



**Downtown Development Review Board
February 15, 2018**

DDRB-2018-005

Kanine Social Doggy Daycare, Park & Bar



DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

This application, including the Conceptual Review Presentation, must be completed and submitted to the Downtown Development Review Board (DDRB) Staff **twenty (20) business days** prior to the upcoming DDRB meeting. The DDRB generally meets on the first Thursday of each month. If you have any questions regarding the application process, please contact Jim Klement of the Office of Economic Development (OED) at (904) 630-2689, or visit www.jaxdevelopment.org.

TO BE COMPLETED BY APPLICANT

Requesting Conceptual or Final Approval by the DDRB

- ☐ Requesting Conceptual Approval
☒ Requesting Final Approval

I. Project Location and Description

- | | |
|------------------------|--|
| a. Project Name | <u>Kaninie Social</u> |
| b. Project Address | <u>580 College Street, Jacksonville, Florida 32204</u> |
| c. Parcel Number | <u>RE No. 090439-0000</u> |
| d. Council District | <u>Council District 7</u> |
| e. Council Member | <u>Reggie Gaffney</u> |
| f. DT Overlay District | <u>Brooklyn and Riverside Avenue District</u> |
| g. Project Description | <u>Doggy Daycare & Craft Beer, Wine and Coffee Bar</u> |

II. Project Contact Information

- | | |
|--------------------|--|
| a. Name | <u>Lara K. Diettrich, Principal, Diettrich Planning, LLC</u> |
| b. Phone & Fax # | <u>Office: 904-551-6969/Cell: 904-501-6622</u> |
| c. Mailing Address | <u>1332 Avondale Avenue, Jacksonville, Florida 32205</u> |

DDRB USE ONLY

DDRB #	
Date Filed	
Pre Application Date	

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

III. Design Team Name and Contact

- | | | | |
|----|-----------------------------|---|------------------------------------|
| a. | Architect | <u>Kasper Architects + Associates, Inc./Erik C. Kasper</u> | |
| | Telephone # & email address | <u>(904) 683-9201</u> | <u>lauren@kasperarch.com</u> |
| b. | Landscape Architect | <u>N/A</u> | |
| | Telephone # & email address | <u>() N/A</u> | <u>N/A</u> |
| c. | Engineer | <u>Goodson, Nevin and Associates, Inc./John Nevin, P.E.</u> | |
| | Telephone # & email address | <u>(904) 519-7770</u> | <u>jnevin@goodsonnevin.com</u> |
| d. | Contractor | <u>Equity Builders of Florida, LLC/Joe Indriolo, GC</u> | |
| | Telephone # & email address | <u>(904) 398-1044</u> | <u>jindriolo@pinestreetrps.com</u> |

IV. Project Phase Information

- | | | |
|----|----------------------------------|---|
| a. | Project Phase (I, II, III, etc.) | <u>Phase I; To be completed in one phase</u> |
| b. | Start Date for Phase(s) | <u>Start date upon approval</u> |
| c. | Completion Date for Phase(s) | <u>Construction will take 3-4 months; May of 2018</u> |
| | | (Phasing indicated with estimated time schedule) |

V. Brief Description of Project (New, or indicate existing space to be converted, additions to existing space, etc.)

Subject parcel has an existing structure located on it to full lot line build-out. The applicant proposes to reuse the existing structure for a doggy daycare and dog friendly craft beer, wine and coffee bar.

VI. Signatures

AGENT/DEVELOPER _____ **DATE** _____

OWNER See Owner Authorization attached. **DATE** _____

TO WHOM IT MAY CONCERN:

The owner hereby authorizes Lara K. Diettrich/Diettrich Planning, LLC to act as my agent to obtain DDRB approval for development of lands, which I currently own as described in this application (both signatures above required).

