

7. Next Tentative Meeting Date:
 - a) February 5, 2026 - Regular Meeting
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
 EST. 1565

**CORRIDOR REVIEW COMMITTEE
 STAFF REPORT AND RECOMMENDATION**
 Prepared for January 8, 2026 Meeting



Application HP2025-0081

Address: 555 W. King Street

City of St. Augustine – Owner

Matthews | DCCM - Applicant – Applicant

Project description: To construct a connected accessory structure to the west of the existing building and associated changes to the site and landscaping along the King Street Entry Corridor.

Architectural Style:	Contemporary Institutional	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	2010
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1123500000	Typology:	Institutional
Agenda Item:	5(a)	Previous Action(s):	

STAFF SUMMARY AND ANALYSIS:

1. This is the westernmost property in the King Street Entry Corridor located on the south side of West King Street. The Contemporary Institutional structure, built in 2010, features simple geometric massing, mostly flat roofing with parapets, smooth exterior wall surfaces, and minimal fenestration with exception of the front entry.
2. The applicant is seeking approval for a 3000 sf accessory structure off the west side of the existing building and connected with a walkway canopy. Changes to existing parking and landscaping are also proposed. All additions or modifications to a site within the King Street Entry Corridor that exceed 2500sf require review and approval from the CRC.
3. The proposed addition is consistent with the existing architecture of the building, featuring a gently sloped shed roof with roof which transitions from a maximum height of 17' down to 14'. Exterior finishes, windows and door systems are also consistent with the existing structure and are not prohibited within the corridor. Originally submitted site plans show the addition angled slightly to the west; however, this has been modified in late site plans to be consistent with Entry Corridor requirements. Colors are not regulated along W. King Street.
4. Section 4.4.6 of the Standards states that "awnings and canopies shall not obscure prominent architectural features," and, "shall be placed in a way to accentuate the architectural features of the building; therefore, shall not be installed to extend over multiple windows and doors." While the proposed canopy does cross the entire front elevation of the new structure, because it does not cross the primary façade of the building, it may be considered appropriate as proposed.
5. Changes to existing car park include expansion of the front parking lot around to the west side of the building. While the Design Standards generally require that new parking areas be placed behind the primary structure on the property, in cases where the site is too shallow, parking may be placed on the side of the building. The applicant has not clearly stated that the site is too shallow to allow parking in the rear; however, the proposed site plan indicates that may be the case with wetlands noted close to the rear of the existing structure. The new parking is immediately adjacent to existing railroad tracks, is proposed to be appropriately buffered with landscaping, and does not abut any residential uses.
6. Proposed landscape materials are consistent with the Standards and landscape counts appear to meet minimum requirements.
7. No lighting fixtures were indicated with this application. Proposed lighting may be administratively approved if consistent with the requirements of the Standards including no visible light sources and a temperature between 2700K and 3000K.

STAFF RECOMMENDATION:

Based on a review of the King Street Design Standards for Entry Corridors and without evidence to the contrary the CRC may APPROVE the proposed design if the CRC can make the following finding under the review criteria in section 3.3.2:

Criteria 1: The proposed project meets the intent of the King Street Design Standards

Criteria 2: 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.

Criteria 3: 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.

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

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

Candice Seymour

Candice Seymour
Historic Preservation Planner

EXAMPLE MOTION(S):

TO APPROVE:

"I move to approve Preliminary Design Review application HP2025-0081 finding that the project overall is consistent with the intent of the Design Standards and meets 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 HP2025-0081 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 HP2025-0081 because the proposed development does not meet the review criteria as detailed under 3.3.2 and 3.7.5 of the Design Standards.

SUMMARY SCOPE OF WORK:

1. New 3000sf accessory structure:
 - a. 17' tall (max), 75' long x 40' wide
 - b. Cementitious stucco exterior
 - c. Gently sloped roof with parapet
 - d. Connected to primary structure with metal walkway canopy
 - e. Windows and door systems to match existing structure
2. Expand existing parking lot around west side of existing structure
3. New perimeter landscaping

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.

CODES/DESIGN GUIDELINES: RELEVANT EXCERPTED SECTIONS ONLY

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

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

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

Sec. 25-54 - Specific Landscape Requirements

(3) Classification 5

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

King Street Design Standards for Entry Corridors

Section 1. Purpose & Intent

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

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

3.7 Modifications of Standards

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

3.7.3 CRC Modifications

The CRC shall review the following modification of standards:

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

4.4 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.

4.4.2 Renovations and Additions

Existing buildings proposed for renovation or expansion (addition) shall meet the following standards:

- a. Buildings that **already feature a particular style or present some of the characteristics of a style are recommended for restoration to preserve such features. Unless otherwise determined by the Corridor Review Committee (CRC)**, redevelopment of existing structures shall maintain the character features of the architecture. Otherwise, they should be redesigned to improve compatibility with the context of King Street.
- b. For renovations/rehabilitations of existing buildings, historic features used for architectural detail shall be preserved, restored, or reconstructed unless technically or economically infeasible and the removal is approved by the CRC. Removal (or partial removal) will only be permissible if deemed necessary by the CRC. For drawings submitted for renovations (with or without CRC review needed), the Applicant shall note the historic and architecturally significant elements on the building elevations submitted, along with a statement noting if the element will be retained, removed, or repurposed.
- c. Primary features such as window shapes and sizes, opening patterns and entry doors, roof shapes and material pattern, siding patterns and finishes, porch and stair elements, foundations, and storefronts may be repaired and altered to the extent that the overall character of these elements is maintained. Note that this expressly **does NOT preclude height increases to the building.**
- d. Additions shall be designed so that there is the **least possible loss or obstruction of character-defining features.** The dominant features and facades of the existing building shall continue to be the prominent visual feature of the streetscape such that the new addition will not block or dwarf the existing 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.

4.4.6 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.

4.4.8 Building Roof

- a. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.
- b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls.
- c. In the case of flat roofs, roof materials shall be light-colored or a planted surface (green roof).
- d. Mansard roofs shall be prohibited.

4.5.1 Pedestrian Access and Circulation

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

4.5.3 Parking Placement

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

- a. Where a site is too shallow to provide parking behind the building, the placement of parking facilities is permitted on the side of the proposed building. This is allowed only if the building setback and building frontage requirements are met. A street wall, in addition to landscaping, will be required to screen the parking facility.
- b. The placement of parking facilities in front of a building is only permitted for the portion of the building that is not used to meet the building setback and building frontage requirements. A street wall, in addition to landscaping, will be required to screen the parking facility.

4.5.5 Bicycle Parking

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

4.6.1 Architectural Lighting

- a. Lighting fixtures on the building shall be compatible with the architecture of the building and measure between 2700-3000K.
- b. Permanent accent lighting, distinct from seasonal or holiday lighting, designed to accentuate building details is encouraged.
- c. Holiday lighting, such as for Nights of Lights, may be additionally regulated by the City Commission.
- d. Color and/or neon may be used as architectural lighting to accentuate building frame, profiles or details, with Corridor Review Committee approval.

4.6.2 Site + Parking Lighting

- a. For basic site lighting applications (such as parking lot, pathway, and area lighting), full cut-off lighting fixtures shall be used for all exterior lighting. Such lights shall not point directly at the right-of-way nor the sky. (see Figure 24) Source of illumination shall not be visible from a residential district.
- b. Exposed interior and exterior fluorescent or incandescent bulbs that are visible from the public right-of-way are not allowed.
- c. Lighting poles may not surpass 20' in height as measured to the point of light output (see Figure 24b).
- d. LED dimming technology shall be incorporated in all exterior lighting mounted higher than 10'-0" to reduce lighting level to minimum safe illumination after business closing hours, if possible. Refer to Illuminating Engineering Society guidelines. Minimum for a private parking lot is 0.13 foot-candles. A Lighting professional shall confirm minimum lighting level.

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.

5.8 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.

Design Review: HP2025-0081
555 W. King Street
January 8, 2026

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.

Link to full Comprehensive Plan

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

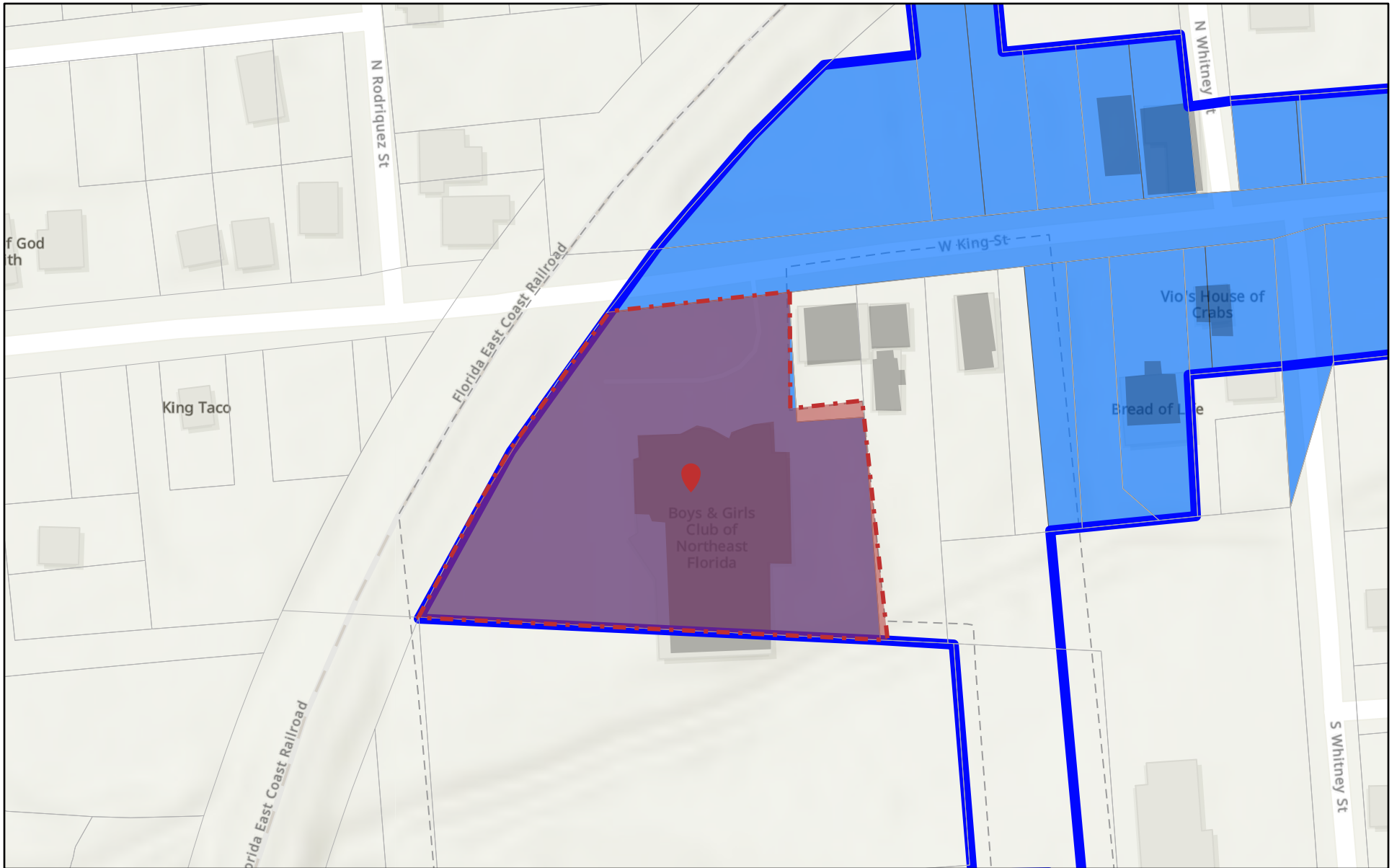
Link to full Land Development Code

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

LIST OF ATTACHMENTS:

1. Location Map (GIS)
2. Staff photographs

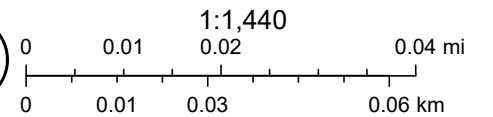
555 W King Street



12/30/2025

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

World_Hillshade



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, Cesium

STAFF PHOTOGRAPHS
555 W King Street



Front (north) Elevation

STAFF PHOTOGRAPHS

555 W King Street



Front (north) Elevation

STAFF PHOTOGRAPHS

555 W King Street



Front (north) Elevation

STAFF PHOTOGRAPHS

555 W King Street



Northwest Elevation (Project Location)

STAFF PHOTOGRAPHS

555 W King Street



Northwest Elevation (Project Location)

STAFF PHOTOGRAPHS

555 W King Street



West Elevation (Project Location)

STAFF PHOTOGRAPHS

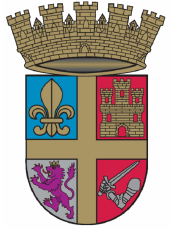
555 W King Street



West Elevation (Project Location)



CITY OF ST. AUGUSTINE
CORRIDOR REVIEW COMMITTEE APPLICATION



Design Review

Case Number: HP2025-0081

Meeting Date: Thursday, January 8, 2026

1. NAME OF APPLICANT: Kristin Bolen, Matthews | DCCM
 Business (if applicable): _____
 Address: 7 Waldo Street
 City: Jacksonville State: FL Zip Code: 32084
 Daytime Telephone: _____ E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: City of St. Augustine
 Business (if applicable): _____
 Address: PO Box 210
 City: Saint Augustine State: FL Zip Code: 32085
 Daytime Telephone: _____ E-Mail Address: Available Upon Request

3. PROJECT LOCATION: 555 W KING ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION:

<u>8 DANCY TRACT W350FT OF LOT 3 BLK 27 LYING E OF FEC RY (EX E500F N100FT) (CHASE FIELD) & (EX R/W RD S214)</u>
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5. SCOPE OF WORK:

<u>to construct a connected accessory structure to the west of the existing building and associated changes to the site and landscaping along the King Street Entry Corridor.</u>

Information attached by applicant includes:

- Application Agreement
- Architectural Design
- Landscape Plan
- Mechanical Notes

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: 555 W. King St, St Augustine, FL 32084

Applicant’s Name: Greg Hayes Applicant’s Signature: [Signature]
CFD - BKLP

Owner’s Name: City of St Augustine Owner’s Signature: For Greg L. Eckerd

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.



Owner's Authorization For Agent

Matthews | DCCM is/are hereby authorized TO ACT ON BEHALF OF The City of St. Augustine, the owner(s) of those lands described within the attached application, or described within the previously filed Application number: HP2025-0081, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Corridor Review Committee Board, for an application related to the structure located at:

BY: *Corey L. Sakryd*
Signature of Owner
Corey L. Sakryd
Print Name of Owner
(904) 825-1010
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 17 day of December, 2025

By Corey Sakryd

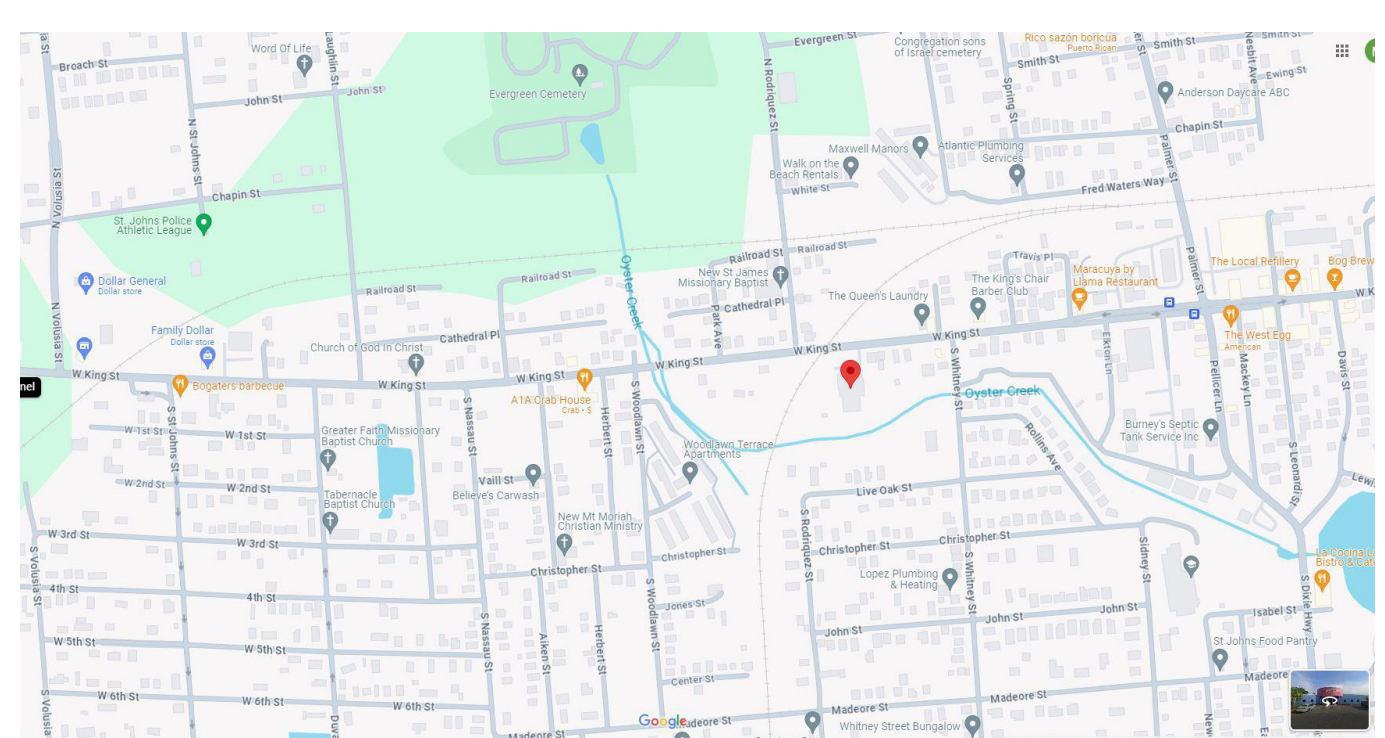
Identification verified: Personally Known

Oath sworn: Yes X No

Notary Signature: Beth A Walt



My Commission expires: Sept 28, 2027

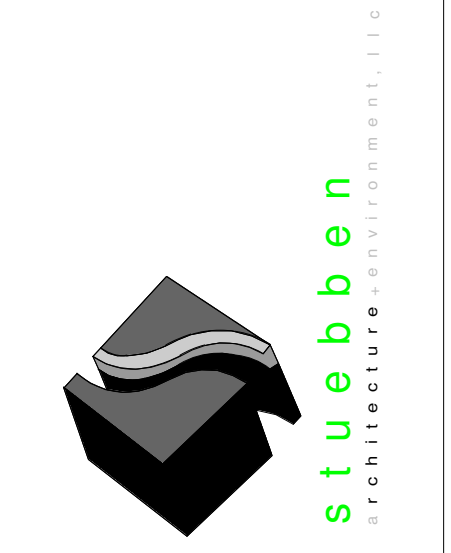
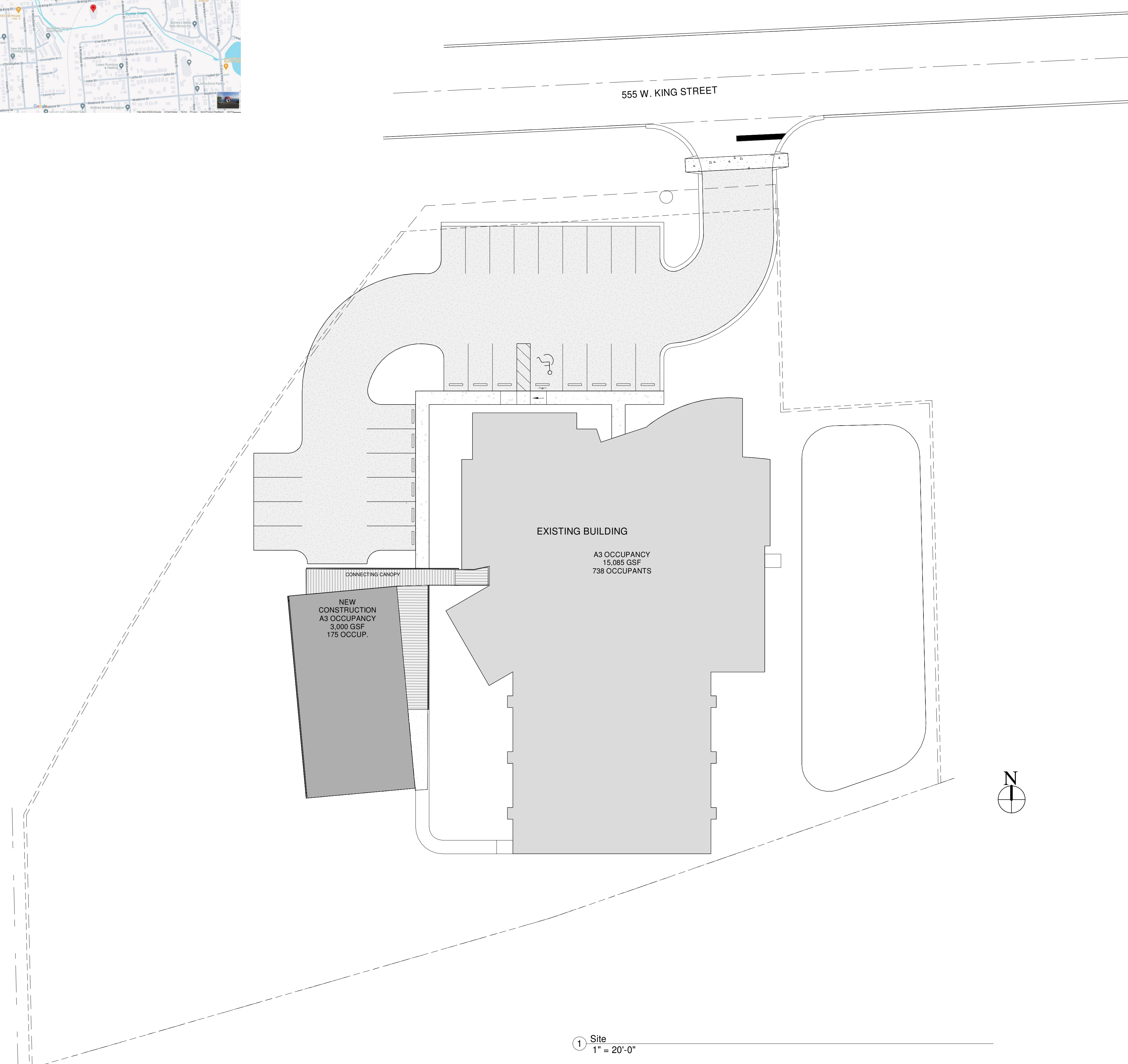


APPLICABLE CODES:
 FLORIDA BUILDING CODE 8TH EDITION 2023
 FLORIDA FIRE PREVENTION CODE 8TH EDITION 2023; WITH NFPA SECTIONS 101 AND 1, 2021 VERSION
 NATIONAL ELECTRICAL CODE - NFPA 70
 FLORIDA PLUMBING CODE 8TH EDITION 2023
 FLORIDA MECHANICAL CODE 8TH EDITION 2023
 FLORIDA ENERGY CODE 8TH EDITION 2023
 FLORIDA ACCESSIBILITY CODE 8TH EDITION 2023

