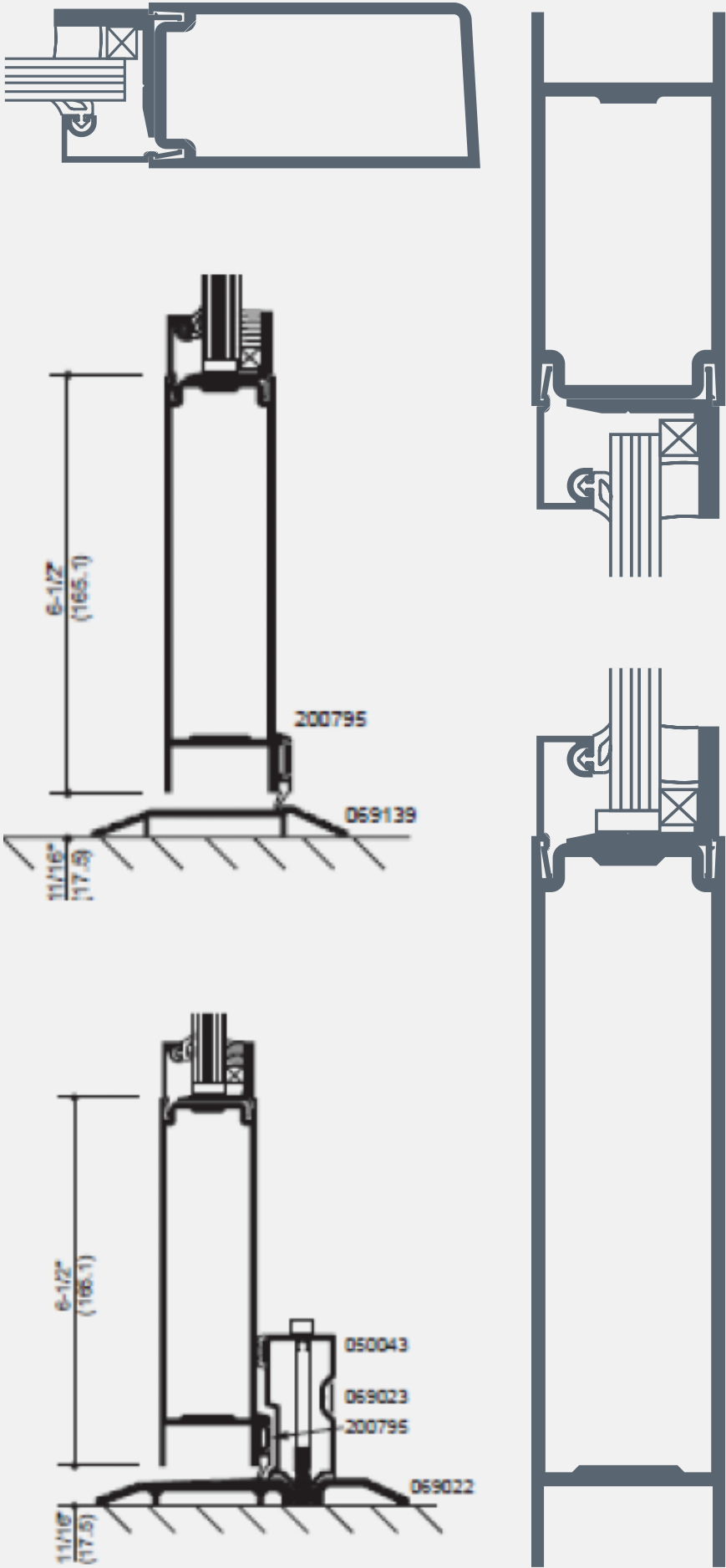
350 IR Entrances feature standard 3-1/2" (88.9 mm) vertical stiles, 3-1/2" (88.9 mm) top rails and 6-1/2" (165.1 mm) bottom rails. 500 IR Entrances feature standard 5" (127 mm) vertical stiles, 5" (127 mm) top rails and 6-1/2" (165.1 mm) bottom rails. Bottom rail options are 7-1/2" (190.5 mm) and 10" (254 mm) for aesthetics or applications where higher bottom rails are required to meet local building codes. 350/500 IR Entrances are single acting and available in singles or pairs to suit any project. The entrances feature the proven dual moment welded corner construction with 16 welds per door and Kawneer's limited lifetime warranty.

Standard hinging hardware includes top, bottom and intermediate offset pivots, 1-1/2" pair of butt hinges or continuous geared hinges. Standard MS 1850 three-point locks are available as well as concealed vertical rod exit device hardware options.

Water Performance option available in accordance to ASTM E331 and TAS 202 test standards.

Entrances accommodate 1/4", 7/16" and 9/16" impact resistant glazing infills using square glass stops with an interior silicone seal. Additional glazing options include 3M VHB Structural Glazing Tape and dry/dry glazing gaskets. Pairs include an adjustable astragal, utilizing pile weathering with a polymeric fin at the meeting stiles, and all doors include an EPDM blade gasket at the threshold. Polymeric bulb weather-stripping is used in the door frames.

Standard door jambs, transom bars and headers from the IR 500/501/501T/501UT Framing Systems are designed for use with 350/500 IR Entrances. Optional door frames include Trifab™ VersaGlaze™ 450 center glazed, Trifab™ VersaGlaze™ 451 center glazed, and 1600 Wall System™ subframes.





Building: Tarpon Springs Public Safety Building
Location: Tarpon Springs, Florida
Architect: Gee & Jenson, Engineers, Architects, Planners, Inc.,
West Palm Beach, Florida
Glazing Contractor: Ashe Glass & Mirror, Temple Terrace, Florida
Photography: © Gordon Schenck, Jr.

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Form Number 17-2261.C

Trifab™, VersaGlaze™, IsoLock™ and 1600 Wall
System™ are trademarks of Kawneer Company, Inc.

Technology Park/ Atlanta
555 Guthridge Court
Norcross, GA 3009-3503

770.449.555 TEL
770.734.1560 FAX

www.kawneer.com

Cedar Group, Inc



PORTFOLIO TABBY LIGHT FAUX SIGNS CHARACTER CONNECT

Rustic Installation creates Tabby uniquely modeled after the historical process utilized in the Sea Islands since the late 1800's. Back then they did not finish buildings with stucco, then smash shells into it. Neither does Rustic Installations. While common shell stucco is now ubiquitous in the Lowcountry, authentic Tabby is the result of a distinct process that creates a finish showcasing the natural beauty and intricate patterns of oyster shell formations.

Our product





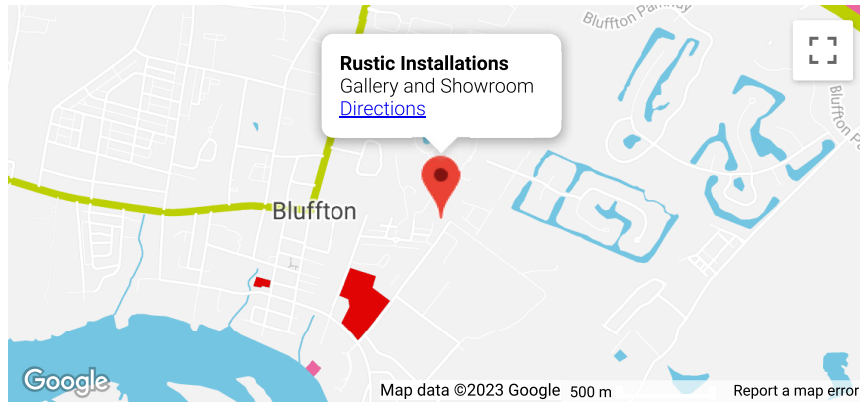






843-338-7267

**57 B BRUIN ROAD
BLUFFTON, S.C. 29910**







Candice Seymour

From: Lindsay Dasher <lindsay@gulfstreamdesign.com>
Sent: Tuesday, April 25, 2023 12:53 PM
To: Candice Seymour
Subject: RE: Corridor Review Committee Application Sufficiency Checklist

Candice,

See below. Hope this helps!

- **Total width of the front elevation from roof eave to roof eave. 72'-11"**
- **Distance of building from the front property line (minimum and maximum since I know the property line is not straight) There is 21'-6" from the roof eave face to the property line at the NE corner and 17'-11 1/2" from the face of the eave to the property line at the NW corner.**
- **Total square footage of windows on the front elevation. As submitted, the total square footage of windows (including operable panels and glass garage door) equals +/- 337.75SF**

Lindsay Dasher
Gulfstream Design Group, LLC.
Office: 904-794-4231
lindsay@gulfstreamdesign.com

From: Candice Seymour <cseymour@citystaug.com>
Sent: Tuesday, April 25, 2023 11:44 AM
To: Lindsay Dasher <lindsay@gulfstreamdesign.com>
Subject: RE: Corridor Review Committee Application Sufficiency Checklist

Thanks for the update, Lindsay!

Generally, for zoning purposes setbacks are measured from the eave of the roof. So, either the roof eave or face of the balcony, whichever is proposed to be closer to the property line.

Appreciate the help!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

Project Name: **St. Augustine**

Project #: **2201**

Issue Date:

Revision(s):

Item Number: **ACC-04**

Item Description: **OUTDOOR CEILING FAN**

Area Name: **OUTDOOR**

Item Quantity: 7 ea

Manufacturer: Minaka Group

Address:

Source:

Address:

Phone: (800) 221-7977

Fax:

Contact:

E-mail: sales@minkagroup.net

Web: https://www.minkagroup.net/

Phone:

Fax:

Contact:

E-mail:

Web:

Model Number: F581L-BG

Model Name: Gauguin™ EXTERIOR FAN

Description: NOT TO BE USED FOR LIGHTING PURPOSES

Dimensions: 52" BLADE SWEEP

Color/Finish: Bahama Beige™



Notes:

- All exposed frame to be eased, no sharp corners
- Manufacturer to include all installation mounting hardware.
- Ensure there are is no exposed welding.
- Finishes to be provided to CDS for approval, prior to fabrication.
- Manufacturer to provide commercial grade installation hardware, to be hidden from view.
- Provide finish sample to CDS for approval.

Required Item(s) for Designer Approval Prior to Fabrication:

Prepared By: IN

☐ Seaming Diagram	☐ Strike-Off	☐ Finish Sample	☐ Cutting	☐ Shop Dwgs	☐ Prototype	☐ Flame Certificate
--	-------------------------------------	--	----------------------------------	------------------------------------	------------------------------------	--

Item #
F581L-BG
Product Family Name:
Gauguin™
Category:
EXTERIOR FAN
Certification
E75795
Patents:

UPC Code:
706411065064
Finish:
Bahama Beige™
Category Type:
Ceiling Fan

Notes:

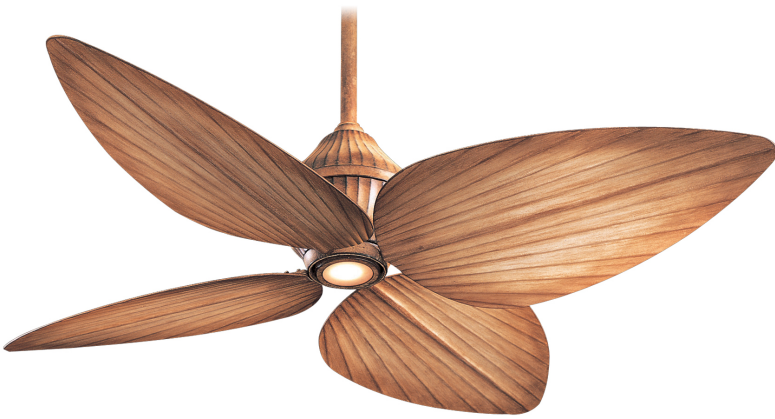
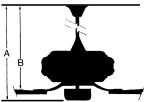


Image File Name: **F581L-BG.jpg**



MEASUREMENTS

Blade Finish:		Reversible Blades:	
		No	
Blade Material:		Slope:	
ABS		Yes	
Blade Sweep:	No. of Blades:	Blade Pitch:	Hanging Weight:
52"	4	14	24.96
Downrod 1:	Downrod 1 Outside Dia:	Downroad 2:	Downrod 2 Outside Dia:
6	.75		
Ceiling to Lowest Point: (Dim A)	Ceiling to Blade (Dim B)	Lead Wire:	Motor Size:
13.75	13.25	80	188 x 20 mm

	Low	Low/Med.	Medium	Med/High	High
RPM:	75				150
Amps:	0.254				0.458
Watts:	17.49				54.52
CFM:	2522.0				5201.0
CFM/Watts:	144.2				95.4

GLASS

Description:		Material:
		GLASS
Part No.:		Quantity:
Width:	Height:	Length:
3.75		3.75



CONTROLS

Pull Chain Control:	Works with Remote Control:	Works with Wall Control:
No	Yes	Yes
Reversible:	Included Remote Control:	Included Wall Control:
Yes		WCS212
Smart Control:	Compatible Remote Control(s):	Compatible Wall Control(s):
No	RCS212	
Integrated Smart Control:		Compatible Smart Control:
		BD-1000



SHIPPING

Carton Width:	Carton Height:	Carton Length:	
14.96	15.95	24.8	
Carton Weight:	Carton Cubic Feet:	Small Package Shippable:	
30.27	3.425	Yes	
Master Pack Width:	Master Pack Height:	Master Pack Length:	
Master Pack Weight:	Master Cubic Feet:	Multi-Pack:	Master Pack:
		1	1



LED



Wet
Location



UL Listed



WARNING:Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Project Name: **St. Augustine**

Item Number: **LGT-114**

Project #: **2201**

Item Description: **OUTDOOR SCONCE**

Issue Date:

Area Name: **OUTDOOR**

Item Quantity: 11 ea

Manufacturer: CUSTOM TO BID

Source:

Instructions:

Shades to be designed so it will always be level. Shades to also be removable to access/replace lamping as needed.

Installation must conform with commercial installation & ADA requirements if needed.

Contractor/Installer must verify and order all necessary parts or accessories to complete installation.

If changes are made to specification, prototype, finish sample shop drawing are to be resubmitted for final approval.

All items must be of contract quality and suitable for commercial use.

Contractor/purchasing agent to verify Celano Design quantities are estimates only & do not include attic stock.

All materials must be impervious to damage from extremes of relative humidity and not subject to rusting, corrosion, mildew, rot delamination, and cracking, warping or splitting during crating, shipping warehousing & final site installation.

Owner/purchasing agent/GC must notify Celano Design of any substitutions and/or changes to specification, manufacturer, etc.

All substitutions and/or changes must be approved in writing by Celano Design, in writing prior to purchasing.

Contractor/purchasing agent/fabricator to assume responsibility for all site requirements, appropriate techniques, and site specific delivery/installation requirements.

Shipping, crating, handling, and environmental controls shall be the responsibility of and coordinated by the contractor and/or purchasing agent.

If there is a discrepancy between a drawing & the associated specifications, please contact Celano Design for clarification prior to installation.

Owner acknowledges and agrees that design intent DWG & shop drawings are protected & owned by Celano Design.

Owner/purchasing agent/GC agrees that it will not knowingly ask Celano Design to engage directly or indirectly in any conduct that would result in the infringement of any third party's intellectual property rights.

Project Name: **St. Augustine**

Project #: **2201**

Issue Date:

Revision(s):

Item Number: **LGT-114**

Item Description: **OUTDOOR SCONCE**

Area Name: **OUTDOOR**

Item Quantity: 11 ea

Manufacturer: CUSTOM TO BID

Source:

Address:

Address:

Phone:

Phone:

Fax:

Fax:

Contact:

Contact:

E-mail:

E-mail:

Web:

Web:

Model Name:

Custom Sconce

Finish:

Bronze Metal - Outdoor Grade

Switch Type:

HARDWIRE

Lamp Type:

Globe

Lamp Wattage:

6 Watts Max

UL Listing:

YES Damp

Dimmer:

Dimmable

Notes:

-G30 Led Globe Bulb; 480 Lumens
Designer to review samples prior to purchase.
- Manufacture may recommend alternate Lamp Type upon review
-E26 Screw Base
-Manufacture to confirm light fixture is UL Listed & for exterior application
-Submit cut-sheet to Designer for model confirmation prior to purchase.
-Shades to be designed so it will always be level. Shades to also be removable to access/replace lamping as needed.
-Installation must conform with commercial installation & ADA requirements if needed.
-Contractor/Installer must verify and order all necessary parts or accessories to complete installation.



