



CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

A G E N D A

WEDNESDAY, JULY 3, 2024 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) April 18, 2024 Regular Meeting
 - b) May 2, 2024 Regular Meeting
4. Modification and approval of Agenda
5. New Applications
 - a) HP2024-0032 Nine Oaks Development, Inc. - Applicant
 Broudy Bros., Ltd. - Owner
 212 W. King Street
 For preliminary design approval to construct a new commercial parking garage with storefronts along West King Street.
6. Other Business
 - a) Discussion to Reschedule August 1, 2024 CRC Meeting
7. Next Scheduled Meeting Date(s):
 - a) August 1, 2024 Regular Meeting (To be rescheduled due to staff availability, see Other Business above)
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.

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

CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting April 18, 2024

The Corridor Review Committee met in formal session at 5:00 P.M., Thursday, April 18, 2024, 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
Lorna McDonald, Vice-Chair
Vaughn Cochran

City Staff:

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

(None)

4. Modification and approval of Agenda

MOTION

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

5. Continued Items from Previous Meetings

5. (a) Design Approval
HP2024-0008 **ADMINISTRATIVELY**
CONTINUED TO THE MAY 2, 2024, CRC
REGULAR MEETING ATM Solutions
Investments, LLC - Applicant
City of St. Augustine – Owner
190 San Marco Avenue

To install a new carousel with associated ticket booth, landscaping, and other site features.

Application was administratively continued to the May 2, 2024, meeting.

6. Other Business

6. (a) Selection of new Chair and Vice-chair

MOTION

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

MOTION

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

7. Adjournment

There being no further business, the meeting was adjourned at 5:05 P.M.¹

¹ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting May 2, 2024

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, May 2, 2024, 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
Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

None

3. Approval of Minutes

MOTION

Ms. MacDonald MOVED to APPROVE the March 7, 2024 meeting minutes as presented. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Ms. MacDonald MOVED to APPROVE the April 18, 2024 meeting minutes as presented. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE

4. Modification and approval of Agenda

5. Continued Items from Previous Meetings

5. (a) F2024-0008 – ATM Solutions Investments, LLC – Applicant
City of St. Augustine – Owner
190 San Marco Avenue
Continued from March 7, 2024

To install a new carousel with associated ticket booth, landscaping, and other site features.

Ms. Seymour read the staff report and said the staff does not make recommendations regarding city owned properties. The CRC must make a determination based upon evidence provided whether proposed plans are consistent with the review criteria as detailed in the design standards for entry corridors.

Jeremy Marquis and J.W. Brinkley reviewed the application.

Mr. Cochran asked where the carousel was and was told it is in transit.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Raconca said that she supported putting the carousel back in Davenport Park. She requested that the lights on the carousel be kept white.

Charles Pappas supported the installation of the carousel at Davenport Park.

Heather Dawn Harley Davidson expressed the importance of having access for children with disabilities at the carousel.

Public hearing was closed.

Mr. Marquis advised that there would be handicap access for all children and adults.

The Board discussed:

Following a brief discussion the committee found that there was consensus for approval.

MOTION

Ms. MacDonald MOVED to APPROVE application HP2024-0008 for design approval of the carousel and the modifications with white lights, paint colors and other items as presented were approved. The motion was SECONDED by Mr. Cochran. The motion was APPROVED by UNANIMOUS VOICE VOTE.

6. Other Business

6. (a) Staff overview of the application review process and crafting effective motions

Ms. Courtney provided a presentation for the committee regarding the role of the Corridor Review Committee and the business procedures that should be used when making decisions for applications that came before the committee.

Mr. Cochran asked if West King Street was included in the purview of the CRC.

Ms. Lopez clarified that the entry corridor extends to the Boys and Girls Club.

Ms. Lopez advised that if there were any cases when the committee would deny an application that very specific information must be included in the motion so that if an appeal were to come before the commission

there were enough findings and justifications for the commission to make an informed decision. She said that CRC needed to explicitly list sections and reasons to support their decisions. She reminded the committee to make sure any site visits were stated in ex parte communications.

Ms. Seymour told the committee that there were many applications that would not come before the committee as they could be approved administratively.

Ms. Courtney reviewed a calendar of events and conferences related to history and preservation. She said that her office was able to supply a stipend to help cover the cost of attendance at these conferences.

7. Next scheduled meeting dates

7.(a) June 6, 2024 Regular Meeting
(pending application submittal)

8. Adjournment

There being no further business, the meeting was adjourned at 2:-48 P.M.¹

¹ Transcribed by Michele Fudo



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for July 3, 2024 Meeting**



Application HP2024-0032

Address: 212 W King Street

Broudy Bros., Ltd. – Owner

Nine Oaks Development, Inc. – Applicant

Project description: For preliminary design approval to construct a new commercial parking garage with storefronts along West King Street.

Architectural Style:	Masonry Vernacular – Non-Residential (new)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	N/A	Zoning District:	MOD
Parcel number:	111200000, 1112000000, 11122500000, 1112250120	Typology:	Commercial
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the northeast corner of Hartshorn and W. King Streets in the King Street Entry Corridor.
2. The proposed development is a multi-level parking garage structure with two-story retail space facing W. King Street. The applicant is seeking preliminary design review so that the CRC, staff, and the public can provide feedback for the initial plans. Final approval of the design and any necessary modifications will be made under a separate application at a future meeting.
3. Planning and Historic Preservation division staff have completed a comprehensive preliminary review of the project which has been provided to the applicant. Comments requiring attention for elements of the project pertaining to the King Street Design Standards for Entry Corridors (DSEC) and within the purview of the CRC are as follows:
 - a. The minimum required setback is set by the zoning code. In the Mobility Oriented Development zoning district, the minimum setback is zero (0) feet, and the maximum setback is ten (10) feet, which supersedes the DSEC maximum of fifteen (15) feet. The proposed site plan shows a minimum setback of 13.96 feet and a maximum of 18.31 feet. Because this requirement is set by Zoning Code rather than the design standards, a variance approval from the Planning and Zoning Board (PZB) would be required to maintain the proposed setbacks.
 - b. Proposed awnings should be clearly indicated on the site plan with setback measurements to ensure they do not encroach over the right-of-way.
 - c. With compliant or variance approved setbacks, the current building frontage was calculated by staff to be 61% of the site frontage. The DSEC requires buildings to occupy a minimum of 70% of the site frontage. The CRC could grant a modification for the building frontage as proposed. The applicant should provide an accurate distance for the width of the Phase I property for accurate calculations.
 - d. This proposal does not comply with the requirement that new construction shall adopt a traditional commercial typology for the commercial space along W King Street. The renderings and elevations provided show a modern storefront development and parking garage with elements of Mediterranean influence which is not appropriate for W. King Street. The surrounding streetscape is dominated primarily by Frame and Masonry Traditional Commercial buildings as evidenced by staff photographs.
 - e. Building materials proposed meet the DSEC based upon the current proposed architectural style; however, the applicant should consider an architectural style and materials more appropriate to the King Street Entry Corridor.
 - f. Glazing calculations could not be accurately determined because window dimensions were not clearly labeled in the plans provided. Per staff calculations, the building frontage width is approximately 184.67 feet which equates to 1477.36sf of total frontage (184.67' x 8'). The allowed glazing range is 443.21sf up to 960.28sf. If glazing as proposed is greater than the allowable range, a modification to the standards for glazing can be administratively approved for up to 1056.32sf or the CRC can approve a modification up to 1248.37sf. PZB approval is required for an amount of glazing exceeding the maximum for CRC modification approval.
 - g. The storefront systems proposed reflect the modern Mediterranean style of the building and should also be revised to better reflect the typology of the surrounding streetscape.

- h. Glass transmittance of the sample window shown in the application is 51%. Staff could approve a minimum of 72% transmittance, and the CRC could approve a minimum of 56% transmittance. PZB approval would be required for the proposed level of transmittance.
- i. The DSEC requires glass panes be no greater than 6 x 8 feet. Window dimensions were not clearly indicated on the elevations provided, so staff could not calculate whether the proposed windows meet the allowed size.
- j. Bulkheads between 12 and 30 inches above the finished floor are required per the DSEC. The proposed storefront systems and proposed elevation drawings do not feature bulkheads.
- k. The flat roof material proposed meets the requirements of the DSEC; however, a planted surface (green roof) may help the applicant meet internal planting and/or stormwater facility requirements.
- l. All but the north and two levels of the west elevations of the parking garage appear to meet parking structure screening requirements. A living wall/greenery could be used to meet the requirements and help the applicant meet internal planting requirements.
- m. The top 2 levels of the parking structure visible above the retail space must include a landscaping strip along the façade with a minimum depth of 5 feet.
- n. Parking structure ventilation openings appear to have decorative aluminum screening, the design of which has not yet been provided by the applicant and will be required prior to final approval.
- o. This proposal does not appear to comply with the DSEC goal to reduce vehicular connections to a maximum of one (1) per site direct to King Street. The driveway located on the east side of the new development and the widening of Hartshorn Street onto the site could be considered two (2) direct vehicular connections to King Street.
- p. It is unclear whether the ingress proposed on the east side of the Phase I property is an existing driveway apron. If it is not, then a new addition may not be permitted because Hartshorn Street allows access to the property. Non-conforming curb-cuts could require removal because this project is considered substantial redevelopment.
- q. The proposed one-way drive measures 18 feet in width and exceeds the required maximum width of 13 feet. A modification to the Standards could be approved by CRC for up-to a 16.9 feet one-way drive.
- r. The turning radius from Hartshorn Street into the site is 25 feet and exceeds the required 20 foot maximum for turning radii for driveways along secondary streets. The CRC could grant a modification for the 25 foot radius if they find it meets the criteria for approval of a modification.
- s. Wall sconce specifications provided show fixtures that can reach 4000K; however, they appear to be dimmable to meet the required light measurement of 2700-3000K. The applicant has not provided lighting fixture specifications beyond the wall sconces. Preliminary photometric plans were submitted but are subject to change. A full exterior lighting plan will be required for final review.
- t. A minimum of two low impact design concepts for stormwater facilities are required per the DSEC. The proposal provides for only one (rainwater harvesting). An additional concept from the list found in section 4.7 of the Standards should be included in the final plans.
- u. As shown in staff photos, the site contains many mature trees. Tree mitigation calculations provided by the applicant for proposed tree removal require recalculation to include the additional 25% deficit applied to oaks over 12 inches diameter-breast-height (dbh) on properties along the corridor. Removal of significant trees requires PZB approval.
- v. Vehicular Use Areas require a minimum of 5% landscaped area for every 5,000sf of parking area. The proposed parking garage totals approximately 209,336 square feet of vehicular use areas meaning that 10,467 square feet of internal landscaping with 105 trees is required. Staff recognizes that this amount of landscaping is unrealistic for the proposed development and further discussion regarding meeting these requirements will be necessary. Ultimately, a modification to the Standards, granted by CRC, or a zoning variance granted by PZB, may be required.
- w. Staff recommends consideration of a street wall, compliant with the DSEC, along the front property line where retail is proposed with an interior landscaping strip rather than the landscape medians in the sidewalk as proposed. This design would provide more open sidewalk space and help to control

pedestrian traffic and discourage pedestrians from crossing W. King outside of designated crosswalks.

- x. If signage meets zoning and DSEC requirements, they can be administratively approved via the Sign Permit process; otherwise, signs must be reviewed under a new application for Modifications to the Standards when final designs are proposed. A large "P" Parking symbol shown on a tower between the 4th and 5th floor in provided renderings and a "Building Sign" under the parapet wall on the south elevation do not meet Sign Code requirements that no signs be installed above the 1st floor (or above the space between the 1st and 2nd floors for two-story structures). An exception is given to properties within Sign Zone C1 that are located within an entry corridor; however, this property is located in Sign Zone C3.

SUMMARY SCOPE OF WORK:

1. Construct new parking multi-level parking garage with retail space along King Street:
 - a. Approximately 750 parking spaces
 - b. Approximately 183' 4" wide by 313' 8" deep
 - c. Maximum Height of 65':
 - i. 46' to top level of parking garage
 - ii. 28' 3" to top of retail roof.
2. Associated Landscaping/Hardscaping

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 application for Preliminary Design Approval with the revisions required per the DSEC and revisions recommended by staff and/or the CRC and with the expectation that final design approval, under a future CRC application, is required prior to issuance of permits for the project.

All findings must be proven by the applicant and accepted by the CRC in order to grant design approval. 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

Historic Preservation Planner

EXAMPLE MOTION(S):

TO APPROVE:

"I move to approve Preliminary Design Review application HP2024-0032 for new commercial development finding that the project overall is consistent with the overall intent of the Design Standards with recommendations provided by staff and the CRC and with the conditions that... [state any staff recommended, or CRC applied conditions to be included in the motion] and with the expectation that the design will return for final review with all necessary documentation and any required modifications and/or conditions."

TO CONTINUE:

"I move to continue Preliminary Design Review application HP2024-0032 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 HP2024-0032 because the proposed development does not meet the intent 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. 28-210. (11) - Mobility oriented development: MOD, Design standards.

Parcels zoned mobility oriented development (MOD) that are adjacent to West King Street shall comply with the King Street Design Standards as they relate to "West King Street", including the entire parcel or parcels contained in the project for the design elements listed below:

- a. Building placement for buildings adjacent to primary roadway. Interior buildings or buildings other than those facing King Street will not be required to comply with building placement.
- b. Building frontage for buildings adjacent to primary roadway.
- c. Architecture, including building materials, fenestration and glazing, awnings and canopies, building roof, parking structure design.
- d. Site access and parking.
- e. Site and building lighting.
- f. Stormwater facilities.
- g. Landscape and screening.
- h. Signs.

Sec. 25-54 - Specific Landscape Requirements

(3) Classification 3

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

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

See attached.

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.

3.3.2 Review Criteria

The CRC shall use the following criteria (in addition to the standards contained herein) when reviewing an application:

- a. The proposed project meets the intent of the King Street Design Standards as defined in Section 1;
- b. Approval of the proposal will not set an unintended precedent; Note: Unique qualities of the application will be identified to substantiate the approval and avoid a perceived assumption of precedence.
- c. Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of this document.

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).

4.4 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.

4.4.4 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.

4.4.6 Awnings and Canopies

- a. Awnings or canopies (see Figures 16, 17 & 18), if installed, shall be placed between the first and second stories to provide protection from the weather and to delineate the transition between ground and upper floors.
- b. Awnings and canopies shall not obscure prominent architectural features, such as cornice lines, parapets, decorative window trim, etc. Stretched awnings on curved aluminum frames are not allowed.
- c. Awnings shall be placed in a way to accentuate the architectural features of the building. Therefore, awnings shall not be installed to extend over multiple windows and doors. Figure 18 shows two examples, one where the awning was placed entirely across the façade (prohibited), while the other example shows the awnings used to accentuate the windows (allowed).

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.

4.4.9 Parking Structure Design

- a. Stand-alone parking garages, where allowed by the zoning district, shall require approval by the CRC.
- b. Parking structures accessory to a principal use are required to be placed behind a liner building that houses active uses (e.g. commercial, office, residential). The liner building, which may be attached or detached from the parking structure, may be one story but shall extend for a minimum of seventy-five (75) percent of the length of the parking structure, and shall have a minimum depth of thirty (30) feet (see Figure 21).
- c. Any portion of the parking structure that is not concealed behind a building shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited.

- d. The portion of the parking garage not concealed behind the liner building shall provide a landscaping strip along the façade. The landscaping strip shall have a minimum depth of 5 feet.
- e. The exterior facades of the parking garage shall be designed to achieve architectural unity with the principal structure.
- f. Parking structures shall meet setback, height, façade articulation, fenestration and glazing standards contained in this section. See section 4.4.5 for details on fenestration and glazing.
- g. Ventilation openings shall resemble typical fenestration found within a particular area.

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.

4.5.2 Vehicular Access

The intent of the Standards is to **improve pedestrian connectivity by reducing vehicular connections** to a maximum of one (1) per site direct to King Street (or, when applicable, Malaga Street) and two (2) total per site. Site modifications shall adhere to the following:

- a. Number of driveway connections:
 - i. Each site may have a total of two (2) driveway connections, with a maximum of one (1) from King Street (or, when applicable, Malaga Street). Only if required by the Fire Marshal for safety, additional driveway(s) may be permissible.
 - ii. Sites with existing connections to King Street (Malaga Street) may keep a maximum of one (1) connection, which may be shifted along the street frontage, as long as engineering and site distance requirements are adhered to.
 - iii. Multiple existing connections from King Street (Malaga Street) shall be reduced to one (1) per site.
 - iv. No new or additional connections to King Street (Malaga Street) shall be allowed unless direct access from a secondary street is not available.
- b. Driveway design standards
 - i. A one way ingress and one way egress shall equal one driveway.
 - ii. One-way drives shall not exceed 13 feet in width.
 - iii. Two-way driveways shall not exceed 24 feet in width.
 - iv. Turning radii of driveways along King Street shall be determined by the applicable authority in the right of way.
 - v. Turning radii of driveways along all other streets shall not exceed 20 feet.

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):

- Rainwater 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.

Appendix B: Masonry Vernacular – Non-Residential

Non-residential Masonry Vernacular buildings outnumber all other styles in the King Street district. As noted above, Masonry Vernacular buildings do not follow a particular style, but rather reflect local conditions and trends. The non-residential Masonry vernacular buildings in the district can be classified based on the type of use they serve.

The one and two-story commercial masonry vernacular buildings are encouraged in the King Street district. See style characteristics below. There are two examples of multi-story masonry vernacular buildings in the district. Neither one, however, has commercial use on the ground floor.

In more recent years, a different type of commercial vernacular has emerged – buildings housing auto-oriented uses. The auto-oriented masonry vernacular buildings typically have the customer parking area in front of the building. And even when the building is located close to the street, the entrance to the building faces the parking lot on the side of the building. The windows on this type of building are much smaller than the commercial buildings discussed above. There is one example in the district of a masonry vernacular building, with a large setback and porte cochere, that used to be a service station but today serves as a kart, scooter and bike rental. This type of building is not appropriate in the King Street Entry Corridor District.

The institutional masonry vernacular buildings in the King Street district date from different very periods of time, and do not represent a particular trend. The older examples do project a more monumental presence with their architectural detail and vertical orientation and are oriented to the street.

Masonry vernacular buildings sometimes adopt architectural elements from other styles but not in such a strong manner as to classify it under that style. While it is acceptable to infuse a stylistic flare to the commercial buildings, the main character or typology of such buildings shall follow closely the description provided above for the one, two or multi-story masonry vernacular buildings.

BUILDING PLAN

1. The building is typically oriented to the street, placed close to the sidewalk;
2. The ground floor is used for retail or restaurant use and the second floor may house apartment units or office space;
3. Parking is located in the rear of the site or, in some cases, to the side of the building.

FOUNDATION

1. Slab or continuous wall (concrete or masonry units)

FAÇADE/FRONTAGE ELEMENTS

1. The ground floor façade includes one or several store-fronts with glass display windows and doors and low bulkhead;
2. Awnings and canopies are commonly used in the one-story examples. Galleries and canopies (sometimes projecting over the sidewalk) are seen in the two-story examples.

COLORS

1. Colors range from pastels to earth colors;
2. Contrasting base and trim colors.

ROOF

1. Flat, hip, or gable pitched roof;
2. Parapets are used to hide the main roof;

DOORS

1. Recessed storefront glass doors are common;
2. Wood or metal door frames.

WINDOWS

1. Fixed plate glass display windows and doors on the first floor.
2. Upper floor windows are typically single, tall and narrow; some may include arches or decorative brick work trim.
3. Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1).
4. Windows are spaced evenly along all facades.
5. Upper story window trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
6. Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.

MATERIALS

1. Exposed brick, painted block; sometimes has a rough stucco finish.

ORNAMENTATION

1. Detailing is simple, usually consisting of cast concrete.

SIGNS

1. Business signs typically include wall or projecting signs complementing the design of the façade.

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs
3. Executed Memorandum of Understanding for Parking Garage

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

212 W. King Street Parking Garage Site

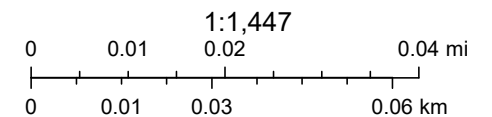


6/27/2024

- Entry Corridors
- King Street Buildings
- King Street Parcels
- Parcels

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

- Citations
- 30cm Resolution Metadata



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

[Staff Report pg. 17](#) CSeymour

STAFF PHOTOGRAPHS

212 W King Street



Looking northeast at proposed project area at intersection with Hartshorn Street from south side of West King Street

STAFF PHOTOGRAPHS

212 W King Street



Looking northwest at proposed project area at intersection with Hartshorn Street from south side of West King Street

STAFF PHOTOGRAPHS 212 W King Street



From West King Street: Looking northeast



STAFF PHOTOGRAPHS 212 W King Street



From West King Street: Looking northwest and north

STAFF PHOTOGRAPHS 212 W King Street



View from Hartshorn Street:
Looking northwest (above)
and northeast toward project area (R)



STAFF PHOTOGRAPHS 212 W King Street



View from project area toward Hartshorn Street:
Looking northwest (above)
and southwest toward King Street (R)



STAFF PHOTOGRAPHS 212 W King Street



Looking north from within project area



STAFF PHOTOGRAPHS 212 W King Street



Looking north from within project area



STAFF PHOTOGRAPHS 212 W King Street



Looking east from within project area



STAFF PHOTOGRAPHS 212 W King Street

Looking west (L) and east (below)
from project area



STAFF PHOTOGRAPHS 212 W King Street



Looking north from project area toward FEC rail tracks

STAFF PHOTOGRAPHS 212 W King Street



Looking south (top) and southwest (R)
toward West King Street from project area



STAFF PHOTOGRAPHS

212 W King Street



From West King Street: Looking northeast toward S. Ponce de Leon Blvd.

STAFF PHOTOGRAPHS 212 W King Street



At intersection with Hartshorn Street: Looking west down West King Street and north

STAFF PHOTOGRAPHS 212 W King Street

Looking northeast from West King Street
and north along Hartshorn Street (bottom row)



STAFF PHOTOGRAPHS 212 W King Street



From West King Street:
Looking northeast toward
S. Ponce de Leon Boulevard



STAFF PHOTOGRAPHS 212 W King Street



From West King Street: Looking east toward S. Ponce de Leon Boulevard

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STAFF PHOTOGRAPHS 212 W King Street



From West King Street: Looking southwest and west toward West King and project area

STAFF PHOTOGRAPHS 212 W King Street



Looking southwest, southeast,
and south across West King

STAFF PHOTOGRAPHS 212 W King Street



Looking south across West King and at intersection with Arenta Street

STAFF PHOTOGRAPHS 212 W King Street



Looking south across West King at intersection with Arenta Street

STAFF PHOTOGRAPHS

212 W King Street



Looking south and west across West King

STAFF PHOTOGRAPHS 212 W King Street



Looking south and east across West King
at intersection with Davis Street





STAFF PHOTOGRAPHS
212 W King Street



North side of West King Street and Looking west along West King across from intersection with Davis Street

Memorandum of Understanding

From: West Augustine Gateway, LLC

To: City of St. Augustine

Date: November 14, 2023

Re: **St. Augustine Gateway Parking Garage**

This "Memorandum of Understanding" (this "MOU") outlines the general terms and conditions under which the City of St. Augustine (the "City") would enter into a long-term lease agreement for the below-referenced project. City and Owner (as defined below) acknowledge this MOU is qualified and contemplates the execution of a more detailed lease agreement and related documents (the "Definitive Agreements", as further defined below) to be agreed upon by City and Owner. Therefore, City and Owner intend to be bound only by the execution of such Definitive Agreements and not by this MOU, except with respect to Sections 5 and 9 below, which Sections shall be binding on City and Owner upon the mutual execution of this MOU by City and Owner.

1. **Project.** The Project shall consist of a to-be-constructed Class A Parking Garage consisting of a minimum of 500 parking spaces and a maximum of 800 parking spaces (the "Project"). A trolley pick up / drop off area shall be provided as well as associated infrastructure to provide suitable access to the Project. A Conceptual Site Plan of the Project is attached as Exhibit A and a conceptual illustration of the Land envisioned to be utilized by the Project is attached as Exhibit D. The Shared Access Areas for the Project generally include the points of access, pick-up and drop off areas, pedestrian walkways, and driving aisles depicted on Exhibit D in solid blue, as well as, the driving aisle identified as "Exterior Access Road" depicted on Exhibit D in yellow. For the sake of clarity, the "Land" refers to: (i) approximately the footprint of the garage building depicted in blue cross hatch (the "Premises") plus (ii) those Shared Access Areas serving the Project which are shaded in the color blue (without cross hatching) in the attached Exhibit D. For the avoidance of doubt, Owner and City understand and agree the Land, Premises, and Shared Access Areas are subject to change and will be defined based upon final engineering and design; and the Shared Access Areas will be subject to a reciprocal easement agreement, or other instrument, governing the use, operation, maintenance, and repair of the Shared Access Areas serving the Project for the benefit of all components of the overall mixed-use project.
2. **Location.** The Project shall be located at approximately 194 West King Street, Saint Augustine, Florida 32084.
3. **Owner.** The Project shall be developed and owned by West Augustine Gateway, LLC, a Florida limited liability company (or another entity owned by or under the

control of Barry Broudy) (collectively, "Owner"). Owner shall also act as Landlord and own the Project.

4. **Tenant.** City, without assignment rights, shall lease the Project pursuant to the terms of a mutually agreed upon long-term, absolute net lease agreement, development agreement and associated documents (collectively, the "Definitive Agreements"). Following the execution of this MOU and until ninety (90) days following the execution of the Definitive Agreements, City shall maintain an investment-grade credit rating. Notwithstanding the foregoing, and without in any way reducing City's obligations under the Definitive Agreements or this MOU, City shall have the option to cause the St. Augustine Community Redevelopment Agency to identify the Project in the CRA's Plan and contribute funding towards City's financial obligations regarding the Project occurring after completion of construction of the Project.
5. **Credit Tenant Lease Financing.** The Definitive Agreements shall conform to commercially standard provisions necessary and appropriate for Credit Tenant Lease ("CTL") financing transactions with Investment-Grade tenants. This Section 5 shall be binding upon City and Owner unless both parties otherwise agree in writing.
6. **Owner's Obligations in order to Proceed.** Before executing the Definitive Agreements:
 - a. Owner and City shall work collaboratively together in good faith regarding the Project design and specifications. Owner shall provide City with design drawings necessary to commence construction of the Project.
 - b. Owner shall provide City with Definitive Agreements for review, approval and execution by City.
7. **Programming and Design Collaboration.** Owner and City will jointly program the Project to provide a parking facility which meets the City's needs from a functional, aesthetic, and cost standpoint.
 - a. To do so, Owner will design the Project and provide updated plans together with cost and rent estimates at each of the following stages of the design process: 100% Schematic Design, 100% Design Development, 50% Construction Documents, 100% Construction Documents, and Interest Rate Lock ("Project Deliverable Milestones"). At each Project Deliverable Milestone, Owner will provide City its cumulative out-of-pocket costs applicable to City's obligations noted in Section 9; provided however that City's reimbursement obligations pursuant to Section 9 shall be staged as follows: reimbursement will be capped at \$150,000 until achievement of 100% Schematic Design, at which point reimbursement will be capped at \$300,000 until achievement of 100% Design

Development, at which point reimbursement will be capped at \$450,000 until achievement of 50% Construction Documents, at which point reimbursement will be capped at \$650,000 until achievement of 100% Construction Documents, at which point reimbursement will be capped at \$750,000 until Owner locks the interest rate on the financing of the Project (the "Interest Rate Lock", which follows final lease agreement negotiation and begins the closing process), at which point reimbursement will be capped at \$1,250,000.

- b. At each Project Delivery Milestone, Owner will submit the plans and associated costs and rent estimates to City for City's reasonable review, comment and approval to be completed within 30 days of submission. City and Owner will work in good faith to address and incorporate City's reasonable comments into the plans. If City fails to provide reasonably specific, actionable comments to Owner within 30 days of submission at any stage, then the plans and rent estimates will be deemed approved by City and Owner will proceed to the next step in the process. The City Manager is authorized to decide not to proceed with the Project, subject to Section 9 below.
- c. Owner will make commercially reasonable efforts to design the Project to a level which, subject to changes in market conditions, provides City with annual rents at or below the conceptual rent payment schedule attached as Exhibit B.

8. **Definitive Agreements.** The terms of the Definitive Agreements shall provide, among other items:

- a. Owner shall fund, design, permit, construct (with a payment and performance bond in place) and deliver the completed Project to City on or prior to the agreed upon Lease Commencement Date.
- b. Owner shall be responsible, at Owner's sole cost and expense, for completing the site rehabilitation tasks at the real property upon which the Project is located as otherwise required by Chapters 376 and 403, Florida Statutes, and Chapter 62-780, Florida Administrative Code, upon completion of which shall result in the issuance by the Florida Department of Environmental Protection ("FDEP") of a Site Rehabilitation Completion Order with/or without Conditions.
 - i. Should Owner decide to enter into a Brownfield Site Rehabilitation Agreement ("BSRA") with FDEP in connection with Owner's performance of Owner's obligations under Section 8.b above, Owner shall: (i) provide City with advance notice of same and City shall be entitled to be a party to the BSRA (subject to the approval of authorities having jurisdiction); (ii) provide City with a copy of the draft BSRA for City's review and comment prior to Owner's submittal of the draft BSRA to FDEP for review and approval; and

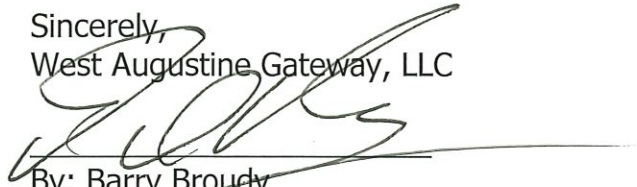
- (iii) use commercially reasonable efforts to incorporate City's reasonable proposed edits to the draft BSRA prior to submittal of the initial draft BSRA to FDEP.
- ii. City's determination to be a party to the BSRA shall in no way relieve Owner of Owner's obligations under Section 8.b above.
- c. City shall lease the Project on an absolute net lease structure consistent with CTL financing requirements, requiring City to appropriate, budget, and fund rent and professionally operate, maintain, repair, and insure the Project and its facilities in a first-class manner such that Owner is not required to conduct or fund any activities after the Lease Commencement Date.
- d. City shall operate the Project as a Class A public parking garage.
- e. A conceptual rent payment schedule for the Initial Term of the lease agreement is attached as Exhibit B. Owner and City agree the Land component of rent will be \$275,000 for the first year (growing 2.5% per year thereafter).
- f. Initial Term of thirty (30) years commencing upon substantial completion of the Project. Upon the expiration of the Initial Term, City shall have the option but not the obligation to purchase the Project (consisting of the garage building within the Premises but not the underlying Land or Shared Access Areas) for a price of \$1.00 and simultaneously enter into a Ground Lease with Owner for a term of ten (10) years at a rental rate equivalent to annualized Fair Market Value of the Land's highest and best use, taking into account the development rights and limitations that are legally permissible for the property under the City's comprehensive plan and zoning regulations at that point in time ("Fair Market Value") as determined by the average of three (3) appraisals with Owner and City each selecting one (1) appraiser and those appraisers agreeing upon the third appraiser ("Fair Market Value Rent"). City shall have the option but not the obligation to extend such Ground Lease on equivalent Fair Market Value Rent terms three (3) additional times for 10 years each, at Fair Market Value Rent each time. Any subsequent extension of the Ground Lease term (beyond the first 30 years of Ground Lease Term and thus 70 years of total lease term) may be made on terms mutually agreed by City and Owner.
- g. Owner shall grant City a right of first offer to purchase the Land under which Owner, prior to entering into a contract to sell the Land to a third party, must first offer to sell the Land to City on terms and conditions acceptable to Owner and Owner must consider in good faith any reasonable alternate terms and conditions proposed by City. If City does not elect to purchase the Land on terms acceptable to Owner, then Owner may proceed to sell the Land to a third party. The right of first offer shall run concurrent and co-terminus with the lease term as may be extended.

- h. Owner shall also grant to City a one-time option but not obligation (meaning, an elective and absolute right in favor of City) to purchase the Land at Fair Market Value (determined in the same manner as Fair Market Value Rent is determined), with closing of such purchase transaction occurring at the expiration of the Initial Term. The parties agree to collaborate in formalizing any necessary instruments to maintain access to the Project via the Shared Access Areas.
 - i. Upon request by Owner, City shall sub-lease up to 100 non-reserved garage parking spaces and 15 reserved garage parking spaces (located as close as practicable to the contemplated future Broudy's Liquors store) on a monthly basis at commercially reasonable terms to Owner in order to serve any future multifamily and/or commercial project on adjacent land.
- 9. **City's Option to Decline to Proceed.** Until such time as the Definitive Agreements are duly executed, City retains the option to decline to proceed with the Project. In the event City is unable or unwilling to proceed with the Project and duly execute the Definitive Agreements, and Owner has complied with Owner's obligations as noted in Sections 6 and 7 above, then City shall reimburse Owner for its actual out-of-pocket expenses incurred pursuing the Project, subject to the limitations of Section 7.a above. City shall be deemed unable or unwilling to proceed with the Project if: (i) City provides Owner with a written determination that City will not proceed with the Project or (ii) City declines to duly execute the Definitive Agreements within 60 days of written request by Owner, which written request may only be made by Owner upon the conclusion of good faith negotiation of the Definitive Agreements. Within 15 days of City's declination to proceed with the Project, Owner will provide evidence reasonably sufficient to verify Owner's requested reimbursement amount. Within 15 days after Owner's submittal of information, City may request additional information to verify claimed amounts. Within 60 days of City's declination to proceed, City will reimburse owner all amounts which are not disputed by City with specific, commercially reasonable objections. This Section 9 shall be binding upon City and Owner unless both parties otherwise agree in writing.
- 10. **Source of Security.** Notwithstanding anything herein to the contrary, any financial obligations of the City associated with this MOU and the Project shall be solely secured in the manner and to the extent described in Exhibit C attached hereto.

Please understand that this MOU is only a proposal to enter into the Definitive Agreements. Any agreement reached as to any or all of the provisions of this MOU shall not be binding upon City or Owner, except as otherwise provided explicitly herein. Any portions of the Definitive Agreements may contain additional or different terms than outlined above. A breach of any binding obligations on the part of City or Owner shall

entitle the non-breaching party to any and all remedies in law or equity as against the other party.

Sincerely,
West Augustine Gateway, LLC



By: Barry Broudy
Authorized Signatory

AGREED AND ACCEPTED:
City of St. Augustine



Name: DAVID BIRCHUM
Title: CITY MANAGER
Date: 11/14/2023

Exhibit A - Conceptual Site Plan

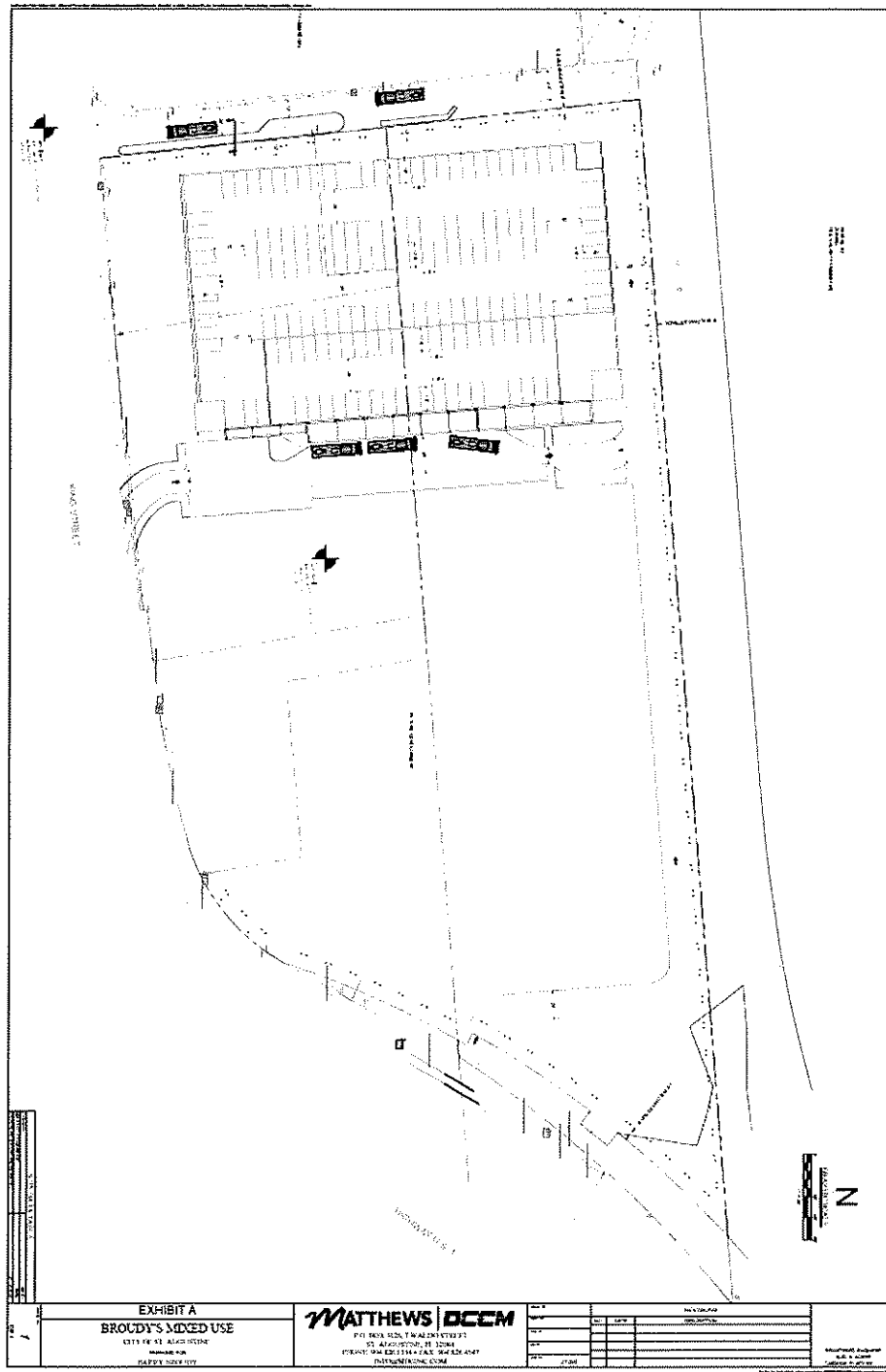


Exhibit B - Conceptual Rent Payment Schedule

Conceptual Rent Schedule based upon 752 parking spaces and 6.2% interest rate

Conceptual Rent Schedule			
Year	Debt Service	+ Land	= Total Rent
1	\$2,685,291	\$275,000	\$2,960,291
2	\$2,678,416	\$281,875	\$2,960,291
3	\$2,671,369	\$288,922	\$2,960,291
4	\$2,664,146	\$296,145	\$2,960,291
5	\$2,656,742	\$303,549	\$2,960,291
6	\$2,649,153	\$311,137	\$2,960,291
7	\$2,641,375	\$318,916	\$2,960,291
8	\$2,633,402	\$326,889	\$2,960,291
9	\$2,625,230	\$335,061	\$2,960,291
10	\$2,616,853	\$343,437	\$2,960,291
11	\$2,608,267	\$352,023	\$2,960,291
12	\$2,599,467	\$360,824	\$2,960,291
13	\$2,590,446	\$369,844	\$2,960,291
14	\$2,581,200	\$379,091	\$2,960,291
15	\$2,571,723	\$388,568	\$2,960,291
16	\$2,562,009	\$398,282	\$2,960,291
17	\$2,552,052	\$408,239	\$2,960,291
18	\$2,541,846	\$418,445	\$2,960,291
19	\$2,531,384	\$428,906	\$2,960,291
20	\$2,520,662	\$439,629	\$2,960,291
21	\$2,509,671	\$450,620	\$2,960,291
22	\$2,498,406	\$461,885	\$2,960,291
23	\$2,486,858	\$473,432	\$2,960,291
24	\$2,475,023	\$485,268	\$2,960,291
25	\$2,462,891	\$497,400	\$2,960,291
26	\$2,450,456	\$509,835	\$2,960,291
27	\$2,437,710	\$522,580	\$2,960,291
28	\$2,424,646	\$535,645	\$2,960,291
29	\$2,411,254	\$549,036	\$2,960,291
30	\$2,397,529	\$562,762	\$2,960,291

Exhibit C - Securing City Financial Obligations

The City covenants and agrees to appropriate in its annual budget, by amendment if necessary, for each Fiscal Year (defined to mean the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law) in which the City has financial obligations hereunder, sufficient amounts of Non-Ad Valorem Revenues (means all revenues of the City not derived from ad valorem taxation, and which are lawfully available to be used to make payments hereunder) to make required payments hereunder in each such Fiscal Year. Such covenant and agreement on the part of the City shall be cumulative and shall continue until all such required payments shall have been budgeted, appropriated, and actually paid. The City agrees that this covenant and agreement shall be deemed to be entered into for the benefit of the Owner and that this obligation may be enforced in a court of competent jurisdiction in accordance with the remedies set forth herein. No lien upon or pledge of such budgeted Non-Ad Valorem Revenues shall be in effect until such monies are budgeted and appropriated as provided herein. Notwithstanding the foregoing or any provision of this [Agreement] to the contrary, the City does not covenant to maintain or continue any activities, services or programs now maintained or provided by the City, including those programs and services which generate user fees, regulatory fees or Non-Ad Valorem Revenues. This covenant and agreement shall not be construed as a limitation on the ability of the City to pledge all or a portion of such Non-Ad Valorem Revenues or to covenant to budget and appropriate Non-Ad Valorem Revenues for other legally permissible purposes. Nothing herein shall be deemed to pledge ad valorem tax revenues or to permit or constitute a mortgage or lien upon any assets owned by the City and the Owner may not compel the levy of ad valorem taxes on real or personal property within the boundaries of the City for the payment of the City's obligations hereunder or to maintain or continue any activities, services or programs now maintained or provided by the City, including those programs and services which generate user fees, regulatory fees or Non-Ad Valorem Revenues.

However, this covenant to budget and appropriate in its annual budget for the purposes and in the manner stated herein has the effect of making available for such required payments the Non-Ad Valorem Revenues of the City in the manner provided herein and placing on the City a positive duty to appropriate and budget, by amendment if necessary, and deposit amounts sufficient to meet its obligations hereunder; subject, however, in all respects to the restrictions of Section 166.241, Florida Statutes, which make it unlawful for any municipality to expend moneys not appropriated and in excess of such municipality's current budgeted revenues. The obligation of the City to make such payments from its Non-Ad Valorem Revenues is subject in all respects to the payment of obligations secured by a pledge of such Non-Ad Valorem Revenues or a covenant to budget and appropriate Non-Ad Valorem Revenues heretofore or hereafter entered into (including the payment of debt service on bonds and other debt instruments), and funding requirements for essential public

purposes affecting health, welfare and safety of the inhabitants of the City; however, such obligation is cumulative and would carry over from Fiscal Year to Fiscal Year.

Such covenant to budget and appropriate does not preclude the City from pledging in the future or covenanting to budget and appropriate in the future its Non-Ad Valorem Revenues, nor does it require the City to levy and collect any particular Non-Ad Valorem Revenues, nor does it give the Owner a prior claim on the Non-Ad Valorem Revenues as opposed to claims of general creditors of the City.

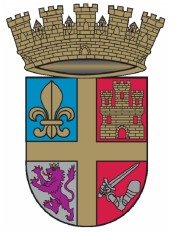
THE FINANCIAL OBLIGATIONS HEREUNDER SHALL NOT BE OR CONSTITUTE GENERAL OBLIGATIONS OR INDEBTEDNESS OF THE CITY AS "BONDS" WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION. THE OWNER SHALL NEVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER TO PAY MAKE REQUIRED PAYMENTS HEREUNDER, FOR THE PAYMENT OF ANY AMOUNTS PAYABLE HEREUNDER, OR IN ORDER TO MAINTAIN ANY SERVICES OR PROGRAMS THAT GENERATE NON-AD VALOREM REVENUES, OR BE ENTITLED TO PAYMENT OF AMOUNTS FROM ANY MONEYS OF THE ISSUER EXCEPT IN THE MANNER AND TO THE EXTENT PROVIDED HEREIN.

Exhibit D – Conceptual Common Areas (shaded in blue without crosshatch)





CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE APPLICATION



Design Review

Case Number: HP2024-0032

Meeting Date: Wednesday, July 3, 2024

1. NAME OF APPLICANT: Jason Perry (Nine Oaks Development, Inc.
Business (if applicable):
Address: 3621 Hendricks Avenue
City: Jacksonville State: FL Zip Code: 32207
Daytime Telephone: 404-788-1945 E-Mail Address: jperry@nineoaksdev.com
2. NAME OF PROPERTY OWNER: Barry Broudy (Broudy Bros., Ltd.)
Business (if applicable):
Address: 516 W Geoffrey St.
City: Saint Augustine State: FL Zip Code: 32086
Daytime Telephone: 904-347-5929 E-Mail Address: barry@broudys.com
3. PROJECT LOCATION: 212 W KING ST, Saint Augustine, 32084
4. LEGAL DESCRIPTION:

3-5 (11) DANCY TRACT W127FT OF LOT A-6 (EX N50 OF W100FT) BLK A
OR961/777 & 1050/1262 & 1302/29(F/J) & 1360/1028(C/O) & 1360/1032
5. SCOPE OF WORK:

For preliminary design approval to construct a new commercial parking garage
with storefronts along West King Street.

Information attached by applicant includes:

- Civil Plans
- Building Material Specifications
- Site Plan
- Architectural Plans
- Electrical Plans
- Mechanical Plans

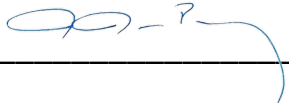
CRC APPLICATION AGREEMENT

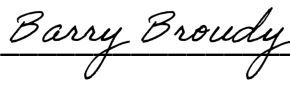
In filling out this application:

- 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.
- Once a hearing date has been set and a legal notice has been published or posted, I, or an authorized representative, must be prepared to present the request at the scheduled hearing date. The cost of subsequent hearings requiring re-noticing due to continuance will be assessed to the applicant.
- I have been made aware that applications must be sufficiently complete at the time of submittal or may be delayed. Relevant information necessary for application review shall include but not be limited to the items referenced in section 3.6 – “Submittal Requirements” of the applicable Design Standards for Entry Corridors ([Anastasia Boulevard](#), [San Marco Avenue](#), or [King Street](#)), depending on the scope and scale of the project. The minimum application requirements are marked as required submittal documents in this online application. [Contact Planning Staff](#) if the project is unique and needs to be addressed in a different manner. Minor details may be submitted in the portal up to 10 days before the meeting and the CRC will determine if additional materials may be presented at the meeting.

All applicants/owners of record must sign the application agreement. If the property applicant/owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, an authorized agent may sign. If the applicant is different than the property owner, the application must be signed by both parties. An [Authorization Form](#) signed by the property owner(s) and notarized, must be submitted only in the absence of the property owner’s signature.

Project Address: 212 W King Street 32084

Applicant’s Name: Jason Perry Applicant’s Signature: 

Owner’s Name: Barry Broudy Owner’s Signature: 

Owner’s Name: _____ Owner’s Signature: _____

Owner’s Name: _____ Owner’s Signature: _____

(Can add additional signature page if needed)

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.



<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
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)	Need	
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	
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	Need	
AWNING/CANOPY - Scaled elevation(s) showing the building façade and existing	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade	Need	
AWNING/CANOPY - Scaled detail of existing or proposed	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	Need	
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)	Need	
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	
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	
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	
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	Need	

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	
NEW CONSTRUCTION - Photographs of existing site area	Photographs of existing site area within view of proposed construction with context area	Need	
NEW CONSTRUCTION - Scaled elevation drawings showing proposed building(s)	Scaled elevation drawings showing proposed building(s) and major site features	Need	
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.
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	This drawing is used to compare heights/scale of the proposed development with those of existing buildings along the streetscape.
NEW CONSTRUCTION - Scaled footprint diagram showing proposed building footprint	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints	Need	This drawing is used to compare building footprints of the proposed structure and adjacent existing structures along the streetscape.
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 rear half of the property being developed is outside of the Entry Corridor; however, it is important that all elevations visible from King Street (East, West, and South) be reviewed for consistency with the Design Standards.

While the conceptual drawings provided are useful for conveying the overall goal of the development, scaled and labeled elevations for the east, west, and south elevations are required for architectural review. These should include proposed finish materials, colors, window/door locations and sizes, and overall building widths and heights as well as more detailed design elements such as lighting fixtures.

PHASE I

ST. AUGUSTINE, FL 32084

SECTION 37, TOWNSHIP 7, RANGE 30

DEVELOPER:
NINE OAKS DEVELOPMENT
194 West King Street
St. Augustine, FL, 32084

ENGINEER/LANDSCAPE ARCHITECT:
 Prosser, Inc.
 Ryan P. Stilwell, P.E.
 Timothy D. O'Reilly, R.L.A.
 13901 Sutton Park Drive South, Suite 200
 Jacksonville, FL 32224-0229
 (904) 739-3655

GEOTECHNICAL ENGINEER
Terracon
8001 Baymeadows Way
Suite # 1
Jacksonville, Florida 32256
(904) 600-6494

SURVEYOR:
BRADSHAW-NILES & ASSOCIATES, INC.
ALBERT D. BRADSHAW, P.S.M.
 280 Business Park Circle
 Suite # 410
 St Augustine, Florida 32095
 (904) 829-2591



Prepared for:



Prepared By:



13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
904.739.3655

www.primeeng.com

Florida Certificate of Authorization Number: 00004050

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C-1.01	Cover Sheet
C-1.02	Signature Sheet
C-1.03	General Notes
C-1.04	Survey
C-2.01	Overall Site Plan
C-3.01	Pre-Development Plan
C-3.02	Post-Development Plan
C-3.03	Demolition Plan & Existing Conditions
C-4.01	Site Plan
C-5.01	Paving, Grading & Drainage Plan
C-6.00	Master Utility Plan
C-6.01	Utility Plan
C-7.01 - C-7.02	Paving, Grading and Drainage Details
C-7.03	ADS Stormtech Details
C-8.01	C.O.S.A. Water and Sewer General Notes
C-8.02 - C-8.05	C.O.S.A. Standard Utility Details
C-9.01	Erosion & Sediment Control & Notes
C-9.02	Stormwater Pollution Prevention Notes
C-9.03	Stormwater Pollution Prevention Notes (Contractor)
L-1.01	Tree Mitigation Notes, Details & Calculations
L-1.02	Tree Mitigation Plan
L-2.01	Landscape Schedule, Notes & Calculations
L-2.02	Landscape Plan
L-2.03	Landscape Details
L-2.04	Landscape Specifications

[illegible]

ENGINEER OF RECORD:

Name: RYAN P. STILWELL, P.E. Number: 66526

Signature: _____ Date: _____

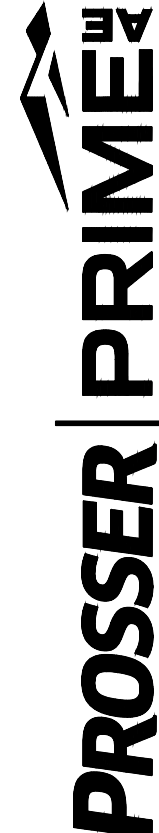


ST. AUGUSTINE GATEWAY PARKING
GARAGE

Crosser No 124001 01

33901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
904.739.3655
www.primeeng.com

Florida Certificate of Authorization
Number: 00004050



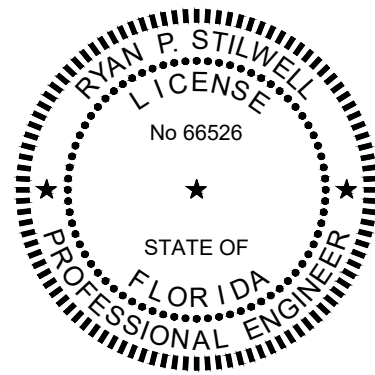
PROSSER
A PRIME[®] Company

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Jacksonville, Florida 32224-0229
904.739.3655

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ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND
SEALED BY Ryan P. Stilwell, P.E.
ON THE DATE ADJACENT TO THE SEAL.

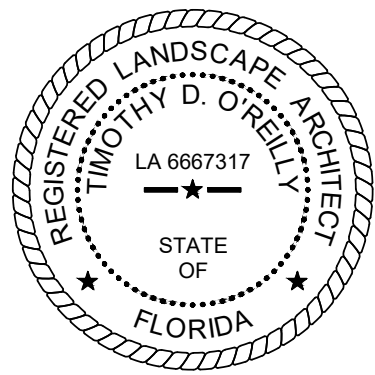
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MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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Jacksonville, Florida 32224-0229

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C-9.02	Stormwater Pollution Prevention Notes
C-9.03	Stormwater Pollution Prevention Notes (Contractor)



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND
SEALED BY Timothy D. O'Reilly R.L.A.
ON THE DATE ADJACENT TO THE SEAL.

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L-2.02	Landscape Plan
L-2.03	Landscape Details
L-2.04	Landscape Specifications

DATE : 01-16-2024
PROJECT NO. : 124001.01
DESIGNED BY : RPS
DRAWN BY : LM
SCALE : AS NOTED

[illegible]

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

SIGNATURE SHEET

This document has been digitally signed by Ryan P. Stilwell, P.E. on the date noted on sheet C-1.02. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

RYAN P. STILWELL, P.E.
FL Lic. No. 66526
DATE: 5/31/2024

C-1.02

S H E E T

MAP SHOWING BOUNDARY SURVEY OF:

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A PORTION OF THE DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1344, PAGE 309

PARCEL A: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A NORTH PART OF BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, END BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET) WITH THE PRESENTLY EXISTING NORTH LINE OF KING STREET; THENCE NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST ON SAID EAST LINE OF HARTSHORN STREET, 204.96 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE NOW EXISTING RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST 181.08 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 13 SECONDS EAST, PARALLEL WITH AND 50 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE SINGLE TRACT MAINLINE OF SAID RAILWAY COMPANY, 853.69 FEET; THENCE SOUTHWESTERLY, ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1, ON A CURVE CONCAVE SOUTHERLY WITH RADIUS OF 888.51 FEET (ARC DEFINITION), THROUGH A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 16 SECONDS, AN ARC DISTANCE OF 259.56 FEET (CHORD BEARING AND DISTANCE BEING SOUTH 41 DEGREES 18 MINUTES 59 SECONDS WEST 258.64 FEET); THENCE SOUTH 85 DEGREES 12 MINUTES 22 SECONDS WEST, ON SAID SOUTH LINE OF RAILWAY RIGHT OF WAY, 662.08 FEET TO THE POINT OF BEGINNING.

PARCEL B: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET) WITH THE PRESENTLY EXISTING NORTH LINE OF KING STREET; THENCE NORTH 6 DEGREES 26 MINUTES 31 SECONDS WEST, ON SAID EAST LINE OF HARTSHORN STREET, 204.96 FEET; THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON THE SOUTH LINE OF THE NOW EXISTING RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, 112.80 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON SAID SOUTH LINE OF RAILWAY RIGHT OF WAY, 233.87 FEET; THENCE SOUTH 9 DEGREES 52 MINUTES 04 SECONDS EAST, ON THE WEST LINE OF DEPOT STREET, 199.04 FEET TO THE NORTH LINE OF THE RIGHT OF WAY FOR U. S. HIGHWAY NO. 1 RAMP OR TURNOUT TO KING STREET; THENCE WESTERLY, ON SAID NORTH RIGHT OF WAY LINE AND ON A CURVE CONCAVE NORTHERLY WITH RADIUS OF 898.31 FEET THROUGH A CENTRAL ANGLE OF 2 DEGREES 46 MINUTES 33 SECONDS, AN ARC DISTANCE OF 43.52 FEET (CHORD BEING SOUTH 83 DEGREES 27 MINUTES 00 SECONDS WEST 43.52 FEET); THENCE SOUTH 5 DEGREES 09 MINUTES 44 SECONDS EAST, ACROSS THE WEST END OF SAID RIGHT OF WAY FOR U. S. HIGHWAY NO. 1 RAMP OR TURNOUT, 1.95 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 16 SECONDS WEST, ON THE NORTH LINE OF KING STREET, 189.38 FEET; THENCE NORTH 10 DEGREES 01 MINUTE 21 SECONDS WEST, ON THE WEST LINE OF THOSE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 199, PAGE 200, AND IN OFFICIAL RECORDS BOOK 105, PAGE 394, PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 204.65 FEET TO THE POINT OF BEGINNING.

PARCEL C: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DEPOT STREET WITH THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON SAID SOUTH RIGHT OF WAY LINE, 220.10 FEET TO THE WEST LINE OF A 10 FOOT WIDTH ALLEY; THENCE SOUTH 9 DEGREES 52 MINUTES 04 SECONDS EAST, ON SAID WEST LINE OF ALLEY, 91.28 FEET; THENCE SOUTH 31 DEGREES 61 MINUTES 15 SECONDS WEST, ON THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1, A DISTANCE OF 41.44 FEET TO THE POINT OF CURVE TO THE RIGHT WITH RADIUS OF 143.00 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON SAID HIGHWAY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 03 MINUTES 56 SECONDS, AN ARC DISTANCE OF 80.03 FEET; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 197, PAGE 165, PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 71.55 FEET; THENCE SOUTH 85 DEGREES 12 MINUTES 22 SECONDS WEST, ON THE NORTH LINE OF SAID LAND DESCRIBED IN DEED BOOK 197, PAGE 165, A DISTANCE OF 125.00 FEET; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON THE EAST LINE OF DEPOT STREET, 101.84 FEET TO THE POINT OF BEGINNING.

PARCEL D: A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE IN BLOCK A, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING PART OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 167, PAGE 6, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF KING STREET (BEING 40 FEET IN WIDTH) WITH THE EAST LINE OF DEPOT STREET; THENCE NORTH 84 DEGREES 50 MINUTES 16 SECONDS EAST, ON SAID NORTH LINE OF KING STREET, 230.00 FEET TO A POINT ON THE EAST LINE OF A 10 FOOT WIDTH ALLEY WITHIN THE RIGHT OF WAY FOR NOW EXISTING U. S. HIGHWAY NO. 1; THENCE NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON SAID EAST LINE OF ALLEY, 123.00 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE CONTINUING NORTH 9 DEGREES 52 MINUTES 04 SECONDS WEST, ON SAID EAST LINE OF ALLEY, 75.95 FEET; THENCE NORTH 85 DEGREES 12 MINUTES 22 SECONDS EAST, ON THE NOW EXISTING SOUTH RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY, 63.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF HIGHWAY; THENCE SOUTH 31 DEGREES 51 MINUTES 15 SECONDS WEST, ON SAID RIGHT OF WAY LINE OF HIGHWAY, 94.29 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1360, PAGE 1028

LOCATED IN ST. AUGUSTINE, FLORIDA, IN LOT A-6, BLOCK "A", DANCY TRACT, AND BEGINNING AT A POINT WHICH POINT IS THE INTERSECTION OF THE SOUTHERN LINE OF THE PROPERTY OF THE FLORIDA EAST COAST RAILWAY COMPANY WITH THE EASTERLY LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET); THENCE RUNNING IN A SOUTHERLY DIRECTION 50 FEET ALONG SAID HARTSHORN STREET (FORMERLY CEDAR STREET) TO A POINT; THENCE RUNNING IN AN EASTERLY DIRECTION IN A LINE PARALLEL TO KING STREET 100 FEET TO A POINT; THENCE RUNNING IN A NORTHERLY DIRECTION IN A LINE PARALLEL TO SAID HARTSHORN STREET (FORMERLY CEDAR STREET) 50 FEET MORE OR LESS TO THE PLACE OF INTERSECTION OF SAID PROPERTY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUNNING IN A WESTERLY DIRECTION ALONG SAID FLORIDA EAST COAST RAILWAY COMPANY'S SOUTH PROPERTY LINE 100 FEET OR MORE OR LESS TO THE POINT OF BEGINNING. SAID LOT HEREBY CONVEYED BEING A PART OF LOT A-6, BLOCK "A", DANCY TRACT, AND BEING BOUNDED ON THE EAST BY LAND OF THE ESTATE OF S.G. WORLEY; AND ON THE NORTH BY PROPERTY OF FLORIDA EAST COAST RAILWAY COMPANY; ON THE WEST BY HARTSHORN STREET (FORMERLY CEDAR STREET) AND ON THE SOUTH BY LAND OF THE ESTATE OF S.G. WORLEY.

THE WESTERLY 127' OF LOT A-6, BLOCK A, DANCY TRACT, EXCEPTING THEREFROM THE NORTHERLY 50' OF THE WESTERLY 100' THEREOF.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 3369, PGE 557

THAT CERTAIN UNNAMED ALLEY OF A WIDTH OF TEN (10) FEET LOCATED WITHIN THE ELEANOR M. CROSBY TRACT, A PART OF THE FERRY TRACT, BEING A PART OF BLOCK A OF THE DANCY TRACT, AS PER THE PLATS OF SUCH ELEANOR M. CROSBY TRACT AND DANCY TRACT RECORDED IN MAP BOOK 3, PAGE 5 AND MAP BOOK 1, PAGE 1, RESPECTIVELY, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXTENDING NORTHWEST FOR NINETY-ONE FEET (91'), MORE OR LESS, FROM THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AND LOCATED BETWEEN ST. JOHNS COUNTY PROPERTY APPRAISER'S PARCELS 111110-0000 AND 111130-0000, BOTH OWNED BY BROUDY BROS., LTD. SUCH UNNAMED ALLEY IS A PART OF THOSE LANDS SHOWN IN ST. JOHNS COUNTY PROPERTY APPRAISER'S PARCEL NUMBER 111010-0000.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 1528, PAGE 364

IN THE CITY OF ST. AUGUSTINE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF KING STREET AND THE EAST LINE OF A STREET RUNNING NORTH AND SOUTH, KNOWN AS DEPOT STREET, ACCORDING TO MAP RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN MAP BOOK 3, PAGE 5, OF THE ELEANOR M. CROSBY TRACT OF THE "FERRY TRACT", SAID BEGINNING POINT BEING THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED; RUNNING THENCE NORTHERLY ALONG THE EAST LINE OF DEPOT STREET 100 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF KING STREET 125 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF DEPOT STREET 100 FEET TO THE NORTH LINE OF KING STREET; THENCE WESTERLY ALONG THE NORTH LINE OF KING STREET 125 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE PROPERTY CONVEYED BY H. J. USINA TO ALBERT HIRTH, AS PER DEED RECORDED IN DEED BOOK 48, PAGE 30, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED PROPERTY ACQUIRED BY THE STATE ROAD DEPARTMENT OF FLORIDA AND RECORDED IN DEED BOOK 253, PAGE 696, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGAL DESCRIPTION: DEPOT STREET RIGHT OF WAY VACATION-CITY OF ST. AUGUSTINE ORDINANCE NO. 2023-23, OFFICIAL RECORDS BOOK 5809, PAGE 1804

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A PORTION OF DEPOT STREET AS SHOWN ON THE DANCY TRACT PLAT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, END BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF DEPOT STREET AS SHOWN ON THE DANCY TRACT PLAT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE SOUTHERLY LINE OF PARCEL "A" OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1344, PAGE 309 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE NORTH 85°21'08" EAST, ALONG SAID SOUTHERLY LINE OF PARCEL "A", A DISTANCE OF 30.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID DEPOT STREET; THENCE SOUTH 9°38'28" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF DEPOT STREET, A DISTANCE OF 194.61 FEET; THENCE SOUTH 84°45'51" WEST, A DISTANCE OF 30.09 FEET TO SAID WESTERLY RIGHT OF WAY OF DEPOT STREET; THENCE NORTH 9°38'28" WEST, ALONG WESTERLY RIGHT OF WAY OF DEPOT STREET, A DISTANCE OF 194.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ANY PORTION OF DEPOT STREET LYING WITHIN PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1344, PAGE 309 OF SAID PUBLIC RECORDS.

VICINITY MAP

NOT TO SCALE



SUBJECT PROPERTY

CHICAGO TITLE INSURANCE COMPANY, ISSUING AGENT: UPCHURCH, BAILEY AND UPCHURCH, COMMITMENT NO.: 11473394.
COMMITMENT NO.: 12/12/2023, REVIEW:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. SUPPORTING DOCUMENTS, IF ANY, NOT FURNISHED.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
 - A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. REFER TO SURVEY.
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. SUPPORTING DOCUMENTS, IF ANY, NOT FURNISHED.
 - C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
 - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. (AS TO PARCEL A). NOT ADDRESSED BY THIS SURVEY.
5. RESTRICTIONS AND WELL/WATER RIGHTS AS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 199, PAGE 200, AS MODIFIED BY MODIFICATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 105, PAGE 394. (AS TO PARCEL B) LEGAL DESCRIPTION AFFECTS SUBJECT PROPERTY. SAID WELL NOT FOUND.
6. EASEMENT FOR STORM SEWER RECORDED IN OFFICIAL RECORDS BOOK 47, PAGE 616. (AS TO PARCEL B) APPEARS TO NOT AFFECT THE SUBJECT PROPERTY LEGAL DESCRIPTION APPEARS TO LINE WITHIN THE CURRENT F.D.O.T. RIGHT OF WAY.
7. RESTRICTION CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 105, PAGE 394. (AS TO PARCEL B). LEGAL DESCRIPTION AFFECTS SUBJECT PROPERTY.
8. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 237, PAGE 652. (AS TO PARCEL C) LEGAL DESCRIPTION AFFECTS SUBJECT PROPERTY.
9. TERMS AND CONDITIONS OF GROUND LEASE AGREEMENT (SIGN BOARD) BETWEEN BROUDY BROS., INC., A FLORIDA CORPORATION, (LESSOR) AND REPUBLIC MEDIA, INC., A FLORIDA CORPORATION, DATED MAY18, 1998 AND RECORDED JULY 8, 1198, IN OFFICIAL RECORDS BOOK 1331, PAGE 1700. (AS TO PARCEL A). AFFECTS SUBJECT PROPERTY.
10. EASEMENT IN FAVOR OF THE CITY OF ST. AUGUSTINE, FLORIDA , A MUNICIPAL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 3369, PAGE 564. (AS TO PARCEL G). THE PLAT OF THE DANCY TRACT, MAP BOOK 4, PAGE 138A NOT PROVIDED.
11. EASEMENT RESERVED IN ORDINANCE NO. 2023-23 RECORDED IN OFFICIAL RECORDS BOOK 5809, PAGE 1804. AFFECTS SUBJECT PROPERTY.
12. EASEMENT OF TENANT(S) IN POSSESSION, IF ANY, UNDER LEASE(S) NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.

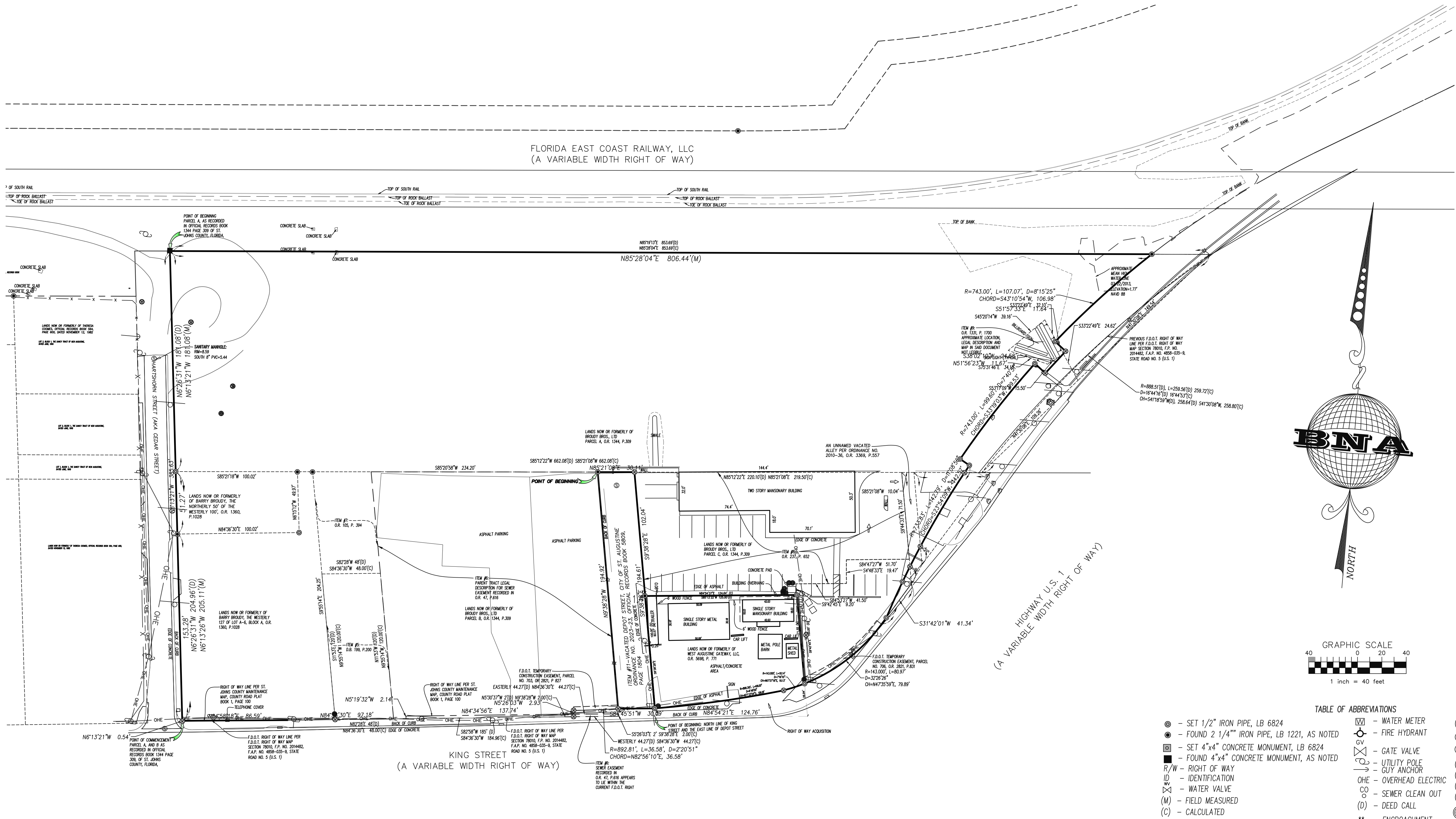
TABLE OF ABBREVIATIONS					
⊙	- SET 1/2" IRON PIPE, LB 6824	⊞	- WATER METER	(P)	- PLAT CALL
⊙	- FOUND 2 1/4" IRON PIPE, LB 1221, AS NOTED	⊞	- FIRE HYDRANT	(W)	- AIR RELEASE VALVE W/MANHOLE
⊞	- SET 4"x4" CONCRETE MONUMENT, LB 6824	⊞	- GATE VALVE	(S)	- SANITARY SEWER MANHOLE
■	- FOUND 4"x4" CONCRETE MONUMENT, AS NOTED	⊞	- UTILITY POLE	(R)	- RADIUS
O.R./P.	- OFFICIAL RECORDS BOOK/PAGE(S)	→	- GUY ANCHOR	(L)	- ARC LENGTH
ID	- IDENTIFICATION	⊞	- OVERHEAD ELECTRIC	(D)	- DELTA ANGLE
W	- WATER VALVE	⊞	- SEWER CLEAN OUT	(CHORD)	- CHORD BEARING AND DISTANCE
(M)	- FIELD MEASURED	⊞	- DEED CALL	(C)	- CALCULATED

PROJECT NUMBER 645-001		GENERAL NOTES: 1. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT IN.A.D. 83/90 FOR THE EAST ZONE OF THE FLORIDA. TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS: A JACKSONVILLE CORS ARP N 30°29'02.515" W 087°42'05.330" SCALE FACTOR CONVERGENCE=0.99999111 THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION! THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A SPECIFIC PROPERTY SURVEY TO GRAPHICALLY DEPICT A LOCATION AND DESCRIPTION SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. 2. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISIBLE SURFACE EVIDENCE EXISTS. 3. THIS IS A 2 PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT. 4. NOT ABSTRACTED FOR EASEMENTS. NO ABSTRACT OF TITLE FURNISHED.	
DATE: 01/15/2024		THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.	
SCALE: 1"=40'		CERTIFIED TO: BROUDY PARTNERS	
DRAWING No.: BNDY		01/15/2023 FIELD WORK COMPLETED	
SHEET No. 1/2		01/15/2023 DATE OF SIGNATURE	
		ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257	
		THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.	

DRAWN BY: A.D.B. & T.C.H.				
CHECKED BY: A.D.B.				
FIELD BOOK/PAGE(S): 427/144,146,148,152,154,156,158 429/16,30				
REV	DATE	BY	CKD	DESCRIPTION
	</			

MAP OF:

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A PORTION OF THE DANCY TRACT, AS
RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



● - SET 1/2" IRON PIPE, LB 6824	⊗ - WATER METER	(P) - PLAT CALL
● - FOUND 2 1/4" IRON PIPE, LB 1221, AS NOTED	⊕ - FIRE HYDRANT	Ⓜ - AIR RELEASE VALVE W/MANHOLE
■ - SET 4"x4" CONCRETE MONUMENT, LB 6824	⊗ - GATE VALVE	Ⓢ - SANITARY SEWER MANHOLE
■ - FOUND 4"x4" CONCRETE MONUMENT, AS NOTED	⊕ - UTILITY POLE	(R) - RADIUS
R/W - RIGHT OF WAY	⊕ - GUY ANCHOR	(L) - ARC LENGTH
ID - IDENTIFICATION	OHE - OVERHEAD ELECTRIC	(D) - DELTA ANGLE
⊕ - WATER VALVE	⊕ - SEWER CLEAN OUT	(CHORD) - CHORD BEARING AND DISTANCE
(M) - FIELD MEASURED	(D) - DEED CALL	⊙ - BALLARD
(C) - CALCULATED	** - ENCROACHMENT	

PROJECT NUMBER 645-001-02	GENERAL NOTES: 1. ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1980 ADJUSTMENT (N.A.D. 83/80) FOR THE EAST EAST OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS: "JACKSONVILLE CORP APP" N 302902.515" W 08142705.330" SCALE FACTOR CONVERGENCE=0.99999711 (THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION) 2. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A SPECIFIC PURPOSE SURVEY TO GRAPHICALLY DEPICT A SKETCH AND DESCRIPTION SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. THIS IS NOT A BOUNDARY SURVEY. 3. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISIBLE SURFACE EVIDENCE EXISTS. 4. NOT ABSTRACTED FOR EASEMENTS, NO ABSTRACT OF TITLE FURNISHED.	THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS SJ-17.051 & SJ-17.052 F.A.C. N/A FIELD WORK COMPLETED 01/24/2023 DATE OF SIGNATURE ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257	CERTIFIED TO: BROUDY BROTHERS, LTD WEST AUGUSTINE GATEWAY, LLC	DRAWN BY: A.D.B. & T.C.H. CHECKED BY: A.D.B. FIELD BOOK/PAGE(S): 427/144,146,148,152,154,156,158 429/16,30 REV DATE BY CKD DESCRIPTION	BRADSHAW-NILES & ASSOCIATES, INC. SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6824 280 BUSINESS PARK CIRCLE, SUITE 410 ST. AUGUSTINE, FLORIDA 32095 (904) 829-2591 FAX: (904) 829-5070
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MAP SHOWING TOPOGRAPHY SURVEY OF:

A PARCEL OF LAND IN THE CITY OF ST. AUGUSTINE, BEING A PORTION OF THE DANCY TRACT, AS
RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

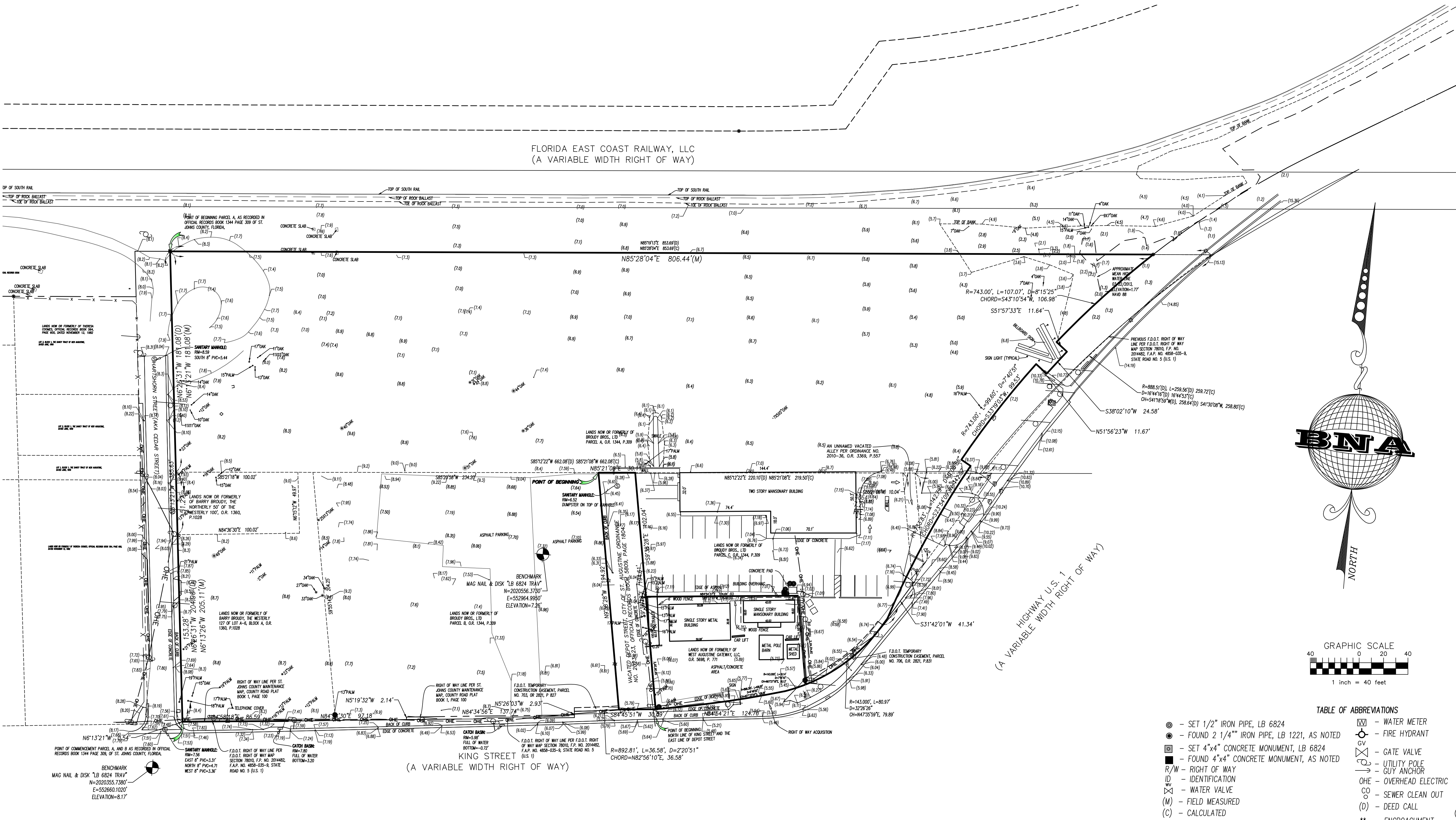
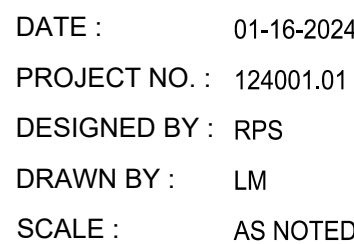


TABLE OF ABBREVIATIONS		
⊙ - SET 1/2" IRON PIPE, LB 6824	⊙ - WATER METER	(P) - PLAT CALL
⊙ - FOUND 2 1/4" IRON PIPE, LB 1221, AS NOTED	⊙ - FIRE HYDRANT	⊙ - AIR RELEASE VALVE W/MANHOLE
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(C) - CALCULATED	⊙ - DEED CALL	⊙ - BALLARD
	** - ENCROACHMENT	

PROJECT NUMBER 645-010-05		GENERAL NOTES: 1. ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1998 ADJUSTMENT (N.A.D. 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS: "JACKSONVILLE CORRS ARP" N 30°29'02.53" W 081°42'05.33" SCALE FACTOR CONVERGENCE=0.99999711 THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION 2. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. 3. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISIBLE SURFACE EVIDENCE EXISTS. 4. THIS IS A 2 PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT. 5. NOT ABSTRACTED FOR EASEMENTS, NO ABSTRACT OF TITLE FURNISHED. 6. PRIMARY BENCHMARK UTILIZED "A 222" ELEVATION 14.03 FEET, NAVD 88		THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS SJ-17.051 & SJ-17.052 F.A.C. 01/12/2024 FIELD WORK COMPLETED 01/15/2024 DATE OF SIGNATURE ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257		CERTIFIED TO: BRUDY PARTNERS		DRAWN BY: A.D.B. & T.C.H. CHECKED BY: A.D.B. FIELD BOOK/PAGE(S): 427/144,146,148,152,154,156,158 429/16,30 REV DATE BY CKD DESCRIPTION		BRADSHAW-NILES & ASSOCIATES, INC. SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6824 280 BUSINESS PARK CIRCLE, SUITE 410 ST. AUGUSTINE, FLORIDA 32095 (904) 829-2591 FAX: (904) 829-5070	
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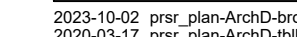
SHEET TITLE

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RYAN P. STILWELL, P.E.
FL Lic. No. 66526
DATE: 6/18/2024

C-2.01

S H E E T



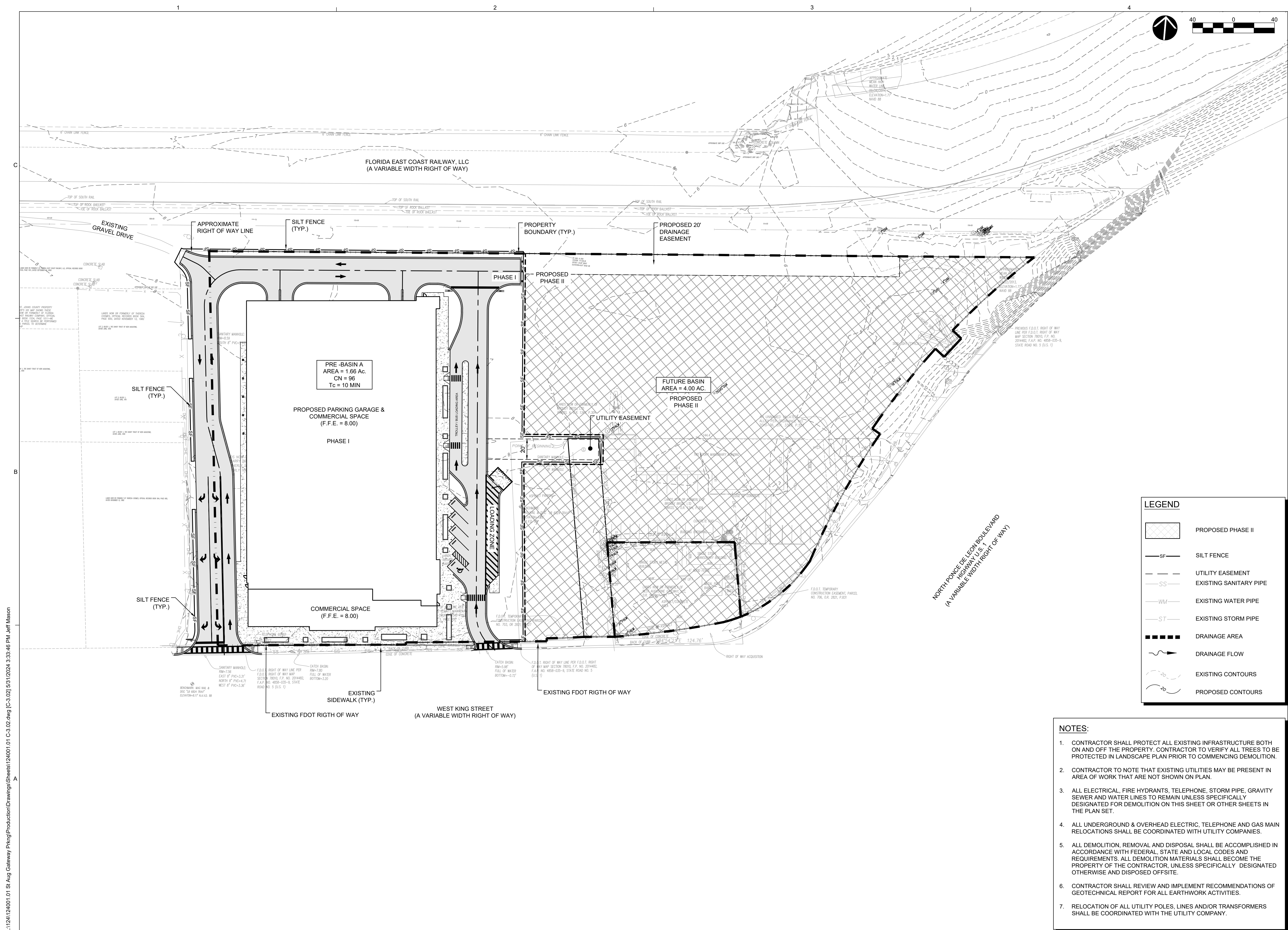


13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
904.739.3655

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ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I



NOTES:

1. CONTRACTOR SHALL PROTECT ALL EXISTING INFRASTRUCTURE BOTH ON AND OFF THE PROPERTY. CONTRACTOR TO VERIFY ALL TREES TO BE PROTECTED IN LANDSCAPE PLAN PRIOR TO COMMENCING DEMOLITION.
2. CONTRACTOR TO NOTE THAT EXISTING UTILITIES MAY BE PRESENT IN AREA OF WORK THAT ARE NOT SHOWN ON PLAN.
3. ALL ELECTRICAL, FIRE HYDRANTS, TELEPHONE, STORM PIPE, GRAVITY SEWER AND WATER LINES TO REMAIN UNLESS SPECIFICALLY DESIGNATED FOR DEMOLITION ON THIS SHEET OR OTHER SHEETS IN THE PLAN SET.
4. ALL UNDERGROUND & OVERHEAD ELECTRIC, TELEPHONE AND GAS MAIN RELOCATIONS SHALL BE COORDINATED WITH UTILITY COMPANIES.
5. ALL DEMOLITION, REMOVAL AND DISPOSAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS. ALL DEMOLITION MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY DESIGNATED OTHERWISE AND DISPOSED OFFSITE.
6. CONTRACTOR SHALL REVIEW AND IMPLEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT FOR ALL EARTHWORK ACTIVITIES.
7. RELOCATION OF ALL UTILITY POLES, LINES AND/OR TRANSFORMERS SHALL BE COORDINATED WITH THE UTILITY COMPANY.