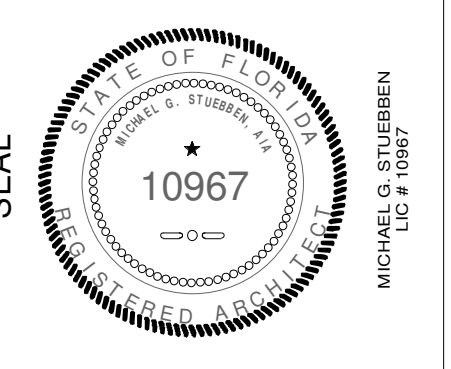
DESCRIPTION

CODE REVIEW FOR ADDITIONAL 3000 SF BUILDING ADJACENT TO EXISTING BOYS AND GIRLS CLUB		FLORIDA BUILDING CODE - 8TH EDITION	FLORIDA FIRE PREVENTION CODE 8TH EDITION
USE DESCRIPTION	REF: FBC 8TH EDITION	DESCRIPTION	REF:FFPC 8TH EDITION
		ASSEMBLY - NON-CONCENTRATED	ASSEMBLY
BUILDING TYPE	CHAPTER 6	BUILDING: NEW CONSTRUCTION CMU WITH STEEL ROOF TRUSS AND DECK BUILDOUT: TYPE IIB	101:8.2.1.2 BUILDING: NEW CONSTRUCTION CMU WITH STEEL ROOF TRUSS AND DECK BUILDOUT: TYPE IIB
OCCUPANCY	CHAPTER 3	A3 - ASSEMBLY	SECTION 6.1 A - ASSEMBLY
TENANT AREA -		3,000 SF GROSS 2,620 SF NET	3,000 SF GROSS 2,620 SF NET
OCCUPANT LOAD FLOOR AREA	TBL 1004.5	FOR NON-CONCENTRATED LOAD 15 SF PER PERSON	TBL 7.3.1.2 LESS CONCENTRATED USE
OCCUPANT LOAD		175	175
ALLOWABLE AREA	TBL 506.2	9,500 SF ALLOWED 3,000 SF ACTUAL	1:1.3.2.5 THE FLORIDA BUILDING CODE SHALL BE REFERRED TO ANYTIME A REFERENCE IS MADE TO THE BUILDING CODE OR NFPA 220 STANDARD ON TYPES OF BUILDING CONSTRUCTION IN THIS CODE OR AN ADOPTED STANDARD
ALLOWABLE HT	TBL 504.3A	55; LESS THAN 17' +/- ACTUAL	101:8.2.1.2
ALLOWABLE STORIES	TBL 504.4	4 STORIES; 1 STORY ACTUAL	
INTERIOR FINISHES	CHAPTER 8; TBL 803.11	ALL INTERIOR FINISHES TO COMPLY WITH CHAPTER 8 FINISHES IN LOBBY SHALL BE CLASS B MINIMUM FINISHES IN ROOMS AND ENCLOSED SPACES SHALL BE CLASS C	INTERIOR FINISHES SHALL BE MINIMUM AS FOLLOWS: FOR CORRIDORS AND LOBBIES: CLASS A OR B ASM. AREAS W/ MORE THAN 500 OCCUPANTS: CLASS A ASM. AREAS W/ LESS THAN 500 OCCUPANTS: CLASS A OR B
SPRINKLER REQUIREMENTS	SECTION 903	AREA IS NOT SPRINKLERED (MAIN BLDG IS SPRINKLERED)	AREA IS NOT SPRINKLERED (MAIN BLDG IS SPRINKLERED)
TRAVEL DISTANCE	TBL 1017.2	MAX. ALLOWABLE 200'; 61' 0" ACTUAL	32.2.6.2 MAX. ALLOWABLE 200'; 35' 6" ACTUAL
NUMBER OF EXITS	SECTION 1006.2.1	TWO EXITS REQUIRED MINIMUM 2 EXITS REQUIRED;2 PROVIDED	38.2.4.1 MINIMUM 2 EXITS REQUIRED;2 PROVIDED
COMMON PATH OF TRAVEL	TABLE 1006.2.1	75' MAX WITHOUT SPRINKLER 20' ACTUAL	38.2.5.2.3 20' MAX WITH OCCUPANT LOAD >50 75' MAX WITH OCCUPANT LOAD <50 20' ACTUAL
EXIT ACCESS COMPONENTS WIDTH	SECTION 1005.3.2	2" PER PERSON REQUIRED 35" REQUIRED 94" PROVIDED	
EXIT SEPARATION	1007.1.1	AREA DIAGONAL = 82' 2" 1/2 MAX DIAGONAL=41' 1" 46' 10" ACTUAL SEPARATION	
SIGNAGE		ADA COMPLIANT SIGNAGE TO BE PROVIDED FOR ALL EXITS RESTROOM AND OTHER ACCESSIBLE ITEMS. PROVIDE EMERGENCY EXIT PLAN AT EACH ROOM PROVIDING DIRECTIONS TO NEAREST EXIT.	
EXIT ACCESS	SECTION 1016	EXIT ACCESS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION	
ACCESSIBILITY	FBC ACCESSIBILITY	ACCESSIBILITY SHALL BE PER FBC 8TH EDITION ACCESSIBILITY CODE	
PLUMBING FIXTURE REQUIREMENTS FROM FBC-PLUMBING 8TH EDITION 2023 TABLE 403.1			
TOILETS: 1 FOR MEN AND 1 FOR WOMEN PROVIDED; NOTE: ADDITIONAL 6 MENS FIXTURES, 4 WOMENS FIXTURES AND 2 UNISEX FIXTURE PROVIDED IN MAIN BLDG.			
BASED ON TOTAL OCCUPANCY OF 913 FOR BOTH BLDGS, 11 FIXTURES REQUIRED, 14 PROVIDED.	LAVATORY: 1 PER 200 REQUIRED (2) PROVIDED; BASED ON TOTAL OCCUPANCY OF 913 FOR BOTH BLDGS, 8 LAVATORIES PROVIDED.	1 PER 500 = (2) REQUIRED FOR TOTAL OCCUPANT LOAD OF 913; LOAD, (2) PROVIDED IN MAIN BLDG	SERVICE SINK: PROVIDED IN MAIN BLDG

SHEET LIST				
SHEET			REVISIONS	
NO.	NAME	ISSUE DATE	REVISION	REV DATE
A-000	COVER SHEET, CODE REVIEW	04/22/2024	0	04/22/2024
A-010	LIFE SAFETY AND ACCESSIBILITY	04/22/2024	0	04/22/2024
A-100	PLANS	04/22/2024	0	04/22/2024
A-105	ROOF PLAN	04/22/2024	0	04/22/2024
A-200	ELECTRICAL/RCP	04/22/2024	0	04/22/2024
A-300	BLDG ELEVATIONS	04/22/2024	0	04/22/2024
A-310	BLDG SECTIONS	04/22/2024	0	04/22/2024
A-312	WALL SECTIONS AND RESTROOM DETAILS	04/22/2024	0	04/22/2024
A-400	CANOPY DETAILS	04/22/2024	0	04/22/2024



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**THE PLAYERS
 CHAMPIONSHIP
 BOYS AND GIRLS
 CLUB OF N.E.
 FLORIDA**

**PROJECT:
 3,000 SF
 ADDITION**

555 W King St
 St. Augustine, FL
 32084

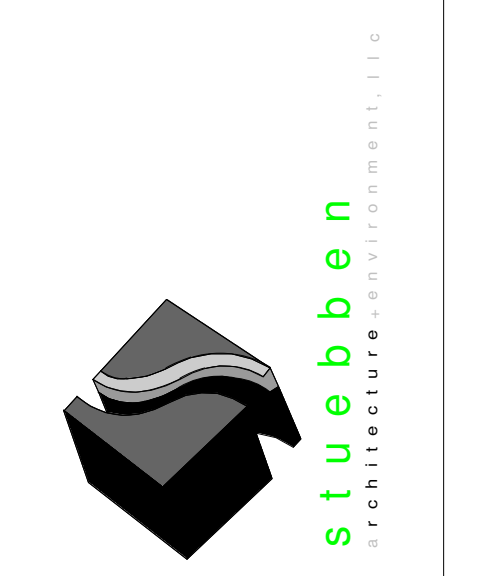
REVISIONS

NO.	DATE	DESCRIPTION
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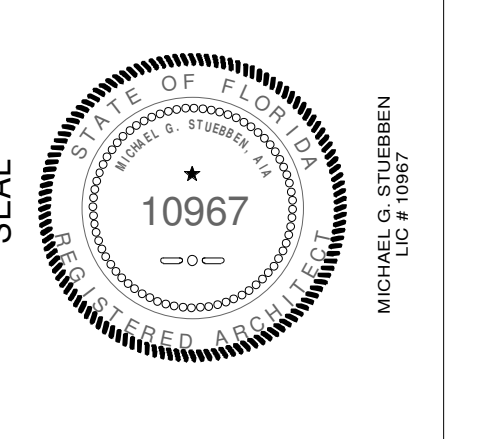
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**COVER SHEET,
 CODE REVIEW**

A-000



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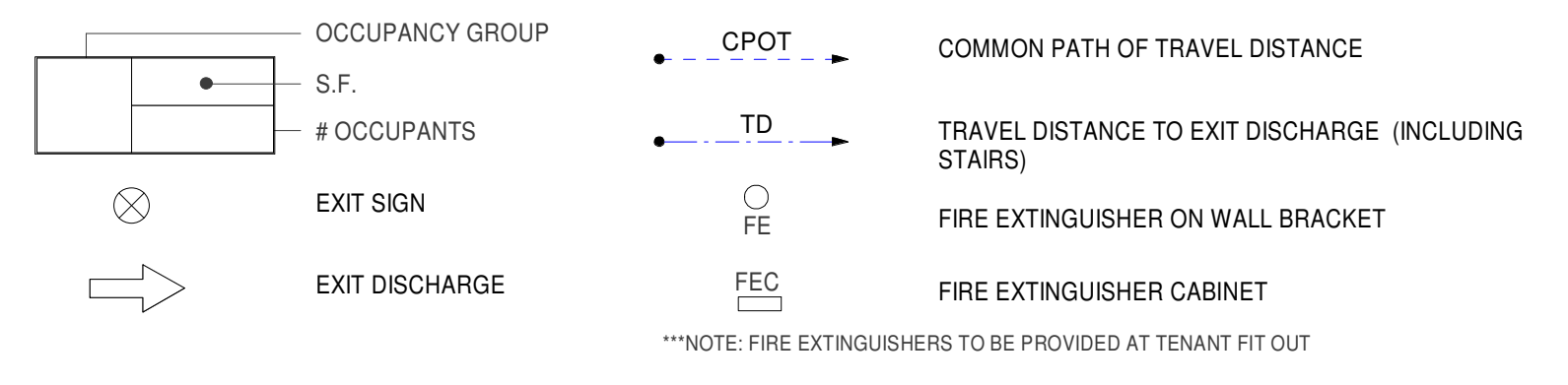
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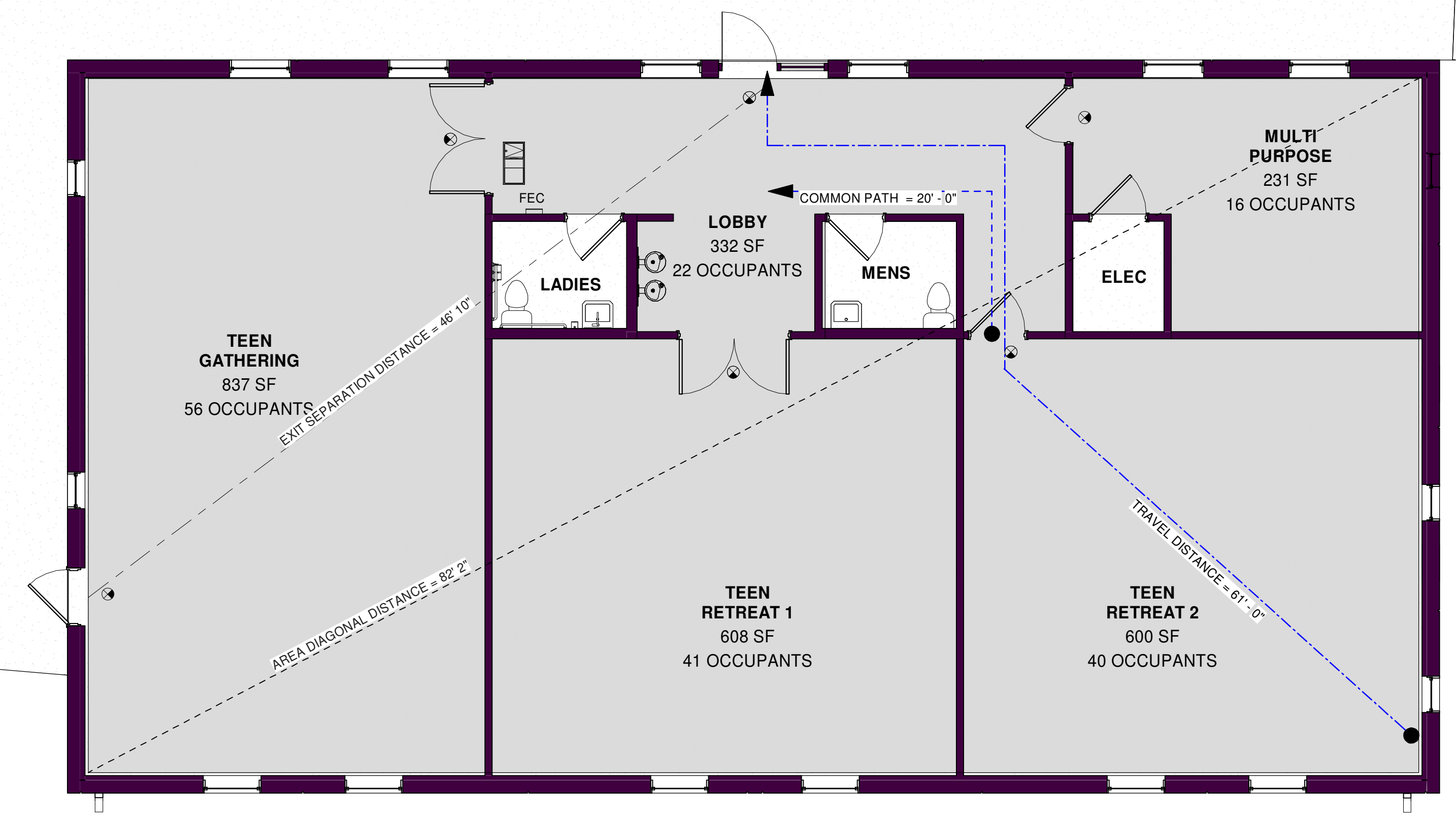
LIFE SAFETY AND ACCESSIBILITY

A-010

LIFE SAFETY LEGEND:

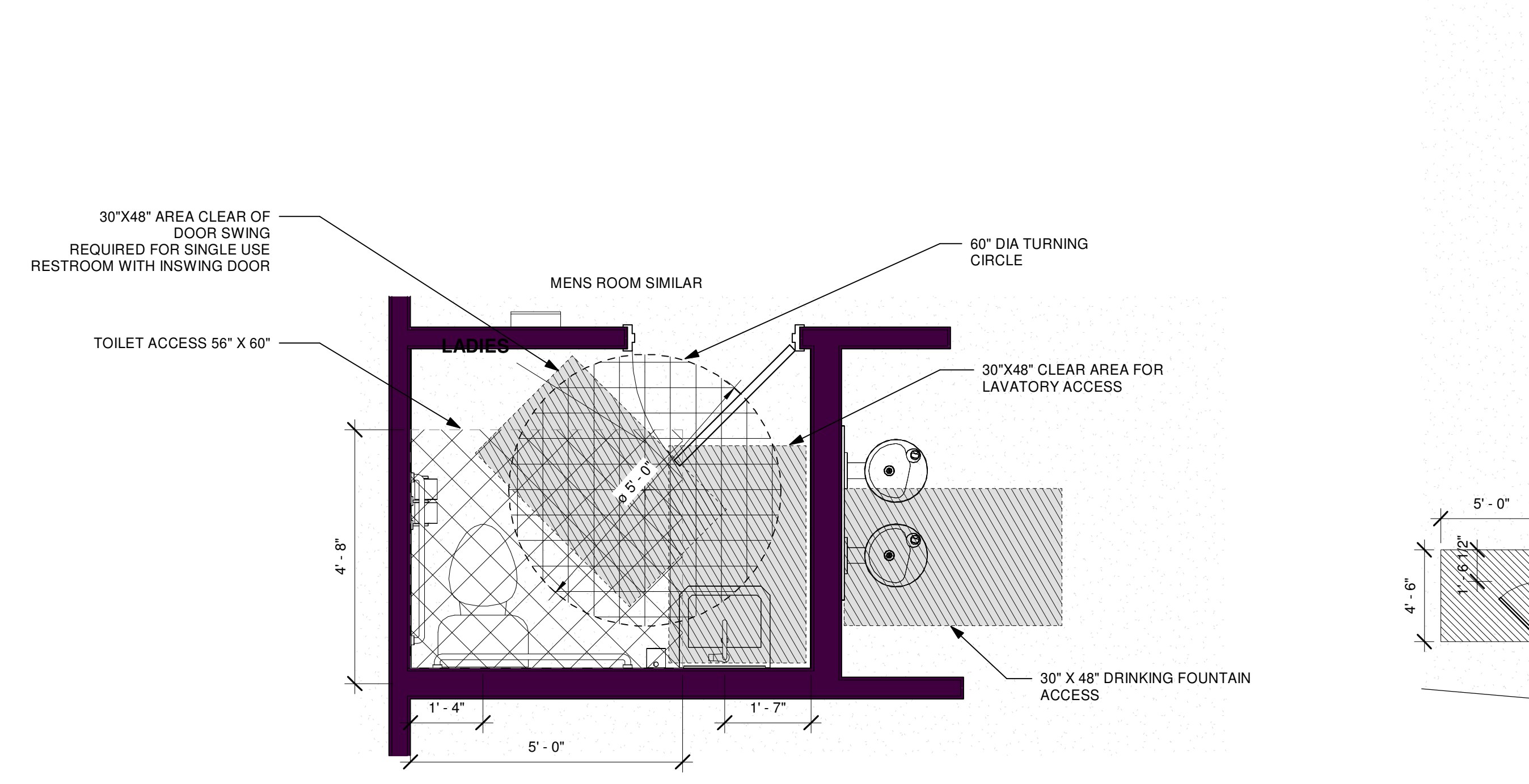


LIFE SAFETY
1/16" = 1'-0"

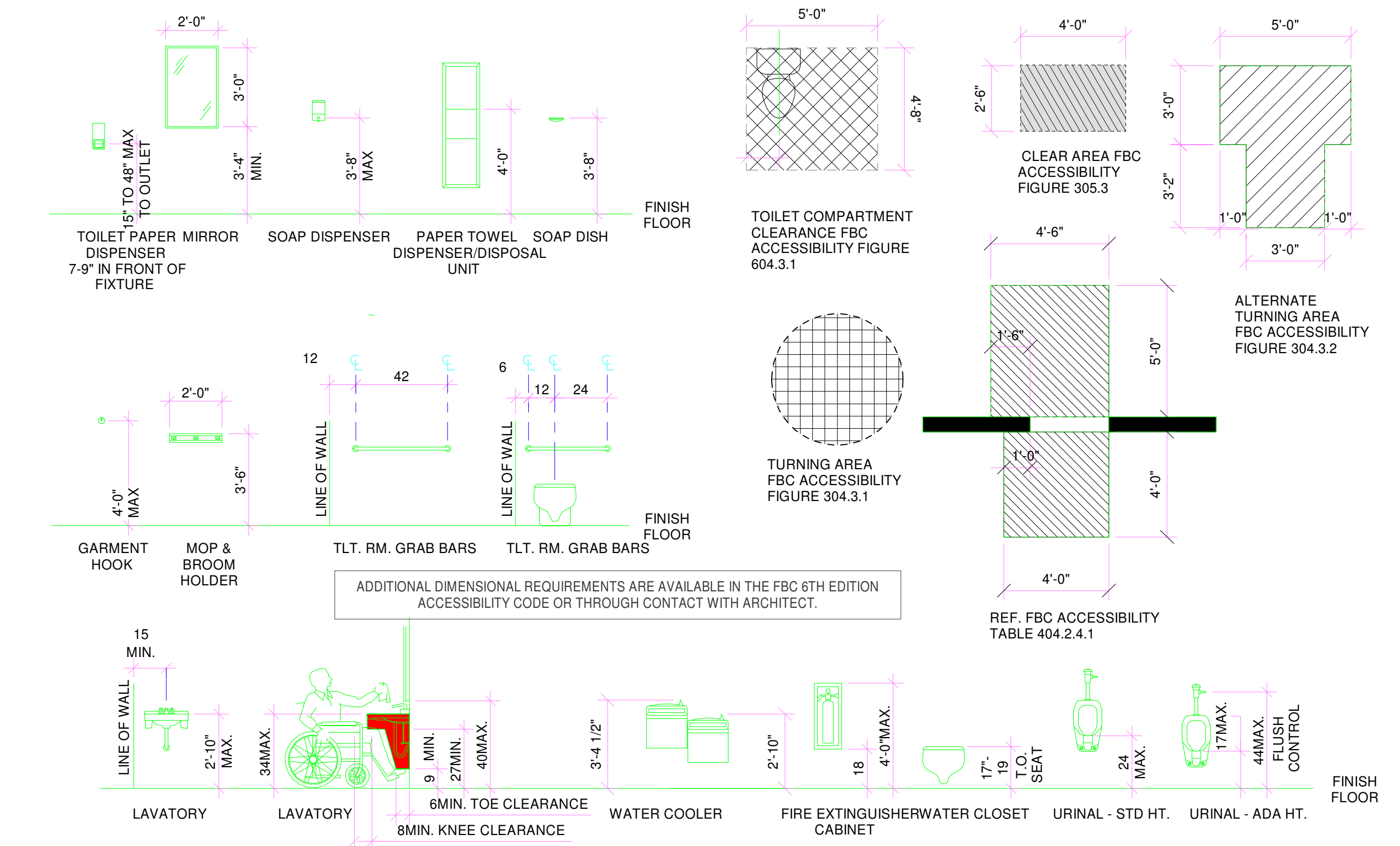


A3	2,620 SF NET 175 OCCUP.
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01 LIFE SAFETY
3/16" = 1'-0"

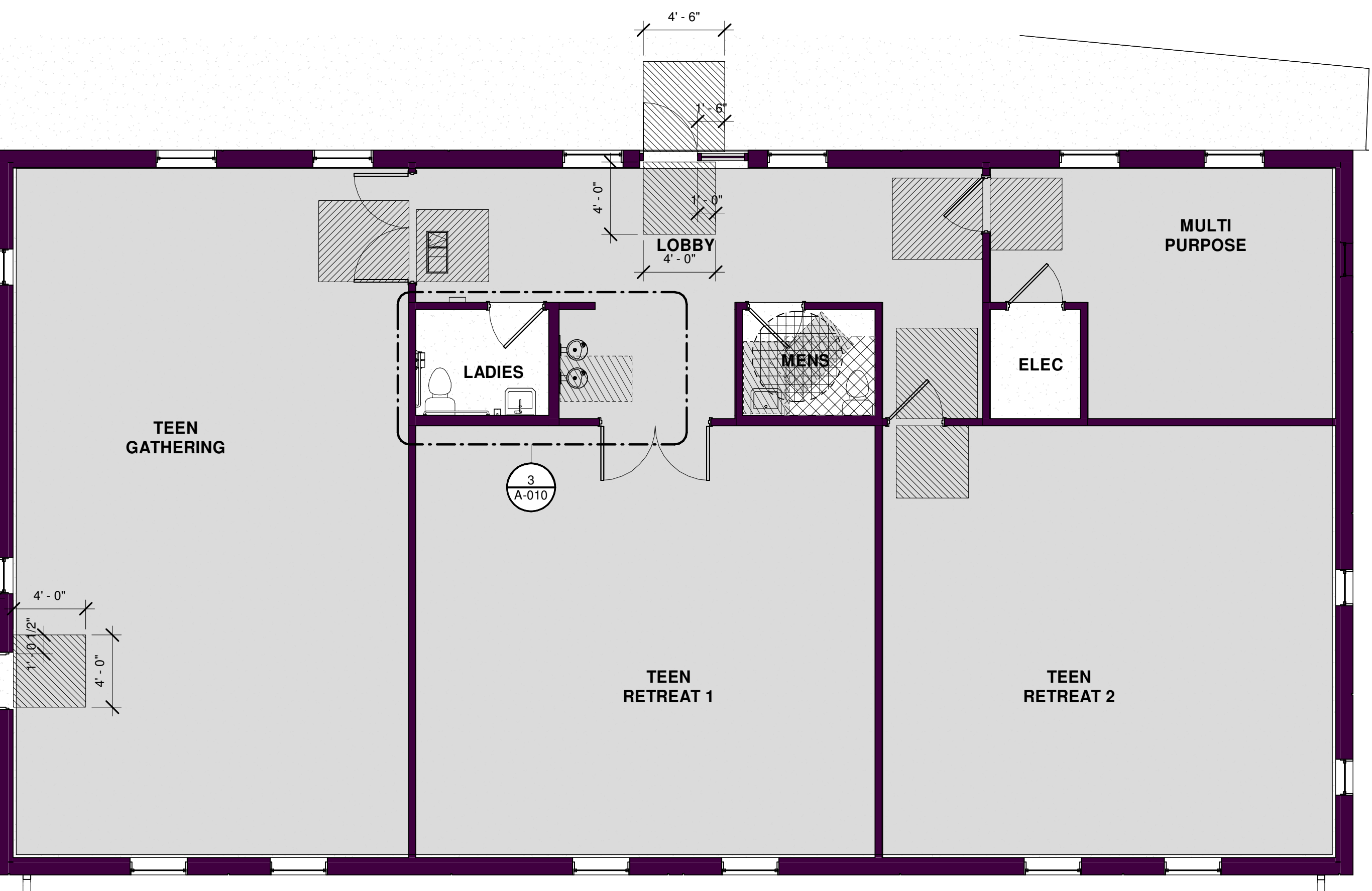


01 RESTROOM ACCESSIBILITY
1/2" = 1'-0"

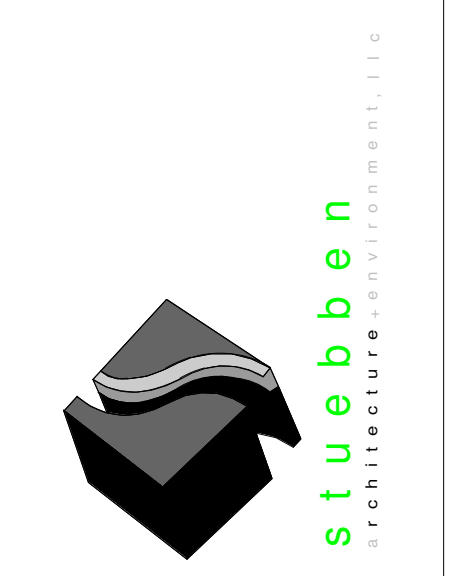


SIGNAGE: SIGNAGE SHALL COMPLY WITH FBC 6TH EDITION BUILDING AND FBC 6TH EDITION ACCESSIBILITY CODES. TO INCLUDE BUT NOT LIMITED TO PROVIDING TACTILE SIGNS AT EXITS DOORS (ACCESSIBILITY 216.4.1) AND RESTROOMS (ACCESSIBILITY 216.8). DETAILS OF SIGNAGE REQUIREMENTS ARE AVAILABLE IN FBC 6TH EDITION ACCESSIBILITY CODE. CONTRACTOR SHALL PROVIDE A COMPLETE SIGNAGE SUBMITTAL PACKAGE FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO INSTALLATION OF ANY SIGNS.

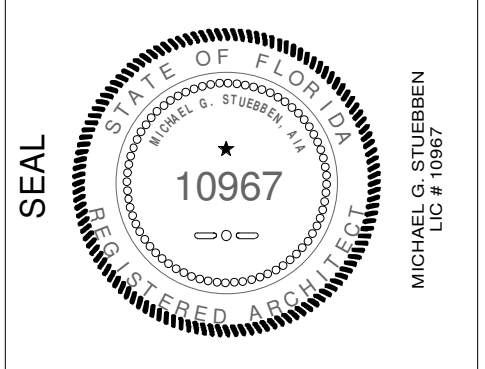
ADA
1/4" = 1'-0"



01 ACCESSIBILITY
3/16" = 1'-0"



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PLANS

A-100

WINDOW SCHEDULE					
Mark	MARK	DESCRIPTION	WIDTH	HEIGHT	Head Height
1	B	FIXED UNIT	3'-4"	3'-4"	6'-4"
2	B	FIXED UNIT	3'-4"	3'-4"	6'-0"
4	B	FIXED UNIT	3'-4"	3'-4"	6'-0"
5	B	FIXED UNIT	3'-4"	3'-4"	6'-0"
7	B	FIXED UNIT	3'-4"	3'-4"	6'-0"
8	B	FIXED UNIT	3'-4"	3'-4"	6'-0"
9	C	FIXED UNIT	2'-0"	2'-0"	8'-0"
10	C	FIXED UNIT	2'-0"	2'-0"	5'-4"
11	C	FIXED UNIT	2'-0"	2'-0"	5'-4"
12	C	FIXED UNIT	2'-0"	2'-0"	7'-4"
13	C	FIXED UNIT	2'-0"	2'-0"	5'-4"
14	C	FIXED UNIT	2'-0"	2'-0"	7'-4"
15	A	FIXED UNIT	3'-2"	3'-2"	6'-8"
16	A	FIXED UNIT	3'-2"	3'-2"	6'-8"
17	A	FIXED UNIT	3'-2"	3'-2"	6'-8"
18	A	FIXED UNIT	3'-2"	3'-2"	6'-8"
19	A	FIXED UNIT	3'-2"	3'-2"	6'-8"
20	A	FIXED UNIT	3'-2"	3'-2"	6'-8"
21	C	FIXED UNIT	2'-0"	2'-0"	6'-8"
22	C	FIXED UNIT	2'-0"	2'-0"	4'-8"
24	C	FIXED UNIT	2'-0"	2'-0"	7'-4"
25	C	FIXED UNIT	2'-0"	2'-0"	4'-8"

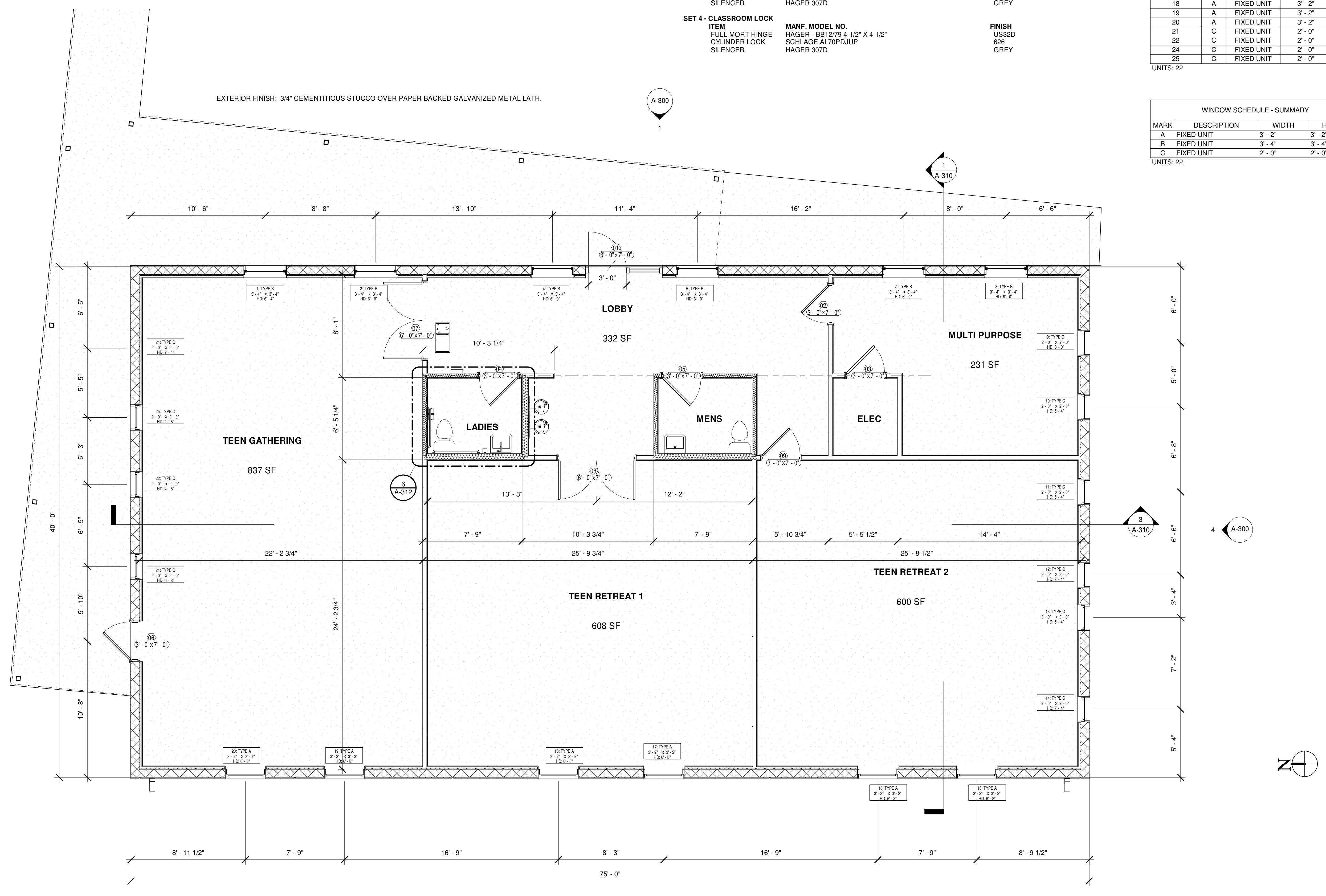
UNITS: 22

WINDOW SCHEDULE - SUMMARY			
MARK	DESCRIPTION	WIDTH	HEIGHT
A	FIXED UNIT	3'-2"	3'-2"
B	FIXED UNIT	3'-4"	3'-4"
C	FIXED UNIT	2'-0"	2'-0"

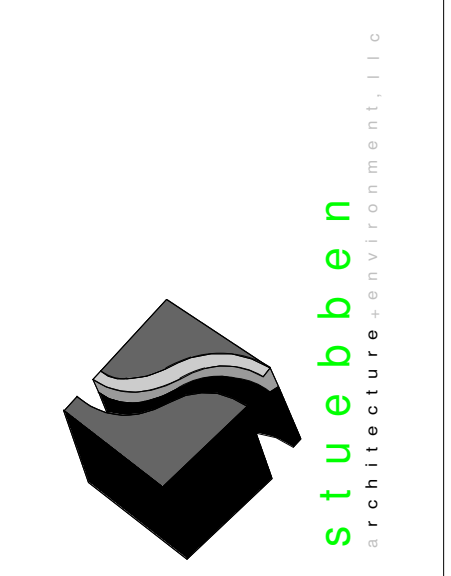
UNITS: 22

DOOR SCHEDULE									
MARK	FROM ROOM	TO ROOM	DESCRIPTION	WIDTH	HEIGHT	DOOR MATERIAL	HDWR SET	FRAME MATERIAL	Comments
01	EXTERIOR	LOBBY	STOREFRONT - HARDWARE FROM SUPPLIER	3'-0"	7'-0"		SET 1		
02	LOBBY	MULTI PURPOSE		3'-0"	7'-0"	HM - PT	SET 4	HM - PT	
03	MULTI PURPOSE	ELEC		3'-0"	7'-0"	HM - PT	SET 3	HM - PT	
04	LOBBY	LADIES		3'-0"	7'-0"	HM - PT	SET 2	HM - PT	
05	LOBBY	MENS		3'-0"	7'-0"	HM - PT	SET 2	HM - PT	
06	EXTERIOR	TEEN GATHERING		3'-0"	7'-0"	HM - PT	SET 1	HM - PT	MASONRY 4" HEAD FRAME
07	LOBBY	TEEN GATHERING		6'-0"	7'-0"	HM - PT	SET 4	HM - PT	
08	LOBBY	TEEN RETREAT 1		6'-0"	7'-0"	HM - PT	SET 4	HM - PT	
09	LOBBY	TEEN RETREAT 2		3'-0"	7'-0"	HM - PT	SET 4	HM - PT	

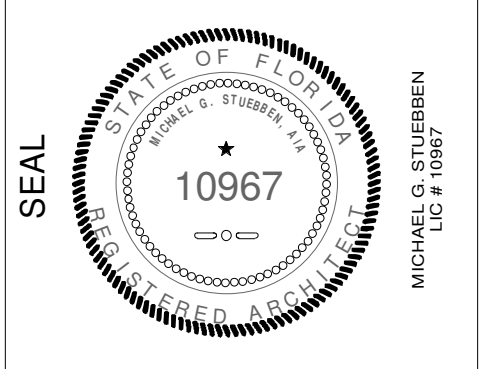
HARDWARE SCHEDULE		
SET 1 - EXTERIOR DOOR		
ITEM	MANF. MODEL NO.	FINISH
CLOSER	DOR-O-MATIC REPUBLIC IND IND -SC81RW/PA	689
FULL MORT HINGE	HAGER - BB1191 4-1/2" X 4-1/2"	US32D
RIM EXIT DEVICE	HAGER - 4701-26" FIRE RATED	US32D
4700 TRIM	HAGER - 47NL	US32D
THRESHOLD	HAGER 520S/V	MIL
WEATHERSTRIP	HAGER HINGE CO. 891SAV 36"X84" SURFACE APPLIED	ALUM
SET 2 - RESTROOM DOORS		
ITEM	MANF. MODEL NO.	FINISH
CLOSER	DOR-O-MATIC REPUBLIC IND IND -SC81RW/PA	689
FULL MORT HINGE	HAGER - BB1279 4-1/2" X 4-1/2"	US32D
PASSAGE LATCH	SCHLAGE ALIOSJUP	626
FLOOR STOP	HAGER HINGE CO - 24IF	US26D
SET 3 - STORAGE ROOM		
ITEM	MANF. MODEL NO.	FINISH
FULL MORT HINGE	HAGER - BB1279 4-1/2" X 4-1/2"	US32D
CYLINDER LOCK	SCHLAGE AL80PDJUP	626
FLOOR STOP	HAGER HINGE CO - 24IF	US26D
SILENCER	HAGER 307D	GREY
SET 4 - CLASSROOM LOCK		
ITEM	MANF. MODEL NO.	FINISH
FULL MORT HINGE	HAGER - BB1279 4-1/2" X 4-1/2"	US32D
CYLINDER LOCK	SCHLAGE AL70PDJUP	626
SILENCER	HAGER 307D	GREY



01 FIRST FLOOR NEW CONSTRUCTION
1/4" = 1'-0"



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 FLORIDA**

**PROJECT:
 3,000 SF
 ADDITION**

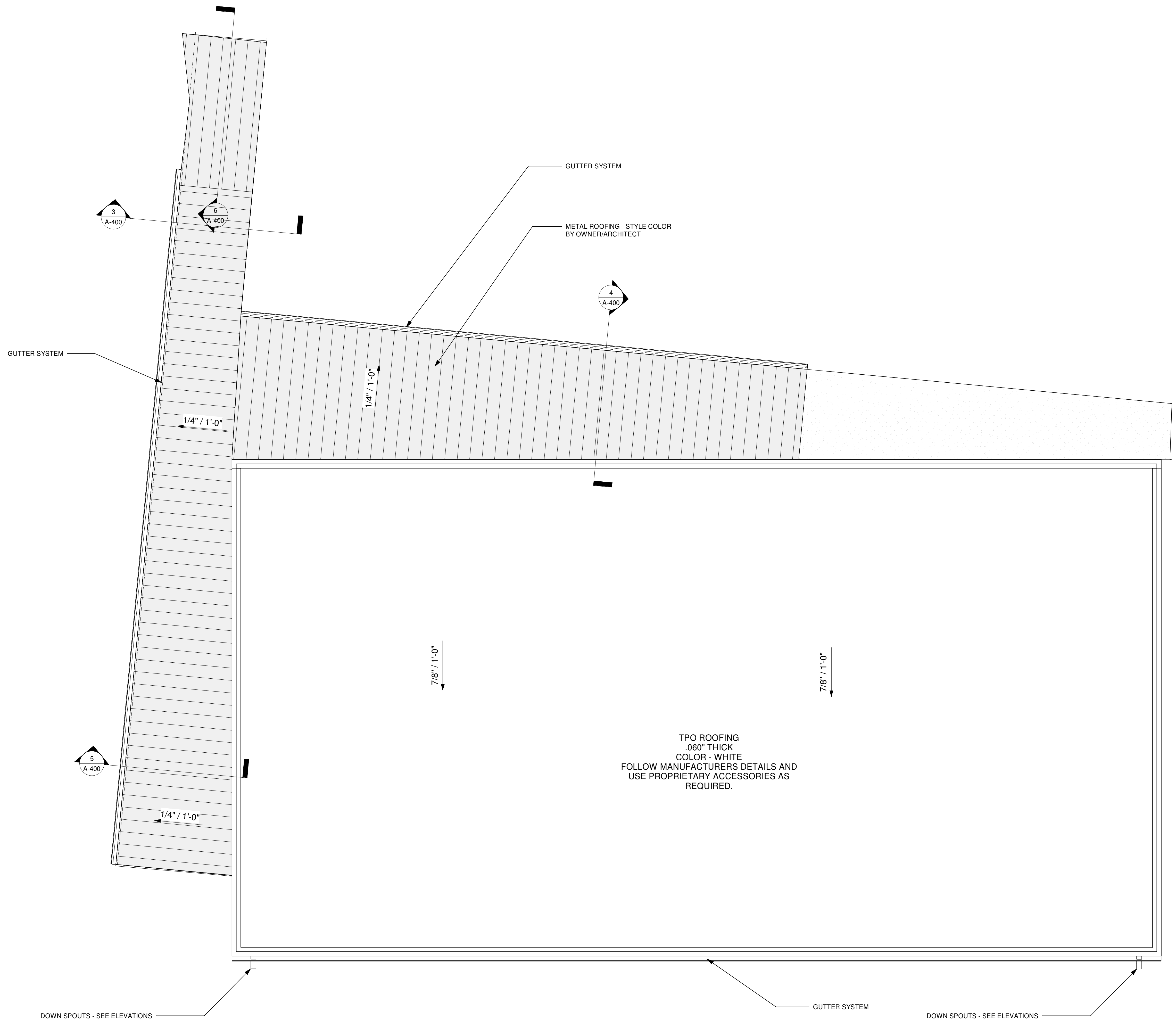
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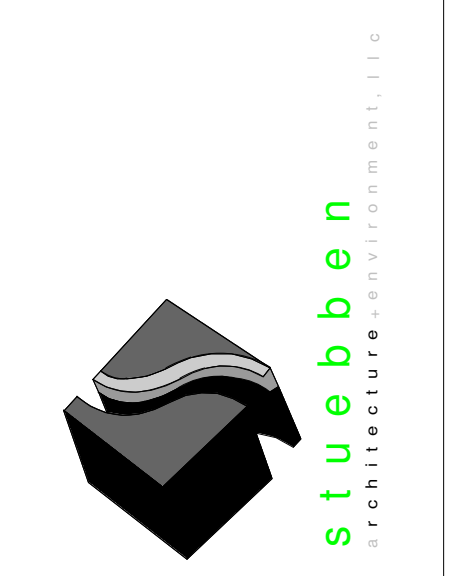
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ROOF PLAN

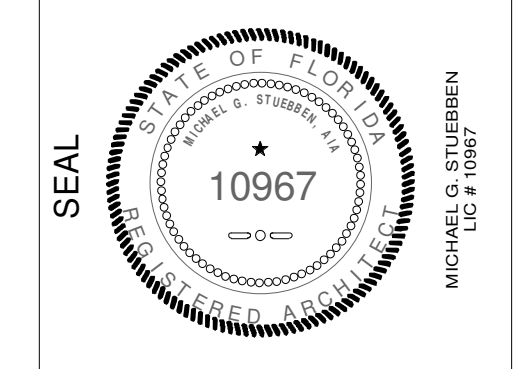
A-105



① 01 ROOF PLAN
 1/4" = 1'-0"



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ELECTRICAL/RCP

A-200

ELECTRICAL/RCP NOTES
 1. PROVIDE GFI OUTLETS AS FOLLOWS:
 - (1) IN RESTROOM AS SHOWN ON ELEVATIONS

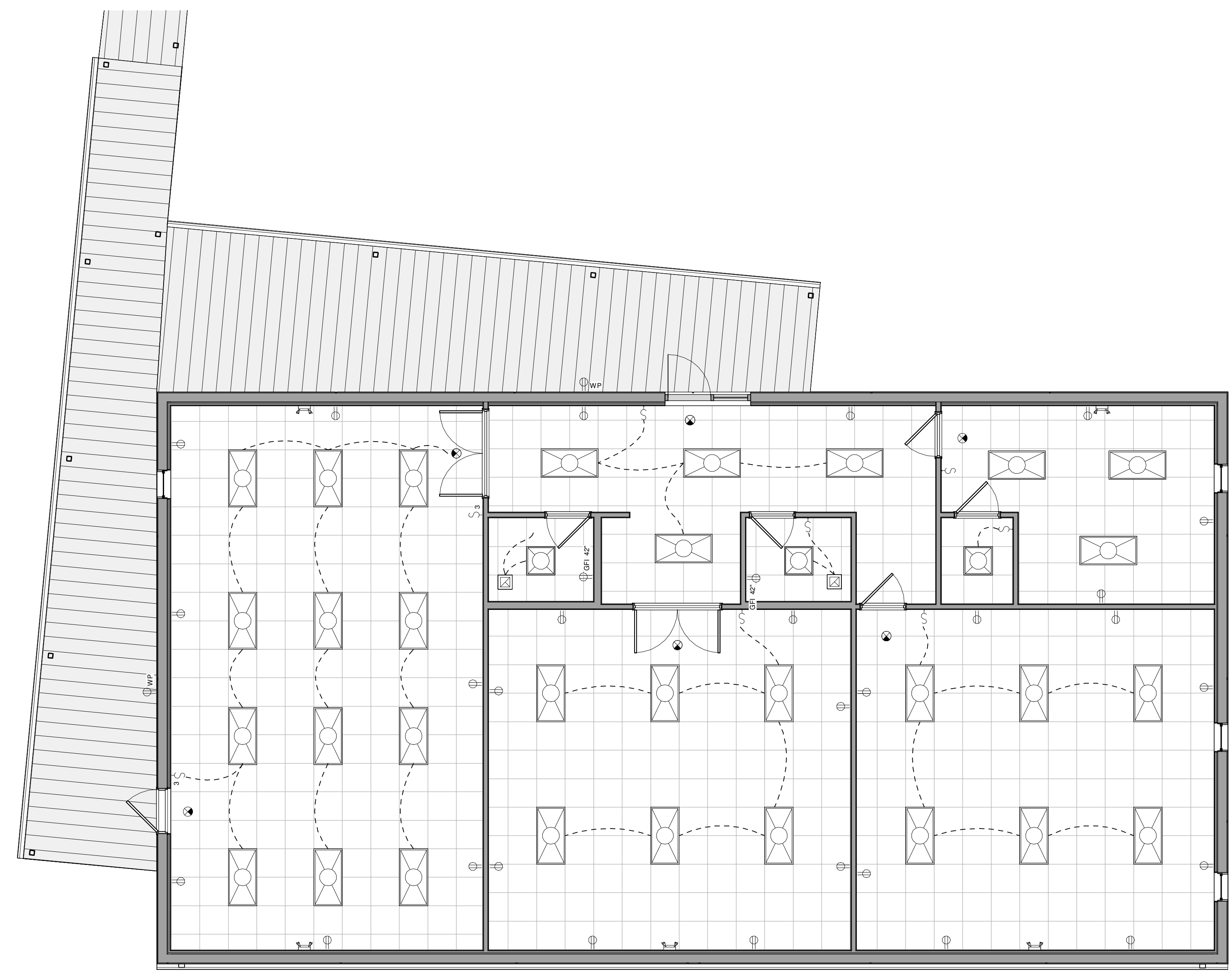
○ ELECTRICAL/RCP NOTES
 1" = 1'-0"

- ELECTRICAL/LIGHTING LEGEND**
- ⌚ SINGLE POLE SWITCH
 - 3 ⌚ MULTI POLE SWITCH- REFER TO PLANS FOR REQUIREMENTS
 - ⌚ GFI GROUND FAULT INT. DUPLEX OUTLET
 - ⌚ DUPLEX OUTLET
 - ⌚ RECESSED LED CAN LIGHT - IR RATED
 - ▭ LED CEILING FIXTURE - 2'X4'
 - ▭ EXTERIO LED WALL PACK FIXTURE
 - ⊙ 150 W LED HIGH BAY FIXTURE

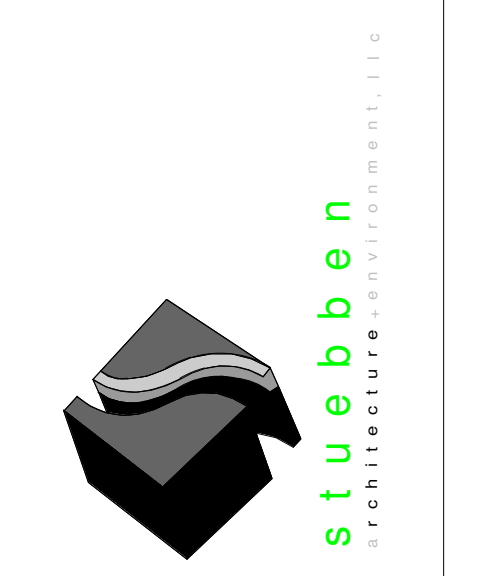
- MECHANICAL LEGEND**
- ▭ 12X12 EXHAUST FAN
 - ▭ 24X24 RETURN TERMINUS
 - ▭ 24X24 SUPPLY TERMINUS

MECHANICAL, ELECTRICAL AND LIGHTING DESIGN BY OTHERS. FIXTURES AND DEVICES INDICATED ARE TO PROVIDE FOR DESIGN INTENT ONLY.

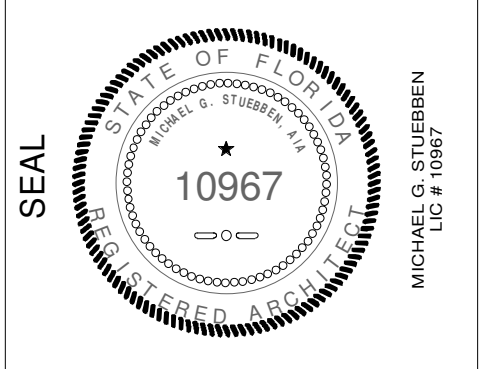
○ ELECTRICAL/RCP
 3/8" = 1'-0"



② 01 FIRST FLOOR RCP
 3/16" = 1'-0"



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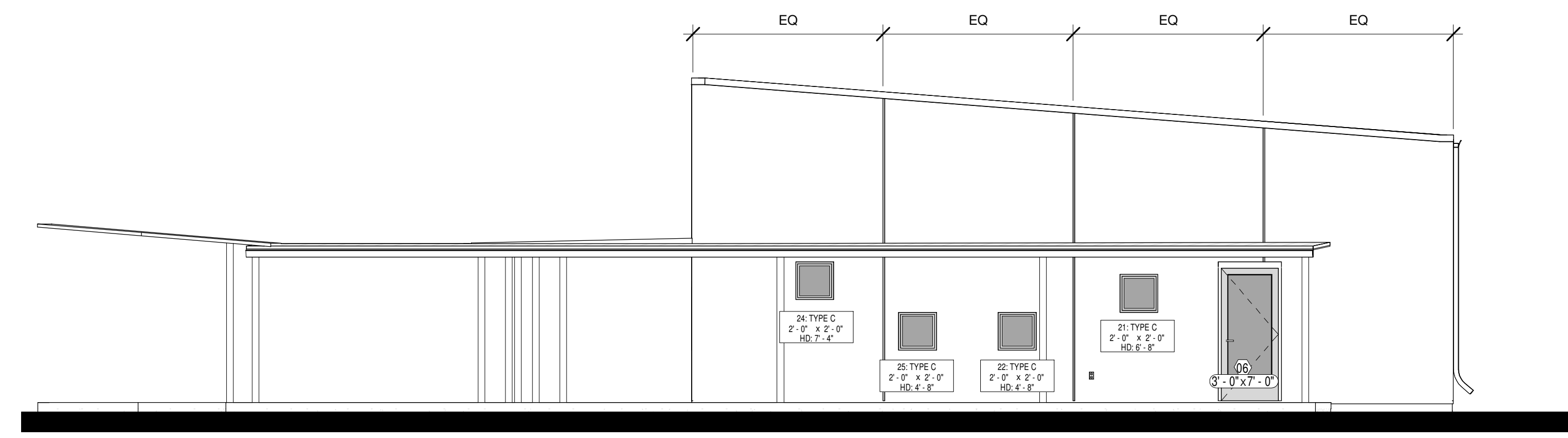
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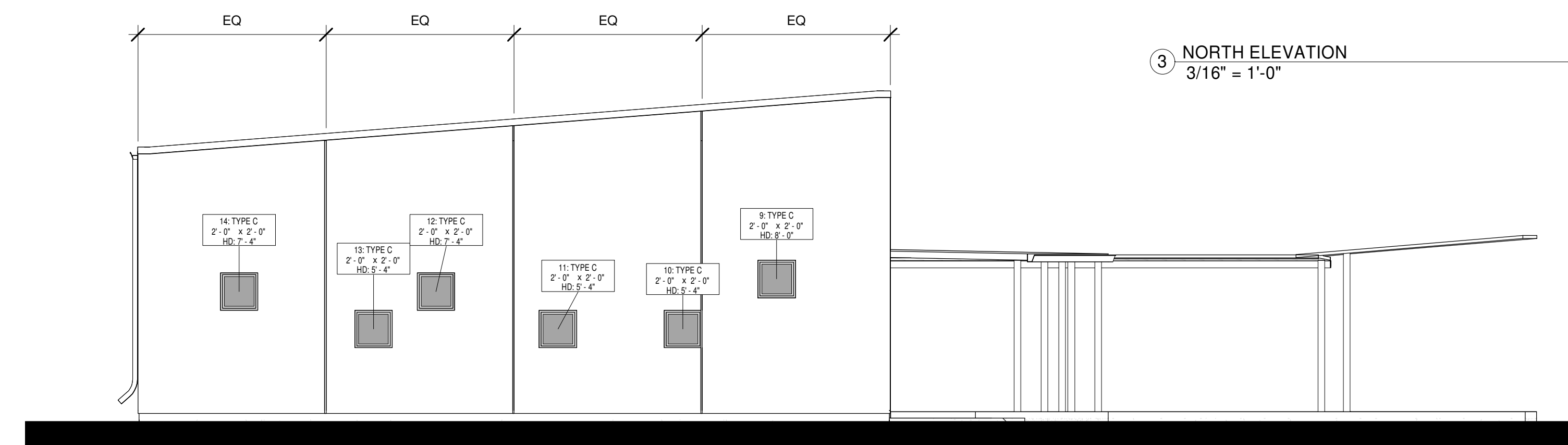
**BLDG
 ELEVATIONS**

A-300

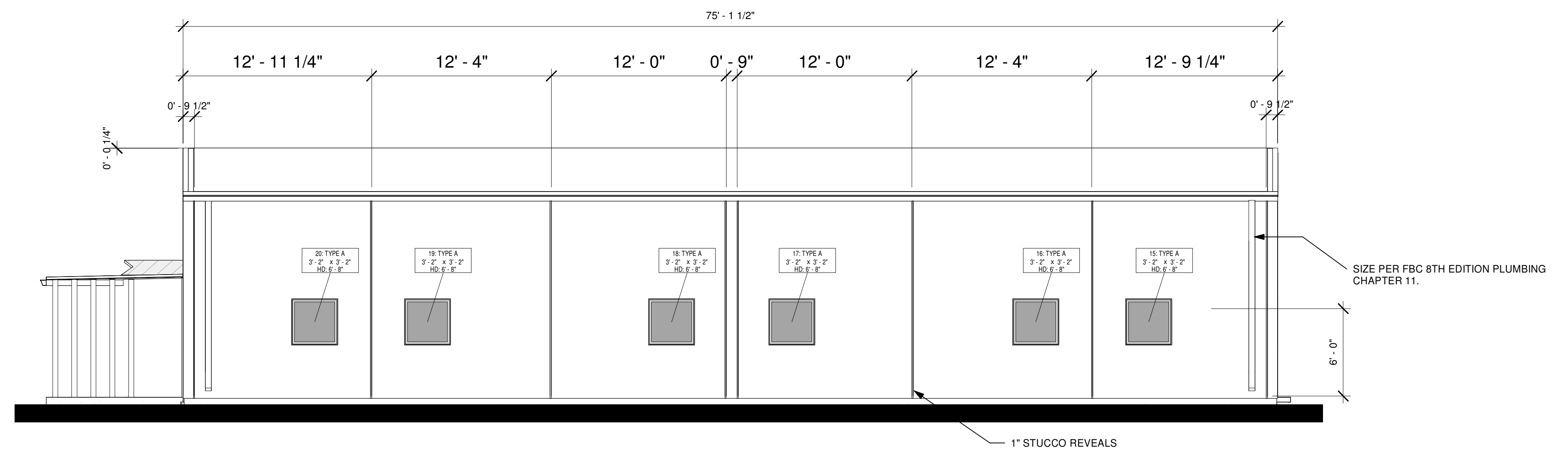
EXTERIOR FINISH:
 3/4" CEMENTIOUS STUCCO OVER SELF FURRING, PAPER BACKED GALVANIZED METAL LATH.
 REVEALS - 1" AS INDICATED
 COLOR TO MATCH EXISTING.



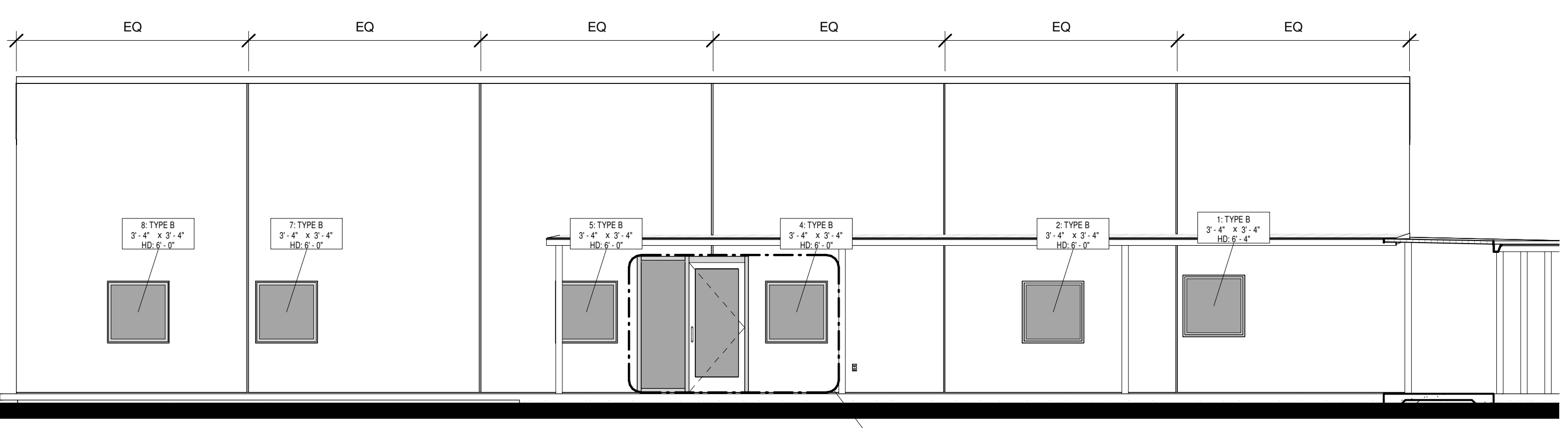
③ NORTH ELEVATION
 3/16" = 1'-0"



④ SOUTH ELEVATION
 3/16" = 1'-0"

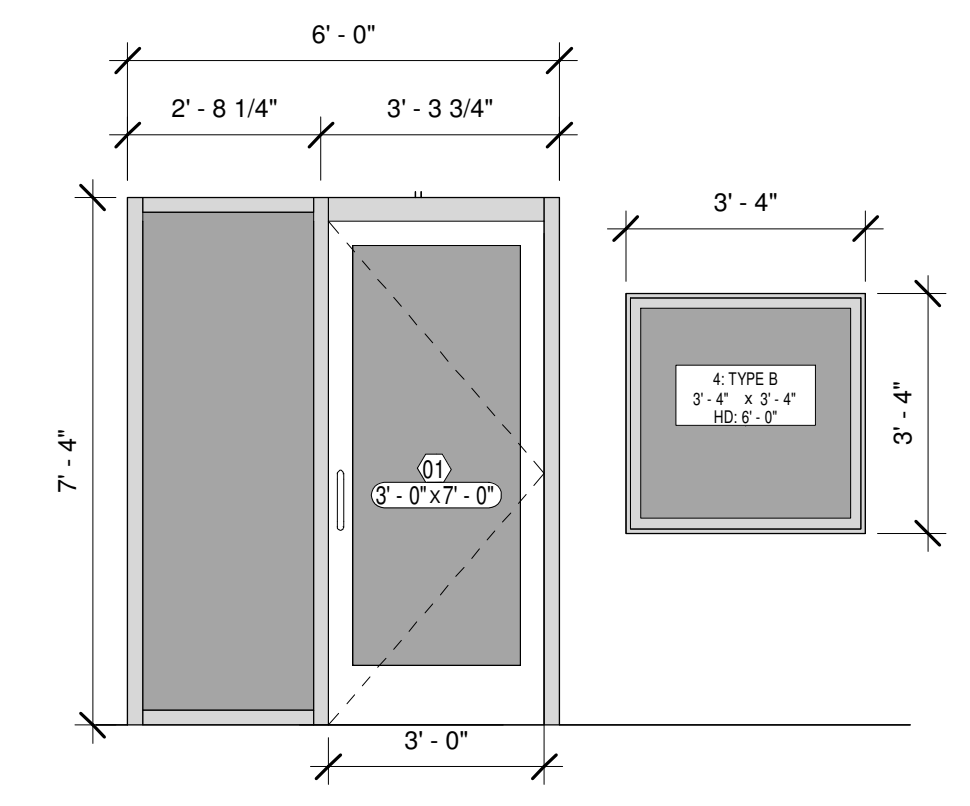


② WEST ELEVATION
 3/16" = 1'-0"



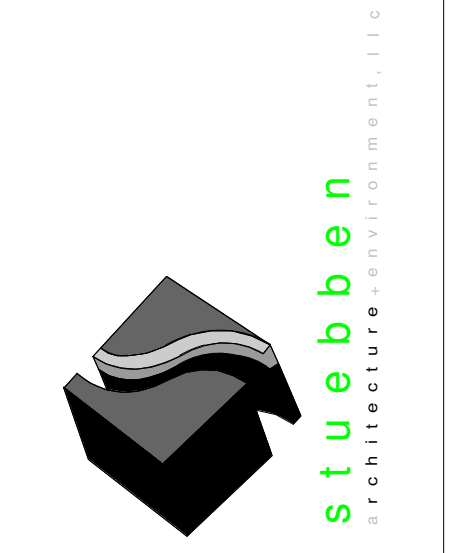
① EAST ELEVATION
 3/16" = 1'-0"

5
 A-300

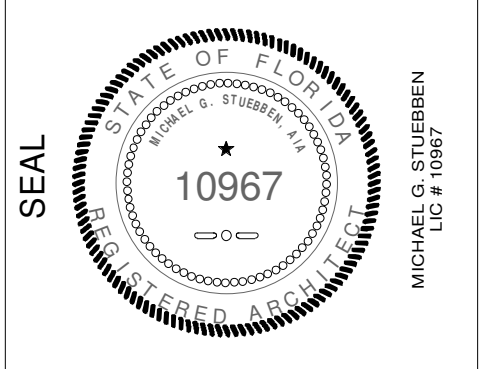


⑤ MAIN ENTRANCE
 3/8" = 1'-0"

WINDOWS AND STOREFRONT:
 KAWNEER 500 (PI BASIS OF DESIGN WITH 9/16" IMPACT
 RESISTANT GLAZING. MATCH EXISTING SYSTEM OF
 MAIN BUILDING FOR TINT, FRAME COLOR
 FOLLOW ALL MANUFACTURERS INSTALLATION DETAILS
 FOR MASONRY WALL/STUCCO CONSTRUCTION



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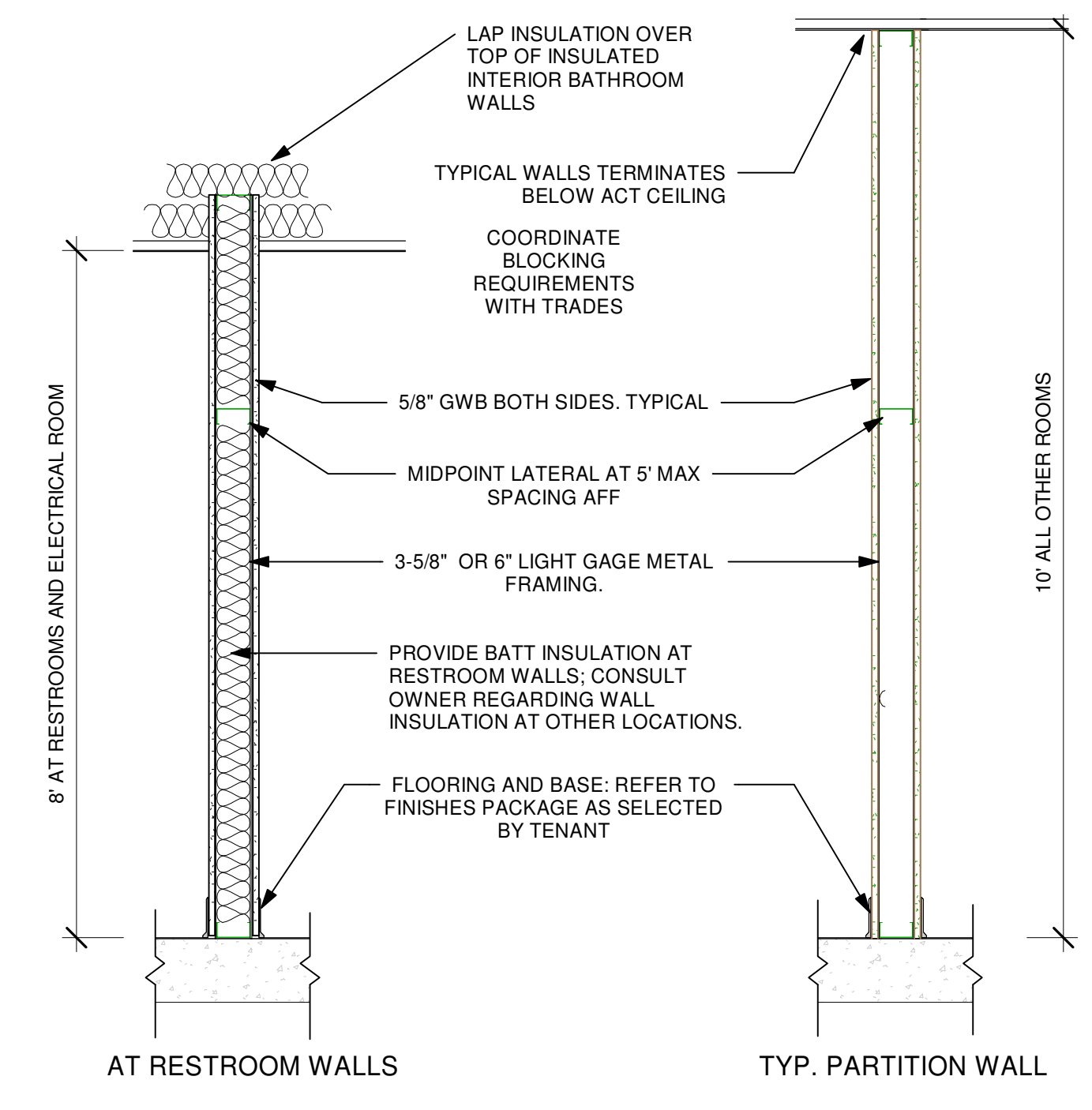
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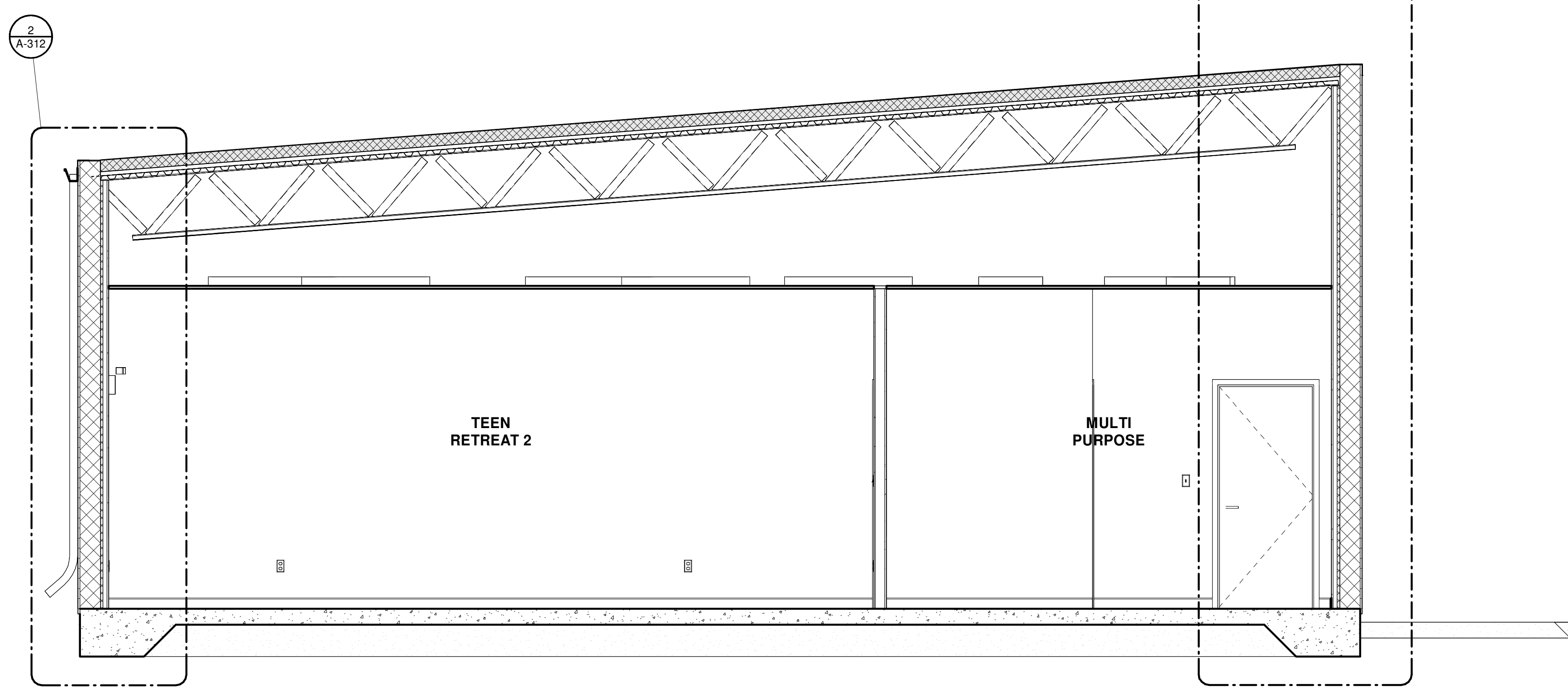
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BLDG SECTIONS

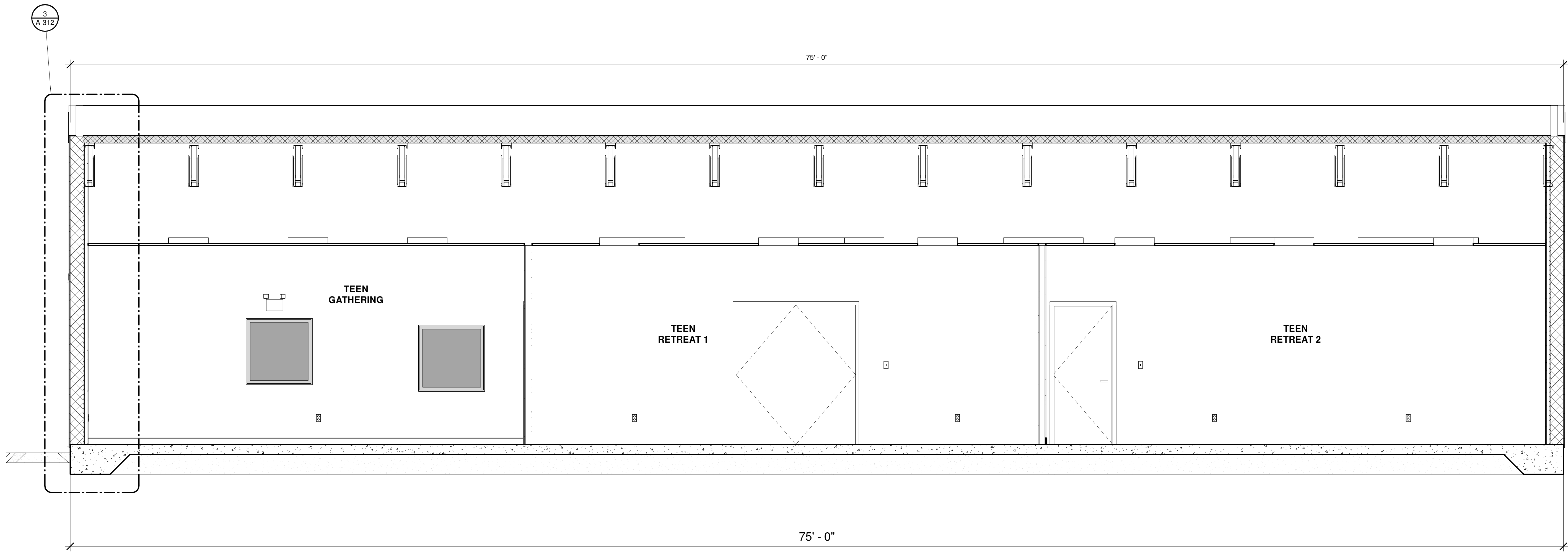
A-310



2 TYPICAL INTERIOR WALL SECTIONS
 3/4" = 1'-0"

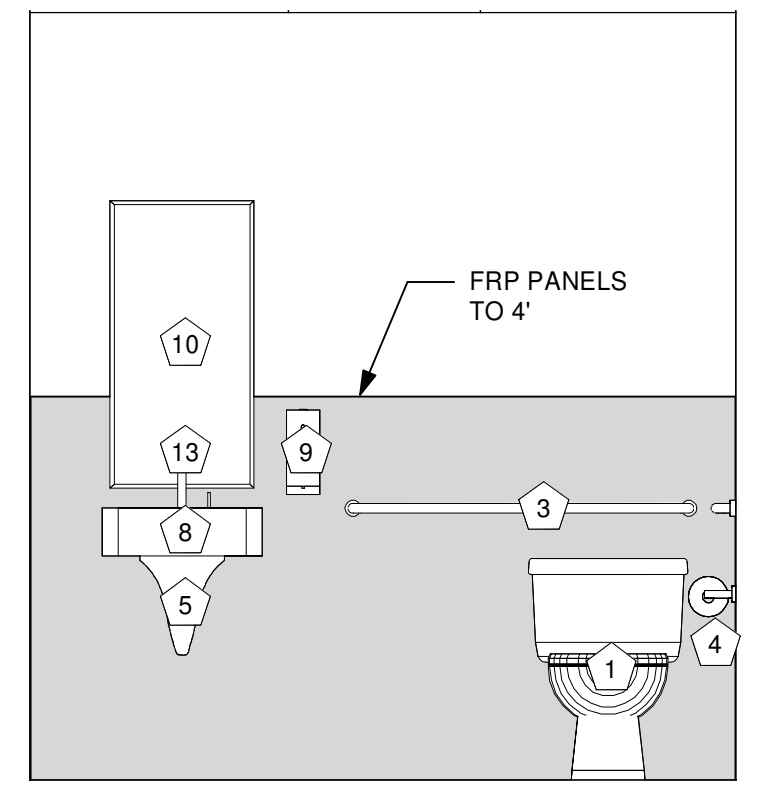


1 Section 1
 3/8" = 1'-0"

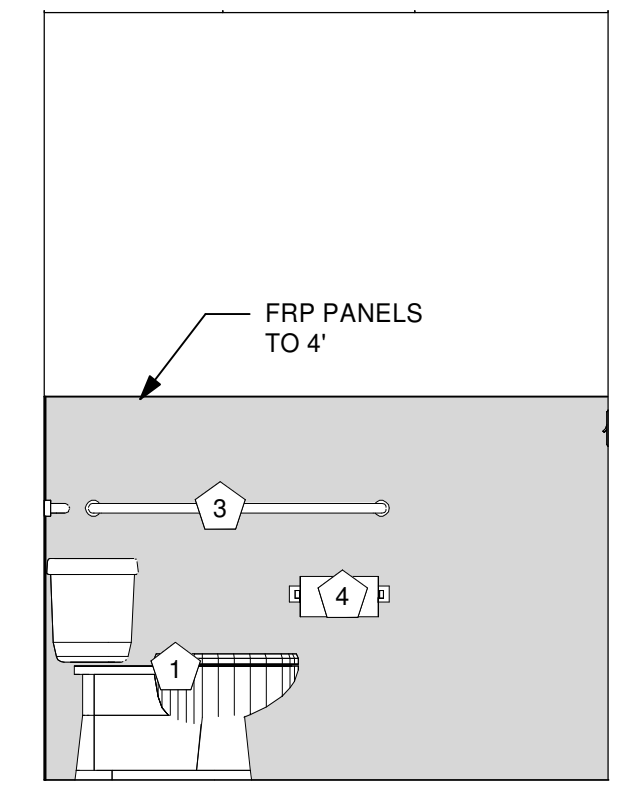


3 Section 3
 3/8" = 1'-0"

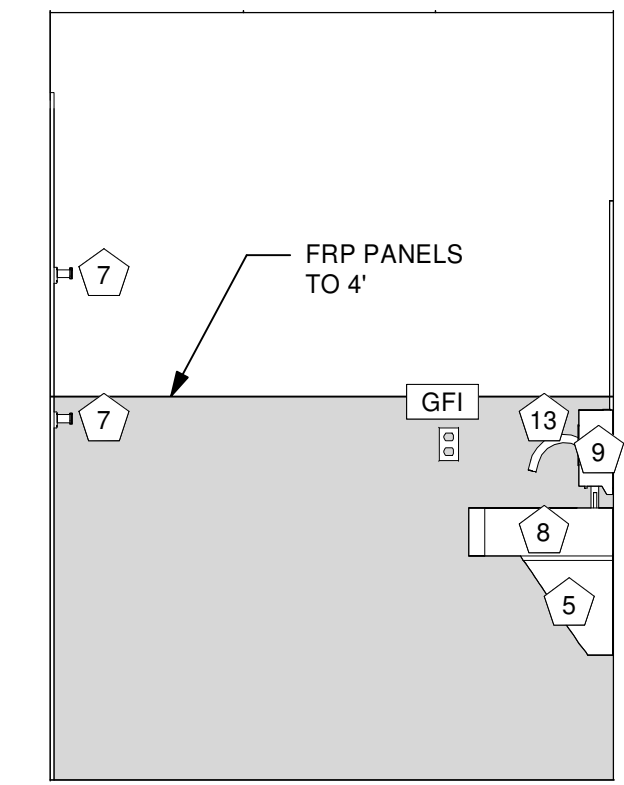
MAKR	DESCRIPTION	MANUFACTURER
1	ADA COMPLIANT; ELONGATED BOWL	KOHLER OR EQUIVALENT
3	GRAB BARS - 42" MIN TO SIDE; 36" MIN BEHIND; REFER TO FBC ACCESSIBILITY REQUIREMENTS	BOBRICK
4	DUAL ROLL TOILET TISSUE DISPENSER	BOBRICK
5	PIPE INSULATION	
6	Bobrick B-396 Classic Series Recessed Combination Towel and Waste Unit	Bobrick Washroom Equipment, Inc.
7	DOUBLE ROBE HOOK	BOBRICK
8	WALL MOUNT LAVATORY= 22" WIDE	TBD
9	AUTOMATIC WALL MOUNTED FOAM SOAP DISPENSER	BOBRICK
10	Bobrick B-165 1836 Channel Frame Mirror	Bobrick Washroom Equipment, Inc.
13	Align chrome one-handle kitchen faucet	Moen Commercial



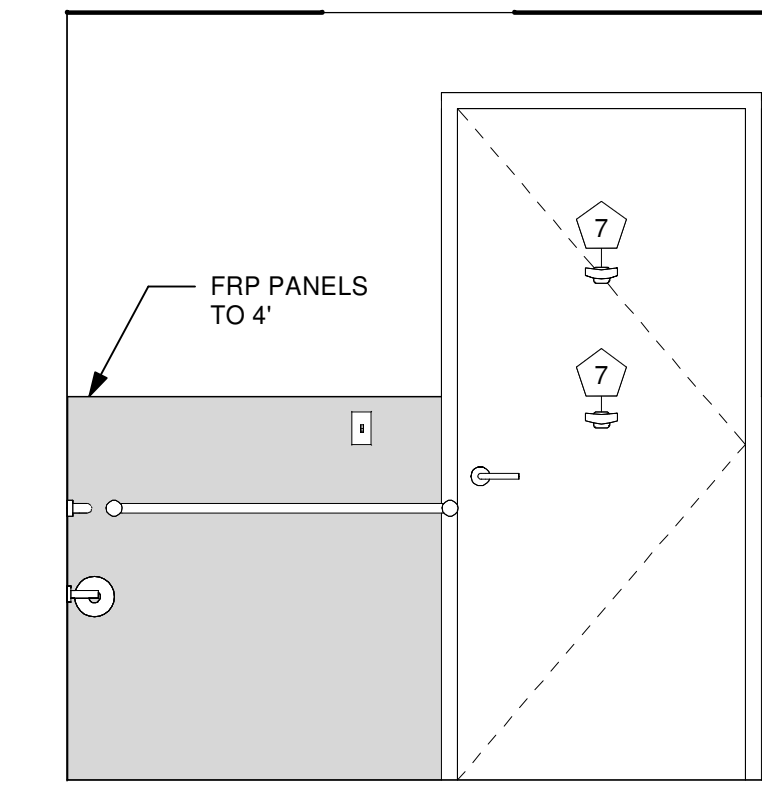
10 RESTROOM ELEVATION WEST
1/2" = 1'-0"



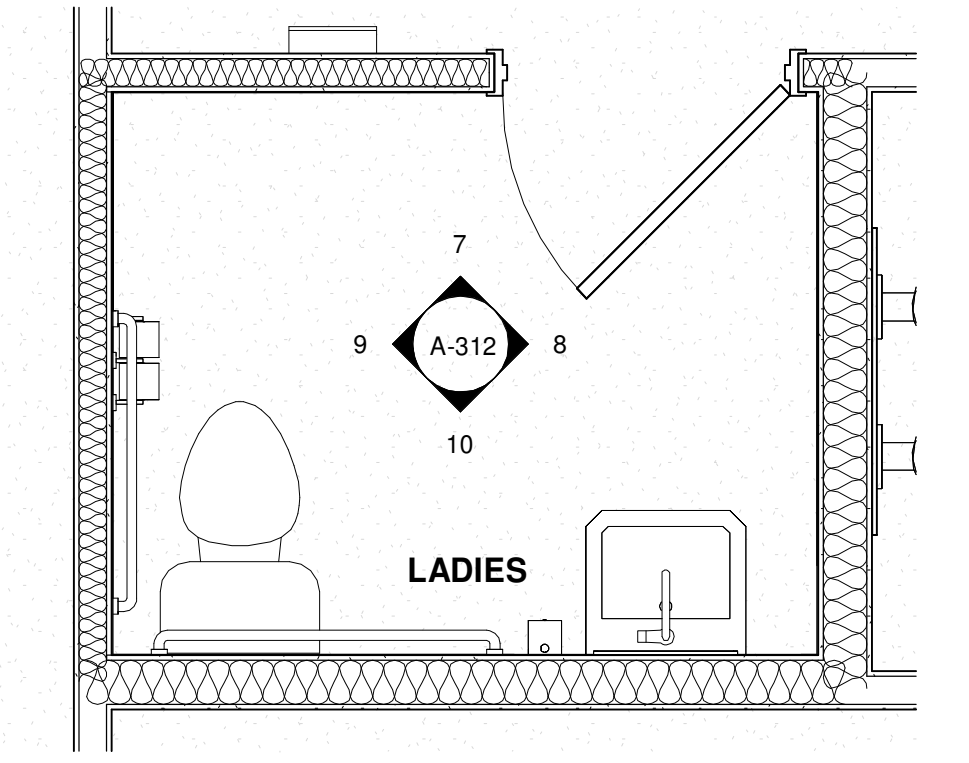
9 RESTROOM ELEVATION NORTH
1/2" = 1'-0"



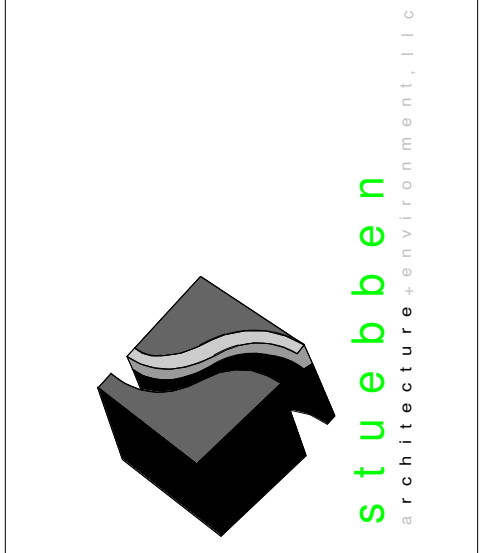
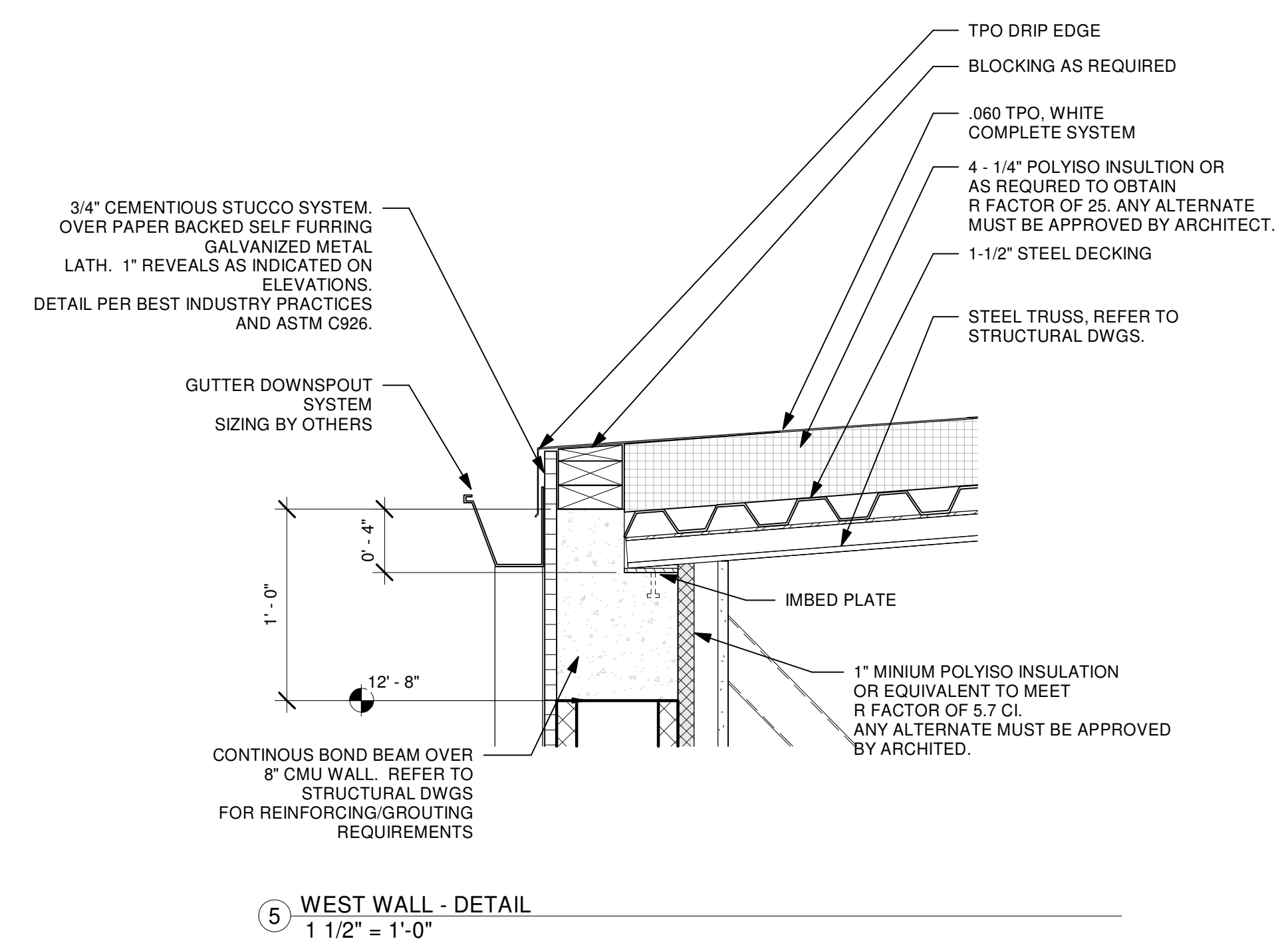
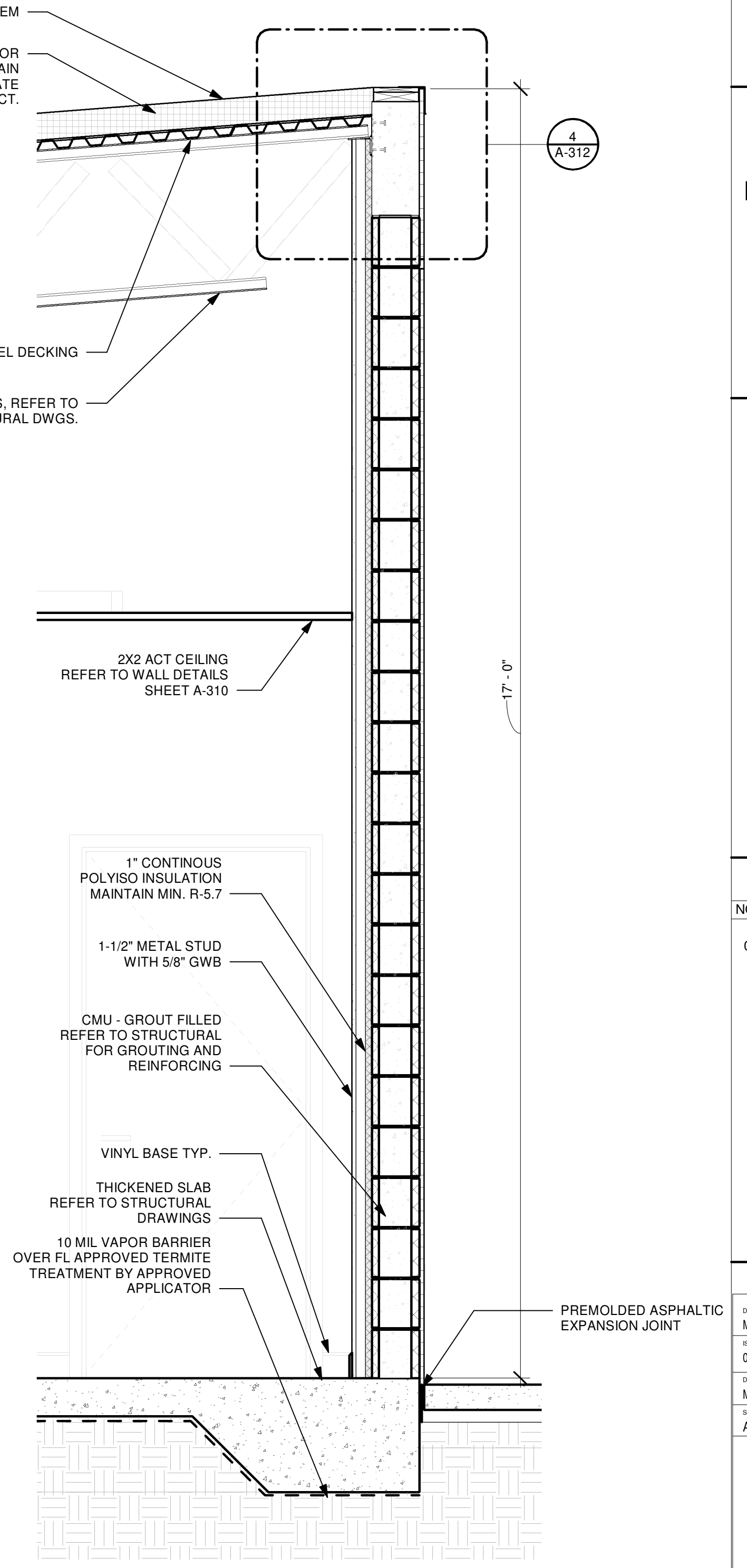
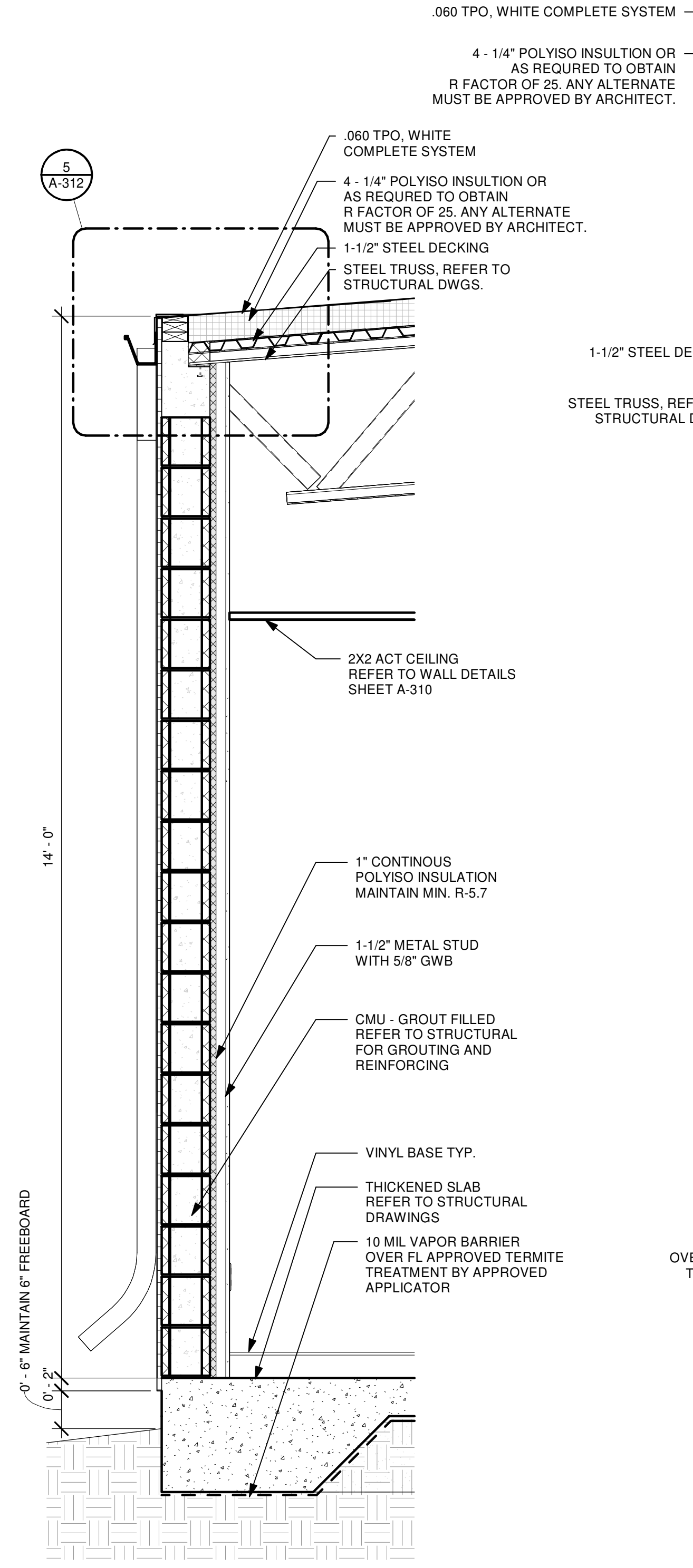
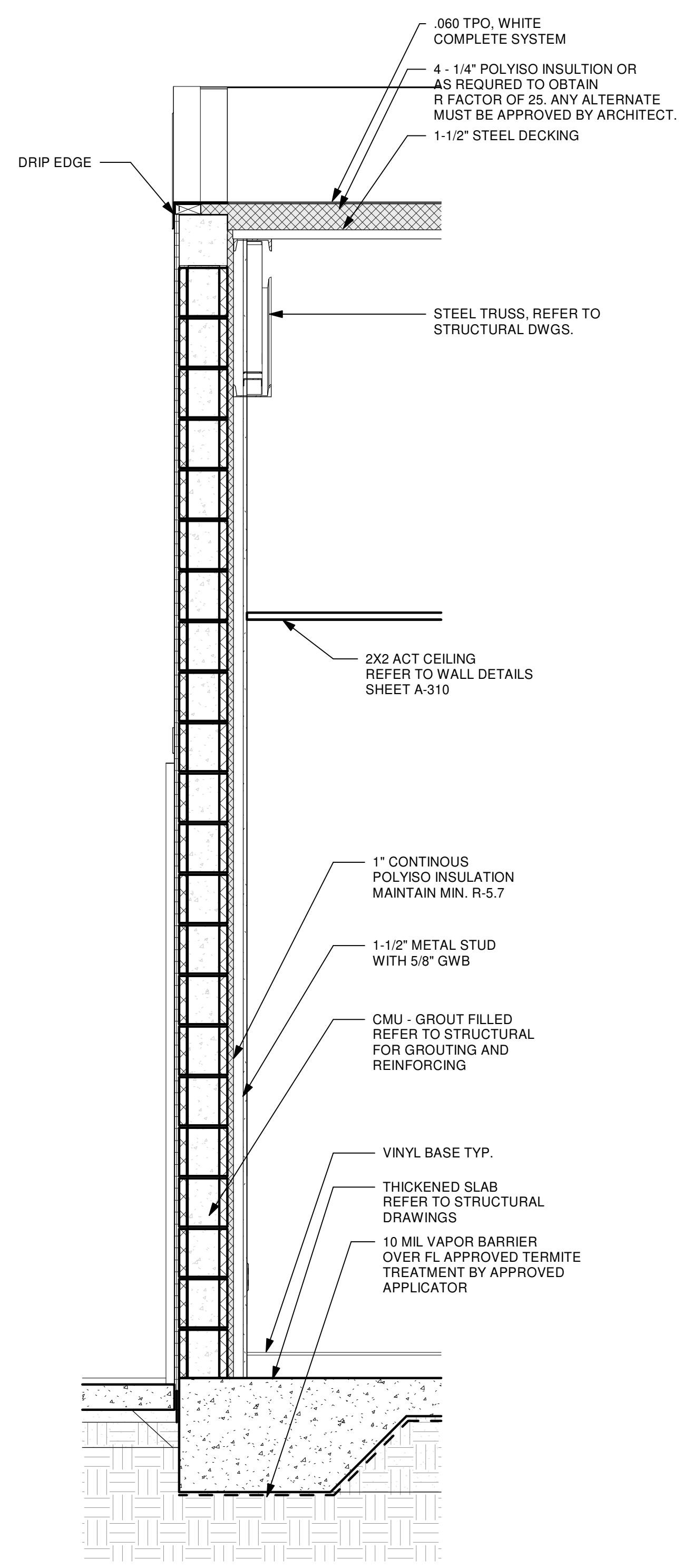
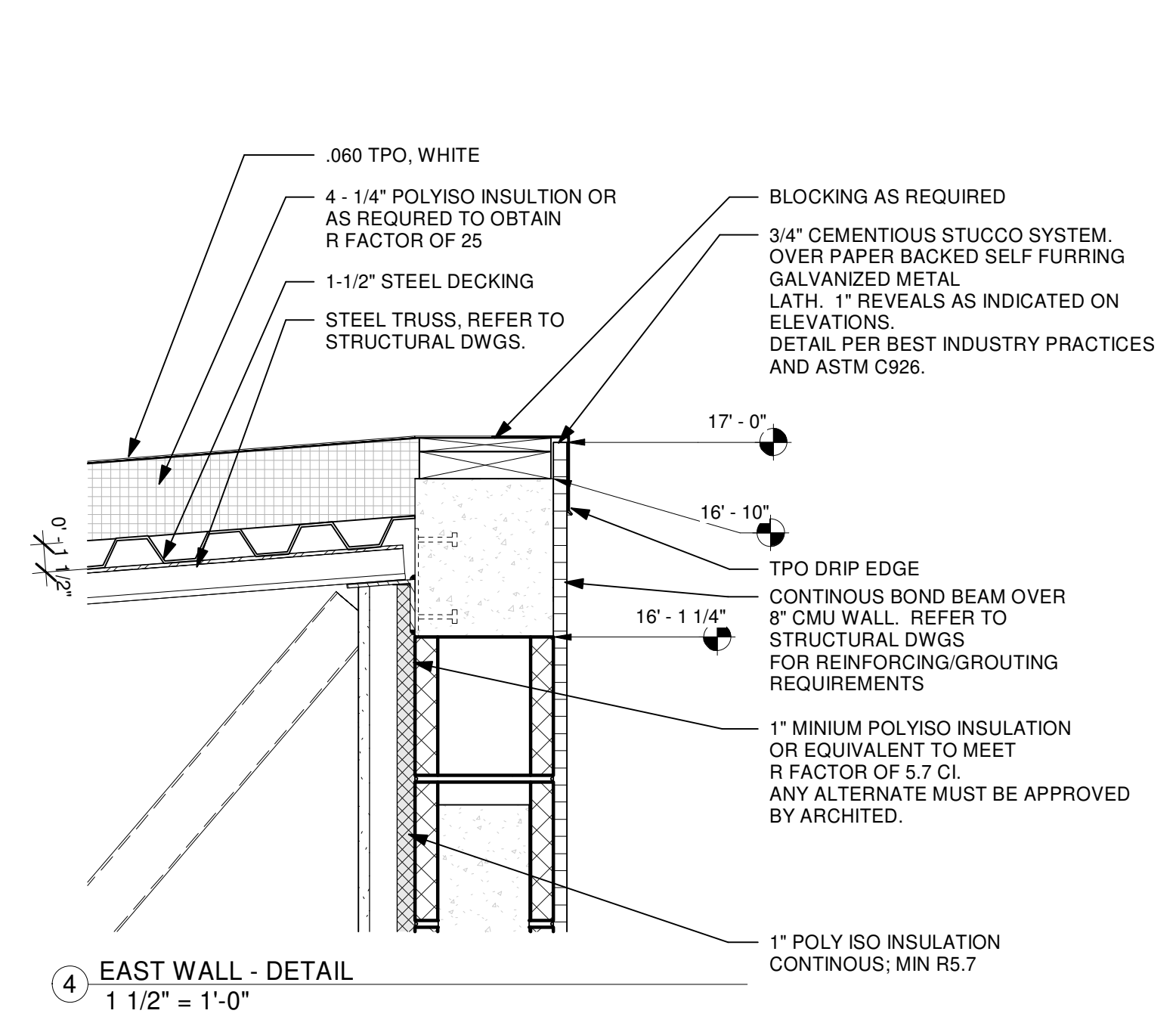
8 RESTROOM ELEV SOUTH
1/2" = 1'-0"



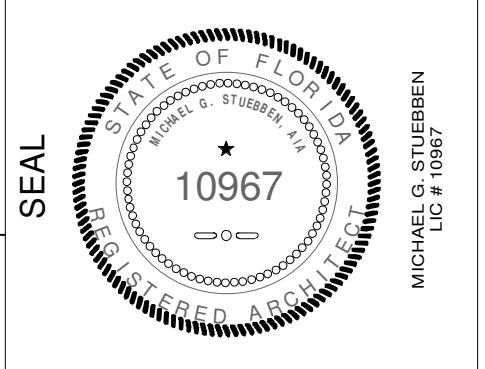
7 RESTROOM ELEV EAST
1/2" = 1'-0"



6 ENLARGED PLAN - RESTROOM
1/2" = 1'-0"



1478 Riverplace Blvd
Suite 1402
Jacksonville, FL 32207
904.229.5057
#A31203342



THE PLAYERS CHAMPIONSHIP BOYS AND GIRLS CLUB OF N.E. FLORIDA

PROJECT:
3,000 SF ADDITION

555 W King St
St. Augustine, FL
32084

REVISIONS

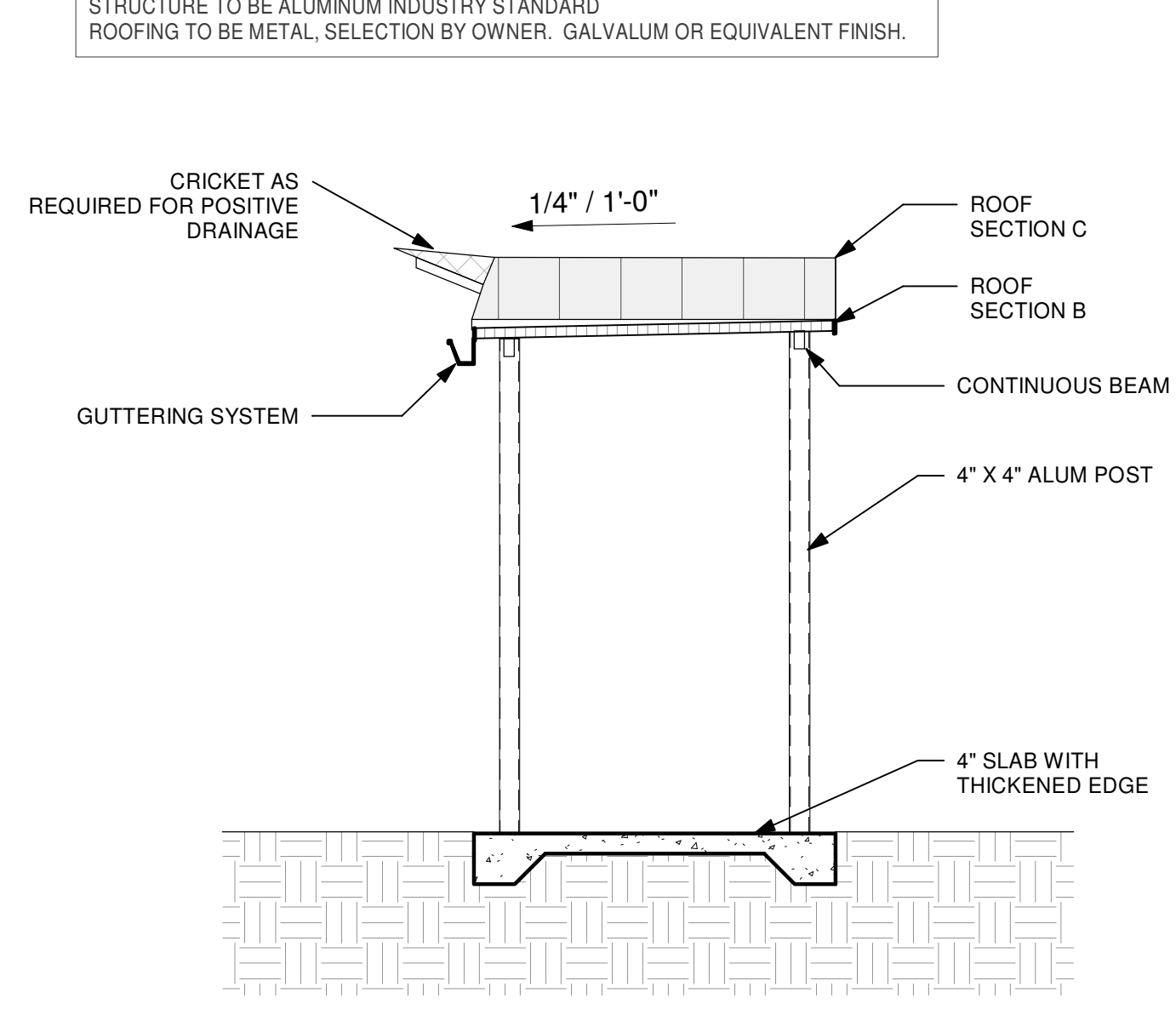
NO.	DATE	DESCRIPTION
0	04/22/2024	PRELIMINARY

DESIGNER: MGS
ISSUE DATE: 04/12/2024
DOCUMENT EDITOR: MJA
SCALE: AS INDICATED

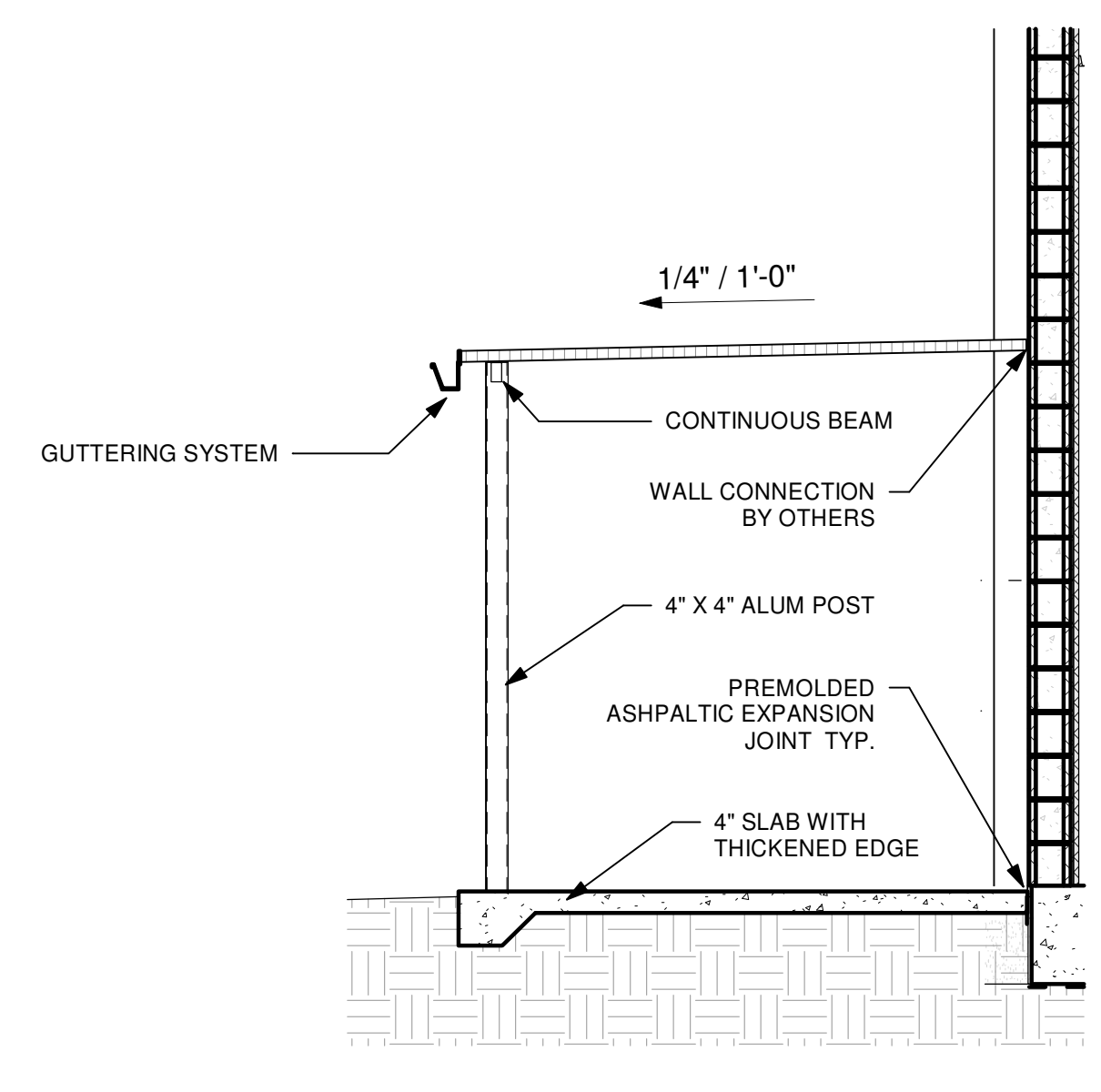
WALL SECTIONS AND RESTROOM DETAILS

A-312

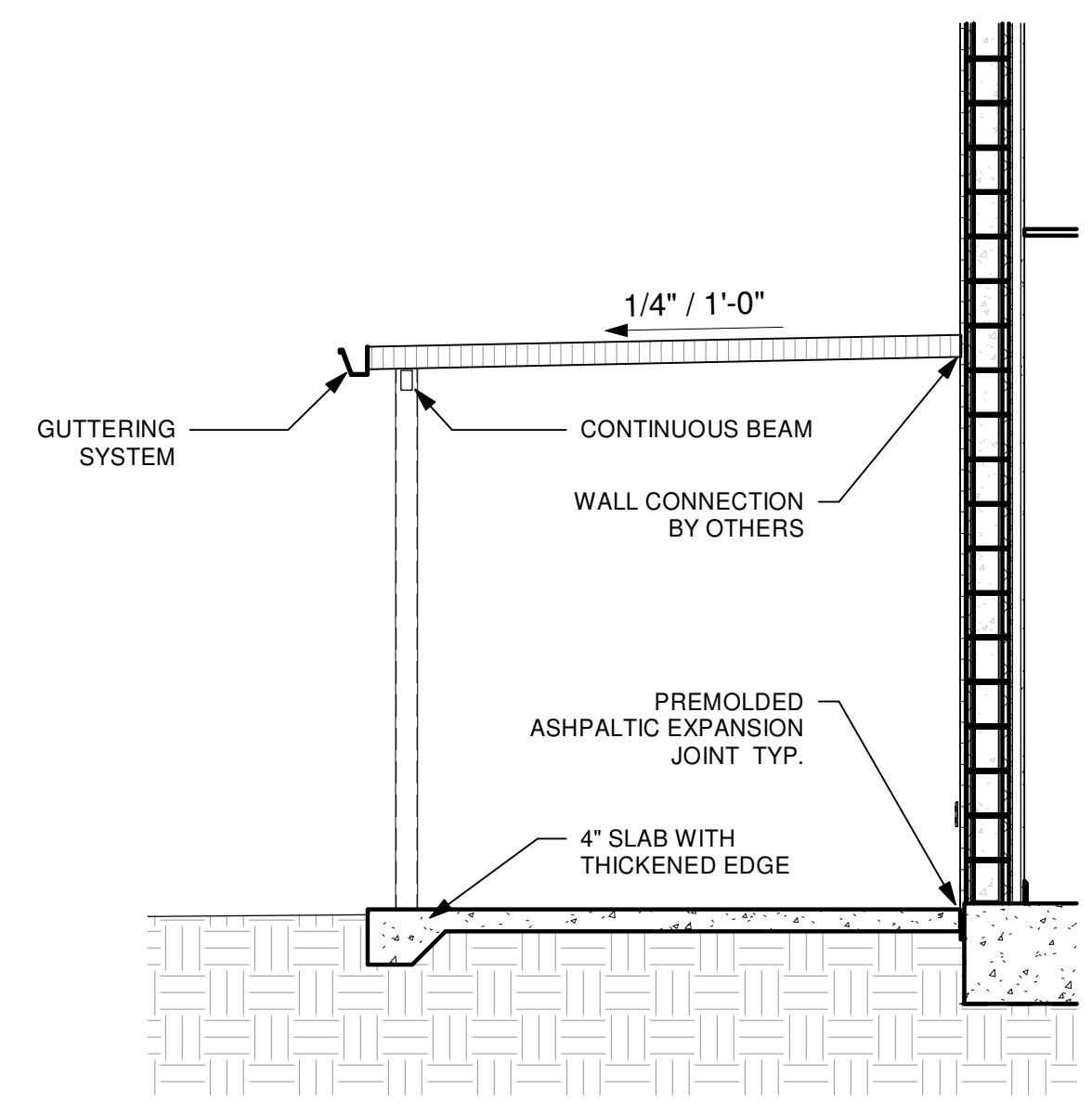
FINAL CANOPY DESIGN AND ENGINEERING BY OTHERS
STRUCTURE TO BE ALUMINUM INDUSTRY STANDARD
ROOFING TO BE METAL, SELECTION BY OWNER. GALVALUM OR EQUIVALENT FINISH.



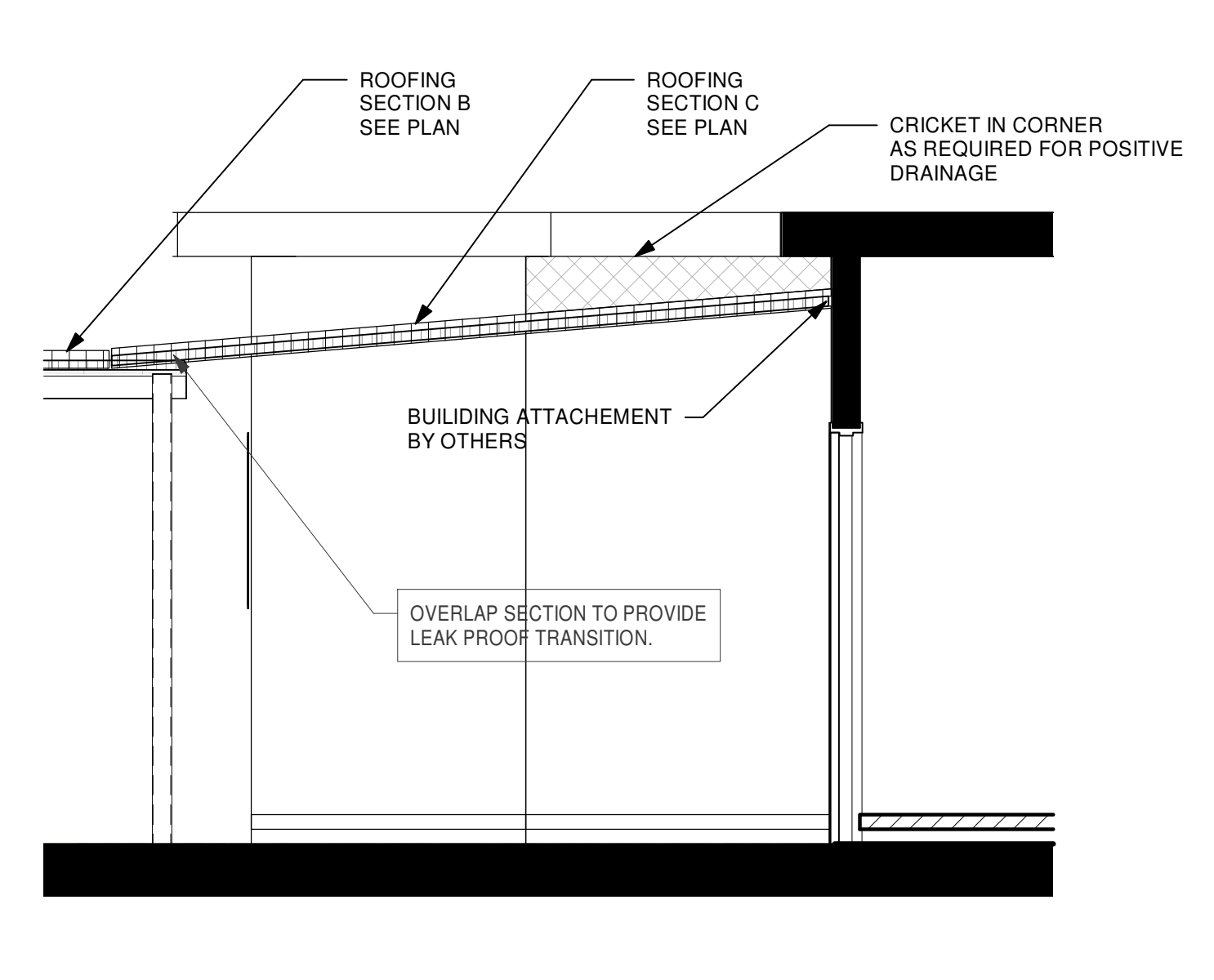
3 CANOPY SECTION 1
3/8" = 1'-0"



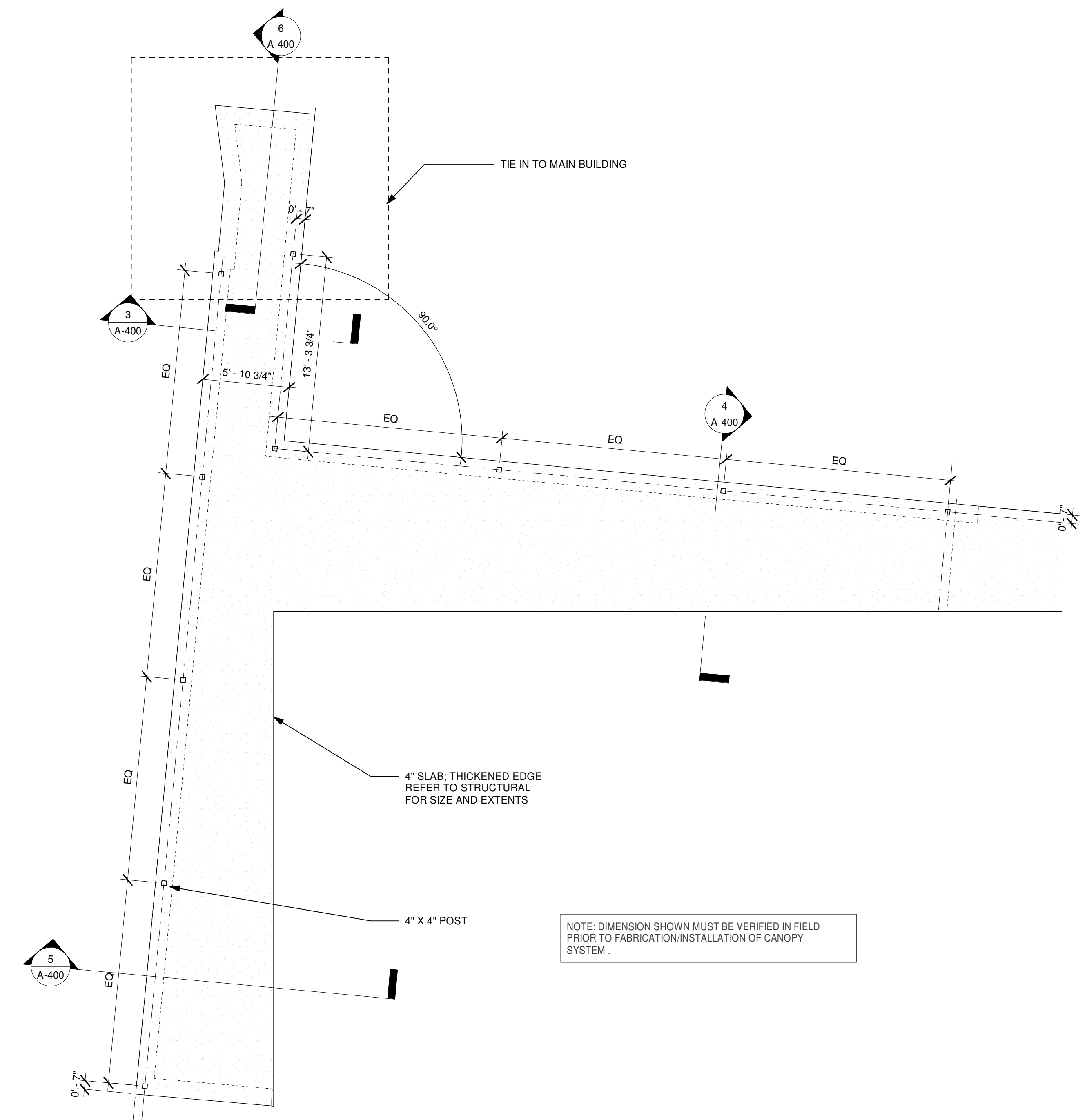
5 CANOPY SECTION 3
3/8" = 1'-0"



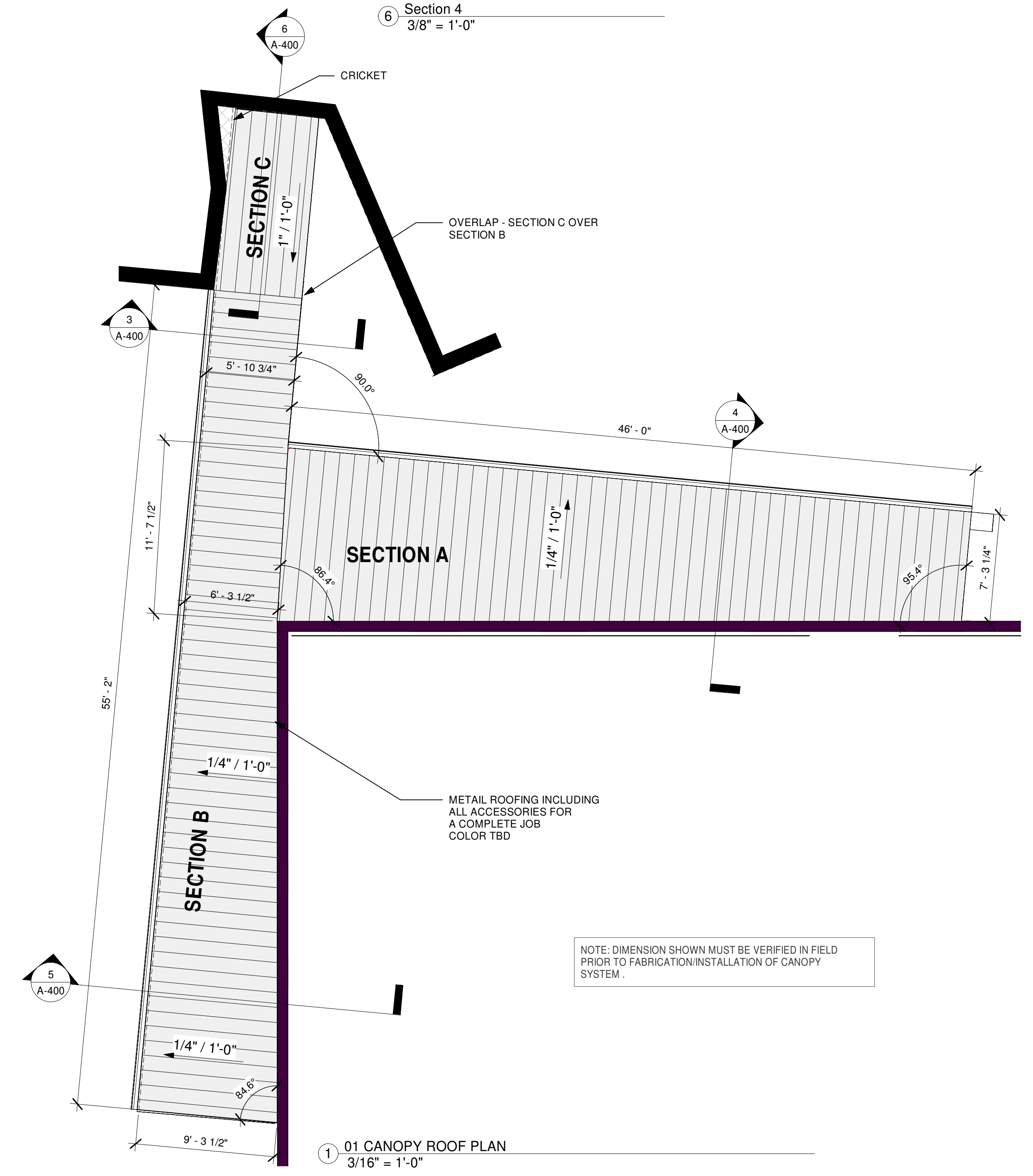
4 CANOPY SECTION 2
3/8" = 1'-0"