Required Item(s) for Designer Approval Prior to Fabrication:

Prepared By: IN

☐ Seaming Diagram ☐ Strike-Off ☐ Finish Sample ☐ Cutting ☐ Shop Dwgs ☐ Prototype ☐ Flame Certificate

Instructions:

Designer to review samples prior to purchase.

Submit cut-sheet to Designer for model confirmation prior to purchase.

ST. AUGUSTINE
169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

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Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1.954.554.3881

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
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T: 1-212-741-5233
F: 1-212-366-5783

LIGHTING DESIGNER:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
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No.	Date	Issued For
1	08.19.22	SCHEMATIC DESIGN SET
2	09.02.22	DESIGN DEVELOPMENT SET
3	04.14.23	LIGHTING FF&E UPDATE
4	04.24.23	DD REV 1

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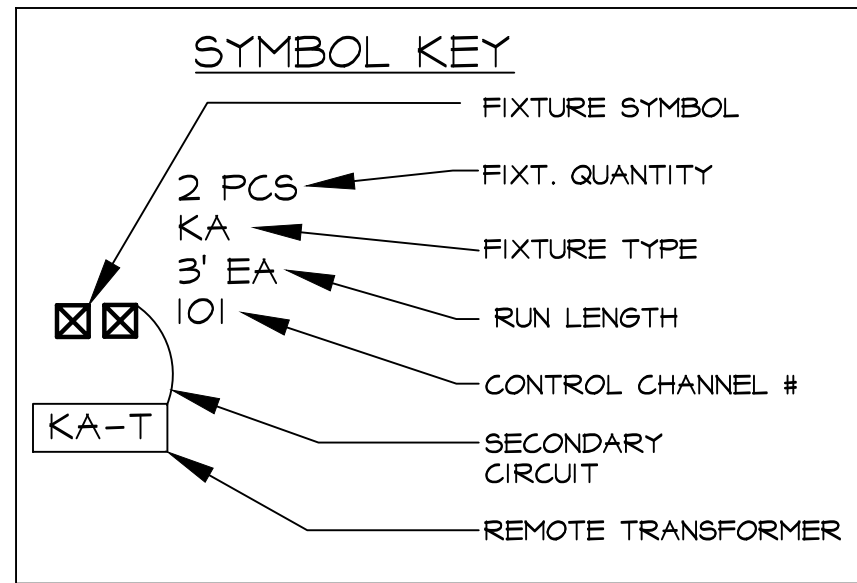
DESIGN DEVELOPMENT REV 1 SET

Scale	Project No.
AS NOTED	2201
Drawn By	
CDS	
Drawing Title	

LIGHTING PLAN

Drawing No.

L-100



INDOOR BAR BARTENDER WORK LIGHT:
TYPE 'LC' 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BEHIND BAR TO LIGHT BARTENDER WORK SURFACE. TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE 'LC' REQUIRES TYPE 'LC-T' REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 1 ON SHEET L-301 FOR MOUNTING CONDITIONS.

OUTDOOR BAR DIE GRAZER:
TYPE 'LD' 2400K WET-RATED WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE. TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE 'LD' REQUIRES TYPE 'LD-T' REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

OUTDOOR BAR BARTENDER WORK LIGHT:
TYPE 'LF' 2700K WET-RATED WARM WHITE LED STRIPLIGHT MOUNTED UNDER BEHIND BAR TO LIGHT BARTENDER WORK SURFACE. TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE 'LF' REQUIRES TYPE 'LF-T' REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

INDOOR BAR DIE GRAZER:
TYPE 'LA' 2400K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE. TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE 'LA' REQUIRES TYPE 'LA-T' REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAILS 2 ON SHEET L-300 AND 1 ON SHEET L-301 FOR MOUNTING CONDITIONS.

PATIO DINING GOOSENECKS:
TYPE 'LGT-114' GOOSENECKS AT PATIO DINING, WITH DECORATIVE LED LAMP. LIGHT FIXTURE SUPPLIED AS PART OF THE INTERIOR DESIGNER'S FF&E PACKAGE. INSTALLING CONTRACTOR TO SUPPLY AND INSTALL ONE RECESSED JUNCTION BOX PER LOCATION. PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-114 IN THE FF&E PACKAGE FOR ADDITIONAL INFORMATION.

PICTURE LIGHT:
TYPE 'LGT-116' PICTURE LIGHT AT STAIRCASE. LIGHT FIXTURE SUPPLIED AS PART OF THE INTERIOR DESIGNER'S FF&E PACKAGE. INSTALLING CONTRACTOR TO SUPPLY AND INSTALL ONE RECESSED JUNCTION BOX PER LOCATION. PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-116 IN THE FF&E PACKAGE FOR ADDITIONAL INFORMATION.

HOST STAND TABLE LAMP:
TYPE 'LGT-103' DECORATIVE TABLE LAMP AT HOST STAND. LIGHT FIXTURE SUPPLIED AS PART OF THE INTERIOR DESIGNER'S FF&E PACKAGE. INSTALLING CONTRACTOR TO SUPPLY AND INSTALL ONE RECESSED JUNCTION BOX PER LOCATION. PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-103 IN THE FF&E PACKAGE FOR ADDITIONAL INFORMATION.

PICTURE LIGHT:
TYPE 'LGT-116' PICTURE LIGHT AT MAIN ENTRY. LIGHT FIXTURE SUPPLIED AS PART OF THE INTERIOR DESIGNER'S FF&E PACKAGE. INSTALLING CONTRACTOR TO SUPPLY AND INSTALL ONE RECESSED JUNCTION BOX PER LOCATION. PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-116 IN THE FF&E PACKAGE FOR ADDITIONAL INFORMATION.

MAIN ENTRY SHELF ACCENT:
TYPE 'BA' WARM WHITE LED PUCKLIGHT MOUNTED IN TOP OF MAIN ENTRY SHELF TO LIGHT OBJECTS.
TYPE 'BA' REQUIRES TYPE 'BA-T' REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAILS 5 & 6 ON SHEET L-300 FOR MOUNTING CONDITIONS.

VANITY SCONCES:
TYPE 'LGT-115' DECORATIVE WALL SCONCES ABOVE VANITY. LIGHT FIXTURE SUPPLIED AS PART OF THE INTERIOR DESIGNER'S FF&E PACKAGE. INSTALLING CONTRACTOR TO SUPPLY AND INSTALL ONE RECESSED JUNCTION BOX PER LOCATION. PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-115 IN THE FF&E PACKAGE FOR ADDITIONAL INFORMATION.

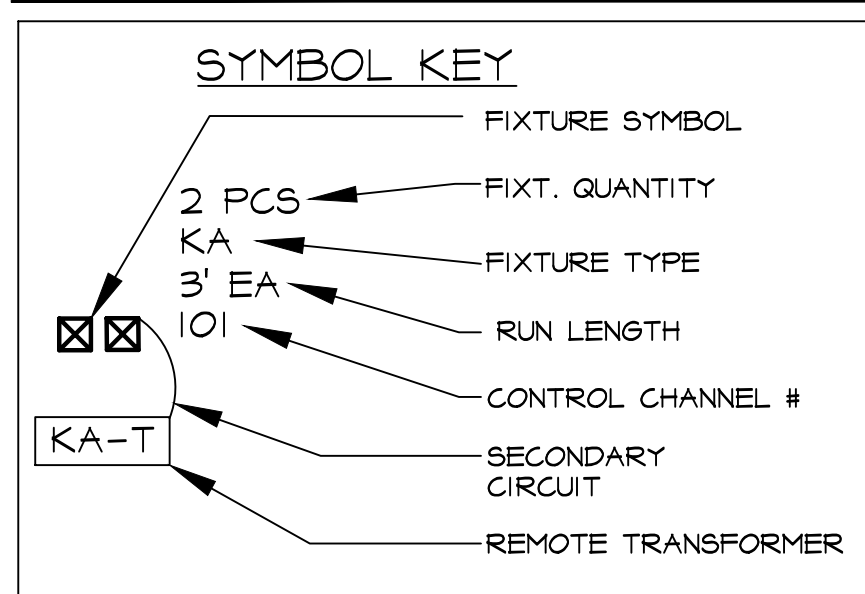
MAIN DINING DECORATIVE SCONCES:
TYPE 'LGT-113' DECORATIVE WALL SCONCES AT MAIN DINING. LIGHT FIXTURE SUPPLIED AS PART OF THE INTERIOR DESIGNER'S FF&E PACKAGE. INSTALLING CONTRACTOR TO SUPPLY AND INSTALL ONE RECESSED JUNCTION BOX PER LOCATION. PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-113 IN THE FF&E PACKAGE FOR ADDITIONAL INFORMATION.

IMPORTANT GENERAL NOTES:
1. FIXTURE SCHEDULES, LOAD SCHEDULE, CONTROL RISER DIAGRAM, FIXTURE AND CONTROL SPECIFICATION AND LIGHTING FIXTURE MOUNTING DETAILS SHALL ALL BE CONSIDERED PART OF THE PLDNGS FOR BID.
2. SEE ELECTRICAL PLDNGS FOR WIRING INFORMATION.
3. SEE ARCHITECT'S PLDNGS FOR SPECIFIC LIGHTING LOCATION INFORMATION.

REMOTE LOW VOLTAGE TRANSFORMER/POWER SUPPLY NOTE:
1. E.C. TO DETERMINE WIRE SIZE ACCORDING TO LOAD AND WIRE LENGTH (OR REFER TO MANUFACTURER'S RECOMMENDATIONS) TO ENSURE THAT ANY VOLTAGE DROP TO THE FIXTURES IS ELIMINATED.
2. E.C. SHALL COORDINATE WITH THE G.C. AND ARCHITECT TO DETERMINE ACCESSIBLE AND ADEQUATELY VENTILATED LOCATIONS FOR REMOTE TRANSFORMERS AND POWER SUPPLIES. FOR IDENTIFICATION PURPOSES THE E.C. SHALL LABEL EACH TRANSFORMER WITH LOAD NAME, LOCATION AND CIRCUIT INFORMATION.
3. WHERE REMOTE LED POWER SUPPLIES ARE SHOWN IN CONNECTION WITH REMOTE DIMMING MODULES THE ELECTRICAL CONTRACTOR SHALL BE AWARE OF THE FOLLOWING:
A. THAT THE POWER SUPPLIES REQUIRE A 120V FEED. THIS FEED MAY COME FROM A SWITCHED ON/OFF MODULE IN THE DIMMING SYSTEM OR IT CAN BE FROM A CONSTANT 120V FEED FROM A BREAKER PANEL (SEE LIGHTING LOAD SCHEDULE FOR FEED LOCATION INFORMATION).
B. THAT THE DIMMING MODULES REQUIRE TWO FEEDS. THE FIRST IS A 24V DC FEED FROM THE POWER SUPPLY AND THE SECOND IS A SEPARATE 0-10V FEED FROM THE DIMMING SYSTEM.

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

FOR DESIGN INTENT & REFERENCE



PATIO DINING TABLE ACCENT
TYPE "VB" EXTERIOR LED FLOOD LIGHTS
SIDE-MOUNTED TO CEILING BEAM TO LIGHT
PATIO TABLES, NFL.

PATIO BAR CIRCULATION
TYPE "VA" EXTERIOR LED FLOOD LIGHTS
SIDE-MOUNTED TO CEILING BEAM FOR
PATIO BAR CIRCULATION, FL.

OUTDOOR BAR ACCENT
TYPE "VB" EXTERIOR LED FLOOD LIGHTS
SIDE-MOUNTED TO CEILING BEAM TO LIGHT
BAR TOP, NFL.

OUTDOOR BAR HANGING SHELF ACCENT
TYPE "LD" WARM-WHITE NET-RATED LED
STRIPLIGHT MOUNTED BEHIND FRONT EDGE
OF EACH SHELF TO UPLIGHT BOTTLES AND
GLOW THE CEILING ABOVE THE BAR. TO
BE CUT TO LENGTHS INDICATED IN
DRAWING.
TYPE "LD" REQUIRES TYPE "LD-T" REMOTE
LED POWER SUPPLY.
SEE DETAIL 4 ON SHEET L-300 FOR
MOUNTING CONDITION.

INDOOR BAR HANGING SHELF ACCENT
TYPE "LA" WARM-WHITE LED STRIPLIGHT
MOUNTED BEHIND FRONT EDGE OF EACH
SHELF TO UPLIGHT BOTTLES AND GLOW
THE CEILING ABOVE THE BAR. TO BE CUT
TO LENGTHS INDICATED IN DRAWING.
TYPE "LA" REQUIRES TYPE "LA-T" REMOTE
LED POWER SUPPLY.
SEE DETAILS 2 & 3 ON SHEET L-300 FOR
MOUNTING CONDITION.

PATIO DINING WAIT STATION ACCENT
TYPE "VB" EXTERIOR LED FLOOD LIGHTS
SIDE-MOUNTED TO CEILING BEAM TO LIGHT
WAIT STATION, NFL.

PATIO DINING CIRCULATION
TYPE "VA" EXTERIOR LED FLOOD LIGHTS
SIDE-MOUNTED TO CEILING BEAM FOR PATIO
DINING CIRCULATION, FL.

RESTAURANT ART ACCENT
TYPE "TB" WARM-DIM LED CYLINDERS
WITH MICRO-CANOPY, MONO-POINT
MOUNTED TO CEILING BEAM TO LIGHT
ART ON THE SHELVES.

ENTRY STAIRCASE DECORATIVE PENDANTS
TYPE "LGT-104, LGT-105, LGT-106, LGT-107,
LGT-108, LGT-109, LGT-110, LGT-111" VARIOUS
STYLE DECORATIVE PENDANTS, WITH
DECORATIVE LED LAMPS.
LIGHT FIXTURE SUPPLIED AS PART OF THE
INTERIOR DESIGNER'S FF&E PACKAGE.
MOUNTS TO INSTALLING CONTRACTOR
SUPPLIED JUNCTION BOX. PROVIDE ADDITIONAL
SUPPORT, AS NEEDED.

ELEVATOR CAB CEILING ACCENT
TYPE "LA" WARM-WHITE LED STRIPLIGHT
MOUNTED IN ELEVATOR CAB CEILING
PANEL TO GLOW THE CEILING. TO BE CUT
TO LENGTHS INDICATED IN DRAWING.
TYPE "LA" REQUIRES TYPE "LA-T" REMOTE
LED POWER SUPPLY.
SEE DETAIL 1 ON SHEET L-300 FOR
MOUNTING CONDITION.

RESTAURANT ELEVATOR CIRCULATION
TYPE "AA" RECESSED WARM-DIM LED
DOWNLIGHTS FOR ELEVATOR CIRCULATION,
FL.

HOST STAND DECORATIVE PENDANT
TYPE "LGT-101" DECORATIVE PENDANT AT
HOST STAND, WITH DECORATIVE LED LAMP.
LIGHT FIXTURE SUPPLIED AS PART OF THE
INTERIOR DESIGNER'S FF&E PACKAGE.
INSTALLING CONTRACTOR TO SUPPLY AND
INSTALL ONE JUNCTION BOX PER LOCATION.
PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-101 IN
THE FF&E PACKAGE FOR ADDITIONAL
INFORMATION.

RESTAURANT MAIN ENTRY CIRCULATION
TYPE "AA" RECESSED WARM-DIM LED
DOWNLIGHTS FOR MAIN ENTRY
CIRCULATION, FL.