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POST-DEVELOPMENT PLAN

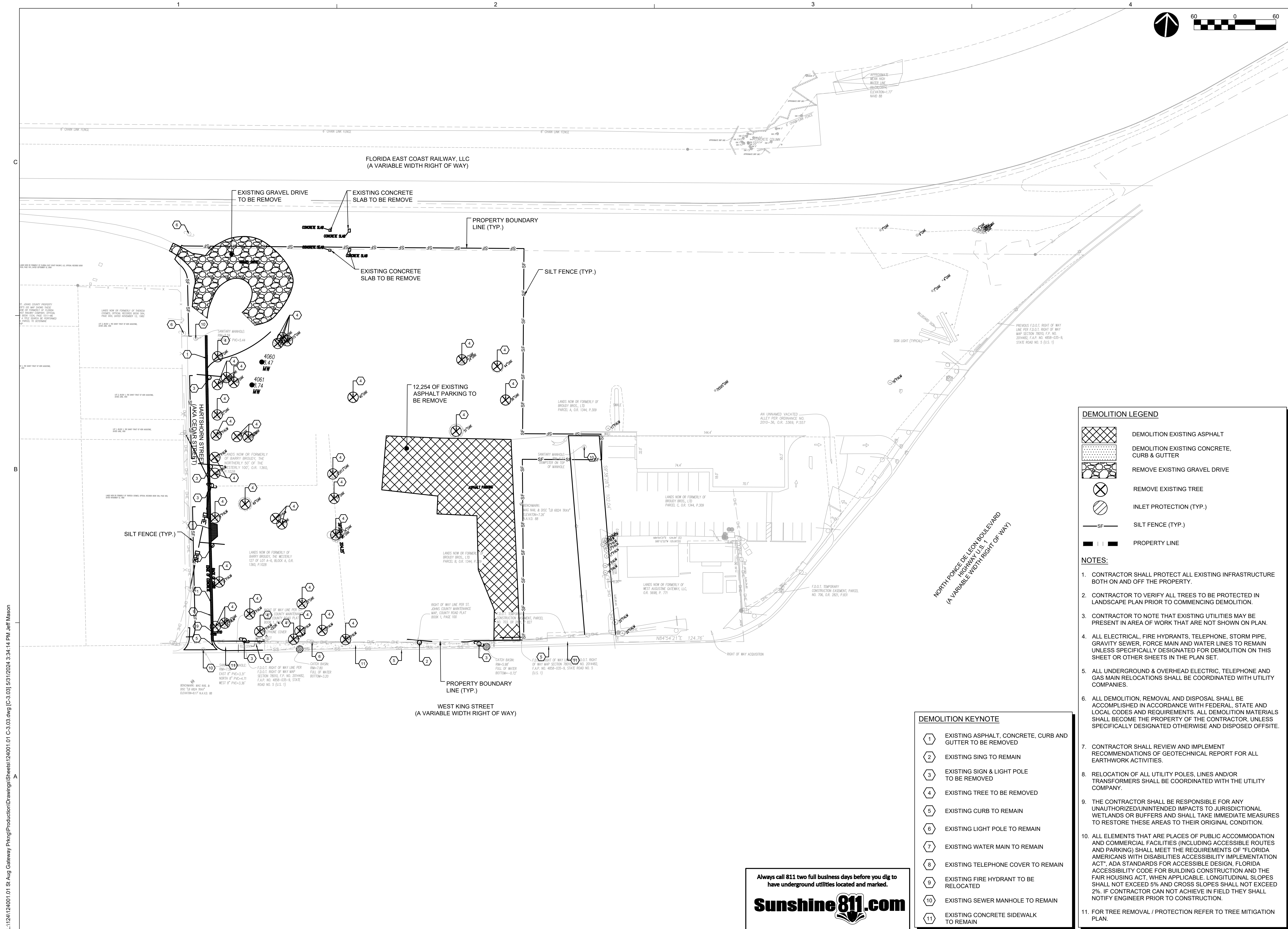
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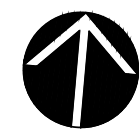
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FL Lic. No. 66526
DATE: 5/31/2024

C-3.02

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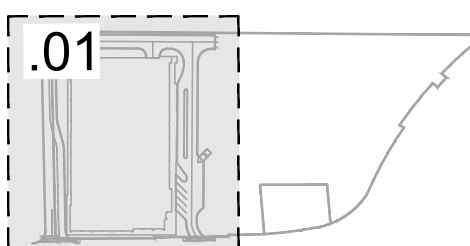
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LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PHASE II
	SILT FENCE
	PHASING LINE
	PROJECT BOUNDARY
	PROPOSED BUILDING
	ROAD CENTERLINE

NOTES:

1. CONTRACTOR SHALL PROTECT ALL EXISTING INFRASTRUCTURE BOTH ON AND OFF THE PROPERTY.
2. CONTRACTOR TO VERIFY ALL TREES TO BE PROTECTED IN LANDSCAPE PLAN PRIOR TO COMMENCING DEMOLITION.
3. CONTRACTOR TO NOTE THAT EXISTING UTILITIES MAY BE PRESENT IN AREA OF WORK THAT ARE NOT SHOWN ON PLAN.
4. ALL ELECTRICAL, FIRE HYDRANTS, TELEPHONE, STORM PIPE, GRAVITY SEWER, FORCE MAIN AND WATER LINES TO REMAIN UNLESS SPECIFICALLY DESIGNATED FOR DEMOLITION ON THIS SHEET OR OTHER SHEETS IN THE PLAN SET.
5. ALL UNDERGROUND & OVERHEAD ELECTRIC, TELEPHONE AND GAS MAIN RELOCATIONS SHALL BE COORDINATED WITH UTILITY COMPANIES.
6. ALL DEMOLITION, REMOVAL AND DISPOSAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS. ALL DEMOLITION MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY DESIGNATED OTHERWISE AND DISPOSED OFFSITE.
7. CONTRACTOR SHALL REVIEW AND IMPLEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT FOR ALL EARTHWORK ACTIVITIES.
8. RELOCATION OF ALL UTILITY POLES, LINES AND/OR TRANSFORMERS SHALL BE COORDINATED WITH THE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNAUTHORIZED/UNINTENDED IMPACTS TO JURISDICTIONAL WETLANDS OR BUFFERS AND SHALL TAKE IMMEDIATE MEASURES TO RESTORE THESE AREAS TO THEIR ORIGINAL CONDITION.
10. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT," ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE. LONGITUDINAL SLOPES SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2%. IF CONTRACTOR CAN NOT ACHIEVE IN FIELD THEY SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
11. NO DAMAGE SHALL OCCUR TO ADJACENT PARKING LOT OR EXISTING BUILDINGS DURING DEMOLITION.
12. FOR TREE REMOVAL / PROTECTION REFER TO TREE MITIGATION PLAN.

 KEYMAP

DATE : 01-16-2024

PROJECT NO. : 124001.01

DESIGNED BY : RPS

DRAWN BY : LM

SCALE : AS NOTED

[illegible]

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SITE PLAN

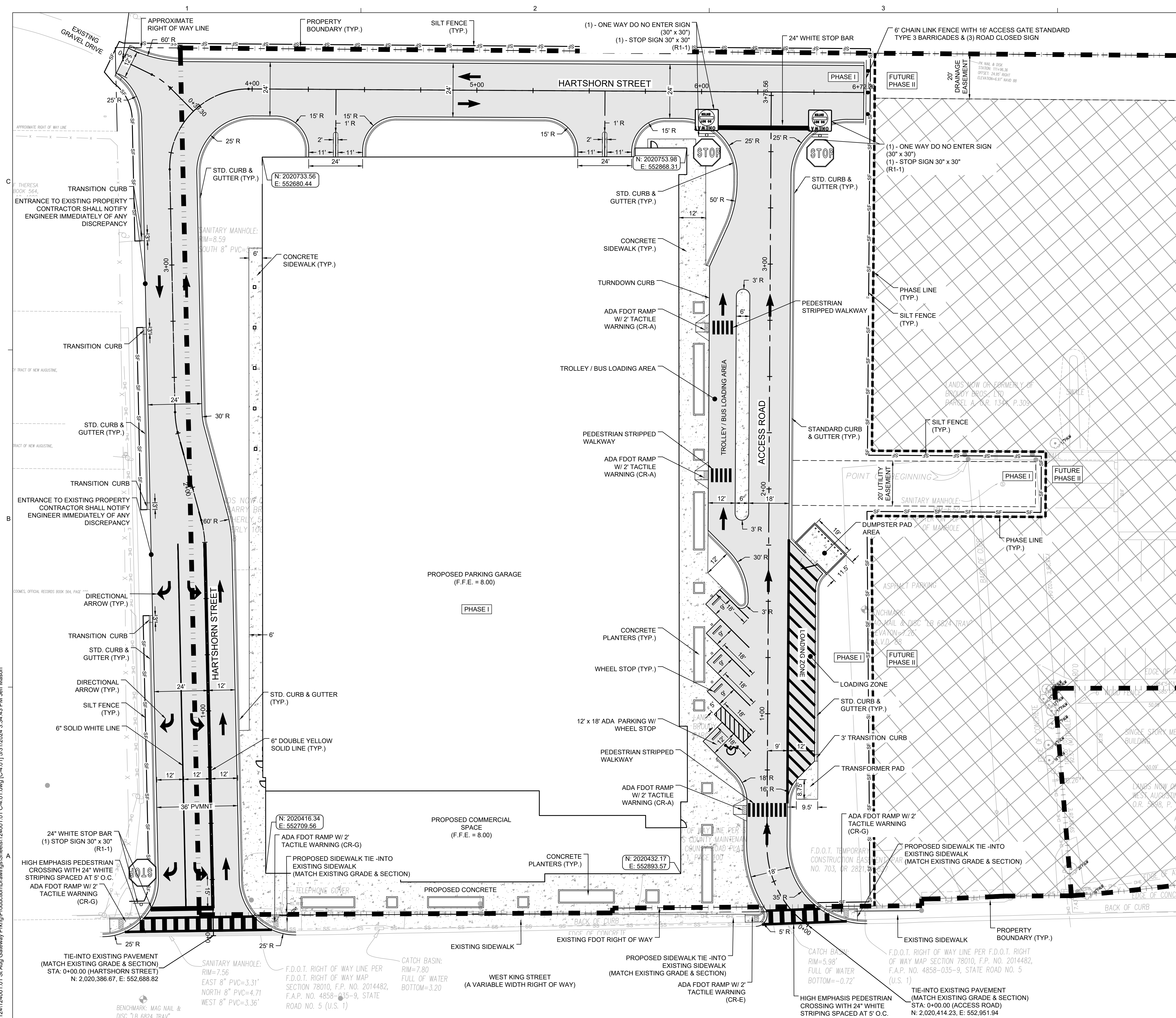
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FL Lic. No. 66526
DATE: 5/31/2024

C-4.01

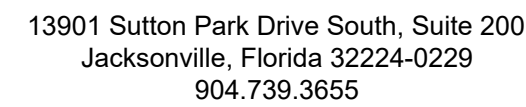
Application Packet 13

Page 69 of 170



L:\124\124001.01 St Aug Gateway Pkng\Production\Drawings\124001.01 C-4.01.dwg [C-4.01] 5/31/2024 3:34:43 PM Jeff Mason

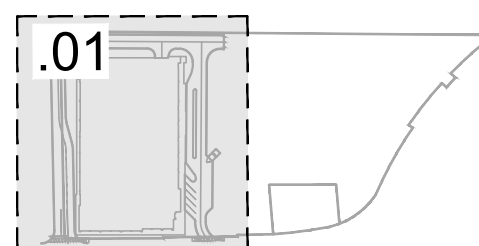
2023-10-02 prsr_plan-ArchD-brd
2020-03-17 prsr_plan-ArchD-thik



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GATEWAY PARKING
GARAGE
PHASE I



 KEYMAP

DATE : 01-16-2024

PROJECT NO. : 124001.01

DESIGNED BY : RPS

DRAWN BY : L

SCALE : AS NOTED

[illegible]

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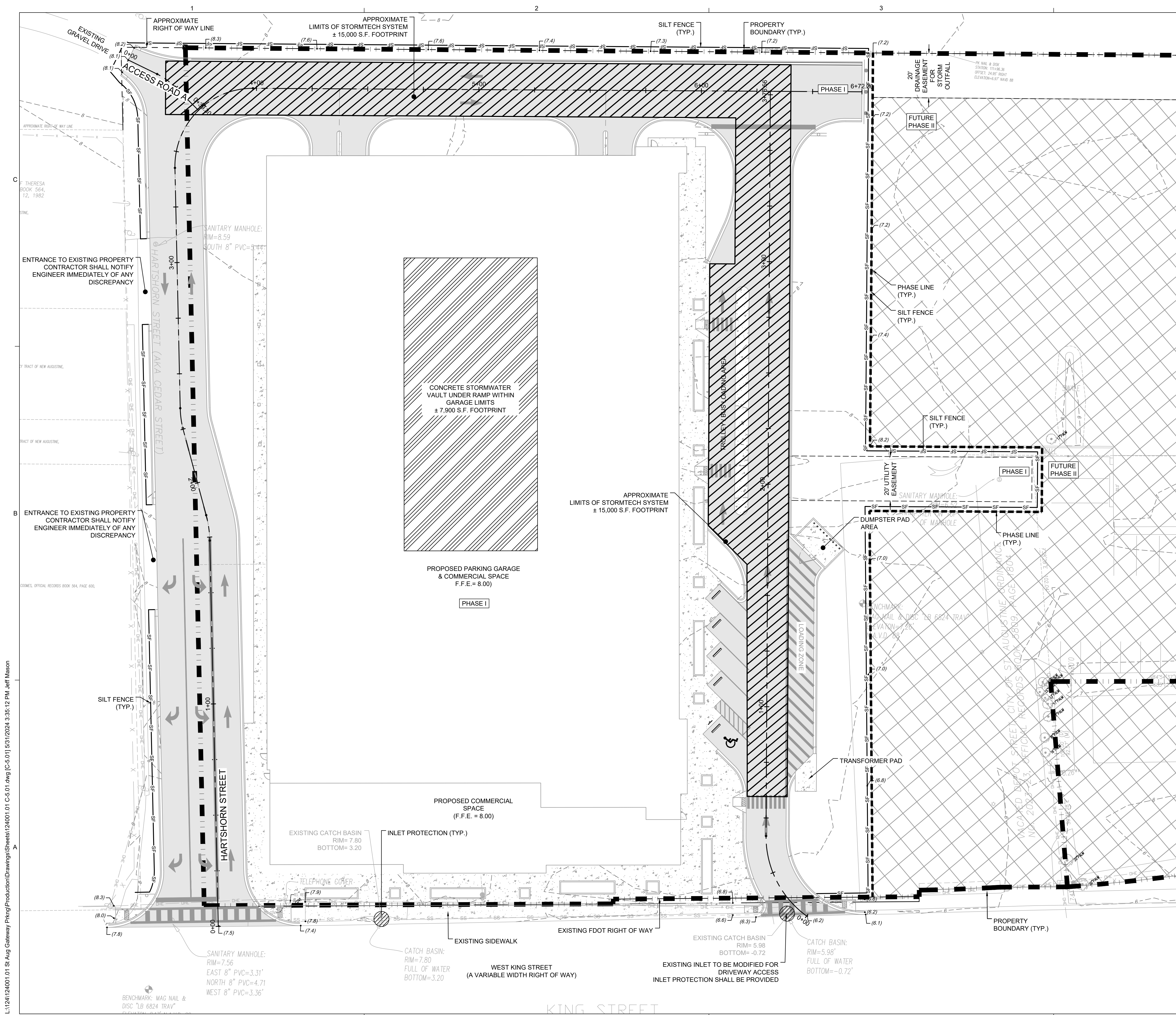
PAVING, GRADING & DRAINAGE PLAN

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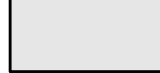
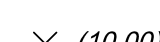
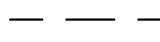
RYAN P. STILWELL, P.E.
FL Lic. No. 66526
DATE: 5/31/2024

C-5.01

S H E E T

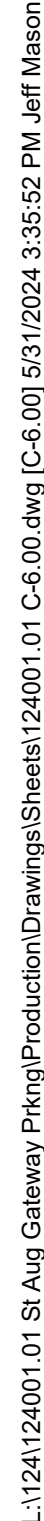


LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED PHASE II
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PARCEL BOUNDARY
	PHASING LINE
	DRAINAGE AREA
	UTILITY EASEMENT
	SILT FENCE
	PROPOSED STORM PIPE
	PROPOSED STORM STRUCTURES

NOTES:

1. PROJECT LIMITS SHALL BE PROTECTED BY SILT FENCE PRIOR TO ANY LAND CLEARING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNAUTHORIZED/UNINTENDED IMPACTS TO JURISDICTIONAL WETLANDS OR BUFFERS AND SHALL TAKE IMMEDIATE MEASURES TO RESTORE THESE AREAS TO THEIR ORIGINAL CONDITION.
3. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
4. THE JURISDICTIONAL WETLAND LINE, WETLAND IMPACTS, WETLAND MITIGATION AREA AND UPLAND BUFFERS AS DEPICTED ON THESE PLANS MATCH THOSE SHOWN ON THE PLANS SUBMITTED TO AND APPROVED BY THE SJRWMD.
5. PLANS ARE NGVD88.
6. ALL DETECTABLE WARNING SURFACES AT CURB CUT RAMPS SHALL BE BRICK PAVER WITH TACTILE SURFACE.
7. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTS AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
8. A DISTRICT CONSUMPTIVE USE PERMIT MAY BE REQUIRED TO AUTHORIZE DEWATERING DURING CONSTRUCTION. CONTACT CAROLINE SILVERS AT 904-448-7903 TO REQUEST A DISTRICT CONSUMPTIVE USE PERMIT DETERMINATION FROM SJRWMD PRIOR TO CONSTRUCTION.
9. FOR SCHEMATIC DESIGN PRICING, DRAINAGE FOR THE SITE WILL INCLUDE NUMEROUS DRAINAGE STRUCTURES, BOTH INDEPENDENT AND INCORPORATED INTO THE STORMTECH SYSTEM; ADDITIONALLY, CONNECTIONS WILL BE PROVIDED FOR THE PARKING GARAGE AND COMMERCIAL BUILDING FOR ROOF DRAIN STORMWATER COLLECTION.



NOTES:

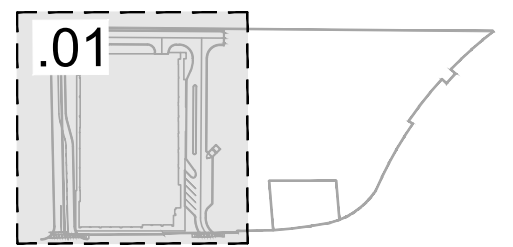
1. ALL WATER MAIN VALVES SHALL BE LOCATED CLEAR OF SIDEWALKS AND/OR PAVING. CONTRACTOR SHALL ADJUST AS NECESSARY.
2. NO WATER METER BOXES SHALL BE LOCATED IN SIDEWALKS OR DRIVEWAYS.
3. PLACE BLUE REFLECTIVE MARKER IN CENTER OF ROAD AT HYDRANT LOCATION.
4. HYDRANTS SHALL BE PAINTED WITH REFLECTIVE PAINT, YELLOW WITH WHITE CAPS.
5. HYDRANTS LARGE DIAMETER OUTLET SHALL BE FACING THE ROADWAY & THE HEIGHT OF THE LOWEST OUTLET SHALL BE 18" MIN. ABOVE PROPOSED GRADE.
6. 1" SERVICES MAY BE USED AS TEMPORARY SAMPLE POINTS.
7. WATER MAIN SHALL BE INSTALLED A MIN. DEPTH OF 30" BELOW UNPAVED AREAS AND 36" BELOW PAVED AREAS.
8. CONTRACTOR SHALL PROVIDE MINIMUM 3' SEPARATION BETWEEN WM / STORM/ SANITARY STRUCTURES AND PIPES.
9. CONTRACTOR SHALL COORDINATE WITH FPL FOR FUTURE UNDERGROUND ELECTRICAL AND LOCATION OF EXISTING POWER POLES.
10. FIRE HYDRANTS SHALL BE LOCATED WITHIN 3 FEET TO 10 FEET OF THE CURB.
11. FIRE HYDRANTS SHALL BE LOCATED NO MORE THAN 12 FEET FROM THE FIRE DEPARTMENT ACCESS ROADS WITH NO CURBS.
12. HYDRANTS SHALL BE INSTALLED ON FLAT STONES, CONCRETE SLABS OR OTHER APPROVED MATERIALS.
13. HYDRANTS SHALL OPEN COUNTER CLOCKWISE.
14. ALL INSTALLED FIRE HYDRANTS THAT ARE NOT IN SERVICE SHALL BE BAGGED. ONCE WATER AS-BUILTS HAVE BEEN SUBMITTED AND FIRE MARSHALL'S OFFICE HAS APPROVED THEM, THE BAGS SHALL BE REMOVED.

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C-6.00

RYAN P. STILLWELL, P.E.
FL Lic. No. 66526
DATE: 5/31/2024

SHEET



DATE : 01-16-2024
PROJECT NO. : 124001.01
DESIGNED BY : RPS
DRAWN BY : LM
SCALE : AS NOTED

No.	Date	Revision
1	04/26/2024	SCHEMATIC DESIGN
2	05/31/2024	CRC SUBMITTAL

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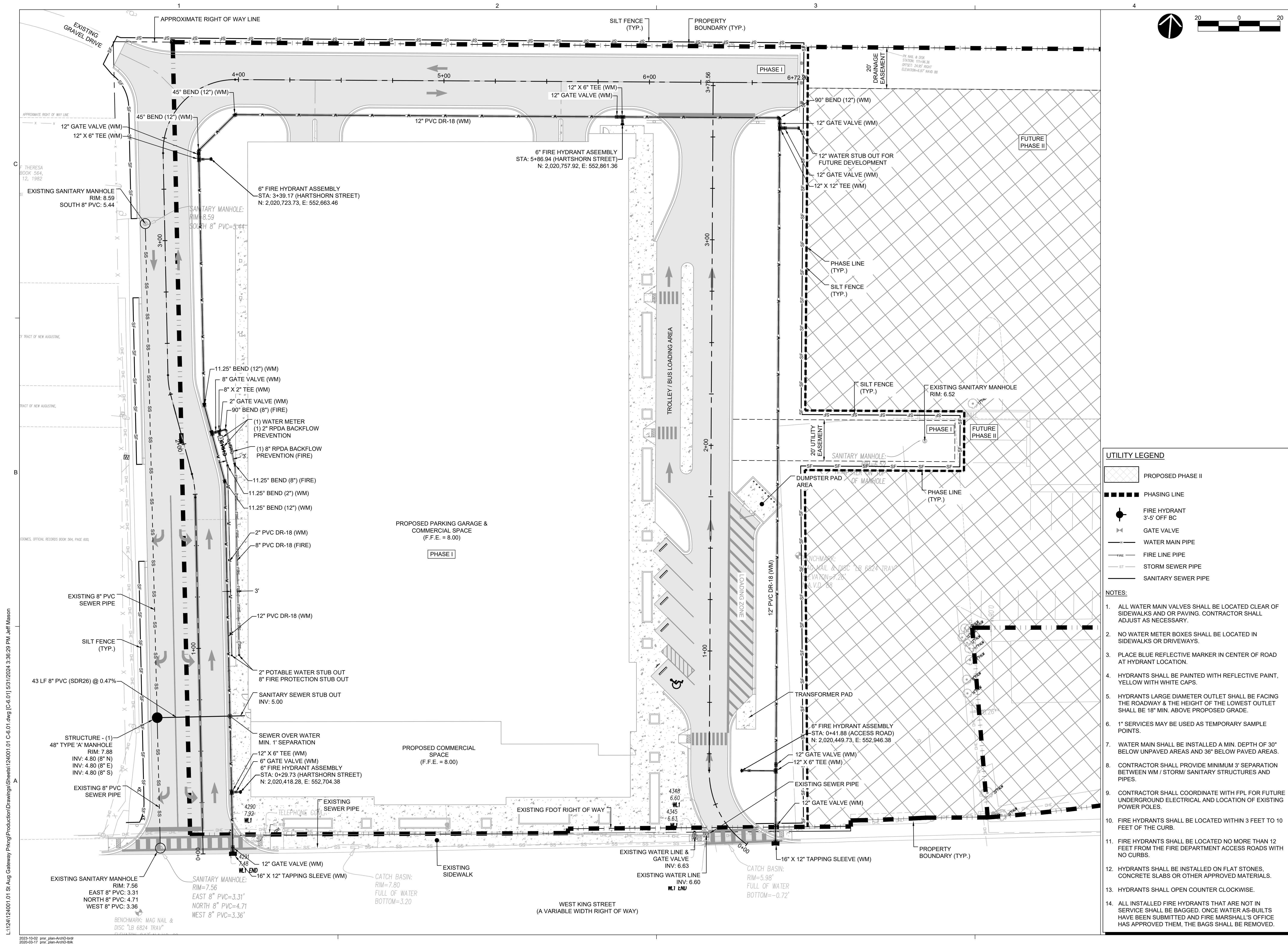
UTILITY PLAN

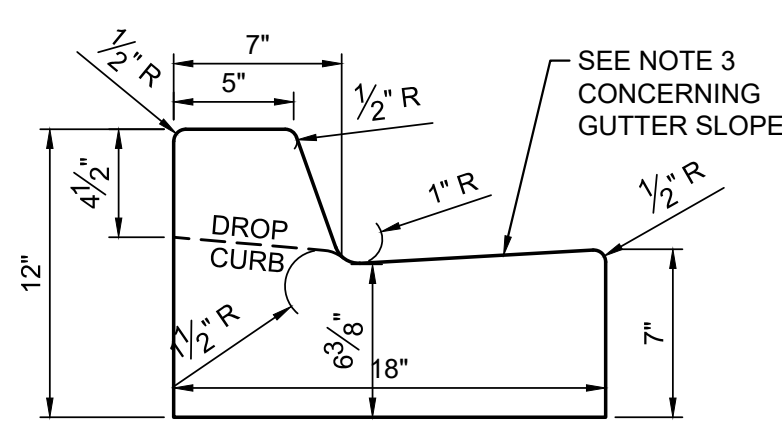
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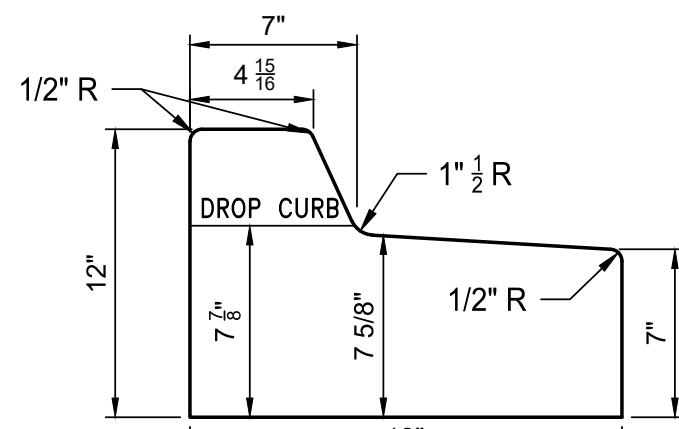
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SHEET

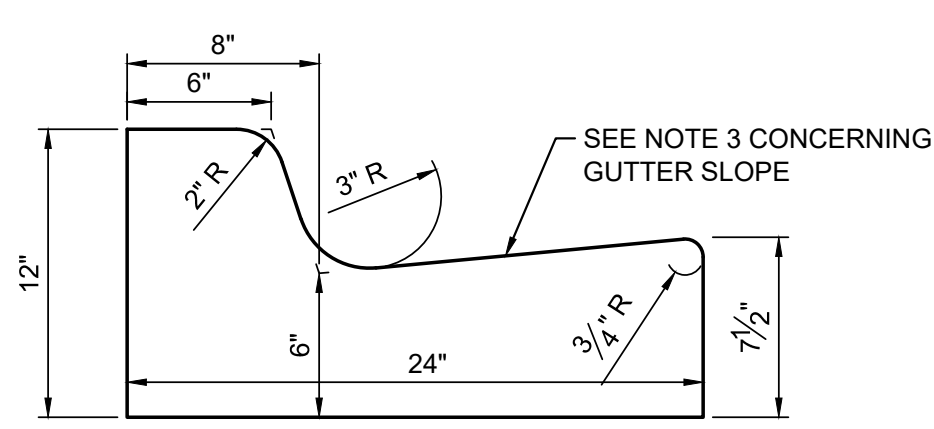




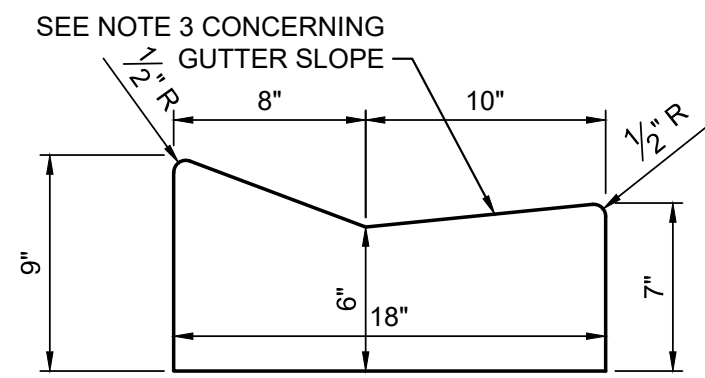
SPECIFIC USE: LOCAL ROAD AND MINOR
COLLECTOR ROADWAY CLASSES
18" CURB & GUTTER



SPECIFIC USE: LOCAL ROAD AND MINOR
COLLECTOR ROADWAY CLASSES
MEDIAN CURB



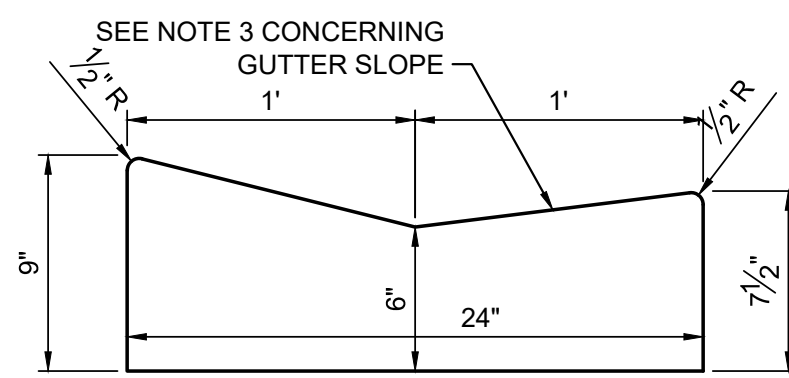
SPECIFIC USE: MAJOR COLLECTOR ROADWAY CLASSES
FDOT STANDARD TYPE 'F' CURB & GUTTER



SPECIFIC USE: LOCAL ROAD AND MINOR
COLLECTOR ROADWAY CLASSES
18" LOW PROFILE CURB & GUTTER

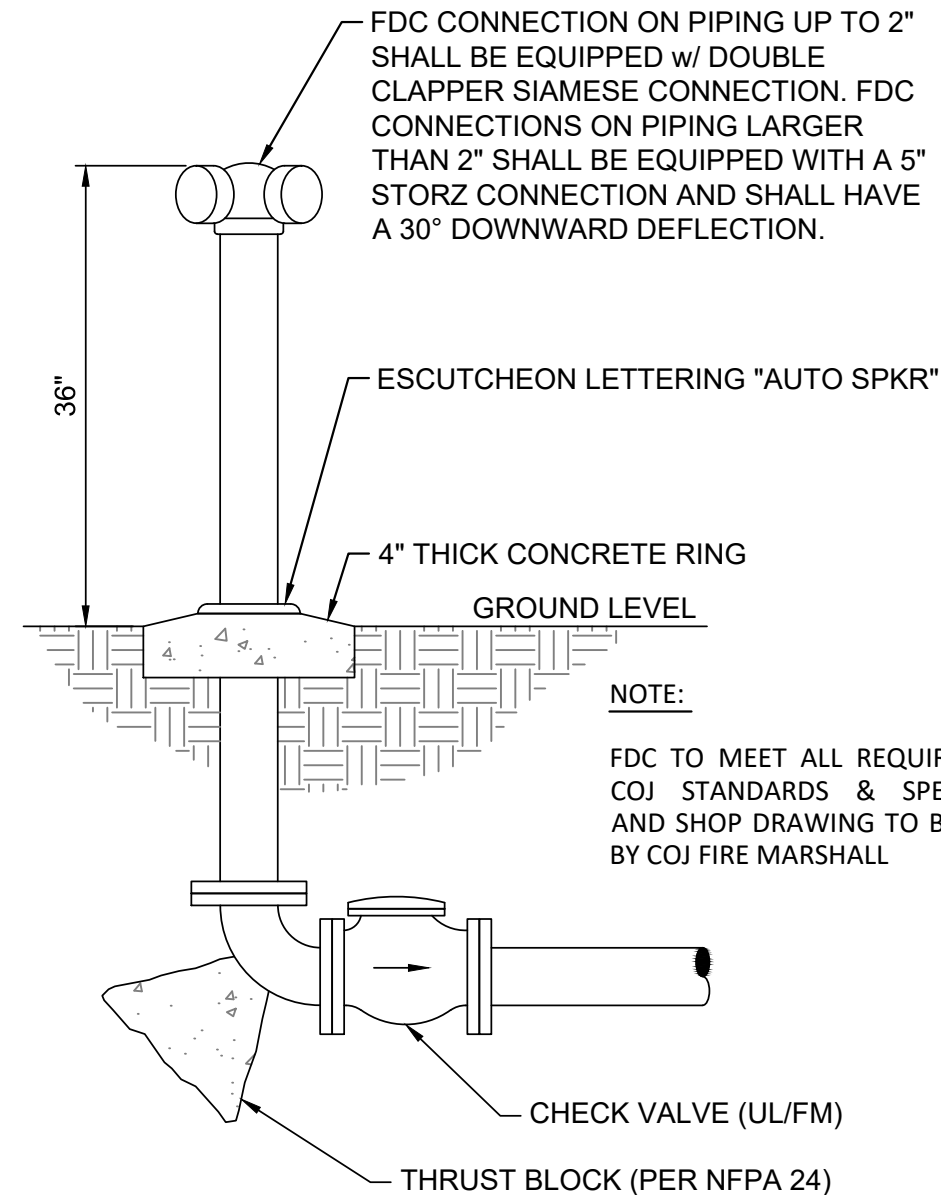
GENERAL NOTES:

1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS I CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. WHEN USED ON THE HIGH SIDE OF SUPER ELEVATED ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.