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

VII.	Development Table	Land Area (foot print)	Floor Level (overall height)	Units/ Sq Ft/ Net	Required Parking	Parking Provided		Employees	Est. Total Cost
						Surface	Garage		
a.	Passive Pedestrian Space (Open)								
b.	Space/Retention								
c.	Active recreation (pools, tennis, plaza fountains, etc.)								
d.	Residential								
e.	Office								
f.	Commercial/Retail	0.42 ac	18'	15,434 sq. ft.	N/A	19 Reg./1 ADA		6	\$1.57M
g.	Hotel								
h.	Industrial								
i.	Public Facilities (hospital, fire departments, school, government agency, etc.)								
j.	Marina (Length and # of Slips)								
k.	Riverwalk (Frontage)								
l.	Streetscape (Frontage)								
m.	Roads & Circulation Drives								

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

REQUIRED EXHIBITS FOR CONCEPTUAL APPROVAL
(Sec 656.361)

- A. Conceptual review documents shall contain the following items and the applicant shall provide twenty (20) 8.5" x 11" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a Compact Disc (CD).

- ☒ DDRB Completed Application (Exhibit A)
- ☒ Vicinity Plan showing the project in relation to the Downtown Overlay Zoning Districts, and digital photos of site and adjacent properties 300 feet from all project property lines, including aerial (digital JPEG photos that can be e-mailed).
- ☒ Site Plan including grade notations, vehicular access, parking, landscaping, building footprint with dimensions, setback, traffic engineering, solid waste, existing streetscape with landscape and storm-water drainage (minimum scale 1" = 50').
- ☒ Building elevations, all sides, existing and proposed (scale drawing required unless alternate agreed to by DDRB staff.
- ☒ Site and building section, including sidewalk and roadway.
- ☒ Land use and zoning of project site and adjacent properties...

- B. For presentation to the DDRB, Twenty (20) - 11" x 17" color copies of the presentation, and if appropriate, a model and presentation boards are required.

- ☐ One (1) CD containing the PowerPoint presentation with slides of all required information. (Please note: PowerPoint presentations are posted on OED's Web site, therefore, staff requires a PowerPoint presentation with the following characteristics: Image and Background Images - Images should be at screen resolution or 72dpi with a file size of 500KB or less, if possible. PowerPoint File size: Max – 25MB for web only. Additional higher resolution PowerPoint presentations can be submitted for DDRB presentations, if need be.)
- ☐ Oral presentation should address how the project meets the Development Guidelines
- ☐ Oral presentation should address deviations from Design Review Standards and Special Sign Exceptions, if applicable.

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

****DDRB staff will notify you if it is determined that your project requires 3D****

☐ Technical Requirements for 3D

- The following software is used to create the 3D model for Google Earth
Design Software provided by Google: SketchUp
To download: <http://sketchup.google.com>
- The application used to view locations:
Google Earth: <http://earth.google.com>

If the user is required to have the project file created in a particular location on Google Earth, the Google Earth application will need to be downloaded and installed on the user's workstation.

The user will then identify the location of the project site and create the model in that particular location.

After creating this file, the model will have specific coordinates.

This model can be dropped to location when imported through the Google Earth program.

Please note that temporary construction trailer landscape and site plans, as well as sales center landscape and site plans, require approval by the DDRB.

REQUIRED EXHIBITS FOR FINAL REVIEW
(Sec 656.361)

A. Final Review Documents shall contain the same information as required for Conceptual approval, in addition to the items below and should include any revised or additional information requested by the DDRB at the Conceptual Review meeting. The applicant shall provide twenty (20) 8.5" x 11" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a Compact Disc (CD).

- ☐ Floor Plans
- ☐ Perspective drawing of the building showing relation to adjacent buildings or structures
- ☐ Landscape Plan including materials list, tree mitigation calculations, and irrigation

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

- ☐ Signage Plan to include location and dimensions
 - ☐ Streetscape Plan indicating compliance with design street type and materials
 - ☐ Exterior Lighting Plan to include description, and location
 - ☐ Samples of exterior finishes, trim, color, and textures
- B. For presentation to the DDRB, Twenty (20) - 11" x 17" color copies of the presentation, and if appropriate, a model and presentation boards are required.
- ☐ One (1) CD containing the PowerPoint presentation with slides of all required information. (Please note: PowerPoint presentations are posted on OED's Web site, therefore, staff requires a PowerPoint presentation with the following characteristics: Image and Background Images - Images should be at screen resolution or 72dpi with a file size of 500KB or less, if possible. PowerPoint File size: Max – 25MB for web only. Additional higher resolution PowerPoint presentations can be submitted for DDRB presentations, if need be.)
 - ☐ Oral presentation should address how the project meets the Development Guidelines
 - ☐ Oral presentation should address deviations from Design Review Standards and Special Sign Exceptions, if applicable.
- **DDRB staff will notify you if it is determined that your project requires 3D**
- ☐ Technical Requirements for 3D
 - The following software is used to create the 3D model for Google Earth
Design Software provided by Google: SketchUp
To download: <http://sketchup.google.com>
 - The application used to view locations:
Google Earth: <http://earth.google.com>