MAIN ENTRY DECORATIVE PENDANT
TYPE "LGT-100" DECORATIVE PENDANT AT
MAIN ENTRY, WITH DECORATIVE LED LAMP.
LIGHT FIXTURE SUPPLIED AS PART OF THE
INTERIOR DESIGNER'S FF&E PACKAGE.
INSTALLING CONTRACTOR TO SUPPLY AND
INSTALL ONE JUNCTION BOX PER LOCATION.
PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-100 IN
THE FF&E PACKAGE FOR ADDITIONAL
INFORMATION.

OCCUPANCY SENSOR

INDOOR BAR ACCENT
TYPE "TB" WARM-DIM LED CYLINDERS
WITH MICRO-CANOPY, MONO-POINT
MOUNTED TO CEILING BEAM TO LIGHT
INDOOR BAR TOP, NFL.

INDOOR BAR CIRCULATION
TYPE "TA" WARM-DIM LED CYLINDERS WITH
MICRO-CANOPY, MONO-POINT MOUNTED TO
CEILING BEAM FOR INDOOR BAR CIRCULATION,
FL.

DINING TABLES ACCENT (LOWER CEILING)
TYPE "TB" WARM-DIM LED CYLINDERS
WITH MICRO-CANOPY, MONO-POINT
MOUNTED TO CEILING BEAM TO LIGHT
DINING TABLES AT A LOWER HEIGHT, NFL.

MAIN DINING CIRCULATION
TYPE "TA" WARM-DIM LED CYLINDERS WITH
MICRO-CANOPY, MONO-POINT MOUNTED TO
CEILING BEAM FOR MAIN DINING CIRCULATION,
FL.

DINING TABLES ACCENT (HIGHER CEILING)
TYPE "TC" WARM-DIM LED CYLINDERS
WITH MICRO-CANOPY, MONO-POINT
MOUNTED TO CEILING BEAM TO LIGHT
DINING TABLES AT A HIGHER HEIGHT,
SPOT.

CUSTOM MAIN DINING DECORATIVE PENDANT
TYPE "LGT-112" CUSTOM DECORATIVE
PENDANTS AT MAIN DINING, WITH DECORATIVE
LED LAMP.
LIGHT FIXTURE SUPPLIED AS PART OF THE
INTERIOR DESIGNER'S FF&E PACKAGE.
INSTALLING CONTRACTOR TO SUPPLY AND
INSTALL ONE JUNCTION BOX PER LOCATION.
PROVIDE ADDITIONAL SUPPORT, AS NEEDED.
REFER TO FIXTURE SPECIFICATION LGT-112 IN
THE FF&E PACKAGE FOR ADDITIONAL
INFORMATION.

PATIO MURAL ACCENT
TYPE "VA" EXTERIOR LED FLOOD LIGHTS
SIDE-MOUNTED TO CEILING BEAM TO LIGHT
MURAL WALL, FL.

STAIRCASE CIRCULATION
TYPE "AA" RECESSED WARM-DIM LED
DOWNLIGHTS FOR STAIRCASE
CIRCULATION, FL.

STAIRCASE ART ACCENT
TYPE "AB-I" RECESSED WARM-DIM LED
ADJUSTABLES TO LIGHT ART ON THE
WALL, FL.

RESTROOM CIRCULATION
TYPE "AC" RECESSED WARM-DIM LED
DOWNLIGHTS FOR CIRCULATION, FL.

TOILET ACCENTS
TYPE "AD" RECESSED WARM-DIM LED
ADJUSTABLES TO LIGHT TOILET, NFL.

SINK ACCENTS
TYPE "AC" RECESSED WARM-DIM LED
ADJUSTABLES TO LIGHT SINK, SPOT.

ART ACCENTS
TYPE "AC" RECESSED WARM-DIM LED
ADJUSTABLES TO LIGHT ART ON THE
WALL, SPOT.

IMPORTANT GENERAL NOTES:
1. FIXTURE SCHEDULE, LOAD SCHEDULE, CONTROL RISER DIAGRAM,
FIXTURE AND CONTROL SPECIFICATION AND LIGHTING FIXTURE MOUNTING
DETAILS SHALL ALL BE CONSIDERED PART OF THE PLANS FOR BID.
2. SEE ELECTRICAL PLANS FOR WIRING INFORMATION.
3. SEE ARCHITECT'S PLANS FOR SPECIFIC LIGHTING LOCATION
INFORMATION.

REMOTE LOW VOLTAGE TRANSFORMER/POWER SUPPLY NOTE:
1. E.G. TO DETERMINE WIRE SIZE ACCORDING TO LOAD AND WIRE
LENGTH (OR REFER TO MANUFACTURER'S RECOMMENDATIONS) TO
ENSURE THAT ANY VOLTAGE DROP TO THE FIXTURES IS ELIMINATED.
2. E.G. SHALL COORDINATE WITH THE E.C. AND ARCHITECT TO
DETERMINE ACCESSIBLE AND ADEQUATELY VENTILATED LOCATIONS FOR
REMOTE TRANSFORMERS AND POWER SUPPLIES. FOR IDENTIFICATION
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MAY COME FROM A SWITCHED ON/OFF MODULE IN THE DIMMING SYSTEM
OR IT CAN BE FROM A CONSTANT 120V FEED FROM A BREAKER PANEL
(SEE LIGHTING LOAD SCHEDULE FOR FEED LOCATION INFORMATION).
B. THAT THE DIMMING MODULES REQUIRE TWO FEEDS. THE FIRST IS
A 24V DC FEED FROM THE POWER SUPPLY AND THE SECOND IS A
SEPARATE 0-10V FEED FROM THE DIMMING SYSTEM.

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

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

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Gonzalez Architects
14 NE 1st Avenue, Suite 507
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T: 1.954.554.3881

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New York, NY 10010
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F: 1-212-366-5783

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906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, FL 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
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4	04.24.23	DD REV 1

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Scale	Project No.
AS NOTED	2201
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Drawing Title	

LIGHTING RCP

Drawing No.

L-200

FOR DESIGN INTENT & REFERENCE

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

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Boca Raton, FL 333496
T: 954-651-0279
carker@hkddesign.com

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Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
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ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

No.	Date	Issued For
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2	090222	DESIGN DEVELOPMENT SET
3	041423	LIGHTING FF&E UPDATE
4	042423	DD REV 1

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Issued For

DESIGN DEVELOPMENT REV 1 SET

Scale
AS NOTED
Drawn By
CDS

Project No.
2201

LIGHTING FIXTURE SCHEDULE

Drawing No.

L-400

2201 St Augustine Restaurant
Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting	Lead Time
LD	Elemental LED DL-24V-BLUG-24-XX	Integral 2400K LED	3.1 W/LF	0-10 V	24v	73.1 LF		Surface	

LED Tape Light; Exterior Bar Die Grazer
Surface mounted, continuous, flexible 24 volt dc, warm white LED strip light with 120 degree beamsprad, for outdoor/wet location application. LED modules on .33" centers and cuttable every 2". See fixture drawing for each run length. UL listed. Approximately .1" high x .32" wide.
Driver: Requires a remote type "LD-T" 24V DC power supply.
1) Lengths as required (see lighting drawings).
2) See fixture notes for additional information.
3) Installing contractor to coordinate with manufacturer's mounting instructions and with lighting consultant's mounting details.
4) Installing contractor shall carefully coordinate with manufacturer's wiring requirements and shall size wiring from transformer to the fixture run so as to eliminate any voltage drop. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.

LD-T	Elemental LED DL-24V-BLUG-24-XX			Universal	120	3		Surface	
------	------------------------------------	--	--	-----------	-----	---	--	---------	--

LED Power Supply
Remote LED power supply 110-277 V ac universal input for ELV, Triac, and 0-10 V dimming. No minimum load. Minimum dimming level of 1-5%. UL listed and JAB compliant. Optional indoor/outdoor NEMA3R junction box. Available in: 30, 60, 96, 120, and 200 W @ 24 V; 30, 60, 100, 120, and 200 W @ 12 V. 5-year warranty. cULus listed.
1) See fixture notes for additional information.
2) Contractor to coordinate custom attachment method with Architect/Designer
3) Installing contractor shall carefully coordinate with manufacturer's wiring requirements and shall size wiring from transformer to the fixture run so as to eliminate any voltage drop. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.
4) Size transformer to match load. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.

LF	Elemental LED DL-24V-BLUG-24-XX	Integral 2400K LED	3.1 W/LF	0-10 V	24v	20.16 LF		Surface	
----	------------------------------------	--------------------	----------	--------	-----	----------	--	---------	--

LED Tape Light; Exterior Barender Work Light
Surface mounted, continuous, flexible 24 volt dc, warm white LED strip light with 120 degree beamsprad, for outdoor/wet location application. LED modules on .33" centers and cuttable every 2". See fixture drawing for each run length. UL listed. Approximately .1" high x .32" wide.
Driver: Requires a remote type "LD-T" 24V DC power supply.
1) Lengths as required (see lighting drawings).
2) See fixture notes for additional information.
3) Installing contractor to coordinate with manufacturer's mounting instructions and with lighting consultant's mounting details.
4) Installing contractor shall carefully coordinate with manufacturer's wiring requirements and shall size wiring from transformer to the fixture run so as to eliminate any voltage drop. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.

Revision 1 Release: Apr 24, 2023

Page 4 of 11

2201 St Augustine Restaurant
Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting	Lead Time
LF-T	Elemental LED DL-24V-BLUG-24-XX	Integral 2400K LED	3.1 W/LF	0-10 V	24v	20.16 LF		Surface	

LED Power Supply
Remote LED power supply 110-277 V ac universal input for ELV, Triac, and 0-10 V dimming. No minimum load. Minimum dimming level of 1-5%. UL listed and JAB compliant. Optional indoor/outdoor NEMA3R junction box. Available in: 30, 60, 96, 120, and 200 W @ 24 V; 30, 60, 100, 120, and 200 W @ 12 V. 5-year warranty. cULus listed.
1) See fixture notes for additional information.
2) Contractor to coordinate custom attachment method with Architect/Designer
3) Installing contractor shall carefully coordinate with manufacturer's wiring requirements and shall size wiring from transformer to the fixture run so as to eliminate any voltage drop. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.
4) Size transformer to match load. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.

TA	Luminaire T50-300-T100-40-B-HC-SN	Integral Warm Dim LED	14 W	ELV	120	15		Monopoint Mount	
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Circulation Lights Mounted to Structures
Track cylinder, no exposed hardware. Dimming: triac, ELV. Weight 12 oz. 14 W. Up to 1100 lm, up to 79 lm/W. 120V ac. Die-cast aluminum housing, powdercoated. Field replaceable optics & accessories. Infinite rotation, 90° tilt. Title 24 compliance. Certified to UL standard 1574 and CSA C22.2 No. 9.0 for dry locations. Dimming is standard and allows for smooth illumination below 1% with certain dimmers. For dimmer compatibility, refer to the Fixture Dimming Compatibility document on the website. Integral canopy options are: Slim canopy, Micro canopy, J-Type track adapters are designed for use with Luminaire, Juno® & Contech® track. H-Type adapter is compatible with Halo® track, G-Type is compatible with Global Trac 2C/2N track and L-Type adapter is compatible with Lightifier® one-circuit track. Field replaceable optics, accessories, and emergency backup options available. Some accessories require a snoot. Please consult factory.
1) Fixture requires aiming.
2) See fixture notes for additional information.

TB	Luminaire T50-300-T100-22-B-HC-SN	Integral Warm Dim LED	14 W	ELV	120	21		Monopoint Mount	
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Accents Mounted to Structures
Track cylinder, no exposed hardware. Dimming: triac, ELV. Weight 12 oz. 14 W. Up to 1100 lm, up to 79 lm/W. 120V ac. Die-cast aluminum housing, powdercoated. Field replaceable optics & accessories. Infinite rotation, 90° tilt. Title 24 compliance. Certified to UL standard 1574 and CSA C22.2 No. 9.0 for dry locations. Dimming is standard and allows for smooth illumination below 1% with certain dimmers. For dimmer compatibility, refer to the Fixture Dimming Compatibility document on the website. Integral canopy options are: Slim canopy, Micro canopy, J-Type track adapters are designed for use with Luminaire, Juno® & Contech® track. H-Type adapter is compatible with Halo® track, G-Type is compatible with Global Trac 2C/2N track and L-Type adapter is compatible with Lightifier® one-circuit track. Field replaceable optics, accessories, and emergency backup options available. Some accessories require a snoot. Please consult factory.
1) Fixture requires aiming.
2) See fixture notes for additional information.

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2201 St Augustine Restaurant
Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting	Lead Time
TC	Luminaire T50-300-T100-15-B-HC-SN	Integral Warm Dim LED	14 W	ELV	120	7		Monopoint Mount	

Accents Mounted to Structures
Track cylinder, no exposed hardware. Dimming: triac, ELV. Weight 12 oz. 14 W. Up to 1100 lm, up to 79 lm/W. 120V ac. Die-cast aluminum housing, powdercoated. Field replaceable optics & accessories. Infinite rotation, 90° tilt. Title 24 compliance. Certified to UL standard 1574 and CSA C22.2 No. 9.0 for dry locations. Dimming is standard and allows for smooth illumination below 1% with certain dimmers. For dimmer compatibility, refer to the Fixture Dimming Compatibility document on the website. Integral canopy options are: Slim canopy, Micro canopy, J-Type track adapters are designed for use with Luminaire, Juno® & Contech® track. H-Type adapter is compatible with Halo® track, G-Type is compatible with Global Trac 2C/2N track and L-Type adapter is compatible with Lightifier® one-circuit track. Field replaceable optics, accessories, and emergency backup options available. Some accessories require a snoot. Please consult factory.
1) Fixture requires aiming.
2) See fixture notes for additional information.

VA	Kichler Lighting LLC 7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-00-AC-CC- -3636-00		7.5 W	0-10 V	12	26		Surface	2 days
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Exterior Flood for Circulation
MR-16 exterior low-voltage landscape accent light with LED MR-16 lamp. Brass housing with brushed antique finish. Includes 8" ground stake. Wet location. 2.25" dia x 5" L. 12 V ac. Max watts 7.2. 10 year warranty.
Transformer: Requires One Type VA-T Low Voltage Transformer per 5 Fixtures
Requires: Canopy-mount
1) See fixture notes for additional information.
2) -none

VA-T	BK CUS-1210-19 RM-30W-BK-010V-ECCO 120V-INT			0-10 V	120				
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Low Voltage Transformer
NEMA Type 3R, 470 x 6" W x 8" H enclosure with (1) ELDO ECO56151 50W 0-10V Dimmable Driver, 120V Through 277V (For Use with 0-10V Dimming Controls By Others). 2-55 V output. 200-1050 mA output. Series wiring required.
None. One transformer per 5 Types "VA" Fixtures
1) Size transformer to match load. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.
2) See fixture notes for additional information.
3) Installing contractor shall carefully coordinate with manufacturer's wiring requirements and shall size wiring from transformer to the fixture run so as to eliminate any voltage drop. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.
4) Fixture requires separate low voltage wire for 0-10 V control.

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2201 St Augustine Restaurant
Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting	Lead Time
VB	Kichler Lighting LLC 7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-00-AC-CC- -3636-00		7.5 W	0-10 V	12	19		Surface	2 days

Exterior Accent
MR-16 exterior low-voltage landscape accent light with LED MR-16 lamp. Brass housing with brushed antique finish. Includes 8" ground stake. Wet location. 2.25" dia x 5" L. 12 V ac. Max watts 7.2. 10 year warranty.
Transformer: Requires One Type VB-T Low Voltage Transformer per 5 Fixtures
Requires: Canopy-mount
1) See fixture notes for additional information.

VB-T	CUS-1210-19 RM-30W-BK-010V-ECCO 120V-INT			0-10 V	120				
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Low Voltage Transformer
NEMA Type 3R, 470 x 6" W x 8" H enclosure with (1) ELDO ECO56151 50W 0-10V Dimmable Driver, 120V Through 277V (For Use with 0-10V Dimming Controls By Others). 2-55 V output. 200-1050 mA output. Series wiring required.
Transformer: One transformer per 5 Types "VB" fixtures
1) Size transformer to match load. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.
2) See fixture notes for additional information.
3) Installing contractor shall carefully coordinate with manufacturer's wiring requirements and shall size wiring from transformer to the fixture run so as to eliminate any voltage drop. E.C. to locate transformer in an accessible location and clearly label transformer in order to identify the load.
4) Fixture requires separate low voltage wire for 0-10 V control.

~LGT-100	See Interior Designer's FF&E Package See LGT-100 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2PB720	8 W	ELV	120	1		Pendant	
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Decorative Main Entry Pendant
Decorative main entry pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-100).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

~LGT-101	See Interior Designer's FF&E Package See LGT-101 in Interior Designer's FF&E Package	(1) Philips 5.5 W LED E26 A19: S-P13/PER/927-922/CL/G/E26/WGX -1BC 120	5.5 W	ELV	120	1		Pendant	
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Decorative Host Stand Pendant
Decorative host stand pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-101).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

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Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting	Lead Time
~LGT-103	See Interior Designer's FF&E Package See LGT-103 in Interior Designer's FF&E Package	(1) Philips 3.8 W LED E26 G25: BA19/PER/927 -922/FR/G/E26/WGX4/2BCT20	3.8 W	ELV	120	1		Surface	

Host Stand Table Lamp
Decorative host stand table fixture with decorative LED lamp. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-103).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) Exact fixture type TBD by architect and interior designer. See interior designer's FF&E package for additional information.
3) See interior designer's drawings for exact location and mounting position.

~LGT-104	See Interior Designer's FF&E Package See LGT-104 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2PB720	8 W	ELV	120	2		Pendant	
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Decorative Staircase Pendant
Decorative staircase pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-104).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

~LGT-105	See Interior Designer's FF&E Package See LGT-105 in Interior Designer's FF&E Package	(1) AAMSCO 8 W T10 LED Lamp: LED -8W/100/180/00/30M/2K	8 W	ELV	120	2		Pendant	
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Decorative Staircase Pendant
Decorative staircase pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-105).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

~LGT-106	See Interior Designer's FF&E Package See LGT-106 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2PB720	8 W	ELV	120	2		Pendant	
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Decorative Staircase Pendant
Decorative staircase pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-106).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

~LGT-107	See Interior Designer's FF&E Package See LGT-107 in Interior Designer's FF&E Package	(3) 5 W LED Custom Bulbs (Included)	15 W	ELV	120	2		Pendant	
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Decorative Staircase Pendant
Decorative staircase pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-107).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

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Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting	Lead Time
~LGT-108	See Interior Designer's FF&E Package See LGT-108 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2PB720	8 W	ELV	120	2		Pendant	

Decorative Staircase Pendant
Decorative staircase pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-108).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

~LGT-109	See Interior Designer's FF&E Package See LGT-109 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2PB720	8 W	ELV	120	2		Pendant	
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Decorative Staircase Pendant
Decorative staircase pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-109).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

~LGT-110	See Interior Designer's FF&E Package See LGT-110 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2PB720	8 W	ELV	120	2		Pendant	
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Decorative Staircase Pendant
Decorative staircase pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-110).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

~LGT-111	See Interior Designer's FF&E Package See LGT-111 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2PB720	8 W	ELV	120	3		Pendant	
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Decorative Staircase Pendant
Decorative staircase pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-111).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

~LGT-112	See Interior Designer's FF&E Package See LGT-112 in Interior Designer's FF&E Package	(1) TCP 5 W G25 E26 Warm Dimming 2700 K - 1800 mA LED Lamp: FCS060617	5 W	ELV	120	6		Pendant	
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Main Dining Custom Decorative Pendant
Custom main dining pendant. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-112).
1) To be supplied as part of the interior designer's FF&E package. Refer to interior designer's specifications.
2) See interior designer's drawings for exact location and mounting height.

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2201 St Augustine Restaurant
Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. or LF	Accessories	Mounting	Lead Time
AA	Luminaire DL60-300-25-W-R-Z-250-N	Integral Warm Dim LED	11 W	0-10 V	120	22		Recessed	

Recessed Downlight for Circulation, White Trim
DL60-2" aperture, recessed, knife-edge trim downlight with excellent visual cutoff. Multiple CCT available and dim-to-warm. Multiple beam spread options. 12W with 1250 lm and 15W with 1450 lm output. Available both as a retrofit model with attached junction box or with optional rough-in housings to fit any construction needs.
1) See fixture notes for additional information.

AB	Luminaire DLA60-300-40-W-R-Z-250-N	Integral Warm Dim LED	11 W	0-10 V	120	7		Recessed	
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Recessed Adjustables for Accent Lighting, NFL, White Trim
DL60-2" aperture, recessed, knife-edge trim downlight with excellent visual cutoff. Max. 35° of tilt. Multiple CCT available and dim-to-warm. Multiple beam spread options. 12W with 1250 lm and 15W with 1450 lm output. Available both as a retrofit model with attached junction box or with optional rough-in housings to fit any construction needs.
1) See fixture notes for additional information.

AB-1	Luminaire DLA60-300-40-W-R-Z-250-N	Integral Warm Dim LED	11 W	0-10 V	120	5		Recessed	
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Recessed Adjustables for Accent Lighting, FL, White Trim
DL60-2" aperture, recessed, knife-edge trim downlight with excellent visual cutoff. Max. 35° of tilt. Multiple CCT available and dim-to-warm. Multiple beam spread options. 12W with 1250 lm and 15W with 1450 lm output. Available both as a retrofit model with attached junction box or with optional rough-in housings to fit any construction needs.
1) See fixture notes for additional information.

AC	Luminaire DLA60-300-40-W-R-Z-250-N	Integral Warm Dim LED	11 W	0-10 V	120	11		Recessed	
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Recessed Adjustables for Accent Lighting, SPOT, White Trim
DL60-2" aperture, recessed, knife-edge trim downlight with excellent visual cutoff. Max. 35° of tilt. Multiple CCT available and dim-to-warm. Multiple beam spread options. 12W with 1250 lm and 15W with 1450 lm output. Available both as a retrofit model with attached junction box or with optional rough-in housings to fit any construction needs.
1) See fixture notes for additional information.

Revision 1

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2201 St Augustine Restaurant
Fixture Schedule

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

ARCHITECT OF RECORD:

Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1.954.554.3881

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

LIGHTING DESIGNER:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

STRUCTURAL ENGINEER:

Gulfstream Design Group, LLC.
906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, FL 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

No.	Date	Issued For
1	08.19.22	SCHEMATIC DESIGN SET
2	09.02.22	DESIGN DEVELOPMENT SET
3	04.14.23	LIGHTING FF&E UPDATE
4	04.24.23	DD REV 1

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Issued For

DESIGN DEVELOPMENT REV 1 SET

Scale	Project No.
A5 NOTED	2201
Drawn By	
CDS	

Drawing Title

LIGHTING FIXTURE SCHEDULE

Drawing No.

L-401

2201 St Augustine Restaurant
Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.



FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. as Sh	Accessories	Mounting	Lead Time
~LGT-113	See Interior Designer's FF&E Package See LGT-113 in Interior Designer's FF&E Package	(1) TCP 5 W G25 E26 Warm Dimming -7700 K - 1800 K LED Lamp FG25D40GLJ27	5 W	ELV	120	9		Wall	
Main Dining Decorative Wall Scones with Dome Shade Decorative wall scones at main dining. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-113). 1) Exact fixture type TBD by architect and interior designer. See interior designer's FF&E package for additional information. 2) Contractor to coordinate custom attachment method with Architect/Designer 3) See interior designer's drawings for exact location and mounting height.									
~LGT-114	See Interior Designer's FF&E Package See LGT-114 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PFR/9/27 -922/CL/G/E26/WG44/2FBT20	8 W	ELV	120	12		Wall	
Exterior Goosenecks Decorative exterior goosenecks. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-114). 1) Exact fixture type TBD by architect and interior designer. See interior designer's FF&E package for additional information. 2) Contractor to coordinate custom attachment method with Architect/Designer 3) See interior designer's drawings for exact location and mounting height.									
~LGT-115	See Interior Designer's FF&E Package See LGT-115 in Interior Designer's FF&E Package	(1) Philips 8 W LED E26 A19: BA19/PFR/9/27 -922/CL/G/E26/WG44/2FBT20	8 W	ELV	120	6		Wall	
Restroom Vanity Sconce Decorative wall sconce by vanity mirror. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-115). 1) Exact fixture type TBD by architect and interior designer. See interior designer's FF&E package for additional information. 2) Contractor to coordinate custom attachment method with Architect/Designer 3) See interior designer's drawings for exact location and mounting height.									
~LGT-116	See Interior Designer's FF&E Package See LGT-116 in Interior Designer's FF&E Package	(2) 5 W T9 5" E26 LED Bulbs (Included)	10 W	ELV	120	5		Wall	
Picture Light Picture light. Dimension tbd. To be supplied as part of the interior designer's FF&E package. (Refer to LGT-116). 1) Exact fixture type TBD by architect and interior designer. See interior designer's FF&E package for additional information. 2) Contractor to coordinate custom attachment method with Architect/Designer 3) See interior designer's drawings for exact location and mounting height.									

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2201 St Augustine Restaurant
Fixture Schedule

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.



FixtureType	Fixture Specification	Lamp Specification	Fixture Wattage	Load Type	Fixture Voltage	Est Qty. as Sh	Accessories	Mounting	Lead Time
General Specification Notes 1) Electrical Contractor to confirm all catalog numbers and quantities prior to ordering. 2) Electrical Engineer to specify all EM options for specified fixtures and all EM lighting systems. 3) Electrical Contractor to supply occupancy sensors for all locally controlled lighting fixtures where required by energy code. 4) Lighting supplier is responsible for determining and communicating actual manufacturer lead times based on time of year and international holiday schedules. Owner's or subcontractor's ordering agent is responsible for submitting fixture order to supplier early enough to allow delivery to site based on lead times with a safety margin. 5) Millwork Fabricator to confirm all catalog numbers and quantities prior to ordering.									

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FOR DESIGN INTENT & REFERENCE

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Alex Grace - Principal
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T: 1-212-741-5233
F: 1-212-366-5783

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26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

STRUCTURAL ENGINEER:

Gulfstream Design Group, LLC.
906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, Fl 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

FOR DESIGN INTENT & REFERENCE

2201 St Augustine Restaurant

Load by Location

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

Fixture Type	Control Zone	Qty/LF	Relay / Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Lamp Specification	Fixture Specification
01 ENTRY ELEVATOR									
AA	095	1		0-10 V	120	11 W	11w	Integral Warm Dim LED	Lumiture DL60-30D-4D-W-W-R-Z-250-N
LA	096	26.66 LF		0-10 V	24	3.1w W/LF	82.646w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCHA-SL96
LA-T	096	1		Universal	120				Elemental LED DI-ODX-24V-96W

01 ENTRY ELEVATOR Total Wattage: 93.646 W

AA	101	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Lumiture DL60-30D-4D-W-W-R-Z-250-N
AA	102	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Lumiture DL60-30D-4D-W-W-R-Z-250-N
AC	103	1		0-10 V	120	11 W	11w	Integral Warm Dim LED	Lumiture DLA60-30D-15-W-W-R-Z-250-N
AB	104	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Lumiture DLA60-30D-25-W-W-R-Z-250-N
~LGT-100	105	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/W/GX4/2FBT20	See Interior Designer's FFBE Package See LGT-100 in Interior Designer's FFBE Package
BA	106	8		0-10 V	120	4.3 W	34.4w	4.3W 2700K Integral LED	Fetlux Lighting Inc. DV54A-27K-24V-BK-S1-3W-3X-1WV-DC-L10-120 DVS-SB-BK
BA-T	106	1		0-10 V	120				Fetlux Lighting Inc. XLD75-124V-PC
~LGT-101	107	1		ELV	120	5.5 W	5.5w	(1) Philips 5.5 W LED E26 F15: 5.5F15/PER/927-922/CL/G/E26/WGX 18C T50	See Interior Designer's FFBE Package See LGT-101 in Interior Designer's FFBE Package
~LGT-116	108	1		ELV	120	10 W	10w	(2) 5 W T9 5" E26 LED Bulbs (Included)	See Interior Designer's FFBE Package See LGT-116 in Interior Designer's FFBE Package
~LGT-103	109	1				3.8 W	3.8w	(1) Philips 3.8 W LED E26 G25: 3.8G25/PER/927 -922/EB/G/E26/WGX4/2BCT20	See Interior Designer's FFBE Package Refer To LGT-103 in Interior Designer's FFBE Package

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2201 St Augustine Restaurant

Load by Location

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

Fixture Type	Control Zone	Qty/LF	Relay / Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Lamp Specification	Fixture Specification
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02 MAIN ENTRY Total Wattage: 160.7 W

AA	111	4		0-10 V	120	11 W	44w	Integral Warm Dim LED	Lumiture DL60-30D-4D-W-W-R-Z-250-N
AB-1	112	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Lumiture DLA60-30D-4D-W-W-R-Z-250-N
~LGT-116	113	2		ELV	120	10 W	20w	(2) 5 W T9 5" E26 LED Bulbs (Included)	See Interior Designer's FFBE Package See LGT-116 in Interior Designer's FFBE Package
~LGT-104	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-104 in Interior Designer's FFBE Package
~LGT-105	115	1		ELV	120	8 W	8w	(1) AAAMSCO 8 W T10 LED Lamp: LED -8W-T10LHYBKID-DIM/22K	See Interior Designer's FFBE Package See LGT-105 in Interior Designer's FFBE Package
~LGT-106	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-106 in Interior Designer's FFBE Package
~LGT-107	115	1		ELV	120	15 W	15w	(3) 5 W LED Custom Bulbs (Included)	See Interior Designer's FFBE Package See LGT-107 in Interior Designer's FFBE Package
~LGT-108	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-108 in Interior Designer's FFBE Package
~LGT-109	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-109 in Interior Designer's FFBE Package
~LGT-110	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-110 in Interior Designer's FFBE Package
~LGT-111	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-111 in Interior Designer's FFBE Package

03 ENTRY STAIRCASE Total Wattage: 168 W

TA	121	11		ELV	120	14 W	154w	Integral Warm Dim LED	Lumiture T50-30D-110D-4D-B-MC-SN
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2201 St Augustine Restaurant

Load by Location

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

Fixture Type	Control Zone	Qty/LF	Relay / Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Lamp Specification	Fixture Specification
TB	122	5		ELV	120	14 W	70w	Integral Warm Dim LED	Lumiture T50-30D-110D-23-B-MC-SN
TC	123	7		ELV	120	14 W	98w	Integral Warm Dim LED	Lumiture T50-30D-110D-15-B-MC-SN
TB	124	8		ELV	120	14 W	112w	Integral Warm Dim LED	Lumiture T50-30D-110D-23-B-MC-SN
~LGT-112	125	6		ELV	120	5 W	30w	(1) TCP 5 W G25 E26 Warm Dimming 2700 K - 1800 K LED Lamp: FG42SD6G47	See Interior Designer's FFBE Package See LGT-112 in Interior Designer's FFBE Package
~LGT-113	126	9		ELV	120	5 W	45w	(1) TCP 5 W G25 E26 Warm Dimming 2700 K - 1800 K LED Lamp: FG42SD6G47	See Interior Designer's FFBE Package See LGT-113 in Interior Designer's FFBE Package
TB	127	1		ELV	120	14 W	14w	Integral Warm Dim LED	Lumiture T50-30D-110D-23-B-MC-SN

04 MAIN DINING Total Wattage: 523 W

TA	131	4		ELV	120	14 W	56w	Integral Warm Dim LED	Lumiture T50-30D-110D-4D-B-MC-SN
TB	132	7		ELV	120	14 W	98w	Integral Warm Dim LED	Lumiture T50-30D-110D-23-B-MC-SN
LA	133	50.34 LF		0-10 V	24	3.1w W/LF	156.054w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCHA-SL96
LA-T	133	2		Universal	120				Elemental LED DI-ODX-24V-96W
LA	134	23.33 LF		0-10 V	24	3.1w W/LF	72.323w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCHA-SL96
LA-T	134	1		Universal	120				Elemental LED DI-ODX-24V-96W
LC	135	20.16 LF		0-10 V	24	3.1w W/LF	62.496w	Integral Warm White LED	Elemental LED DI-24V-BLK2-27-XX; DI-CPCHA-SL96
LC-T	135	1		Universal	120				Elemental LED DI-ODX-24V-96W

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2201 St Augustine Restaurant

Load by Location

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

Fixture Type	Control Zone	Qty/LF	Relay / Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Lamp Specification	Fixture Specification
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05 INDOOR BAR Total Wattage: 444.873 W

VA	141	6		0-10 V	12	7.5 W	45w	7.5 W Soraa MR-16 LED Lamp SM16-07 -10D-R27-03-AC-CC-0001-00-AC-GC -3036-00	Kichler Lighting LLC 15475CBR
VB	142	7		0-10 V	12	7 W	49w	7.5 W Soraa MR-16 LED Lamp SM16-07 -10D-R27-03-AC-CC-0001-00-AC-GC -3036-00	Kichler Lighting LLC 15475CBR
LD	143	50.34 LF		0-10 V	24v	3.1 W/LF	156.054w	Integral 2400K LED	Elemental LED DI-24V-BLK2 W-24-XX
LD-T	143	2		Universal	120				Elemental LED DI-ODX-24V-96W
LD	144	22.83 LF		0-10 V	24v	3.1 W/LF	70.773w	Integral 2400K LED	Elemental LED DI-24V-BLK2 W-24-XX
LD-T	144	1		Universal	120				Elemental LED DI-ODX-24V-96W
LF	145	20.16 LF		0-10 V	24v	3.1 W/LF	62.496w	Integral 2400K LED	Elemental LED DI-24V-BLK2 W-27-XX
LF-T	145	1		Universal	120				Elemental LED DI-ODX-24V-96W

06 OUTDOOR BAR Total Wattage: 383.323 W

VA	151	16		0-10 V	12	7.5 W	120w	7.5 W Soraa MR-16 LED Lamp SM16-07 -10D-R27-03-AC-CC-0001-00-AC-GC -3036-00	Kichler Lighting LLC 15475CBR
VB	152	11		0-10 V	12	7 W	77w	7.5 W Soraa MR-16 LED Lamp SM16-07 -10D-R27-03-AC-CC-0001-00-AC-GC -3036-00	Kichler Lighting LLC 15475CBR
VB	153	1		0-10 V	12	7 W	7w	7.5 W Soraa MR-16 LED Lamp SM16-07 -10D-R27-03-AC-CC-0001-00-AC-GC -3036-00	Kichler Lighting LLC 15475CBR
VA	154	4		0-10 V	12	7.5 W	30w	7.5 W Soraa MR-16 LED Lamp SM16-07 -10D-R27-03-AC-CC-0001-00-AC-GC -3036-00	Kichler Lighting LLC 15475CBR

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2201 St Augustine Restaurant

Load by Location

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

Fixture Type	Control Zone	Qty/LF	Relay / Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Lamp Specification	Fixture Specification
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~LGT-114	155	12		ELV	120	8 W	96w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-114 in Interior Designer's FFBE Package
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07 PATIO DINING Total Wattage: 330 W

AA	161	1		0-10 V	120	11 W	11w	Integral Warm Dim LED	Lumiture DL60-30D-4D-W-W-R-Z-250-N
AA	162	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Lumiture DL60-30D-4D-W-W-R-Z-250-N
AC	163	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Lumiture DLA60-30D-15-W-W-R-Z-250-N
AC	164	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Lumiture DLA60-30D-15-W-W-R-Z-250-N
AB	165	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Lumiture DLA60-30D-25-W-W-R-Z-250-N
~LGT-115	166	3		ELV	120	8 W	24w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-115 in Interior Designer's FFBE Package
AA	167	4		0-10 V	120	11 W	44w	Integral Warm Dim LED	Lumiture DL60-30D-4D-W-W-R-Z-250-N
AC	168	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Lumiture DLA60-30D-15-W-W-R-Z-250-N
AC	169	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Lumiture DLA60-30D-15-W-W-R-Z-250-N
AB	170	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Lumiture DLA60-30D-25-W-W-R-Z-250-N
~LGT-115	171	3		ELV	120	8 W	24w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-115 in Interior Designer's FFBE Package

08 RESTROOMS Total Wattage: 290 W

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2201 St Augustine Restaurant

Load by Location

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

Fixture Type	Control Zone	Qty/LF	Relay / Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Lamp Specification	Fixture Specification
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AA	181	4		0-10 V	120	11 W	44w	Integral Warm Dim LED	Lumiture DL60-30D-4D-W-W-R-Z-250-N
AB-1	182	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Lumiture DLA60-30D-4D-W-W-R-Z-250-N
~LGT-116	183	2		ELV	120	10 W	20w	(2) 5 W T9 5" E26 LED Bulbs (Included)	See Interior Designer's FFBE Package See LGT-116 in Interior Designer's FFBE Package
~LGT-104	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-104 in Interior Designer's FFBE Package
~LGT-105	185	1		ELV	120	8 W	8w	(1) AAAMSCO 8 W T10 LED Lamp: LED -8W-T10LHYBKID-DIM/22K	See Interior Designer's FFBE Package See LGT-105 in Interior Designer's FFBE Package
~LGT-106	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-106 in Interior Designer's FFBE Package
~LGT-107	185	1		ELV	120	15 W	15w	(3) 5 W LED Custom Bulbs (Included)	See Interior Designer's FFBE Package See LGT-107 in Interior Designer's FFBE Package
~LGT-108	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-108 in Interior Designer's FFBE Package
~LGT-109	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-109 in Interior Designer's FFBE Package
~LGT-110	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-110 in Interior Designer's FFBE Package
~LGT-111	185	2		ELV	120	8 W	16w	(1) Philips 8 W LED E26 A19: BA19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FFBE Package See LGT-111 in Interior Designer's FFBE Package

09 SERVICE STAIRCASE Total Wattage: 165 W

Project Total Wattage: 2,558.542 W

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ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

ARCHITECT OF RECORD:

Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1.954.554.3881

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

LIGHTING DESIGNER:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

STRUCTURAL ENGINEER:

Gulfstream Design Group, LLC.
906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, FL 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 20406
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

No.	Date	Issued For
1	08.9.22	SCHEMATIC DESIGN SET
2	09.02.22	DESIGN DEVELOPMENT SET
3	04.14.23	LIGHTING FF&E UPDATE
4	04.24.23	DD REV 1

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Issued For

DESIGN DEVELOPMENT REV 1 SET

Scale	Project No.
AS NOTED	2201
Drawn By	
CDS	
Drawing Title	

LIGHTING CONTROL RISER

Drawing No.

L-800

FOR DESIGN INTENT & REFERENCE

2201 St Augustine Restaurant

Load by Location

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

CELANO

design studio.co.

Fixture Type	Control Zone	Qty/LF	Relay / Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Lamp Specification	Fixture Specification
01 ENTRY ELEVATOR									
AA	095	1		0-10 V	120	11 W	11w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
LA	096	26.66 LF		0-10 V	24	3.1w W/LF	82.646w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCA-SL96
LA-T	096	1		Universal	120				Elemental LED DI-ODX-24V-96W
01 ENTRY ELEVATOR Total Wattage:							93.646 W		
02 MAIN ENTRY									
AA	101	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AA	102	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AC	103	1		0-10 V	120	11 W	11w	Integral Warm Dim LED	Luminaire DLA60-300-15-W-W-R-Z-250-N
AB	104	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DLA60-300-25-W-W-R-Z-250-N
~LGT-100	105	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-100 in Interior Designer's FF&E Package
BA	106	8		0-10 V	120	4.3 W	34.4w	4.3W 2700K Integral LED	Feelux Lighting Inc. 4A-27K-24V-BK-ST-96 X2 HW-FDC-L10-120 DVS-SB-BK
BA-T	106	1		0-10 V	120				Feelux Lighting Inc. XLD75-124V-FC
~LGT-101	107	1		ELV	120	5.5 W	5.5w	(1) Philips 5.5 W LED E26 F15: 5.5F15/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-101 in Interior Designer's FF&E Package
~LGT-116	108	1		ELV	120	10 W	10w	(2) 5 W T9 5" E26 LED Bulbs (Included)	See Interior Designer's FF&E Package See LGT-116 in Interior Designer's FF&E Package
~LGT-103	109	1				3.8 W	3.8w	(1) Philips 3.8 W LED E26 G25: 3.8G25/PER/927 -922/FL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-103 in Interior Designer's FF&E Package
02 MAIN ENTRY Total Wattage:							160.7 W		
03 ENTRY STAIRCASE									
AA	111	4		0-10 V	120	11 W	44w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AB-1	112	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DLA60-300-40-W-W-R-Z-250-N
~LGT-116	113	2		ELV	120	10 W	20w	(2) 5 W T9 5" E26 LED Bulbs (Included)	See Interior Designer's FF&E Package See LGT-116 in Interior Designer's FF&E Package
~LGT-104	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-104 in Interior Designer's FF&E Package
~LGT-105	115	1		ELV	120	8 W	8w	(1) AAMSCO 8 W T10 LED Lamp: 8W-T10LHYBRID-DIM/22K	See Interior Designer's FF&E Package See LGT-105 in Interior Designer's FF&E Package
~LGT-106	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-106 in Interior Designer's FF&E Package
~LGT-107	115	1		ELV	120	15 W	15w	(3) 5 W LED Custom Bulbs (Included)	See Interior Designer's FF&E Package See LGT-107 in Interior Designer's FF&E Package
~LGT-108	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-108 in Interior Designer's FF&E Package
~LGT-109	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-109 in Interior Designer's FF&E Package
~LGT-110	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-110 in Interior Designer's FF&E Package
~LGT-111	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-111 in Interior Designer's FF&E Package
03 ENTRY STAIRCASE Total Wattage:							168 W		
04 MAIN DINING									
TA	121	11		ELV	120	14 W	154w	Integral Warm Dim LED	Luminaire T50-300-1100-40-B-MC-SN
04 MAIN DINING Total Wattage:							154 W		
05 INDOOR BAR									
TA	131	4		ELV	120	14 W	56w	Integral Warm Dim LED	Luminaire T50-300-1100-40-B-MC-SN
TB	132	7		ELV	120	14 W	98w	Integral Warm Dim LED	Luminaire T50-300-1100-22-B-MC-SN
LA	133	50.34 LF		0-10 V	24	3.1w W/LF	156.054w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCA-SL96
LA-T	133	2		Universal	120				Elemental LED DI-ODX-24V-96W
LA	134	23.33 LF		0-10 V	24	3.1w W/LF	72.323w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCA-SL96
LA-T	134	1		Universal	120				Elemental LED DI-ODX-24V-96W
LC	135	20.16 LF		0-10 V	24	3.1w W/LF	62.496w	Integral Warm White LED	Elemental LED DI-24V-BLK2-27-XX; DI-CPCA-SL96
LC-T	135	1		Universal	120				Elemental LED DI-ODX-24V-96W
05 INDOOR BAR Total Wattage:							528 W		
06 MAIN DINING									
VA	141	16		0-10 V	12	7.5 W	120w	7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-90-AC-GC	Kichler Lighting LLC 15475C8R
VB	142	11		0-10 V	12	7 W	77w	7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-90-AC-GC	Kichler Lighting LLC 15475C8R
VB	143	1		0-10 V	12	7 W	7w	7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-90-AC-GC	Kichler Lighting LLC 15475C8R
VA	144	4		0-10 V	12	7.5 W	30w	7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-90-AC-GC	Kichler Lighting LLC 15475C8R
06 MAIN DINING Total Wattage:							234 W		
07 RESTROOMS									
AA	161	1		0-10 V	120	11 W	11w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AA	162	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AC	163	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Luminaire DLA60-300-15-W-W-R-Z-250-N
AC	164	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DLA60-300-15-W-W-R-Z-250-N
AB	165	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Luminaire DLA60-300-25-W-W-R-Z-250-N
~LGT-115	166	3		ELV	120	8 W	24w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-115 in Interior Designer's FF&E Package
AA	167	4		0-10 V	120	11 W	44w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AC	168	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Luminaire DLA60-300-15-W-W-R-Z-250-N
AC	169	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DLA60-300-15-W-W-R-Z-250-N
AB	170	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Luminaire DLA60-300-25-W-W-R-Z-250-N
~LGT-115	171	3		ELV	120	8 W	24w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-115 in Interior Designer's FF&E Package
07 RESTROOMS Total Wattage:							290 W		
08 SERVICE STAIRCASE									
AA	181	4		0-10 V	120	11 W	44w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AB-1	182	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Luminaire DLA60-300-40-W-W-R-Z-250-N
~LGT-116	183	2		ELV	120	10 W	20w	(2) 5 W T9 5" E26 LED Bulbs (Included)	See Interior Designer's FF&E Package See LGT-116 in Interior Designer's FF&E Package
~LGT-104	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-104 in Interior Designer's FF&E Package
~LGT-105	185	1		ELV	120	8 W	8w	(1) AAMSCO 8 W T10 LED Lamp: 8W-T10LHYBRID-DIM/22K	See Interior Designer's FF&E Package See LGT-105 in Interior Designer's FF&E Package
~LGT-106	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-106 in Interior Designer's FF&E Package
~LGT-107	185	1		ELV	120	15 W	15w	(3) 5 W LED Custom Bulbs (Included)	See Interior Designer's FF&E Package See LGT-107 in Interior Designer's FF&E Package
~LGT-108	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-108 in Interior Designer's FF&E Package
~LGT-109	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-109 in Interior Designer's FF&E Package
~LGT-110	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-110 in Interior Designer's FF&E Package
~LGT-111	185	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-111 in Interior Designer's FF&E Package
08 SERVICE STAIRCASE Total Wattage:							157 W		
Project Total Wattage:							2,555.542 W		
Design Development									

2201 St Augustine Restaurant

Load by Location

Note: Verify all components and quantities. Refer to product specifications for complete fixture data.

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Fixture Type	Control Zone	Qty/LF	Relay / Dim	Load Type	Fixture Voltage	Fixture Wattage	Total Wattage	Lamp Specification	Fixture Specification
01 ENTRY ELEVATOR									
AA	095	1		0-10 V	120	11 W	11w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
LA	096	26.66 LF		0-10 V	24	3.1w W/LF	82.646w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCA-SL96
LA-T	096	1		Universal	120				Elemental LED DI-ODX-24V-96W
01 ENTRY ELEVATOR Total Wattage:							93.646 W		
02 MAIN ENTRY									
AA	101	2		0-10 V	120	11 W	22w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AA	102	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AC	103	1		0-10 V	120	11 W	11w	Integral Warm Dim LED	Luminaire DLA60-300-15-W-W-R-Z-250-N
AB	104	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DLA60-300-25-W-W-R-Z-250-N
~LGT-100	105	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-100 in Interior Designer's FF&E Package
BA	106	8		0-10 V	120	4.3 W	34.4w	4.3W 2700K Integral LED	Feelux Lighting Inc. 4A-27K-24V-BK-ST-96 X2 HW-FDC-L10-120 DVS-SB-BK
BA-T	106	1		0-10 V	120				Feelux Lighting Inc. XLD75-124V-FC
~LGT-101	107	1		ELV	120	5.5 W	5.5w	(1) Philips 5.5 W LED E26 F15: 5.5F15/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-101 in Interior Designer's FF&E Package
~LGT-116	108	1		ELV	120	10 W	10w	(2) 5 W T9 5" E26 LED Bulbs (Included)	See Interior Designer's FF&E Package See LGT-116 in Interior Designer's FF&E Package
~LGT-103	109	1				3.8 W	3.8w	(1) Philips 3.8 W LED E26 G25: 3.8G25/PER/927 -922/FL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-103 in Interior Designer's FF&E Package
02 MAIN ENTRY Total Wattage:							160.7 W		
03 ENTRY STAIRCASE									
AA	111	4		0-10 V	120	11 W	44w	Integral Warm Dim LED	Luminaire DL60-300-40-W-W-R-Z-250-N
AB-1	112	3		0-10 V	120	11 W	33w	Integral Warm Dim LED	Luminaire DLA60-300-40-W-W-R-Z-250-N
~LGT-116	113	2		ELV	120	10 W	20w	(2) 5 W T9 5" E26 LED Bulbs (Included)	See Interior Designer's FF&E Package See LGT-116 in Interior Designer's FF&E Package
~LGT-104	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-104 in Interior Designer's FF&E Package
~LGT-105	115	1		ELV	120	8 W	8w	(1) AAMSCO 8 W T10 LED Lamp: 8W-T10LHYBRID-DIM/22K	See Interior Designer's FF&E Package See LGT-105 in Interior Designer's FF&E Package
~LGT-106	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-106 in Interior Designer's FF&E Package
~LGT-107	115	1		ELV	120	15 W	15w	(3) 5 W LED Custom Bulbs (Included)	See Interior Designer's FF&E Package See LGT-107 in Interior Designer's FF&E Package
~LGT-108	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-108 in Interior Designer's FF&E Package
~LGT-109	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-109 in Interior Designer's FF&E Package
~LGT-110	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-110 in Interior Designer's FF&E Package
~LGT-111	115	1		ELV	120	8 W	8w	(1) Philips 8 W LED E26 A19: 8A19/PER/927 -922/CL/G/E26/WGX4/2FBT20	See Interior Designer's FF&E Package See LGT-111 in Interior Designer's FF&E Package
03 ENTRY STAIRCASE Total Wattage:							168 W		
04 MAIN DINING									
TA	121	11		ELV	120	14 W	154w	Integral Warm Dim LED	Luminaire T50-300-1100-40-B-MC-SN
04 MAIN DINING Total Wattage:							154 W		
05 INDOOR BAR									
TA	131	4		ELV	120	14 W	56w	Integral Warm Dim LED	Luminaire T50-300-1100-40-B-MC-SN
TB	132	7		ELV	120	14 W	98w	Integral Warm Dim LED	Luminaire T50-300-1100-22-B-MC-SN
LA	133	50.34 LF		0-10 V	24	3.1w W/LF	156.054w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCA-SL96
LA-T	133	2		Universal	120				Elemental LED DI-ODX-24V-96W
LA	134	23.33 LF		0-10 V	24	3.1w W/LF	72.323w	Integral Warm White LED	Elemental LED DI-24V-BLK2-24-XX; DI-CPCA-SL96
LA-T	134	1		Universal	120				Elemental LED DI-ODX-24V-96W
LC	135	20.16 LF		0-10 V	24	3.1w W/LF	62.496w	Integral Warm White LED	Elemental LED DI-24V-BLK2-27-XX; DI-CPCA-SL96
LC-T	135	1		Universal	120				Elemental LED DI-ODX-24V-96W
05 INDOOR BAR Total Wattage:							528 W		
06 MAIN DINING									
VA	141	16		0-10 V	12	7.5 W	120w	7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-90-AC-GC	Kichler Lighting LLC 15475C8R
VB	142	11		0-10 V	12	7 W	77w	7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-90-AC-GC	Kichler Lighting LLC 15475C8R
VB	143	1		0-10 V	12	7 W	7w	7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-90-AC-GC	Kichler Lighting LLC 15475C8R
VA	144	4		0-10 V	12	7.5 W	30w	7.5 W Sora MR-16 LED Lamp SM16-07 -100-827-03-AC-CC-0001-90-AC-GC	Kichler Lighting LLC 15475C8R
06 MAIN DINING Total Wattage:							234 W		
07 RESTROOMS									

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

ARCHITECT OF RECORD:

Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1.954.554.3881

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

LIGHTING DESIGNER:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

STRUCTURAL ENGINEER:

Gulfstream Design Group, LLC.
906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, FL 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

No.	Date	Issued For
1	08.19.22	SCHEMATIC DESIGN SET
2	09.02.22	DESIGN DEVELOPMENT SET
3	04.14.23	LIGHTING FR&E UPDATE
4	04.24.23	DD REV 1

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LIGHTING CONTROL RISER

Drawing No.

L-802

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

ARCHITECT OF RECORD:

Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1.954.554.3881

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

LIGHTING DESIGNER:

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26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
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906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

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2910 Clintmoore Road, #118
Boca Raton, FL 333496
T: 954-651-0279
carker@hkddesign.com

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308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

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9240 SW 72nd Street, Suite 100
786.953.7599

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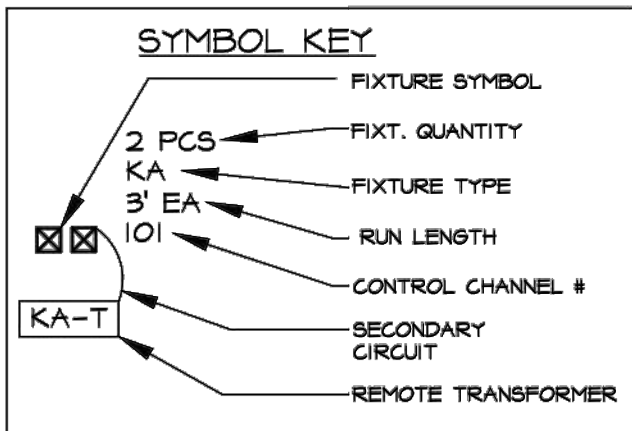
LIGHTING PLAN

Drawing No.

L-100

FOR DESIGN INTENT & REFERENCE

FOR DESIGN INTENT & REFERENCE



INDOOR BAR BARTENDER WORK LIGHT:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 1 ON SHEET L-301 FOR MOUNTING CONDITIONS.

OUTDOOR BAR BARTENDER WORK LIGHT:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

OUTDOOR BAR BARTENDER WORK LIGHT:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

INDOOR BAR DIE GRAZE:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

PATIO DINING GOOSENECKS:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

PICTURE LIGHT:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

HOST STAND TABLE LAMP:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

PICTURE LIGHT:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

MAIN ENTRY SHELF ACCENT:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

VANITY SCONCES:
TYPE L-2 2700K WARM WHITE LED STRIPLIGHT MOUNTED UNDER BAR TO GRAZE THE FACE OF THE BAR DIE TO BE CUT TO LENGTHS INDICATED IN DRAWING.
TYPE L-2 REQUIRES TYPE L-301 REMOTE LOW VOLTAGE LED DRIVER.
SEE DETAIL 2 ON SHEET L-301 FOR MOUNTING CONDITIONS.

IMPORTANT GENERAL NOTES:
1. FUTURE SCHEDULES, LOAD SCHEDULE, CONTROL RISER DIAGRAM, FUTURE AND CONTROL SPECIFICATION AND LIGHTING FIXTURE MOUNTING DETAILS SHALL ALL BE CONSIDERED PART OF THE PLANS FOR BID.
2. SEE ELECTRICAL PLANS FOR WIRING INFORMATION.
3. SEE ARCHITECT'S PLANS FOR SPECIFIC LIGHTING LOCATION INFORMATION.

REMOTE LOW VOLTAGE TRANSFORMER/POWER SUPPLY NOTE:
1. E.G. TO DETERMINE WIRE SIZE ACCORDING TO LOAD AND WIRE LENGTH (OR REFER TO MANUFACTURER'S RECOMMENDATIONS) TO ENSURE THAT ANY VOLTAGE DROP TO THE FIXTURES IS ELIMINATED.
2. E.G. SHALL COORDINATE WITH THE E.C. AND ARCHITECT TO DETERMINE ACCESSIBLE AND ADEQUATELY VENTILATED LOCATIONS FOR REMOTE TRANSFORMERS AND POWER SUPPLIES. FOR IDENTIFICATION PURPOSES THE E.C. SHALL LABEL EACH TRANSFORMER WITH LOAD NAME, LOCATION AND CIRCUIT INFORMATION.
3. WHERE REMOTE LED POWER SUPPLIES ARE SHOWN IN CONNECTION WITH REMOTE DINING MODULES THE ELECTRICAL CONTRACTOR SHALL BE AWARE OF THE FOLLOWING:
A. THAT THE POWER SUPPLIES REQUIRE A 120V FEED. THIS FEED MAY COME FROM A SWITCHED ON/OFF MODULE IN THE DINING SYSTEM OR IT CAN BE FROM A CONSTANT 120V FEED FROM A BREAKER PANEL.
B. THAT THE DINING MODULES REQUIRE TWO FEEDS. THE FIRST IS A 24V DC FEED FROM THE POWER SUPPLY AND THE SECOND IS A SEPARATE 0-12V FEED FROM THE DINING SYSTEM.

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

ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

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Gonzalez Architects
14 NE 1st Avenue, Suite 507
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T: 1.954.554.3881

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

LIGHTING DESIGNER:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

STRUCTURAL ENGINEER:

Gulfstream Design Group, LLC.
906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, FI 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

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3	04.14.23	LIGHTING FF&E UPDATE
4	04.24.23	DD REV 1

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Drawn By	
CDS	

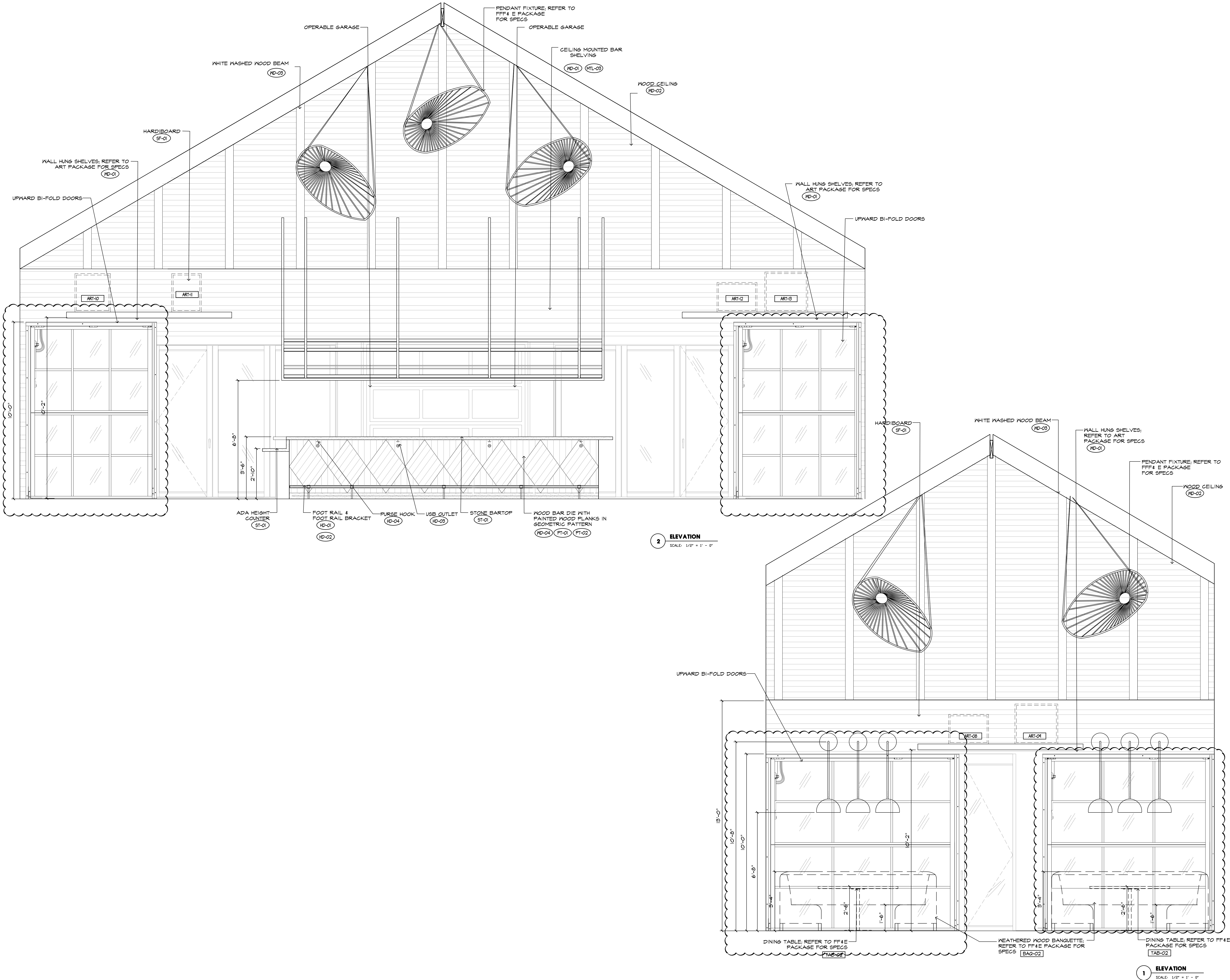
Drawing Title

ELEVATIONS

Drawing No.

ID 301

FOR DESIGN INTENT & REFERENCE



ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

ARCHITECT OF RECORD:

Gonzalez Architects
14 NE 1st Avenue, Suite 507
Miami, FL 33132
T: 1.954.554.3881

DESIGN CONSULTANT:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

LIGHTING DESIGNER:

Celano Design Studio Co.
26 W 23rd St. Floor 3
New York, NY 10010
T: 1-212-741-5233
F: 1-212-366-5783

STRUCTURAL ENGINEER:

Gulfstream Design Group, LLC.
906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

KITCHEN CONSULTANT:

HKD Design
2910 Clintmoore Road, #118
Boca Raton, Fl 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
Falls Church, VA 22046
T: 703.534.7872

ELECTRICAL ENGINEER:

C&A Engineers
9240 SW 72nd Street, Suite 100
786.953.7599

No.	Date	Issued For
1	08.19.22	SCHEMATIC DESIGN SET
2	09.02.22	DESIGN DEVELOPMENT SET
3	04.14.23	LIGHTING FF&E UPDATE
4	04.24.23	DD REV 1

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Issued For

DESIGN DEVELOPMENT REV 1 SET

Scale	Project No.
AS NOTED	2201
Drawn By	
CDS	

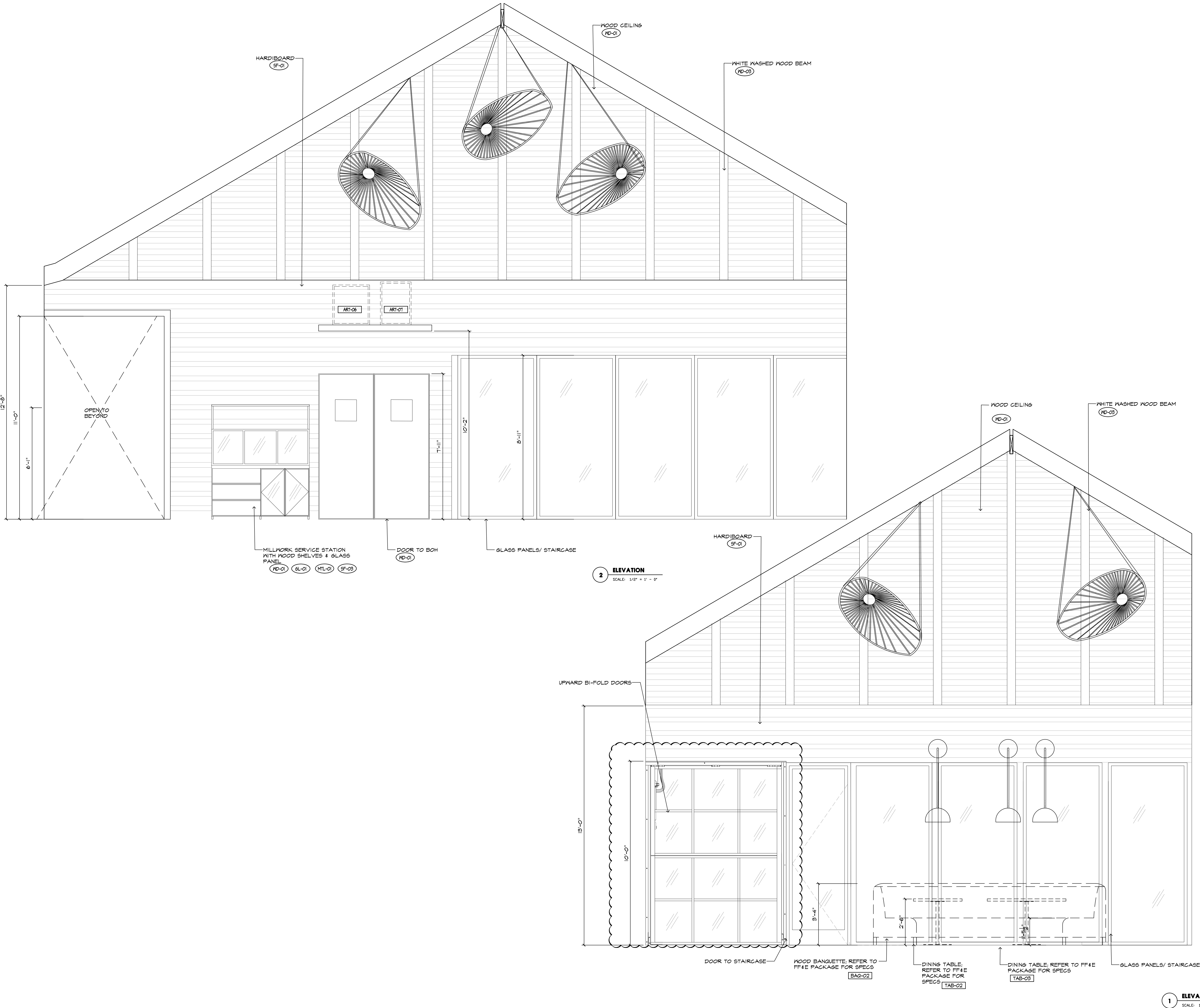
Drawing Title

ELEVATIONS

Drawing No.

ID 302

FOR DESIGN INTENT & REFERENCE



ST. AUGUSTINE

169 KING STREET
ST. AUGUSTINE FL 32084

CLIENT

Alex Grace - Principal
Grace Construction Consultants
Chattanooga, TN 37411

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906 Anastasia Blvd, Suite A
St. Augustine, FL 32080

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HKD Design
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Boca Raton, Fl 333496
T: 954-651-0279
carker@hkddesign.com

M&P Engineer:

Hurst Engineers
308 Hillwood Avenue
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No.	Date	Issued For
1	08.19.22	SCHEMATIC DESIGN SET
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Issued For

DESIGN DEVELOPMENT REV 1 SET

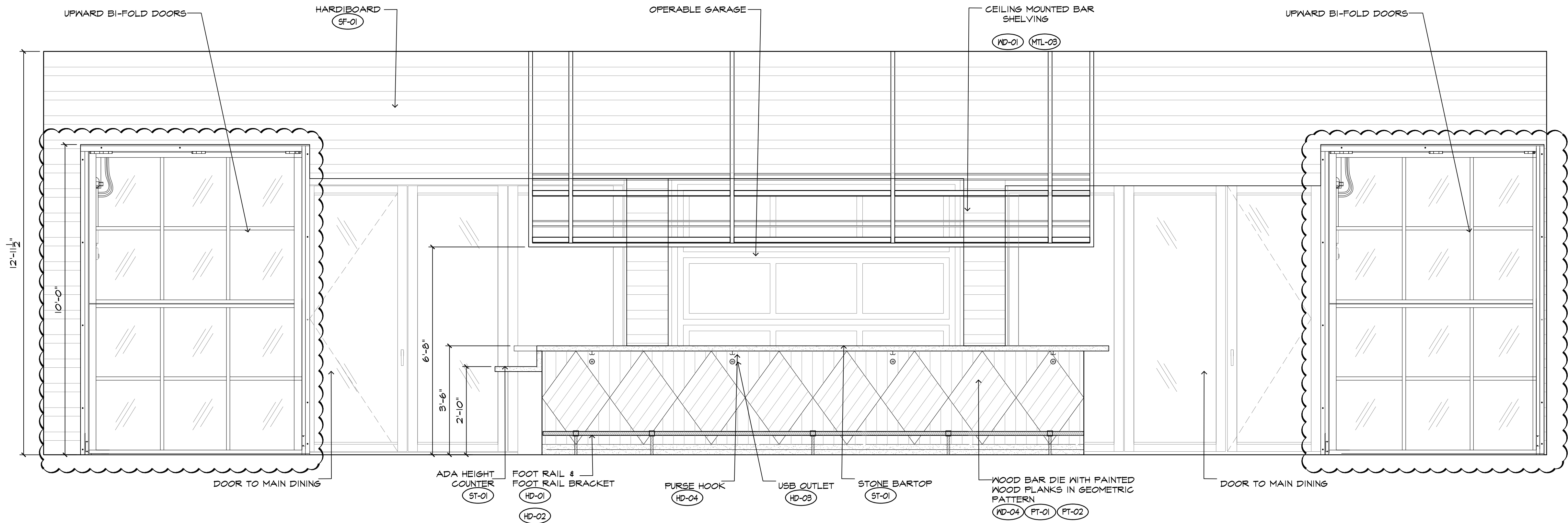
Scale	Project No.
AS NOTED	2201
Drawn By	
CDS	

Drawing Title

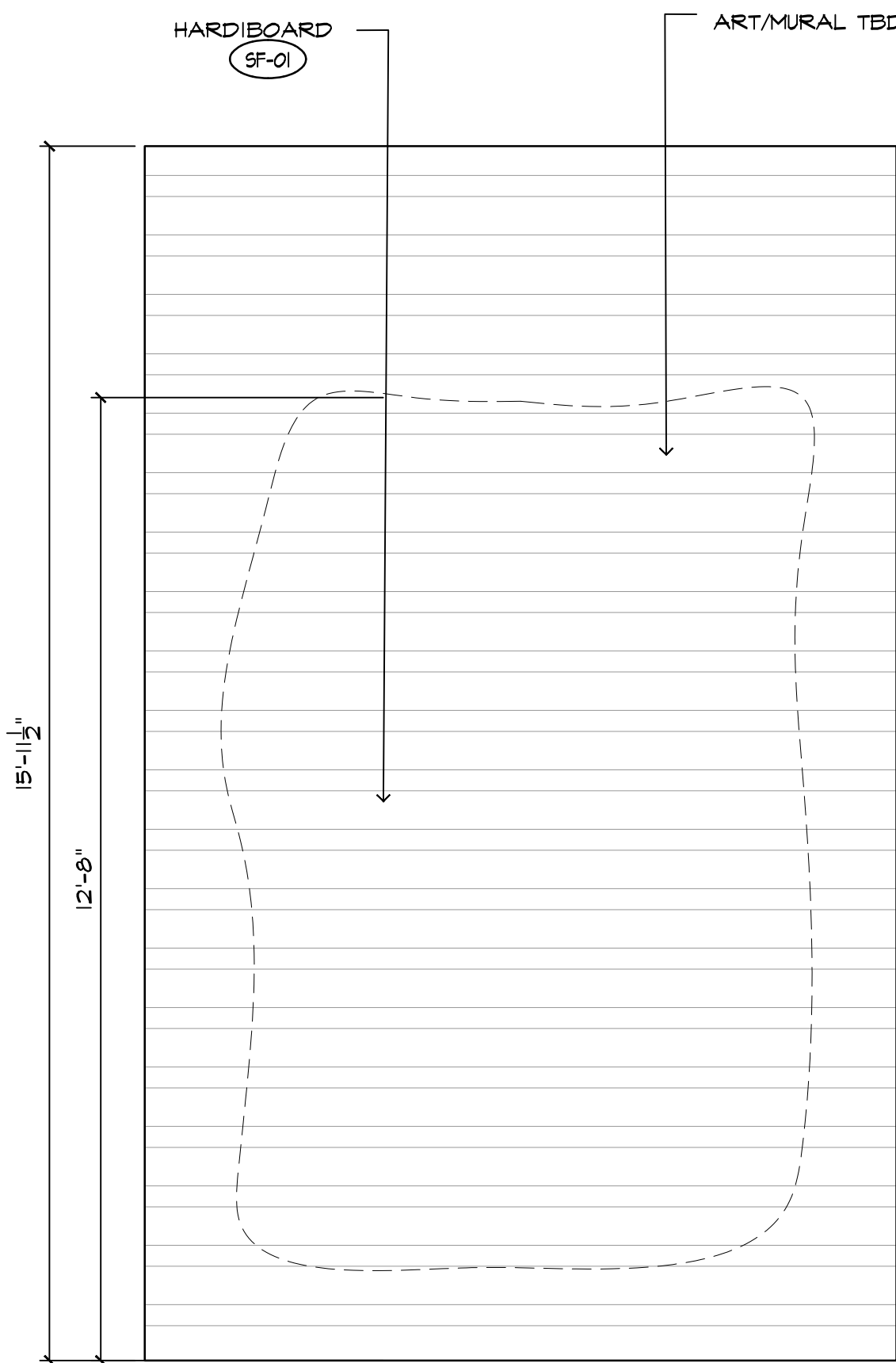
ELEVATIONS- OUTDOOR

Drawing No.

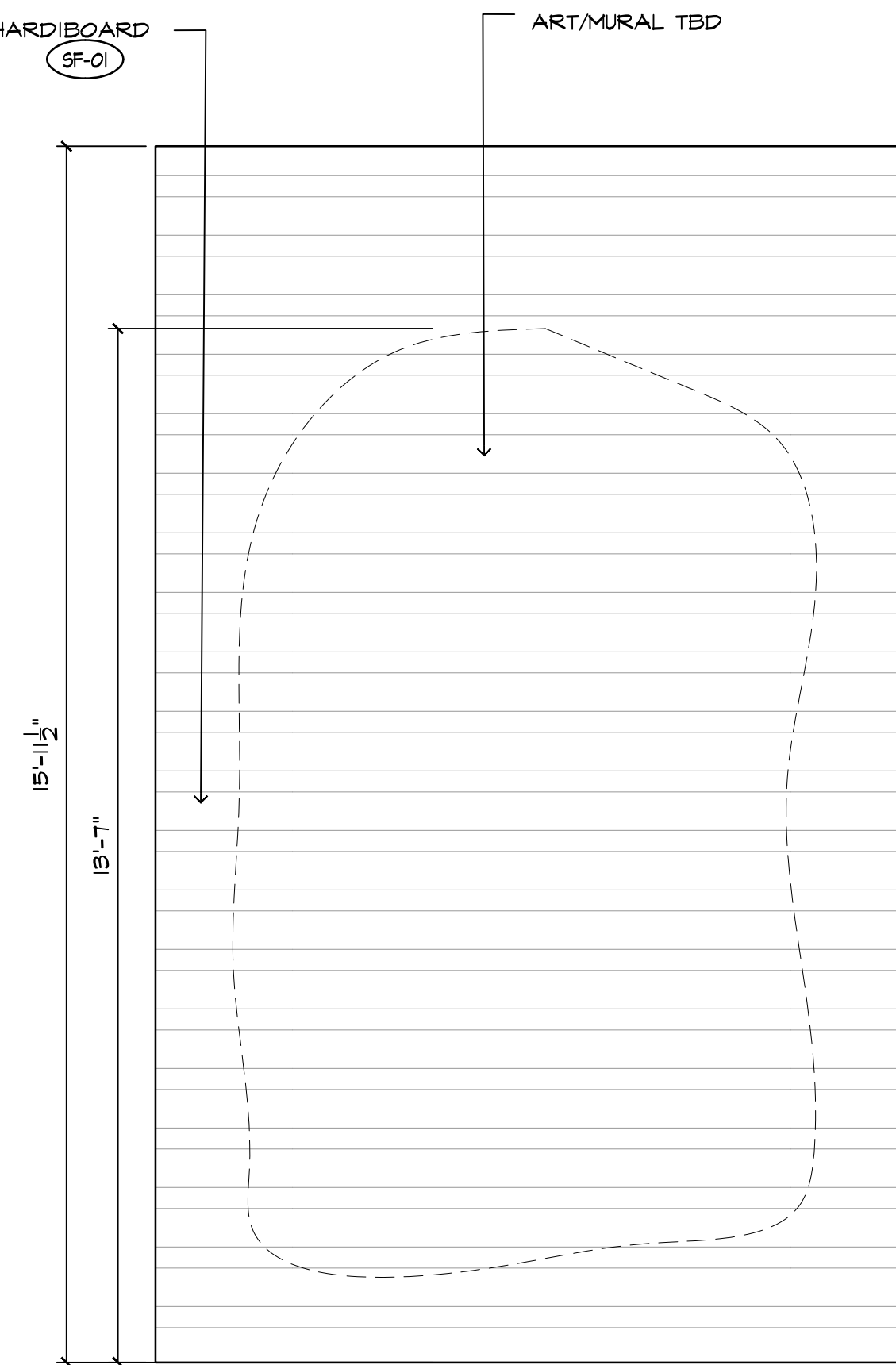
ID 303



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



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



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

FOR DESIGN INTENT & REFERENCE

Prepared by and return to:
Paul "JJ" Johnson, Esquire
Watson Sloane Johnson PLLC
3670 Maguire Boulevard, Suite 250
Orlando, Florida 32803

Tax Parcel ID# 119680-0000 and 119690-0000

SPECIAL WARRANTY DEED

This Special Warranty Deed is made April 13th, 2018, between **ESTELLE PASTIS**, a married woman (the "**Grantor**"), whose street address is 6337 Salado Road, St Augustine, Florida 32080, and **SEBASTIAN LODGING, LLLP**, a Florida limited liability limited partnership (the "**Grantee**"), whose street address is 505 Riverfront Parkway, Chattanooga, TN 37402.

The Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, all of the land situated, lying and being in the County of St Johns, State of Florida, and described in **Exhibit A** attached to and by reference made a part of this Special Warranty Deed (the "Property").

The property referenced on the attached Exhibit A is not the homestead property of Grantor who resides at: 6337 Salado Road, St Augustine, Florida 32080, and neither the grantor, nor the grantors spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.

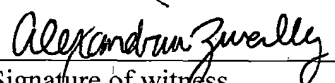
Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME in fee simple forever.

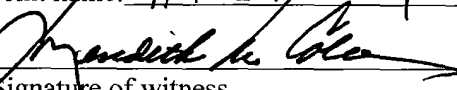
The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Property is free and clear of all encumbrances except for real property taxes accruing subsequent to December 31, 2017, and matters of record as of the date hereof, without reimposing the same; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the day and year, first above written.

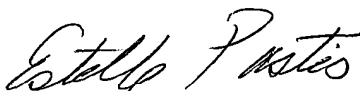
Signed, sealed and delivered
in the presence of:



Signature of witness
Print name: Alexandria Zwally



Signature of witness
Print name: MEREDITH W. COLEE



Estelle Pastis

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2018, by Estelle Pastis, who () is personally known to me or has (☒) produced FL Drivers License as identification.

(Notary Seal)

Joy P Gossett
Notary Public

Notary Print Name

My Commission Expires:

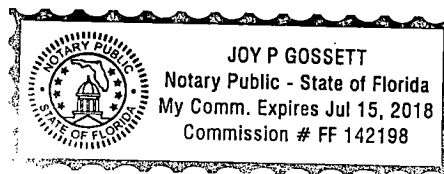


EXHIBIT "A"
(Legal Description)

All of Lot 5, except any portion lying within the right of way as described in Deed Book 253, Page 696, of WORLEY SUBDIVISION, according to plat thereof, recorded in Map Book 5, Page 26 of the Public Records of St. Johns County, Florida.

and

Lot 6 and the East 26.8 feet of Lot 7, of WORLEY SUBDIVISION, according to plat thereof, recorded in Map Book 5, Page 26 of the Public Records of St. Johns County, Florida.

COPY

THIS INSTRUMENT PREPARED BY/RETURN TO:

Lehn E. Abrams
Arnold, Matheny & Eagan, P.A.
605 E. Robinson Street, #730
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 20th day of December, 2018, by SEBASTIAN LODGING, LLP, a Florida limited liability partnership, whose address is 505 Riverfront Parkway, Chattanooga, TN 37402, hereinafter called the grantor, to SEBASTIAN MARINA, LLP, a Florida limited liability partnership, whose address is 505 Riverfront Parkway, Chattanooga, TN 37402, hereinafter called to the grantee:

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Saint Johns County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

Property Appraisal Parcel Identification (Folio) Number: #119680-0000 and #119690-0000

The member of Sebastian Lodging, LLP is conveying its interest to Sebastian Marina, LLP. This is an unencumbered property, therefore no documentary stamp tax is due.

TOGETHER with all the tenements, hereditaments and appurtenances hereto 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 it 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 said grantor.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Terri Wilkey

Terri Wilkey
Printed Name

Janel Sheppard
Witness

Janel Sheppard
Printed Name

By: DESRUP, INC., General Partner for
SEBASTIAN LODGING, LLP

Hiren Desai
HIREN DESAI, President

STATE OF TENNESSEE
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me this 20th day of December, 2018, by HIREN DESAI, who is/are personally known to me/who produced _____
as Notary Public and who did/did not take an oath.



Jason Prothenberg
Notary Public
My commission expires: 12/29/20

EXHIBIT "A"
(Legal Description)

All of Lot 5, except any portion lying within the right of way as described in Deed Book 253, Page 696, of WORLEY SUBDIVISION, according to plat thereof, recorded in Map Book 5, Page 26 of the Public Records of St. Johns County, Florida.

and

Lot 6 and the East 26.8 feet of Lot 7, of WORLEY SUBDIVISION, according to plat thereof, recorded in Map Book 5, Page 26 of the Public Records of St. Johns County, Florida.

COPY

THIS INSTRUMENT PREPARED BY/RETURN TO:

Lehn E. Abrams
Arnold, Matheny & Eagan, P.A.
605 E. Robinson Street, #730
Orlando, Florida 32801

CORRECTIVE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 10th day of January, 2019, by
SEBASTIAN LODGING, LLLP, a Florida limited liability limited partnership, whose address is
505 Riverfront Parkway, Chattanooga, TN 37402, hereinafter called the grantor, to SEBASTIAN
MARINA, LLLP, a Florida limited liability limited partnership, whose address is 505 Riverfront
Parkway, Chattanooga, TN 37402, hereinafter called to the grantee:

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument
and the heirs, legal representatives and assigns of individuals, and the successors and assigns of
corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100
(\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by
these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee,
all that certain land situate in Saint Johns County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

Property Appraisal Parcel Identification (Folio) Number: #119680-0000 and #119690-0000

The member of Sebastian Lodging, LLLP is conveying its interest to Sebastian Marina, LLLP. This
is an unencumbered property, therefore no documentary stamp tax is due.

TOGETHER with all the tenements, hereditaments and appurtenances hereto 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 it 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 said grantor.

This deed is being re-executed to correct the true partnership
names of both the Grantor and Grantee in that deed recorded in
O.R. Book 4662, Page 1952, Public Records of St. Johns County,
Florida.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Sam Stroud
Witness
Sam Stroud
Printed Name

By: DESRUP, INC., General Partner for
SEBASTIAN LODGING, LLLP

Hiren Desai
HIREN DESAI, President

Terri Wilkey
Witness
Terri Wilkey
Printed Name

STATE OF TENNESSEE
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me this 10th day of January, 2019, by
HIREN DESAI, who is/are personally known to me/who produced _____ as
identification and who did/did not take an oath.

Jason Rothenberg
Notary Public
My commission expires: 12/29/20

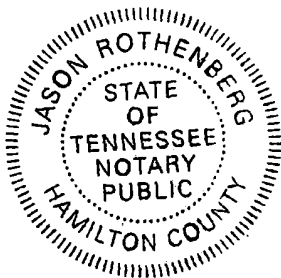


EXHIBIT "A"
(Legal Description)

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and

Lot 6 and the East 26.8 feet of Lot 7, of WORLEY SUBDIVISION, according to plat thereof, recorded in Map Book 5, Page 26 of the Public Records of St. Johns County, Florida.

COPY

Apply for Exemptions

2022 TRIM Notice

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	1196900000
Location Address	169 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Office (Class C) Countywide (COM) (202.03)
Tax Description*	5-26 WORLEY SUB LOT 6 E26.8FT OF LOT 7 (EX R/W OF RD 5 IN DB/248/172) OR4533/1422 & 4662/1952 & 4668/766(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Office Buildings (1Story) (Owner Occupied) (1705)
Subdivision	Worley Subdivision
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.220
Homestead	N

Owner Information

Owner Name	Sebastian Marina LLP 100%
Mailing Address	735 BROAD ST SUITE 500 CHATTANOOGA, TN 37402-0000

Map



Valuation Information

	2023
Building Value	\$179,834
Extra Features Value	\$2,734
Total Land Value	\$243,750
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$426,318
Total Deferred	\$2,750
Assessed Value	\$423,568
Total Exemptions	\$0
Taxable Value	\$423,568

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
2022	\$137,508	\$3,804	\$243,750	\$0	\$0	\$385,062	\$385,062	\$0	\$385,062
2021	\$141,275	\$3,804	\$243,750	\$0	\$0	\$388,829	\$388,829	\$0	\$388,829
2020	\$145,042	\$3,804	\$243,750	\$0	\$0	\$392,596	\$392,596	\$0	\$392,596
2019	\$139,720	\$3,804	\$243,750	\$0	\$0	\$387,274	\$387,274	\$0	\$387,274
2018	\$264,478	\$4,389	\$214,500	\$0	\$0	\$483,367	\$377,549	\$105,818	\$377,549
2017	\$180,010	\$2,341	\$160,875	\$0	\$0	\$343,226	\$343,226	\$0	\$343,226
2016	\$185,228	\$2,341	\$151,125	\$0	\$0	\$338,694	\$324,966	\$13,728	\$324,966
2015	\$190,446	\$2,341	\$151,125	\$0	\$0	\$343,912	\$295,424	\$48,488	\$295,424
2014	\$115,101	\$2,341	\$151,125	\$0	\$0	\$268,567	\$268,567	\$0	\$268,567
2013	\$118,170	\$2,341	\$151,125	\$0	\$0	\$271,636	\$271,636	\$0	\$271,636
2012	\$130,359	\$2,926	\$151,125	\$0	\$0	\$284,410	\$284,410	\$0	\$284,410
2011	\$133,919	\$4,313	\$168,188	\$0	\$0	\$306,420	\$306,420	\$0	\$306,420
2010	\$135,573	\$4,313	\$187,688	\$0	\$0	\$327,574	\$327,574	\$0	\$327,574

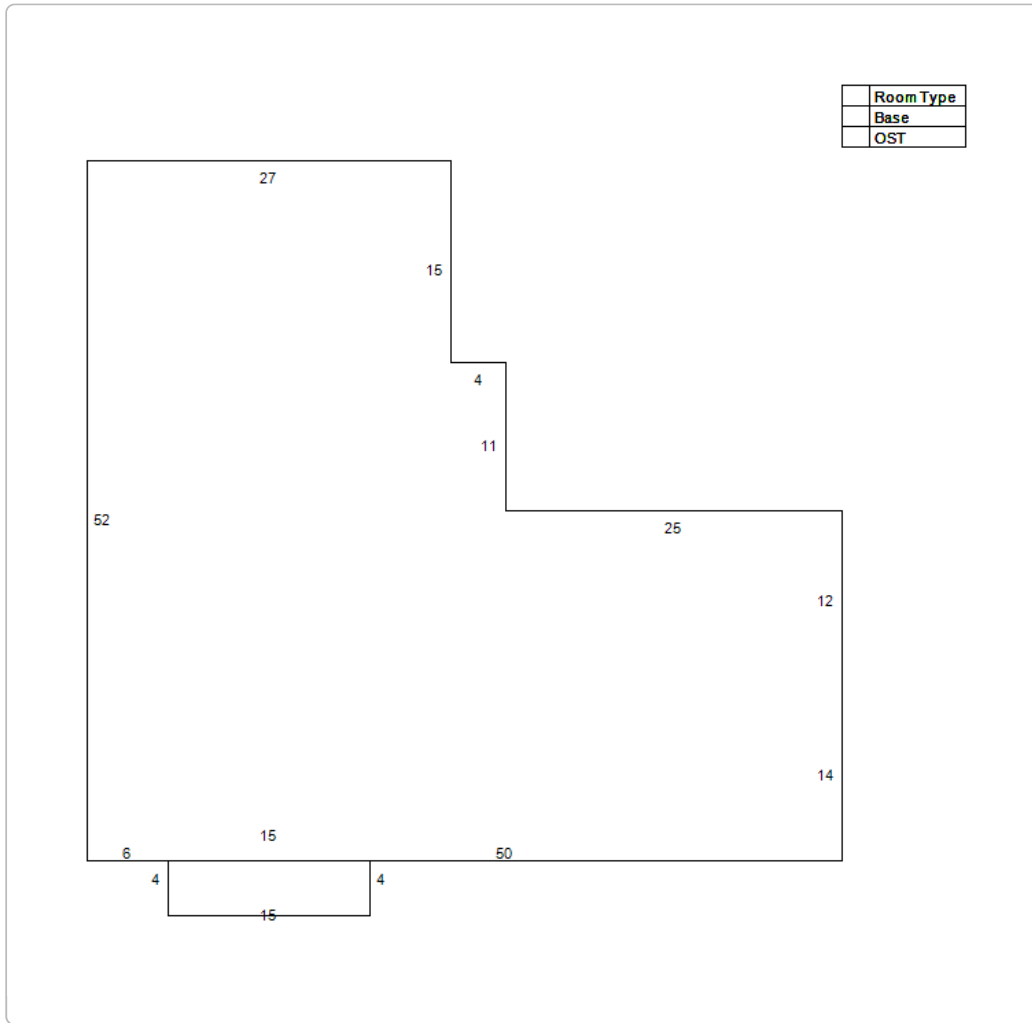
Building Information

Building 1
Year Built 1993
Actual Area 2262
Conditioned Area 2202
Use Office Class C
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Modular Metal, Built Up
Roof Structure Wood Truss
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	2202
OUTSIDE STAIRS	60
Total SqFt	2262

Sketch Information



Extra Feature Information

Code Description	Status	Value
Handicap Ramp (COM)		2734

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	78	125	9750	SF	\$243,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/17/2019	1/10/2019	\$100.00	CORRECTIVE DEED	4668	766	U	I	SEBASTIAN LODGING LLLP	SEBASTIAN MARINA LLLP
1/3/2019	12/20/2018	\$100.00	WARRANTY DEED	4662	1952	U	I	SEBASTIAN LODGING LLP	SEBASTIAN MARINA LLP
4/19/2018	4/13/2018	\$750,000.00	WARRANTY DEED	4533	1422	Q	I	PASTIS ESTELLE	SEBASTIAN LODGING LLP
	6/22/1992	\$90,000.00	WARRANTY DEED	946	99	U	I	SARRIS XENI	PASTIS ESTELLE
	6/19/1992	\$0.00	SUMMARY ORDER ADMIN	945	1205	U	I		SARRIS XENI

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

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Detail by Entity Name

Florida Limited Partnership
SEBASTIAN MARINA, LLLP

Filing Information

Document Number A18000000032
FEI/EIN Number 35-2616795
Date Filed 01/22/2018
State FL
Status ACTIVE

Principal Address

6716 Heritage Business Court
Suite 100
Chattanooga, TN 37421

Changed: 04/21/2022

Mailing Address

6716 Heritage Business Court
Suite 100
Chattanooga, TN 37421

Changed: 04/21/2022

Registered Agent Name & Address

NORTHWEST REGISTERED AGENT LLC.
7901 4TH STREET N,
SUITE 300
ST.PETERSBURG, FL 33702

Address Changed: 01/28/2019

General Partner Detail

Name & Address

Document Number P11000054601

DESRUP, INC.
6716 Heritage Business Court
Suite 100
Chattanooga, TN 37421

Annual Reports

Report Year	Filed Date
2020	06/16/2020
2021	04/26/2021
2022	04/21/2022

Document Images

04/21/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
06/16/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
01/22/2018 -- Domestic LP	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation
DESRUP, INC.

Filing Information

Document Number P11000054601
FEI/EIN Number 45-2506353
Date Filed 06/10/2011
State FL
Status ACTIVE

Principal Address

6716 Heritage Business Court
Suite 100
Chattanooga, TN 37421

Changed: 04/29/2022

Mailing Address

6716 Heritage Business Court
Suite 100
Chattanooga, TN 37421

Changed: 04/29/2022

Registered Agent Name & Address

NORTHWEST REGISTERED AGENT LLC.
7901 4TH STREET N,
SUITE 300
ST.PETERSBURG, FL 33702

Name Changed: 04/27/2018

Address Changed: 01/28/2019

Officer/Director Detail

Name & Address

Title P

DESAI, HIREN
6716 Heritage Business Court
Suite 100

Annual Reports

Report Year	Filed Date
2020	04/30/2020
2021	04/28/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
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04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
06/10/2011 -- Domestic Profit	View image in PDF format

St. Augustine History Festival

MARK YOUR CALENDARS for MAY 10-14, 2023!



The **St. Augustine History Festival** was created and conceived by UFHSA (University of Florida Historic St. Augustine, Inc.) for the purpose of generating excitement about the history of America’s oldest city. Our goal is to showcase every era of St. Augustine’s long and storied past through the 30 Special Events and Historic Venues listed below – from our founding in 1565 to the most advanced technology available in 2023 to research and study every year in- between. American history began here, and no one tells our story better than we do – come out and enjoy our city!

UPCOMING SPECIAL EVENTS

May 10, 2023 5:00 pm – 6:00 pm National Shrine of Our Lady of la Leche/Mission Nombre de Dios Discussion on Recent Archaeological Digs with Dr. Kathy Deagan and Dr. Timothy Johnson Read More	May 11, 2023 6:00 pm – 7:00 pm Flagler College/St. Augustine Historical Society Dr. Timothy Johnson and Dr. Aaron Broadwell will Discuss Rare Timucuan Discovery Read More
May 12, 2023 12:00 pm – 1:30 pm Peña-Peck House Mysteries linking the American Revolution, St. Augustine, and this House! Read More	May 12, 2023 2:00 pm – 4:00 pm The Lincolnville Museum & Cultural Center A Rare Study of Race and Currency Read More
May 12, 2023 3:00 pm – 5:00 pm Tolomato Cemetery Scavenger Hunt Tolomato Cemetery will host a scavenger hunt within the cemetery grounds. Read More	May 12, 2023 4:00 pm – 5:00 pm St. Augustine Historical Society Dr. Christine Miller of UF Medical School Discusses Native American Medical Mysteries Read More
May 13, 2023 9:00 am – 1:00 pm City of St. Augustine The Window Workshop & Historic Water Works Open House (see flyer on page 2) Read More	May 13, 2023 2:00 pm – 4:00 pm Fort Mose Historical Society Dr. Jane Landers will Discuss Her Research into Fort Mose’s “Sister City” in Cuba Read More
May 13, 2023 7:00 pm – 9:00 pm Drake’s Raid Reenactment Historic Florida Militia Presents Another Round with the English! Read More	

For more information on each event or a list of participating venues and houses of worship - see:
<https://www.staugustinehistoryfestival.com/>



The Window Workshop & Historic Water Works Open House

Saturday, May 13

*You can be
energy-efficient
+ hurricane-ready +
keep your historic windows!*

Workshop: 9:30am - 12:00pm

*Doug Romaine, Historic Preservation Advisor,
Austin Historical*



Welcome Remarks and Introduction

*by Julie Courtney, Historic Preservation Officer,
City of St. Augustine*

Public Open House: 9:00am - 1:00pm

*Take a self-guided tour of the historic St. Augustine
Water Works Building*

The Waterworks | 184 San Marco Avenue
904.209.4326 | harb@CityStAug.com
www.CityStAug.com/PreservationResources

