

CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

A G E N D A

THURSDAY, OCTOBER 5, 2023 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) May 4, 2023 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. New Business
 - a) HP2023-0070
T.N. Lee Services, LLC - Applicant
Gary Northrup - Owner
550 W King Street
Design Review for construction of a new commercial development along the King Street Entry Corridor.
7. Other Business
8. 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.

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CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting May 4, 2023

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, May 4, 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 April 6, 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

MOVED to APPROVE the Agenda. The motion was SECONDED by and APPROVED BY UNANIMOUS VOICE VOTE.

5. New Business

5. (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.

Ms. Seymour read the staff report and said 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.

Matt Lottie and Alex Grace reviewed the application.

Ex Parte Communication:

(None)

Mr. Cochran asked how the knee wall came about and if landscaping could be added in front of the knee wall.

Ms. Seymour replied screening for parking required a three to five-foot-high knee wall to screen parking along King Street. She said it was not recommended to have the wall all the way across but that could help delineate the entrance; however, at minimum, it was needed for parking. She said there could be landscaping in front of the wall.

Public hearing was opened.

Charles Pappas said instead of the wall that was being recommended through the

corridor design guidelines, it would be better if landscaping could be used. He said the future of this area would be heavy foot traffic as it was developed, and a wall confined a sidewalk more than landscaping.

Public hearing was closed.

Mr. Grace noted a space where the knee wall could be included and still have the landscaping desired. He said keeping the corridor open was a more warming approach to pedestrians as they expected a lot of foot traffic from the surrounding businesses.

Ms. Lopez said the Board should narrow down which items the Board did not have jurisdiction to grant. She said the staff recommendation had two items which was the maximum front setback and the second was the building frontage. She said the applicant needed to provide that information in order to understand if the Board could grant the setbacks.

Ms. Seymour said those were the items that needed to be addressed and the knee wall could be mitigated as suggested by the applicant.

Mr. Lottie said he thought the setbacks would not apply since the building was elevated. He said the landscape would create the frontage in front of the right-of-way line and the intent was not to have a large setback from the right-of-way line the condition would not apply since it was an elevated story.

Ms. Seymour advised setbacks were measured from the eve of the roofline in zoning.

Board discussion:

- City Code design guidelines allowed the CRC to grant up to 19.5-foot setback
- Thought the applicant was within the setback requirements

Ms. Seymour said the concern was the building sloped away from the property line and depending on if 50% of the building was in the approvable setback.

Board discussion:

- Setback started at 17 feet 10 inches and setback a little further as the building angled away from the street; however, thought this was a minor issue
- Board could allow up to 19.5 feet
- Asked for clarification regarding the building frontage requirement

Ms. Seymour explained the building frontage only counted if the building were within the allowable setback, and since it was outside the approval setback potentially then it would not meet the required frontage. She said the minimum frontage allowed would be 62.3%.

Board discussion:

- Did not feel having a few inches more or less in the setback would make any difference as it would not change the appearance and relationship to the street
- Proposed Hardy board color was cobblestone and the Board felt it was appropriate
- Main floor was considered at ten-foot elevation from grade and had glazing calculations of 56% and was in the appropriate range
- Felt the entrance from King Street was appropriate and beautiful
- Felt the knee wall could be eliminated

Ms. Lopez advised the Board they may not have jurisdiction over the knee wall.

Mr. Dixon said that was just an observation by the Board and felt it was a well-thought-out design. He said they did not want to create walls down King Street that would confine people to the sidewalk.

Mr. Cochran asked the purpose of the knee wall.

Ms. Seymour replied the knee wall was to screen the parking area. She said the applicant provided a solution for that to add the knee wall in front of the turnaround to screen the parking from King Street. She said there was no curb cut there and this would provide screening. She noted curb cuts along King Street were limited and the guidelines stated there should not be a curb cut off King Street unless absolutely necessary.

Mr. Cochran suggested adding the sign to the back of the knee wall to give it a purpose.

Applicant response:

- Willing to extend the roofline to what was needed to be in compliance without the need for a variance

Board discussion:

- Unsure if changing the concept in inches or feet would make it better as it would reduce other elements of the property

Mr. Grace asked for clarification regarding the code the roofline eve and asked what the maximum setback was as he thought they were in compliance.

Ms. Seymour replied the 19.5 foot was the maximum allowed setback would have to be approved by the Board. She said at least 50% of the building frontage would have to be in that setback. She said normally it would have to be within fifteen feet, but the Board could approve a 30% modification which was the 19.5. She said fifteen feet was required for 50% of the building frontage according to code, and the rest of the building could be stepped back up to 20 feet.

Mr. Grace said 50% of the building had to be within the 15 feet of the property line. He said they could shift towards King Street and reduce the landscape screen and buffer if that was required.

Ms. Seymour suggested the building could be moved forward by a foot potentially then the majority of the building frontage would be within the approved setback by the Board.

Ms. Lopez suggested the Board could approve to have 50% of the frontage be all the way up to 19.5 feet, which was the most the Board could grant. She said if the applicant needed more than what the Board could grant, they would have to apply to the Planning and Zoning Board (PZB).

Mr. Grace asked for what was allowable by the Board, and they would work within those parameters unless unable to then they could apply for a variance with the PZB. He asked about the building frontage at 70%.

Ms. Seymour replied the Board design standards required a building frontage of at least 70% along the corridor and they were at 56% of the site frontage. She noted the location of the building did not matter but it was the ratio of the entire street frontage and how much of the building was along the street.

Mr. Grace asked what the Board was allowed to grant.

Ms. Lopez replied the Board could grant 62.3%.

Mr. Grace said if the Board would grant that they would work within those parameters. He clarified everything was being measured from roof eve to roof eve.

Ms. Seymour replied she would add at least an additional four feet which would be less than needed. She said in the staff report she mentioned a significant tree could help with the frontage.

MOTION

Ms. MacDonald MOVED to APPROVE the setback as allowed to 19.5 feet, then 62.3% on the frontage requirements, the Hardy Board color would be cobblestone, remaining floor would be at the proposed ten foot elevation making the calculations of the glazing at the 56% which was within the appropriate range, the entrance setback from King Street has access and the access path was sufficient to delineate the entrance to the building, and have a partial wall with landscaping as agree to by the applicant. The motion was SECONDED by Mr. Cochran.

VOTE ON MOTION:

AYES: MacDonald, Cochran, Dixon

NAYES: NONE

6. Other Business

6. (a) St. Augustine History Festival (May 10-14) with special Window Workshop at The Waterworks (May 13)

Mr. Dixon noted the learning opportunities that were available to the public.

Ms. Courtney said they would be discussing how to restore windows and make them energy efficient and hurricane ready.

Mr. Dixon noted a letter from Ms. Courtney regarding House Bill 1317 and Senate Bill 1346.

Ms. Courtney noted there were some amendments have been made to the bills but there were still many concerns regarding Historic Preservation throughout the State. She said the senate approved the amendments; however, it can be signed into law.

Ms. Lopez said the legislative consultant felt the bill could be eliminated or could exempt the City of St. Augustine and some other

jurisdictions that meet the criteria regarding demolition.

Ms. Courtney said the fear was how this could affect the City in the years to come.

7. Adjournment

There being no further business, the meeting was adjourned at 2:57 P.M.¹

¹ Transcribed by Elyse Wiemann



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for October 5, 2023 Meeting**



Application: HP2023-0070

Address: 550 W King Street

Gary Northrup – Owner T.N. Lee Services, LLC – Applicant

Project description: Design Review for construction of a new commercial development along the King Street Entry Corridor.

Architectural Style:	Commercial with Asian Influence (Proposed)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1126100000	Typology:	Commercial
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a request for Design Review of commercial development on a vacant commercial property located on the north side of W. King Street just east of where the railroad crossing intersects. A detailed scope of the proposed work is provided below.

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

1. The building frontage requirement is 70% of the site frontage along the corridor. With a site width of approximately 200 ft, a building 140ft wide would be required. The proposed 40 ft wide building is only 20% of the street frontage. The CRC can approve a modification of up-to 30% difference from the required measurement making the CRC-approvable minimum width of the building 98 ft. To maintain the building width as submitted, the applicant can apply for a variance from the Planning and Zoning Board (PZB) to be reviewed at a public hearing.
2. Currently proposed glazing on the front elevation appears to be insufficient to meet the 30% minimum requirement which is 96 sf for a building this size. The minimum glazing approvable by the CRC is 85.44 sf. While the window sizes on the front elevation are not clearly labeled, the windows as-shown are not likely to meet this measurement. The applicant has stated they are updating the front elevation to meet this, but no update has been received as of the drafting of this report. Unless otherwise proven or modified by the applicant, the glazing as proposed would require a variance from the Planning and Zoning Board.

Conditions Summary:

1. The proposed structure is a simple, contemporary commercial structure with elements, including exposed beams and colors, which reference a more Asian-influenced style reflecting the proposed use of the property as a retail bonsai garden. The Design Standards for Entry Corridors (DSEC or Standards) identify several architectural styles/typologies extant along W. King Street including frame and masonry vernacular residential and commercial, mid-century modern commercial, and institutional. Contemporary architectural design is permitted along the Corridor if the design respects the scale and character of the district. The CRC should determine whether the proposed architectural style is in keeping with the purpose and intent of the Standards.
2. Overall, the scale of the proposed structure is small; however, the rhythm of massing, setbacks, and scale becomes less consistent along W. King Street moving west towards the city limits. Properties immediately adjacent include the railroad tracks to the west and a vacant parcel which was reviewed and approved by the CRC for multi-family residential development in March of 2022. As of this application, that project has not yet commenced. Entry location and King Street access, single-apron parking access, and proposed landscaping are all consistent with the Standards.
3. The proposed structure meets setback requirements along the corridor; however, as referenced above, the building frontage is inadequate and PZB approval will be required for the building as proposed. The applicant may consider a street wall to mitigate the lack of frontage, and the CRC could support that design change; however, this is an option only available if a variance is approved by the PZB.
4. According to the DSEC, exterior materials should be consistent with the architectural design of the building. The applicant has provided an example photograph of the inspiration for the architectural design of the proposed building. They should address how the proposed smooth Hardie Panel, exposed cedar beams and posts, metal roof, and color choices are consistent with the proposed architecture of the structure. The

applicant should clarify materials for any additional architectural features proposed. There are no building color requirements along W. King Street, but colors should enhance the building's design.

5. According to the Standards, the preference for parking lot location is to the rear of the proposed building; however, when lot configuration requires it, parking lots can be situated adjacent to the primary building, though they should be screened by a street wall and appropriate landscaping. Landscape screening is proposed for this project; however, the applicant should consider including a street wall to screen the parking area from the right-of-way.
6. No fences, walls, or gates are proposed with this application. These may be administratively approved if all zoning, height, and material requirements are met. Proposed fences/walls that are not consistent with the Standards will require CRC approval at a future meeting.
7. The applicant should clarify the location of any proposed mechanical equipment such as A/C units, as well as the location(s) and design(s) of any proposed exterior lighting fixtures.
8. Signage has not been proposed with this application. The applicant should be aware that any new signage requires review and approval through the Sign Permit process prior to installation and must meet both the DSEC and Sign Code requirements for size, location, and design.
9. Desing review does not guarantee additional approvals required for issuance of a building permit including civil site plan/stormwater, zoning, and building reviews.

SUMMARY SCOPE OF WORK:

1. Construct new commercial structure with Asian-influenced design influences
 - a. Frontage width 40'
 - b. Height 16.9':
 - c. Side gable metal roof (design not specified) in color Charcoal Gray or Hawaiian Blue
 - d. Hardi Panel exterior with smooth stucco finish in a cream color with Blue-Gray and Rustic Red accents
 - e. Unfinished rough-sawn cedar posts and rafters for porches
2. Install concrete driveway apron and pedestrian walkways
3. Install gravel parking area
4. Create a retention pond at the rear of the property.
5. 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.

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.

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**
- **The design elements that do not meet the DSEC as determined by staff, including the frontage and glazing, require approval by the Planning and Zoning Board or will be 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 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 HP2023-0070 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 HP2023-0070 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 HP2023-0070 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.

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 5

(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 (a) – 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=

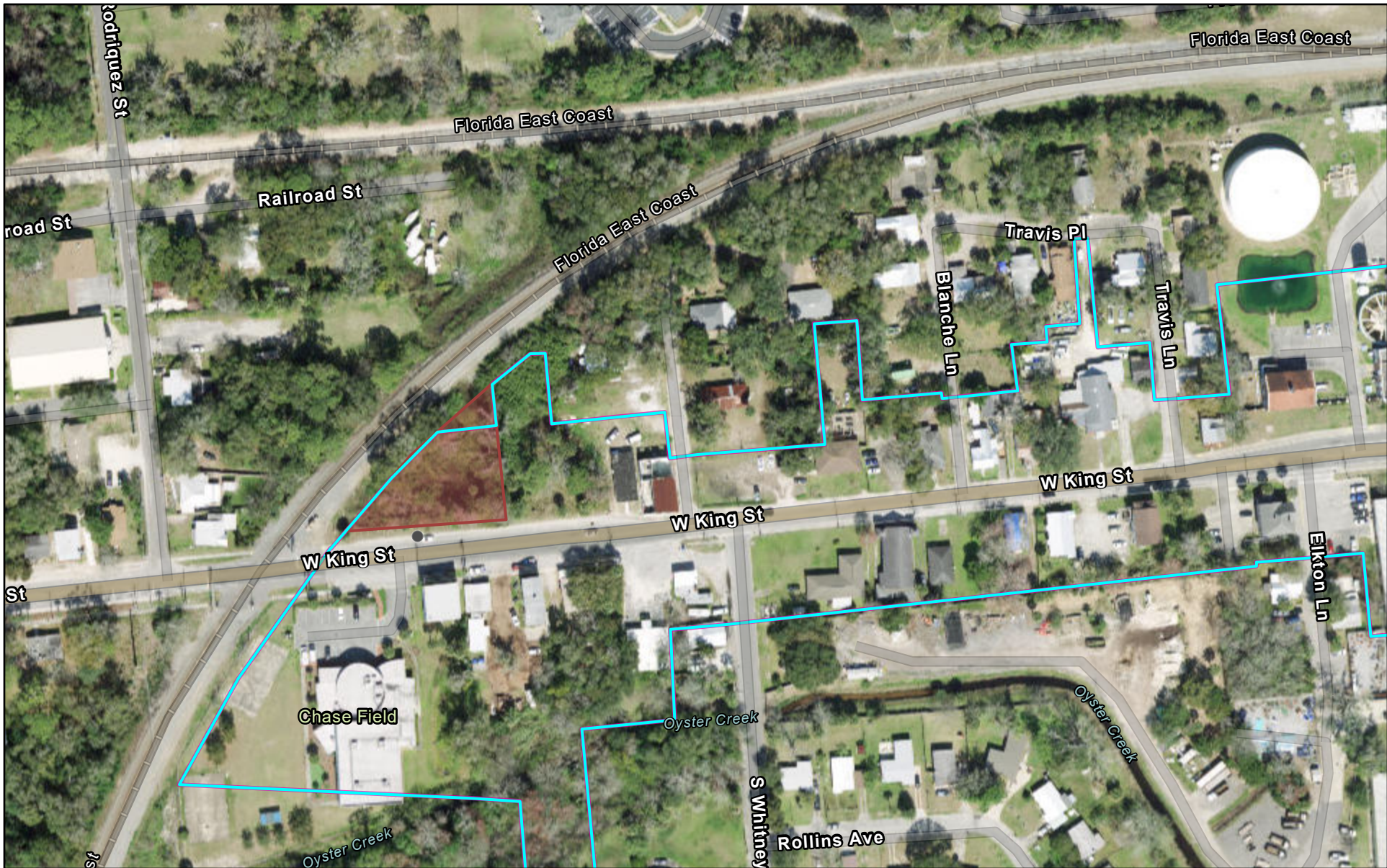
Link to full Land Development Code

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

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs
3. Streetscape of Approved Adjacent Development

Approximate Location Map: 550 W King Street



9/28/2023, 10:08:47 AM

 EntryCorridors

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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

Staff Report pg. 14

Staff Photographs 550 W King Street



Staff Photographs 550 W King Street



Staff Photographs 550 W King Street



Staff Report pg. 17

STAFF PHOTOGRAPHS
West King Street
PID:1124300000 & 1124200000



Adjacent buildings across West King Street
from subject property



STAFF PHOTOGRAPHS
West King Street
PID:1124300000 & 1124200000



Adjacent buildings across West King Street
and east of subject property





West King Townhomes King Street Elevation with Context

02.21.2022

St. Augustine, FL
ML+H Project No. 21.
41.0

CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE



☒ DESIGN APPROVAL

☐ MODIFICATION TO THE STANDARDS

Application Fee: \$ 350

BDAC Project No. HP2023-0070

Receipt No. 2708168

Meeting October 5, 2023

Date: Advertising Costs \$ _____

Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Thomas 'Nick' Lee
Business (if applicable) T.N. Lee Services, LLC
Address 215 Redonda Way
City St. Augustine State FL Zip Code 32092
Daytime telephone 850-728-1934 E-mail address Nick@tnlee.com
2. NAME OF PROPERTY OWNER Gary Northrup
Business (if applicable) Komorebi Bonsai Garden
Address 550 W. King St.
City St. Augustine State FL Zip Code 32084
Daytime telephone (required) 704-309-4668 E-mail address ghnorthrup@aol.com
3. PROJECT STREET ADDRESS 550 W. King St.
4. LEGAL DESCRIPTION: Lot 2 Block 28 Subdivision New Augustine Parcel 1126100000
5. EXISTING USE Vacant Land PROPOSED USE Retail/Educational
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:

Komorebi Bonsai Garden will be a retail business for the sale and education of ornamental Bonsai trees.

In the addition to sale of Bonsai, the business will host seminars for the Bonsai tree care, maintenance and culture.

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): _____

B. DESCRIBE THE MODIFICATION AND WHY IT IS NECESSARY:

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

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

10. AGREEMENT

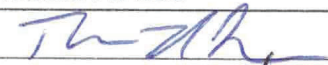
If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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 Thomas N. Lee

SIGNATURE OF APPLICANT 

DATE 9/5/23

PRINT OWNER'S NAME Gary Northrup

SIGNATURE OF OWNER 

DATE 9/5/23

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



<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	A brochure and/or specifications of proposed roofing material is required for this application. The proposed roof color should also be indicated.
ROOFS AND ROOFING - Scaled drawing of existing and proposed conditions	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)	OK	
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	It is unclear, based upon the documentation provided, what the proposed exterior finish will be. While color is not regulated on West King Street, the Design Standards for Entry Corridors has regulations regarding exterior materials. A Brochure, sample/example and/or specifications for proposed exterior finishes must be provided.
EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture	OK	
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	OK	
PORCHES, DECKS, BALCONIES - Scaled elevation showing the building and existing	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony	OK	
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	While all measurements of the proposed porches are provided throughout the plans, scaled details with all measurements are generally required for ease of review.
EXTERIOR DOORS - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)	OK	
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	Scaled sections for door openings are generally required for ease of review.

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	Brochure of sample of proposed doors noting the size, style, material, and color should be provided.
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	Scaled sections for window openings are generally required for ease of review.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Brochure of sample of proposed doors noting the size, style, material, and color should be provided.
WINDOWS - Scaled elevation of existing and proposed window	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	OK	
FOUNDATION - Scaled site plan showing building footprint	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill	OK	
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	OK	
FOUNDATION - Documentation of justification for changing	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.	OK	
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Location(s) of any proposed mechanical equipment should be included to ensure that they meet screening requirements.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	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)	OK	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	OK	

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	Any proposed landscaping should be included in this application. The Design Standards indicate appropriate plant materials, and FL Native plants may also be used. Any proposed plants not native to Florida or listed in the Design Standards may be approved by the CRC if deemed appropriate.
NEW CONSTRUCTION - Photographs of existing site area	Photographs of existing site area within view of proposed construction with context area	Need	
NEW CONSTRUCTION - Scaled site plan showing the property line & existing site	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways	OK	
NEW CONSTRUCTION - Scaled site plan showing the property line & proposed constr	Scaled site plan showing the property line and proposed construction	OK	
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing existing building(s)	Scaled elevation drawings showing existing building(s) and major site features	OK	
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	OK	
NEW CONSTRUCTION - Wall sections	Wall sections	Need	
NEW CONSTRUCTION - Refer to required details above for related	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical	Need	See above comments
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	OK	
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	OK	
NEW CONSTRUCTION - Written summary describing existing and proposed conditions	Written summary describing existing and proposed conditions and project's consistency with zoning code	Need	

Other Details Necessary for Review

The King Street Design Standards for Entry Corridors (DSEC) provides minimum and maximum glazing requirements (amount of windows) for the front facades of buildings along King Street. There are very few windows on the proposed front elevation and their sizes are not clearly marked making it difficult to determine whether minimum glazing requirements are met. Based on the 40' width of the elevation and the 8' height multiplier provided in the DSEC, the minimum glazing requirement that is administratively approvable is 86.4 sf. The CRC could approve as little as 85.44sf and any less would require a code variance from the Planning and Zoning Board. If you have any questions regarding glazing calculations, I am happy to assist.

Additionally, consideration should be given to the parking location, as the DSEC requires that new parking be located behind the proposed building unless otherwise prohibited by the lot's configuration. In such cases where a parking lot must be located on the side of a proposed building, a street wall and landscaping must be provided to screen the parking area from the street.

CRC APPLICATION FEE SCHEDULE

Corridor Review Committee fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Modification of the standards, neon or color lighting, review of non-preapproved colors, etc.	\$100.00 + ads
Preliminary Design Approval for development exceeding size in acres/gross floor area, and new construction that includes structured parking	\$350.00 + ads
Appeal of staff determination	\$200.00 + ads

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Planning and Building Department Staff.

Project Address: 550 W. King St.

Applicant's Name: Thomas N. Lee Applicant's Signature: 

Owner's Name: Gary Northrup Owner's Signature: 

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODES AND ALL ADOPTED STANDARDS THAT SUPPLEMENT THE CODE.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT AT SIMILAR LOCATIONS SHALL BE REPEATED. UNLESS OTHERWISE NOTED, ALL SECTIONS AND DETAILS SHOWN ON THESE DRAWINGS ARE TYPICAL AT SIMILAR LOCATIONS AND CONDITIONS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:

ROOF	20 PSF (LIVE LOAD)
FLOOR	40 PSF (LL)
STAIRS	100 PSF (LL)
GARAGE FLOOR	50 PSF (2000# PT.)
DECKS	60 PSF (LL)
- PLANS TO COMPLY WITH THE LOCAL SECURITY ORDINANCE.
- ALL SHEAR SHALL TRANSFER TO ROOF SHEATHING.
- REPLACE ANY DETERIORATED EXTERIOR WOOD PLANKS.

CONCRETE NOTES

- 4" THICK 3,000 P.S.I. CONCRETE SLAB & FOOTING W/ 6x6 10/10 WELDED WIRE MESH OR FIBERMESH AT CONTRACTOR OPTION. 6 MIL VIS-QUEEN VAPOR BARRIER - SELECTED FILL MATERIALS AND TERMITE TREATED.
- CONCRETE FILL CELLS PROVIDE 1- #5 VERTICAL FROM FOUNDATION IN TO TIE-BEAM. LAP 25" MINIMUM @ SPLICES.

THE CONTRACTORS ARE TO CHECK AND VERIFY ACCURACY AND SITE CONDITIONS BEFORE START OF CONSTRUCTION.

WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

WIND LOADING CRITERIA

WIND SPEED (ULTIMATE)	130 MPH
WIND SPEED (ALLOWABLE)	100.7 MPH
EXPOSURE CATEGORY	B
BUILDING RISK CATEGORY	II
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

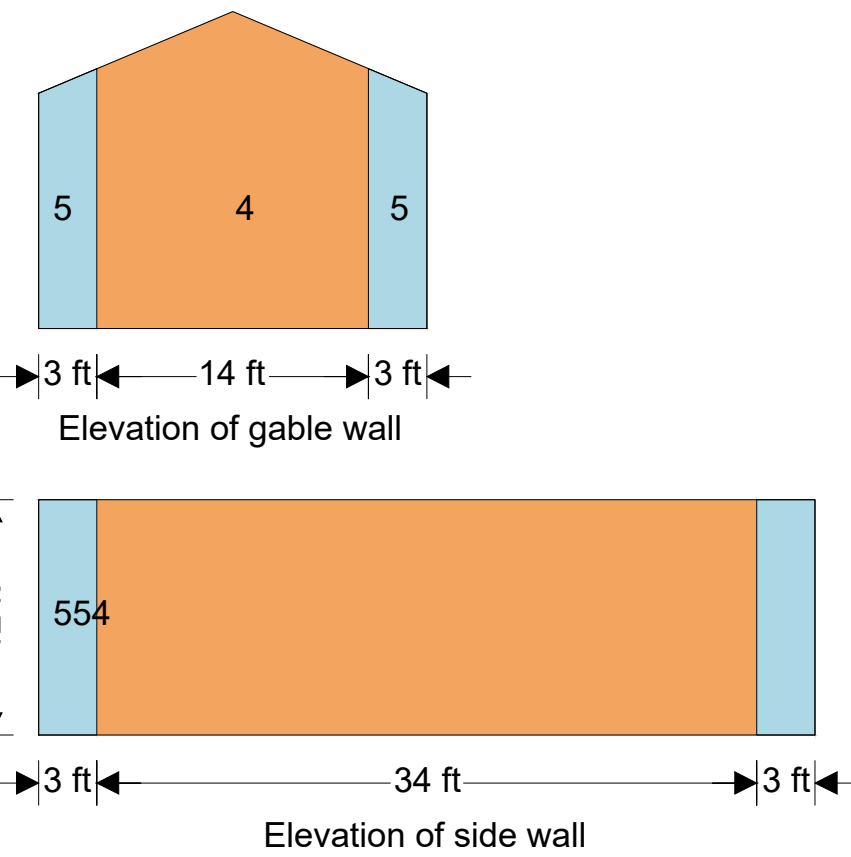
ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 60 ft

Components and cladding pressures - Wall (Table 30.3-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft ²)	+GCp	-GCp	Pres (+ve) (psf)	Pres (-ve) (psf)
10 SF	4	-	-	10.0	1.00	-1.10	14.8 #	-16.1
10 SF	5	-	-	20.0	0.95	-1.29	14.2 #	-18.5
20 SF	4	-	-	20.0	0.95	-1.05	14.2 #	-15.4 #
20 SF	5	-	-	20.0	0.95	-1.29	14.2 #	-18.5
50 SF	4	-	-	50.0	0.88	-0.98	13.3 #	-14.5 #
50 SF	5	-	-	50.0	0.88	-1.15	13.3 #	-16.8
100 SF	4	-	-	100.0	0.82	-0.92	12.6 #	-13.9 #
100 SF	5	-	-	100.0	0.82	-1.05	12.6 #	-15.4 #
200 SF	4	-	-	200.0	0.77	-0.87	11.9 #	-13.2 #
200 SF	5	-	-	200.0	0.77	-0.94	11.9 #	-14.1 #

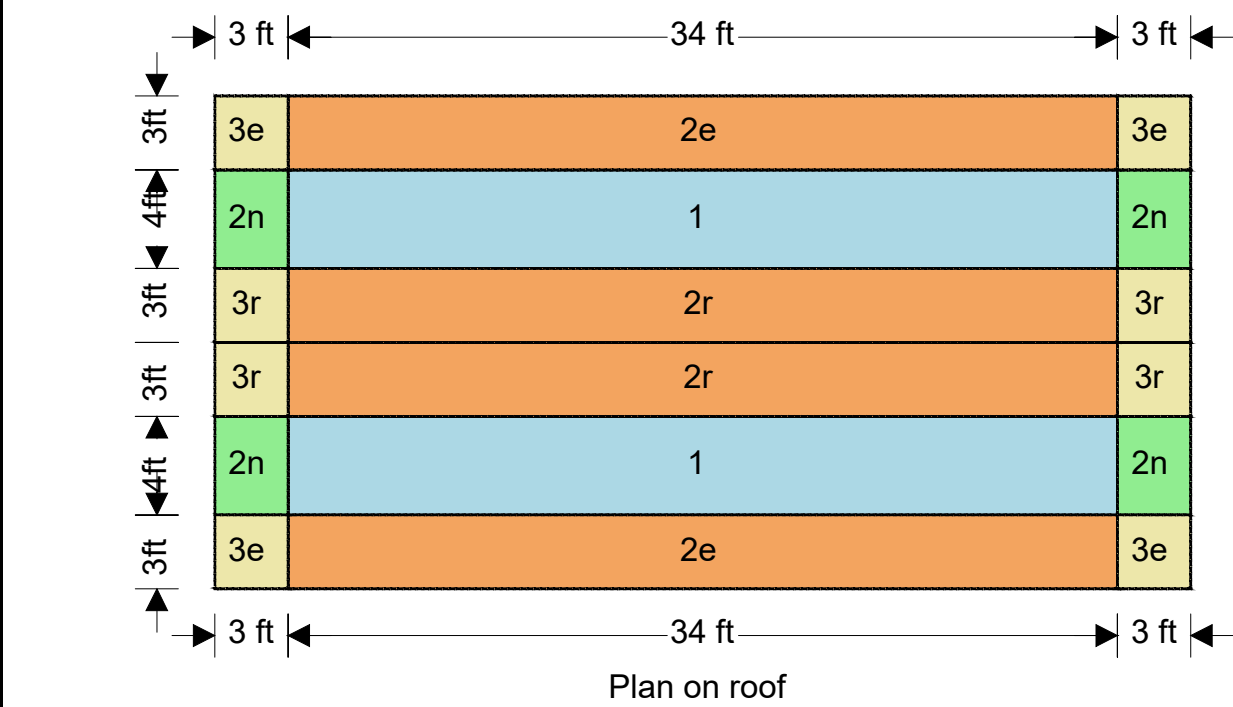
The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in

COMMENTS: (+) VALUE DENOTES PRESSURE
(-) VALUE DENOTES SUCTION



WIND PRESSURE AND SUCTION DIAGRAM

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft ²)	+GCp	-GCp	Pres (+ve) (psf)	Pres (-ve) (psf)
<=2 sf	2e	-	-	2.0	0.70	-2.50	11.4	-23.7
>2 sf	2e	-	-	10.0	0.94	-2.50	11.4	-23.7
<=2 sf	2n	-	-	100.0	0.30	-1.39	11.4	-19.8
>2 sf	2n	-	-	100.0	0.30	-1.20	11.4	-17.4
<=2 sf	2r	-	-	2.0	0.70	-2.50	11.4	-23.7
>2 sf	2r	-	-	10.0	0.94	-2.50	11.4	-23.7
<=2 sf	2	-	-	100.0	0.30	-1.39	11.4	-19.8
>2 sf	2	-	-	100.0	0.30	-1.20	11.4	-17.4
<=2 sf	3e	-	-	2.0	0.70	-2.50	11.4	-23.7
>2 sf	3e	-	-	10.0	0.94	-2.50	11.4	-23.7
<=2 sf	3n	-	-	100.0	0.30	-1.39	11.4	-19.8
>2 sf	3n	-	-	100.0	0.30	-1.20	11.4	-17.4
<=2 sf	3r	-	-	2.0	0.70	-2.50	11.4	-23.7
>2 sf	3r	-	-	10.0	0.94	-2.50	11.4	-23.7
<=2 sf	3	-	-	10.0	0.54	-2.95	11.4	-39.3
>2 sf	3	-	-	50.1	0.37	-1.80	11.4	-24.9



GENERAL PRESSURE NOTES

NOTES:

- MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
- "a" = END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS. *INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS.
- DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.
- DEAD LOAD OF 5FT PSF SHALL BE USED TO CONVERT GROSS UPLIFT TO NET UPLIFT FOR OPEN-WEB JOIST DESIGN.

FRAMING NOTES

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 2-2 X 12 HEADERS WITH 1/2" PLYWOOD WEB, UNLESS OTHERWISE INDICATED.
- JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
- PROVIDE DOUBLE JOISTS. UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
- PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER FBC.
- LUMBER SPECIES:

A. TRUSSES, POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 2 DOUGLAS FIR
C. STUDS	STUD GRADE S.P.
D. POST & BEAM DECKING	UTILITY GRADE S.P.
E. PLYWOOD SHEATHING	1/2" CDX PLY, 32/16
F. GLU-LAM BEAMS	Fb 2400 PSI, DRY ADH.
- NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	2-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16"	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	4-8d	TOE NAIL OR
	2-16d	END NAIL
DOUBLE STUDS	16d @ 16"	FACE NAIL
DOUBLE TOP PL.	16d @ 16"	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"	EDGE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-16d	FACE NAIL
CLG. JST. TO RAFTER	3-16d	FACE NAIL
RAFTER TO TOP PL.	3-8d	TOE NAIL
BUILT-UP CORNER STUDS	16d @ 24"	FACE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
	8d @ 6"	EDGE NAIL
	8d @ 6"	INTERIOR
	2-16d	FACE NAIL
	16d @ 15"	STAGGER NAIL
	1/2" DIA. BOLTS W/WASHERS	
	EA. SIDE @ 24" O.C.	
1 X 6 SPACED SHEATHING	2-8d	FACE NAIL
- MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.
- DOUBLE TOP PLATES W/ MIN. 48" LAP SPLICES. NAIL WITH (8) 16d @ EACH SPLICE AND (2) 16d @ 12" O.C. BETWEEN.
- WHERE TOP OR SOLE PLATES ARE CUT FOR PIPES OR WIRING A METAL TIE (MIN. 0.058 THICK AND 1-1/2" WIDE SHALL BE FASTENED ACROSS THE OPENING WITH (6) 16d NAILS MINIMUM EACH SIDE.

LOTUS ENGINEERING & CONSTRUCTION, INC.