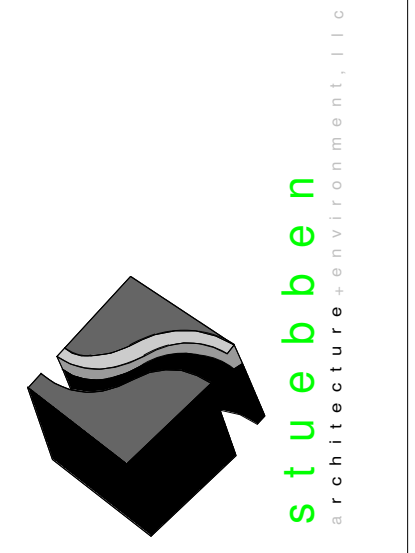
6 Section 4
3/8" = 1'-0"



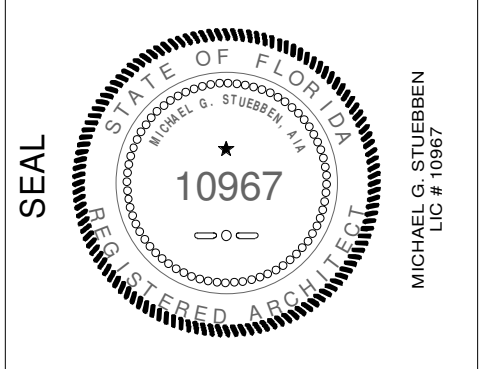
2 01 CANOPY PLAN
3/16" = 1'-0"



1 01 CANOPY ROOF PLAN
3/16" = 1'-0"



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Jacksonville, FL 32207
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#AA2603342



**THE PLAYERS
CHAMPIONSHIP
BOYS AND GIRLS
CLUB OF N.E.
FLORIDA**

**PROJECT:
3,000 SF
ADDITION**

555 W King St
St. Augustine, FL
32084

REVISIONS		
NO.	DATE	DESCRIPTION
0	04/22/2024	PRELIMINARY

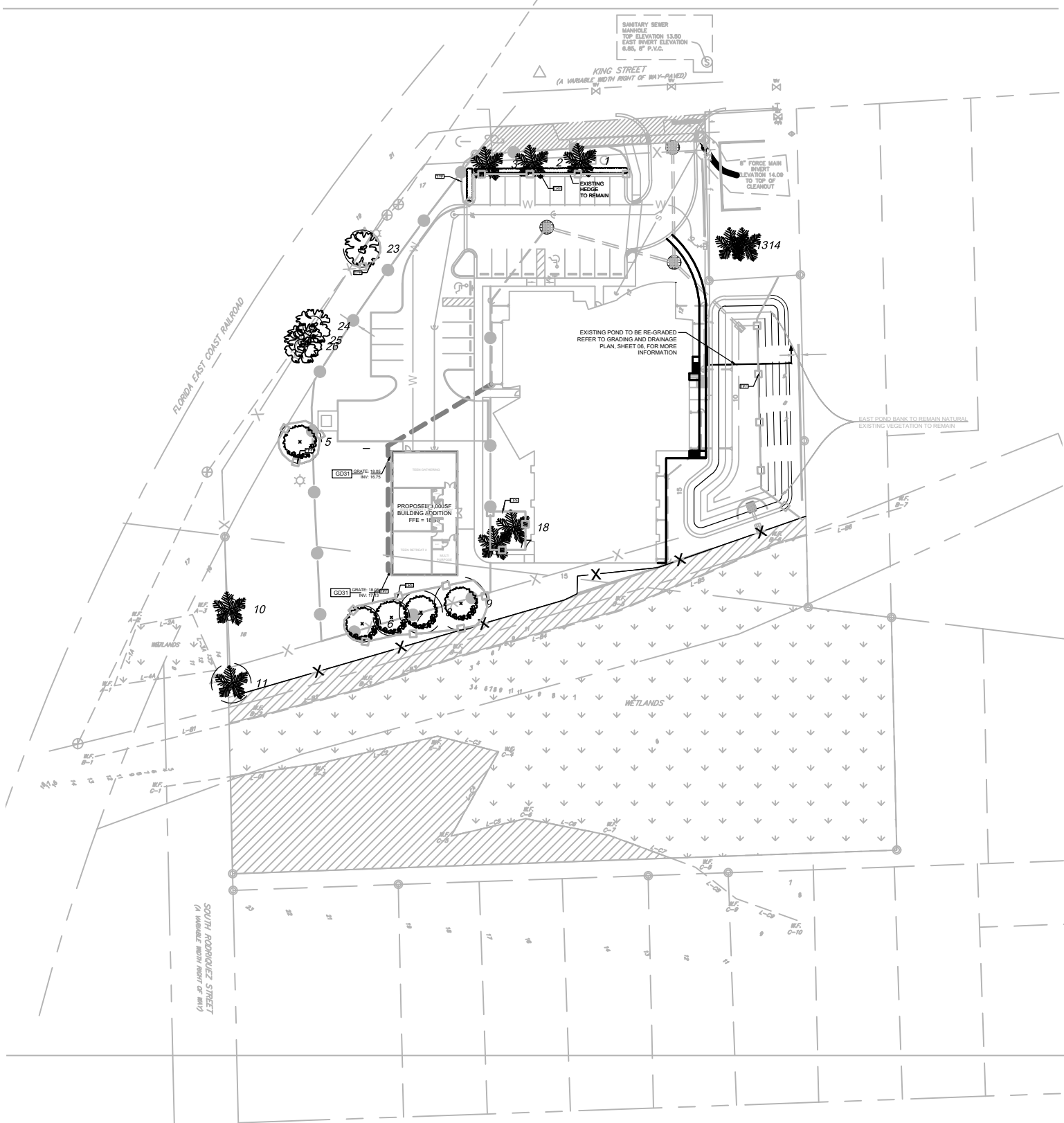
DESIGNER:
Designer
ISSUE DATE:
04/12/2024
DOCUMENT EDITOR:
Author
SCALE:
AS INDICATED

**CANOPY
DETAILS**

A-400

TREE INVENTORY					
Tree Number	Tree Species Label	Caliper	REMOVE (INCHES)	REMAIN (INCHES)	CREDIT(S)/DEFICIT(S)
1	CABBAGE PALM	12" C.T.		3	1
2	CABBAGE PALM	12" C.T.		3	1
3	CABBAGE PALM	12" C.T.		3	1
4	12" LIVE OAK	12	12		-1.5
5	13" LIVE OAK	13		13	3
6	11" LIVE OAK	11		11	2
7	11" LIVE OAK	11		11	2
8	13" LIVE OAK	13		13	3
9	16" LIVE OAK	16		16	3
10	10' C.T. PALM	10' C.T.		3	1
11	12' C.T. PALM	12' C.T.		3	1
12	12' C.T. PALM	12' C.T.	3		-1
13	16' C.T. PALM	16' C.T.		OFF SITE	
14	16' C.T. PALM	16' C.T.		OFF SITE	
15	12' C.T. PALM	12' C.T.	3		-1
17	16' C.T. PALM	16' C.T.		6	1
18	16' C.T. PALM	16' C.T.		6	1
19	16' C.T. PALM	16' C.T.		6	1
20	12' C.T. PALM	12' C.T.	3		-1
21	12' C.T. PALM	12' C.T.	3		-1
22	12' C.T. PALM	12' C.T.	3		-1
23	8"5" SUGARBERRY	8"5"		OFF SITE	
24	6"4" SUGARBERRY	6"4"		OFF SITE	
25	4"4"3" SUGARBERRY	4"4"3"		OFF SITE	
26	4" SUGARBERRY	4"		OFF SITE	
TOTAL			27	97	14.5

PERIMETER PLANTING AND VEHICULAR USE CALCULATIONS						
PROPERTY IS CM-2 PLANTING REQUIRED						
	IDENTITY	FT.	REQUIRED TREES PER 100 L.F.	REQUIRED TREES	REQUIRED SHRUBS PER 100 FT	REQUIRED SHRUBS
FRONT YARD	KING STREET	138.9	5 TREES	7	25 SHRUBS	35
SIDE YARD-EAST	BLOCK 27 DANCY TRACT	284.82	4 TREES	11	20 SHRUBS	57
SIDE YARD-WEST	FLORIDA EAST COAST RAILROAD	275	4 TREES	11	12 SHRUBS	33
REAR YARD-SOUTH	WETLAND	364.21	4 TREES	15	12 SHRUBS	44
PLANTING PROVIDED						
	IDENTITY	FT.	EXISTING TREES	TREES PROPOSED	TOTAL TREES	TOTAL SHRUBS EXISTING SHRUBS
FRONT YARD	KING STREET	138.9	3	4	7	
SIDE YARD-EAST	BLOCK 27 DANCY TRACT	284.82	0	0	0	57
SIDE YARD-WEST	FLORIDA EAST COAST RAILROAD	275	0	11	11	35
REAR YARD-SOUTH	WETLAND	364.21	4	11	15	0
TOTAL PARKING AREA					12,707.00	S.F.
INTERNAL LANDSCAPE AREA REQUIRED IS 5% OF PAVED AREA					635.35	S.F.
TOTAL INTERNAL ISLANDS LANDSCAPING AREA					1,257.00	S.F.
REQUIRED 1 TREE / 100 S.F. INTERNAL LANDSCAPE					12.57	TREES
TOTAL TREES INTERNAL					10 TREES AND 4 PALMS	



KEY MAP

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	QTY	REMARKS
TREES							
	JE	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	YES	2" CAL. / 8' HT.	4	
	PE	PINUS ELLIOTTI	SLASH PINE	YES	2" CAL. / 10' HT.	3	
	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	YES	2" CAL./10' HT	1	
	QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	YES	2" CAL./10' HT	6	
	TD	TAXODIUM DISTICHUM	BALD CYPRESS	YES	2" CAL./10' HT	6	
	UD	ULMUS PARVIFOLIA 'DRAKE'	DRAKE LACEBARK ELM	YES	2" CAL./10' HT	2	
NON-CANOPY							
	IE	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	YES	2" CAL./10' HT	4	
	LP	LAGERSTROEMIA INDICA 'PINK'	CRAPE MYRTLE MULTI-TRUNK	YES	2" CAL./10' HT	3	
	SS	SABAL PALMETTO	CABBAGE PALMETTO	YES	8'-10' CT.	8	STAGGERED HEIGHTS
SHRUBS							
	DE	DURANTA ERRECTA 'GOLD MOUND'	GOLD MOUND DEWDROPS		3 GAL. 24" HT.	43	
	MC	MORELIA CERIFERA	WAX MYRTLE	YES	24" HT. MIN.	44	
	VO	VIBURNUM OBOVATUM	WALTERS VIBURNUM	NO	15"HT. X 15"SP. / 36"O.C.	46	
MULCH MINI PINE NUGGETS OR PINE STRAW							

Abbreviation Key:
 CAL - Caliper
 CT - Clear Trunk
 FF - Florida Fancy Grade
 GAL - Gallon Size
 NF - Natural Form
 OA - Overall Height
 OC - On Center
 SF - Square Feet
 HT - Height
 Min. - Minimum

PROPOSED TREE PERCENTAGES AND TOTAL INCHES					
TREE SPECIES PERCENTAGE	COMMON NAME	CALIPER INCH	QUANTITY	TOTAL INCHES	CREDITS
CANOPY					
11%	EASTERN REDCEDAR	2	4	8	4
8%	SLASH PINE	2	3	6	3
3%	AMERICAN SYCAMORE	2	1	2	1
16%	SOUTHERN LIVE OAK	2	6	12	6
16%	BALD CYPRESS	2	6	12	6
5%	DRAKE LACEBARK ELM	2	2	4	2
59%	CANOPY TOTALS		22	44	22
NON-CANOPY					
11%	EAGLESTON HOLLY	2	4	8	4
8%	CRAPE MYRTLE MULTI-TRUNK	2	3	6	3
19%	NON-CANOPY TOTALS		7	14	7
PALM					
22%	CABBAGE PALMETTO	8'-10' CT.	8	8	4
22%	PALM TOTALS		8	28	14
TABLE TOTALS			37	58	29

CONTRACTOR NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS TO ENSURE THE NEW WORK ALIGNS WITH EXISTING STRUCTURES AS SHOWN ON DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES BEFORE FABRICATION OR PERFORMING WORK. PROVIDE DOCUMENTATION VIA SKETCH OR DRAWINGS WITH MEASUREMENTS AND NOTES.
 - BY LAW, THE CONTRACTOR MUST CONTACT SUNSHINE 811 (FLORIDA UTILITIES PROTECTION SERVICE) AT 1-800-432-4770, NO LESS THAN 48 HOURS AND NO MORE THAN 10 DAYS PRIOR TO DIGGING.
 - THE CONTRACTOR MUST REVIEW CIVIL, SURVEY, AND RECORD DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. CAREFULLY EXCAVATE AROUND UTILITIES, HAND-DIG IF NECESSARY, AND MAINTAIN GRADE STAKES UNTIL REMOVAL IS MUTUALLY AGREED UPON.
 - THE CONTRACTOR IS RESPONSIBLE FOR KNOWING LOCATIONS OF UTILITIES NOT COVERED BY SUNSHINE 811 AND ENSURING NO DAMAGE OCCURS TO THEM.
- SITE CONDITIONS**
- CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL SURFACE AND SUBSURFACE CONDITIONS. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY CONDITION THAT MAY NEGATIVELY IMPACT PLANTING. DO NOT PROCEED UNTIL ISSUES ARE RESOLVED.
 - IF DRAINAGE OR SOIL CONDITIONS EXIST THAT WILL HINDER PLANT GROWTH, NOTIFY THE OWNER'S REPRESENTATIVE WITH A WRITTEN PROPOSAL AND COSTS TO CORRECT. FAILURE TO DO SO LEAVES THE CONTRACTOR FULLY RESPONSIBLE UNDER THE WARRANTY.
 - CONTRACTOR SHALL HAVE KNOWLEDGE OF LOCAL GROWING CONDITIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING IF SPECIFIED PLANTS ARE NOT COMPATIBLE.
 - PLANTING SOIL AND IRRIGATION WORK MUST BE COMPLETED AND ACCEPTED PRIOR TO PLANTING INSTALLATION.
 - NO PLANTING SHALL BEGIN UNTIL IRRIGATION FOR THAT AREA IS FULLY OPERATIONAL AND PRELIMINARILY APPROVED BY THE OWNER'S REPRESENTATIVE.

- PLANTING MUST OCCUR UNDER SUITABLE WEATHER AND SOIL CONDITIONS PER ACCEPTED HORTICULTURAL PRACTICES.
 - DO NOT INSTALL PLANTS IN SATURATED, FROZEN, OR OTHERWISE UNSUITABLE CONDITIONS (HEAVY RAIN, HIGH WINDS, EXTREME HEAT/COLD).
- GENERAL RESPONSIBILITIES**
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND ALL QUANTITIES INDICATED ON THESE PLANS BEFORE BEGINNING ANY WORK. REPORT ANY DISCREPANCIES OR UNSUITABLE CONDITIONS (E.G., POOR DRAINAGE) TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND PREPARATION FOR PLANTING.
 - ROUGH GRADES WILL BE ESTABLISHED BY THE OWNER'S GENERAL CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE, AND ABUTMENTS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER SURFACE DRAINAGE OF ALL PLANTED AREAS. ANY OBSTRUCTION, DISCREPANCY, OR PREVIOUS WORK THAT MAY HINDER DRAINAGE MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION.
 - ALL EXISTING TREES TO BE RETAINED MUST BE PROTECTED FROM CONSTRUCTION DAMAGE. SEE TREE PROTECTION FENCING DETAIL.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL ON SITE BEFORE AND DURING PLANTING UNTIL FINAL ACCEPTANCE.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 90 DAYS FROM FINAL INSPECTION. TREES SHALL BE GUARANTEED FOR ONE FULL YEAR. DAMAGED OR FALLING MATERIAL MUST BE REPLACED AT NO COST.
- PLANT MATERIAL STANDARDS**
- ALL PLANT MATERIAL MUST CONFORM TO FLORIDA GRADES AND STANDARDS, FLORIDA GRADE NO. 1 OR BETTER, AND ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK' WHEN IN CONFLICT, PROJECT SPECIFICATIONS PREVAIL.

- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR B&B. B&B PLANTS MUST BE ROOT-PRUNED AND HARDENED OFF WEEKS BEFORE DIGGING.
 - PLANTS MUST BE HEALTHY, WELL-BRANCHED, DENSE, FREE OF PESTS/DISEASES, AND WITH UNDAMAGED ROOT SYSTEMS. ROOT BALL DIMENSIONS MUST MEET ANSI STANDARDS.
 - TREES SHALL BE TRUE TO NAME AND PROPERLY LABELED. NO SUBSTITUTIONS ARE ALLOWED WITHOUT WRITTEN APPROVAL. IF A PLANT IS UNAVAILABLE, A WRITTEN PROPOSAL MUST BE SUBMITTED FOR AN ACCEPTABLE SUBSTITUTE.
 - TREES SHALL HAVE A CENTRAL LEADER UNLESS OTHERWISE NOTED. TEMPORARY BRANCHES MAY EXIST ON LOWER TRUNKS. GRAFT UNIONS, WHERE APPLICABLE, SHALL BE HEALED AND VISIBLE.
 - BRANCHES SHOULD BE WELL-DISTRIBUTED ALONG THE TRUNK, WITH SCAFFOLD BRANCHES FREE OF INCLUDED BARK. GROWN SHOULD BE SYMMETRICAL WITH PROPER BRANCH DIAMETER RATIO.
 - LEAVES MUST APPEAR HEALTHY AND TYPICAL FOR THE SPECIES AND TIME OF YEAR-FREE OF PROLONGED STRESS SYMPTOMS (WILT, SHRIVEL, DISCOLORATION).
 - TRUNKS MUST BE STRAIGHT AND FREE OF WOUNDS, BORERS, SAP LEAKAGE, CRACKS, SUNBURN, OR MECHANICAL INJURY.
- PLANTING SUBSTITUTIONS**
- SUBMIT REQUESTS FOR SUBSTITUTIONS TO THE OWNER'S REPRESENTATIVE BEFORE PURCHASING.
 - INCLUDE THE FOLLOWING:
 - NURSERIES CONTACTED
 - SIZES OR CULTIVARS AVAILABLE
 - REASONS FOR SUBSTITUTION
 - DOCUMENTATION OF ATTEMPTS TO LOCATE SPECIFIED PLANTS
 SUBSTITUTIONS WILL ONLY BE CONSIDERED WITH COMPLETE SUPPORTING INFORMATION.
- PLANTING AROUND UTILITIES**
- REVIEW DRAWINGS FOR EXISTING UTILITY LOCATIONS.

- CONTRACTOR MUST PROTECT ALL UNDERGROUND UTILITIES AND HAND-DIG WHEN NECESSARY. NOTIFY SUNSHINE 811 AND AVOID DAMAGE TO UNCOVERED OR PRIVATE UTILITIES.
- PRUNING**
- PRUNE ONLY AS DIRECTED BY THE OWNER'S REPRESENTATIVE, FOCUSING ON STRUCTURAL CORRECTIONS PER URBAN TREE FOUNDATION GUIDELINES.
 - USE CLEAN, SHARP TOOLS. DO NOT USE TREE SEALANTS OR PAINT.
 - PERFORM PRUNING EITHER IN THE NURSERY, BEFORE PLANTING, OR WHILE TREES ARE ON THE GROUND, NEVER CLIMB NEWLY PLANTED TREES.
 - IMPROPERLY PRUNED OR MALFORMED STOCK MUST BE REPLACED.
- PLANTING PROCEDURES**
- USE ONLY "NATIVE" SOIL FROM THE PLANTING HOLE. IF CONTAMINATED, REMOVE ENTIRELY AND REPLACE WITH GOOD-QUALITY SOIL.
 - AFTER PLANTING, SMOOTH OUT ALL GRADES AND FORM CLEAN PLANTING BED EDGES, WITH BED MULCH 1-2 INCHES BELOW ADJACENT TURF.
 - PLANTING BEDS AND PLANT SAUCERS SHALL RECEIVE A UNIFORM 3" LAYER OF MULCH (#2 GRADE PINE BARK MINI NUGGETS OR BETTER). DO NOT APPLY MORE THAN 1" OF MULCH OVER ROOT BALLS. TAPER TO 2" NEAR PAVEMENT.
 - FOR LAWN TREE PLANTINGS, MULCH MUST EXTEND 5 FEET FROM THE TREE TRUNK OR AS SHOWN IN PLANS. KEEP LEAVES AND STEMS FREE FROM MULCH.
- IRRIGATION & WATERING**
- CONTRACTOR IS FULLY RESPONSIBLE FOR ENSURING ALL PLANTS RECEIVE PROPER WATERING FROM INSTALLATION UNTIL SUBSTANTIAL COMPLETION.
- ADJUST IRRIGATION SYSTEMS AS NEEDED AND HAND-WATER PLANT ROOT BALLS TO MAINTAIN MOISTURE LEVELS BETWEEN WILT POINT AND FIELD CAPACITY. TEST MOISTURE OF ROOT BALL AND SURROUNDING SOIL.

- SOD INSTALLATION**
- SOD SHALL BE ARGENTINE BAHIA GRASS UNLESS OTHERWISE SPECIFIED.
 - ALL DISTURBED AREAS MUST BE STABILIZED BY MEANS OF MULCH, SEEDING, OR SOD AS CALLED OUT ON THIS PLAN. IF A DISTURBED AREA IS OUTSIDE OF THE LIMITS OF THIS PLAN, THE AREA MUST BE STABILIZED WITH EXISTING MATERIAL OR BETTER, I.E., SODDING.
 - ALL SOD, UNLESS OTHERWISE NOTED, SHALL BE ARGENTINE BAHIA GRASS (PASPALIM NOTATUM 'ARGENTINE'), FRESH-CUT, WELL-MATTED, HEALTHY, AND FREE FROM WEEDS, PESTS, AND DISEASES.
 - SITE PREPARATION:
 - ALL CONSTRUCTION DEBRIS, ROCKS, AND VEGETATION SHALL BE REMOVED FROM THE SOD AREAS PRIOR TO INSTALLATION.
 - SOIL SHALL BE SCARIFIED OR TILLED TO A MINIMUM DEPTH OF 2 INCHES TO ENSURE PROPER ROOTING.
 - C-GRADE SOD AREAS TO DRAIN POSITIVELY AWAY FROM BUILDINGS AND STRUCTURES. ENSURE A SMOOTH, EVEN SURFACE-FREE OF DEPRESSIONS AND RIDGES.
 - APPLY TOPSOIL AS NEEDED TO ENSURE UNIFORM GRADE AND COVERAGE. MINIMUM 4 INCHES DEPTH OF QUALITY SANDY LOAM OR EXISTING SUITABLE SOIL.
 - SOIL AMENDMENT AND FERTILIZATION:
 - APPLY A STARTER FERTILIZER (E.G., 16-4-8 OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO SOD PLACEMENT.
 - LIME OR OTHER AMENDMENTS MAY BE ADDED IF INDICATED BY SOIL TEST RESULTS.
 - POST-INSTALLATION: AFTER APPROXIMATELY ONE MONTH, TOP-DRESS SOD WITH A 15-0-15 SLOW-RELEASE FERTILIZER AT A RATE OF 6.57 LBS PER 1,000 SQ. FT. TO PROMOTE HEALTHY TURF GROWTH.
 - SOD DELIVERY, HANDLING, AND INSTALLATION:
 - INSTALL SOD AS SOON AS POSSIBLE AFTER DELIVERY (WITHIN 24 HOURS).
 - SOD SITTING LONGER THAN 24 HOURS WILL BE REJECTED.
 - DO NOT WATER SOD WHILE IT IS ON PALLETS. SOD MUST BE INSTALLED AND WATERED IN-PLACE ONLY.
 - LAY SOD IN A STAGGERED BRICK-LIKE PATTERN, WITH EDGES TIGHTLY FITTED TOGETHER AND PERPENDICULAR TO SLOPES.
 - PROTECTION AND WARRANTY:

- TRIM SOD NEATLY ALONG ALL EDGES, HARDSCAPES, AND PLANTING AREAS USING CLEAN TOOLS.
- NO OVERLAPPING OR ROLLED EDGES ARE PERMITTED.
- DO NOT STRETCH SOD OR LEAVE GAPS BETWEEN PIECES.
- ROLL SOD LIGHTLY AFTER INSTALLATION TO ENSURE GOOD ROOT-TO-SOIL CONTACT.
- REMOVE AND PROPERLY DISPOSE OF ALL EXCESS SOD, PALLETS, AND DEBRIS AFTER INSTALLATION. DO NOT BURY OR DISCARD SOD SCRAPS ON-SITE.
- IRRIGATION:
 - WATER SOD IMMEDIATELY AFTER INSTALLATION TO A DEPTH OF 4 TO 6 INCHES.
 - MAINTAIN CONSISTENT MOISTURE DURING THE ESTABLISHMENT PERIOD (TYPICALLY 2-3 WEEKS) TO PROMOTE ROOT DEVELOPMENT.
 - DO NOT ALLOW SOD TO DRY OUT DURING THE ESTABLISHMENT PHASE.
 - DURING HOT OR DRY WEATHER, INCLUDING SUMMER MONTHS, DAILY WATERING MAY BE NECESSARY. MONITOR SOD CONDITION AND ADJUST FREQUENCY TO PREVENT DRYING OUT.
 - ADJUST IRRIGATION BASED ON WEATHER CONDITIONS TO PREVENT OVERWATERING OR DROUGHT STRESS.
- MOVING AND MAINTENANCE:
 - FIRST MOWING SHALL OCCUR 3-4 WEEKS, OR ONCE SOD IS FIRMLY ROOTED (I.E., CORNERS CANNOT BE EASILY LIFTED).
 - GRASS BLADES SHOULD REACH 3 TO 4 INCHES TALL BEFORE THE FIRST MOW.
 - MOW TO A HEIGHT OF 2.5-3 INCHES USING SHARP BLADES.
 - AVOID REMOVING MORE THAN ONE-THIRD OF THE GRASS BLADE IN ANY SINGLE MOWING.
 - IF THE GROUND IS TOO SOFT OR THE SOD HASN'T ROOTED, DELAY MOWING TO PREVENT PULLING UP OR DAMAGING THE NEW SOD.
- MAINTAIN SOD WITH REGULAR MOWING, IRRIGATION, AND FERTILIZATION PER FLORIDA-FRIENDLY LANDSCAPING™ GUIDELINES OR LOCAL EXTENSION RECOMMENDATIONS.
- EROSION CONTROL:
 - ON SLOPES GREATER THAN 3:1 OR AS NOTED ON PLANS, SECURE SOD WITH BIODEGRADABLE SOD STAPLES OR NETTING TO PREVENT SLIPPAGE UNTIL FULLY ROOTED.

- FERTILIZATION & SOIL ANALYSIS**
- A SOIL AND/OR FOLIAR NUTRIENT ANALYSIS SHALL BE PERFORMED PRIOR TO FERTILIZATION TO DETERMINE IF PHOSPHORUS FERTILIZER IS NEEDED.
 - FERTILIZE PLANTING BEDS 4-6 WEEKS AFTER INSTALLATION. USE PHOSPHORUS-CONTAINING FERTILIZER WITH 30% SLOW-RELEASE NITROGEN IF INDICATED BY TESTING.
- CLEAN-UP**
- MAINTAIN A CLEAN WORK AREA DURING INSTALLATION. PAVEMENTS MUST BE KEPT REASONABLY CLEAN. CLEAN UP ALL TRASH AND DEBRIS AT LEAST WEEKLY.
 - IMMEDIATELY CLEAN ANY SPILLED OR TRACKED MATERIALS (SOIL, OIL, FUEL, ETC.) FROM PUBLIC OR PRIVATE PROPERTY.
 - AFTER INSTALLATION, WASH SOIL OFF PAVEMENTS AND CONFINE MULCH TO BEDS. REMOVE TAGS AND FLAGGING TAPE. LEAVE TREE SEALS IN PLACE UNTIL THE WARRANTY ENDS.
 - REPAIR ALL DAMAGE CAUSED DURING PLANTING, INCLUDING RUTS AND GRADE DISRUPTIONS.
 - REMOVE AND PROPERLY DISPOSE OF ALL EXCESS PLANTING SOIL, MULCH, SUBSOIL, PACKAGING, PLANT DEBRIS, AND PALLETS OFF-SITE. DO NOT BURY ANY DEBRIS ON-SITE.
- ACCEPTANCE & REJECTION**
- THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE HAS THE AUTHORITY TO REJECT ANY WORK THAT DOES NOT MEET SPECIFICATIONS AT ANY POINT DURING THE PROJECT.

NOTE: LANDSCAPE INSTALLATION COMPLIANCE THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPE MATERIALS EXACTLY AS SHOWN ON THESE APPROVED PLANS. ANY DEVIATIONS FROM THE APPROVED DESIGN - INCLUDING, BUT NOT LIMITED TO, CHANGES IN PLANT QUANTITIES, PLANT SIZES, PLANT SPACING, REMOVAL OR RETENTION OF EXISTING VEGETATION, AND SITE GRADING - MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION. UNAPPROVED CHANGES MAY RESULT IN THE REQUIREMENT FOR REVISED PLANS TO BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND RE-APPROVAL.



Know what's below. Call before you dig.
 NOT FOR CONSTRUCTION. PERMIT PURPOSES ONLY.

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

LANDSCAPE NOTES
 BOYS AND GIRLS CLUB
 CITY OF ST. AUGUSTINE
 PREPARED FOR
 BOYS & GIRLS CLUB

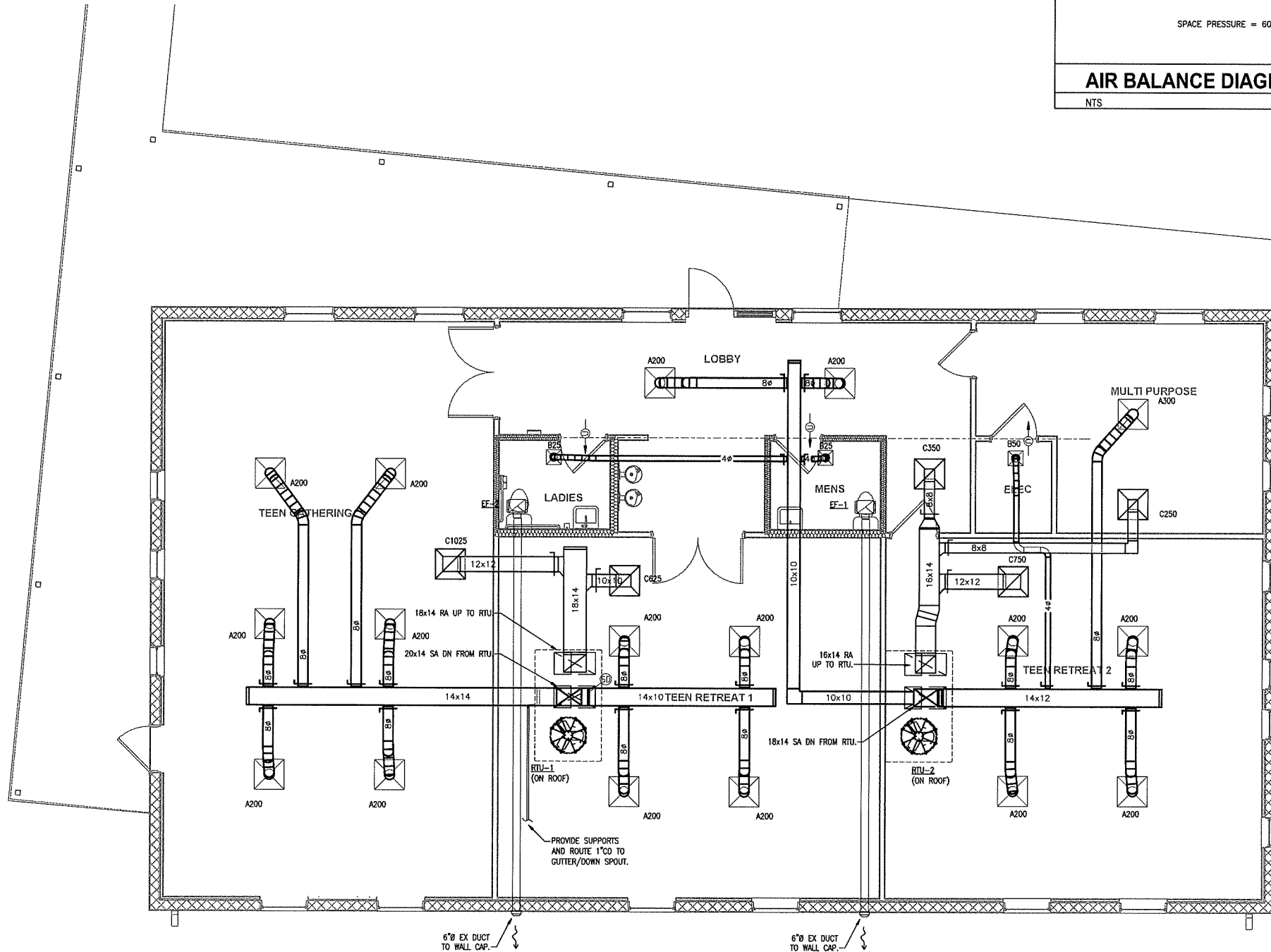
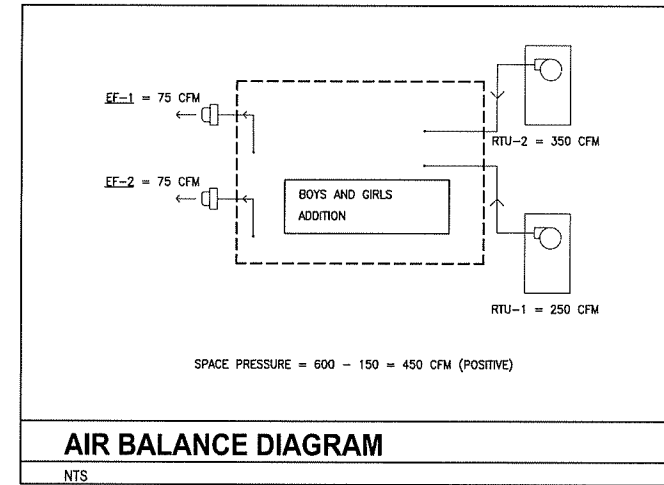
REVISIONS
 NO. DATE DESCRIPTION
 1 08-05-25 REVISED PER WMD & COSA COMMENTS

DESIGNED BY: E.J.L.
 DRAWN BY: E.J.L.
 CHECK BY: E.J.L.
 DATE: 03-21-25
 JOB NO.: 240148

LANDSCAPE ARCHITECT
 CA#26335 FL#868827

SHEET NO.: **L7**
 OF 14

VENTILATION SCHEDULE														
Service Equip.	Room Number	Room Name	OUTSIDE AIR REQUIREMENTS				CALCULATIONS				VENT. REQUIRED		EXHAUST RATE CFM/SQFT	EXHAUST CFM
			Area in s.f. (A _z)	CFM / person (P _z)	CFM / Area (R _a)	People / 1000 s.f.	Population (P _z)	CFM / person (P _z P _z)	CFM / Area (R _a /A _z)	CFM Per Space (V _z)	Effectiveness (E _z)	Vent (V _z)		
RTU-1	1	TEEN GATHERING	885	5	0.12	10	9	45	108.2	151.2	0.8	189		
RTU-1	2	TEEN RETREAT 1	841	5	0.12	10	7	35	78.92	111.92	0.8	140		
SUBTOTAL			1526									329	CFM	
RTU-2	3	LOBBY	362	0	0.08	0	0	0	21.72	21.72	0.8	27		
RTU-2	4	LADIES	58	0	0	0	0	0	0	0	0.8	0	75	
RTU-2	5	MEN'S	50	0	0	0	0	0	0	0	0.8	0	75	
RTU-2	6	MULTI PURPOSE	250	5	0.12	10	3	15	30	45	0.8	58		
RTU-2	7	ELEC.	34	0	0.12	0	0	0	4.08	4.08	0.8	5		
RTU-2	8	TEEN RETREAT 2	630	5	0.12	10	7	35	75.6	110.6	0.8	138		
SUBTOTAL			1376									227	CFM	
TOTAL			2902									556	CFM	150

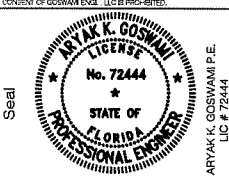


1 MECHANICAL FLOOR PLAN
M1.1 Scale: 1/4" = 1'-0"

RECEIVED
DEC 2 2025
Planning/Building Dept.
stueben

1478 Riverplace Blvd.
Suite 204
Jacksonville, FL 32207
904.279.5507
AA26003342

GOSWAMI ENGINEERING
Your Engineer™
GOSWAMI ENGINEERING LLC
ARYAK GOSWAMI
info@goswamiengineering.com
904-337-9953
FL OCA: S1627
GE - PROJ# 24016



THE PLAYERS CHAMPIONSHIP BOYS AND GIRLS CLUB OF N.E. FLORIDA

PROJECT
3,000 SF ADDITION

555 W King St
St. Augustine, FL
32084

REVISIONS		
NO.	DATE	DESCRIPTION
A	09/19/2024	PROGRESS
B	09/24/2024	PERMIT ISSUE

DATE: _____
TIME: _____
DOCUMENT: _____
SCALE: _____

MECHANICAL FLOOR PLAN

M1.1

1478 Riverside Blvd.
Suite 204
Jacksonville, FL 32207
904.229.5027
#A26503342

GOSWAMI ENGINEERING
Your Engineer™
GOSWAMI ENGINEERING LLC
ARYAK GOSWAMI
info@goswamiengineering.com
904-337-9953
FL COA: 31627
GE - PROJ# 24016

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THE PLAYERS CHAMPIONSHIP BOYS AND GIRLS CLUB OF N.E. FLORIDA

PROJECT
3,000 SF ADDITION

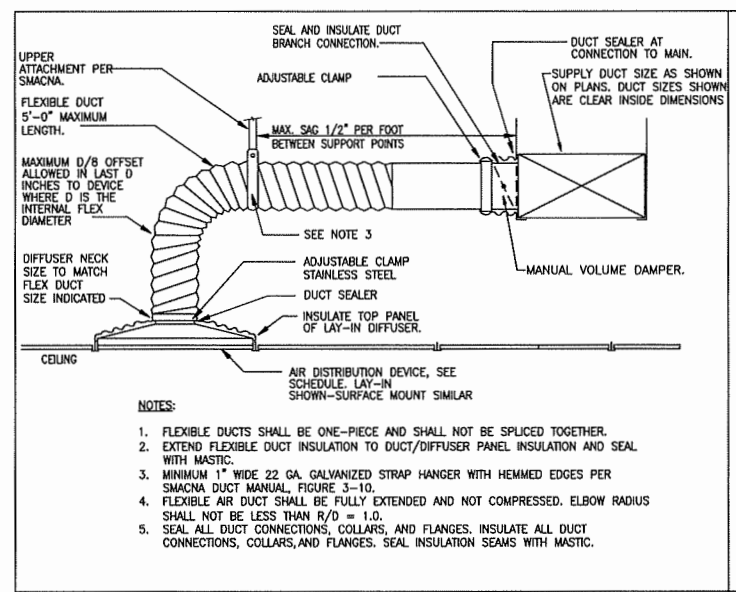
555 W King St
St. Augustine, FL
32084

REVISIONS		
NO.	DATE	DESCRIPTION
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B	09/24/2024	PERMIT ISSUE

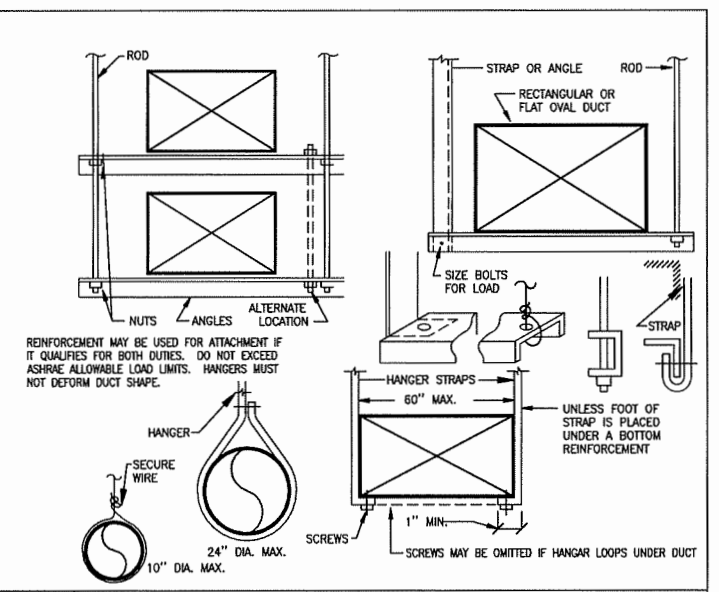
DESIGNER	
DATE	
PROJECT LEADER	
TITLE	

MECHANICAL DETAILS

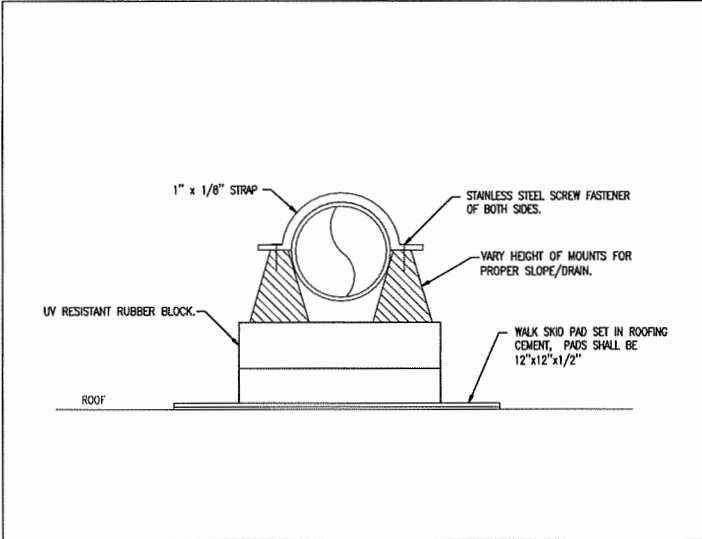
M5.1



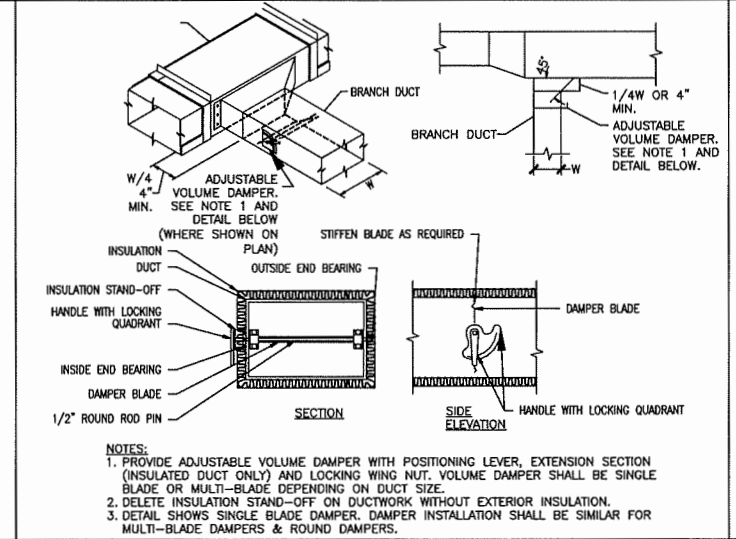
C2 FLEXIBLE DUCT CONNECTION DETAIL
M5.1 NTS



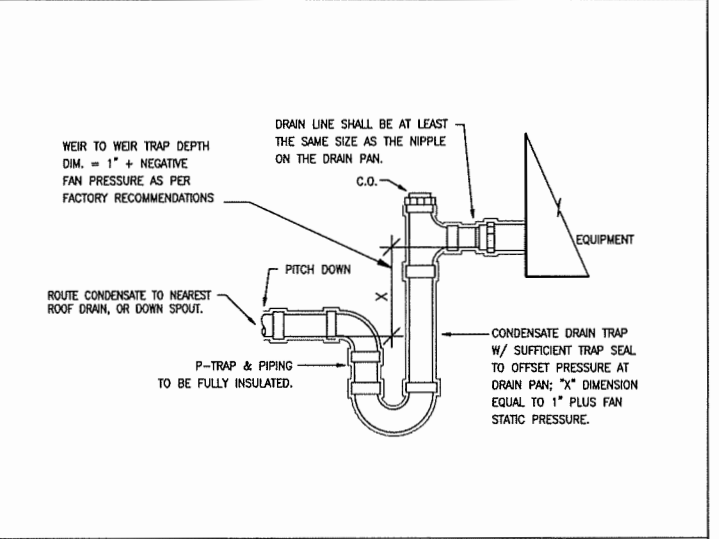
C1 DUCT SUPPORT DETAIL
M5.1 NTS



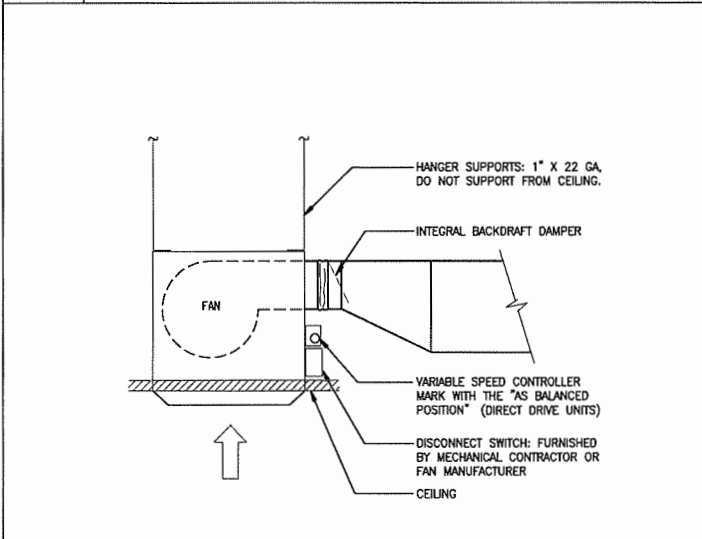
C3 CONDENSATE ROOF PIPING SUPPORT DETAIL
M5.1 NTS



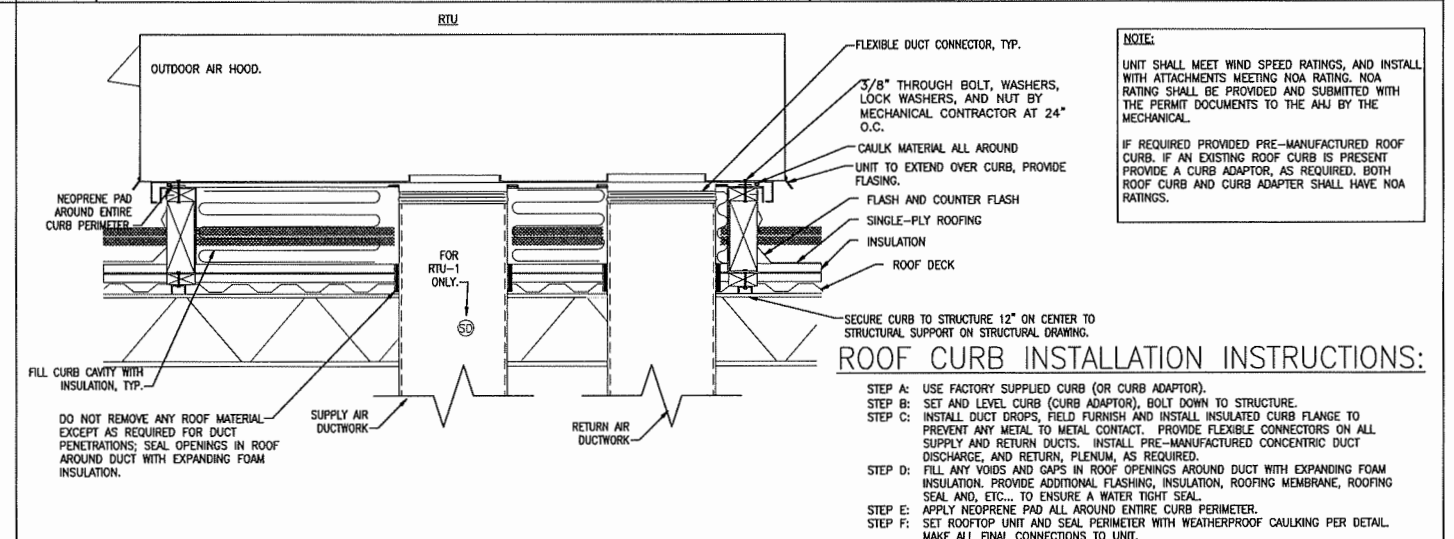
B2 BRANCH DUCT TAKEOFF DETAIL
M5.1 NTS



B1 CONDENSATE DRAIN TRAP DETAIL
M5.1 NTS



A2 CEILING MOUNTED EXHAUST FAN DETAIL
M5.1 NTS



A1 RTU DETAIL
M5.1 NTS

ROOF CURB INSTALLATION INSTRUCTIONS:

STEP A: USE FACTORY SUPPLIED CURB (OR CURB ADAPTOR).
STEP B: SET AND LEVEL CURB (CURB ADAPTOR), BOLT DOWN TO STRUCTURE.
STEP C: INSTALL DUCT DROPS, FIELD FURNISH AND INSTALL INSULATED CURB FLANGE TO PREVENT ANY METAL TO METAL CONTACT. PROVIDE FLEXIBLE CONNECTORS ON ALL SUPPLY AND RETURN DUCTS. INSTALL PRE-MANUFACTURED CONCENTRIC DUCT DISCHARGE, AND RETURN, PLENUM, AS REQUIRED.
STEP D: FILL ANY VOIDS AND GAPS IN ROOF OPENINGS AROUND DUCT WITH EXPANDING FOAM INSULATION. PROVIDE ADDITIONAL FLASHING, INSULATION, ROOFING MEMBRANE, ROOFING SEAL AND, ETC... TO ENSURE A WATER TIGHT SEAL.
STEP E: APPLY NEOPRENE PAD ALL AROUND ENTIRE CURB PERIMETER.
STEP F: SET ROOFTOP UNIT AND SEAL PERIMETER WITH WEATHERPROOF CAULKING PER DETAIL. MAKE ALL FINAL CONNECTIONS TO UNIT.

Candice Seymour

From: Chris Way <cway@waymarinedesign.com>
Sent: Monday, December 29, 2025 10:10 AM
To: Harb
Subject: Christopher Way / Davis Shores

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

HARB, I would like to change my date to come before the board for the Davis Shores sign to February. The sign company needs more time to complete design. Please let me know what I need to do to reschedule.

Thanks, Chris Way
904-669-1339

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