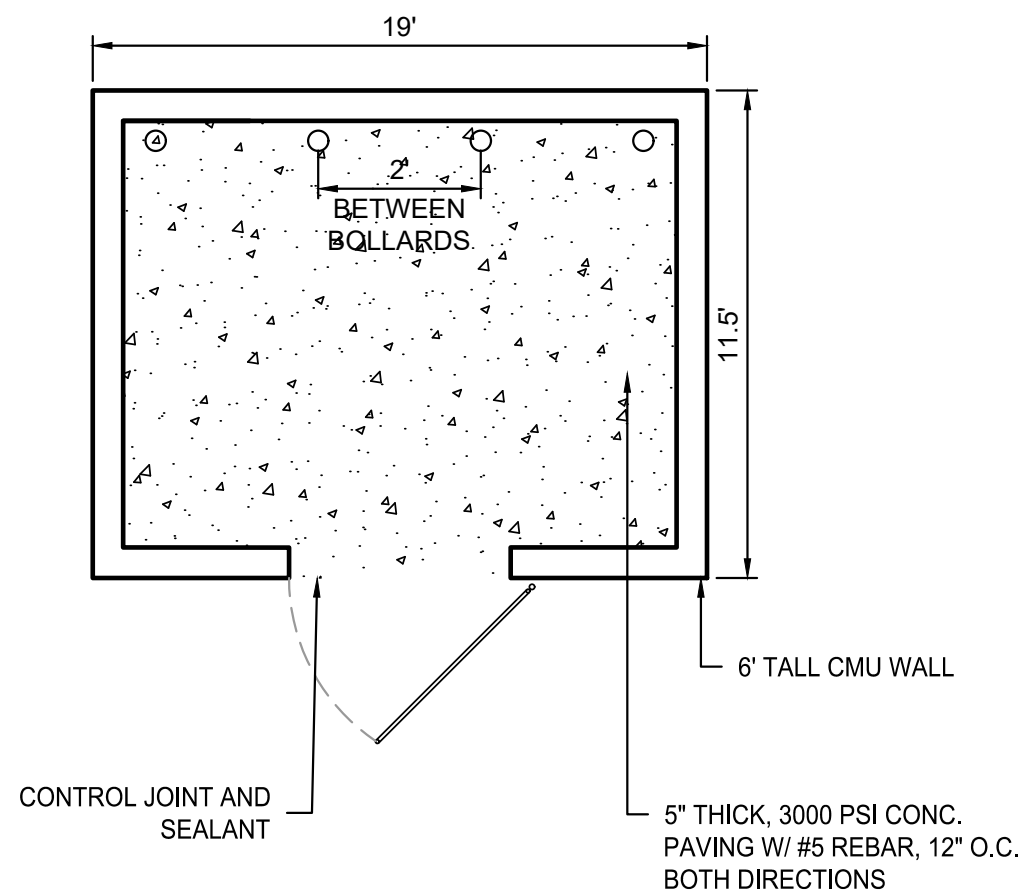
SPECIFIC USE: MAJOR COLLECTOR ROADWAY CLASSES
24" LOW PROFILE CURB & GUTTER

CURB & GUTTER TYPICAL CONSTRUCTION DETAILS

$$1\frac{1}{2}'' = 1'-0''$$


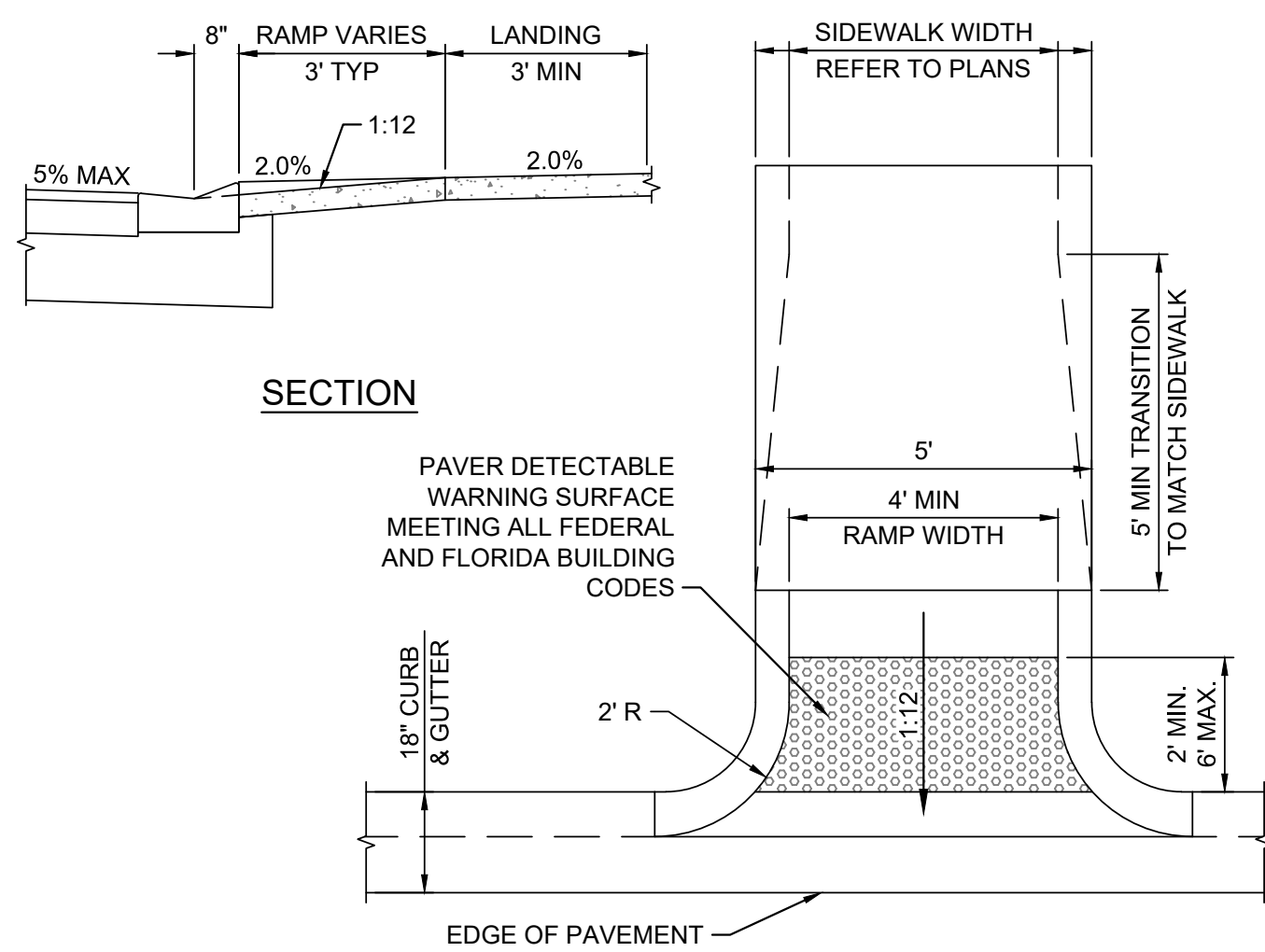
FIRE DEPARTMENT CONNECTION

NTS

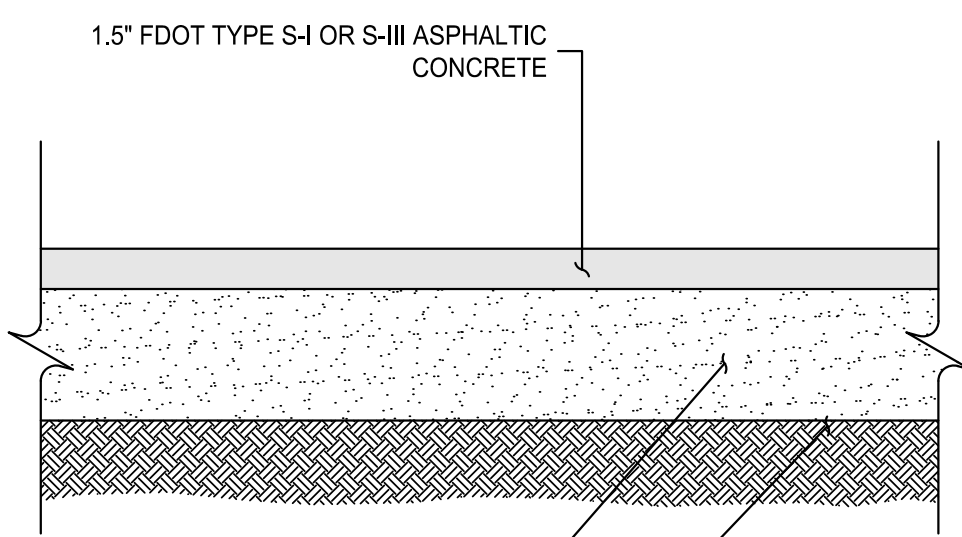


DUMPSTER PAD DETAIL

SCALE: NTS



CURB RAMP

$$\frac{3}{8}'' = 1'-0''$$


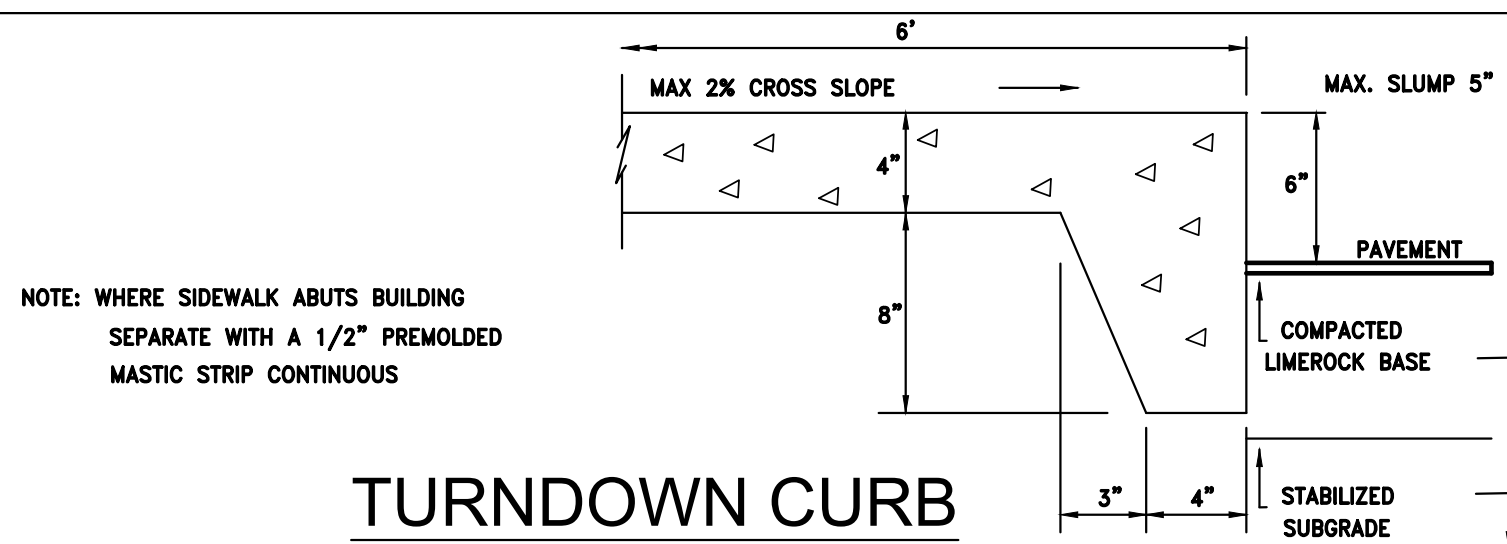
6" COMPACTED LIMEROCK OR CRUSH-CRETE BASE
MIN. LBR 75, 100% OF MOD. PROCTOR MAX. DRY DENSITY,
(AASHTO T-180 AND ASTM D1557)

12" CONSTRUCTED SUB-BASE MIN. LBR 40 FDOT REQ.
MIN. LBR 40, 98% OF MOD. PROCTOR MAX. DRY
DENSITY, (AASHTO T-180 AND ASTM D1557)

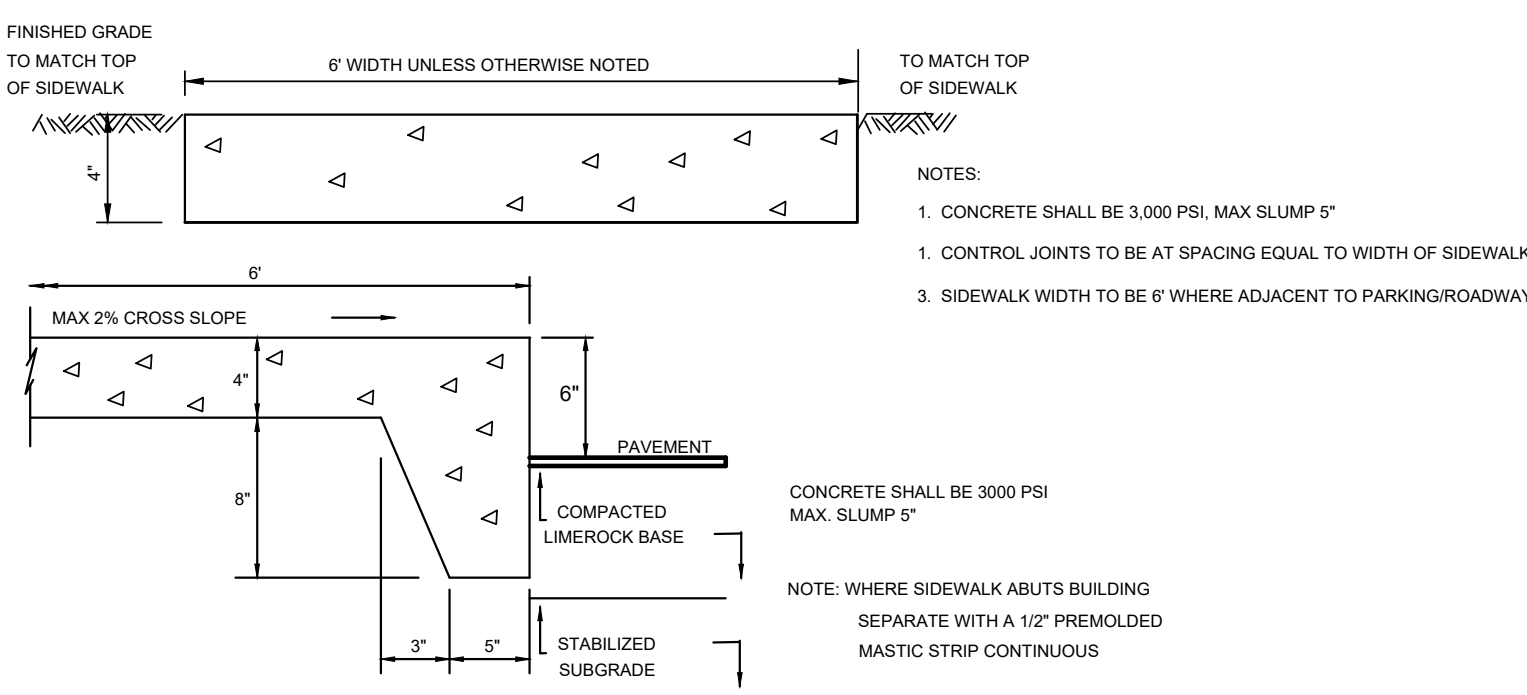
NOTE:
ASPHALT SECTIONS SPECIFIED BY ECS FLORIDA
IN GEOTECHNICAL REPORT DATED 9/18/18.

ASPHALT PAVEMENT SECTIONS

NOT TO SCALE



TURNDOWN CURB



SIDEWALK DETAIL

NOT TO SCALE

[illegible]

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PAVING, GRADING AND DRAINAGE DETAILS

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FL Lic. No. 66526
DATE: 5/31/2024

C-7.02

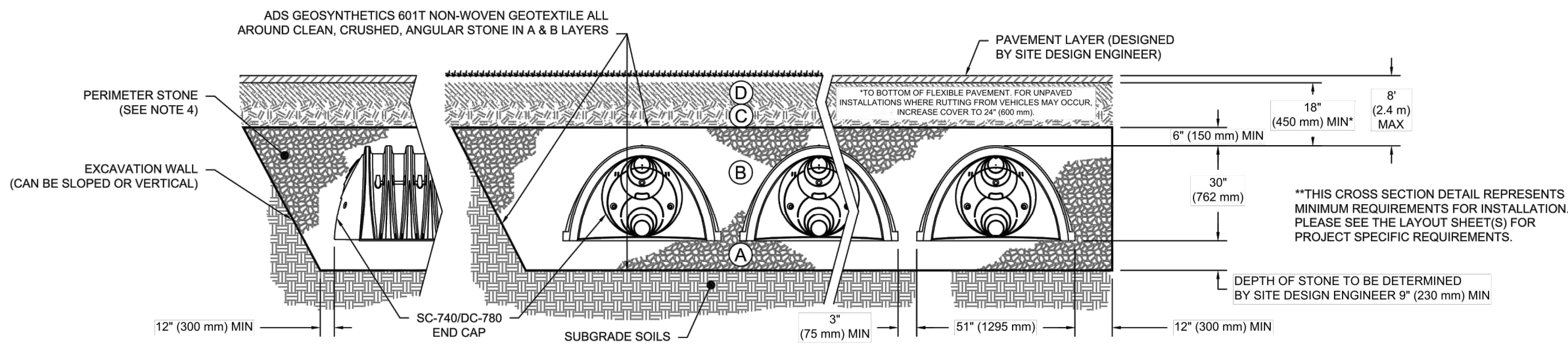
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ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS				
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (460 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M141 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,3}

PLEASE NOTE:

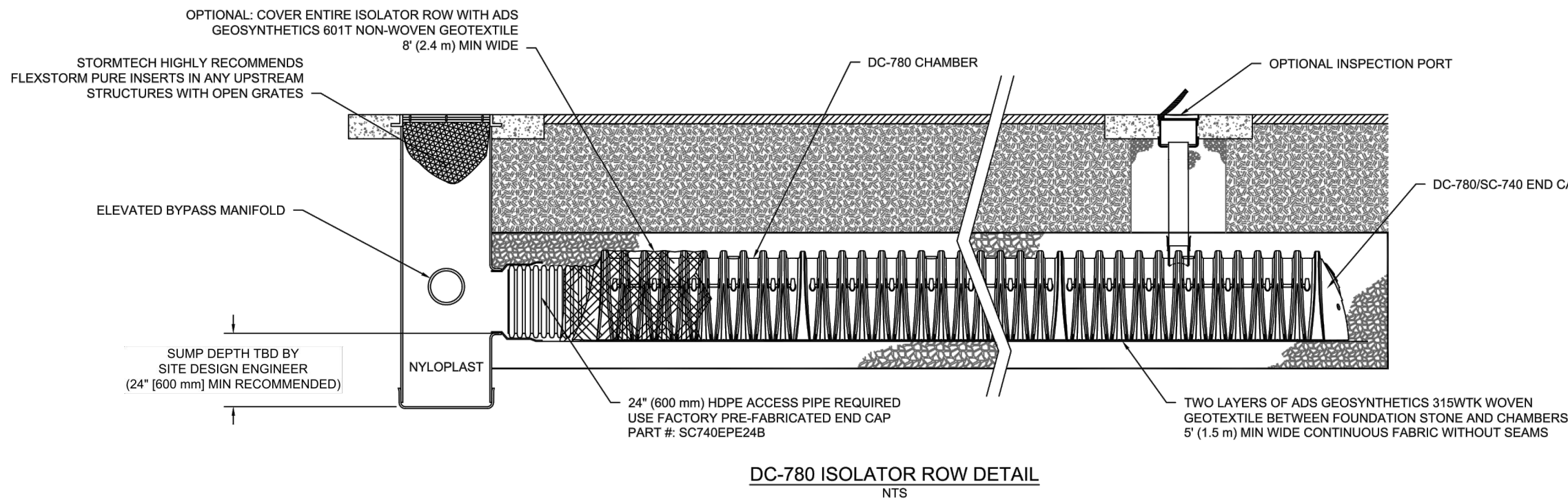
- 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- 2. STORMWATER COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 3" (230 mm) (M4) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTION REQUIREMENTS.
- 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMWATER FOR COMPACTION REQUIREMENTS.
- 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



MARCO COVE ESTATES PROJECT SPECIFIC CROSS SECTION

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. 72-INCHES CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. CHAMBERS SHALL BE DESIGNED TO WITHSTAND THE BEARING CAPACITY OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, α THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 8.2.6 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN² AND β TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73°F / 23°C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR RED YELLO COLORS.

[illegible]

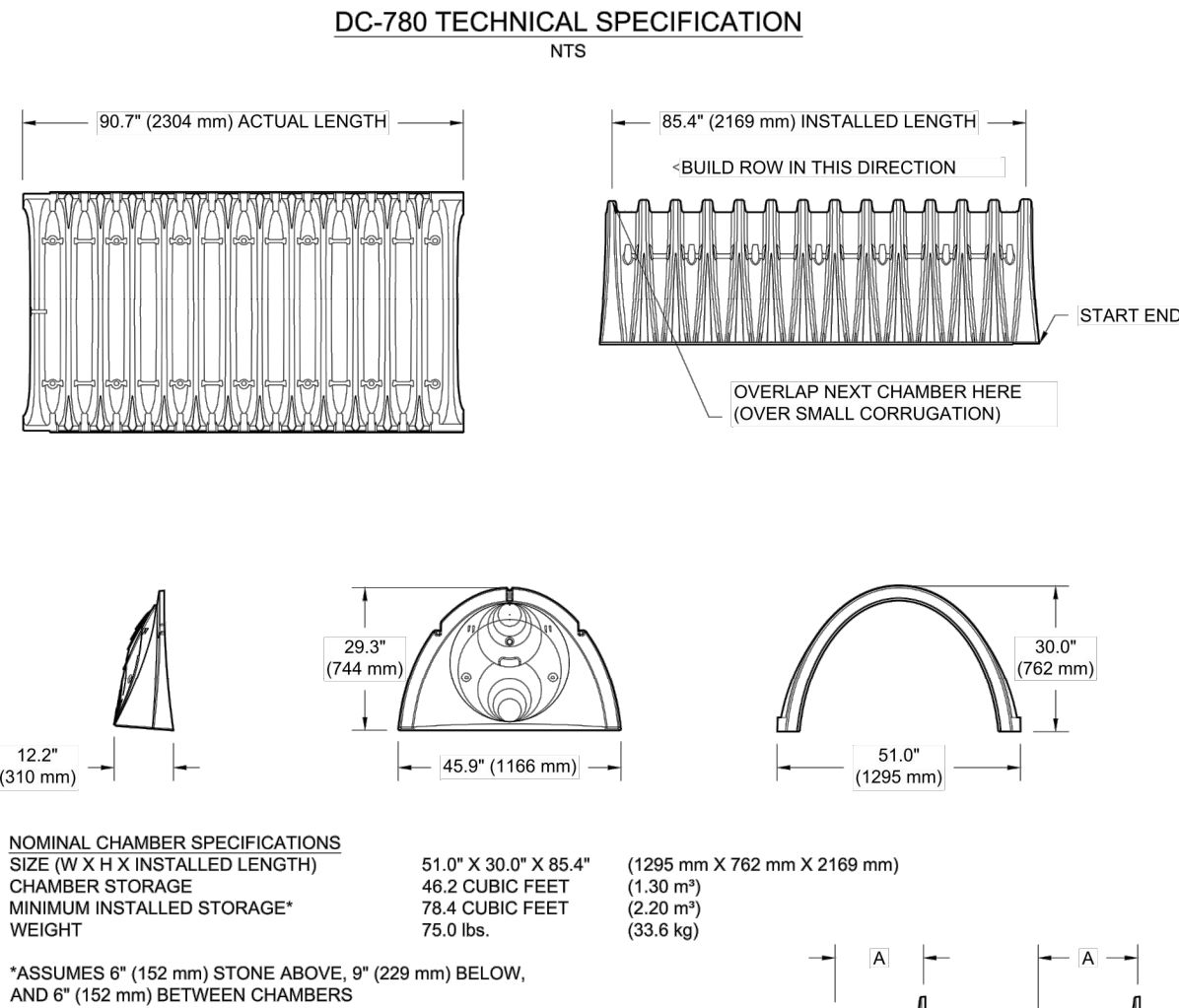
INSPECTION & MAINTENANCE

- | | |
|--------|---|
| STEP 1 | INSPECT ISOLATION ROW FOR SEDIMENT |
| | <ul style="list-style-type: none"> A. INSPECTION PORTS (IF PRESENT) 1. REMOVE/OPEN LIDS ON WYCOLAST INLINE DRAIN 2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED 3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG 4. LOWER A CABLE TIE INTO ISOLATION ROW TO INSPECT DEPTH OF SEDIMENT LAYERS (OPTIONAL) A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3. |
| | <ul style="list-style-type: none"> B. ISOLATOR ROWS 1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATION ROW 2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE 3. IF MIRRORS, POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY <ul style="list-style-type: none"> i. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3. |
| STEP 2 | CLEAN OUT ISOLATION ROW USING THE JETVAC PROCESS |
| | <ul style="list-style-type: none"> A. IF FIXED OR FLEXIBLE NOZZLE WITH REAR FACING SPREAD OF 45° (110° OR MORE) IS PREFERRED B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN C. VACUUM STRUCTURE SUMP AS REQUIRED |
| STEP 3 | REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS. |
| STEP 4 | INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTRENCH SYSTEM. |

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

 ADS		 StormTech Stormwater Management Technology		 MARCO COVE ESTATES	
4640 TRIUMPH BLVD HILLIAND, OH 43026		JACKSONVILLE FL		DATE: 05/01/20	
SHEET NO. 5		NO. 1000000		DRAWN: TSG	
OF 6		DATE: 05/01/20		CHECKED: RWD	
PROJECT: 1000000		PROJECT: 1000000		PROJECT: 1000000	

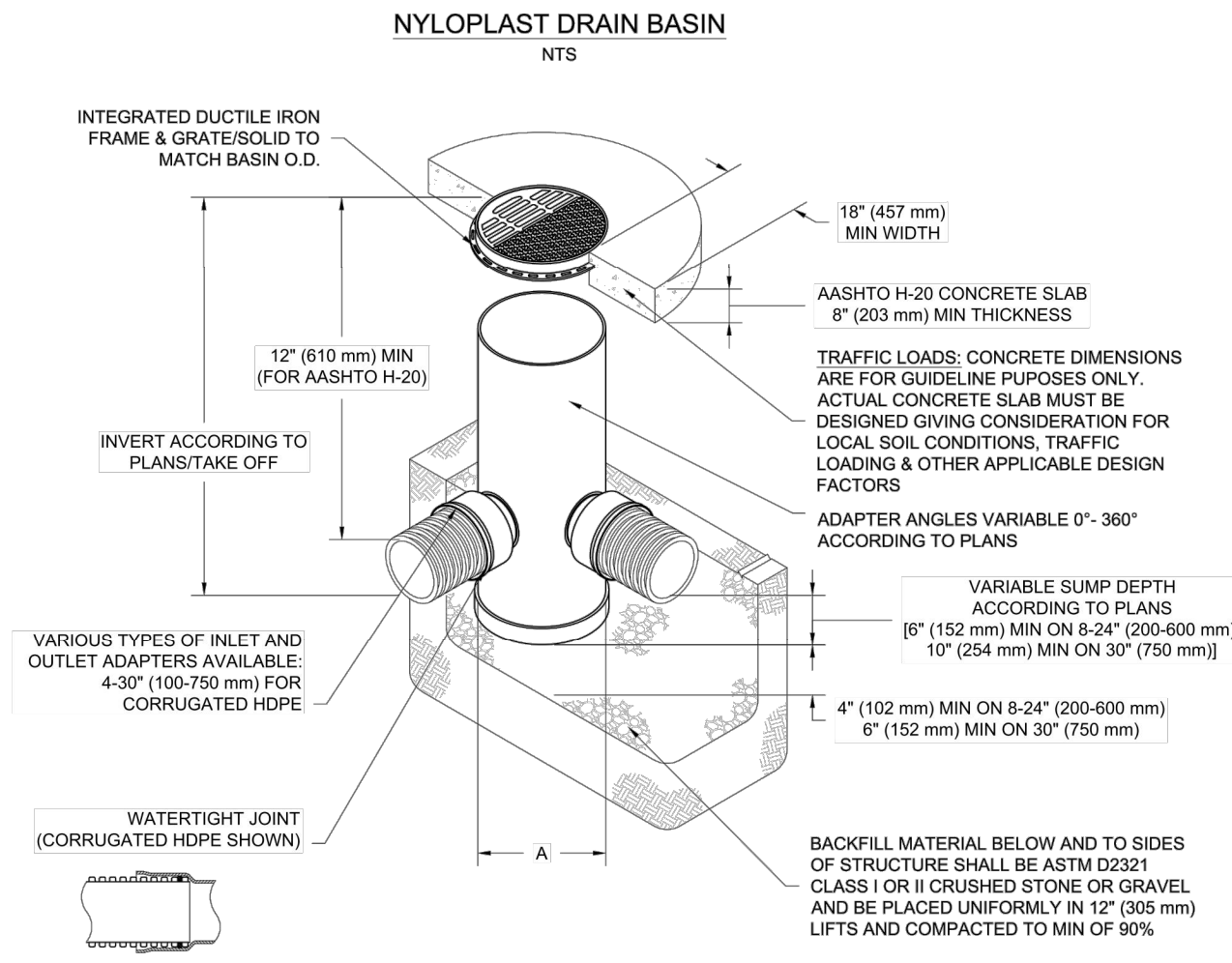


STUBS AT BOTTOM OF END CAP FOR PART NUMBERS BEGINNING WITH "B"				C	
PART #	STUB	A	B	C	
SC740EPE061 / SC740EPE06PC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—	—
SC740EPE06B / SC740EPE06BP	—	—	—	0.5" (13 mm)	—
SC740EPE067 / SC740EPE06TP	8" (200 mm)	12.2" (310 mm)	18.5" (470 mm)	—	—
SC740EPE07B / SC740EPE07BP	—	—	—	0.6" (15 mm)	—
SC740EPE107 / SC740EPE10TP	10" (250 mm)	13.4" (340 mm)	18.5" (368 mm)	—	—
SC740EPE10B / SC740EPE10BP	—	—	—	0.7" (18 mm)	—
SC740EPE127 / SC740EPE12TP	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—	—
SC740EPE12B / SC740EPE12BP	—	—	—	1.2" (30 mm)	—
SC740EPE157 / SC740EPE15TP	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—	—
SC740EPE15B / SC740EPE15BP	—	—	—	1.3" (33 mm)	—
SC740EPE187 / SC740EPE18TP	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—	—
SC740EPE18B / SC740EPE18BP	—	—	—	1.6" (41 mm)	—
SC740EPE24B	24" (600 mm)	18.5" (470 mm)	—	0.7" (18 mm)	—

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE248 THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm) BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT THICKNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPAST-US.COM
6. TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN ASHTO H+10	STANDARD ASHTO H+20	SOLID ASHTO H+20
15" (375 mm)	2815AG	PEDESTRIAN ASHTO H+10	STANDARD ASHTO H+20	SOLID
18" (450 mm)	2818AG	PEDESTRIAN ASHTO H+10	STANDARD ASHTO H+20	SOLID ASHTO H+20
24" (600 mm)	2824AG	PEDESTRIAN ASHTO H+10	STANDARD ASHTO H+20	SOLID ASHTO H+20
30" (750 mm)	2830AG	PEDESTRIAN ASHTO H+20	STANDARD ASHTO H+20	SOLID ASHTO H+20

[illegible]

DATE : 01-16-2024
PROJECT NO. : 124001.01
DESIGNED BY : RPS
DRAWN BY : LM
SCALE : AS NOTED

[illegible]

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CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

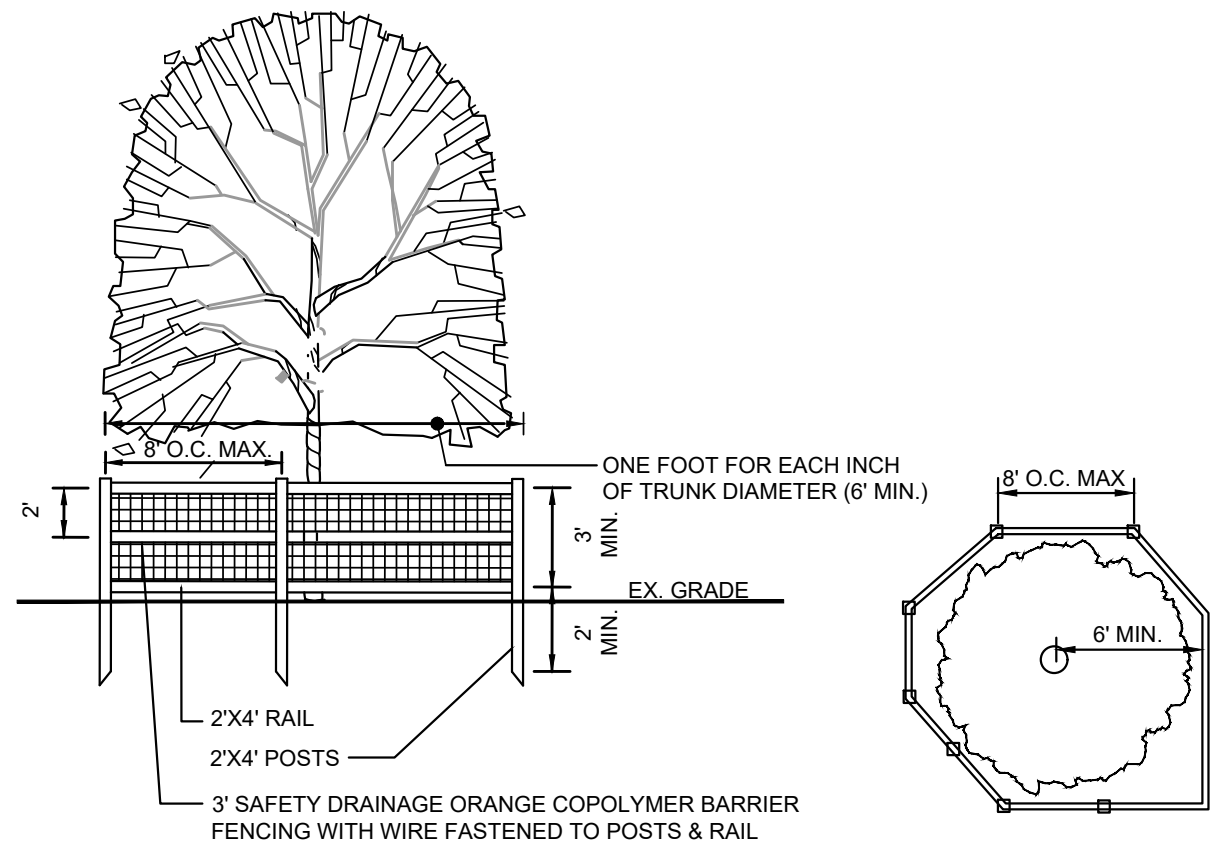
ADS STORMTECH DETAILS

This document has been digitally signed by Ryan P. Stilwell, P.E. on the date noted on sheet C-1.02. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

RYAN P. STILWELL, P.E.
FL Lic. No. 66526
DATE: 5/31/2024

C-7.03

S H E E T



NOTES:

- 1). THE TREE PROTECTION BARRICADE SHALL BE AT LEAST THREE (3) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH 2X4 POSTS PLACED A MAXIMUM OF EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOP RAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA.
- 2). THIS BARRICADE SHALL BE IN PLACE PRIOR TO LAND CLEARING AND CONSTRUCTION ACTIVITIES. OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OR CONSTRUCTION TO THE PROTECTED AREA.
- 3). THE PROTECTED TREES TO BE SAVED SHALL BE PROVIDED WITH A PROTECTED TREE BARRICADE FENCE. THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER. FOR TREES LESS THAN 12" DBH, THE MINIMUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.
- 4). WHERE EXISTING TREES TO REMAIN ARE BEHIND SILT FENCE, TREE PROTECTION BARRICADE NOT REQUIRED.
- 5). CONTRACTOR SHALL NOT WORK, STORE MATERIALS, OR DISTURB AREA BEHIND SILT FENCE & TREE PROTECTION BARRICADE.

TREE PRESERVATION NOTES

- 1). ALL PRESERVED TREES AND PRESERVED UNDERSTORY VEGETATION SHALL BE PROTECTED WITH A CONTINUOUS TREE PROTECTION BARRICADE AT THE EDGE OF THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL PRESERVE UNDERSTORY VEGETATION UNDER PRESERVED TREES. THE CONTRACTOR SHALL REMOVE ALL WEEDS, DEAD LIMBS, FALLEN BRANCHES AND TRASH IN PRESERVED AREAS. PROTECTED PRESERVED TREES SHALL BE LIMBED UP TO A HEIGHT OF APPROXIMATELY 7' ABOVE EXISTING GRADE.
- 2). THE CONTRACTOR PERFORMING THE SITE CLEARING SHALL BE RESPONSIBLE FOR ANY FINES LEVIED AND/OR MITIGATION REQUIRED BY CITY OF ST. AUGUSTINE FOR TREES DESIGNATED FOR PRESERVATION BY THIS PLAN WHICH ARE PURPOSELY OR OTHERWISE DESTROYED DURING THE SITE CLEARING ACTIVITIES.
- 3). NO CLEARING OPERATIONS SHALL COMMENCE PRIOR TO A SITE VISIT BY CITY OF ST. AUGUSTINE OFFICIALS TO EXAMINE THE TREE BARRICADES AROUND PRESERVED TREES AND UNDERSTORY VEGETATION.
- 4). PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR THE CITY OF ST. AUGUSTINE TREE REMOVAL AND LAND CLEARING PERMIT. THIS APPLICATION SHALL BE SUBMITTED TO THE LAND OWNER FOR APPROVAL PRIOR TO ITS SUBMITTAL TO CITY OF ST. AUGUSTINE. NO TREES SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL FROM THE OWNER AND CITY OF ST. AUGUSTINE.
- 5). THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF ANY QUESTIONS ARISE CONCERNING THE REMOVAL OF ANY TREES.