If the user is required to have the project file created in a particular location on Google Earth, the Google Earth application will need to be downloaded and installed on the user's workstation.

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

The user will then identify the location of the project site and create the model in that particular location.

After creating this file, the model will have specific coordinates.

This model can be dropped to location when imported through the Google Earth program.

- ☐ Deviations of Design Review Standards and evidence that a Notice of Public Hearing **(Exhibit B)** has been complied with, if applicable.
- ☐ Special Sign Exceptions and evidence that at Notice of Public Hearing **(Exhibit B)** has been complied with, if applicable.

Please note that temporary construction trailer landscape and site plans, as well as sales center landscape and site plans, require approval by the DDRB.

After Final Approval by the DDRB, any changes to the approved Plan shall be provided to the DDRB or its staff for review and further consideration. No modifications to DDRB approved projects and associated approved building plans shall be submitted to the Building Official for modification until such revised plans have been reviewed and approved by the DDRB.

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

This application, including the Conceptual Review Presentation, must be completed and submitted to the Downtown Development Review Board (DDRB) Staff **twenty (20) business days** prior to the upcoming DDRB meeting. The DDRB generally meets on the first Thursday of each month. If you have any questions regarding the application process, please contact Jim Klement of the Office of Economic Development at (904) 630-2689, or visit www.jaxdevelopment.org.

Application Fees are as follows and due at the time of application submittal to DDRB staff:

- ☒ Application for a non multiphase Design Review by the Downtown Development Review Board - \$750.00
- ☐ Application for a multiphase Design Review by the Downtown Development Review Board - \$1,500.00
- ☐ Application for an amendment to a Final Approval of the Downtown Development Review Board - \$50.00

All checks and money orders should be made payable to the City of Jacksonville.

Exhibit B

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, 02, 15, 2018, at 2 p.m. the Downtown Development Review Board (DDRB) will hold a public hearing to be held in City Hall at St. James at 117 West Duval Street on the 1st Floor in the Lynwood Roberts Room*.

The DDRB will consider:

DDRB Application: 2018-005
Name of Project: Kanine Social deviations.

The proposed project is located at 580 College Street (address and/or location of project). The requested deviations from the design review standards include the following:

List Deviations and include Zoning Code Reference; i.e. Section 656.361

1.	Off-Street Parking
2	Transparency
3	Streetscape Design
4	Trash Location and Screening
5	

List Special Sign Exceptions, i.e. Section 656.1331

1.	N/A
2	

A copy of the application and legal description is available for public inspection. Additional information may be obtained by contacting Jim Klement, DDRB staff at (904) 630-2689. All interested parties are notified to be present and will be heard at the public meeting.

Chairman
Downtown Development Review Board

Dated _____

This notice is to be placed with the Financial News and Daily Record by contacting (904) 356-2466.

*Meeting date/time/location subject to change.

PARCEL AND PROJECT OVERVIEW

Lara K. Diettrich, Planning Consultant, LLC, d/b/a Diettrich Planning, LLC (the “Owner’s Authorized Agent”), on behalf of the property owners 3M RE Holdings, LLC (the “Owner or Applicant”), requests a Use by Exception and Deviations from the standard Ordinance Code requirements per Subpart H, Downtown Overlay and District Regulations.

The subject parcel is located at 580 College Street, Jacksonville, Florida 32204, RE No. 090439-0000. The subject parcel is 0.42 +/- acres and has a land use designation of Central Business District (CBD) and a zoning district of Industrial Light (IL). The subject parcel is bound by the following land uses and zoning districts:

North: CBD/IL
South: CBD/IL
East: CBD/IL and CCG-2
West: CBD/IL

In addition, the subject parcel is located within the Downtown Zoning Overlay and more specifically, within the Brooklyn and Riverside Avenue District. The subject parcel has an existing structure, previously occupied by a cabinet making company N & N Cabinets, located on-site that consists of approximately 15,434 square feet and is 18 feet in height. Of the existing 15,434 square feet, approximately 11,767 square feet would be reused for the proposed use of a boutique doggy daycare, indoor and outdoor dog park, and local craft beer, wine and coffee bar. There would be only daycare, no overnight boarding. The applicant proposes a maximum of 30 dogs. The project cost is estimated to be \$1.57 million which includes the purchase of the land/structure and improvements. **NOTE:** A Special Purpose Survey was conducted for a 1,500 foot radius and it was determined that there are no churches or schools within 1,500 feet of the subject parcel. **(SEE ATTACHED Special Use Survey).**

The subject parcel is flanked by two adjacent parcels on either side owned by FDOT. They are under a lease agreement with the property owners, the applicant, to be utilized. There is one tenant S4 Sports Academy, a youth sports performance training facility currently in the structure using only approximately 3,667 square feet of the northeastern portion of the structure and utilizes the easternmost FDOT vacant parcel for outdoor training and exercise. The applicant proposes to use existing outdoor space on their parcel, as well as, the westernmost FDOT vacant parcel for outdoor dog park area. The dog parks would consist of approximately 7,000 square feet of indoor, climate controlled play area with epoxy flooring designed specifically for indoor dog parks. There will be separate play areas for small dogs and larger dogs with three (3) self-washing bath stations. There would be approximately 7,000 square feet of outdoor play area with an outdoor patio that will have K-9 grass artificial turf. Both dog parks would be off-leash environments. The local craft beer, wine and coffee bar will be an on-leash only environment.

There are memberships proposed with discounts for military, police, fire, and other first responders. The applicant proposes the following hours of operation:

Doggy daycare:

Monday – Friday 7:00am to 7:00pm
Saturday & Sunday 8:00am - 6:00pm

Craft beer, wine and coffee bar:

Monday – Thursday 4:00pm - 10:00pm
Friday 4:00pm - 11:00pm
Saturday 11:00am - 11:00pm
Sunday 11:00am - 9:00pm

This location is nearly under the Fuller Warren Bridge and interchange of I-10 and I-95. The reuse of a vacant industrial building in a corner of this District that has been primarily industrial would be an ideal location for the applicant's proposed use for many reasons. **One**, to provide an appropriate and compatible use for the area. **Two**, the burgeoning surrounding Brooklyn and Riverside/Avondale neighborhoods, with all of its residents who are extremely active pedestrians with their dogs, would be within close proximity to such an attractive amenity. **Three**, it is within approximately 834 feet from the Riverside Dog Park, providing close access for Kanine Social members to continue their pet experience in connecting amenities. **Four**, it is a great reuse of an empty building. **Five**, it is a healthy, clean, safe and friendly environment to allow dog lovers and their pets to commune with one another sharing in local crafted beer, wine and coffees - promoting other local businesses as well.

DEVIATIONS FROM STANDARDS BY DDRB

Per the Ordinance Code, more particularly, the Downtown Overlay and Downtown Design Guidelines, the following deviations are being requested by the applicant and supported by each response to the required five (5) criteria listed in Section 656.361.22.

1. Off-Street Parking:

Section 656.361.16(a) states that the minimum off-street parking requirements contained in Part 6 shall be 50 percent (50%) of the requirement as applied to the remaining Downtown Districts.

Section 656.361.16(b) states that the Maximum number of off-street parking spaces permitted for any use within the downtown district shall be the minimum number of off-street parking spaces required pursuant to Part 6 or as reduced pursuant to this section. Furthermore, there is a 50% reduction of parking spaces for development within the Downtown Overlay.

Part 6, Section 656.604(f)(1) states that business, commercial or personal service establishments (not otherwise listed) shall have three (3) parking spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six (6) spaces for each 1,000 square feet of gross floor area. The existing structure's gross square footage is 15,434. Per the Code, rounding up to 16, this would conservatively require 48 parking spaces and a maximum of 96 parking spaces. However, with the 50% reduction in required parking in the Downtown Overlay coupled with the requirement in Section 656.361.16(b) stating that it "shall be the minimum number of off-street parking spaces required", this would result in a requirement for this subject parcel to provide 24 off-street parking spaces.

The existing structure has zero (0) off-street parking spaces as the existing structure that is being repurposed is built to the lot lines. However, there are 20 perpendicular, on-street parking spaces (19 regular and 1 ADA) on its southern and eastern building frontages in the public right-of-way (ROW). In addition, there are 30 perpendicular, on-street parking spaces across Roselle and College Streets to the south and the east. There are two cul-de-sacs that are not utilized by any property owner that could stack approximately 15-20 vehicles in each, totaling approximately 30-40 more vehicles, bringing the approximate subtotal to 80-90 on-street parking spaces. Furthermore, there are approximately an additional 30 parallel, on-street parking spaces that line College Street within less than 100 feet. This brings the total on-street parking spaces to approximately 110-120.

This area is comprised of industrial, manufacturing and office uses that all “go dark” at 5pm. The majority of users for this business are pick-up/drop-off in the morning and return in the late afternoon/early evening for pick-up and/or remain to use the amenities. The anticipated customer count is approximately 20 persons per hour during the weekdays and 25 per hour on weekends. There will be no more than 6 staff on-site at peak hours. Therefore, there is ample parking for this proposed use at this location. **(See attached site plan and photos provided).**

Therefore, the Applicant requests a deviation from 24 required off-street parking spaces to zero (0) off-street parking spaces.

Loading requirements for the proposed use are outlined in **Section 656.605(a)(1)** Each retail store, storage, warehouse, wholesale establishment, industrial plant, factory, freight terminal, merchant, restaurant, mortuary, laundry, dry cleaning establishment or similar use which has an aggregate floor area of over 5,000 square feet but not over 25,000 square feet shall have one space. The applicant has designated four (4) on-street parking spaces for the loading zone which exceeds the requirement by three (3) spaces.

(a) There are practical or economic difficulties in carrying out the strict letter of the requirement.

The existing structure proposed for this use is built to the parcel’s lot lines; therefore, there is no area off-street to create an off-street parking lot. While the requirement is twenty-four (24), off-street parking spaces, there would be practical difficulties if off-street parking was required as there is no land for such a facility. In keeping with the character of the area, on-street parking has been predominantly the method of most parking. The subject parcel has ample on-street parking spaces adjacent to and surrounding the subject parcel.

(b) The request is not based exclusively upon a desire to reduce the cost of development the site, but would accomplish some result that is in the public interest.

The request to utilize the existing twenty (20) on-street parking spaces accomplishes serving the public interest in that there are ample spaces for customers adjacent to the subject parcel, as well as, surrounding parking spaces which is in keeping with the character of the area. Furthermore, the intent of the design regulations for the Overlay speak to minimizing locating parking lots away from sidewalks and pedestrian connections.

(c) The proposed reduction or deviation will not substantially diminish property values in the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation.

The use of existing on-street parking spaces does not diminish property values in the surrounding area nor does it interfere with the rights of other adjacent property owners. In fact, the reuse of this abandoned structure increases the surrounding property values given the beautification and repopulation of the area it will create; not to mention the decrease of vandalism, crime and trespassing. It furthers the designed use of the existing structure and area in this location. By utilizing the existing on-street parking spaces, it keeps the area consistent, deters from increasing an impervious footprint, and does not interfere with pedestrian or vehicular connectivity and access.

(d) The proposed reduction or deviation will not be detrimental to the public health, safety or welfare, result in additional public expense or the creation of nuisances.

The use of existing on-street parking spaces will not be a detriment to the public health, safety or welfare as they were design to be used as they remain today. No public expense will be incurred by the use of the existing on-street parking spaces.

(e) The effect of the proposed reduction or deviation furthers the objectives, policies and design and intentions of the Downtown Master Plan.

The utilization of the existing on-street parking spaces completely furthers the objectives, policies and design, and intentions of the Downtown Master Plan as stated in Section 656.361.16 by promoting minimums instead of maximums.

2. Transparency:

Section 656.361.18 requires that 50% of each wall elevation between 2 feet off the ground up to 10 feet in height has transparency. The subject parcel's existing structure has a glass door entrance and large glass window on the east wall. In addition, the structure has a glass roll-up door on the south wall and a glass roll-up door on the west wall. There are no existing windows on the north wall as that is where the daycare kennels are, the tenant, and the rear of parcel with no visibility from any onlooker. The following speak to the specifics of each elevation per the transparency requirement (**See attached Exterior Elevations and Perspectives**):

NORTH ELEVATION GLAZING:

TOTAL SF: 2,635 SF
SF BETWEEN 2'-10': 1,171 SF
SF GLAZED 2'-10': 0 SF
PERCENT GLAZED 2'-10': 0%

SOUTH ELEVATION GLAZING:

TOTAL SF: 2,635 SF
SF BETWEEN 2'-10': 1,171 SF
SF GLAZED 2'-10': 196 SF
PERCENT GLAZED 2'-10': 17%

EAST ELEVATION GLAZING:

TOTAL SF: 2,240 SF
SF BETWEEN 2'-10': 996 SF
SF GLAZED 2'-10': 80 SF
PERCENT GLAZED 2'-10': 8%

WEST ELEVATION GLAZING:

TOTAL SF: 2,240 SF
SF BETWEEN 2'-10': 996 SF
SF GLAZED 2'-10': 215 SF
PERCENT GLAZED 2'-10': 21.5%

Therefore, the Applicant requests a deviation from this policy of providing 50% of each wall elevation between 2 feet off the ground up to 10 feet in height having transparency.

(a) There are practical or economic difficulties in carrying out the strict letter of the requirement.

There are practical and economic difficulties in carrying out the strict letter of the requirement as the reuse of the existing structure does not have existing transparency availability to match the Code requirement. The structure was built far before the Code requirement was adopted, therefore it was not taken into account to foresee this provision. The applicant is replacing the existing metal roll-up doors with glass doors to best try and achieve transparency and improve the design aesthetic. Given that there is a tenant in the northeastern portion of the structure, a fire wall exist separating these two users and any additional demolition to the eastern elevation would impair the safety of the structure. Additionally, the cost to do so, with all that it would entail given that the walls are also load bearing walls, trying to meet the strict letter of this requirement would discontinue the possibility of the proposed small business and the ideal reuse of the existing structure.

(b) The request is not based exclusively upon a desire to reduce the cost of development the site, but would accomplish some result that is in the public interest.

There are practical and economic difficulties in carrying out the strict letter of the requirement as the reuse of the existing structure does not have existing transparency availability to match the Code requirement. The structure was built far before the Code requirement was adopted, therefore it was not taken into account to foresee this provision. The applicant is replacing the existing metal roll-up doors with glass doors to best try and achieve transparency and improve the design aesthetic. Given that there is a tenant in the northeastern portion of the structure, a fire wall exist separating these two users and any additional demolition to the eastern elevation would impair the safety of the structure. Additionally, the cost to do so, with all that it would entail given that the walls are also load bearing walls, trying to meet the strict letter of this requirement would discontinue the possibility of the proposed small business and the ideal reuse of the existing structure.

(c) The proposed reduction or deviation will not substantially diminish property values in the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation.

The existing transparency, as well as, the proposed repurposing of the materials for the roll-up doors to provide additional transparency increases the property value of the subject parcel due to increased aesthetics and will not diminish the surrounding properties. The proposed improvements will add architectural features to an existing industrial building, making it more attractive to the surrounding area.

(d) The proposed reduction or deviation will not be detrimental to the public health, safety or welfare, result in additional public expense or the creation of nuisances.

The proposed reduction in transparency of the existing structure and the increase of transparency per the improvements being proposed by the applicant will not be a detriment to the public's health, safety, or welfare and will not result in any public expense.

(e) The effect of the proposed reduction or deviation furthers the objectives, policies and design and intentions of the Downtown Master Plan.

The reuse of an existing structure is a “planning-best-practice” that the City promotes as an ideal. By doing so, the applicant proposes to reuse an empty, abandoned industrial structure to breathe life back into it. The applicant proposes to replace existing metal roll-up doors with glass ones to increase the transparency in addition to the existing glass windows and doors. While the applicant request a deviation from the requirement, the applicant is also furthering objectives, policies and design and intentions of the Downtown Master Plan by reusing an existing structure in the Brooklyn and Riverside Avenue District. The CRA Plan specifically outlines this as a policy that is to be encouraged. The effect of the reuse of the structure and the increased transparency is a positive one for the subject parcel and surrounding properties in the area.

3. Streetscape Design:

Section 656.361.20 refers to streetscapes, more specifically for the purpose of this application, landscaping. There are no parking islands nor soft surfaces in the public right-of-way (ROW) so, there are no available spaces to plant trees, flowers, shrubs, etc. As previously approved projects have successfully exemplified, the applicant proposes that above ground planters shall be allowed in lieu of landscaping in the public ROW on the eastern and southern sides of the structure. Above ground planter boxes are attractive, easier to maintain, use less water, and would remain out of the pedestrian walkways, not to interfere with ADA regulations, which the sidewalks (walking surfaces) exceed the ADA requirement of 36 inches in width. The plants proposed for the Chenes Brut Large Box Planters (28” by 28”) will provide a variety of standard, North Florida climate tolerant succulents that require minimal water and will be maintained year round. In addition, they will qualify for LEED MR 5.1 or 5.2 credits. The applicant proposes to provide landscaping on the southwestern corner of the property to provide screening around the outdoor dog park/patio. **(See attached Elevations Sheet and Campania Chenes Brut Large Box Planter Materials Sheet).**

Therefore, the Applicant requests a deviation from this policy of providing trees, shrubs, and plantings in the ground of the public right-of-way.

(a) There are practical or economic difficulties in carrying out the strict letter of the requirement.

There are practical difficulties in carrying out the strict letter of the requirement as the existing structure is built to the lot lines and there are no parking islands or public ROW to plant in as the structure is bound by on-street parking on the eastern and southern sides of the structure. The northern and western sides of the structure are bound by FDOT parcels and a stormwater retention pond. The applicant proposes to provide landscaping on the southwestern corner of the property to provide screening around the outdoor dog park/patio.

(b) The request is not based exclusively upon a desire to reduce the cost of development the site, but would accomplish some result that is in the public interest.

The request is not based on cost but on practical circumstances. The applicant proposes above ground planter boxes as a remedy to the streetscape-landscape requirement. It provides equal if not better beautification than public ROW planting as the maintenance in grooming and watering is far more environmentally and cost friendly. The applicant proposes to provide landscaping on the southwestern corner of the property to provide screening around the outdoor dog park/patio.

(c) The proposed reduction or deviation will not substantially diminish property values in the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation.

The applicant's proposal of above ground planter boxes will not diminish property values but will have a net neutral, if not an increase, in property values as the applicant is proposing the reuse of an abandoned industrial building that will increase the beauty of the building and directly make a positive impact on the surrounding properties and area.

(d) The proposed reduction or deviation will not be detrimental to the public health, safety or welfare, result in additional public expense or the creation of nuisances.

The applicant's proposal of above ground planter boxes is not a detriment to the public's health, safety or welfare but improves it by providing attractive Florida Friendly planting without the added nuisance of an increase in water use. No public expense will be incurred or created by the proposal of above ground planter boxes.

(e) The effect of the proposed reduction or deviation furthers the objectives, policies and design and intentions of the Downtown Master Plan.

The effect of the proposed deviation is in keeping with a "planning-best-practice" that the City promotes as an ideal. In Section 6556.361.20 it states:

"The streetscape design standards are established to provide design criteria which require a certain level of quality; enhance street level design to attract pedestrian use; develop a system of pedestrian-oriented streets and walkways; improve pedestrian and transit links among key activity centers and districts; emphasize, protect and enhance entrances and edges of the Downtown Overlay Zone."

The proposal of above ground planter boxes as seen in numerous developments through the Downtown Overlay Zone create a sense of beauty, nature and soft surfaces, color and texture to the hardscape of an urban area. The proposal allows for this enhancement while keeping the pedestrian experience free for use given that the subject parcel is located in Industrial Light (IL) zoning. This would be an improvement to the area that did not take into consideration public ROW space for landscaping.

4. