



CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE

A G E N D A

THURSDAY, SEPTEMBER 5, 2024 - 2:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) July 3, 2024 Regular Meeting
4. Modification and approval of Agenda
5. New Business
 - a) HP2024-0051 123 San Marco LLC - Applicant and Owner
123 San Marco Avenue
For Modifications to the Standards including the use of non-approved paint colors and two (2) neon signs.
6. Continued Items from the previous meetings
 - a) HP2024-0032 Nine Oaks Development, Inc. - Applicant
Continued from July 3, 2024 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.
7. Other Business
8. Adjournment

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

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

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 July 3, 2024

The Corridor Review Committee met in formal session at 2:00 P.M., Wednesday, July 3, 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
Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Ms. MacDonald MOVED to APPROVE the April 18, 2024 and May 2, 2024 Regular Meeting minutes as presented. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

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. New Business

5. (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.

Ms. Seymour read the staff report and said based on a review of the King Street Design Standards for Entry Corridors and without evidence to the contrary the CRC may approve the 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.

Jason Perry, Barry Broudy, Ryan Stillwell, Chris Kavonik, Carlos Del Valle and Steve Main addressed the questions from staff in

the application and were present for Board questions.

Ryan Stillwell said that the developer was aware of the different setbacks on the property and told the Board that they were trying to create a pedestrian friendly streetscape.

Ms. Seymour advised that CRC was allowed to grant modifications to the design standards.

Mr. Del Valle asked the committee to assist them with an explanation for the architectural style specifically the masonry vernacular that they wanted to use in the design of the building.

Ex Parte Communication:

(None)

Board discussion:

- Board and batten style could be used
- Felt that West King Street had suffered artistically and thought the Board should rely on the design team's expertise
- Shop area would be the area to use imagination to meet the aesthetic style
- Change on the frontage did not have to be extreme
- Understood that the proposed design did not conform with the area but did not think that any new construction would fit with the old
- Appreciated the fact that the proposal would set a standard for the area
- Masonry Vernacular was a scale of brick and block materials
- Needed to match the sense of scale to the other buildings in the area
- There was masonry expressed on the piers of some of the neighboring buildings and that could be used in between the shops
- The design could be revised to better reflect the area

- Changing the store fronts would allow for the glazing to be changed
- CRC could grant a modification to another level but the min would be 56% for the windows
- Screening material would be aluminum on the east elevation
- This was an open-air garage
- Design standards did not provide many examples for landscaping, but staff level research had been done to show greenery
- Greenery would have to be maintained
- Committee would be on the side of the applicant to not have landscape on the second stories
- Felt this was a unique situation and the building would be valuable to the city
- Garage would have 750 parking spaces and would need more than one access point
- Would work with staff on the curb cuts as there were currently four along King Street, those would be reduced to two
- Project used several techniques for treating storm water one of which allowed water to percolate through the ground under the building
- Suggested using the stormwater for landscaping
- Would recommend soft warm lighting
- Wall sconces were attached to the building and additional lighting would be added
- Would correct tree mitigation calculations
- Would try to work with FPL (Florida Power and Light) to have the power lines moved underground
- Potentially could be a project for the WCCRA
- All signage would need to be approved

Public hearing was opened.

Charles Pappas was in favor of the project and noted this should look like part of West King as it was a unique area. He said this would be the entrance to the area and it should represent what West King was,

which was a non-cohesive area and that was what made West King special. He said rather than drawing from the architecture in the area perhaps looking back to an earlier era such as post WWII, to help with the store fronts. He said not to duplicate them but to draw from them as inspiration. He said the most important thing was to make this pedestrian friendly and bring to human scale.

Public hearing was closed.

Mr. Dixon said the guidelines emphasize pedestrian access.

Mr. Cochran felt it was possible to make West King better like how St. George Street was restored.

Ms. MacDonald thought this was a great project. She said adding color to the physical look of the building might be good to incorporate and would help it flow with the area

Mr. Broudy spoke regarding public comments and noted he liked some of the comments from the public and board. He said a period piece, or the colors would reflect the area.

MOTION

Mr. Cochran MOVED to CONTINUE preliminary design review application HP 2024-0032 to allow the applicant time to modify or add to the application as recommended during this discussion. The motion was SECONDED by Ms. MacDonald.

MOTION PASSED BY UNANIMOUS VOICE VOTE

6. Other Business

6. (a) Discussion to Reschedule August 1, 2024 CRC Meeting

Ms. Seymour advised that staff would not be present at the August 1, 2024, meeting since the date conflicted with a conference. She asked if there was a particular date that would be best for the committee.

After a brief discussion the Board decided to move the August meeting to August 8, 2024 at 2:00p.m.

8. Adjournment

There being no further business, the meeting was adjourned at 3:10 P.M.¹

¹ Transcribed by Elyse Wiemann



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for September 5, 2024 Meeting**



Application HP2024-0051

Address: 123 San Marco Avenue

123 San Marco LLC – Owner and Applicant

Project description: For Modifications to the Standards including the use of non-approved paint colors and two (2) neon signs.

Architectural Style:	Commercial	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	1974
Archaeology Zone:	IIA	Zoning District:	CL-2
Parcel number:	152080 0000	Typology:	Commercial
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of San Marco Avenue between Myrtle and Ocean Avenues. The commercial restaurant building is currently undergoing renovations which included reconstructing the front covered porch space and reconfiguring the roof to remove the mansard and add a parapet to screen rooftop mechanical equipment. These alterations were reviewed for consistency with the Design Standards administratively and did not meet the square footage threshold to trigger CRC review.
2. The applicant is requesting the use of non-preapproved colors as well as the installation of neon signage as detailed in the Summary Scope of Work below.
3. The San Marco Design Standards for Entry Corridors (Design Standards) require a minimum of three (3) and maximum of four (4) building colors. The current number of proposed colors is five (5). The CRC can include the additional color as a Modification to the Standards or recommend that the applicant reduce the number of colors to meet the Standards.
4. Pre-approved Colors along the entry corridor are more muted than the vibrant teal colors proposed. The pre-approved color Aloe is a less saturated version of the two green-blue colors. Bunglehouse Blue is a pre-approved that has a tinge more teal and is less saturated than the dark blue proposed and the pre-approved color Darkroom is a warm black color that, when lightened and/or increased in saturation, is more of an eggplant color. When darkened, Darkroom appears black, however it is recommended that the proposed black color be lightened slightly to be less dramatic. See the attached color study for comparisons. The brighter colors proposed will stand out along the immediate streetscape which currently features mostly muted colors including beiges and terra cotta reds.
5. The proposed signage meets the Sign Code and Design Standards for size and location; however, use of neon or colored lighting requires approval by the CRC utilizing the criteria for Modifications to the Standards listed below. The proposed neon colors are yellow lettering with a pink accent in the form of an ocean wave below. Though consistent with the Mid-Century elements of the building, the neon signs as proposed would stand out from other uses of neon along the corridor. Examples of neon signage along San Marco Avenue include the historic Fountain of Youth and Old Jail signs as well as several non-approved neon advertisement signs located in restaurant and retail shop windows. These existing neon signs are more traditional neon colors: primarily reds with some whites, blues, and yellows.

SUMMARY SCOPE OF WORK:

1. Use of non-preapproved paints (see color study):
 - a. Upper Portion: BM 599 (Brookdale Garden)
 - b. Lower Portion: BM 600 (Medici Malachite)
 - c. Accent/Column Base Color: BM2062-10 (Polo Blue)
 - d. Metal Columns: Black
 - e. Wood Deck Members: Stained Gray
2. Use of Neon Wall Signage:
 - a. Neon Yellow Lettering with Neon Pink wave accent below
 - b. 3' high x 16' long – 48sf each
 - c. One (1) at the upper-west corner of the south elevation
 - d. One (1) at the upper-south corner of the west elevation

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 San Marco Avenue Design Standards for Entry Corridors and without evidence to the contrary the CRC may approve the proposed modifications if the CRC can make the following findings under the review criteria in section 4.7.5:

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

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

Criteria 4: The Modifications 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.

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

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

Candice Seymour

Historic Preservation Planner

EXAMPLE MOTION(S):

TO APPROVE:

"I move to approve application HP2024-0051 for Modifications to the Standards including the use of five (5) non-preapproved colors and neon signage finding that the proposed modifications meet the review criteria under section 4.7.5 of the Design Standards."

TO CONTINUE:

"I move to continue application HP2024-0051 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 application HP2024-0051 because the proposed development does not meet the review criteria under section 4.7.5 of the Design 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.

San Marco Avenue Design Standards for Entry Corridors

Section 1. Purpose and Intent

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

- a. Promote the unique characteristics of the San Marco 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.

3.3.1 Activities Requiring Review.

Any of the following items are a triggering event and requires further review by the CRC.

- a. Modification of standards between 10 and 30% of a dimensional requirement of this document and non-dimensional modifications (color, landscape, etc.). Changes over 30% cannot be approved by the CRC, but may be processed through the variance process (Sec. 28-29).
- b. Limits of Construction that exceed one third (1/3) acre in size; NOTE: If trees are to be removed, approval must be granted by the Planning and Zoning Board.
- c. Limits of Construction that exceed 2,500 square feet in gross floor area;
- d. New construction that includes structured parking;
- e. Use of neon or color lighting (non-white lighting, outside of 2700K-3000K range, requires review);
- f. Colors not pre-approved;
- g. Appeals of Planning and Building Department of administrative official.

3.7 Modification of Standards

Due to the individual unique characteristics or circumstances of any given development along San Marco Avenue, 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

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

3.7.4 Prohibited Modifications

- 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.

4.4.3 Building Color

- a. A minimum combination of three (3) colors and maximum of four (4) colors shall be required per Commercial Type building: one for the main body, another for the trim and the third one for doors or other architectural features. A minimum of two (2) and a maximum of four (4) colors are required for Residential Type buildings. Natural materials such as brick, aluminum, stone, and hardwoods count towards the minimum/maximum. See Appendix C for color palette.
- d. If an applicant wishes to use a non-pre-approved building color, the applicant may submit the color(s) for review and approval by the CRC. If noted as such, approved colors shall apply to all future projects and shall amend the approved colors noted in Appendix C.
- e. Building elevations (secondary/interior side façades) shall have the same color and materials as the façade facing the street.

SECTION 6. SIGNS

The Corridor regulates sign types, attachment points on buildings, and illumination as noted below in Section 6. Existing signs not meeting the requirements of this section are subject to the non-conforming provisions of the Code of Ordinances (see Section 3-23(k)).

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)
3. The use of portable signs, streamers and pennants shall follow sign code.
4. 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.

6.3 Sign Illumination

1. Interior-illuminated cabinet or channel letter signs are not allowed. Signs may only be illuminated from an exterior light fixture or backlit to accentuate opaque raised lettering or images.
2. There shall be no illuminated signs facing a single-family residential use

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.

Link to full Comprehensive Plan

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

Link to full Land Development Code

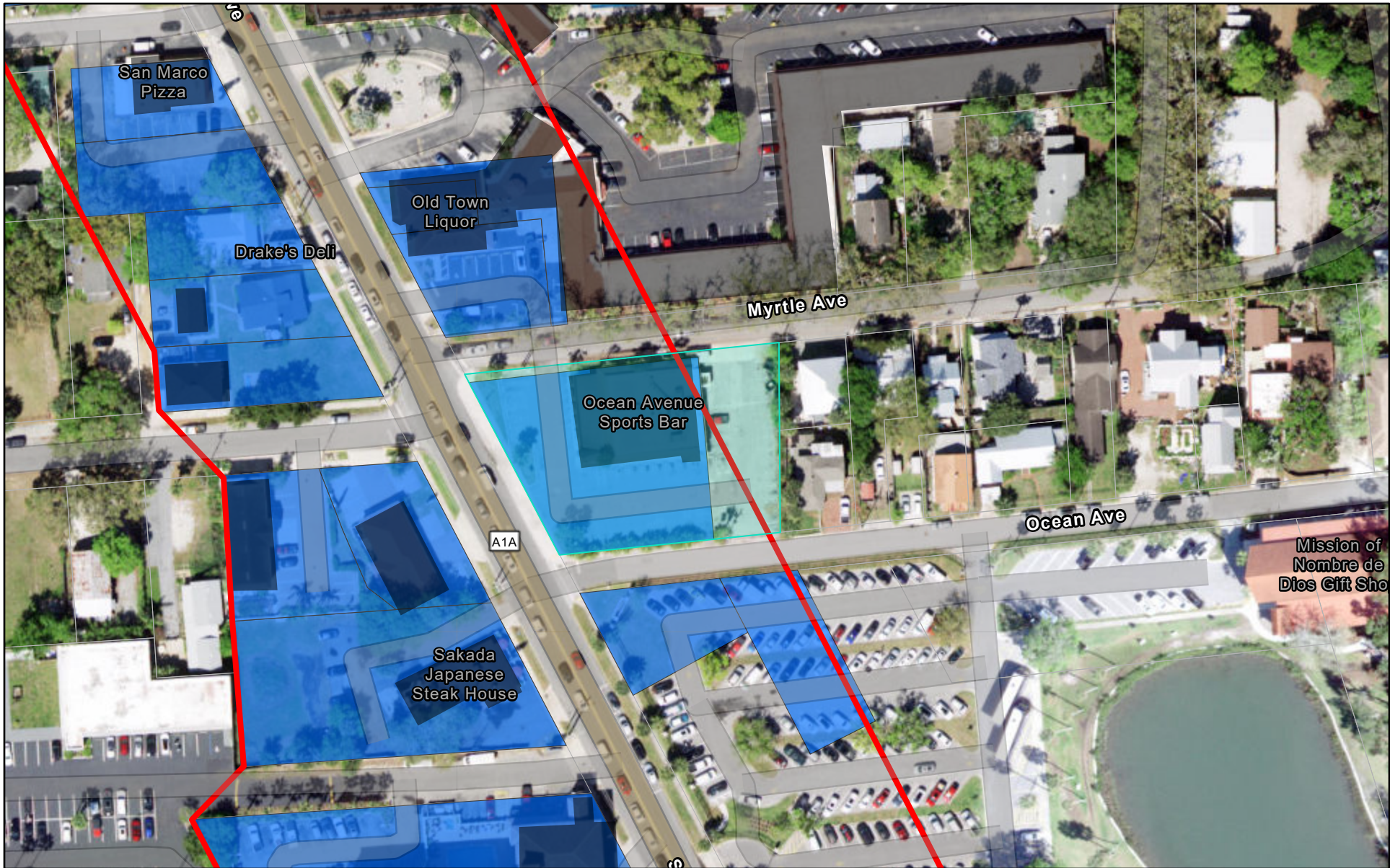
https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=THCOSTAUFL

HP2024-0051
123 San Marco Ave
September 5, 2024

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs
3. Color Study

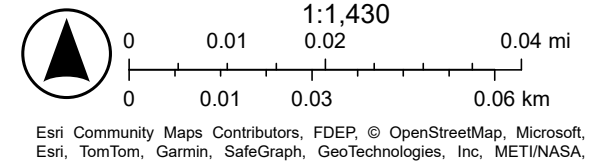
123 San Marco Avenue



8/28/2024

- | | |
|--|--|
|  Entry Corridors |  SJC Parcels |
|  San Marco Avenue Buildings |  World Imagery |
|  San Marco Avenue Back Buildings |  Low Resolution 15m Imagery |
|  San Marco Avenue Parcels |  High Resolution 60cm Imagery |

High Resolution 30cm Imagery
Citations
30cm Resolution Metadata



Staff Packet Page 7 CSeymour

Staff Photographs 123 San Marco Avenue



Southwest Elevation

Staff Photographs 123 San Marco Avenue



Front (west) Elevation – May 2024 Google Street View

Staff Photographs 123 San Marco Avenue



Staff Photographs 123 San Marco Avenue



South Elevation, Sign Locations on Parapet wall

Staff Photographs 123 San Marco Avenue



Front (West) Elevation

Staff Photographs 123 San Marco Avenue



North Elevation

Staff Photographs 123 San Marco Avenue



South Elevation

Staff Photographs 123 San Marco Avenue



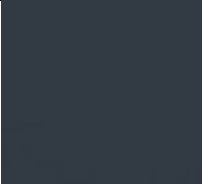
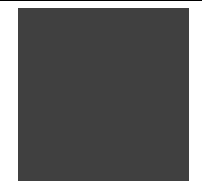
Rear (east) Elevation

Staff Photographs
123 San Marco Avenue



Existing Neon Signs Along San Marco Avenue

Color Study
123 San Marco Avenue

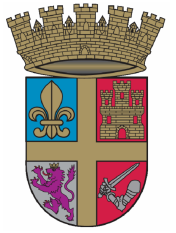
Proposed Color(s)	Closest pre-approved color	Saturation +10%	Saturation -10%	Lightened 10%	Darkened 10%
 BM 599	 Aloe	 #a4d0bc	 #b2c2bb	 #c6e4d6	 #93b1a3
 BM600	 Aloe	 #a4d0bc	 #b2c2bb	 #c6e4d6	 #93b1a3
 BM2062-10	 Bunglehouse Blue	 #3ee6679	 #515f67	 #617c89	 #2e4956
 BM2062-10	 Darkroom	 #49363d	 #404040	 #5e585a	 #2b2527

Neon Sign with proposed color behind





CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE APPLICATION



Modification to the Standards

Case Number: HP2024-0051

Meeting Date: Thursday, September 5, 2024

1. NAME OF APPLICANT: 123 San Marco LLC
Business (if applicable):
Address: 65 Magnolia Ave
City: St Augustine State: FL Zip Code: 32084
Daytime Telephone: E-Mail Address: robcrab@gmail.com
2. NAME OF PROPERTY OWNER: 123 San Marco LLC
Business (if applicable):
Address: 65 Magnolia Ave
City: St Augustine State: FL Zip Code: 32084
Daytime Telephone: E-Mail Address: robcrab@gmail.com
3. PROJECT LOCATION: 123 SAN MARCO AVE, Saint Augustine, FL, 32084
4. LEGAL DESCRIPTION: WILLIAMS ADDN CITY LOTS 1 & 2 BLK A OR5745/408
5. SCOPE OF WORK: For Modifications to the Standards including the use of non-approved paint colors and two (2) neon signs.

Information attached by applicant includes:

- Application Agreement
- Additional Information

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: 123 SAN MARCO AVE, ST. AUGUSTINE, 32084

Applicant's Name: WHITNEY HOBBS Applicant's Signature: [Signature]

Owner's Name: WHITNEY HOBBS Owner's Signature: [Signature]
(123 SAN MARCO LLC.)

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.

123 San Marco
Boat Drinks
Front Entrance

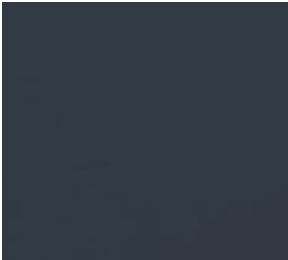
Received 8/5/24
Planning & Building Department



BM 599 (Brookdale Garden)
From the angled dotted line
up on the building



BM 600 (Medici Malachite)
From the angled dotted line
down on the building



BM 2062-10 (Polo Blue)

All asterisks indicate
the column base color

(Closest approved color
matches are Dark Room
or Bunglehouse Blue)

Application Packet Page 3

↑

BM 599 (Brookdale Garden)
From the angled dotted line up
on the building

(Closest approved color matches
are Bathe Blue and Aloe)

**123 San Marco
Boat Drinks
Side Entrance**



↓

BM 600 (Medici Malachite)
From the angled dotted line
down on the building

(Closest approved color match
is Aloe)

Boat Drinks - 123 San Marco Ave Neon Sign Proposal



Boat Drinks - 123 San Marco Ave Neon Sign Proposal



West Facing Neon Sign



BOAT DRINKS

3 ft

16 ft

BOAT DRINKS



South Facing Neon Sign

Prepared by and return to:

Jason M. Trager, Esq.
Ansbacher, Schneider & Trager, P.A.
5150 Belfort Road, Building 100
Jacksonville, FL 32256

SPECIAL WARRANTY DEED

1. **Grantor's** name and address is:

SouthState Bank, N.A., a national banking association,
formerly known as CenterState Bank, N.A.

1101 First Street South
Winter Haven, Florida 33880

2. **Grantee's** name and address is:

123 San Marco LLC, a Florida limited liability company

220 N. Serenata Drive, Unit 631
Ponte Vedra Beach, FL 32082

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

See Exhibit A attached hereto and by reference made a part hereof,
together with all appurtenances belonging to or benefiting such
property.

The Property Appraiser's Parcel Identification Number is: 190760-0000.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.

5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for (i) real property taxes subsequent to December 31, 2022 which are not yet due and payable, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference thereto not serving to reimpose same.

EXCEPT AS EXPRESSLY SET FORTH IN THIS DEED, GRANTOR HAS MADE NO, AND EXPRESSLY DISCLAIMS ALL, REPRESENTATIONS, WARRANTIES, COVENANTS AND CONTRACTS OF EVERY KIND AND CHARACTER, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, REPRESENTATIONS OR WARRANTIES AS TO MATTERS OF TITLE (OTHER THAN AS SPECIFICALLY SET FORTH ABOVE), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR

AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION: (i) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, HABITABILITY, SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE OR USE; (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY; (iii) THE AVAILABILITY OR EXISTENCE OF ANY WATER, SEWER OR UTILITIES (PUBLIC OR PRIVATE); (iv) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (v) THE EXISTENCE OF ANY HAZARDOUS SUBSTANCE AT, IN, ON, UNDER OR ABOUT THE PROPERTY. THE TERMS OF THIS DISCLAIMER SHALL SURVIVE DELIVERY OF THIS DEED.

Effective as of April 20, 2023.

1st Witness:

Print Name:

Jason Trager

SouthState Bank, N.A., a national banking association, formerly known as CenterState Bank, N.A.

2nd Witness:

Print Name:

LAWRENCE V. ANSBACHER

By:

Matthew T. Maynor, Its Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was witnessed and acknowledged before me by means of (☒) physical presence or () online notarization this 19 day of April, 2023 by Matthew T. Maynor, as Vice President of SouthState Bank N.A., a national banking association, on behalf of said association (☒) who is personally known to me or () who has produced _____ (Florida Driver's License) as identification.

Notary Public, State of Florida
My Commission Expires

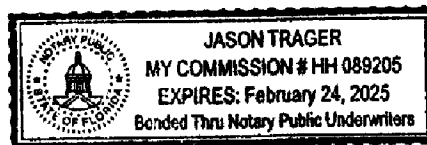


EXHIBIT A

Lots 1 and 2 of Block "A" of the WILLIAMS ADDITION OF THE CITY OF ST. AUGUSTINE, FLORIDA, according to the Official Map of The City of St. Augustine, Florida, on file in the Office of the Clerk of the Circuit Court of St. Johns County, Florida.

Said property being more particularly described as follows:

PARCEL I:

In the City of St. Augustine and designated as Lot One (1) of Block "A" of the Williams Addition, according to the Official Plat of said City of St. Augustine, as made by Robert Ranson and dated January 1, 1905, said Lot is bounded on the North by Myrtle Avenue, on the East by Lot 2 of said Block "A", and measures thereon 140 feet, more or less, on the South by Ocean Street and on the West by San Marco Avenue, and measures thereon 150 feet, more or less.

PARCEL II:

In the City of St. Augustine, being Lot Two (2) of Block "A", Williams Addition, according to the Official Map of said City of St. Augustine, Florida, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida, more particularly described as follows: Beginning at the Southwest corner of the property of Hinch, formerly Whitney, and running in a Westerly direction, 50 feet along the line of Ocean Avenue, thence Northwardly to Myrtle Avenue, thence Eastwardly 50 feet along the line of Myrtle Avenue, thence to Point of Beginning, bounded on the North by Myrtle, on the East by Hinch, on the South by Ocean Avenue and on the West by Rante.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1907600000
Location Address	123 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave Uptown (COM) (602.52)
Tax Description*	WILLIAMS ADDN CITY LOTS 1 & 2 BLK A OR5745/408 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Nightclubs, Cocktail Lounges & Bars (3300)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.650
Homestead	N



Owner Information

Owner Name	123 San Marco LLC 100%
Mailing Address	65 MAGNOLIA AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2024
Building Value	\$36,495
Extra Features Value	\$27,791
Total Land Value	\$1,126,520
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,190,806
Total Deferred	\$0
Assessed Value	\$1,190,806
Total Exemptions	\$0
Taxable Value	\$1,190,806

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

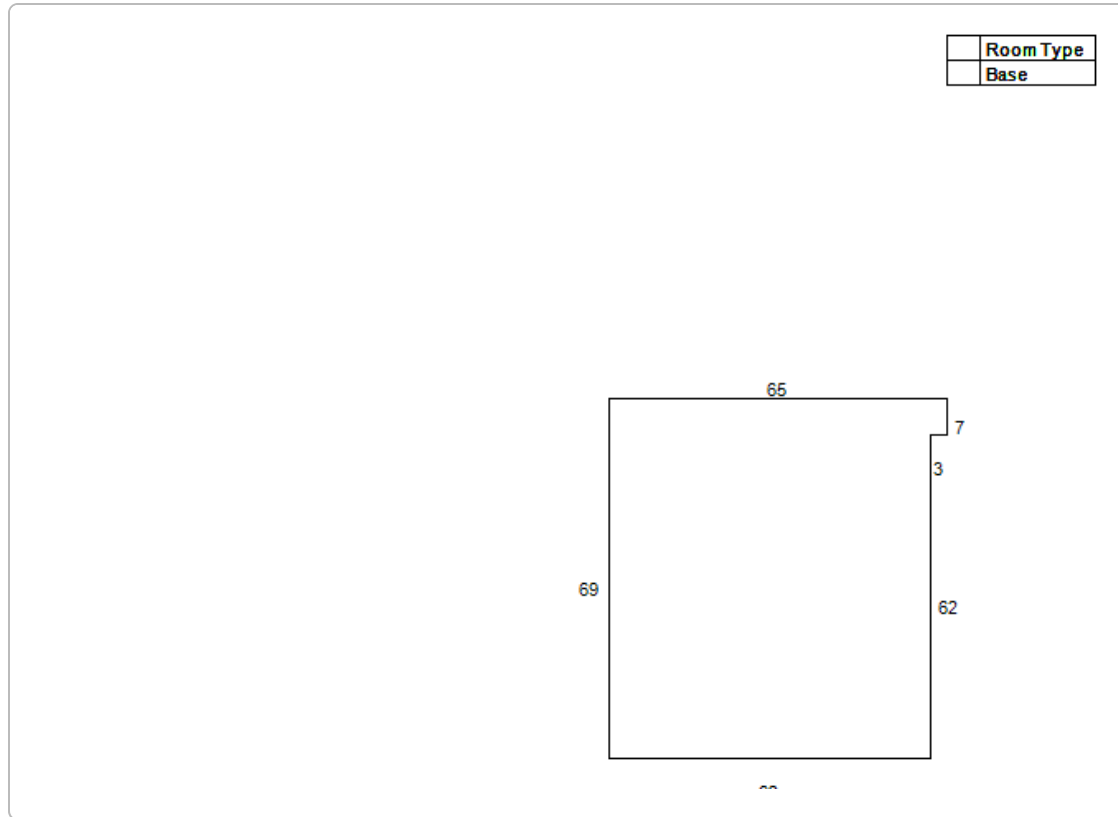
Historical Assessment Information

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	\$831,107	\$38,786	\$1,126,520	\$0	\$0	\$1,996,413	\$1,218,086	\$778,327	\$1,218,086
2022	\$515,334	\$28,757	\$563,260	\$0	\$0	\$1,107,351	\$1,107,351	\$0	\$1,107,351
2021	\$529,112	\$28,757	\$563,260	\$0	\$0	\$1,121,129	\$1,121,129	\$0	\$1,121,129
2020	\$543,608	\$28,757	\$563,260	\$0	\$0	\$1,135,625	\$1,135,625	\$0	\$1,135,625
2019	\$539,417	\$28,757	\$563,260	\$0	\$0	\$1,131,434	\$1,131,434	\$0	\$1,131,434
2018	\$553,427	\$28,757	\$563,260	\$0	\$0	\$1,145,444	\$1,145,444	\$0	\$1,145,444
2017	\$353,177	\$16,287	\$422,445	\$0	\$0	\$791,909	\$791,909	\$0	\$791,909
2016	\$363,414	\$16,287	\$422,445	\$0	\$0	\$802,146	\$802,146	\$0	\$802,146
2015	\$402,728	\$12,905	\$422,445	\$0	\$0	\$838,078	\$838,078	\$0	\$838,078
2014	\$408,362	\$12,905	\$368,935	\$0	\$0	\$790,202	\$790,202	\$0	\$790,202
2013	\$340,442	\$11,728	\$351,316	\$0	\$0	\$703,486	\$703,486	\$0	\$703,486

Building Information

Building	1	Roof Cover	
Building Value	\$36,495	Roof Structure	
Year Built	1974	Interior Flooring	Blank Field
Actual Area	4299	Interior Wall	None
Conditioned Area	4299	Heating Type	None
Use	Nightclubs, Cocktail Lounges & Bars	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	
Description	Square Footage		
BASE AREA	4299		
Total SqFt	4299		

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		22458
Curb (COM)		2570
Pole Light (COM)		2763

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Nightclubs, Cocktail Lounges & Bars	152	151	28163	SF	\$1,126,520

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/25/2023	4/20/2023	\$2,300,000.00	WARRANTY DEED	5745	408	Q	I	CENTERSTATE BANK NA	123 SAN MARCO LLC
1/25/2023	1/12/2023	\$0.00	CERTIFICATE OF TITLE	5698	1765	U	I	OCEAN AVENUE SPORTS BAR AND GRILL ENTERPRISES LLC	CENTERSTATE BANK NA
11/1/2017	10/31/2017	\$1,407,000.00	WARRANTY DEED	4457	163	Q	I	CLOPAT LLC	OCEAN AVENUE SPORTS BAR AND GRILL ENTERPRISES LLC
7/11/2013	7/10/2013	\$1,060,000.00	WARRANTY DEED	3760	844	Q	I	123 SAN MARCO AVENUE LLC	CLOPAT LLC
	2/12/2008	\$100.00	WARRANTY DEED	3044	96	U	I	LEDUC HENRY N,MARY A	123 SAN MARCO AVENUE LLC
	9/7/2007	\$1,270,700.00	WARRANTY DEED	2978	1711	Q	I	DANET INVESTMENTS LLC	LEDUC HENRY N,MARY A
	1/3/2007	\$1,500,000.00	WARRANTY DEED	2845	1326	U	I	LEDUC HENRY N,MARY A	DANET INVESTMENTS LLC
	1/6/2000	\$515,000.00	WARRANTY DEED	1466	1764	Q	I	SAN MARCO VENTURE LLC	LEDUC HENRY N & MARY A
	8/7/1996	\$400,000.00	WARRANTY DEED	1191	1096	Q	I	KONSTANTINOU HANNELORE G ETAL	SAN MARCO VENTURE LLC
	1/30/1996	\$100.00	CERTIFICATE OF TITLE	1154	1355	U	I	A & G HOLDING INC	KONSTANTINOU HANNELORE G ETAL
	11/1/1985	\$0.00		688	1917	U	I		A & G HOLDING INC
	10/1/1985	\$0.00		688	1918	U	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/17/2024, 3:02:44 AM](#)

Contact Us

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Detail by Entity Name

Florida Limited Liability Company
123 SAN MARCO LLC

Filing Information

Document Number L23000152797
FEI/EIN Number 46-4265381
Date Filed 03/27/2023
Effective Date 03/26/2023
State FL
Status ACTIVE

Principal Address

65 Magnolia Ave.
St. Augustine, FL 32084

Changed: 10/19/2023

Mailing Address

65 Magnolia Ave.
St. Augustine, FL 32084

Changed: 10/19/2023

Registered Agent Name & Address

Hobbs, Whitney L
65 Magnolia Ave.
St. Augustine, FL 32084

Name Changed: 02/13/2024

Address Changed: 02/13/2024

Authorized Person(s) Detail

Name & Address

Title MGR

HOBBS, CHARLES S
123 SAN MARCO
ST. AUGUSTINE, FL 32084 UN

Title MGR

HOBBS, WHITNEY L
65 MAGNOLIA AVE
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2024	02/13/2024

Document Images

02/13/2024 -- ANNUAL REPORT	View image in PDF format
03/27/2023 -- Florida Limited Liability	View image in PDF format



**CITY OF ST. AUGUSTINE CORRIDOR REVIEW COMMITTEE
STAFF REPORT AND RECOMMENDATION
Prepared for September 5, 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:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the July 3, 2024 meeting to allow the applicant time to address staff and CRC comments regarding the proposed commercial and parking garage structure design.
2. The applicant has submitted updated plans addressing the items discussed at the July meeting. Aspects of the project that require continued discussion are detailed below:
 - a. Adjustments have been made to the retail portion of the structure to bring the design closer to the Traditional Commercial typology found along the Corridor including adding the required storefront window bulkheads, reducing the amount of total glazing, adding brick masonry vertical elements, redesigning elements of the parapet roof, and adding color variations as recommended by the CRC. The west tower was also removed to help step the building down as it moves west towards the one- and two-story structures that dominate the remainder of the streetscape. The CRC should determine whether these changes are sufficient to tie the proposed design to the existing architecture along the Corridor.
 - b. The Design Standards prohibit the use of exposed parking garage spandrels. The applicant has screened the 4th and 5th level spandrels in the same manner as previously proposed and has brought this parapet with window opening design to all four sides of the building. On the east side of the parking garage structure, the level two spandrel is screened by proposed awnings. The level three spandrel is visible from all sides of the garage, and both level two and level three spandrels are visible on the west and rear elevations. Previously proposed aluminum screening on the east side is now only being utilized for the stairwell tower. Landscape palms are proposed that may mitigate the visibility of the spandrels, and the spandrels will be painted to bring the colors of the retail front façade around the remainder of the structure. The CRC should determine whether these proposed mitigation measures are sufficient to screen the visible spandrels.
 - c. Options for the decorative aluminum screening have been provided. The applicant should indicate which aluminum screening design they prefer or seek a recommendation from the Board.
 - d. In discussion with the applicant, city staff has confirmed that the landscaping requirements for Vehicular Use Areas do not clearly define how the requirements apply to parking garages. Staff encourages the applicant to provide internal plantings as necessary and seeks CRC guidance regarding ways to increase landscaping within the site in addition to the required buffer yards.
3. The following items are modifications that the CRC must include in an approval of this application if a determination is made that each modification meets the review criteria detailed in 3.7.5 of the Design Standards:
 - a. 67% Building Frontage (70% minimum required per Design Standards).
 - b. 62% Transmittance for 2nd story windows on the retail portion of the building (80% minimum required per Design Standards).
 - c. 25' Turning radii from Hartshorn and within the site (20' maximum required per Design Standards).
 - d. Utilization of only one low impact stormwater facility design (Two required per Design Standards).

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 proposed modifications required per the DSEC and revisions recommended by staff and/or the CRC if the CRC finds that the modifications and overall project meet the criteria for approval and with the expectation that substantial changes to the approved design will require additional CRC approval under a future application.

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.

The CRC may continue the application to allow the applicant additional time to address items that do not meet the Design Standards and cannot be approved by the CRC as a Modification to the Standards.

*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 intent of the Design Standards and the necessary modifications including [list modifications being approved] meet the review criteria for approval with the conditions that... [state any staff recommended, or CRC applied conditions to be included in the motion]."

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 review criteria as detailed under 3.3.2 and 3.7.5 of the Design 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 $\frac{3}{4}$ 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.

Link to full Comprehensive Plan

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

Link to full Land Development Code

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

DSEC HP2024-0032
212 W. King Street
September 5, 2024

LIST OF ATTACHMENTS:

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

212 W. King Street Parking Garage Site

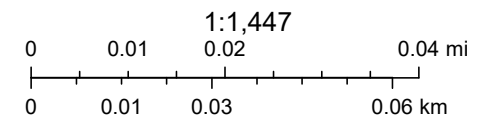


6/27/2024

- 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,

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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



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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

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

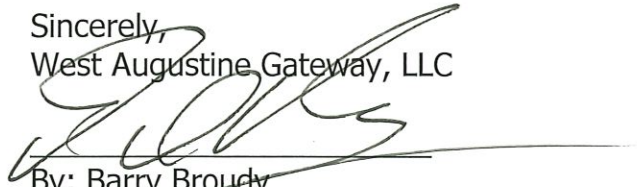
- (iii) use commercially reasonable efforts to incorporate City's reasonable proposed edits to the draft BSRA prior to submittal of the initial draft BSRA to FDEP.
- ii. City's determination to be a party to the BSRA shall in no way relieve Owner of Owner's obligations under Section 8.b above.
- c. City 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

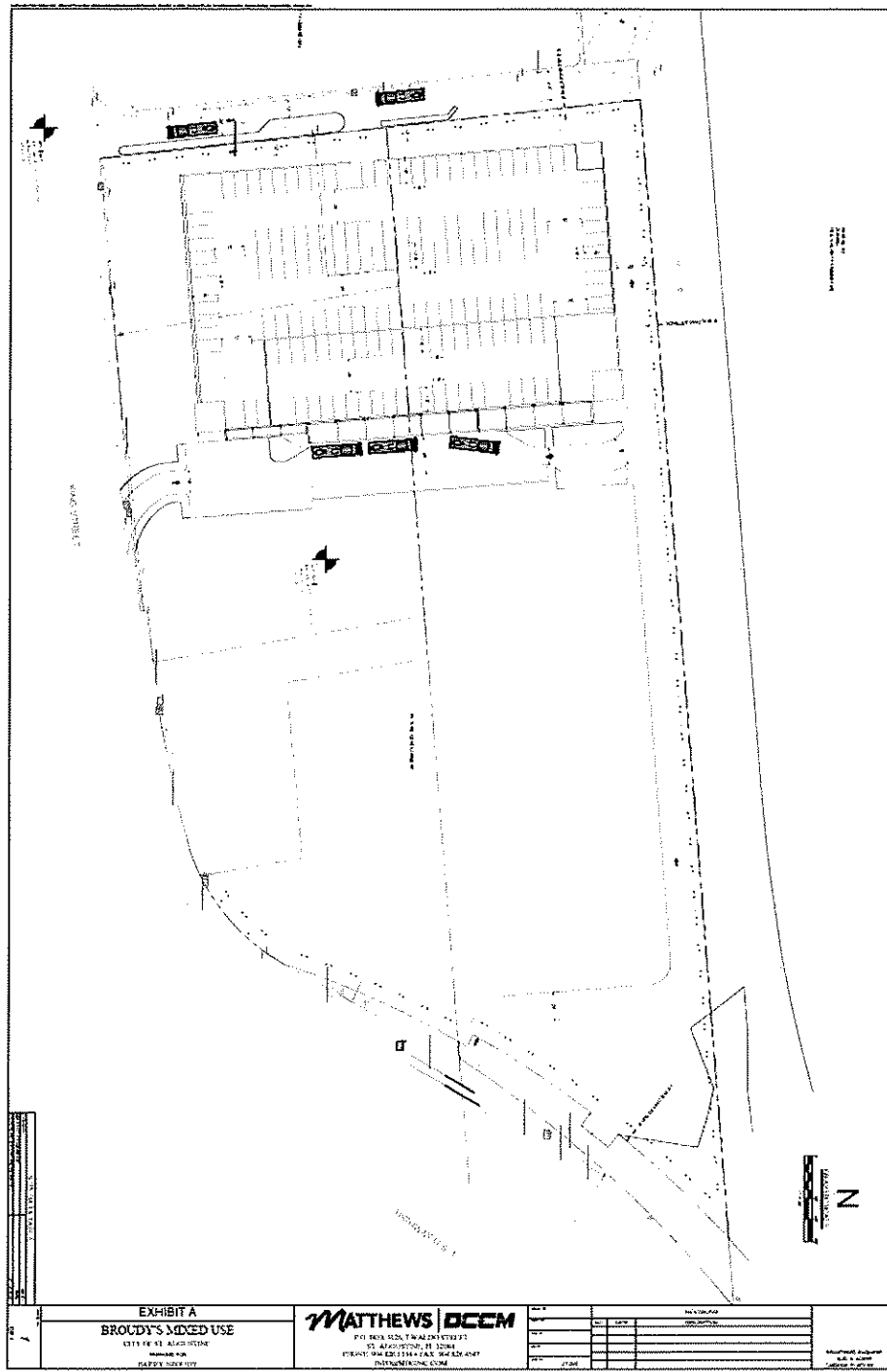


Exhibit B - Conceptual Rent Payment Schedule

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)



FOR SEPTEMBER 5, 2024 CRC MEETING

**Design Review HP2024-0032
212 West King Street**

New Material Submitted by the Applicant

August 12, 2024

Candice Seymour
Historic Preservation Planner
City of St. Augustine
75 King Street
St. Augustine, FL 32084

RE: Response to City of St. Augustine Corridor Review Committee Staff Report and Recommendation
(Application HP2024-0032)

Ms. Seymour,

Thank you for spending time with our team to address the staff report comments and recommendations prepared ahead of our July 3, 2024 Corridor Review Committee meeting for our proposed parking garage located at 212 W. King Street. Submitted with this letter is an updated Design Development set of drawings that support the responses contained herein. Comments and recommendations are highlighted below with a response.

1. This property is located on the northeast corner of Hartshorn and W. King Streets in the King Street Entry Corridor. **Response: No response needed.**
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. **Response: No response needed.**
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. **Response: Due to the multiple existing utilities located along the West King Street corridor, the garage has been setback further than the maximum 10' to meet the utility separation requirements from the required proposed landscaping. A variance will be submitted to PZB requesting an increase to the West King Street frontage setback from the maximum 10' established in the Mobility Oriented Development zoning district.**

- 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. **Response: Awnings are indicated on the revised Architectural Site Plan – Sheet A0.50. Awnings do not encroach over the FDOT 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. **Response: See Site Civil Drawings for currently proposed Phase 1 property width and building frontage dimensions. Architectural Site Plan Sheet A0.50 indicates building frontage at approximately 67% of Phase 1 property width (185.92'/276.95').**
- 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. **Response: After the CRC meeting on 7/3/24, the Retail Building design and renderings have been revised to adopt a West King Street masonry vernacular and to add façade colors as per CRC comments. See revised building elevations Sheets A2.01, A2.21 and revised building renderings. Proposed design revisions were reviewed with staff on 7/23/2024.**
- 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. **Response: Same as 3(d) above. Reference included revised proposed materials package.**
- 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. **Response: Sheet A0.14 provides window dimensions and glazing calculations in compliance with the DSEC.**
- 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. **Response: Storefronts have been revised to reflect the existing typology. Bulkheads and dimensions were added in accordance with DSEC and existing streetscape typology. See Sheets A0.14 and A2.21.**
- 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. **Response: Due to proposed deep shade awnings at the ground floor, the proposed storefront glazing has been revised to 74% transmittance. On the 2nd floor (without**

awnings) the proposed transmittance is 62% to comply with the Florida Energy Code. See revised materials and products package for glass specifications.

- 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. **Response: Sheet A0.14 provides window glass panes dimensions in compliance with DSEC.**
- 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. **Response: The design has been revised to include 24-inch-high bulkheads. See Sheets A0.14, A2.01 and A2.21.**
- 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. **Response: Recommendation only.**
- 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. **Response: Aluminum decorative screen panels are proposed at the southeast garage stair tower and elevator lobbies. The proposed screening product is included in the revised materials and product package. Definition of internal planting requirements was discussed in detail at the workshop for clarification.**
- 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. **Response: It was discussed during the staff review on 7/23/2024 that the wall above the 2-story retail building will be barely visible from across West King Street. Also, new openings were added at the top of the garage south wall. See revised Sheets A2.01. A2.12 and revised renderings.**
- 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. **Response: Aluminum decorative screen panels are proposed only at the garage southeast stair tower and elevator lobbies. See 3(l) response above.**
- 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. **Response: Staff advised that Hartshorn Street is an existing city road that provides access to multiple businesses and is not considered a direct access to this site. The provided eastern access, is considered the direct access to the site and no further action is required.**
- 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. **Response: As discussed with Staff, the east entrance will require a new curb cut and the two existing curb cuts to the east of this access will eventually be removed as part of a future phase of this project. We would request staff consider permitting this access as shown.**
- 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. **Response: As discussed with Staff, the width of this driveway was set at 18' to accommodate vehicular traffic turning movements for fire access, trolleys, buses and delivery vehicles and no modification would be required.**

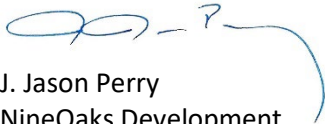
- r. The turning radius from Hartshorn Street into the site is 25 feet and exceeds the required 20 foot maximum for turning radii for driveways along secondary streets. The CRC could grant a modification for the 25 foot radius if they find it meets the criteria for approval of a modification. **Response: As discussed with Staff, we have held the 25' radii to accommodate turning movements for larger vehicles accessing the site, such as trolleys, buses, delivery vehicles, etc. We would like to request a modification to utilize the larger radii for the access to this site.**
- 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. **Response: The proposed exterior LED wall sconces shall be 3000K. See material and product package.**
- 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. **Response: As discussed with Staff, due to the limited space on-site, we are providing stormwater harvesting by collecting all stormwater in below grade chambers, with treatment occurring via percolation, it was our understanding this would be sufficient in addressing this requirement.**
- 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. **Response: Calculations have been revised to reflect the additional 25% deficit for Oak trees over 12" (DBH) to be removed along the corridor, see sheet L-1.01 for updated table. In addition, a tree removal application for the removal of significant trees will be submitted to PZB for 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. **Response: As discussed with Staff, the VUA landscaping requirement appears to address parking lots and not a parking garage. All VUA requirements along and around the exterior of the parking garage will meet code requirements, see Landscape calculations on sheet L-2.01. Staff agreed that the Standards may not be well defined for a parking garage, and we would request a modification to the Standards for better direction regarding VUA requirements for a parking garage.**
- 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. **Response: As discussed with Staff, the addition of a street wall will impact code setback requirements and the ability to provide adequate pedestrian mobility within this area. Per the response to item A, there are multiple, existing utilities that are impacting where we can provide landscaping to meet code requirements, necessitating the need to request a variance to push the building further away from West King Street.**

- 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. **Response: The currently indicated signage is only shown as a place holder and for rendering purposes. The signage package will comply with DSEC requirements and be submitted at a later date for review and approval.**

On behalf of St. Augustine Gateway, we sincerely appreciate your help in ensuring that our project will serve the needs of the greater St. Augustine community. If you have any questions, please do not hesitate to call.

Sincerely,



J. Jason Perry
NineOaks Development
jperry@nineoaksdev.com
404.788.1945



GATEWAY GARAGE & RETAIL BLDG. - SOUTH VIEW [W. KING STREET]

RDB_2023-014 | DD-CRC REV.3
08/06/2024





GATEWAY GARAGE & RETAIL BLDG. - SOUTHEAST VIEW-1

RDB_2023-014 | DD-CRC REV.3
08/06/2024





GATEWAY GARAGE & RETAIL BLDG. - SOUTHWEST VIEW

RDB_2023-014 | DD-CRC REV.3
08/06/2024







GATEWAY GARAGE & RETAIL BLDG. - EAST VIEW

RDB_2023-014 | DD-CRC REV.3
08/06/2024





GATEWAY GARAGE & RETAIL BLDG. - NORTHEAST VIEW [ELEVATED]



RDB_2023-014 | DD-CRC REV.3
08/06/2024

DRAWING INDEX

[illegible]

CODE SUMMARY

PROJECT: GATEWAY PARKING GARAGE & RETAIL/OFFICE BUILDING
ST. AUGUSTINE, FLORIDA

RDB PROJECT NO. 2023-019

DESIGNERS OF RECORD:

DESIGNER	CONTACT & COMPANY	TELEPHONE NO.
ARCHITECTURAL	CARLOS DELVALLE RDB DESIGN ASSOCIATES	(904) 398-3939
STRUCTURAL	JUDE KOSTAGE ATLANTIC ENGINEERING SERVICES	(904) 743-4633
MECHANICAL & PLUMBING	LANE HINKLE POWELL & HINKLE	(904) 264-5570
ELECTRICAL	TOM ELDER POWELL & HINKLE	(904) 264-5570
FIRE PROTECTION	LANE HINKLE POWELL & HINKLE	(904) 264-5570

APPLICABLE CODES:

FLORIDA BUILDING CODE 8TH EDITION (2023) (FBC)
FLORIDA BUILDING CODE 8TH EDITION (2023) ACCESSIBILITY (FBC-A)
FLORIDA BUILDING CODE 8TH EDITION (2023) MECHANICAL (FBC-M)
FLORIDA BUILDING CODE 8TH EDITION (2023) PLUMBING (FBC-P)
2020 NATIONAL ELECTRIC CODE (NEC)
8TH EDITION FLORIDA FIRE PREVENTION CODE (NFPA) W/ 2021 NFPA 101 LIFE SAFETY CODE
2019 EDITION NFPA 88A STANDARD FOR PARKING STRUCTURES
THE CODE OF THE CITY OF ST. AUGUSTINE, FLORIDA
KING STREET DESIGN STANDARDS FOR ENTRY CORRIDORS
2022 FLORIDA STATUTES - 553.895

BUILDING OCCUPANCIES:

CLASSIFICATION: RETAIL/OFFICE: MERCANTILE (M) (FBC 308; NFPA 6.1.1.1)
BUSINESS (B) (FBC 304; NFPA 6.1.1.1)
PARKING GARAGE: STORAGE (S-2) (FBC 311.3)
ORDINARY HAZARD (NFPA 6.1.1.1.1 & 42.8.1.5)

BUILDING CONSTRUCTION CLASSIFICATION: TYPE II-B: NONCOMBUSTIBLE, SPRINKLERED AT 'M' & 'B' OCCUPANCY (RETAIL/OFFICE)
(FBC TABLE 601)
TYPE I-A: NONCOMBUSTIBLE, SPRINKLERED AT 'S-2' OCCUPANCY (PARKING GARAGE)

NUMBER OF STORIES: 2 STORIES AT 'M' & 'B' OCCUPANCY (RETAIL/OFFICE)
5 STORIES AT 'S-2' OCCUPANCY (PARKING GARAGE)
NUMBER OF STORIES ALLOWED: TYPE II-B (RETAIL/OFFICE): 75 FT. / 3 STORIES (FBC TABLE 504.3 & 504.4)
TYPE I-A (PARKING GARAGE): UNLIMITED (FBC TABLE 504.3 & 504.4)

MAXIMUM AREA ALLOWED: MERCANTILE (RETAIL): 64,500 S.F. (FBC TABLE 506.2)
BUSINESS (OFFICE): 69,000 S.F. (FBC TABLE 506.2)
STORAGE S-2 (PARKING GARAGE): UNLIMITED (FBC TABLE 506.2)

BUILDING FIRE RESISTANCE RATINGS:

	RETAIL/OFFICE (TYPE II-B)	PARKING GARAGE (TYPE I-A)
COLUMNS	0 HR (FBC TABLE 601)	3 HR (FBC TABLE 601)
BEARING WALLS	0 HR (FBC TABLE 601)	3 HR (FBC TABLE 601)
FLOOR CONSTRUCTION	0 HR (FBC TABLE 601)	2 HR (FBC TABLE 601)
ROOF CONSTRUCTION	0 HR (FBC TABLE 601)	1 1/2 HR (FBC TABLE 601)
SHAFT ENCLOSURES (ELEVATOR, MECHANICAL CHASES & EXIT STAIRWELLS)	1 HR - 2 STORIES (FBC 713.4)	2 HR - 5 STORIES (FBC 713.4)
EXIT ACCESS CORRIDORS	0 HR (FBC 1020.2; NFPA 38.3.6.1)	N/A
OCCUPANCY SEPARATION	1 HR FOR SPRINKLERED (FBC TABLE 508.4; NFPA TABLE 6.1.1.4.1(B), NFPA 88A-5.3.1), 3 HR PROVIDED	
FIREWALL SEPARATING RETAIL/OFFICE & PARKING GARAGE BUILDINGS	3 HR (FBC TABLE 706.4); DOUBLE (2) 3 HR WALLS PROVIDED ALLOW COLLAPSE EITHER SIDE WITHOUT COLLAPSE OF WALL (FBC 706.2; NFPA 221)	

MEANS OF EGRESS:

MINIMUM NUMBER OF EXITS REQUIRED PER FLOOR: STORY WITH 1-500 OCCUPANTS: 2 EXITS REQUIRED (FBC TABLE 1006.3.2; NFPA 7.4.1.1)
GARAGE (255 OCCUPANTS): 2 EXITS REQUIRED / 2 EXITS PROVIDED
RETAIL/OFFICE (48 OCCUPANTS): 2 EXITS REQUIRED / 2 EXITS PROVIDED

MAXIMUM TRAVEL DISTANCE TO EXIT: MERCANTILE: 250 FT. (FBC TABLE 1017.2; NFPA 38.2.6.2)
BUSINESS: 300 FT. (FBC TABLE 1017.2; NFPA 38.2.6.3)
STORAGE S-2: 400 FT. (NFPA TABLE 42.7.5.2); 400 FT. (FBC TABLE 1017.2)

MINIMUM EXIT SEPARATION: 1/3 MAXIMUM DIAGONAL DIMENSION AT FULLY SPRINKLERED RETAIL/OFFICE (FBC 1007.1.1.1; NFPA 7.5.1.3.2)
1/3 MAXIMUM DIAGONAL DIMENSION AT FULLY SPRINKLERED GARAGE (FBC 1007.1.1.1; NFPA 7.5.1.3.2)

MAXIMUM COMMON PATH OF TRAVEL: MERCANTILE: 75 FT. (FBC 1006.2.1; NFPA 38.2.5.2)
BUSINESS: 100 FT. (FBC 1006.2.1; NFPA 38.2.5.2.1)
STORAGE S-2: 100 FT. (FBC 1006.2.1; 100 FT. (NFPA TABLE 42.2.5)

MAXIMUM DEAD END CORRIDORS: MERCANTILE: 50 FT. (FBC 1020.5.2; NFPA 38.2.5.3.1)
BUSINESS: 50 FT. (FBC 1020.5.2; NFPA 38.2.5.3.1)
STORAGE S-2: 50 FT. (FBC 1020.5.2; 100 FT. (NFPA TABLE 42.2.5)

MINIMUM CORRIDOR WIDTH: 44 INCHES (FBC TABLE 1020.3)

MINIMUM STAIR WIDTH: 0.3 INCHES / OCCUPANT (FBC 1005.3.1; NFPA TABLE 7.3.3.1)
SECOND FLOOR (LARGEST STORY) = 303 OCCUPANTS (OFFICE/GARAGE COMBINED)
303 OCCUPANTS X 0.3 = 90.9 INCHES TOTAL MINIMUM WIDTH REQUIRED

STAIR NO. 1 = 56 INCHES WIDE
STAIR NO. 2 = 56 INCHES WIDE
STAIR NO. 3 = 56 INCHES WIDE

TOTAL = 168 INCHES PROVIDED
168 INCHES TOTAL / 0.3 = 560 OCCUPANT CAPACITY

PARKING GARAGE TABULATIONS:

FLOOR	ADA SPACES	EV SPACES	ADA & EV SPACES	STANDARD SPACES	TOTAL
FIRST FLOOR	11	9	1	68	89
SECOND FLOOR	1	0	0	153	154
THIRD FLOOR	1	0	0	153	154
FOURTH FLOOR	1	0	0	153	154
FIFTH FLOOR	1	0	0	153	154
TOTAL	15	9	1	680	705

PARKING GARAGE OPEN AIR VENTILATION CALCULATIONS:

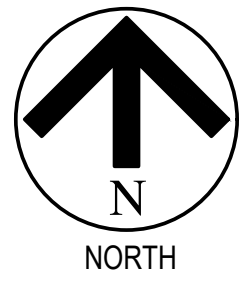
FLOOR	ELEVATION	PERIMETER (LF)	FLOOR HEIGHT (EXCLUDING 4" FLOOR SLAB) (F)	PERIMETER FACADE AREA (S.F.)	OPEN AIR AREAS (S.F.)	FREE-AIR PERCENTAGE (%)	OPEN AIR PERCENTAGE OF FACADE AREAS (%)
FIRST FLOOR	EAST	279 LF	13.67 LF	3,813.93 S.F.	1,842 S.F.	100%	48%
	NORTH	188.92 LF	13.67 LF	2,582.54 S.F.	1,003.27 S.F.	100%	39%
	WEST	275 LF	13.67 LF	3,759.25 S.F.	2,003.05 S.F.	100%	53%
	SOUTH	188.92 LF	13.67 LF	2,582.54 S.F.	0 S.F.	100%	0%
	TOTAL	931.84 LF	13.67 LF	12,738.25 S.F.	4,848.32 S.F.	-	38%
SECOND FLOOR	EAST	279 LF	10.33 LF	2,882.07 S.F.	1,315.54 S.F.	100%	46%
	NORTH	188.92 LF	10.33 LF	1,951.54 S.F.	561 S.F.	100%	29%
	WEST	275 LF	10.33 LF	2,840.75 S.F.	1,412.66 S.F.	100%	50%
	SOUTH	188.92 LF	10.33 LF	1,951.54 S.F.	0 S.F.	100%	0%
	TOTAL	931.84 LF	10.33 LF	9,625.91 S.F.	3,289.20 S.F.	-	34%
THIRD FLOOR	EAST	279 LF	10.33 LF	2,882.07 S.F.	959.99 S.F.	100%	33%
	NORTH	188.92 LF	10.33 LF	1,951.54 S.F.	561 S.F.	100%	29%
	WEST	275 LF	10.33 LF	2,840.75 S.F.	1,030.86 S.F.	100%	36%
	SOUTH	188.92 LF	10.33 LF	1,951.54 S.F.	0 S.F.	100%	0%
	TOTAL	931.84 LF	10.33 LF	9,625.91 S.F.	2,551.85 S.F.	-	27%
FOURTH FLOOR	EAST	279 LF	10.33 LF	2,882.07 S.F.	594 S.F.	100%	21%
	NORTH	188.92 LF	10.33 LF	1,951.54 S.F.	414 S.F.	100%	21%
	WEST	275 LF	10.33 LF	2,840.75 S.F.	661.86 S.F.	100%	23%
	SOUTH	188.92 LF	10.33 LF	1,951.54 S.F.	432 S.F.	100%	22%
	TOTAL	931.84 LF	10.33 LF	9,625.91 S.F.	2,101.86 S.F.	-	22%
FIFTH FLOOR	TOTAL	931.84 LF	OPEN TO AIR	N/A	N/A	N/A	100%

NATURAL VENTILATION:

1. OPENINGS MUST BE UNIFORMLY DISTRIBUTED ON TWO OR MORE SIDES. OPENINGS AREA MUST BE NOT LESS THAN 20% OF TOTAL PERIMETER EXTERIOR WALL AREA. (FBC 406.5.2; NFPA 42.8.1.3.1, 42.8.1.3.2, NFPA 88A-5.6)

2. WHERE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING, THE AGGREGATE LENGTH OF THE OPENINGS DO NOT NEED TO BE 40% OR GREATER THAN THE PERIMETER OF THE BUILDING. (FBC 406.5.2 EXCEPTION; NFPA 42.8.1.3.4, NFPA 88A-5.6)

LIFE SAFETY PLAN



GENERAL LEGEND & NOTES

- AREA OF EXISTING CONSTRUCTION TO REMAIN AND NOT IN SCOPE
 - AREA OF NEW CONSTRUCTION
 - EXISTING CONSTRUCTION TO REMAIN
 - NEW CONSTRUCTION
 - EXIT
 - EXIT SEPARATION
 - COMMON PATH OF TRAVEL
 - DENOTES SMOKE PARTITIONS
 - DENOTES PARTITION HOURLY FIRE RATING
 - EXIT LIGHT
 - DENOTES CLIP MOUNTED FIRE EXTINGUISHER (MAX. TRAVEL DISTANCE 75 FT.)
 - FEC
 - DENOTES FIRE EXTINGUISHER CABINET (MAX. TRAVEL DISTANCE 75 FT.)
 - SLB WITHIN LINK (B OCCUPANCY)
 - 10LB WITHIN GARAGE (S-2 OCCUPANCY)
 - DENOTES SECURITY CARD ACCESS READER (FAIL OPEN/SAFE)
 - PANIC BUTTON EMERGENCY DOOR RELEASE DEVICE INSIDE BREAK GLASS ASSEMBLY
 - 24/7 SECURITY CONTACT INTERCOM
- NOTES: 1. REFER TO SHEET TAO.30 FOR PARTITION TYPES.
2. REFER TO ELECTRICAL DRAWINGS FOR EXIT LIGHTS & FIRE ALARM DEVICES.

TYPICAL FLOOR AREAS:	RETAIL/OFFICE	STORAGE S-2 (PARKING GARAGE)
GROSS AREAS: FIRST FLOOR:	7,656 S.F.	43,472 S.F.
SECOND FLOOR:	7,154 S.F.	50,873 S.F.
THIRD FLOOR:	N/A	50,873 S.F.
FOURTH FLOOR:	N/A	50,873 S.F.
FIFTH FLOOR:	N/A	50,873 S.F.
TOTAL:	14,810 S.F.	246,964 S.F.

TENANT OCCUPANT LOAD (FBC TABLE 1004.5 & NFPA TABLE 7.3.1.2):

FIRST FLOOR	RETAIL - MERCANTILE: 7,656 S.F./80 S.F. = 128 OCCUPANTS GARAGE - STORAGE S-2: 43,472 S.F./200 S.F. = 218 OCCUPANTS
SECOND FLOOR	OFFICE - BUSINESS: 7,154 S.F./150 S.F. = 48 OCCUPANTS GARAGE - STORAGE S-2: 50,873 S.F./200 S.F. = 255 OCCUPANTS
THIRD FLOOR	GARAGE - STORAGE S-2: 50,873 S.F./200 S.F. = 255 OCCUPANTS
FOURTH FLOOR	GARAGE - STORAGE S-2: 50,873 S.F./200 S.F. = 255 OCCUPANTS
FIFTH FLOOR	GARAGE - STORAGE S-2: 50,873 S.F./200 S.F. = 255 OCCUPANTS
TOTAL: RETAIL/OFFICE - MERCANTILE/BUSINESS:	176 OCCUPANTS
GARAGE - STORAGE S-2:	1,238 OCCUPANTS

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GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE, FLORIDA
CODE SUMMARY & FIRST FLOOR LIFE SAFETY PLAN

REVISIONS

DATE	DESCRIPTION
06/23/2024	DD-CRC REVIEW
06/25/2024	DD-CRC REV. 1
07/23/2024	DD-CRC REV. 2
08/06/2024	DD-CRC REV. 3

PROJECT NO: 2023-019

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A0.11

01 LIFE SAFETY - FIRST FLOOR PLAN
A0.11 SCALE: 1/16" = 1'-0"



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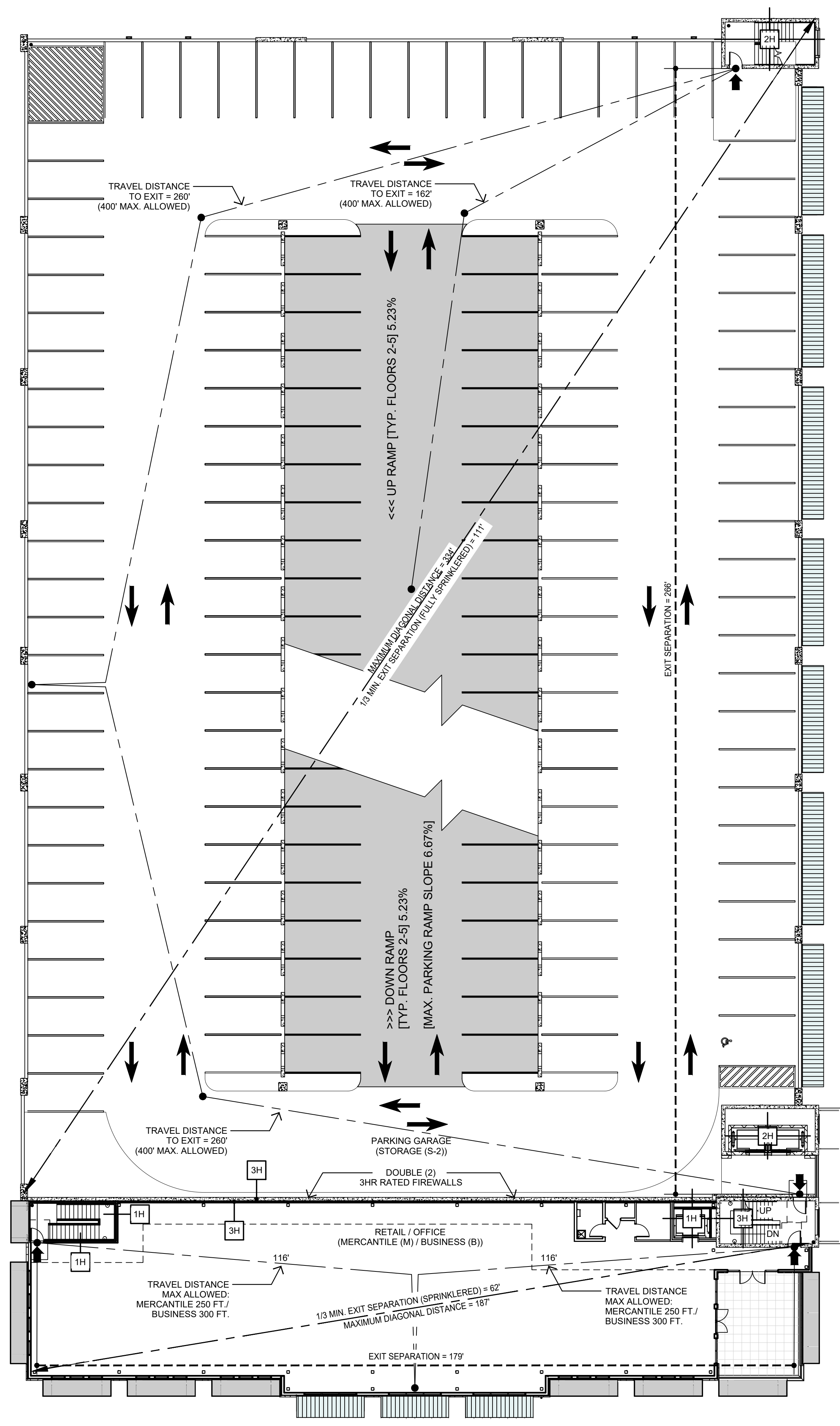
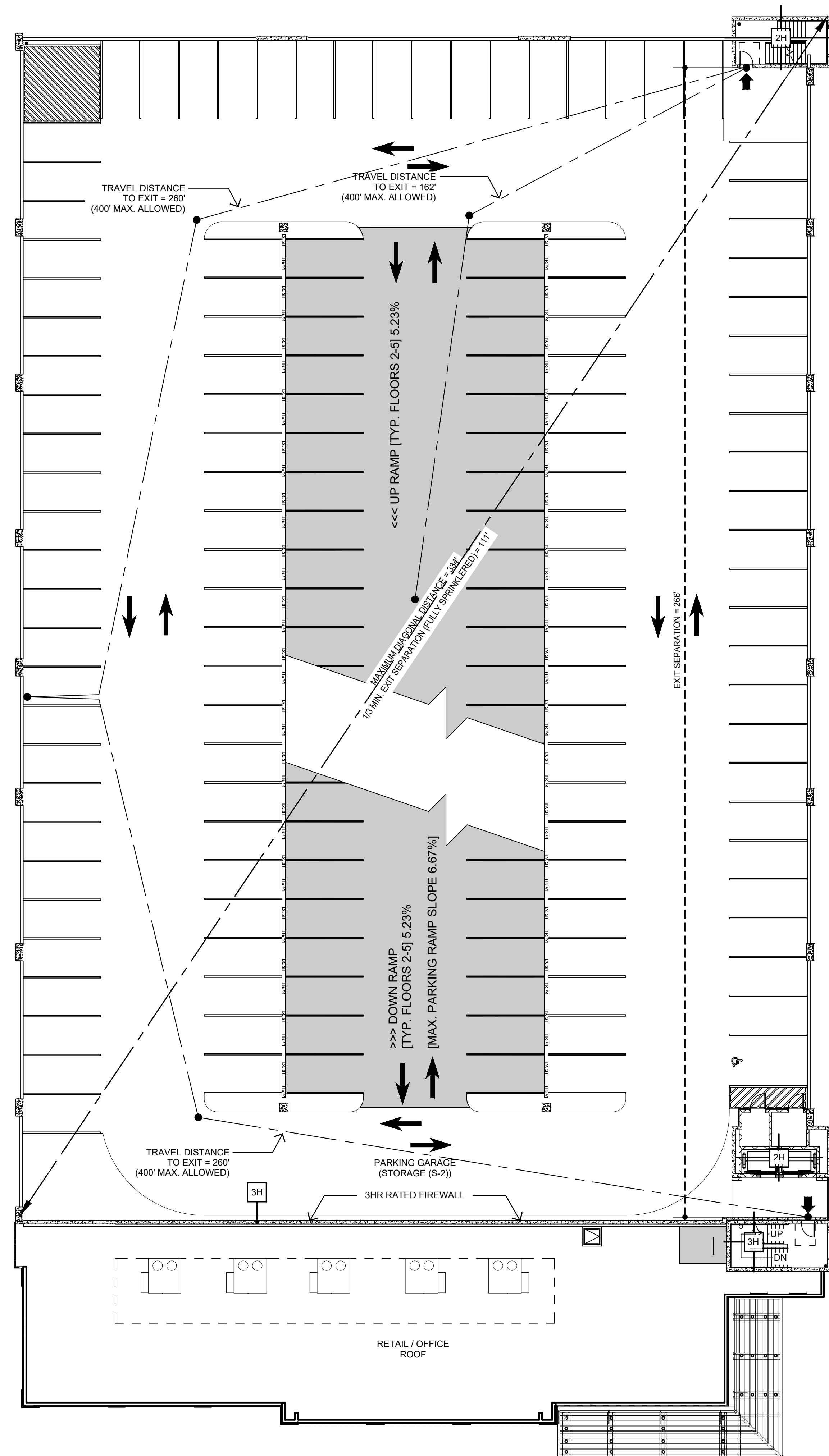
SECOND & THIRD FLOOR LIFE SAFETY PLANS

REVISIONS

DATE	DESCRIPTION
6/03/2024	DD-CRC REVIEW
6/25/2024	DD-CRC REV. 1
7/23/2024	DD-CRC REV. 2
8/06/2024	DD-CRC REV. 3

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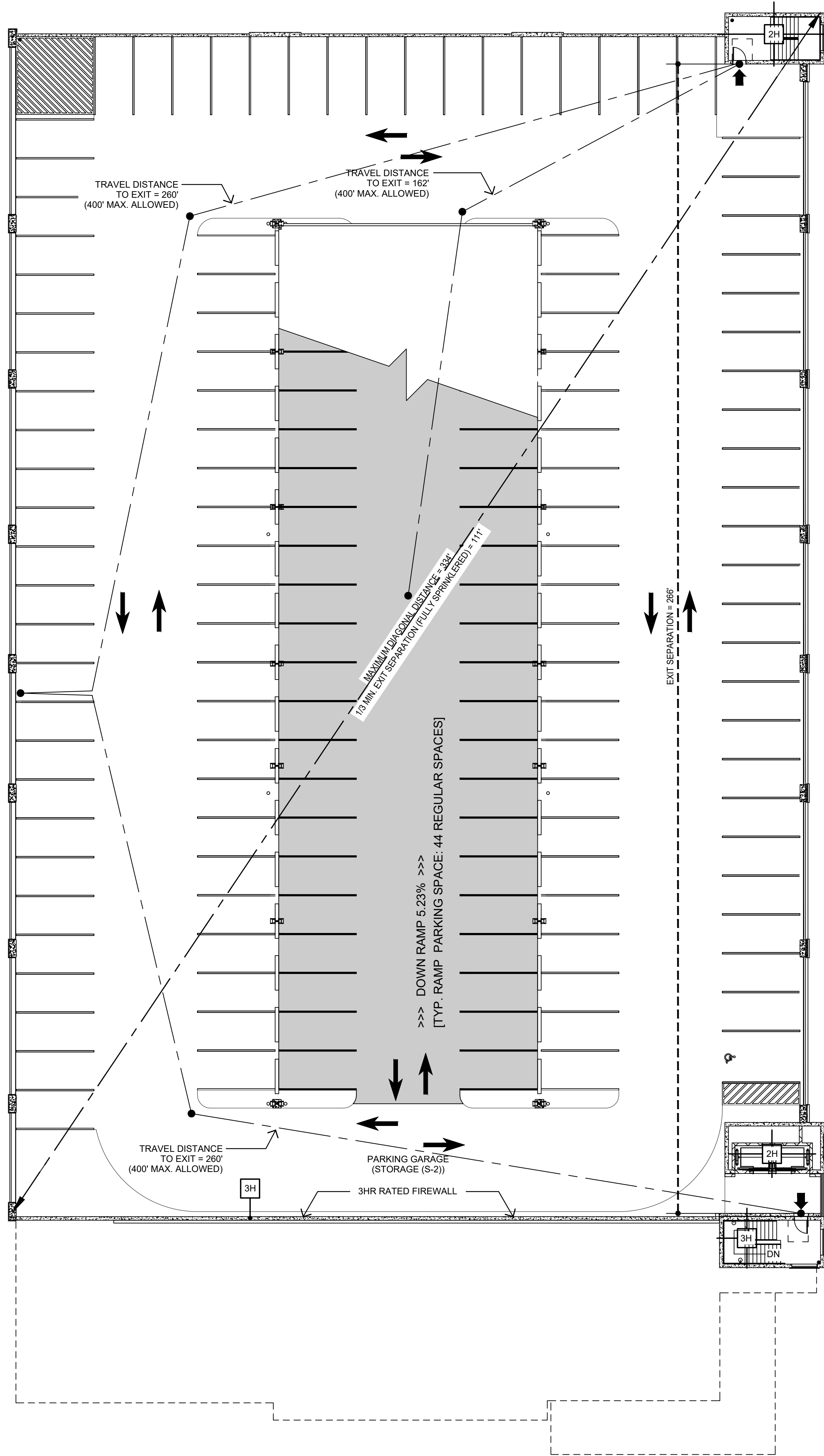


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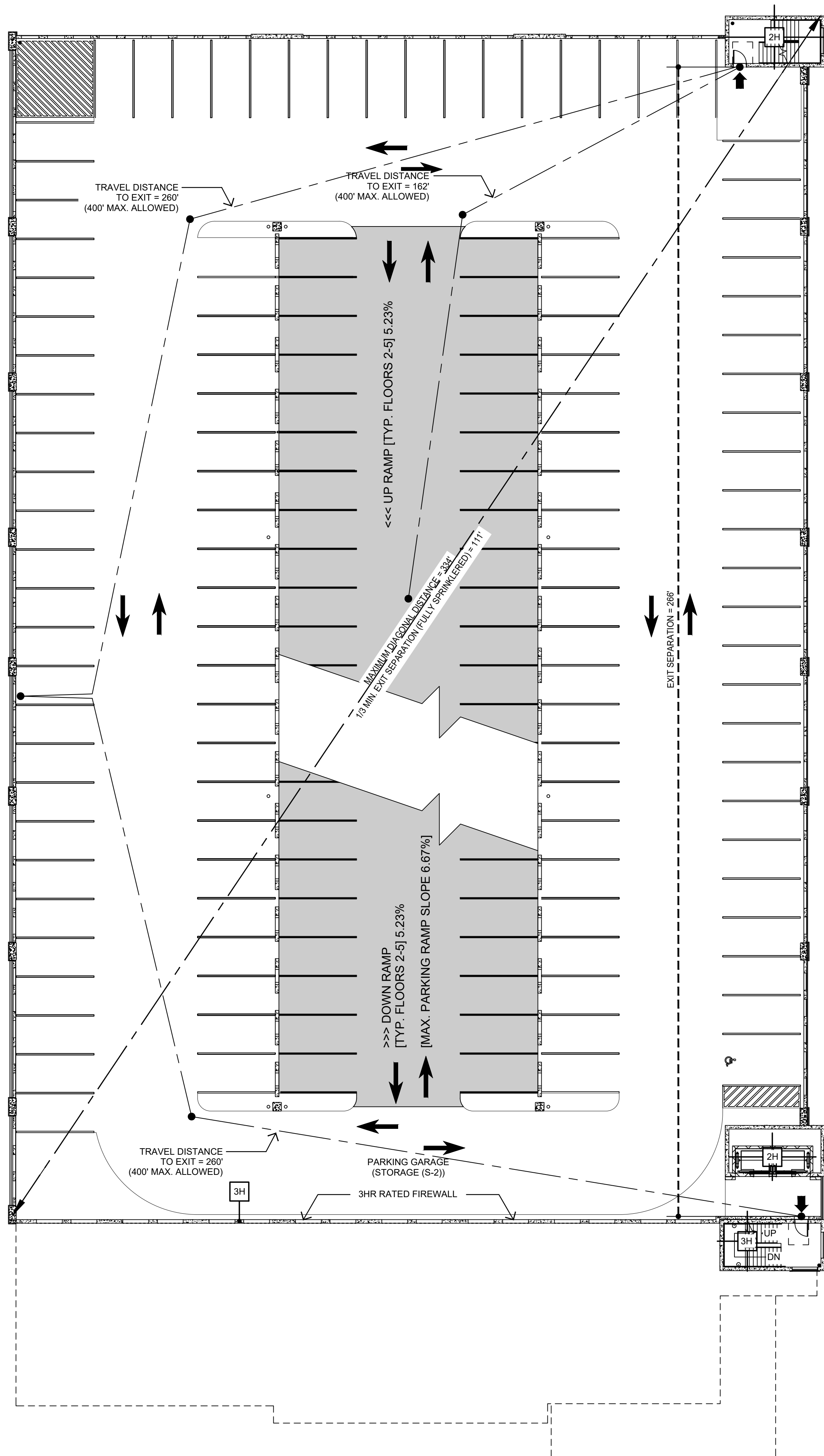
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08/06/2024	DD-CRC REV. 3

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A0.13



02
A0.13 LIFE SAFETY - FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



01
A0.13 LIFE SAFETY - FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

(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

Application Packet Page 20
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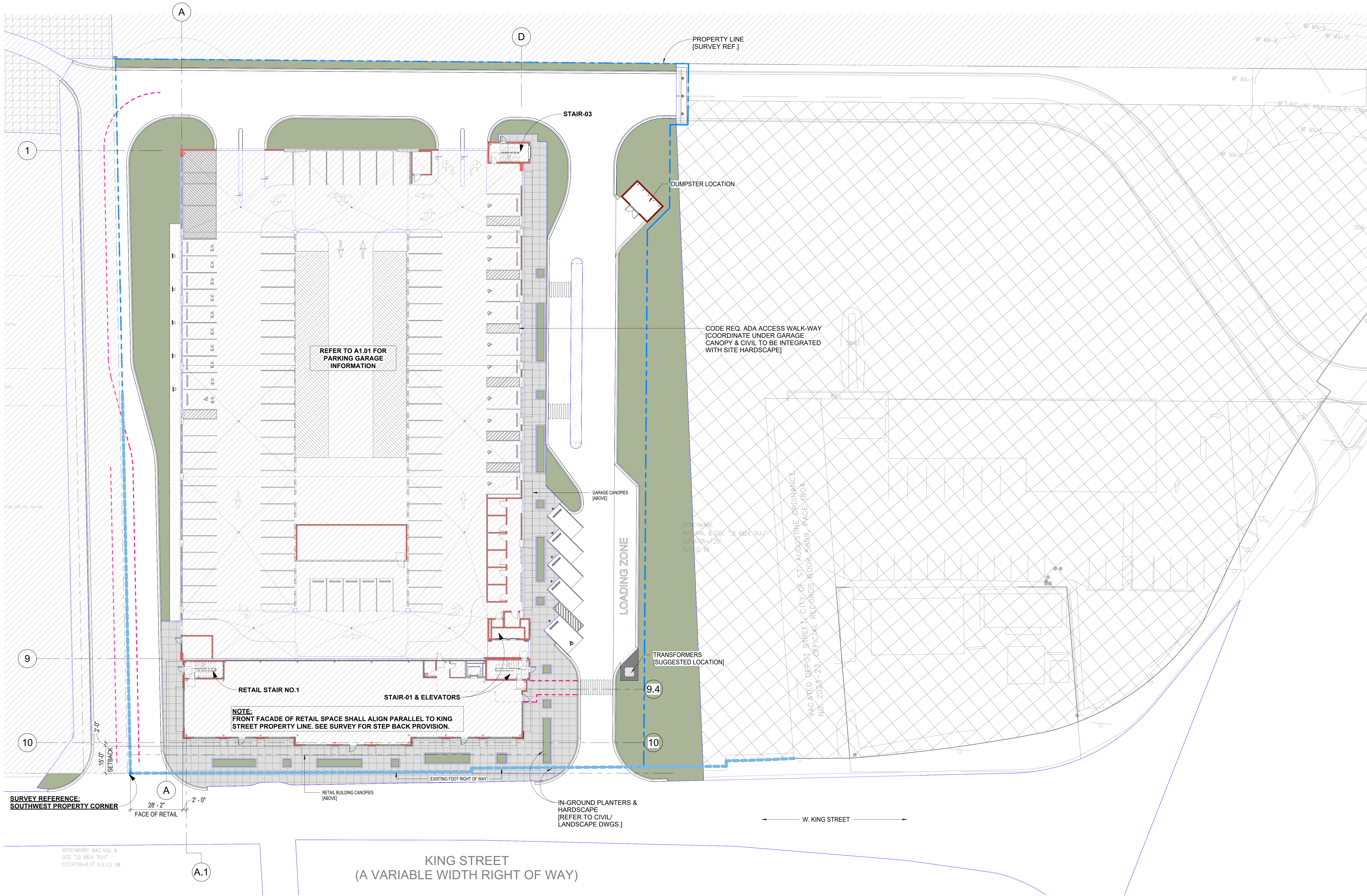
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WEST KING STREET
ST. AUGUSTINE , FLORIDA

ARCH SITE PLAN & PARKING TABULATIONS

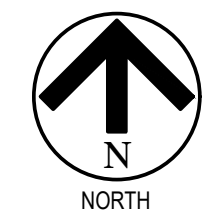
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A0.50



1 ARCH. SITE PLAN & SURVEY REF.
1" = 20'-0"



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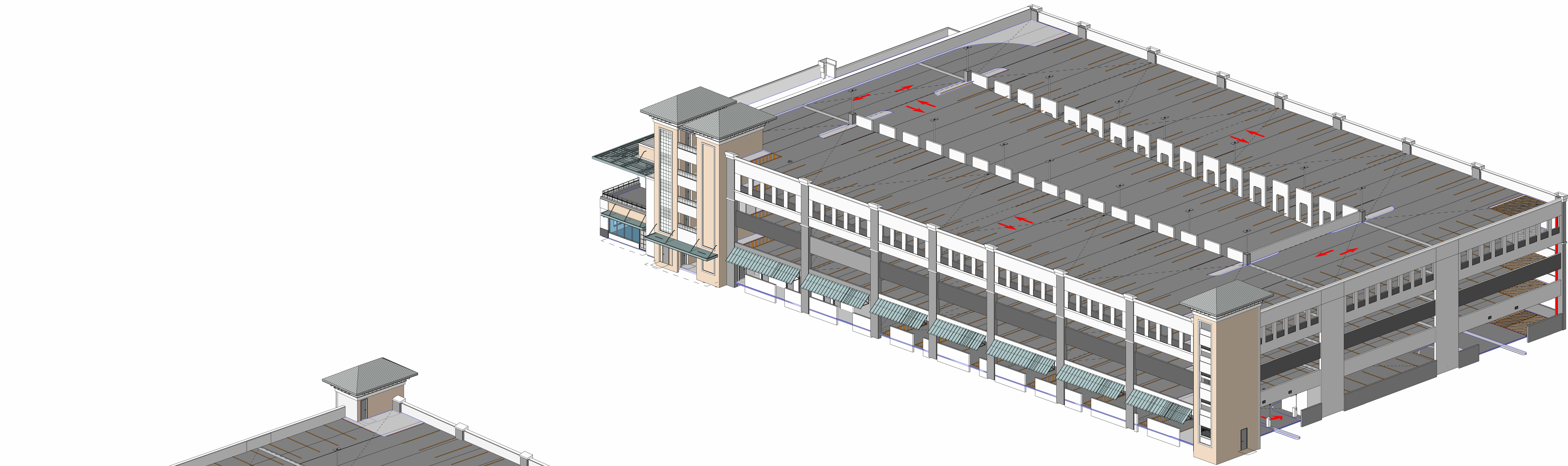
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3D MODEL REFERENCE

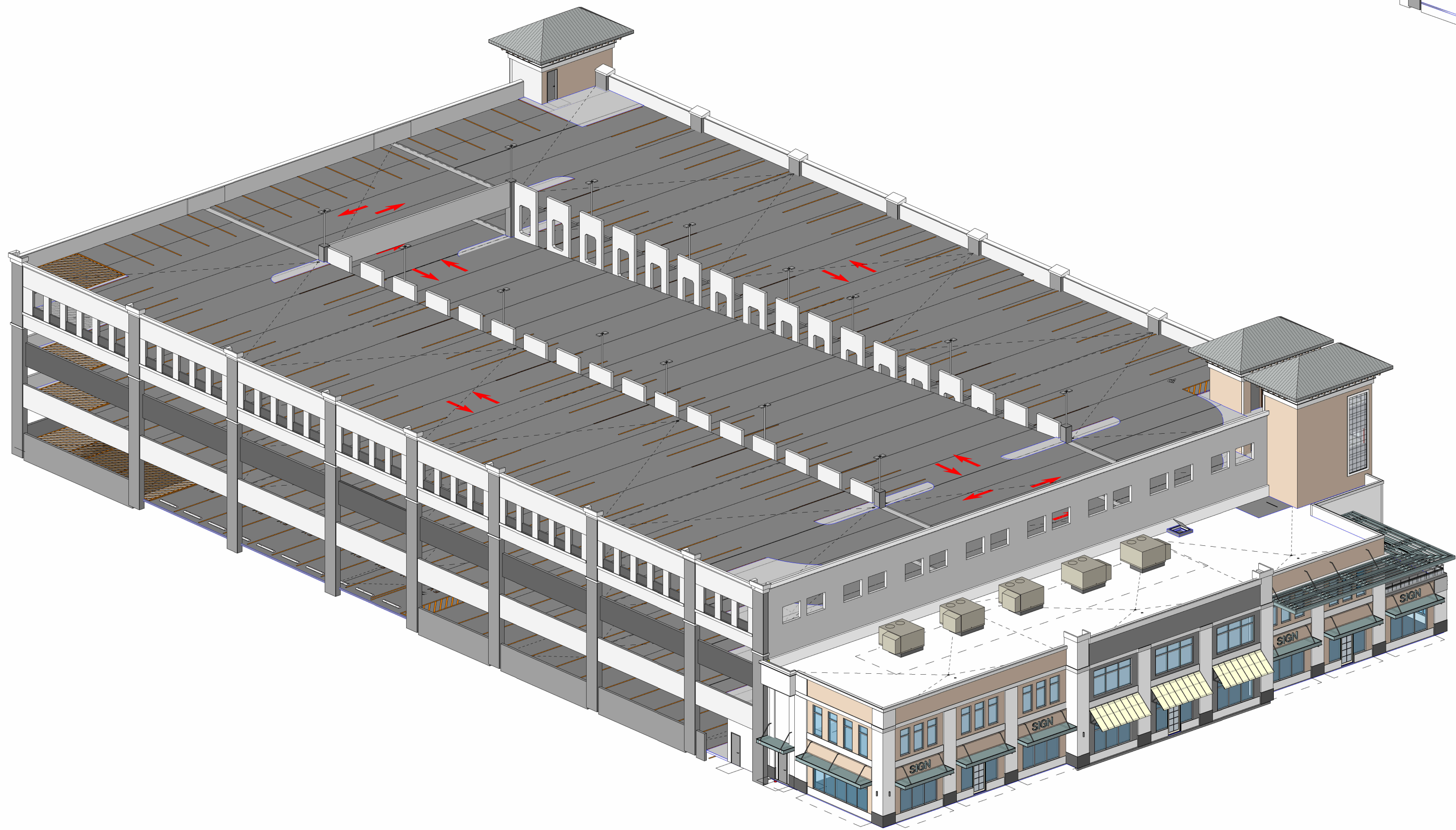
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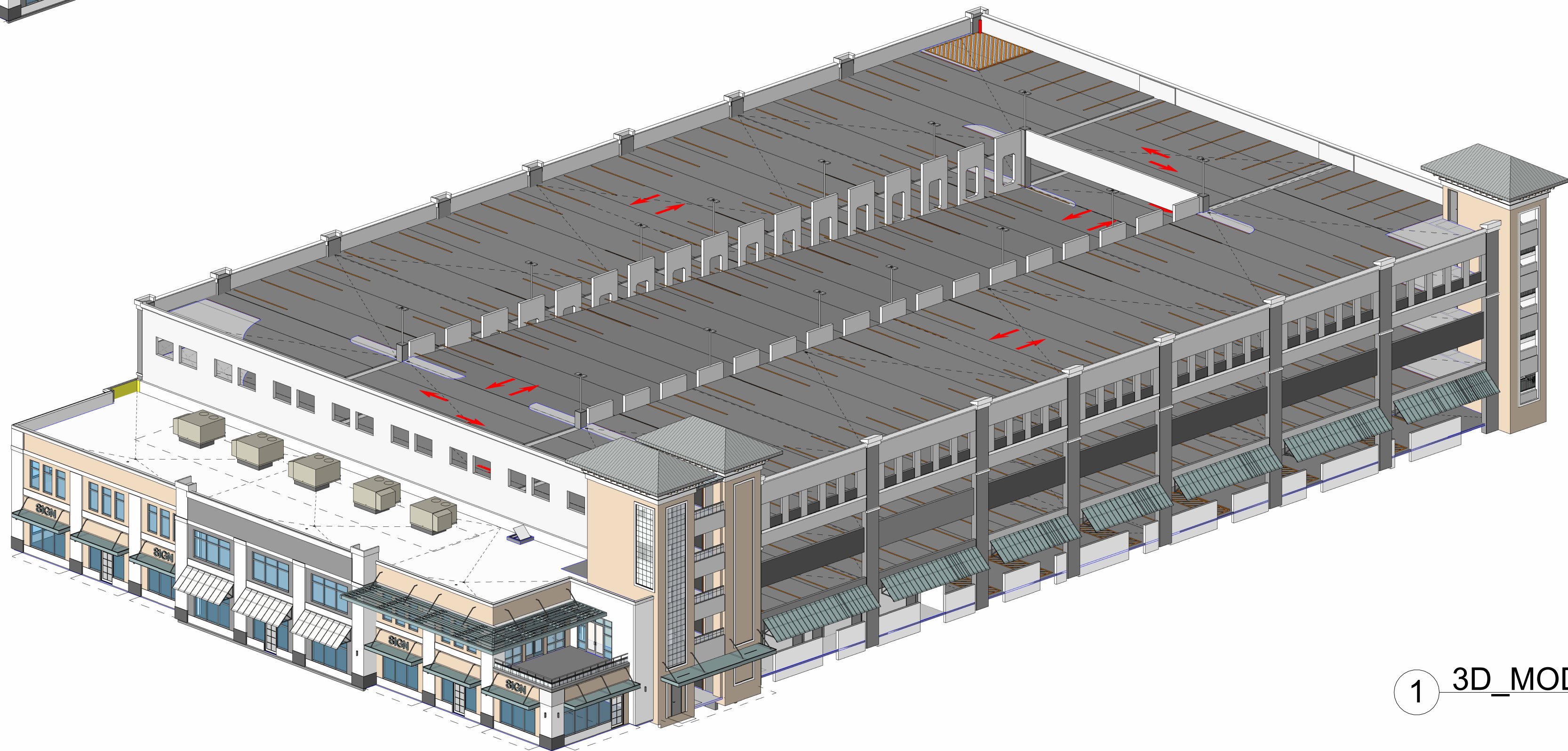
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2 3D_MODEL - NORTHEAST



3 3D_MODEL - SOUTHWEST



1 3D_MODEL - SOUTHEAST



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OVERALL THIRD & FOURTH FLOOR PLANS

REVISIONS

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03/2024	DD-CRC REVIEW
06/2024	DD-CRC REV.3

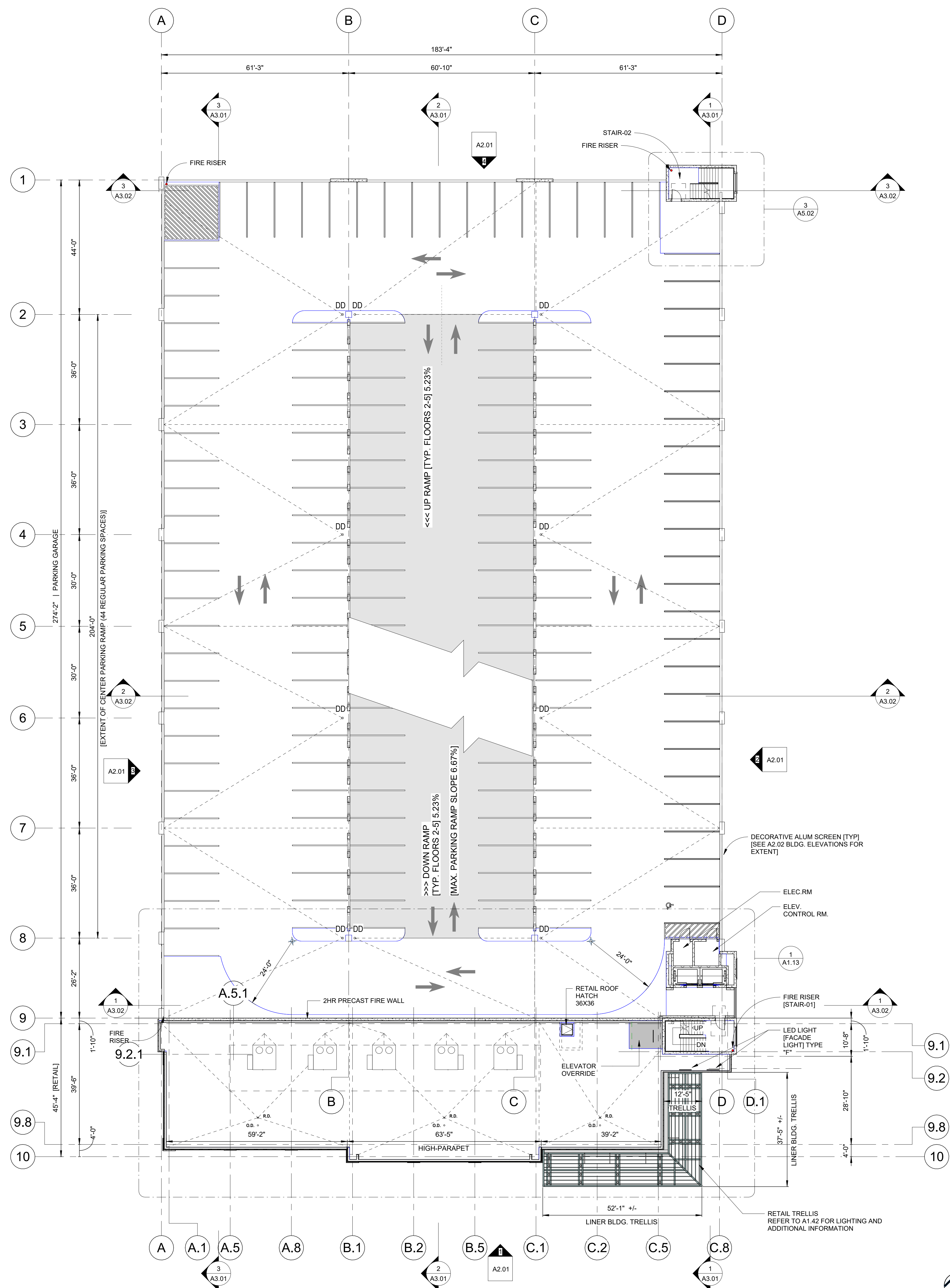
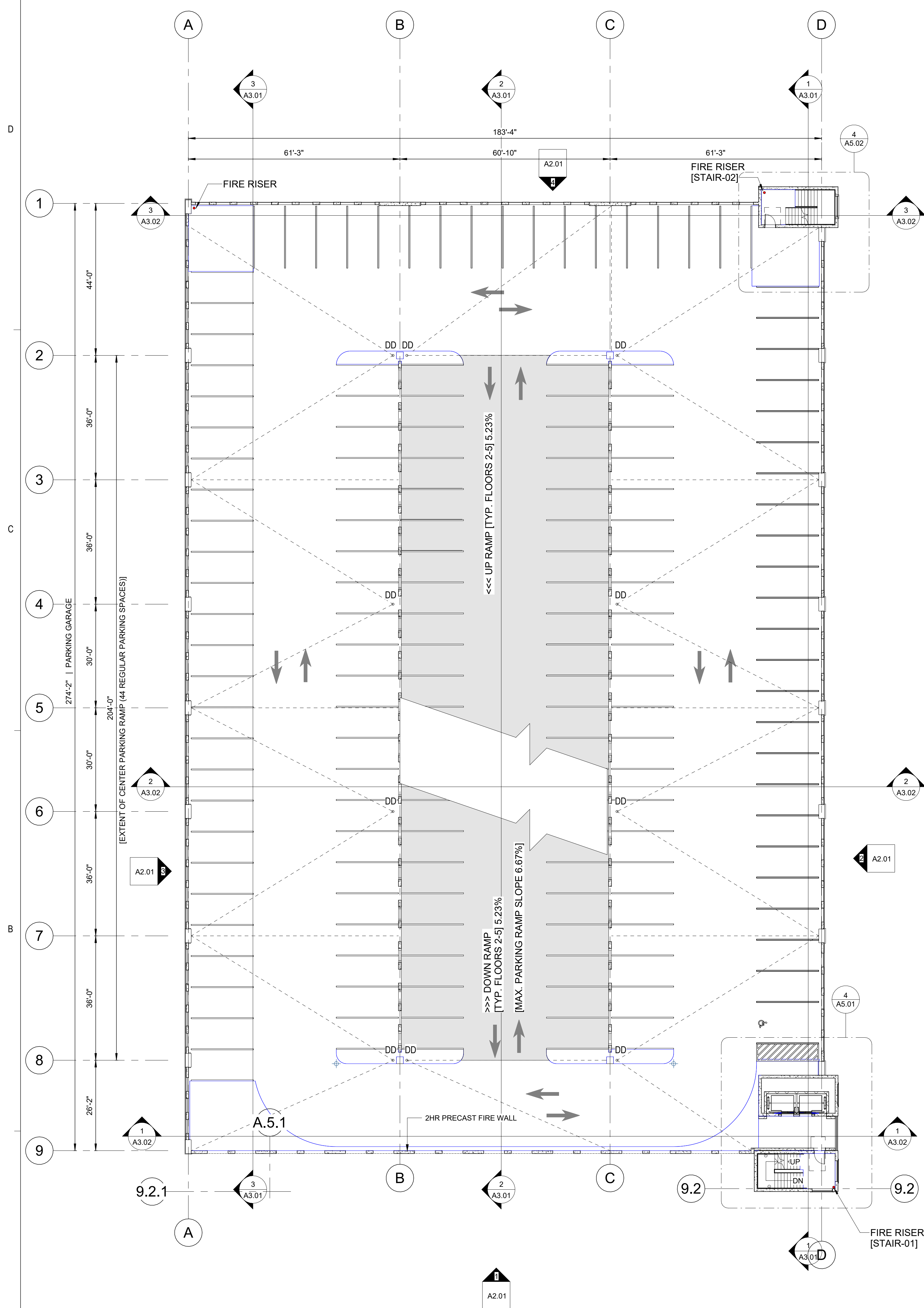
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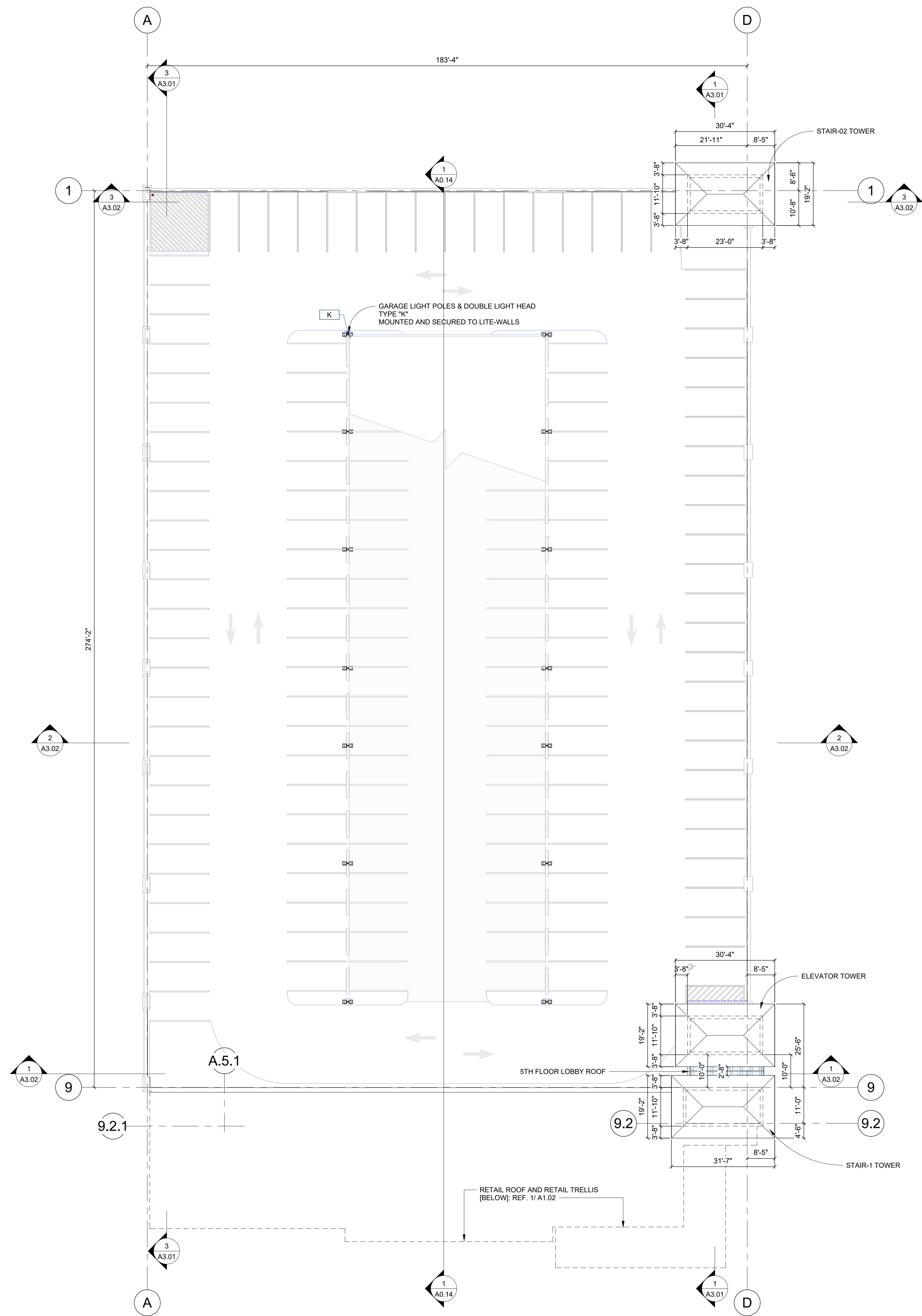
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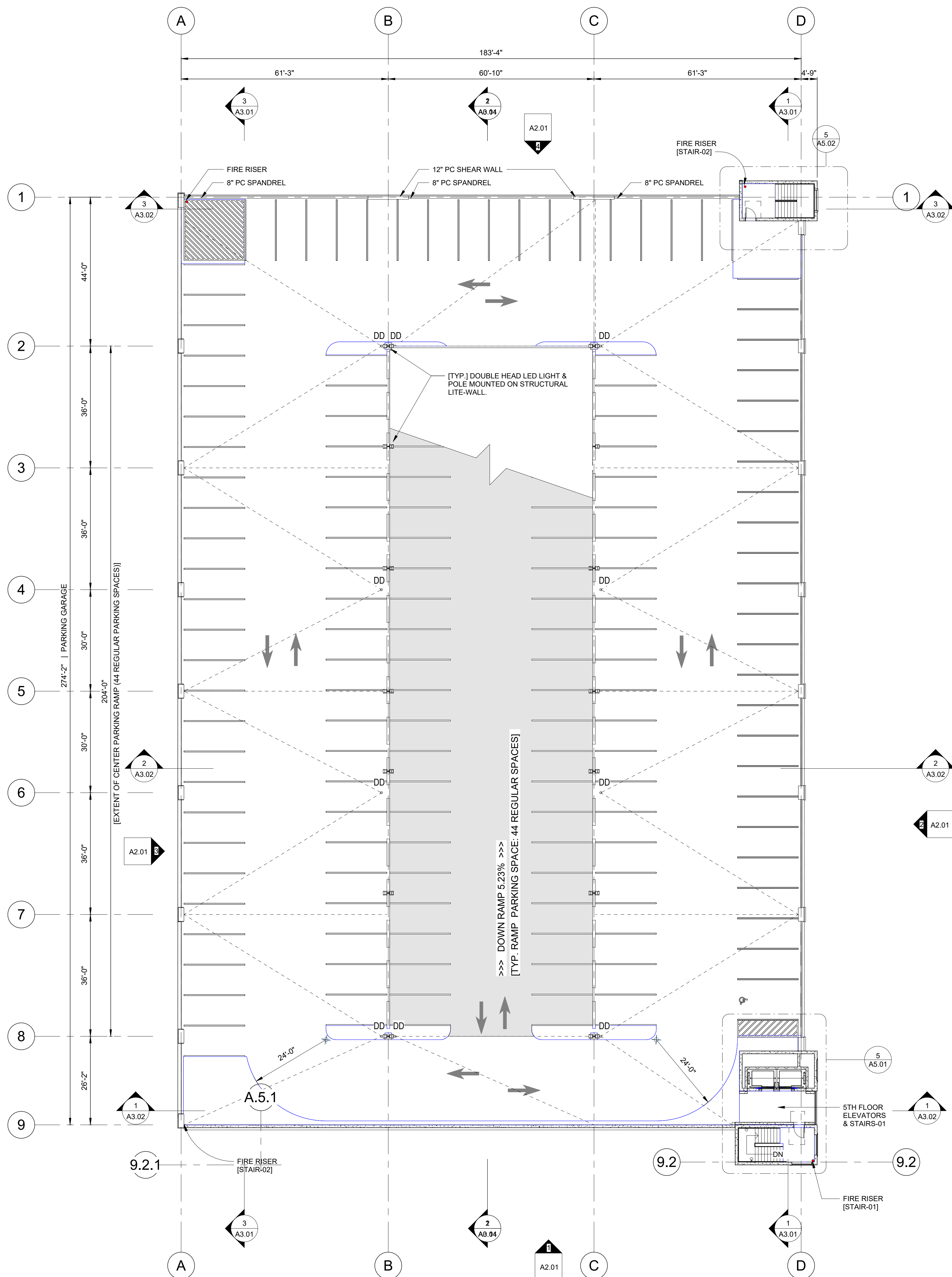


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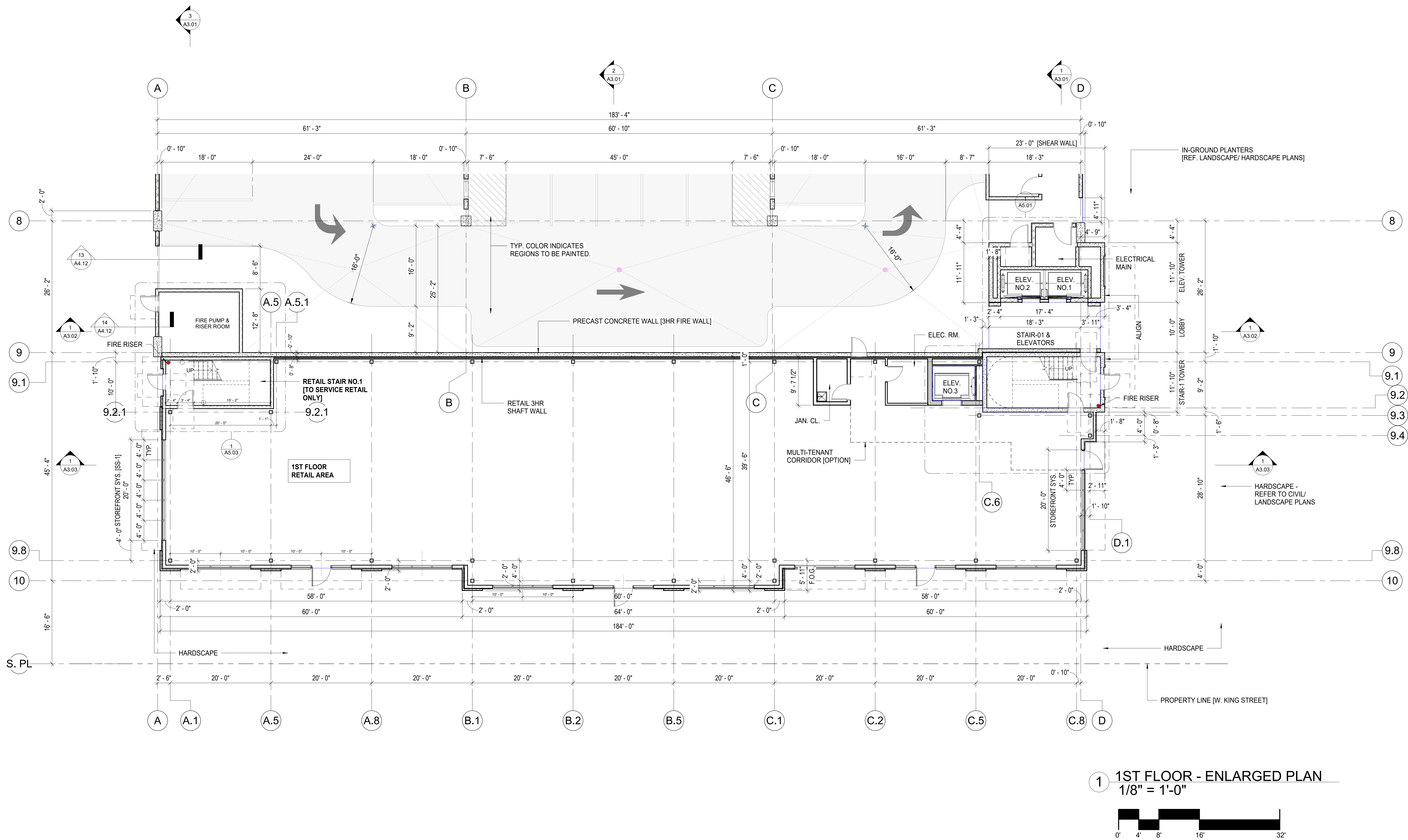
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2 OVERALL ROOF PLAN
1/16" = 1'-0"
NORTH



1 OVERALL 5TH FLOOR PLAN
1/16" = 1'-0"
NORTH



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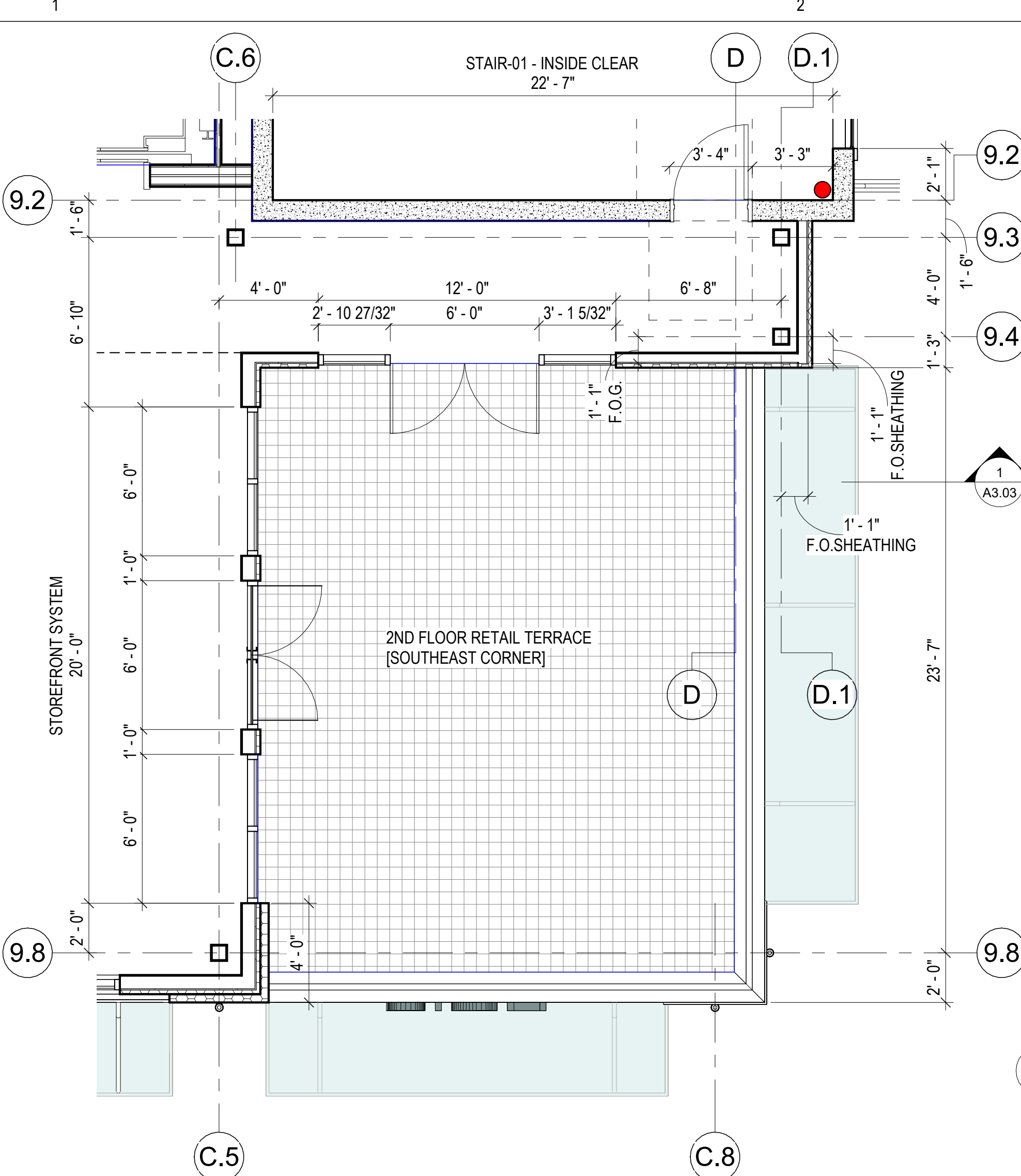
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GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
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ENLARGED FLOOR PLAN - 2ND FLOOR - RETAIL

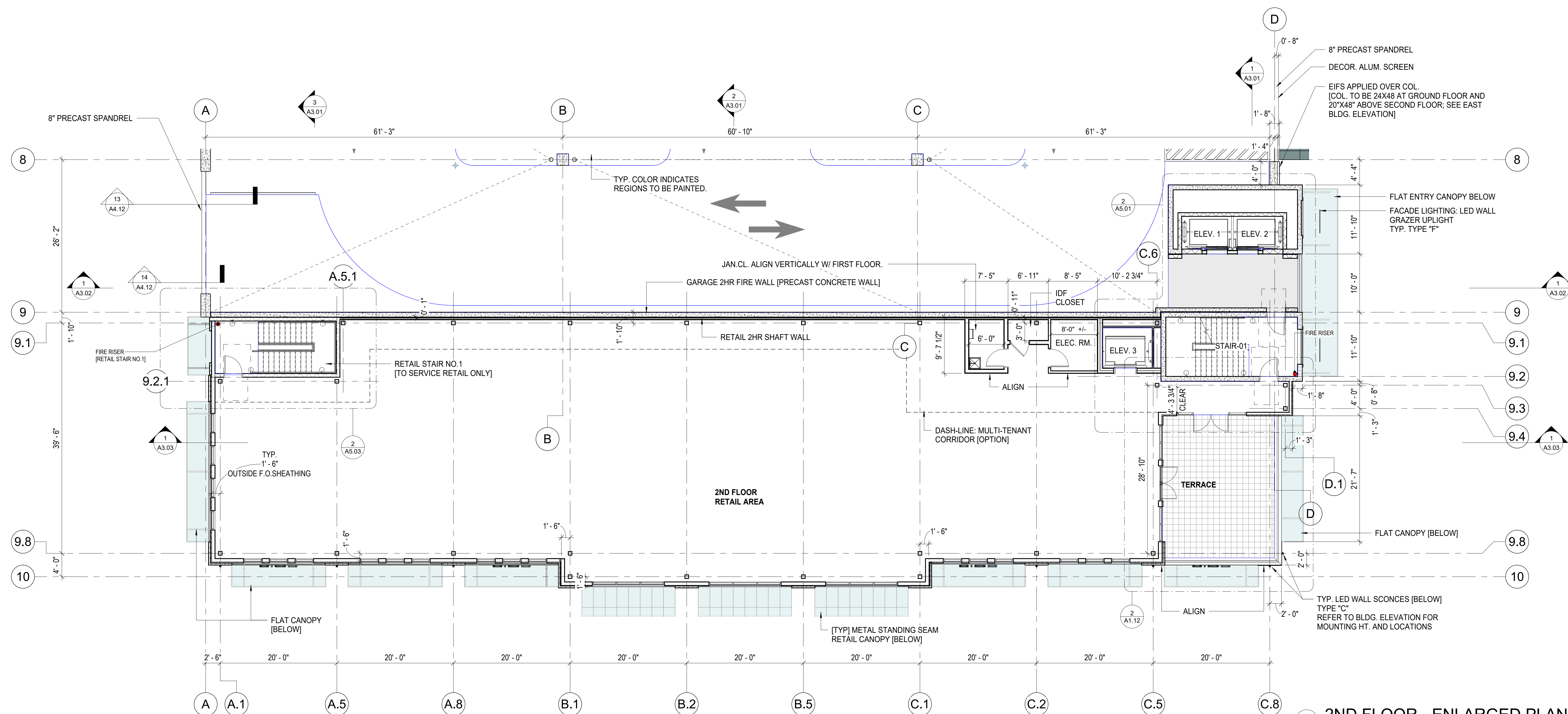
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07/22/2024	DD-CRC REV. 2
08/06/2024	DD-CRC REV. 3

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A1.12



2 ENLARGED RETAIL FLOOR PLAN - TERRACE
1/4" = 1'-0"



1 2ND FLOOR - ENLARGED PLAN
1/8" = 1'-0"



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

OVERALL GARAGE FIRST & SECOND FLOOR CEILING PLANS

REVISIONS	
DATE	DESCRIPTION
06/03/2024	DD-CRC REVIEW
08/06/2024	DD-CRC REV.3

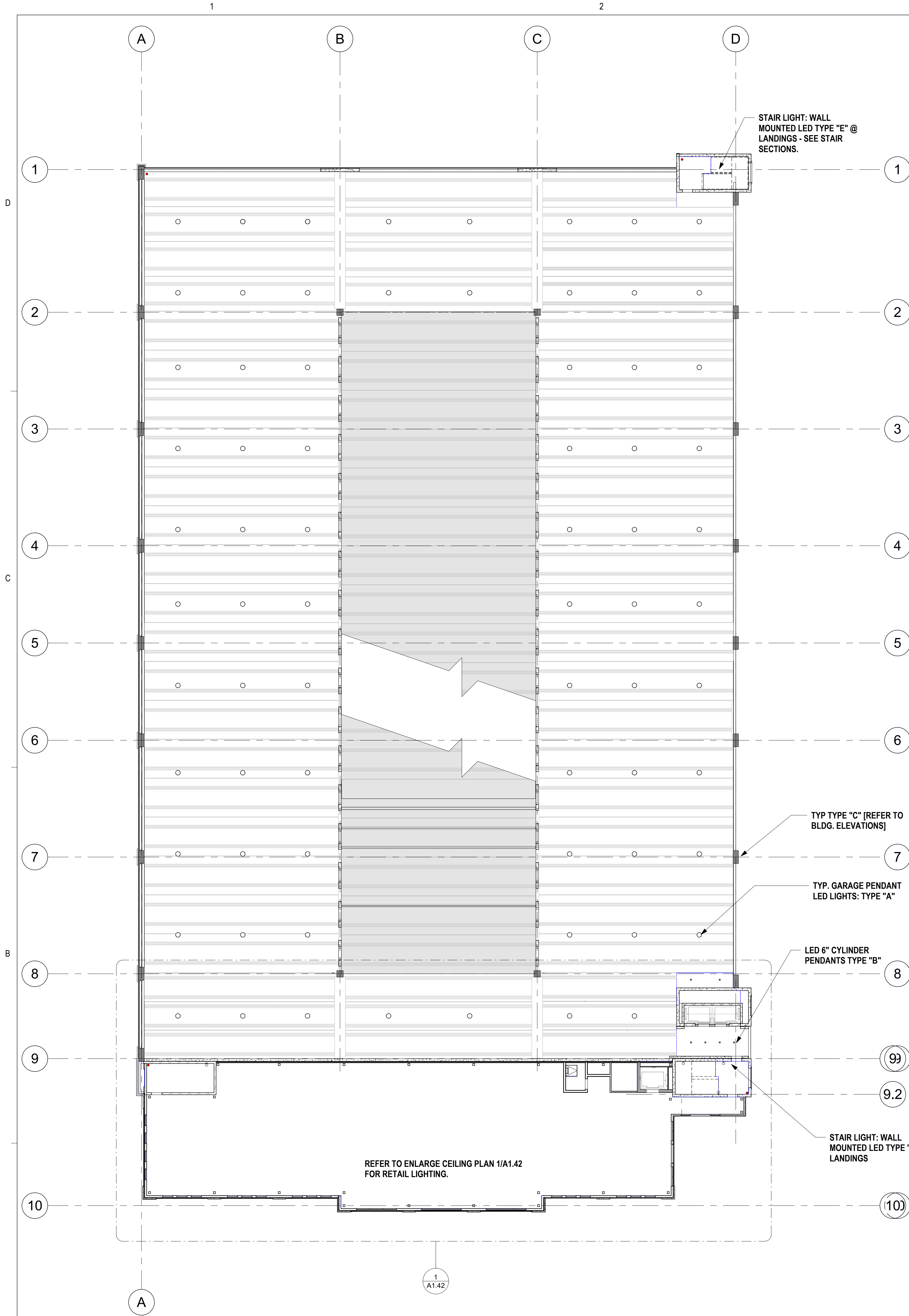
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A1.31

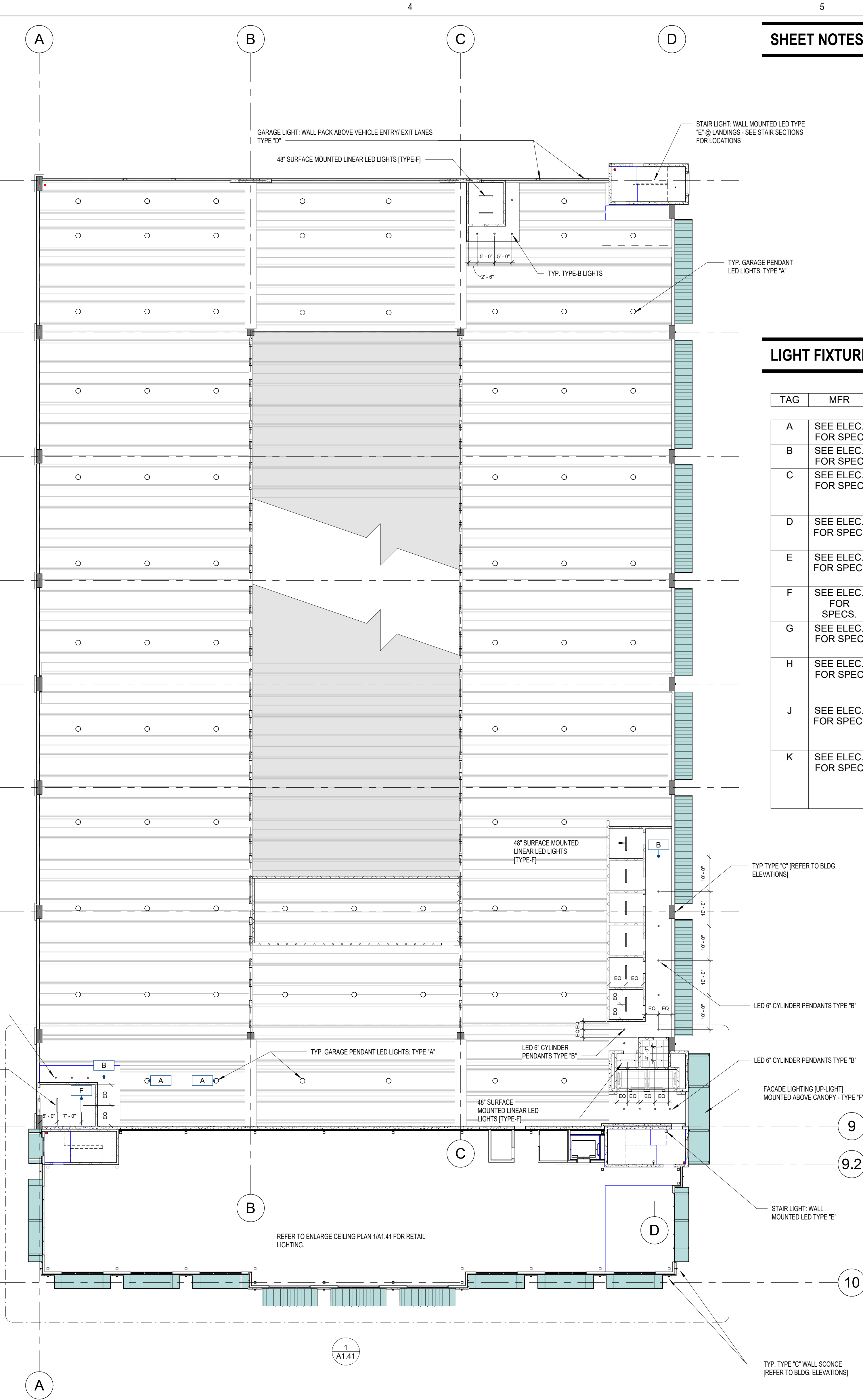
SHEET NOTES

LIGHT FIXTURE TYPES

TAG	MFR	MODEL #	COMMENT
A	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	PARKING GARAGE LED
B	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	ROUND 6" PENDANT LED
C	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	WALL SCONCE - DIRECT/INDIRECT W/ DIRECT VIEW FEATURE
D	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	WALL PACK
E	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	WALL MOUNT LED AT STAIRS.
F	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC	SURFACE MTD. 4" LINEAR LIGHT [4FT LENGTH]
G	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	SURFACE MTD. 4" LINEAR LIGHT [2FT LENGTH]
H	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	SURFACE MOUNTED WALL GRAZER - UPLIGHT FACADE LIGHTING
J	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	Cylinder Large Surface Mount is a high-performance LED. 8 in diameter.
K	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	5TH FLOOR PARKING GARAGE LIGHT POLE W/ DOUBLE LIGHT HEAD



2 RCP - OVERALL 2ND FLOOR
1/16" = 1'-0"



1 RCP - OVERALL 1ST FLOOR
1/16" = 1'-0"

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

OVERALL GARAGE FIFTH FLOOR CEILING PLANS

REVISIONS

[illegible]

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

A1.33

SHEET NOTES

LIGHT FIXTURE TYPES

TAG	MFR	MODEL #	COMMENT
A	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	PARKING GARAGE LED
B	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	ROUND 6" PENDANT LED
C	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	WALL SCONCE - DIRECT/INDIRECT W/ DIRECT VIEW FEATURE
D	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	WALL PACK
E	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	WALL MOUNT LED AT STAIRS.
F	SEE ELEC. FOR SPECS.	SEE ELEC. FOR SPEC	SURFACE MTD. 4" LINEAR LIGHT [4FT LENGTH]
G	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	SURFACE MTD. 4" LINEAR LIGHT [2FT LENGTH]
H	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	SURFACE MOUNTED WALL GRAZER - UPLIGHT FACADE LIGHTING
J	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	Cylinder Large Surface Mount is a high-performance LED. 8 in. diameter.
K	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	5TH FLOOR PARKING GARAGE LIGHT POLE W/ DOUBLE LIGHT HEAD

④ RCP - 5TH FLOOR - STAIR-03
1/8" = 1'-0"

2 RCP - 5TH FLOOR - STAIR-01 & ELEVATOR TOWER
1/8" = 1'-0"

1 RCP - OVERALL 5TH FLOOR
1/16" = 1'-0"

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GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE, FLORIDA
OVERALL CEILING PLAN - SECOND FLOOR

REVISIONS

DATE	DESCRIPTION
06/03/2024	DD-CRC REVIEW
08/06/2024	DD-CRC REV.3

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

A1.42

SHEET NOTES

LIGHT FIXTURE TYPES

TAG	MFR	MODEL #	COMMENT
A	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	PARKING GARAGE LED
B	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	ROUND 6" PENDANT LED
C	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	WALL SCONCE - DIRECT/INDIRECT W/ DIRECT VIEW FEATURE
D	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	WALL PACK
E	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	WALL MOUNT LED AT STAIRS.
F	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC	SURFACE MTD. 4" LINEAR LIGHT [4FT LENGTH]
G	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	SURFACE MTD. 4" LINEAR LIGHT [2FT LENGTH]
H	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	SURFACE MOUNTED WALL GRAZER - UPLIGHT FACADE LIGHTING
J	SEE ELEC. FOR SPEC.	SEE ELEC. FOR SPEC.	Cylinder Large Surface Mount is a high-performance LED. 8 in diameter.
K	SEE ELEC. FOR SPEC	SEE ELEC. FOR SPEC	5TH FLOOR PARKING GARAGE LIGHT POLE W/ DOUBLE LIGHT HEAD

ENLARGED CEILIGN PLAN - RETAIL
TRELLIS
1/4" = 1'-0"

ENLARGED CEILING PLAN - 2ND
FLOOR RETAIL
1/8" = 1'-0"

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

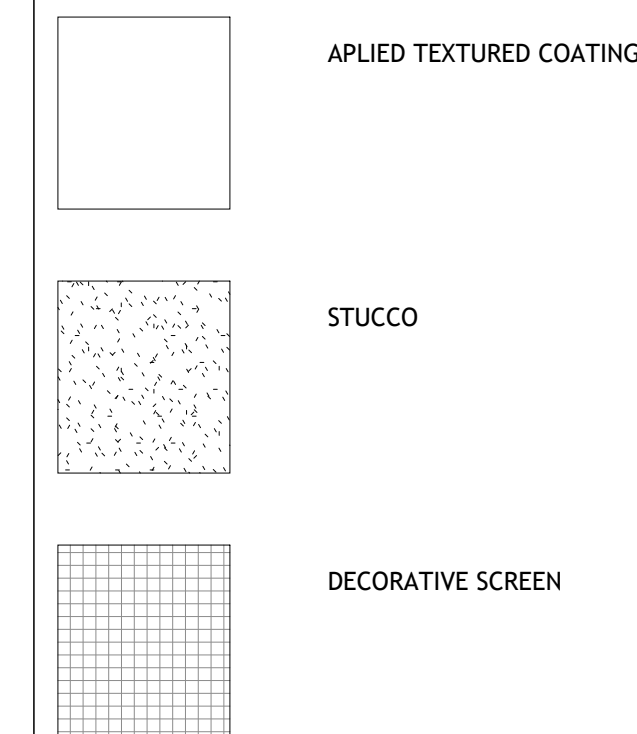
REVISIONS	
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW
06/25/2024	DD-CRC REV. 1
07/22/2024	DD-CRC REV. 2
08/06/2024	DD-CRC REV. 3

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

A2.01

SHEET NOTES

ELEVATION MATERIAL LEGEND



KEYNOTES

- 1

2" APPLIED EIFS OVER EXTERIOR SHEATHING ON 6" MTL. FRAMING. FACE OF SUBSTRATE ALIGNS WITH EDGE OF SLAB.
- 1A
- 2" EIFS OVER CMU WALL.

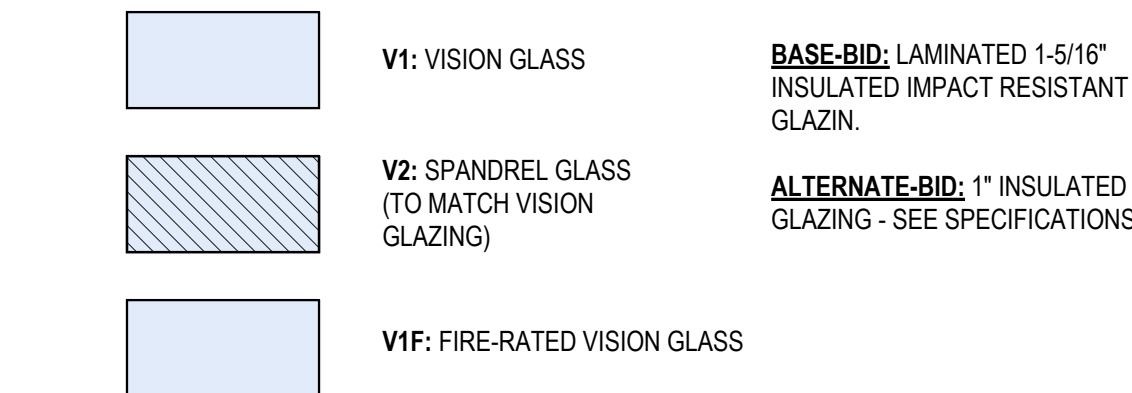
2

3

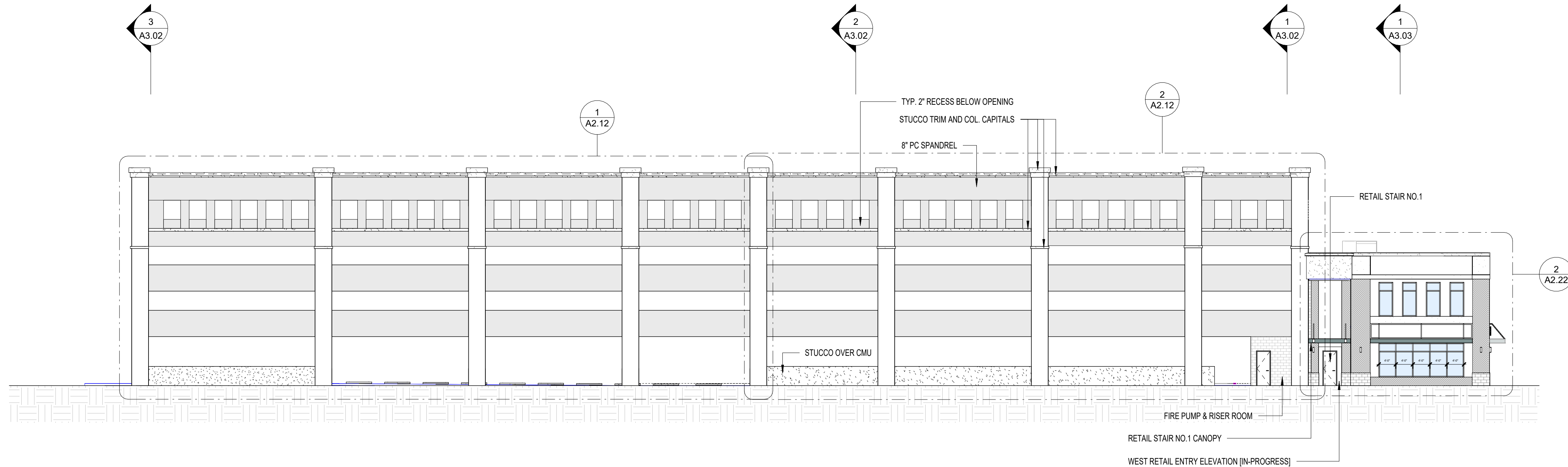
4

GLAZING TYPES

ELEVATION GLAZING

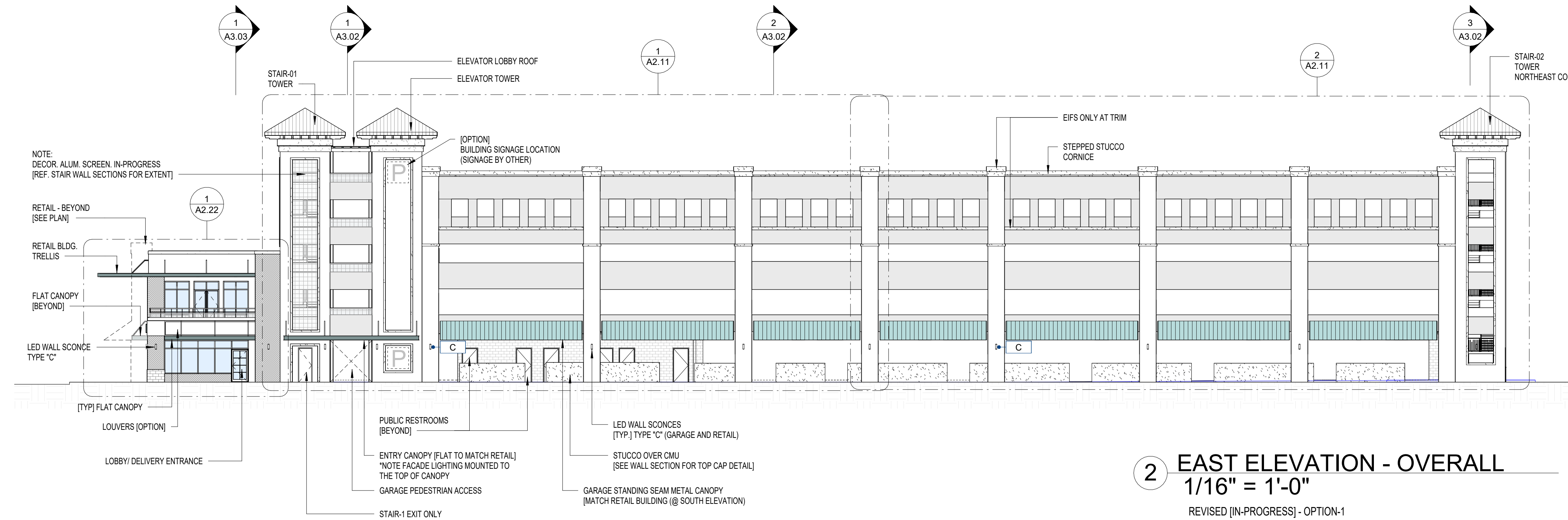


KEYPLAN



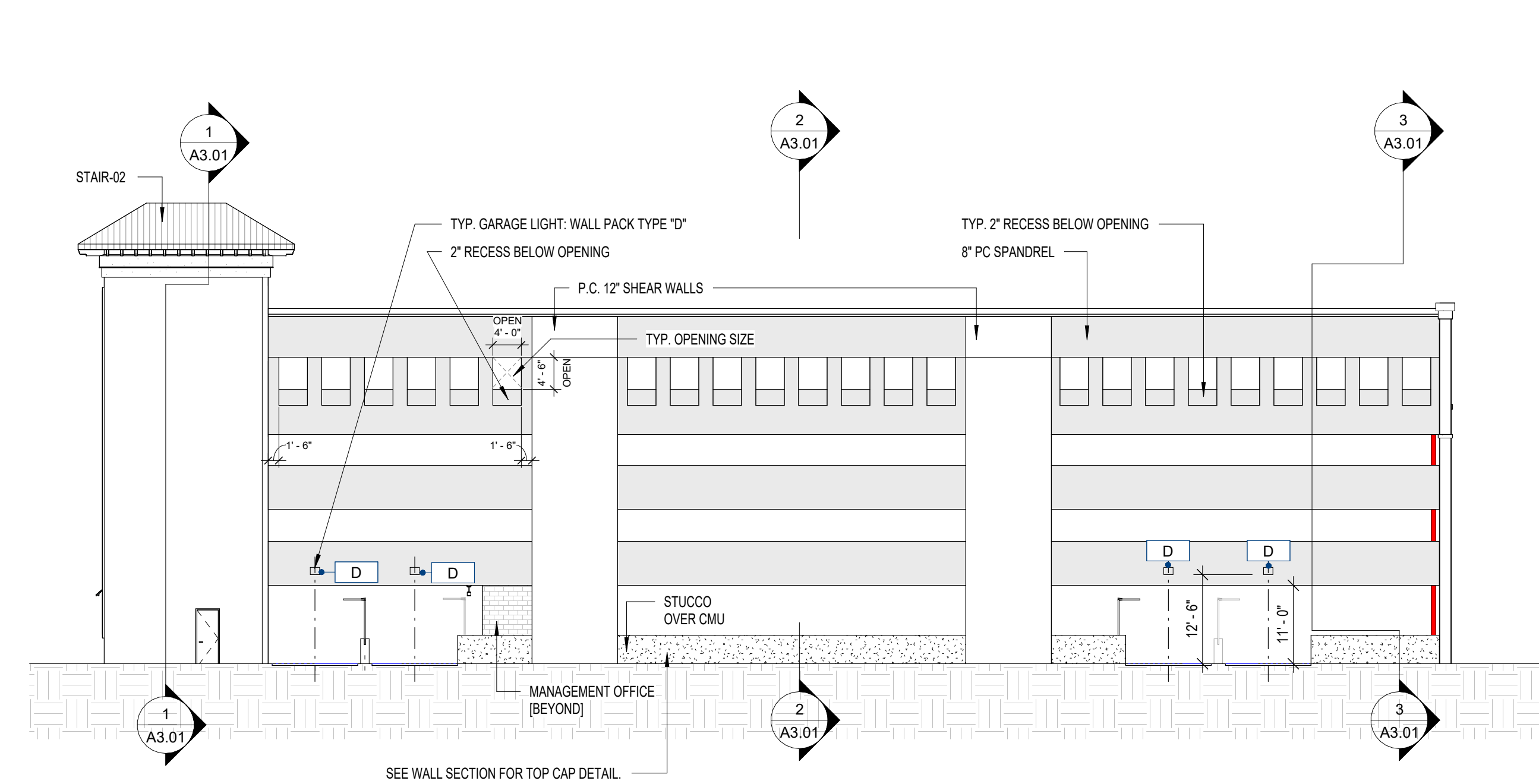
3 WEST ELEVATION - OVERALL
1/16" = 1'-0"

REVISED [IN-PROGRESS] - OPTION-1

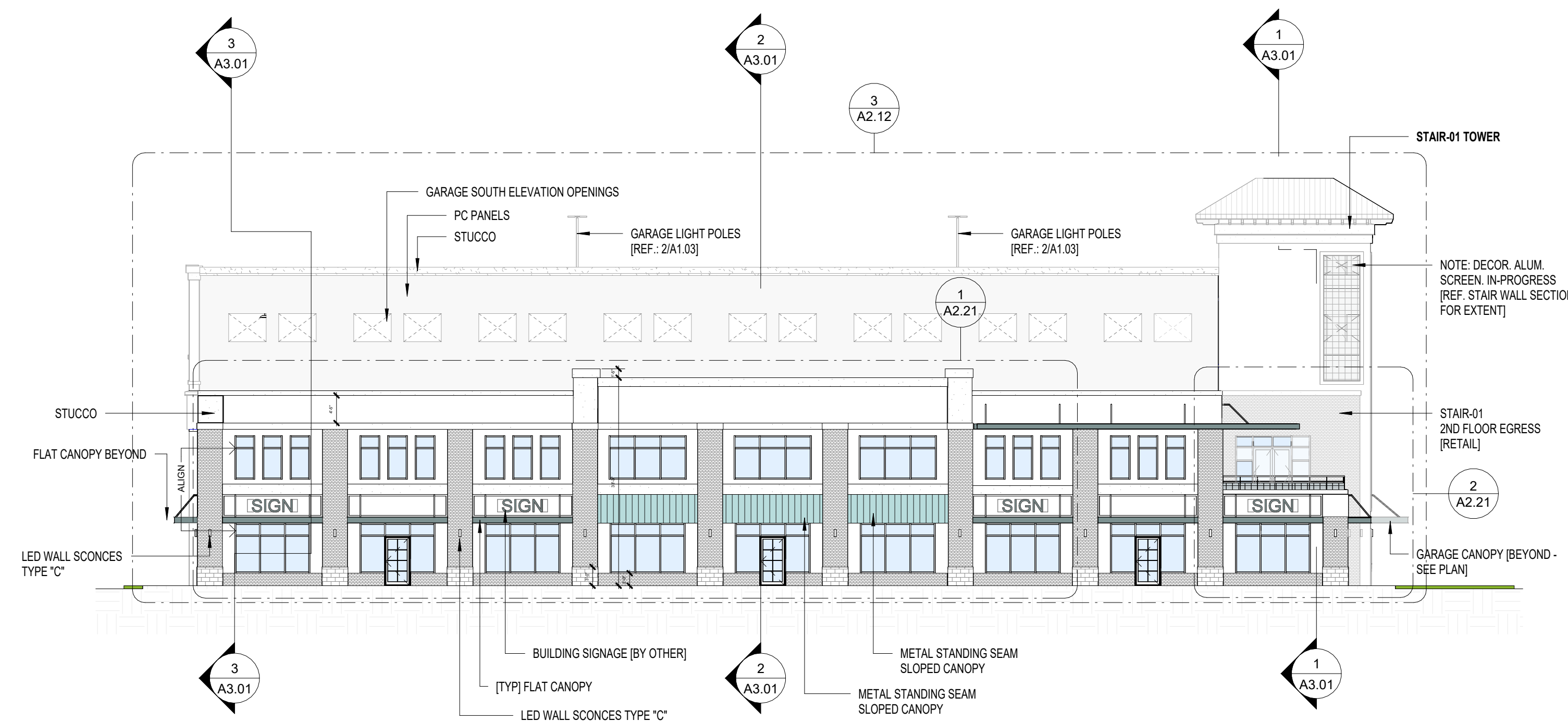


2 EAST ELEVATION - OVERALL
1/16" = 1'-0"

REVISED [IN-PROGRESS] - OPTION-1



4 NORTH ELEVATION - OVERALL
1/16" = 1'-0"



1 SOUTH ELEVATION - OVERALL
1/16" = 1'-0"



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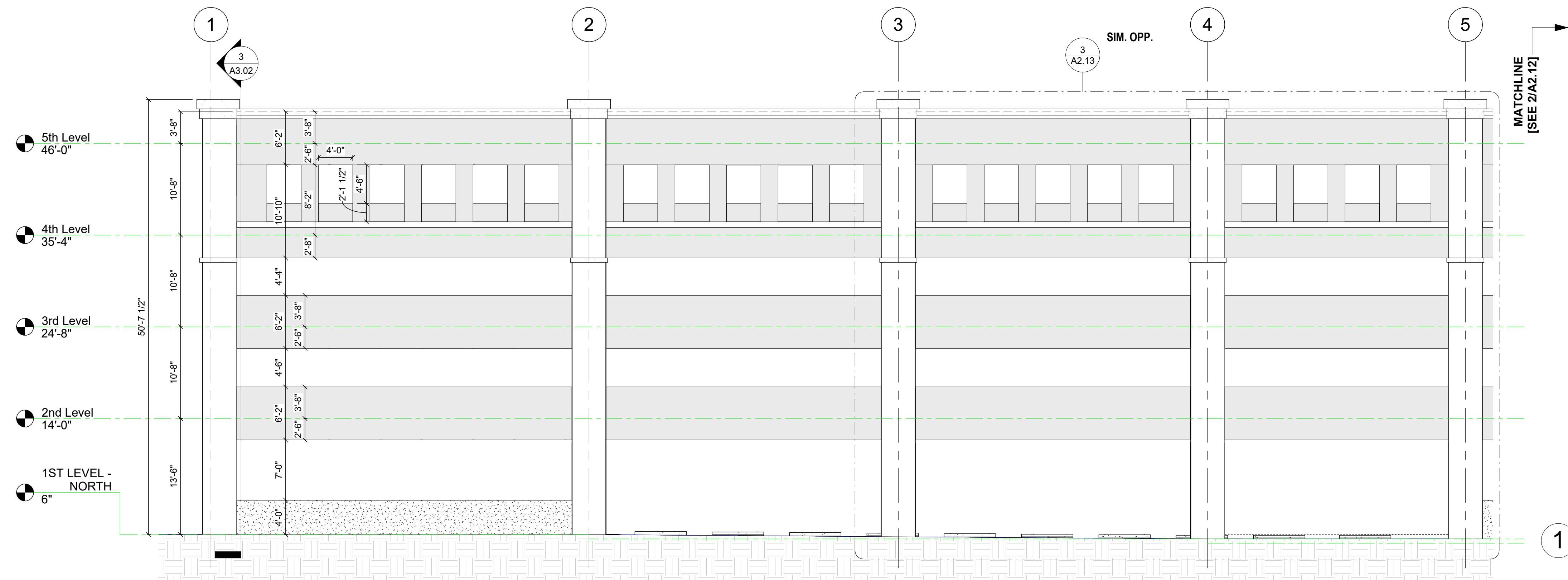
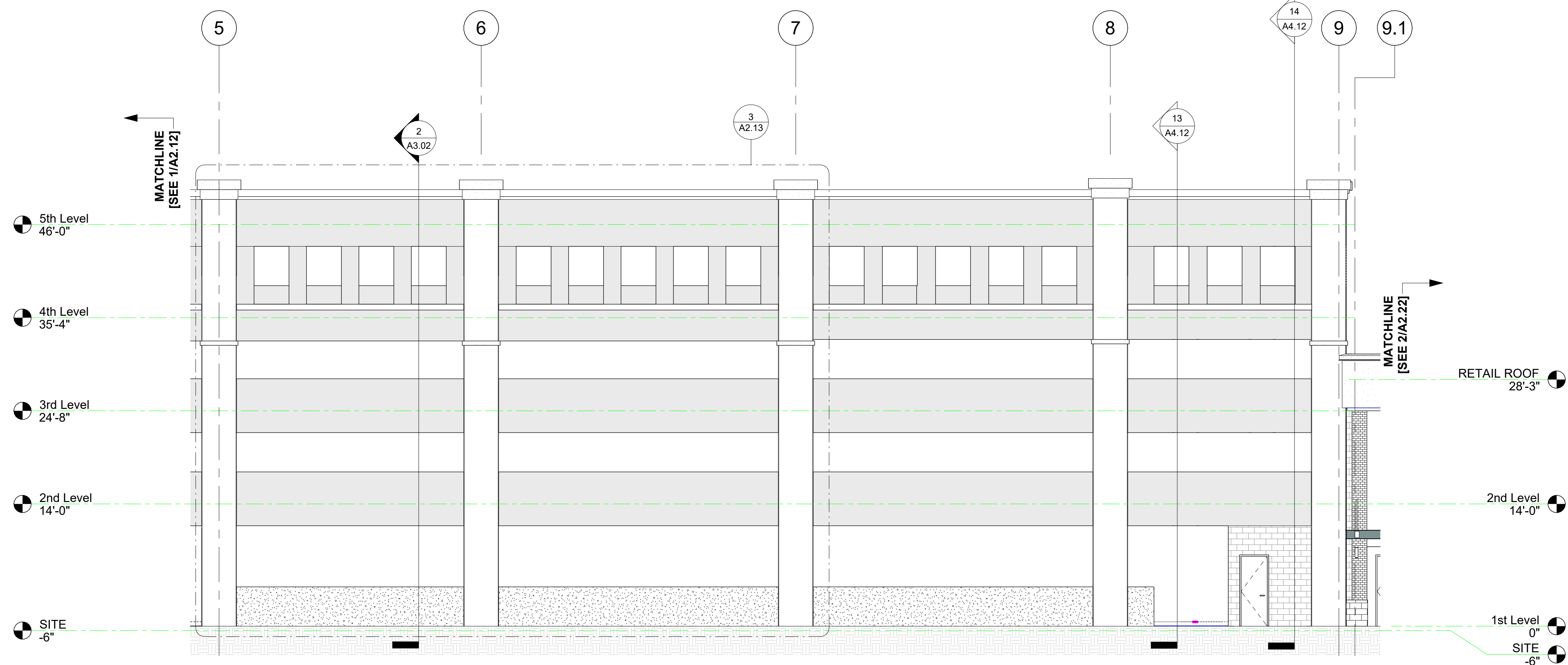
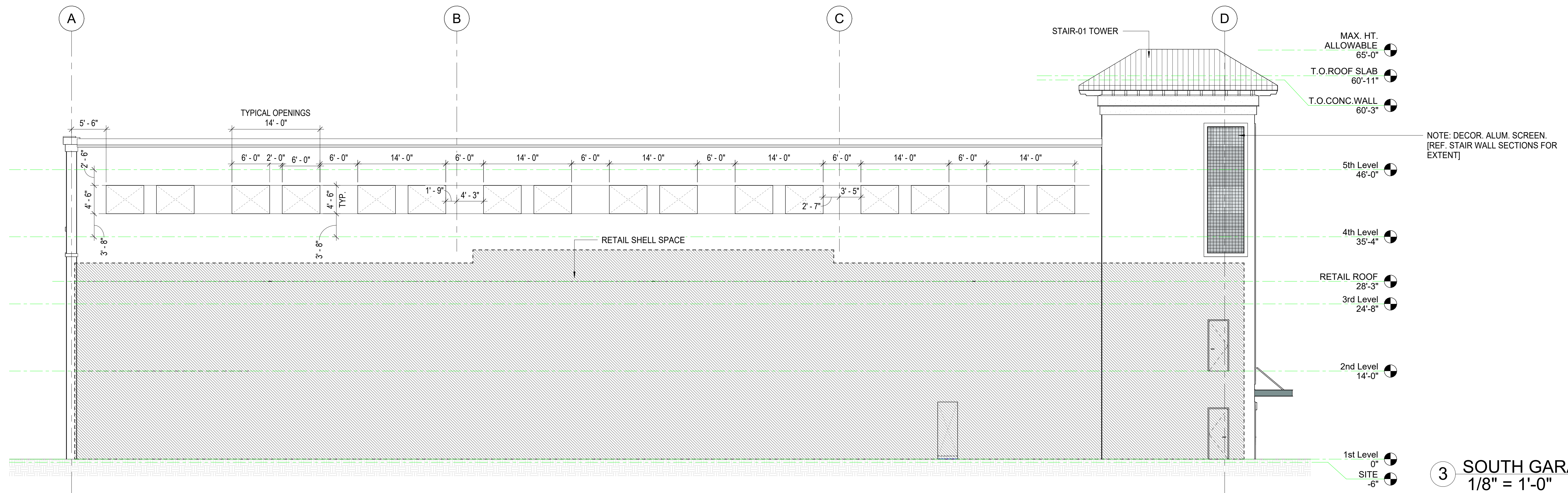
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GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE , FLORIDA
ENLARGED BUILDING ELEVATIONS

REVISIONS	
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW
06/25/2024	DD-CRC REV. 1
08/06/2024	DD-CRC REV. 3

PROJECT NO: 2023-019
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A2.12



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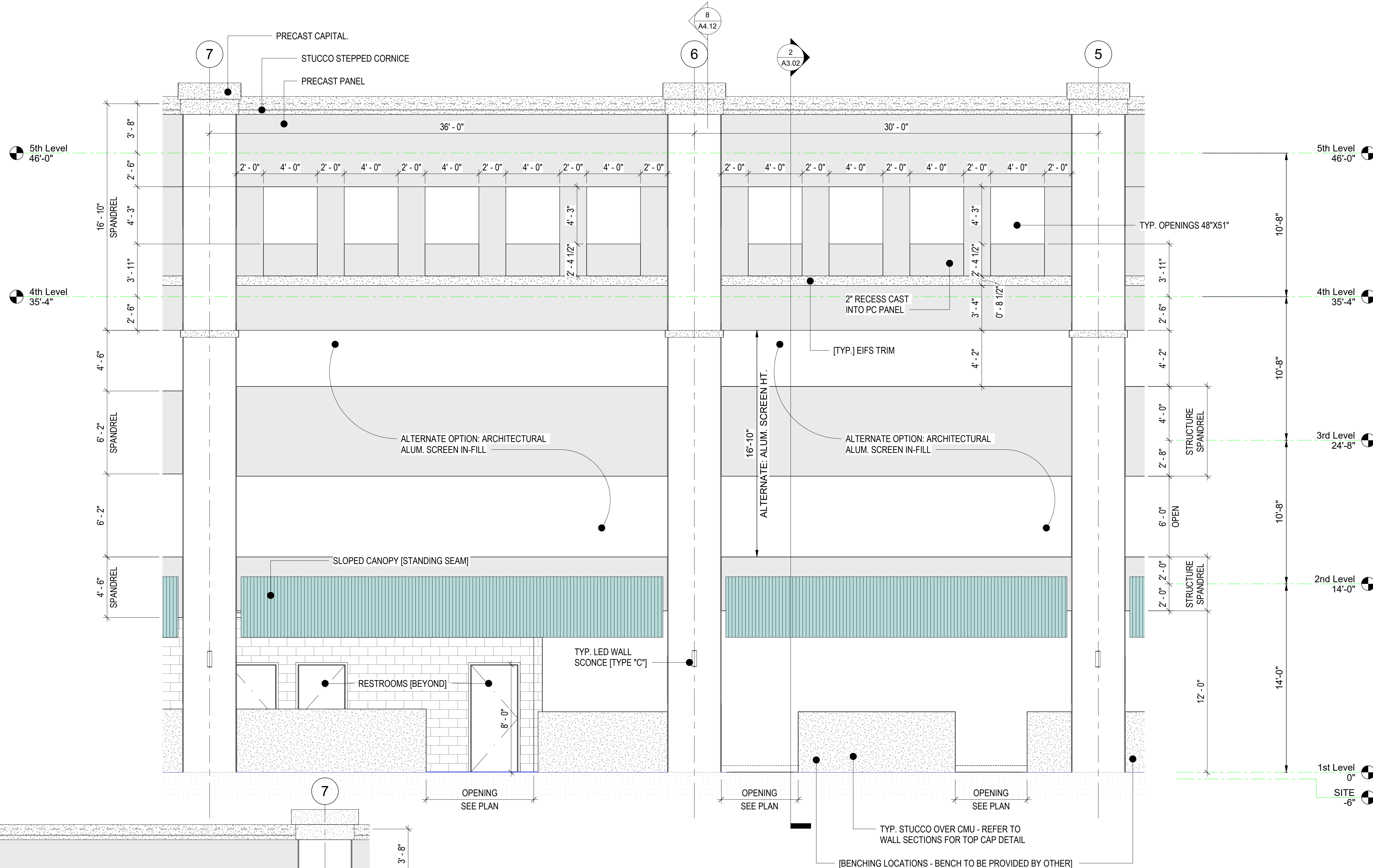
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ENLARGED EXTERIOR ELEVATIONS - GARAGE

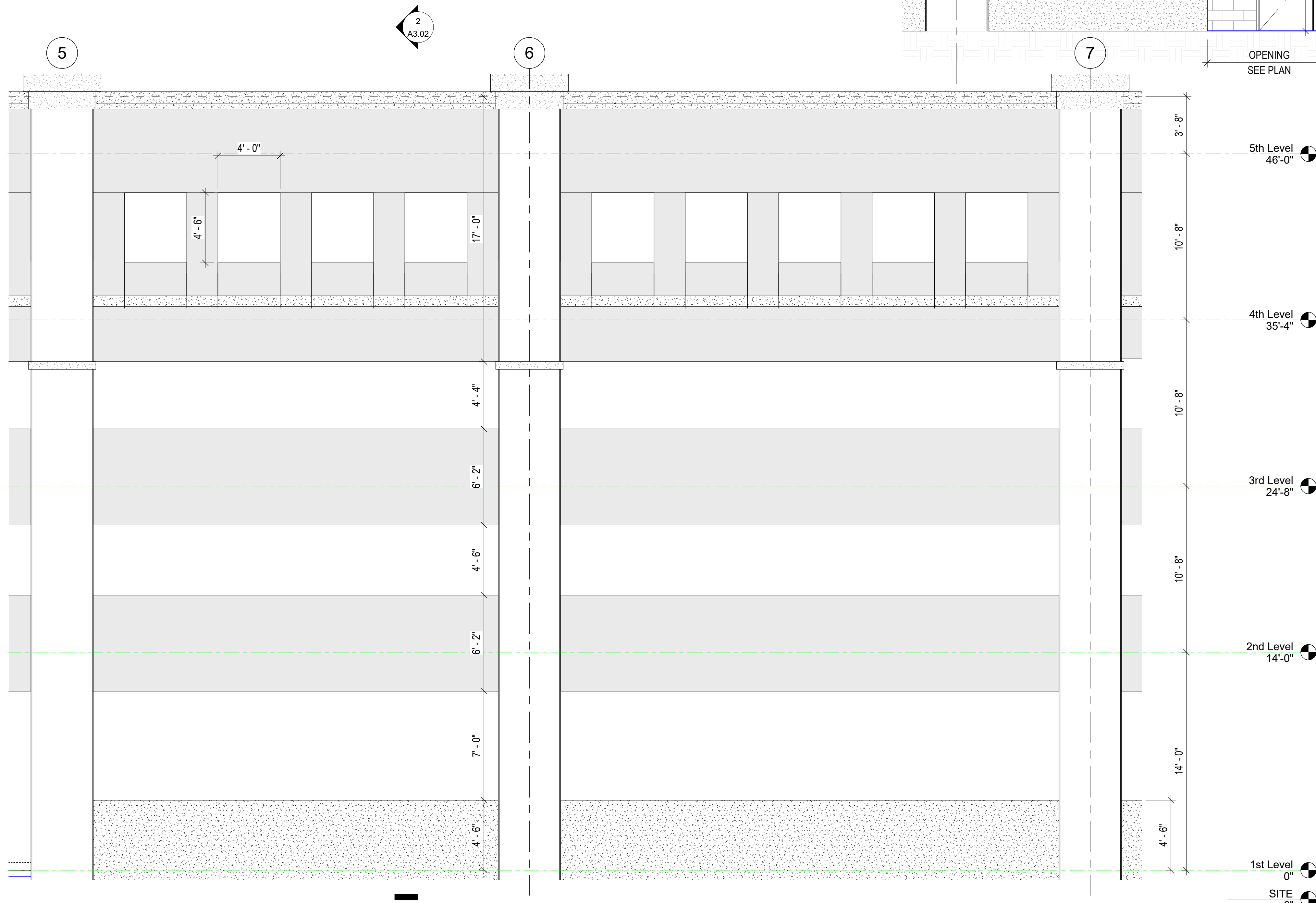
REVISIONS	
DATE	DESCRIPTION
06/03/2024	DD-CRC REVIEW
07/22/2024	DD-CRC REV.2
08/06/2024	DD-CRC REV.3

PROJECT NO: 2023-019
DATE: 0X/XX/24
DRAWN BY: WN
CHECKED BY: CD

A2.13

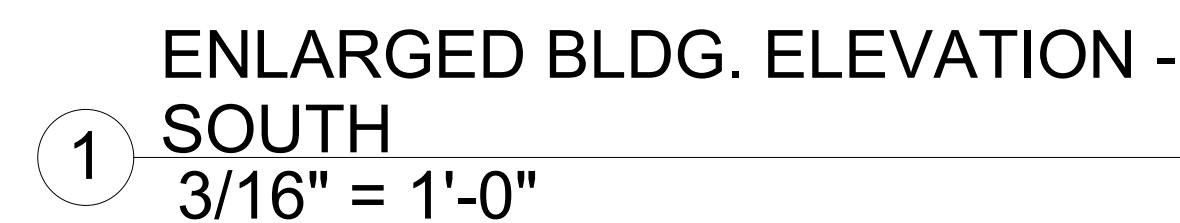


1 ENLARGED BLDG. ELEVATION -
GARAGE TYP. BAY (EAST)
1/4" = 1'-0"



3 ENLARGED BLDG. ELEVATION -
GARAGE TYP. BAY (WEST)
1/4" = 1'-0"

A2.21



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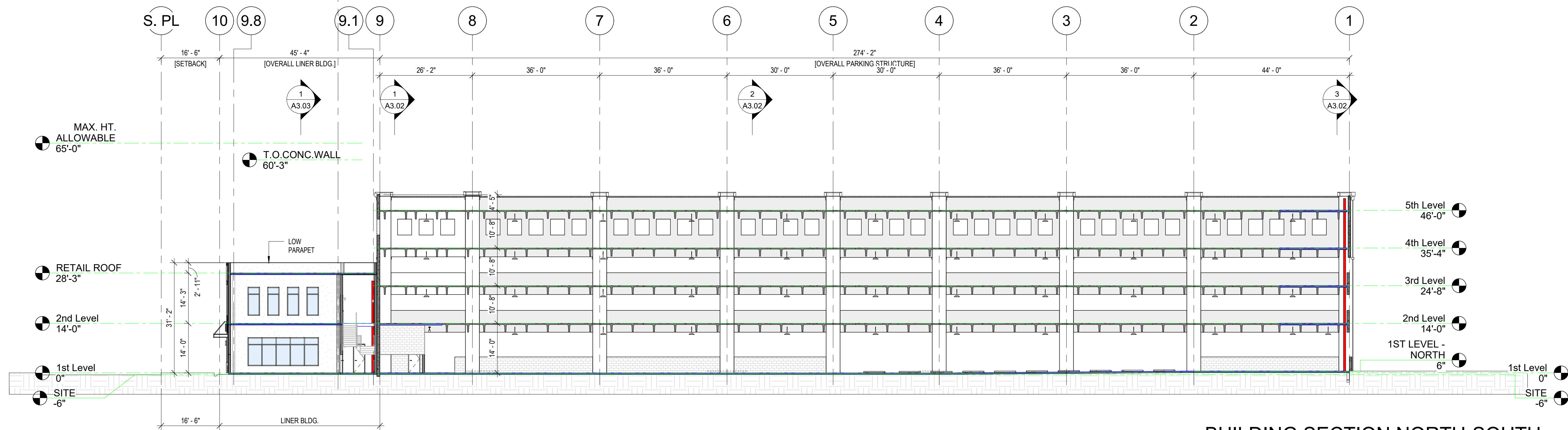
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GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
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BUILDING SECTIONS - OVERALL NORTH-SOUTH

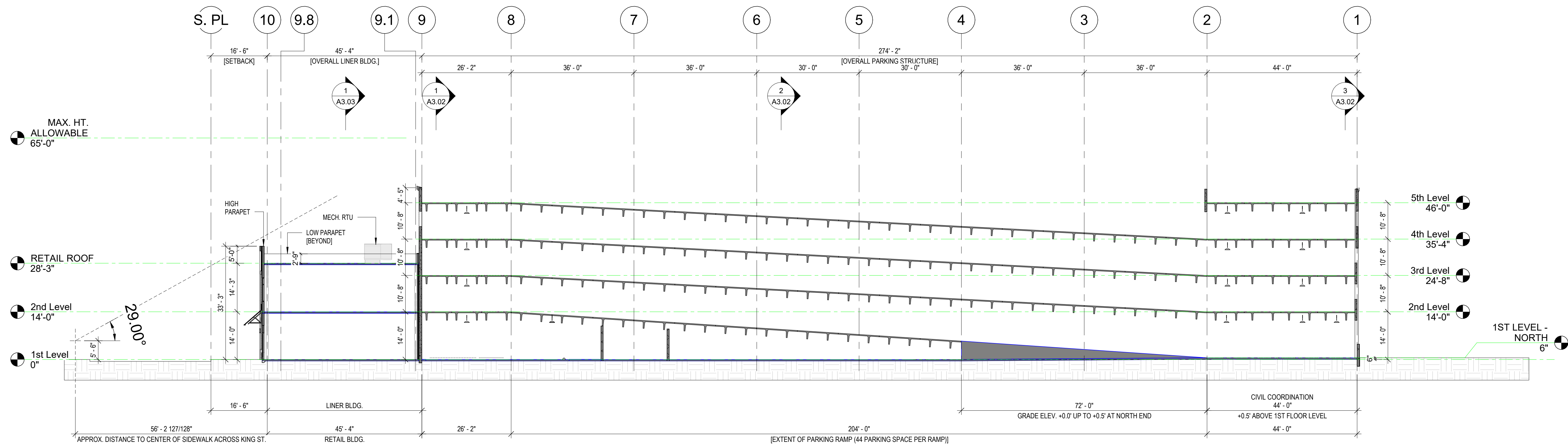
REVISIONS	
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW
08/06/2024	DD-CRC REV.3

PROJECT NO: 2023-019
DATE: -
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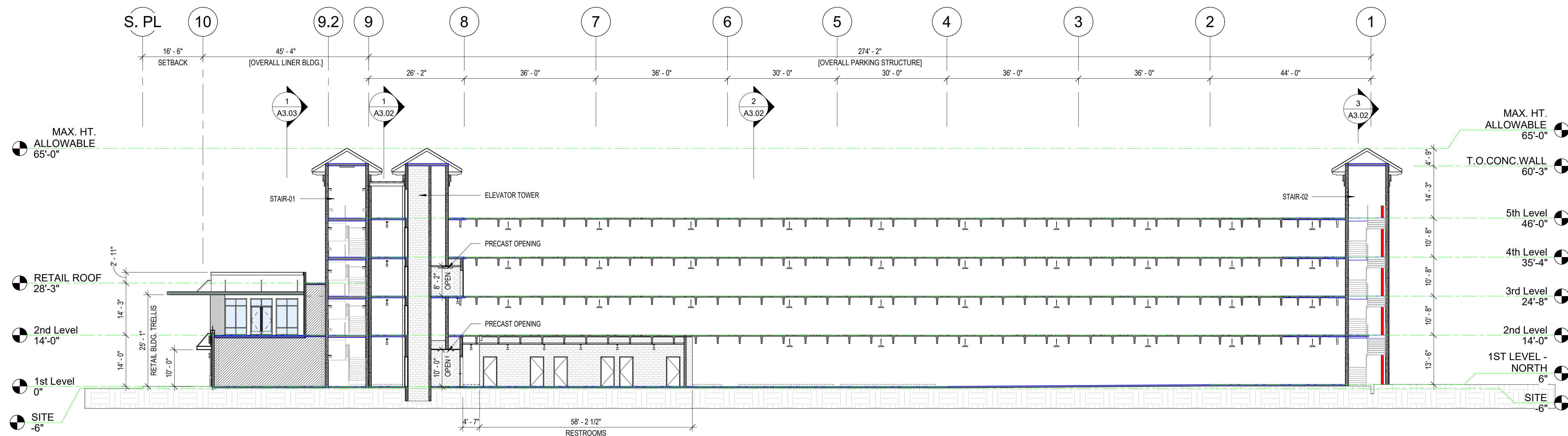
A3.01



**BUILDING SECTION NORTH-SOUTH
"C" @ CORE 02
1/16" = 1'-0"**



**BUILDING SECTION NORTH-SOUTH
"B" @ RAMP
1/16" = 1'-0"**



**BUILDING SECTION NORTH-SOUTH
"A" @ CORE 01 & 03
1/16" = 1'-0"**

1 BUILDING SECTION EAST-WEST "E"
@ GARAGE RAMP2
1/16" = 1'-0"

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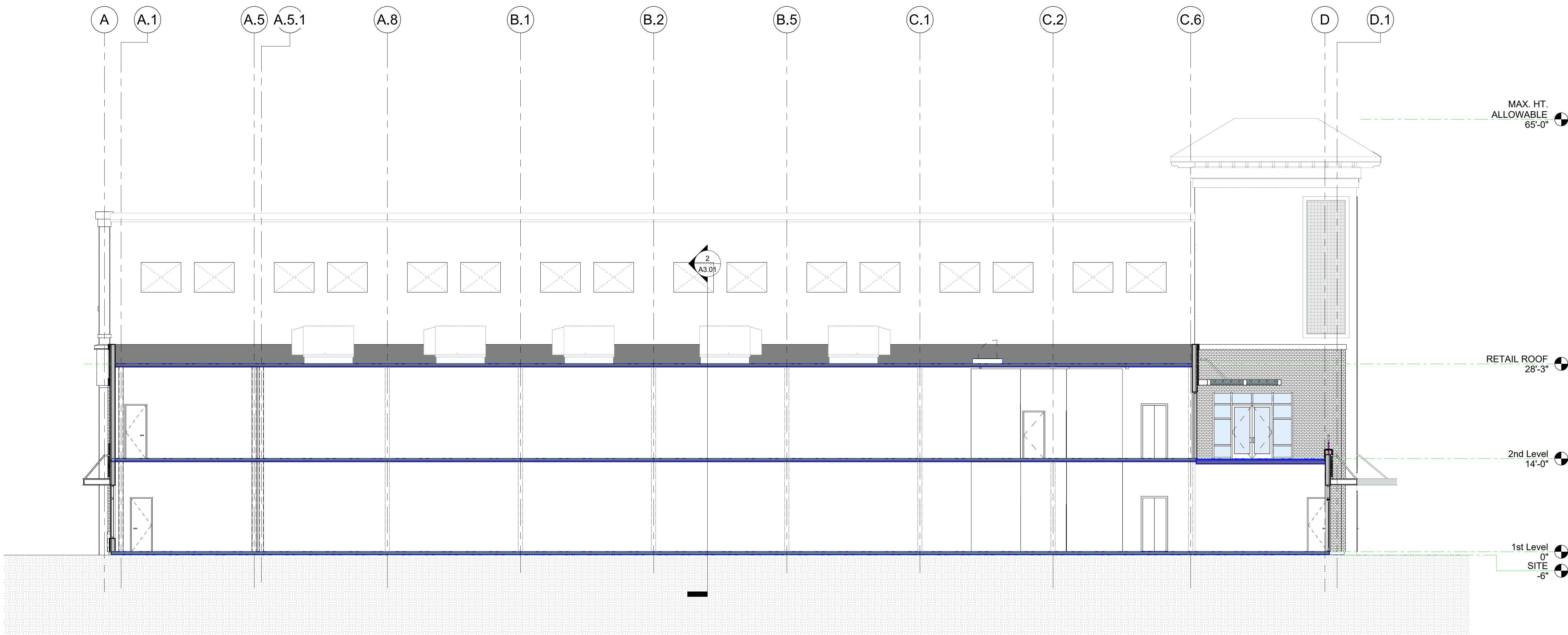
BUILDING SECTIONS - ENLARGED EAST-WEST - RETAIL

REVISIONS

[illegible]

PROJECT NO: 2023-01
DATE:
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A3.03



BUILDING SECTION EAST-WEST "E"
① @ RETAIL 1
1/8" = 1'-0"

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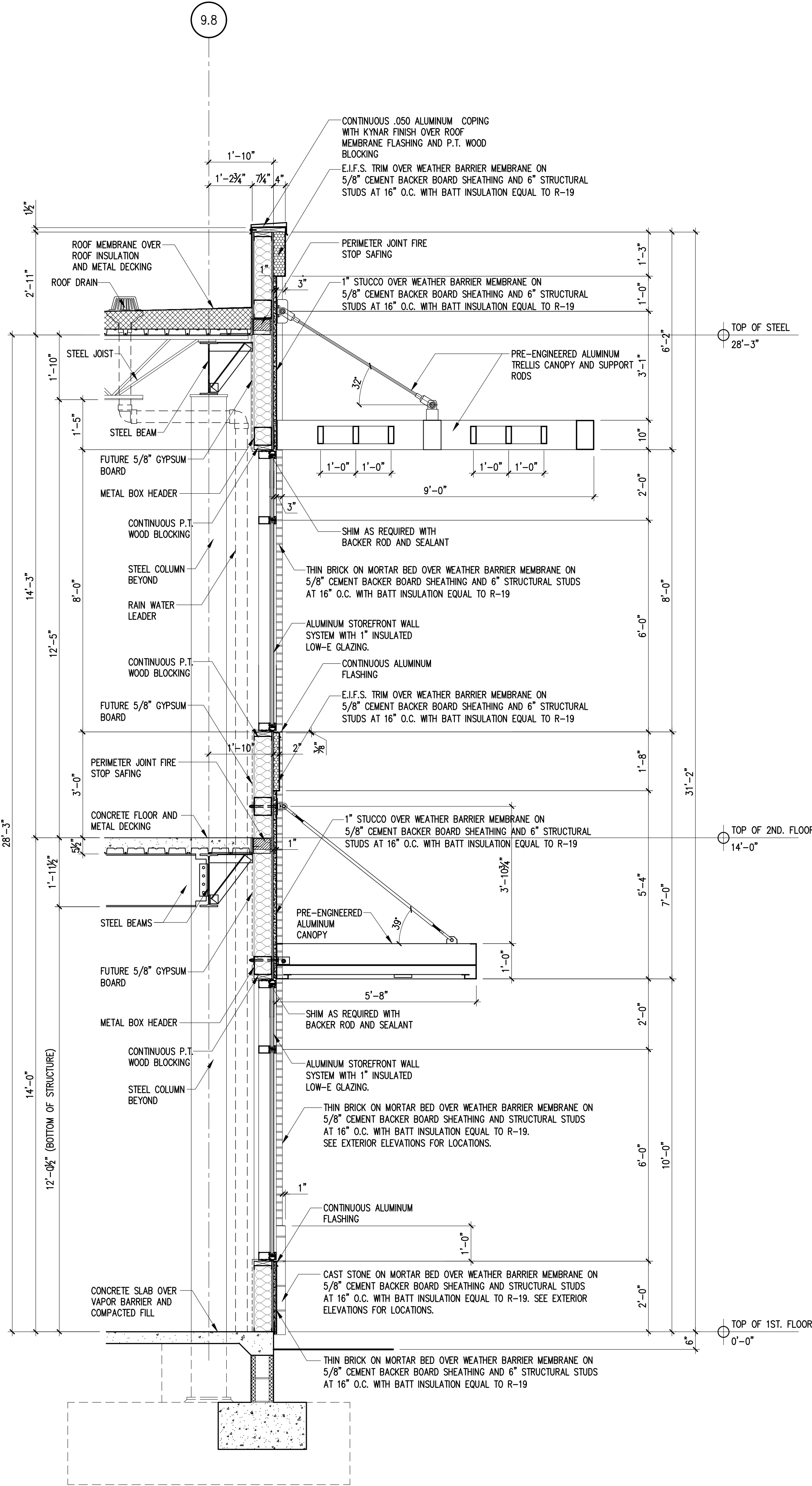
GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE, FLORIDA

WALL SECTIONS

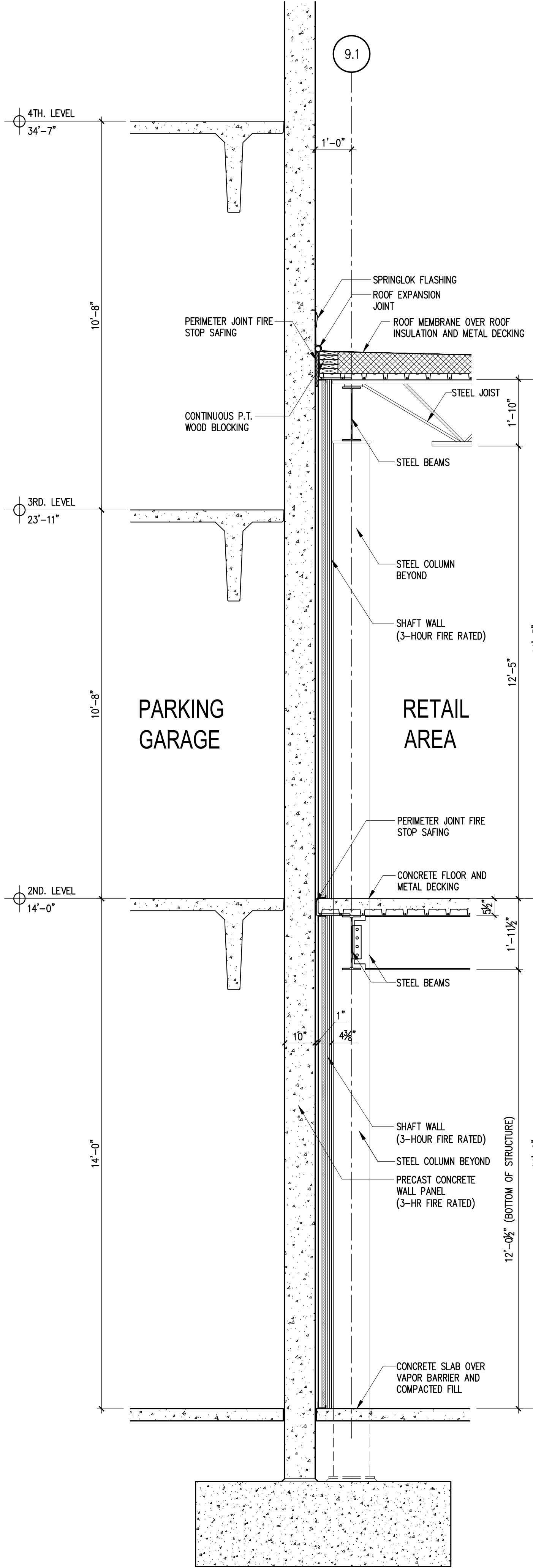
REVISIONS	
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW
08/06/2024	DD-CRC REV. 3

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

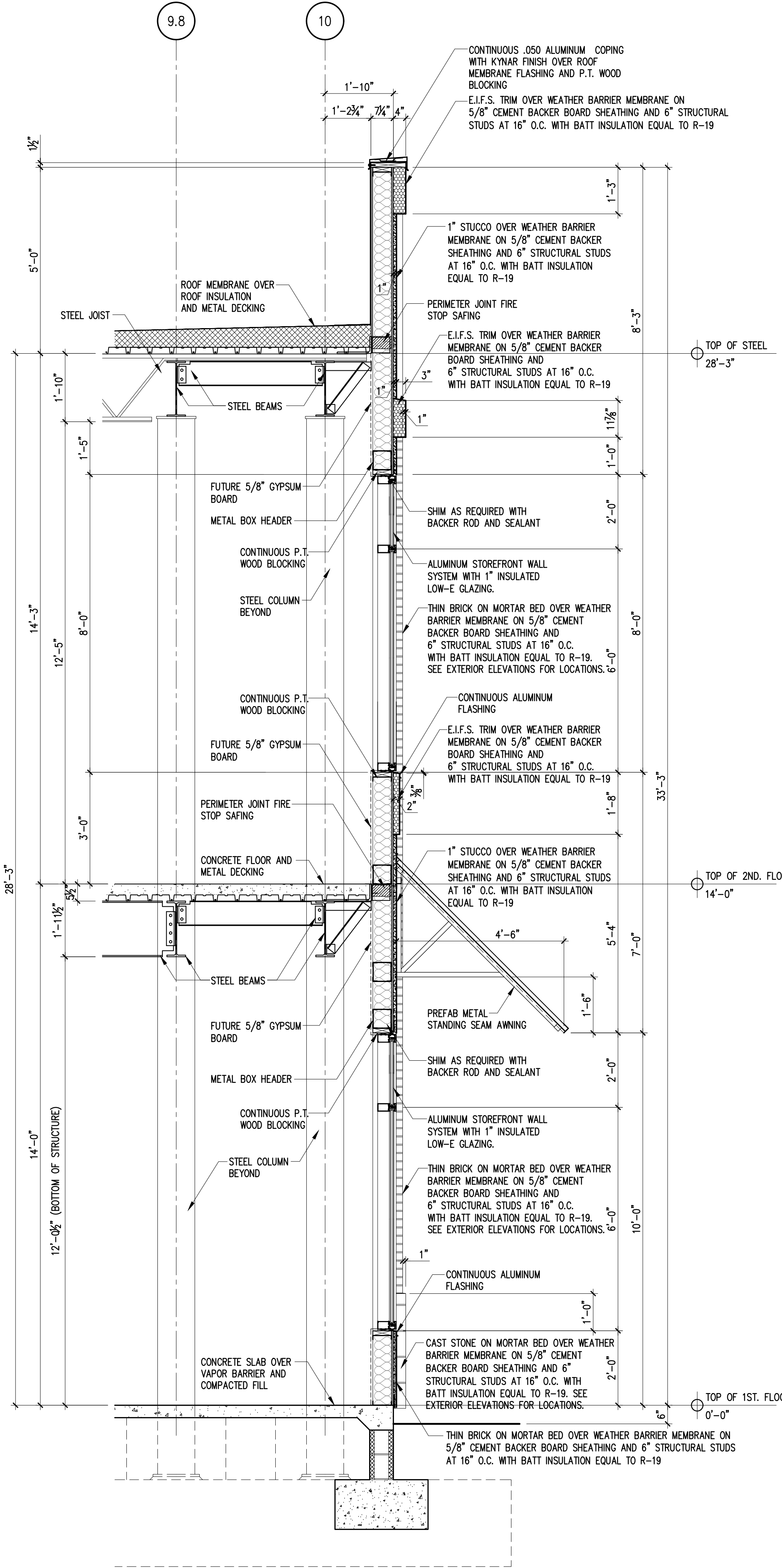
A4.01



03 WALL SECTION
SCALE: 1/2" = 1'-0"



02 WALL SECTION
SCALE: 1/2" = 1'-0"



01 WALL SECTION
SCALE: 1/2" = 1'-0"

DD - CRO
REVIEW

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WEST KING STREET
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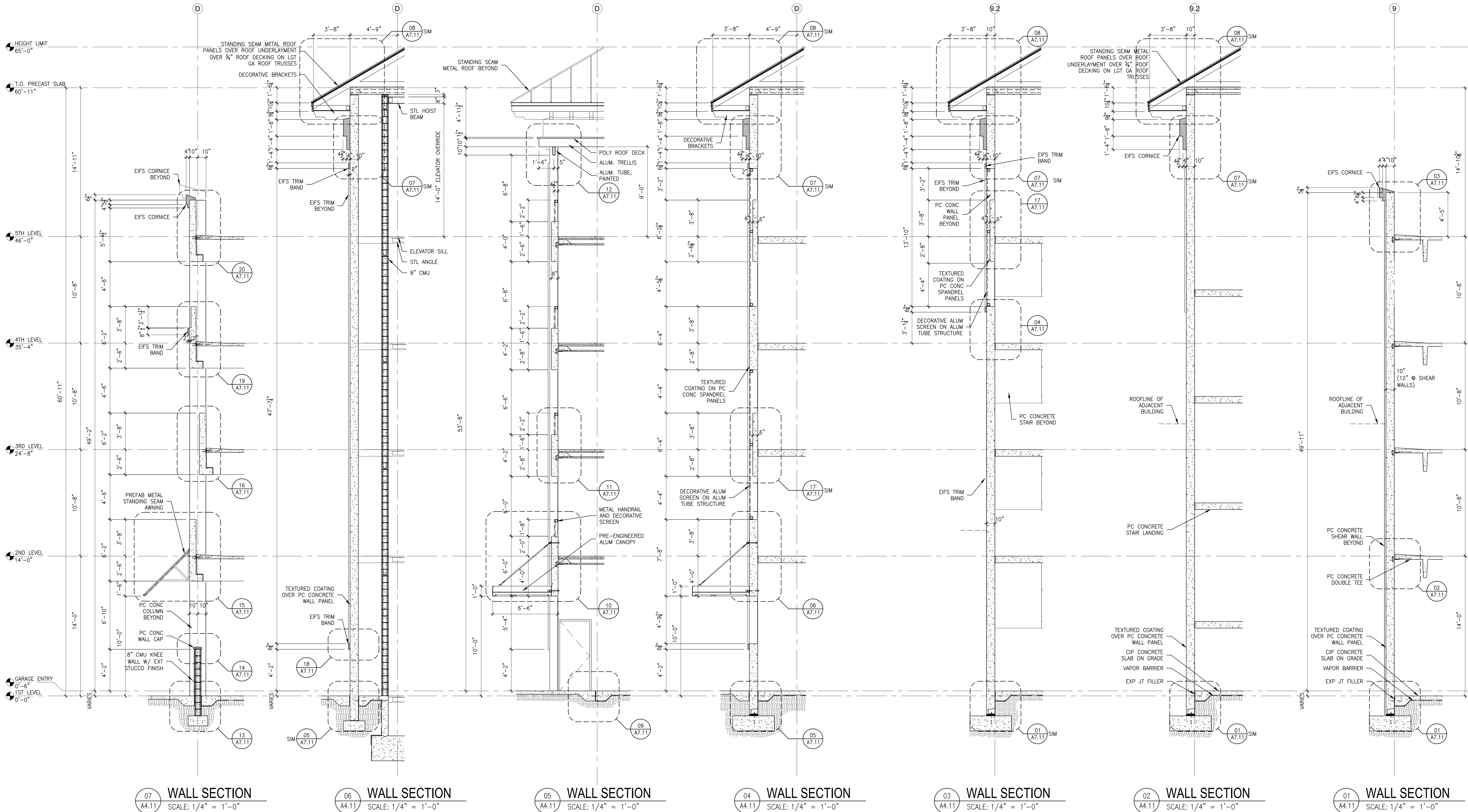
WALL SECTIONS

REVISIONS

PROJECT NO: 2023-01
DATE:
DRAWN BY: W
CHECKED BY: C

A4.02



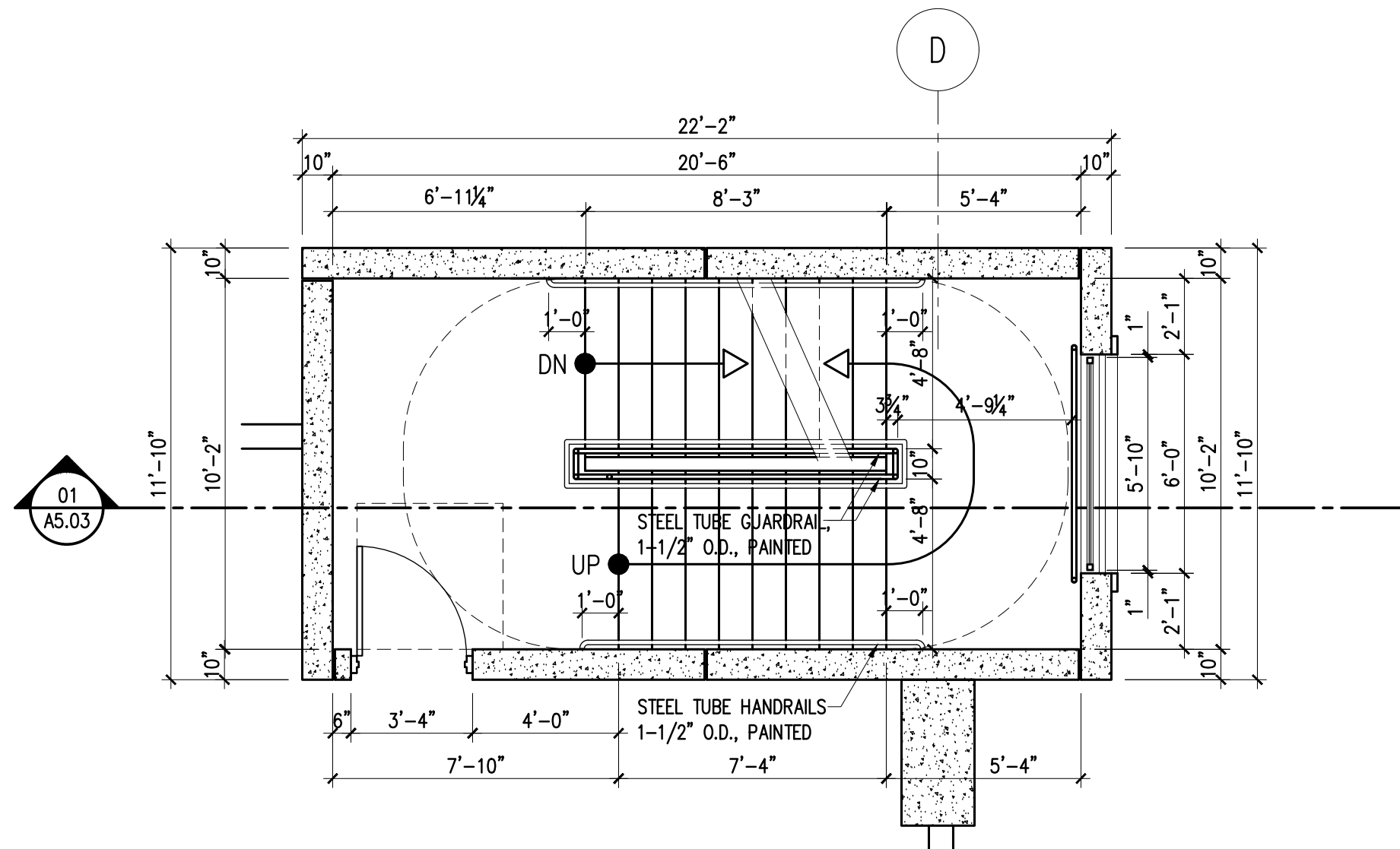


Education Packet Page 47

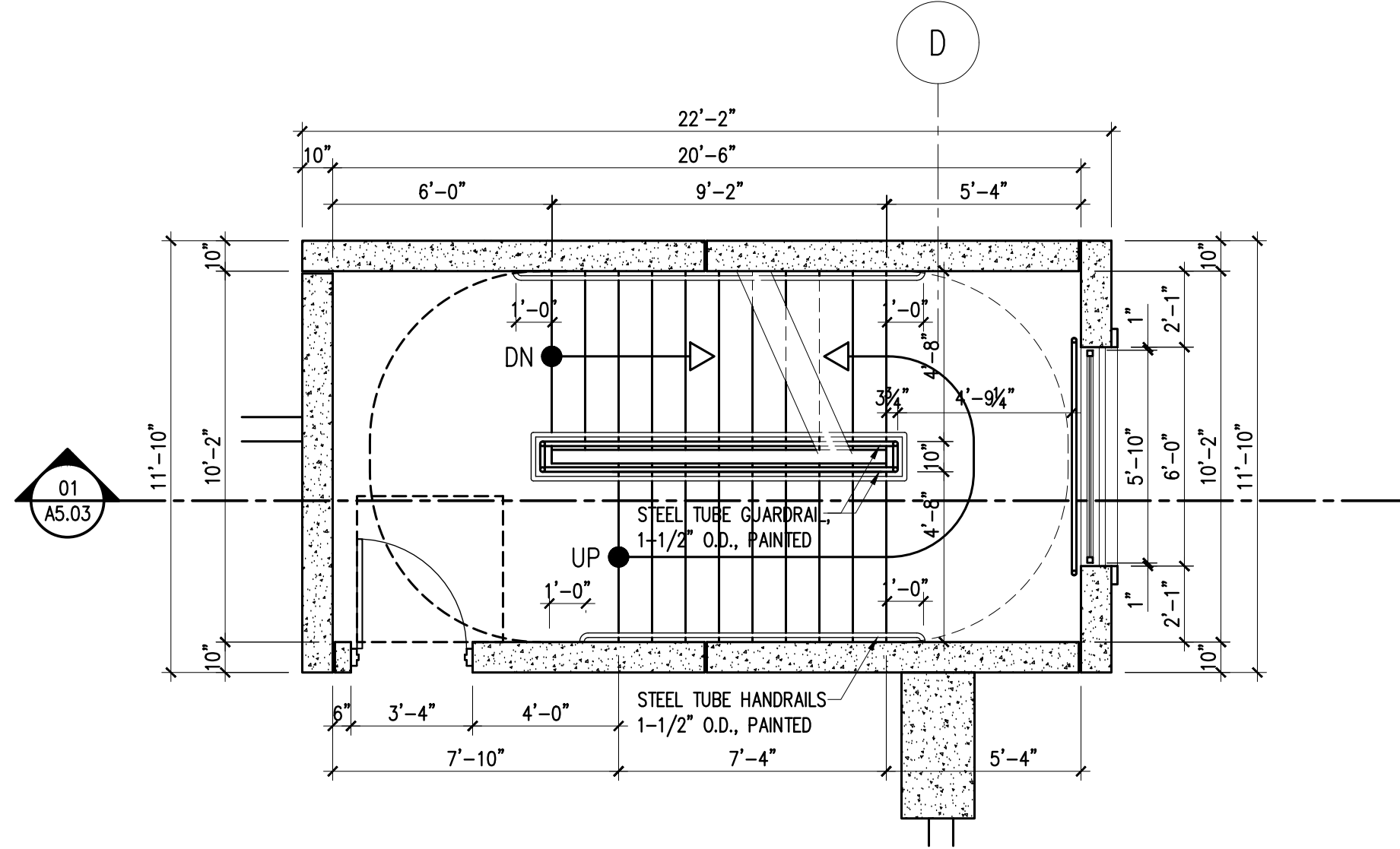
REVISIONS	
DATE	DESCRIPTION
05/01/2024	SD PACKAGE
06/03/2024	DD-CRC REVIEW
08/06/2024	DD-CRC REV. 3

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

A5.02

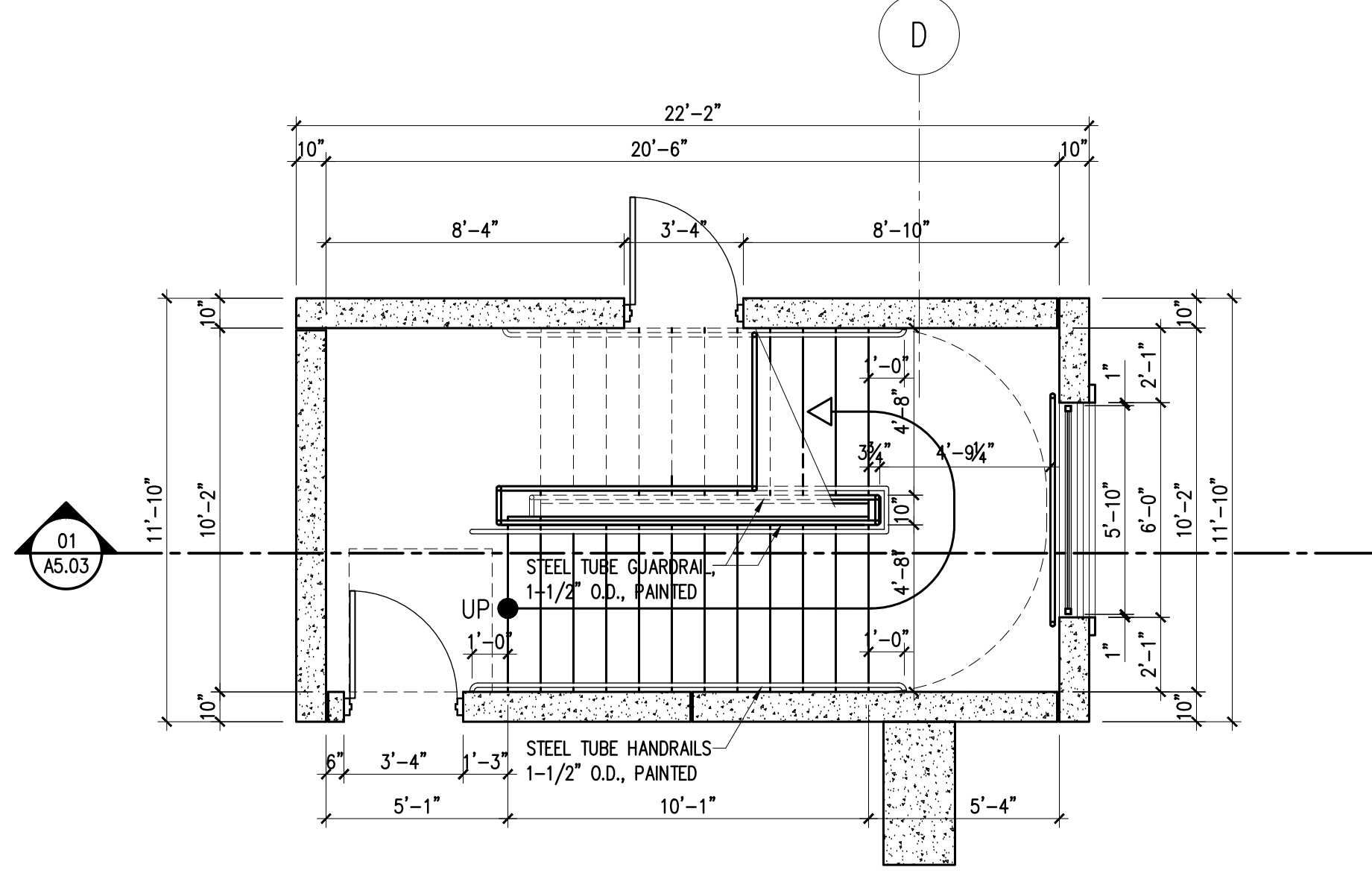


ENLARGED 3RD AND 4TH. FLOOR PLAN AT STAIR NO.2
SCALE: 1/4" = 1'-0"

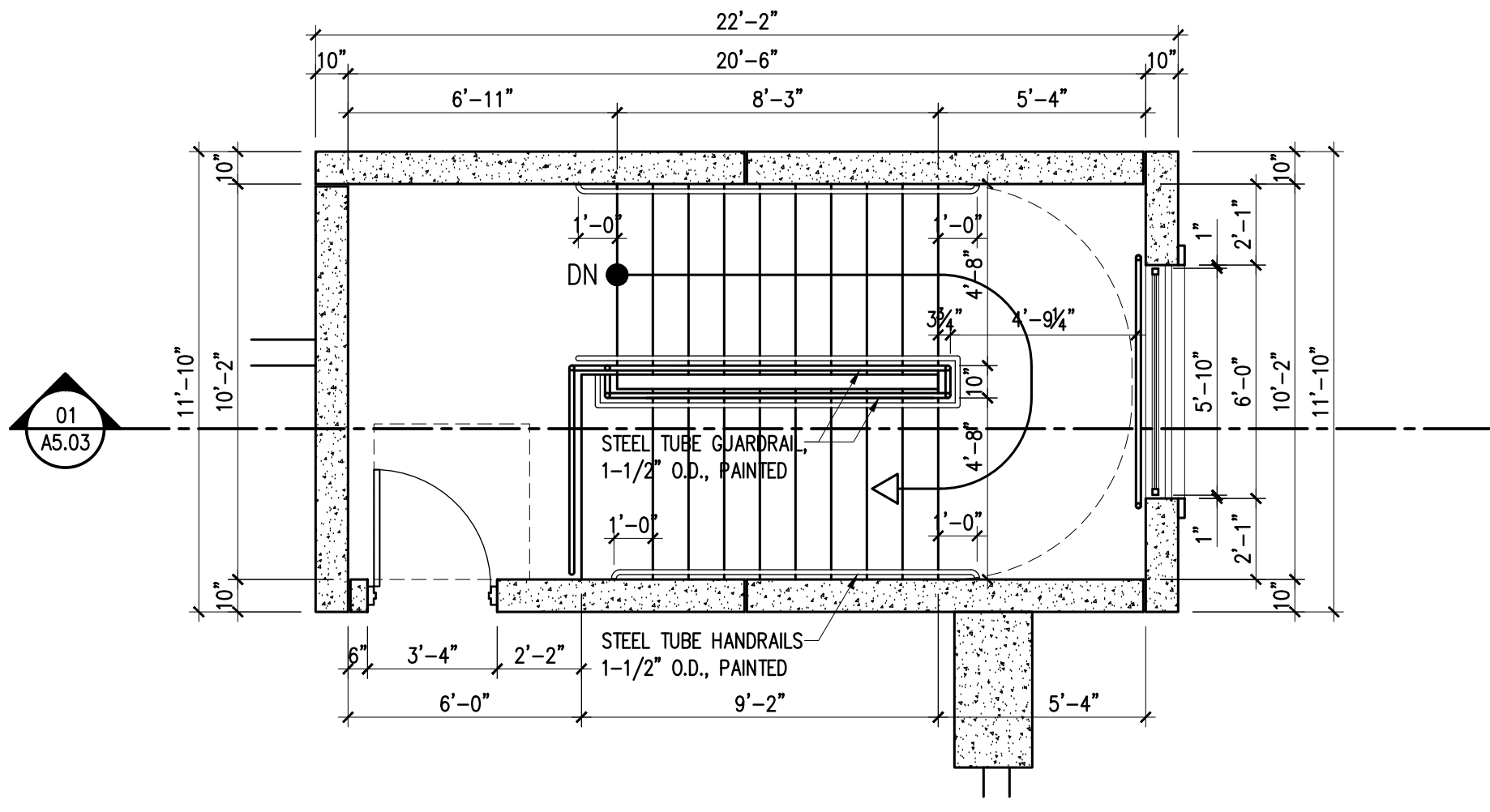


ENLARGED 2ND. FLOOR PLAN AT STAIR NO.2
SCALE: 1/4" = 1'-0"

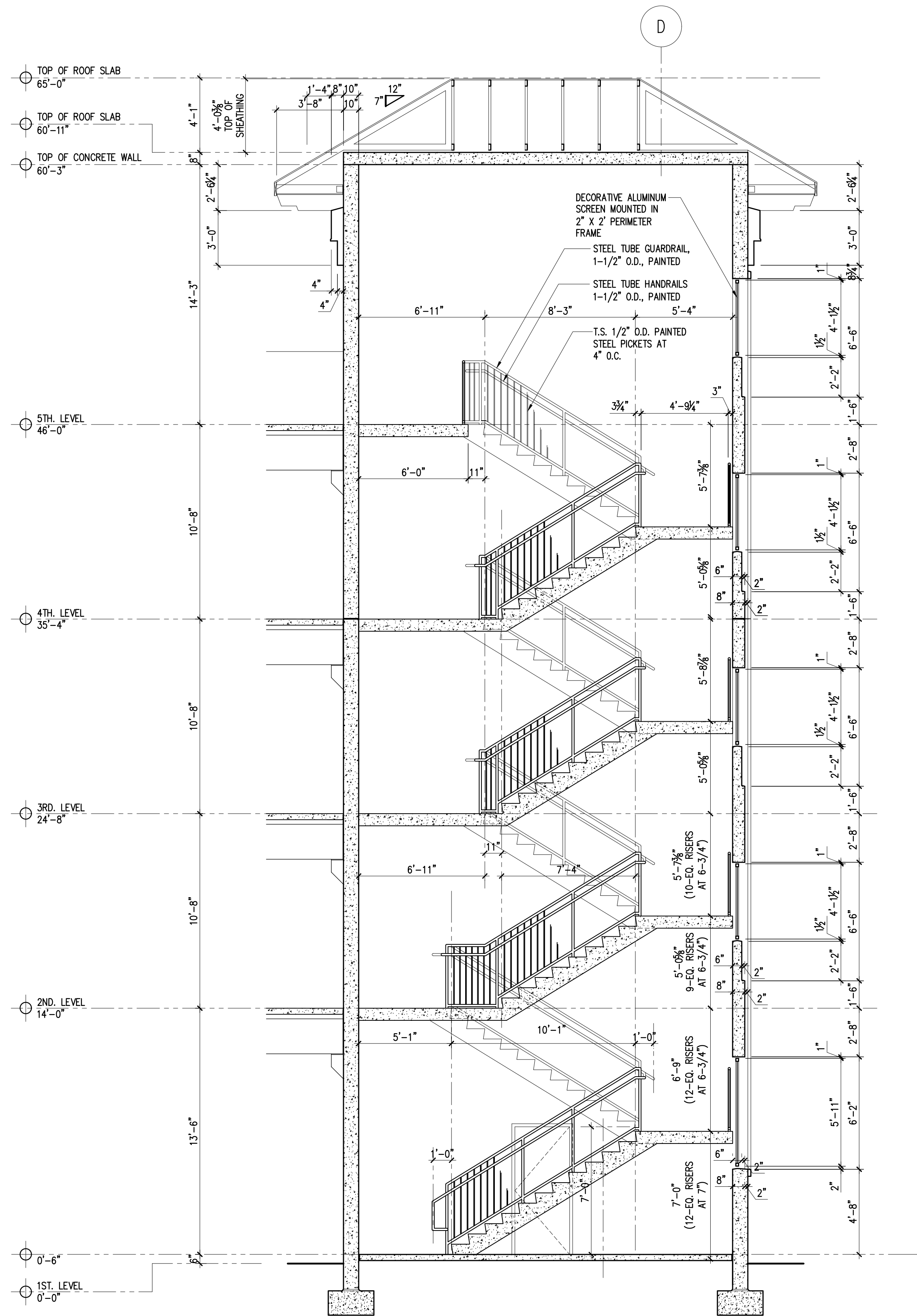
2ND FLOOR



ENLARGED 1ST. FLOOR PLAN AT STAIR NO.2
SCALE: 1/4" = 1'-0"



ENLARGED 5TH. FLOOR PLAN AT STAIR NO.2
SCALE: 1/4" = 1'-0"

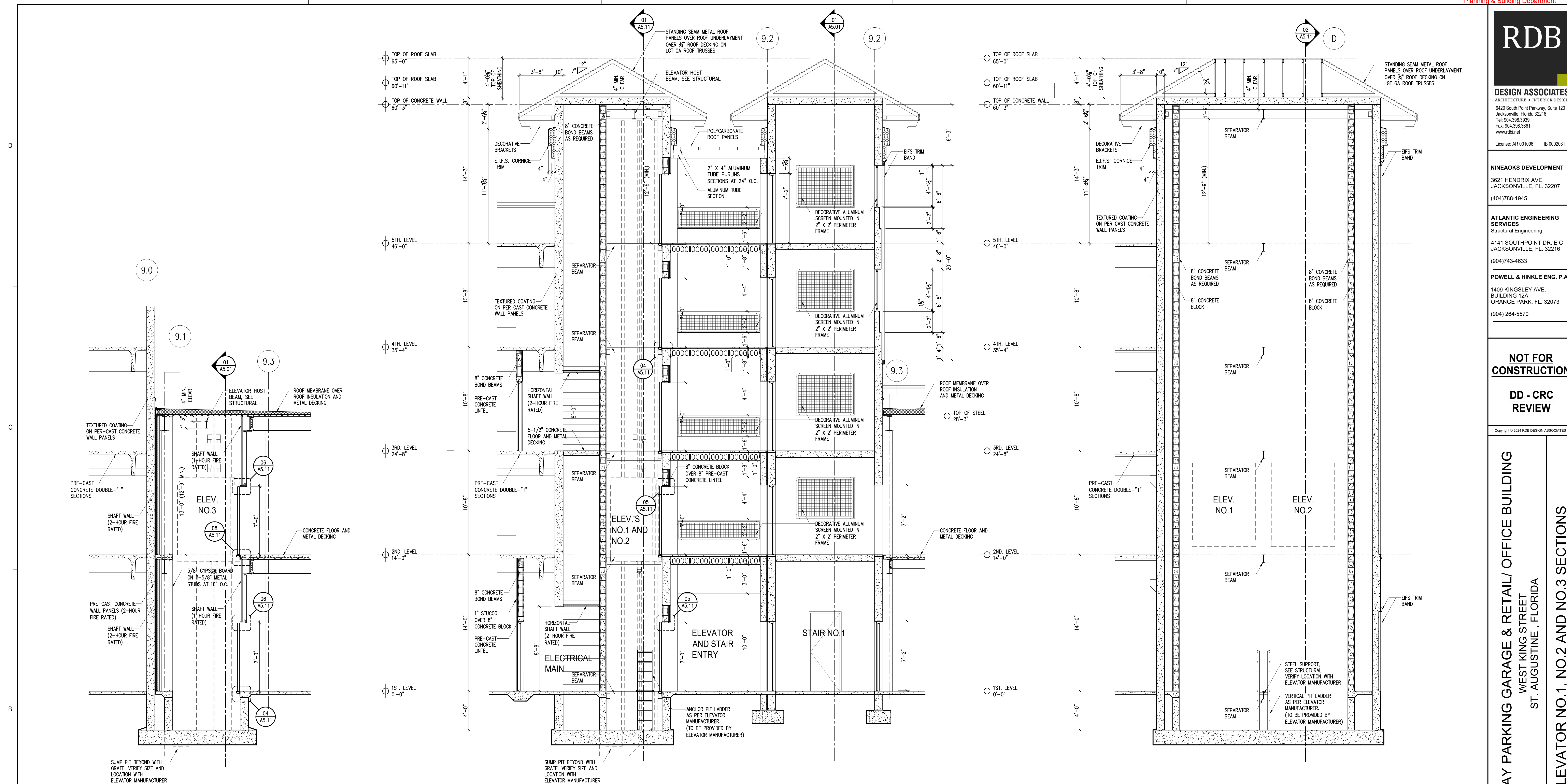


STAIR NO.2 - WALL SECTION
SCALE: 1/4" = 1'-0"

[illegible]

PROJECT NO: 2023-01
DATE:
DRAWN BY: W
CHECKED BY: C

A5.11



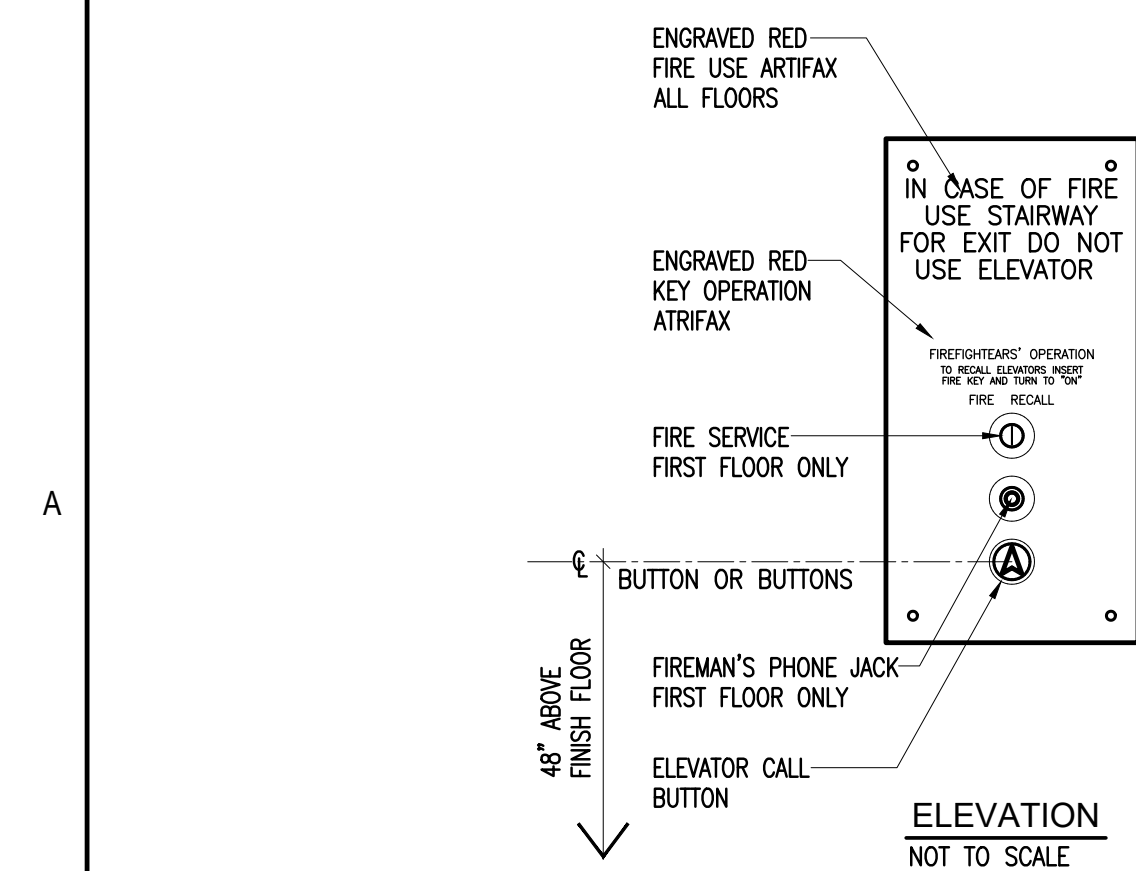
03 ELEVATOR NO.-3 WALL SECTION
A5.11 SCALE: 1/4" = 1'-0"

02
A5.11

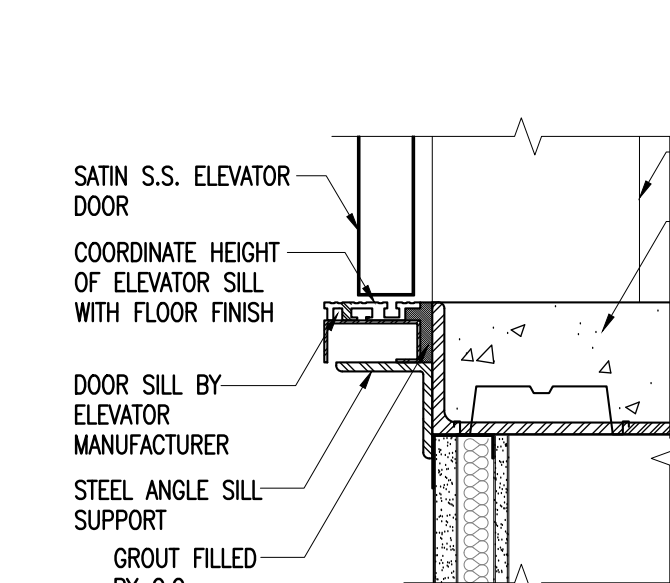
ELEVATOR NO.-1 AND NO.2, AND STAIR NO.1 WALL SECTION

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

ELEVATOR NO.-1 AND NO.2 WALL SECTION



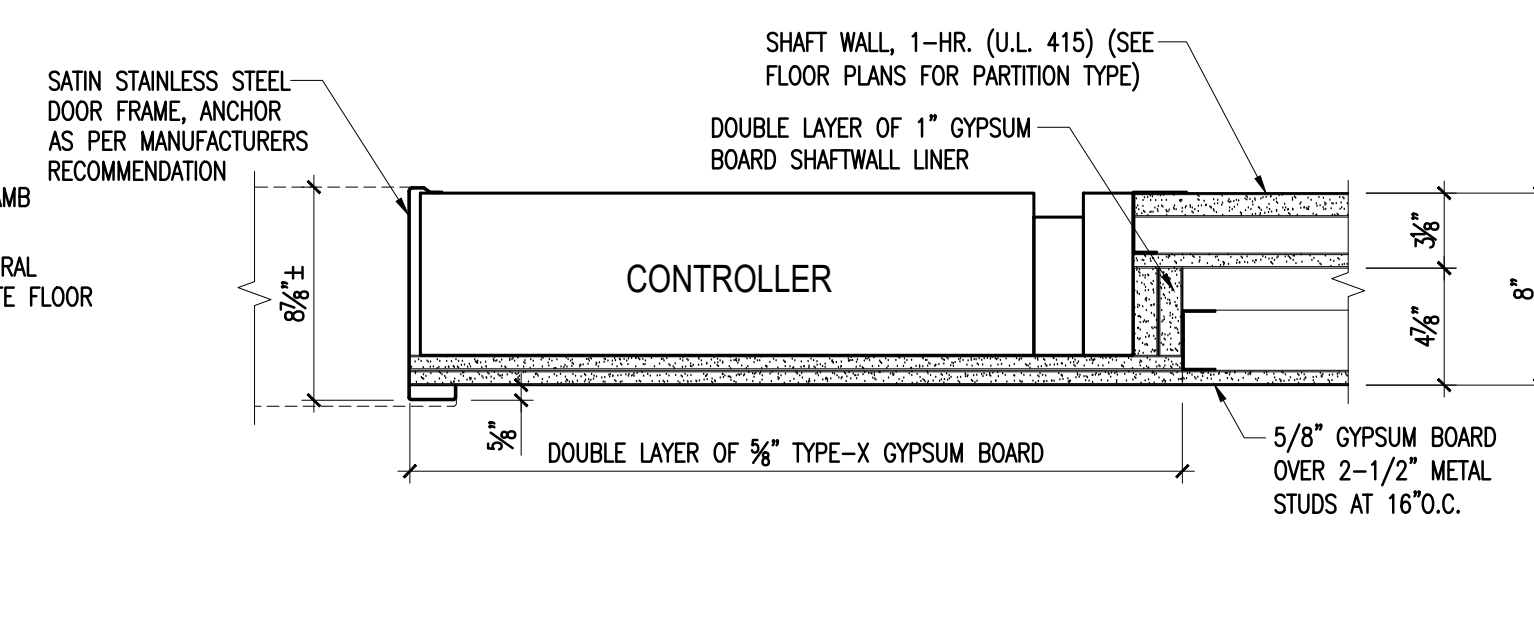
09 FIRST FLOOR ELEVATOR
A5.11 CALL PUSH BUTTON DEAL
SCALE: 1-1/2" = 1'-0"



08
A5.11

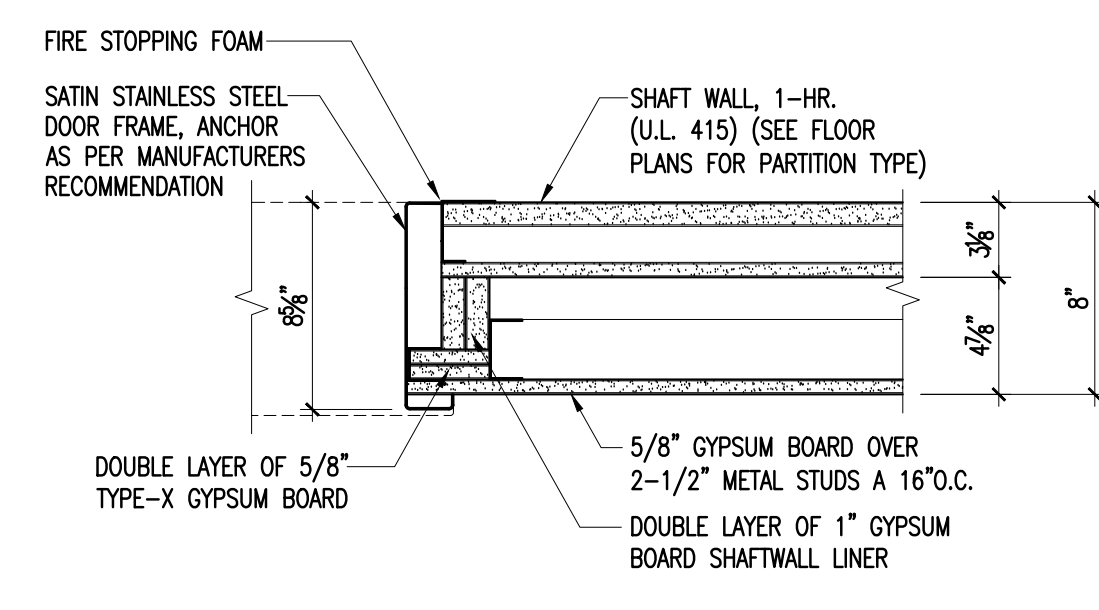
TYPICAL ELEVATOR SILL DETAIL
AT ELEVATORS NO.3

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



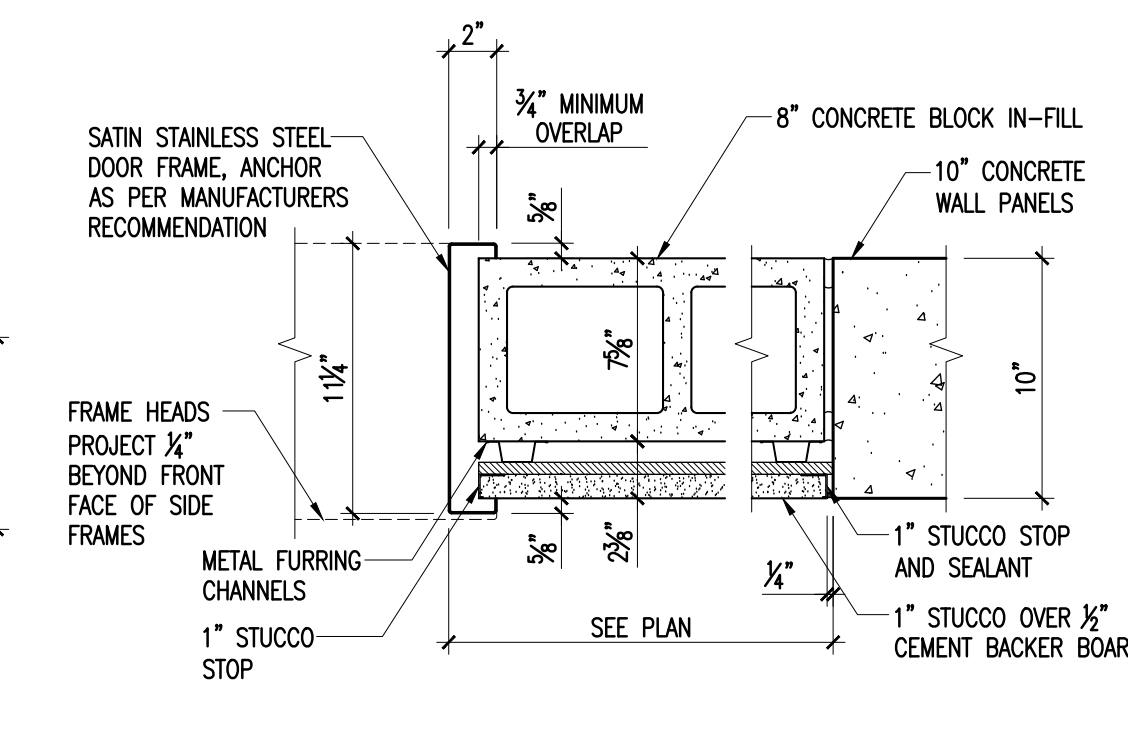
JAMB DETAIL AT ELEVATOR NO.3
CONTROLLER, 2ND FLOOR

07
A5.11 SCALE: 1-1/2" = 1'-0"



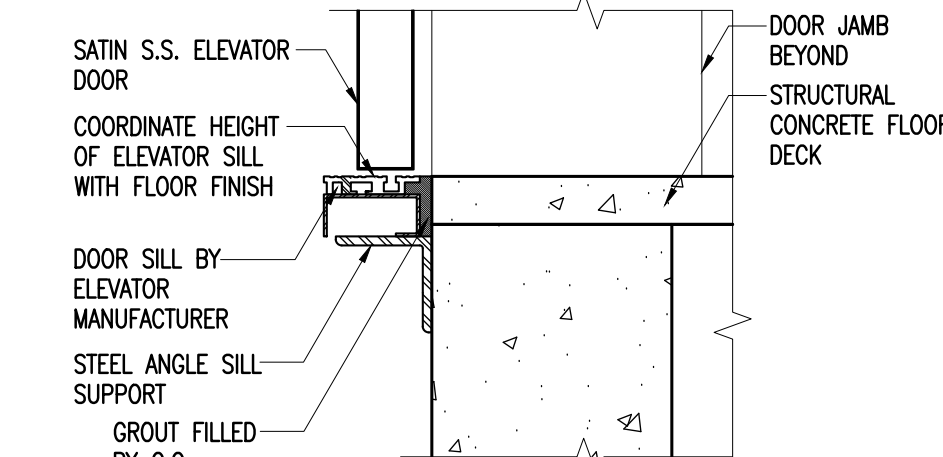
TYPICAL JAMB DETAIL AT ELEVATOR
NO.3, HEAD DETAIL SIMILAR

06
A5.11 SCALE: 1-1/2" = 1'-0"



TYPICAL JAMB DETAIL AT
ELEVATORS NO.1 AND NO.2,
HEAD DETAIL SIMILAR

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



04
A5.11

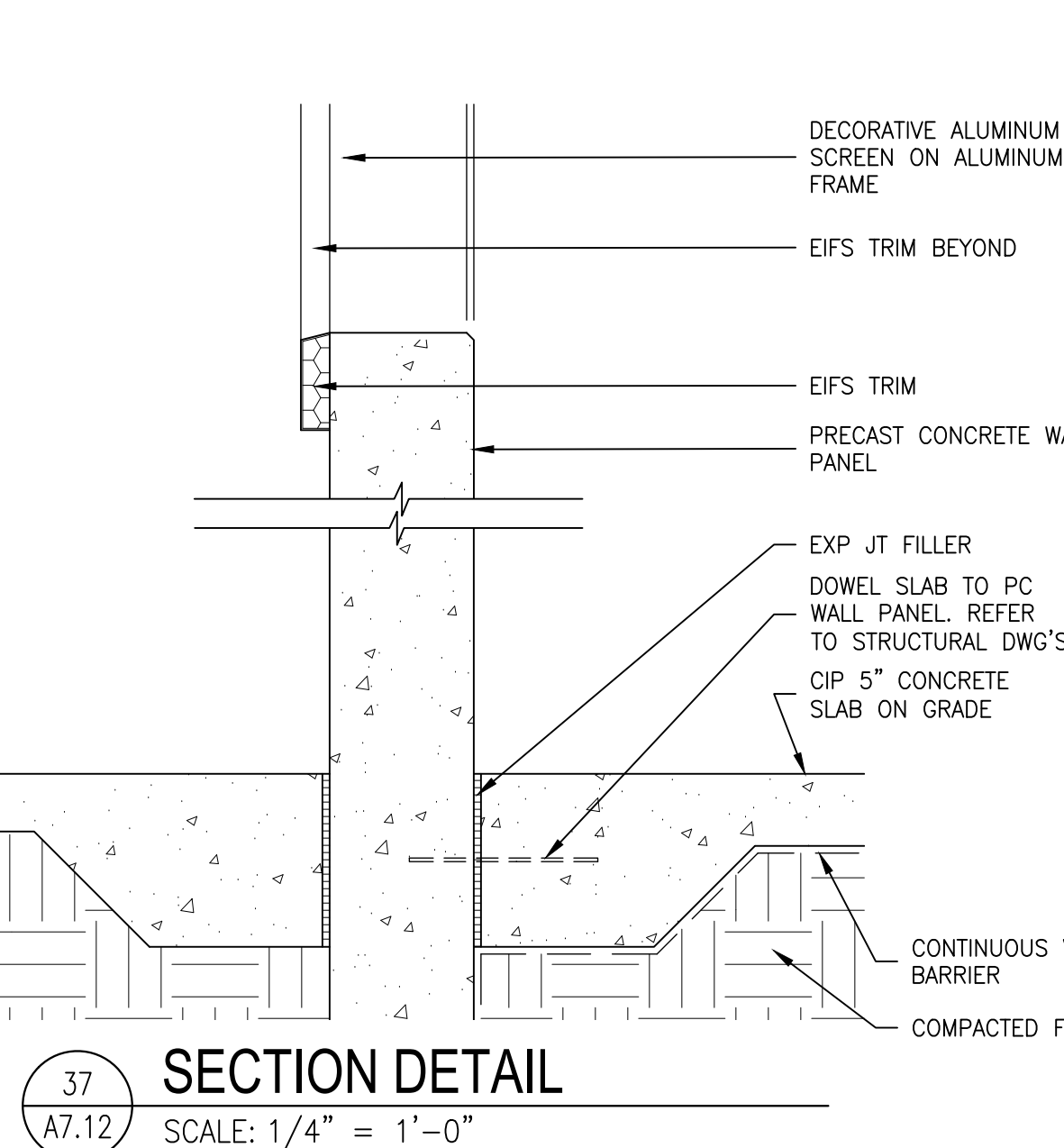
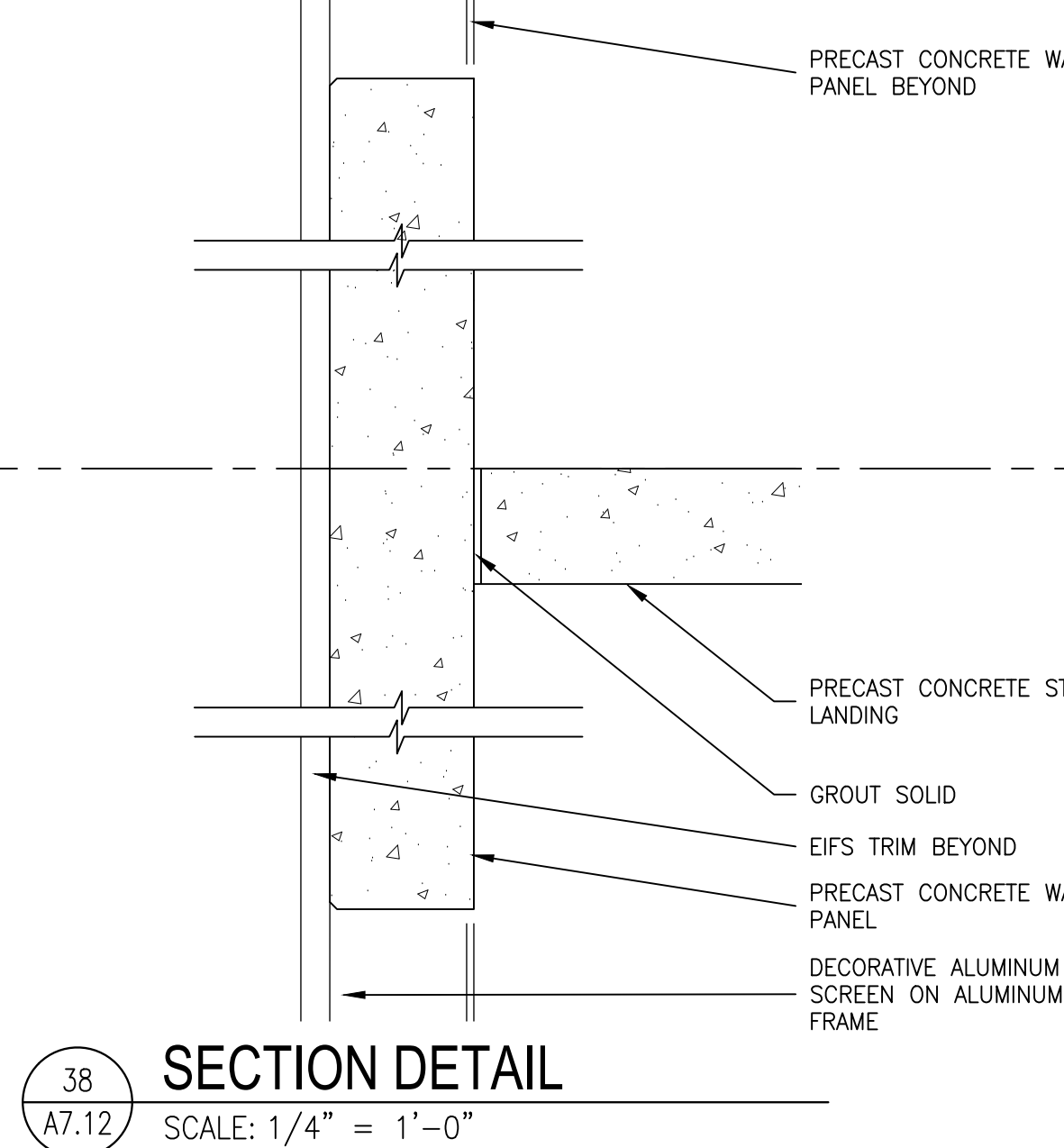
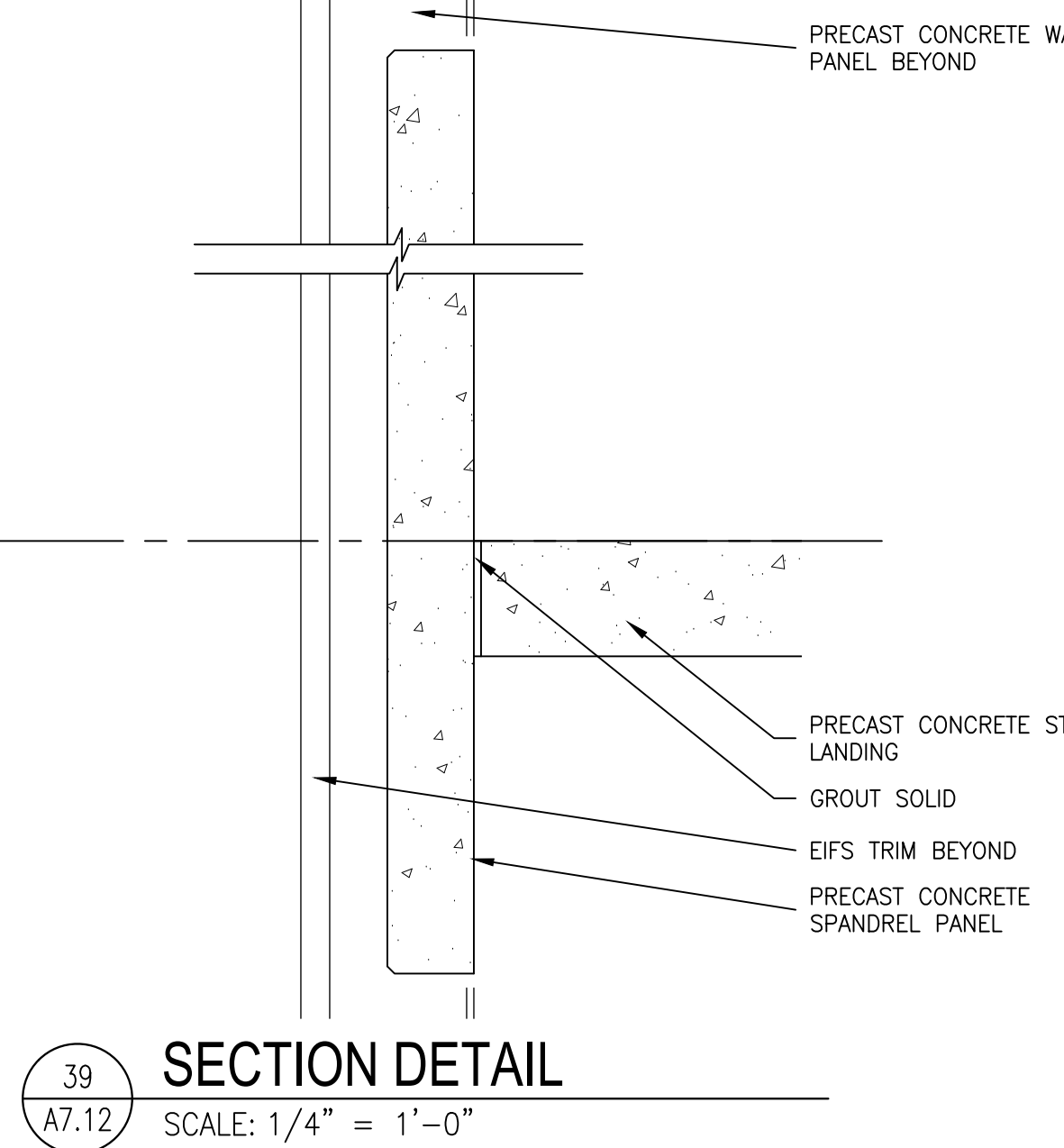
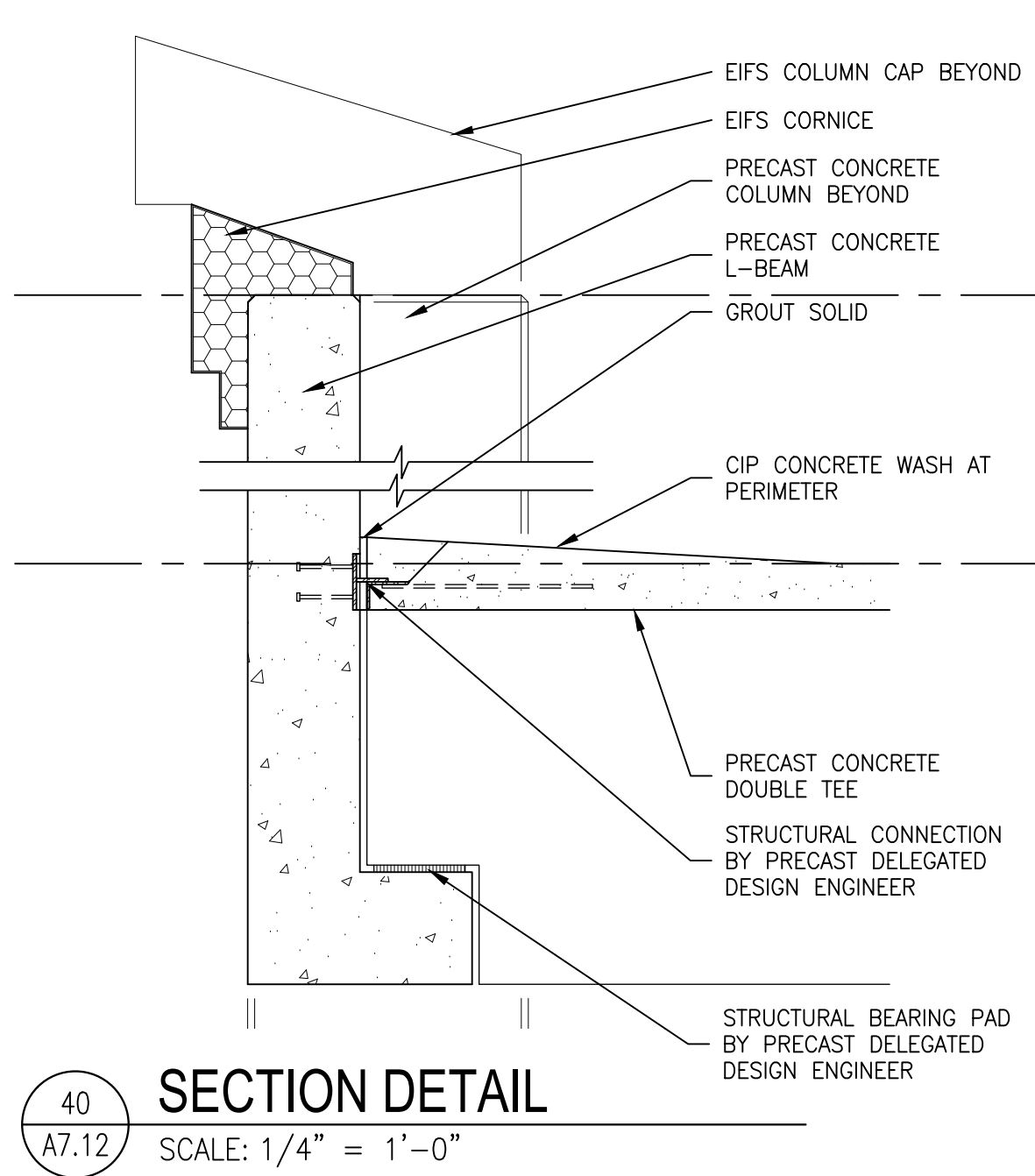
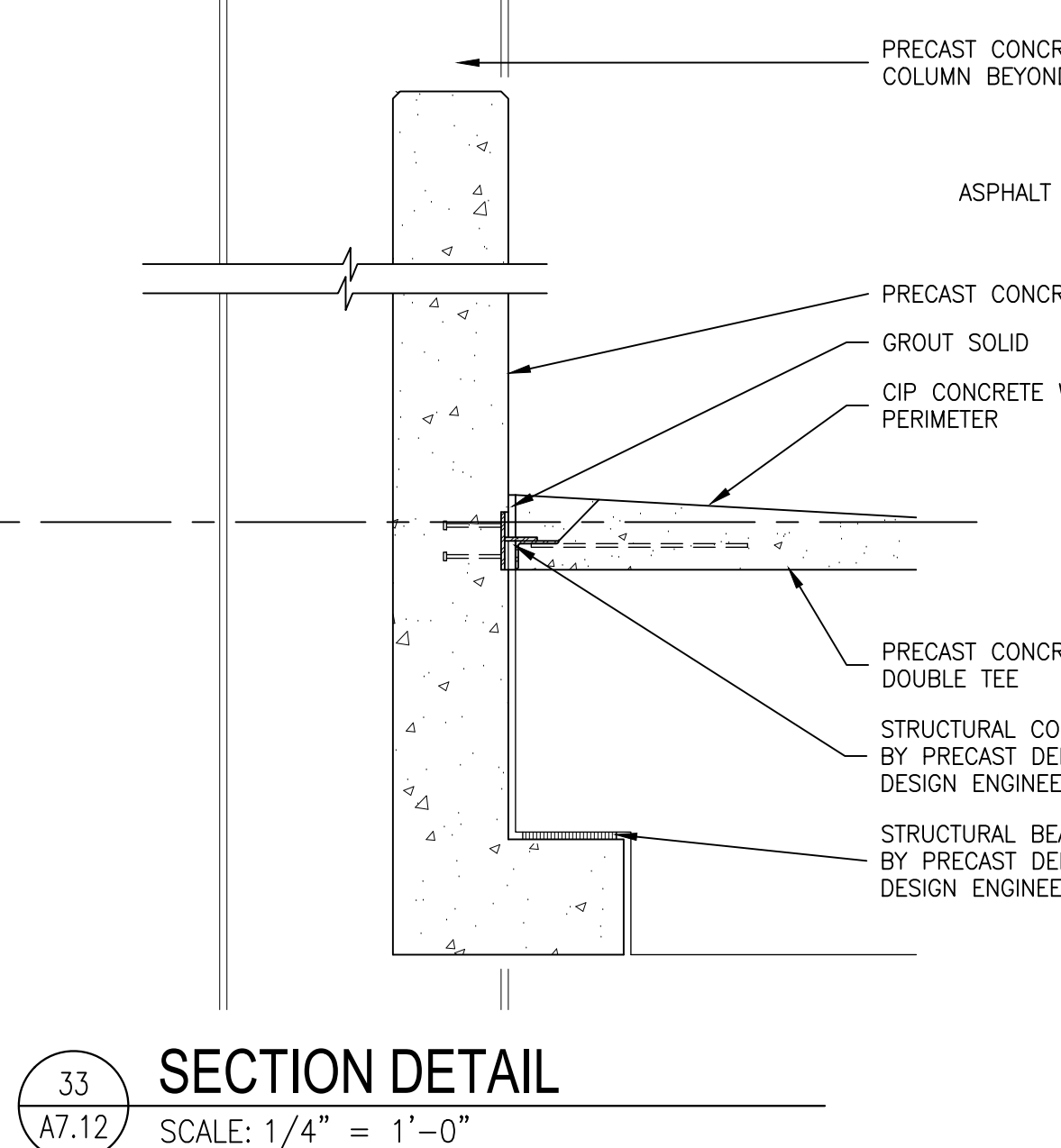
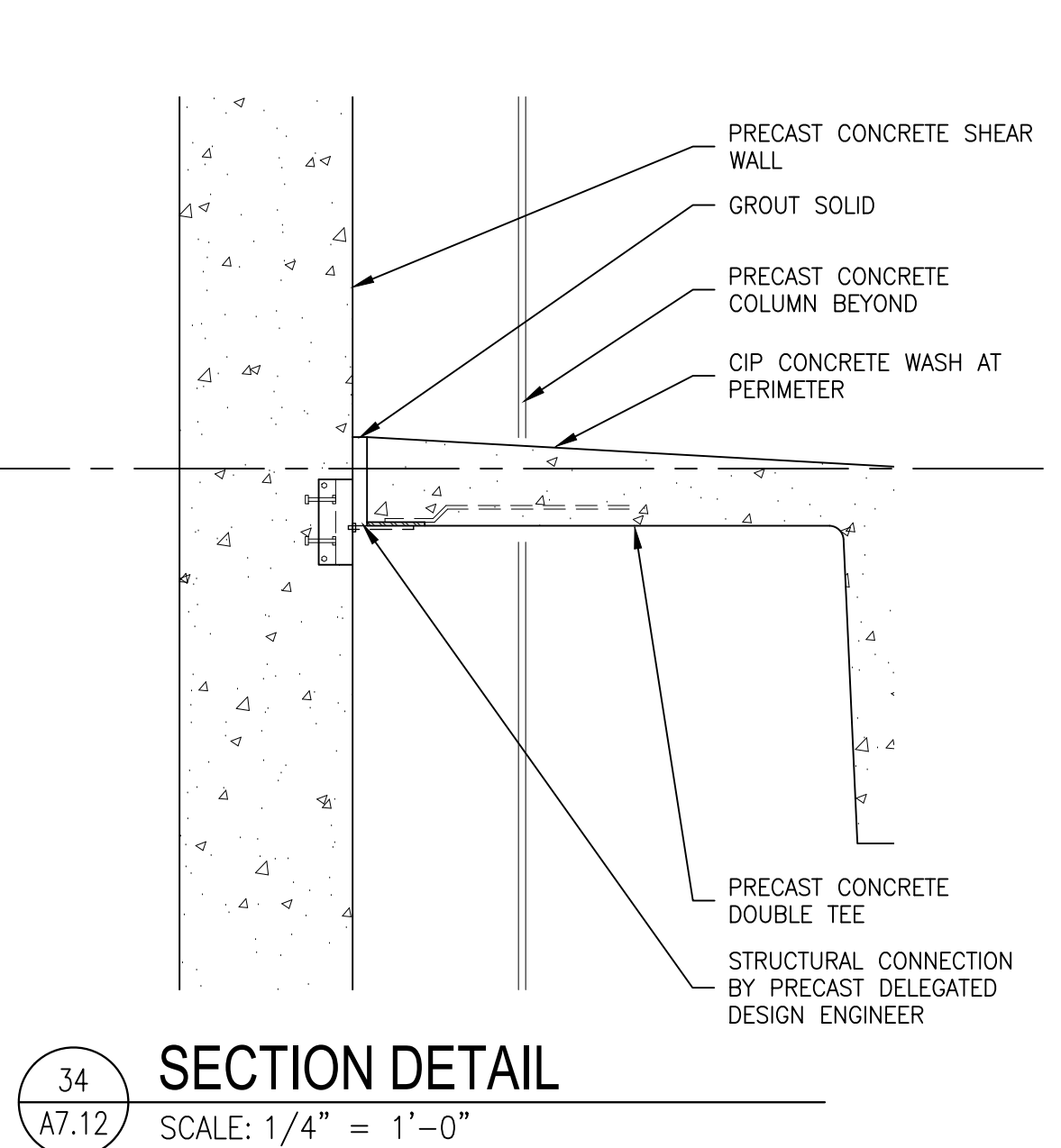
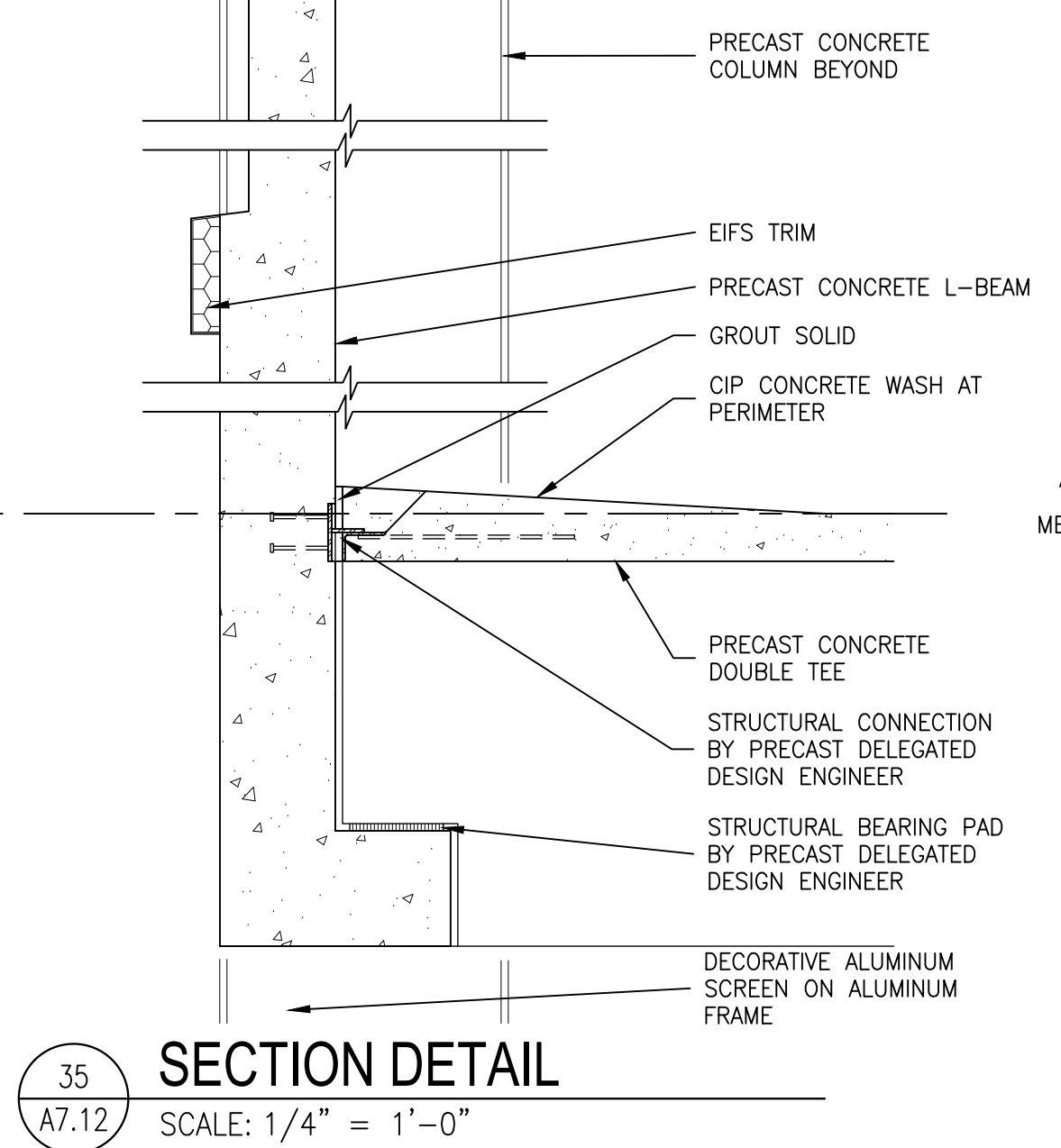
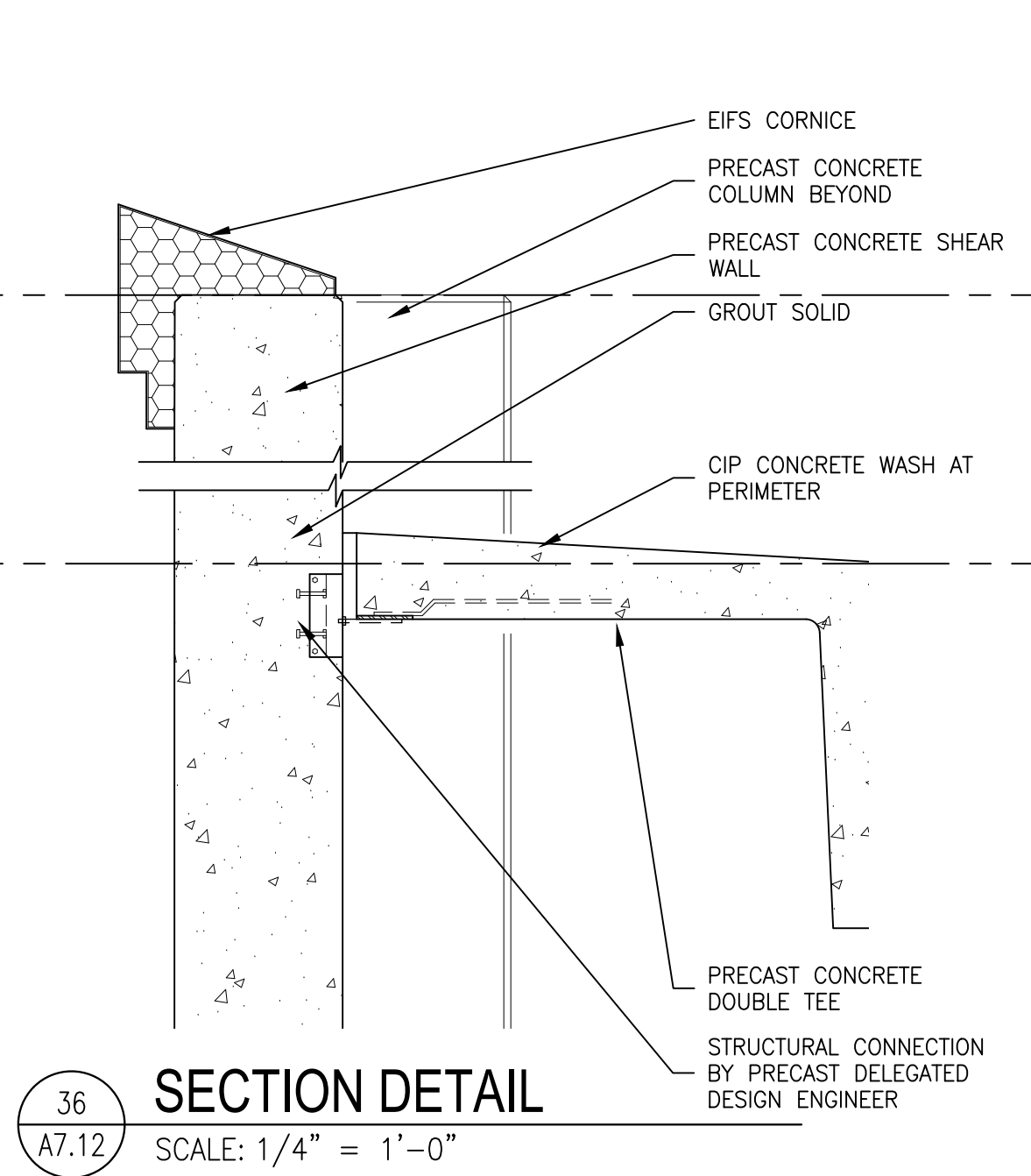
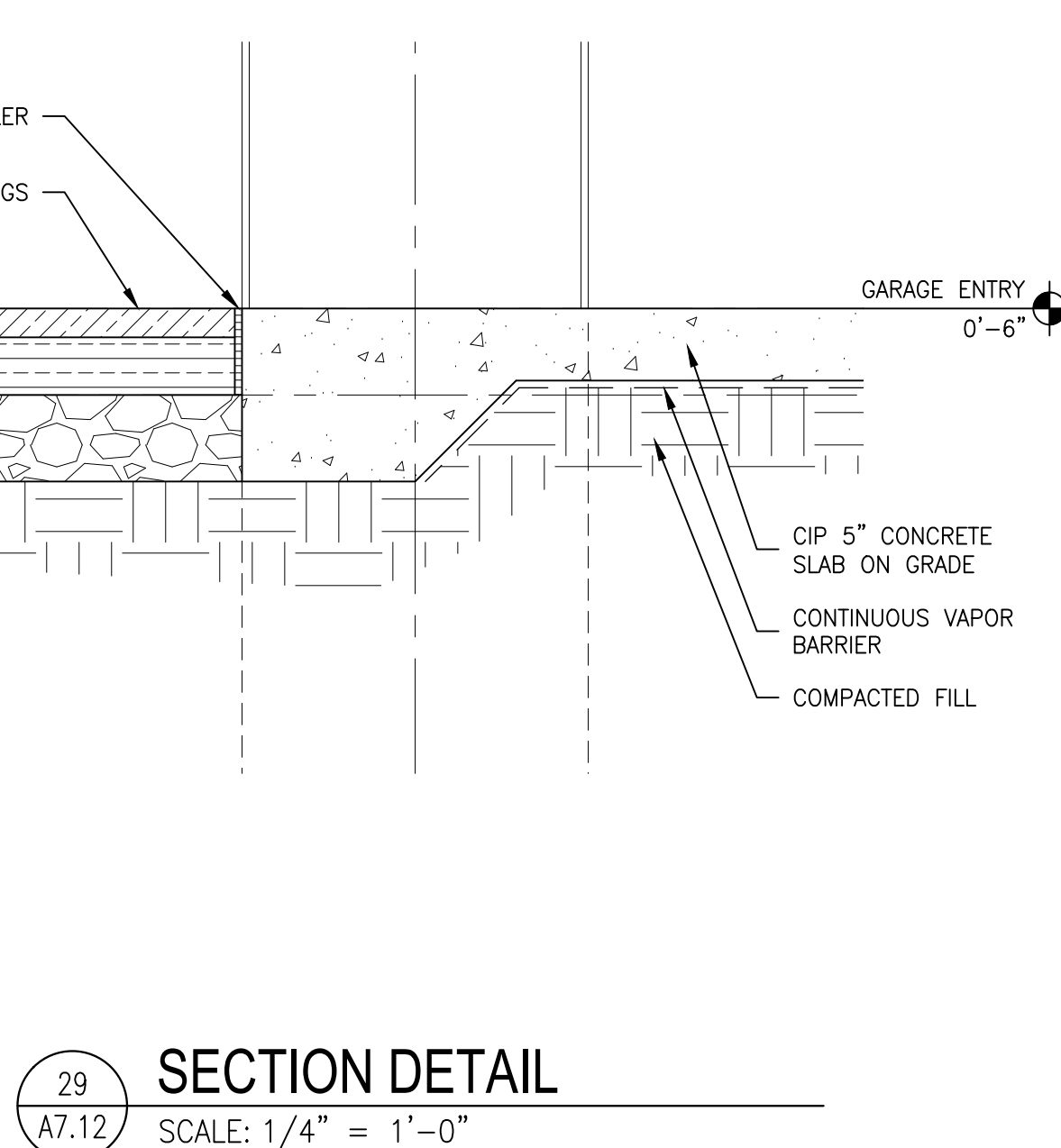
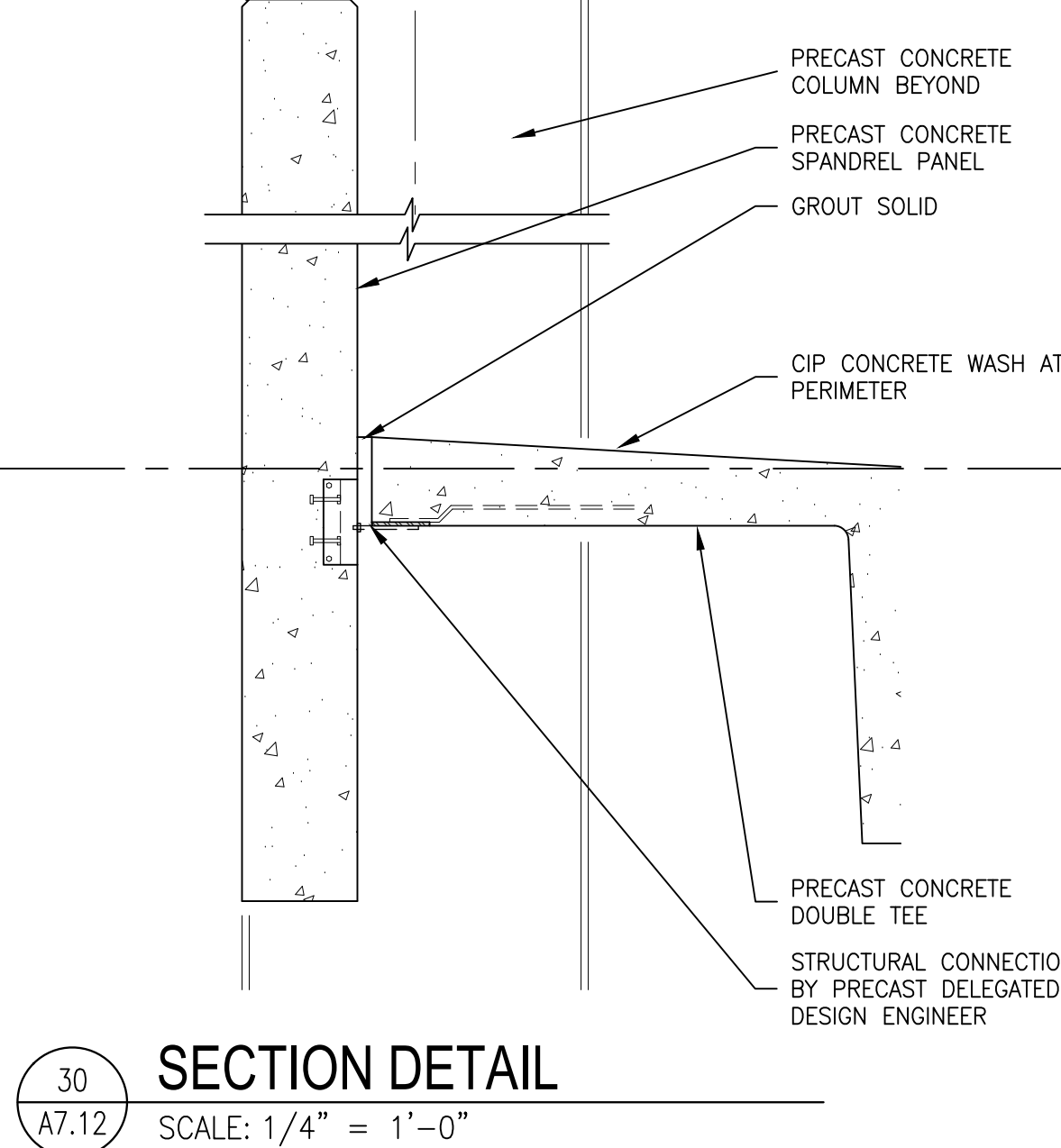
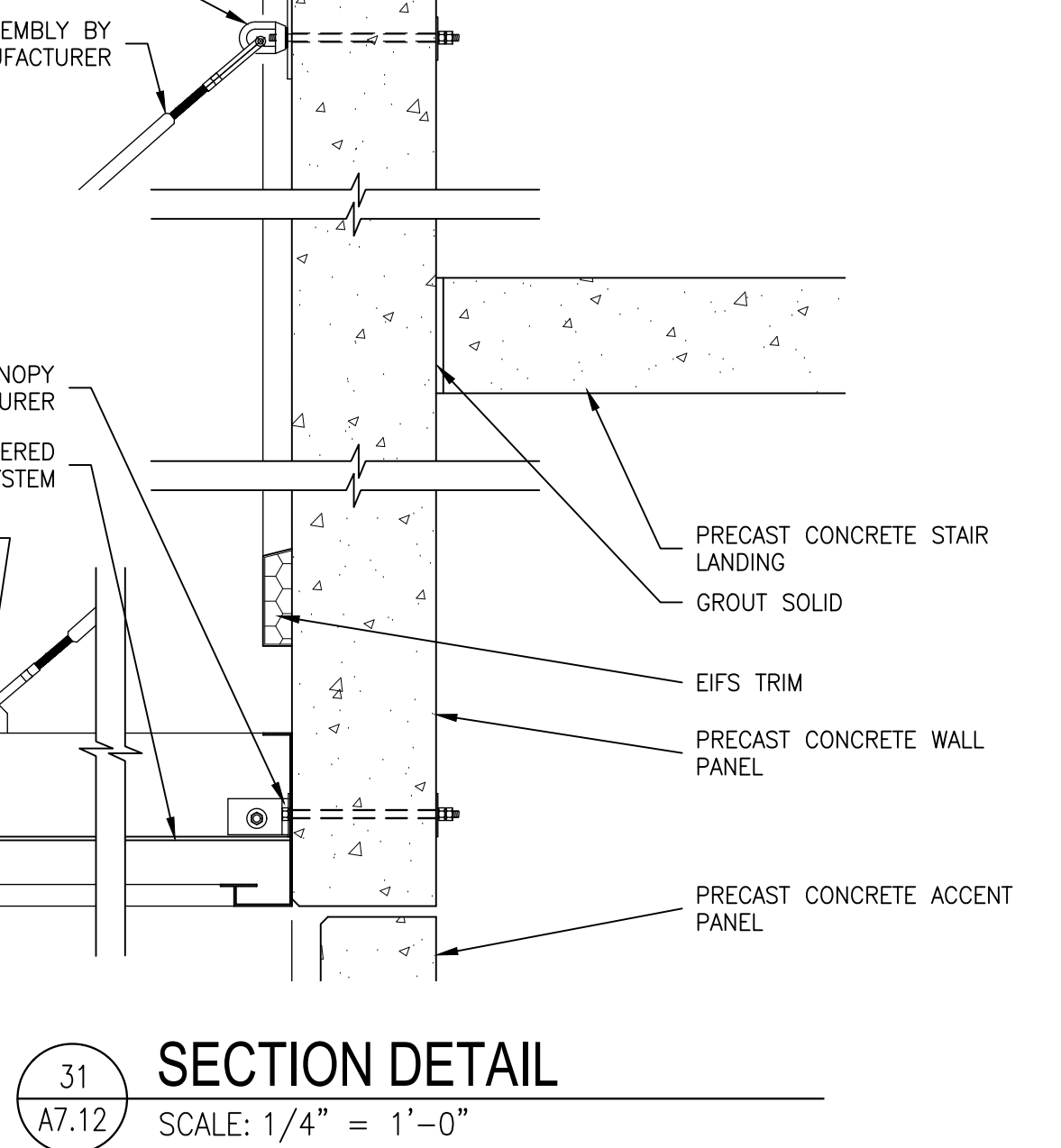
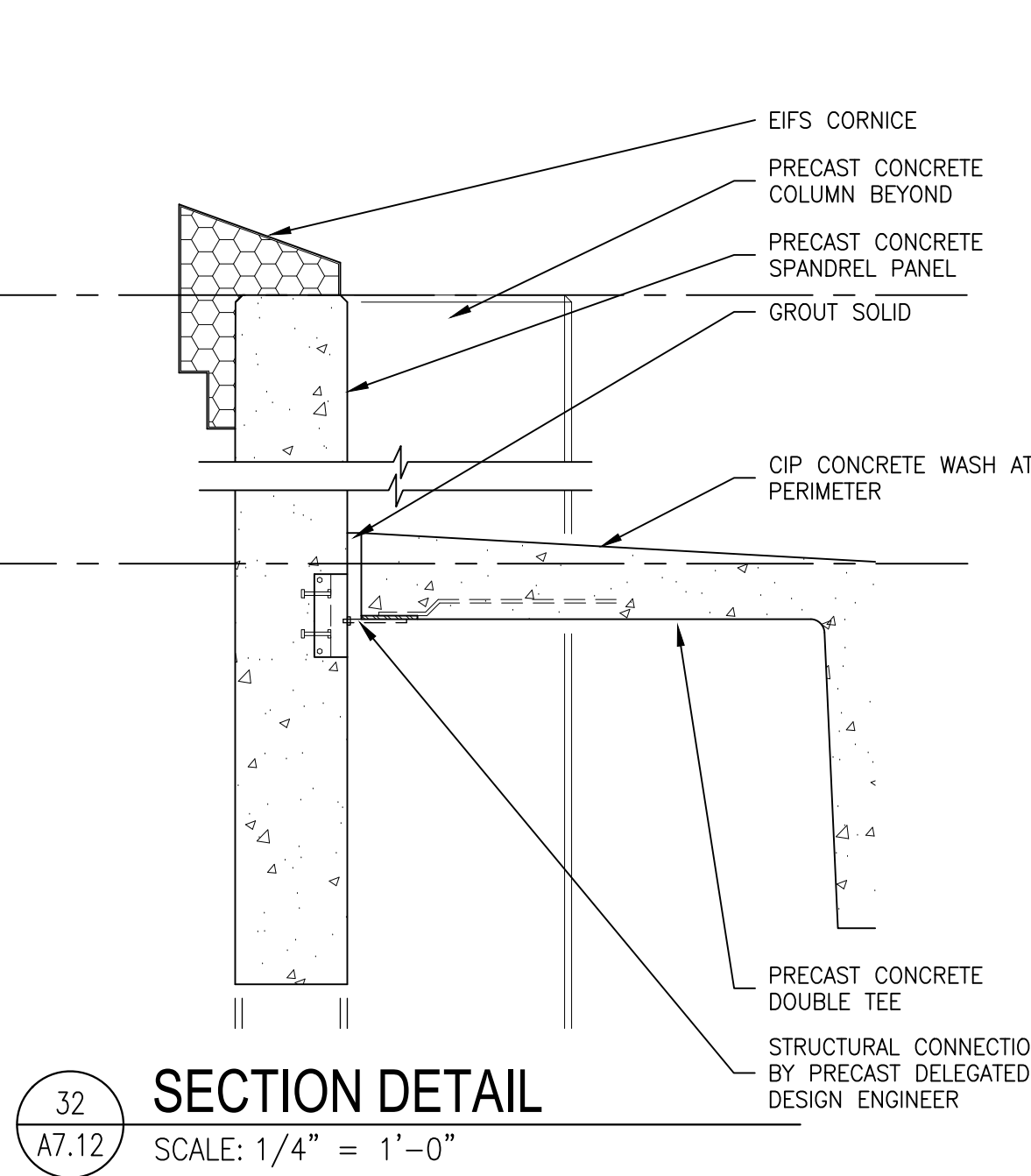
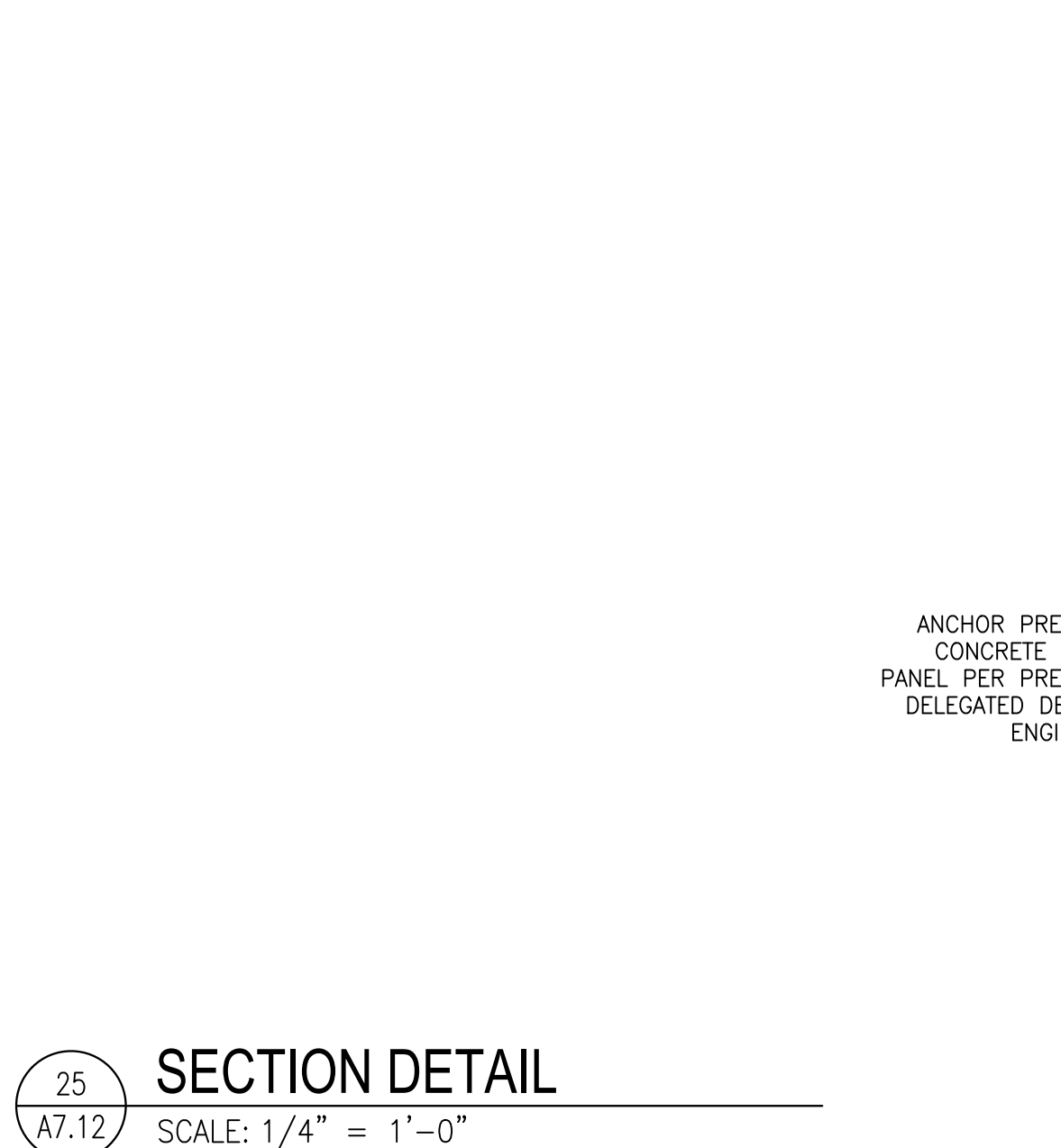
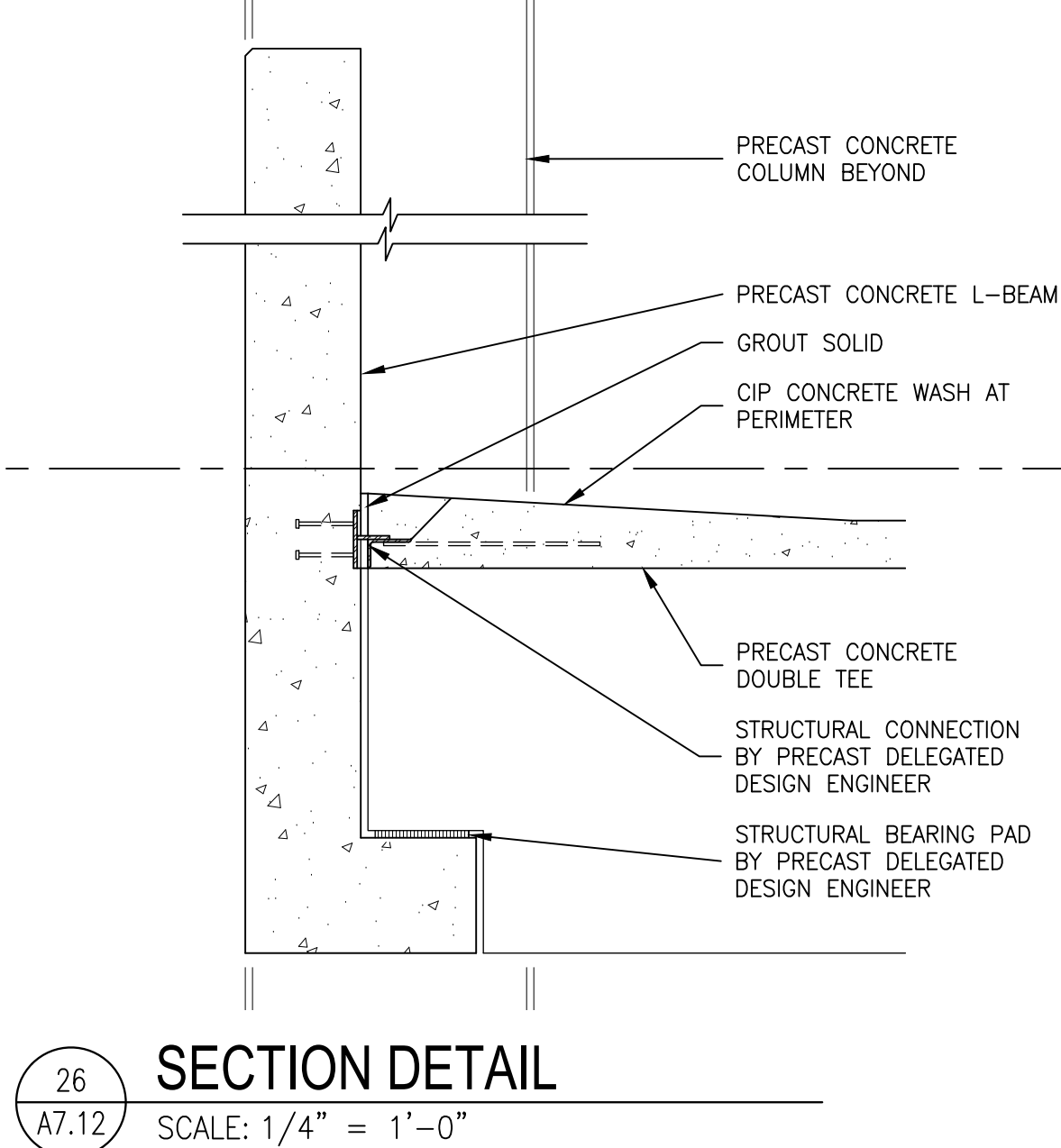
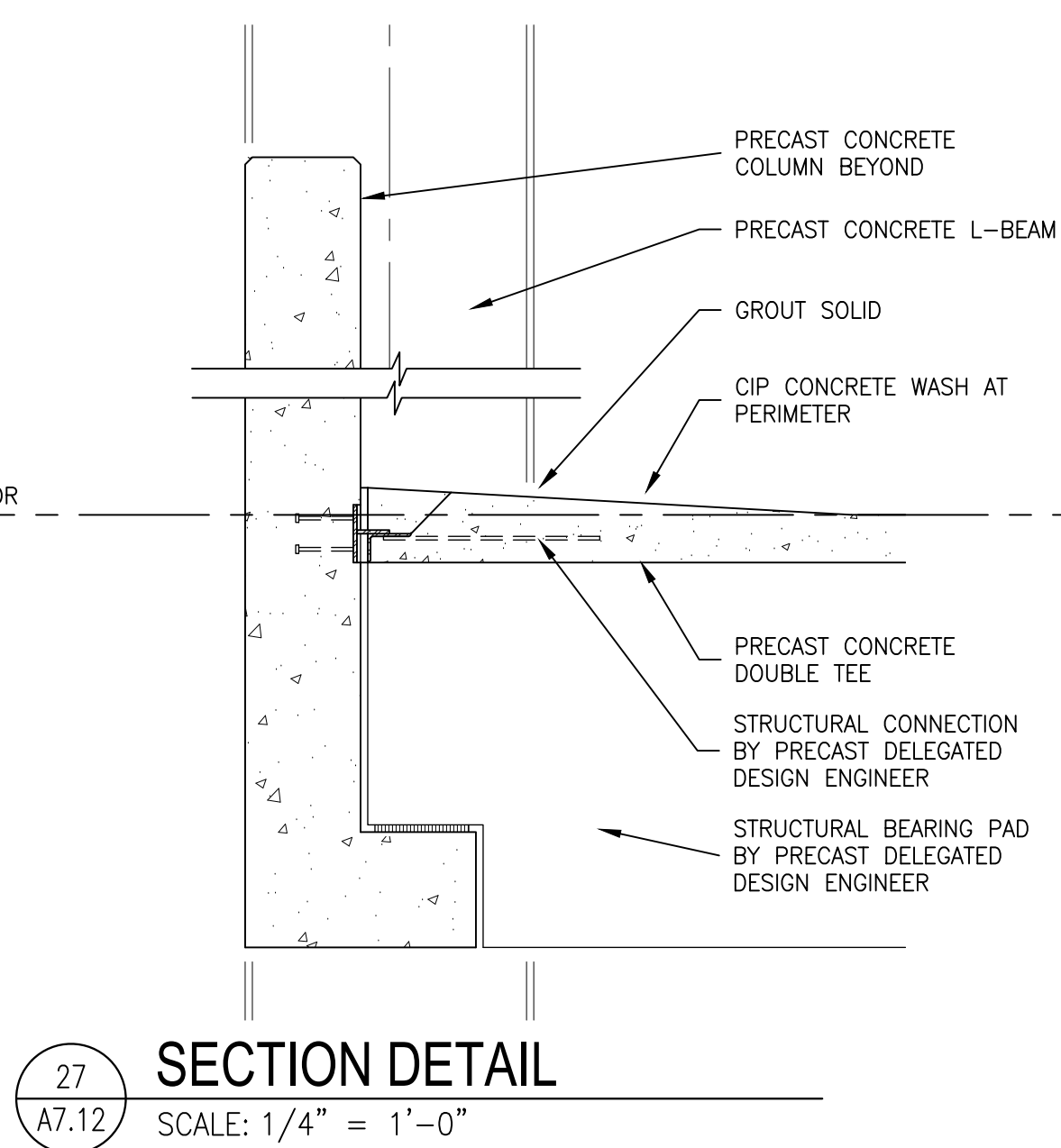
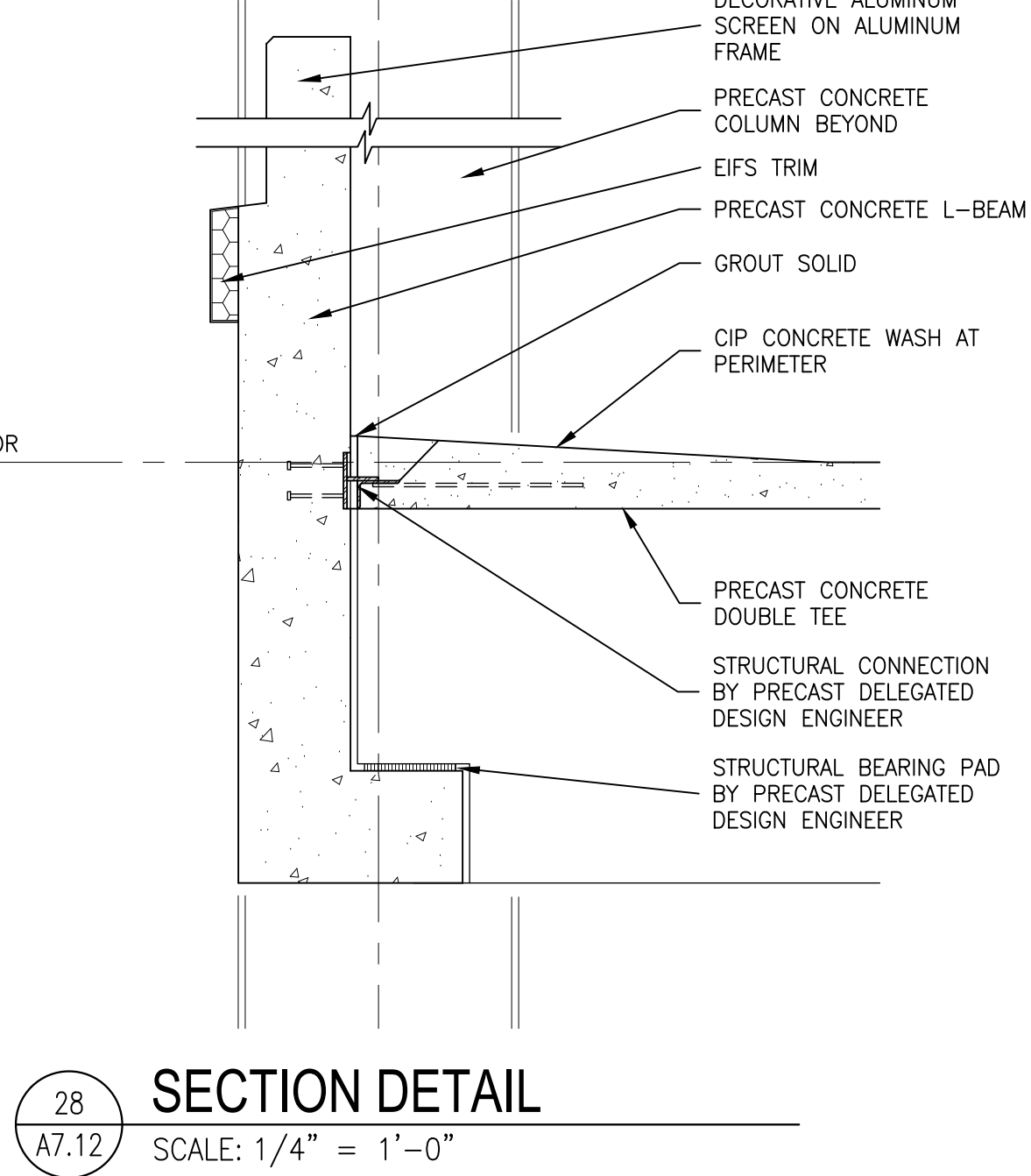
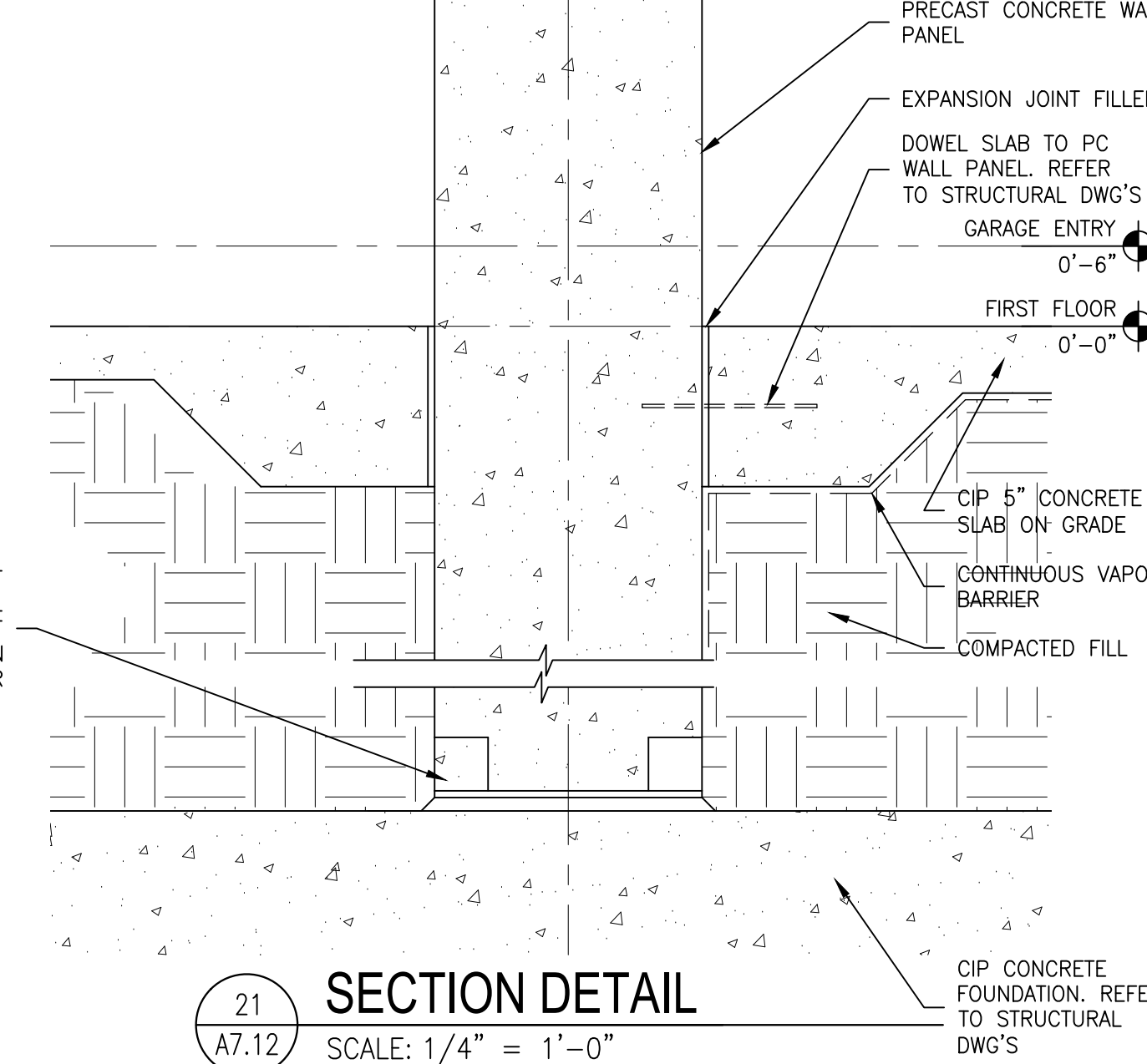
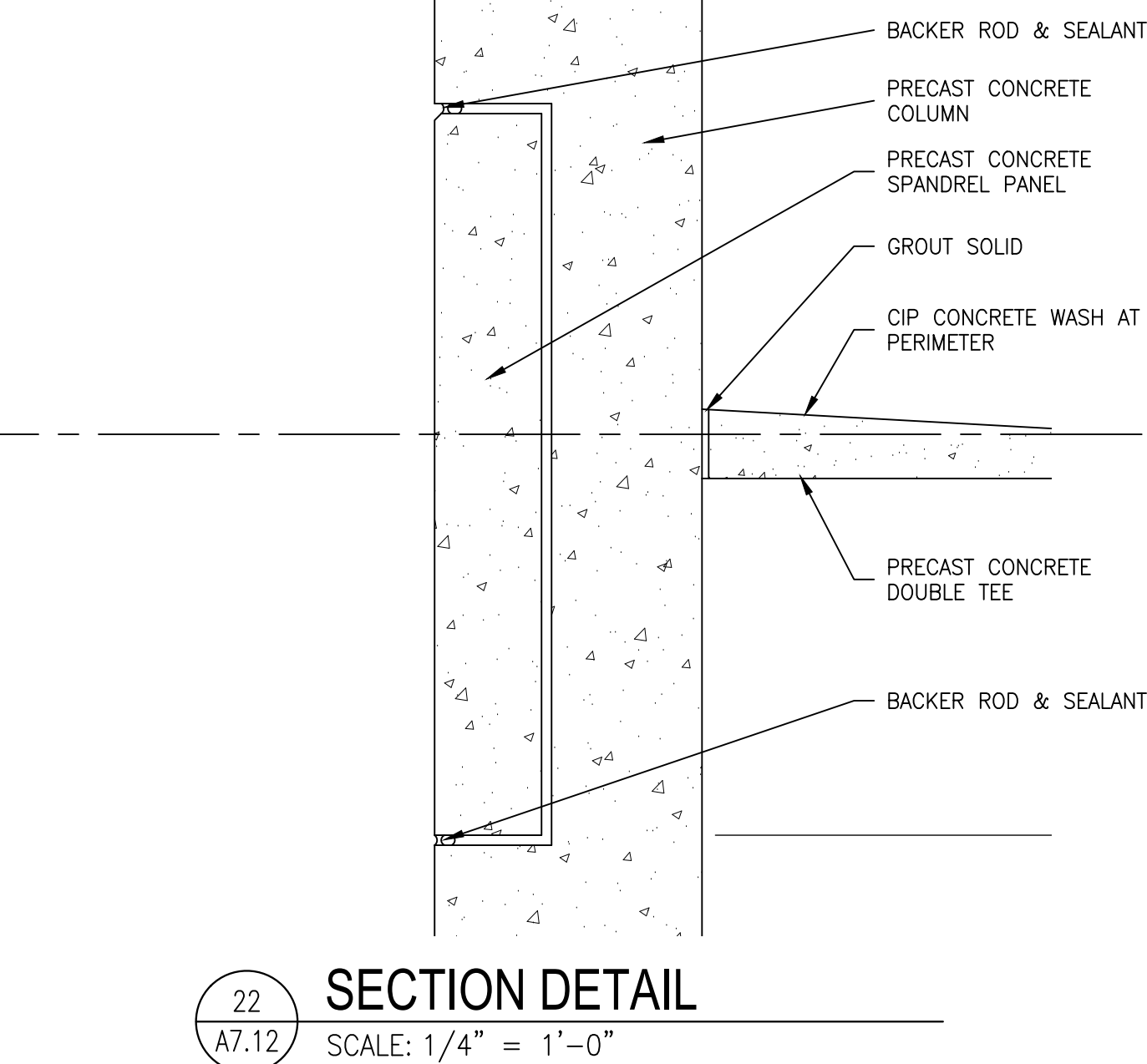
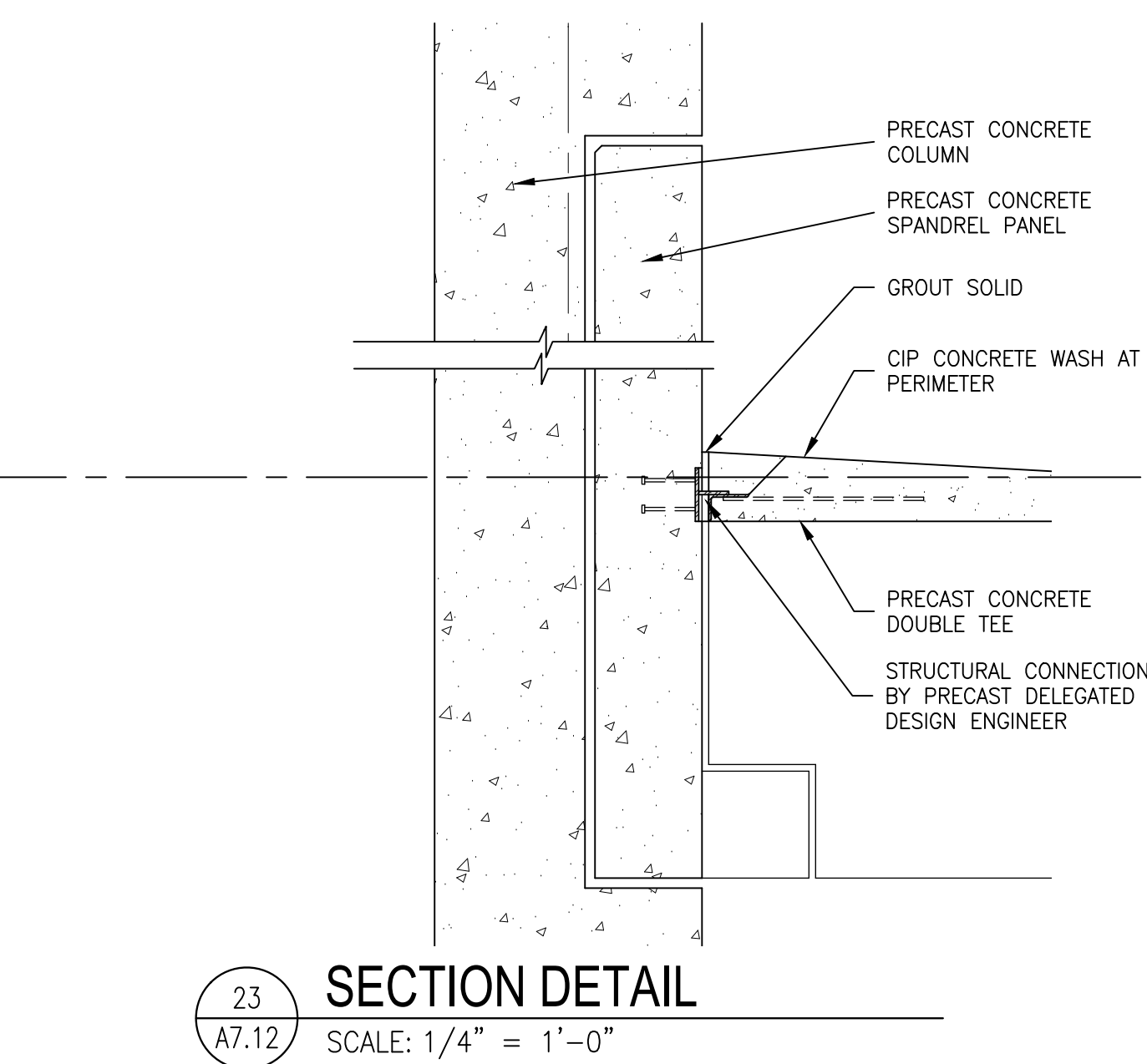
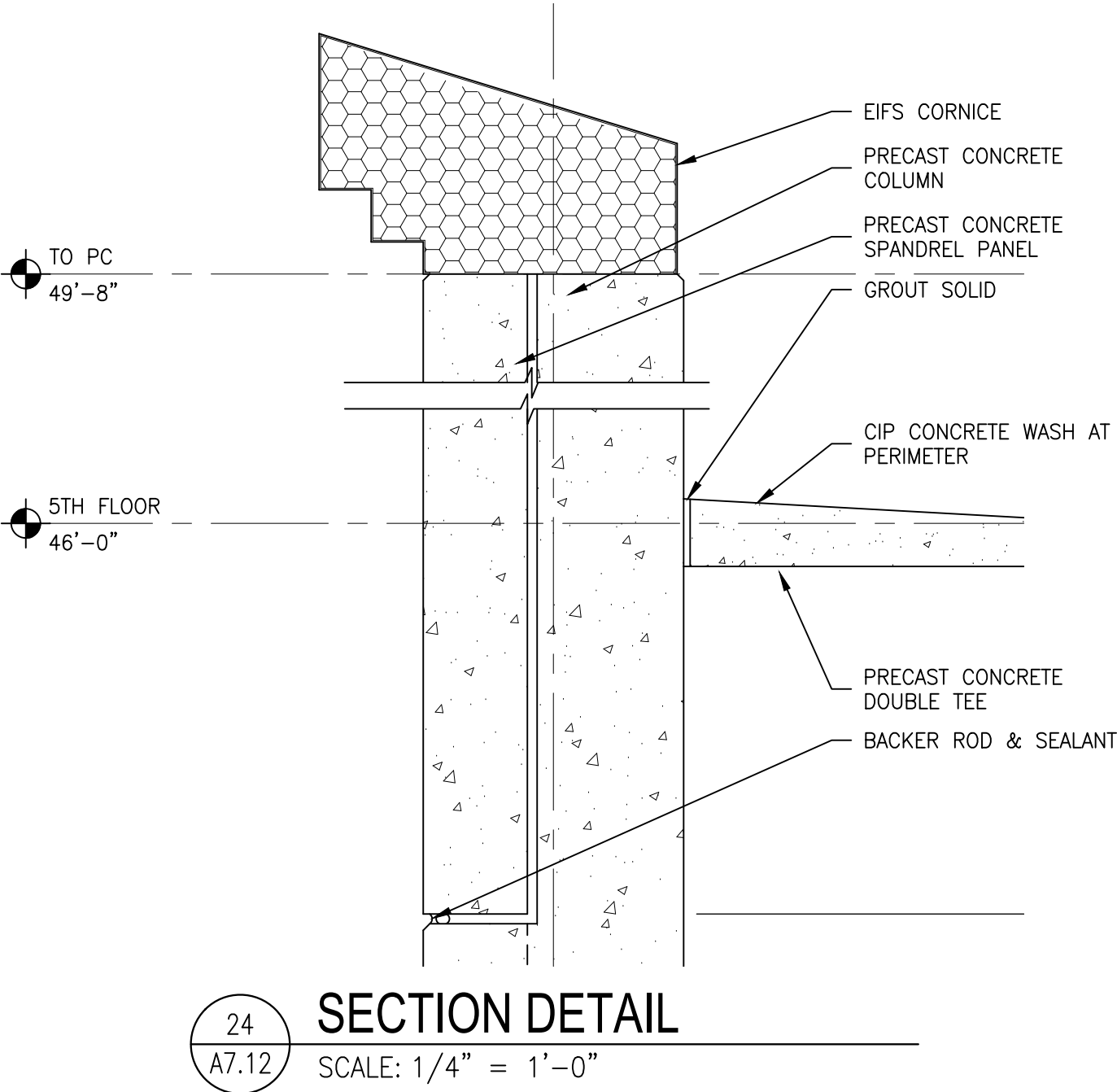
TYPICAL ELEVATOR SILL DETAIL
AT ELEVATORS NO.1 AND NO.2

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

REVISIONS

DATE	DESCRIPTION
08/03/2024	DD-CRC REVIEW
06/25/2024	DD-CRC REV. 1
08/06/2024	DD-CRC REV. 3

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



GATEWAY PARKING GARAGE & RETAIL/OFFICE BUILDING

WEST KING STREET,
AUGUSTINE, FL.

STRUCTURAL ABBREVIATIONS:

&	AND	HOF	HORIZONTAL OUTSIDE FACE
#	POUNDS	IF	INSIDE FACE
AA	AFTER ALIGNMENT	IN	INCHES)
AB	ANCHOR BOLT	INT	INTERIOR
ADDL	ADDITIONAL	JT	JOINT
APP	APPROVED	K	KIPS
APPROX	APPROXIMATELY	LE	LEFT END
ARCH	ARCHITECT(URAL)	LF	LINEAR FEET
BB	BOND BEAM	LL	LIVE LOAD
BE	BOTH ENDS	LLH	LONG LEG HORIZ.
BEW	BOTTOM EACH WAY	LLV	LONG LEG VERTICAL
BI	BOTTOM OF	LONG	LONGITUDINAL
BLDG	BUILDING	LT	LIGHT
BOT	BOTTOM	L	ANGLE
BPL	BASE-BEARING PLATE	(2) L	DOUBLE ANGLE
BRG	BEARING	TRIPLE	TRIPLE ANGLE
BS	BOTH SIDES	LTWT	LIGHT WEIGHT
CIP	CAST IN PLACE	MAX	MAXIMUM
CJ	CONSTRUCTION JOINT/	MECH	MECHANICAL
CFSF	CONCRETE JOINT	MFR	MANUFACTURER
CA	CAISSON	MIN	MINIMUM
CANT	CANTILEVER	MO	MISCELLANEOUS
CL	CENTER LINE	NF	MASONRY OPENING
CLR	CLEAR	NS	NEAR FACE
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN	NWT	NORMAL WEIGHT
COMP	COMPOSITE OR	OC	OUTSIDE FACE
CONC	CONCRETE	OPER	OPERATING
CONN	CONNECTION	OPNG	OPENING
CONN	CONTINUOUS	OPP	OPPOSITE
COORD	COORDINATE	PAF	POWDER ACTUATED FASTENER
DL	DEAD LOAD	PC	PRECAST CONCRETE
DBL	DOUBLE	PERP	PERPENDICULAR
DIA	DIAMETER	PEMB	PRE-ENGINEERED
DIAG	DIAGONAL	PL	PLATE
DIM	DIMENSIONS	PLF	POUNDS PER LINEAR FOOT
DEG	DEGREE	PSF	POUNDS PER SQUARE FOOT
DOCS	DOCUMENTS	PSI	POUNDS PER SQUARE INCH
DWGS	DRAWINGS	PT	PRESSURE TREATED
EA	EACH	R	RADIUS
EE	EACH END	RE	RIGHT END
EF	EACH FACE	REINF	REINFORCING/REINFORCED
ED	EDGE OF DECK	REMA	REMAINDER
EOR	ENGINEER OF RECORD	REQD	REQUIRED
EOS	EDGE OF SLAB	SC	SCHEDULE
ETR	ESTIMATED TOP	SCHED	SCHEDULE
EW	EACH WAY	SIM	SIMILAR
EL	ELEVATION	SF	SQUARE FOOT
EMBED	EMBEDMENT/EMBEDDED	SOG	SLAB-ON-GROUND
ENGR	ENGINEER	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EQUIV	EQUIVALENT	STD	STANDARD
ES	EACH SIDE/	STL	STEEL
ETC	ETCETERA	STIFF	STIFFENER
EJ	EXPANSION JOINT	STRUCT	STRUCTURAL
EXT	EXTERIOR/EXTENDED	T	TOP
EX	EXISTING	T/	TOP OF
EXP	EXPANSION	TEMP	TEMPORARY
FAB	FABRICATOR	TRANS	TRANSVERSE
FBN	FOUNDATION	TYP	TYPICAL
FIN	FINISH	UNIS	UNLESS NOTED OTHERWISE
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
GB	GRADE BEAM	VIF	VERIFY IN FIELD OR
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GA	GAUGE/GAGE	VEF	VERTICAL EACH FACE
GALV	GALVANIZED	VIF	VERTICAL INSIDE FACE
GEN	GENERAL	W/	WITH
HEF	HORIZONTAL EACH FACE	WP	WORK POINT
HORIZ	HORIZONTAL	WT	WEIGHT
HIF	HORIZONTAL INSIDE FACE	WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL DRAWING SHEET LIST

SHEET NUMBER	SHEET NAME
S000	LEGENDS & SYMBOLS
S001	GENERAL NOTES
S002	GENERAL NOTES
S101	FOUNDATION PLAN
S102	PARTIAL SECOND AND THIRD FLOOR FRAMING PLANS
S103	STAIR AND ELEVATOR ROOF PLANS
S200	SECTIONS
S201	SECTIONS
S202	SECTIONS
S300	ELEVATOR AND STAIRS
Grand total: 10	

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

REVISIONS

DATE	DESCRIPTION
08/26/2024	DD-CRC Rev. 1
08/06/2024	DD-CRC Rev. 3

PROJECT NO: 2023-019
DATE: 08/06/2024
DRAWN BY: JEM
CHECKED BY: JTK

S000

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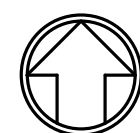
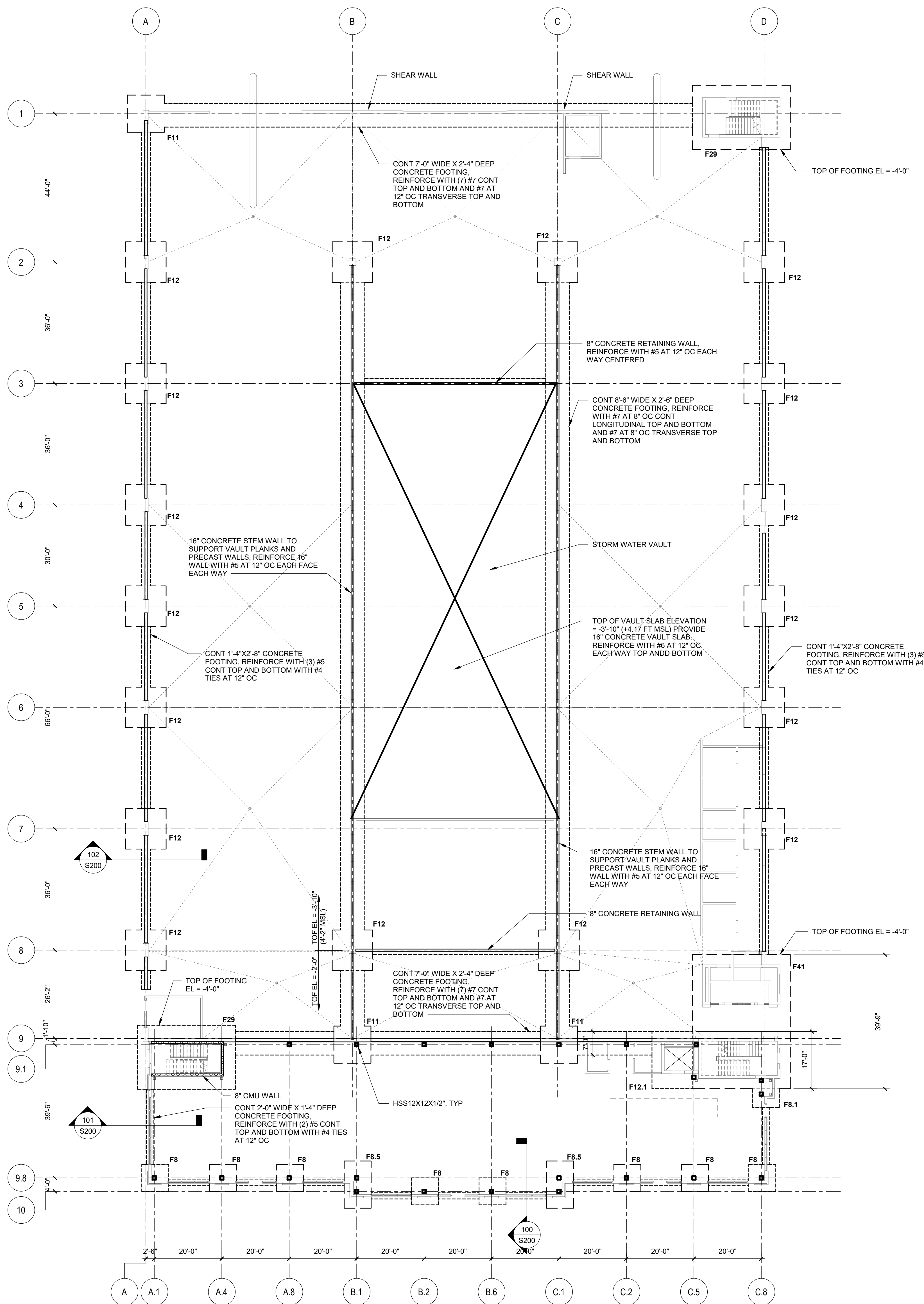
GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE, FLORIDA
FOUNDATION PLAN

REVISIONS

DATE	DESCRIPTION
08/26/2024	DD-CRC Rev. 1
08/06/2024	DD-CRC Rev. 3

PROJECT NO: 2023-019
DATE: 08/06/2024
DRAWN BY: JEM/LMB
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	

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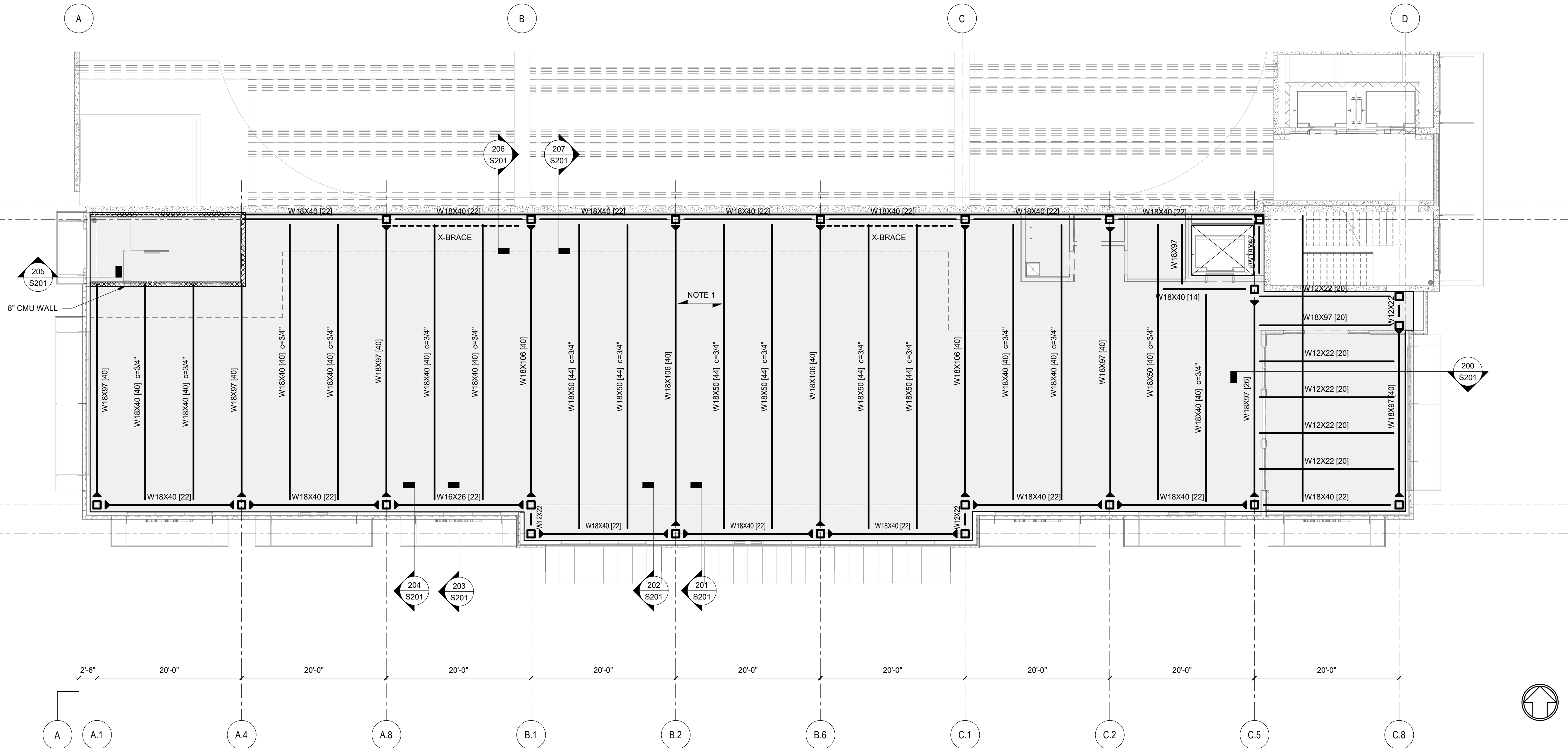
GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE, FLORIDA
PARTIAL SECOND AND THIRD FLOOR FRAMING PLANS

REVISIONS

DATE	DESCRIPTION
08/26/2024	DD-CRC Rev. 1
08/06/2024	DD-CRC Rev. 3

PROJECT NO: 2023-019
DATE: 08/06/2024
DRAWN BY: JEM/LMB
CHECKED BY: JTK

S102

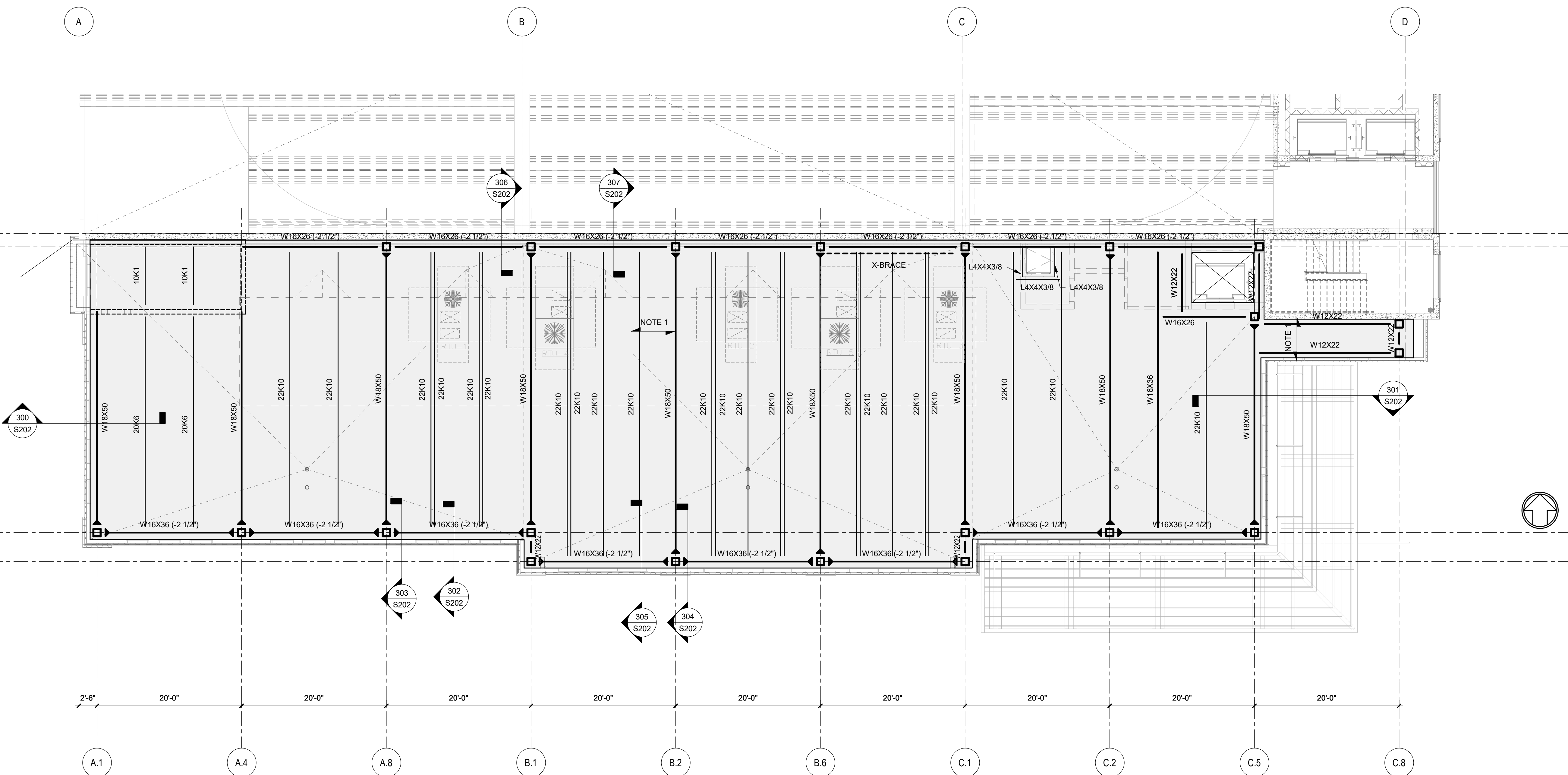


PARTIAL SECOND FLOOR
FRAMING PLAN

SCALE: 1/8" = 1'-0"

NOTES:

- 3 1/2" NORMAL WEIGHT CONCRETE ON 2" DEEP 20 GA GALVANIZED COMPOSITE METAL DECK (5 1/2" TOTAL THICKNESS). REINFORCE SLAB WITH 6X6-W2.9X2.9 WWR.



PARTIAL THIRD FLOOR
FRAMING PLAN

SCALE: 1/8" = 1'-0"

NOTES:

- 1 1/2" 18 GA MEATL DECK



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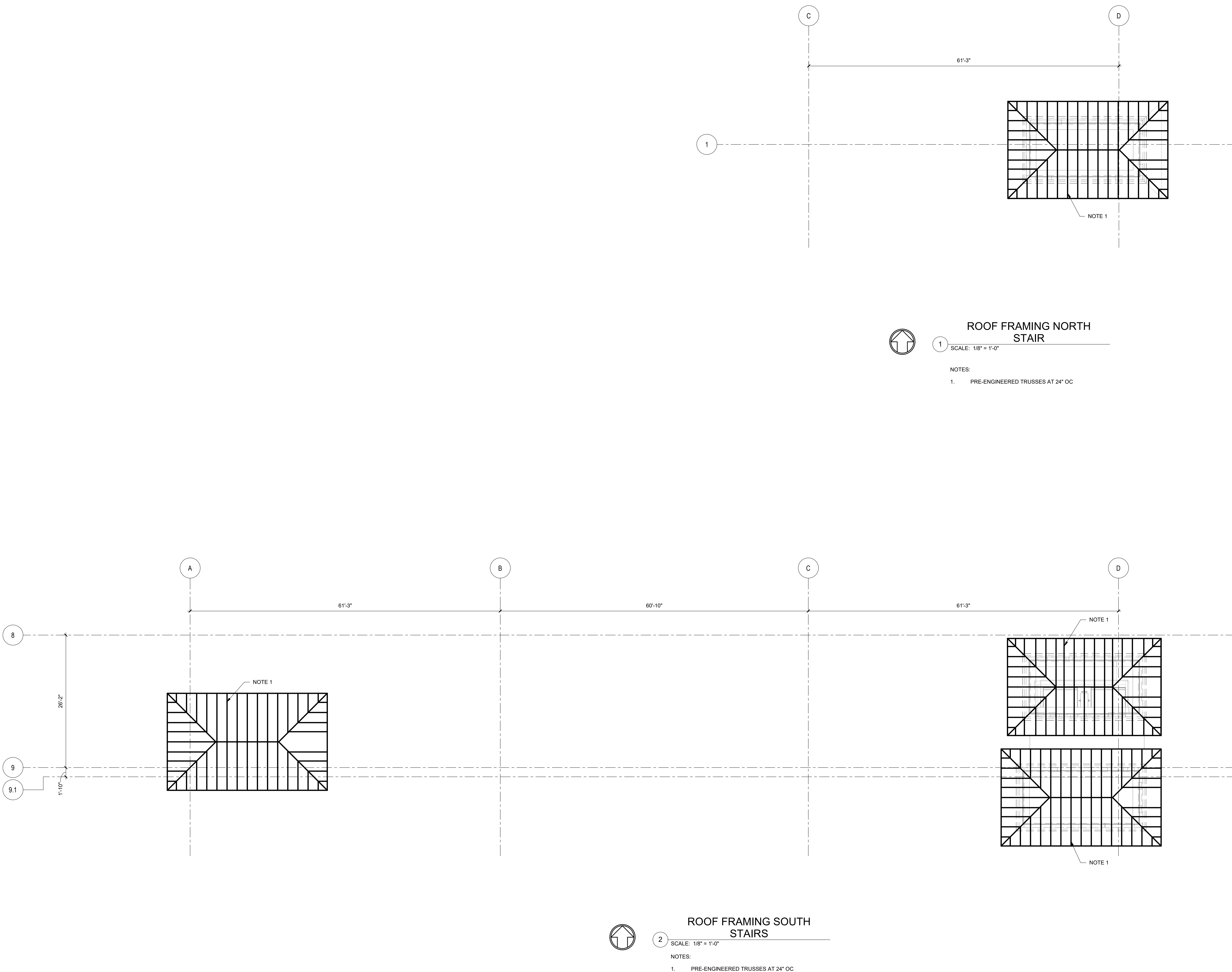
STAIR AND ELEVATOR ROOF PLANS

REVISIONS

[illegible]

PROJECT NO: 2023-01
DATE: 08/06/2023
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S103



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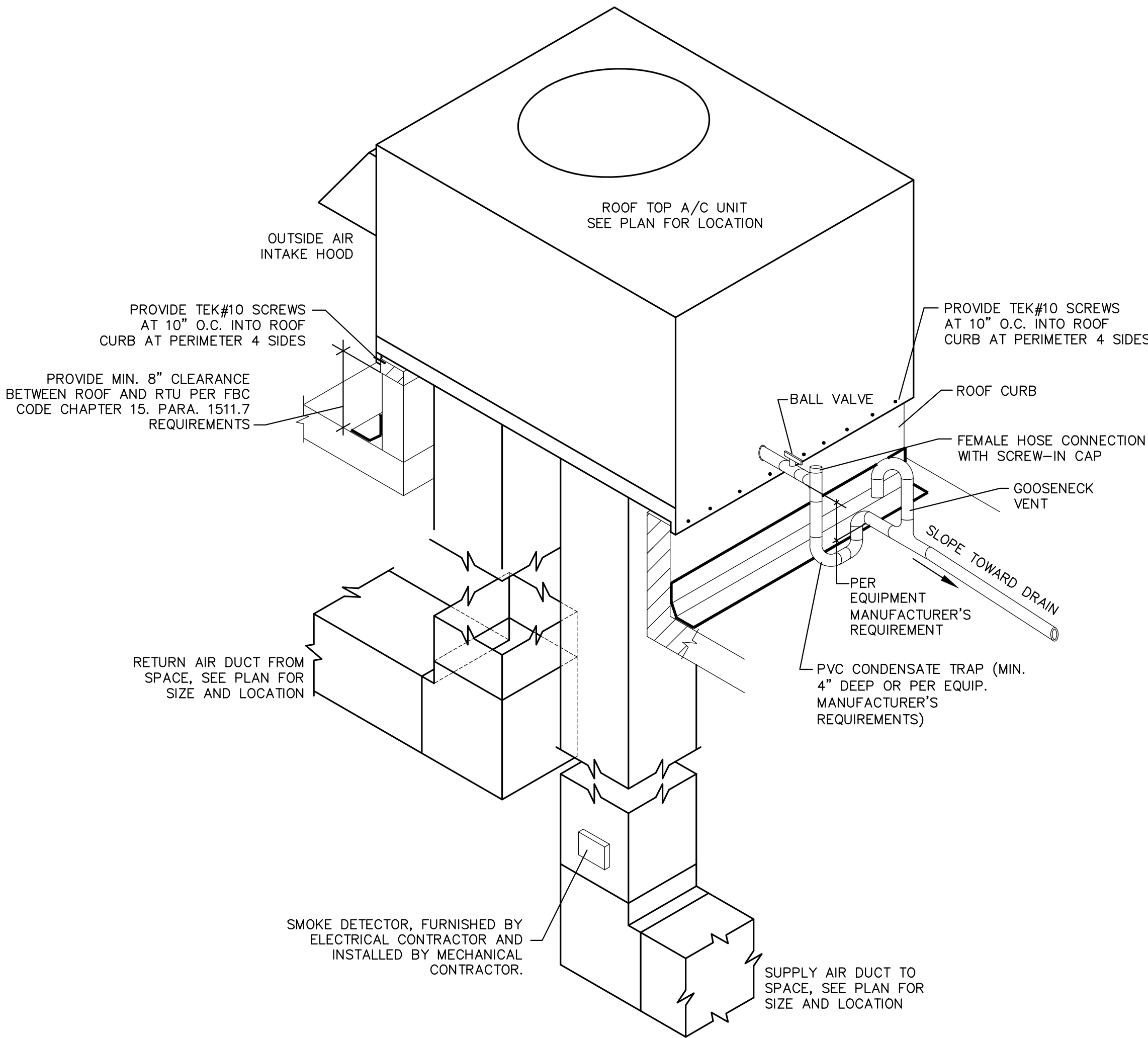
GATEWAY PARKING GARAGE & RETAIL/ OFFICE BUILDING
WEST KING STREET
ST. AUGUSTINE , FLORIDA
HVAC SCHEDULES AND DETAILS

REVISIONS

DATE	DESCRIPTION
06/25/24	DD-CRC Rev. 1
08/06/24	DD-CRC Rev. 3

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

M0.01



DETAILS – ROOFTOP A/C UNIT
N.T.S.

EQUIPMENT SCHEDULE – UNITARY SYSTEMS						
APPROVED MANUFACTURER		TRANE				
DESIGN TEMPERATURE	OUTDOOR	SUMMER	94°F DB/77°F WB			
	INDOOR	WINTER	29°F	75°F	72°F	
EQUIPMENT NUMBER	TYPE (HEAT PUMP OR A/C)		HP	A/C	A/C	A/C
			RTU-1	RTU-2	RTU-3	RTU-5
COOLING CAPACITY	ENT. AIR DB/WB TEMP.		80°F/67°F	78.3°F/65.5°F	78.3°F/65.5°F	80°F/67°F
	SENSIBLE LOAD – MBH		68.8	107.4	88.5	68.8
HEATING CAPACITY (AT 47 °F) –MBH	TOTAL LOAD – MBH		89.5	138.5	115.6	89.5
			85.2			85.2
AUXILIARY HEAT	TYPE		ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
	CAPACITY		27 KW	27 KW	27 KW	27 KW
FAN	TYPE		CENTRIFUGAL	CENTRIFUGAL	CENTRIFUGAL	CENTRIFUGAL
	DRIVE		DIRECT	DIRECT	DIRECT	DIRECT
CFM	HP		1.16 BHP	1	1.9 BHP	1
	EXT. S.P. – IN.		1	1	1	1
FILTER	TOTAL		3000	4800	3800	4800
	OUTSIDE AIR		250	800	500	250
ELECTRICAL DATA	TYPE		DISPOSABLE	DISPOSABLE	DISPOSABLE	DISPOSABLE
	THICKNESS – IN.		2	2	2	2
MODEL NUMBER	208V/3ø		208V/3ø	208V/3ø	208V/3ø	208V/3ø
	HEATER		208V/3ø	208V/3ø	208V/3ø	208V/3ø
EER OR (SEER) – MIN.	WSC092H3RKB		TSJ150B35OK	TSJ120A35OK	TSJ150B35OK	WSC092H3RKB
			11.3	11	11.2	11
COP AT 47° (HSPF) – MIN.			--	--	--	--
			114	86	83	86
MINIMUM CIRCUIT BREAKER			125	90	90	125
ACCESSORIES	OTHER ACCESSORIES		(1)(2)(3)(4)	(1)(2)(3)(4)	(1)(2)(3)(4)	(1)(2)(3)(4)
			(5)(6)(7)(8)	(5)(6)(7)(8)(9)	(5)(6)(7)(8)(9)	(5)(6)(7)(8)

- NOTE:
- (1): PROVIDE UNIT MOUNTED DISCONNECT.
 - (2): ROUTE CONDENSATE TO ROOF DRAIN.
 - (3): PROVIDE WALL MOUNTED PROGRAMMABLE THERMOSTAT.
 - (4): PROVIDE SMOKE DETECTOR IN SUPPLY DUCT. SMOKE DETECTOR TO BE SUPPLIED BY ELECTRICAL AND INSTALLED BY MECHANICAL.
 - (5): PROVIDE MINIMUM 2 STAGE COOLING.
 - (6): PROVIDE ECONOMIZER WITH BAROMETRIC RELIEF.
 - (7): PROVIDE FACTORY APPLIED CORROSION PROTECTION.
 - (8): VENTILATION CALCULATIONS TO BE PROVIDED DURING TENANT BUILD OUT.
 - (9): PROVIDE HOT GAS REHEAT.

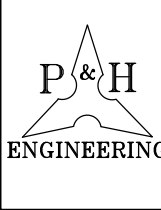
EQUIPMENT SCHEDULE – SPLIT SYSTEMS						
APPROVED MANUFACTURER		TRANE / MITSUBISHI				
DESIGN TEMPERATURE	OUTDOOR	SUMMER	94°F DB/77°F WB			
	INDOOR	WINTER	29°F	75°F	72°F	
EQUIPMENT NUMBER	TYPE (HEAT PUMP OR A/C)		A/C			
			CU-1			
COOLING CAPACITY	OUTDOOR UNIT		AHU-1			
	ENT. AIR DB/WB TEMP.		75°F/64°F			
HEATING CAPACITY (AT 47 °F) –MBH	SENSIBLE LOAD – MBH		7.7 – 18.4			
	TOTAL LOAD – MBH		10 – 24			
AUXILIARY HEAT	TYPE		--			
	CAPACITY		--			
FAN	TYPE		CENTRIFUGAL			
	DRIVE		DIRECT			
CFM	HP		69 WATTS			
	EXT. S.P. – IN.		--			
ELECTRICAL DATA	TOTAL		705			
	OUTSIDE AIR		0			
MODEL	OUTDOOR UNIT		208V/1ø			
	INDOOR UNIT		208V/1ø			
EER OR (SEER) – MIN.	TRUYA0241HA7QNA		TPKAD024KAB0A			
			(23)			
COP AT 47°F (HSPF) – MIN.			(10.5)			
			19			
ACCESSORIES			26			
			(1)(2)(3)			
			(4)(5)(6)			

NOTE: SIZE REFRIGERATION LINES PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS BASED ON EQUIPMENT SIZE AND PIPING ROUTE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING OPTIONS AND ACCESSORIES RECOMMENDED BY MANUFACTURER FOR LONG-LINE OR BURIED LINE APPLICATIONS.

NOTE:

- (1): INDOOR UNIT POWERED BY OUTDOOR UNIT.
- (2): UNIT MOUNTED DISCONNECT.
- (3): PROVIDE INVERTER DUTY COMPRESSOR.
- (4): PROVIDE CONDENSATE PUMP. ROUTE CONDENSATE TO GRADE OR HUB DRAIN.
- (5): SIZE AND ROUTE REFRIGERANT LINES PER MANUFACTURE.
- (6): PROVIDE FACTORY APPLIED CORROSION PROTECTION.

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



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DD-CRC
REVIEW

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PARKING GARAGE & RETAIL/ OFFICE BUILDING
 WEST KING STREET
 ST. AUGUSTINE, FLORIDA
 SECOND FLOOR HVAC PLAN

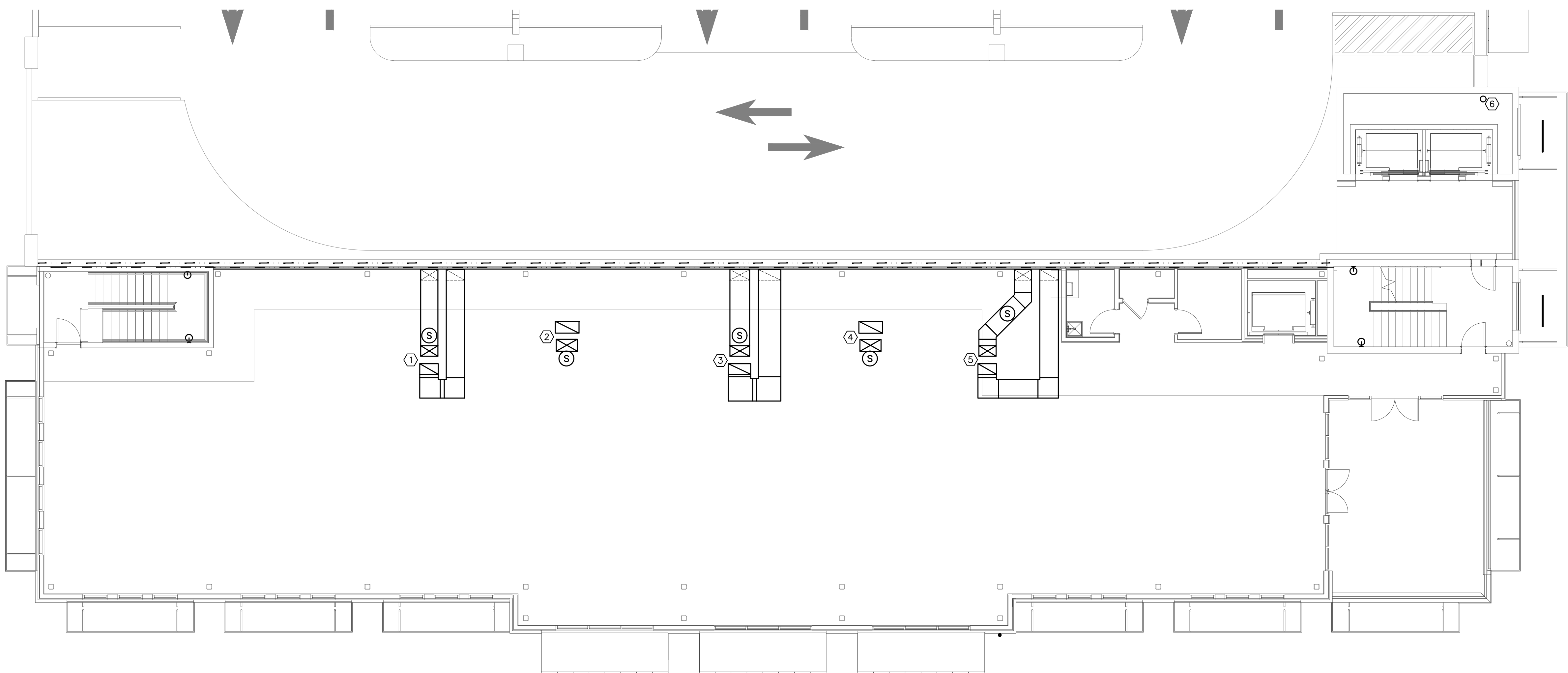
REVISIONS

DATE	DESCRIPTION
6/25/24	DD-CRC Rev. 1
8/06/24	DD-CRC Rev. 3

[illegible]

PROJECT NO:	2023-019
DATE:	0X/XX/2024
DRAWN BY:	KI
CHECKED BY:	LR

M1.12



SECOND FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

FLAG NOTES:

- ① 26X16 SA AND 28X16 RA DUCT FROM RTU-1 LOCATED ON ROOF.
- ② 32X18 SA AND 36X18 RA DUCT FROM RTU-2 LOCATED ON ROOF.
- ③ 30X16 SA AND 34X16 RA DUCT FROM RTU-3 LOCATED ON ROOF.
- ④ 32X18 SA AND 36X18 RA DUCT FROM RTU-4 LOCATED ON ROOF.
- ⑤ 26X16 SA AND 28X16 RA DUCT FROM RTU-5 LOCATED ON ROOF.
- ⑥ ROUTE CONDENSATE DOWN CHASE TO HUB DRAIN LOCATION ON FIRST FLOOR. SEE PLUMBING PLAN FOR LOCATION.

WALL TYPE LEGEND

NON RATED:	_____
1 HR. RATED:	=====
2 HR. RATED:	=====

	POWELL & HINKLE ENGINEERING, P.A.	ROBERT L. HINKLE	PE 29302
	1409 KINGSLEY AVENUE, BLDG 12A	GALTON C. MOK	PE 33192
	ORANGE PARK, FLORIDA 32073	LANE R. HINKLE	PE 40876
	(904) 264-5570 FAX:(904) 278-2646	THOMAS M. ELDER	PE 56121
		RICHARD A. MATTHEWS	PE 59418
	DAVID R. SPELL JR.	PE 34729	
	JAMES L. HENNESSY	PE 83241	

**ATLANTIC ENGINEERING
SERVICES**
Structural Engineering
1141 SOUTHPPOINT DR. E C
JACKSONVILLE, FL. 32216
904)743-4633

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CONSTRUCTION

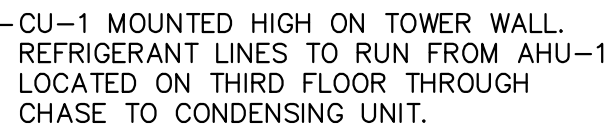
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WEST KING STREET
ST. AUGUSTINE, FLORIDA

THIRD FLOOR / ROOF HVAC PLAN

PROJECT NO: 2023-019
DATE: 0X/XX/2024
DRAWN BY: K
CHECKED BY: L

Application Packet Page 60



TOP FLOOR PARKING GARAGE
SCALE: 1/8" = 1'-0"

- FLAG NOTES:


POWELL & HINKLE ENGINEERING, P.A.
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 ORANGE PARK, FLORIDA 32073
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RICHARD A. MATHEWS	PE 59418
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ROBERT L. HINKLE	PE 29302
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RICHARD A. MATHEWS	PE 59418
DAVID R. SPELL JR.	PE 54729
JAMES L. HENNESSEY	PE 83241

PHASE I

SECTION 37, TOWNSHIP 7, RANGE 30

VICINITY MAP

1" = 40'



NineOaks

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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
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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]

Signature: _____ Date: _____

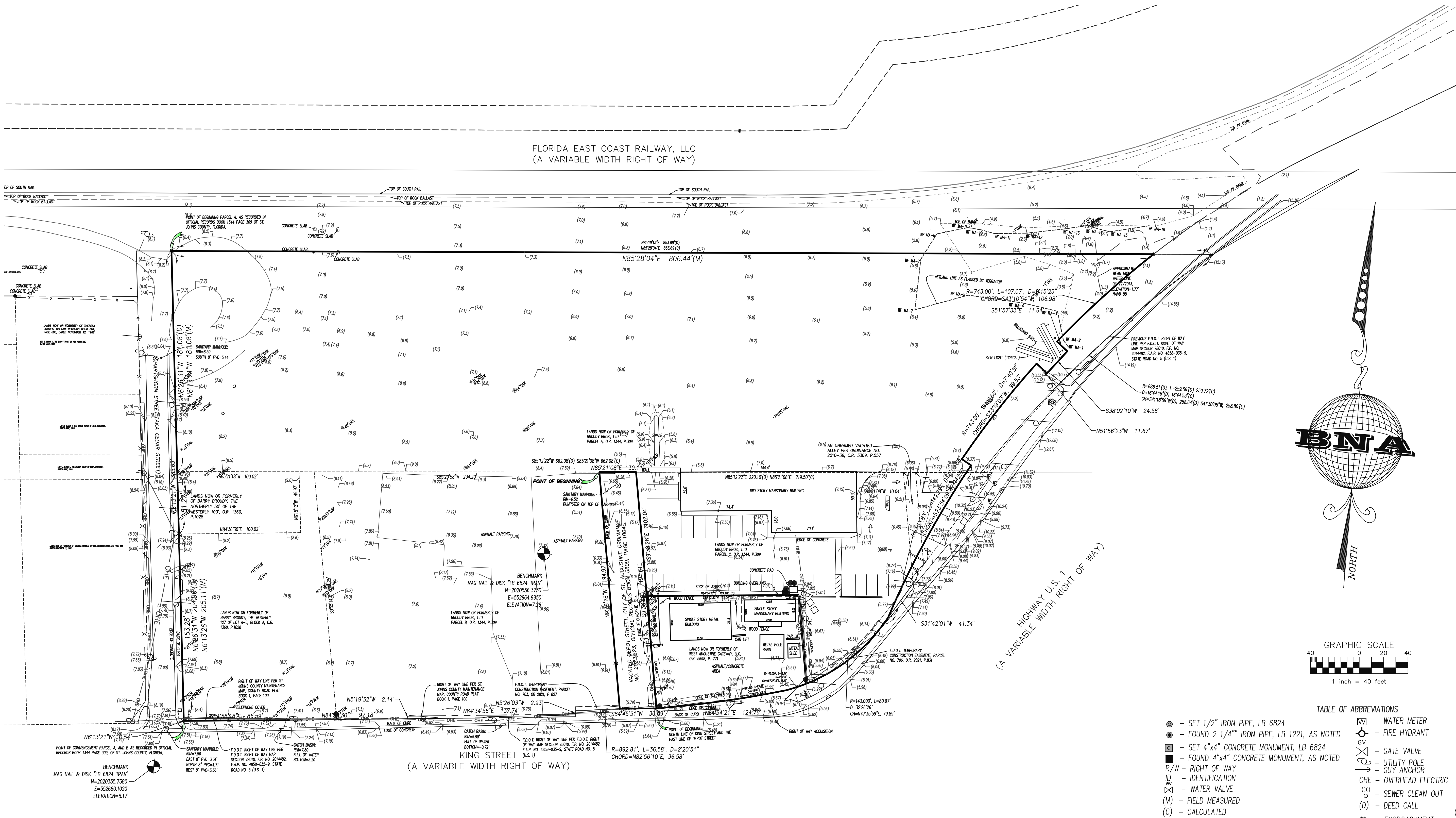
Florida Certificate of Authorization
Number: 00004050



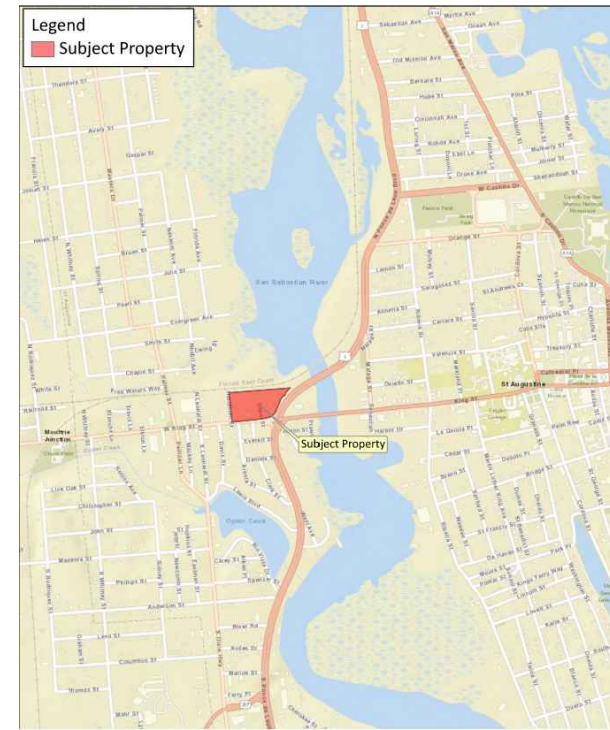
PROSSER | **PRIME**SM

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.

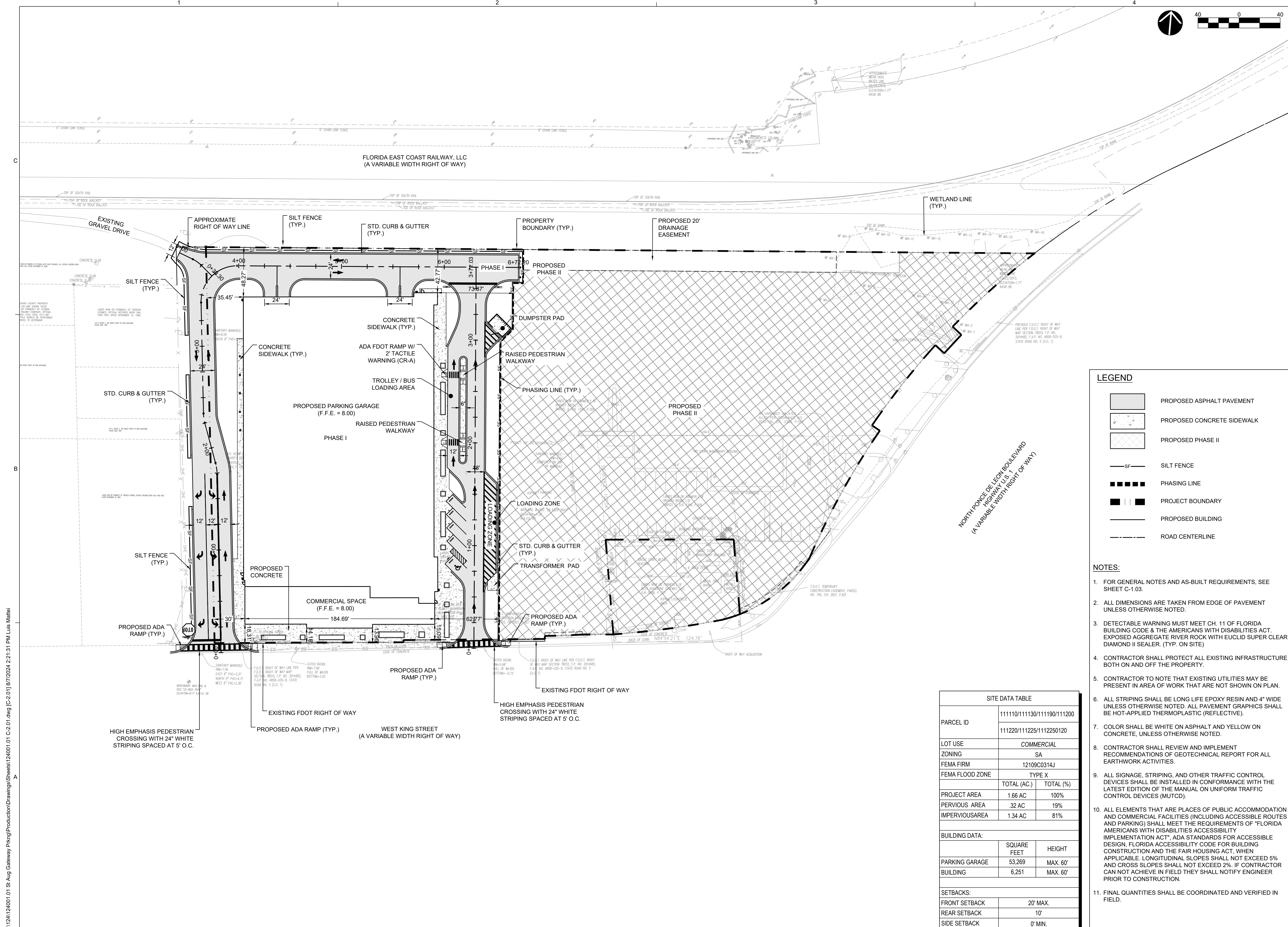


PROJECT NUMBER 645-010-05	GENERAL NOTES: 1. ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1998 ADJUSTMENT (N.A.D. 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS: "JACKSONVILLE CORS ARP" N 30°29'02.53" W 081°42'05.33" SCALE FACTOR CONVERGENCE=0.9999971 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 10.03 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
-------------------------------------	--	---	--	---	---



- LEGEND**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED PHASE II
 - SILT FENCE
 - PHASING LINE
 - PROJECT BOUNDARY
 - PROPOSED BUILDING
 - ROAD CENTERLINE
- NOTES:**
- FOR GENERAL NOTES AND AS-BUILT REQUIREMENTS, SEE SHEET C-1.03.
 - ALL DIMENSIONS ARE TAKEN FROM EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - DETECTABLE WARNING MUST MEET CH. 11 OF FLORIDA BUILDING CODE & THE AMERICANS WITH DISABILITIES ACT. EXPOSED AGGREGATE RIVER ROCK WITH EUCLID SUPER CLEAR DIAMOND II SEALER. (TYP. ON SITE)
 - CONTRACTOR SHALL PROTECT ALL EXISTING INFRASTRUCTURE BOTH ON AND OFF THE PROPERTY.
 - CONTRACTOR TO NOTE THAT EXISTING UTILITIES MAY BE PRESENT IN AREA OF WORK THAT ARE NOT SHOWN ON PLAN.
 - ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
 - COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW AND IMPLEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT FOR ALL EARTHWORK ACTIVITIES.
 - ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - 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 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.
 - FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.

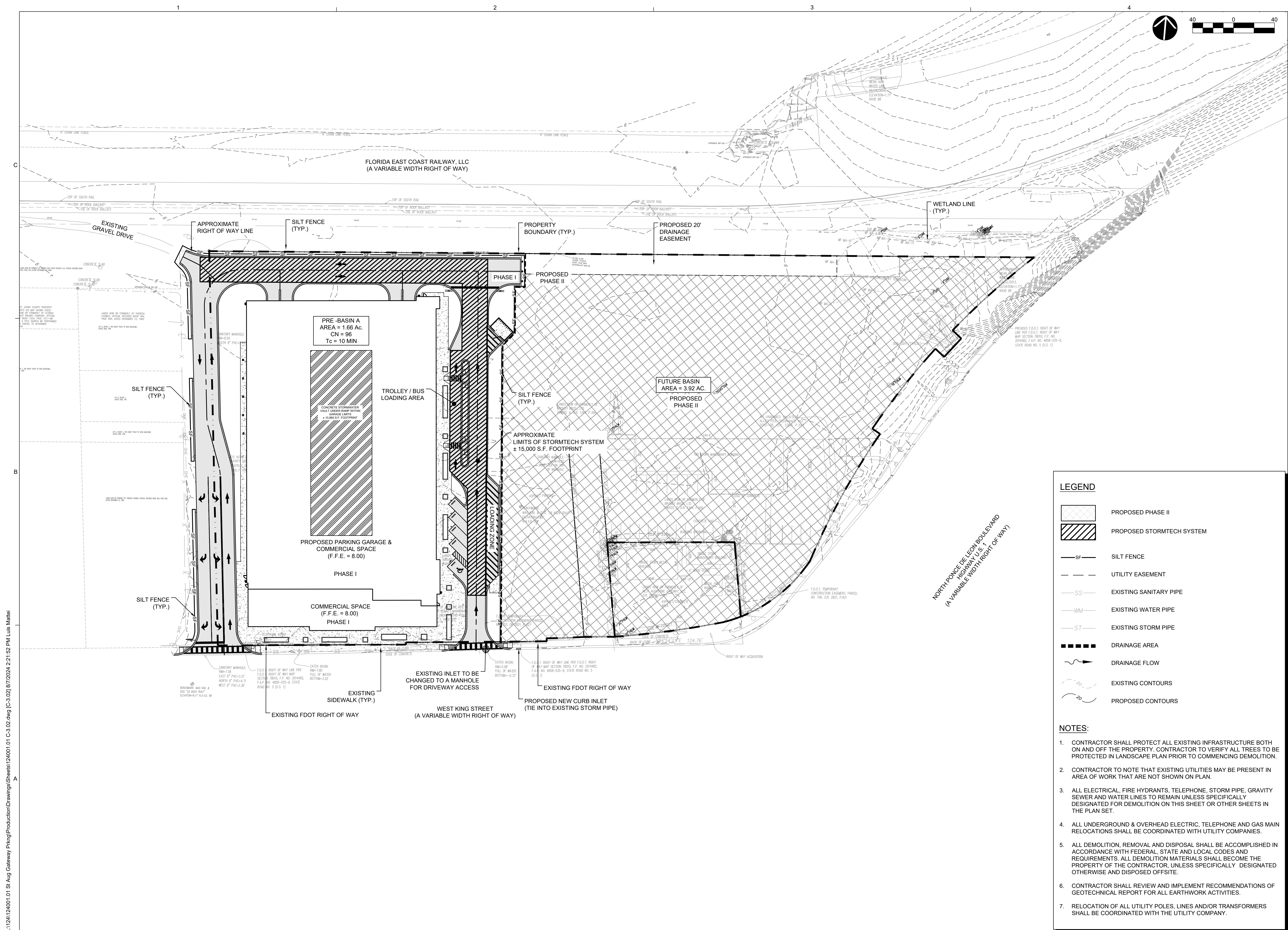
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	111220/111225/1112250120	
LOT USE	COMMERCIAL	
ZONING	SA	
FEMA FIRM	12109C0314J	
FEMA FLOOD ZONE	TYPE X	
	TOTAL (AC.)	TOTAL (%)
PROJECT AREA	1.66 AC	100%
PERVIOUS AREA	.32 AC	19%
IMPERVIOUS AREA	1.34 AC	81%
BUILDING DATA:		
	SQUARE FEET	HEIGHT
PARKING GARAGE	53,269	MAX. 60'
BUILDING	6,251	MAX. 60'
SETBACKS:		
FRONT SETBACK	20' MAX.	
REAR SETBACK	10'	
SIDE SETBACK	0' MIN.	



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ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I



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

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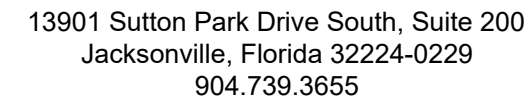
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SHEET TITLE

POST-DEVELOPMENT PLAN

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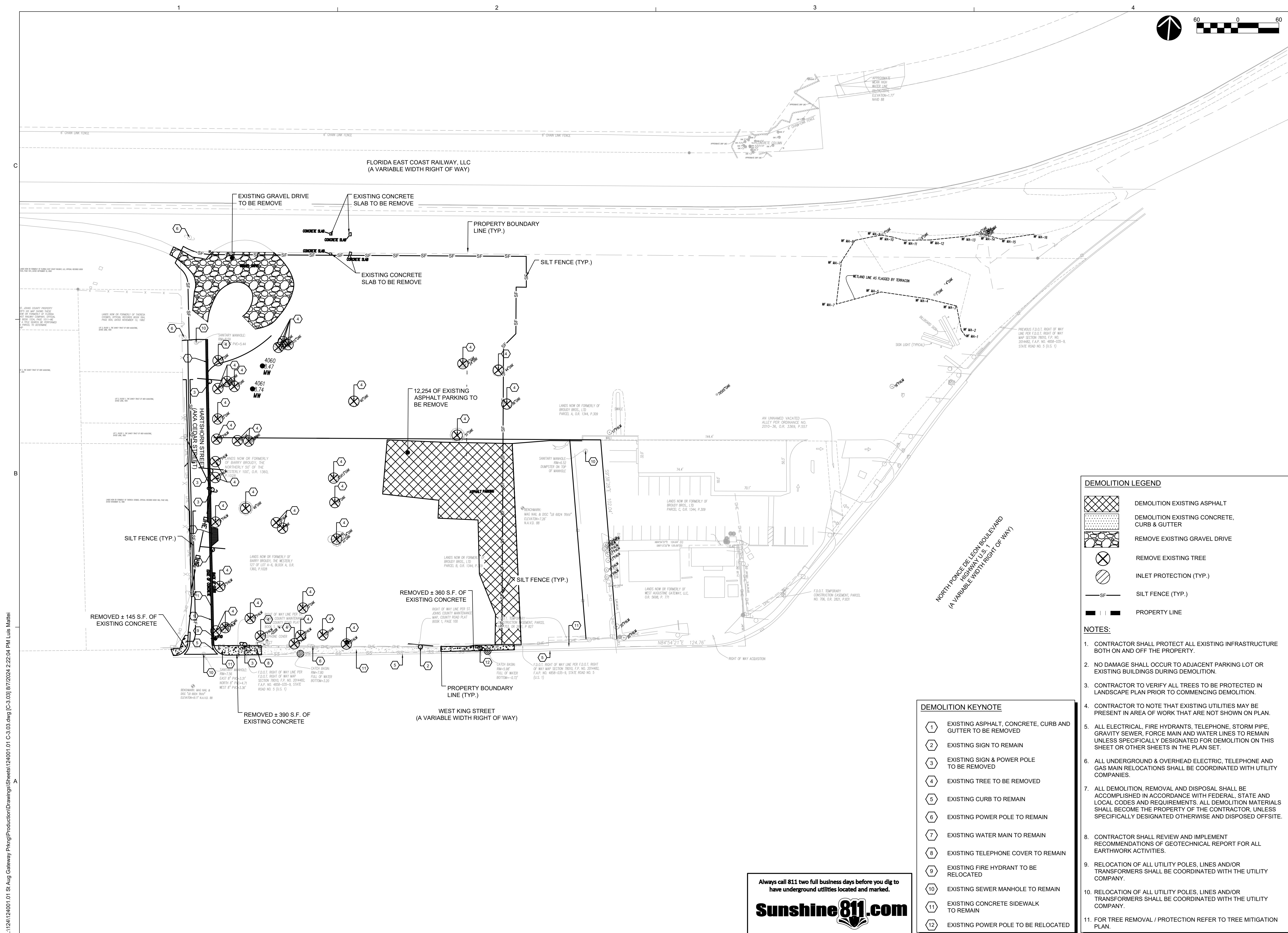
RYAN P. STILWELL, P.E.
FL Lic. No. 66526
DATE: 8/7/2024



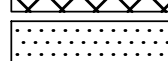
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ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I



DEMOLITION LEGEND

	DEMOLITION EXISTING ASPHALT
	DEMOLITION EXISTING CONCRETE, CURB & GUTTER
	REMOVE EXISTING GRAVEL DRIVE
	REMOVE EXISTING TREE
	INLET PROTECTION (TYP.)
	SILT FENCE (TYP.)
	PROPERTY LINE

- NOTES:**
1. CONTRACTOR SHALL PROTECT ALL EXISTING INFRASTRUCTURE BOTH ON AND OFF THE PROPERTY.
 2. NO DAMAGE SHALL OCCUR TO ADJACENT PARKING LOT OR EXISTING BUILDINGS DURING DEMOLITION.
 3. CONTRACTOR TO VERIFY ALL TREES TO BE PROTECTED IN LANDSCAPE PLAN PRIOR TO COMMENCING DEMOLITION.
 4. CONTRACTOR TO NOTE THAT EXISTING UTILITIES MAY BE PRESENT IN AREA OF WORK THAT ARE NOT SHOWN ON PLAN.
 5. 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.
 6. ALL UNDERGROUND & OVERHEAD ELECTRIC, TELEPHONE AND GAS MAIN RELOCATIONS SHALL BE COORDINATED WITH UTILITY COMPANIES.
 7. 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.
 8. CONTRACTOR SHALL REVIEW AND IMPLEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT FOR ALL EARTHWORK ACTIVITIES.
 9. RELOCATION OF ALL UTILITY POLES, LINES AND/OR TRANSFORMERS SHALL BE COORDINATED WITH THE UTILITY COMPANY.
 10. RELOCATION OF ALL UTILITY POLES, LINES AND/OR TRANSFORMERS SHALL BE COORDINATED WITH THE UTILITY COMPANY.
 11. FOR TREE REMOVAL / PROTECTION REFER TO TREE MITIGATION PLAN.

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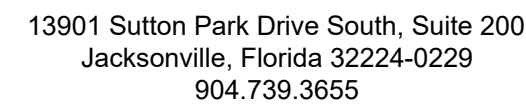
DEMOLITION PLAN & EXISTING CONDITIONS

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FL Lic. No. 66526
DATE: 8/7/2024

C-3.03

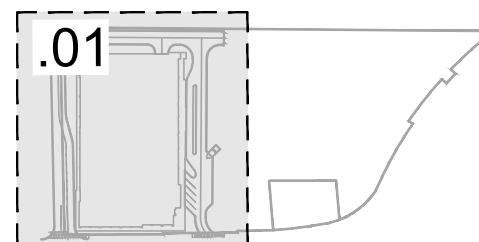
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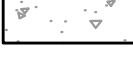
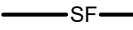


ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I



SITE DATA TABLE		
PARCEL ID	111110/11130/111190/111200	
	112220/111225/1112250120	
LOT USE	COMMERCIAL	
ZONING	SA	
FEMA FIRM	12109C0314J	
FEMA FLOOD ZONE	TYPE X	
	TOTAL (AC.)	TOTAL (%)
PROJECT AREA	1.66 AC	100%
PERVIOUS AREA	.32 AC	19%
IMPERVIOUS AREA	1.34 AC	81%
BUILDING DATA:		
	SQUARE FEET	HEIGHT
PARKING GARAGE	53,269	MAX. 60'
BUILDING	6,251	MAX. 60'
SETBACKS:		
FRONT SETBACK	20' MAX.	
REAR SETBACK	10'	
SIDE SETBACK	0' MIN.	

LEGEND

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

NOTES:

1. FOR GENERAL NOTES AND AS-BUILT REQUIREMENTS, SEE SHEET C-1.03.
2. ALL DIMENSIONS ARE TAKEN FROM EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. DETECTABLE WARNING MUST MEET CH. 11 OF FLORIDA BUILDING CODE & THE AMERICANS WITH DISABILITIES ACT. EXPOSED AGGREGATE RIVER ROCK WITH EUCLID SUPER CLEAR DIAMOND II SEALER. (TYP. ON SITE)
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11. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.

 KEYMAP

DATE : 01-16-2024

PROJECT NO. : 124001.01

DESIGNED BY : RPS

DRAWN BY : LM

SCALE : AS NOTED

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SITE PLAN

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FL Lic. No. 66526
DATE: 8/7/2024

C-4.01

S H E E T

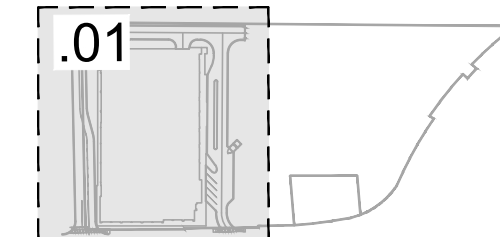


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ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I



 KEYMAP

DATE : 01-16-2024

PROJECT NO. : 124001.01

DESIGNED BY : RPS

DRAWN BY : LM

SCALE : AS NOTED

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SHEET TITLE

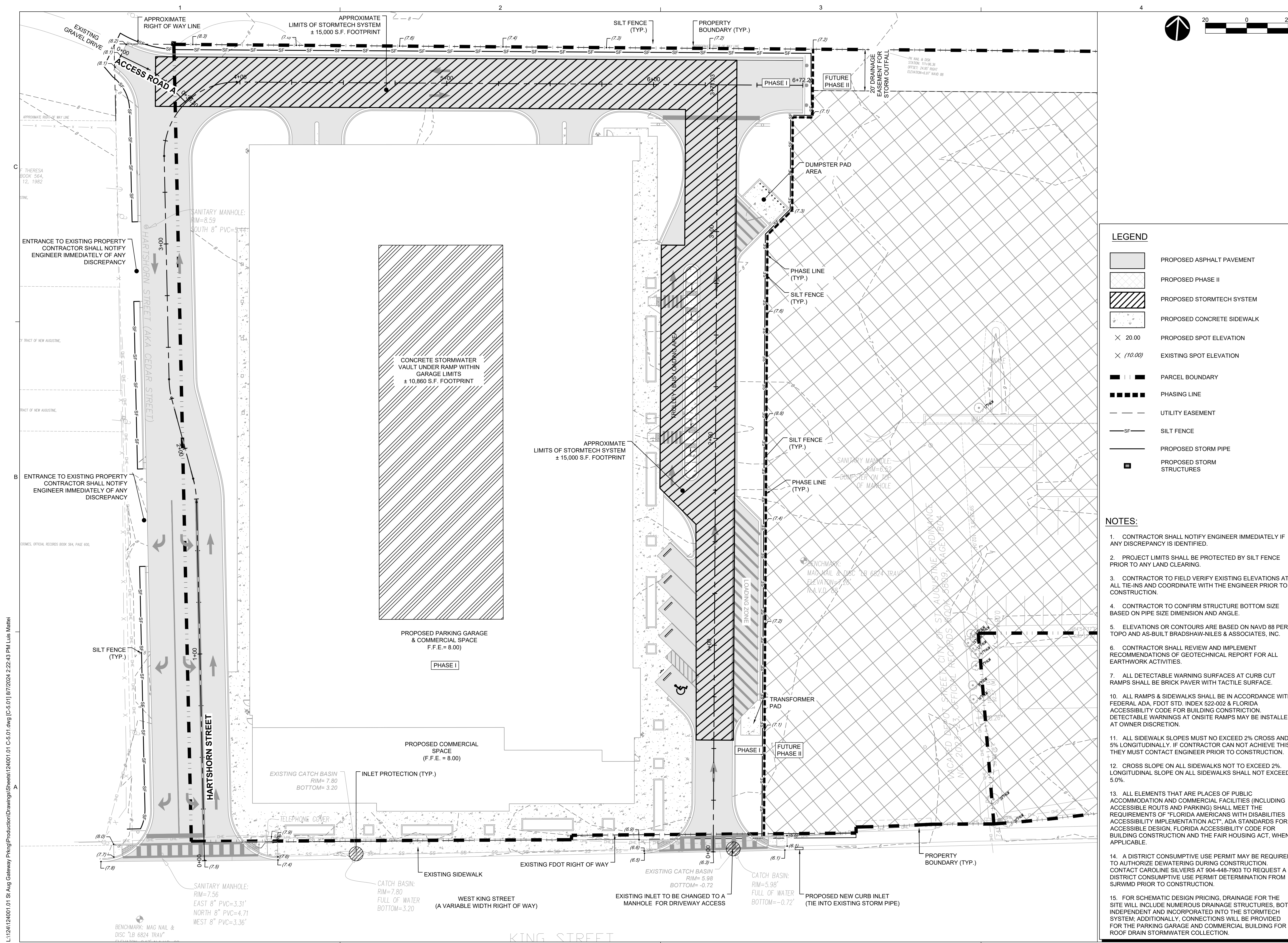
PAVING, GRADING & DRAINAGE PLAN

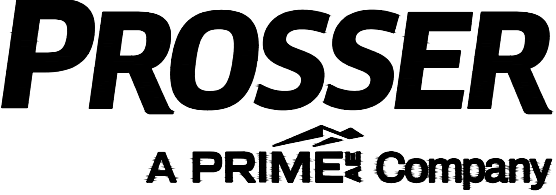
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DATE: 8/7/2024

C-5.01

SHEET



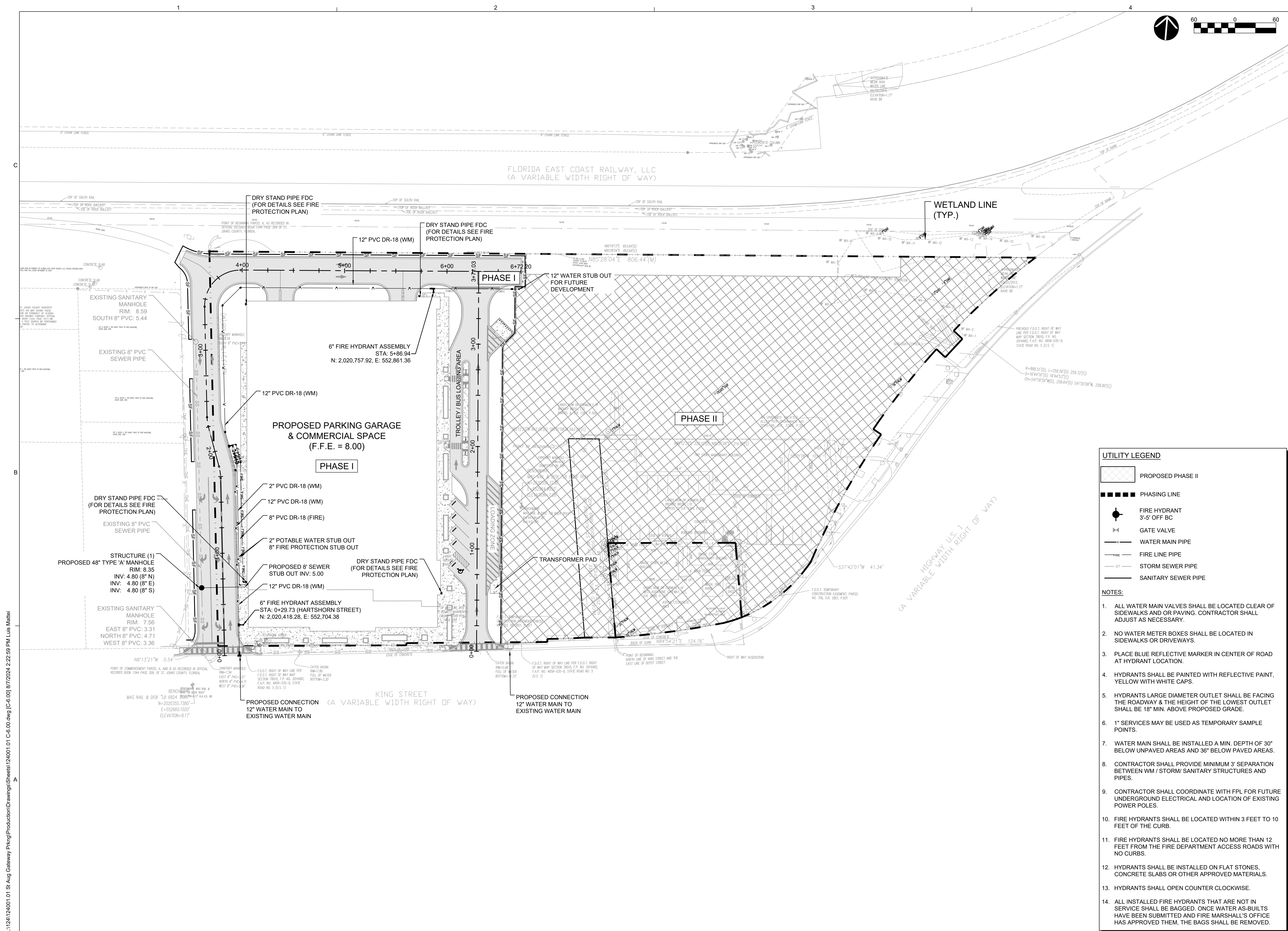


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ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I



UTILITY LEGEND

	PROPOSED PHASE II
	PHASING LINE
	FIRE HYDRANT 3'-5' OFF BC
	GATE VALVE
	WATER MAIN PIPE
	FIRE LINE PIPE
	STORM SEWER PIPE
	SANITARY SEWER PIPE

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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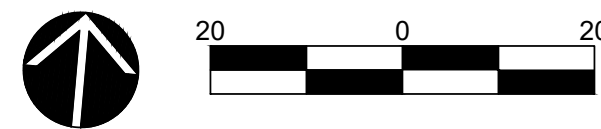
MASTER UTILITY PLAN

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RYAN P. STILWELL, P.E.
FL Lic. No. 66526
DATE: 8/7/2024

C-6.00

S H E E T



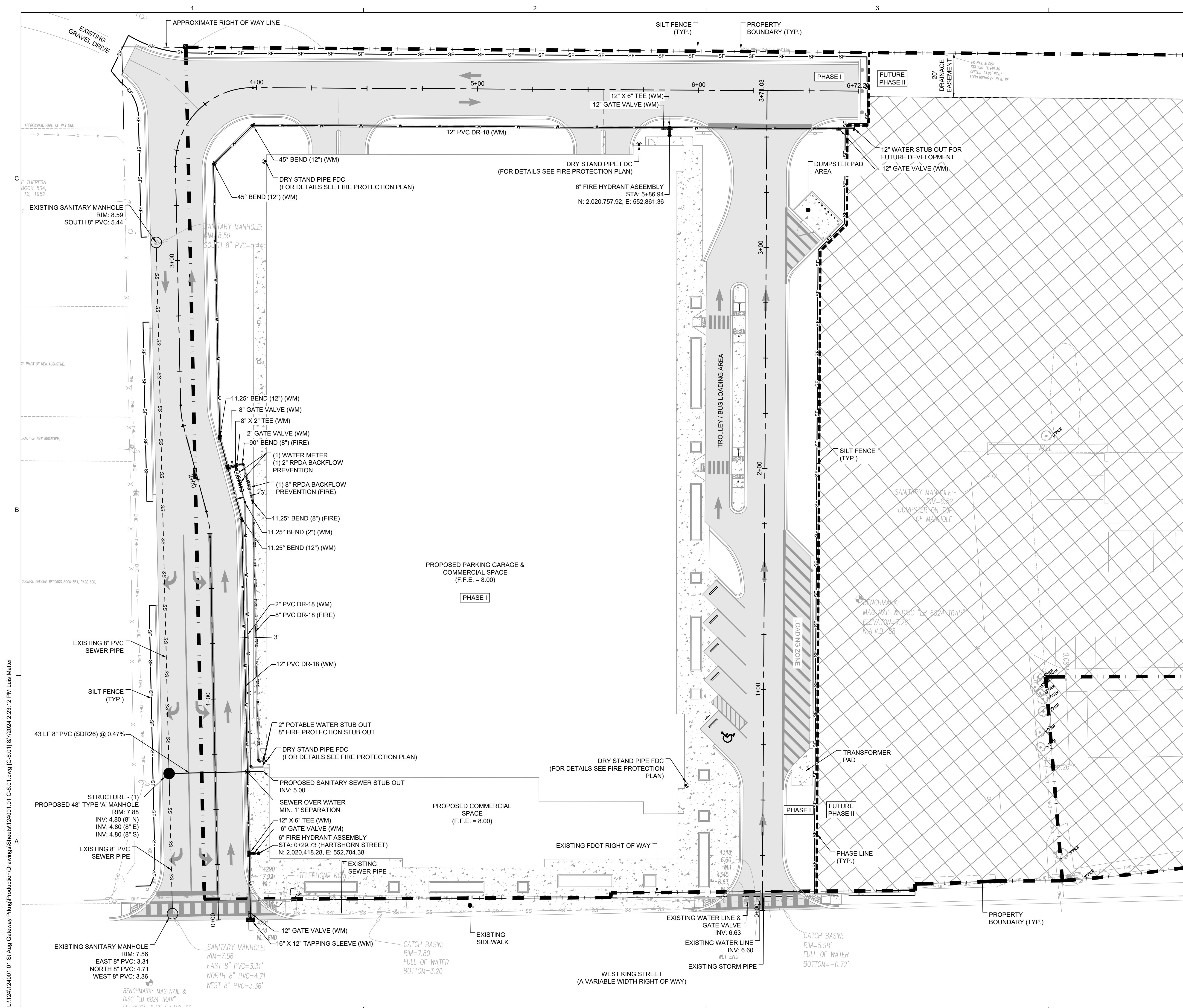
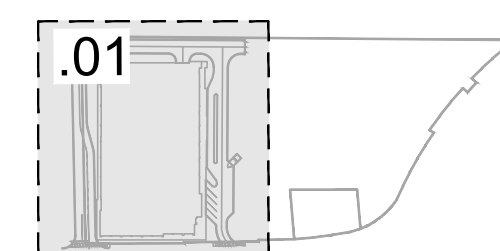
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ST. AUGUSTINE
GATEWAY PARKING
GARAGE
PHASE I



UTILITY LEGEND

	PROPOSED PHASE II
	PHASING LINE
	FIRE HYDRANT 3'-5' OFF BC
	GATE VALVE
	WATER MAIN PIPE
	FIRE LINE PIPE
	STORM SEWER PIPE
	SANITARY SEWER PIPE

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.

 KEYMAP

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

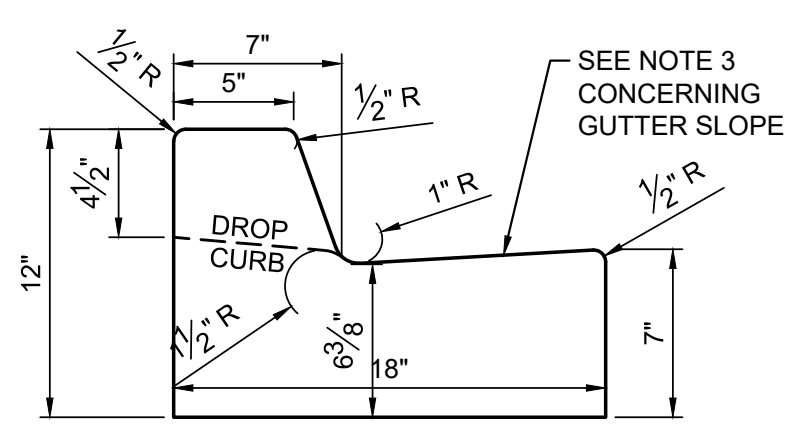
UTILITY PLAN

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.

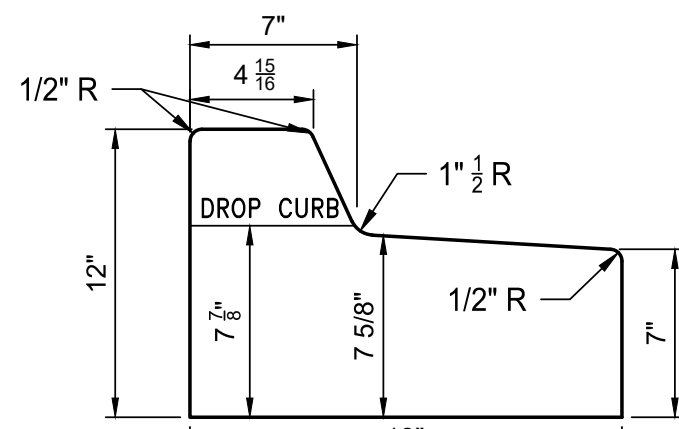
RYAN P. STILWELL, P.E.
FL Lic. No. 66526
DATE: 8/7/2024

C-6.01

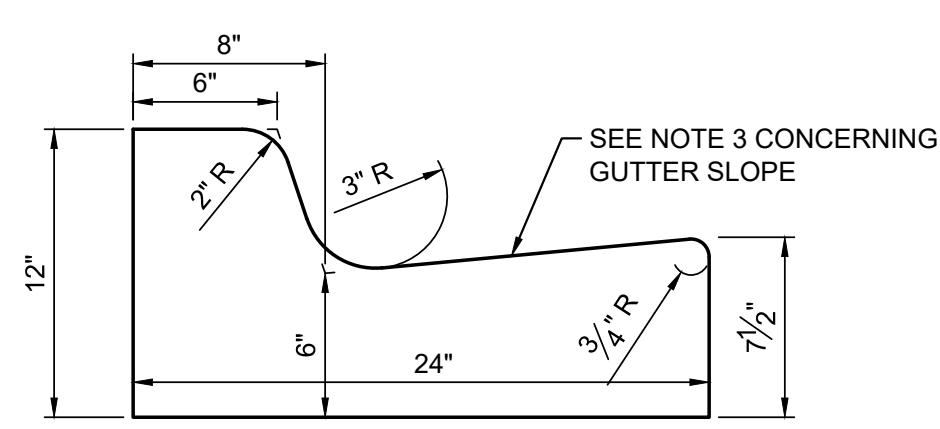
SHEET



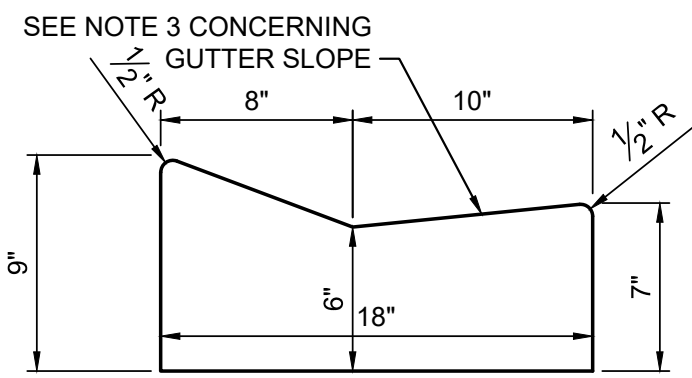
SPECIFIC USE: LOCAL ROAD AND MINOR
COLLECTOR ROADWAY CLASSES
18" CURB & GUTTER



MEDIAN CURB



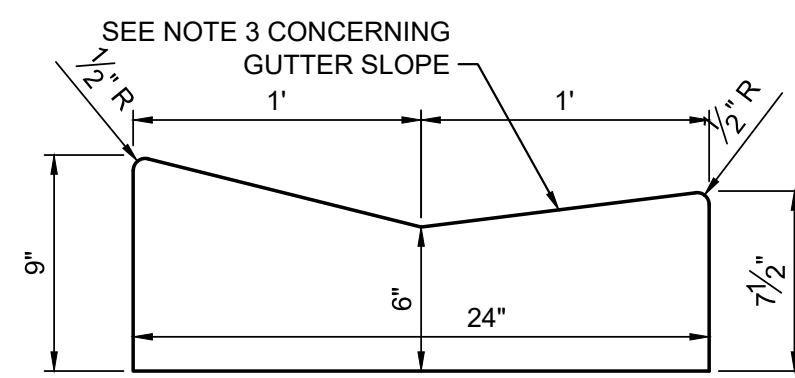
SPECIFIC USE: MAJOR COLLECTOR ROADWAY CLASSES
FDOT STANDARD TYPE 'F' CURB & GUTTER



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

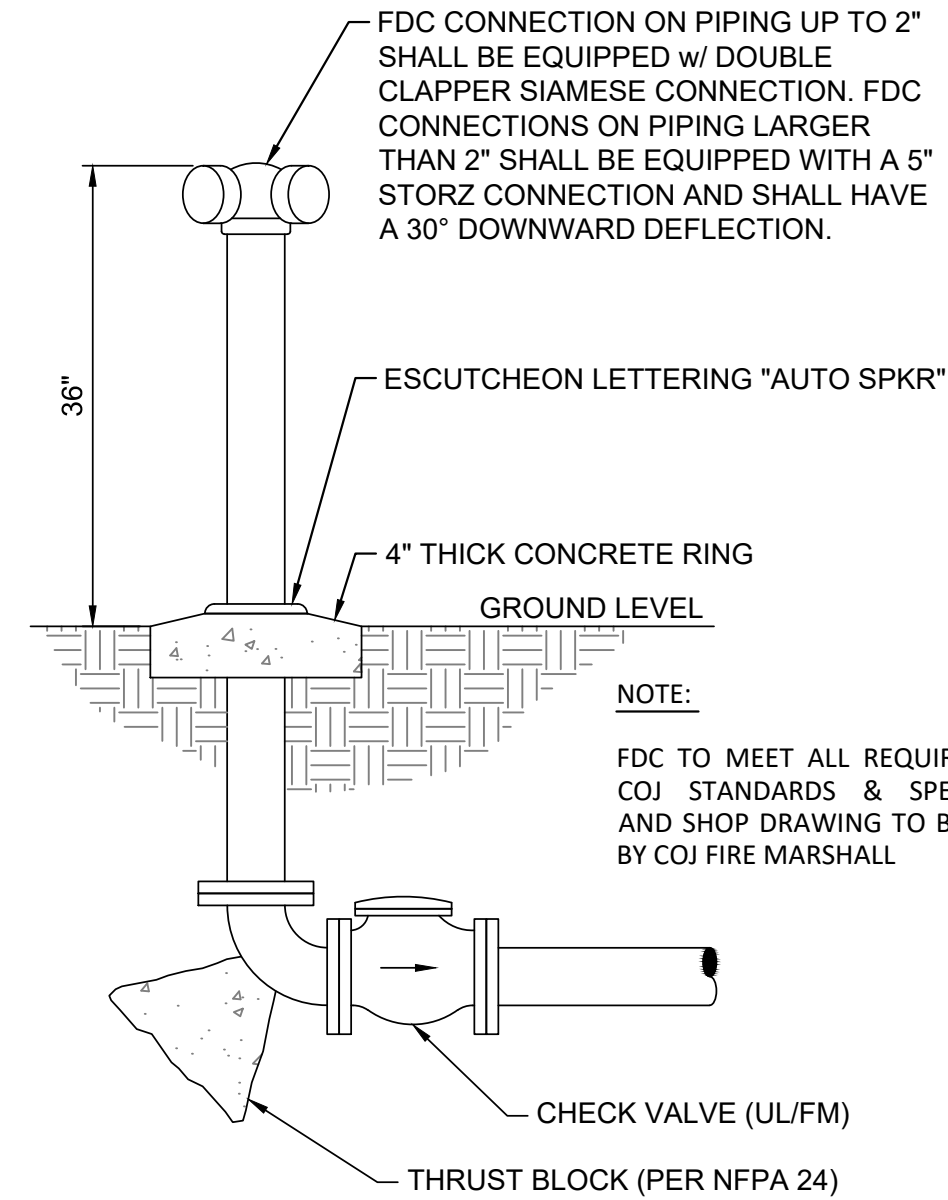
GENERAL NOTES:

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.



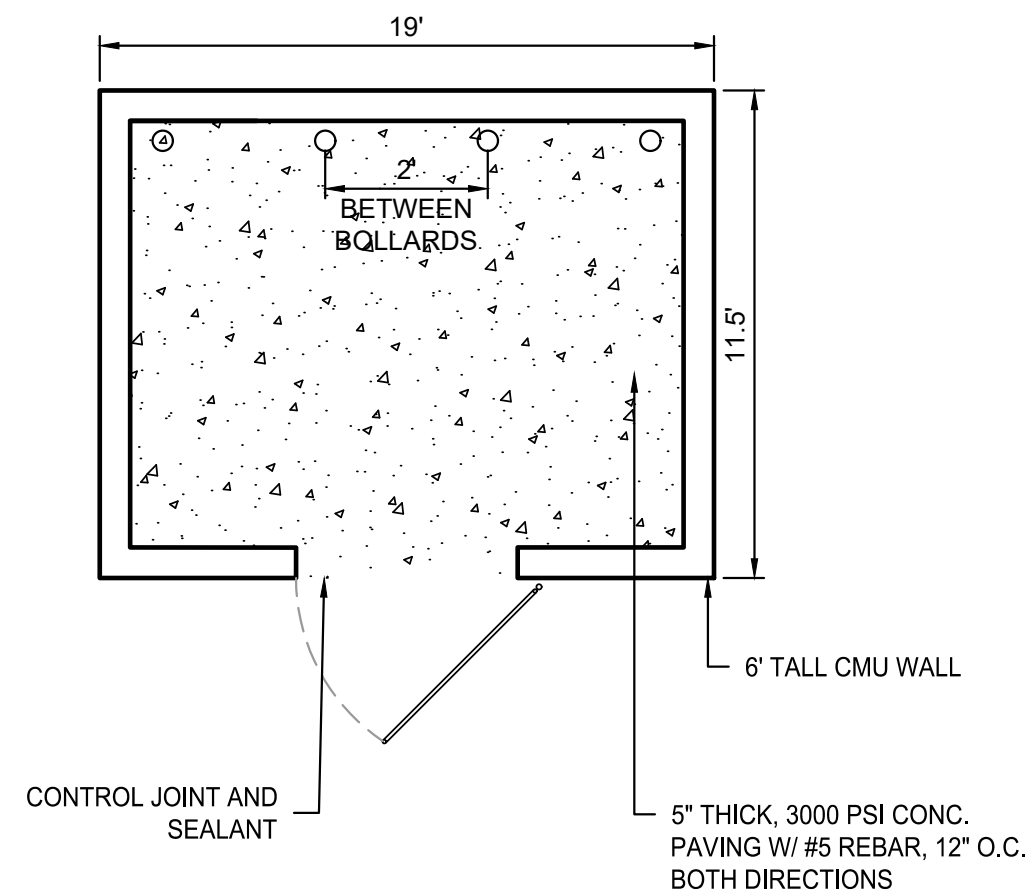
SPECIFIC USE: MAJOR COLLECTOR ROADWAY CLASSES
24" LOW PROFILE CURB & GUTTER

CURB & GUTTER TYPICAL CONSTRUCTION DETAILS

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


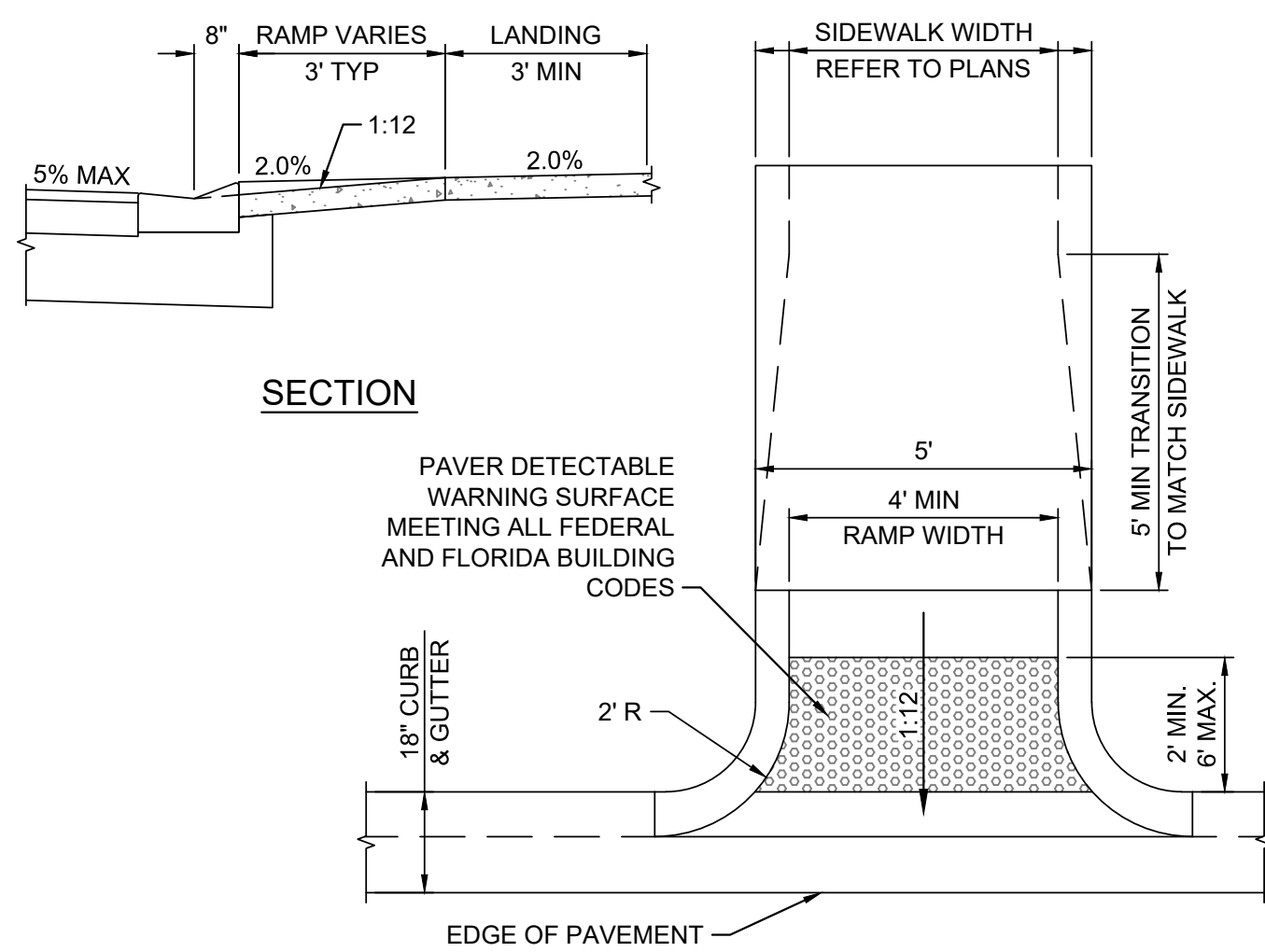
FIRE DEPARTMENT CONNECTION

NTS

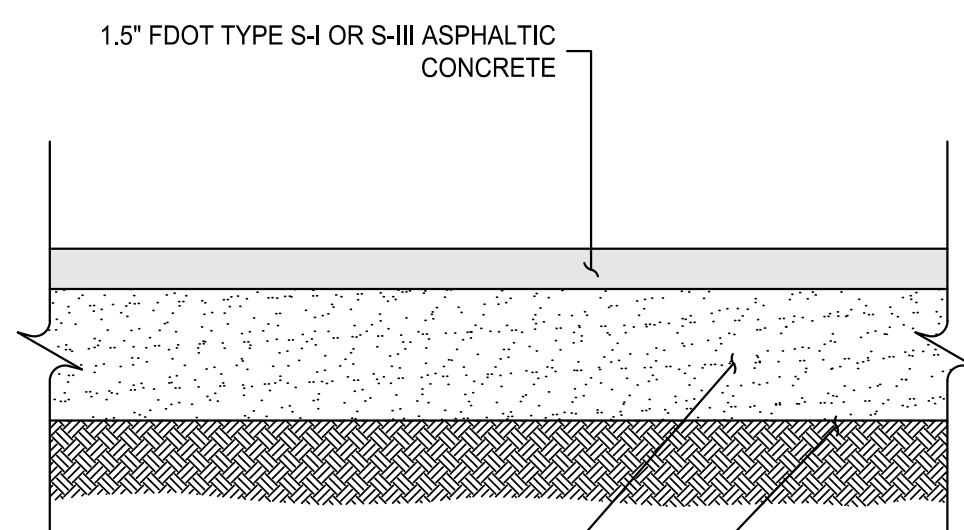


DUMPSTER PAD DETAIL

SCALE: NTS



CURB RAMP

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


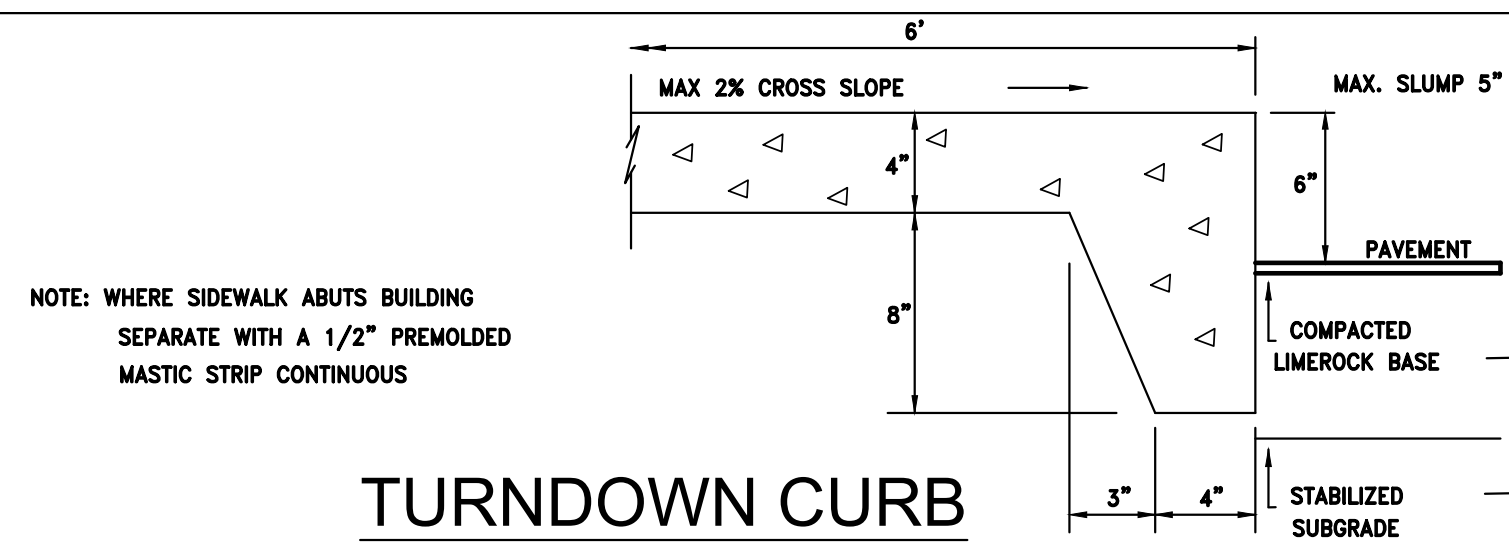
6" COMPACTED LIMEROCK OR CRUSH-CRETE BASE
MIN. LBR 75, 100% OF MOD. PROCTOR MAX. DRY DENSITY, -
(AASHTO T-180 AND ASTM D1557)

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)

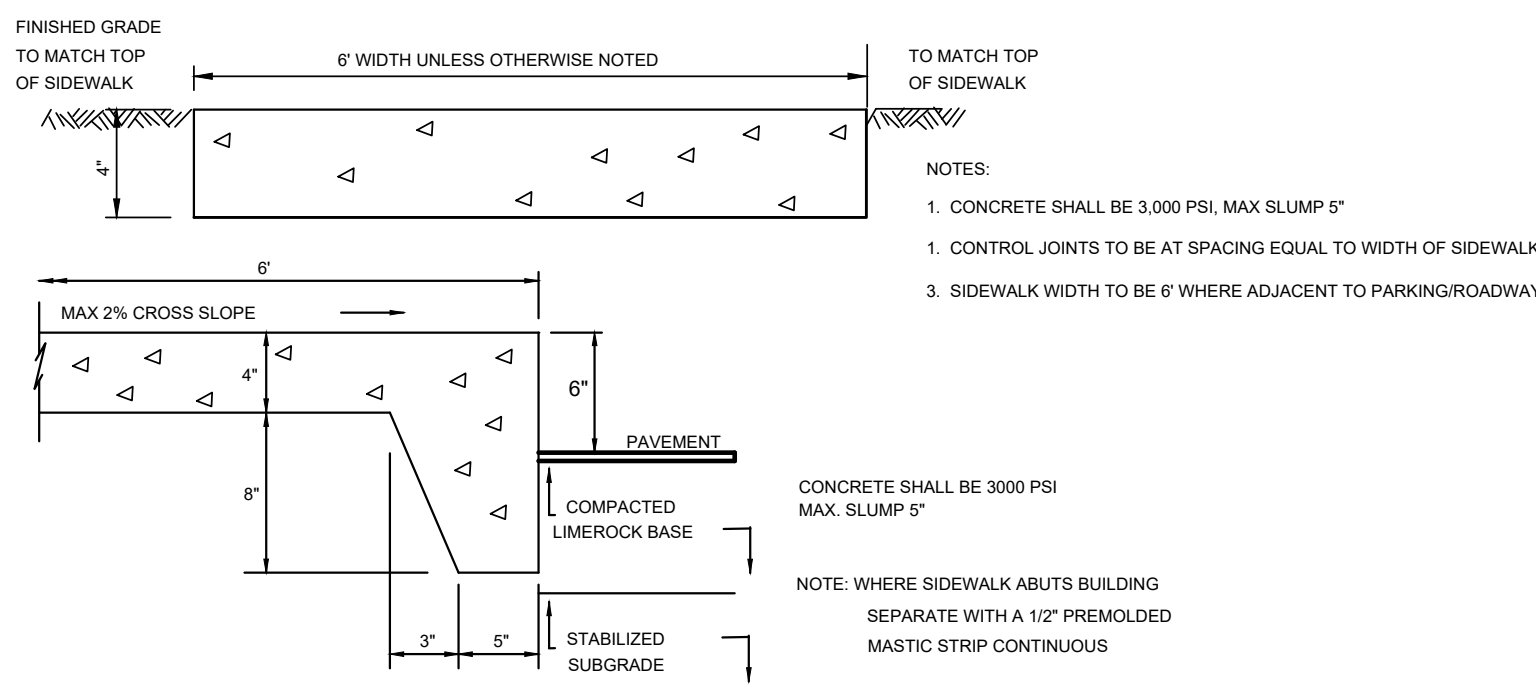
NOTE:
ASPHALT SECTIONS SPECIFIED BY ECS FLORIDA
IN GEOTECHNICAL REPORT DATED 9/18/18.

ASPHALT PAVEMENT SECTIONS

NOT TO SCALE



TURNDOWN CURB



SIDEWALK DETAIL

NOT TO SCALE

[illegible]

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SHEET TITLE

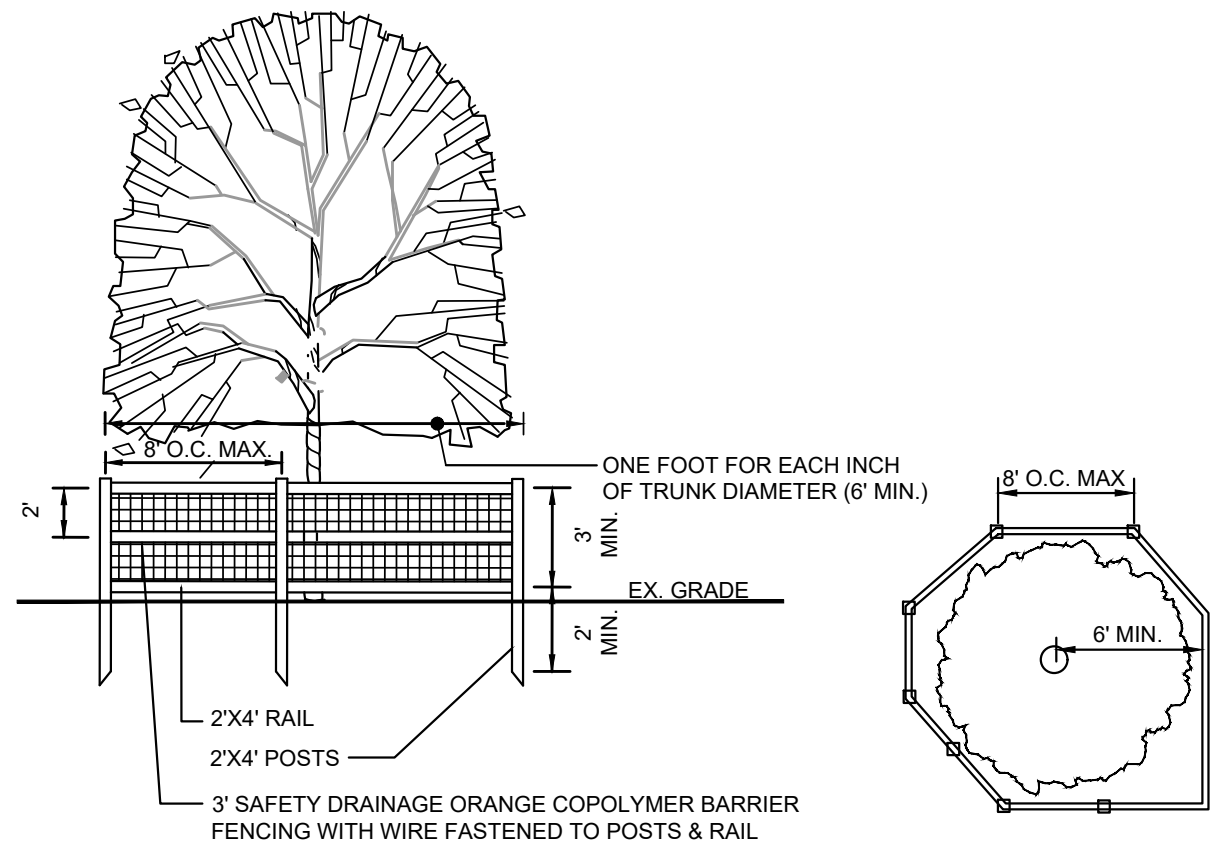
PAVING, GRADING AND DRAINAGE DETAILS

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: 8/7/2024

C-7.02

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 TREE IS 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 = +25% DEFICIT			
TREE #	TREE SPECIES	INCHES (DBH)	DEFICITS
25	LAUREL OAK	30	2.5
26	LAUREL OAK	34	2.5
27	LIVE OAK	24	2.5
28	LIVE OAK	27	2.5
30	LAUREL OAK	25	2.5
31	LAUREL OAK	11	1.25
33	LAUREL OAK	13	1.875
34	PALM	15	2.5
35	LIVE OAK	12	1.25
36	LAUREL OAK	10	1.25
37	LAUREL OAK	14	1.875
39	LAUREL OAK	22	2.5
40	LAUREL OAK	23	2.5
41	LAUREL OAK	14	1.875
42	LAUREL OAK	14	1.875
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	2.5
48	PALM	21	3
49	PALM	11	2
50	LIVE OAK	38	2.5
51	PALM	21	3
52	LIVE OAK	15	1.875
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	2.5
60	PALM	12	2
61	PALM	13	2.5
65	LAUREL OAK	14	1.875
66	LAUREL OAK	28	2.5
Totals		685	80.75

TREE MITIGATION FEE CALCULATION

TREE MITIGATION FEE CALCULATION	
TREES REMOVED DEFICITS:	80.75
TREES PLANTED/SAVED CREDITS:	136.00
136 CREDITS - 80.75 DEFICITS =	55.25 CREDITS
AMOUNT TO BE PAID TO CITY OF ST. AUGUSTINE TREE MITIGATION FUND = \$300/TREE (DEFICIT)	
(DEFICITS) X \$300 =	\$0.00

SUMMARY OF REPLACEMENT TREES

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
14	CRAPE MYRTLE	6	56
7	LIVE OAK	4	14
11	NUTTALL OAK	6	44
11	WINGED ELM	4	22
32	TOTAL TREES	TOTAL CREDITS	136

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	14	NOT PRESENT
52	LIVE OAK	15	DDD
62	LIVE OAK	21	DDD
63	LIVE OAK	29	DDD
64	LIVE OAK	31	DDD

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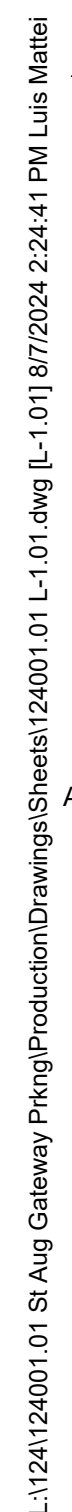
SHEET TITLE

TREE MITIGATION NOTES, DETAILS & CALCULATIONS

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CONSTRUCTION UNLESS SO NOTED ABOVE

TREE MITIGATION PLAN

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



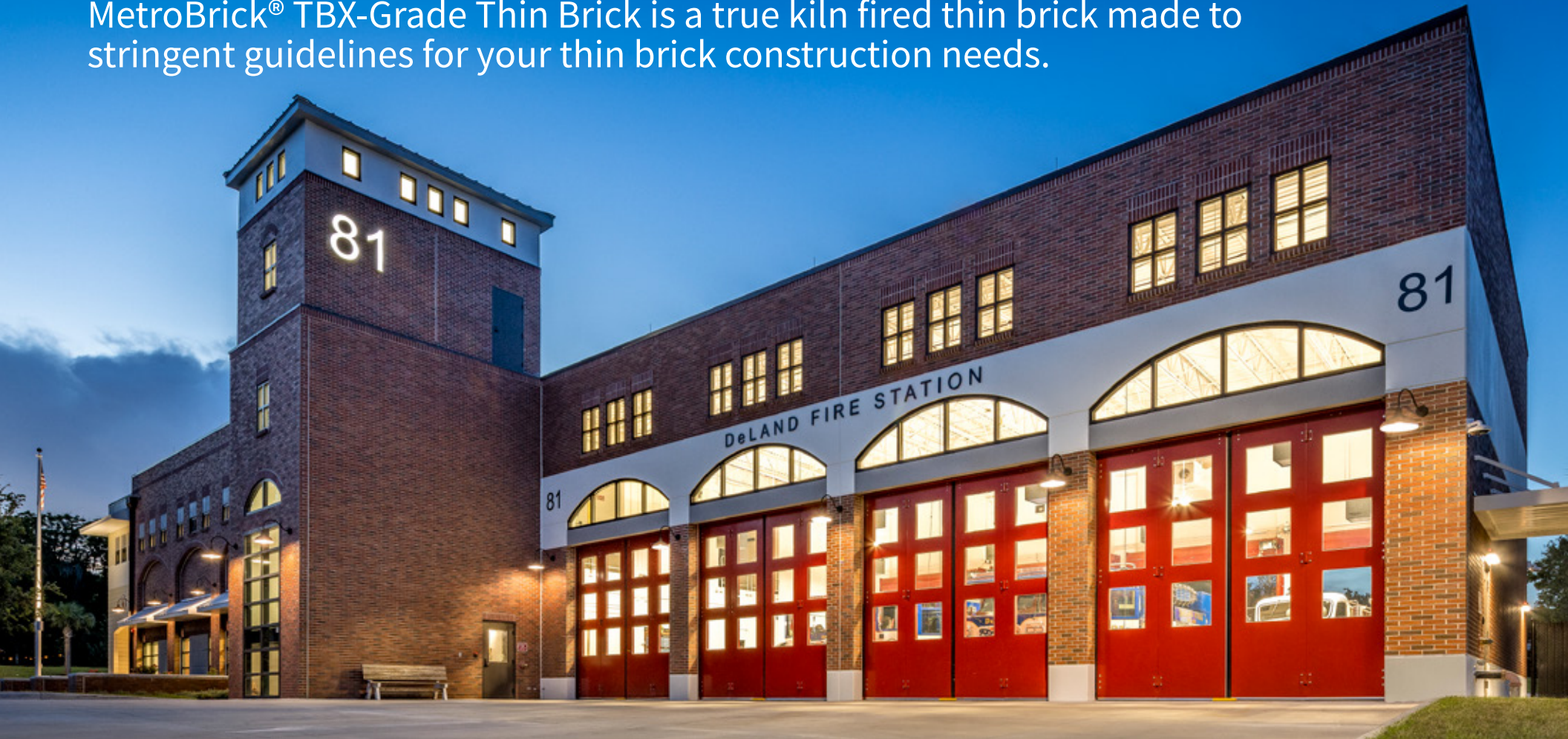
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CONSTRUCTION UNLESS SO NOTED ABOVE

LANDSCAPE PLAN

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

TBX Grade THIN BRICK

MetroBrick® TBX-Grade Thin Brick is a true kiln fired thin brick made to stringent guidelines for your thin brick construction needs.



WWW.METROTHINBRICK.COM

METROBRICK®
ARCHITECTURAL THIN BRICK
Ironrock Since 1866

THIN BRICK SYSTEMS

METROBRICK manufactures TBX Grade Architectural Thin Brick to be used with the following systems: Precast Concrete Panels, Tilt-up Concrete Panels, Prefabricated Metal Panels, Field Applied Systems/ Applications and Cast in Place Concrete Elements.

POUDRE VALLEY
HOSPITAL

EMPLOYEE PARKING →
MAIN ENTRANCE ←
VISITOR PARKING →

PRECAST



TILT-UP



FIELD APPLIED



An exterior wall system's actual performance is critical to a building's life cycle cost and overall performance. Environmental awareness has forced the design and construction profession to re-evaluate how we use our material resources and has redefined our performance expectations. When the project demands a brick appearance, a thin brick wall system may help give a perfect balance between desired performance, environmental advantages, and the owner's budget.

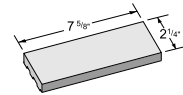
Detailed drawings of Thin Brick Systems available online @ metrothinbrick.com

PCI STANDARD

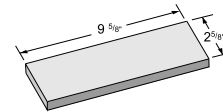
METROBRICK® meets or exceeds all standards for thin brick set by the Precast/Prestressed Concrete Institute.

Sizes METROBRICK® sizes are 5/8" thick

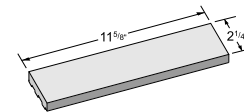
METROBRICK® is designed with a dovetailed back and strict size tolerances for superior installation and bond performance.



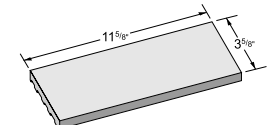
Modular
2 1/4" x 7 5/8"



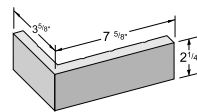
King
2 5/8" x 9 5/8"



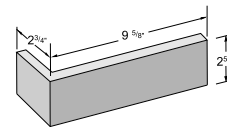
Norman
2 1/4" x 11 5/8"



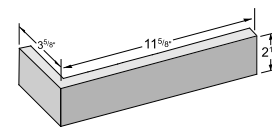
Utility
3 5/8" x 11 5/8"



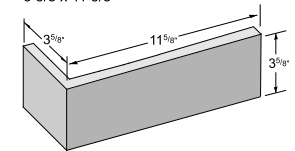
Modular Corner
2 1/4" x 3 5/8" x 7 5/8"



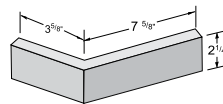
King Corner
2 5/8" x 2 3/4" x 9 5/8"



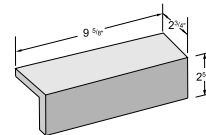
Norman Corner
2 1/4" x 3 5/8" x 11 5/8"



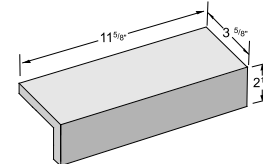
Utility Corner
3 5/8" x 3 5/8" x 11 5/8"



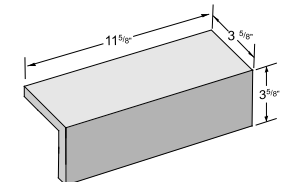
135° Modular Corner
2 1/4" x 3 5/8" x 7 5/8"



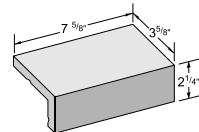
King Edge Cap
2 5/8" x 2 3/4" x 9 5/8"



Norman Edge Cap
3 5/8" x 2 1/4" x 11 5/8"



Utility Edge Cap
3 5/8" x 3 5/8" x 11 5/8"



Modular Edge Cap
2 1/4" x 3 5/8" x 7 5/8"



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Minimum order quantities apply for non-stock items.
Contact customer service for further details | 1.888.325.3945

Application Packet Page 81

Estimating

METROBRICK® products are manufactured with a strict tolerance of +0” to -1/16” (brick 8” or less) and +0” to -3/32” (brick between 8” and 12”) to insure a correct fit into any liner system. Our production methods and tight quality controls insure true corner and edge cap shapes for improved installation productivity and final appearance acceptance.

Modular Field (2 1/4" x 7 5/8")	7.0 pcs./sq.ft.	Modular Corner (2 1/4" x 7 5/8")	4.7 pcs/lin. ft.	Modular Edge Cap	1.5 pcs/lin. ft.
King Field (2 5/8" x 9 5/8")	4.8 pcs./sq.ft.	135° Modular Corner (2 1/4" x 7 5/8")	4.7 pcs/lin. ft.	King Edge Cap	1.2 pcs/lin. ft.
Norman Field (2 1/4" x 11 5/8")	4.8 pcs./sq.ft.	King Corner (2 5/8" x 9 5/8")	4.5 pcs/lin. ft.	Norman Edge Cap	1.0 pcs/lin. ft.
Utility Field (3 5/8" x 11 5/8")	3.0 pcs./sq.ft.	Norman Corner (2 1/4" x 11 5/8")	4.7 pcs/lin. ft.	Utility Edge Cap	1.0 pcs/lin. ft.
		Utility Corner (3 5/8" x 11 5/8")	3.0 pcs/lin. ft.		

Test Results

Ironrock's Thin Brick "METROBRICK®" shall be of standard grade quality and shall exceed all of the requirements of ASTM (American Society for Testing and Materials) C-1088, the standard specifications for thin veneer brick units made from clay or shale. The ASTM C-1088 standard specifications also require the ASTM C-67 Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile as shown to the right:

Specification	Test	Standard	METROBRICK®
Efflorescence	ASTM C-67	None	None
Chipping	ASTM C-1088	Max. 3%	<2%
Size	ASTM C-1088	Max. 1%	Meets the Standard
Warpage	ASTM C-1088	Max. .5%	Meets the Standard
Modulus of Rupture	ASTM C-67	250 lbs./sq.in.	>500 lbs./sq.in.
Compressive Strength	ASTM C-67	No Standard	10,000 lbs./sq.in
Absorption	ASTM C-67	Max. 5%	<3%
Saturation Coefficient	ASTM C-1088	<8% - Waived	<3% - N/A
Freeze-Thaw	ASTM C-67	Min. 50 Cycles	Passed 3,000 Cycles
Freeze-Thaw Brick in Concrete	ASTM C-666 Procedure B	150 PSI or Greater	Passed 300 cycles Meets the Standard
Shear Bond Strength to Portland Cement	ASTM C-482	Min. 50 psi	>150 psi
Chemical Resistance	ASTM C-650	Not Affected	Not Affected

"METROBRICK" will exceed ASTM C-1088 (Type TBX Select) requirements for exterior grade
"METROBRICK" will exceed the applicable ANSI (American National Standards Institute) requirements.

TEXTURE OPTIONS

Textures play an important part in the look of a thin brick wall. They can have an effect on the way the light is reflected and how shadows are created. Textures can also add character to an otherwise simple installation. METROBRICK® offers a number of texture options that you can choose to create just the right feel for your project.





Vintage Texture

NEW Vintage Texture - featuring distressed edges and a heavily distressed surface. Ready for the best part? This one-of-a-kind textured brick meets the PCI Standard for thin brick.

Vintage Texture is available in modular size and all METROBRICK single tone and range colors.

VINTAGE | Vintage Texture shown in 710 Charcoal



WIRE CUT



VELOUR



SMOOTH



IRONSPOT

Finishes above shown in 350 Main Street Flashed.

SINGLE TONE COLORS



101 Commons



105 Fieldstone



107 Parkway



108 Brownstone



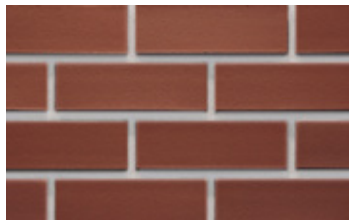
205 Marketplace



220 Courtyard



310 Main Street



320 Schoolhouse Red



505 Monument



507 Empire



705 Graphite (premium color)



710 Charcoal (premium color)

RANGE COLORS



255 Marketplace Flashed



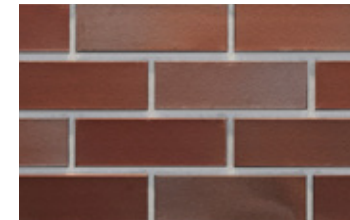
250 Courtyard Flashed



29F Copper Ironspot



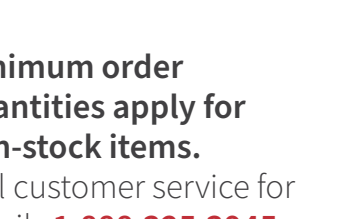
350 Main Street Flashed



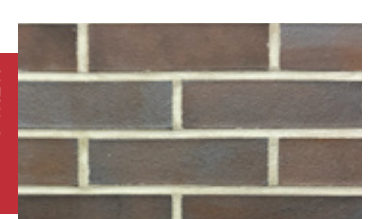
365 Schoolhouse Red Flashed



458 Brownstone Flashed



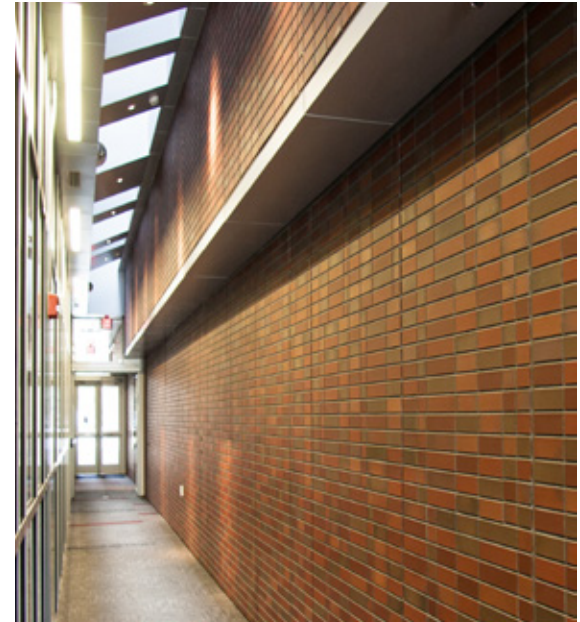
365 Schoolhouse Red Flashed



84F Ironstone

Minimum order quantities apply for non-stock items.
Call customer service for details **1.888.325.3945**

CUSTOM BLENDING



Looking for a specific blend? All METROBRICK colors are available in two, three or four color custom blends. Call customer service for details at 1.888.325.3945 or visit metrothinbrick.com to create your own custom blend with our blend generator.

METROBRICK Blend Generator. Nothing to Download. Just Click & Blend



CREATE BLEND



Thin Brick **Fast**

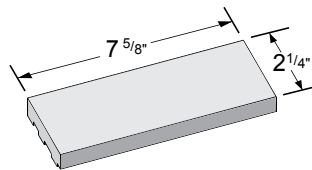
On construction projects, tight deadlines are always an issue. Often, long lead times just won't work and anxiously waiting for material is never a good thing. Sometimes delays can't be helped but as the old saying goes, "time is money".

That's why METROBRICK® created the Fast Ship Program, with quick turnaround for small orders in mind.

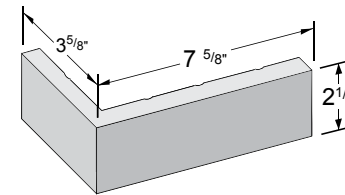
Fast Ship Program

With the Fast Ship program, METROBRICK's nine most popular colors and seven blend options - in modular size - ship to you FAST.

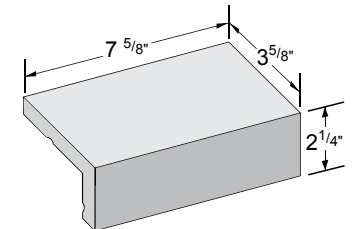
Available SHAPES



Modular
2 1/4" x 7 5/8"



Modular Corner
2 1/4" x 3 5/8" x 7 5/8"



Modular Edge Cap
2 1/4" x 3 5/8" x 7 5/8"
(Excludes 710 Charcoal)

Finish OPTIONS

Fast Ship products are available in smooth and wire cut finish. See chart for details.

Colors	Smooth	Wire Cut
105 Fieldstone	n/a	✓
458 Brownstone Flashed	n/a	✓
310 Main Street	n/a	✓
350 Main Street Flashed	n/a	✓
320 Schoolhouse Red	✓	✓
365 Schoolhouse Red Flashed	✓	✓
505 Monument	✓	✓
507 Empire	n/a	✓
710 Charcoal (Premium Color)	✓	✓
ALL Color Blends	✓	✓

WWW.METROTHINBRICK.COM

Single & Range Color OPTIONS

Usually ships within 5 days*

Blend OPTIONS

Lead time for blends is approximately two to four weeks.*



105 Fieldstone



505 Monument



507 Empire



310 Main Street



320 Schoolhouse Red



710 Charcoal (Premium Color)



350 Main Street Flashed



365 Schoolhouse Red Flashed



458 Brownstone Flashed

*Levels of inventory vary. Our ability to fast ship is based on a first-come first-served basis. Levels of inventoried items will fluctuate. Inventory is designed to assist in quick turn around for smaller quantity orders- normally under 10,000 sq. ft. Lead time for blends is approximately two to four weeks.

Please Note: Colors are as accurate as printed representations can be. For final color selection refer to current actual color samples.



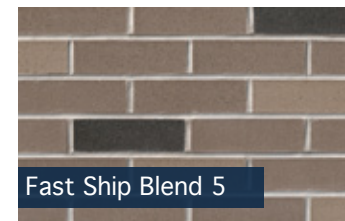
Fast Ship Blend 1

60% #350 Main Street Flashed
30% #458 Brownstone Flashed
10% #710 Charcoal



Fast Ship Blend 3

90% #458 Brownstone Flashed
10% #710 Charcoal



Fast Ship Blend 5

70% #507 Empire
20% #505 Monument
10% #710 Charcoal



Fast Ship Blend 2

70% #105 Fieldstone
20% #505 Monument
10% #507 Empire



Fast Ship Blend 4

70% #505 Monument
30% #507 Empire



Fast Ship Blend 6

50% #350 Main Street Flashed
30% #310 Main Street
20% #458 Brownstone Flashed



Fast Ship Blend 7

50% #320 Schoolhouse Red
20% #458 Brownstone Flashed
10% #710 Charcoal

**Custom blending
also available.**

Call customer
service for details

1.888.325.3945

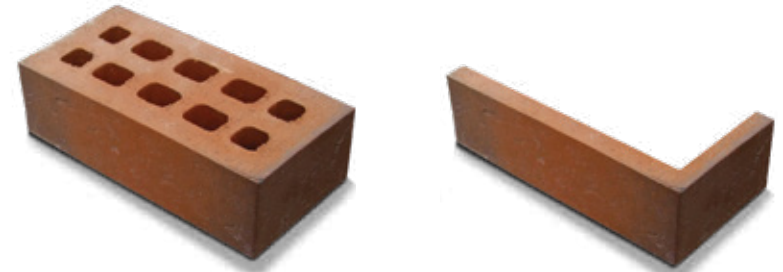
ENVIRONMENTAL ADVANTAGES

Sustainability

Because METROBRICK® absorptions are much less than full bed brick, spalling and efflorescence are reduced or eliminated. The building facade can basically last forever. With the thin brick attached to the wall system, minor repairs require only the removal of the affected bricks. Full bed brick building repairs are much more costly and difficult. Since thin brick is not a structural element and each brick is independently adhered to the wall, cracks don't form between bricks like in full bed brick.

Weight Advantage (Full Brick Comparison)

- METROBRICK® weighs 20% of full bed brick.
 - METROBRICK® uses 20% of the raw material - clay and shale - to produce.
 - Only 20% of the trucking is used to get the raw material from the mine to the factory.
 - METROBRICK® uses 20% of the amount of fuel (normally natural gas) to fire thin brick.
 - Kiln emissions from thin brick are 20% of full bed brick.
 - Delivery of finished thin brick can be done on any type of truck (Flat-bed, Box, etc.) allowing back hauls. Full bed brick delivery trucks are normally owned by the brick manufacturer and haul empty back to the brick plant.
- Trucks hauling full bed brick normally carry only 12,000 bricks. Trucks hauling thin brick typically haul over 60,000 bricks.
- Special cuts and sizes are available from METROBRICK® thus saving shipping of full pieces that have to be cut at the job site and the excess discarded in landfills.



RECYCLED CONTENT

All METROBRICK® colors contain a minimum of **23% pre-consumer recycled material.**

Site Disturbance

- No special or additional foundation is required for the structural support of METROBRICK®.
- The weight of METROBRICK® is engineered in the wall system. Full bed brick requires additional foundation for its support, requiring additional steel and concrete.
- Post installation clean-up for thin brick is significantly less than full bed brick. Little or no cleaning agents are required at the job site when using thin brick.
- If thin brick is used in precast concrete or tilt-up construction, scaffolding is not needed for brick work. Panels can be erected from either outside or within the perimeter of the structure, thus allowing more existing trees to remain.

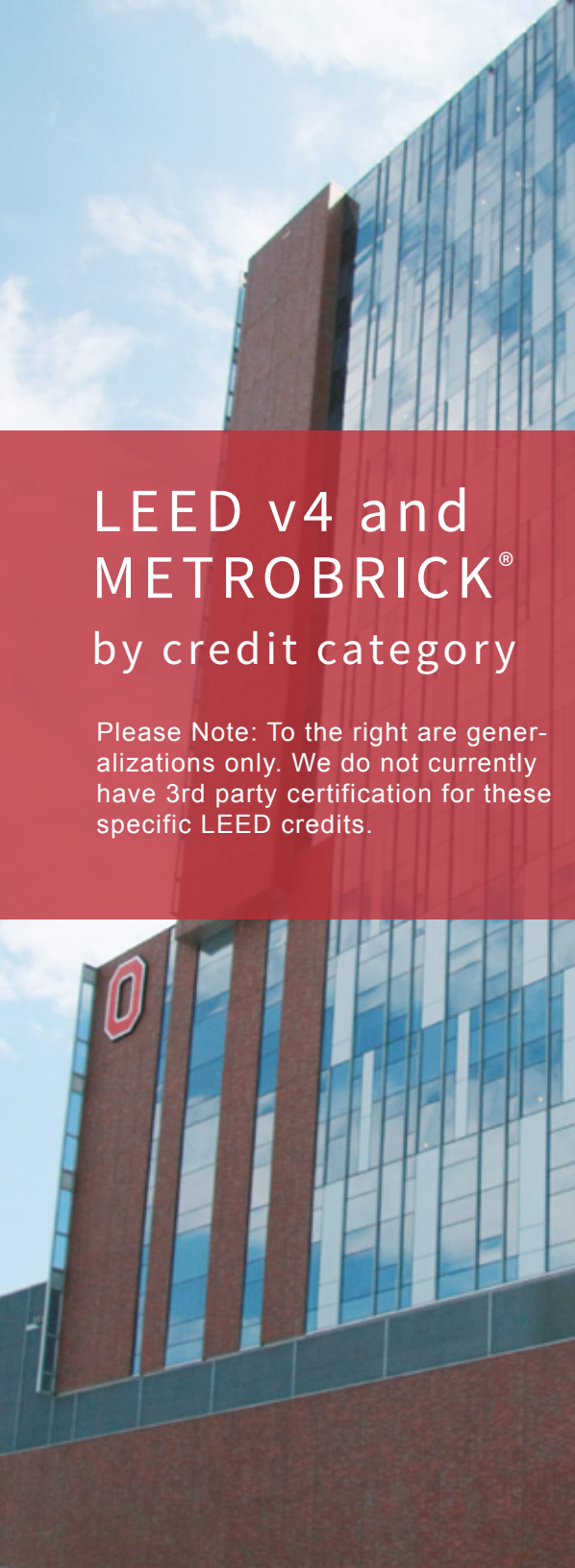
Manufacturing Process

Ironrock, through its METROBRICK® brand, is proud to say we are doing our part to be good stewards of our environment in the following ways:

- All unfired clay is reground into our finished products.
- The heat from our kilns is also a heat source for our dryers.
- Our fired scrap is made available for use in making roadbeds as well as being reground and reused in our finished products.



[Application Packet Page 89](#)



LEED v4 and METROBRICK® by credit category

Please Note: To the right are generalizations only. We do not currently have 3rd party certification for these specific LEED credits.

Received 8/13/24

Planning & Building Department

MATERIALS AND RESOURCES

Building Life Cycle Impact Reduction | METROBRICK products have a 60+ year lifespan and can last the life of the building.

Product Disclosure {Source of Raw Material} | METROBRICK products contain pre-consumer recycled waste material. Additionally, 92% or more of all raw materials are extracted within a 50 mile radius of the manufacturing facility.

Product Disclosure {Material Ingredients} | METROBRICK products are fired in kilns at temperatures above 2,000 degrees Fahrenheit and are inert ceramic material.

Construction and Demolition Waste Management | METROBRICK products are inert material after firing and can be reused or reclaimed as fill or road bed material. Sizing of the product is such that there is little job site waste of material. Packaging material is recyclable.

INDOOR ENVIRONMENTAL QUALITY

Low Emitting Materials | Ceramic products are cited as an “inherent non emitting source” for this credit. METROBRICK may be used for this credit without testing.

Construction Indoor Air Quality | METROBRICK products are VOC- free and are resistant to mold and mildew.

Indoor Air Quality Assessment | METROBRICK products are inert. They are VOC- free and are formaldehyde free.

Thermal Comfort | The thermal mass of METROBRICK products allows them to aid in creating a more consistent indoor environment.

INTEGRATIVE PROCESS

Integrative Process | METROBRICK thin brick used as part of an installation wall system can have a positive impact on other building systems. The wall system that includes METROBRICK should be evaluated as part of a project’s integrative analysis.

PILOT CREDIT

Certified Multi-Attribute Products & Materials | Green Squared is included in this pilot credit. METROBRICK G2 products meet the criteria of this credit because METROBRICK is part of an industry wide EPD.

ENERGY AND ATMOSPHERE

Optimize Energy Performance | The thermal mass of METROBRICK products may help in the moderation of indoor temperature swings.

SPECIFICATIONS



Specifications

Received 8/13/24
Planning & Building Department

This section is intended as an informational resource to aid in selecting and specifying METROBRICK® Architectural Thin Brick material only. METROBRICK® is to be used as part of an entire wall system. Therefore, please refer to selected system(s) components, including but not limited to their substrate materials, for complete system specification, product guides and installation procedures.

METROBRICK® is a kiln fired clay unit used anywhere a masonry appearance is desired. We produce our modular units to a very tight dimensional variance (+0" to -1/16" for brick 8" or less and +0" to -3/32" for brick between 8" and 12"), with a density of less than 3% water absorption and with no efflorescence.

METROBRICK® Architectural Thin Brick is incorporated into a variety of shop fabricated, field assembled or field applied wall panel systems to create a traditional masonry appearance. When specifying thin brick into one of these systems, the specification writer shall add the thin brick material selection criteria into the appropriate system's specification.

METROBRICK® can also be field applied using traditional tile set methods to a variety of interior and exterior substrates such as concrete, concrete unit masonry, gypsum sheathing, cementitious backer board and plywood. METROBRICK® Architectural Thin Brick should be field applied according to The Tile Council of North America standards, ANSI standards and local building codes. Use only reputable installers and the correct installation products to suit the application.

The following is a typical specification to assure the use of METROBRICK® Architectural Thin Brick on your next project. Please incorporate the following language into the thin brick system section of the specification:

A. Thin brick shall be "METROBRICK®" as manufactured by Ironrock Capital, Canton, Ohio

44707 Customer Service: 1-888-325-3945

B. The body composition shall be of the finest shales and clays producing a uniform dense body.

C. Color(s) shall be: _____

D. Size(s) shall be: _____

E. Test results shall be available upon request.

F. Mix bricks from several cartons for best shading during installation.

G. When used in precast or tilt-up concrete applications:

1. Thin brick shall be waxed sufficiently on face to be exposed to prevent adhesion by concrete/mortar.

2. Clean with 200 degree F. low pressure washer using water. Some acid based cleaners may damage grout joints. If necessary to use, test a small area first. Wet with clean water before applying any acid cleaner. Do not use any product containing Hydrofluoric acid as it will attack both grout and bricks.



Thin Brick Field Installation

The recommended installation methods in the Tile Council of North America's "Handbook for Ceramic Tile Installation", and ANSI (American National Standards Institute) standards should be followed.

TCNA (Tile Council of North America) installation methods W201, W202 and W244E are recommended for exterior or wet applications.

Methods W211, W221, W222, W223, W231, W241, W242, W243, W244C, W244F, W245, W246 and W247 may be used for dry interior applications. Some of these methods are suitable for interior wet applications when the proper water resistive barrier is used.

Flashing, expansion joints (soft joints) and consideration for climate and exposure should be considered when choosing the correct method to be used.

[Application Packet Page 92](#)



PRODUCT
LITERATURE

METROBRICK®
ARCHITECTURAL THIN BRICK

Ironrock Since 1866

WWW.METROTHINBRICK.COM

P.O. Box 9240 Canton, Ohio 44711
1-888-325-3945
Fax: 330-484-3584
e-mail: info@ironrock.com
www.metrothinbrick.com



CANADIAN PRECAST/PRESTRESSED CONCRETE INSTITUTE
INSTITUT CANADIEN DU BÉTON PRÉFABRIQUÉ ET PRÉCONTRAINT
MEMBER/MEMBRE



Application Packet 93

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MB0424

**Self-Furring Dimple Lath****1/4" Self-furring, dimpled, expanded steel plaster and stucco base**

A self-furring expanded dimpled metal lath ideal for interior and exterior use over sheathing, masonry, and other solid surfaces as required per ASTM C847, ASTM C1780, ASTM C1063. The 1/4" dimpled furring allows for more thorough plaster or stucco embedment into and behind the lath for superior mechanical bonding.

The dimple-patterned, self-furring plaster base is manufactured with evenly spaced indentations that hold the metal lath 1/4" away from the surface to be plastered. This results in an even and thorough embedment of the plaster.

The dimples are spaced every 4"-6" over the rectangular sheet. This lath is ideal for manufactured stone installations per ASTM C1780 or typical plaster applications per ASTM C1063.

2.5# and 3.4# self-furring dimple lath is available with G90 coating with a special order and lead time. Self-furring dimple lath is also available with a 60-Minute Grade-D asphalt paper-backing (APB) weather resistant barrier.

Product Data & Ordering Information:

Material: **G60 Galvanized Steel**
Packaged: 25 bundles or 250 pieces per pallet

Product Code	Wt. per Sq. Yd.	Sheet Size	Pcs./Bdl.	Yds./Bdl.	Yds./Pallet
LAD	2.5 lbs.	27" x 97"	10	20	500
LAD	3.4 lbs.	27" x 97"	10	20	500

ASTM & Code Standards:

- Material: ASTM C847
- All ClarkDietrich Expanded Metal Lath is fabricated from prime galvanized steel, G60 zinc coating by the hot dipped method, conforming to Specification ASTM A653/A653M.
- Intertek CCRR-0204 - Metal Lath - Code Compliance Research Report
- SDS & Product Certification Information is available at www.clarkdietrich.com/SupportDocs
- Installation: ASTM C1063 (exterior), ASTM C841 (interior), ASTM C1780 (thin veneer stone).

Storage:

All stored materials shall be kept dry. Materials shall be stacked off the ground, supported on a level platform, and protected from the weather and surface contamination per ASTM C847 & C1063.

Limitations:

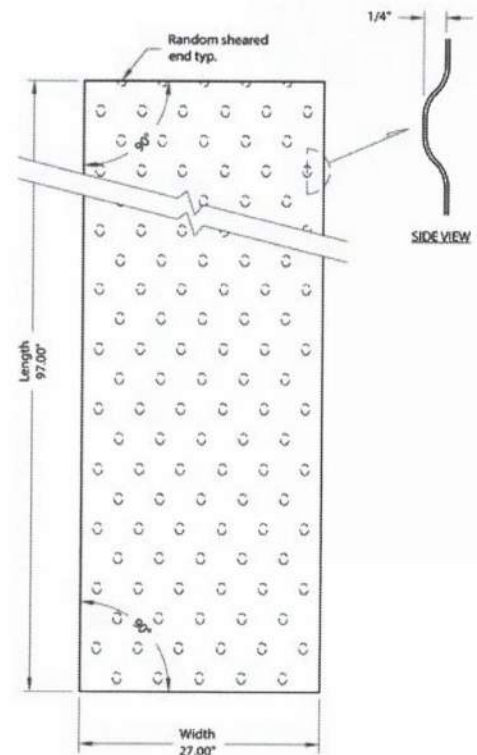
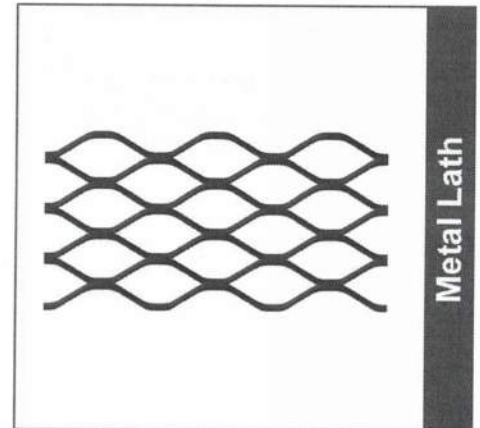
Galvanized steel products should not be used with magnesium oxychloride cement stucco or Portland cement stucco containing calcium chloride additives.

Sustainability Credits:

For more details and LEED letters contact Technical Services at 888-437-3244 or visit www.clarkdietrich.com/LEED

LEED v4 MR Credit -- Building Product Disclosure and Optimization: EPD (1 point) - Sourcing of Raw Materials (1 point) - Material Ingredients (1 point) - Construction and Demolition Waste Management (up to 2 points) - Innovation Credit (up to 2 points).

LEED 2009 Credit MR 2 & MR 4 -- ClarkDietrich's steel products are 100% recyclable and have a national average recycled content of 34.2% (19.8% post-consumer and 14.4% pre-consumer). If seeking a higher number to meet Credit MR 5, please contact us at (info@clarkdietrich.com / 888-437-3244)

09.22.36 (Metal Lath)**Project Information**

Name:
Address:

Contractor Information

Name:
Contact:
Phone:
Fax:

Architect Information

Name:
Contact:
Phone:
Fax:

E-Flange™ Control Joint

PVC Control Joint with Embeddable Flange Design

Designed to relieve stress and assist in controlling cracking in large areas of walls and ceilings. Specially designed connector clips are provided for alignment and base for sealants.

ClarkDietrich E-Flange™ embeddable stucco profiles provide 80% more embedment than standard "flat flange" profiles. E-Flange allows for more stucco mix to flow through the flange, providing a more thorough and consistent embedment. The unique E-Flange shape also allows for quick and easy tying of lath and other accessories; no more fishing the wire tie under flat flanges.

Applications: Stucco

Product Data & Ordering Information:

Product code	Ground	Flange Width	Length	Pcs./Box
1558EF	5/8"	1-3/4"	10'	30
1575EF	3/4"	1-3/4"	10'	26
1578EF	7/8"	1-3/4"	10'	20
15100EF	1"	1-3/4"	10'	20

Colors available: Standard color White or Tan, Brown, Gray and Black. Call for pricing

ASTM & Code Standards

Product Specifications

- ASTM D638 - Standard Test Method for Tensile Properties of Plastics
- ASTM D790 - Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials
- ASTM D256 - Standard test Methods for Determining the Izod Pendulum Impact Resistance of Plastics
- ASTM D648 - Standard Test Method for Deflection Temperature of Plastics Under Flexural Load in the Edgewise Position
- ASTM D696 - Standard Test Method for Coefficient of Linear Thermal Expansion of Plastics Between Negative 30 Degrees Celsius and 30 Degrees Celsius with a Vitreous Silica Dilatometer
- ASTM D1784 - Standard Classification System and Basis for Specification for Rigid Poly Vinyl Chloride (PVC) Compounds and Chlorinated Poly Vinyl Chloride (CPVC) Compounds
- ASTM D4216 Cell Class 13244C - Standard Specification for Rigid Poly Vinyl Chloride (PVC) and Related PVC and Chlorinated Poly Vinyl Chloride (CPVC) Building Products Compounds

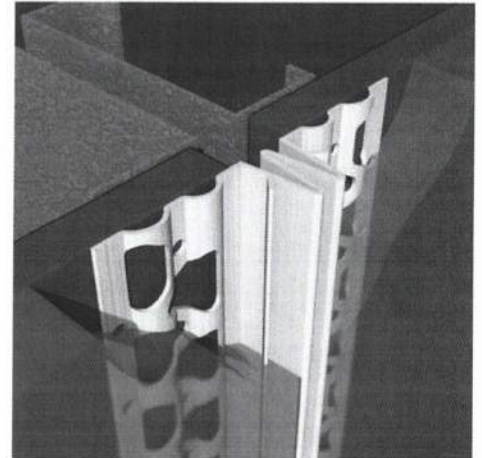
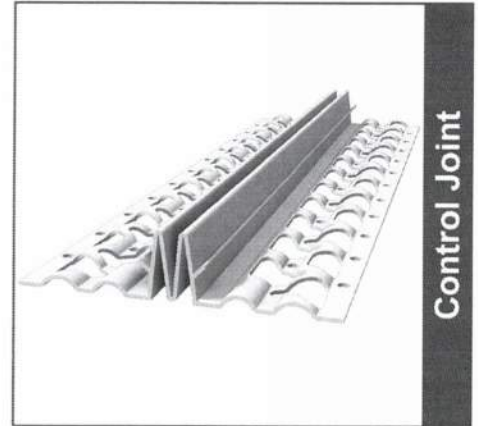
Installation Standards

- ASTM C1861 - Standard Specification for Lathing and Furring Accessories, and Fasteners, for Interior and Exterior Portland Cement-Based Plaster
- ASTM C1063 - Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster. Table, 1, PVC for Exterior.
- ASTM C1780 - Standard Practice for Installation Methods for Cement-Based Adhered Masonry Veneer
- ASTM C841 - Standard Specification for Installation of Interior Lathing and Furring
- SDS & Product Certification Information is available at www.clarkdietrich.com/SupportDocs

Storage

All stored materials shall be kept dry. Materials shall be stacked off the ground, supported on a level platform, and protected from the weather.

09.22.00 (Supports for Plaster)



Project Information

Name:
Address:

Contractor Information

Name:
Contact:
Phone:
Fax:

Architect Information

Name:
Contact:
Phone:
Fax:



Casing Bead / Plaster Stop

Used to neatly terminate stucco and plaster

Terminates stucco and plaster against windows, doors and other dissimilar materials.

Applications: Stucco, Stone Veneer

Product Data & Ordering Information:

Product code	Ground (in.)	Flange (in.)	Pcs./Box
6625	1/4	1-3/4	100
6638	3/8	1-3/4	100
6650	1/2	1-3/4	100
6658	5/8	1-3/4	100
6675	3/4	1-3/4	75
6678	7/8	1-3/4	75
66100	1	1-3/4	75

Note: If weep holes are required, add W to the product code, example 6625W.

Colors available: Standard color White or Tan, Brown, Gray and Black. Call for pricing.

ASTM & Code Standards

Product Specifications

- ASTM D638 - Standard Test Method for Tensile Properties of Plastics
- ASTM D790 - Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials
- ASTM D256 - Standard test Methods for Determining the Izod Pendulum Impact Resistance of Plastics
- ASTM D648 - Standard Test Method for Deflection Temperature of Plastics Under Flexural Load in the Edgewise Position
- ASTM D696 - Standard Test Method for Coefficient of Linear Thermal Expansion of Plastics Between Negative 30 Degrees Celsius and 30 Degrees Celsius with a Vitreous Silica Dilatometer
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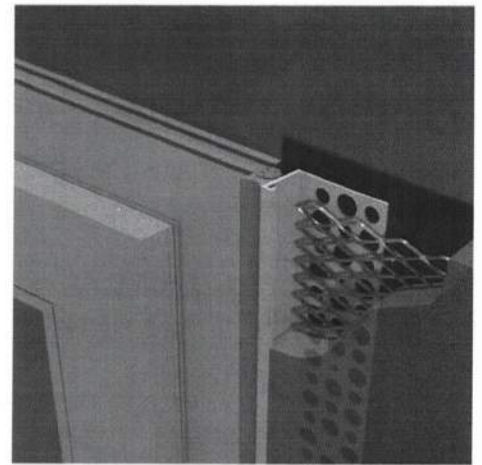
Installation Standards

- ASTM C1861 - Standard Specification for Lathing and Furring Accessories, and Fasteners, for Interior and Exterior Portland Cement-Based Plaster
- ASTM C1063 - Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster. Table, 1, PVC for Exterior.
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Storage

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09.22.00 (Supports for Plaster)



Project Information

Name:
Address:

Contractor Information

Name:
Contact:
Phone:
Fax:

Architect Information

Name:
Contact:
Phone:
Fax:



Standard Corner Bead

Provides hard-to-damage, rust-proof, and straight corners

Open triangles on the flange allows full embedment.

Produced with exterior grade-PVC and have a uniform thickness with feathering at the flange ends. Provides hard-to-damage, rust-proof, and straight corners. Large triangular perforations allow material to easily flow through and bond to the substrate for a more durable corner. Standard length is 10ft. on all corner beads.

Applications: Stucco

Product Data & Ordering Information:

Product code	Ground	Size (in.)	Pcs./Box
#1	All	2-1/2 x 2-1/2	50
#2	All	2-3/4 x 2-3/4	40
#1XX	All	1-1/2 x 1-1/2	40

Colors available: Standard color White or Tan, Brown, Gray and Black. Call for pricing.

ASTM & Code Standards

Product Specifications

- ASTM D638 - Standard Test Method for Tensile Properties of Plastics
- ASTM D790 - Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials
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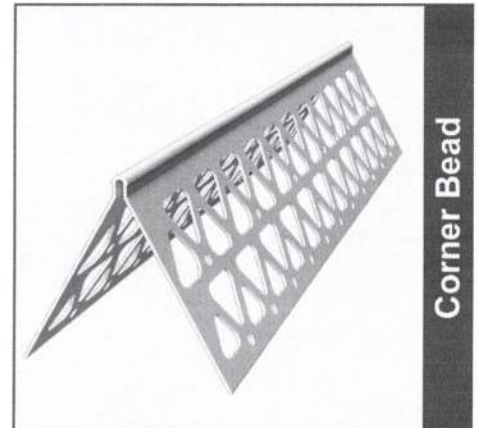
Installation Standards

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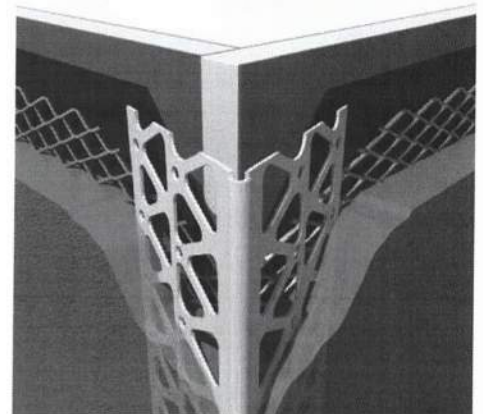
Storage

All stored materials shall be kept dry. Materials shall be stacked off the ground, supported on a level platform, and protected from the weather.

09.22.00 (Supports for Plaster)



Corner Bead



Project Information

Name:
Address:

Contractor Information

Name:
Contact:
Phone:
Fax:

Architect Information

Name:
Contact:
Phone:
Fax:

Broco[®] stucco cement

Provide Type-S masonry cement



UNITED STATES

PRODUCT DESCRIPTION

CEMEX Broco[®] stucco cement meets the requirements of ASTM C91 for masonry cement and ASTM C1328 plastic (stucco) cement for use in stucco mixtures.

Basic Use

Broco stucco cement will produce a stucco designated "MS" or "FMS" as defined in ASTM C926 "Standard Specification for Application of Portland Cement-Based Plaster." This product, when proportioned and mixed in accordance with ASTM C926, is designed to provide excellent workability and bond.

Limitations

Broco stucco cement contains a water-repellent agent which is interground with the cement during finish grinding. No other additives are necessary.

When stucco is to be applied to smooth, non-porous solid substrates, a quality bonding agent (or other approved method outlined in ASTM C926) is recommended to be used to ensure adequate adhesion.

INSTALLATION

Mixing

Approximately two thirds of the water should be added to the mixer with one half of the sand followed by the Broco stucco cement. Add the remaining sand and sufficient water to reach the desired consistency and mix for no less than five full minutes. A mixing time from five to ten minutes can increase the air content and yield. The plaster mortar may be hand or machine applied. The number of coats and the thickness of the stucco should be consistent with industry standards.

Proportioning Provide natural sand

The stucco should be produced with sand meeting the requirements of ASTM C897 or ASTM C926. The stucco cement shall be proportioned in accordance with Tables 2 and 3 of ASTM C926.

Table 1 presents the approximate amount of stucco cement and sand batched at a 1:3 ratio, respectively, to produce stucco to cover 100 square feet of surface area based on the application thickness.

Table 1: Materials required to produce 100 square feet of surface area using a 1:3 mixture *

Thickness (inches)	Broco stucco cement bags	Volume of sand (cubic feet)
1/2	2.0	6.0
5/8	2.5	7.5
3/4	3.0	9.0
1	3.5	10.5

*Estimation based on 1 cubic foot of damp loose sand containing 80 lbs. of dry sand. (No allowance for waste.)

Curing

A light fogging with water two times a day for three days will preserve the appearance of the wall while minimizing drying shrinkage, cracking and its associated de-bonding. It is recommended that users adhere to the curing procedures provided in ASTM C926.

TECHNICAL DATA

Applicable Standards

The following standards apply to the use of CEMEX Broco stucco cement:

ASTM C91, *Standard Specification for Masonry Cements*

ASTM 1328, *Standard Specification for Plastic (Stucco) Cement*

ASTM C926, *Standard Specification for Application of Portland Cement-Based Plaster*

ASTM C897, *Standard Specification for Aggregate for Job-Mixed Portland Cement-Based Plasters*

Water

All water should be clean and free from organic material and deleterious amounts of dissolved acids, alkalies and salts.

Precautions

Freshly mixed cement, mortar, grout or concrete may cause minor skin irritations. Avoid direct contact with skin and eyes and if contacted, wash exposed areas promptly with water. Refer to the applicable CEMEX product MSDS prior to use which may be obtained by calling 1-800-99-CEMEX (1-800-992-3639).

Availability

CEMEX Broco stucco cement is available in both bulk and/or 79 pound moisture resistant bags in some market areas, and can be ordered by contacting CEMEX Sales at 1-800-99-CEMEX (1-800-992-3639).

Warranty

CEMEX warrants that the products identified are in accordance with the appropriate current ASTM and Federal Specifications. No one is authorized to make any modifications or addition to this warranty. **CEMEX makes no warranty or representation, either expressed or implied with respect to this product and disclaims any implied warranty of merchantability or fitness for a particular purpose.**

As CEMEX has no control over the other ingredients mixed with this product or the final application, CEMEX does not and cannot warrant the finished work.

In no event shall CEMEX be liable for direct, indirect, special, incidental or consequential damages arising out of the use of this product, even if advised of the possibility of such damages. In no case shall CEMEX's liability exceed the purchase price of this product.

TECHNICAL SERVICES

CEMEX personnel are available to provide technical assistance by contacting 1-800-99-CEMEX (1-800-992-3639)

CEMEX, Inc.
U.S. OPERATIONS HEADQUARTERS
929 Gessner Rd., Suite 1900
HOUSTON, TEXAS 77024
(713) 650-6200, (800) 999-8529
www.cemexusa.com

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



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

TECHNICAL DATA

PHYSICAL PROPERTY	TYPICAL RESULT
Carrier	Water
Dry Film Thickness	16 mils
Wet Film Thickness	35.5 mils
Permeability	20 Perms

PHYSICAL PROPERTY	TYPICAL RESULT
Volume Percent	40-50% Typical
Weight Percent	50-60% Typical
VOC (grams/liters minus water)	<100 g/L
Weight/Gallon (pounds)	10.5 lbs MAX

ORDER INFORMATION

PACKAGING

Available in five (5) gallon, thirty (30) gallon, and fifty-five (55) gallon containers. Material coverage rates vary due to surface porosity, texture, and application method

COLORS

Product is available in TEX-COTE® standard paint colors. Contact the manufacturer for special color matching.

FINISHES
APPLICATION METHODS

Roller-Applied Finishes: Smooth, Sand, or Medium Texture
Spray-Applied Finishes: Smooth, Sand, Medium, or Coarse Texture

SHELF LIFE

- 12-Month Shelf Life under proper conditions:
- Containers must be stored upright and airtight in a dry place.
 - Maintain air temperature at 45°F - 100°F (7°C - 37.7°C).
 - Skins formed on surface of material must be removed prior to moving containers or mixing.

SAFETY

WARNING

- Contains crystalline silica.
- Use with adequate ventilation.
- DO NOT breathe spray mist or dust.
- Avoid contact with eyes, skin, and clothing.
- Wash thoroughly after handling.
- Keep liquid product away from heat sources and children.

FIRST AID

- This product, in liquid form, contains organic distillate which will cause serious illness or death if swallowed, or if large quantities are absorbed into body.
- Use in well-ventilated areas.
 - If you experience difficulty in breathing, leave area to obtain fresh air.
 - If difficulty continues, seek medical attention.
 - In case of eye contact, flush immediately with large quantities of water for at least 15 minutes.
 - Seek medical attention if blurring or redness continues.
 - If swallowed, do NOT induce vomiting; Seek medical treatment immediately.
 - Refer to Material Safety Data Sheet (MSDS) for further information.

VOC COMPLIANCE

All TEX-COTE® products comply with federal Volatile Organic Compound (VOC) rules and regulations.

Please contact your nearest TEX-COTE LLC office for assistance on the local and state VOC compliance in the area of intended use.

WARRANTY

Upon completion of the application of the coating in accordance with the manufacturer's recommendations, TEX-COTE LLC will extend its limited commercial warranty for product replacement as a result of a defect in the material. The manufacturer must be notified prior to the application of the coating and the application must be in compliance with the manufacturer's recommendations for installation. TEX-COTE LLC shall have no obligation to contribute to or otherwise participate in labor or cost associated with effecting repairs. Specimen copy of material warranty is available upon request.

Corporate HQ & East Coast Facility	2422 E. 15th St., Panama City, FL 32405 800-454-0340 850-769-0347 Fax 850-913-8619
South Florida Sales Office	7000 W. Palmetto Park Rd., Ste 210-W14, Boca Raton, FL 33433 954-581-0772 Fax 954-581-9516
West Coast Facility	417 E. Weber Ave., Compton, CA 90222 323-233-3111 Fax 310-438-2873



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
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Fax: (310) 438-2873



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US Patent No. 7147112

Rev. 03/23

ENFOLD
F A Ç A D E

WALLSCREEN



—
BY BÖK MODERN

ENFOLDFACADE.COM



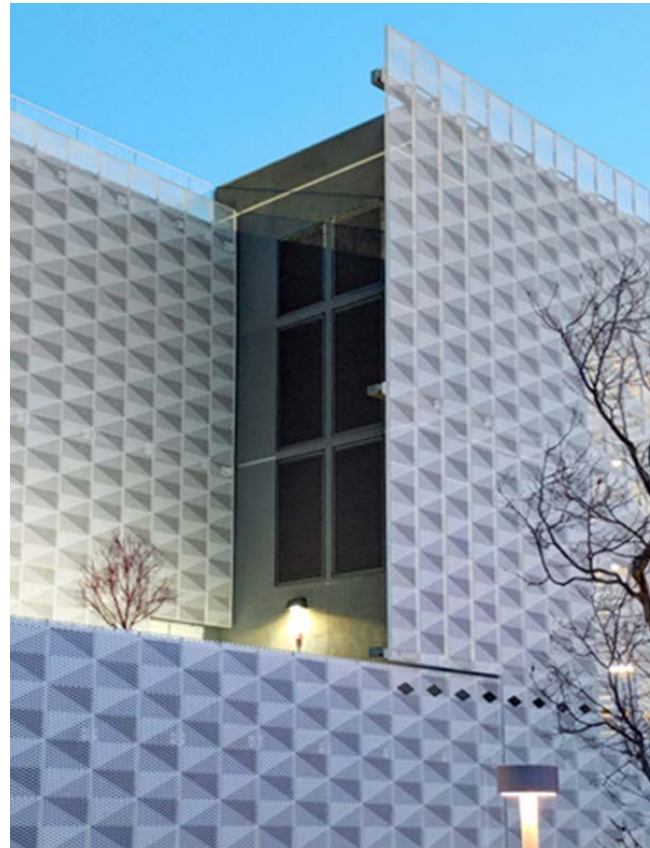
WALLSCREEN

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- Installation Sequence

BY BÖK MODERN

ENFOLDFAÇADE.COM

INTRODUCTION



WHY EnFold Façade?

EnFold Façade, a division of BÖK Modern, offers both a patented Rainscreen system as well as a Wallscreen system. Both are designed to minimize on-site labor by integrating features directly into the panels to accelerate installation times resulting in reduced overall installed costs.

EnFold Façade panels can be fabricated from a variety of flat sheet metal materials that are strategically designed and cut by laser with a virtually infinite array of patterns and shapes. Structural rigidity is integrated directly into panels through specialized and precise forming, eliminating the need for welding or secondary structural elements. The EnFold Façade system incorporates tabs and slots to control spacing and ensure quick and easy installation. When installed over a suitable substrate, our direct mount unitized panel system generally requires no additional furring or secondary support members.

WALLSCREEN

EnFold Façade Wallscreen systems are applicable to building exteriors, parking garage screens, and green screens as well as a variety of interior room divider, wall and ceiling applications. EnFold Façade panels can be directly mounted to edge of slab or other structure without the need for secondary supporting members. Panel systems are delivered to site fully fabricated and finished, ready for immediate installation. Designed with the same precision laser cutting typical throughout the entire BÖK Modern line of products, EnFold Façade Wallscreens can encompass an infinite array of patterns and shapes, and be finished in Kynar, powder coat, anodized aluminum, or rusted surface (Core-ten) steel.

PATTERNS

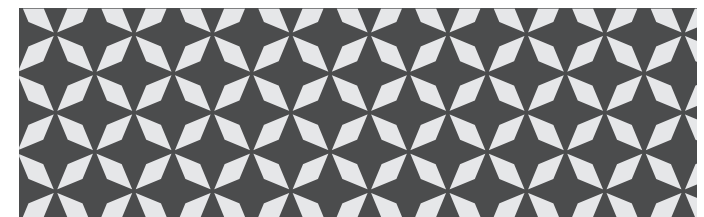
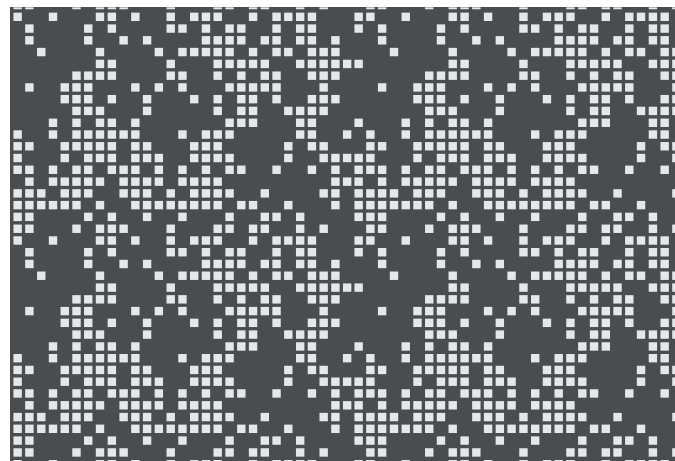
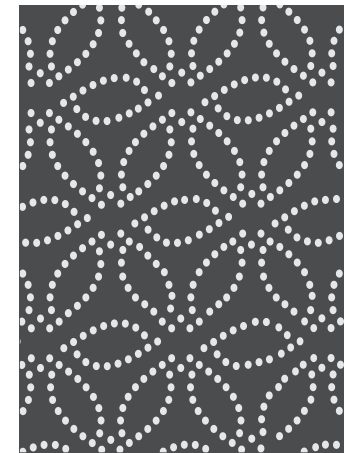
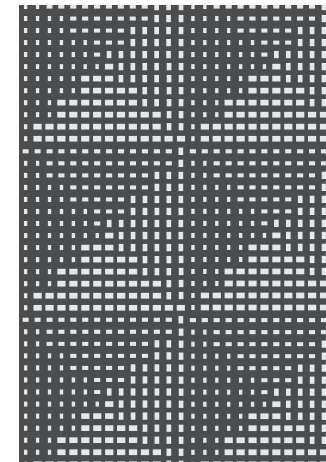
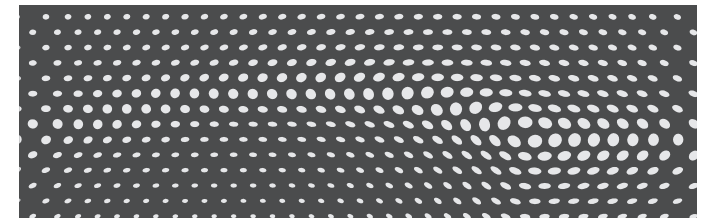
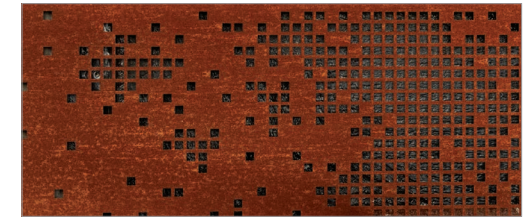
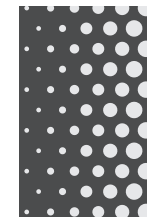
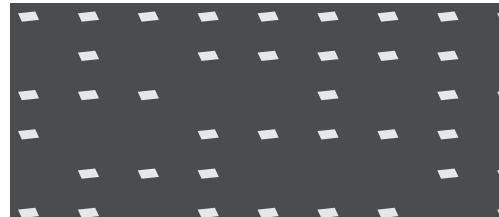
With a UV stable air and moisture barrier, our panels can be custom perforated to your specifications.

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PRE ENGINEERED WALLSCREENS

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BOK MODERN PROJECT LIST

*Design assumes wind exposure Category 'B' and building wind Zone 4.
All products use A304 SST for bracket material. The only exception is that Cor-Ten
panels will have Cor-ten brackets. All bolts are A304 SST.*

PROJECT NAME	SHEET MATERIAL	SHEET THICKNESS	MAX PANEL HEIGHT	WIDTH {max}	DEPTH	DESIGN FOR FULL PROTECTION	PERCENT OPEN	HEIGHT ABOVE GRADE			
WALL SCREEN	5052-H32 AL	1/8"	10'	4' - 0"	2"	No	20 - 60%	0' - 32'			
		3/16"	13'				20 - 60%	0' - 32'			
			12'					33' - 60'			
	ASTM A242 Cor-Ten	14 GA	9' - 6"				20 - 60%	0' - 32'			
		12 GA	12'				20 - 60%	0' - 32'			
							20 - 60%	0' - 60'			

NOTES:

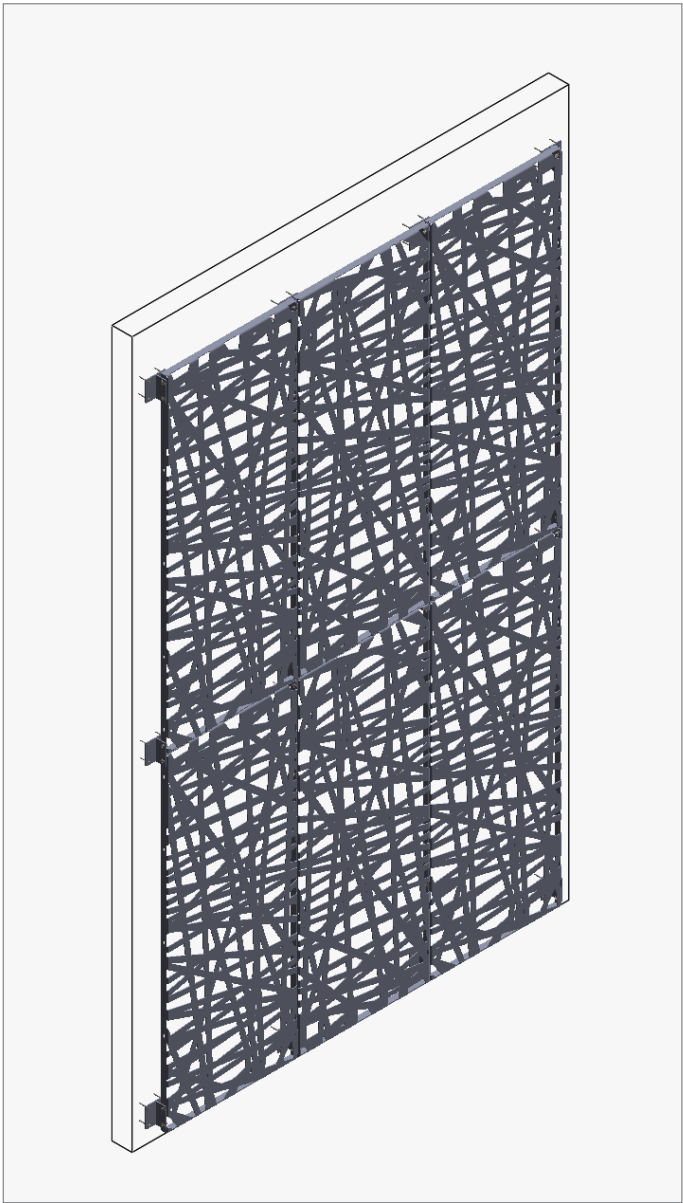
- » All knife blades are 304 Stainless Steel
 - » All bolts are 304 Stainless Steel
 - » Design results for wind exposure category B per ASCE Section 26.7.3.
 - » Design results for wind building zone 4 per ASCE
- Exposure B - Urban area with numerous closely spaced obstructions having size of single family dwelling or larger. Note, open spaces may restrict the use of exposure Wind Zone 4



ENFOLD FACADE WALL/GREEN SCREEN SYSTEM

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- DESCRIPTION
- Wall/green screen panels can be mounted in a modular configuration using standard knifeblade support brackets.
 - Standard and custom patterns.
 - Interior and exterior applications.
 - Bracket plate can be concealed behind finish.

	ALUMINUM	COR-TEN
THICKNESS	1/8", 3/16"	14 or 12 gauge
FINISHES	Powder Coat, Kynar, Anodized, Unfinished	Unfinished
MAX SIZE	See pg:4	See pg:4

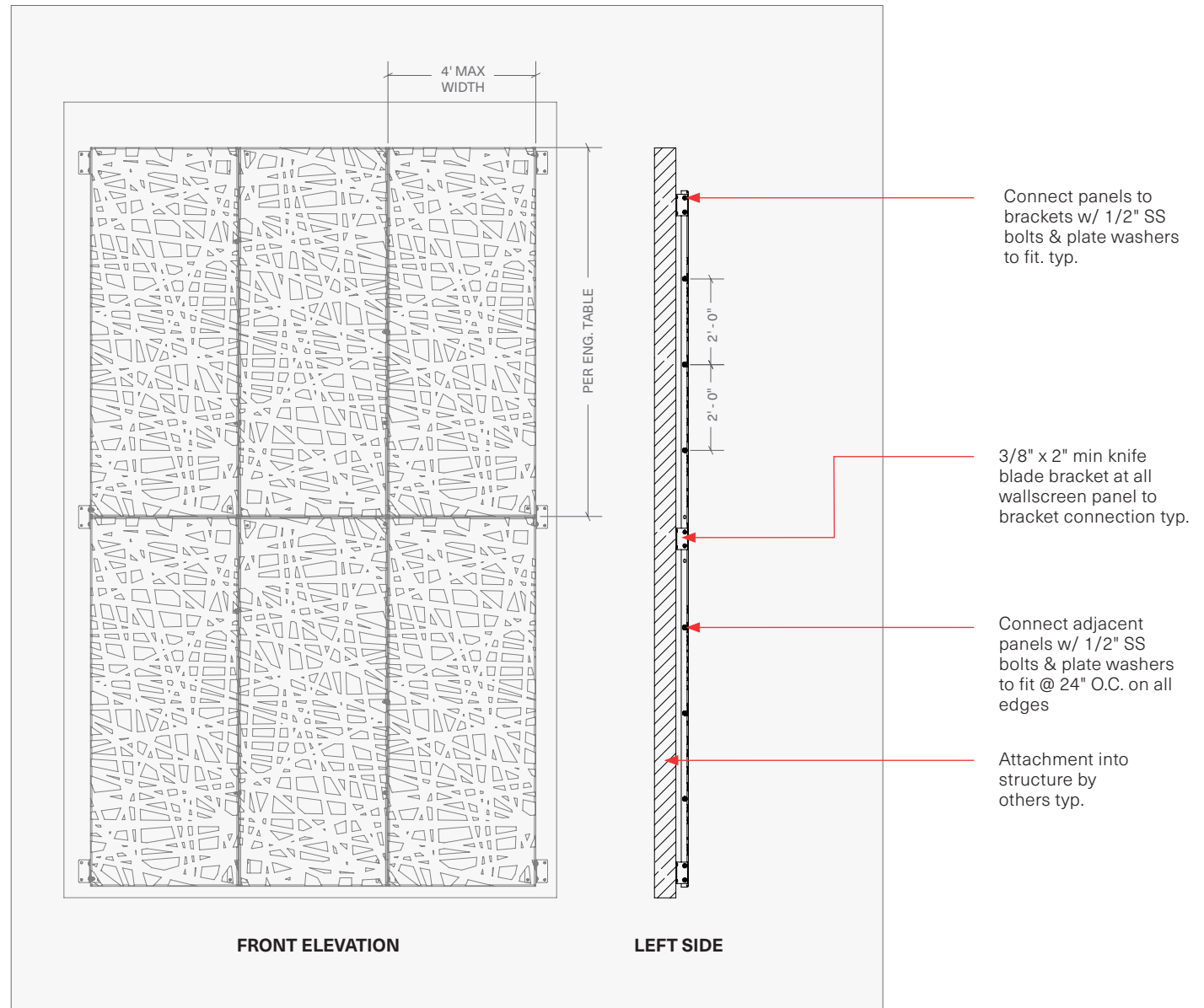
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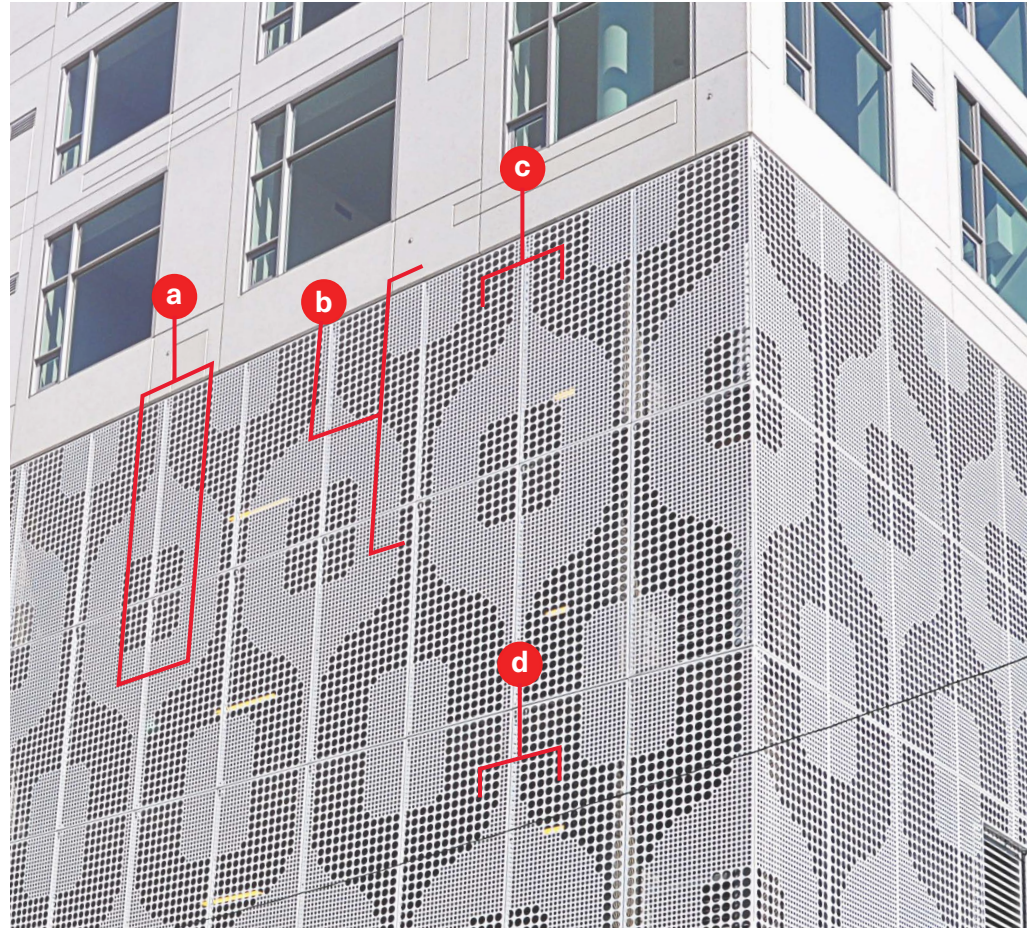
PLAN / ELEVATIONS



TYPICAL DETAILS

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DETAIL KEY

- a** Elevation Detail
wall/green screen panel
- b** Section Detail
wall/green screen panel
- c** Bracket Connection
horizontal section
- d** Intersecting Panel
Connection
horizontal section

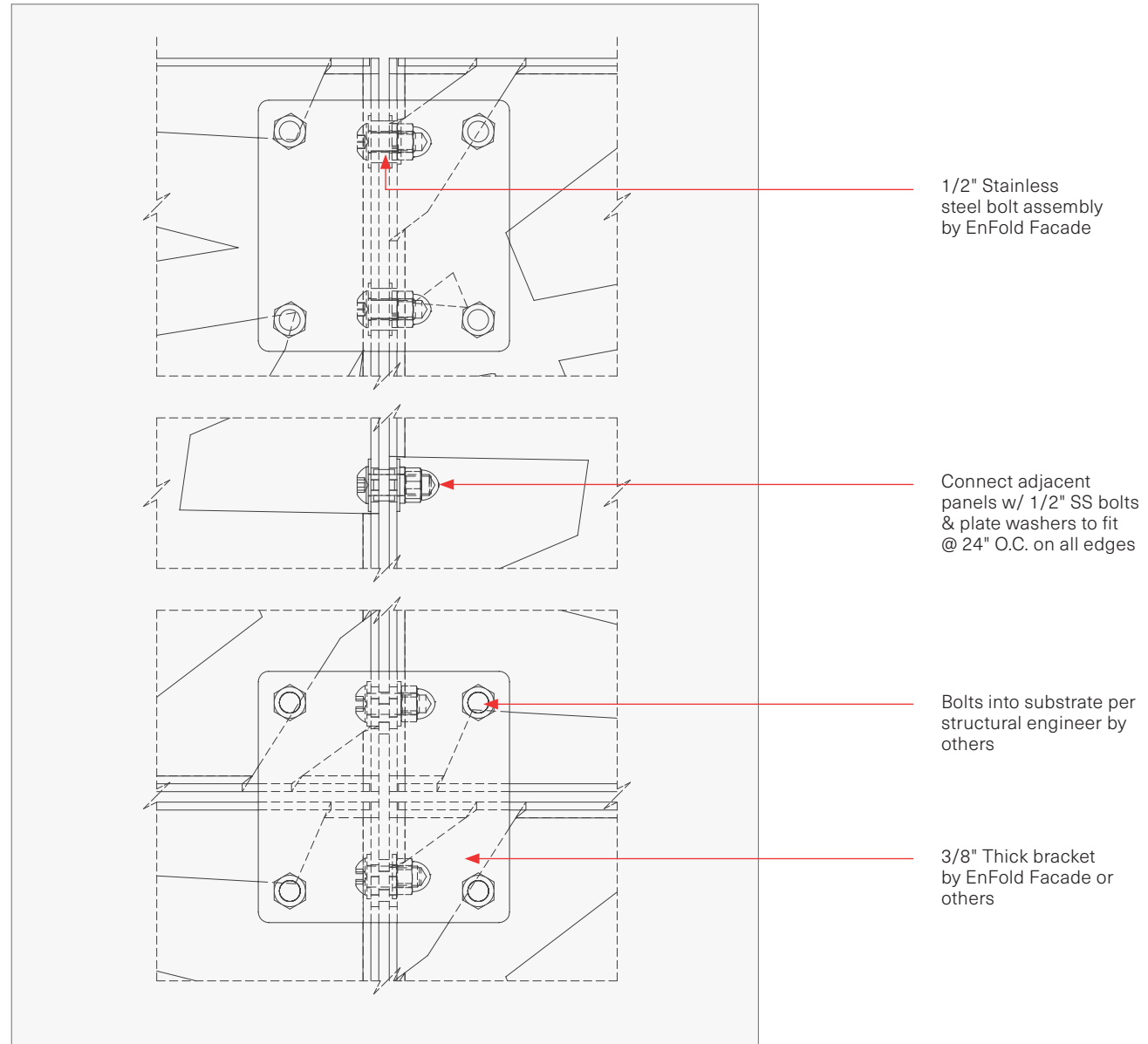
a ELEVATION DETAIL : wall/green screen panel

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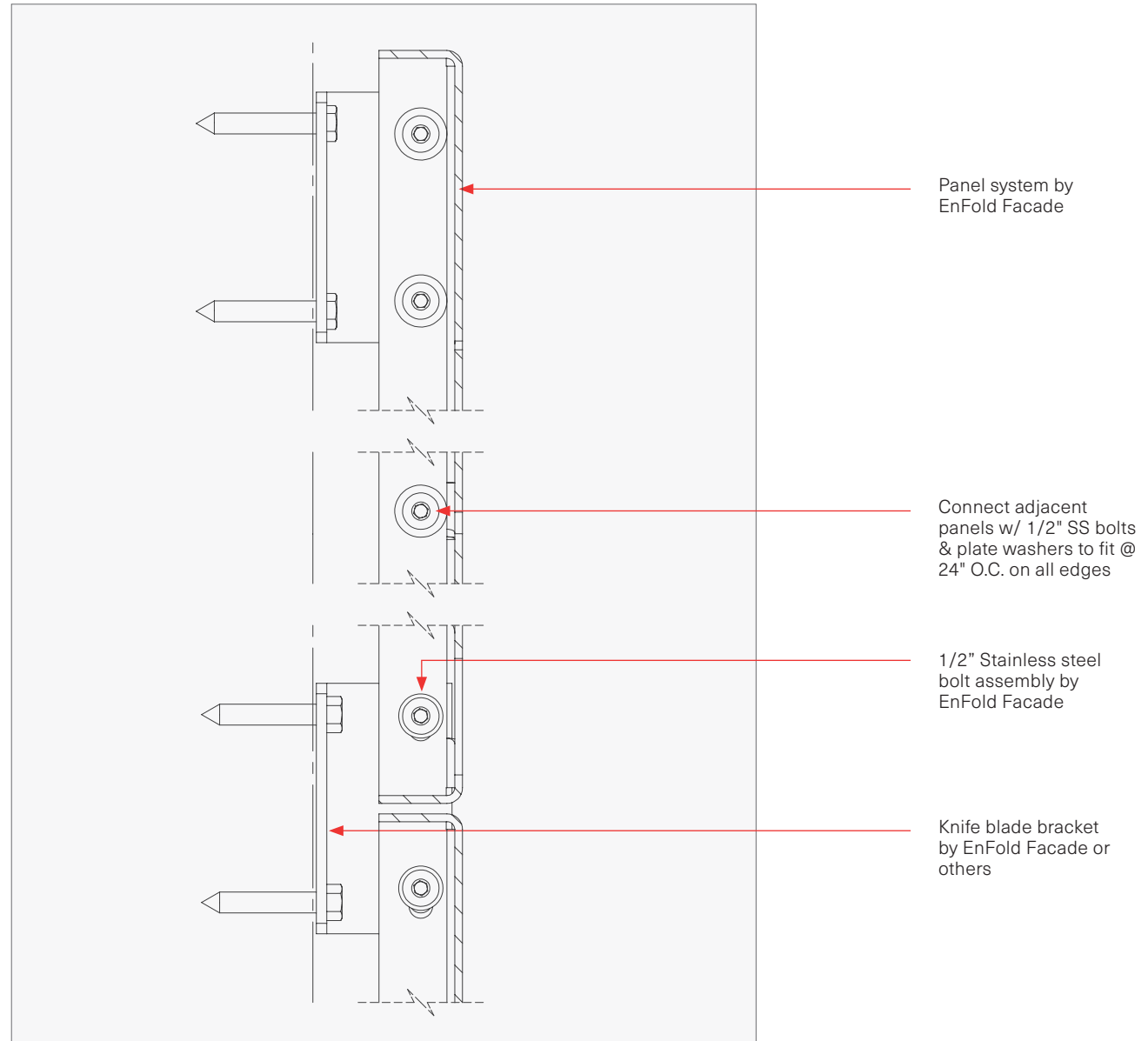
b SECTION DETAIL : wall/green screen panel

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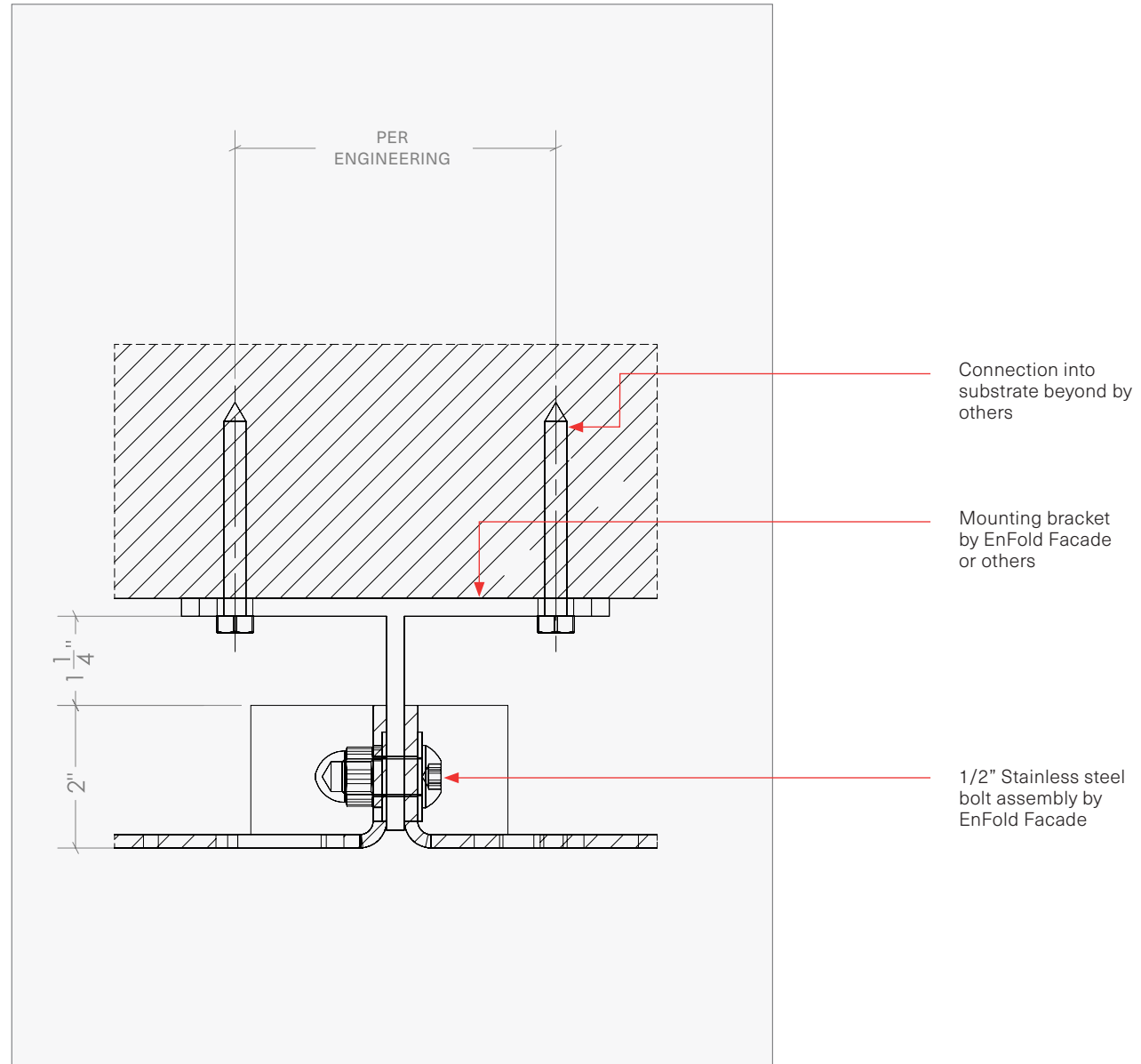
C UPPER PANEL CONECTION : horizontal section

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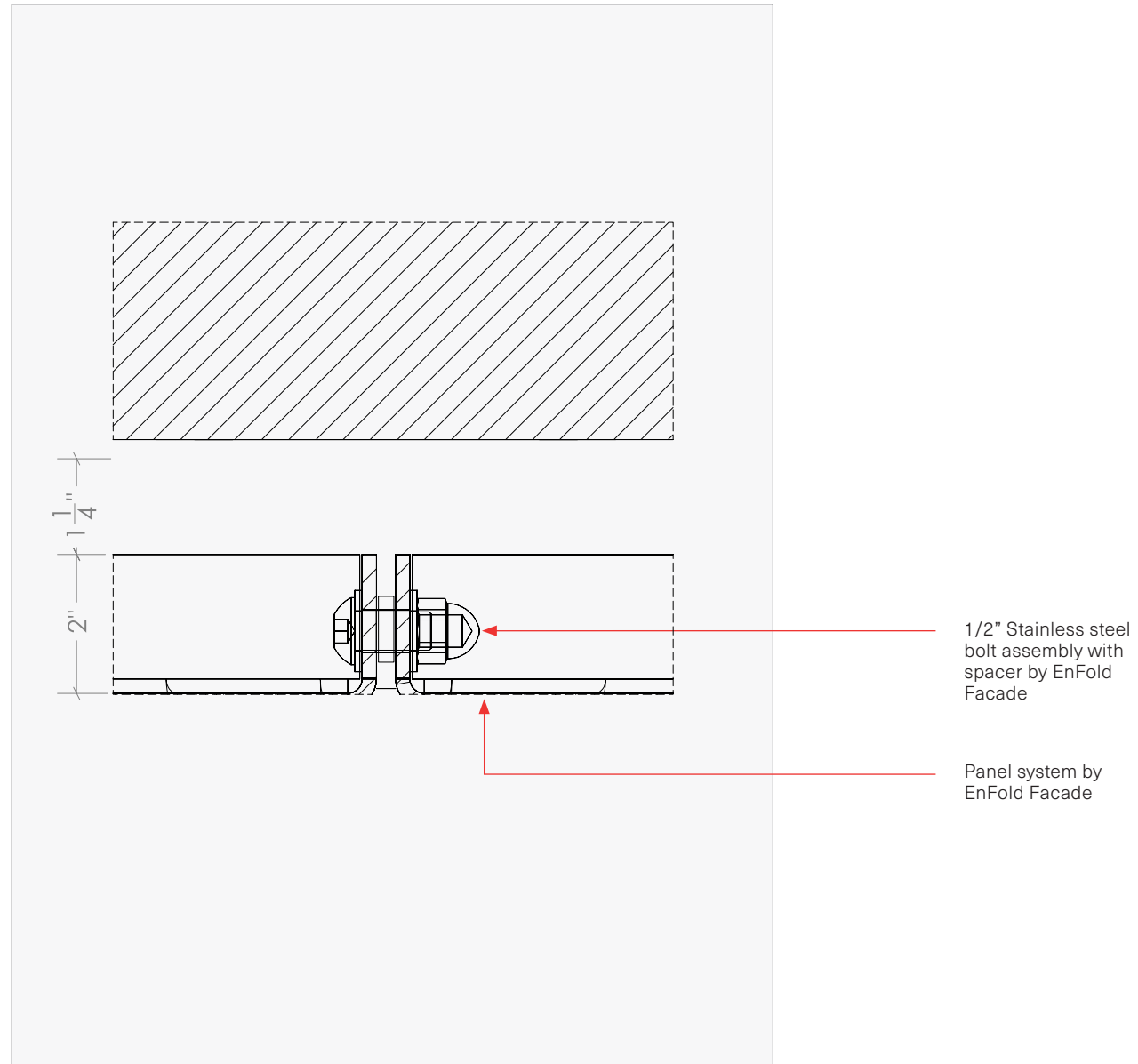
d INTERSECTING PANEL : horizontal section

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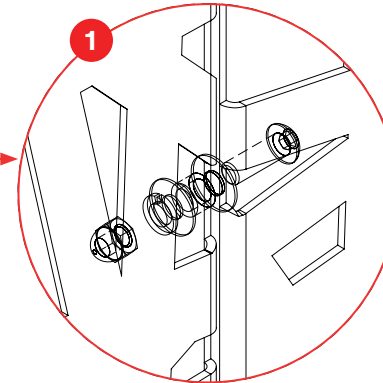
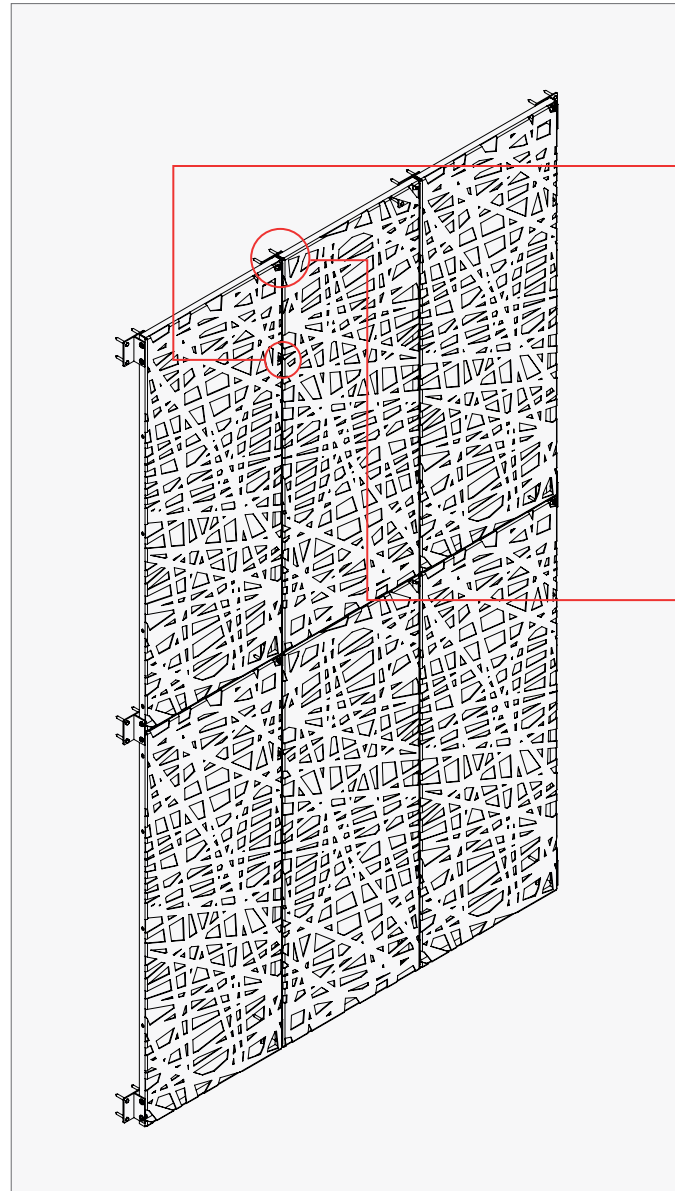
INSTALLATION SEQUENCE

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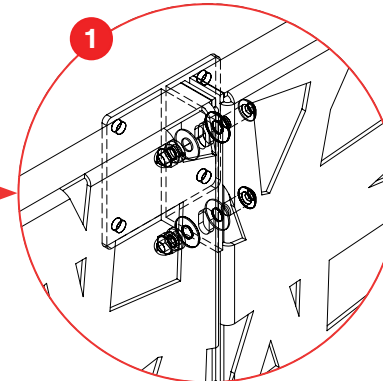
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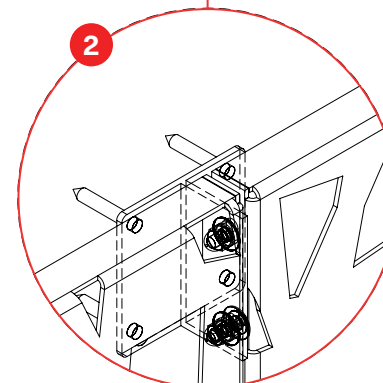
STEP 1

Panel to panel
connection



STEP 1

Bracket to panel
connection



STEP 2

Finished
condition

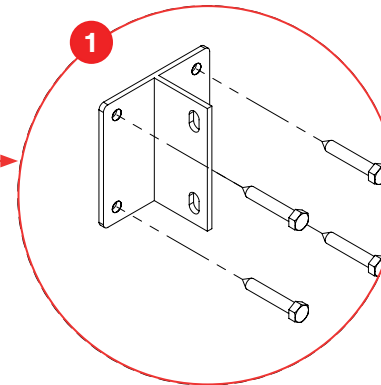
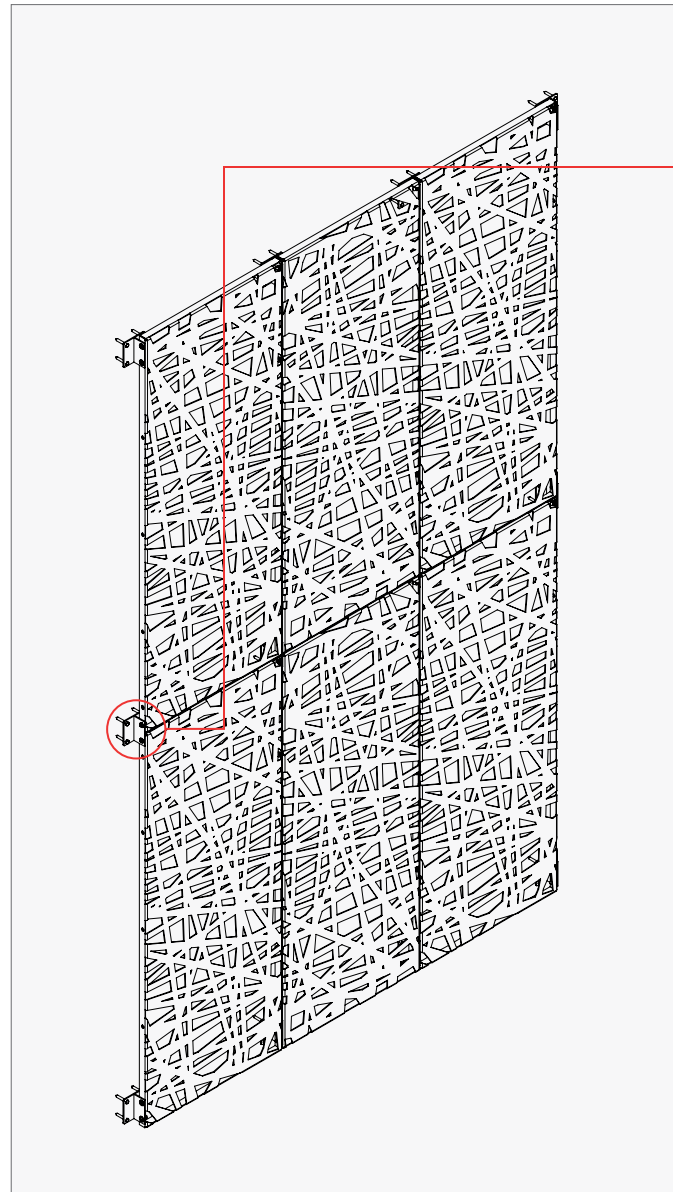
INSTALLATION SEQUENCE

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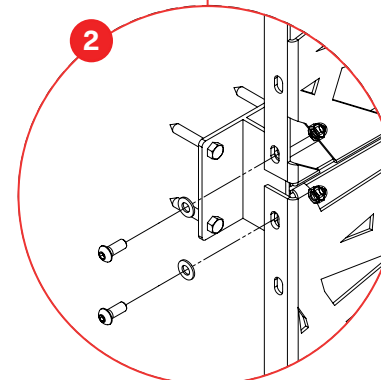
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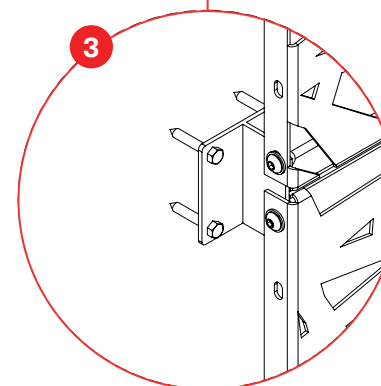
STEP 1

Bracket on to structure



STEP 2

Panel to panel connection

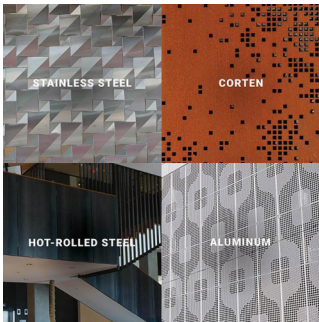


STEP 3

Finished condition

Materials & Finishes

Our team of talented industrial designers understand material from the perspective of engineering properties and performance specifications to simple touch. We can provide quality recommendations for your project. From product resilience to warranties, we've got you covered.



Material

Aluminum: 1/8", 3/16", 1/4"

Cold Rolled Steel: 12 Gauge, 10 Gauge

Cor-ten Steel: 12 Gauge, 10 Gauge

Hot Rolled Steel: 12 Gauge, 10 Gauge

Stainless Steel: 12 Gauge, 10 Gauge

Material gauges should be selected based on product type, panel size, and other engineering requirements for different applications. Please contact us for recommendations.

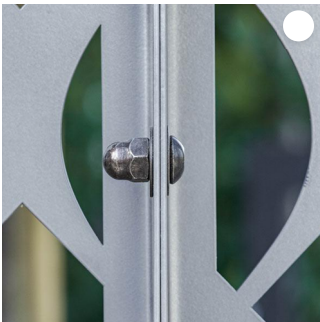


Finishes

Factory applied powder coat: Tiger Drylac Series 38 and 39, IGP Series 42, 59, and 57, 2-coat system for exterior and interior applications.

Factory-applied Kynar Fluoropolymer, PPG Valspar, Duranar, Duranar XL, 2-coat and 3-coat system, with a 10-year (or option for 20-year) warranty.

Factory anodized clear, light bronze, medium bronze, dark bronze, and black finishes are available. Contact us to learn more about color variations.



Hardware

BÖK Modern provides various hardware options for different needs. We provide polished stainless steel in our base pricing, but also offer upgraded options to go with darker panel colors or finishes. Or choose our Designer Series hardware to achieve a more premium look.

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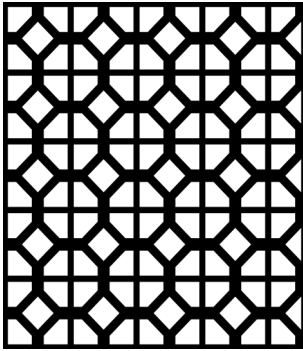
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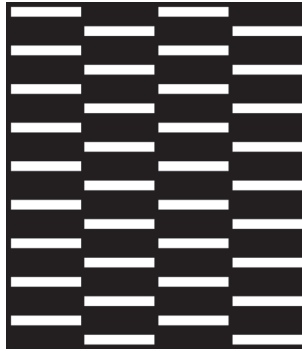
CONTACT

HQ:
912 Irwin St
San Rafael, CA, 94901

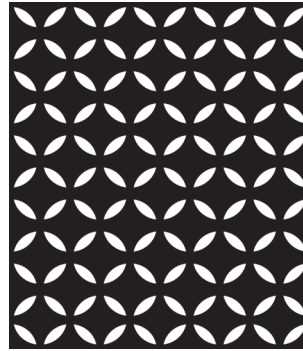
Phone: 415.749.6500
Email: info@bokmodern.com



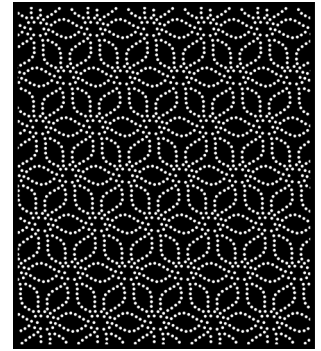
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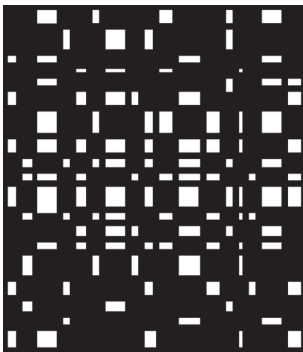
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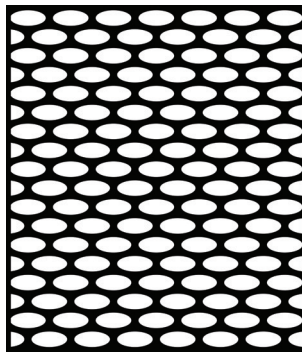
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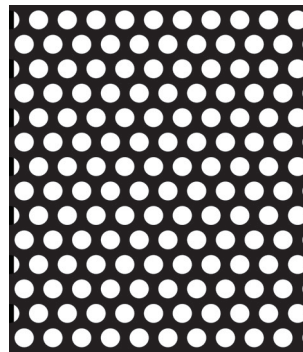
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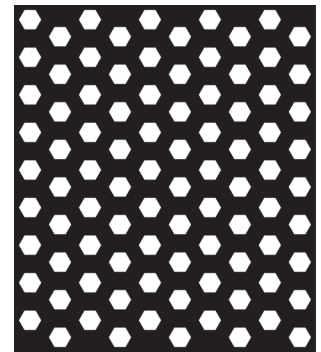
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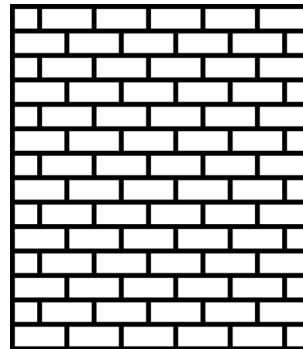
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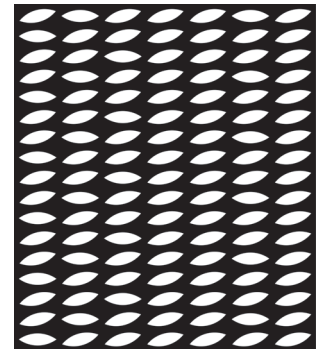
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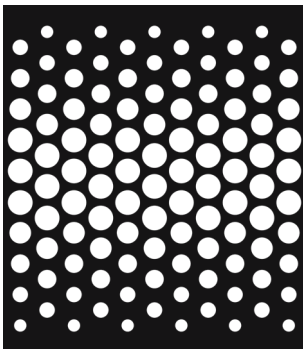
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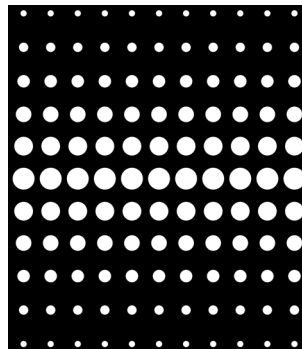
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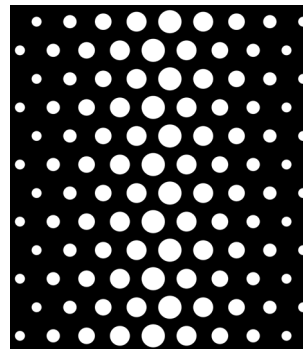
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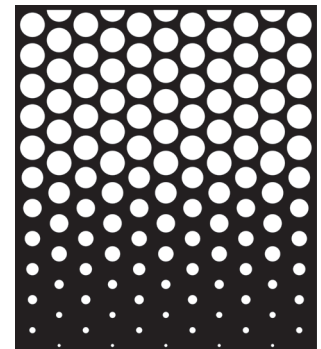
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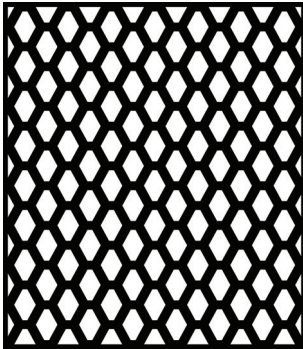
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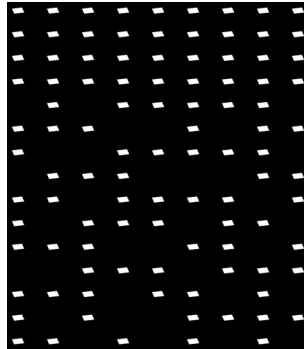
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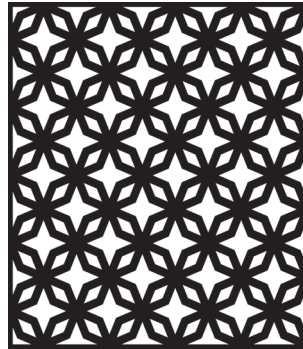
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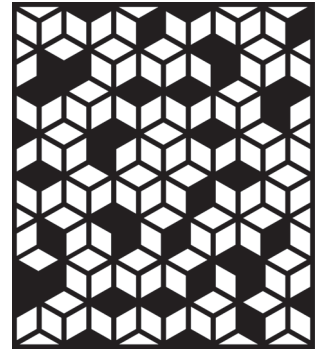
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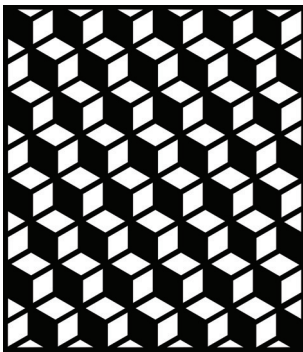
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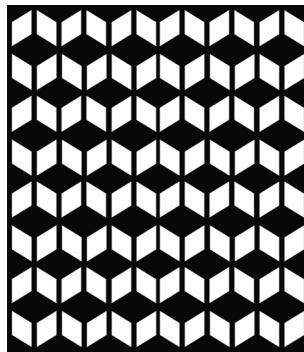
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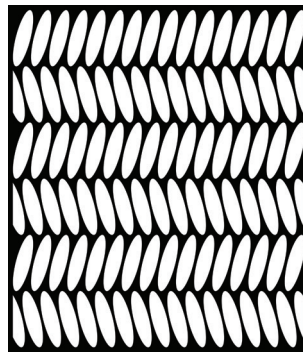
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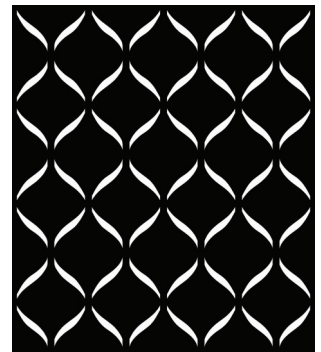
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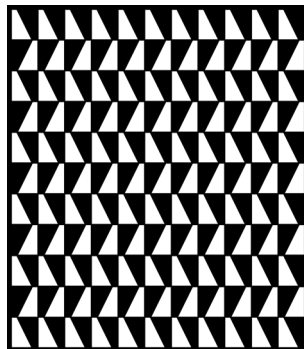
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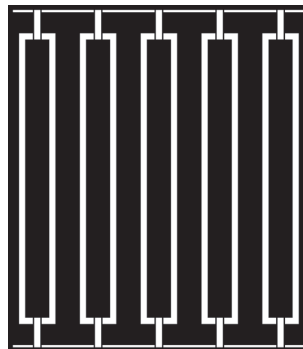
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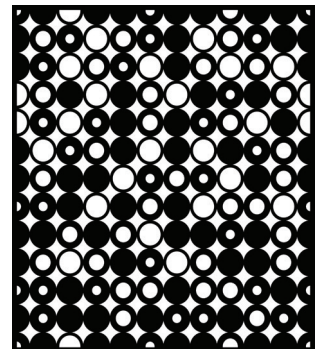
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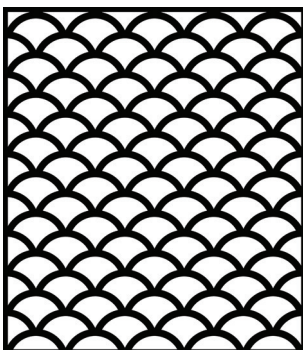
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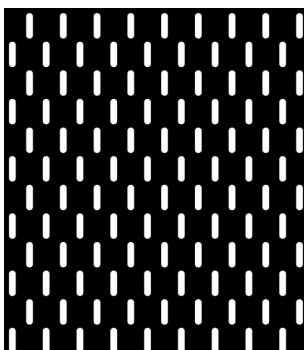
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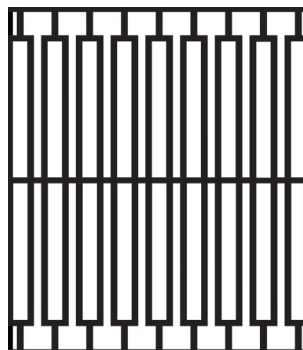
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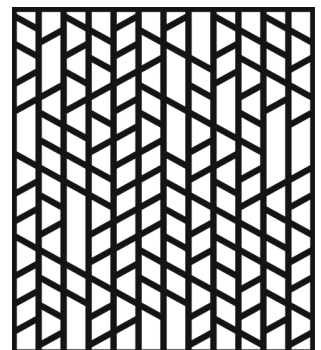
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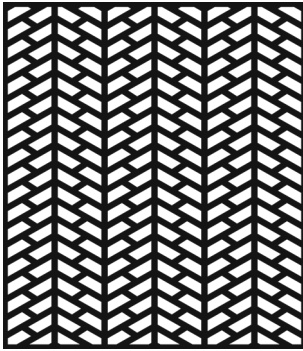
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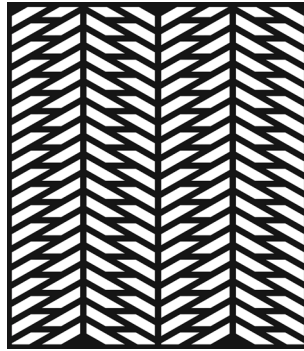
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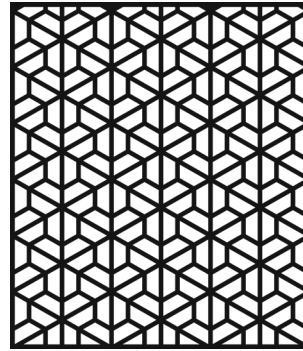
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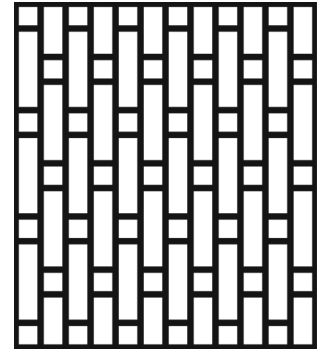
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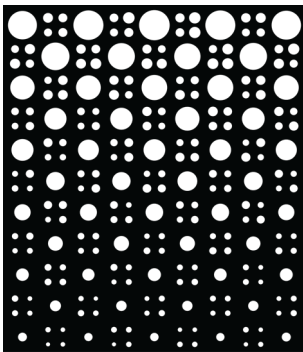
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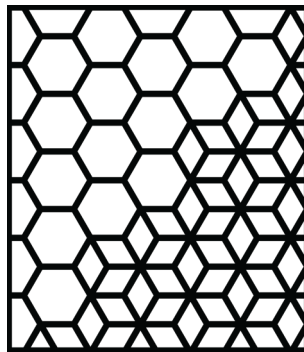
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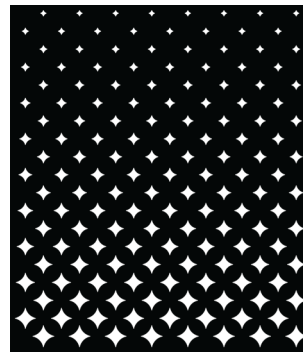
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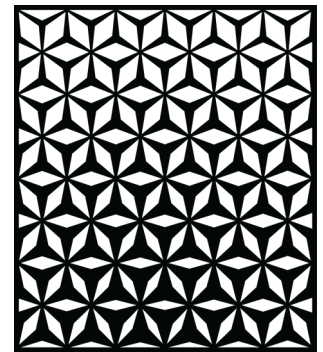
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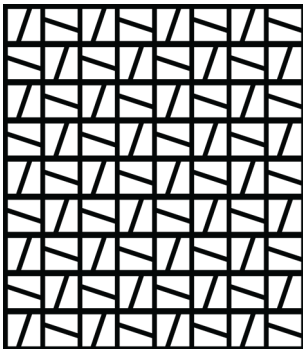
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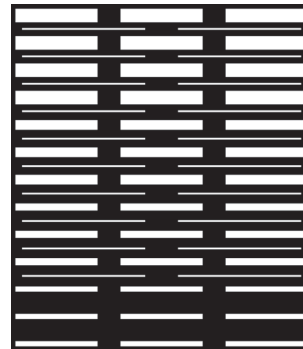
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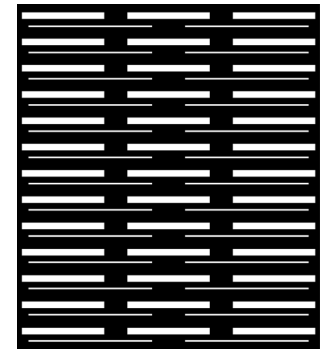
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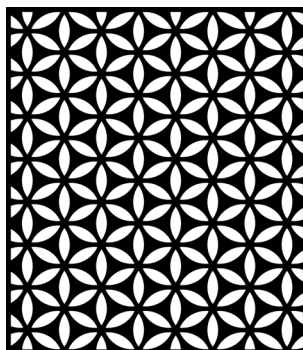
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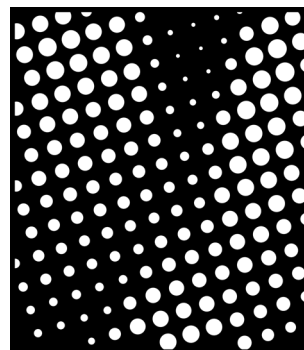
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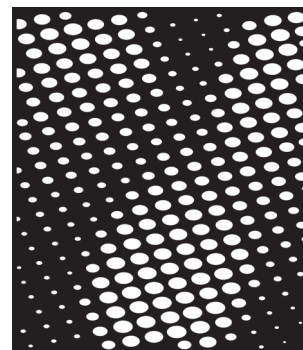
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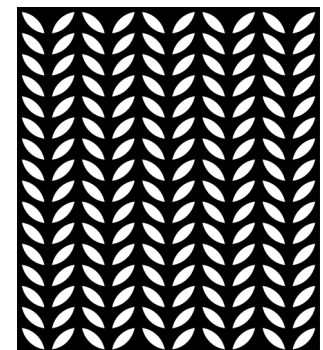
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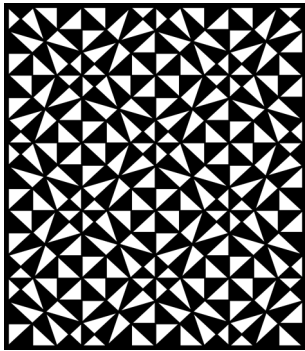
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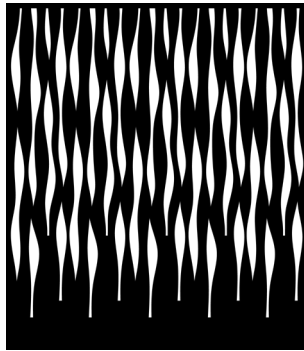
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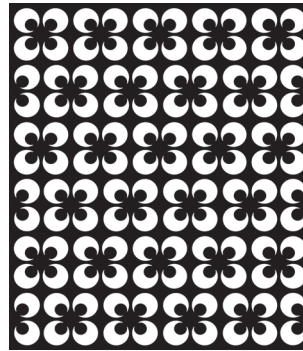
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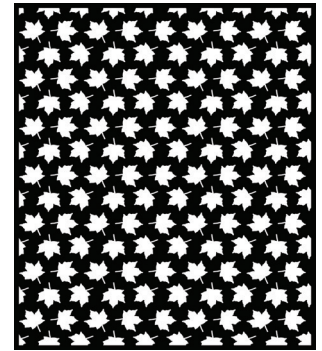
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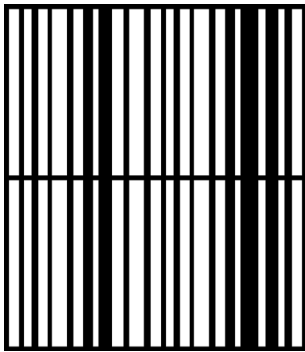
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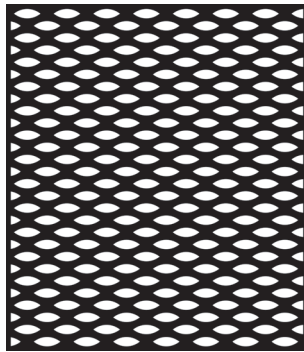
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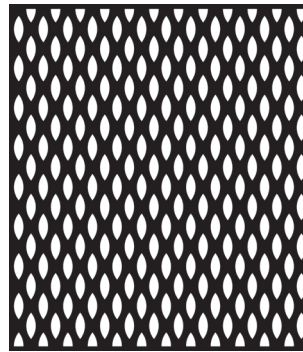
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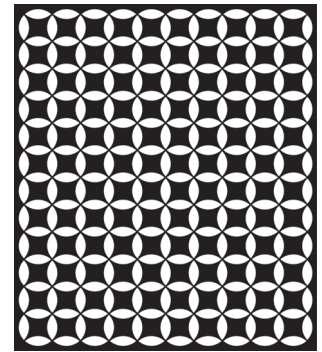
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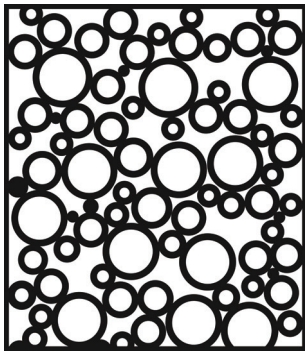
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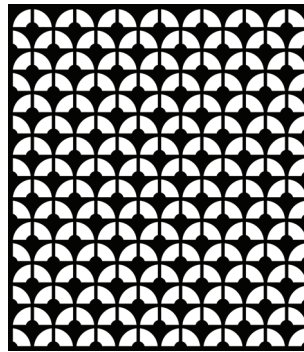
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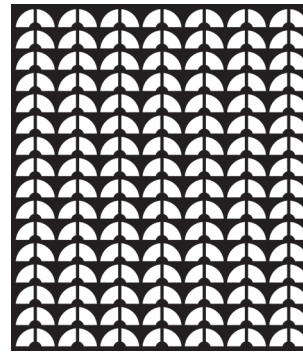
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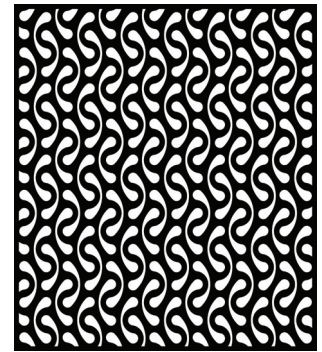
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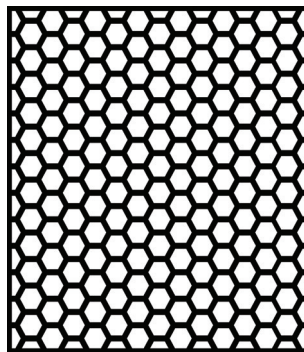
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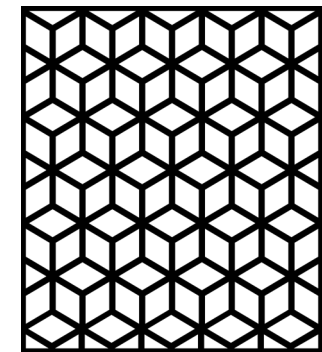
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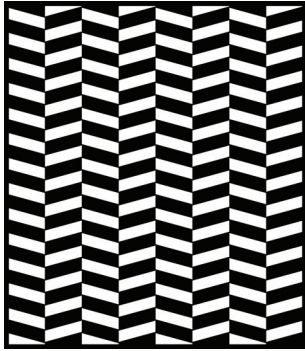
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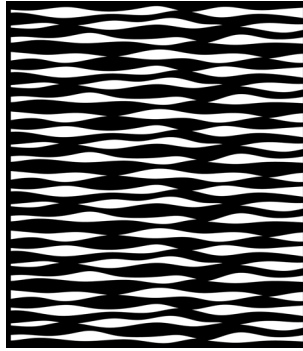
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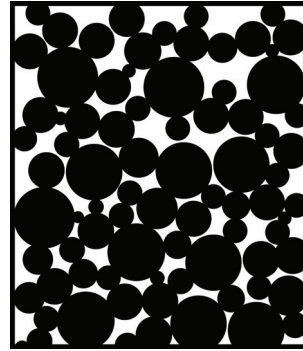
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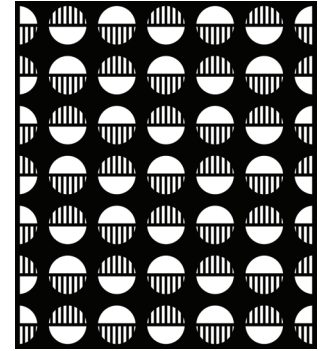
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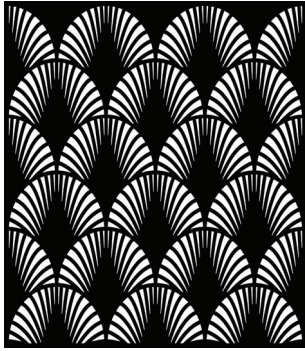
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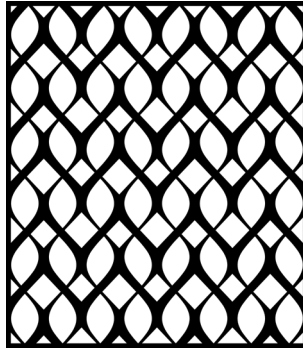
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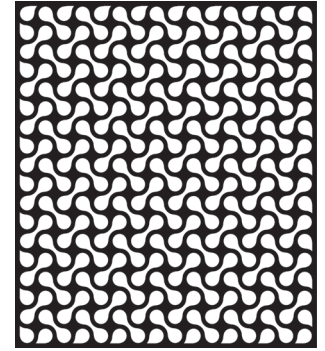
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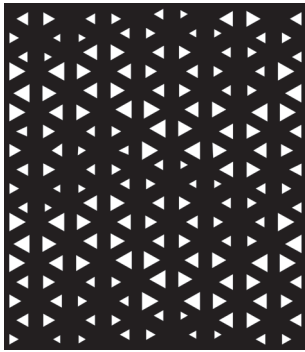
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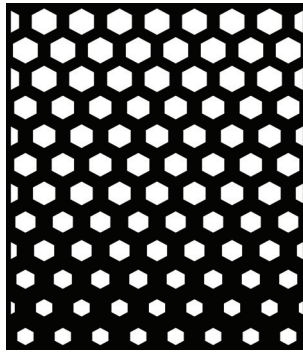
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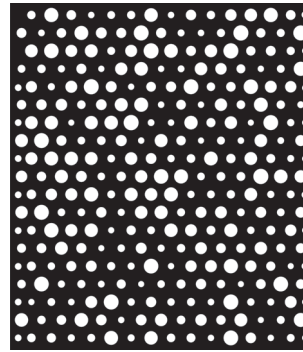
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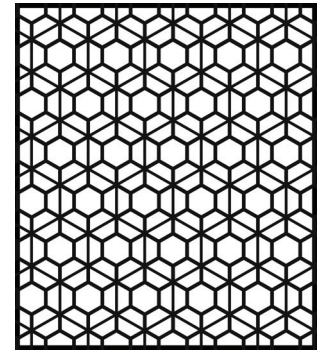
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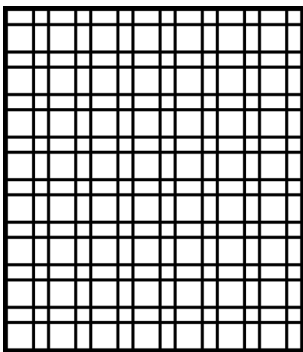
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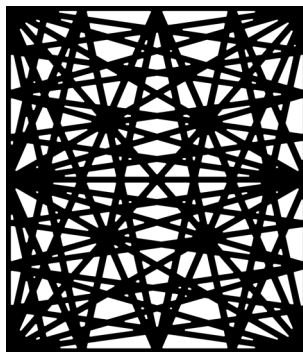
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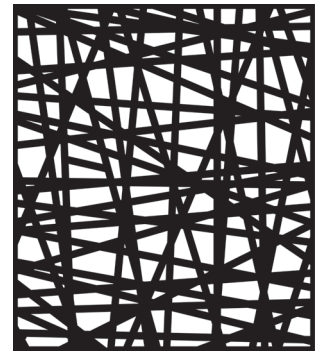
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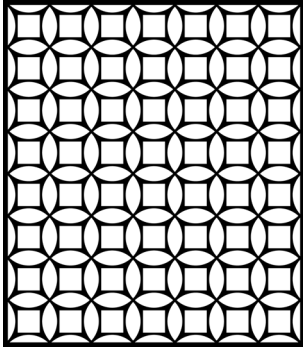
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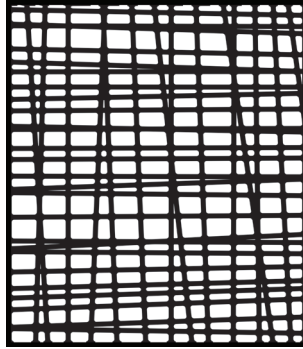
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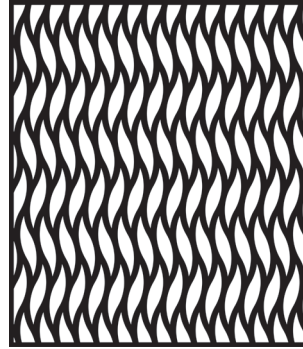
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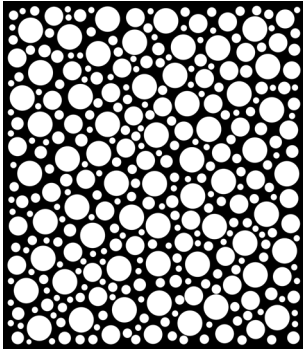
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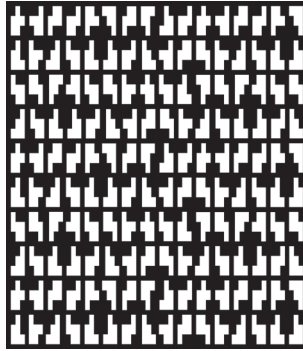
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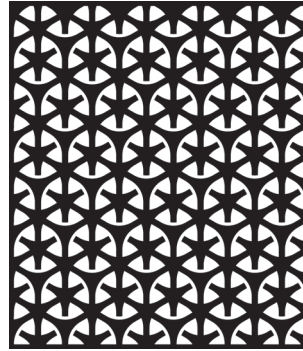
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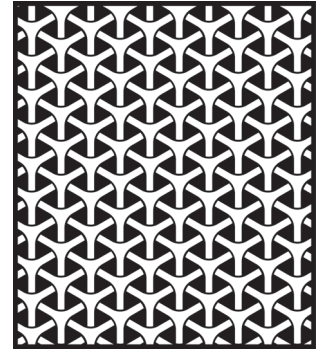
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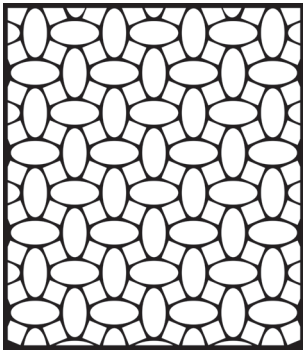
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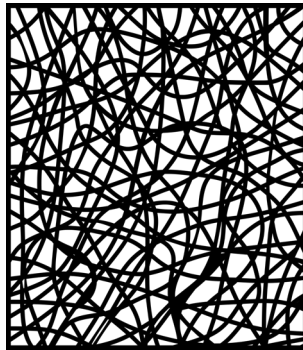
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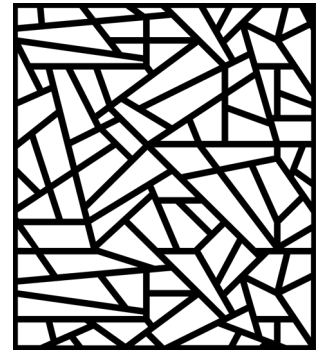
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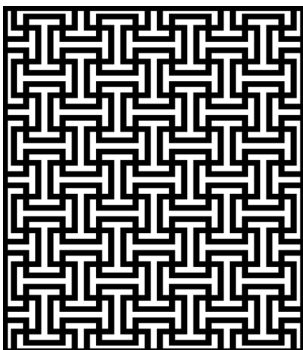
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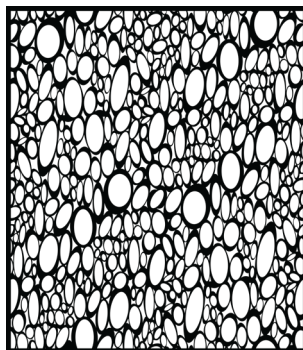
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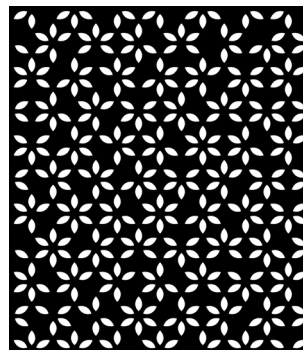
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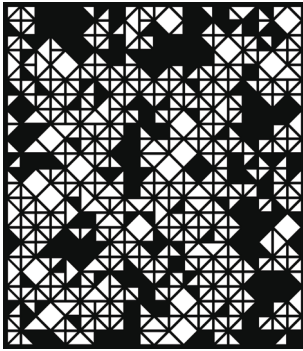
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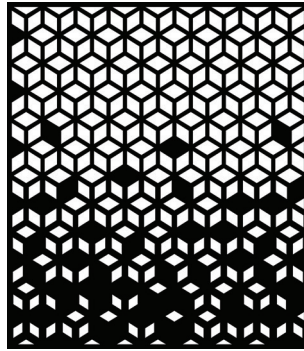
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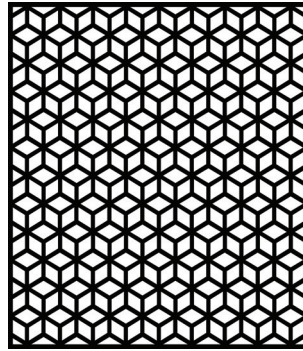
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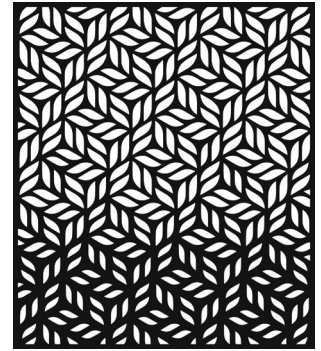
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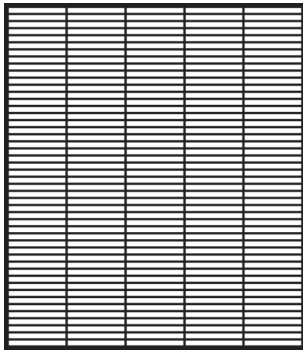
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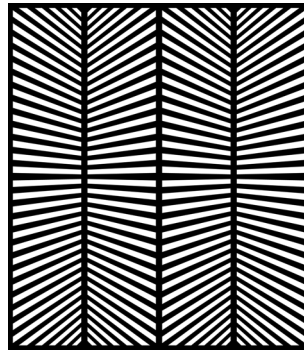
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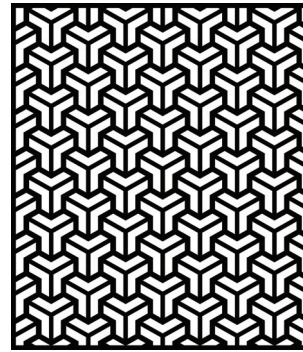
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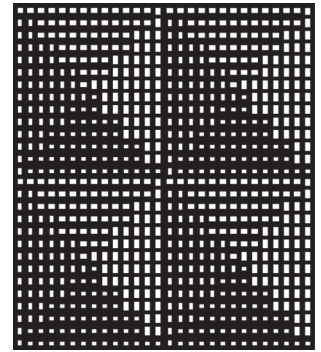
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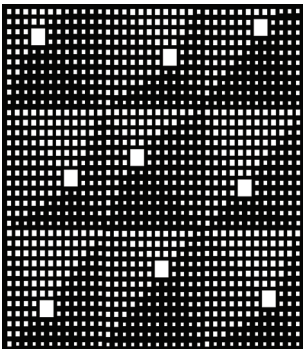
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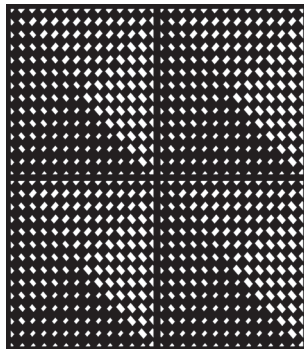
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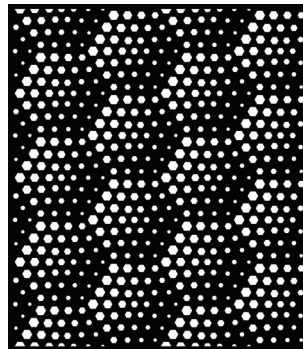
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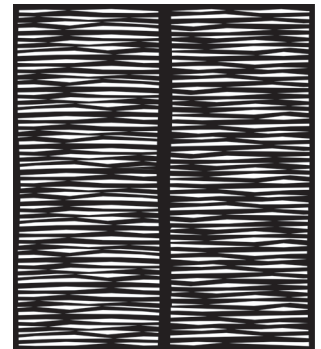
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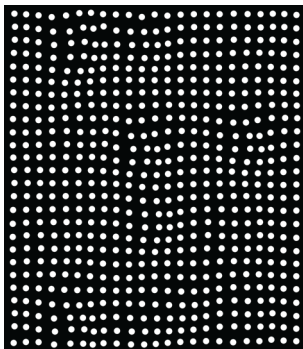
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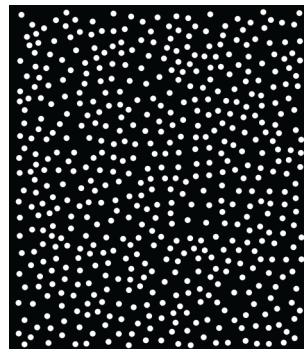
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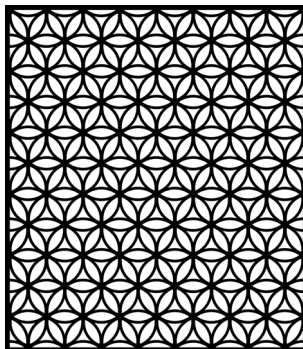
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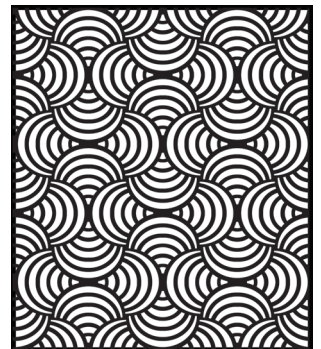
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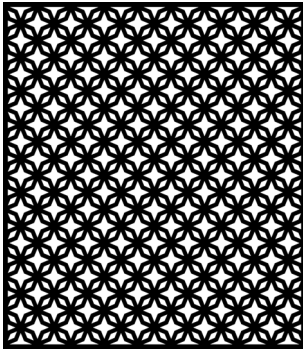
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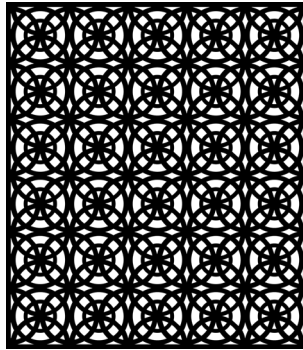
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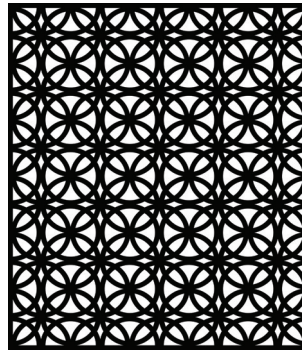
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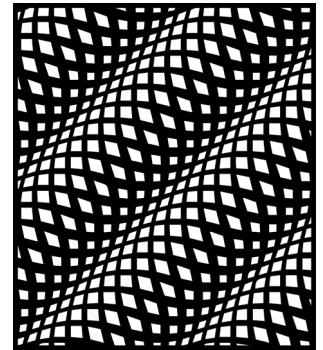
C19



C29



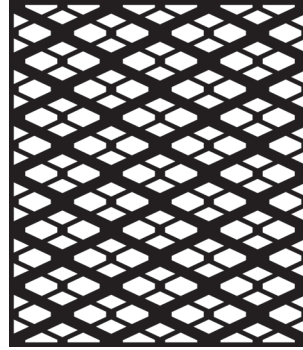
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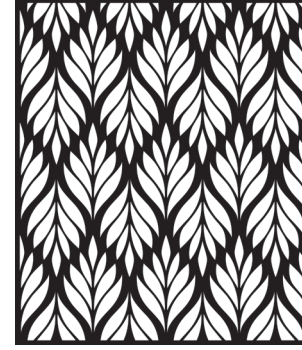
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C34

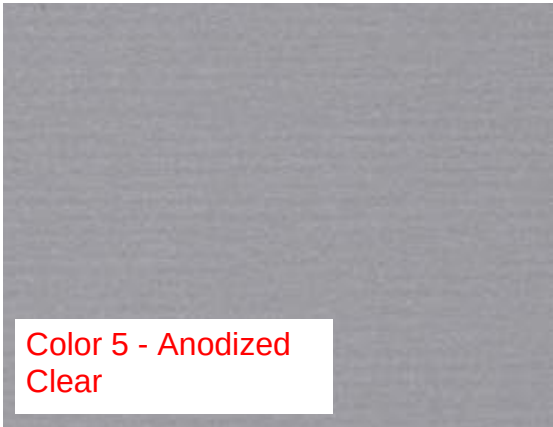


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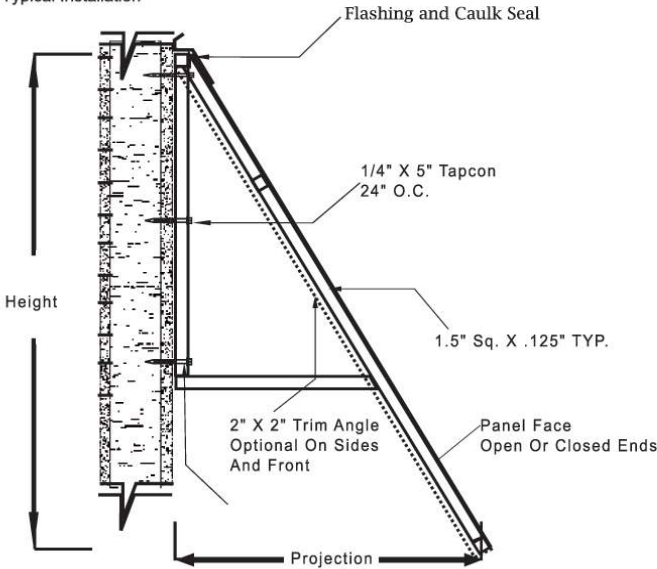
C36

Standing Seam Metal Awning

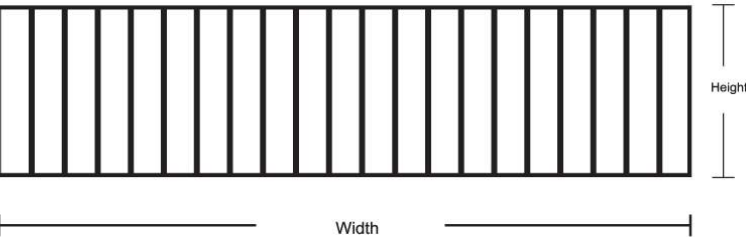


Side View

Typical Installation

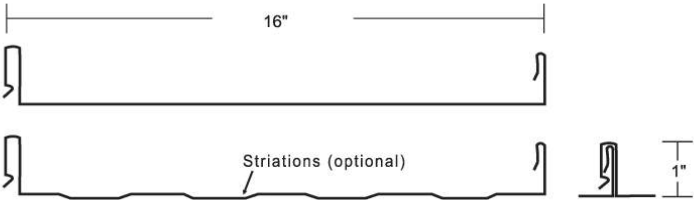


Front View



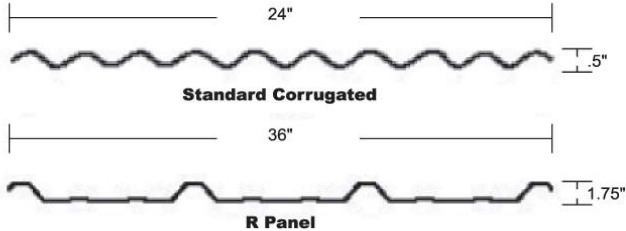
Standing Seam Panel Styles

.032 Aluminum Or 24 Gauge Steel



Corrugated Panel Styles

Steel - Exposed Fasteners



Interlocking Roll Form Panel

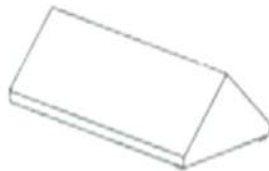
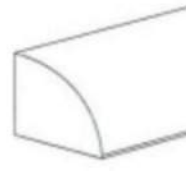
Aluminum





FABRIC STRUCTURES SPEC GUIDE

TYPICAL DESIGNS

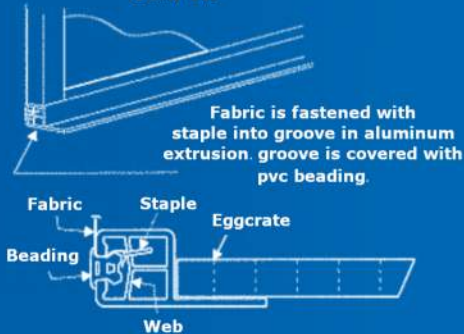
**TRADITIONAL****GABLE****CONVEX**

SW 2803

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

FABRIC ATTACHMENT

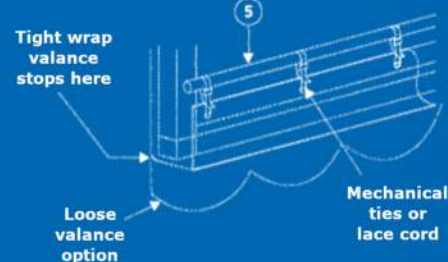
STAPLE



OPEN HEM / SELF TAP



TIE BAR (LACE BAR)

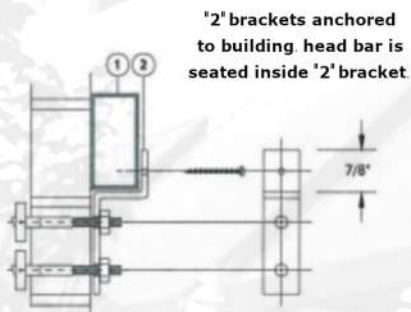


C TRACK

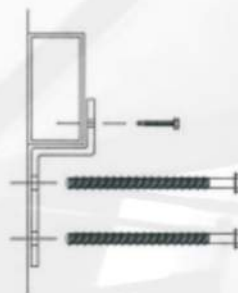


MOUNTING METHODS

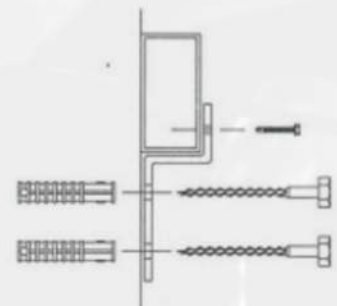
TOGGLE BOLT MOUNT



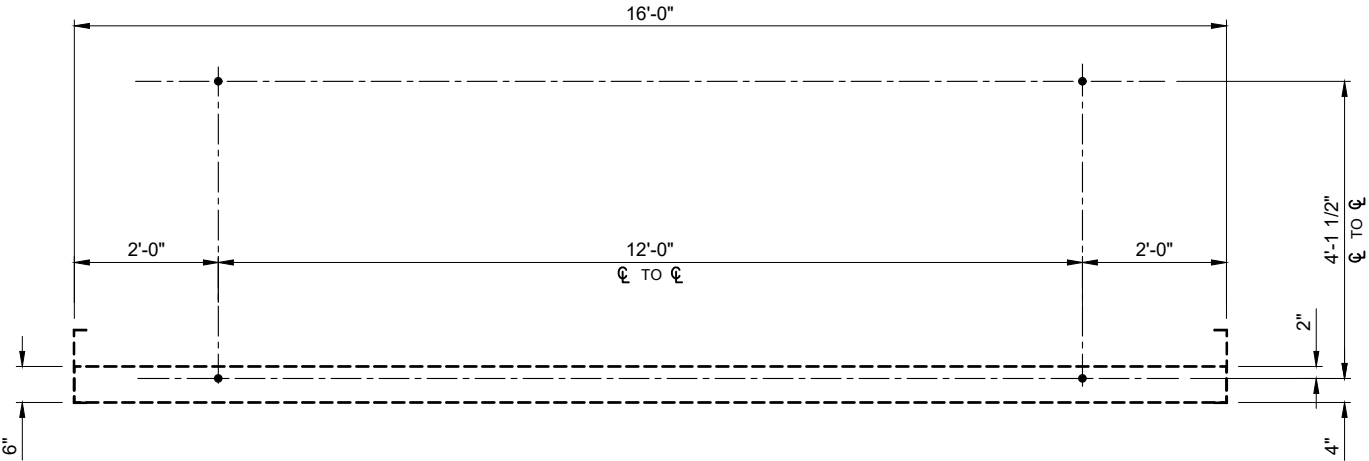
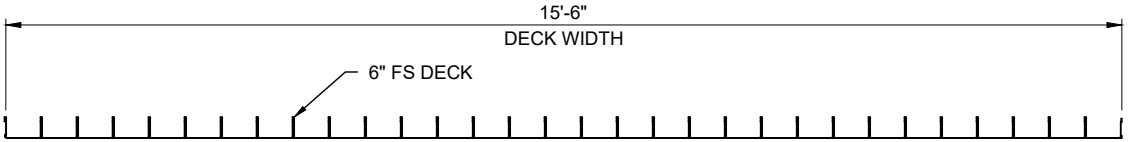
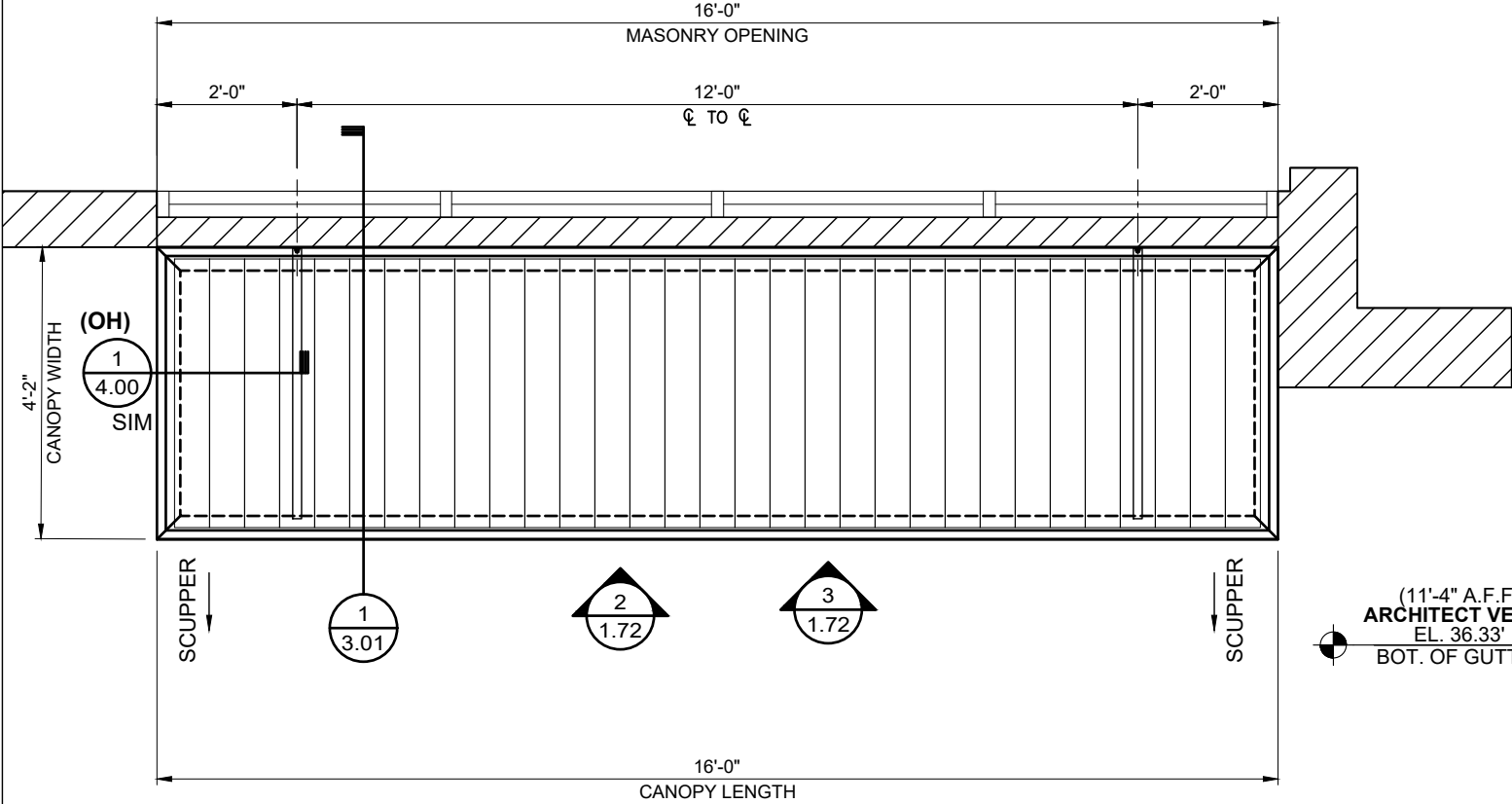
WEDGE BOLT MOUNT



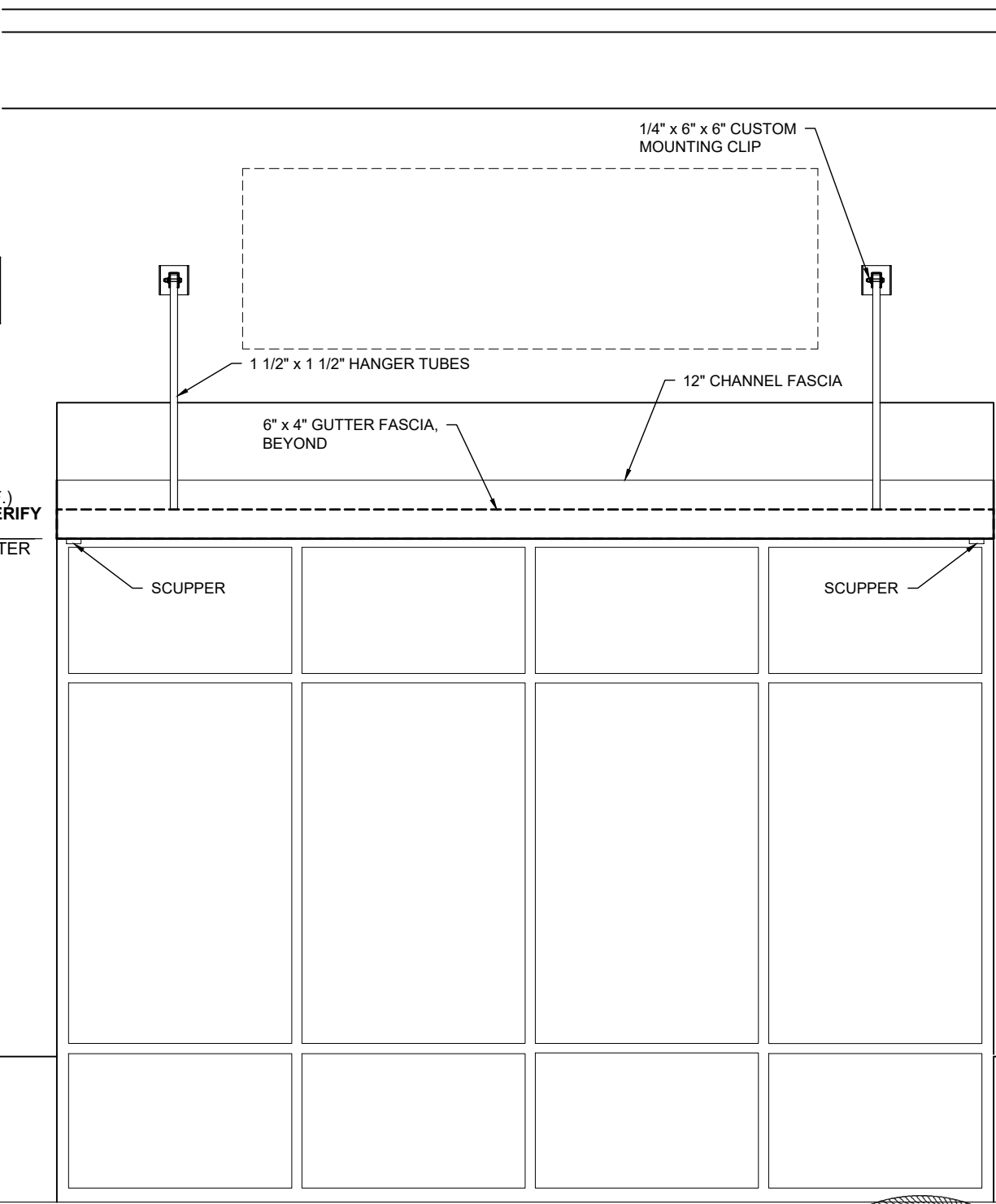
LAG SHIELD MOUNT



Flat Canopy

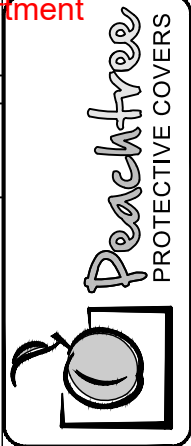
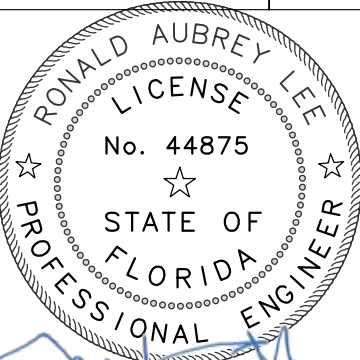


(11'-4" A.F.F.)
ARCHITECT VERIFY
EL. 36.33'
BOT. OF GUTTER



SF40

3 1.72 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:
 ANOPY LOCATION
 ON WITH OWNER.

FC12-TBP5
 FC2.75-HCU5
 4
 4.00
 1 1/2" X 1 1/2" HANGER TUBE
 2
 4.00
 3
 4.00
 47.83°
 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
 FASCIA TIE BACK STRAP
 F-AB6-10A
 FS DECK
 CAULK BETWEEN
 WALL & FASCIA
 460 lb
 425 lb
 BLOCKING PROVIDED &
 INSTALLED, BY OTHERS
 4'-1 1/2"
 4"
 4'-2"
 CANOPY WIDTH
 F.75-B14HW
 @ EACH DB
 FC12-TBP5

Application Packet Page 139



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





Charles S. Rushe Middle School
Land O'Lakes, Florida
Contractor: Skanska USA
Architect: Harvard Jolly Clees Toppe Architects



Northern Elementary School
Greensboro, North Carolina
Contractor: R.L. Casey, Inc.
Architect: Moseley Architects



Extruded Aluminum Walkway Covers



Liberty High School
Kissimmee, Florida
Contractor: Turner Construction
Architect: Schenkel Shultz Architecture





Creekside High School
Saint Johns, Florida

Contractor: The Tower Group

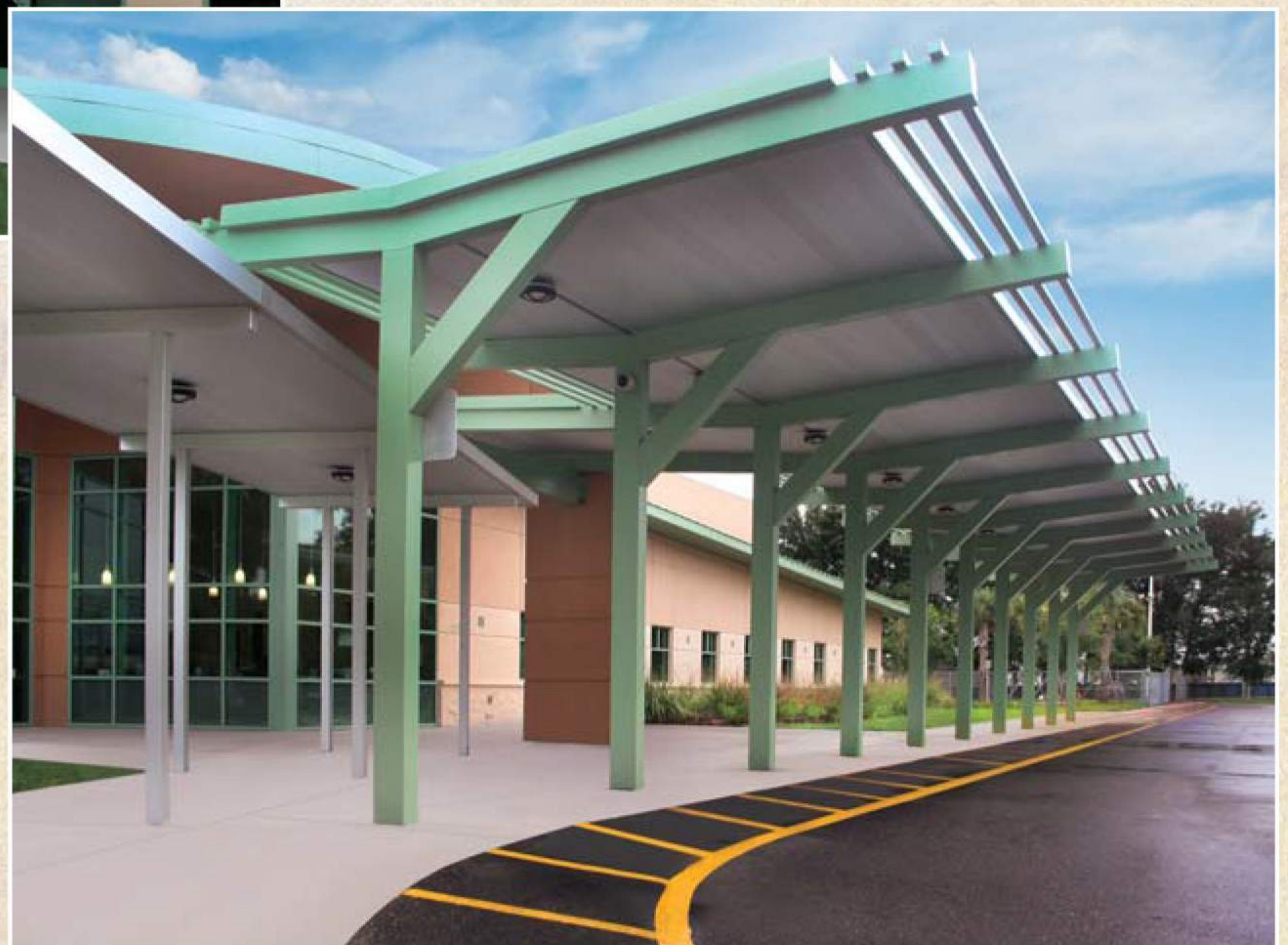
Architect: Daimwood Derryberry Pavelchak Architects



All Peoples Life Center Gymnasium
Tampa, Florida

Contractor: Mathews Construction Company

Architect: Reynolds, Smith & Hills, Inc.



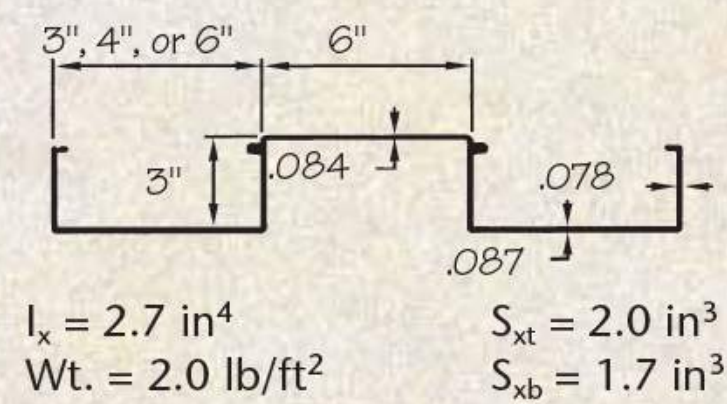
Extruded Aluminum Walkway Covers

10 73 00



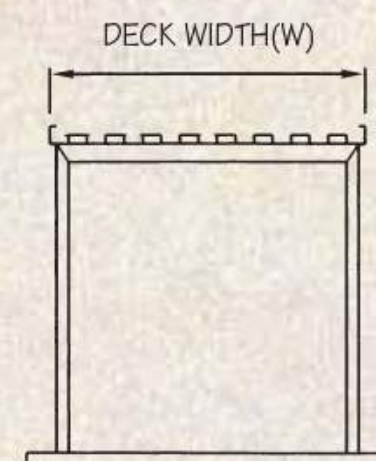
Saint Elizabeth Boardman Hospital
Youngstown, Ohio
Contractor: The Albert M. Higley Co.
Architect: Strollo Architects

300 SERIES DECK

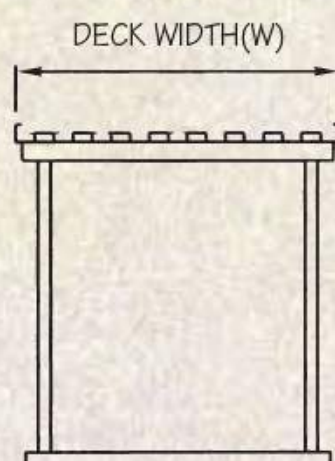


HELI-ARC WELDED BENT TYPES

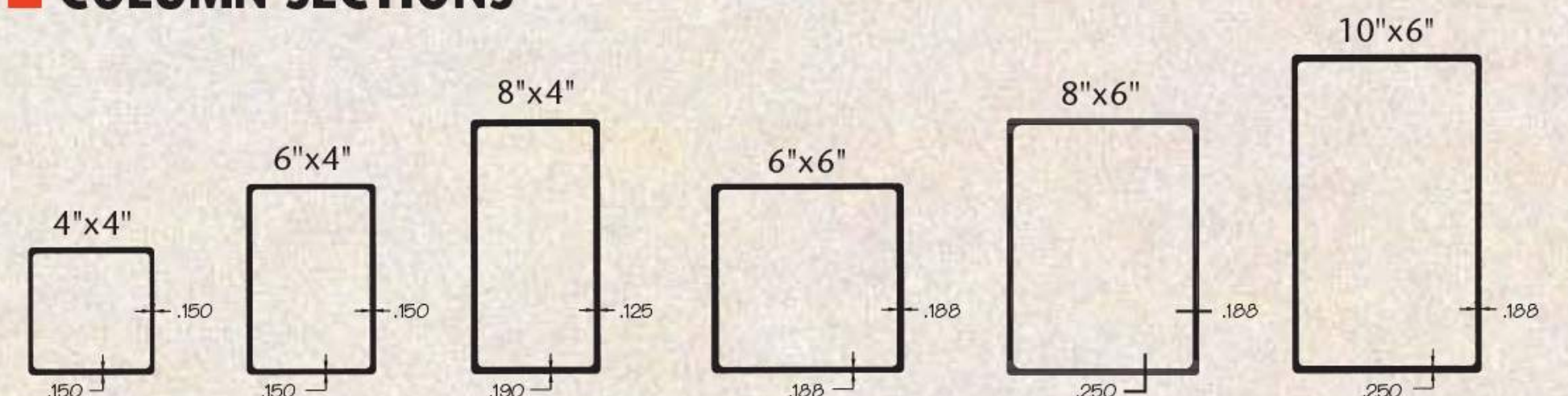
"U" Bent



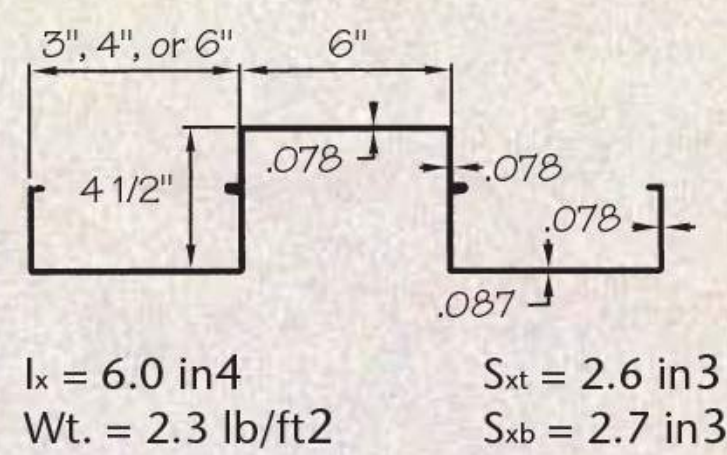
"CANT-U" Bent



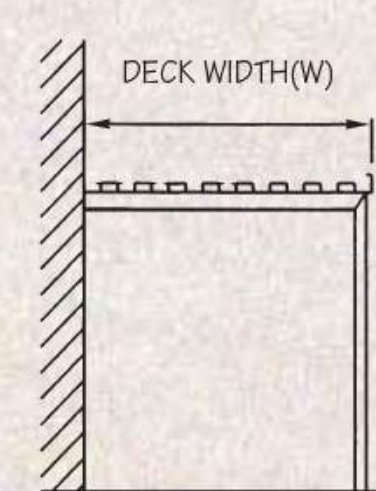
COLUMN SECTIONS



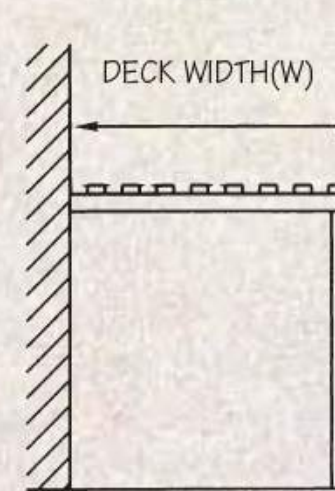
400 SERIES DECK



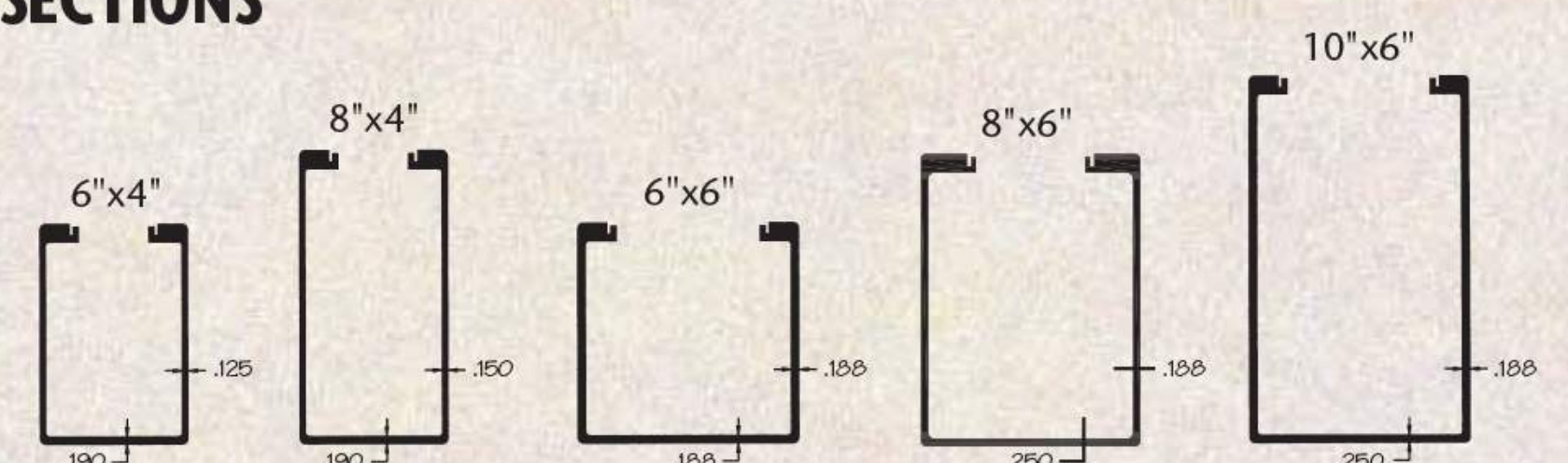
"L" Bent



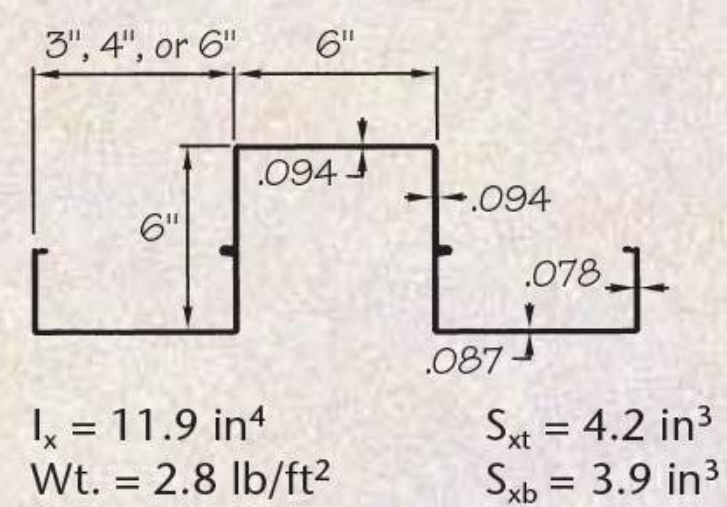
"CANT-L" Bent



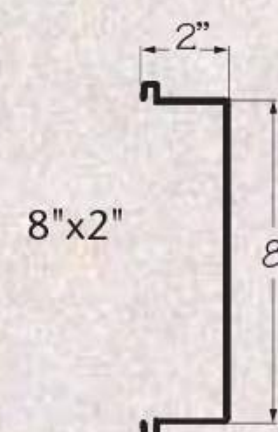
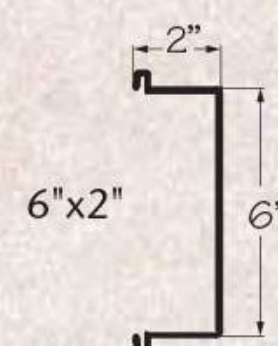
BEAM SECTIONS



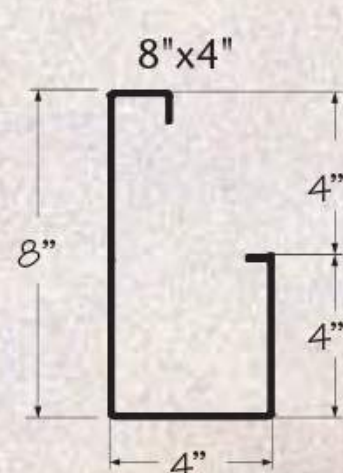
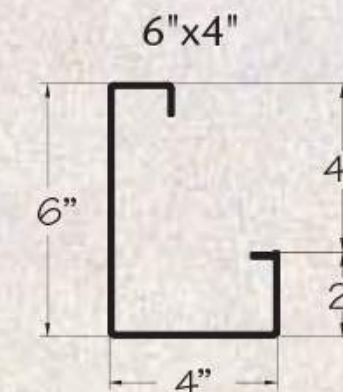
600 SERIES DECK



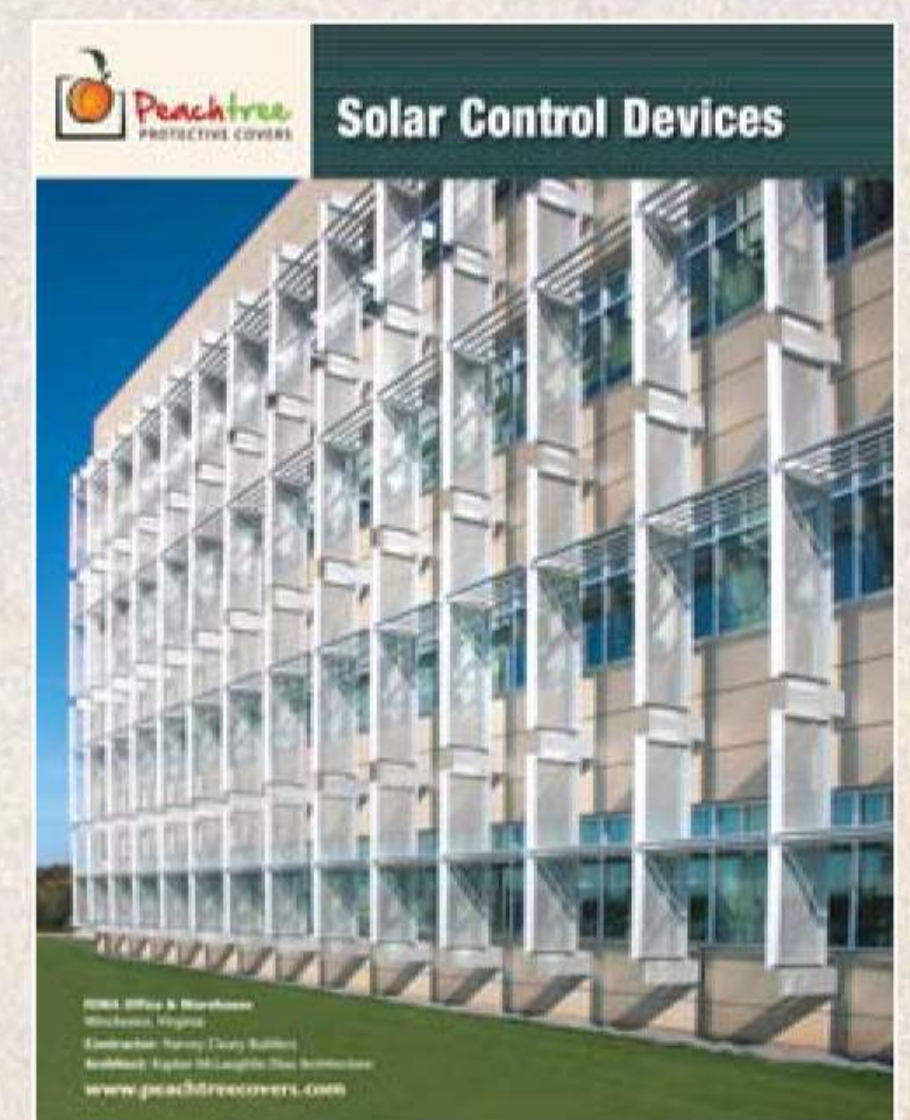
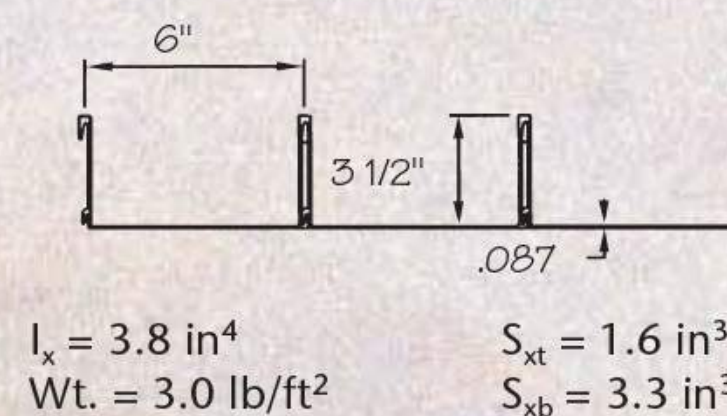
FASCIA



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

SNAP-CLAD PANEL

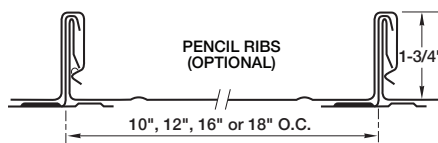
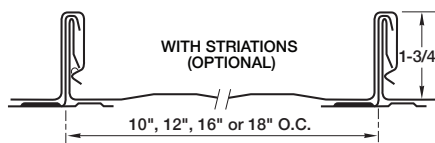
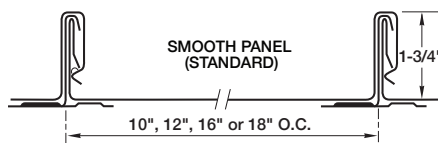
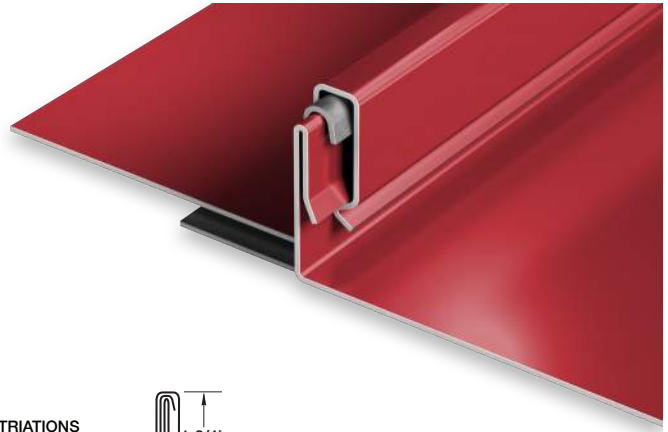
MATERIALS

.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



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.

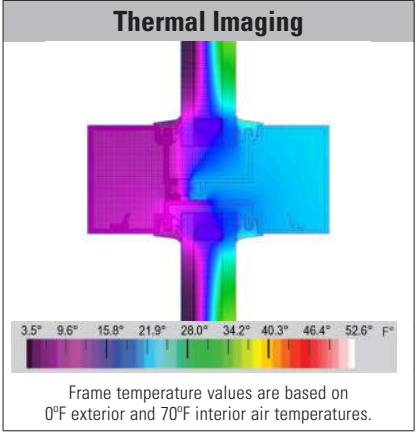


YES 45 TU SPECS		
Base Depth	4-1/2"	
Sightline	2"	
Config	Outside & Inside Glazed / Center Set	
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT ² (1.10 m ³ /h·m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Static: 12 PSF (575 Pa)	ASTM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



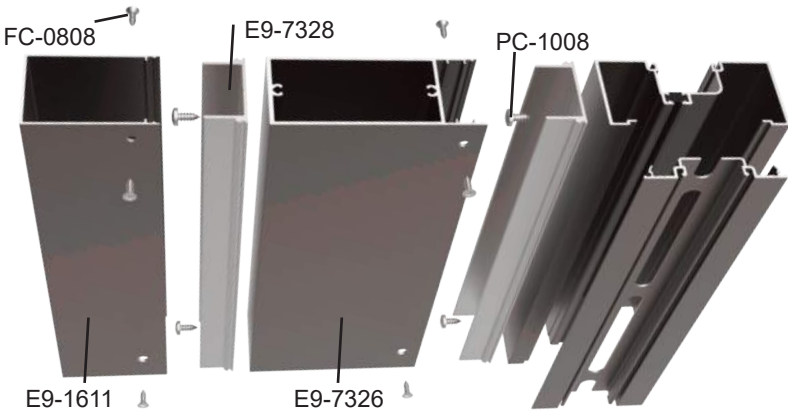
Sill Flashing Design

- 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



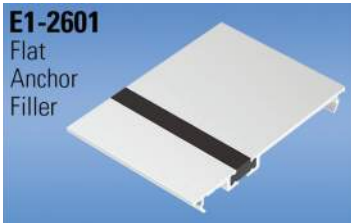
Extended Face Covers

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



Compare Products

Product Code	Configuration	Printing	Argon	Spandrel	Transmittance			Reflectance			U-Value		SC	SHGC	RHG	LSG
					Visible	Solar	UV	Exterior	Interior	Solar	Winter	Summer				
RETAIL VE35-2M	1" (25mm) Insulating	No Printing	Argon	No	74%	36%	12%	12%	12%	40%	0.25	0.21	0.45	0.39	93	1.90
2nd FL VNE1-63	1" (25mm) Insulating	No Printing	Argon	No	62%	24%	5%	10%	10%	37%	0.25	0.21	0.32	0.28	68	2.21

Viracon's solar and optical performance data is center of glass data based on the National Fenestration Rating Council measurement standards, calculated using Lawrence Berkeley National Laboratory's (LBNL) WINDOW 7 software.

Winter and Summer U-Values are the only performance values available for spandrel glazing. The U-Values for spandrel glazing are the same as the corresponding vision unit. The spandrel color does not impact U-Value.

[Click here to view additional notes](#)

The performance data above applies to the specific glass configuration selected.

1. The insulating glass units are constructed with two plies (clear inboard) of 1/4" (6mm) glass and a 1/2" (13mm) airspace or argon space. The coating (if applicable) is applied to the second (#2) surface. If incorporating a silk-screen pattern, the pattern is applied on the second (#2) surface as well (the color and amount of coverage is shown above if applicable).
2. The laminated glass units are constructed with two plies of 1/4" (6mm) glass and an .060" (1.52mm) clear PVB interlayer. The coating (if applicable) is applied to the second (#2) surface. If incorporating a silk-screen pattern, the pattern is applied on the second (#2) surface as well (the color and amount of coverage is shown above if applicable).
3. The triple insulating glass units are constructed with three plies (clear lites unless otherwise specified) of 1/4" (6mm) glass and two 1/2" (13.2mm) airspaces or argon spaces. The coating is applied to the second (#2) surface. If applicable, a VE-85 coating is applied to the fourth (#4) surface.
4. The insulating laminated glass units are constructed with three plies (clear inboard laminate) of 1/4" (6mm) glass, a .060 (1.52mm) clear polyvinyl butyral (PVB) interlayer and a 1/2" (13mm) airspace. The coating (if applicable) is applied to the second (#2) surface. If incorporating a silk-screen pattern, the pattern is applied on the second (#2) surface as well (the color and amount of coverage is shown above if applicable).
5. The monolithic glass is 1/4" (6mm) glass. The Reflective coating (if applicable) is applied to the second (#2) surface. If incorporating a silk-screen pattern, the pattern is applied on the second (#2) surface as well (the color and amount of coverage is shown above if applicable).

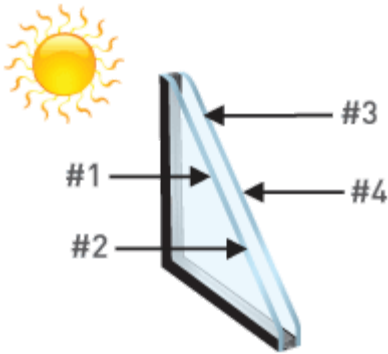


1" (25mm) Insulating VE35-2M

PERFORMANCE DATA

Transmittance	
Visible Light	74%
Solar Energy	36%
UV	12%
Reflectance	
Visible Light-Exterior	12%
Visible Light-Interior	12%
Solar Energy	40%
NRFC U-Value	
Winter	0.25 (hr x sqft x °F)
Summer	0.21 (hr x sqft x °F)
Shading Coefficient	0.45
Relative Heat Gain	93Btu/(hr x sqft)
Solar Heat Gain Coefficient (SHGC)	0.39
LSG	1.90

Makeup



1/4" (6mm) Pure Mid Iron with
VE-2M #2
1/2" (13.2mm) space - argon
filled
1/4" (6mm) Pure Mid Iron

Viracon's solar and optical performance data is center of glass data based on the National Fenestration Rating Council measurement standards, calculated using Lawrence Berkeley National Laboratory's (LBNL) WINDOW 7 software.

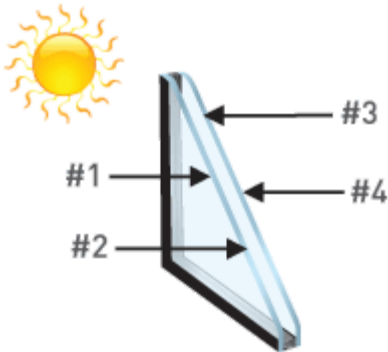


1" (25mm) Insulating VNE1-63

PERFORMANCE DATA

Transmittance	
Visible Light	62%
Solar Energy	24%
UV	5%
Reflectance	
Visible Light-Exterior	10%
Visible Light-Interior	10%
Solar Energy	37%
NRFC U-Value	
Winter	0.25 (hr x sqft x °F)
Summer	0.21 (hr x sqft x °F)
Shading Coefficient	0.32
Relative Heat Gain	68Btu/(hr x sqft)
Solar Heat Gain Coefficient (SHGC)	0.28
LSG	2.21

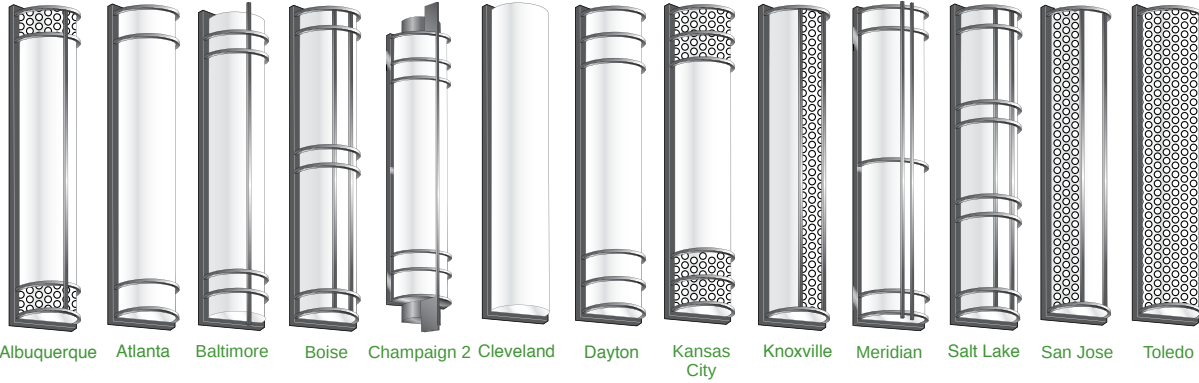
Makeup



1/4" (6mm) clear with VNE-63
#2
1/2" (13.2mm) space - argon
filled
1/4" (6mm) clear

Viracon's solar and optical performance data is center of glass data based on the National Fenestration Rating Council measurement standards, calculated using Lawrence Berkeley National Laboratory's (LBNL) WINDOW 7 software.

ROUND DIFFUSER



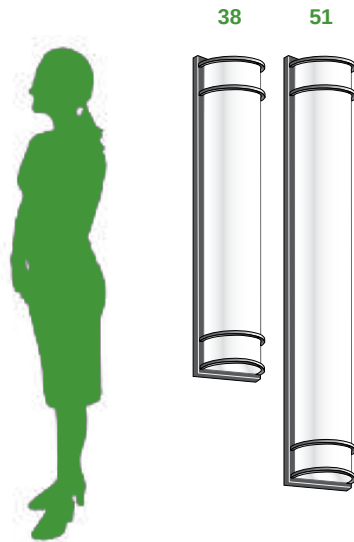
SQUARE DIFFUSER



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

- 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



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

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.

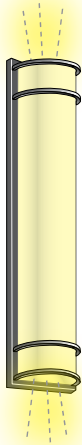
MOUNTING: Use (4) or (6) 5/16" diameter holes for 1/4" diameter bolts for outdoor or indoor. 7/8" KO in Center for Wire Access.

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.

Uplight / Downlight Explained

SCENARIO #1



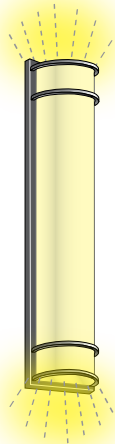
A soft glow is achieved by the natural transmission of light thru the translucent opal diffuser at the top and bottom of fixture (standard).

SCENARIO #2



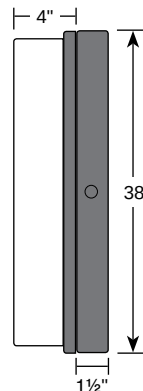
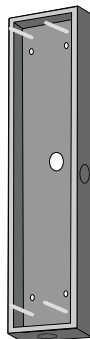
Scenario #1 is enhanced by the addition of a clear top and bottom lens (CTB) to allow more light to spill out both ends of the fixture.

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 / 120/277V Only

— Stand-by Dimming Level Presets: ON/OFF

— Requires Conduit Back Box (CA)

BLD Bi-Level Dimming - Motion Sensor Integral

— Microwave / Single Feed / 120/277V 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)

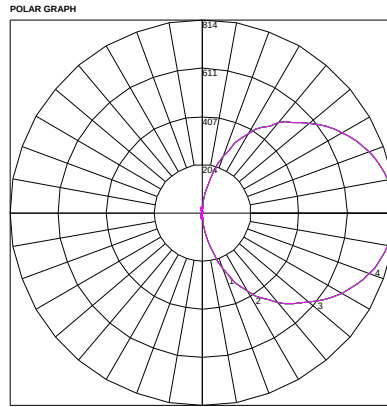
REMT Remote Controller for Sensor Options

TPD Tamperproof Screwdriver

Photometric Data

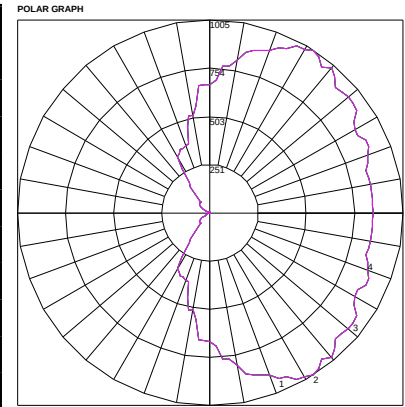
Summary of Results GO-ALB-38-LED30-CT4-80CRI-UNV-CTB					
Lumen Output	Efficacy	Input Power	CCT	Distribution	BUG Rating
3246.4 Lumens	104.1 Lm/W	31.2W	4000K	Type IV	B0-U5-G3

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





07/08/2024

Nine Oaks Development, Inc.
3621 Hendricks Avenue
Jacksonville, FL 32207

cc: Broudy Cros., Ltd.

Re: Preliminary Design Review – 212 W. King Street – HP2024-0032

Mr. Perry,

On July 3, 2024 the Corridor Review Committee (CRC) met and discussed your application for preliminary design approval to construct a new commercial parking garage with storefronts along West King Street.

Specifically, based upon evidence presented, the CRC **CONTINUED** your application to the September 5, 2024 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by Monday, August 26, 2024.

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

Sincerely,

Amy Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
CORRIDOR REVIEW COMMITTEE FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- ☐ Appeal of Administrative decision
☒ Design Approval for Entry Corridors

☒ Modification to Design Standard

IN THE MATTER OF:

Case No.: HP2024-0032
Applicant: Nine Oaks Development, Inc.
Owner: Broudy Bros., Ltd.
Address: 212 W. King Street
Parcel Number: 111200000, 1112000000, 11122500000, 1112250120

RE: Design Approval, pursuant to Section 28-353, City of St. Augustine Code, For preliminary design approval to construct a new commercial parking garage with storefronts along West King Street.

THE CORRIDOR REVIEW COMMITTEE HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 3, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the July 3, 2024 Corridor Review Committee meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Mobility Oriented Development (MOD)
4. The above-described Design Review Application is subject to Section 28-353 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Corridor Review Committee determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-353, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request for preliminary design approval to construct a new commercial parking garage with storefronts along West King Street. Subject to the following conditions:

- September 5th
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 3rd day of July, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0032

REQUEST **APPROVED / DENIED / CONTINUES**

Michael A. Dixon
Sign Name

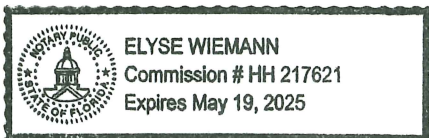
MICHAEL A. DIXON
Print Name

CORRIDOR REVIEW COMMITTEE
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael A Dixon, by means of [☒] physical presence or [☐] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 3rd day of July, A.D., 2024.

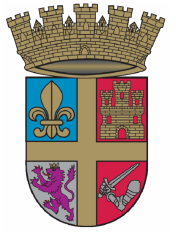


Elyse Wiemann
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. CRC documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.



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

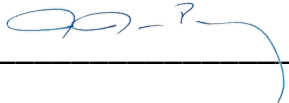
CRC APPLICATION AGREEMENT

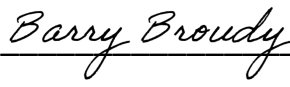
In filling out this application:

- 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.