TREE MITIGATION CALCULATIONS

TREES TO BE REMOVED			
MITIGATION TABLE			
TREE SPECIES >3" DBH			
3" OR MORE BUT LESS THAN 7" = 0.5 DEFICIT			
7" OR MORE BUT LESS THAN 12" = 1.0 DEFICIT			
12" OR MORE BUT LESS THAN 20" = 1.5 DEFICIT			
20" OR MORE = 2 DEFICIT			
CABBAGE PALMS OVER 12' HT = + 1 DEFICIT			
OAKS REMOVED = +0.25 DEFICIT			
TREE #	TREE SPECIES	INCHES (DBH)	DEFICITS
25	LAUREL OAK	30	2.25
26	LAUREL OAK	34	2.25
27	LIVE OAK	24	2.25
28	LIVE OAK	27	2.25
30	LAUREL OAK	25	2.25
31	LAUREL OAK	11	1.25
33	LAUREL OAK	13	1.75
34	PALM	15	2.5
35	LIVE OAK	12	1.25
36	LAUREL OAK	10	1.25
37	LAUREL OAK	14	1.75
39	LAUREL OAK	22	2.25
40	LAUREL OAK	23	2.25
41	LAUREL OAK	14	1.75
42	LAUREL OAK	14	1.75
43	LAUREL OAK	12	1.25
44	PALM	18	2.5
45	PALM	17	2.5
46	PALM	13	2.5
47	LIVE OAK	40	2.25
48	PALM	21	3
49	PALM	11	2
50	LIVE OAK	38	2.25
51	PALM	21	3
52	LIVE OAK	15	1.75
53	PALM	19	2.5
54	PALM	18	2.5
55	PALM	19	2.5
56	PALM	17	2.5
57	PALM	16	2.5
58	PALM	12	2
59	LIVE OAK	23	2.25
60	PALM	12	2
61	PALM	13	2.5
65	LAUREL OAK	14	1.75
66	LAUREL OAK	28	2.25
Totals		685	77.25

TREE MITIGATION FEE CALCULATION	
TREES REMOVED DECITS:	77.25
TREES PLANTED/SAVED CREDITS:	68.00
77.25 DEFICITS - 58 CREDITS =	9.25
AMOUNT TO BE PAID TO CITY OF ST. AUGUSTINE TREE MITIGATION FUND = \$300/TREE (DEFICIT)	
9.25 X \$300 =	\$2,775.00

SUMMARY OF REPLACEMENT TREES			
MITIGATION TABLE			
TREE SPECIES >3" DBH			
2" OR MORE BUT LESS THAN 3" = 1.0 CREDITS			
3" OR MORE BUT LESS THAN 4" = 1.5 CREDITS			
4" OR MORE BUT LESS THAN 5" = 2 CREDITS			
5" OR MORE BUT LESS THAN 6" = 3 CREDITS			
6" OR MORE BUT LESS THAN 12" = 4 CREDITS			
QUANTITY	TREE SPECIES	INCHES (DBH)	CREDITS
4	CRAPE MYRTLE	6	16
2	LIVE OAK	4	4
10	NUTTALL OAK	6	40
4	WINGED ELM	4	8
16	TOTAL TREES	TOTAL CREDITS	68

TREES EXEMPT FROM MITIGATION DDD - (DEAD, DISEASED, DYING)			
SEE ARBORIST REPORT DATED MAY 22, 2024			
TREE #	SPECIES	DBH (INCHES)	CLASSIFICATION
24	LIVE OAK	51	DDD
29	LAUREL OAK	34	DDD
32	LAUREL OAK	17	DDD
38	OAK		NOT PRESENT
52	LIVE OAK	15	DDD
62	LIVE OAK	21	DDD
63	LIVE OAK	29	DDD
64	LIVE OAK	31	DDD



13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
904.739.3655

www.prosserinc.com



ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I

DATE : 01-16-2024

PROJECT NO. : 124001.01

DESIGNED BY : TDC

DRAWN BY : CDC

SCALE : AS NOTED

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CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

TREE MITIGATION NOTES, DETAILS & CALCULATIONS

L-1.01

TIMOTHY D. O'REILLY
FL Lic. No. LA 666731
DATE:

S H E E T

THIS DRAWING NOT RELEASED FOR
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LANDSCAPE PLAN

TIMOTHY D. O'REILLY
FL Lic. No. LA 6667317
DATE:

LANDSCAPE SPECIFICATIONS

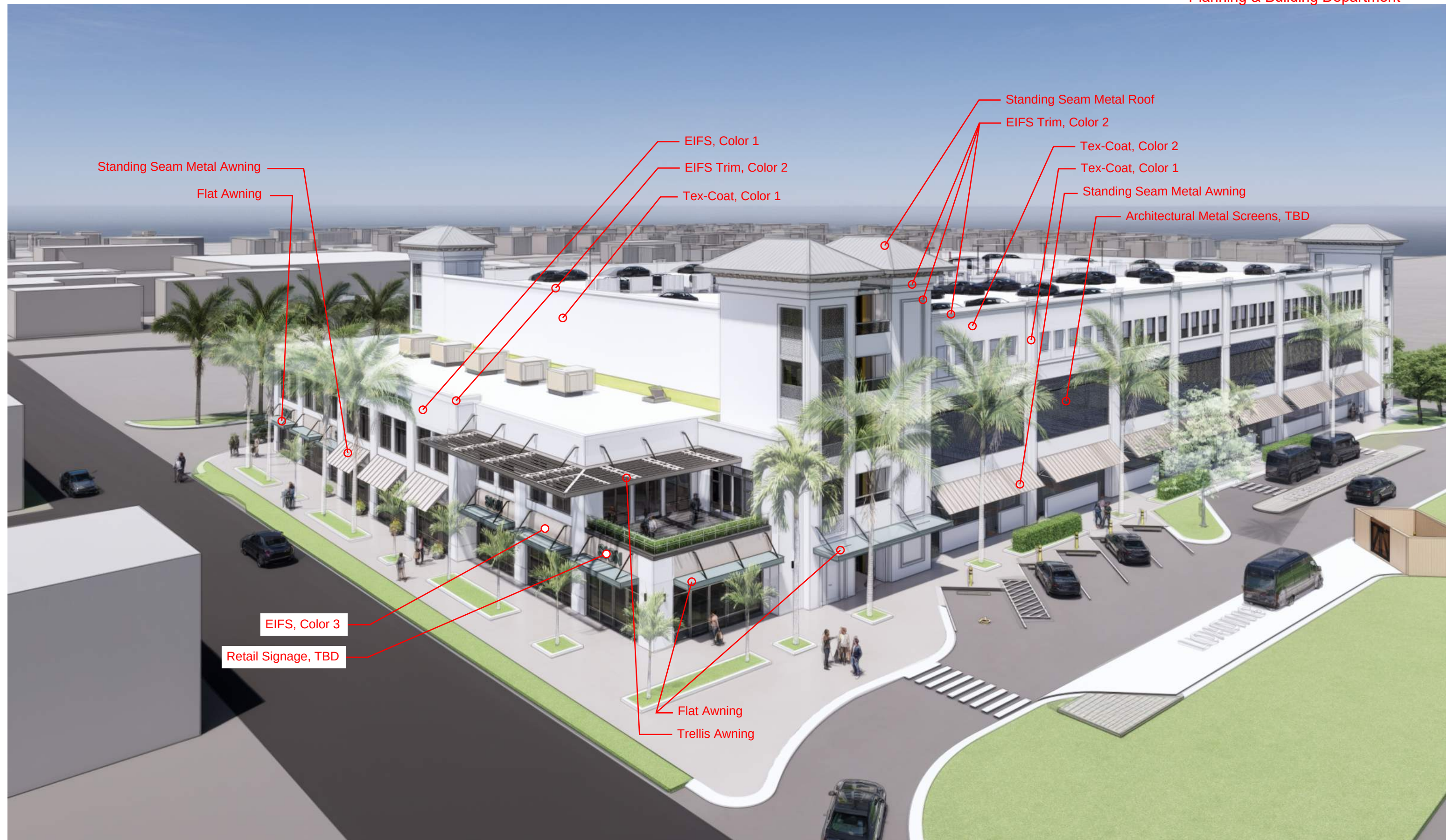
6. Contractor shall be responsible for the planting and grow-in of all sprigged areas. The grow-in responsibilities shall include all mowing, fertilization monitoring, watering and any additional activities required to produce a weed-free dense turf. The grow-in and maintenance period shall be considered complete when a healthy, well-rooted, even-colored, viable lawn has been established, free of weeds, surface irregularities and no bare areas greater than 2-1/2 square inch/100 square feet, with no bare area greater than 1 sq. in. each. Contractor shall notify the Landscape Architect-Owner's Representative in writing requesting an inspection with 48 hours notice to determine final acceptance of all the sprigged areas.









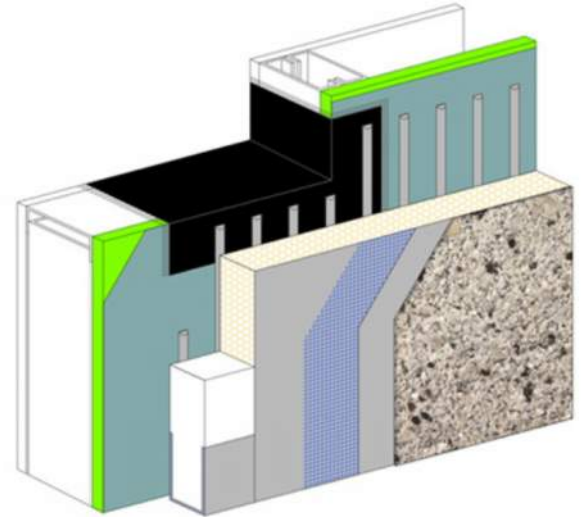


OUTSULATION® PLUS MD

An exterior wall insulation and finish system with moisture drainage that incorporates continuous insulation and an air/water-resistive barrier

Summary

Dryvit® offers a family of performance-based systems that allows architects and owners to meet the specific demands of today's energy codes, such as continuous insulation and an air/water-resistive DS445 barrier. Dryvit's original Outsulation® System has been installed on over 500,000 buildings worldwide. Due to the increased demands for a wall system to be able to drain away incidental moisture, the Outsulation concept has grown into a family of related systems, each building upon the other to achieve specific performance goals.



Efficient and Economical

Outsulation Plus MD expands upon the proven weatherability and insulating qualities of Outsulation by adding a second line of defense against air, moisture and weather. This is accomplished with a coating of a Dryvit/Tremco® approved air/water resistive barrier and accessories at all sills of openings. Outsulation Plus MD goes one step further through the use of adhesive channels to provide moisture drainage. These channels work in tandem with either of two system termination options, resulting in an efficient and economical system that is easy to install.

Features

- | | |
|--|--------------------------------|
| • Moisture Drainage | • Air/Water-Resistive Barrier |
| • High-Performance Exterior Insulation | • Waterproof Flashing Material |
| • Reinforced Base Coat | • Warranty |
| • Drainage Track | |



System Components

1. Air/Water-Resistive Barrier: Backstop® NT™ Water-Resistive Membrane and Air Barrier (available in Texture, Smooth or Spray), Backstop NT-VB or ExoAir® 230 Synthetic Air & Vapor Permeable Membrane
2. Dryvit Grid Tape™
3. Dryvit AquaFlash® System, Flashing Tape™ and Surface Conditioner™, Dymonic® 100 or Backstop Flash & Fill™
4. Dryvit Drainage Track™, Dryvit Drainage Strip™ adhered with Dryvit AP Adhesive® or Pre-Based Starter Board (shown)
5. Dryvit Adhesive in vertical notched trowel configuration
6. EPS Insulation Boards, creating a layer of continuous insulation
7. Dryvit Reinforced Base Coat
8. Dryvit Finish



Why Tremco Construction Products Group?

When we say Tremco Construction Products Group (CPG) companies provide envelope solutions for all sides of the building, that means comprehensive product systems that make it faster to build or restore, simpler to maintain, and that extend the building's useable life.

Together, solutions from Tremco CPG companies empower your team to bring their vision to life, whether it's new construction, renovations or restoration — to improve weathertightness and energy efficiency, give a brand new look to an aging structure, or complete a historical preservation.

Dryvit...Proven for Over 50 Years

Dryvit Systems, Inc. is an ISO 9001:2015 and ISO 14001:2015 certified company. ISO standards have been established worldwide as a common denominator for product excellence. Dryvit is the recognized leader in construction technology. With leadership comes an obligation and commitment to research and development. The Outsulation Plus MD System is an example of our determination to continuously evaluate market demands and develop new and exciting products.

One Stop for Your Next Project's Building Envelope

Imagine the convenience of one source for information and assistance on building envelope components. One source for all the project-specific, custom details with solutions that are tested, proven and warranted together. A Tremco Construction Products Group building envelope is designed and tested to work as one continuous system and is warranted together in a single document.

Dryvit Systems, Inc. | One Energy Way | West Warwick, RI 02893 | 401.822.4100 | dryvit.com

Tremco Construction Products Group (CPG) brings together Tremco Incorporated's Commercial Sealants & Waterproofing and Roofing & Building Maintenance operating divisions; Dryvit Systems, Inc.; Nudura Inc.; Willseal; Weatherproofing Technologies, Inc. and Weatherproofing Technologies Canada, Inc.

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DS929

 **TREMCO**
Construction Products Group

Application Packet 31
tremcocpg.com

STANDARD TEXTURES

Whether you're looking to create a contemporary, historical or completely unique look for your building, we have the solutions to help you achieve your goal. Dryvit's range of standard textures are available in an incredible array of colors, helping your building stand out.

SPECIALTY TEXTURES

Create the desired impact for your building by leading the way with Dryvit specialty textures.



FINISHING TOUCH

Whether you choose our standard dirt pickup resistant finish or Dryvit's more advanced technologies like our lightweight, mildew resistant and hydrophobic finishes; you can be sure that the colors you select will be vibrant and long-lasting.

HOW DO YOU SELECT YOUR PERFECT FINISH?

Simply determine your technology requirements and then pick a texture and a color. Need a hand? Dryvit technical sales representatives can walk you through the process.

SW 0046

White Hyacinth

Color 1 - EIFS/Textured
Coating Field

SW 9541

White Snow

Color 2 - EIFS/Textured
Coating Accent

SW 7536

Bittersweet Stem

Color 3 - EIFS Sign
Band

SW 2856

Fairfax Brown

Color 4 - Decorative
Brackets

TEX-COTE® XL-70® “W”

PRIMER-LESS SYSTEM FOR CONCRETE & MASONRY



XL-70® “W” Smooth Airless & Textured Coating

- High-build, plasticized, epoxy acrylic coating system designed to provide a weatherproof coating for tilt-up, precast, or cast-in-place concrete, masonry, split-face/sand finish block stucco and other manufacturer approved cementitious surfaces.
- Primer-less one-coat system can be applied to cured or uncured concrete with a pH of 13 or less.
- Available as a smooth airless system or in sand, medium, and coarse textures.
- Over ten years track record with excellent adhesion over residual form oils and release agents.
- Primer not required by manufacturer under normal conditions. XL-70® “W” Primer available if preferred by building owner or contractor. Primer can be used as a fog coat to telegraph imperfections and draw attention to areas that need additional patching, etc.
- **XL-70®** solvent primer available to provide excellent adhesion for concrete surfaces that exhibit chalking, calcium hydroxide, efflorescence, or other problems that may inhibit adhesion.
- **XL-70®** solvent smooth airless and textured coating systems available for low-temperature applications.



**CALL 1-800-454-0340 OR
VISIT WWW.TEXTCOTE.COM**

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U.S. Patent No. 7147112
#zzFlyer0022
Rev. 11/22

Application Packet 33



PRODUCT PROFILE

DESCRIPTION

XL 70® "W" (Water-Based) is a water-based, high-build, advanced epoxy-acrylate resin system specially formulated to provide a weatherproof coating over cured or uncured concrete masonry surfaces. The ability to go over damp or high alkaline surfaces is a key feature. Available in smooth, sand, medium, and coarse textures.

FEATURES

- Breathable Film
- Tremendous Bond With Concrete
- One-Coat Application Over Manufacturer Approved Substrates
- Apply To Uncured or Damp Concrete Substances
- Lasts For Years Longer Than Traditional Paints and Coatings
- Can Be Applied Without Primer Over Properly Prepared Approved Concrete Surfaces

BENEFITS

- One-Coat Application
- Lower Application Cost
- Reduced Application Time
- Lower Maintenance Costs
- Prevents Concrete Spalling
- Protects Concrete From UV, Moisture and Salts

RECOMMENDED PRIMERS/SUBSTRATES

Concrete, Cement Plaster, Cement Fiber Board, Block, Brick, and Other Manufacture-Approved Surfaces. May be used over Metal Trim areas, but is NOT recommended for Metal Buildings.

PRODUCT APPLICATION

PREPARATORY WORK

All surfaces must be sound and clean. Surface contaminants such as dust, dirt, mildew, form oils and laitance must be thoroughly removed. Loose, flaking, or oxidized paint surfaces must be thoroughly removed by abrasive-blasting, water-blasting, electric sanding, or wire brushing as required by the manufacturer.

Test the wall for coating acceptability prior to application of coating. This can be done by spraying the wall with water. If the water soaks into the wall, the wall is properly prepared and can be coated when dry. If the water beads up and is repelled, the wall requires further cleaning prior to application of the coating. Sack and patch shall not be applied over the coating. This practice may void warranty. All sacking and patching should be completed prior to coating application.

TEX-COTE® XL 70® can be applied over damp/uncured concrete surfaces. TEX-COTE® XL 70® can be applied without a primer on approved concrete surfaces. Large cracks, holes and voids must be filled in with cement patching compound which utilizes a bonding agent such as TEX-BOND®. Texture of patch shall match existing surface. Cracks less than 1/32" shall be filled with FLEX-PATCH® compound. Cracks greater than 1/32" and less than 3/8" can be patched with TEX-COTE® SKIM-COTE™. Interfacing of wall joints must be sealed with a urethane-type sealant meeting FED. SPEC.TT-S-230 II.

METALS

A detailed technical data sheet on surface preparation, degreasing, and etching is available for all applications on metal surfaces. Consult a local TEX-COTE LLC representative prior to commencing application on metals. A sample wall is recommended for field approval by the architect, manufacturer's representative, and contractor.

APPLICATION RATE

60-80 sf/gallon depending on texture selected and substrate porosity.

ROLL-ON APPLICATION METHODS

Short, medium, or long nap rollers can be used for standard applications, depending on texture desired. With fully loaded roller, apply first coat at approximately 120 - 160 sf/gal. Allow 24 hour curing. Apply second coat at approximately 120 - 160 sf/gal to achieve a pinhole free, continuous film. When rolling, apply first with vertical strokes, then cross roll for even film and desired appearance.

Note: Due to differences experienced in spraying textured materials, TEX-COTE LLC shall be contacted if the Contractor has never applied TEX-COTE® products. A TEX-COTE LLC Spray Tech shall be present at the start-up of a job site in which the contractor has never applied TEX-COTE® products.

SPRAY-ON APPLICATION METHODS

Provide spray equipment similar to Graco President, 10:1 pump or Graco GM 1030. A TEX-COTE® spray application manual is available upon request. Installer must comply with the following:

- Application of XL 70® must be at uniform, pinhole-free, continuous film thickness over the entire surface.
- Maintain a wet edge at all times to prevent lap marks. Avoid starting and stopping midway on the wall surface.



PRODUCT APPLICATION

CLEAN-UP

For Dry Material: Use Methyl Ethyl Ketone (MEK) to remove. Attempt sample in concealed area first.

For Wet Material: Use soap and water for cleaning.

MAINTENANCE

No special maintenance is required. Should XL 70® become soiled, clean with light water pressure and mild detergent.

Note: Cooler temperatures result in a normal thickening of the product. For cold weather application (less than 50°F), material should be kept warm in a warehouse overnight. To ease spray problems associated with cold weather, we recommend purchasing the product in 5-gallon pails and stirring the product well before application. For more information on cold weather application, contact your TEX-COTE LLC Spray Technician prior to use.

BEST PERFORMANCE

IMPORTANT STEPS

XL 70® is for use in above grade applications ONLY. TEX-COTE LLC does not promote or recommend coating the sealant joints, nor is the sealant compound an approved substrate.

Darker colors attract heat and dry quicker. Follow the shade to avoid lap marks, maintain wet edge, consistent pattern, and coat complete elevation. Maintain proper coverage.

APPLICATION
PRECAUTIONS

Apply TEX-COTE® XL 70® only under the following conditions:

- Roof and parapet top caps shall be installed and sealed against water penetration.
- Primer exposed to ultraviolet rays for more than four (4) weeks required repriming.
- Joint sealants have cured minimum ten (10) days. Coating over caulking is not a warranted procedure. We recommend the purchase of a caulk similar to the color of the finish coat. If you decide to coat over the caulk, to obtain optimum performance properties, solvent wipe the caulking and prime the caulk with a suitable primer, like TEX•TITE™, before coating. However, TEX-COTE LLC does NOT warrant this procedure, or the adhesion of the coating over caulking.
- Retaining walls, planter boxes, and similar construction are waterproofed on the soil side.
- Rain is not imminent and surfaces are not damp or frozen; avoid freezing product. Surface and ambient air temperature range is 40°F - 100°F (7°C - 37.7°F).

TECHNICAL DATA

XL 70® "W" Applicable Standards | American Society for Testing Materials

TEST METHOD	PROPERTY	RESULT
ASTM B117-95	Salt Spray (Fog)	2100 Hours, Pass
ASTM D968	Abrasion Resistance, Falling Sand	2000 Ltrs with 10% Erosion, Excellent
ASTM D522-93A	Flexibility (Mandrel Bend Test)	1/2", Pass
MSDOT 971-22.2a	Freeze/Thaw Method	100 Cycles, Pass
ASTM G153-04	Accelerated Weathering	5000 Hours
ASTM E84-96a	Surface Burning Characteristics of Burning Materials	Class A Rating
ASTM E96-95	Water Vapor Transmission	20 Perms
ASTM D6904-03	Wind-Driven Rain Resistance on Masonry	24 Hours, Pass



TEX-COTE® Smooth and Textured Finishes

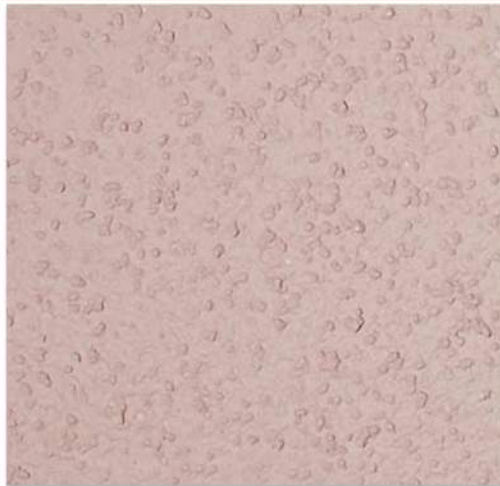
For Texture Only



**SMOOTH
TEXTURE**



**SAND
TEXTURE**



**MEDIUM
TEXTURE**



**COARSE
TEXTURE**

*Actual textures may vary depending on product chosen.

All TEX-COTE® products comply with federal and state Volatile Organic Compound (VOC) rules and regulations; please contact your nearest TEX-COTE® office for assistance on local VOC compliance in the area of intended use.



TEX-COTE®

CALL +1-800-454-0340
VISIT WWW.TEXTCOTE.COM

Corporate Headquarters
& East Coast Facility
2422 E. 15th Street
Panama City, FL 32405
Tel: (850) 769-0347
Fax: (850) 913-8619

South Florida Sales Office
7000 W. Palmetto Park Rd.
Suite 210-W14
Boca Raton, FL 33433
Tel: (954) 581-0771
Fax: (954) 581-9518

West Coast Facility
417 E. Weber Ave.
Compton, CA 90222
Tel: (323) 233-3111
Fax: (310) 438-2873

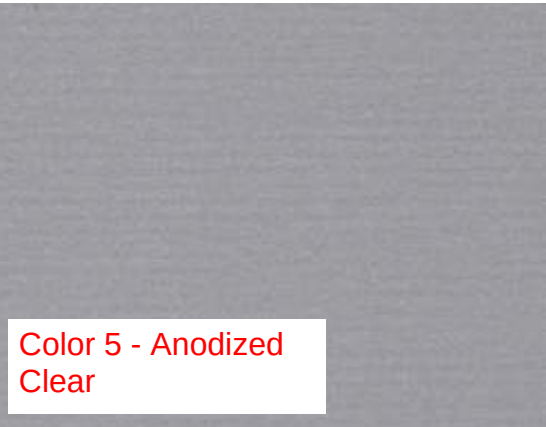


@2023 Tex-Cote LLC. All rights reserved TEX-COTE® is a registered trademark of Tex-Cote LLC. COOLWALL® is registered trademark of TEX-COTE LLC.

US Patent No. 7147112

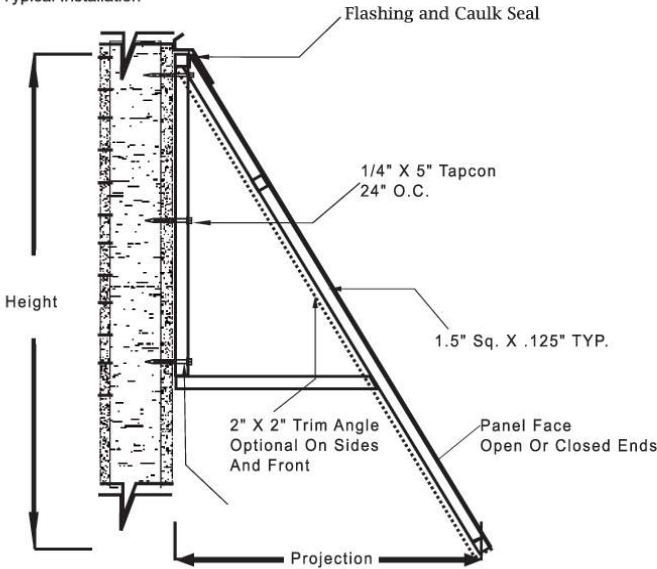
Rev. 03/23

Standing Seam Metal Awning

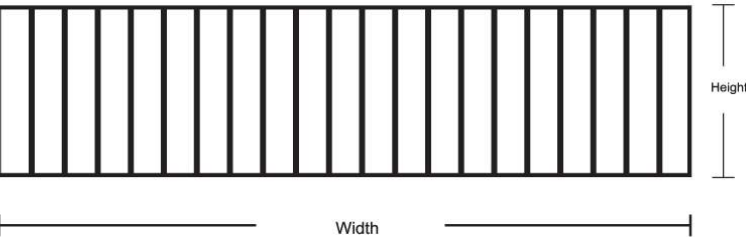


Side View

Typical Installation

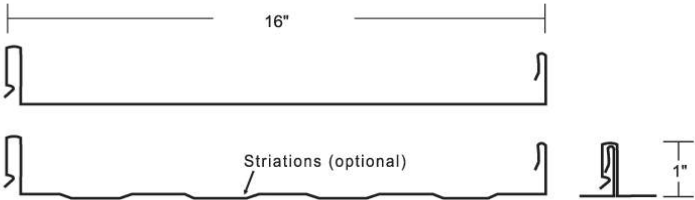


Front View



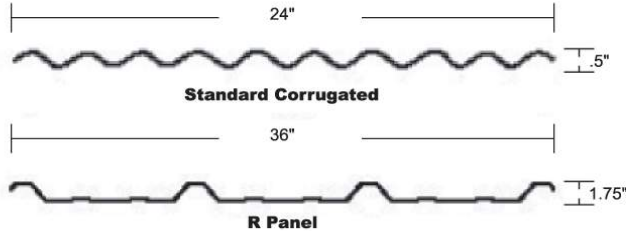
Standing Seam Panel Styles

.032 Aluminum Or 24 Gauge Steel



Corrugated Panel Styles

Steel - Exposed Fasteners

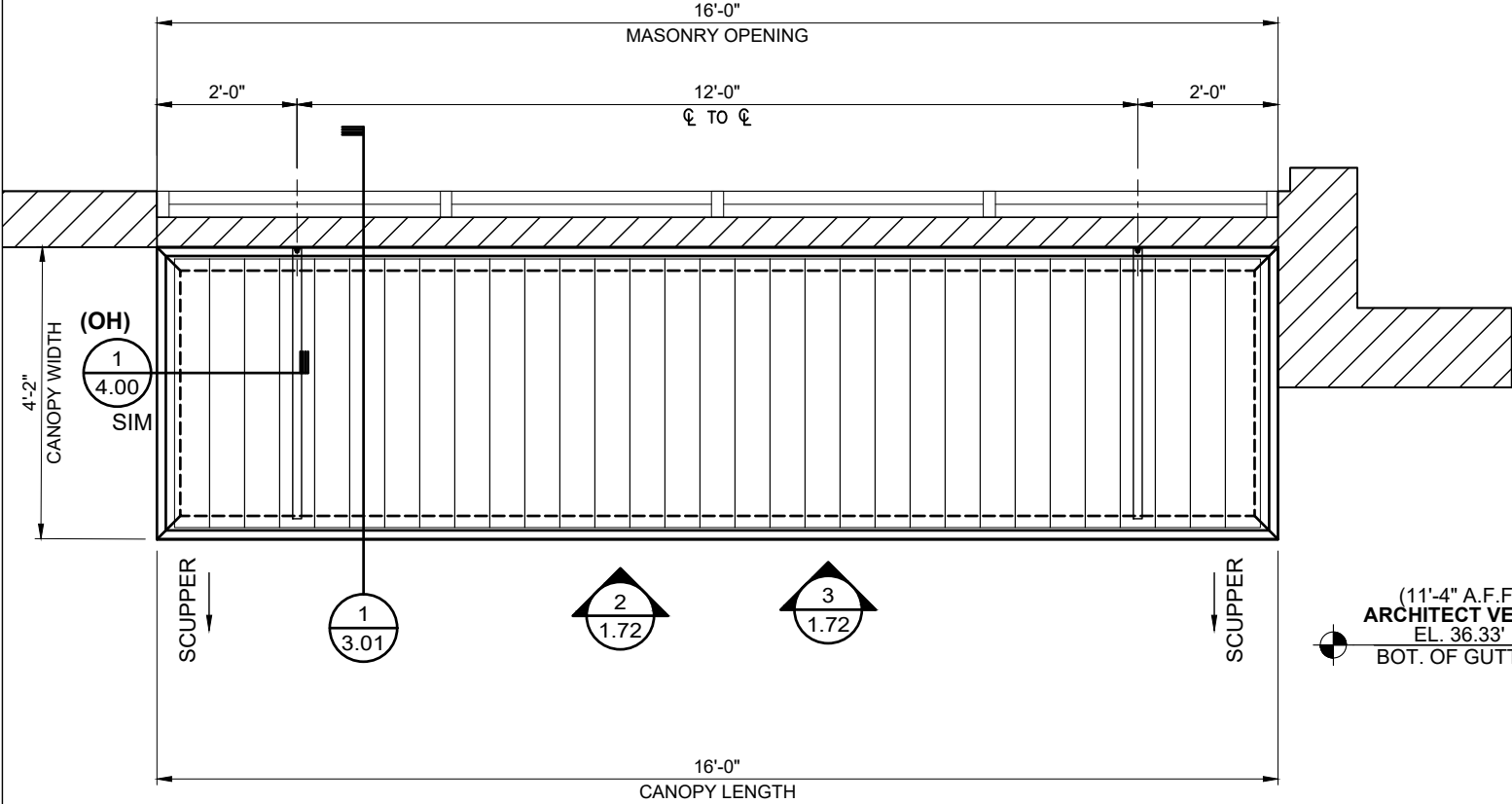


Interlocking Roll Form Panel

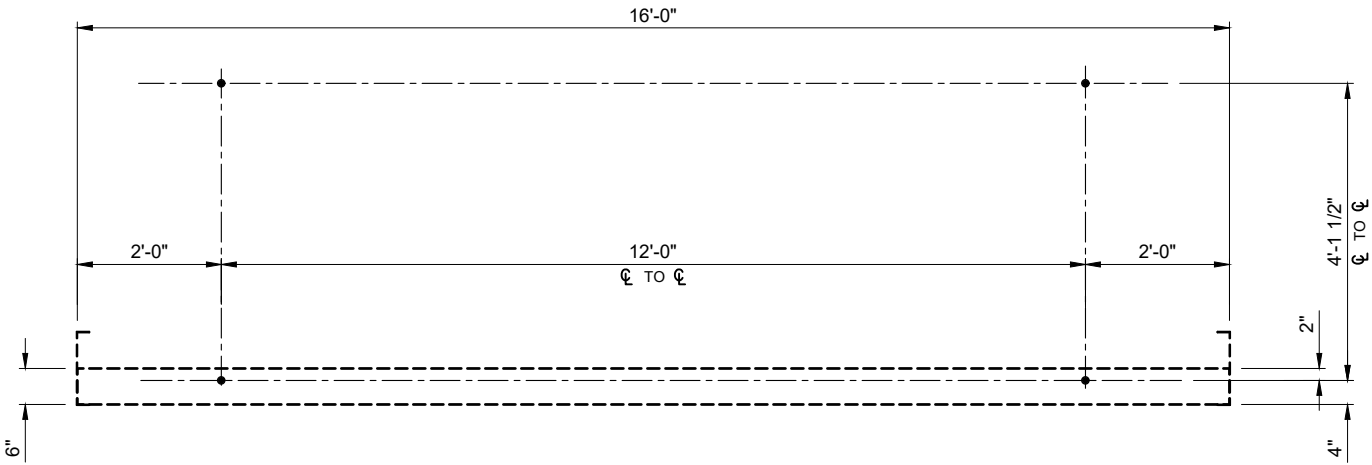
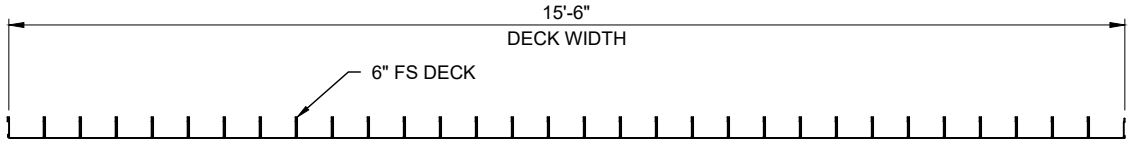
Aluminum



Flat Canopy

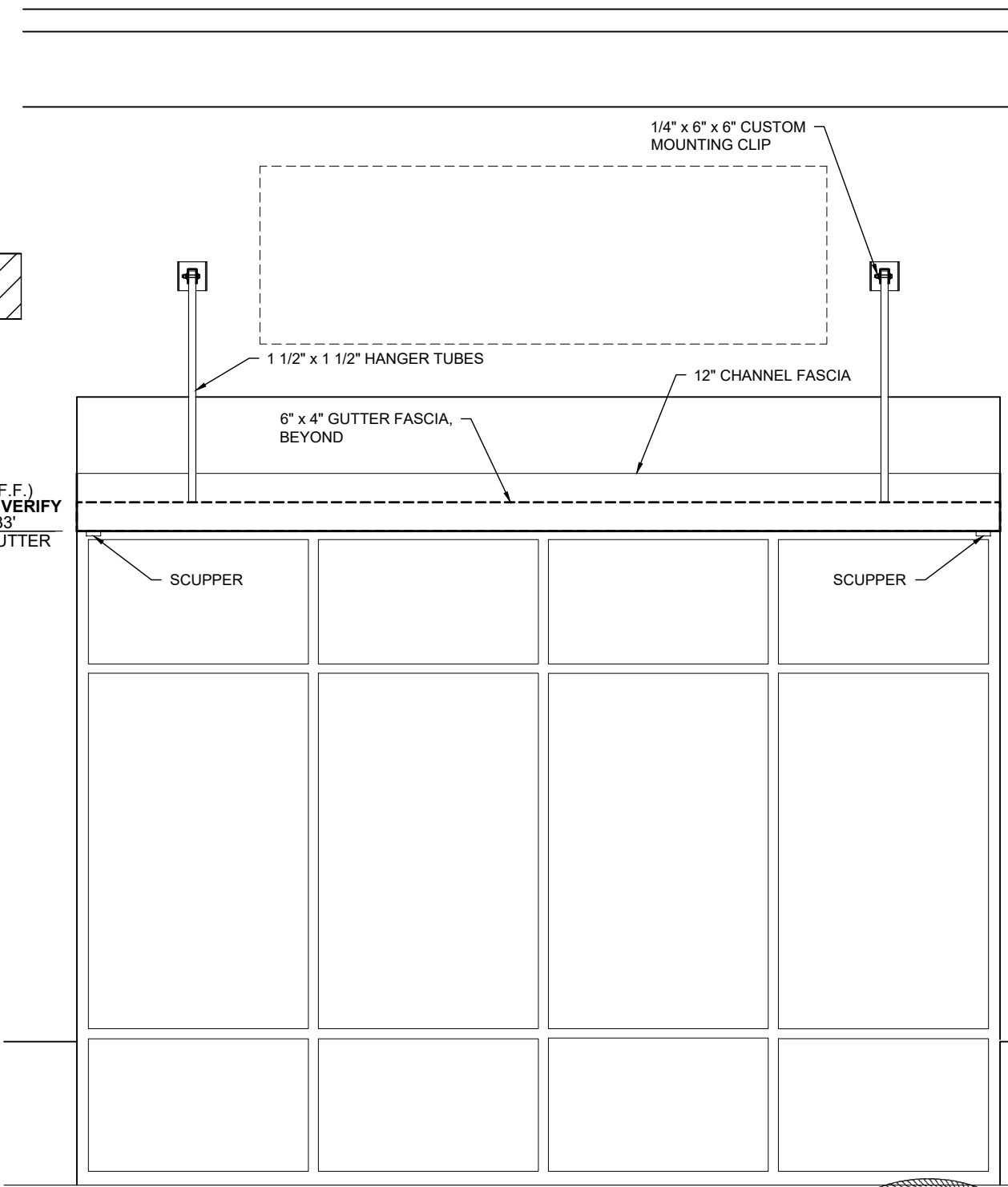


1 CANOPY PLAN VIEW
SCALE: 3/8"=1'-0" CANOPIES: B, D, E, F, H
REF.: A1.01



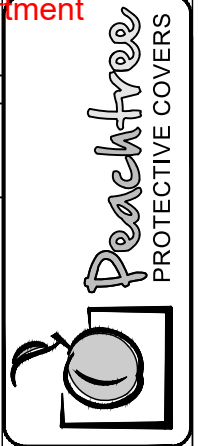
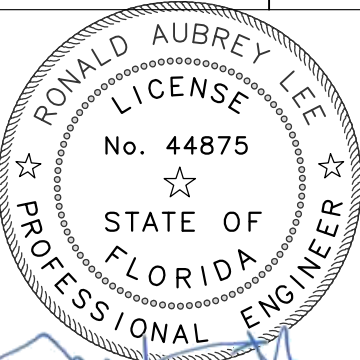
2 BOLT SETTING ELEVATION
SCALE: 3/8"=1'-0" CANOPIES: B, D, E, F, H
REF.: NONE

(11'-4" A.F.F.)
ARCHITECT VERIFY
EL. 36.33'
BOT. OF GUTTER



SF40

3 CANOPY ELEVATION
SCALE: 3/8"=1'-0" CANOPIES: B, D, E, F, H
REF.: 01/A2.01



DWG. BY	
SUBJECT	
DATE	
REV.	

PROJECT:	POWERS BAY - OFFICE SHELL BUILDING & RETAIL SHELL BUILDING
CUSTOMER:	CHARLES PERRY PARTNERS, INC. (CPPI)
ARCHITECT:	ROLLAND, DELVALLE & BRADLEY ARCHITECTURE
LOCATION:	JACKSONVILLE, FL

DATE:	8/23/23
DWN. BY:	RH
CHKD. BY:	RW
DRAWING NO.	1.72
PPC JOB NO.	8249

E:
 CANOPY LOCATION
 ON WITH OWNER.

4
 4.00

FC12-TBP5
 FC2.75-HCU5

460 lb
 425 lb

BLOCKING PROVIDED &
 INSTALLED, BY OTHERS

1 1/2" X 1 1/2" HANGER TUBE

2
 4.00
 3
 4.00

F-AB6-4A
 F1.5-B14HW
 (3) PER HINGE
 3" LOWER HANGER
 HINGE
 F1.5-B14HW
 (3) PER HINGE
 12" x 2" CHANNEL FASCIA
 6" x 4" GUTTER FASCIA
 F-AB6-4A
 SCUPPER
 F.75-B14HW
 @ EACH DB

47.83°

FASCIA TIE BACK STRAP
 F-AB6-10A

CAULK BETWEEN
 WALL & FASCIA

FS DECK

WATER

4'-2"
 CANOPY WIDTH

F.75-B14HW
 @ EACH DB
 FC12-TBP5

460 lb
 425 lb

4'-1 1/2"
 4"

Application Packet 39



Extruded Aluminum Walkway Covers

Saint Elizabeth Boardman Hospital
Youngstown, Ohio
Contractor: The Albert M. Higley Co.
Architect: Strollo Architects



www.peachtreecovers.com

Extruded Aluminum Walkway Covers

For more than 20 years **Peachtree Protective Covers** has been the leading supplier of extruded aluminum walkway covers. Our willingness to work with owners and architects to create innovative and cost effective designs sets us apart from others within the industry.

Our design engineering capabilities and our attention to quality installations have helped to position us as the premier provider of both functional walkway covers and architecturally appealing one-of-a-kind canopy systems. From our ten-acre production and material storage facility located just outside of Atlanta, Georgia, we are able to service a full spectrum of projects, ranging from large and complex to small and simple. At Peachtree we take pride in being responsive to our customer's needs. To ensure that project schedules are met, we employ our own team of factory trained installers and dedicated PPC material carriers.



Peachtree Protective Covers

provides a single source of responsibility – from planning through project completion. In addition to the finest products available, Peachtree Protective Covers offers the following services to architectural professionals:

Conceptual Design

Using AutoCAD®, Peachtree Protective Covers consults with architects to provide layout and detail drawings to suit each project's specific requirements. Peachtree Protective Covers provides these details on hard copy or magnetic media.

Value Engineering

Using computerized estimating programs, Peachtree Protective Covers provides budget pricing for a variety of configurations and finishes. Peachtree Protective Covers aggressively value-engineers projects to achieve the architect's intent while minimizing cost.

Structural Design

Peachtree Protective Covers completes the design phase by providing detailed structural calculations, signed and sealed by their in-house registered Professional Engineers.



Gainesboro Elementary School

Winchester, Virginia

Contractor: Caldwell & Santmyer Inc.

Architect: Oliver, Webb, Pappas And Rhudy, Inc.



Downtown Woodstock Shops

Woodstock, Georgia

Contractor: Derucki Construction Company

Architect: Place Maker Design



Leroy Martin Middle School
Raleigh, North Carolina

Contractor: Devere Construction Co

Architect: Davis Kane Architects, P.A.



Hartman Middle School
Houston, Texas

Contractor: Moorhouse Construction

Architect: Hermes Architects



Extruded Aluminum Walkway Covers



Bradley Elementary School
Huntersville, North Carolina
Contractor: Edison Foard, Inc.
Architect: Wash, Hatem & Nelson Architects



Doris Ross Reddick Elementary School
Wimauma, Florida
Contractor: The Beck Group
Architect: Harvard Jolly Clees Toppe Architects



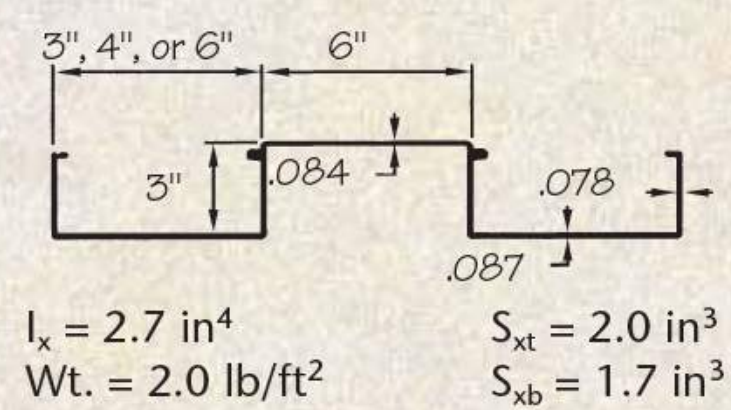
Extruded Aluminum Walkway Covers

10 73 00



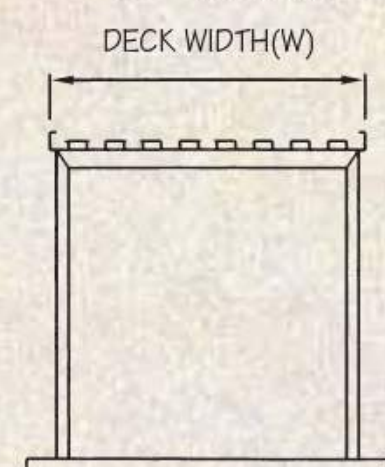
Saint Elizabeth Boardman Hospital
Youngstown, Ohio
Contractor: The Albert M. Higley Co.
Architect: Strollo Architects

300 SERIES DECK

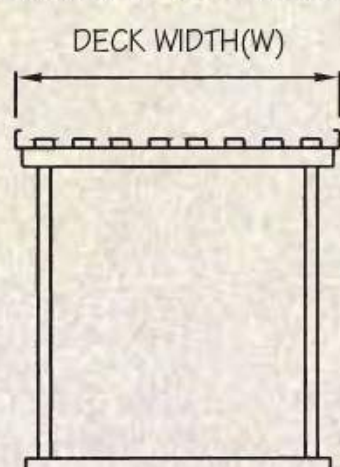


HELI-ARC WELDED BENT TYPES

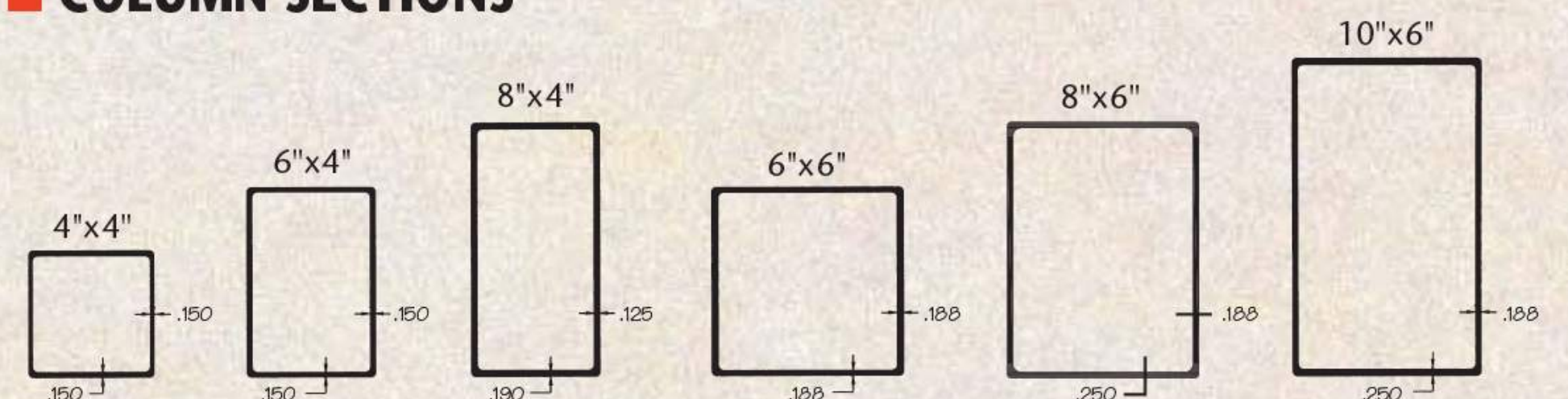
"U" Bent



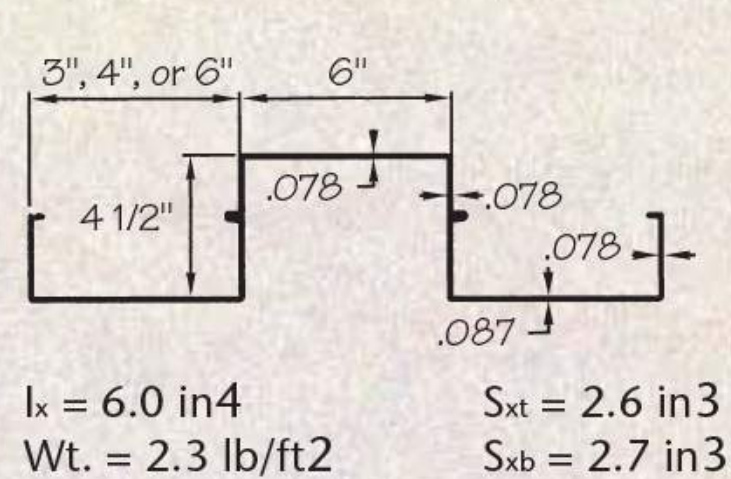
"CANT-U" Bent



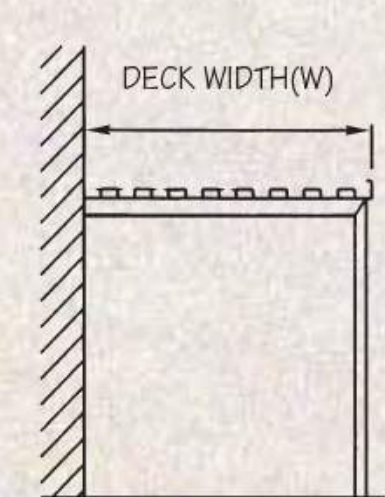
COLUMN SECTIONS



400 SERIES DECK



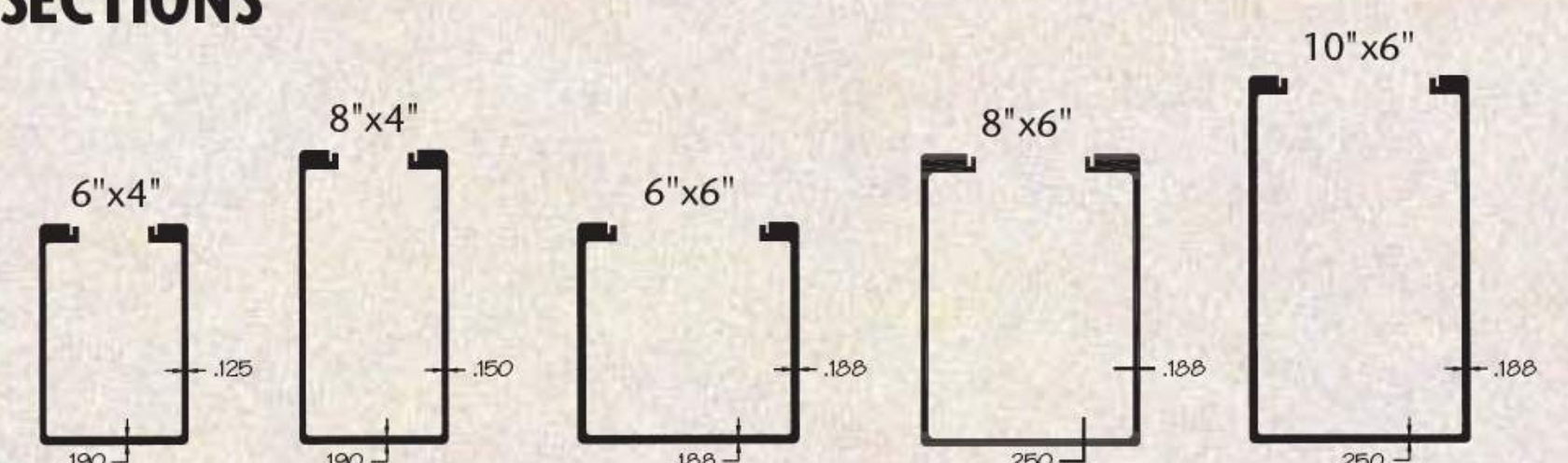
"L" Bent



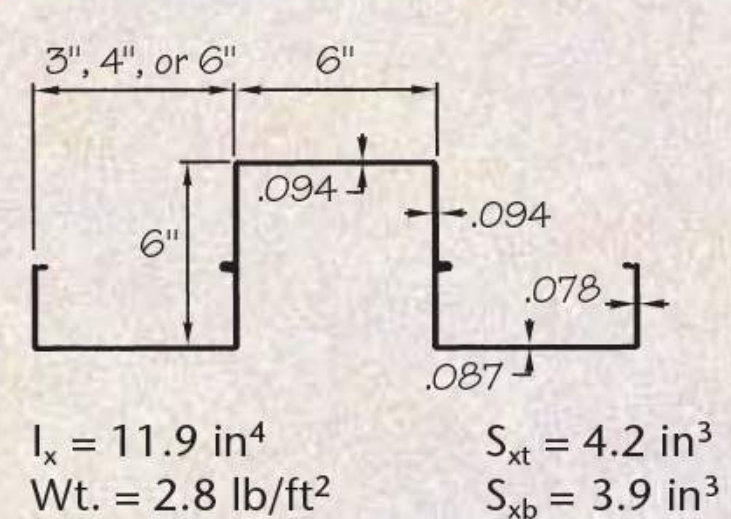
"CANT-L" Bent



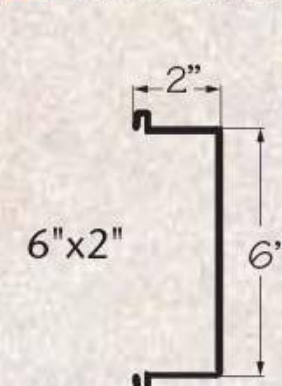
BEAM SECTIONS



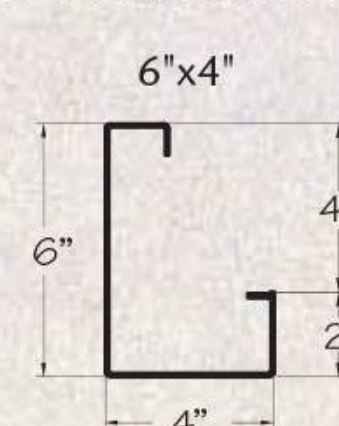
600 SERIES DECK



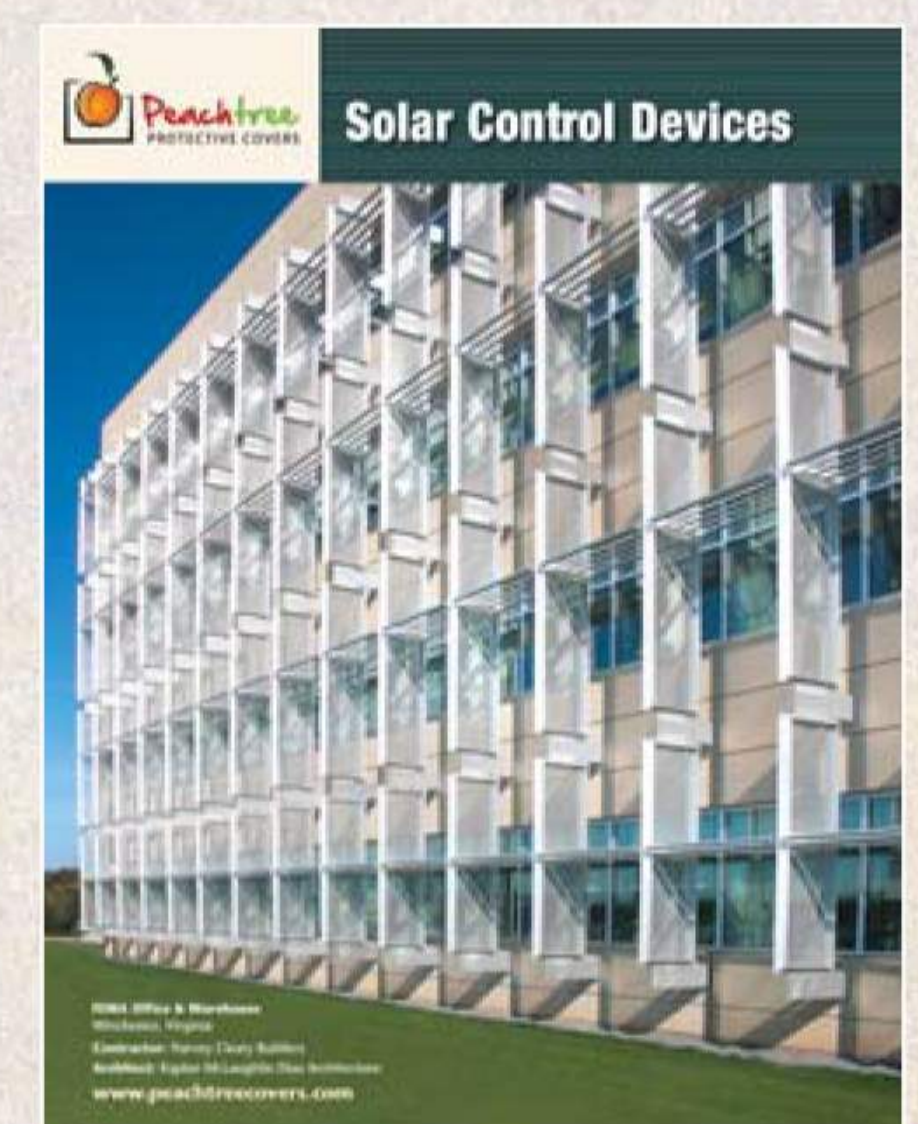
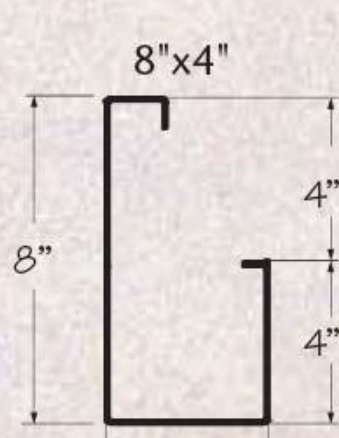
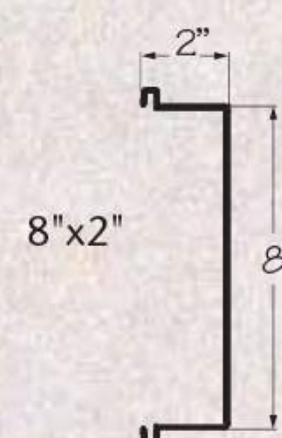
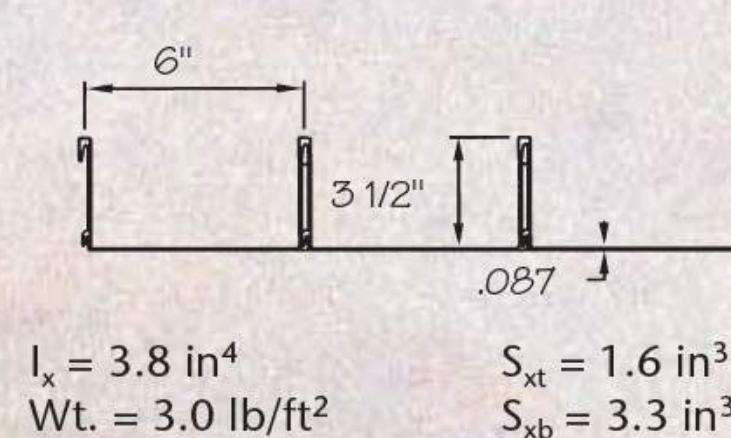
FASCIA



GUTTER FASCIA



FS SERIES DECK



Refer to Peachtree's 10 71 13 brochure for our full line of Solar Control Devices

Other Deck Sections Available. Contact Peachtree Protective Covers Engineering for Details

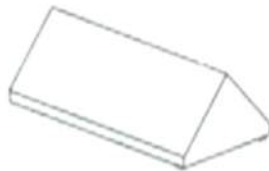
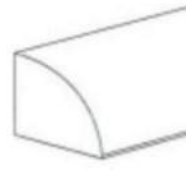


3255 South Sweetwater Road • Lithia Springs, GA 30122 • 770.439.2120 • Fax 770.439.2122 • 800.341.3325
ppc@peachtreecovers.com • www.peachtreecovers.com



FABRIC STRUCTURES SPEC GUIDE

TYPICAL DESIGNS

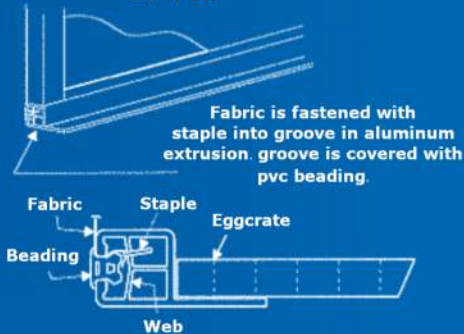
**TRADITIONAL****GABLE****CONVEX**

SW 2803

**Rookwood Terra
Cotta****Color 6 - Fabric
Canopies**

FABRIC ATTACHMENT

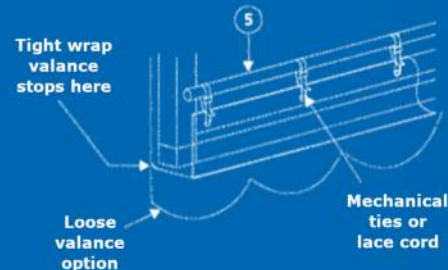
STAPLE



OPEN HEM / SELF TAP



TIE BAR (LACE BAR)

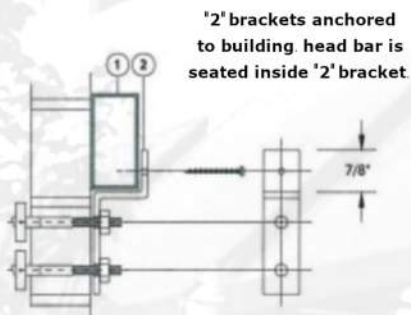


C TRACK

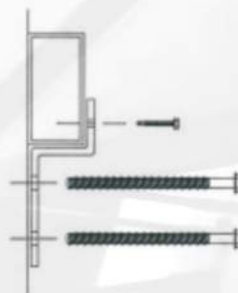


MOUNTING METHODS

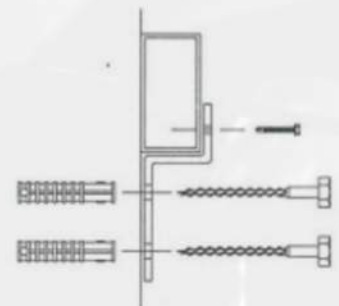
TOGGLE BOLT MOUNT



WEDGE BOLT MOUNT



LAG SHIELD MOUNT



SNAP-CLAD PANEL

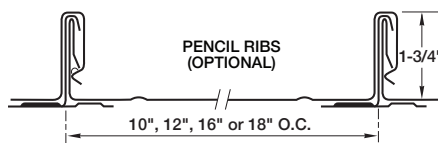
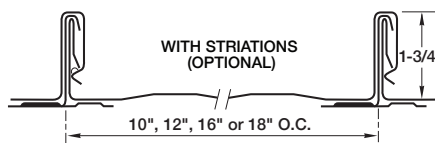
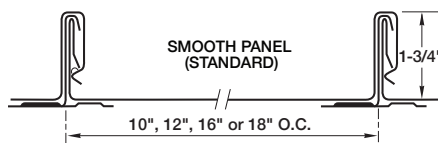
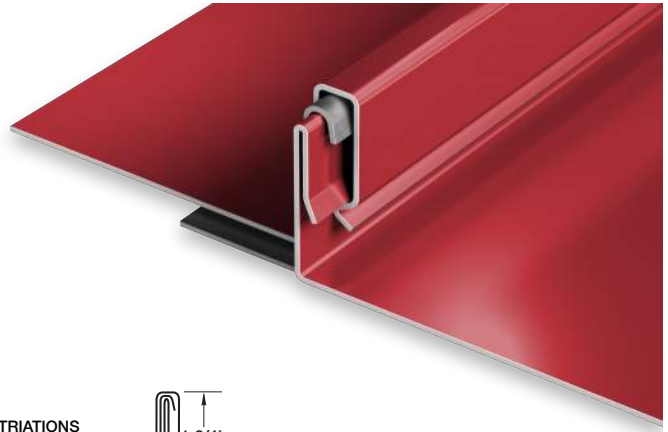
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

Color 5 - Anodized
Clear

YKK
ap
www.ykkap.com



Oakmont Bakery - Oakmont, PA

YES 45 TU

Thermally Broken and Center Set Storefront System

The **YES 45 TU** is a thermally broken, center set storefront system for insulating glass. The system is thermally broken by means of a poured and de-bridged pocket that employs an internal process, ThermoBond Plus®, to greatly improve adhesion and resolves the problem of adhesion and resulting dry shrinkage associated with typical poured and de-bridged systems.

- Outside and Inside Glazing options
- XT filler options to achieve even better thermal performance
- High Performance Sill Flashing
 - ◆ No blind seals
 - ◆ Tall back leg for enhanced water resistance
 - ◆ Patented 3-point attachment of end dam
- Stick built assembly with concealed fasteners by Screw Spline or Shear Block
- Integrates with our YKK AP Entrances and Sun Control Systems

Configuration:

Glazing	Glass Setting	Installation
Outside or Inside	Center Set	Screw Spline or Shear Block

Thermal Values:

U-Factor:	Values as low as 0.32*
CRF:	Minimum 57 frame and 62 glass

*Based on AAMA 507. Lower values may be achieved through further simulation.

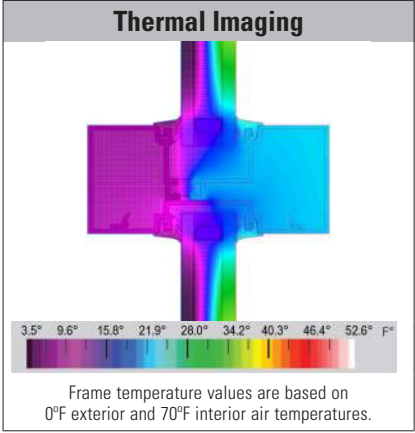


YES 45 TU SPECS		
Base Depth	4-1/2"	
Sightline	2"	
Config	Outside & Inside Glazed / Center Set	
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT ² (1.10 m ³ /h·m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Static: 12 PSF (575 Pa)	ASTM E 331 AAMA 501
Acoustical (1" IGU)	Standard STC: 32 Standard OITC: 26	ASTM E 90 ASTM E 1425
	Laminated STC: 36 Laminated OITC: 30	

Thermal Performance									
Mullion Depth (1" IGU)		U-Factor - BTU/hr·ft ² ·°F						CRF	
2" x 4-1/2"		0.43	0.42	0.40	0.39	0.37	0.35	57	62
2" x 4-1/2" (XT Filler)		0.40	0.38	0.36	0.35	0.33	0.32	Not Tested	
Center of Glass		0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass
AAMA 507 & NFRC 100								AAMA 1503	

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2604 AAMA 2605

Various System Options
10" High Sill Covers, XT Fillers, Extended Face Covers, Expansion Mullions, 90° Inside and Outside Corners, 135° Outside Corner



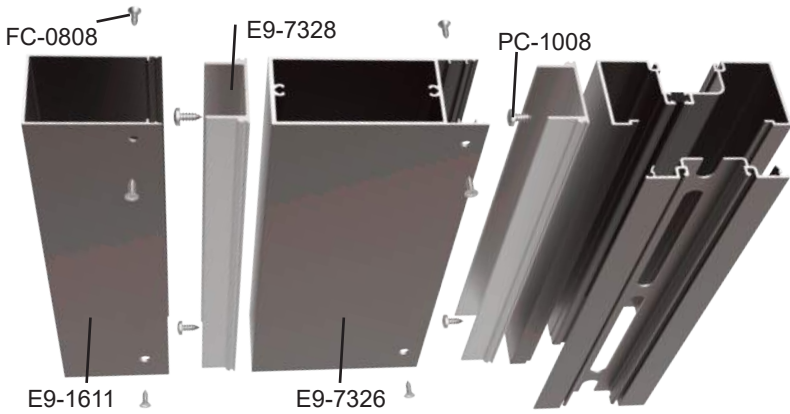
Sill Flashing Design

- 2" back leg on sill flashing – enhanced water resistance in the field and in water testing
- Three point attachment of end dam, with a foldable tab and two screws into flashing splines
- No sill anchoring required if end reaction is less than 500 lbs
- No secondary penetration of sill and flashing when properly sealed



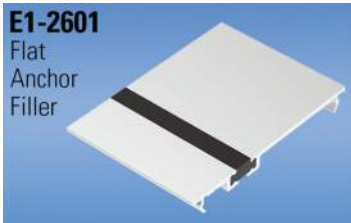
Extended Face Covers

Depending on your project specs, an option to add extended face covers may be available. E9-1611 is a 3" extended cover and E9-7326 is a 5" cover. You can also compound them while using two cover bases to get a combined 8" total cover. Contact your local rep or engineering center for more information.



XT Filler Options

Need a push in thermal performance, but no budget for an entire thermal system upgrade to the YES 45 XT? Upgrade the fillers on the verticals, jambs and heads to XT fillers, which have a pour and de-bridged setup can help you reach energy goals.



Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide

Thickness (inches)	Transmittance UV %	Transmittance Visible %	Transmittance Total Solar %	Exterior Solar Reflectance %	Exterior Visible Reflectance %	Interior Visible Reflectance %	U-Value (Winter Nighttime) (Btu/h ² °F)	U-Value (Summer Daytime) (Btu/h ² °F)	Shading Coefficient (SC)	Solar Heat Gain Coefficient (SHGC)	Light To Solar Gain (LSG)	Thermal Stress Risk
Solarban® 90 on Clear 6mm (2) Air 1/2" (12.7mm) Clear 6mm												
1 "	7	51	19	37	12	19	0.29	0.27	0.27	0.23	2.22	Med



Specifications

Insulating Unit Construction

Solarban® 90 on Clear 6mm (2) | Air 1/2" (12.7mm) | Clear 6mm

Outdoor Lite: Clear with a second surface Solarban® 90

Indoor Lite: Clear 6mm

Vitro Approved Manufacturers/Where to Buy Vitro Products: Vitro Certified™ Network

Certification: Vitro lite(s) are Cradle to Cradle certified by McDonough Braungart Design Chemistry, LLC (MBDC www.mbdc.com)

Solarban® 90: Solarban 90 is a high performing MSVD advanced solar control low-e glass with the appeal of a true neutral-reflective clear glass aesthetic. Solarban 90 glass is engineered with new materials and refinements to Vitro's proven triple-silver coating technology to offer architects a product that outperforms Solarban 70 glass while balancing visible light transmittance and helping to manage glare. The coating can also be paired with, or used directly on several Vitro tinted glasses in an insulating glass unit.

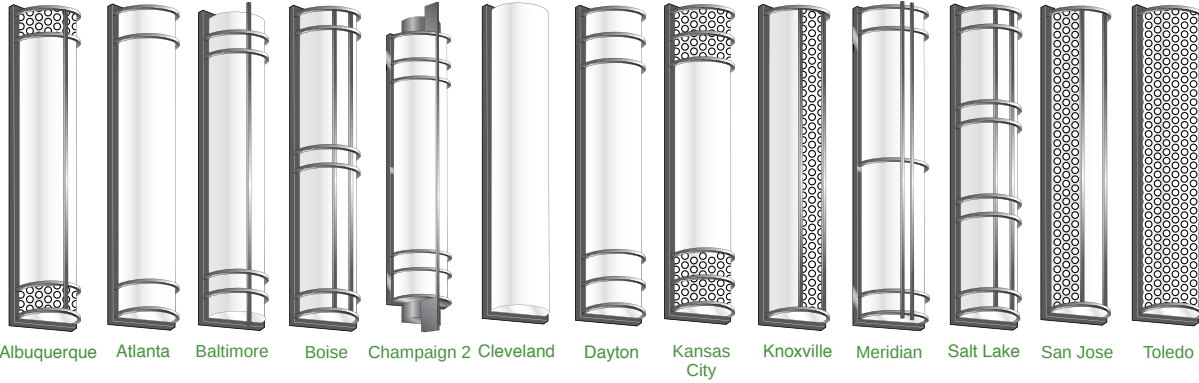
The results represent Center-of-Glass performance data based on ANSI/NFRC 100 and ANSI/NFRC 200 Environmental Design Conditions utilizing the LBNL Window 7.3 software program according to the procedures in ANSI/NFRC 100, ANSI/NFRC 200, and NFRC 300. Performance data is based on representative samples of factory production. Actual values may vary slightly due to variations in the production process. This data is to be used for comparison purposes and should not be considered a contract. For configurations that include diffuse components, performance results cannot be verified and should only be used as a general indication of performance. It is the recipient's responsibility to ensure the manufacturability of the above glazing configurations as well as evaluating appropriate design considerations such as wind and snow load analysis, thermal stress analysis, and local building code compliance. Vitro makes no warranty or guarantee as to the results obtained by the user and assumes no responsibility for the accuracy of the data from non-Vitro manufacturers utilized in the above simulations. Vitro recommends that a full size mock-up be reviewed under the specific job-site conditions and retain the mock-up as a basis of acceptable product.

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Glass colors represented are approximate.

While Vitro has made a good faith effort to verify the reliability of this computer based tool, it may contain unknown programming errors that may result in incorrect results. The user is encouraged to use good judgment and report any questionable results to Vitro for evaluation. The applicability and subsequent results of data simulated by this tool will be compromised if the user fails to input the correct information. Vitro makes no warranty or guarantee as to the results obtained by the user of this tool and assumes no responsibility for the accuracy of the data from non-Vitro manufacturers available for simulations in this program.

ROUND DIFFUSER



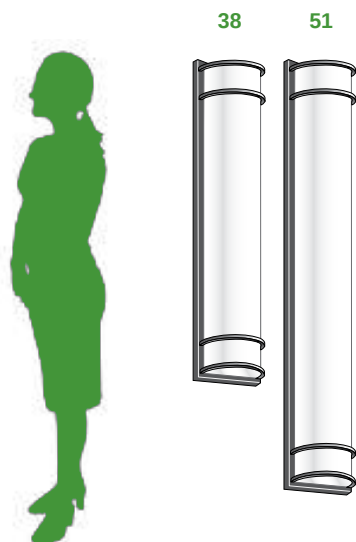
ROUND	
Albuquerque	GO-ALB
Atlanta	GO-AL
Baltimore	GO-BAL
Boise	GO-BOI
Champaign 2	GO-CP2
Cleveland	GO-CD
Dayton	GO-DN
Kansas City	GO-KAN
Knoxville	GO-KNX
Meridian	GO-MER
Salt Lake	GO-SL
San Jose	GO-SNJ
Toledo	GO-TO
SQUARE	
Avalon	GO-AV
Champaign	GO-CP
Dallas	GO-DA
Dededo	GO-DDD
Greensboro	GO-GRN
Hilo	GO-HI
Nashville	GO-NSV
Pittsburgh	GO-PIT
Providence	GO-PRO
San Antonio	GO-SNA
San Diego	GO-SND

SQUARE DIFFUSER



- Modular design: interchangeable diffusers and cages for rapid installation, relamping and maintenance, as well as the ability to design and build new luminaires to meet the exact needs or specifications.
- Two diffuser shapes: Round or Rectangular
- Custom Color Matching
- Customizable sconces for design flexibility. Timeless and versatile to fulfill all aesthetic and performance needs.
- Standard Energy Efficient LED (Consult factory for Other Lamping)
- Weather and vandal resistant construction — Standard.
- Considerable range in sizes to perfectly match the scale requirements of the exterior and interior setting — ADA Compliant Depth.
- Meets Build America / Buy America (BABA) Requirements

GOLIATH CLASS SIZES



GOLIATH CLASS

SIZE	DIMENSIONS	CENTER WATTS	AVAILABLE UP/DN	UP/DN WATTS
38	8"W X 38"H x 4"D	Up to 30W*	YES	5W/10W UP 5W/10W DN
51	8"W X 51"H x 4"D	Up to 40W*	YES	5W/10W UP 5W/10W DN

*In 5W Increments

Catalog Number

Project Name & Location

Type

Product Specifications

BACKPLATE: 16 Ga. aluminum (AL).

BACKBOX: 16 Ga. aluminum (AL) with wire access on four sides and back through 7/8" dia. KO flattened water tight (Optional for surface conduit entry or standard with emergency battery).

CAGE: Square extruded aluminum bars permanently secured by hidden means to the frame. Standard configurations shown.

DIFFUSER: White translucent, fully enclosed non-yellowing 100% virgin acrylic, .125 Thick (1/8"). Optional Clear (CTB) top and/or bottom — CTB is Standard with Uplight and/or Downlight. (See Page 3 for More Information)

DRIVER: Universal Volt (120-277v) electronic driver with 0-10VDC dimming is standard.

FASTENERS: Stainless steel tamperproof screws — (2) To secure cage/frame in place.

FINISH: Corrosion and Weather resistant, extremely durable pre-treated oven baked polyester powder.

GASKETING: High Temp., non-aging black EPDM and/or neoprene rubber around the entire lens perimeter & rear wire entrance hole to protect against dust, moisture & outside contaminants.

MOUNTING: Use (4) or (6) 5/16" diameter holes for 1/4" diameter bolts for outdoor or indoor. 7/8" KO in Center for Wire Access.

WALL WASH: CTB is Standard with Uplight or/and Downlight. For wall wash patterns specify: LU (Uplight) or LD (Downlight) or LU/LD (Up and Downlight).

COMPLIANCE: Built to comply with U.S. and Canadian safety standards. Meets Build America/Buy America (BABA) and ADA Requirements. Suitable for wet locations.

ORDER EXAMPLES

EX1: GO-BN-38-LED15-CT4-80CRI-UNV-BK-BLD-REMT

EX2: GO-DN-51-LED25-CT5-80CRI-UNV-BZ-CA51-EM20W

STYLE

Refer to Index Page for Model Name/Code on Page 1

GO-xx Standard-(xx=Style Code, ex: GO-AL)

SIZE

Select from Sizes: **38 / 51**

Refer to Chart for Dimensions

LED WATTAGE

Refer to Chart for Size/Wattage Compatibility

See Page 3 for Uplight / Downlight Explanation

LEDxx LED(xx=Wattage, ex: LED30)

LUxx LED Uplight(xx=Wattage, ex: LU5)

LDxx LED Downlight(xx=Wattage, ex: LD5)

LED COLOR TEMPERATURE (CCT)

CT3 ±3000K LED Color Temp

CT35 ±3500K LED Color Temp

CT4 ±4000K LED Color Temp

CT5 ±5000K LED Color Temp

COLOR RENDERING INDEX (CRI)

80CRI 80 Color Rendering Index (STANDARD)

90CRI 90 Color Rendering Index (Not Available for 5K)

VOLTAGE

347 347 Volt

UNV 120~277 Universal Volt Electronic Driver

STANDARD FINISH

BK Black

BZ Bronze

PA Painted Aluminum

SV Silvadillo Gray

WHT White

PREMIUM UPCHARGE FINISH

CC Custom Color (Visit www.ralcolor.com)

— Provide RAL# or Make-to-Match Color Chip

INHIBITOR FINISH

+NAT Epoxy Coating for Natatorium

+OFC Epoxy Coating for Ocean Front Environments

DIFFUSER OPTIONS

Note: See Page 3 for More Info

CB Clear Bottom

CT Clear Top

CTB Clear Top & Bottom (Standard with Up/Down Light)

OB Open Bottom (Indoor Only)

OQB Opaque Bottom (No Down Light)

OQT Opaque Top (No Up Light)

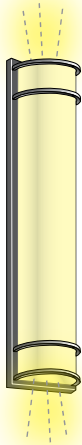
OQTB Opaque Top & Bottom (No Up/Down Light)

Additional Options on PAGE 2



Uplight / Downlight Explained

SCENARIO #1



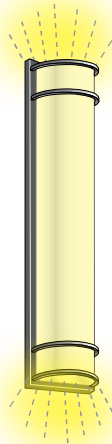
A soft glow is achieved by the natural transmission of light thru the translucent opal diffuser at the top and bottom of fixture (standard).

SCENARIO #2



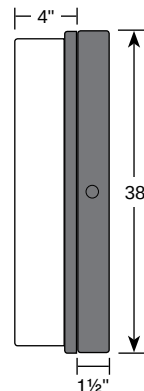
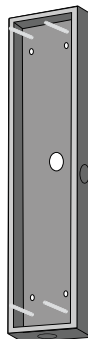
Scenario #1 is enhanced by the addition of a clear top and bottom lens (CTB) to allow more light to spill out both ends of the fixture.

SCENARIO #3



Scenario #2 is further enhanced by the addition of UP/DN light engines to focus even more light out of the top and bottom of the fixture (CTB included).

Why the Back Box?



Backbox shown with Goliath 38 Size.

Back Box Required for:
 Photocell, Emergency Battery, Generator Transfer Device (GN),
 Surface Mounted Conduit Applications and Specific LED Configurations

PHOTOCELL OPTIONS

PHTD Photocell Button (120/277V)
 — Requires Conduit Back Box (CA)

CONTROL OPTIONS (Choose from Manual or Sensor)

MANUAL CONTROL (Wall Switch or Control System)

Note: Cannot be used with Sensor Controls Below
Note: 0-10V (100-30%) Dimming is Standard

0-10D1 0-10VDC LED Dimming Driver (100-10%)

0-10D2 0-10VDC LED Dimming Driver (100-1%)

BLS Bi-Level Switching (Includes Two Drivers)

— Requires Conduit Back Box (CA)

OR

SENSOR CONTROL (Sensor Integral to Fixture)

Note: Cannot be used with Manual Controls Above

Note: Motion Sensor Max Mounting Height 18-Feet

OCC Occupancy Sensing / Motion Sensor Integral

— Microwave / Single Feed / 120/277 Only

— Stand-by Dimming Level Presets: ON/OFF

— Requires Conduit Back Box (CA)

BLD Bi-Level Dimming - Motion Sensor Integral

— Microwave / Single Feed / 120/277 Only

— Stand-by Dimming Level Presets:

10% / 20% / 30% / 50%

— Requires Conduit Back Box (CA)

CONDUIT ADAPTER BACK BOX OPTIONS

Note: For Surface Conduit

CA38 38" x 1.5" Backbox

CA38D 38" x 2.25" Backbox

CA51 51" x 1.5" Backbox

CA51D 51" x 2.25" Backbox

MISC OPTIONS

FUS Fuse and Fuseholder

EMERGENCY BATTERY OPTIONS

- Emergency Battery are for Center Light Only
- Meets California Energy Commission Title 20 [CEC-400-2014-009-CMF] (Cold Weather is NON-CEC)
- Cold Weather Emergency Batteries Temp Range: -20°C thru 50°C
- Max Whip Length for REM is 8ft
- Integral Emergency Battery Options
Requires Conduit Adapter (CA Option)

EM4W Integral 4 Watt LED

EM8W Integral 8 Watt LED

EM10W Integral 10 Watt LED

EM16W Integral 16 Watt LED

EM10W- Integral 10 Watt LED - Cold Weather

CW

REM4W Remote 4 Watt LED

REM8W Remote 8 Watt LED

REM10W Remote 10 Watt LED

REM16W Remote 16 Watt LED

REM10W- Remote 10 Watt LED - Cold Weather

CW

ACCESSORY OPTIONS (Order as a Separate Line)

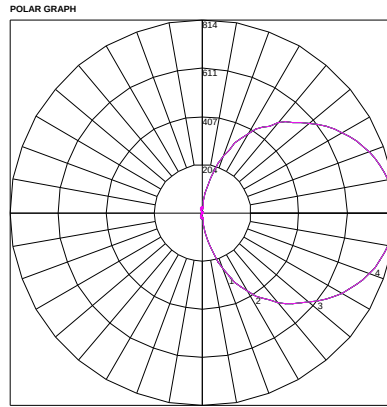
REMT Remote Controller for Sensor Options

TPD Tamperproof Screwdriver

Photometric Data

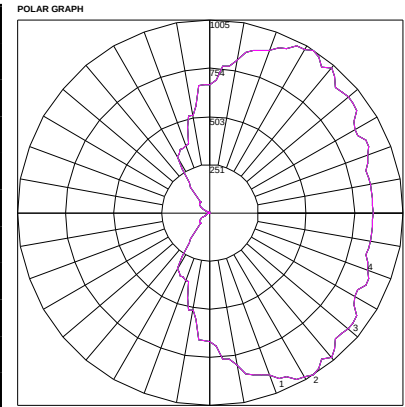
Summary of Results GO-ALB-38-LED30-CT4-80CRI-UNV-CTB					
Lumen Output	Efficacy	Input Power	CCT	Distribution	BUG Rating
3246.4 Lumens	104.1 Lm/W	31.2W	4000K	Type IV	B0-U5-G3

LCS Summary	
Zone	Lumens
Forward Low (0-30)	74.7
Forward Medium (30-60)	468.0
Forward High (60-80)	567.0
Forward Very High (80-90)	324.4
Back Low (0-30)	16.3
Back Medium (30-60)	63.3
Back High (60-80)	69.7
Back Very High (80-90)	39.8
Up Low (90-100)	364.1
Up High (100-180)	1259.1



Summary of Results GO-ALB-38-LED30-UP10/DN10-CT4-80CRI-UNV-CTB					
Lumen Output	Efficacy	Input Power	CCT	Distribution	BUG Rating
5769.2 Lumens	93.2 Lm/W	61.9W	4000K	Type IV	B1-U5-G3

LCS Summary	
Zone	Lumens
Forward Low (0-30)	347.1
Forward Medium (30-60)	901.7
Forward High (60-80)	653.2
Forward Very High (80-90)	340.5
Back Low (0-30)	216.1
Back Medium (30-60)	286.5
Back High (60-80)	97.2
Back Very High (80-90)	42.3
Up Low (90-100)	382.8
Up High (100-180)	2501.8



- SECTION 28-210: MOBILITY ORIENTED DEVELOPMENT - MOD
- (7) MAXIMUM LOT COVERAGE: 80 PERCENT
 - (8) MINIMUM YARD REQUIREMENTS (REFERENCE KING STREET STANDARDS):
 - (A) FRONT: ZERO (0) FEET
 - (B) SIDE: FIVE (5) FEET
 - (C) REAR: FIVE (5) FEET
 - (9) MAXIMUM HEIGHT OF STRUCTURES: 65 FEET
 - (11) DESIGN STANDARDS: COMPLY WITH KING STREET STANDARDS



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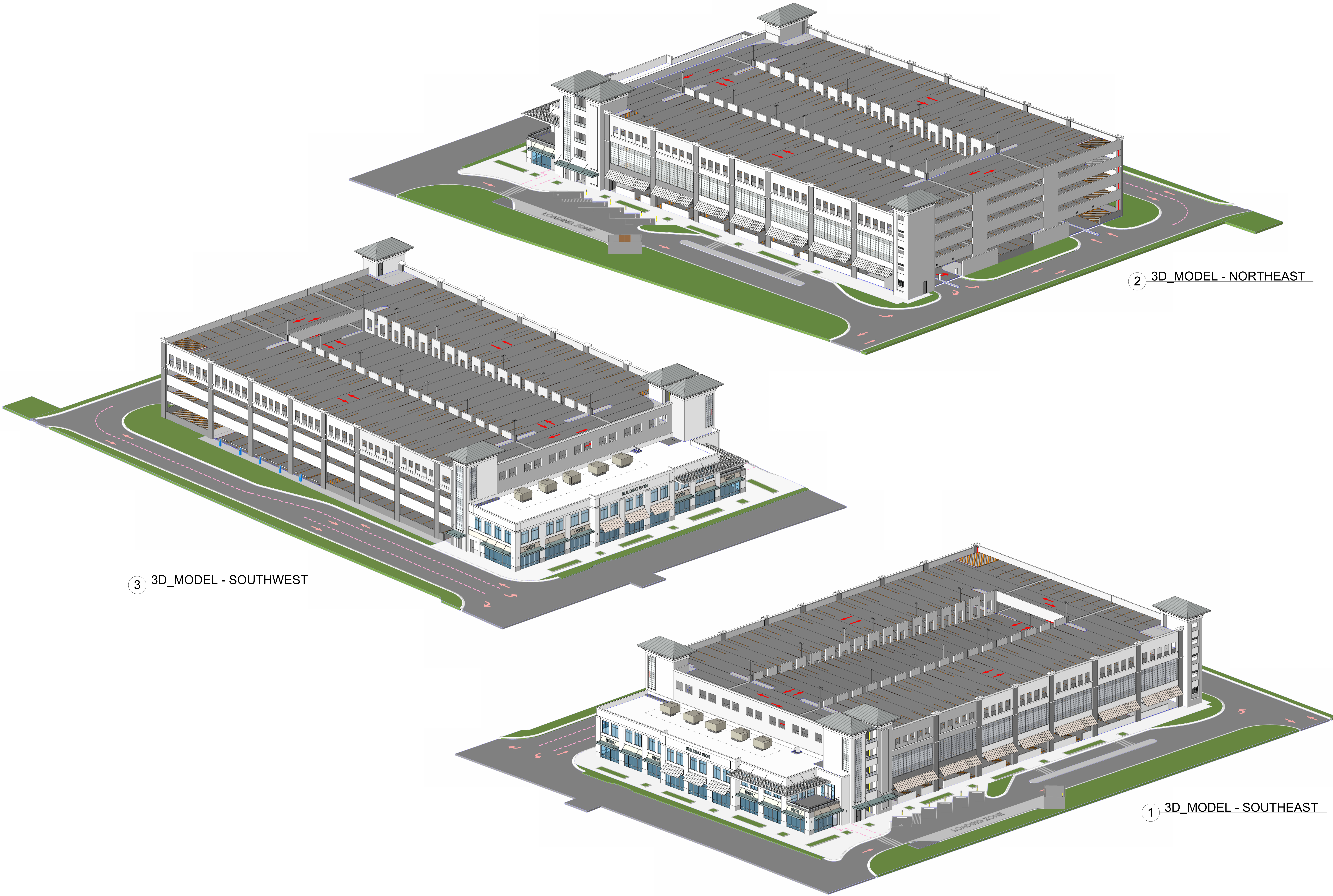
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GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE , FLORIDA
3D MODEL REFERENCE

REVISIONS	
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW
06/25/2024	DD-CRC REV.1

PROJECT NO: 2023-019
DATE: -
DRAWN BY: WN
CHECKED BY: CD

A0.60



2 3D_MODEL - NORTHEAST

3 3D_MODEL - SOUTHWEST

1 3D_MODEL - SOUTHEAST



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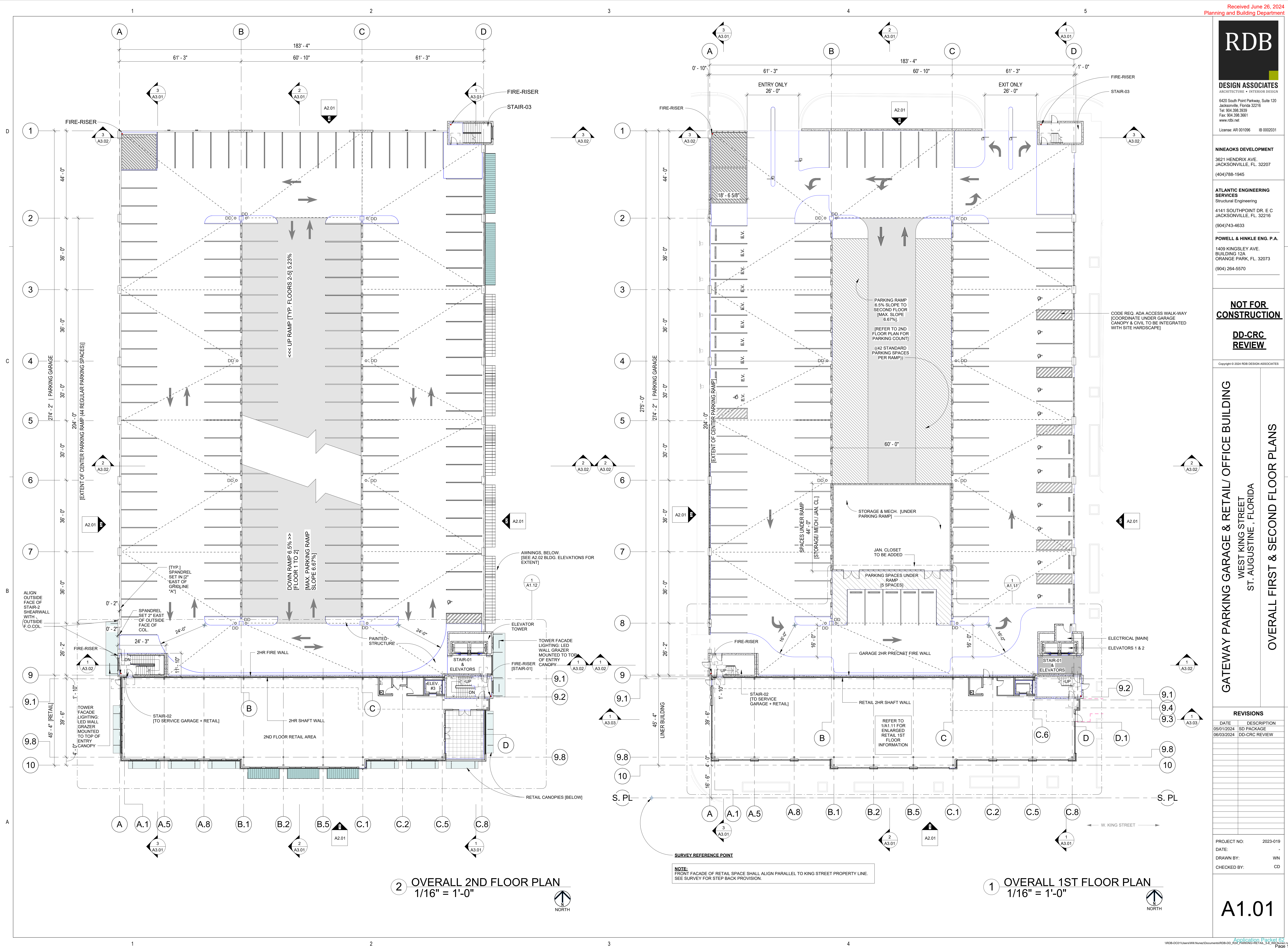
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GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE , FLORIDA

OVERALL FIRST & SECOND FLOOR PLANS

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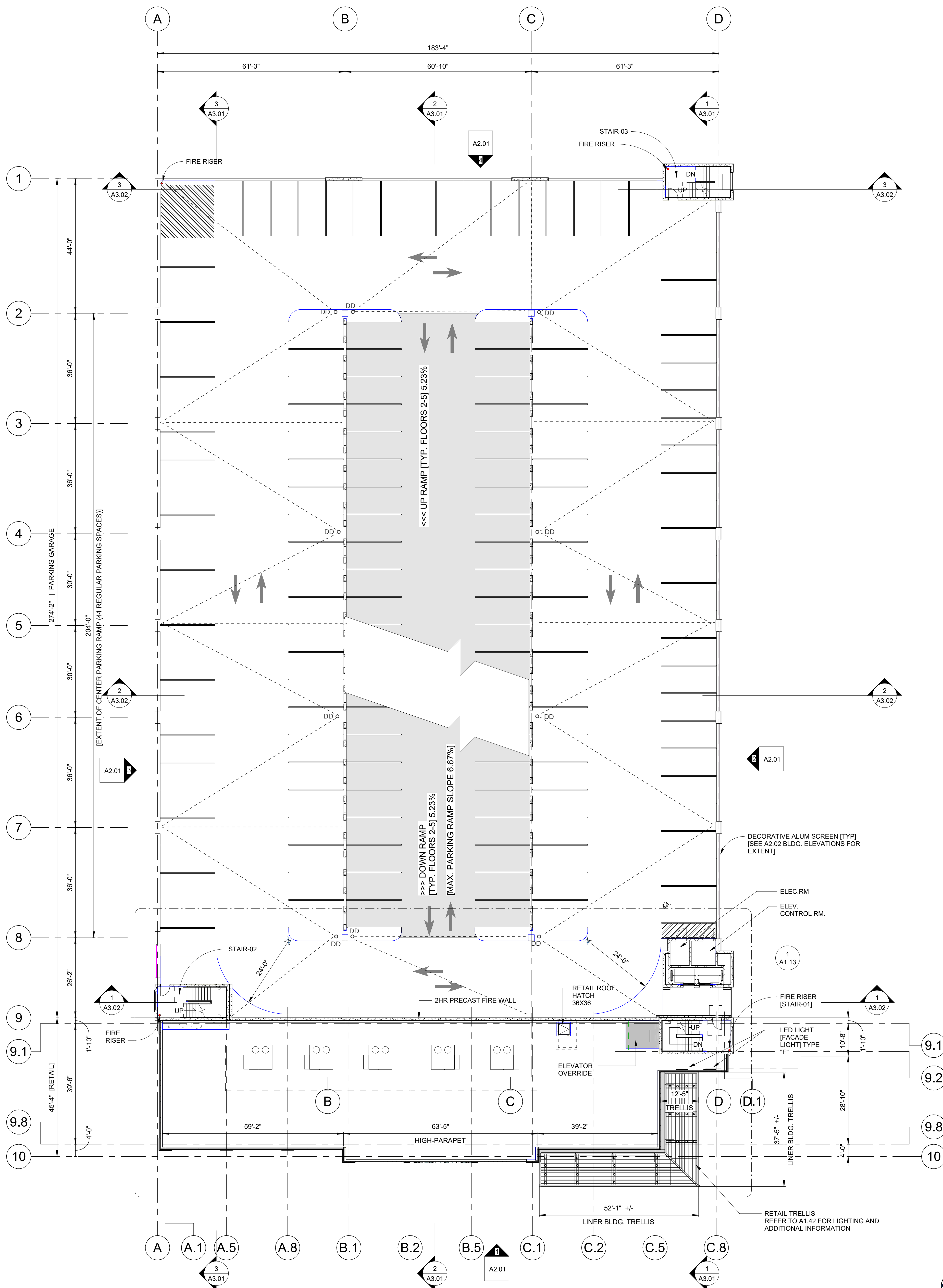
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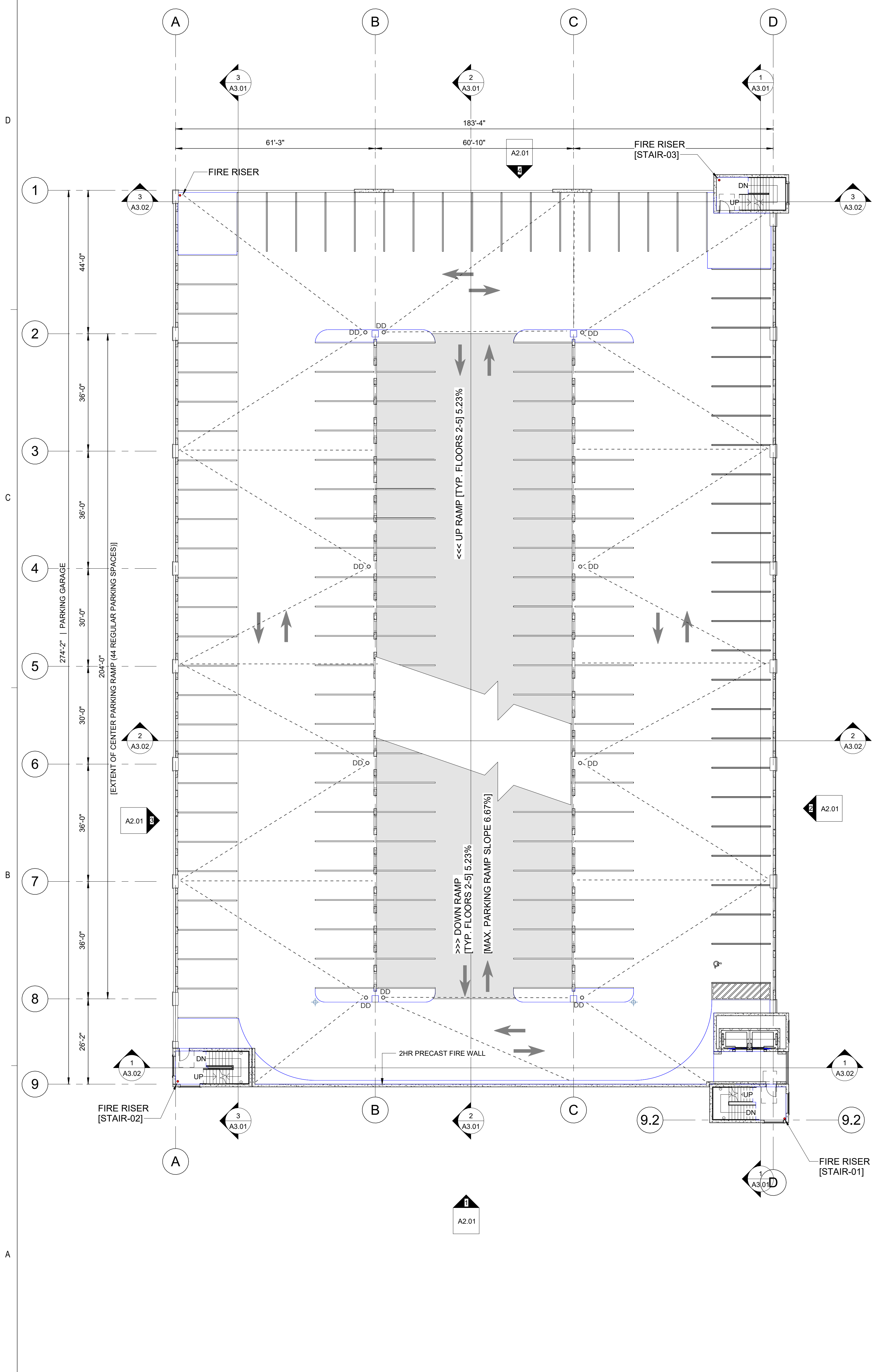
REVISIONS

DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW

PROJECT NO:	2023-019
DATE:	-
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CHECKED BY:	CD



1 OVERALL THIRD FLOOR PLAN
1/16" = 1'-0"



2 OVERALL FOURTH FLOOR PLAN
1/16" = 1'-0"

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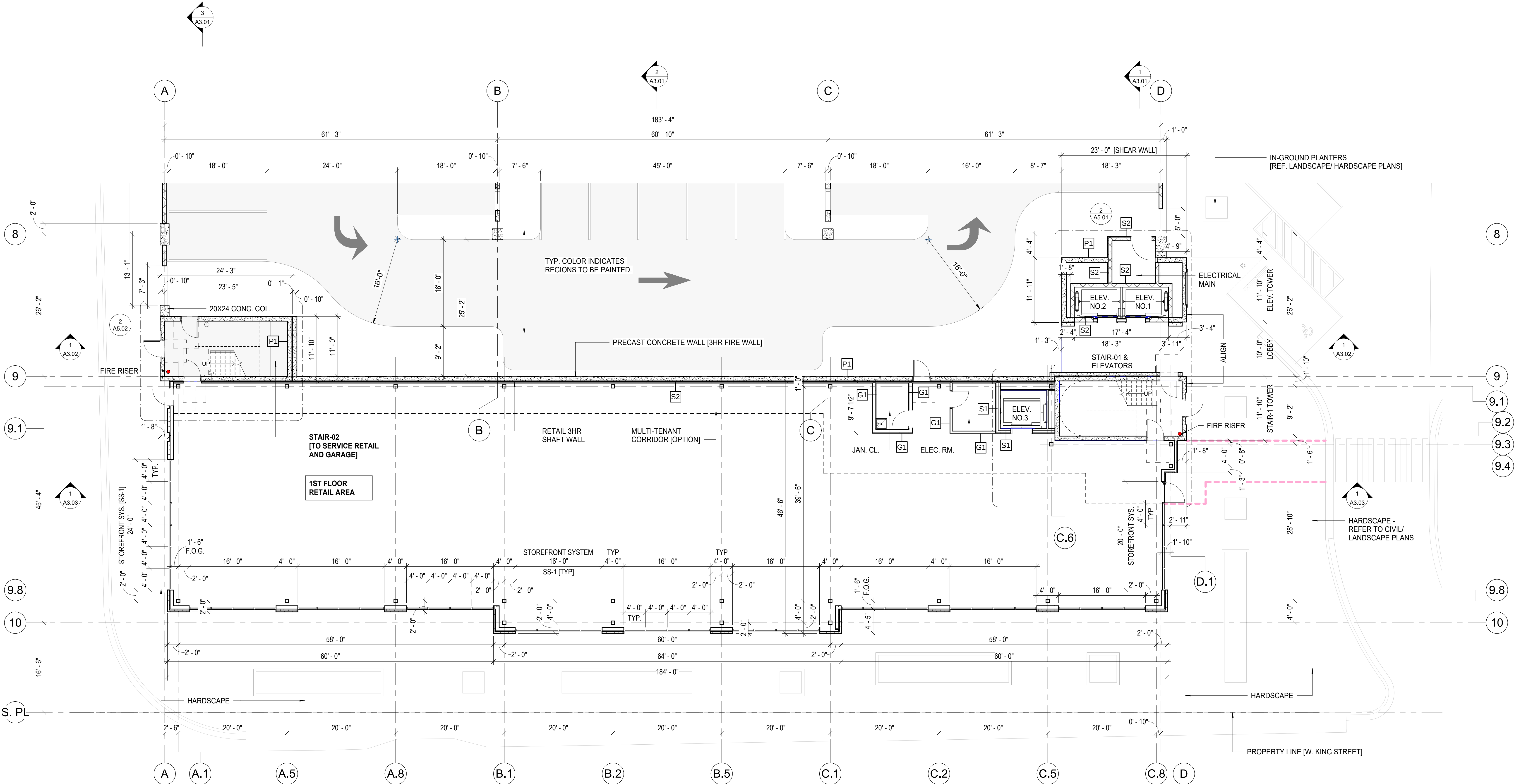
GATEWAY PARKING GARAGE & RETAIL/OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE, FLORIDA
ENLARGED FLOOR PLAN - 1ST FLOOR - RETAIL

REVISIONS

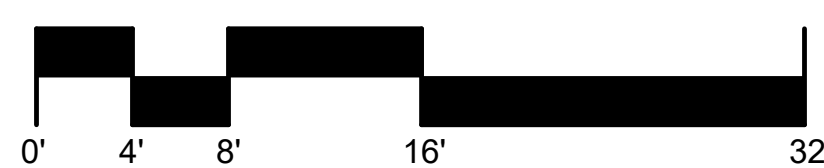
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW

PROJECT NO: 2023-019
DATE: -
DRAWN BY: WN
CHECKED BY: CD

A1.11



1 1ST FLOOR - ENLARGED PLAN
1/8" = 1'-0"



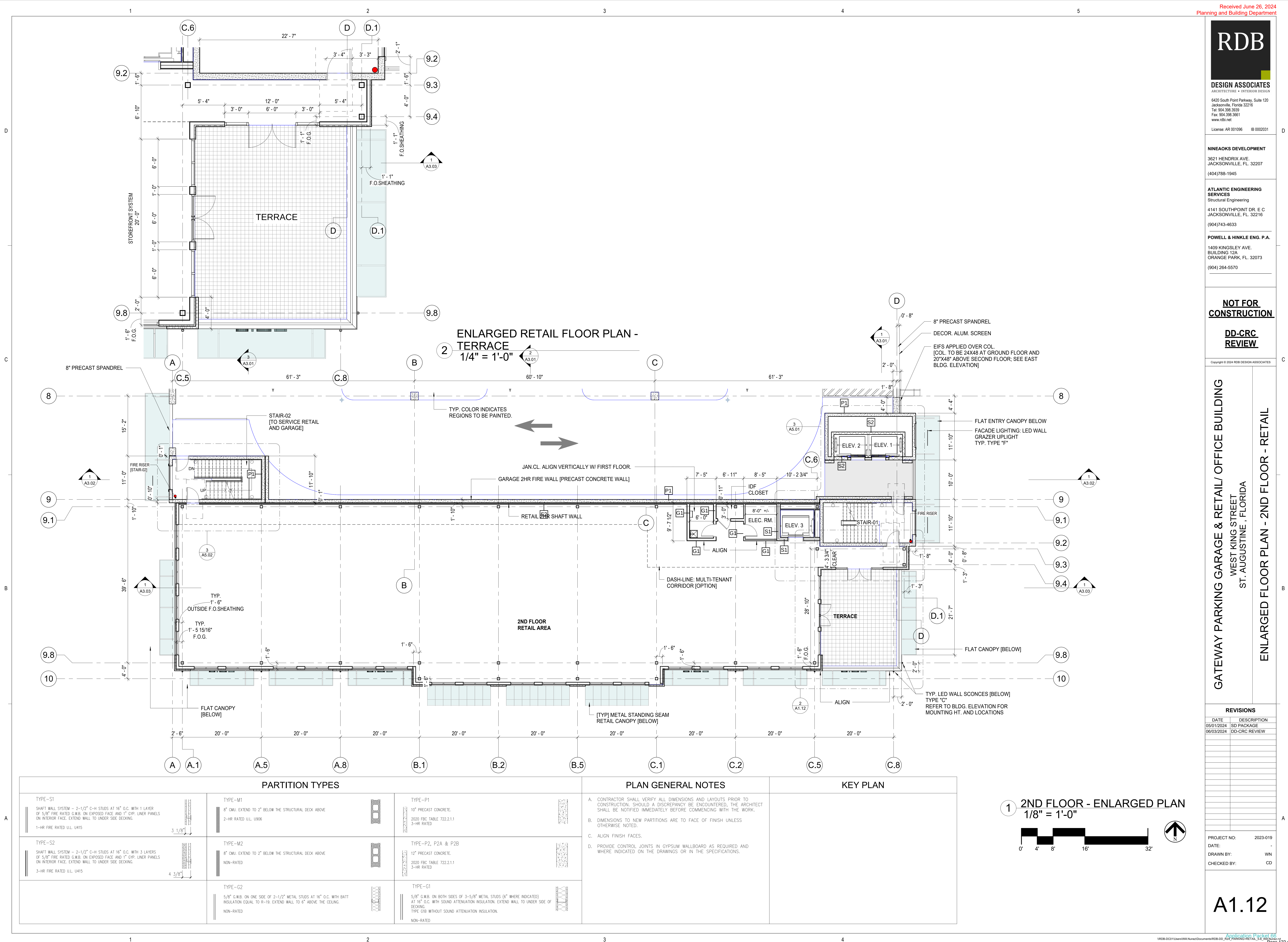
PARTITION TYPES

TYPE-S1 SHAFT WALL SYSTEM - 2-1/2" C-H STUDS AT 16" O.C. WITH 1 LAYER OF 5/8" FIRE RATED G.W.B. ON EXPOSED FACE AND 1" GYP. LINER PANELS ON INTERIOR FACE. EXTEND WALL TO UNDER SIDE DECKING. 1-HR FIRE RATED U.L. U415	TYPE-M1 8" CMU. EXTEND TO 2" BELOW THE STRUCTURAL DECK ABOVE. 2-HR RATED U.L. U906	TYPE-P1 10" PRECAST CONCRETE. 2020 FBC TABLE 722.2.1.1 3-HR RATED
TYPE-S2 SHAFT WALL SYSTEM - 2-1/2" C-H STUDS AT 16" O.C. WITH 3 LAYERS OF 5/8" FIRE RATED G.W.B. ON EXPOSED FACE AND 1" GYP. LINER PANELS ON INTERIOR FACE. EXTEND WALL TO UNDER SIDE DECKING. 3-HR FIRE RATED U.L. U415	TYPE-M2 8" CMU. EXTEND TO 2" BELOW THE STRUCTURAL DECK ABOVE. NON-RATED	TYPE-P2, P2A & P2B 12" PRECAST CONCRETE. 2020 FBC TABLE 722.2.1.1 3-HR RATED
	TYPE-G2 5/8" G.W.B. ON ONE SIDE OF 2-1/2" METAL STUDS AT 16" O.C. WITH BATT INSULATION EQUAL TO R-19. EXTEND WALL TO 6" ABOVE THE CEILING. NON-RATED	TYPE-G1 5/8" G.W.B. ON BOTH SIDES OF 3-5/8" METAL STUDS (6" WHERE INDICATED) AT 16" O.C. WITH SOUND ATTENUATION INSULATION. EXTEND WALL TO UNDER SIDE OF DECKING. TYPE G1B WITHOUT SOUND ATTENUATION INSULATION. NON-RATED

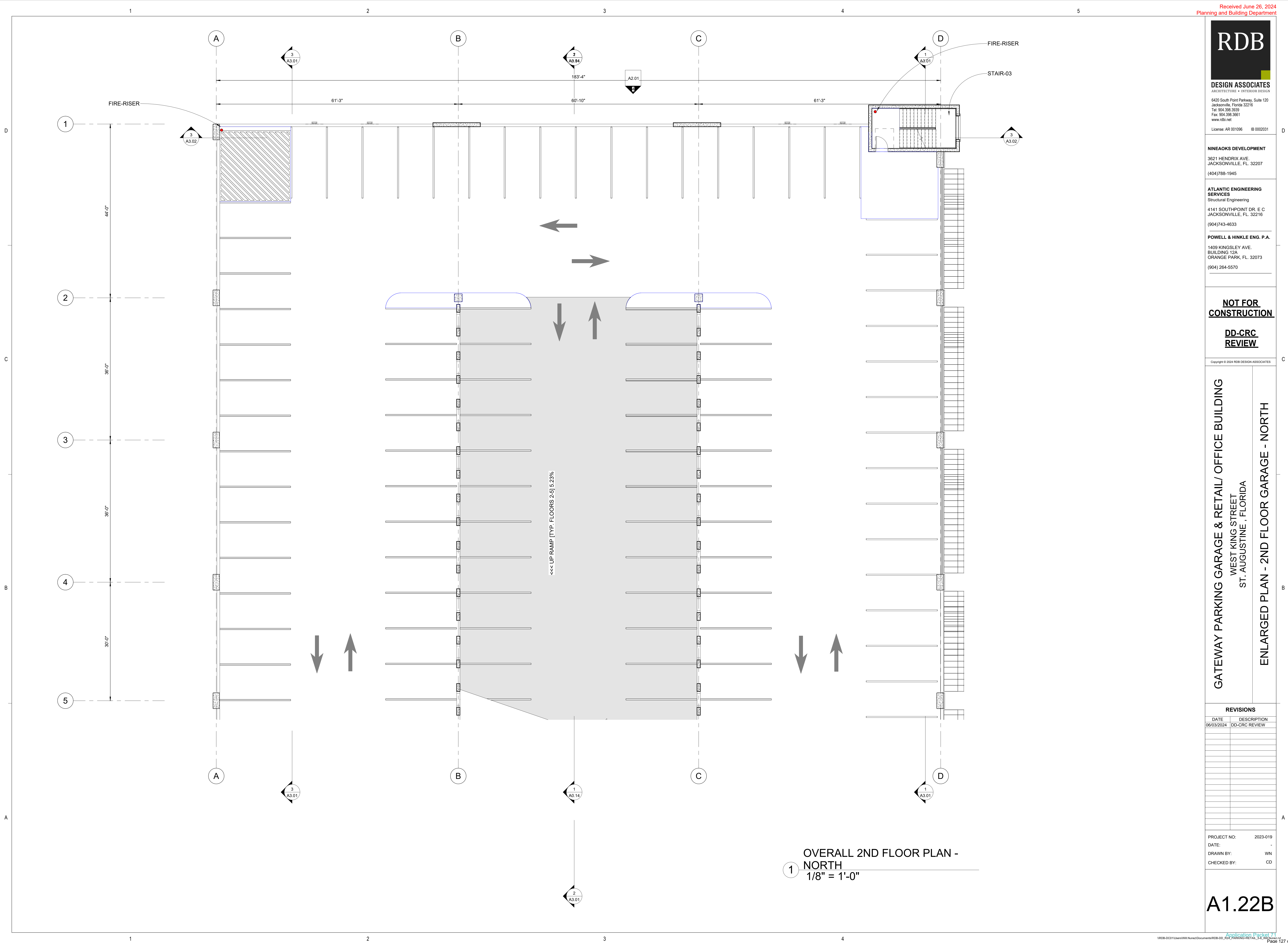
PLAN GENERAL NOTES

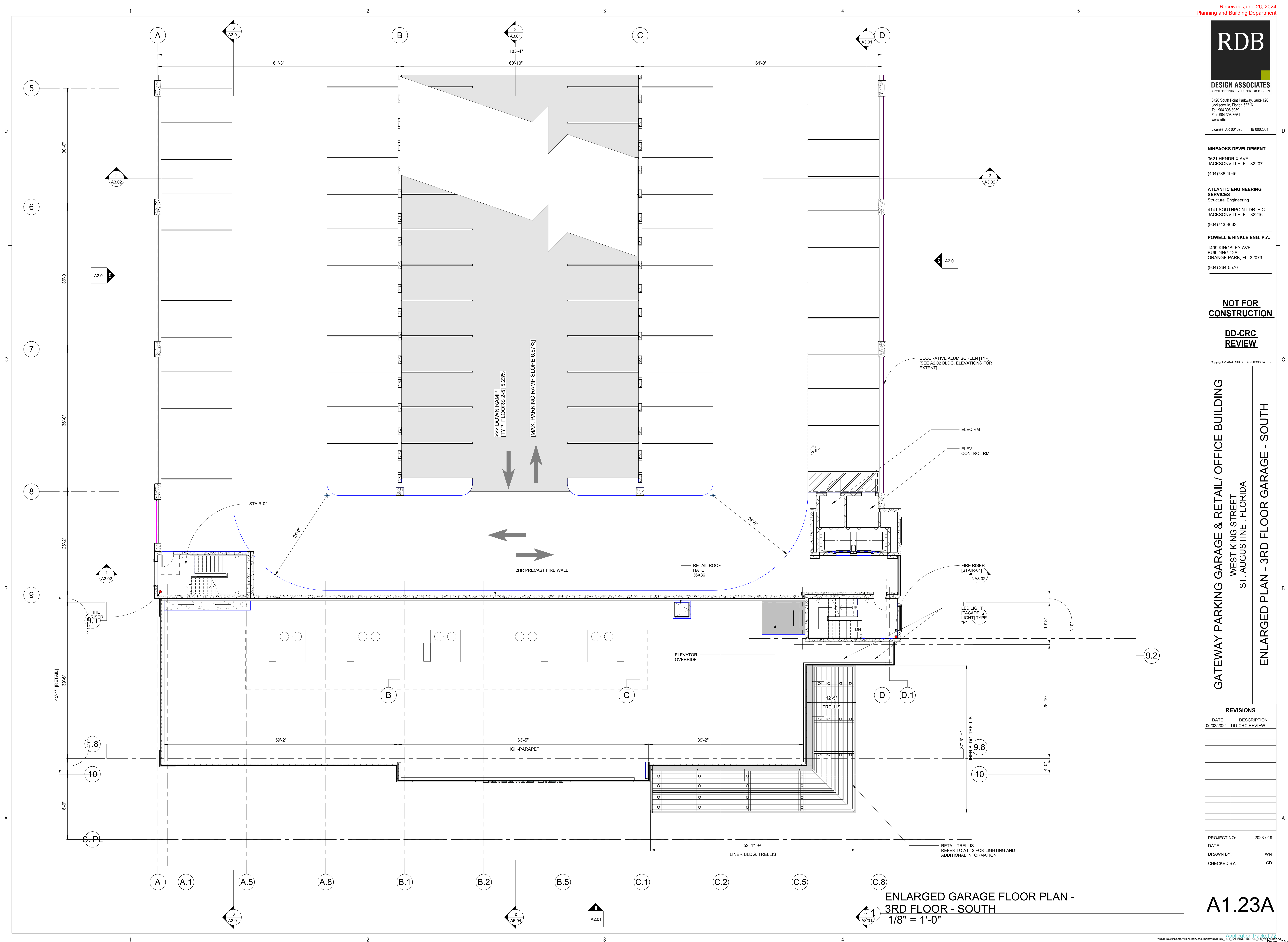
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LAYOUTS PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY BE ENCOUNTERED, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY BEFORE COMMENCING WITH THE WORK.
- DIMENSIONS TO NEW PARTITIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- ALIGN FINISH FACES.
- PROVIDE CONTROL JOINTS IN GYPSUM WALLBOARD AS REQUIRED AND WHERE INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.

KEY PLAN

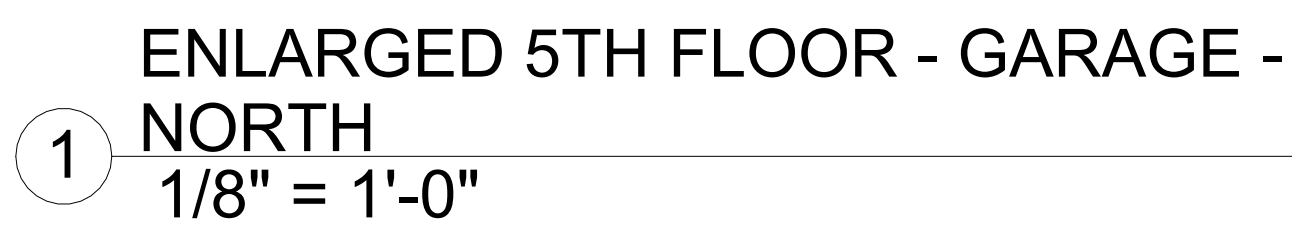


A





ENLARGED 4TH FLOOR - GARAGE - SOUTH



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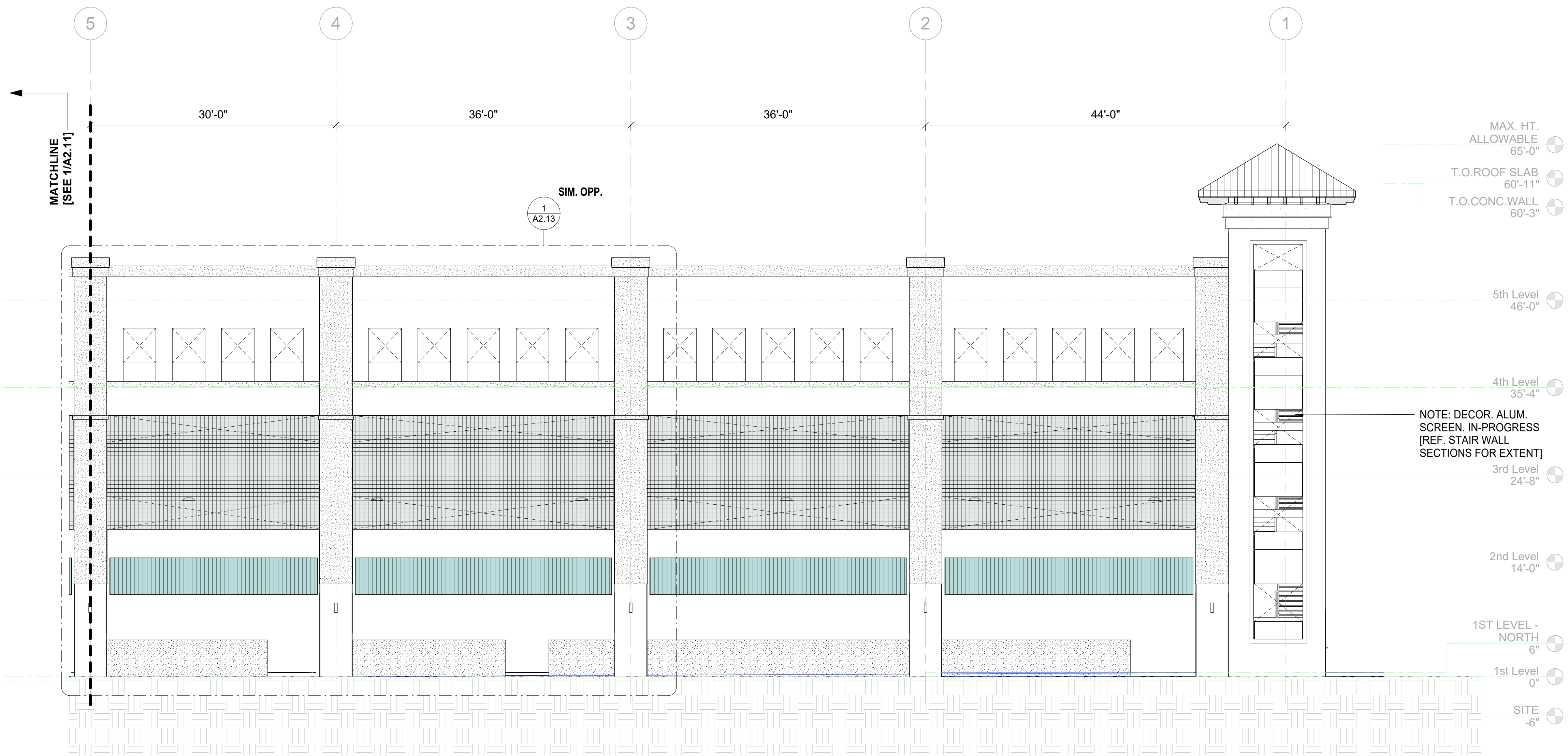
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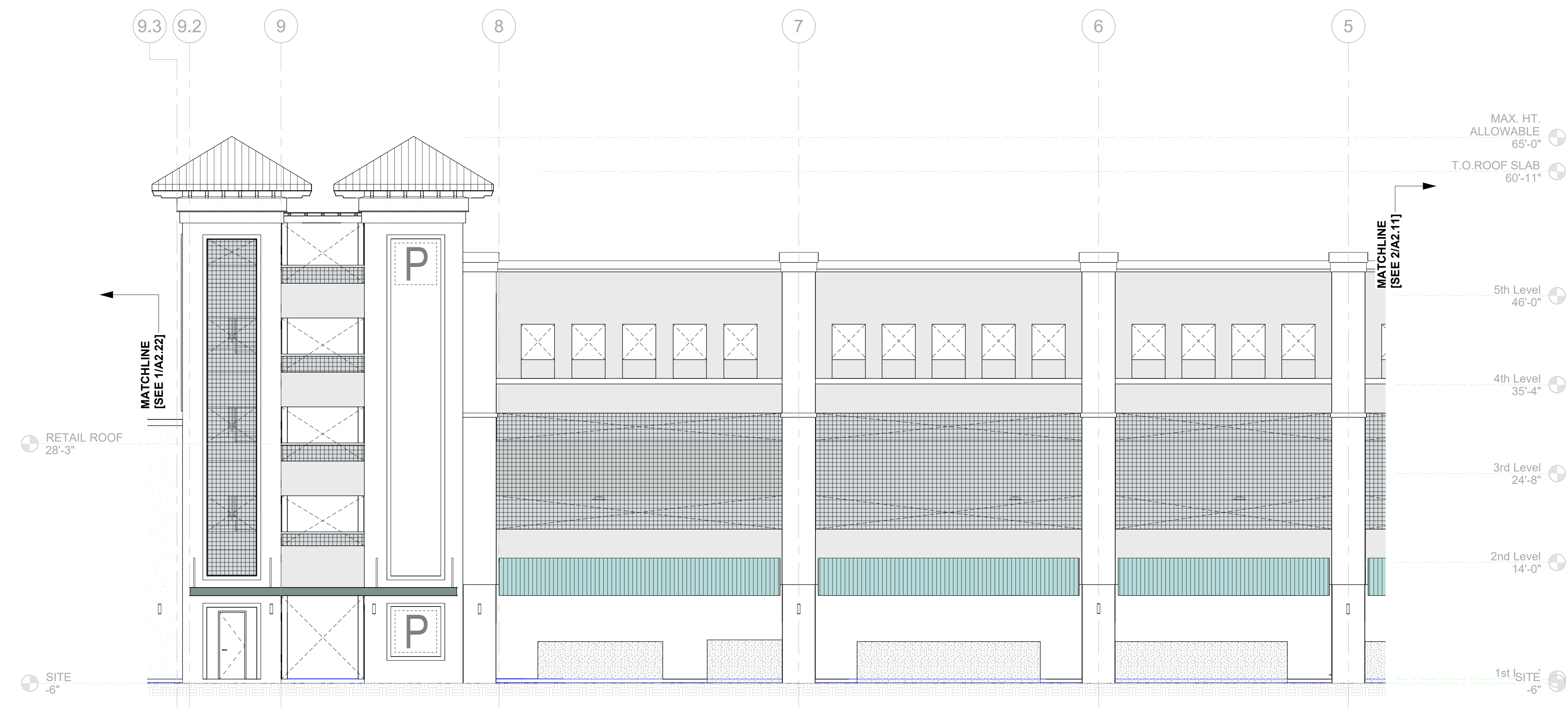
GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE , FLORIDA
ENLARGED BUILDING ELEVATIONS

REVISIONS	
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW
PROJECT NO:	2023-019
DATE:	-
DRAWN BY:	WN
CHECKED BY:	CD

A2.11

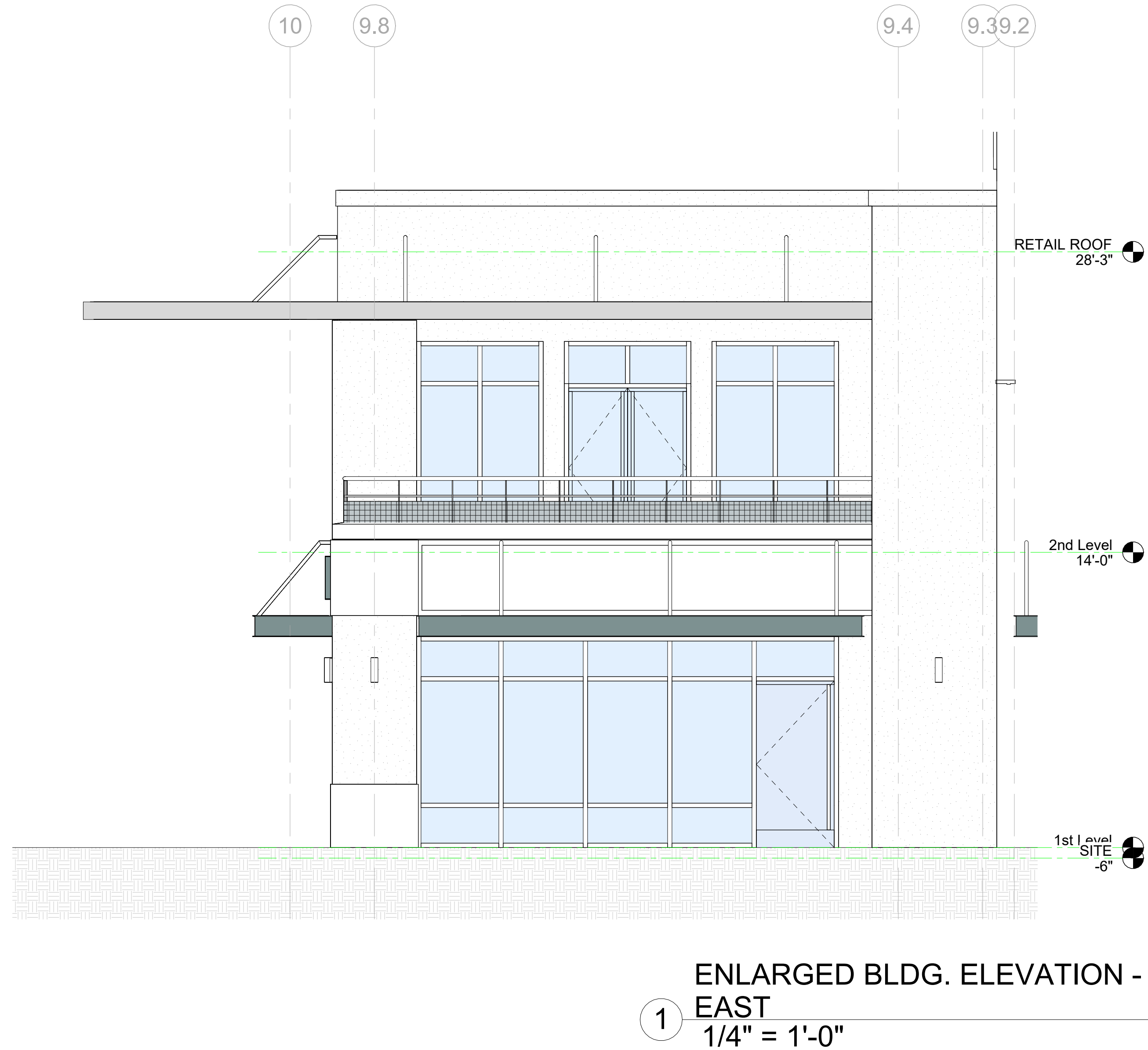


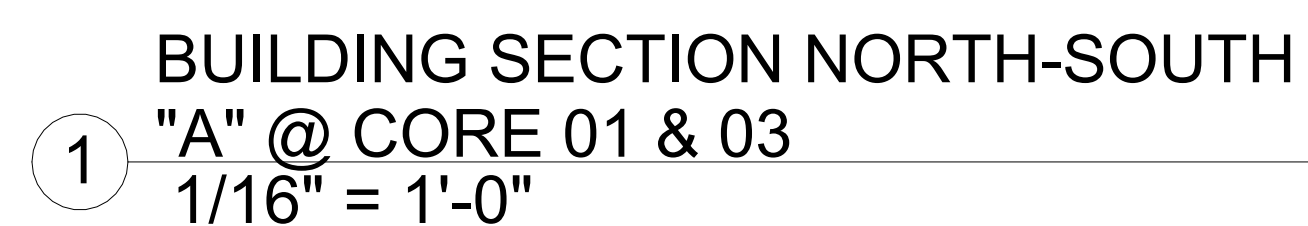
2 EAST ELEVATION (PARTIAL GARAGE) - NORTH
1/8" = 1'-0"



1 EAST ELEVATION (PARTIAL GARAGE) - SOUTH
1/8" = 1'-0"







01 WALL SECTION
A4.11 SCALE: 1/4" = 1'-0"

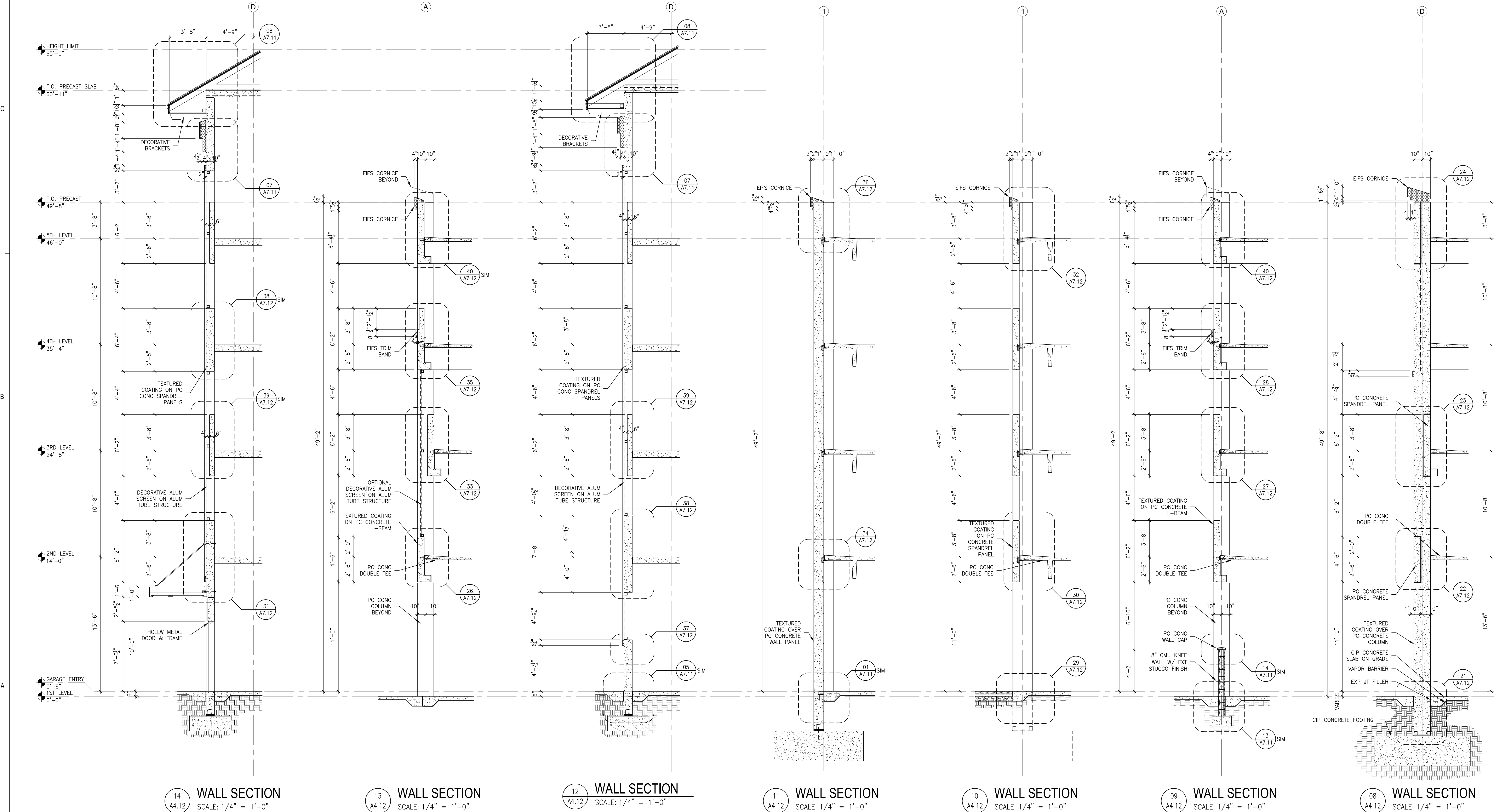
PROJECT NO: 2023-01
DATE:
DRAWN BY: SD
CHECKED BY: CO

GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE, FLORIDA
WALL SECTIONS - GARAGE

REVISIONS	
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW
06/25/2024	DD-CRC REV. 1

PROJECT NO: 2023-019
DATE:
DRAWN BY: SDM
CHECKED BY: CGD

A4.12



14 WALL SECTION
A4.12 SCALE: 1/4" = 1'-0"

13 WALL SECTION
A4.12 SCALE: 1/4" = 1'-0"

12 WALL SECTION
A4.12 SCALE: 1/4" = 1'-0"

11 WALL SECTION
A4.12 SCALE: 1/4" = 1'-0"

10 WALL SECTION
A4.12 SCALE: 1/4" = 1'-0"

09 WALL SECTION
A4.12 SCALE: 1/4" = 1'-0"

08 WALL SECTION
A4.12 SCALE: 1/4" = 1'-0"

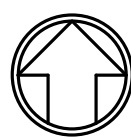
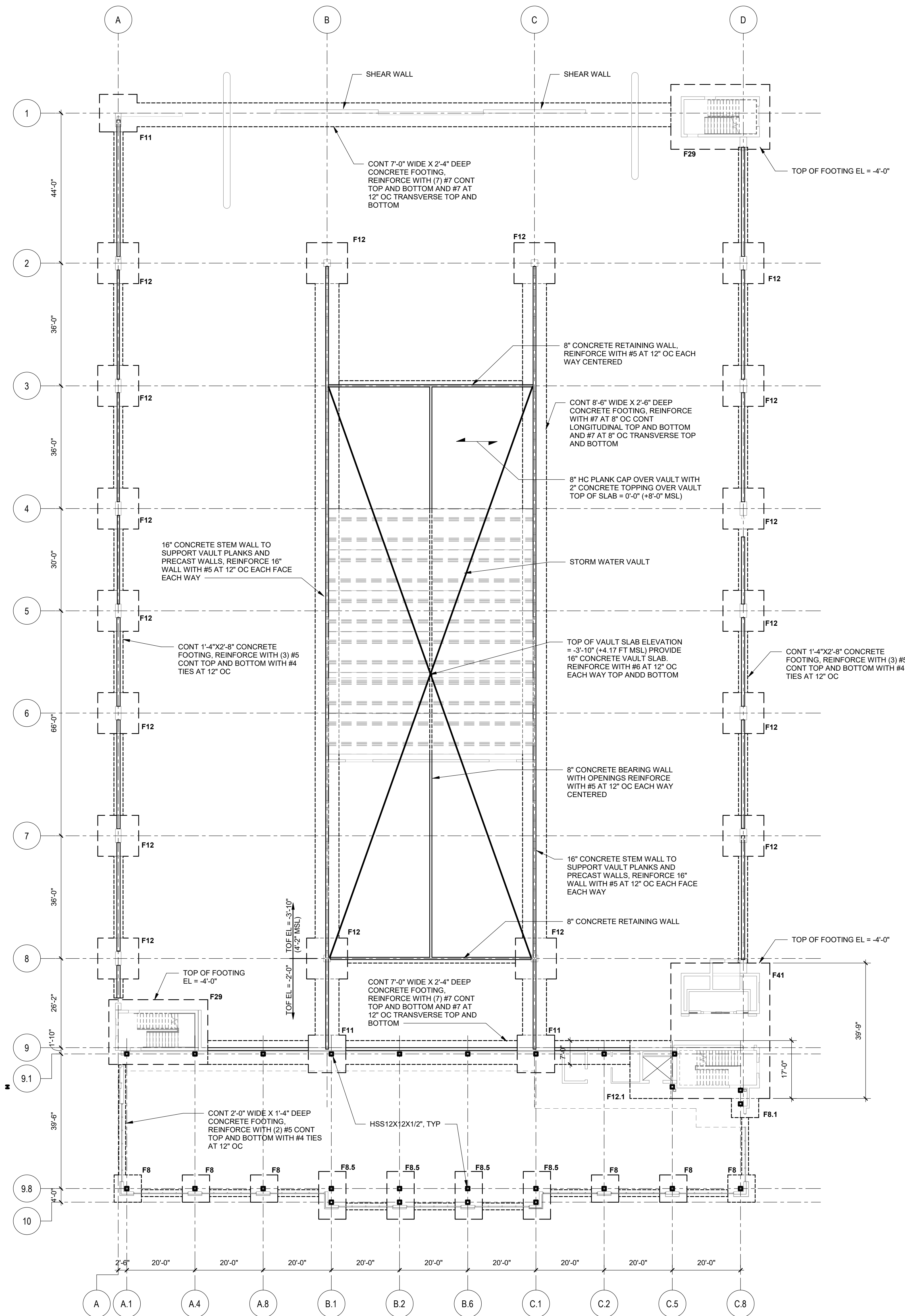
Application Packet 91
23-019\sheet\23019-A502-SS02.dwg 7/20/2023 1:58:00 PM

REVISIONS

DATE	DESCRIPTION
06/25/2024	DD-CRC Rev. 1

PROJECT NO: 2023-019
DATE: 05/31/24
DRAWN BY: JEM
CHECKED BY: JTK

S101



1 FOUNDATION PLAN
SCALE: 1/16" = 1'-0"

SPREAD FOOTING SCHEDULE

MARK	FTG WIDTH	FTG LENGTH	FTG DEPTH	REINFORCING	NOTES
F8	8'-0"	8'-0"	2'-4"	#7 AT 10" OC EACH WAY TOP AND BOTOTM	
F8.1	8'-0"	8'-0"	2'-4"	#7 AT 10" OC EACH WAY TOP AND BOTOTM	
F8.5	8'-0"	14'-0"	2'-4"	#7 AT 10" OC EACH WAY TOP AND BOTOTM	
F11	11'-0"	11'-0"	2'-4"	(12) #7 TOP AND BOTTOM EACH WAY	
F12	12'-0"	12'-0"	2'-6"	(16) #7 TOP AND BOTTOM EACH WAY	
F12.1	12'-0"	17'-0"	4'-0"	#7 AT 10" OC EACH WAY TOP AND BOTOTM	
F29	29'-0"	19'-0"	2'-6"	#7 AT 10" OC EACH WAY TOP AND BOTOTM	
F41	29'-0"	39'-9"	2'-6"	#7 AT 10" OC EACH WAY TOP AND BOTOTM	

RDB

DESIGN ASSOCIATES

ARCHITECTURE • INTERIOR DESIGN

6420 South Point Parkway, Suite 120
Jacksonville, Florida 32216
Tel: 904.398.3939
Fax: 904.398.3661
www.rdbi.net

License: AR 001096 IB 0002021

NINEAOKS DEVELOPMENT
3621 HENDRIX AVE.
JACKSONVILLE, FL. 32207
(404)788-1945

ATLANTIC ENGINEERING SERVICES
Structural Engineering
4141 SOUTHPOINT DR, E C
JACKSONVILLE, FL. 32216
(904)743-4633

POWELL & HINKLE ENG. P.A.
1409 KINGSLEY AVE.
BUILDING 12A
ORANGE PARK, FL. 32073
(904) 264-5570

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

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GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE , FLORIDA
ELECTRICAL SITE PLAN

REVISIONS	
DATE	DESCRIPTION
06/25/24	DD-CRC Rev. 1

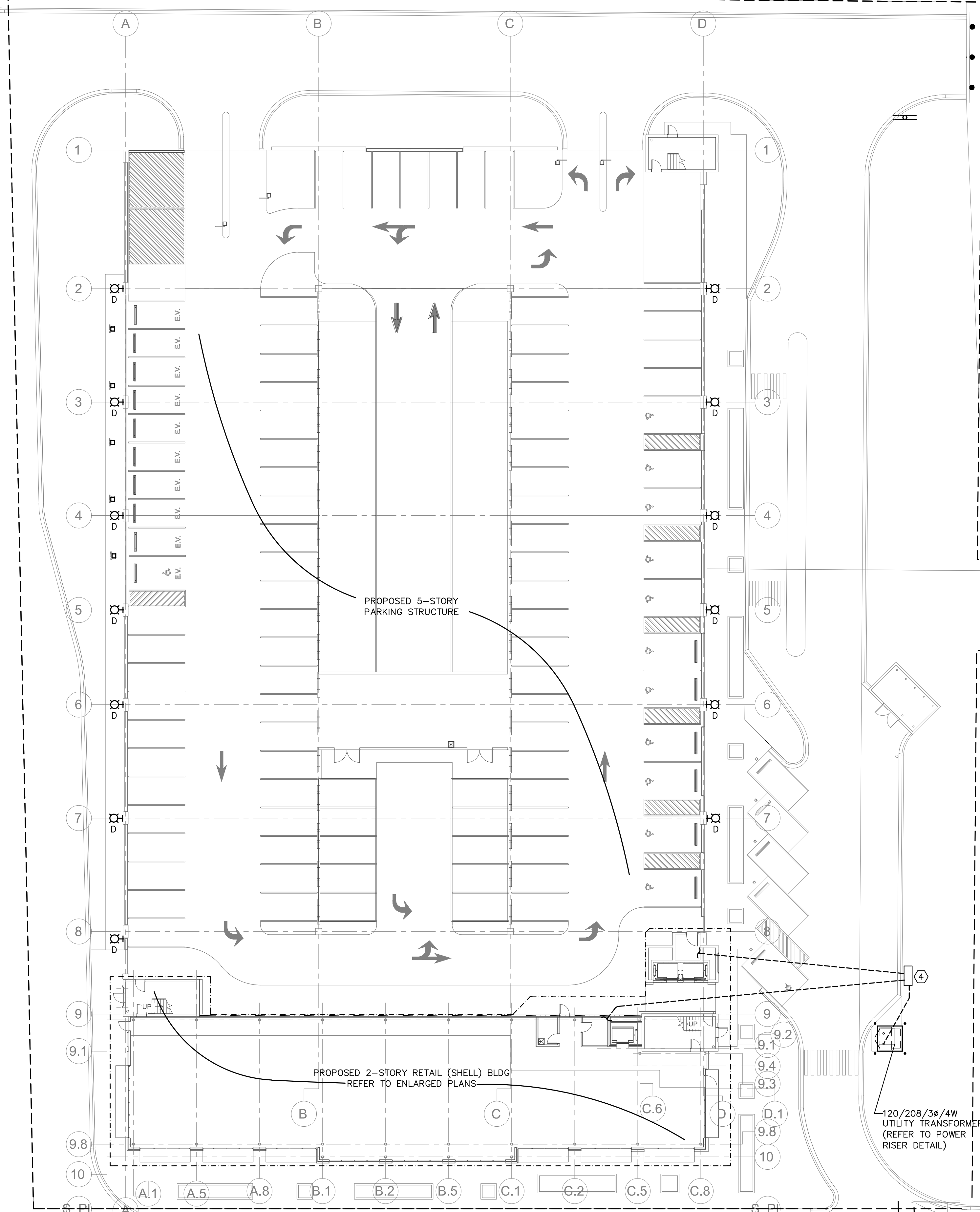
PROJECT NO: 2023-019
DATE: 0XXX/2024
DRAWN BY: TME
CHECKED BY: TME

E1.00

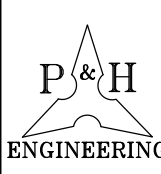
ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN NOTES:

1. PRIOR TO START OF ANY WORK OBTAIN WRITTEN APPROVAL FOR LOCATION OF TRANSFORMER, PRIMARY SERVICE CONDUIT & CONNECTION POINT PER ELECTRIC UTILITY CO DIRECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH MOST CURRENT UTILITY RULES AND REGULATIONS. PROVIDE (2) 4" CONDUITS W/36" RADIUS ELLS AT TRANSFORMER & SERVICE CONNECTION POINT. PROVIDE CONDUIT WITH PULLWIRE AND MAINTAIN 42" MINIMUM DEPTH. LOCATION OF TRANSFORMER, PRIMARY AND SECONDARY CONDUIT/FEEDER(S) ARE CONTINGENT UPON ELECTRICAL UTILITY CO APPROVAL. PROVIDE TRANSFORMER PAD/ PROTECTIVE BOLLARDS AND GROUND RODS PER ELECTRICAL UTILITY CO REQUIREMENTS. SEE 'POWER RISER' FOR ADDITIONAL REQUIREMENTS.
2. PRIOR TO START OF ANY WORK OBTAIN WRITTEN APPROVAL FOR LOCATION OF SERVICE CONDUITS & CONNECTION POINT PER TELEPHONE UTILITY CO DIRECTION. PROVIDE (2) 4" CONDUITS WITH PULLWIRE TO PROPERTY LINE, STUB UP CAP AND MARK 'TELEPHONE' SEE ALSO 'TELEPHONE BACKBOARD RISER' FOR ADDITIONAL REQUIREMENTS.
3. PRIOR TO START OF ANY WORK OBTAIN WRITTEN APPROVAL FOR LOCATION OF SERVICE CONDUITS & CONNECTION POINT PER CABLE UTILITY CO DIRECTION. PROVIDE (1) 4" CONDUITS WITH PULLWIRE TO PROPERTY LINE, STUB UP CAP AND MARK 'CABLE TV' SEE ALSO 'BACKBOARD RISER' FOR ADDITIONAL REQUIREMENTS.
4. REFER TO RETAIL AND GARAGE BUILDING ELECTRICAL SERVICE ENTRANCE AREA ON POWER RISER DETAIL.



WALL TYPE LEGEND	
NON RATED:	---
1 HR. RATED:	---
2 HR. RATED:	---



POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
GALTON C. MOK PE 33192
LANE R. HINKLE PE 48076
THOMAS M. ELDER PE 56121
RICHARD A. MATHEWS PE 59418
DAVID R. SPELL JR. PE 54729
JAMES L. HENNESSEY PE 83541

6/24/24
3867ELEC

M1.13

2
③ In: Estate
Rec: 15.00
Doc: 878.50
Ret: Grantee

Public Records of
St. Johns County, FL
Clerk# 98049545
O.R. 1360 PG 1032
02:59PM 11/03/1998
REC \$13.00 SUR \$2.00
Doc Stamps \$878.50

RECEIVER DEED

THIS DEED made and entered into this 2ND of NOVEMBER, 1998, by and between **ARNOLD DELORENZO as RECEIVER, for EDMUND U. O'STEEN, BARBARA O'STEEN AND CLYDE EUGENE O'STEEN**, party of the first part; and **BROUDY BROS., LTD.**, whose post office address is

PO BOX 1689 ST. AUGUSTINE FL 32085
party of the second party;

WHEREAS, the said party of the first part was duly appointed **RECEIVER** for **EDMUND U. O'STEEN, BARBARA JEAN O'STEEN AND CLYDE EUGENE O'STEEN** under Order Authorizing and Directing receiver to convey real property. Order issued on the 2nd day of October, 1998, Case # CA 95-1244 by the Honorable Weinberg, Circuit Judge, in and for St. Johns County, Florida; and,

WHEREAS, the said party of the first part is authorized to convey such a deed to the party of the second part, and the party of the second part is entitled to such a deed;

NOW THEREFORE, in consideration of the foregoing and in further consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the party of the first part has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, their heirs and assigns forever, the following described property situate, lying and being in St. Johns County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, charges and profits thereof and also all the estate's right, title and interest, property, possession, claim and demand whatever, both in law and in equity which the said party of the first part had or has by virtue of being Receiver of said property and otherwise of, in and to the above granted premises and every part and parcel thereof with the appurtenances. This deed also conveys all of the fee simple interest of **EDMUND U. O'STEEN, BARBARA JEAN O'STEEN, CLYDE EUGENE O'STEEN**, their successors or assigns.

TO HAVE AND TO HOLD the above described premises together with the appurtenances and every part thereof unto the said party of the second part, their heirs and assigns in fee simple forever.

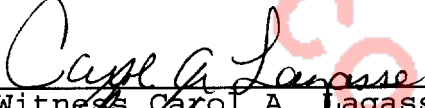
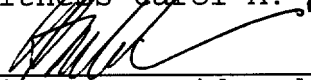
And the said party of the first part, as Receiver, for them and their successors and assigns do hereby convey, promise and agree to and with the party of the second part that he is the lawful, and has power to convey as aforesaid and has in all

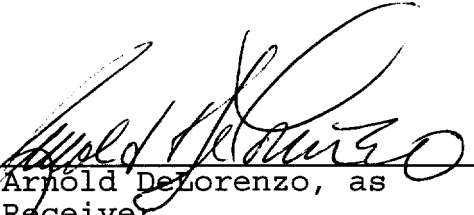
respects acted in making this conveyance under the powers granted to Receiver under Order Authorizing and Directing Receiver to convey real property and Receiver has not made, done or suffered any act, matter or things whatsoever since appointed as Receiver as aforesaid whereby the above granted premises and any part thereof now or at any time hereafter shall or may be impeached, charged or encumbered in any manner whatsoever.

It is understood that the word "party" and the pronouns referring thereto, whether in sinne and/or neuter, wherever the context so implies or admits.

IN WITNESS WHEREOF, the said party of the first part as Receiver, has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

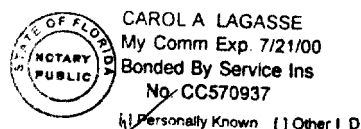

Witness Carol A. Lagasse

Witness David Andrews

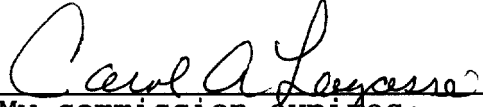
 L.S.
Arnold DeLorenzo, as
Receiver

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day personally appeared before me, an officer authorized to administer oaths and take acknowledgments, ARNOLD DELORENZO, as Receiver, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid this 2nd day of November, 1998.




My commission expires:

This instrument was prepared by M. LAGASSE of Estate Title & Guaranty, Inc. as a necessary fulfillment of a condition set forth in a Title Insurance commitment issued by Estate Title & Guaranty, Inc.; 71 Carrera St.; St. Augustine, Florida 32084

EXHIBIT "A"
BROUDY DEED

LOCATED IN ST. AUGUSTINE, FLORIDA, IN LOT A-6, BLOCK "A" DANCY TRACT AND BEGINNING AT A POINT WHICH POINT IS THE INTERSECTION OF THE SOUTHERN LINE OF THE PROPERTY OF THE FLORIDA EAST COAST RAILWAY COMPANY WITH THE EASTERLY LINE OF HARTSHORN STREET (FORMERLY CEDAR STREET); THENCE RUNNING IN A SOUTHERLY DIRECTION 50 FEET ALONG SAID HARTSHORN STREET (FORMERLY CEDAR STREET) TO A POINT; THENCE RUNNING IN AN EASTERLY DIRECTION IN A LINE PARALLEL TO KING STREET 100 FEET TO A POINT; THENCE RUNNING IN A NORTHERLY DIRECTION IN A LINE PARALLEL TO SAID HARTSHORN STREET (FORMERLY CEDAR STREET) 50 FEET MORE OR LESS TO THE PLACE OF INTERSECTION OF SAID PROPERTY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUNNING IN A WESTERLY DIRECTION ALONG SAID FLORIDA EAST COAST RAILWAY COMPANY'S SOUTH PROPERTY LINE 100 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID LOT HEREBY CONVEYED BEING A PART OF LOT A-6, BLOCK "A", DANCY TRACT, AND BEING BOUNDED ON THE EAST BY LAND OF THE ESTATE OF S. G. WORLEY; AND ON THE NORTH BY PROPERTY OF FLORIDA EAST COAST RAILWAY COMPANY; ON THE WEST BY HARTSHORN STREET (FORMERLY CEDAR STREET) AND ON THE SOUTH BY LAND OF THE ESTATE OF S. G. WORLEY.

ALSO THE WEST 127 FEET OF LOT A-6, BLOCK "A" DANCY TRACT, EXCEPTING THEREFROM THE NORTH 50 FEET OF THE WEST 100 FEET THEREOF, WHICH NORTH 50 FEET OF THE WEST 100 FEET IS BEING CONVEYED TO GRANTEE IN PARAGRAPH ONE ABOVE.

THIS INSTRUMENT PREPARED BY:
Larry T. Griggs, Esquire
200 Malaga Street, Suite E
St. Augustine, Florida 32084

TITLE TO PROPERTY NOT
EXAMINED OR APPROVED -
LAW OFFICE OF
LARRY T. GRIGGS

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 21st day of April, 1994,
by EDMUND U. O'STEEN, an unmarried man, party of the first part to
CLYDE EUGENE O'STEEN, whose post office address is 212 West King
Street, St. Augustine, Florida 32084, party of the second part;

WITNESSETH, that the said party of the first part, for and in
consideration of Love and Affection, the receipt whereof is hereby
acknowledged, does hereby remise, release and quit-claim unto the
said second party forever, all the right, title, interest, claim
and demand which the said first party has in and to the following
described lot, piece or parcel of land, situate, lying and being in
the County of St. Johns, State of Florida, to wit:

Located in St. Augustine, Florida, in Lot A-6, Block "A",
DANCY TRACT, and beginning at a point which point is the
intersection of the Southern line of the property of the
Florida East Coast Railway Company with the Easterly line of
Hartshorn Street (formerly Cedar Street); thence running in a
Southerly direction 50 feet along said Hartshorn Street
(formerly Cedar Street) to a point; thence running in an
Easterly direction in a line parallel to King Street 100 feet
to a point; thence running in a Northerly direction in a line
parallel to said Hartshorn Street (formerly Cedar Street) 50
feet more or less to the place of intersection of said
property line of the Florida East Coast Railway Company;
thence running in a Westerly direction along said Florida East
Coast Railway Company's South property line 100 feet more or
less to the point of beginning. Said lot hereby conveyed
being a part of Lot A-6, Block "A", DANCY TRACT, and being
bounded on the East by land of the estate of S.G. Worley; and
on the North by property of Florida East Coast Railway
Company; on the West by Hartshorn Street (formerly Cedar
Street) and on the South by land of the estate of S.G. Worley.

Also the West 127 feet of Lot A-6, Block "A", DANCY TRACT,
excepting therefrom the North 50 feet of the West 100 feet
thereof.

(Parcel No.: 111220-0000)

TO HAVE and to HOLD the same together with all and singular
the appurtenances thereunto belonging or in anywise appertaining,
and all the estate, right, title, interest, lien, equity and claim

whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

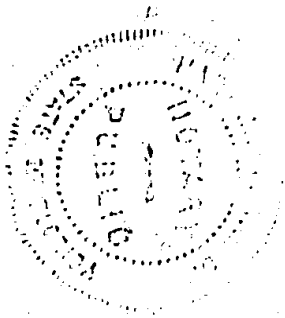
Larry T. Briggs
1st Witness
(Printed Name of 1st Witness)

Edmund U. O'Steen
EDMUND U. O'STEEN

Roslin Jean Small
2nd Witness
(Printed Name of 2nd Witness)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 26th day of April, 1994, by EDMUND U. O'STEEN, who is personally known to me or who has produced FL DRIVERS LICENSE as identification and who ~~did~~ (did not) take an oath.



Maryann J. Tallon
Maryann J. Tallon

Residing at: St. Johns County

My commission expires: 10/27/95

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: OCT. 27, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1112200000
Location	212 W KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	W King from St Seb River to Palmer St (COM) (2287.03)
Tax	3-5 (11) DANCY TRACT W127FT OF LOT A-6 (EX N50 OF W100FT)
Description*	BLK A OR961/777 & 1050/1262 & 1302/29(F/J) &1360/1028(C/O) & 1360/1032
	*The Description above is not to be used on legal documents.
Property Use	Vacant Commercial (1000)
Code	
Subdivision	Dancy Tract Resubdivision of Block 1
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.470
Homestead	N

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

12/22/2022

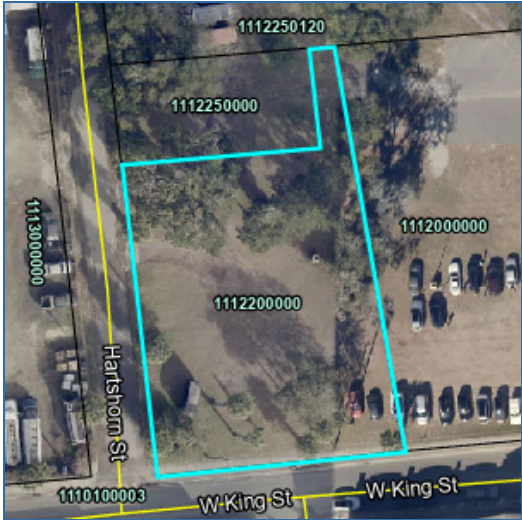


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Owner Information

Owner Name	Broudy Bros Ltd 100%
Mailing Address	PO BOX 1689
	SAINT AUGUSTINE, FL 32085-1689

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$464
Total Land Value	\$244,800
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$245,264
Total Deferred	\$47,238
Assessed Value	\$198,026
Total Exemptions	\$0
Taxable Value	\$198,026

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
2023	\$0	\$464	\$244,800	\$0	\$0	\$245,264	\$180,024	\$65,240	\$180,024
2022	\$0	\$458	\$163,200	\$0	\$0	\$163,658	\$163,658	\$0	\$163,658
2021	\$0	\$458	\$163,200	\$0	\$0	\$163,658	\$163,658	\$0	\$163,658
2020	\$0	\$458	\$163,200	\$0	\$0	\$163,658	\$154,406	\$9,252	\$154,406
2019	\$0	\$458	\$163,200	\$0	\$0	\$163,658	\$140,369	\$23,289	\$140,369
2018	\$0	\$458	\$163,200	\$0	\$0	\$163,658	\$127,608	\$36,050	\$127,608
2017	\$0	\$458	\$163,200	\$0	\$0	\$163,658	\$116,007	\$47,651	\$116,007
2016	\$0	\$458	\$163,200	\$0	\$0	\$163,658	\$105,461	\$58,197	\$105,461
2015	\$0	\$458	\$163,200	\$0	\$0	\$163,658	\$95,874	\$67,784	\$95,874
2014	\$0	\$458	\$86,700	\$0	\$0	\$87,158	\$87,158	\$0	\$87,158
2013	\$0	\$458	\$86,700	\$0	\$0	\$87,158	\$87,158	\$0	\$87,158

Extra Feature Information

Code Description	Status	Value
Metal Fence - 4' (COM)		464

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	125	163	20400	SF	\$244,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	11/3/1998	\$0.00	OTHER INSTRUMENT	1360	1032	U	I	O'STEEN CLYDE EUGENE,BARBARA,EDMUND U ETAL	BROUDY BROS LTD
	11/3/1998	\$0.00	COURT ORDER	1360	1028	U	I	O'STEEN CLYDE EUGENE,BARBARA,EDMUND U	ORDER AUTH RECEIVER TO CONVEY CASE #95-1244
	3/6/1998	\$0.00	FINAL JUDGMENT	1302	29	U	I	O'STEEN CLYDE EUGENE	O'STEEN BARBARA JEAN (DISS OF MARRIAGE)
	4/21/1994	\$100.00	QUIT CLAIM DEED	1050	1262	U	I	O'STEEN EDMUND U	O'STEEN CLYDE EUGENE
	10/15/1992	\$214.00	WARRANTY DEED	961	777	U	I	ADAMS CORENE *** O'STEEN CLYDE E & EDMUND U	O'STEEN EDMUND U
	1/1/1982	\$0.00	LIFE ESTATE	525	546	U	I		ADAMS CORENE *** O'STEEN CLYDE E & EDMUND U

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

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

Detail by Entity Name

Florida Limited Partnership
BROUDY BROS., LTD.

Filing Information

Document Number	A98000001015
FEI/EIN Number	59-3523108
Date Filed	04/24/1998
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/27/2001

Principal Address

35 N PONCE DE LEON
ST AUGUSTINE, FL 32084

Changed: 03/24/2008

Mailing Address

PO Box 1689
ST AUGUSTINE, FL 32085

Changed: 01/30/2014

Registered Agent Name & Address

BROUDY, BARRY B
35 NORTH PONCE DE LEON
ST AUGUSTINE, FL 32085-1689

Address Changed: 03/24/2008

General Partner Detail

Name & Address

Document Number P98000016363

MARTIN BROUDY, INC.
35 NORTH PONCE DE LEON
ST AUGUSTINE, FL 32084

Annual Reports

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

2022	01/08/2022
2023	01/06/2023
2024	01/18/2024

Document Images

01/18/2024 -- ANNUAL REPORT	View image in PDF format
01/06/2023 -- ANNUAL REPORT	View image in PDF format
01/08/2022 -- ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
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