



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
VILANO BEACH TOWN CENTER OVERLAY DISTRICT
January 10, 2024 Public Meeting
VBTCDR 2023-04 – 165 Vilano Road Restaurant (Snappers)

To: North Coastal Design Review Board
Staff: Teresa Bishop, AICP, Planning Manager
Date: January 3, 2024

Applicant: Nathan Stuart, Fish House Holdings, LLC
233 Rivershore Lane
St. Augustine, FL 32084

Location: 165 Vilano Road
FLUM: TCMUD
Zoning: TCMU

Applicable Land Development Code Standards: [Section 3.10](#) – Vilano Beach Town Center Overlay District.

Summary of Request: Applicant is requesting design approval to renovate and add an expansion to the existing building.

DRB Review: Applicant is requesting design approval to renovate and add an expansion to the existing building.

Staff Review

Planning Division: The applicant is requesting DRB review to expand and renovate the existing building located at 165 Vilano Road, planned for a restaurant. According to the application, the property was used as a restaurant over the past 30-50 years. The historic nature of the building was considered as the applicant was proposing the changes and submitted a proposal for Landmark status. The building and its proposed improvements were recommended approval by the Cultural Resource Review Board for Landmark designation. This designation will be heard by the Board of County Commissioners on February 6, 2024. The building and the proposed improvements have elements of the Art Deco architectural style, which is acceptable for the Vilano Beach Town Center. Overall, it appears the design components are compatible with the character of the Vilano Beach Town Center.

Building Type

Type II, commercial building. Art Deco is an acceptable style.

Architectural Style

Art Deco is an acceptable style; however, at this writing, an independent Architectural Study has not been completed.

Color and Material Options

The Applicant has provided a color pallet and building materials for the DRB consideration and approval. The renderings show the details and use of the colors and materials throughout the project. The colors and materials appear consistent with the Vilano Beach Town Center.

Signage

The applicant has proposed eight sign types for the building. The applicant needs to condense these signs for compliance with the LDC. The Snappers sign (Sign 4) and the Ice Cream Main Sign (Sign 2) appear consistent with LDC Section 3.10.05.I.3.c, for two identity signs on one façade; however, the ice cream cone design (Sign 1) and Ice Cream identity sign (Sign 3) needs to be incorporated into the Ice Cream main sign and not be stand-alone. The building identity, main restaurant brand (Signs 4 and 5) need to be incorporated into one sign for compliance with the Code. The DRB will need to provide if the Menu Board (Sign 7) and the Sidewalk Teaser (Sign 8) are consistent with the Land Development Code, as Section 3.10.05.I does not appear to address this type of signage. Signage colors, materials, and renderings were not provided with this application.

Parking

The proposed site plan provides eight parking spaces are being provided. Section 3.10.05.J.1 of the LDC requires in part, there shall be a minimum of 2 off street parking spaces per 1,000 square feet of non-residential space... At this time, the applicant has not provided the square footage of the building or depicted the parking spaces on the site plan. The site plans shows stabilized grassed parking area, with no spaces. The 1st Floor Plan proposes over 100 seats within the dining area, open deck, bar, sushi bar, and event area. The applicant should provide adequate parking; however, the Land Development Code allows for no or reduce parking if restoring a historic structure.

Land Development Code Section 3.10.10 provides incentives for property owners who restore and preserve a qualified historic structure. Section 3.10.10.A.3 allows for an elimination of parking requirements for Commercial/Retail/Office uses, if buildable property is under 30,000 square feet. The subject property is 16,232 square feet in size and the applicant requested Landmark designation for the building the proposed improvements. The proposed Landmark designation was recommended for approval by the Cultural Resource Review Board at their regular December 11, 2023 meeting. The Board of County Commissioners will make the final determination, which is currently scheduled for February 6, 2024. Should the Board of County Commissioners approve the Landmark designation, the building and the property are eligible for Section 3.10.10.A.3, resulting in no parking being required for the proposed restaurant.

Landscape

The Landscape Plan currently does not comply with the LDC. Landscaping will need to be reviewed by the DRB in future.

Applicable Code Sections:

Section 3.10.04.A.4. The existing building appears to be Building Type II, Commercial.

Section 3.10.04.A.8. HVAC shall be screened in accordance with this section and will be reviewed with the construction plan review.

Section 3.10.04.A.9. Transmission, phone and cable boxes will be placed in the rear of the development and decorated in a manner compatible with the architectural style of the building. These utility elements are not shown on the site plan. The DRB may want to ask the applicant to provide where such utility elements are located and how those are screened.

Section 3.10.04.A.10. Chain-length, barbed wire or similar fencing is not proposed with this plan.

Section 3.10.04.A.11. The applicant provided a lighting plan showing wall mounted light features, recessed uplight, recessed step light, and pennant drum features. The applicant did not provide pictures of these light features. In addition, all exterior and interior lighting at the site shall meet the provisions of Section 4.01.09 of the Land Development Code for the protection of marine turtles.

Section 3.10.04.A.12 & 13. Pedestrian accessways and streetscape elements were provided with the construction plans and may require modification for compliance with the Land Development Code.

Section 3.10.04.A.14. Balconies, windows and porches are provided in the renderings and elevation drawings for your review.

Section 3.10.04.A.15. There are no drive-in facilities.

Section 3.10.04.A.16. Signage plans were submitted. Please see above staff comments; additional review may be required by the DRB.

Section 3.10.04.A.17. Accessways, driveways and access points are shown on the site plan.

Section 3.10.04.A.18. Gas station is not proposed.

Section 3.10.05.A-F Site Development Criteria. The existing building appears to be Building Type II, Commercial.

Section 3.10.05.G. Architectural Standards. Three styles are allowed within the Vilano Beach TCMU, Art Deco, Art Moderne, or Florida Vernacular also known as Old Florida Beach. The DRB must approve new buildings and renovations according to these styles. The DRB shall consider:

1. expert testimony regarding the authenticity of the architectural design,
2. documented patterns for Art Deco, Art Moderne, or Florida Vernacular,
3. the aesthetics of the proposed building or renovation,
4. its contribution to the objectives of the VBTC Overlay District.

The building and the proposed improvements have elements of the Art Deco architectural style, which is acceptable for the Vilano Beach Town Center. Overall, it appears the design components are compatible with the character of the Vilano Beach Town Center.

Section 3.10.05.J. Parking. As provided above, parking does not appear sufficient.

Section 3.10.05.L. Landscape. Landscaping, buffering and screening is proposed according to the LDC and TCMU regulations. The landscape site plan provided does not comply with the LDC.

Section 3.10.08.B. Required Pre-application Meeting. A Pre-Application with the DRB Meeting was not held. The applicant provided a community meeting was held October 18, 2023 at 4:00 PM at the Holiday Inn Express – Vilano Beach.

Section 3.10.08.C. Application and Permitting Requirements. The applicant submitted the required documents for DRB review, which include the following:

Pictures of Existing Building, Site Conditions, Aerial

1st Floor Plan

Site Plan (submitted 12/12/2023)

Landscape and Irrigation Plan (currently not in compliance with the LDC requirements)

Rooftop Plan

Renderings
North, West, East, South Elevation
Building Section
3D Renderings
Material and Color Chart
Lighting and Signage Details (currently not in compliance with LDC requirements)
Fenestration Ratio Analysis
Lighting Plan
Application

CORRESPONDENCE

Staff has not received any phone calls or letters regarding the proposal as of the writing of this Staff Report.

SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **VBTCDR 2023-04 - 165 Vilano Road Restaurant (Snappers)** as described within the application, provided:

- The request complies with Section 3.10 of the St. Johns County Land Development Code, and is consistent with the intent and purpose of the Overlay District.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny, **VBTCDR 2023-04 - 165 Vilano Road Restaurant (Snappers)** as described within the application, provided:

- The request does not comply with Section 3.10 of the St. Johns County Land Development Code.

The Board may consider additional conditions and findings.

Snappers

165 Vilano Rd, Vilano Beach, Florida

District: Vilano Beach Town Center



Clifford
d Duch

Digitally signed
by Clifford Duch
Date: 2023.08.08
13:33:02 -04'00'

Signature below only for
Hardscape/Landscape/
Irrigation sheets



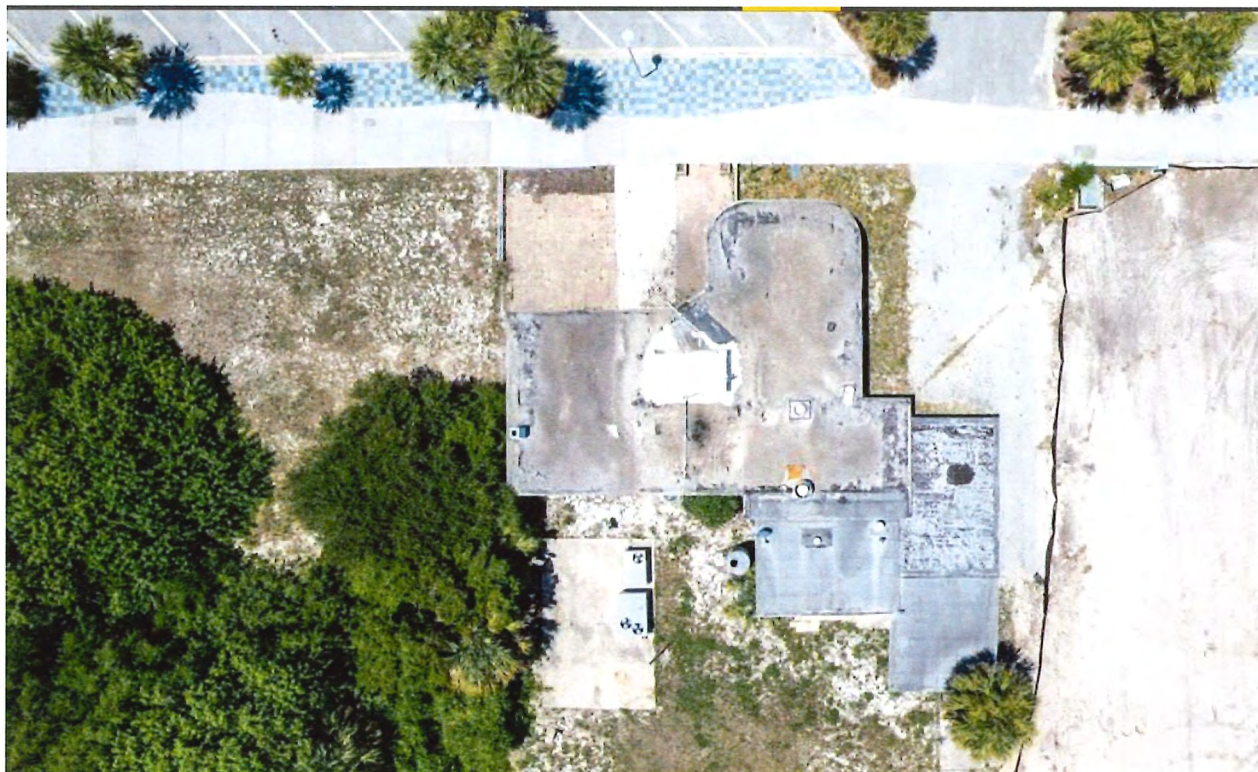
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signed by
Brett M
Godard
Date:
2023.08.04
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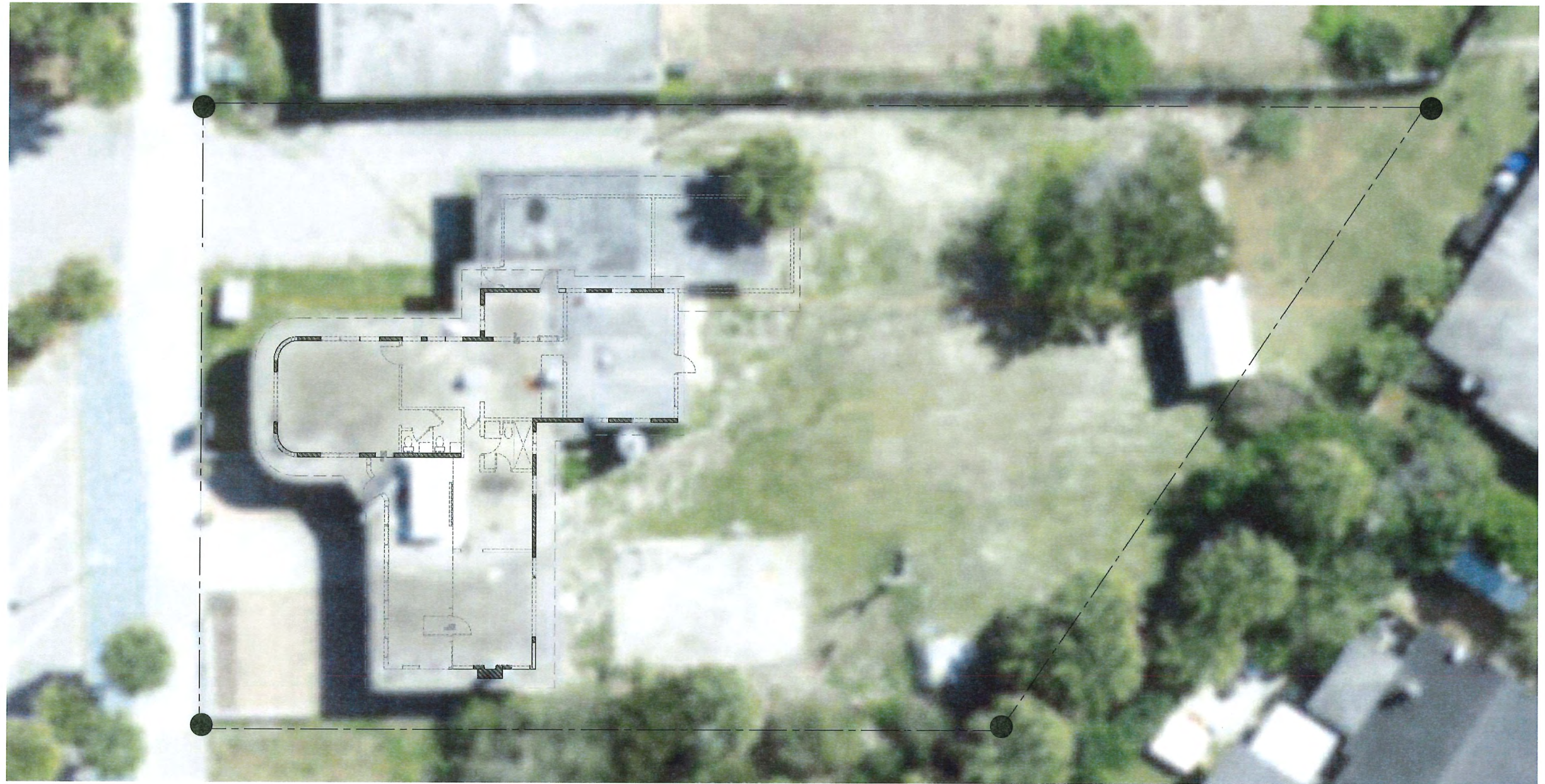
MICAMY
DESIGN STUDIO

Submission for NCDRB approval 08/09/23

CD+urban



165 Vilano Rd. Existing Building



Aerial View of Property

JOB 12/12/23

GENERAL CONCEPT NOTES

1. THIS CONCEPT PLAN HAS BEEN PROVIDED WITH THE BENEFIT OF A SPECIFIC BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY G&J CONSULTANTS ON 6-29-23. GULFSTREAM DESIGN GROUP, LLC ACCEPTS NO LIABILITY FOR THE BASIS OF SURVEY DATA (EXISTING CONDITIONS) AS SHOWN ON THIS DRAWING.
2. THIS CONCEPTUAL PLAN HAS BEEN PREPARED FOR THE BENEFIT OF ESTIMATING A DEVELOPMENT PROGRAM FOR MAXIMUM POTENTIAL YIELD OF THE PROPERTY. THE ACTUAL DEVELOPMENT PROGRAM MAY BE DIFFERENT UPON PREPARATION OF DESIGN CALCULATIONS/CONSTRUCTION PLANS, CLIENT CONSTRUCTION BUDGET AND REGULATORY AGENCY REVIEW.
3. ANY IMPROVEMENTS TO BE INCLUDED IN FINAL ENGINEERING PLANS MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATORY AGENCIES LAND DEVELOPMENT CODES, DESIGN STANDARDS, AND REGULATIONS. THE PROPOSED IMPROVEMENTS AS SHOWN INCLUDING BUT NOT LIMITED TO: LOT LINES, BUILDING FOOTPRINTS AND COMPONENTS, PARKING LOT FACILITIES, UTILITY LAYOUTS, LANDSCAPE/AMENITIES AND STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE BASED UPON REGULATORY AGENCY REVIEW.
4. NO COORDINATION WITH REGULATORY AGENCIES IS ASSUMED TO HAVE BEEN PERFORMED AT THE TIME OF CREATION OF THIS PLAN.
5. LAND USE ALLOWABLE USES, ZONING/DENSITY, COMPATIBILITY WITH ADJACENT SITES, SETBACKS, BUFFERS, OR OTHER PLANNING AND ZONING REGULATIONS MAY REQUIRE MODIFICATIONS TO THIS PLAN DURING THE FINAL DESIGN PROCESS.
6. PUBLIC HEARINGS AND/OR OTHER LOCAL REVIEW BOARD PRESENTATIONS MAY BE REQUIRED AS A PART OF THESE REVIEWS AND APPROVALS.
7. OFFSITE IMPROVEMENTS HAVE NOT BEEN WHOLLY CONSIDERED IN PREPARATION OF THIS CONCEPT PLAN.
8. AVAILABILITY OF UTILITIES OR OTHER PUBLIC SERVICES HAVE NOT BEEN VERIFIED, AND CONFIRMATION THAT THE CONCEPT IS NOT IN CONFLICT WITH OTHER LOCAL OR STATE CAPITAL IMPROVEMENT PROJECTS WILL BE NECESSARY.
9. ALL MECHANICAL EQUIPMENT SCREENED BY WIND MEET THE REQUIREMENTS OF LDC SECTION 6.05.04.B.9.
10. SOLID WASTE SCREENING WILL MEET THE REQUIREMENTS OF LDC SECTION 6.05.04.B.
11. ALL OUTSIDE STORAGE YARDS MUST BE FENCED PER COUNTY REQUIREMENTS.
12. PRIOR TO TRANSFER OF PROPERTY OWNERSHIP (REAL LAND OR CHANGE IN OWNERSHIP) FOR ANY PORTIONS OF THE APPROVED OR CONSTRUCTED BUILDING, OWNERSHIP DOCUMENTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO MAKE SURE OWNERSHIP DOES NOT VIOLATE BUILDING CODE.
13. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE INCLUDING ACCESSIBLE ROUTES AND PARKING SHALL MEET THE REQUIREMENTS OF FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT, ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT WHEN APPLICABLE.
14. ALL SIGNS WILL MEET THE REQUIREMENTS OF ORD. 2019-09 AND LDC SECTION 7.02.04.
15. APPROXIMATE LOCATION OF PROJECT SIGNAGE SHOWN HEREIN.
16. PROJECT LIGHTING WILL MEET THE REQUIREMENTS OF LDC SECTION 5.03.05.H.6 AND 6.05.00.
17. PARKING FOR BICYCLES WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.M.

CONCEPT SITE DATA TABLE		
GROSS PROPERTY AREA:	16,232.00 SF	0.37 AC
PROJECT AREA:	16,232.00 SF	0.37 AC
PROPERTY ID NO:	148120 0000	
ZONING:	TCMU	
FLUM:	TOWN CENTER MIXED USE DISTRICT	
FEMA FIRM PANEL NUMBER	12109C 0316	
	MAXIMUM:	PROPOSED:
IMPERVIOUS SURFACE AREA RATIO:	75.00%	#####
FLOOR AREA RATIO:	75.00%	#####
BUILDING HEIGHT:	40	
	MINIMUM:	PROPOSED:
FRONT YARD SETBACK (ft)	0	12
SIDE YARD SETBACK (W)	5	9
SIDE YARD SETBACK (E)	5	11
REAR YARD SETBACK (ft)	0	0
FRONT YARD BUFFER (ft)	0	0
SIDE YARD BUFFER (W)	0	0
SIDE YARD BUFFER (E)	3	3
REAR YARD BUFFER (ft)	20	20

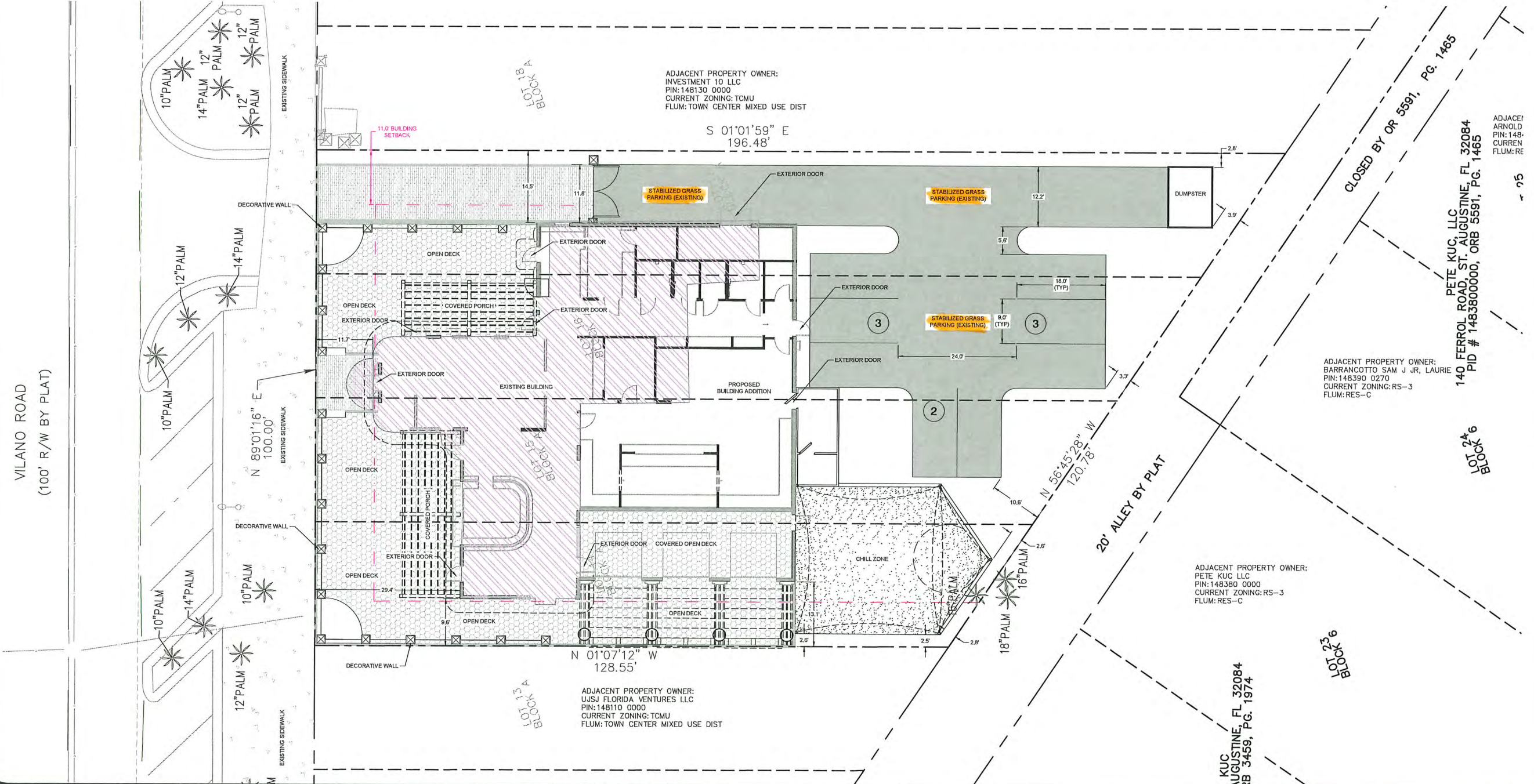
PARKING CALCULATIONS - SJC					
USE	1 SPACE PER GROSS FLOOR AREA (SF)	UNITS, SEATS, ROOMS, SPACES	PROPOSED BUILDING AREA (SF)	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
RESTAURANT					8
TOTAL PARKING SPACES					8



LEGEND

	EXISTING PROPERTY LINE		EXISTING RW LINE		PROPOSED BUILDING OUTLINE		SETBACK DIMENSION
	EXISTING BUILDING		EXISTING SIDEWALK		PROPOSED PATIO PAVERS		BUFFER DIMENSION
	EXISTING SIDEWALK				PROPOSED SIDEWALK AND DRIVE PAVERS		STANDARD PARKING COUNT
					GRASSED PARKING		

REVISIONS	
NO.	DATE BY DESCRIPTION
1	7/28/23 JSD FLOOR PLAN CHANGE
2	
3	
4	
5	
6	
7	
8	
9	
10	



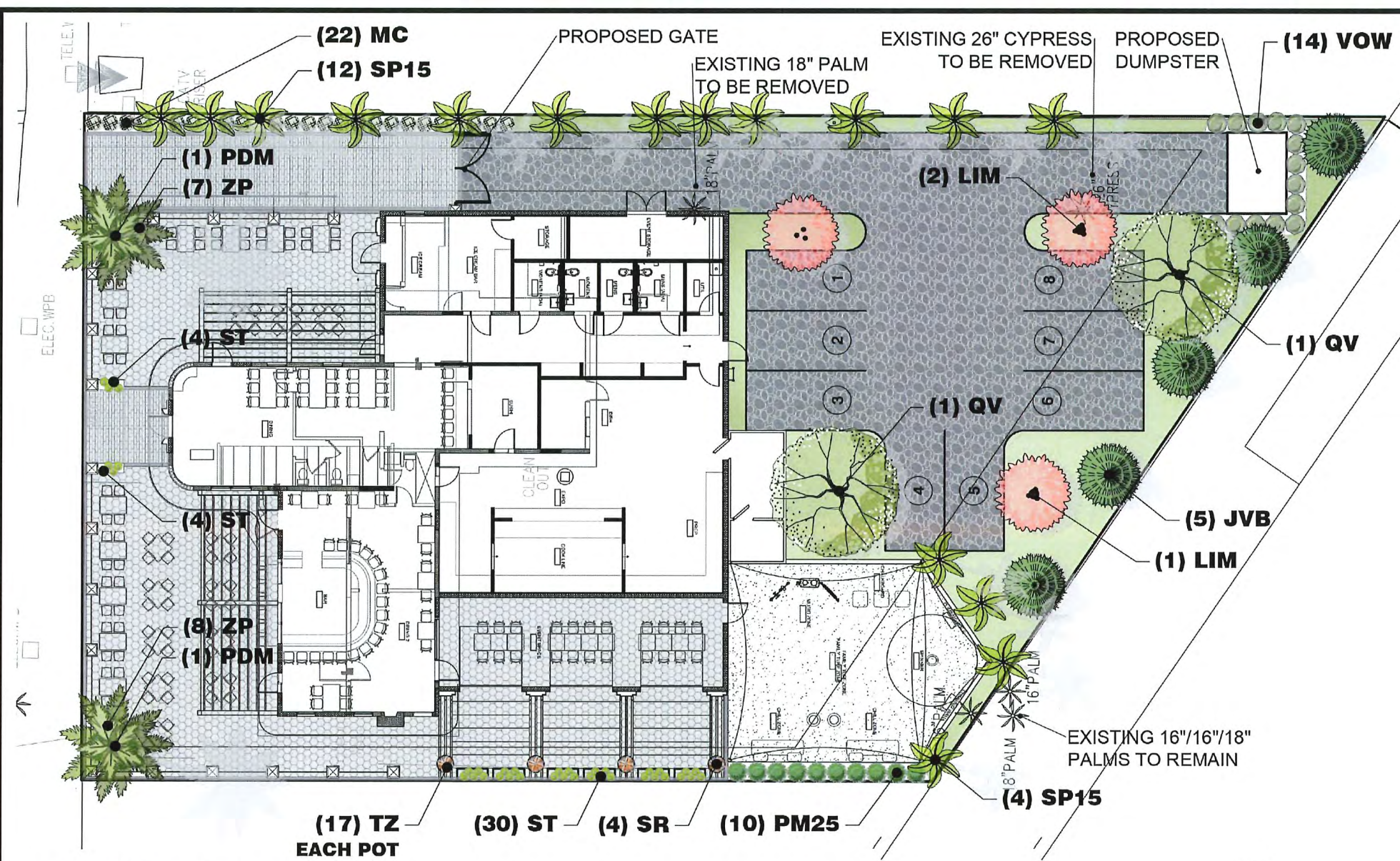
YIELD ANALYSIS PLAN FOR 165 VILANO ROAD
PRE-APPLICATION-MEETING CONCEPT PLAN
 ST. JOHNS COUNTY, FLORIDA

811
 Know what's below. Call before you dig.

(NOT) FOR CONSTRUCTION

GULFSTREAM DESIGN GROUP, LLC
 2225 A1A S, SUITE A2
 ST. AUGUSTINE, FLORIDA 32080
 904.794.4231
 matt@gulfstreamdesign.com
 © GULFSTREAM DESIGN GROUP, LLC 2023

PROJECT NO:	23-065
ISSUE DATE:	07-28-23
DRAFTED BY:	BDM
DESIGNED BY:	MHL
CHECKED BY:	MHL
NOT VALID WITHOUT SEAL	



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	JVB	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar Min. 10-12' ht. x 3'-5' sprd.,	-	2.5'-Cal.	5
	LIM	Lagersstroemia indica 'Muskogee' / Crape Myrtle Min. (4) 1'-cal. trunks, 12' ht.	-	4'-Cal.	3
	QV	Quercus virginiana / Southern Live Oak Min. 12' - 14' ht. x 7'-9' sprd.	-	3'-Cal.	2
PALMS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	PDM	Phoenix dactylifera 'Medjool' / Medjool Date Palm Matching specimens, 15' CT	15' CT		2
	SP15	Sabal palmetto / Cabbage Palmetto Shaved trunks, regen., matching CT hts.	15' CT		18
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	
	MC	Muhlenbergia capillaris / Pink Muhly Grass Min. 15" - 20" ht., full, 2'-6" o.c.	3-Gallon	30" o.c.	22
	PM25	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus Matching min. 7' ht. x 30" sprd., 3' o.c.	25-Gal.	36" o.c.	10
	ST	Sansevieria trifasciata / Snake Plant Min. 24" ht. full	3-Gallon	18" o.c.	38
	SR	Strelitzia reginae / Bird Of Paradise Min. 24" - 30" ht.	7-Gallon	30" o.c.	4
	VOW	Viburnum obovatum 'Withlacooche' / Withlacooche Walter's Viburnum Min. 3' ht. x 24" sprd., 3' o.c.	Existing	36" o.c.	13
	ZP	Zamia floridana / Florida Coontie Min. 18" - 22" ht. x 24" - 28" sprd., 2'-6" o.c.	7-Gallon	30" o.c.	15
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	
	BAH	Paspalum notatum 'Argentine' / Argentine Bahiagrass solid, weed-free sod	Sod		2,008 sf
	TZ	Tradescantia zebrina / Wandering Jew Min. 3" - 6" ht. x 6" - 8" sprd., 6" o.c.	4"-Pot	6" o.c.	4

PAVER SELECTIONS

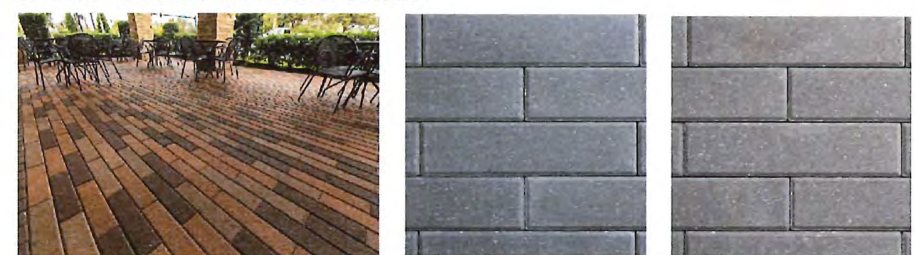
PATIO PAVER



TERRAZZO HEXAGONAL

COLOR: ET-35

FRONT WALK & DRIVEWAY PAVER



PLANK COMBO - COLOR NOT CORRECT

COLOR: LT. HUNTINGTON

OPT. COLOR: NAT. GRAY

LANDSCAPE PLAN

SCALE: 1" = 20'

MITIGATION REQUIREMENTS

Tree Impacts			
Tree ID	Tree Type	Removed (in.)	Mitigation
		Caliper Inches	Inches
	Palm	18	6
	Cypress	26	26
		44	32

Per Sec. 4.01.05.F.1.a.(4), no payment to Tree Bank Fund is required

Preserved Trees

Tree ID	Tree Type	Caliper Inches	Inches
	Palm	16	16
		16	16

Required Tree Inches: Area

Lot Area Requirement	Inches
0.37 Acres @ 80"/Acre =	30

Less Preserved Inches:	16
Less Planted Inches (See below)	117
Total Inches:	133

80 Inches / Acre requirement is satisfied

Tree Planting

Quantity	Species	Caliper (in.)	Total Tree Replacement (In.)	Diversity
5	Red Cedar	3	15	20.83%
3	Crape Myrtle	4	12	12.50%
2	Live Oak	3	6	8.33%
2	Medjool Date Palm	6	12	8.33%
12	Cabbage Palm	6	72	50.00%
24			117	100.00%

Canopy Trees:	29.17%
Palm Trees:	58.33%
Native Trees:	79.17%

LANDSCAPE REQUIREMENTS

Trees

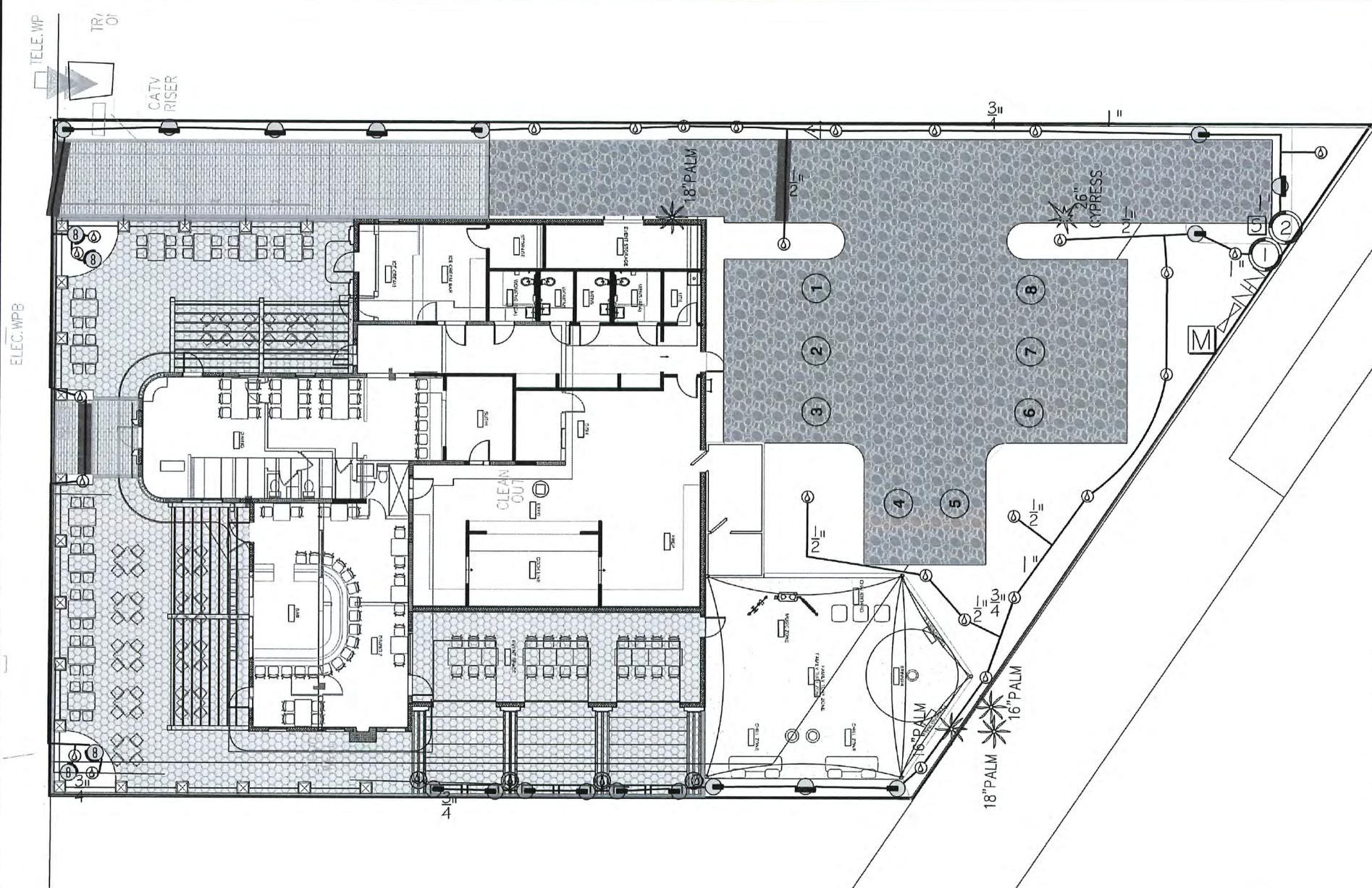
Location	Requirement	Required	Existing	Planted
East (Adj.)	N/A: parking less than 10 spaces	0	0	0
South (Alley)	N/A: parking less than 10 spaces	0	1	0
West (Adj.)	N/A: parking less than 10 spaces	0	0	0
North (Vilano Rd.)	100 LF @ 1C/40LF	3	0	3
	100 LF @ 2T/40LF	6	0	6
Total		3	1	9

*1 Phoenix spp = 1 Canopy Tree. 1 (3) palm cluster (Canopy) relocated to east property line
 **6 ROW Trees (palms) relocated to east property line

Shrubs & Landscaping

Interior	VUA	Requirement	Required	Min. Prov.
		4,325 SF - N/A: <5000 SF		
Bldg Perimeter		4969 LF @ 10% LS area	499	600

Landscape Plan (LSHS)



IRRIGATION PLAN
SCALE: 1" = 20'

NOTES

- ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
- CLARIFY ANY DISCREPANCIES ON THE PLAN PRIOR TO BIDDING.
- ALL PIPE AND WIRE UNDER PAVING SHALL BE PLACED IN SCHEDULE 40 P.V.C. SLEEVES FOR THE FULL PAVEMENT COVERAGE LENGTH AND SHALL BE AT LEAST 24" BELOW GRADE.
- MAINLINES SHALL BE BURIED TO PROVIDE A MINIMUM COVER OF 18", WHILE ALL LATERAL LINES SHALL HAVE A MINIMUM OF 12".
- ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDERGROUND UTILITIES.
- ALL PIPING DOWNSTREAM OF SOLENOID VALVE TO BE PR-160 P.V.C.
- THE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL BE EXPECTED TO MAKE THOSE MODIFICATIONS NECESSARY IN THE FIELD TO REACT TO ACTUAL FIELD CONDITIONS, WITHOUT DEPARTURE FROM THE DESIGN CONCEPTS OR INTENT. ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST CLARIFICATION.
- ALL SPRINKLERS SHALL BE INSTALLED PLUMB AND WITH THE PROPER HEIGHT. ALL SPRINKLERS SHALL BE SITE ADJUSTED TO PREVENT WATER OVERTHROW ONTO BUILDING SURFACES, ROADWAYS, AND WALKWAYS. SHRUB BODY SPRINKLERS MAY BE SUBSTITUTED FOR HI-POPS AGAINST BUILDING(S) AT OWNERS DISCRETION. ALL SPRINKLERS SHALL BE A MINIMUM OF 12" FROM ANY BUILDING.
- CONTRACTOR SHALL VERIFY WITH OWNERS REPRESENTATIVE ALL CONTROLLER PROGRAMMING, INCLUDING MONTHLY ADJUSTMENTS, PRIOR TO FINAL INSPECTION.
- SJRWMD LAWN AND LANDSCAPE IRRIGATION RULE:
IRRIGATION OF NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY ON ANY DAY FOR THE INITIAL 30 DAYS AND EVERY OTHER DAY FOR THE NEXT 30 DAYS FOR A TOTAL OF ONE 60-DAY PERIOD, PROVIDED THAT THE IRRIGATION IS LIMITED TO THE MINIMUM AMOUNT NECESSARY FOR ESTABLISHMENT.
- INSTALL BACKFLOW PREVENTER IN AN INCONSPICUOUS LOCATION SUCH AS SHRUBBERY WHEN POSSIBLE.
- THIS PLAN WAS PREPARED BY A CERTIFIED IRRIGATION DESIGNER AND MEETS THE STANDARDS OF THE IRRIGATION ASSOCIATION, F.B.C. PLUMBING VOLUME APPENDIX F, AND 373.228 F.S.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE DRAWING SHALL LOCATE ALL PIPING AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES OR PERMANENT FEATURES. PLEASE SHOW WIRE DIRECTION.
- THIS PLAN IS PREPARED FOR ST. JOHNS COUNTY PRELIMINARY REVIEW AND IS NOT TO BE RELEASED FOR BIDDING PURPOSES.

LEGEND

I.D.	DESCRIPTION	SPECIFICATION
☐	WATER SOURCE	3/4" POTABLE METER
⊕	BALL VALVE	1" PVC w/ VALVE BOX
⊖	BACKFLOW DEVICE	WATTS 009-QT-75
—	MAINLINE	1" PR-200 P.V.C
—	SLEEVING	2" SCHEDULE 40 PVC
⊞	CONTROLLER	HUNTER WVC-200 (in valve box)
⊞	RAIN SENSOR	HUNTER MINI-CLIK
⊞	SOLENOID VALVE	HUNTER ICV-101G
⊞	SPRINKLER	HUNTER PR330-12-CV-R

NOZZLE LIST

I.D.	MAKE	NOZZLE	P.S.I.	G.P.M.
⊞	HUNTER	PCB-25	30	0.25
⊞	HUNTER	15EST	30	0.65
⊞	HUNTER	15SST	30	1.3
⊞	HUNTER	8Q	30	0.24
⊞	HUNTER	8T	30	0.32
⊞	HUNTER	8H	30	0.47

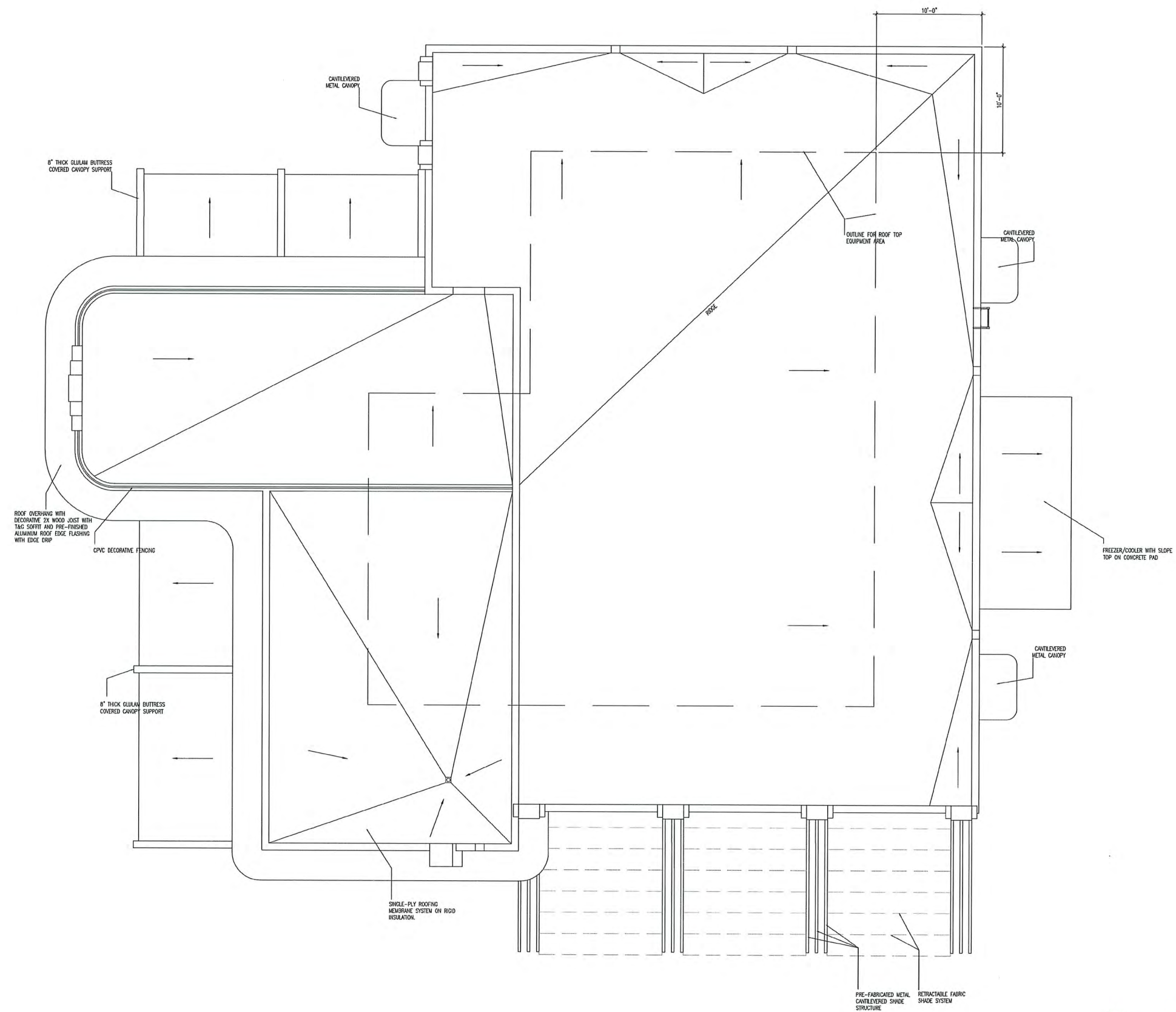
WATERING SCHEDULE

USE	ZONE	PGR	START	MINUTES	DAYS/WK.	G.P.M.	PREC. RT.
Medium	1	A	6am,7am	6	M,W,F	11.15	1.60
Medium	2	"	"	6	"	12.02	1.60

PROGRAM MONTHLY ADJUSTMENTS			
Jan 34%	Feb 40%	Mar 64%	Apr 81%
May 98%	Jun 100%	Jul 98%	Aug 93%
Sep 76%	Oct 59%	Nov 38%	Dec 30%

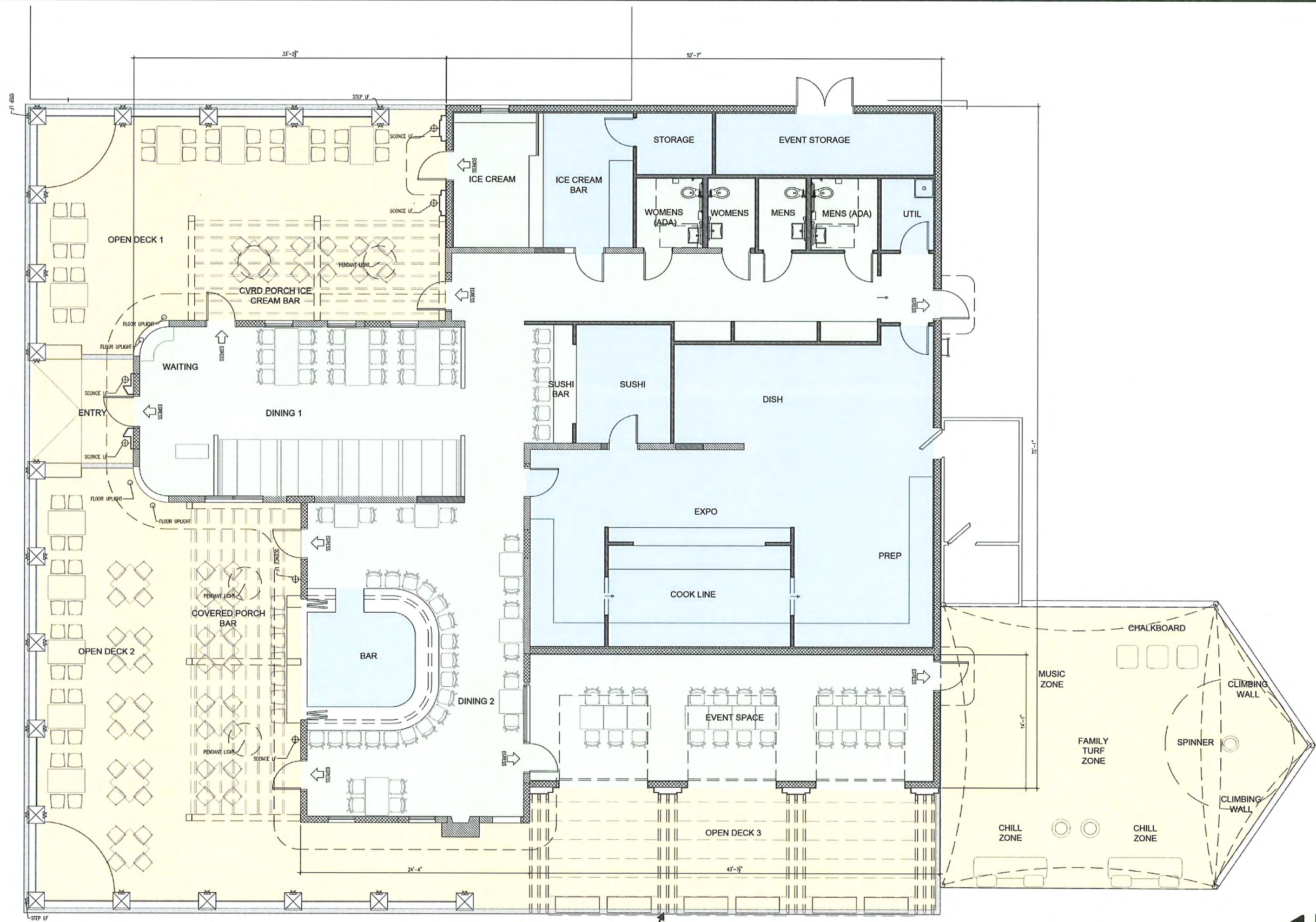
AVERAGE DAILY CONSUMPTIVE USE (0" rainfall)
80.53 gallons

Irrigation Plan



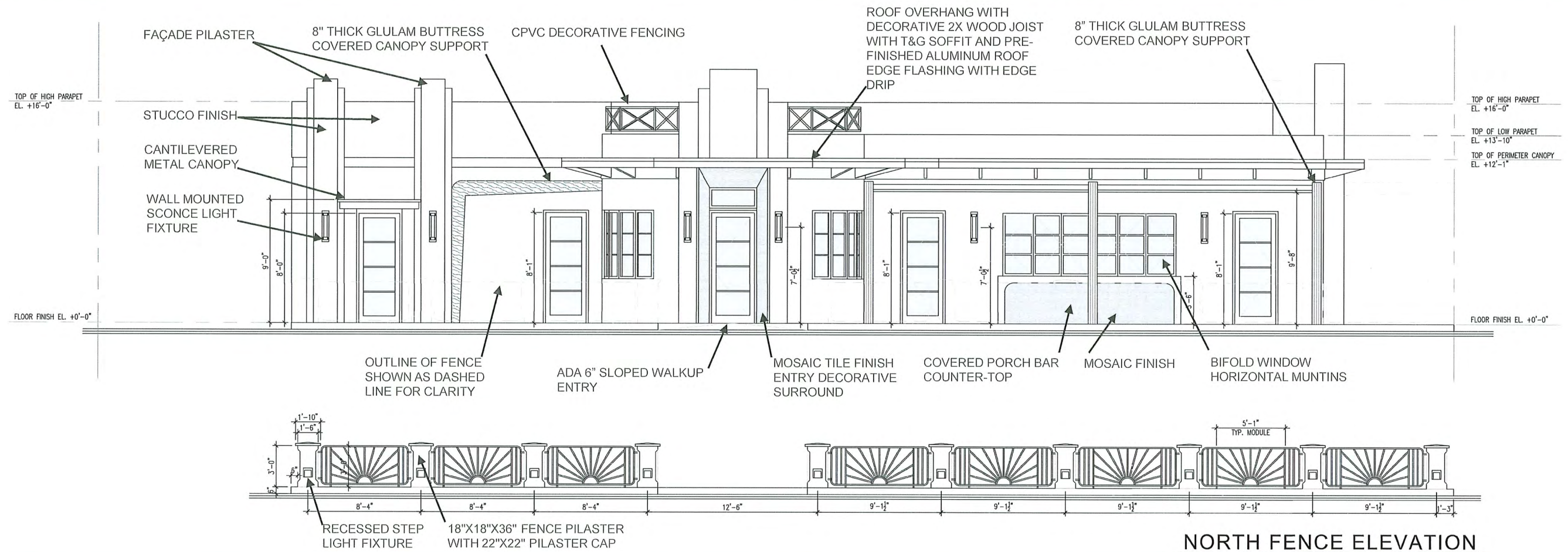
Rooftop Plan. 3/32"=1' ◀ N

- Service
- Indoor Public
- Outdoor Public



CANTILEVER AWNING W/
FABRIC ROOF

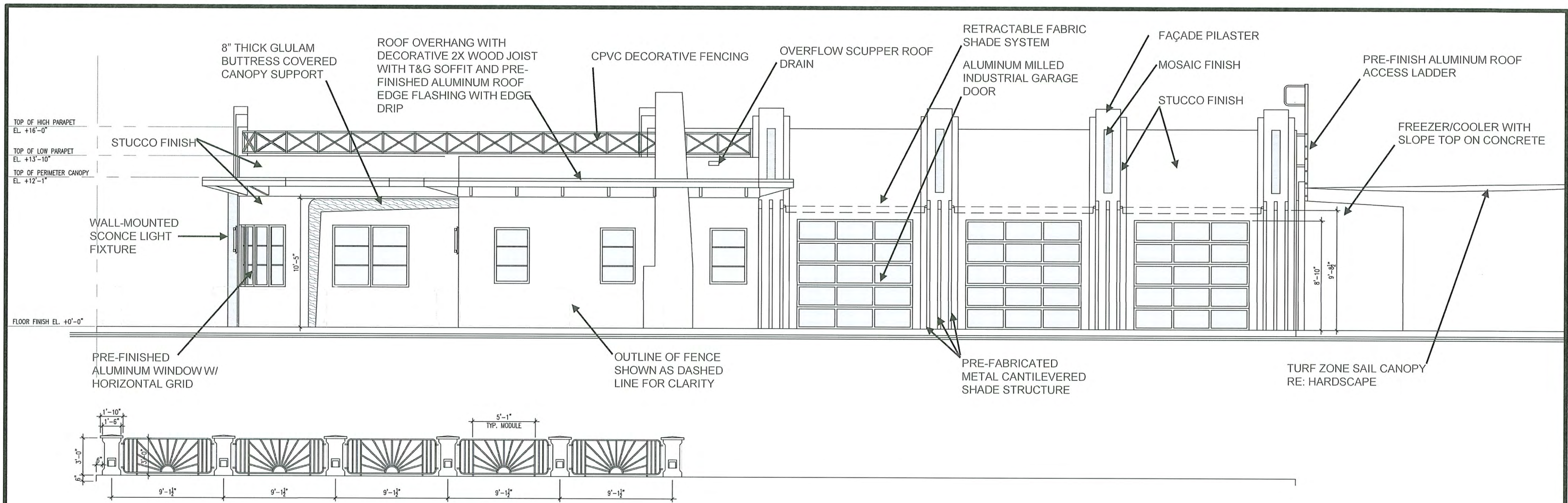
1st Floor Plan. 3/32"=1' ◀ N



Note: Colored Elevation is for visual purposes only (not to scale)

See separate sheet for lighting and signage

North Elevation



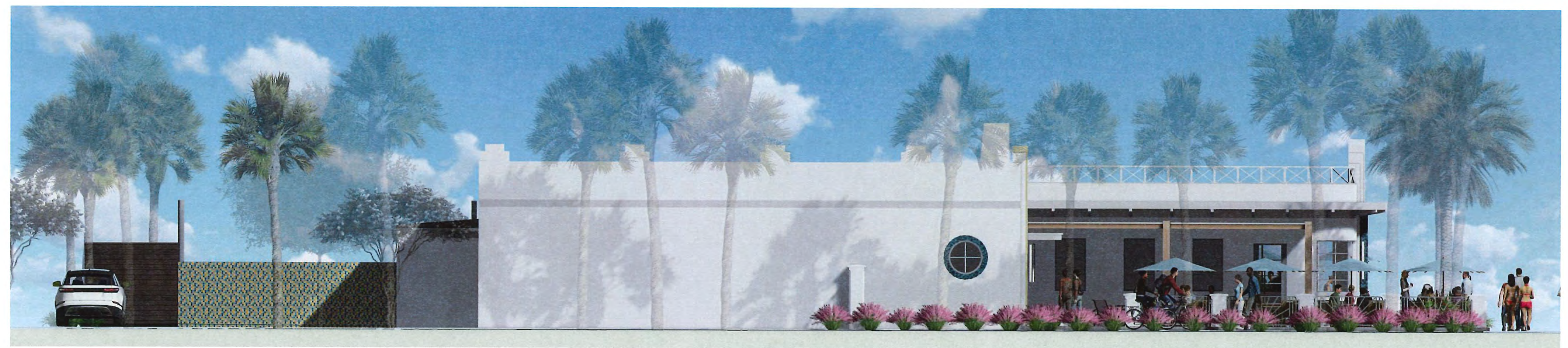
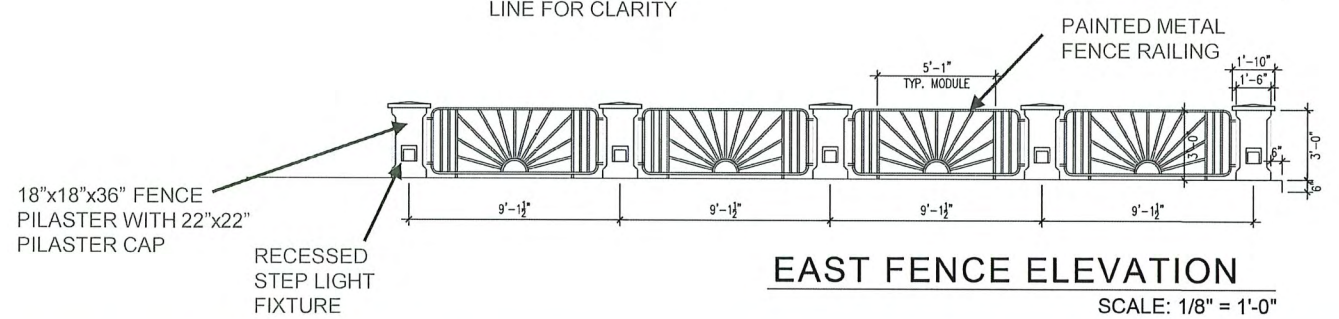
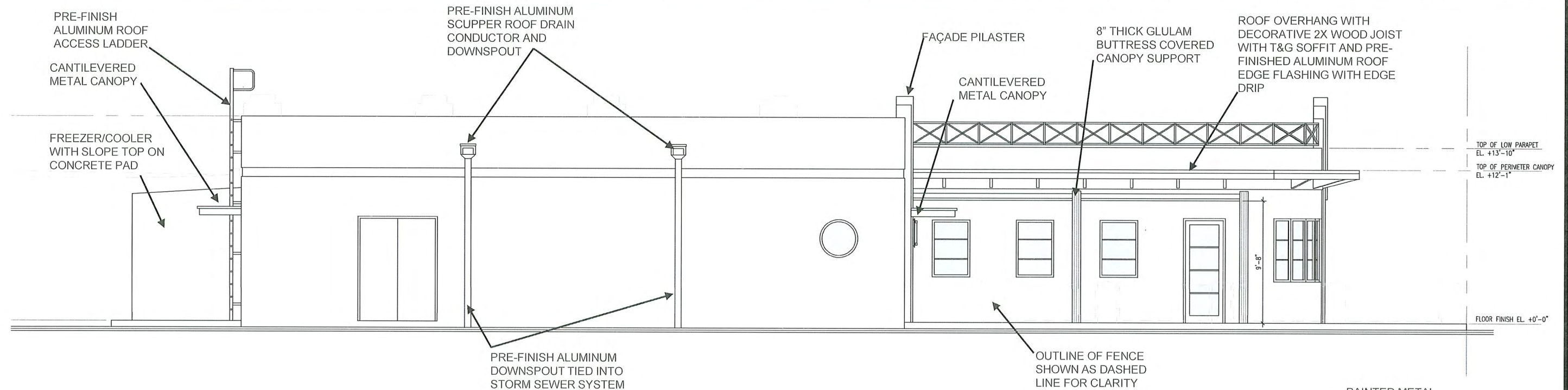
WEST FENCE ELEVATION
SCALE: 1/8" = 1'-0"



Note: Colored Elevation is for visual purposes only (not to scale)

See separate sheet for lighting and signage

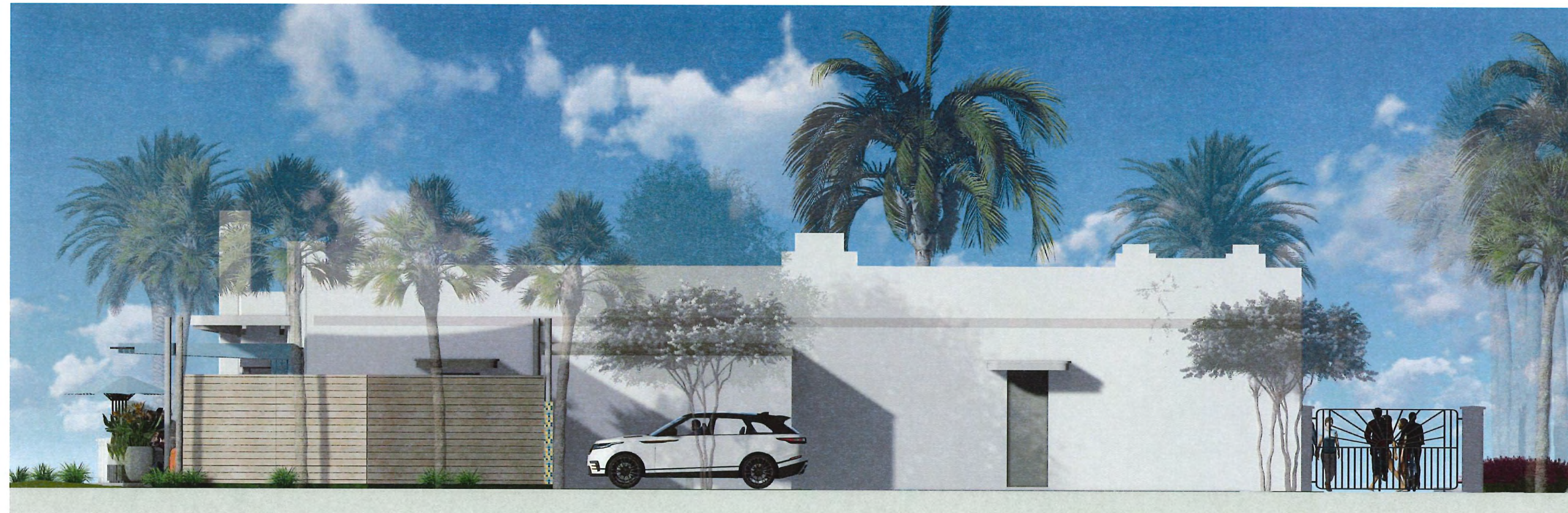
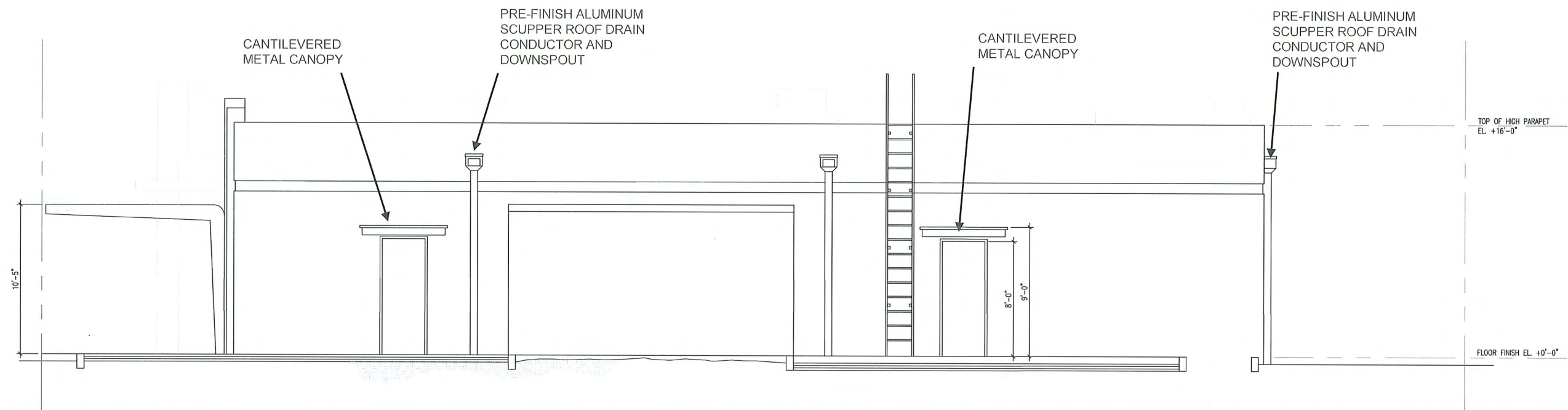
West Elevation



Note: Colored Elevation is for visual purposes only (not to scale)

See separate sheet for lighting and signage

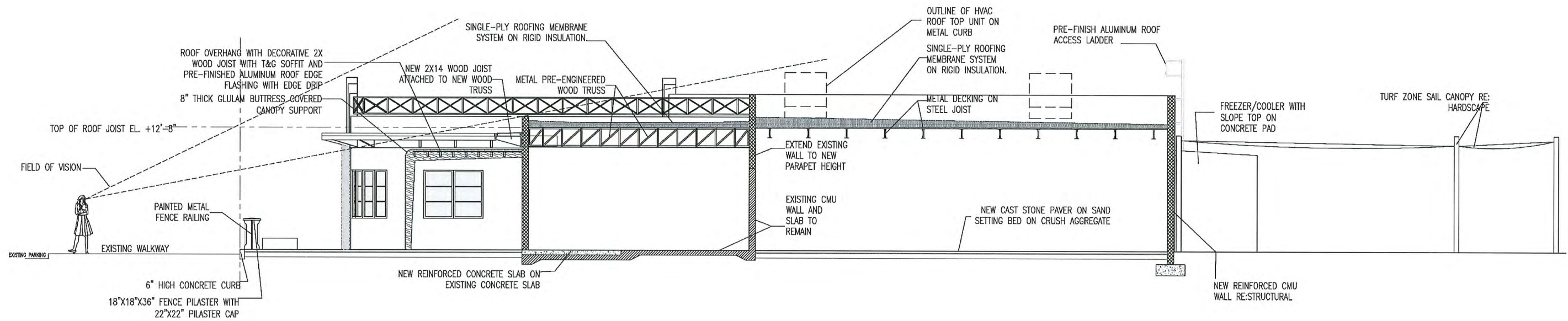
East Elevation



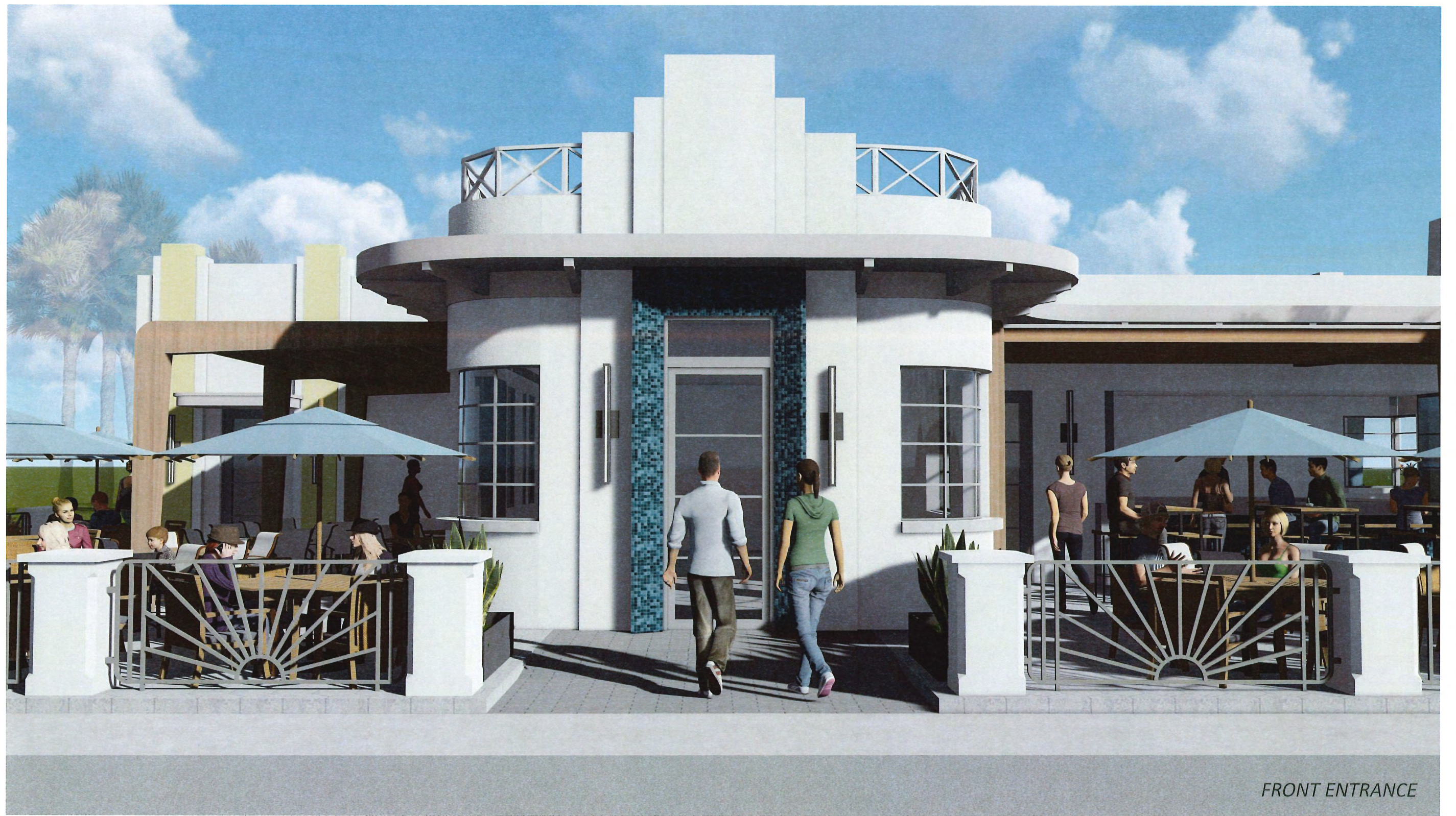
Note: Colored Elevation is for visual purposes only (not to scale)

See separate sheet for lighting and signage

South Elevation



Building Section. 3/32"=1'



FRONT ENTRANCE

3D Rendering



EVENT AREA

3D Rendering



NORTHEAST CORNER

3D Rendering



SOUTHWEST CORNER

3D Rendering



NORTHWEST CORNER

3D Rendering



NORTHEAST CORNER

3D Rendering



NORTHEAST PERSPECTIVE VIEW

3D Rendering

PAINTED STUCCO

Exterior Accent Color:
Benjamin Moore 2024-60

Exterior Base Color:
Benjamin Moore OC-151



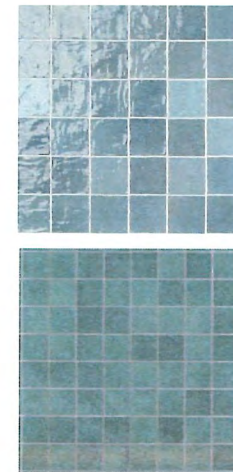
Event Space

MOSAIC TILE FINISH

2x2 Mosaic Tile



2x2 Mosaic Tile
(Alternates)



Restaurant Entrance

PRE- MANUFACTURED GLUE LAMINATED WOOD SHADE STRUCTURE

Image for graphic purposes only. Shade structure
element to be designed by structural engineer.



North Covered Porch

Material Imagery w/ Render Examples

**INDUSTRIAL ACTIVE GARAGE DOOR
W/ CLEAR ANODIZED FINISH**



**ALUMINUM WRAPPED CANTILEVERED
AWNING STRUCTURE WITH BLUE FINISH**



Image for graphic purposes only. Shade structure element to be designed by structural engineer.

**ALL WINDOWS & DOORS- CLEAR ANODIZED
FINISH (MANUFACTURER TBD)**



(Specified Equal Light)



Material Imagery w/ Render Examples

PERCENT OF FACADE AREA: 80%

SIGN 1
MATERIALS: PRE-FINISHED METAL W/ LEXAN FACE
MOUNTING PROCEDURE: WALL-MOUNTED
ILLUMINATION: INTERNAL BACKLIT / HALO
AREA: 11 SQ.FT.

SIGN 4
MATERIALS: PRE-FINISHED METAL W/ LEXAN FACE
MOUNTING PROCEDURE: ROOF-SET
ILLUMINATION: INTERNAL BACKLIT / HALO
AREA: 12 SQ.FT.

SIGN 2
MATERIALS: PRE-FINISHED METAL W/ LEXAN FACE
MOUNTING PROCEDURE: WALL-MOUNTED
ILLUMINATION: INTERNAL BACKLIT / HALO
AREA: 13.5 SQ.FT.

SIGN 5
MATERIALS: PRE-FINISHED METAL W/ LEXAN FACE
MOUNTING PROCEDURE: WALL-MOUNT
ILLUMINATION: INTERNAL BACKLIT / HALO
AREA: 7 SQ.FT.

SIGN 7

SIGN 3
MATERIALS: PRE-FINISHED METAL W/ LEXAN FACE
MOUNTING PROCEDURE: ROOF-SET
ILLUMINATION: INTERNAL BACKLIT / HALO
AREA: 3.6 SQ.FT.

SIGN 6
STREET ADDRESS, HOURS OF OPERATION, AND
EMERGENCY CONTACT INFO. MIN. 2" - MAX. 8" TALL
MATERIALS: VINYL
MOUNTING PROCEDURE: APPLIED TO GLASS TRANSOM
ILLUMINATION: RECESSED LIGHT IN CANOPY
AREA: 0.50 SQ.FT.

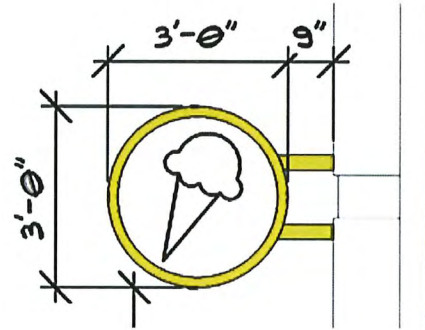
SIGN 8
STANDING "DAILY SPECIAL" SIDEWALK SIGN W/ CHALK
BOARD FINISH
MATERIALS: TEAK OR PVC-FREE
MOUNTING PROCEDURE: FREESTANDING
ILLUMINATION: NON-ILLUMINATED
AREA: 5.4 SQ.FT.

SIGN 7
MENU DISPLAY FRAME - 2 REQUIRED
MATERIALS: PRE-FINISHED METAL FRAME W/ GLASS INSET
MOUNTING PROCEDURE: WALL-MOUNTED
ILLUMINATION: RECESSED LIGHT IN CANOPY
AREA: 2 SQ.FT.



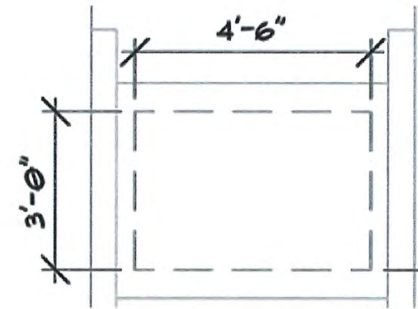
Lighting & Signage Details

SIGN 1



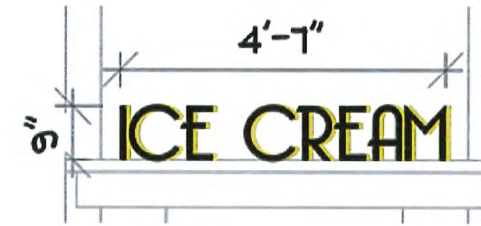
ICE CREAM BRAND/MARK

SIGN 2



ICE CREAM/ MAIN SIGNAGE

SIGN 3



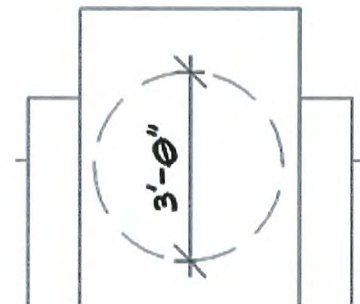
ICE CREAM/IDENTITY

SIGN 4



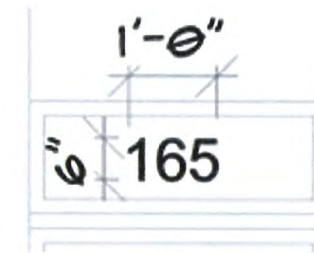
MAIN RESTAURANT SIGNAGE

SIGN 5



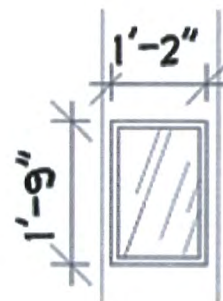
MAIN RESTAURANT/BRAND/MARK

SIGN 6



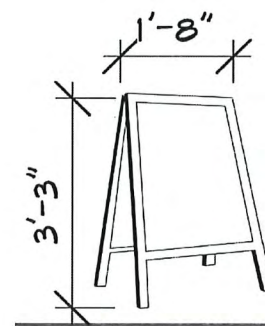
MAIN RESTAURANT/ADDRESS

SIGN 7



MAIN RESTAURANT/MENU

SIGN 8

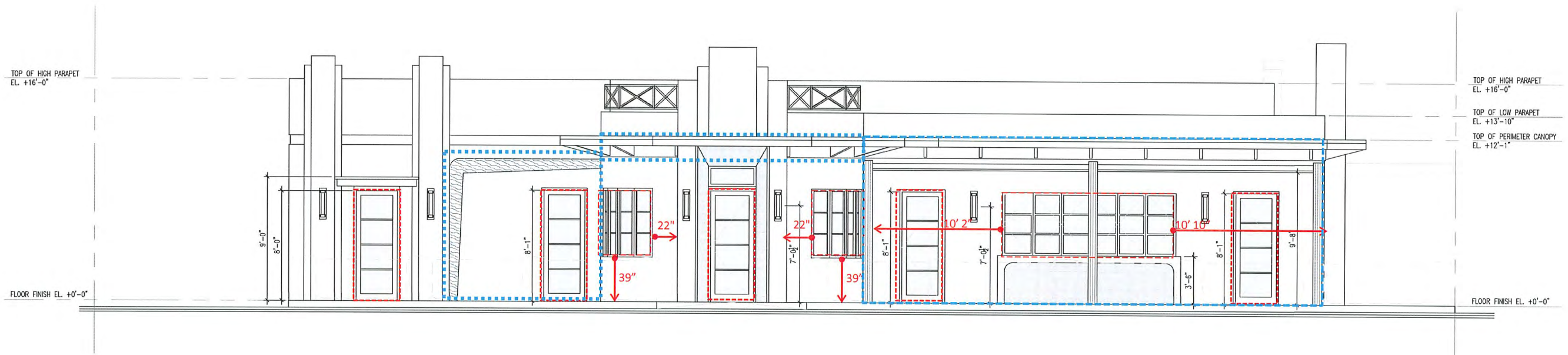


SIDEWALK TEASER SIGN NON-ILLUMINATED

NOTE: ALL SIGNS PERMANENTLY MOUNTED TO THE BUILDING WILL HAVE CONCEALED FASTENERS WITH CONCEALED ELECTRICAL CONNECTIONS WHERE APPLICABLE. ALL CIRCUITS WILL BE CONTROLLED BY TIME CLOCKS. SIGN MANUFACTURER TO PROVIDE SHOP DRAWINGS & STRUCTURAL ATTACHMENT DETAILS FOR REVIEW & APPROVAL PRIOR TO FABRICATION & INSTALL.

ALL SIGNAGE TO ADHERE TO LDC SEC. 3.10.05H

Lighting & Signage Details



PERCENT OF FACADE AREA: 59 %

- AWNINGS/ PORCHES
- WINDOWS/ DOORS

All windows are recessed from façade typ. 4"

Fenestration Ratio Analysis



LIGHT FIXTURE LEGEND

- WALL MOUNTED LIGHT FIXTURE
- SAL SCOTT LIGHTING S9365 SERIES**
- RECESSED FLOOR MOUNTED UPLIGHT
- RECESSED STEP LIGHT FIXTURE
- PENDANT DRUM TYPE LIGHT FIXTURE

- Service
- Indoor Public
- Outdoor Public

Light Fixture Locations *All pilasters have recessed step light fixture*



Lighting Plan