4717 DIXIE DRIVE
PONCE INLET, FL 32127
(386) 846-6971
COA 7994

CLIENT

T.N. LEE SERVICES, LLC

ADDRESS

215 REDONDA WAY
ST AUGUSTINE, FL 32092

PROJECT TITLE

KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE:

NOTES

REVISIONS

INITIAL	DESCRIPTION	DATE

DESIGNED BY:

MAHMOUD MADKOUR
PE 48966

DRAWN BY:

JK 09/04/2023

CHECKED BY:

MSM

SHEET NUMBER

2 GENERAL PLANS

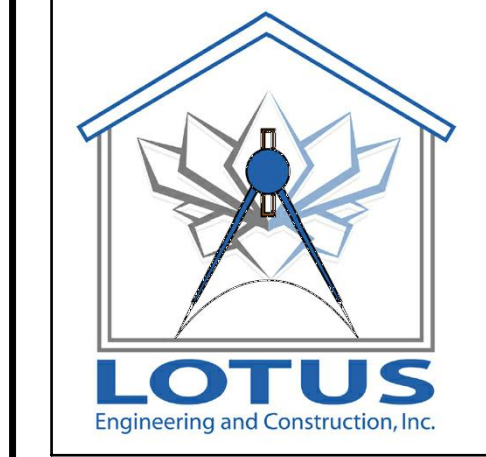
OF G-200

5 SCALE : AS SHOWN

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COA 7994

CLIENT
T.N. LEE SERVICES, LLC

ADDRESS
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ST AUGUSTINE, FL 32092

PROJECT TITLE
KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE:
FLOOR
PLAN
AND
DETAILS

REVISIONS		
INITIAL	DESCRIPTION	DATE

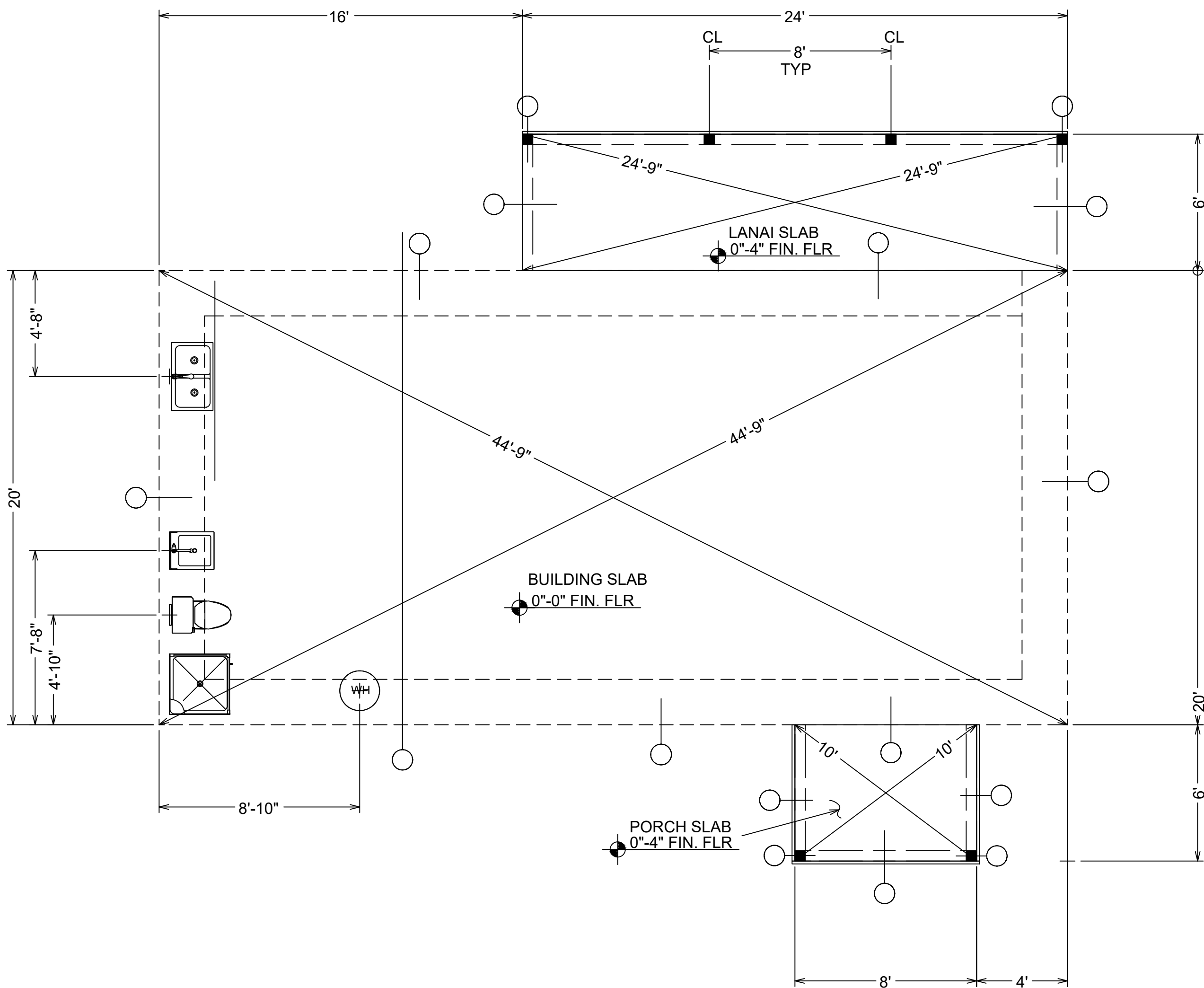
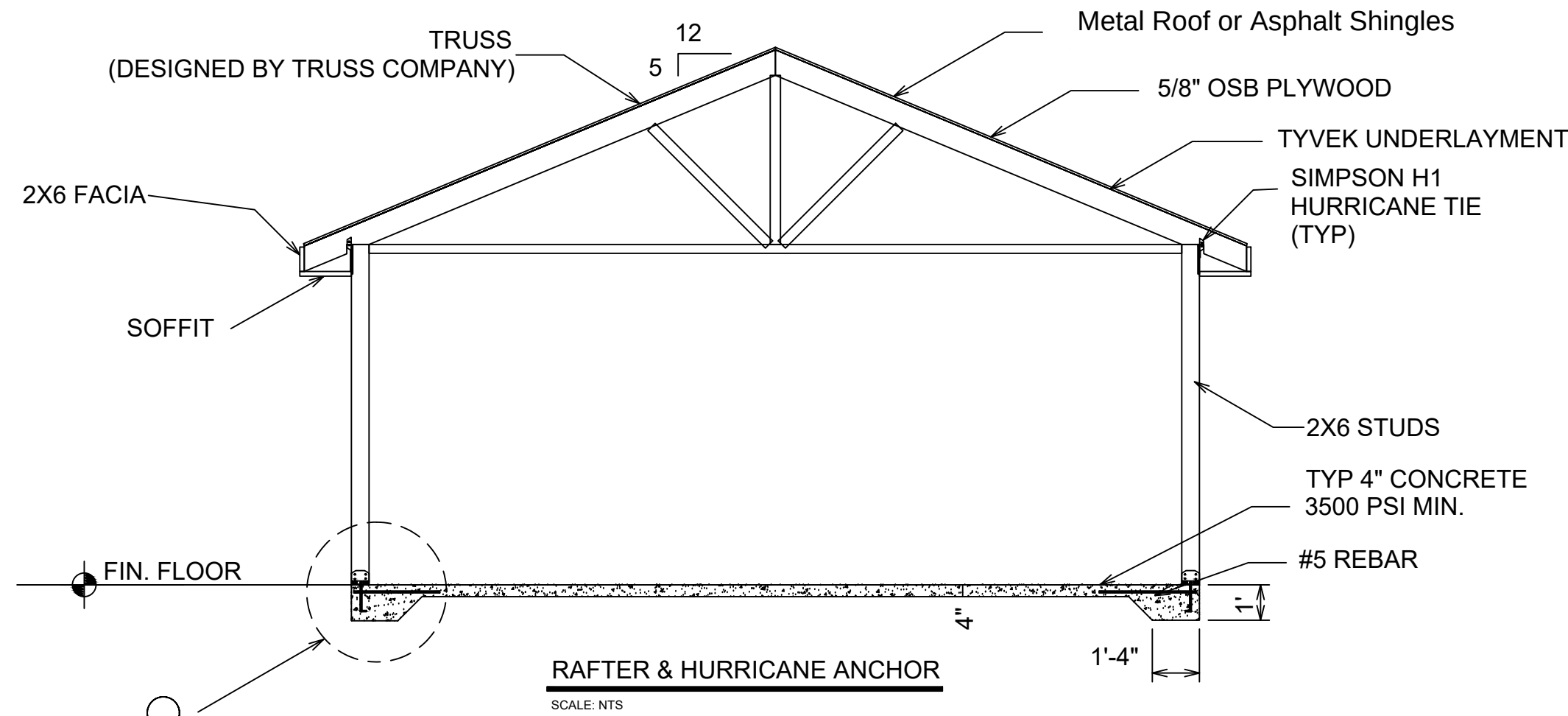
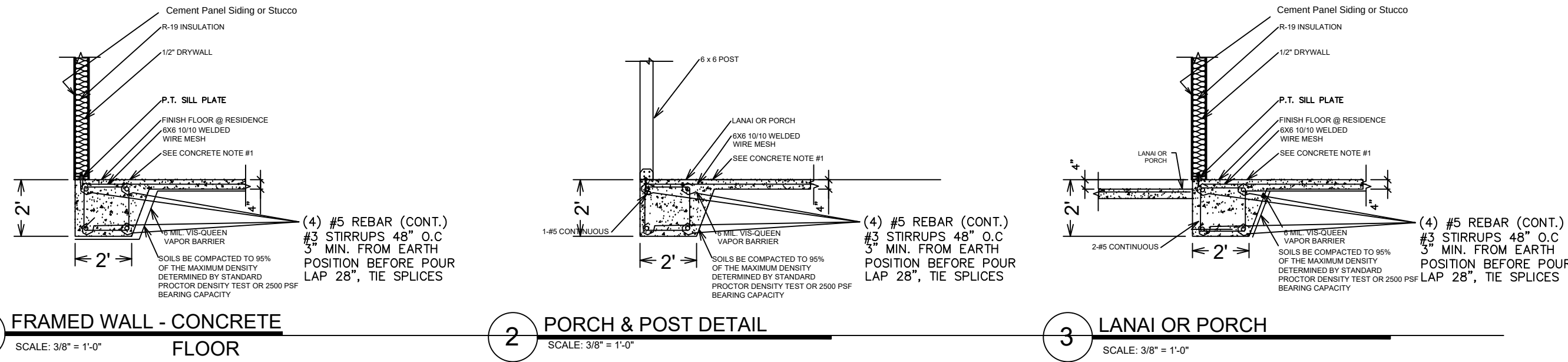
DESIGNED BY:
MAHMOUD MADKOUR
PE 48966

DRAWN BY
JK 09/04/2023

CHECKED BY:
MSM

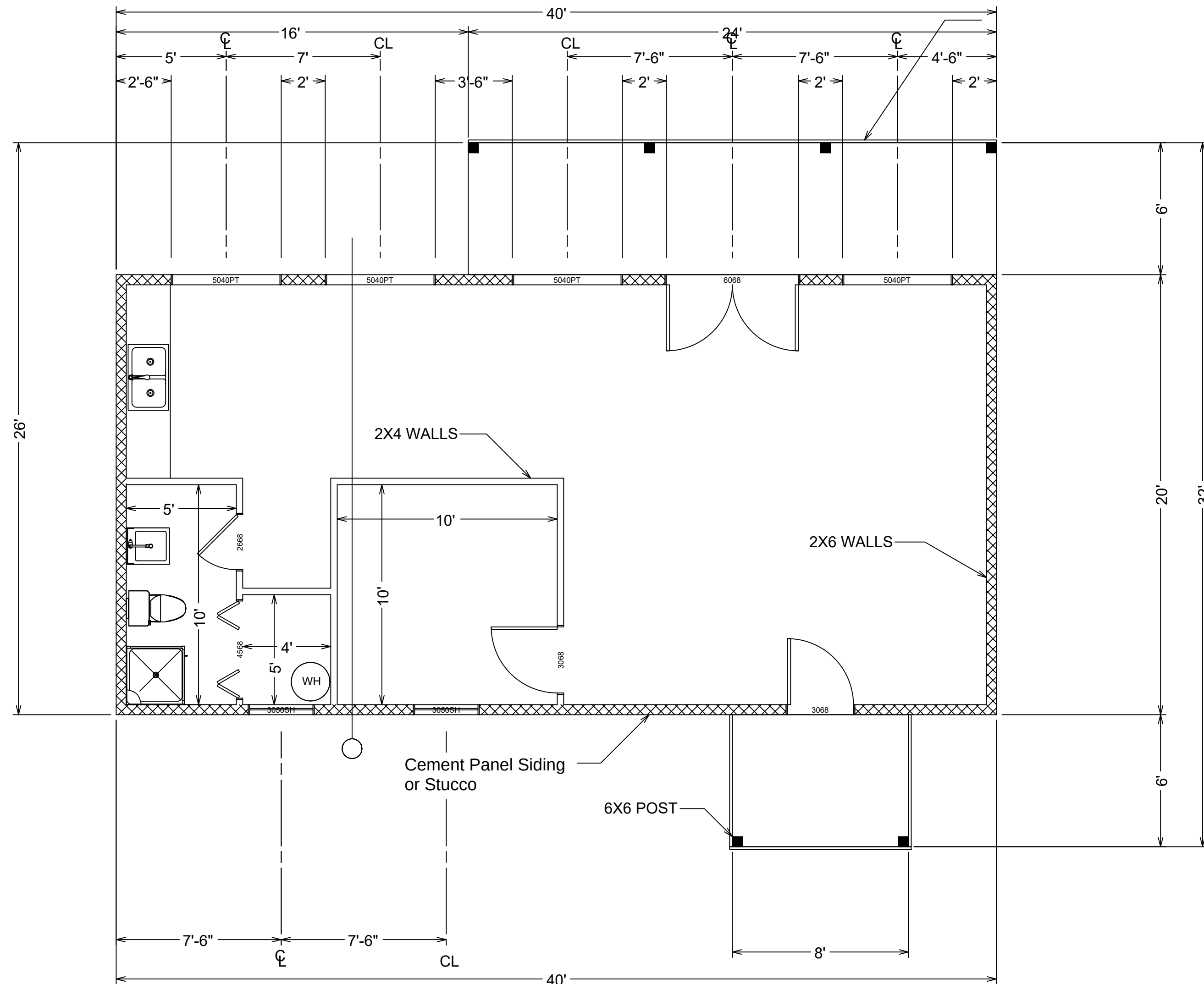
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3
OF
5
GENERAL PLANS
A-100
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FOUNDATION PLAN

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



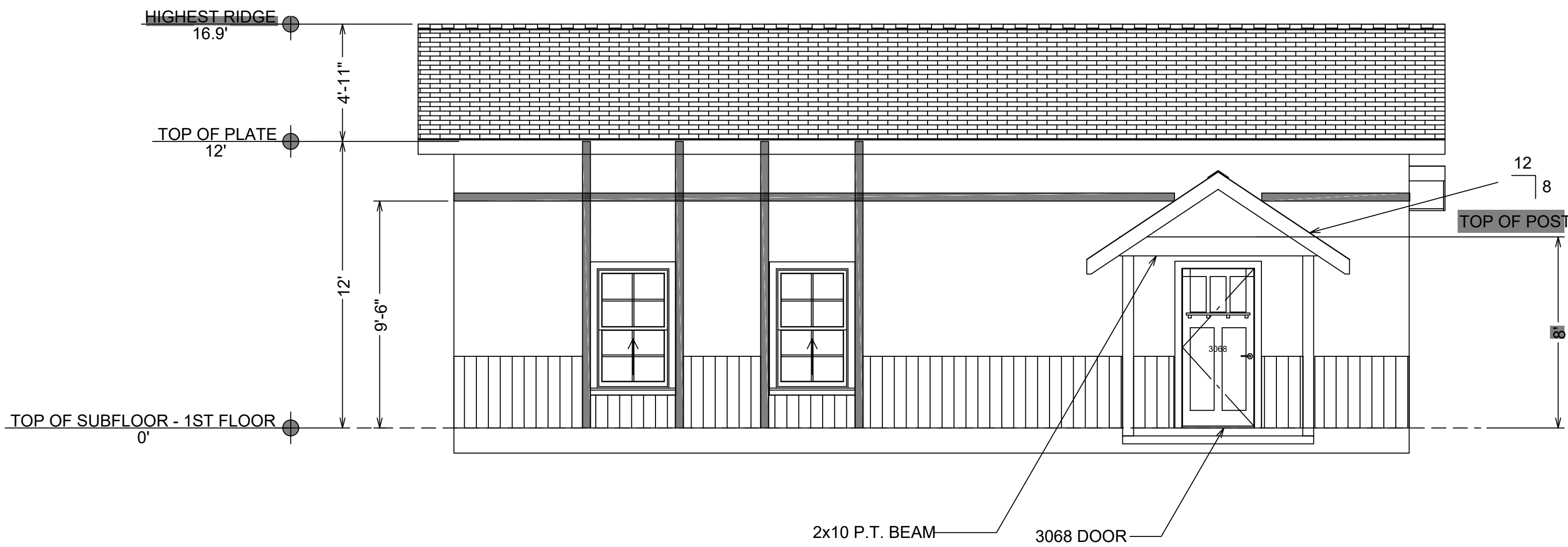
FLOOR PLAN DIMENSION

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



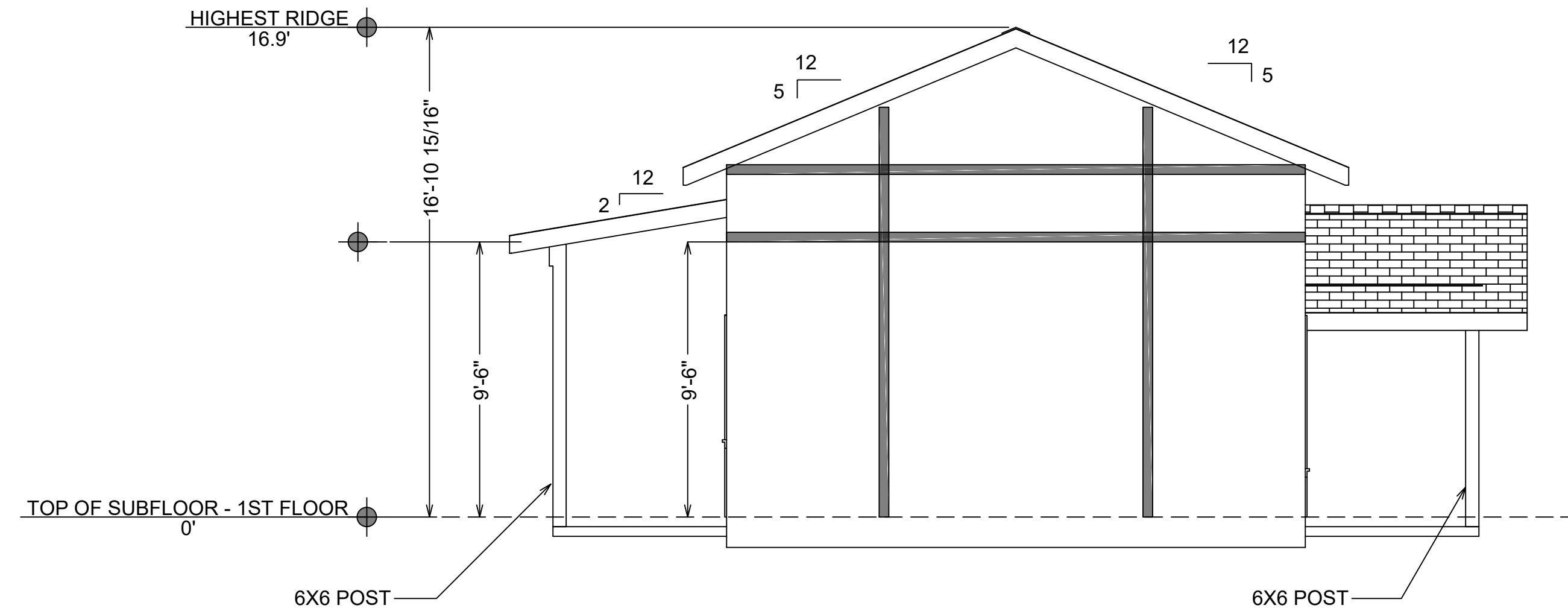
ELEVATION (REAR)

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



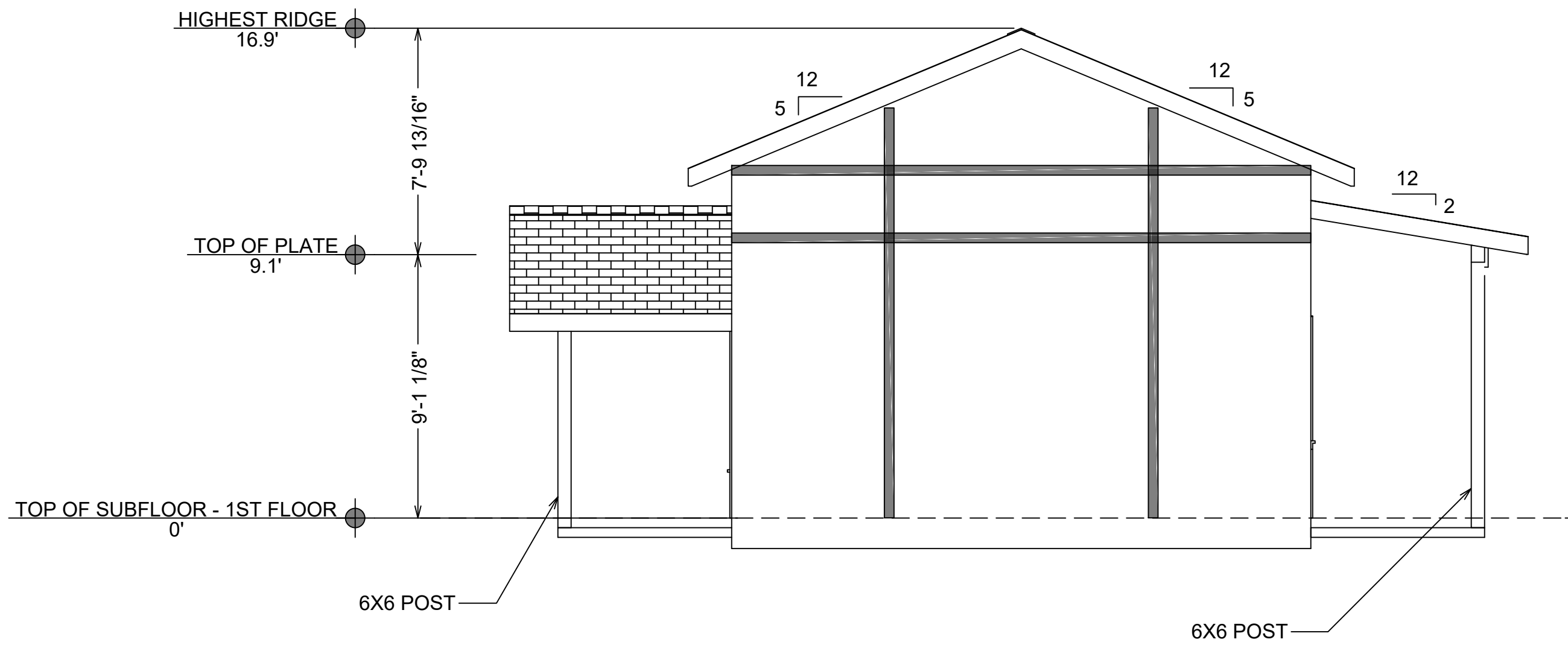
ELEVATION (FRONT)

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



ELEVATION (LEFT)

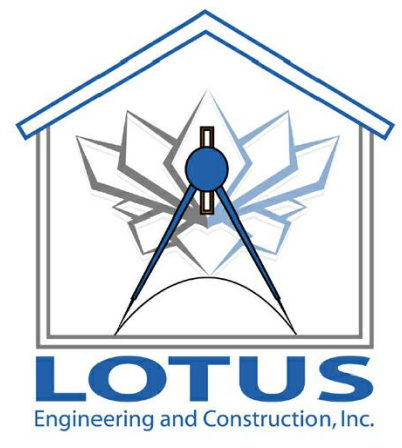
SCALE: 1/4" = 1'-0"



ELEVATION (RIGHT)

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

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& CONSTRUCTION, INC.**



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CLIENT

T.N. LEE SERVICES, LLC

ADDRESS

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ST AUGUSTINE, FL 32092

PROJECT TITLE

KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE:

**ELEVATION
VIEWS**

REVISIONS

INITIAL	DESCRIPTION	DATE

DESIGNED BY:

MAHMOUD MADKOUR
PE 48966

DRAWN BY:

JK

09/04/2023

CHECKED BY:

MSM

SHEET NUMBER

4

GENERAL PLANS

OF

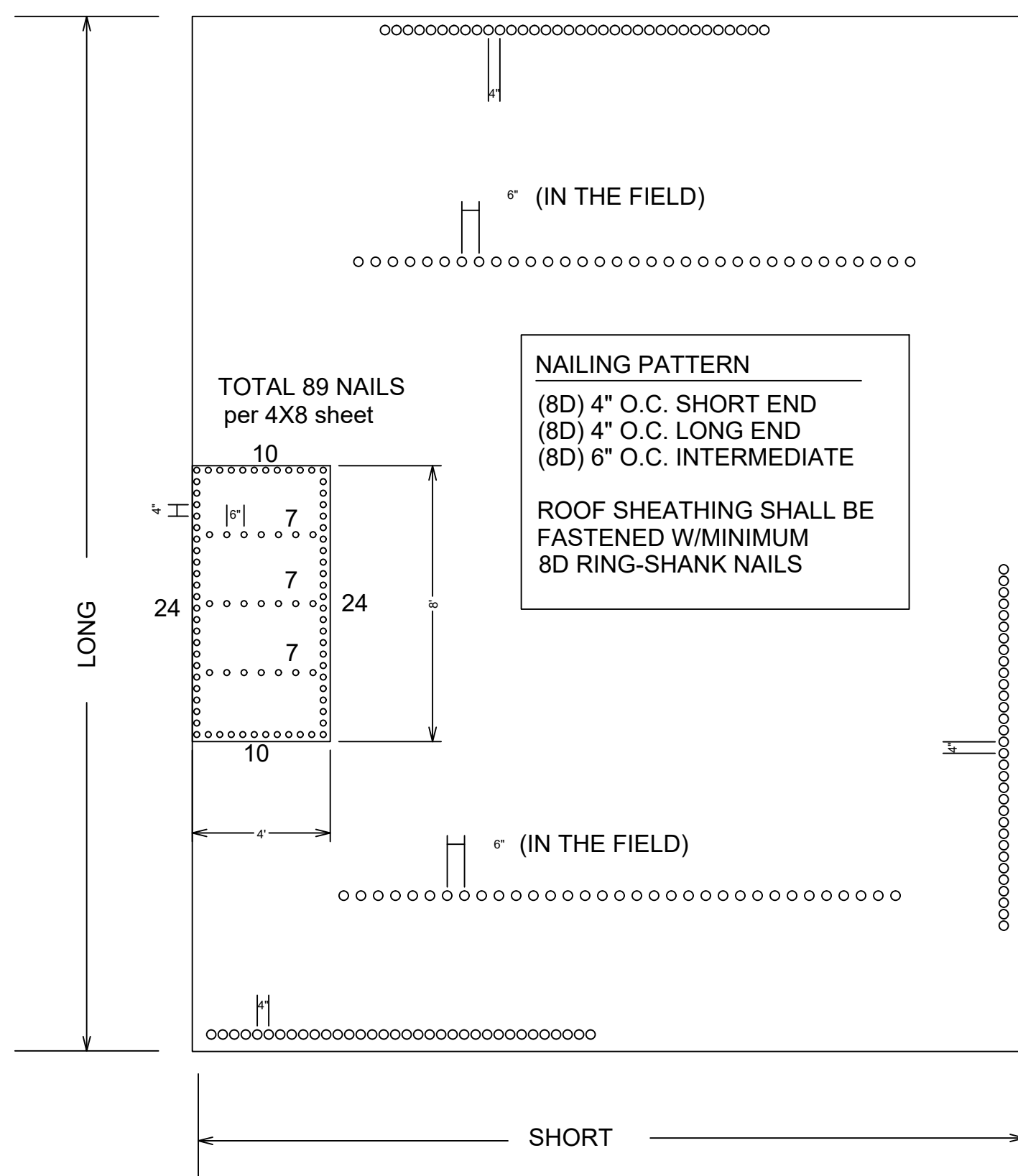
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A-101

SCALE : AS SHOWN

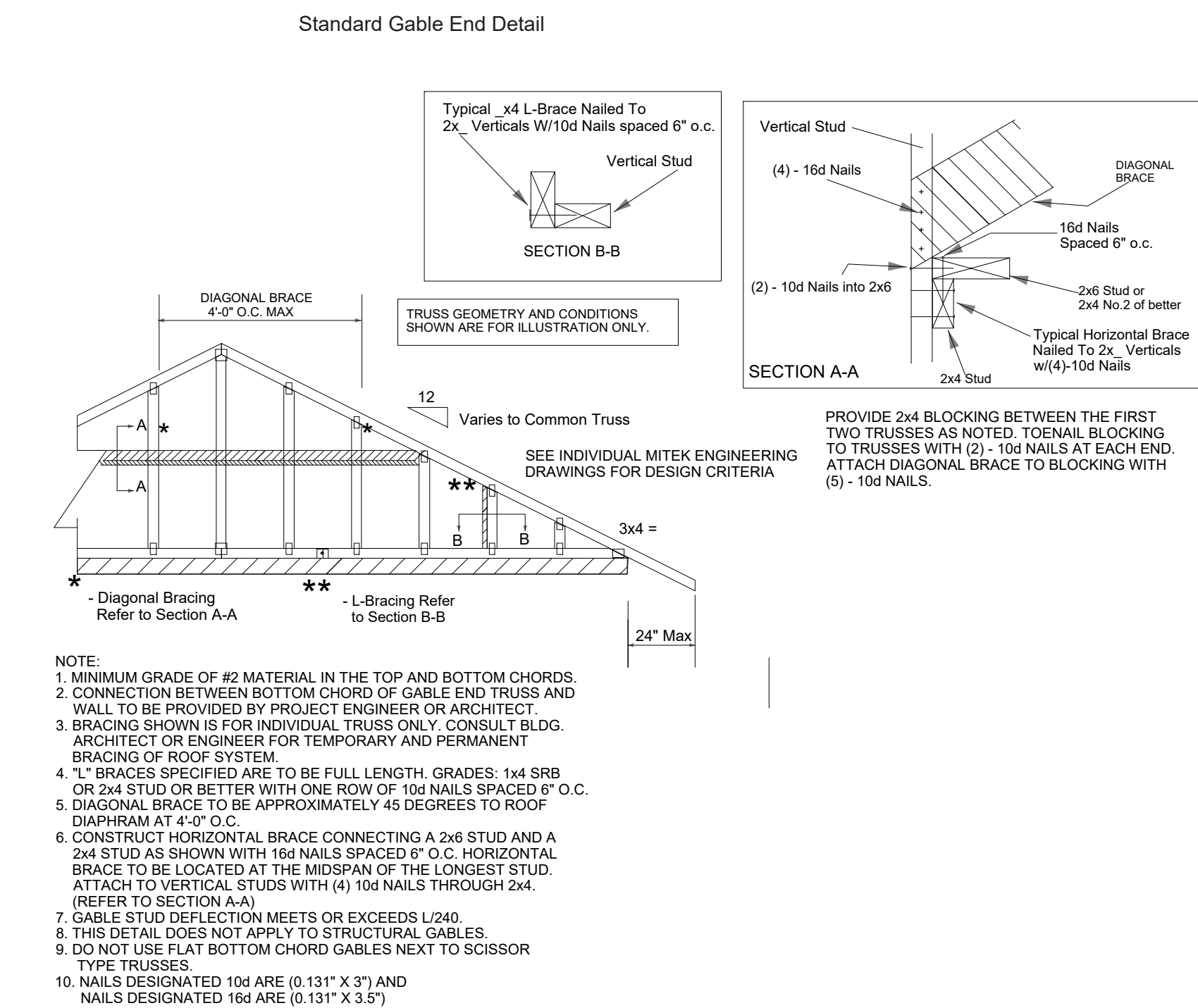
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ROOF NAILING PATTERN

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



ROOF FRAMING PLAN

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

ANCHOR TRUSS SCHEDULE

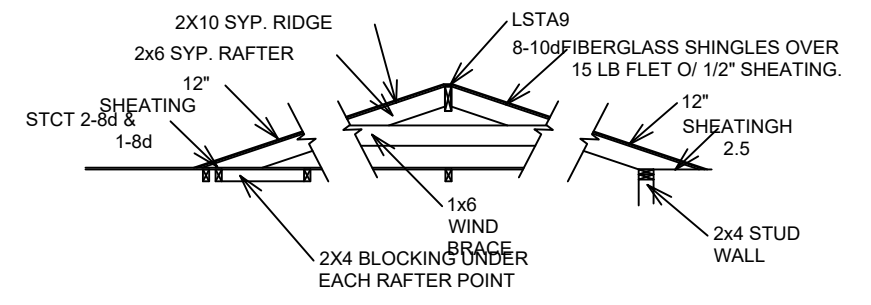
MARK	SIMPSON CATALOG #	UPLIFT MAX. IN - LBS	NAIL SIZE & QUANTITY PER ANCHOR
A	H 10	905	8-8d x 1 1/2"
B	META 18	1,450	14-10d x 1 1/2"
C	HETA20	1,805	16-10d x 1 1/2"
D	HETA24	2,235	21-10d x 1 1/2"
E	HGT-2	10,980	16-10d 2 3/4" ATR
F	HGT-3	10,330	16-10d 2 3/4" ATR
G	H16	4582	10-10d x 1 1/2"
H	ALL THREAD	172	
I	MIT416	3255	2-10d x 1 1/2"

1. ALL ROOF TRUSS TO CONCRETE BLOCK, KNOCK OUT BLOCK TIE BEAM TO BE ANCHOR "B" UNLESS OTHERWISE NOTED.
2. ALL FLOOR TRUSS TO TIE BEAM CONNECTIONS TO BE ANCHOR "B"
3. ALL ROOF TO DOUBLE TOP PLATE CONNECTION TO BE ANCHOR "B" UNLESS OTHERWISE NOTED.
4. ROOF PITCH AS NOTED OTHERWISE.
5. ROOF OVERHANG IS 18"
6. TRUSS SPACING IS 24" O.C. MAXIMUM.
7. TRUSS MANUFACTURER WILL PROVIDE ALL TRUSS TO TRUSS CONNECTIONS.
8. REFER TO ENGINEERED DRAWING PREPARED BY TRUSS COMPANY FOR LAYOUT AND INDIVIDUAL PROFILES AND REACTIONS.
9. ALL HAND FRAMING TO BE 2x6 @ 24" O.C. MAXIMUM. LUMBER TO SPECIES II (lb = 1,500 PSI)

NOTES SHINGLES NAILING

SHINGLE NAILING:
USE 1 3/4 INCH LONG GALVANIZED ROOFING NAILS, MIN. (6) EACH SHINGLE.
ASPHALTIC SHINGLES SHALL BE INSTALLED IN COMPLIANCE WITH THE PRODUCT CONTROL APPROVAL, BUT IN NO CASE WITH LESS THAN SIX APPROVED ROOFING NAILS OR APPROVED FASTENING DEVICES WHICH PENETRATE THROUGH THE SHEATHING OR WOOD PLANK A MINIMUM OD 3/16 INCH (4.8 mm) OR PENETRATE A 1 INCH (25 mm) OR GREATER THICKNESS OF LUMBER A MINIMUM OF 1 INCH (25 mm), EXCEPT WHERE ARCHITECTURAL APPEARANCE IS TO BE PRESERVED, IN WHICH CASE A MINIMUM OF 3/4 INCH (19 mm) NAIL MAY USED.
PER 2001 EDITION OF FLORIDA BUILDING CODE, 1518.7.3.2

ROOF NOTES

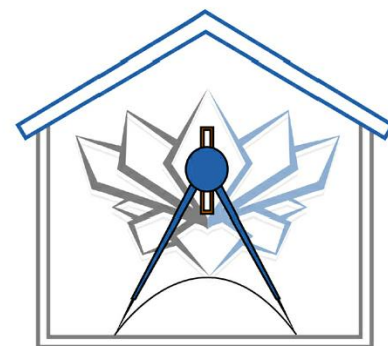


1. ALL TRUSS STRAPPING AND HANGERS TO BE SIMPSON PRODUCTS UNLESS NOTED OTHERWISE.
2. ALL TRUSS STRAPPING AND HANGERS @ MASONRY WALLS TO BE META 18 W/14-10d x 1 1/2" NAILS UNLESS NOTED OTHERWISE.
3. ALL TRUSS STRIPPING AND HANGERS @ WOOD BEARING TO BE H10 W/16-8d x 1 1/2" NAILS OR W/H-5 W/8-8d x 1 1/2" UNLESS NOTED OTHERWISE.
4. ASPHALT SHINGLES SHALL COMPLY WITH F.B.C. 1507.3.5 AND ASTM D 225 OF F.B.C. 1507.3.7 AND ASTM D3462 FASTENERS SHALL CONFORM TO ASTM D 3161 OR M-DC 107-95. SIX FASTENERS PER SHINGLE MIN. THERE SHALL BE AN 8" WIDE APPLIED ROOF CEMENT UP RAKE ON ALL GABLES END ROOF SYSTEM.
5. DRIP EDGE SHALL COMPLY WITH F.B.C. SECTION 1507.3.9.3 AND SHALL HAVE A 2" MIN. OVERHANG WITH 3 NAILS PER 10' FOR DRY INSPECTION. FINAL NAILING SHALL BE 12" O.C. IN CONJUNCTION WITH STARTER SHINGLE. DRIP EDGE SHALL BE INSTALLED UNDER FELT PAPER ALONG EAVES AND OVER PAPER AT RAKE.
6. UNDER LAYMENT SHALL COMPLY WITH F.B.C. SECTION 1507.3.3 AND SHALL CONFORM WITH ASTM D 226. TYPE 1, OR ASTM D 4869, TYPE 1 UNDER-LAYMENT APPLICATION SHALL COMPLY WITH F.B.C. SECTION 1507.3.6. UNDER-LAYMENT SHALL HAVE 2" MIN. OVERLAP FASTENED 12" O.C. BOTTOM LAP AND 3" O.C. IN FIELD. STAGGER PROGRESSION TO THE TOP OF THE ROOF RIDGE. FASTENING SHALL BE CORROSION RESISTANT AND F.B.C. 1506.5 ASTM A 641, AND ASTM F 1667, CLASS 1 ND F.B.C. 1507.3.6 PLASTIC FASTENERS NOT PERMITTED UNLESS ASTM APPROVED.

NOTE: ROOF TRUSSES TO BE
DESIGNED BY TRUSS COMPANY

NOTE: OWNER/CONTRACTOR TO VERIFY ALL
"UPLIFT LOADS" FROM THE TRUSS COMPANY
TO THE ANCHOR TRUSS SCHEDULE" FOR CORRECT
TRUSS ANCHORS.

LOTUS ENGINEERING & CONSTRUCTION, INC.



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COA 7994

CLIENT

T.N. LEE SERVICES, LLC

ADDRESS

215 REDONDA WAY
ST AUGUSTINE, FL 32092

PROJECT TITLE

KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE:

ROOF
FRAMING
PLAN

REVISIONS

INITIAL	DESCRIPTION	DATE

DESIGNED BY:

MAHMOUD MADKOUR
PE 48966

DRAWN BY:

JK

09/04/2023

CHECKED BY:

MSM

SHEET NUMBER

5

GENERAL PLANS

OF

S-100

5

SCALE : AS SHOWN

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Komorebi Bonsai Garden Finish Schedule

EXTERIOR (see photo for color scheme)

Location	Specification	Size	Color Code	Supplier/Manufacturer
Walls	Painted smooth cement-panel siding	4x9 sheets, sizes vary, see architectural plans	Primed	James Hardi (or similar)
Trim	Painted smooth cement-trim	0.75" x 5.5"	Primed	James Hardi (or similar)
Paint	Exterior Acrylic Latex	N/A	Walls (field) - Off-white/Cream	Sherwin-Williams
	Exterior Acrylic Latex	N/A	Walls (Wainscot) - Blue-Gray, similar to roof	Sherwin-Williams
	Exterior Acrylic Latex	N/A	Trim - Rustic Red (Cedar match)	Sherwin-Williams
Posts/Columns	Rough sawn Cedar	6"x6"	unfinished	
Rafters (exposed)	Rough sawn Cedar	2"x 4", 2"x6", 2"x10"	unfinished	
Roof	metal	TBD	Blue-Gray, similar to wainscot	TBD

Meredith H. Randolph

From: Nick Lee <nick@tnlee.com>
Sent: Tuesday, September 19, 2023 4:31 PM
To: Harb
Cc: Gary Northrup; Tom Bartlett
Subject: CRC 550 W. King Application Comments
Attachments: Siding Brochure.pdf; Fixed Window Specification Sheet.pdf; Door Specification Sheet.pdf

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Good afternoon,

Please see attached or below for items requested for 550 W. King St. CRC application. Requested site photos are attached below, but if additional photos are necessary, feel free to visit the site. Let us know if you require someone to be present.

1. Roofing Material

<https://1stcoastmrs.com/panels/>

2. Roofing Color - Charcoal Gray or Hawaiian Blue

<https://1stcoastmrs.com/color-chart/>

3. Exterior Finishes - see attached Siding Brochure

- Page 5 and 9 show the panel type and the trim.
- page 18 is a similar look to our design with the pales and the trim

4. Window Specification Sheet - See attached. Windows to be White

5. Door Specification Sheet - See attached. Door to be White.

6.  [OneDrive 4 9-5-2023 1.zip](#) Photos of existing site conditions found in link.

The architect is working on adding the requested details and a revised elevation showing the window/glazing requirement. Mathews is working on the landscape design, site summary additional photographs and parking lot concerns.

We will be submitting the remainder of the requested documents as they come in. Please let me know if there is any other information that we may be missing.

Thank you,

NICK LEE | OWNER/PROJECT MANAGER

T.N. LEE SERVICES, LLC

a Florida Certified General Contractor

Lic #CGC1519623

St. Augustine, FL

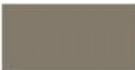
(850)728-1934

Nick@tnlee.com

Color Visualizer

Our new interactive color visualization feature will be available soon. In the meantime, browse our color selection below.

Standard Colors (29 GA & 26 GA)

 Polar White SR 64 SR1 77	 Ivory SR 69 SR1 84	 Light Stone SR 55 SR1 65	 Saddle Tan SR 47 SR1 53
 Taupe SR 38 SR1 41	 Ash Gray SR 46 SR1 62	 Charcoal Gray SR 37 SR1 31	 Burnished Slate SR 34 SR1 35
 Cocoa Brown SR 35 SR1 37	 Colony Green† SR 28 SR1 27	 Evergreen SR 35 SR1 37	 Hawaiian Blue SR 31 SR1 31
 Rustic Red SR 36 SR1 38	 Black† SR 31 SR1 31	 Galvalume	

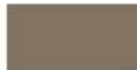
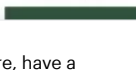
Premium Colors*

 Copper Metallic SR 51 SR1 58	 Crimson Red† SR 31 SR1 31
--	---

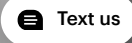
Please make final color selection from actual metal chips.
Visit 1stcoastmrs.com for the most current information.

* Extended lead times and minimum orders apply.
† 26 gauge only.

Kynar Colors* (26 GA)

 Regal White SR 85 SR1 83	 Snow White SR 75 SR1 73	 Almond SR 64 SR1 60	 Sandstone SR 53 SR1 52
 Surrey Beige SR 59 SR1 59	 Brownstone SR 40 SR1 40	 Buckskin* SR 37 SR1 35	 Mansard Brown SR 28 SR1 28
 Ash Gray SR 46 SR1 52	 Tundra* SR 35 SR1 35	 Slate Gray SR 15 SR1 15	 Charcoal Gray SR 33 SR1 33
 Medium Bronze SR 30 SR1 27	 Aged Bronze* SR 28 SR1 27	 Dark Bronze SR 24 SR1 23	 Matte Black SR 25 SR1 25
 Terra Cotta SR 48 SR1 45	 Regal Red SR 49 SR1 48	 Colonial Red SR 35 SR1 29	 Patina Green* SR 44 SR1 43
 Evergreen SR 24 SR1 22	 Regal Blue SR 25 SR1 24		
 Silver SR 57 SR1 56	 Pre-Weathered Galvalume SR 27 SR1 24	 Copper Metallic SR 51 SR1 58	

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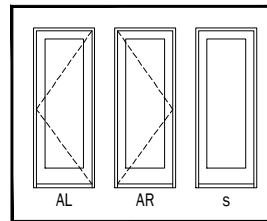
E-Series

Commercial Door

Rough Opening	Unit Dimension	2'-1"	2'-7"	2'-9"	3'-1"	3'-3"
		(635)	(787)	(838)	(940)	(991)
7'-2 3/8"	(2194)	2'-0 1/2"	2'-6 1/2"	2'-8 1/2"	3'-0 1/2"	3'-2 1/2"
7'-11 5/8"	(2423)	(622)	(775)	(826)	(927)	(978)
8'-2 3/8"	(2499)					
8'-11 5/8"	(2486)					

Outswing Hinged Patio Door (HPS)

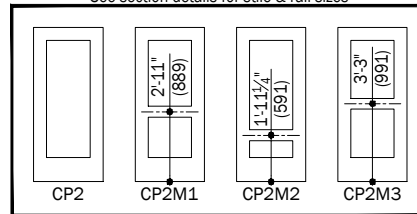
Handing Options



Panel Options

Mid-rail location shown

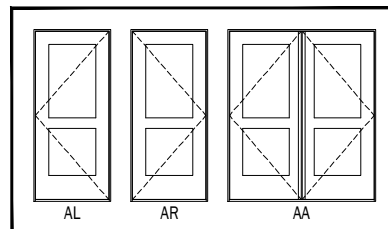
See section details for stile & rail sizes



Rough Opening	Unit Dimension	3'-3"	6'-4 9/16"
		(991)	(1945)
7'-2 3/8"	(2194)	3'-2 1/4"	6'-4 1/8"
7'-11 5/8"	(2481)	(978)	(1932)
8'-2 3/8"	(2499)		
8'-11 5/8"	(2486)		

Concealed Panic System (CPS)

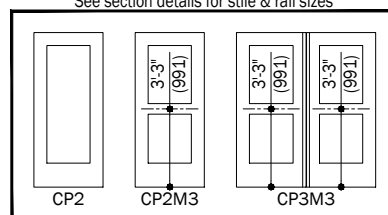
Concealed Panic System Handing Options



Panel Options

Mid-rail location shown

See section details for stile & rail sizes



Notes:

"Unit Dimension" always refers to outside frame to frame dimension.

"Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Dimensions in parentheses are in millimeters.

Date: 3/24/17

Scale: 1/8" (3) = 1' (305)

E-Series

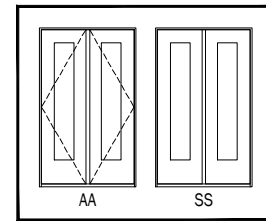
Commercial Door

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Rough Opening	Unit Dimension	Outswing Hinged Patio Door (HPO)				
		4'-0 ⁹ / ₁₆ " (1233)	5'-0 ⁹ / ₁₆ " (1538)	5'-4 ⁹ / ₁₆ " (1640)	6'-0 ⁹ / ₁₆ " (1843)	6'-4 ⁹ / ₁₆ " (1945)
Rough Opening	Unit Dimension	4'-0 ¹ / ₁₆ " (1221)	5'-0 ¹ / ₁₆ " (1526)	5'-4 ¹ / ₁₆ " (1627)	6'-0 ¹ / ₁₆ " (1830)	6'-4 ¹ / ₁₆ " (1932)
		7'-2 ³ / ₈ " (2194)	7'-1 ¹ / ₈ " (2181)	7'-11 ³ / ₈ " (2423)	7'-10 ⁷ / ₈ " (2410)	8'-2 ³ / ₈ " (2499)
Rough Opening	Unit Dimension	8'-2 ³ / ₈ " (2499)	8'-1 ¹ / ₈ " (2486)	8'-11 ³ / ₈ " (2731)	8'-10 ⁷ / ₈ " (2718)	9'-2 ³ / ₈ " (2807)
		HP04073	HP05073	HP05473	HP06073	HP06473
Rough Opening	Unit Dimension	HP04080	HP05080	HP05480	HP06080	HP06480
		HP04083	HP05083	HP05483	HP06083	HP06483

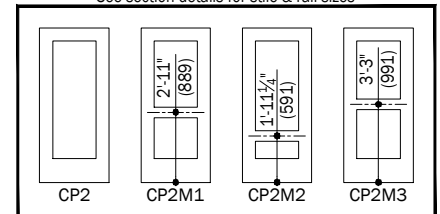
Handing Options



Panel Options

Mid-rail location shown

See section details for stile & rail sizes



Notes:

"Unit Dimension" always refers to outside frame to frame dimension.

"Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

Dimensions in parentheses are in millimeters.

Date: 3/24/17

Scale: 1/8" (3) = 1' (305)

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File: AC E-Series Elevations Commercial Doors Page 02 of 02 C

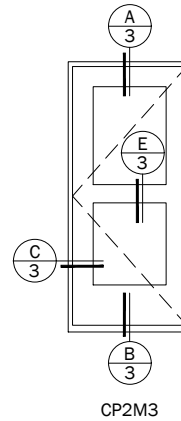
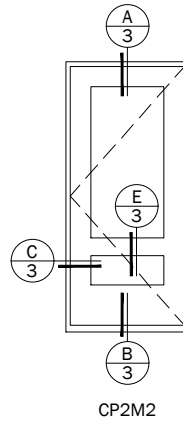
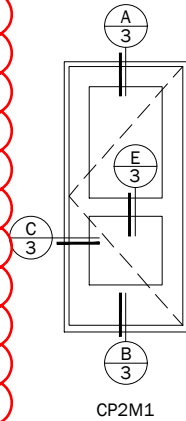
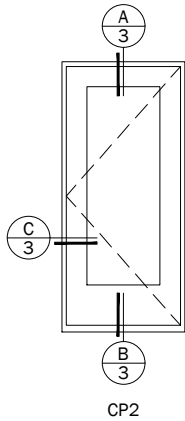
Application pg 19

E-Series

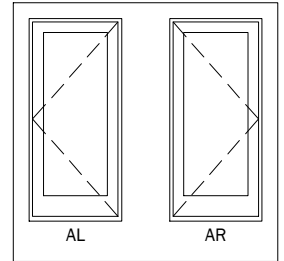
Front Entry - Color White

Commercial Doors

Single Door

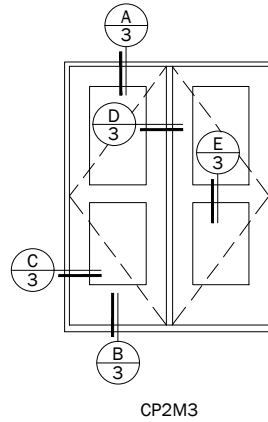
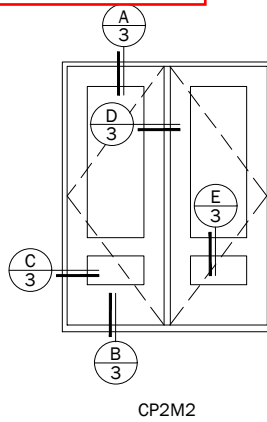
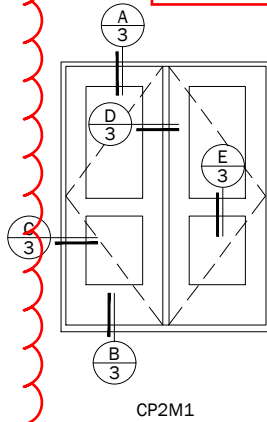
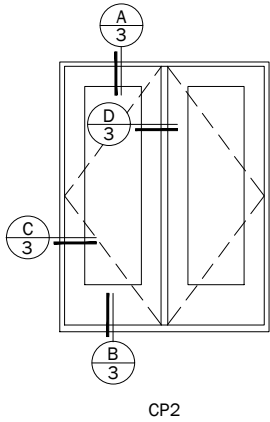


Handing Options

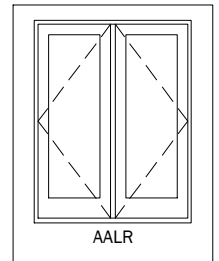


Double Door

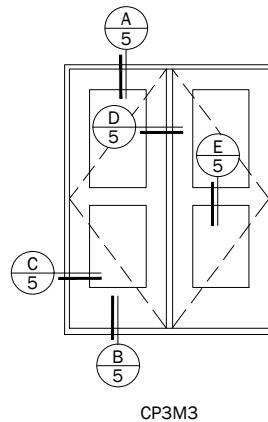
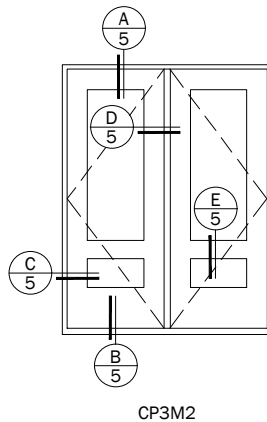
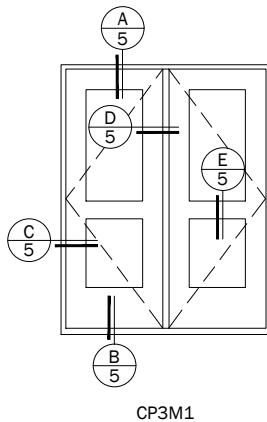
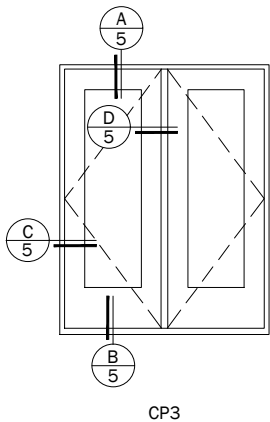
Rear double door to garden - Color White



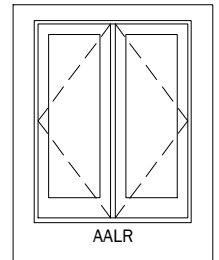
Handing Options



Concealed Panic System (CPS) Door



Handing



Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

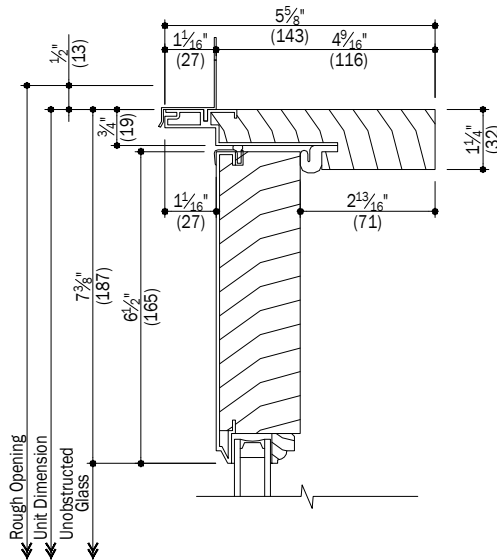
See Pages 6 Thru 13 for Options and Accessories

E-Series

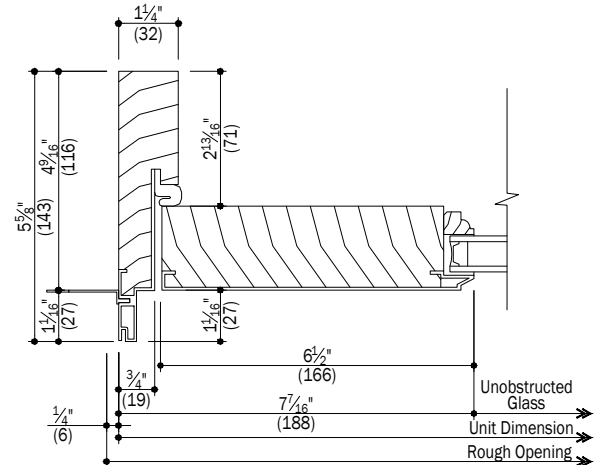
Commercial Doors

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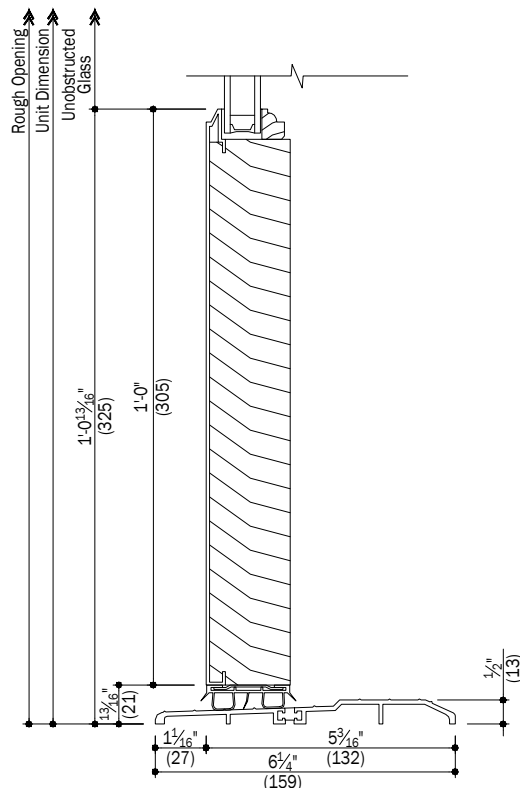
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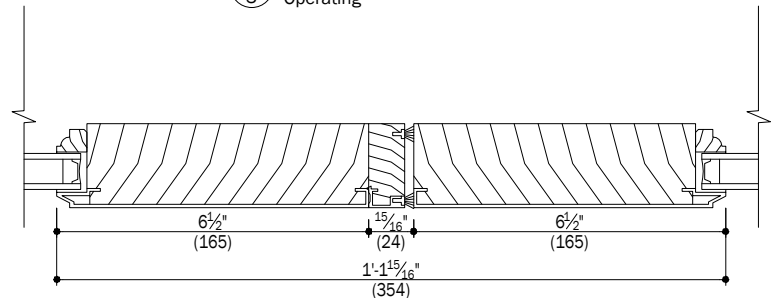
A
3 Head
Operating



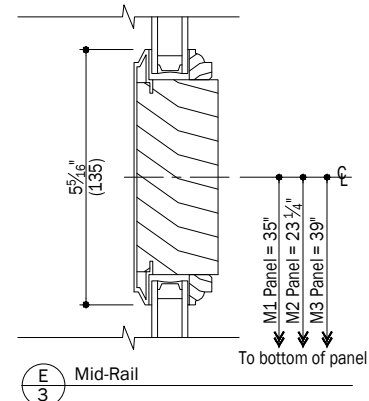
C
3 Jamb
Operating



B
3 Low Threshold Sill
Operating



D
3 Commercial Astragal



E
3 Mid-Rail

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

See Pages 6 Thru 13 for Options and Accessories

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Date: 02/06/18
Scale: 3" (76) = 1' (305)

File: AC E-Series Sections Commercial Doors Page 03 of 13

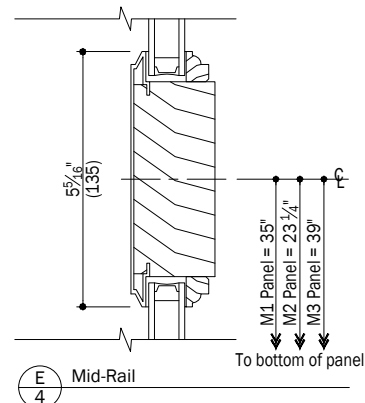
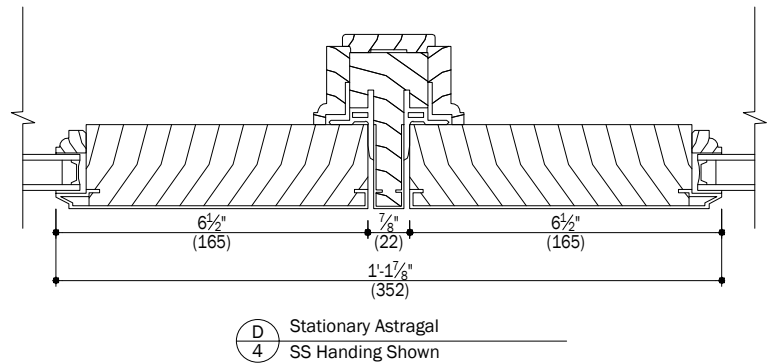
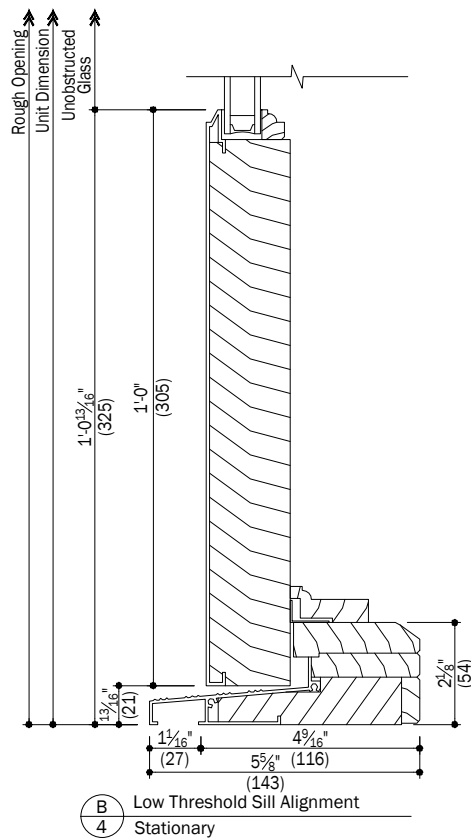
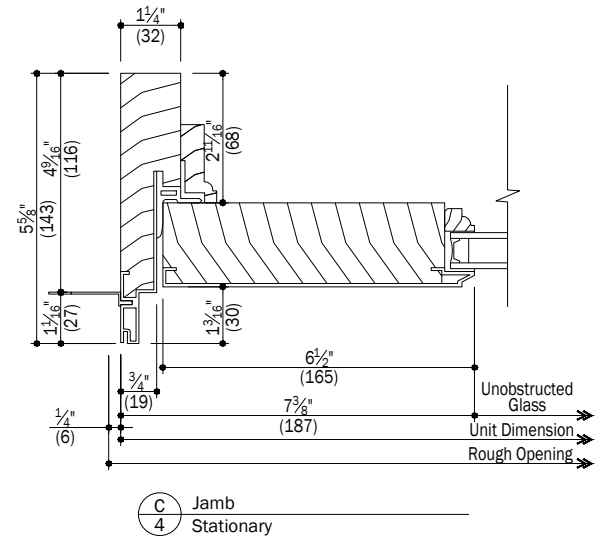
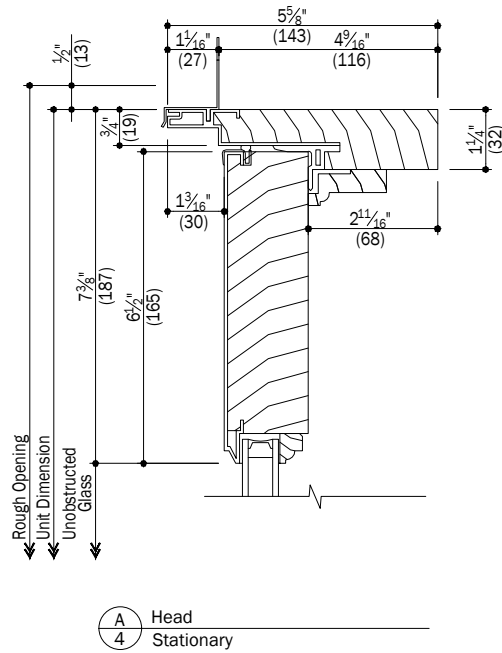
Application pg 21

E-Series

Commercial Doors

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Date: 02/06/18
Scale: 3" (76) = 1' (305)

File: AC E-Series Sections Commercial Doors Page 04 of 13

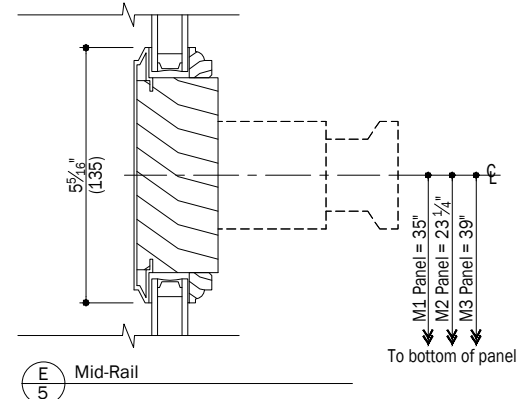
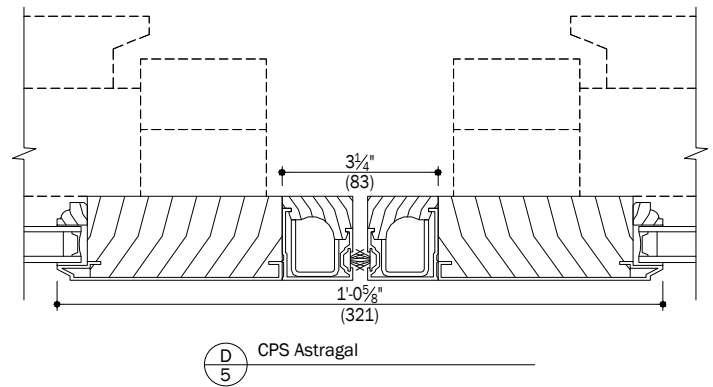
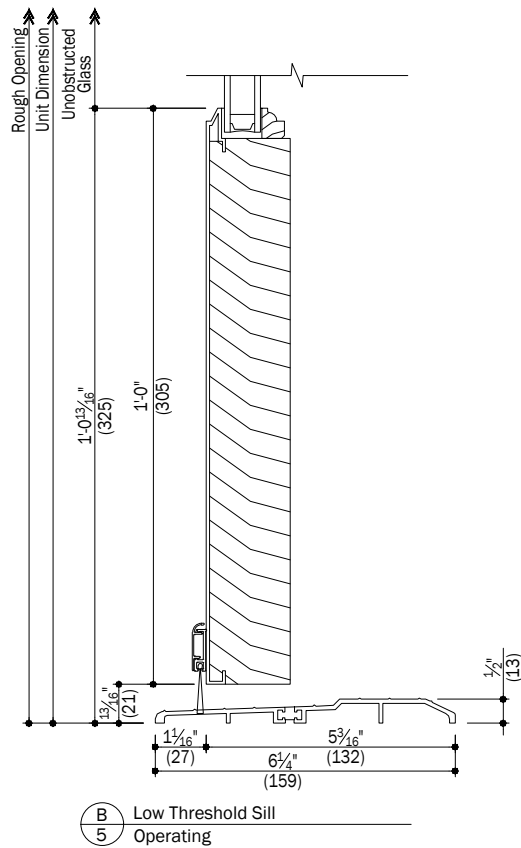
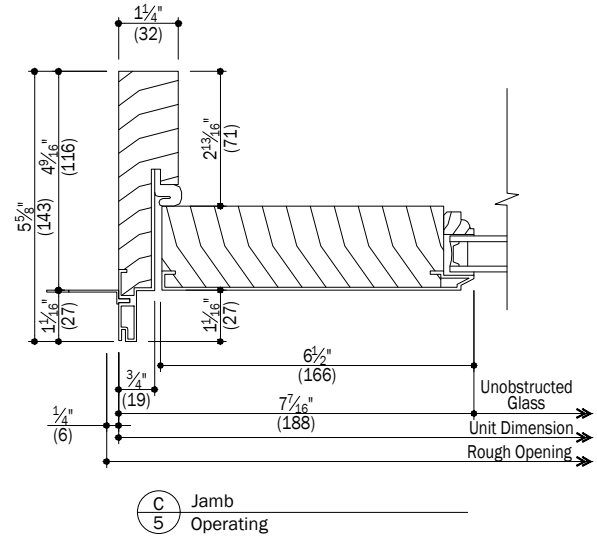
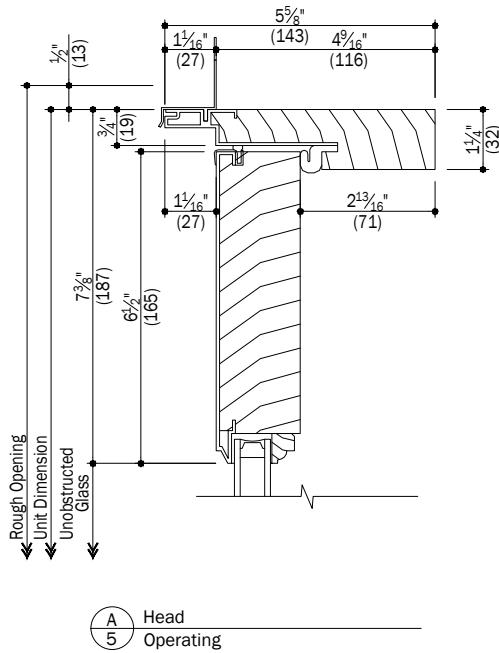
Application pg 22

E-Series

Commercial Doors

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Notes:

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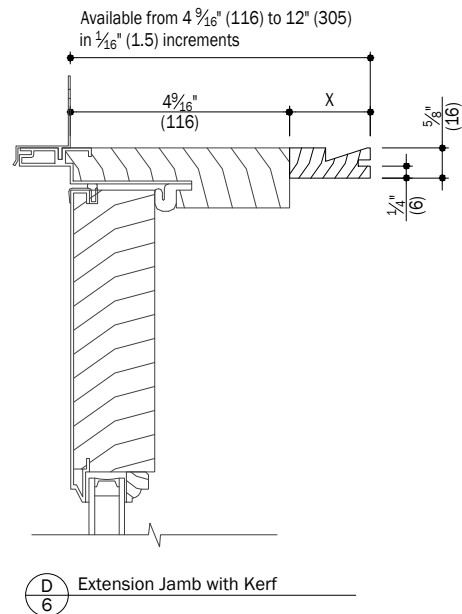
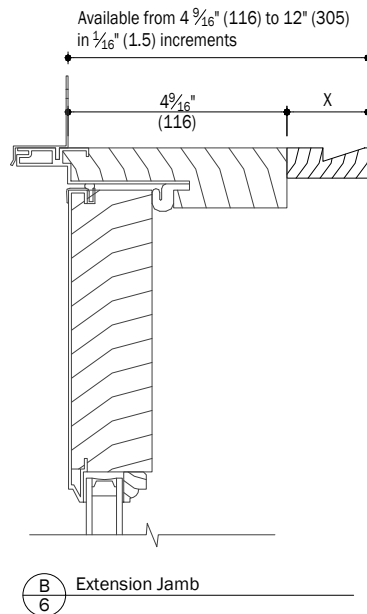
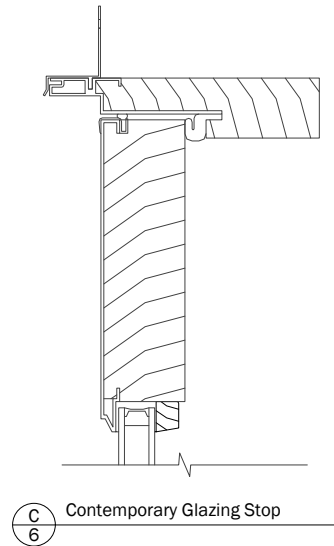
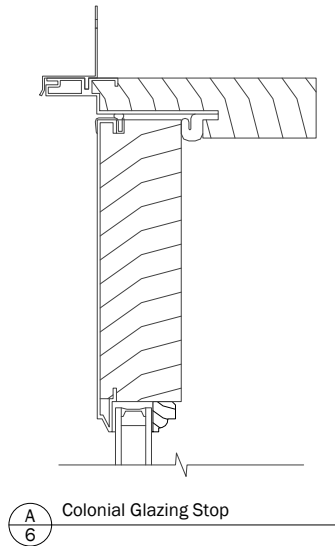
See Pages 6 Thru 13 for Options and Accessories

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Date: 02/06/18
Scale: 3" (76) = 1' (305)

File: AC E-Series Sections Commercial Doors Page 05 of 13

Application pg 23

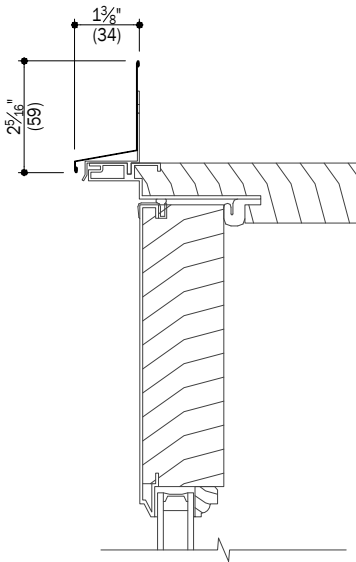


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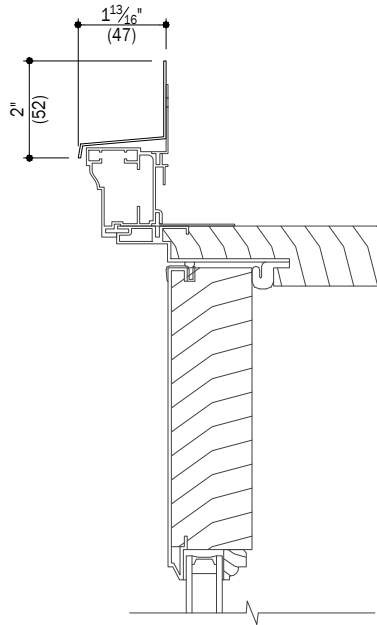
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

E-Series

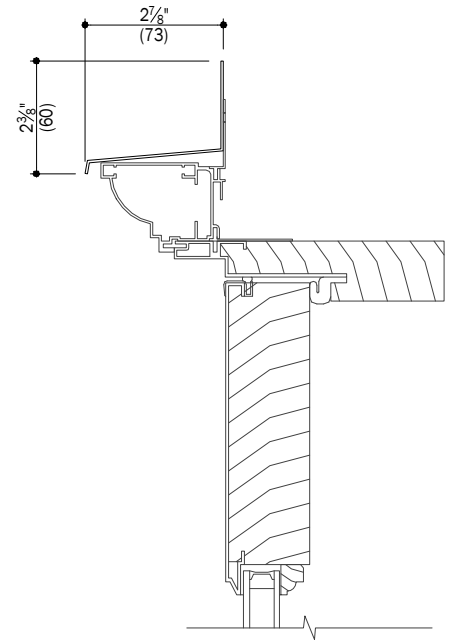
Commercial Doors



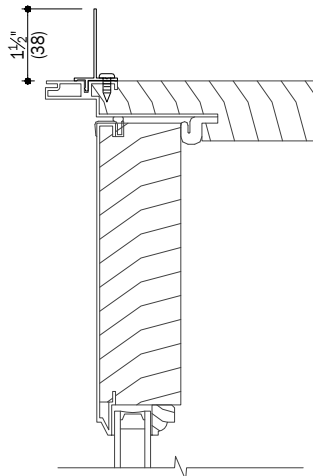
A
7 Roll Form Drip Cap



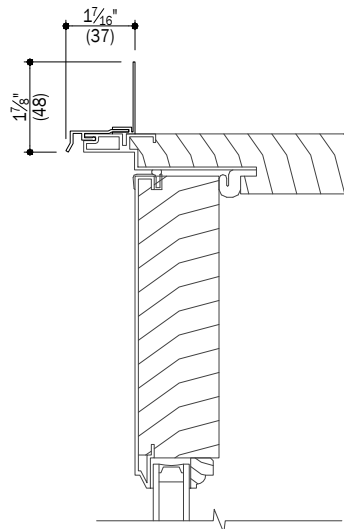
C
7 Brick Mould Drip Cap



E
7 Casing Drip Cap



B
7 Aluminum Installation Flange



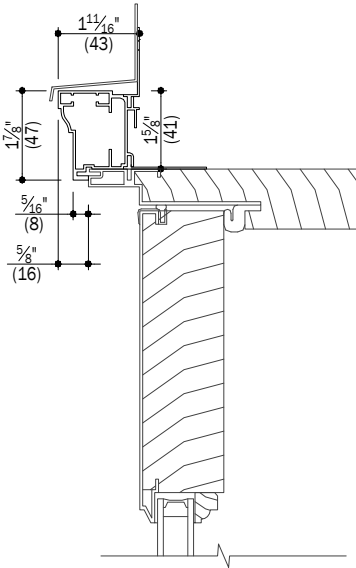
D
7 Extended Drip Cap

Notes:

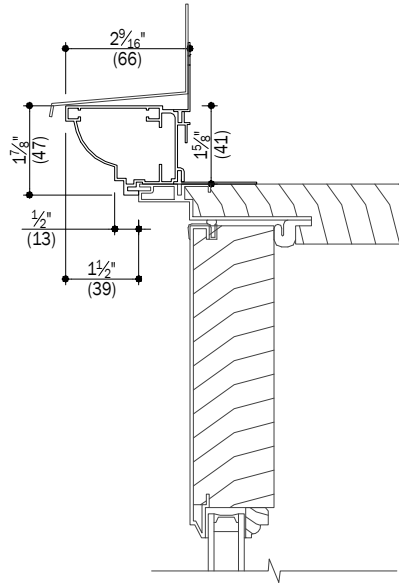
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Dimensions in parentheses are in millimeters.

E-Series

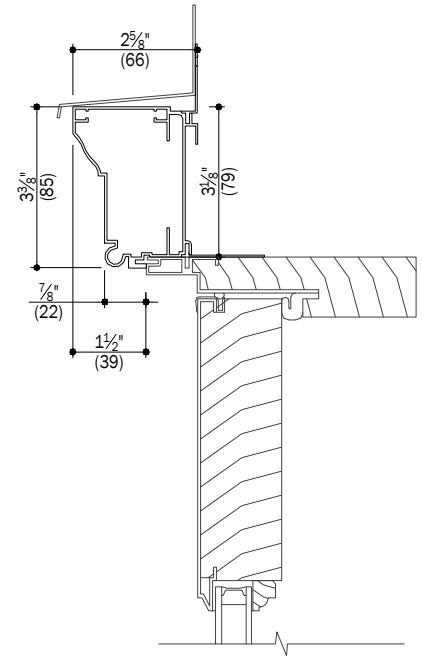
Commercial Doors



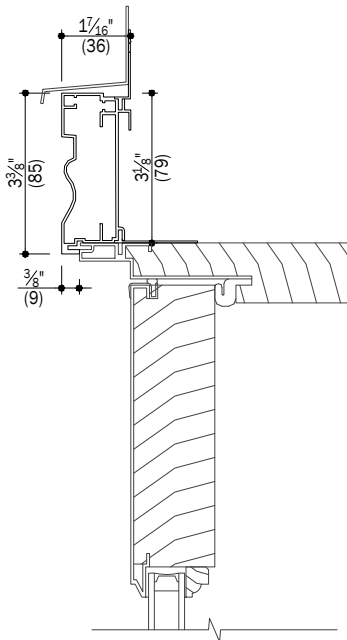
A
8 2" Brick Mould (A753)



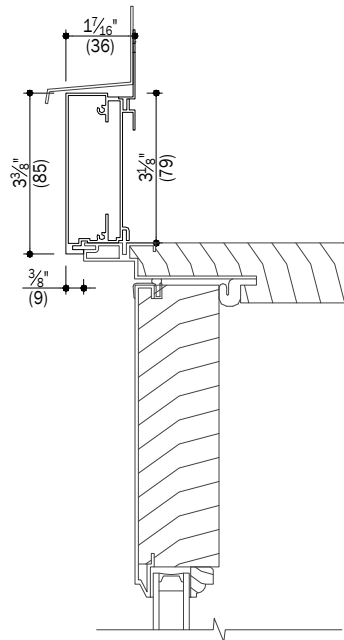
C
8 2" Ovolo Brick Mould (A754)



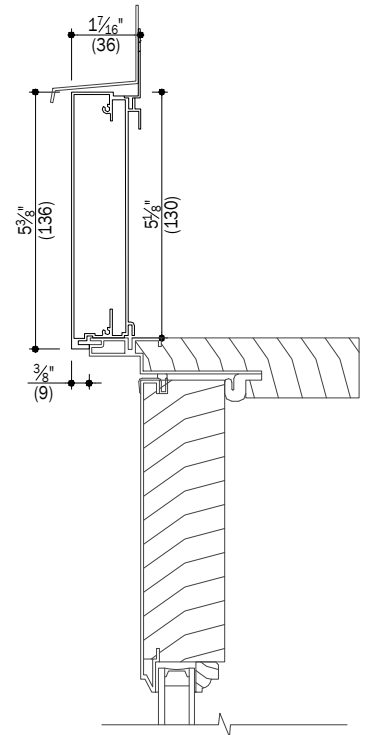
E
8 3 1/2" Brick Mould (A755)



B
8 3 1/2" Backband & Bead Casing (A756)



D
8 3 1/2" Flat Casing (A75B)



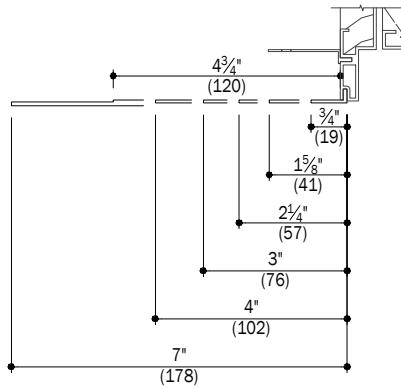
F
8 5 1/2" Flat Casing (A758)

Notes:

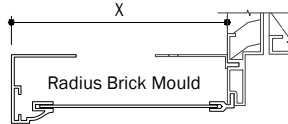
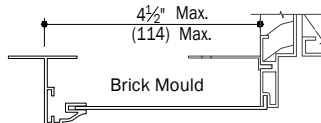
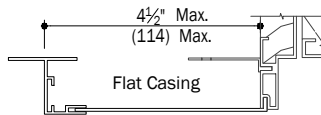
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Dimensions in parentheses are in millimeters.

E-Series

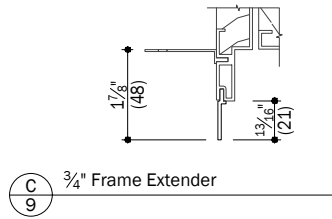
Commercial Doors



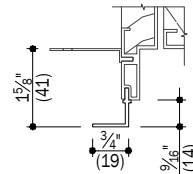
A
9 Frame Expanders
Sizes: 3/4", 1 5/8", 2 1/4", 3", 4", 7"



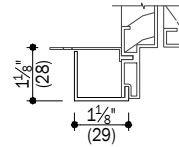
B
9 Expandable Exterior Casings



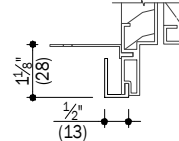
C
9 3/4" Frame Extender



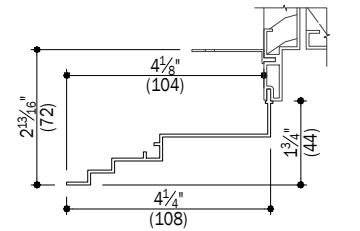
D
9 3/4" Frame Enclosure



E
9 90° Angle Closure



F
9 Expander Return



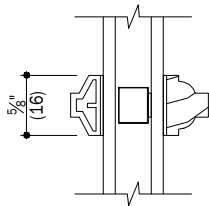
G
9 Historical Panning

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

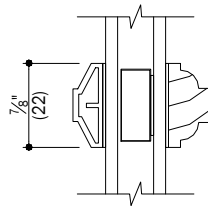
E-Series

Commercial Doors



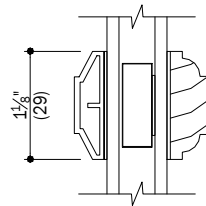
5/8" Int. Colonial, Ext. Chamfer
Full Divided Light

A
10



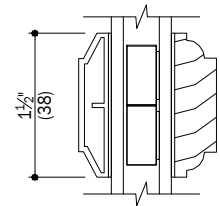
7/8" Int. Colonial, Ext. Chamfer
Full Divided Light

E
10



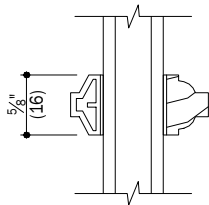
1 1/8" Int. Colonial, Ext. Chamfer
Full Divided Light

J
10



1 1/2" Int. Colonial, Ext. Chamfer
Full Divided Light

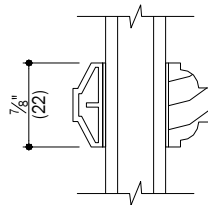
M
10



5/8" Int. Colonial, Ext. Chamfer
Simulated Divided Light

B
10

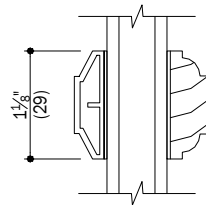
Available as exterior grille bar Only



7/8" Int. Colonial, Ext. Chamfer
Simulated Divided Light

F
10

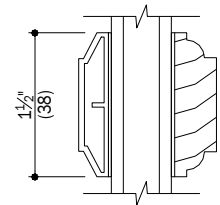
Available as exterior grille bar Only
Also available with removable interior



1 1/8" Int. Colonial, Ext. Chamfer
Simulated Divided Light

K
10

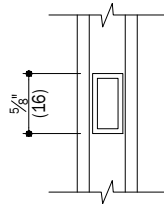
Available as exterior grille bar Only



1 1/2" Int. Colonial, Ext. Chamfer
Simulated Divided Light

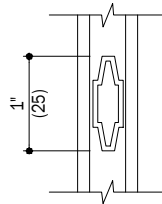
N
10

Available as exterior grille bar Only



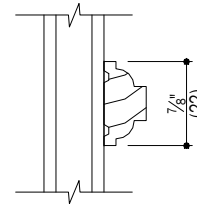
5/8" Finelight (Flat)

C
10



1" Finelight (Contoured)

G
10



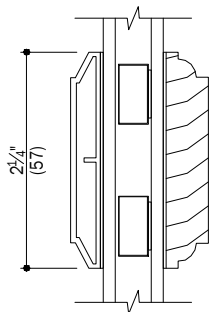
7/8" Colonial
Removable Interior Grille

L
10



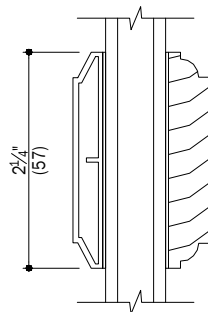
Surround for Full Surround Grilles

P
10



2 1/4" Int. Colonial, Ext. Chamfer
Full Divided Light
Simulated check rail

D
10



2 1/4" Int. Colonial, Ext. Chamfer
Simulated Divided Light
Simulated check rail

H
10

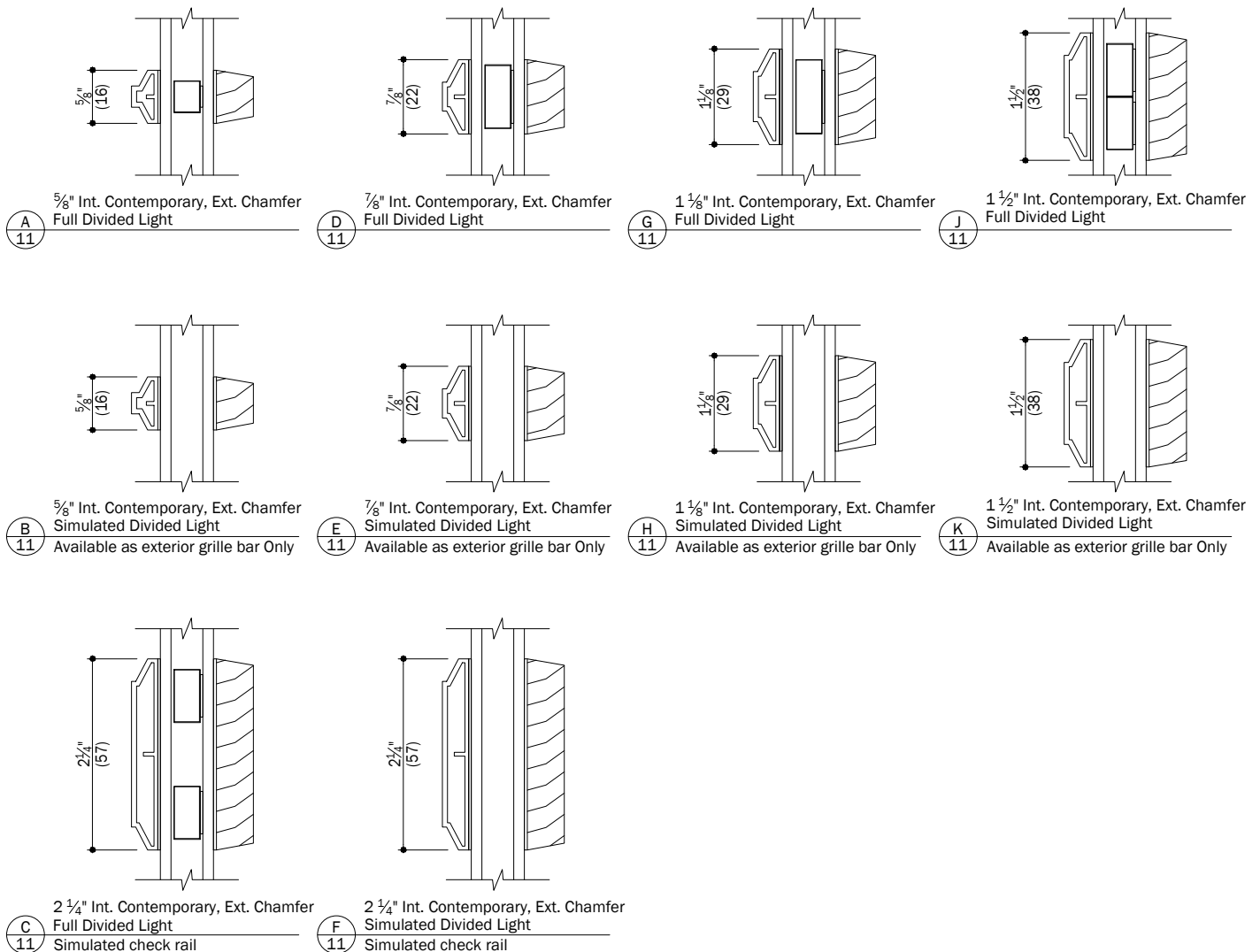
Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

Date: 02/06/18
Scale: 6" (152) = 1' (305)

E-Series

Commercial Doors

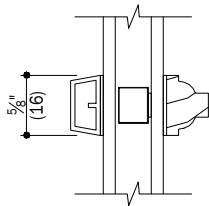


Notes:

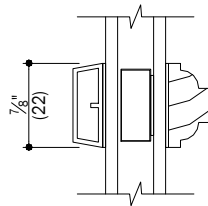
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

E-Series

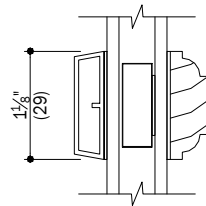
Commercial Doors



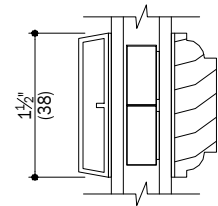
A
12
5/8" Int. Colonial, Ext. Contemporary
Full Divided Light



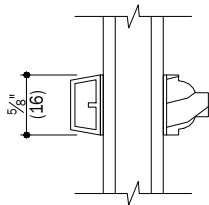
D
12
7/8" Int. Colonial, Ext. Contemporary
Full Divided Light



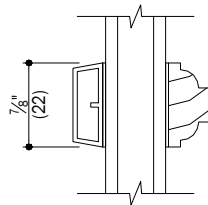
G
12
1 1/8" Int. Colonial, Ext. Contemporary
Full Divided Light



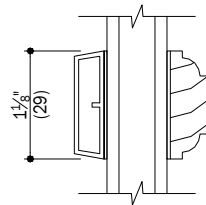
J
12
1 1/2" Int. Colonial, Ext. Contemporary
Full Divided Light



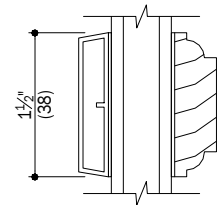
B
12
5/8" Int. Colonial, Ext. Contemporary
Simulated Divided Light
Available as exterior grille bar Only



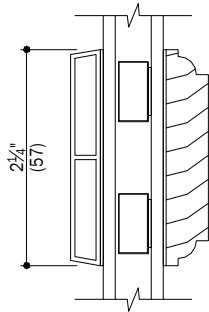
E
12
7/8" Int. Colonial, Ext. Contemporary
Simulated Divided Light
Available as exterior grille bar Only
Also available with removable interior



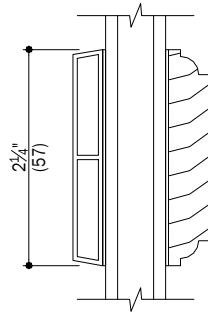
H
12
1 1/8" Int. Colonial, Ext. Contemporary
Simulated Divided Light
Available as exterior grille bar Only



K
12
1 1/2" Int. Colonial, Ext. Contemporary
Simulated Divided Light
Available as exterior grille bar Only



C
12
2 1/4" Int. Colonial, Ext. Contemporary
Full Divided Light
Simulated check rail



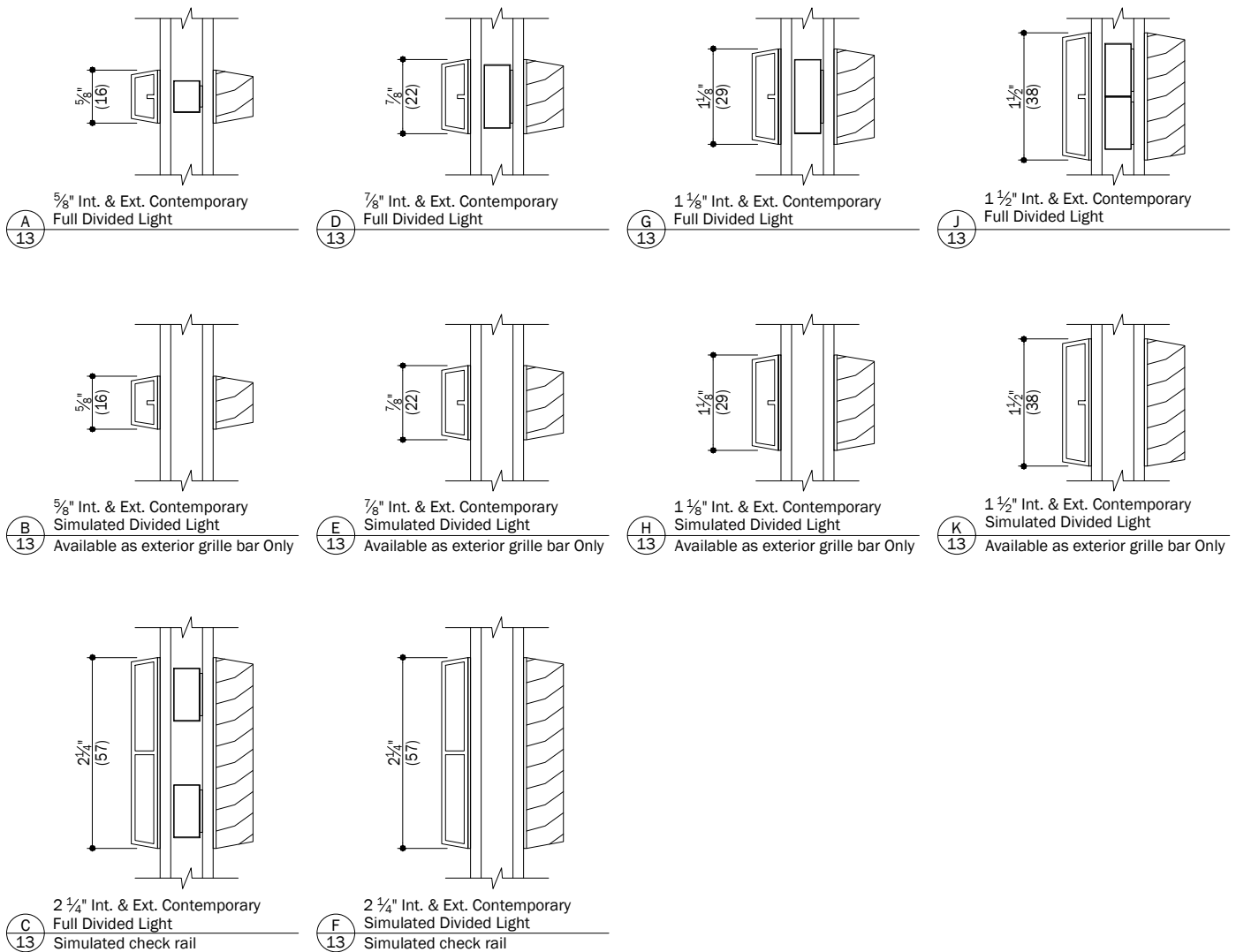
F
12
2 1/4" Int. Colonial, Ext. Contemporary
Simulated Divided Light
Simulated check rail

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

E-Series

Commercial Doors



Notes:

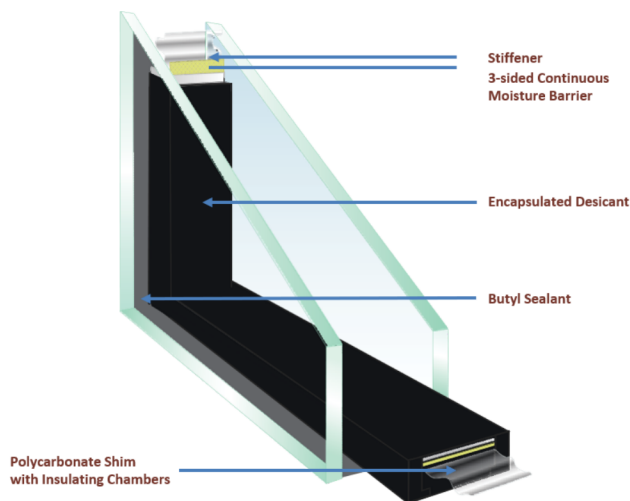
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

Our 8500 series Fixed "Picture" Window is a non-operable window that includes rectangle, square, and architectural shapes in various sizes that will accentuate newly built or remodeled homes. These beautiful windows allow natural light to illuminate hard to reach spaces such as bathrooms, attics or stairways.

This reliable window is made with MikronBlend® vinyl using the Duralite® warm-edge spacer system. MikronBlend® has been tested in the harshest environments and provides color fastness and UV protection required in Southern climates.

The Renaissance Fixed high-performance window meets or exceeds industry standards and the strict thermal and structural Florida building code requirements. Since this window style does not open, overall energy efficiency is superior.

Duralite® Spacer

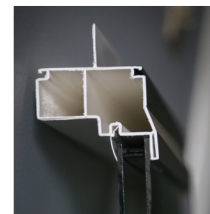
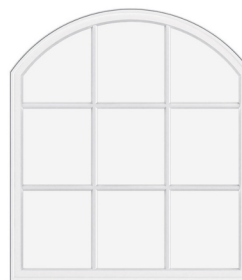


STANDARD DESIGN FEATURES:

- High performance 5527 Low E glass
- 3/4" insulated tempered glass sealed with Duralite® warm-edge spacer system
- Multi-chambered frame increases structural rigidity and increased thermal performance
- Double Wall glazing towers
- Exterior glaze frame

HIGH STRENGTH TO MEET CRITICAL SPECIFICATIONS FL 31115 - PERFORMANCE

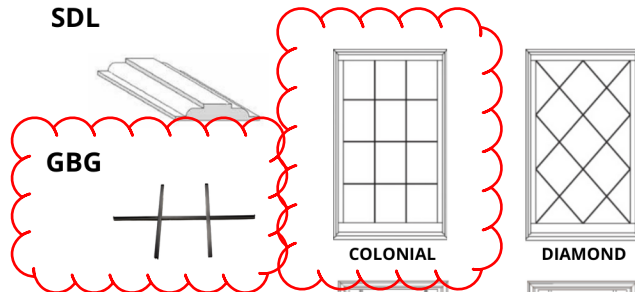
Test Size	Air	Water	U-Factor	SHGC	SHGC w/grids	DP Rating
72 X 60	0.01	7.5	0.32	0.24	0.22	DP 50



OPTIONAL FEATURES:

- Argon Gas
- DP-50 impact resistance package
- Custom Grille patterns - Simulated Divided Lite (SDL) or Grille-Between-the-Glass (GBG)
- Multi-lite window configurations using a single frame
- Integral nail fin, box frame & flange option
- Continuous head & sill
- Full or half-radius

SDL



INTERIOR COLOR OPTIONS



White



PRAIRIE



QUEEN ANNE

EXTERIOR COLOR OPTIONS



Black

Bronze

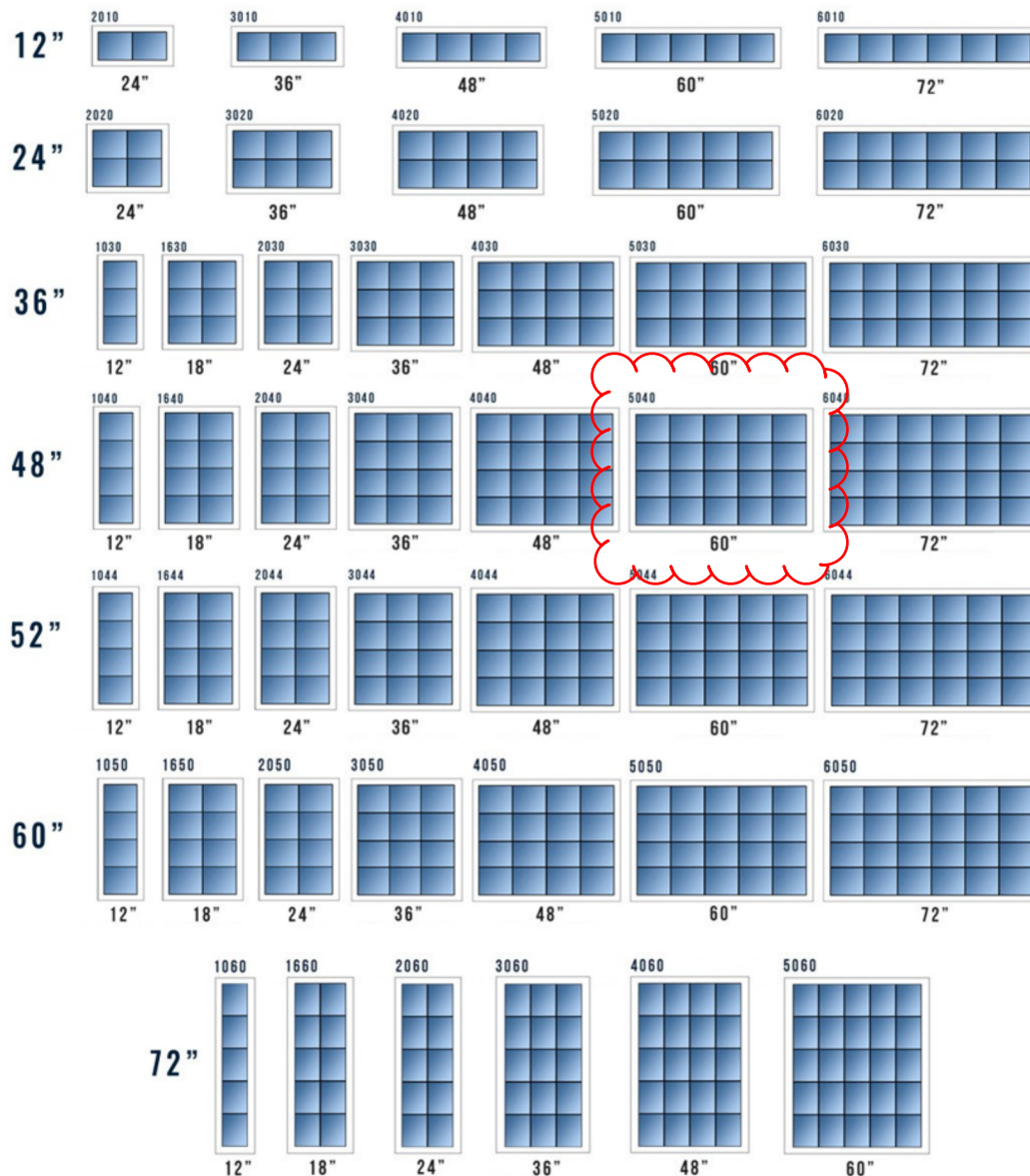
White

DESIGN FEATURES:

- 3/4" IG 5527 Low E insulated glass sealed with Duralite® warm-edge spacer system
- Extruded vinyl that resists chipping, pitting, or flaking with virtually no maintenance
- Multi-chambered welded frame increases structural rigidity and thermal performance

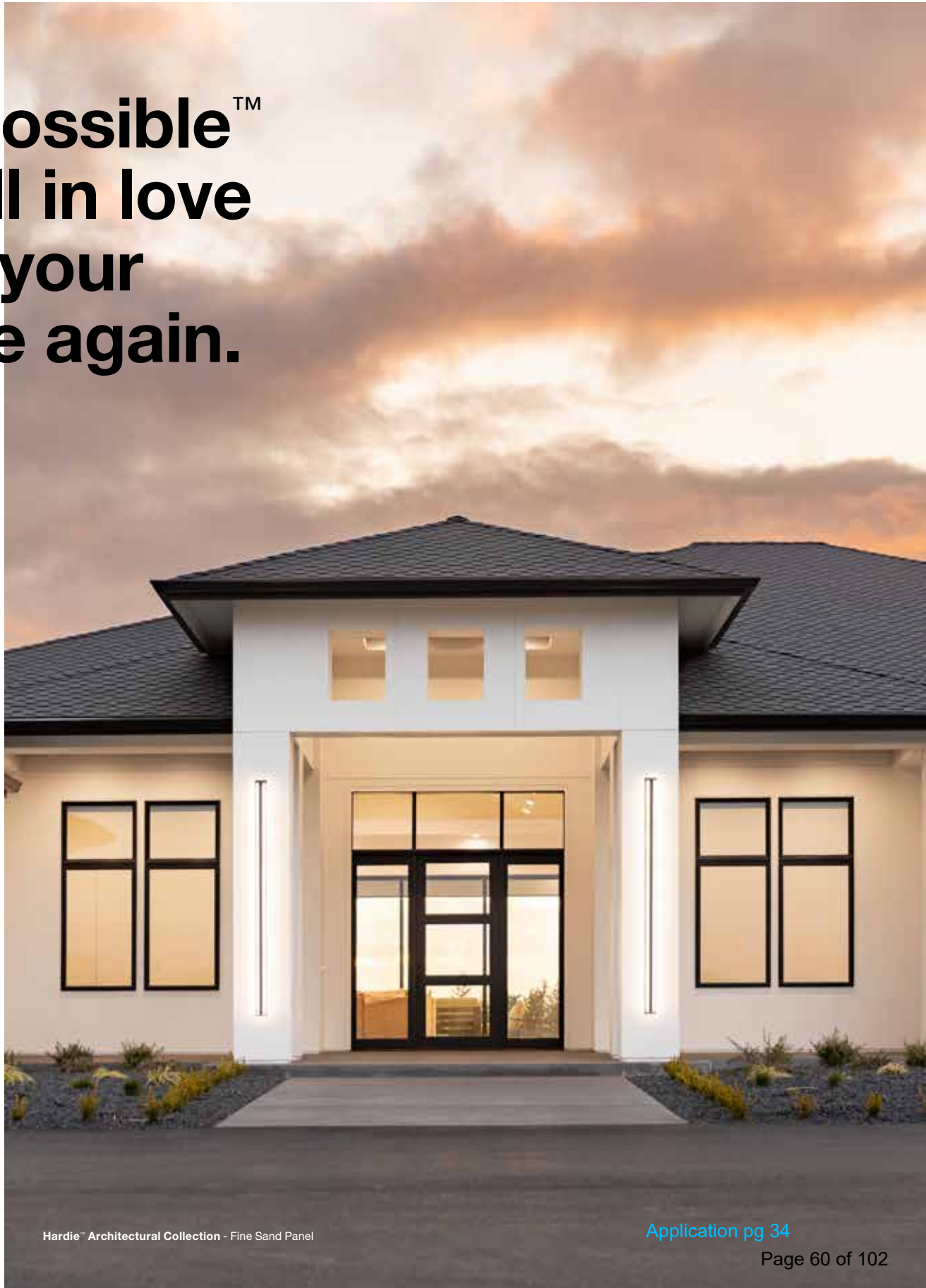
CUSTOM SIZES AVAILABLE

*DIMENSIONS SHOWN REFLECT ROUGH OPENING SIZE FOR INSTALLATION, DEDUCT 3/8" HEIGHT & WIDTH FOR ACTUAL UNIT SIZE.



**It's Possible[™]
to fall in love
with your
home again.**

Florida Product Catalog



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.



Scan code to request a sample.

Hardie® Plank Color Offering

Arctic White

Cobble Stone

Navajo Beige

Khaki Brown

Monterey Taupe

Timber Bark

Mountain Sage

Gray Slate

Boothbay Blue

Light Mist

Pearl Gray

Aged Pewter

Night Gray

Evening Blue

Iron Gray

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

Arctic White

Cobble Stone

Navajo Beige

Khaki Brown

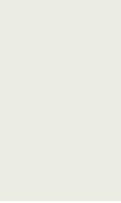
Timber Bark

Pearl Gray

Monterey Taupe

Aged Pewter

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® 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



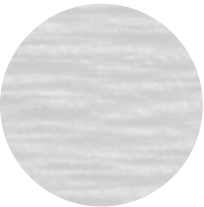
Hardie® Trim

Length 12 ft
4/4 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



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



Batten Boards

Smooth
Thickness .75 in
Length 12 ft
Width 2.5 in



Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



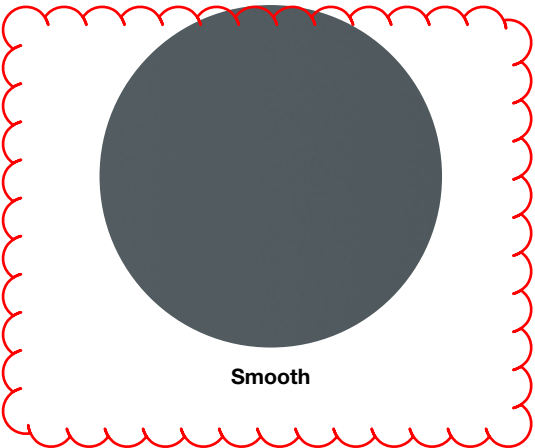
Hardie® Panel
Select Cedarmill®
Evening Blue

Hardie® Trim
Batten
Rustic Grain
Evening Blue

Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8 Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
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		•	•	•	•

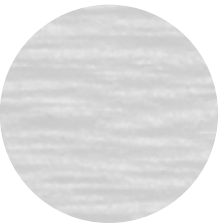
4/4 Smooth		Thickness .75 in		Length 12 ft boards	
Width		3.5 in	5.5 in	7.25 in	9.25 in 11.25 in
Prime Pcs/Pallet		322	184	138	115 92
ColorPlus® Pcs/Pallet		322	184	138	115 92
Statement Collection™		•	•	•	•
Dream Collection™		•	•	•	•
Prime		•	•	•	•

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

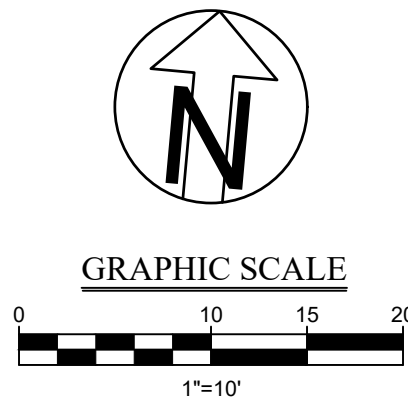


Rustic Grain	
Statement Collection™	
Dream Collection™	•
Prime	•



Smooth	
Statement Collection™	•
Dream Collection™	•
Prime	•





SHEET NO.: L1 OF	LANDSCAPE PLAN KOMOREBI BONSAI GARDEN CITY OF ST. AUGUSTINE PREPARED FOR RYAN NORTHRUP	MATTHEWS DCCM P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.826.1534 • FAX: 904.826.4547 INFO@MDCMG.COM	DESIGN BY:	E.I.L.	NO.	DATE	REVISIONS
			DWG BY:	E.I.L.			
			CHK BY:	E.I.L.			
			DATE	08-29-23			
			JOB NO:	21115			
							REGISTERED LANDSCAPE ARCHITECT ERIC J. LANEHART CAP#8535 FL#XXXX

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine if substitution of materials is necessary.

3. All plant material shall be container grown or B&B. B&B materials shall be "handered off" root pruned during field

4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease.

5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.

7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

8. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.

9. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.

10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.

12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.

13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minimum 30" from buildings or walks.

14. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.

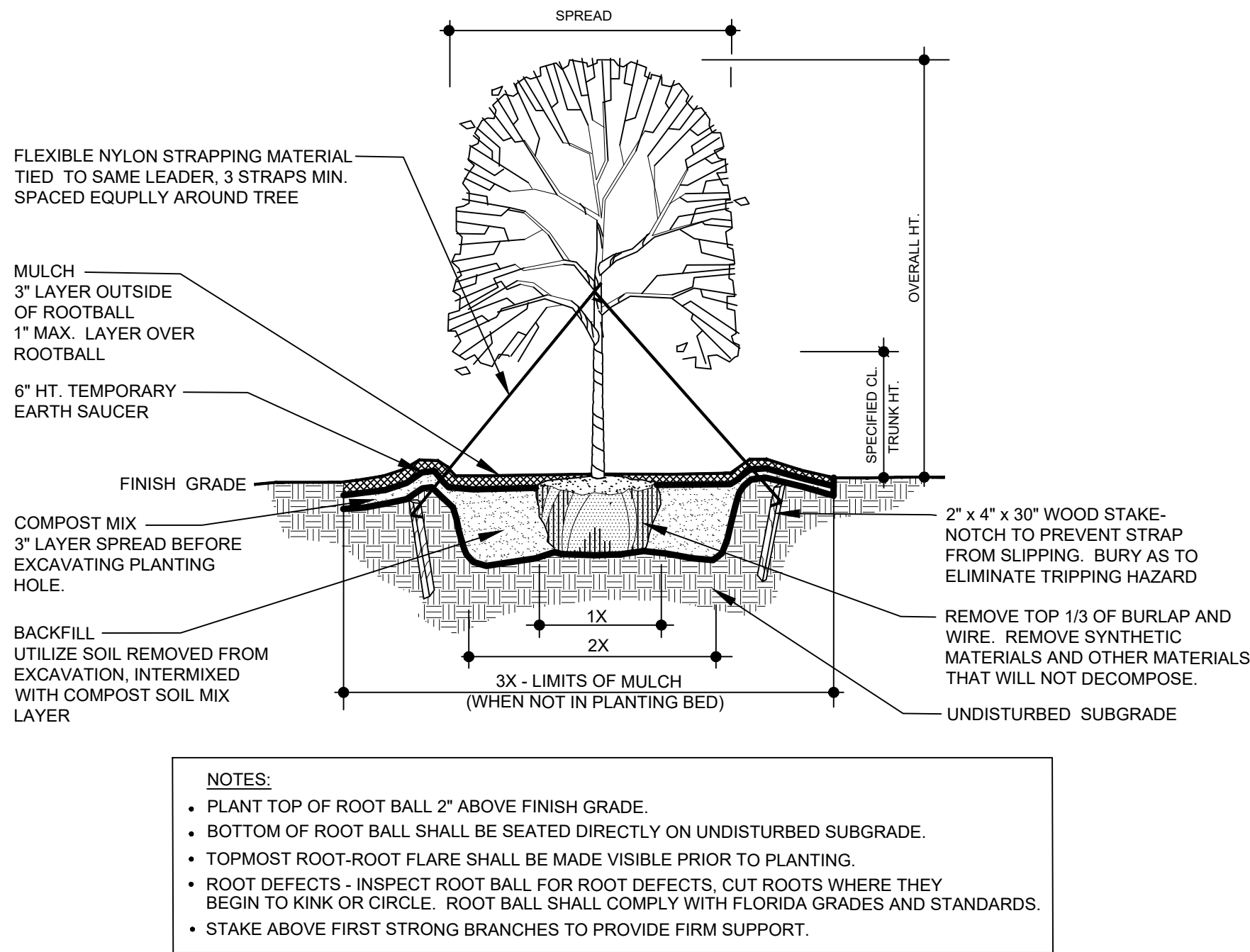
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the LANDSCAPE ARCHITECT and/or owner.

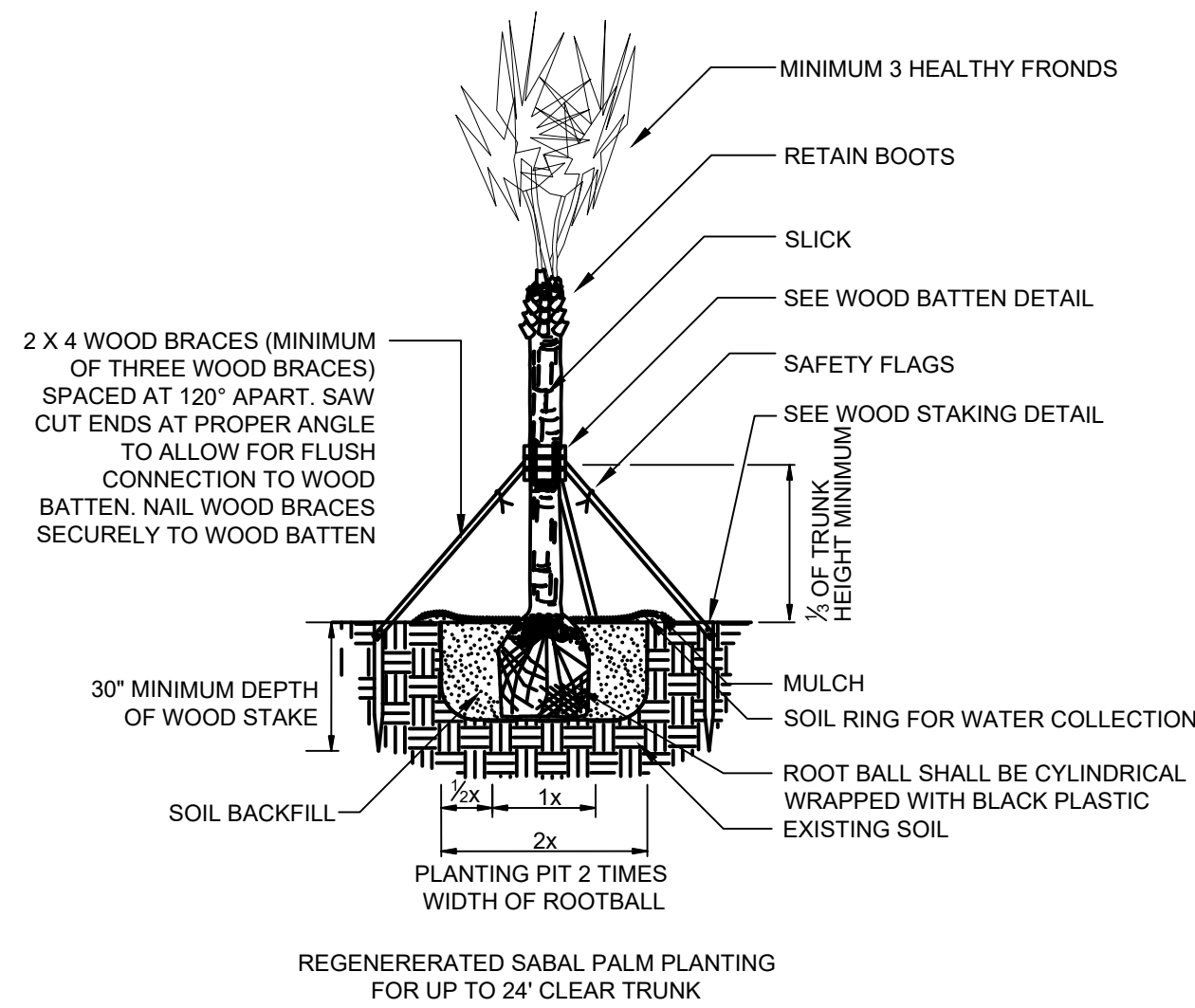
17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.

18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

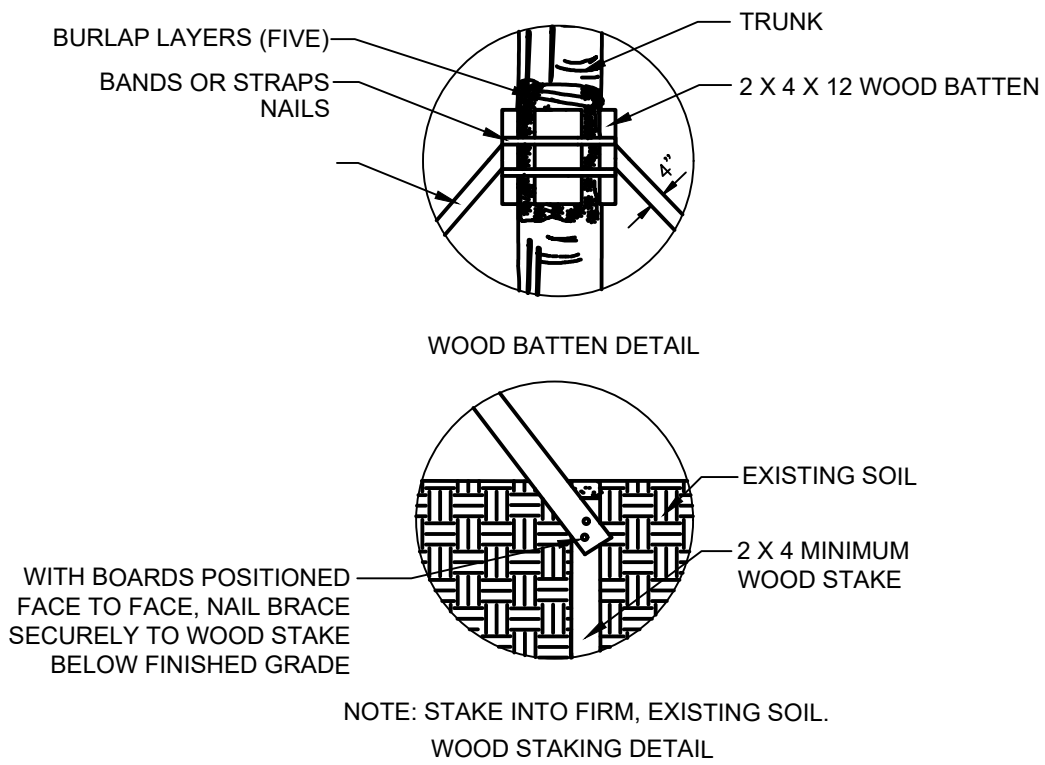
19. There will be special care to all existing trees to be retained on site to avoid construction damage.



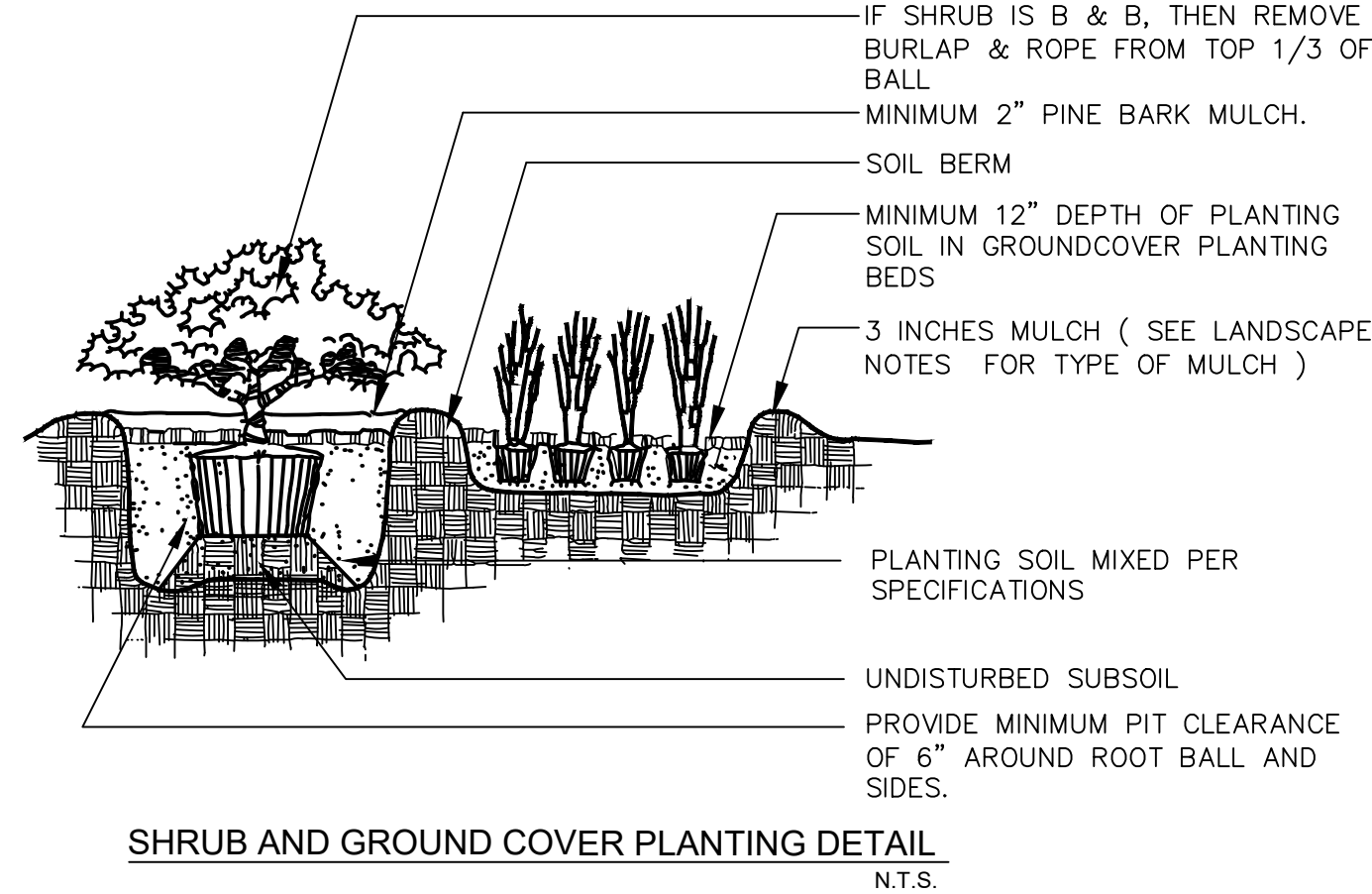
TREE PLANTING - SINGLE TRUNK
N.T.S.



GENERATED SABAL PALM PLANTING
FOR UP TO 24' CLEAR TRUNK



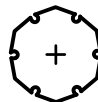
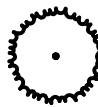
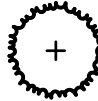
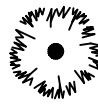
PALM PLANTING
N.T.S.



SHRUB AND GROUND COVER PLANTING DETAIL
N.T.S.

PERIMETER PLANTINGS CALCULATIONS									
PLANTINGS REQUIRED									
FRONT	165 FT. -	5	TREES PER 100 LF =	8 TREES	AND	25	SHRUBS PER 100 LF =	41 SHRUBS	
SIDE EAST	130 FT. -	4	TREES PER 100 LF =	5 TREES	AND	12	SHRUBS PER 100 LF =	16 SHRUBS	
SIDE WEST	201 FT. -	4	TREES PER 100 LF =	8 TREES	AND	12	SHRUBS PER 100 LF =	24 SHRUBS	
REAR	41 FT. -	4	TREES PER 100 LF =	2 TREES	AND	12	SHRUBS PER 100 LF =	5 SHRUBS	
TOTAL TREES REQUIRED =			23	TOTAL SHRUBS REQUIRED =			86		
PLANTINGS PROPOSED									
FRONT	8 TREES		> REQUIRED TREES,	41 SHRUBS			> REQUIRED SHRUBS		
SIDE EAST	5 TREES		> REQUIRED TREES,	16 SHRUBS			> REQUIRED SHRUBS		
SIDE WEST	8 TREES		> REQUIRED TREES,	24 SHRUBS			> REQUIRED SHRUBS		
REAR	2 TREES		> REQUIRED TREES,	5 SHRUBS			> REQUIRED SHRUBS		
TOTAL TREES PROVIDED =			23	TOTAL SHRUBS PROVIDED =			86		

TOTAL PARKING AREA= 3,080 S.F.
5% OF PARKING AREA NEEDS TO BE LANDSCAPED = 154 S. F.
601 S.F. LANDSCAPED AREA PROVIDED.

PLANT SCHEDULE						
TREES	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY
	IE	Ilex x attenuata 'Eagleston'	Eagleston Holly	YES	2" Cal. / 10' Ht.	5
	IE2	Ilex x attenuata 'Eagleston'	Eagleston Holly	YES	4" Cal. / 12' Ht.	4
	JS	Juniperus silicicola	Southern Red Cedar	YES	2" Cal. / 8' Ht.	4
	JS2	Juniperus silicicola	Southern Red Cedar	YES	4" Cal. / 14' Ht.	15
	SS	Sabal palmetto	Cabbage Palmetto	B&B	10' C.T.	4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	PM	Podocarpus macrophyllus	Yew Pine	---	36" Ht. x 15" Sp.	14
	VO	Viburnum obovatum	Walter's Viburnum	7 gal.	24" Ht. x 24" Sp.	88
	ZP	Zamia pumila	Coontie	3 gal.	15" Ht. x 15" Sp.	29

AN IRRIGATION SYSTEM, INCLUDING HEADS, VALVES, BACKFLOW PREVENTION DEVICE AND PUMP, THAT PROVIDES ONE HUNDRED (100) PERCENT COVERAGE TO BE PROVIDED BY OTHERS.

[illegible]

CONSTRUCTION PLANS FOR KOMOREBI BONSAI GARDEN ST. JOHNS COUNTY

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS CONTRACTORS TO THE OWNER:
- LANDTECH AND ASSOCIATES
6170 A1A S #316
ST. AUGUSTINE, FL 32086
CONTACT: NICHOLAS FRANKLIN
PHONE: (904) 471-6877
- MATTHEWS DESIGN GROUP, LLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ADDITIONAL PROJECT INFORMATION HAS BEEN PROVIDED BY THE FOLLOWING SUB-CONSULTANT AS CONTRACTOR TO THE OWNER:
- JACKSON GEOTECHNICAL ENGINEERING, LLC
TYPE: GEOTECHNICAL
164 PLAZA DEL RIO DR
ST. AUGUSTINE, FL 32084
CONTACT: JEFF JACKSON
PHONE: (904) 252-2292
- C. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION OF INFORMATION ABOVE OR BELOW GROUND THAT MAY BE CRITICAL TO THE DESIGN OF THIS PROJECT. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
- D. WARRANTY / DISCLAIMER:
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER IS INVOLVED WITH THE PHYSICAL CONSTRUCTION ON AN ONGOING BASIS AT THE SITE.
MATTHEWS DESIGN GROUP (MDG) IS THE PROJECTS ENGINEER OF RECORD (EOR). MDG IS NOT A GENERAL CONTRACTOR, UTILITY CONTRACTOR, SITE CONTRACTOR, OR ANY OTHER TYPE OF CONTRACTOR.
- E. SAFETY NOTICE TO CONTRACTOR:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- F. CONSTRUCTION TESTING:
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, TESTING, LABORATORY ANALYSES, REPORTS, COSTS, ETC., CONCERNING SOILS AND PAVEMENT RELATED DESIGN REQUIREMENTS AND SPECIFICATIONS AS SET FORTH IN THESE PLANS.
- G. AS-BUILT SURVEY NOTE:
UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS REQUIRED TO PROVIDE OWNER / ENGINEER WITH A SIGNED AND SEALED AS-BUILT SURVEY AND ANY OTHER RELATED CONSTRUCTION DOCUMENTS, IN ACCORDANCE WITH APPLICABLE PERMITTING AGENCY REQUIREMENTS, AS THE BASIS FOR PROJECT CERTIFICATIONS AND CLOSE-OUT.
- H. RIGHT-OF-WAY:
ANY AND ALL WORK CONDUCTED WITHIN THE ST. JOHNS COUNTY RIGHT-OF-WAYS MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.
- I. PRE-CONSTRUCTION MEETING:
IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION / PRE PERMIT ISSUANCE MEETING WITH ST. JOHNS COUNTY AND CITY OF ST. AUGUSTINE STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE CITY/COUNTY AND PRIOR TO STARTING ANY SITE ACTIVITIES.
- K. ALL ELEVATIONS SHOWN HEREIN ARE REFERENCED TO NAVD 88
- L. FIRE SERVICES
WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT. ACCESS IS REQUIRED
*FIRE DEPT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, CHP 18)
*FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHP 18)



OWNER:
RYAN NORTHRUP
130 CALLE EL JARDIN #202
ST. AUGUSTINE, FL 32095
PHONE: (904)-907-7888
CONTACT: RYAN NORTHRUP

PREPARED BY:
 **MATTHEWS
DESIGN GROUP**
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

PERMITS / APPROVALS	SUBMITTED	RECEIVED
ST. JOHNS COUNTY		
ST JOHNS RIVER WATER MANAGEMENT DISTRICT		
FDEP - WATER		
FDEP - SEWER		
CITY OF ST. AUGUSTINE		

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES SHEET - COSA
03	COSA UTILITY NOTES
04	SURVEY
05	DEMOLITION PLAN
06	SITE PLAN
07	GRADING AND DRAINAGE PLAN
08	LANDSCAPE PLAN
09	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	COSA - GENERAL UTILITY DETAILS
12	COSA SWPPP

RESOURCE LIST	
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	ST. JOHNS COUNTY DEVELOPMENT SERVICES
7775 BAYMEADOWS WAY, SUITE 102	4040 LEWIS SPEEDWAY
JACKSONVILLE, FLORIDA 32256	ST. AUGUSTINE, FLORIDA 32084
(904) 730-6270	(904) 209-0660
FDEP - WATER & SEWER	CITY OF ST. AUGUSTINE PUBLIC WORKS
8800 BAYMEADOWS WAY, SUITE 100	P.O. DRAWER 21
JACKSONVILLE, FLORIDA 32256	ST. AUGUSTINE, FLORIDA 32085
(904) 256-1700	(904) 209-4273



Know what's below.
Call before you dig.

FLOOD CERTIFICATION:
THIS SITE IS SHOWN IN FLOOD ZONE "AE" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12109C0312J, FOR ST. JOHNS COUNTY, FLORIDA,
EFFECTIVE DECEMBER 7, 2018.

COVER SHEET
KOMOREBI BONSAI GARDEN
ST. JOHNS COUNTY
PREPARED FOR
RYAN NORTHRUP

MATTHEWS | **MDG**
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DESIGN BY		TJC	TJC	DATE	NO.	DESCRIPTION
DRAWN BY						
CHECK BY						
DATE		08-29-23				
JOB No.		21115				

REGISTERED ENGINEER
NICHOLAS FRANKLIN
CAP#553, FL #75155

SHEET No.:
01
OF 12

GENERAL NOTES

- THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS, LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
- THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "Public Works Documents, Forms and Reports" PAGE OF THE CITY'S WEBSITE. GO TO: www.staugustinegov.com --> [Forms, Applications & Docs](#) --> [Public Works Requests and Documents](#).
- A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE DEVELOPER AND/OR OWNER'S REPRESENTATIVE, THE ENGINEER OF RECORD, THE GENERAL CONTRACTOR, THE UNDERGROUND UTILITY CONTRACTOR, AND THE C.O.S.A. PRIOR TO THE START OF ANY CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE C.O.S.A. IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
- FOR PRE-CONSTRUCTION MEETING REQUIREMENTS, REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION. **PLAN AHEAD** - C.O.S.A. APPROVAL OF PRE-CON SUBMITTAL ITEMS IS REQUIRED PRIOR TO SCHEDULING THE PRE-CON MEETING.
- ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING.
- PLAN AHEAD** FOR C.O.S.A. DEDICATION AND ACCEPTANCE REQUIREMENTS FOR UTILITIES. THE CITY MUST OFFICIALLY ACCEPT ALL UTILITIES TO BE DEDICATED TO THE CITY PRIOR TO INSTALLING ANY WATER METERS, AND PRIOR TO SIGNING OFF ON ANY USE PERMIT OR CERTIFICATE OF OCCUPANCY. REFER TO THE C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS", LATEST EDITION, FOR SUBMITTAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL REQUIRED DOCUMENTS ACCURATELY, DILIGENTLY AND IN A TIMELY MANNER. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR REQUESTING OR MANAGING SUBMITTAL OF THESE DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS, PROPERTY LINES AND EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES AND TAKE ALL MEASURES NECESSARY TO PROTECT ALL UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A. (INCLUDING MEASURES SPECIFIED BY C.O.S.A. INSPECTOR SUCH AS MECHANICAL JOINT RESTRAINTS). SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, AND C.O.S.A. AT A MINIMUM, CONTRACTOR SHALL ENSURE PROTECTION OF ALL EXISTING UTILITIES BY FOLLOWING THE COMMON GROUND ALLIANCE BEST PRACTICES, UNLESS EXCEPTIONS ARE SPECIFICALLY AGREED TO IN ADVANCE BY THE CITY. CONTRACTOR SHALL COORDINATE UTILITIES LOCATES WITH SUNSHINE STATE ONE-CALL OF FLORIDA. ONCE THE LOCATE SERVICE HAS FIELD MARKED ALL UTILITIES, CONTRACTOR SHALL VERIFY EACH UTILITY (INCLUDING ANY SERVICE LATERALS, I.E. WATER, SEWER, CABLE, GAS, ELECTRIC, PHONE, ETC.) AND THOSE WITHIN EACH PAVED AREA. VERIFICATION MAY BE PERFORMED UTILIZING GROUND PENETRATING RADAR, HAND DIG, OR VACUUM EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL RECORD ON THE DRAWINGS BOTH THE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITIES OFF OF A PREDETERMINED BASELINE.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO LOCATE, EXCAVATE AND PREPARE FOR CONNECTIONS TO THE TERMINUS OF THE C.O.S.A.'S EXISTING WATER OR SEWER SYSTEMS AT THOSE POINTS SHOWN ON THE DRAWINGS OR WHERE DIRECTED BY THE C.O.S.A. OR THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS WORK AND FOR THE ACTUAL CONNECTION OF THE EXISTING MAINS SHALL BE INCLUDED IN THE BID FOR THE PROJECT AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE C.O.S.A.
- THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE C.O.S.A. IMMEDIATELY.
- THE WATER AND/OR SEWER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE C.O.S.A.'S APPROVED CONSTRUCTION DRAWINGS, DETAILS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS, DETAILS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION AND CONSENT FROM THE C.O.S.A., THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE C.O.S.A. FAILURE TO CONSTRUCT UTILITIES ACCORDINGLY WILL RESULT IN DELAYS IN OBTAINING SERVICE, C.O.S.A. REFUSAL TO ACCEPT THE UTILITIES, AND UNANTICIPATED COSTS AND CONSTRUCTION TIME WHILE CORRECTIONS ARE MADE. SUCH DELAYS AND COSTS WILL NOT BE THE RESPONSIBILITY OF THE C.O.S.A. THE C.O.S.A. WILL NOT ACCEPT UTILITIES WHICH ARE NOT CONSTRUCTED TO C.O.S.A. STANDARDS AND SPECIFICATIONS.
- EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING AVAILABLE MEANS. THE C.O.S.A. WILL NOT BE RESPONSIBLE FOR INACCURATE OR INCOMPLETE SURVEY INFORMATION, AND ANY RESULTANT DELAYS AND COSTS.
- VERTICAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN REFERENCED TO A BENCH MARK NOTED ON THE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND SHALL NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
- SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE C.O.S.A. PRIOR TO CONTINUING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OR HER OPERATIONS, ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- UNSAITABLE MATERIALS UNDER WATER AND/OR SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.
- THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, THE PROPERTY OWNER, AND THE C.O.S.A. 72 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
- THE ENGINEER OF RECORD AND THE C.O.S.A. SHALL BE GIVEN FORTY-EIGHT HOURS (48-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
- ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT C.O.S.A. STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
- ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL, AND DETAILS, AND ALL INTERIM STANDARDS UPDATES, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED PLANS.
- ALL UTILITY CROSSINGS SHALL COMPLY WITH F.D.E.P. REGULATIONS (CHAPTER 62-555.314, F.A.C.)
- DURING ALL EXCAVATION ACTIVITIES NEAR EXISTING C.O.S.A. UTILITIES, CONTRACTOR SHALL PROTECT EXISTING PIPE FROM DAMAGE AND SUPPORT PIPE AS NECESSARY. CONTRACTOR SHALL RESTRAIN EXISTING PIPE AS NECESSARY AND/OR AS DIRECTED BY THE PLANS OR C.O.S.A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE C.O.S.A.
- LANDSCAPING TREES SHALL HAVE A MINIMUM OF 7.5 FEET SEPARATION FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE CANOPY.

CITY OF ST. AUGUSTINE (C.O.S.A.) WATER AND SEWER GENERAL NOTES

GENERAL NOTES (CONTINUED)

- ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND C.O.S.A. STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
- DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF SIX INCHES BELOW UTILITIES BEING LAID. CONTRACTOR SHALL SECURE ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS FOR DEWATERING.
- FOR WATER AND WASTEWATER MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY, IN UNPAVED AREAS, AND 36 INCHES AND 42 INCHES, RESPECTIVELY, IN PAVED AREAS, OR AS REQUIRED WITHIN F.O.D.I. OR RAILROAD RIGHTS-OF-WAY, FOR MAINS GREATER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS MAY BE MADE FOR CONFLICTS.
- INSTALLATION OF FORCE MAINS OR WATER MAINS USING PIPE DEFLECTION WITHOUT FITTINGS SHALL ONLY BE ALLOWED AS APPROVED IN ADVANCE BY THE CITY. CONTRACTOR SHALL USE FITTINGS AS NECESSARY TO INSTALL PIPE WITHOUT JOINT DEFLECTION AT NO ADDITIONAL COST TO THE CITY. WHERE FORCE MAINS OR WATER MAINS ARE DEFLECTED WITHOUT FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
- FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
- ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE C.O.S.A. DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
- ALL UNDERGROUND VALVES SHALL BE INSTALLED SO THAT THE OPERATING NUT IS ACCESSIBLE USING A STANDARD WEDGE KEY. IN ALL AREAS, VALVES SHALL BE INSTALLED AS NECESSARY SO THAT THE OPERATING NUT IS A MAXIMUM OF 36" BELOW FINAL GRADE.
- LOCATE WIRE AND LOCATOR PEGS SHALL BE INSTALLED ACCORDING TO C.O.S.A. STANDARDS, LATEST EDITION. IN GENERAL, LOCATE WIRE SHALL BE 10 GAUGE, SINGLE STRAND, UL RATED (DIRECT BURIAL), COPPER WIRE WITH 30 MIL (MIN.) INSULATION WITH EITHER WHITE OR YELLOW COLOR. LOCATOR PEGS SHALL BE ZIP-TIED TO BOTTOM SECTION OF ALL VALVE BOXES. THE ENTIRE LOCATING SYSTEM SHALL BE INSPECTED BY THE C.O.S.A. PRIOR TO BACKFILLING. AFTER BACKFILLING, ENTIRE LOCATING SYSTEM SHALL BE RE-TESTED. UTILITY LOCATOR OR BY A LICENSED ELECTRICAL CONTRACTOR, WITH THE TEST REPORT SUBMITTED TO C.O.S.A. THE C.O.S.A. SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY LOCATE SYSTEM TESTING; WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT. IF ANY LOCATION IS IDENTIFIED WHERE THE TRACER WIRE IS NOT CONTINUOUS OR WHERE THE LOCATOR PEG DOES NOT DETECT, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR C.O.S.A., SHALL MAKE NECESSARY REPAIRS AND RE-TEST. SUCCESSFUL LOCATE SYSTEM TEST REPORT IS REQUIRED PRIOR TO INSTALLATION OF WATER METERS.
- CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO THE C.O.S.A. PRIOR TO SCHEDULING THE FINAL INSPECTION.
- NO WORK DURING CITY INSPECTION SHALL BE DONE AFTER 4:00 P.M. OR BEFORE 8:30 A.M. MONDAY THROUGH THURSDAY. NO WORK REQUIREMENTS SHALL BE DONE ON FRIDAYS, SATURDAYS, SUNDAYS, OR CITY RECOGNIZED HOLIDAYS UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE HOURS. IN THE EVENT THAT SUCH WORK HOURS ARE NECESSARY, THE CONTRACTOR SHALL REMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH INSPECTION STAFF OVERTIME. WRITTEN NOTIFICATION FOR THE WORK SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING WORK WITHIN THE ABOVE RESTRICTED HOURS AND SHALL BE SUBJECT TO THE AVAILABILITY OF THE INSPECTION STAFF. NO WORK THAT DOES NOT COME UNDER 4:00 P.M. ON MONDAY THROUGH THURSDAY, OR 8:30 A.M. ON FRIDAYS, SATURDAYS AND SUNDAYS, UNLESS THE PROPER AND EFFICIENT PROSECUTION OF THE WORK REQUIRES OPERATIONS DURING THESE TIMES. WRITTEN NOTIFICATION FOR THE WORK DURING THESE TIMES SHALL BE PROVIDED TO THE CITY A MINIMUM OF 48 HOURS BEFORE STARTING THE WORK. THE CITY SHALL HAVE 24 HOURS TO REVIEW AND APPROVE THE NOTIFICATION BEFORE THE WORK MAY BE STARTED.
- THE C.O.S.A. RESERVES THE RIGHT TO KEEP ALL C.O.S.A. UTILITIES REMOVED DURING CONSTRUCTION.
- ALL SPOOL PIECES TO BE MINIMUM 30-INCHES. CONTRACTOR SHALL PLAN AHEAD ACCORDINGLY TO ALLOW FOR THIS REQUIREMENT. IF CONDITIONS DURING CONSTRUCTION REQUIRE ALTERNATE SOLUTIONS, SUCH AS ALTERNATE FITTINGS, SUCH AS FOSTER ADAPTERS FOR EXAMPLE, SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
- ALL OF THE STANDARD C.O.S.A. CONSTRUCTION DETAILS SHALL APPLY TO THIS PROJECT, REGARDLESS OF DETAILS SHOWN OR NOT SHOWN ON THE PLANS.
- ADHERENCE TO THE PLANS AND SPECIFICATIONS CONTAINED HEREIN, OR THE CITY REPRESENTATIVE'S APPROVAL ON ANY ASPECT OF ANY CONSTRUCTION OPERATION COVERED BY THESE PLANS AND SPECIFICATIONS, SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR ULTIMATE RESPONSIBILITY FOR THE SATISFACTORY COMPLETION OF THE WORK.
- CITY VALVES, FIRE HYDRANTS, LIFT STATIONS, FLUSHING HYDRANTS, AND SEWER MANHOLE COVERS ARE TO BE EXERCISED BY CITY STAFF OR OTHERS UNDER THE DIRECT SUPERVISION OF THE CITY INSPECTOR.
- IN CASE OF ACCIDENTAL IMPACTS TO ANY CITY UTILITY SYSTEM IMMEDIATELY CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT 904-825-1040 OR AFTER HOURS, CONTACT THE CITY WATER TREATMENT PLANT 904-825-1044.

NOTICE OF PROCEDURE

- ALL BUILDING PERMITS AND WATER METERS PROCESSED THROUGH THE C.O.S.A. PLANNING & BUILDING DEPARTMENT, OR THE C.O.S.A. CUSTOMER SERVICE DEPARTMENT SHALL BE ACCOMPANIED BY A SET OF CIVIL SITE DESIGN AND CONSTRUCTION PLANS STAMPED AND APPROVED BY THE C.O.S.A. PUBLIC WORKS DEPARTMENT.
- C.O.S.A. PUBLIC WORKS DEPARTMENT SITE PLAN APPROVAL IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL CONNECTIONS TO THE WATER AND/OR SEWER SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE C.O.S.A. THE C.O.S.A. INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
- IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
- THE OWNER SHALL PURCHASE ALL WATER METERS THROUGH THE C.O.S.A.
- WATER AND/OR SEWER UTILITY CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A SITE AND/OR BUILDING PERMIT.
- ALL ON-SITE PRIVATE WATER AND/OR SEWER CONSTRUCTION BETWEEN THE METER OR CLEANOUT AND BUILDING MAY BE INSPECTED BY THE C.O.S.A. TO ENSURE STANDARDS ARE MET.
- ALL REQUIREMENTS BY THE C.O.S.A. (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST ITEMS, "AS-BUILTS", F.O.D.E.P. CERTIFICATION OF COMPLETION, BILL OF SALE, RECORDED EASEMENTS, ETC.) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

AS-BUILT NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF "REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
- "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION.
- REFER TO C.O.S.A.'S "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" AND SECTION 30 OF THE CITY'S MANUAL, LATEST EDITIONS, FOR A COMPLETE DESCRIPTION AND LISTING OF THE CITY'S AS-BUILT REQUIREMENTS.
- ALL C.O.S.A. AS-BUILT REQUIREMENTS ARE REQUIRED TO BE MET PRIOR TO C.O.S.A. ACCEPTANCE OF UTILITIES, INSTALLATION OF WATER METERS, OR FINAL PAYMENT.
- ALL AS-BUILT PLANS AND CAD DRAWINGS MUST BE PROVIDED ON THE NAD 83 STATE PLANE FLORIDA EAST COORDINATE SYSTEM (US FEET), AND CONTAIN A MINIMUM OF FOUR (4) GPS ACQUIRED LOCATION POINTS. THE C.O.S.A. WILL NOT ACCEPT AS-BUILT PLANS OR CAD DRAWINGS NOT REFERENCED TO S.P.C.
- A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE PRELIMINARY FIELD INSPECTION, TWO (2) SETS OF PRELIMINARY BLACKLINE "AS-BUILTS" SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE C.O.S.A.
- THE RECORD OR "AS-BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCLT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.

POTABLE WATER SYSTEM NOTES

- ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-900, DR-18, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
- ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HDPE DR 11 COLOR "BLUE" OR DIP CLASS 250.
- ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
- ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HDPE CTS DR 9 COLOR "BLUE".
- ALL CURB STOPS ARE TO BE FORD BALL-TYPE OR EQUAL WITH LOCKING CAPACITY AND LARGE NUT. 1" MINIMUM. USE C.O.S.A. APPROVED MATERIALS AND MANUFACTURER'S LIST, LATEST EDITION.
- THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CHAPTER 62-555, F.A.C.
- A FULL UNCLT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
- WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE C.O.S.A. AND THE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
- NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE C.O.S.A. AND F.D.E.P.
- JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS.
- ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE C.O.S.A. STANDARDS.
- ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST F.D.E.P. AND AWWA STANDARDS FOR LEAD CONTENT.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
- ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND THE C.O.S.A. STANDARDS.
- THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE ASBUILT DRAWINGS. THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.
- ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED OUTSIDE PAVED AREAS UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY. ALL METER BOX ASSEMBLIES ARE TO BE INSTALLED 1-FOOT INSIDE RIGHT-OF-WAY LINES UNLESS CONDITIONS NECESSITATE OTHERWISE AND ALTERNATE LOCATIONS ARE APPROVED IN ADVANCE BY THE CITY.

WASTEWATER SYSTEM NOTES

- INTERIOR REVEINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS, AND/OR MANHOLES RECEIVING FORCE MAIN FLOW. LINERS SHALL BE SPECTRASHIELD, SEMPERCOAT, OR EQUAL AS APPROVED BY THE C.O.S.A.
- SANITARY SEWER LINE TO DEPTHS OF 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
- SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE THE C.O.S.A.. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE C.O.S.A. ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL CONTACT THE C.O.S.A. FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.

HYDROSTATIC TESTING NOTES

- AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST FOR A PERIOD OF AT LEAST TWO (2) HOURS. THE ENGINEER AND THE C.O.S.A. MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAUGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI.

UTILITY ABANDONMENT

- ALL EXISTING WATER AND SEWER UTILITY SERVICES THAT WILL NO LONGER BE UTILIZED MUST BE PROPERLY ABANDONED BY CONTRACTOR BY CUTTING, CAPPING, AND REPAIRING SERVICE CONNECTIONS AT THE UTILITY MAIN LOCATIONS BY METHODS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION MAY BE REQUIRED IN ORDER TO DETERMINE PROPER ABANDONMENT METHODS.
- ALL EXISTING WATER AND SEWER UTILITY SERVICES INTENDED TO BE REUSED MUST BE INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT TO RENEW EXISTING POTABLE WATER SERVICES, AND SEWER SERVICE LATERALS. ALL UTILITIES MUST BE RETURNED TO GOOD WORKING ORDER. ALL INVESTIGATIVE AND REPAIR/REPLACEMENT METHODS WILL BE AS DIRECTED BY THE CITY INSPECTOR AND UNDER CITY INSPECTOR'S OBSERVATION. EXCAVATION AND OTHER PROCEDURES SUCH AS CLOSED-CIRCUIT TV MAY BE REQUIRED IN ORDER TO DETERMINE CONDITION.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC, BELOW. THE CONTRACTOR SHALL NOTIFY THE C.O.S.A. IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNOT BE MET PRIOR TO INSTALLATION OF PIPE.

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS.

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.

STANDARD WATER/SEWER/RECLAIMED WATER SEPARATION REQUIREMENTS (CONTINUED)

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED WASTE-UTYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM. AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE THE OUTSIDE OF THE WATER MAIN. IF THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.

(3.) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE, WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE). THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

- TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
- A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
- ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A THROUGH D, BELOW.

A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.

B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).

C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.

D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE: OR THE OTHER PIPELINE; OR

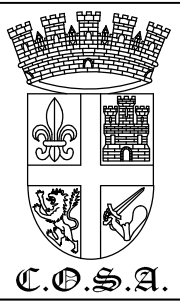
- USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE;
- USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN
- USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
- USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER."

CITY OF ST. AUGUSTINE
WATER AND SEWER
GENERAL NOTES

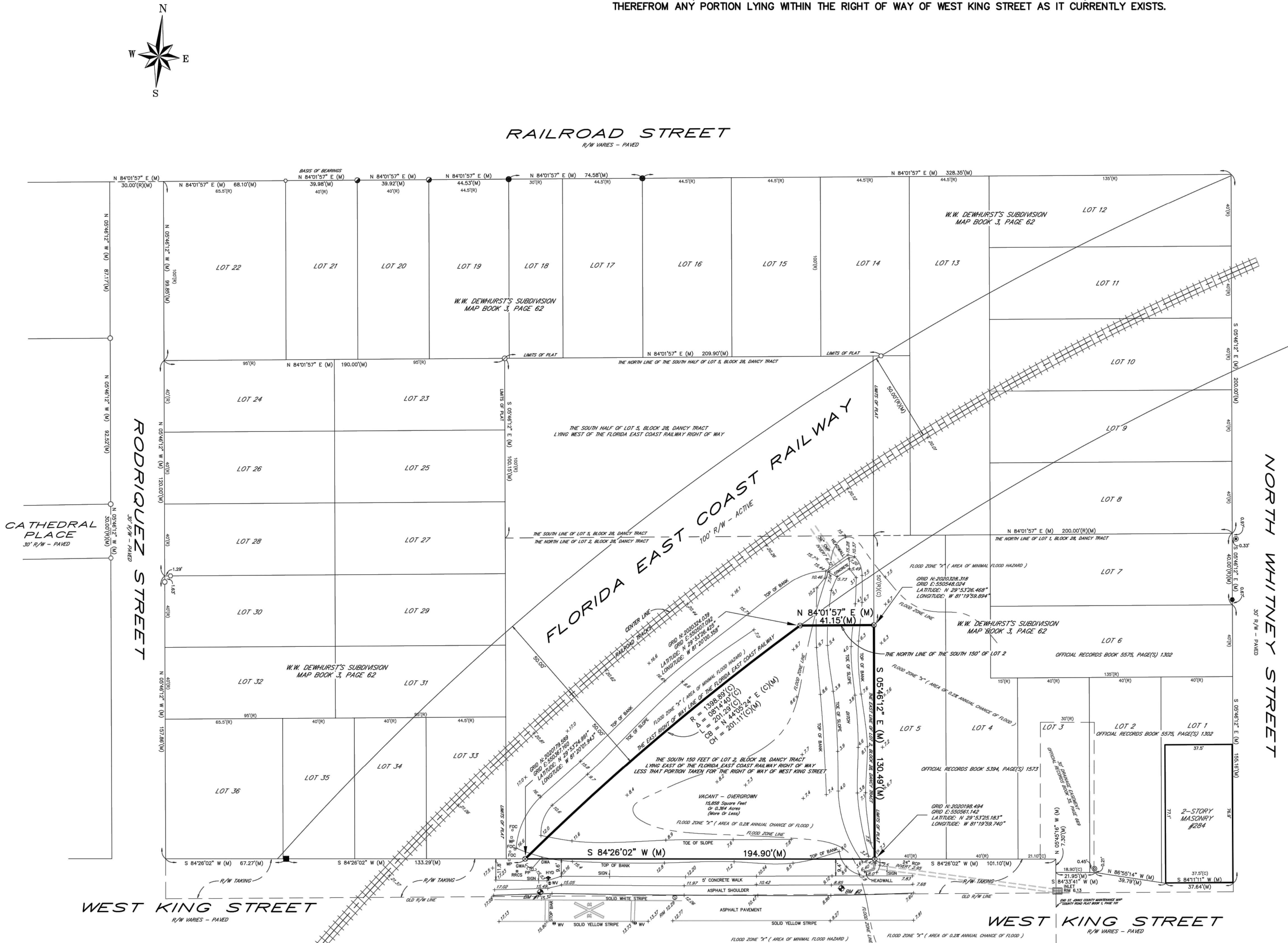
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NOT TO SCALE	N-1



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		DESCRIPTION		
DWG BY:	TJC			
C-K BY:	ARA			
DATE:	08-29-23			
JOB No.:	21115			

MAP OF SURVEY

THE SOUTH 150 FEET OF LOT 2, BLOCK 28, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF WEST KING STREET AS IT CURRENTLY EXISTS.



0 30 60 90
SCALE: 1 INCH = 30 FEET

LEGEND

- R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
PP = POWER POLE
RRCS = RAILROAD CROSSING SIGNAL
OHW = OVERHEAD WIRE(S)
GWA = GUY WIRE ANCHOR
WP = WOOD POST
WV = WATER VALVE
HYD = FIRE HYDRANT
FOC = FIBER OPTIC CABLE MARKER
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
SSM = SANITARY SEWER MANHOLE
⊙ = SET 5/8" IRON ROD - LB # 8177
● = FOUND 1/2" IRON ROD - # 4257
○ = FOUND 1/2" IRON ROD - # 4958
● = FOUND 1/2" IRON PIPE - # 6076
● = FOUND 5/8" IRON ROD - # 8100
○ = FOUND 5/8" IRON ROD - "LANDTECH"
○ = FOUND 1/2" IRON PIPE - NO IDENTIFICATION
○ = FOUND 1/2" IRON ROD - NO IDENTIFICATION
■ = FOUND 6" X 6" CONCRETE MONUMENT - NO IDENTIFICATION
● = FOUND NAIL AND DISK - # 3647
+5.6 = EXISTING SPOT ELEVATION
BM #1 = BENCHMARK # 1 - NAIL AND DISK IN PAVEMENT
ELEVATION 15.72 FEET NAVD 1988
BM #2 = BENCHMARK # 2 - NAIL AND DISK IN PAVEMENT
ELEVATION 5.75 FEET NAVD 1988

NOTE:

STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 - UNITED STATES FEET - FLORIDA - ZONE EAST, AND WERE OBTAINED USING ASYTECH PROMARK 2 RECEIVERS AND GNSS SOLUTIONS SOFTWARE VERSION 3.80.8 AS COMPUTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD AND AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 121090-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. <http://www.gis.bocc.co.st-johns.fl.us/mmap/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT-OF-WAY LINE OF RAILROAD STREET HAVING AN ASSUMED BEARING OF N 84°01'57" E.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. - 1988).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
GARY H. NORTHRUP, SANDRA K. NORTHRUP AND RYAN L. NORTHRUP

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

BOUNDARY SURVEY

#550 WEST KING STREET
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS
PROFESSIONAL LAND SURVEYORS

LB # 8177



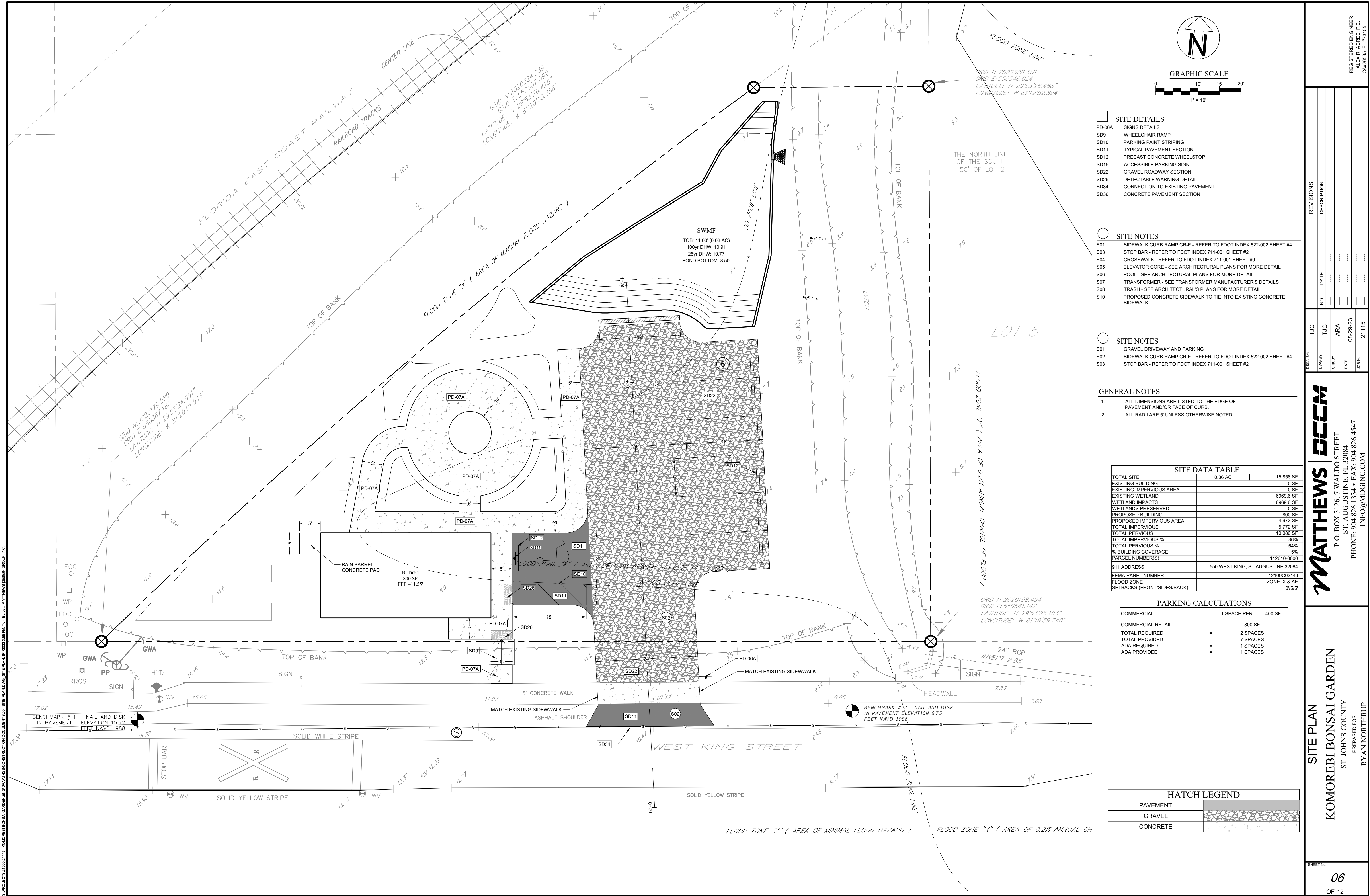
MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

DATE SIGNED: Application pg 44

OF 12



S:\PROJECTS\21000\21115 - KOMOREBI BONISAI GARDEN\ENG\DRAWINGS\CONSTRUCTION DOCUMENTS\06 - DEMOLITION PLAN.DWG_06-DEMO PLAN, 9/1/2023 3:55 PM, Tom Bartlett, MATTHEWS DESIGN GROUP, INC.



SITE PLAN

KOMOREBI BONSAI GARDEN

ST. JOHNS COUNTY
PREPARED FOR
RYAN NORTHRUP

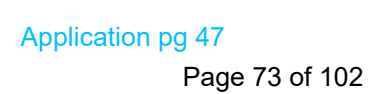
REGISTERED ENGINEER
E. E.
CAPRESS, FL 17535

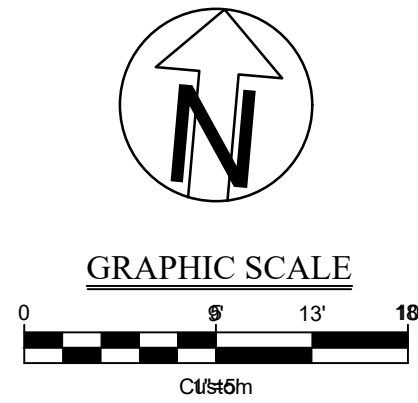
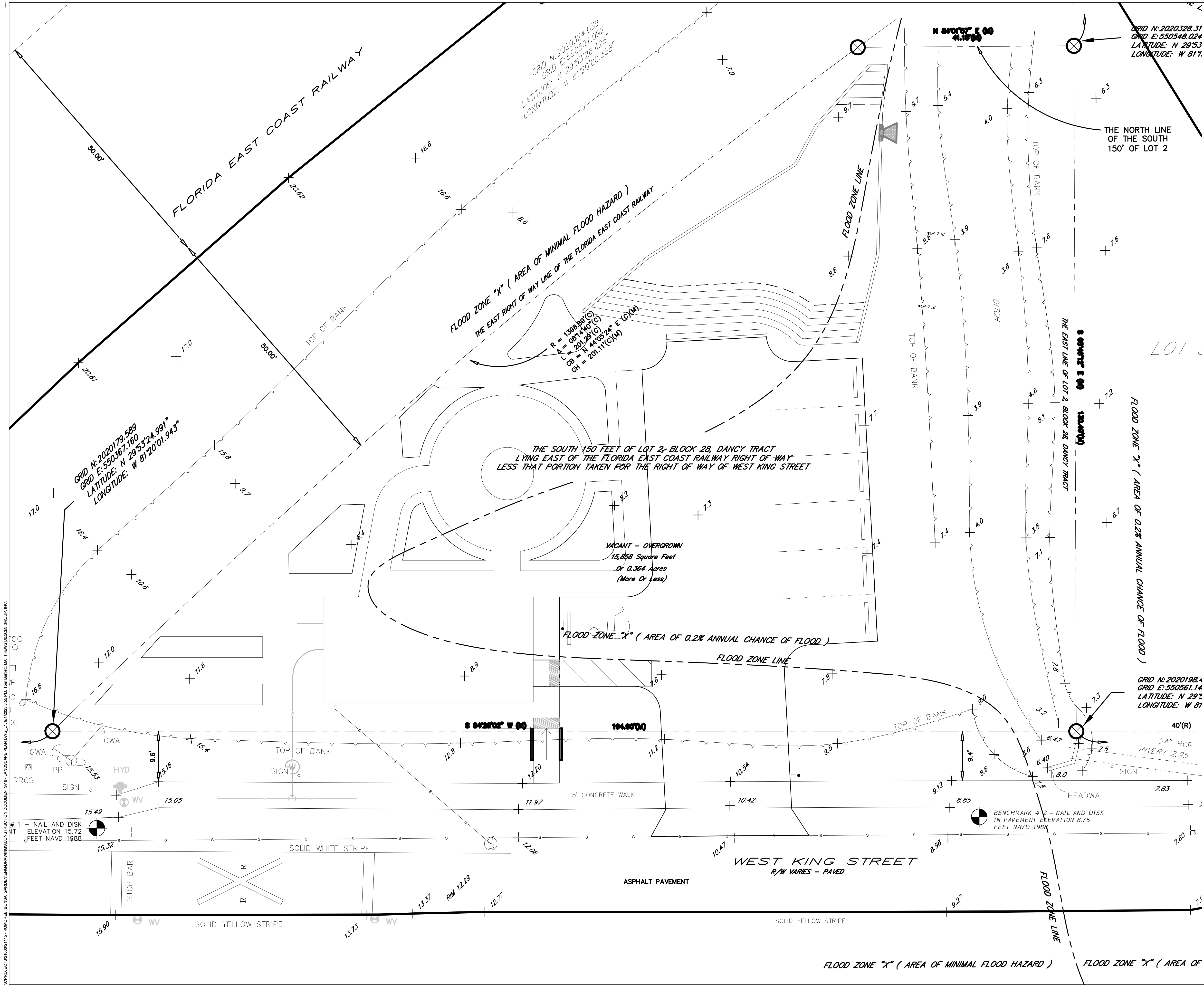
REVISIONS		TJC	
NO	DATE	TJC	DESCRIPTION

DESIGN BY: TJC
DATE: 08-29-23
JOB NO.: 21115

MATTHEWS | **DECCM**

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM



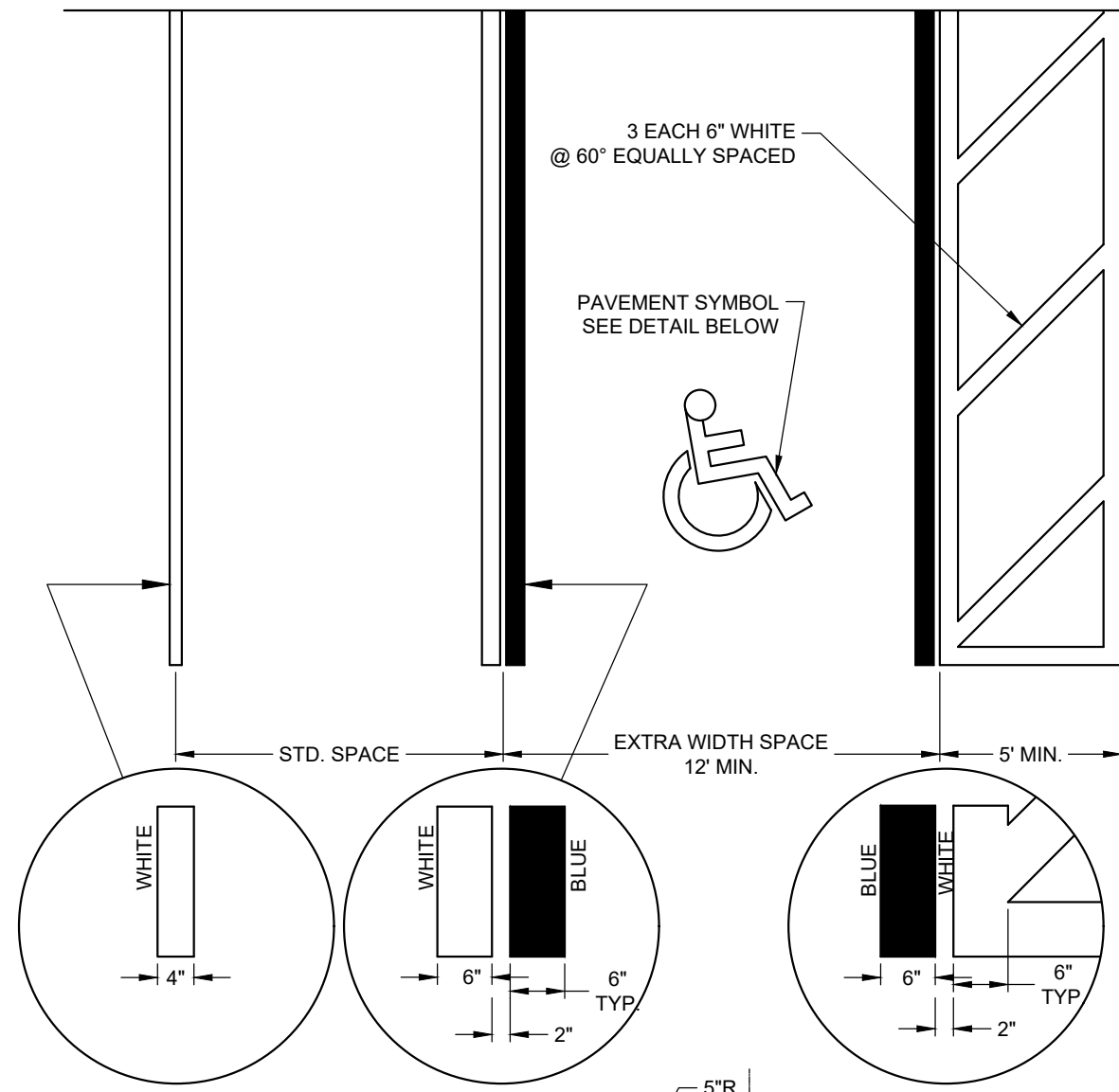


MATTHEWS | **MDGM**
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PHONE: 904.826.1334 • FAX: 904.826.4547
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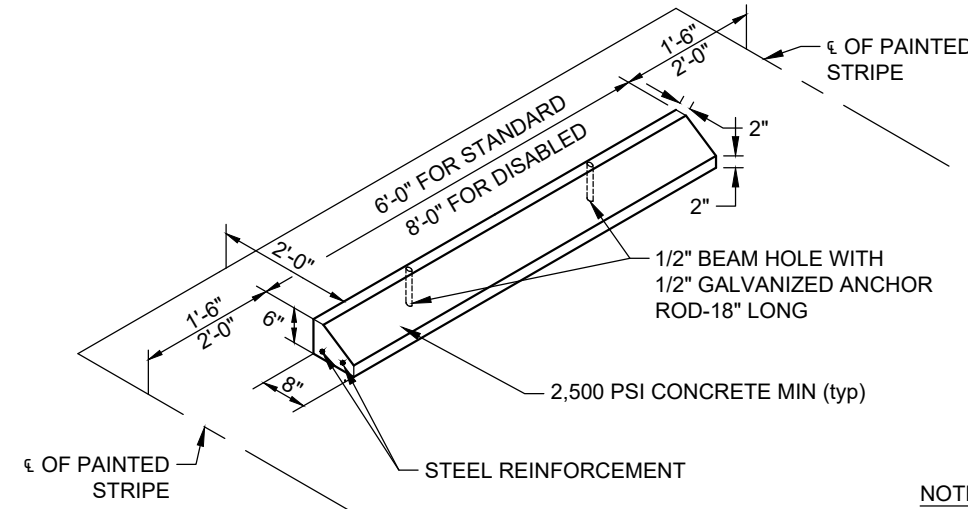
LANDSCAPE PLAN
Komorebi Bonsai Garden
ST. JOHNS COUNTY
PREPARED FOR
RYAN NORTHRUP

SHEET No.:
08
OF 12

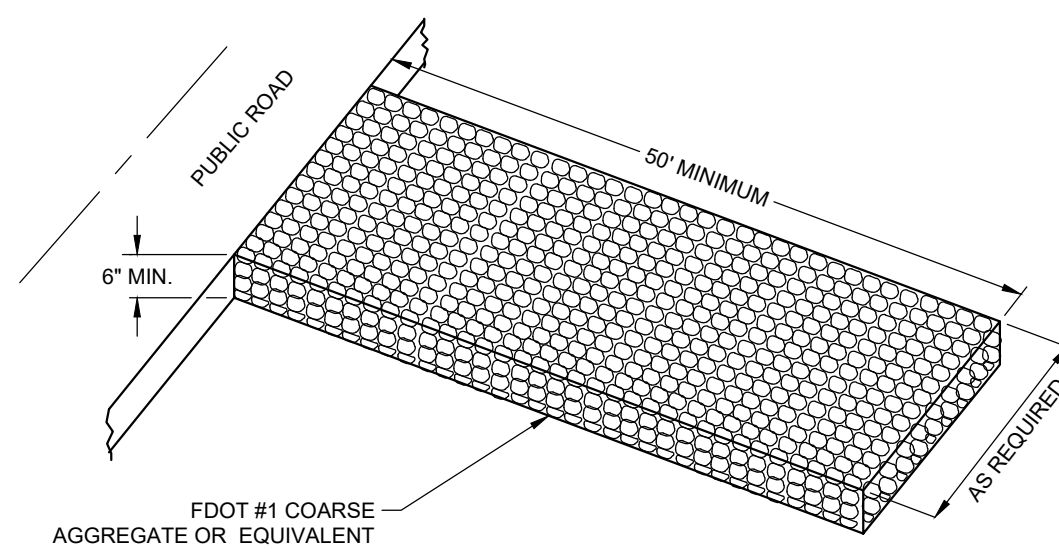
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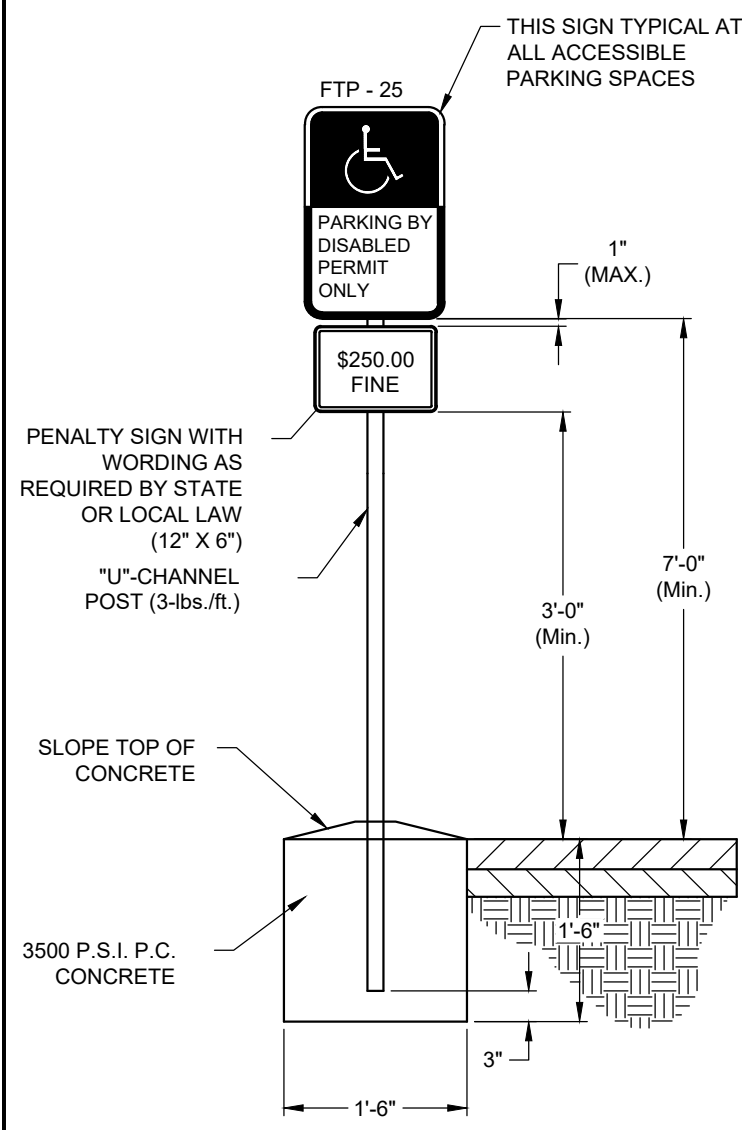
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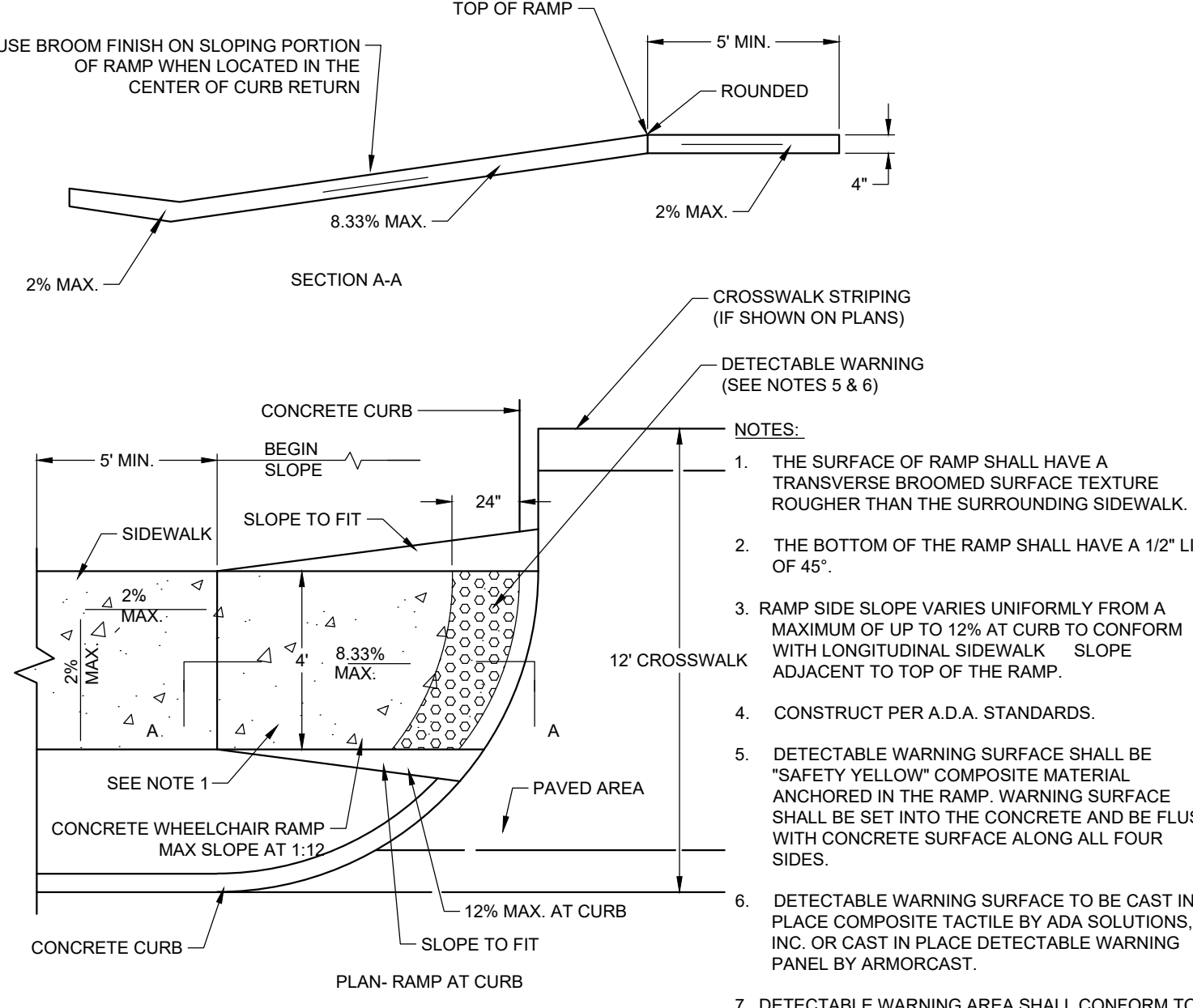
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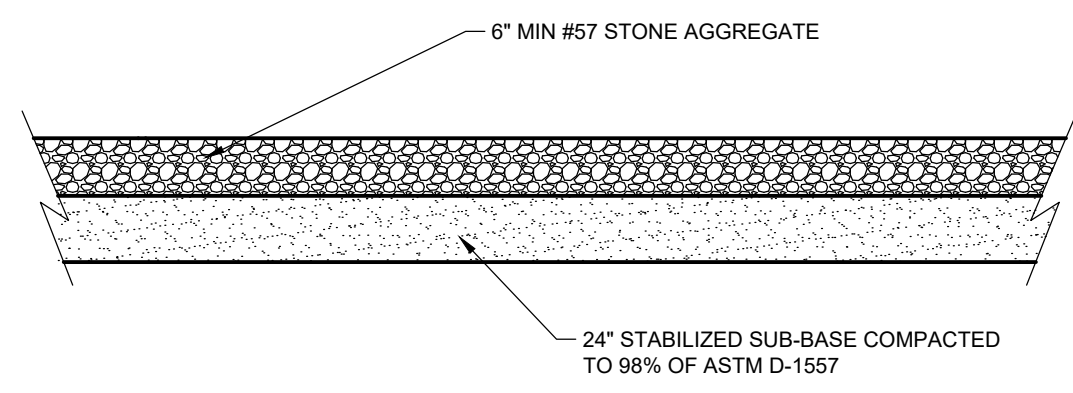
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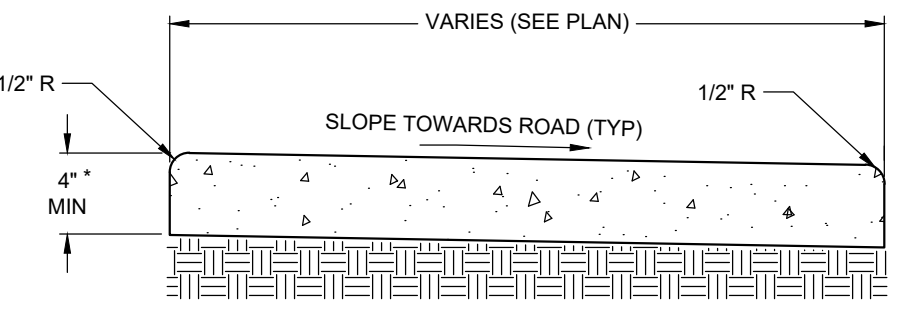
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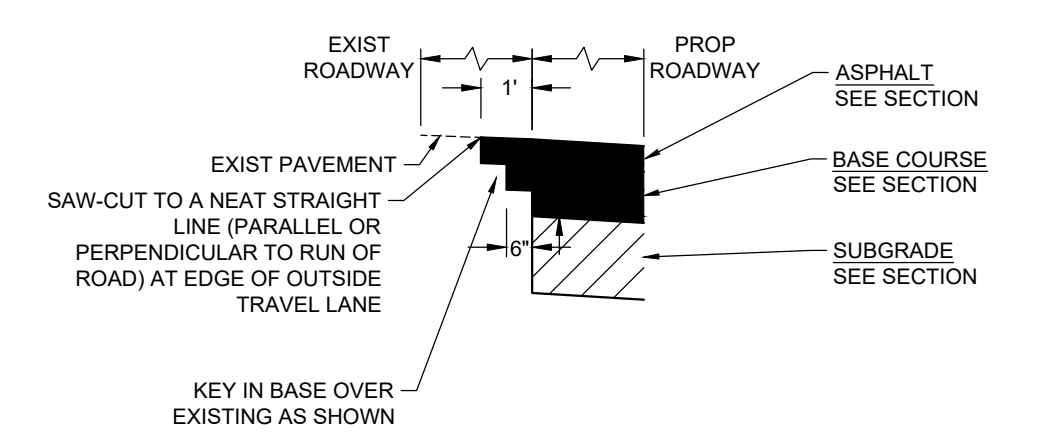
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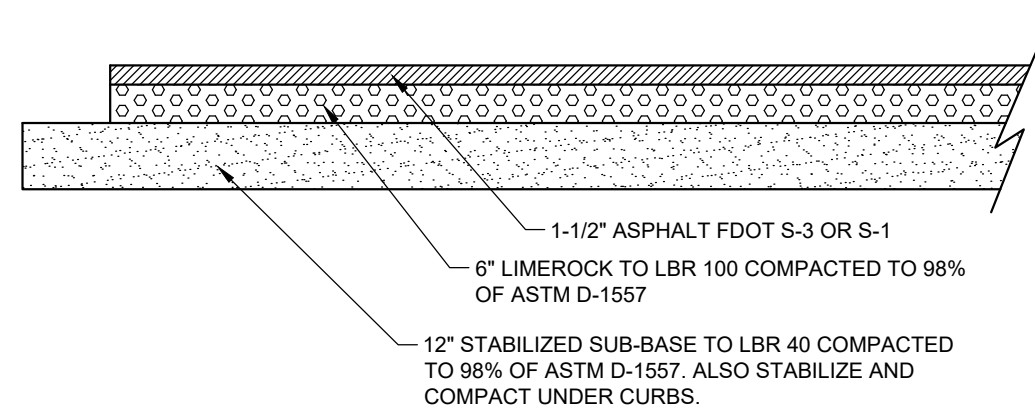
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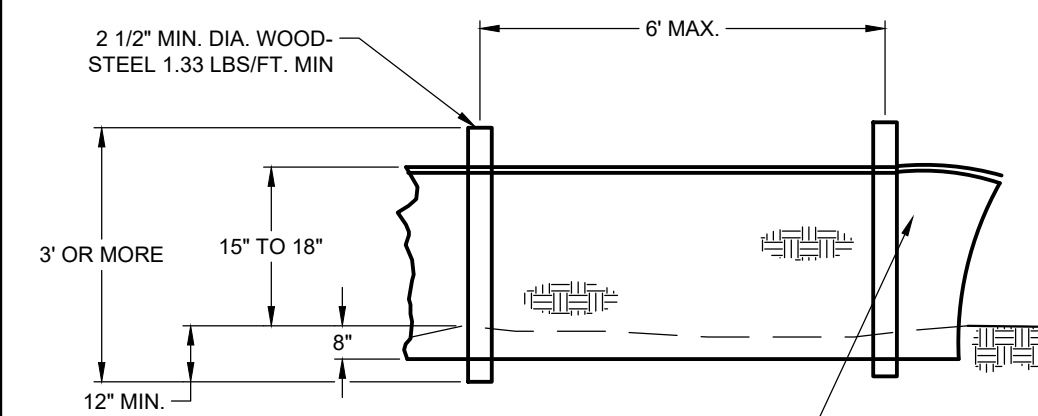
CONCRETE SIDEWALK DETAIL
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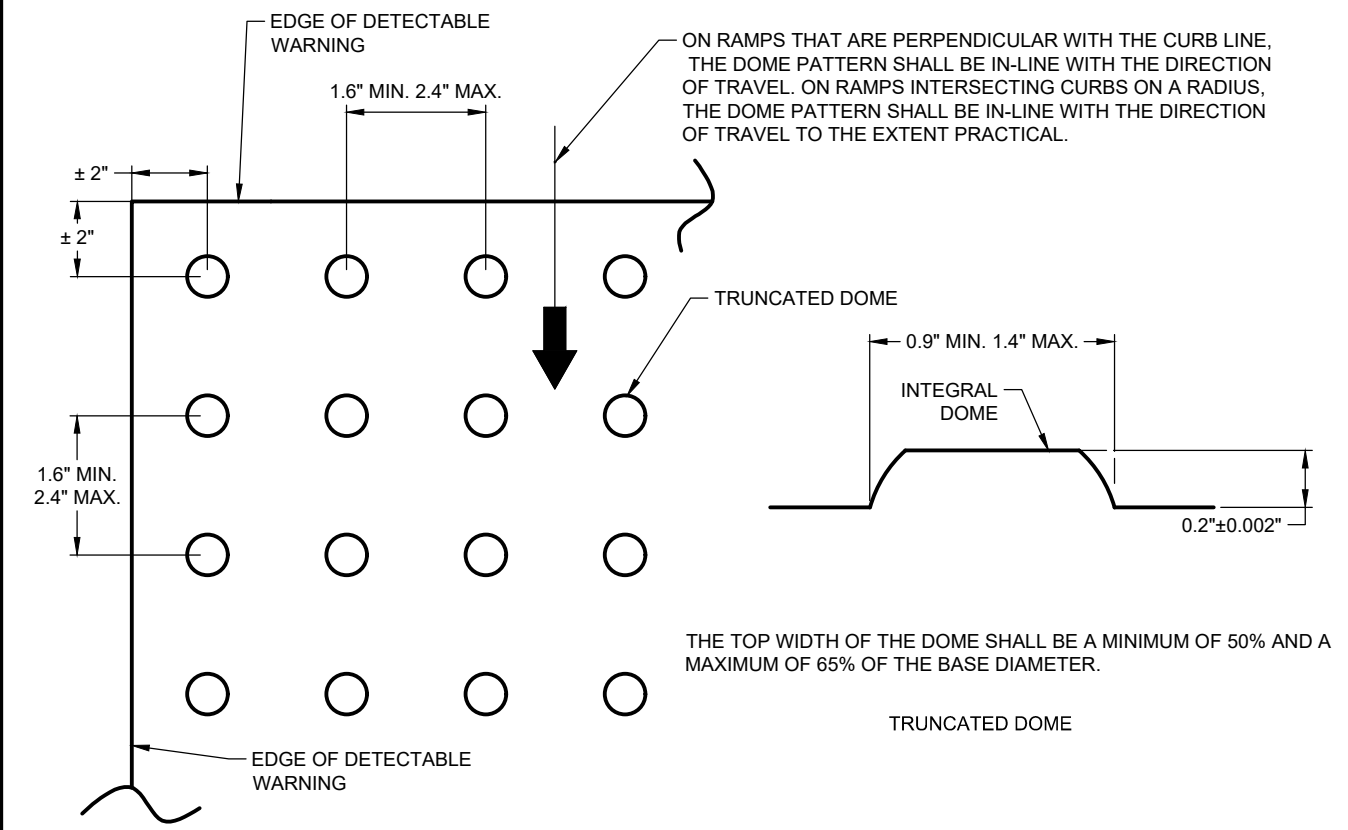
CONNECTION TO EXISTING PAVEMENT
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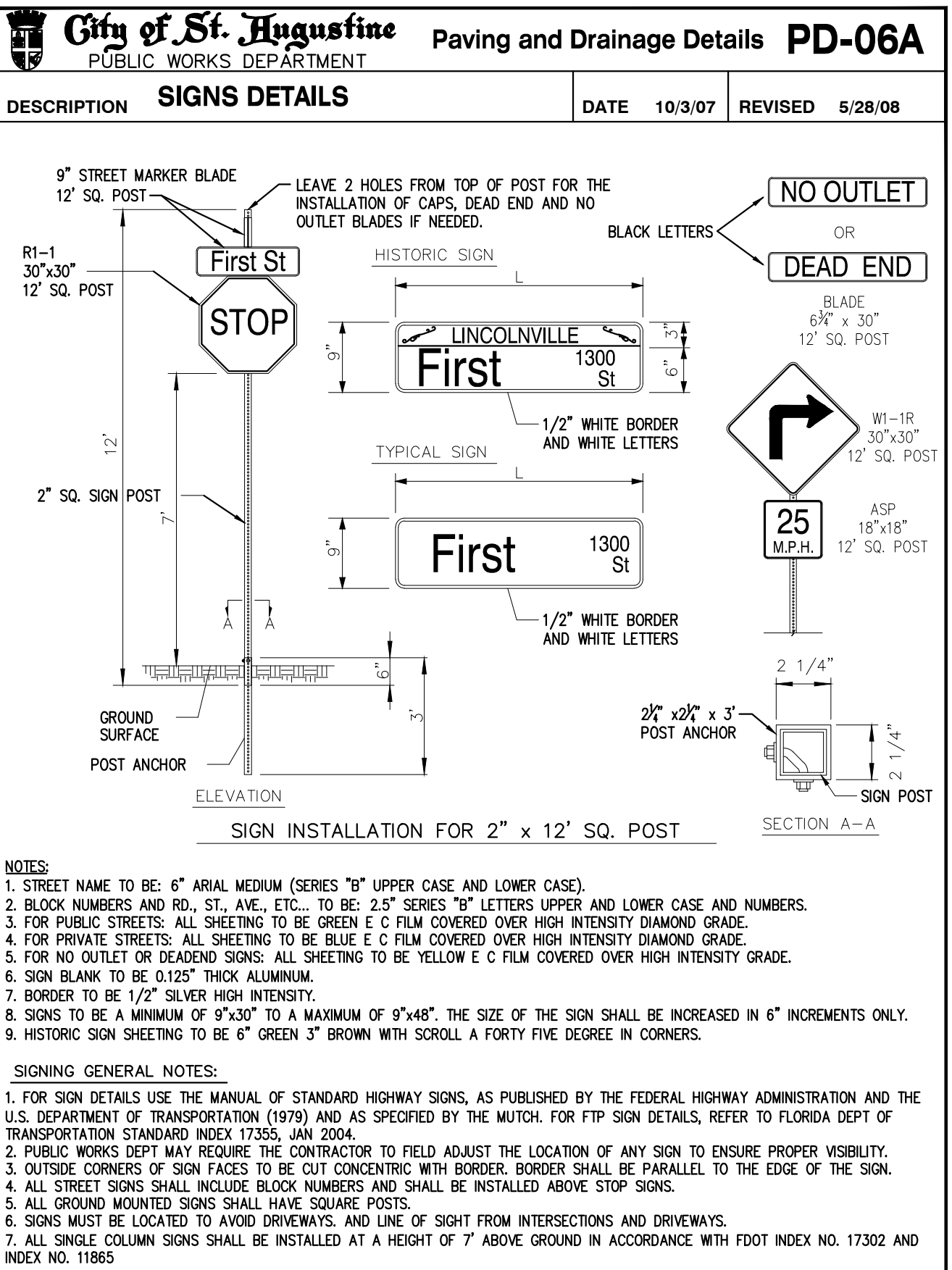
TYPICAL PAVEMENT
SECTION
N.T.S. S011



TYPE III SILT FENCE
N.T.S. E02



DETECTABLE WARNING DETAIL
N.T.S. S03



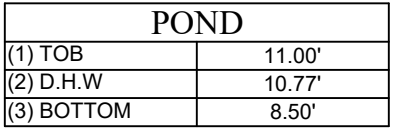
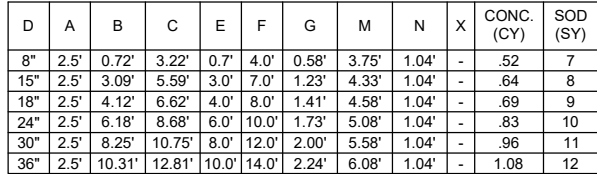
SIGNING GENERAL NOTES:

CONSTRUCTION DETAILS
KOMOREBI BONSAI GARDEN
ST. JOHNS COUNTY
PREPARED FOR
RYAN NORTHRUP

MATTHEWS DESIGN
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

REGISTERED ENGINEER
MATTHEWS DESIGN
CAPACITY: FL 17475

REVISIONS	DESCRIPTION	NO.	DATE	TJC	TJC	ARA	DATE	21115



DSGN BY:	TJC
DWG BY:	TJC
CHK BY:	ARA
DATE:	08-29-
JOB No.:	2111

CONSTRUCTION DETAILS

KOMOREBI BONSAI GARDEN

ST. JOHNS COUNTY

PREPARED FOR

RYAN NORTHRUP

STRUCTURAL PRACTICES:

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDEED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALS WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE EROSION AND TURBIDITY CONTROLS MEET ALL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FDOT SIZE NO. 1 COARSE AGGREGATE.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
 - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF BARRIERS ARE USED, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE ANCHOR WASHOUT.
 - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - F. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
 - G. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL. UNDISTURBED SOIL BELOW THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS, EXCAVATION AND PILING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSITION OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RESEEDED OR REVEGETATED BY THE FINAL GRASSING OR PLANTING TREATMENT WITHIN 7 DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY 1 OR 2 IN FIGURE 10-1 SHALL BE SEEDDED AND ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDDED OR SEEDDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRESSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDDED AND MULCHED OR SODDED.

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER..
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

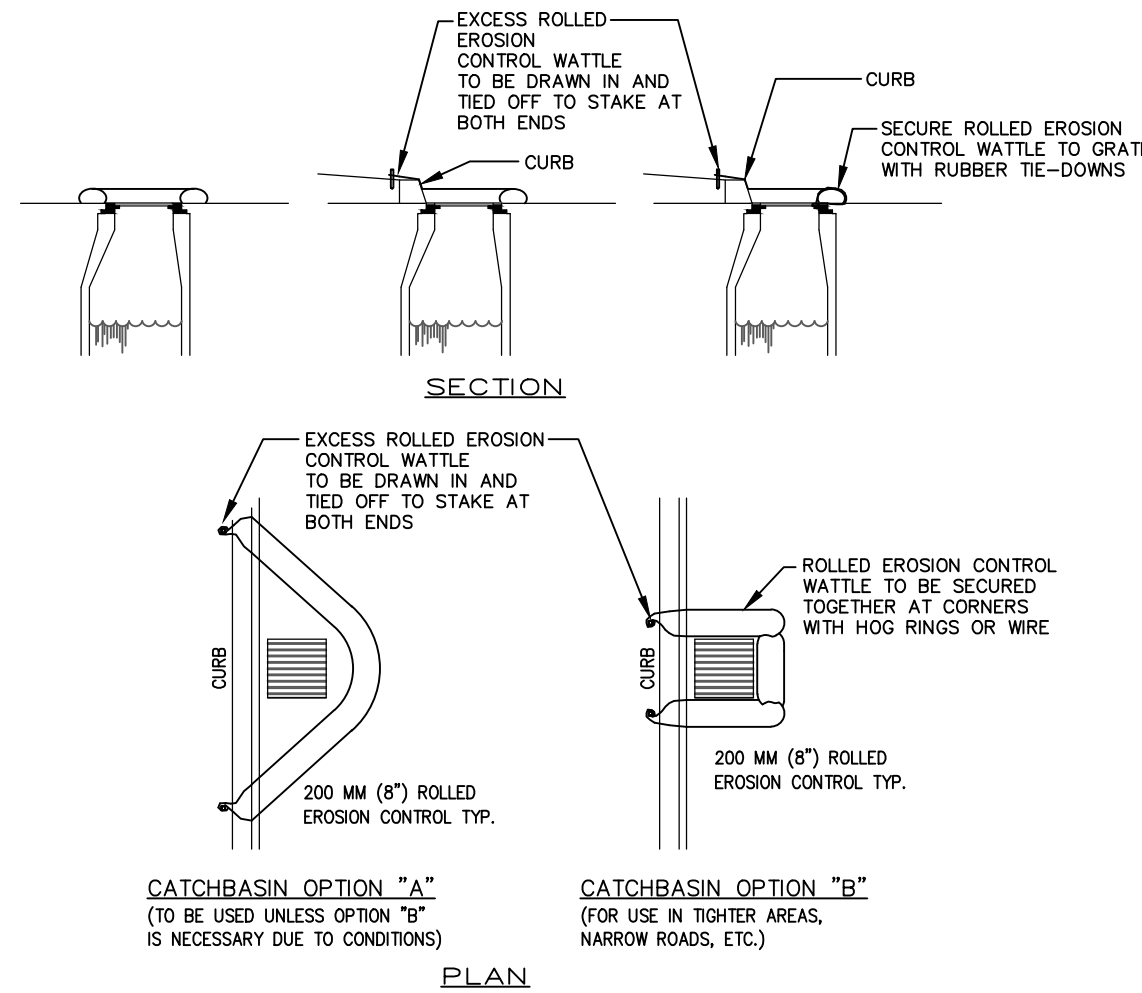
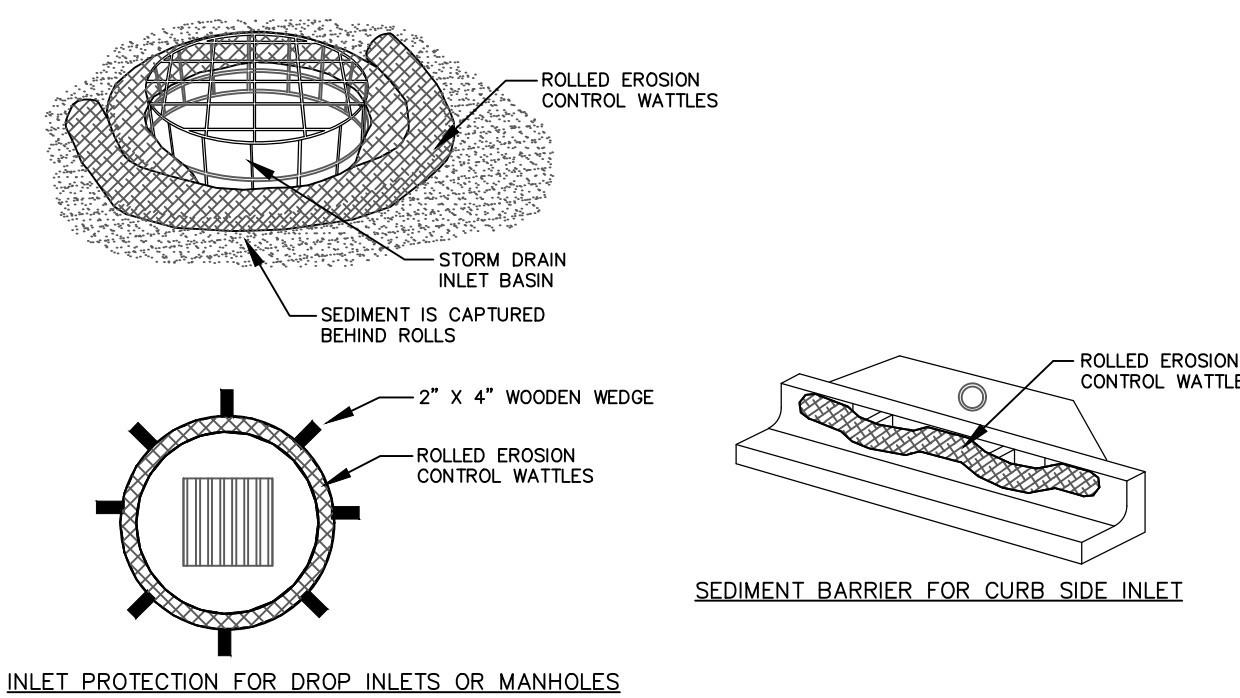
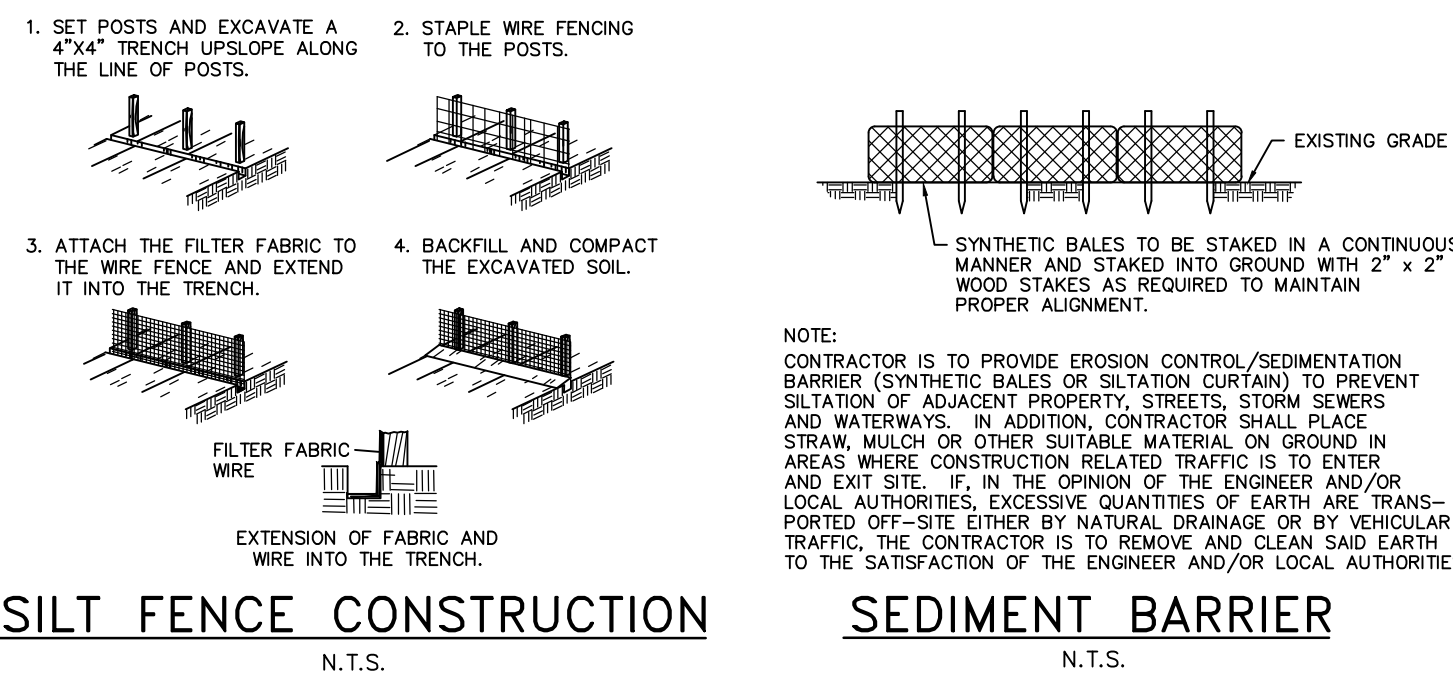
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.



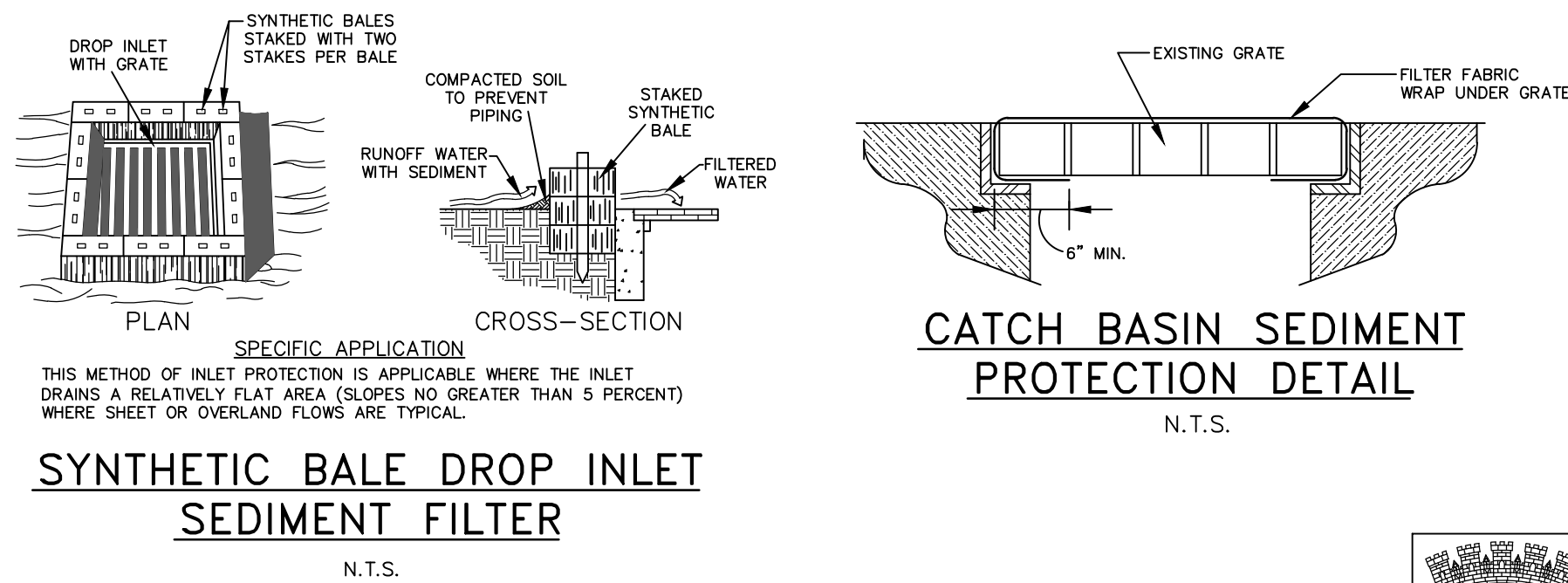
The diagram illustrates the construction of a catch basin for sediment protection. The left side shows a cross-section of the basin, which is a rectangular structure with a sloped inlet on the left and a flat outlet on the right. The inlet is labeled 'RUNOFF WATER WITH SEDIMENT' and shows a layer of 'COMPACTED SOIL TO PREVENT PIPING' at the base. The outlet is labeled 'FILTERED WATER'. The basin is surrounded by 'STAKED SYNTHETIC BALE' material. The right side shows a plan view of the basin, which is a rectangular structure with a '6" MIN.' depth. The basin is labeled 'EXISTING GRATE' and 'FILTER FABRIC WRAP UNDER GRATE'. The basin is surrounded by 'STAKED SYNTHETIC BALE' material.

CROSS-SECTION

CATCH BASIN SEDIMENT PROTECTION DETAIL

PLAN VIEW

Labels in the diagram include: RUNOFF WATER WITH SEDIMENT, COMPACTED SOIL TO PREVENT PIPING, STAKED SYNTHETIC BALE, FILTERED WATER, EXISTING GRATE, FILTER FABRIC WRAP UNDER GRATE, and 6" MIN.



CITY OF ST. AUGUSTINE
STORM WATER POLLUTION
PREVENTION PLAN

REVISION DATE:	FEB 2017
NOT TO SCALE	N-2











FOR OCTOBER 5, 2023 CRC MEETING

**HP2023-0070
550 W King Street**

**DOCUMENTS SUBMITTED AFTER DEADLINE,
NOT INCLUDED IN STAFF REPORT**

INDEX OF SHEETS

- 1. G-100 COVER PAGE
- 2. G-200 NOTES
- 3. A-100 3D REPRESENTATIONS
- 4. A-101 FLOOR PLAN
- 5. A-102 ELEVATION VIEWS
- 6. S-100 FOUNDATION PLAN
- 7. S101 ROOF FRAMING PLAN
- 8. S-102 SECTIONS AND DETAILS
- 9. S-103 DETAILS
- 10. S104 CONNECTIONS DETAILS

AREA CALCULATIONS

INTERIOR BUILDING AREA:	856 SQ.FT.
COVERED ENTRY:	48 SQ.FT.
REAR PORCH:	144 SQ.FT.
TOTAL UNDER ROOF:	1048 SQ.FT.

550 WEST KING STREET
SAINT AUGUSTINE, FL 32084
PARCEL ID: 1126100000

DESIGNED IN ACCORDANCE WITH
THE 7TH EDITION OF THE
(2020) FLORIDA BUILDING CODE.

LOTUS ENGINEERING
& CONSTRUCTION, INC.



LOTUS
Engineering and Construction, Inc.

4717 DIXIE DRIVE
PONCE INLET, FL 32127
(386) 846-6971
COA 7994

CLIENT
T.N. LEE SERVICES, LLC

ADDRESS
215 REDONDA WAY
ST AUGUSTINE, FL 32092

PROJECT TITLE
KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE
COVER
PAGE

REVISIONS

INITIAL	DESCRIPTION	DATE

DN: c=US, o=Lotus
Engineering and
Construction Inc,
dnQualifier=A014
10D00000185F5FC
471C0001E967,
cn=Mahmoud S
Makour
Date: 2023.09.26
20:04:34 -04'00'

DESIGNED BY:
MAHMOUD MADKOUR
PE 48966

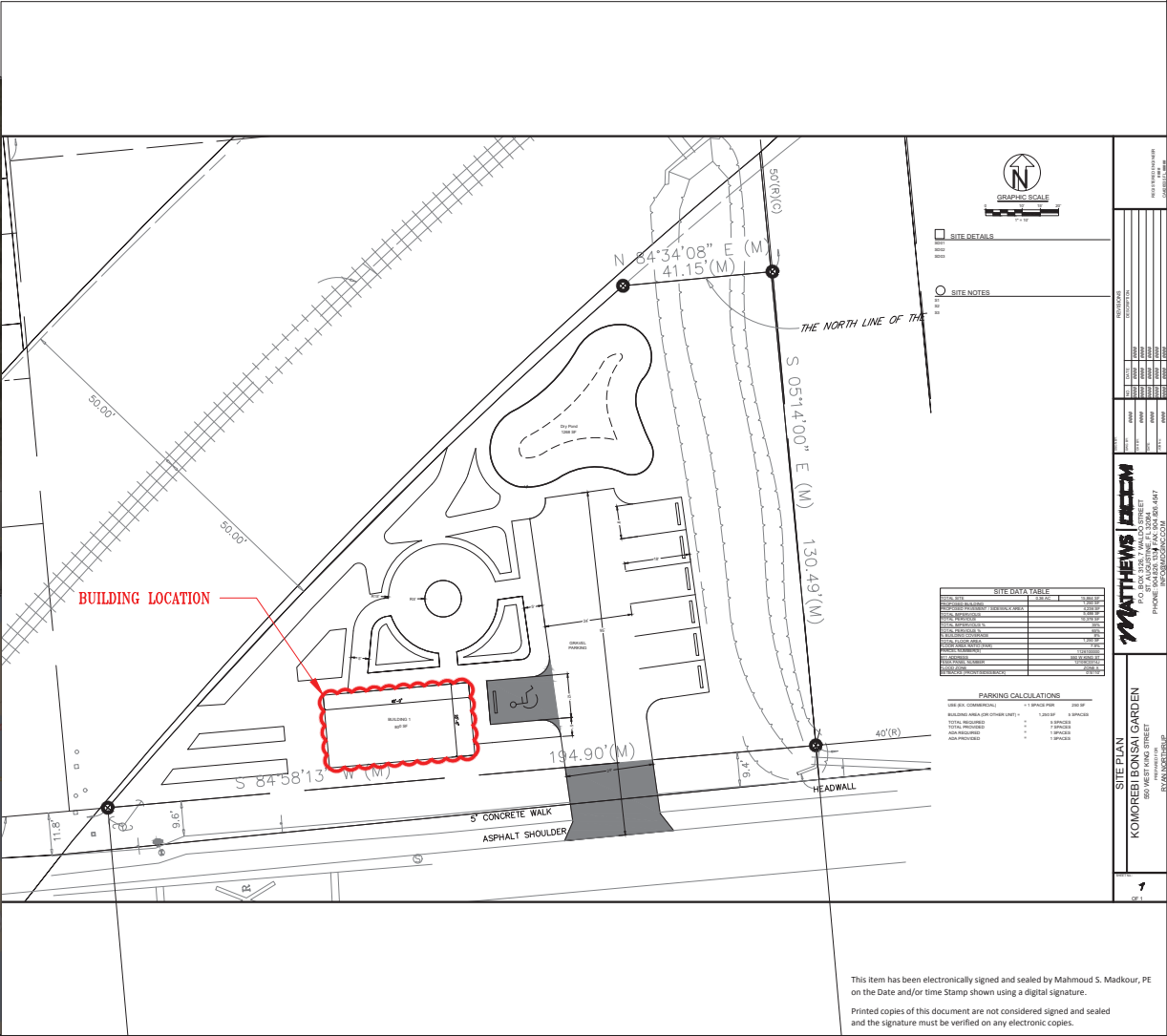
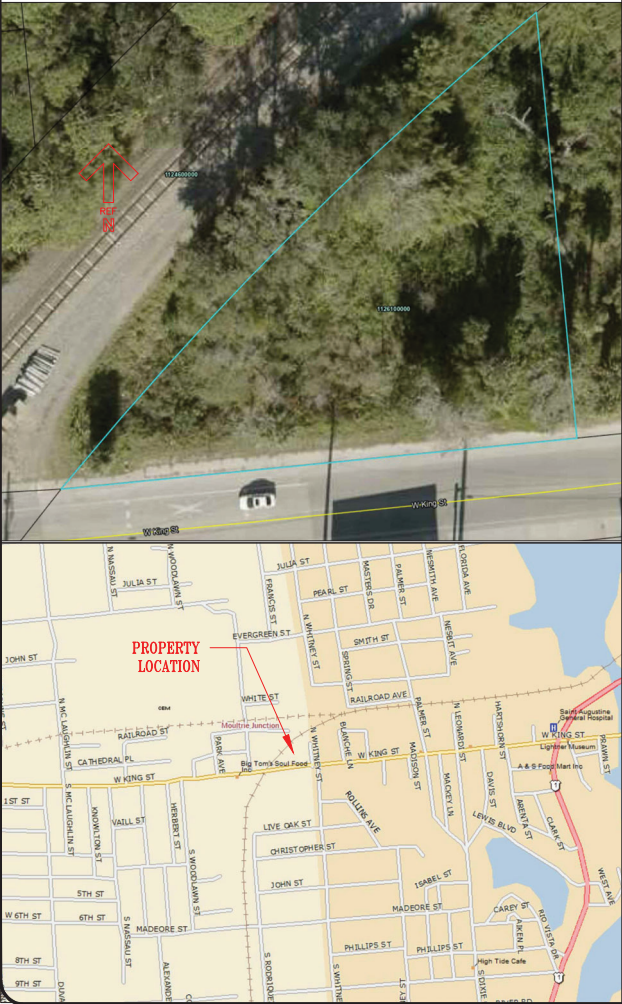
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MSM 09/26/2023

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1
OF
10
SCALE: AS SHOWN

GENERAL PLANS
G-100

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GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODES AND ALL ADOPTED STANDARDS THAT SUPPLEMENT THE CODE.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT AT SIMILAR LOCATIONS SHALL BE REPEATED. UNLESS OTHERWISE NOTED, ALL SECTIONS AND DETAILS SHOWN ON THESE DRAWINGS ARE TYPICAL AT SIMILAR LOCATIONS AND CONDITIONS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:
 ROOF 20 PSF (LIVE LOAD)
 FLOOR 40 PSF (LL)
 STAIRS 100 PSF (LL)
 GARAGE FLOOR 50 PSF (2000# PT.)
 DECKS 60 PSF (LL)
- PLANS TO COMPLY WITH THE LOCAL SECURITY ORDINANCE.
- ALL SHEAR SHALL TRANSFER TO ROOF SHEATHING.
- REPLACE ANY DETERIORATED EXTERIOR WOOD PLANKS.

CONCRETE NOTES

- 4" THICK 3,000 P.S.I. CONCRETE SLAB & FOOTING W/ 6x6-10/10 WELDED WIRE MESH OR FIBERMESH AT CONTRACTOR OPTION.
- 6 MIL VIS-QUEEN VAPOR BARRIER
- SELECTED FILL MATERIALS AND TERMITE TREATED.

THE CONTRACTORS ARE TO CHECK AND VERIFY ACCURACY AND SITE CONDITIONS BEFORE START OF CONSTRUCTION.

WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

WIND LOADING CRITERIA

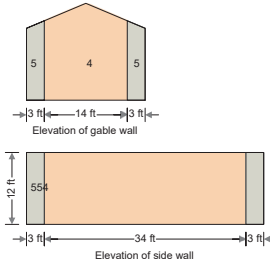
WIND SPEED (ULTIMATE) WIND SPEED (ALLOWABLE) EXPOSURE CATEGORY BUILDING RISK CATEGORY ENCLOSURE CLASSIFICATION INTERNAL PRESSURE COEFFICIENT				130 MPH 100.7 MPH B II ENCLOSED +/- 0.18			
ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS FOR MEAN ROOF HEIGHT ≤ 60 ft							
Components and cladding pressures - Wall (Table 30.3-1)							
Component	Zone Length (ft)	Width (ft)	Eff. area (ft²)	+GCp	-GCp	Pres (+ve) (psf)	Pres (-ve) (psf)
10 SF	4	-	10.0	1.00	-1.10	14.2	-16.1
10 SF	5	-	20.0	0.95	-1.29	14.2	-18.5
20 SF	4	-	20.0	0.95	-1.05	14.2	-14.9
20 SF	5	-	20.0	0.95	-1.29	14.2	-18.5
50 SF	4	-	50.0	0.88	-0.98	14.2	-14.9
50 SF	5	-	50.0	0.88	-1.15	14.2	-16.8
100 SF	4	-	100.0	0.82	-0.92	14.2	-14.9
100 SF	5	-	100.0	0.82	-1.05	14.2	-14.9
200 SF	4	-	200.0	0.77	-0.87	14.2	-14.9
200 SF	5	-	200.0	0.77	-0.94	14.2	-14.9

Notes:
1. In the net windward wall pressure, include all fully attached windward loads in the design; that net less than 10 psf acting
on the windward wall.

COMMENTS:
(+) VALUE DENOTES PRESSURE
(-) VALUE DENOTES SUCTION

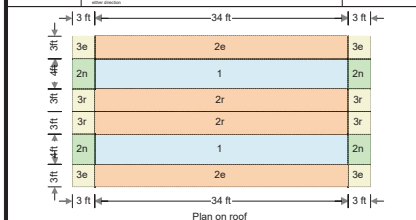
If the final net design wind pressure, including all permitted reductions, used in the design shall not be less than 10psf acting in

COMMENTS: (+) VALUE DENOTES PRESSURE
(-) VALUE DENOTES SUCTION



WIND PRESSURE AND SUCTION DIAGRAM

Component	Zone Length (ft)	Width (ft)	Eff. area (sq ft)	+GCp	-GCp	Pres (+ve) (psf)	Pres (-ve) (psf)
10 SF	4	-	10.0	1.00	-1.10	14.2	-16.1
10 SF	5	-	20.0	0.95	-1.29	14.2	-18.5
20 SF	4	-	20.0	0.95	-1.05	14.2	-14.9
20 SF	5	-	20.0	0.95	-1.29	14.2	-18.5
50 SF	4	-	50.0	0.88	-0.98	14.2	-14.9
50 SF	5	-	50.0	0.88	-1.15	14.2	-16.8
100 SF	4	-	100.0	0.82	-0.92	14.2	-14.9
100 SF	5	-	100.0	0.82	-1.05	14.2	-14.9
200 SF	4	-	200.0	0.77	-0.87	14.2	-14.9
200 SF	5	-	200.0	0.77	-0.94	14.2	-14.9



GENERAL PRESSURE NOTES

- NOTES:
- MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
 - "a" = END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES. OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS.
 - DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BORNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.
 - DEAD LOAD OF 5 FT PSF SHALL BE USED TO CONVERT GROSS UPLIFT TO NET UPLIFT FOR OPEN-WEB JOIST DESIGN.

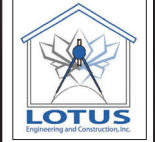
FRAMING NOTES

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 2-2 X 12 HEADERS WITH 1/2" PLYWOOD WEB, UNLESS OTHERWISE INDICATED.
- JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
- PROVIDE DOUBLE JOISTS. UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
- PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER FBC.
- LUMBER SPECIES:
 A. TRUSSES, POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS
 B. SILLS, PLATES, BLOCKING BRIDGING ETC.
 C. STUDS
 D. POST & BEAM DECKING
 E. PLYWOOD SHEATHING
 F. GLU-LAM BEAMS
 NO. 2 DOUGLAS FIR
 NO. 2 DOUGLAS FIR
 STUD GRADE S.P.
 UTILITY GRADE S.P.
 1/2" CDX PLY, 32/16
 Fb 2400 PSI, DRY ADH.
- NAILING SCHEDULE:
 JOIST TO SILL OR GIRDER BRIDGING TO JOIST
 2" SUBFLOOR TO GIRDER
 SOLE PL. TO JOIST
 TOP PL. TO STUDS
 STUD TO SOLE PL.
 DOUBLE STUDS
 DOUBLE TOP PL.
 CONTINUOUS HEADER (2 PC.)
 CLG. JST. TO PL.
 CLG. JST. LAP OVER PL.
 CLG. JST. TO RAFTER
 RAFTER TO TOP PL.
 BUILT-UP CORNER STUDS
 PLYWOOD SUBFLOOR
 3-8d TOE NAIL
 2-8d TOE NAIL
 2-16d BLIND & FACE
 16d @ 16" FACE NAIL
 2-16d END NAIL
 4-8d TOE NAIL OR
 2-16d END NAIL
 16d @ 16" FACE NAIL
 16d @ 16" FACE NAIL
 16d @ 16" EDGE NAIL
 3-8d TOE NAIL
 3-16d FACE NAIL
 3-8d TOE NAIL
 16d @ 24" FACE NAIL
 8d @ 6" EDGE NAIL
 8d @ 12" INTERIOR
 8d @ 6" INTERIOR
 8d @ 6" INTERIOR
 2-16d FACE NAIL
 16d @ 15" STAGGER NAIL
 1/2" DIA. BOLTS W/WASHERS
 EA. SIDE @ 24" O.C.
 1 X 6 SPACED SHEATHING
 2-8d FACE NAIL
- MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.
- DOUBLE TOP PLATES W/ MIN. 48" LAP SPLICES. NAIL WITH (8) 16d @ EACH SPLICE AND (2) 16d @ 12" O.C. BETWEEN.
- WHERE TOP OR SOLE PLATES ARE CUT FOR PIPES OR WIRING A METAL TIE (MIN. 0.058 THICK AND 1-1/2" WIDE SHALL BE FASTENED ACROSS THE OPENING WITH (6) 16d NAILS MINIMUM EACH SIDE.

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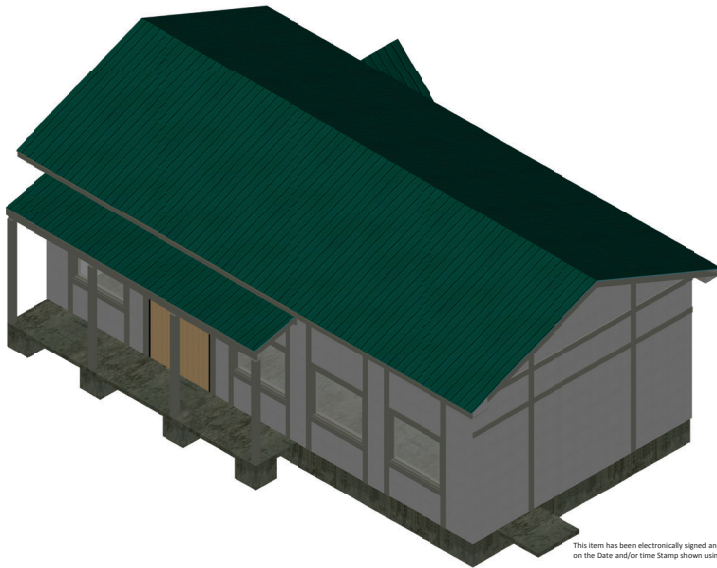
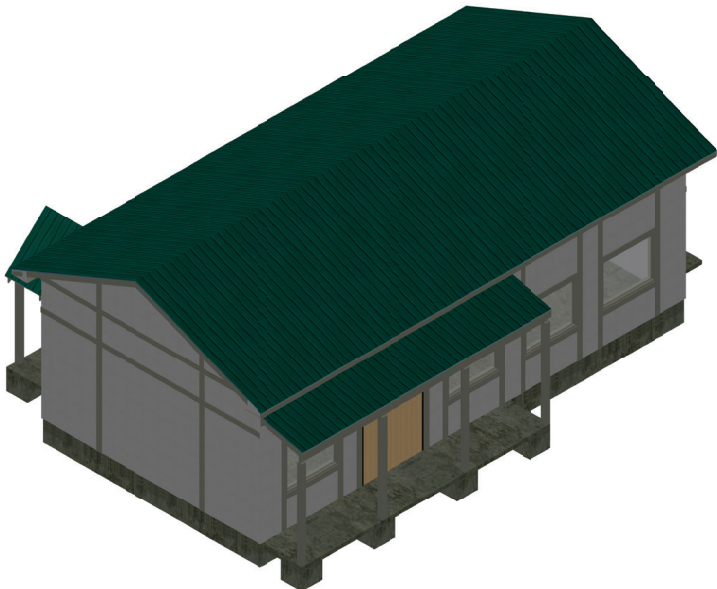
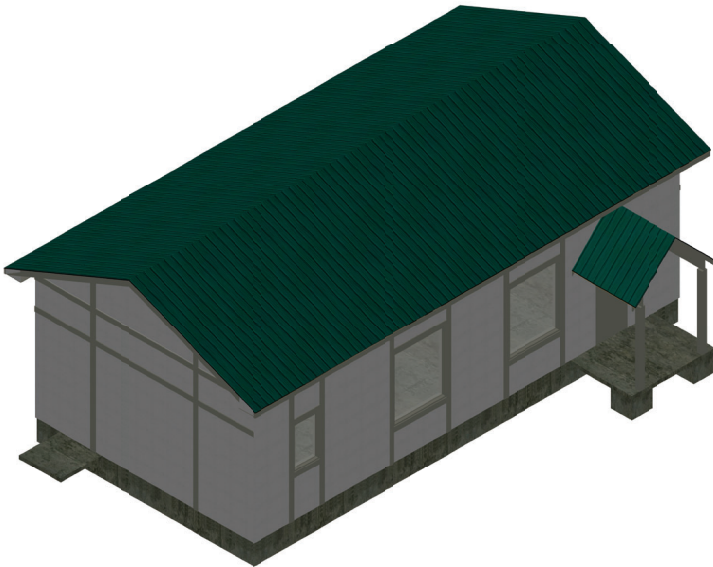
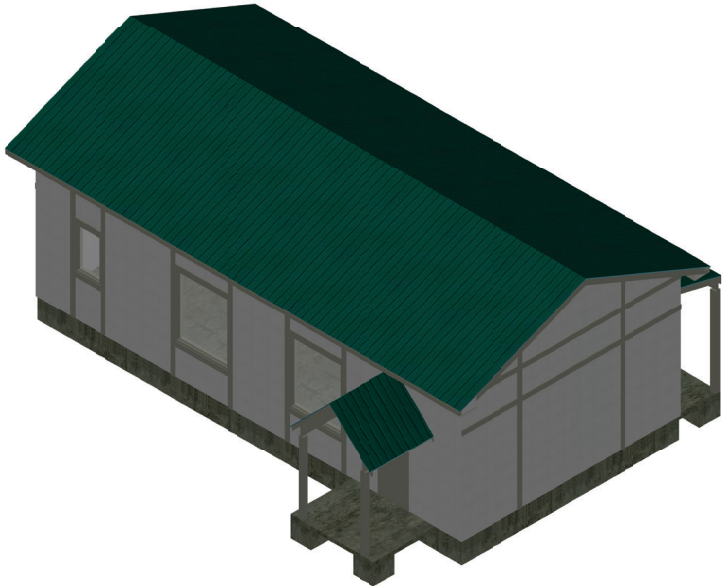
4717 DIXIE DRIVE
PONCE INLET, FL 32127
(386) 846-8971
COA 7994

CLIENT	T. N. LEE SERVICES, LLC																														
ADDRESS	215 REDONDA WAY ST AUGUSTINE, FL 32092																														
PROJECT TITLE	KOMOREBI BONSAI GARDEN BUILDING																														
SHEET TITLE	NOTES																														
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Date: 2023.09.26 20:04:59 -04'00'

DESIGNED BY	MAHMOUD MADKOUR PE 48966
DRAWN BY	MSM 09/26/2023
CHECKED BY	MSM
SHEET NUMBER	2
GENERAL PLANS	G-200
OF	10
SCALE	AS SHOWN

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PONCE INLET, FL 32127
(386) 845-6671
COA 1994

CLIENT		
T.N. LEE SERVICES, LLC		
ADDRESS		
215 REDONDA WAY ST AUGUSTINE, FL 32092		
PROJECT TITLE		
KOMOREBI BONSAI GARDEN BUILDING		
SHEET TITLE		
3D VIEWS		
REVISIONS		
INITIAL	DESCRIPTION	DATE

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DRAWN BY: MSM 09/26/2023

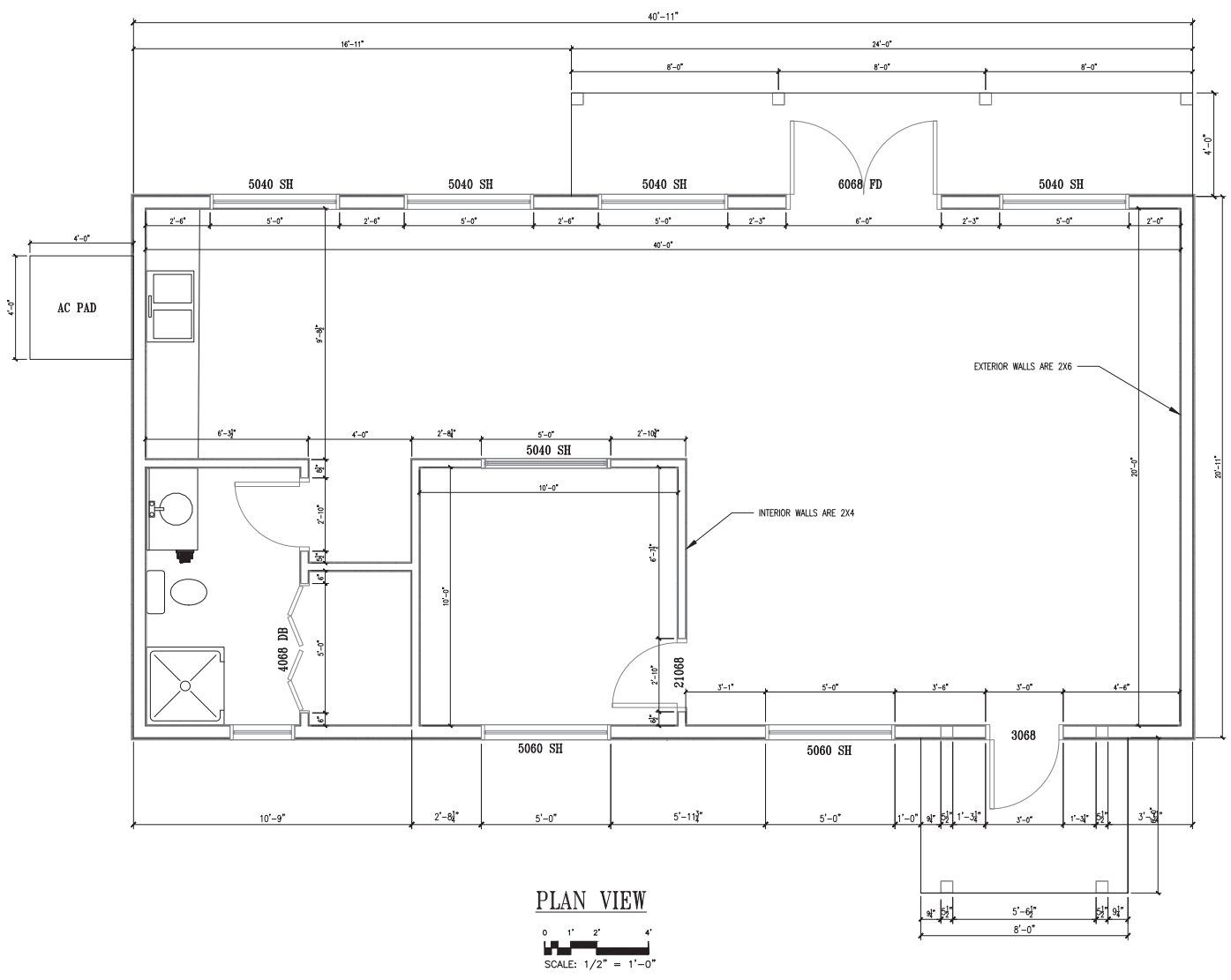
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GENERAL PLANS: A-100

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PROJECT TITLE

KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE

FLOOR
PLAN

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PE 48966

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GENERAL PLANS

10

OF

A-101

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PROJECT TITLE

KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE

ELEVATION
VIEWS

REVISIONS

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471C0001E967,
cn=Mahmoud S
Madkour
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PE 48966

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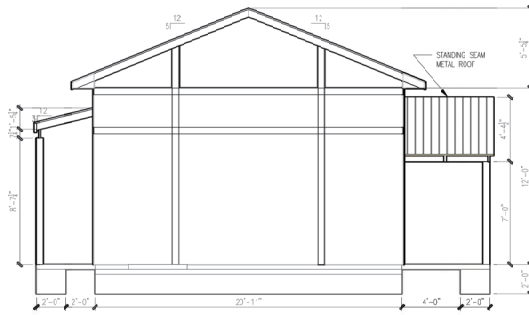
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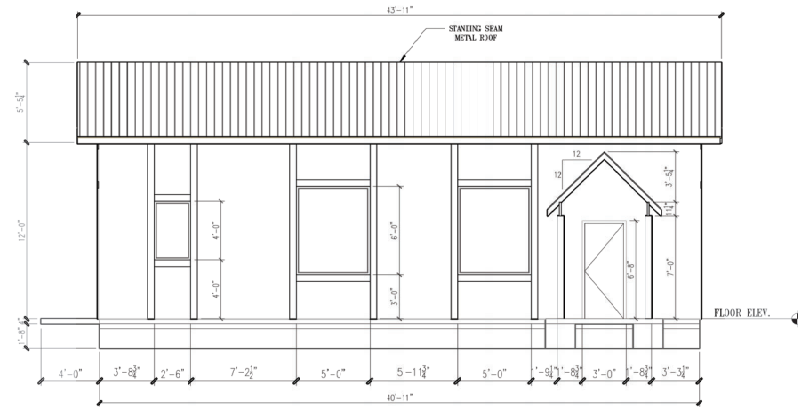
GENERAL PLANS
A-102
SCALE: AS SHOWN

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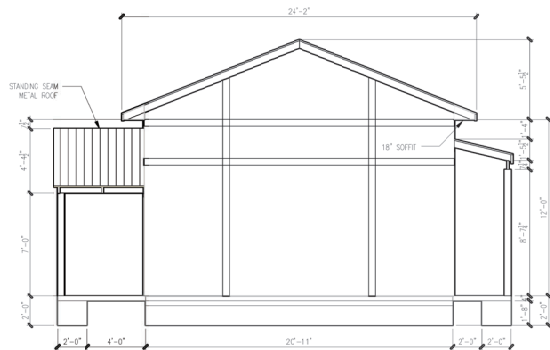
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FRONT VIEW

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



RIGHT VIEW

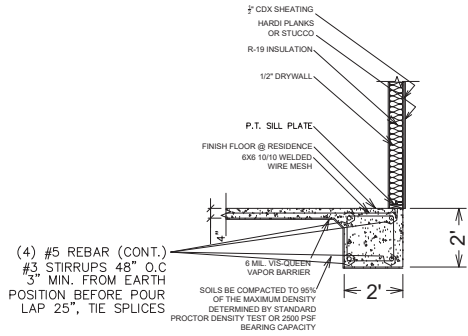
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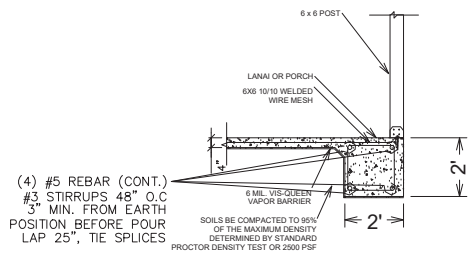
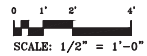
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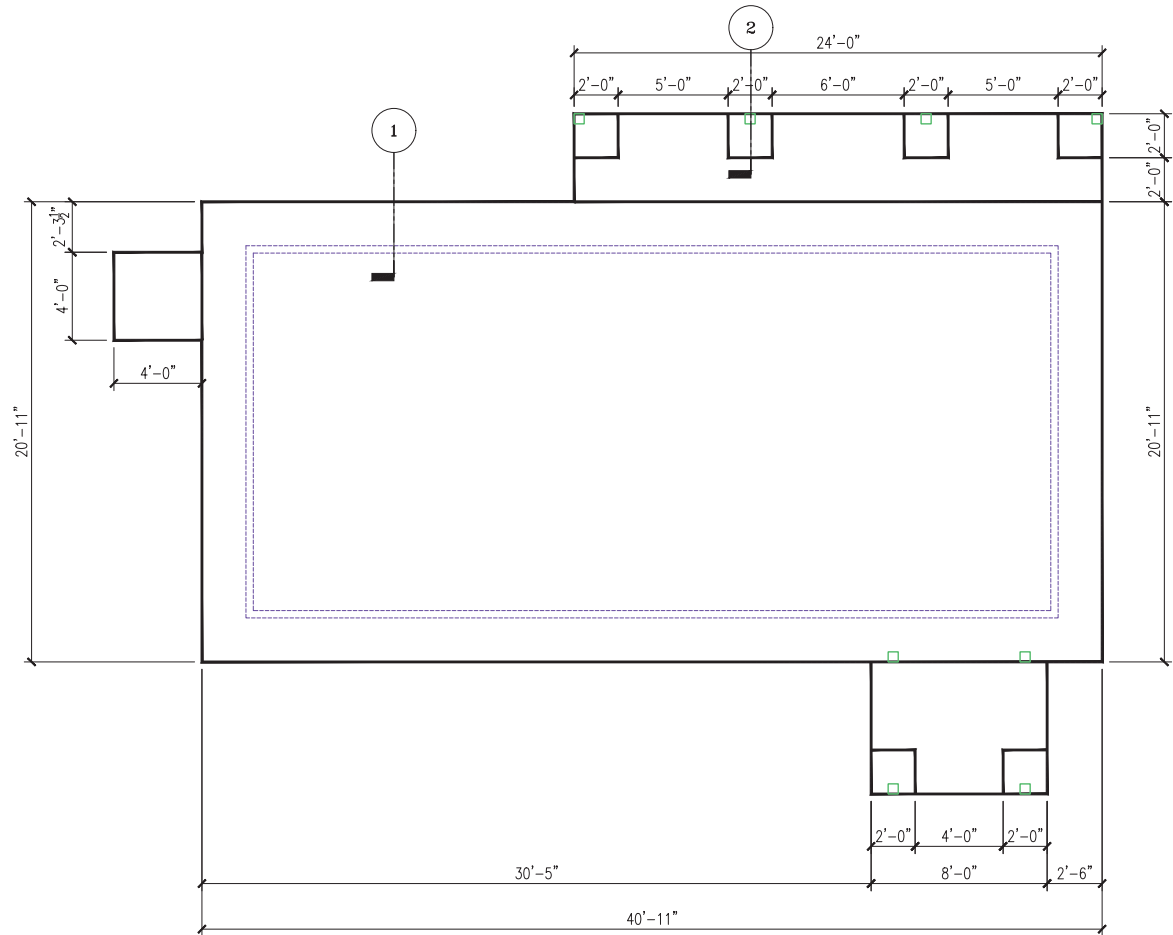
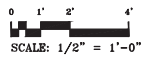
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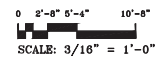
FRAMED WALL - CONCRETE
FLOOR



FRAMED WALL - CONCRETE
FLOOR



PLAN VIEW



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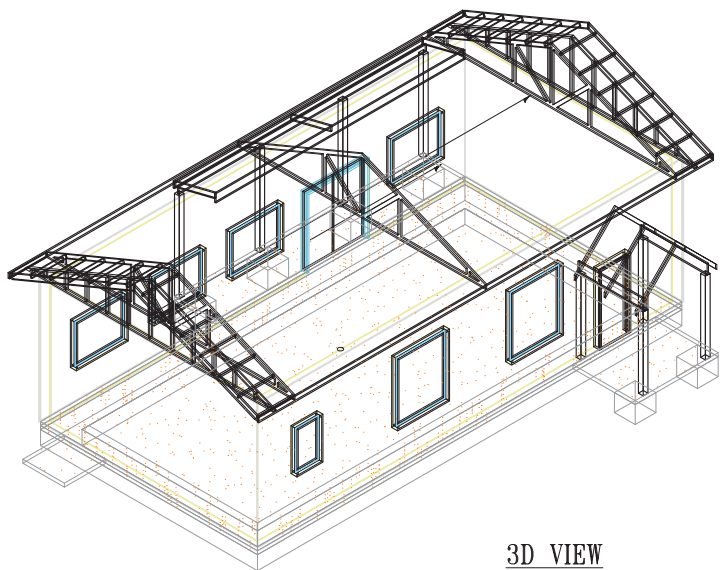
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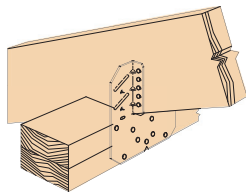
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10D00000185F5F
C471C0001E967,
cn=Mahmoud S
Madkour
Date: 2023.09.26
20:07:16 -04'00'

DESIGNED BY: MAHMOUD MADKOUR PE 48966	
DRAWN BY: MSM	09/26/2023
CHECKED BY: MSM	
SHEET NUMBER	
6 OF 10	GENERAL PLANS S-100 SCALE : AS SHOWN

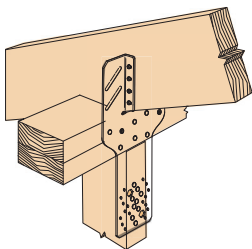
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3D VIEW
SCALE: 1/4" = 1'-0"

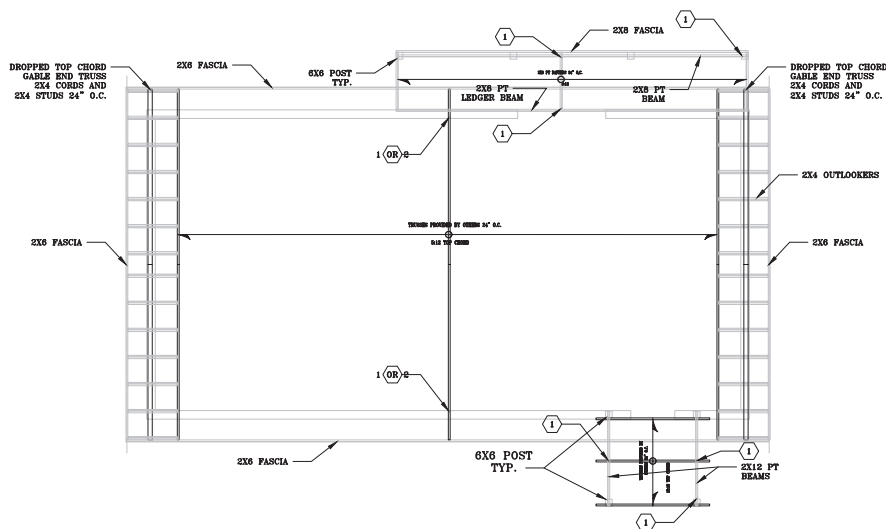


1 Simpson Strong-Tie H10A Installation



2 Simpson Strong-Tie H10S Installation

Model No.	Ga.	Fasteners (in.)		
		To Rafters/ Truss	To Plates	To Studs
H10A	18	(9)0.148 x 1 1/2	(9)0.148 x 1 1/2	—
H10S	18	(8)0.131 x 1 1/2	(8)0.131 x 1 1/2	(8)0.131 x 2 1/2



PLAN VIEW

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

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ADDRESS

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ST AUGUSTINE, FL 32092

PROJECT TITLE

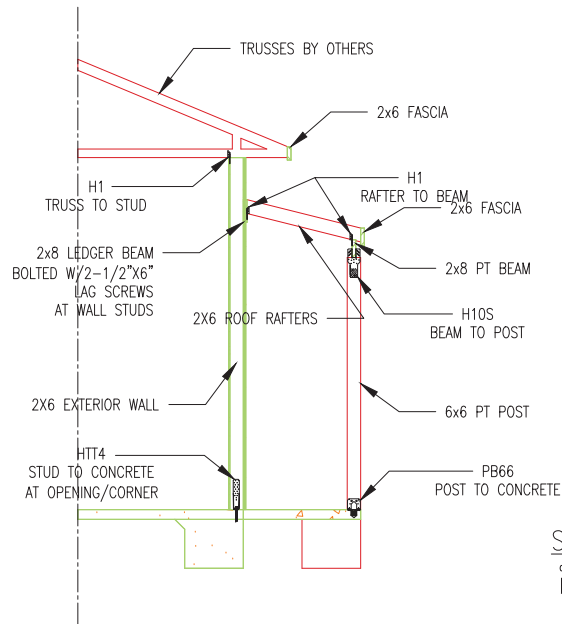
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BONSAI
GARDEN
BUILDING

SHEET TITLE

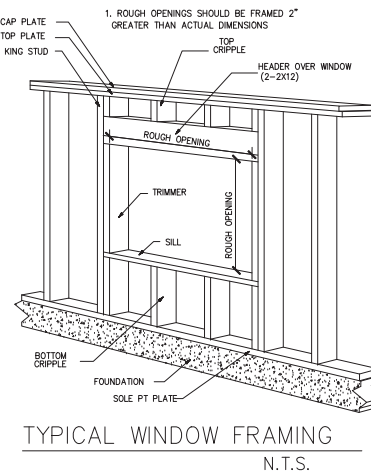
ROOF
FRAMING
PLAN

REVISIONS

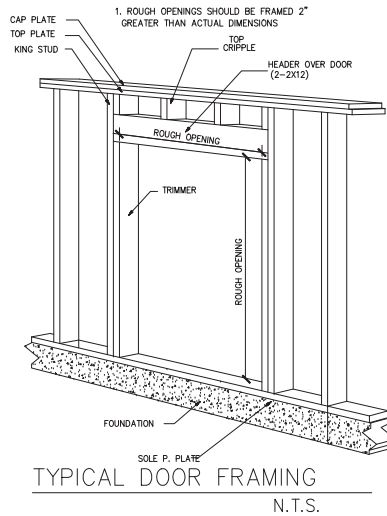
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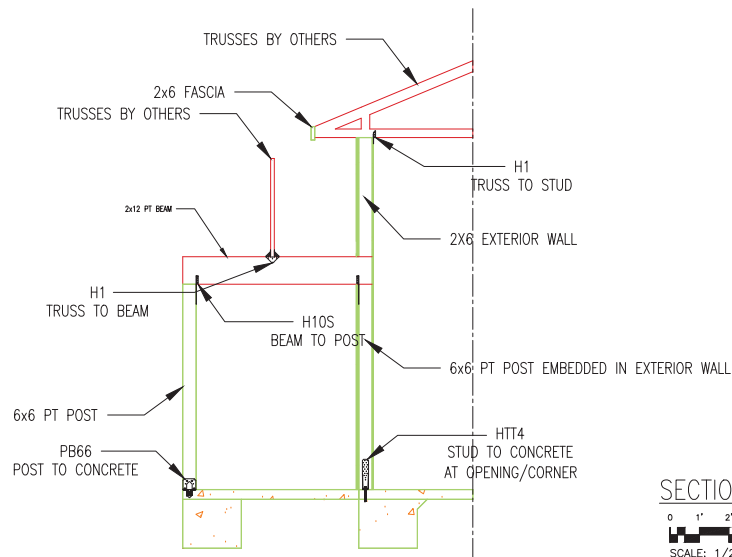
SECTION A-A
SCALE: 1/2" = 1'-0"



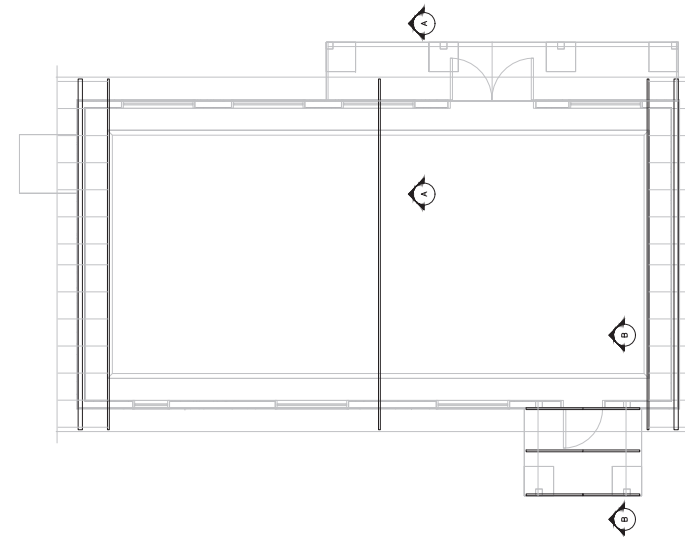
TYPICAL WINDOW FRAMING
N.T.S.



TYPICAL DOOR FRAMING
N.T.S.



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



PLAN VIEW

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

This item has been electronically signed and sealed by Mahmoud S. Madkour, PE on the Date and/or time Stamp shown using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

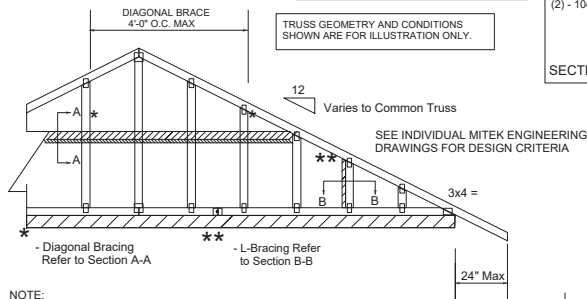
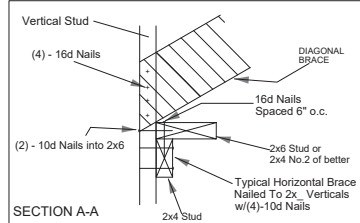
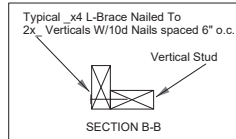


CLIENT		
T. N. LEE SERVICES, LLC		
ADDRESS		
215 REDONDA WAY		
ST AUGUSTINE, FL 32092		
PROJECT TITLE		
KOMOREBI BONSAI GARDEN BUILDING		
SHEET TITLE		
SECTIONS AND DETAILS		
REVISIONS		
INITIAL	DESCRIPTION	DATE

DN: c=US, o=Lotus Engineering and Construction Inc, dnQualifier=A014 10D00000185F5FC 471C0001E967, cn=Mahmoud S Madkour
Date: 2023.09.26 20:08:13 -04'00'

DESIGNED BY: MAHMOUD MADKOUR, PE 48966	
DRAWN BY: MSM	09/26/2023
CHECKED BY: MSM	
SHEET NUMBER: 10	GENERAL PLANS: S-102
OF: 10	SCALE: AS SHOWN
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GABLE DETAILS



NOTE:

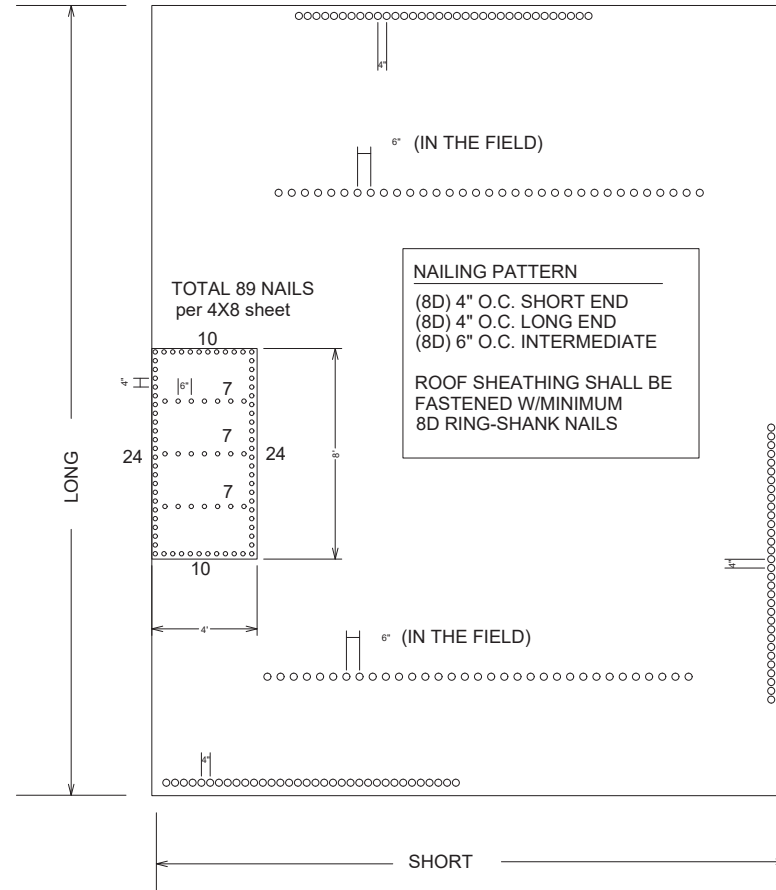
1. MINIMUM GRADE OF #2 MATERIAL IN THE TOP AND BOTTOM CHORDS.
2. CONNECTION BETWEEN BOTTOM CHORD OF GABLE END TRUSS AND WALL TO BE PROVIDED BY PROJECT ENGINEER OR ARCHITECT.
3. BRACING SHOWN IS FOR INDIVIDUAL TRUSS ONLY. CONSULT BLDG. ARCHITECT OR ENGINEER FOR TEMPORARY AND PERMANENT BRACING OF TRUSS.
4. "L" BRACES SPECIFIED ARE TO BE FULL LENGTH. GRADES: 1x4 SRB OR 2x4 STUD OR BETTER WITH ONE ROW OF 10d NAILS SPACED 6" O.C.
5. DIAGONAL BRACE TO BE APPROXIMATELY 45 DEGREES TO ROOF DIAPHRAM AT 4'-0" O.C.
6. CONSTRUCT HORIZONTAL BRACE CONNECTING A 2x6 STUD AND A 2x4 STUD. SHOWN WITH 16d NAILS SPACED 6" O.C. HORIZONTAL BRACE TO BE LOCATED AT THE MIDSPAN OF THE LONGEST STUD. ATTACH TO VERTICAL STUDS WITH (4) 10d NAILS THROUGH 2x4. (REFER TO SECTION A-A)
7. GABLE STUD DEFLECTION MEETS OR EXCEEDS L/240.
8. THIS DETAIL DOES NOT APPLY TO STRUCTURAL GABLES.
9. DO NOT USE FLAT BOTTOM CHORD GABLES NEXT TO SCISSOR TYPE TRUSSES.
10. NAILS DESIGNATED 10d ARE (0.131" X 3")
11. NAILS DESIGNATED 16d ARE (0.131" X 3.5")

Minimum Stud Size Species and Grade	Stud Spacing	Without Brace	1x4 L-Brace	2x4 L-Brace	DIAGONAL BRACE	2 DIAGONAL BRACES AT 1/3 POINTS
		Maximum Stud Length				
2x4 DF/SP Std/Stud	12" O.C.	4-6-3	5-0-7	7-1-7	9-0-5	13-6-8
2x4 DF/SP Std/Stud	16" O.C.	4-1-3	4-4-5	6-2-0	8-2-7	12-3-10
2x4 DF/SP Std/Stud	24" O.C.	3-5-8	3-6-11	5-0-7	6-10-15	10-4-7

* Diagonal braces over 6'-3" require a 2x4 T-Brace attached to one edge. Diagonal braces over 12'-6" require 2x4 I-braces attached to both edges. Fasten T and I braces to narrow edge of web with 10d nails 8" o.c., with 3" minimum end distance. Brace must cover 90% of diagonal length.

MAX MEAN ROOF HEIGHT = 30 FEET
CATEGORY II BUILDING
EXPOSURE B
ASCE 7-16 WU=130 MPH ACCORDING
TO APPLIED TECHNOLOGY COUNCIL
(ATC) WEBSITE
DURATION OF LOAD INCREASE : 1.60

STUD DESIGN IS BASED ON COMPONENTS AND CONNECTION OF BRACING IS BASED ON MWFRS.



ROOF NAILING PATTERN

This item has been electronically signed and sealed by Mahmoud S. Madkour, PE on the Date and/or time Stamp shown using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



CLIENT
T.N. LEE SERVICES, LLC
ADDRESS
215 REDONDA WAY ST AUGUSTINE, FL 32092
PROJECT TITLE

KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE:

DETAILS

REVISIONS

[illegible]

DN: c=US, o=Lotus
Engineering and
Construction Inc,
dnQualifier=A014
10D00000185F5F
C471C0001E967,
cn=Mahmoud S
Madkour
Date: 2023.09.26
20:08:40 -04'00'

DESIGNED BY:
MAHMOUD MADKOUR
PE 48966

DRAWN BY	
MSM	09/26/2023

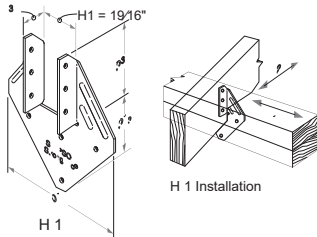
CHECKED BY:	
MSM	

SHEET NUMBER	
9	GENERAL PLANS

OF	S-103
10	SCALE : AS SHOWN

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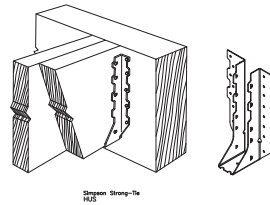
SIMPSON STRONG-TIE
H1



Model No.	Qty	Fasteners (in.)				SPT/SP Allowable Loads		SPT/SP Allowable Loads		SPT/SP Allowable Loads	
		To Rafter/Truss	To Plate	To Stud	To Shear	Uplift (100)	Uplift (150)	Uplift (100)	Uplift (150)	Uplift (100)	Uplift (150)
H1	18	Ø 5/16 x 1.5	Ø 5/16 x 1.5	—	—	400	510	400	510	400	510

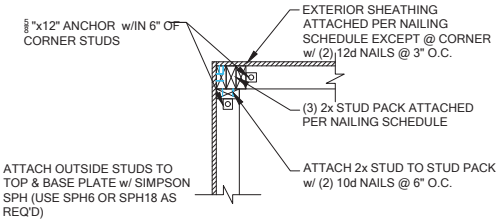
TYPICAL RAFTER CONNECTION

SIMPSON STRONG-TIE
HUS210



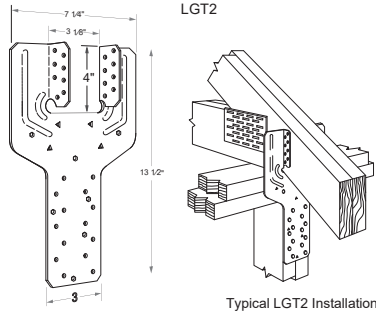
Model No.	Qty	Dimensions (in.)				Fasteners (in.)		SPT/SP Allowable Loads (lb)		SPT/SP Allowable Loads (lb)	
		W	H	B	Max	Header	Joint	Uplift (100)	Uplift (150)	Uplift (100)	Uplift (150)
HUS210	18	1 1/4	9	3	—	Ø 5/16 x 1.5	Ø 5/16 x 1.5	2,630	3,450	5,795	5,830

TYPICAL BEAM TO POST CONNECTION



STANDARD CORNER DETAIL

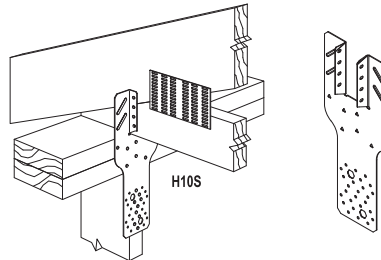
SIMPSON STRONG-TIE
LGT2



Model No.	Qty	No. of Plates	2-C. Dia. Bolt/Plate Hole to Anchor Diameter	Fasteners (in.)		SPT/SP Allowable Loads		SPT/SP Allowable Loads	
				To Rafter/Truss	To Stud	Uplift (100)	Uplift (150)	Uplift (100)	Uplift (150)
LGT2	1	2 gty	—	Ø 5/16 x 1.5	Ø 5/16 x 1.5	1,080	710	1,080	710

TYPICAL DOUBLE GIRDER TRUSS

TYPICAL TRUSS TO STUD CONNECTION



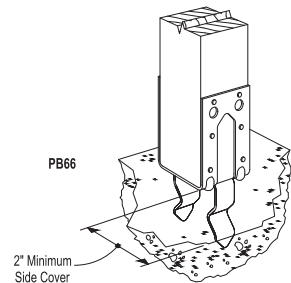
Model No.	Qty	Fasteners (in.)				SPT/SP Allowable Loads		SPT/SP Allowable Loads	
		To Rafter/Truss	To Plate	To Stud	To Shear	Uplift (100)	Uplift (150)	Uplift (100)	Uplift (150)
H10S	18	Ø 5/16 x 1.5	Ø 5/16 x 1.5	Ø 5/16 x 1.5	—	780	570	185	475

H10S Wood Fasteners
(18) SD #10 x 2 1/2"

5/8" X 12" AB

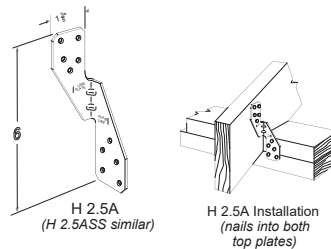
STANDARD STUD AT
OPENING/CORNERS CONNECTION

PB66



Model No.	Dimensions (in.)		Fasteners		Allowable Loads (lb)	
	W	L	Nails	Minimum Bolt	Uplift (100)	Uplift (150)
PB66	5 1/2	5 1/4	Ø 5/16 x 1.5	Ø 5/16 x 1.5	850	25,270

TYPICAL POST TO CONCRETE CONNECTION



Model No.	Qty	Fasteners (in.)				SPT/SP Allowable Loads		SPT/SP Allowable Loads	
		To Rafter/Truss	To Plate	To Stud	To Shear	Uplift (100)	Uplift (150)	Uplift (100)	Uplift (150)
H2.5A	18	Ø 5/16 x 1.5	Ø 5/16 x 1.5	Ø 5/16 x 1.5	—	950	110	575	110

SIMPSON STRONG-TIE
H2.5A

Simpson Strong-Tie H8

TYPICAL STUD TO TOP/BOTTOM
SILL PLATE CONNECTION

LOTUS ENGINEERING
& CONSTRUCTION, INC.



4717 DIXIE DRIVE
PONCE INLET, FL 32127
(386) 846-6971
COA 7994

CLIENT

T. N. LEE SERVICES, LLC

ADDRESS

215 REDONDA WAY
ST AUGUSTINE, FL 32092

PROJECT TITLE

KOMOREBI
BONSAI
GARDEN
BUILDING

SHEET TITLE

CONNECTIONS

DETAILS

REVISIONS

INITIAL	DESCRIPTION	DATE

DN: c=US, o=Lotus

Engineering and

Construction Inc,

dnQualifier=A0141

0D00000185F5FC4

71C0001E967,

cn=Mahmoud S

Madkour

Date: 2023.09.26

20:09:07 -04'00'

DESIGNED BY:

MAHMOUD MADKOUR

FE 48966

DRAWN BY

MSM

09/26/2023

CHECKED BY

MSM

SHEET NUMBER

10

GENERAL PLANS

OF

S-104

SCALE: AS SHOWN

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Prepared by:
Shannon Gray
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-863-JM

Parcel ID: 112610-0000

Warranty Deed

This Indenture made this 14th day of May, 2021 BETWEEN Jason L. Fort, GRANTOR*, whose post office address is PO Box 92, Bat Cave, NC 28710, and Gary Henry Northrup and Sandra Kay Northrup, husband and wife and Ryan Lee Northrup, a single man, as Joint Tenants with Rights of Survivorship, GRANTEE*, whose post office address is 16 Turnbull Hill Court, St. Augustine, FL 32092.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

The South 150 feet of Lot 2, Block 28, except the right of way of the FEC Railroad, DANCY TRACT, according to the map or plat thereof, as recorded in Map Book 1, Page 1, of the Public Records of St. Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2021 and Subsequent Years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

Jason L. Fort
Jason L. Fort

WITNESSES

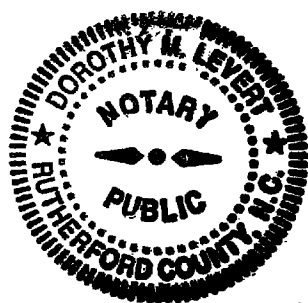
Patti L. Welch
 Witness: Patti L. Welch

Dorothy M. Levert
 Witness: Dorothy M. Levert

State of North Carolina
 County of Rutherford

THE FOREGOING INSTRUMENT was acknowledged before me by means of [☒] physical presence or [☐] online notarization on **May 13, 2021** by **Jason L. Fort** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]



Dorothy M. Levert
 Notary Public: Dorothy M. Levert
 My commission expires: 12-20-2021

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Parcel ID	1126100000
Location Address	550 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	West King St (COM) (487.01)
Tax Description*	1-1 (1) DANCY TRACT S150FT OF LOT 2 BLK 28 (EX R/W OF FEC) OR5267/427 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	New Augustine
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.410
Homestead	N

Owner Information

Owner Name	Northrup Gary Henry,Sandra Kay Et AL 100% Northrup Sandra Kay 100% Northrup Ryan Lee 100%
Mailing Address	16 TURNBULL HILL CT SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$94,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$94,500
Total Deferred	\$10,350
Assessed Value	\$84,150
Total Exemptions	\$0
Taxable Value	\$84,150

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	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$76,500	\$0	\$76,500
2021	\$0	\$0	\$36,000	\$0	\$0	\$36,000	\$32,670	\$3,330	\$32,670
2020	\$0	\$0	\$36,000	\$0	\$0	\$36,000	\$29,700	\$6,300	\$29,700
2019	\$0	\$0	\$27,000	\$0	\$0	\$27,000	\$27,000	\$0	\$27,000
2018	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2017	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2016	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2015	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2014	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2013	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2012	\$0	\$0	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000
2011	\$0	\$0	\$19,800	\$0	\$0	\$19,800	\$19,800	\$0	\$19,800
2010	\$0	\$0	\$22,500	\$0	\$0	\$22,500	\$22,500	\$0	\$22,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	120	150	18000	SF	\$94,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/17/2021	5/14/2021	\$94,000.00	WARRANTY DEED	5267	427	Q	V	FORT JASON L	NORTHROP GARY HENRY,SANDRA KAY ET AL
4/18/2018	4/17/2018	\$0.00	WARRANTY DEED	4533	53	U	V	F INDUSTRIES INC	FORT JASON L
	1/14/2008	\$0.00	ANNEXATION	3033	1630	U	V	CITY OF ST AUGUSTINE	
	10/31/2005	\$65,000.00	WARRANTY DEED	2577	576	Q	V	PLATTUS STEPHAN CHARLES	F INDUSTRIES INC
	1/12/2004	\$100.00	WARRANTY DEED	2122	544	U	I	V-LAND INTERNATIONAL INC	PLATTUS STEPHAN CHARLES
	8/31/1999	\$100.00	WARRANTY DEED	1440	6	U	I	PLATTUS STEPHAN	V-LAND INTERNATIONAL INC
	8/18/1999	\$9,500.00	WARRANTY DEED	1440	5	U	I	TRUE LIGHT CHURCH OF CHRIST INC	PLATTUS STEPHAN
	8/18/1999	\$100.00	CORRECTIVE DEED	1440	4	U	I	MC CLENDON THELMA	TRUE LIGHT CHURCH OF CHRIST INC
	4/20/1995	\$0.00	WARRANTY DEED	1113	814	U	I	MC CLENDON THELMA	TRUE LIGHT CHURCH OF CHRIST
	9/1/1987	\$0.00		758	985	U	V		MC CLENDON THELMA

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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Contact Us





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
T.N. LEE SERVICES, LLC

Filing Information

Document Number	L22000325208
FEI/EIN Number	92-1880182
Date Filed	07/22/2022
Effective Date	08/01/2022
State	FL
Status	ACTIVE

Principal Address

215 REDONDA WAY
ST AUGUSTINE, FL 32092 UN

Mailing Address

215 REDONDA WAY
ST AUGUSTINE, FL 32092 UN

Registered Agent Name & Address

LEE, THOMAS N
215 REDONDA WAY
ST AUGUSTINE, FL 32092

Authorized Person(s) Detail

Name & Address

Title Manager

Lee, Thomas N
215 Redonda Way
St Augustine, FL 32092

Title Manager

Lee, Suzanne M
215 Redonda Way
ST AUGUSTINE, FL 32092

Annual Reports

Report Year	Filed Date
--------------------	-------------------

[Application pg 73](#)

2023	01/26/2023
<u>Document Images</u>	
01/26/2023 -- ANNUAL REPORT	View image in PDF format
07/22/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KOMOREBI BONSAI GARDEN, LLC

Filing Information

Document Number	L21000260201
FEI/EIN Number	87-1021239
Date Filed	06/03/2021
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	08/16/2021
Event Effective Date	NONE

Principal Address

16 TURNBULL HILL CT
ST AUGUSTINE, FL 32092

Changed: 08/16/2021

Mailing Address

16 TURNBULL HILL CT
ST AUGUSTINE, FL 32092

Changed: 08/16/2021

Registered Agent Name & Address

FT Corporate Services, LLC
501 RIVERSIDE AVENUE
SUITE 700
JACKSONVILLE, FL 32202

Name Changed: 02/15/2023

Address Changed: 02/15/2023

Authorized Person(s) Detail

Name & Address

Title MGR

NORTHRUP, RYAN L
16 TURNBULL HILL CT
ST AUGUSTINE, FL 32092

Title MGR

NORTHRUP, SANDRA K
16 TURNBULL HILL CT
ST AUGUSTINE, FL 32092

Title MGR

NORTHRUP, GARY H
16 TURNBULL HILL CT
ST AUGUSTINE, FL 32092

Annual Reports

Report Year	Filed Date
2022	04/15/2022
2023	02/15/2023

Document Images

02/15/2023 -- ANNUAL REPORT	View image in PDF format
04/15/2022 -- ANNUAL REPORT	View image in PDF format
08/16/2021 -- CORLCSTCOR	View image in PDF format
08/16/2021 -- CORLCRACHG	View image in PDF format
06/03/2021 -- Florida Limited Liability	View image in PDF format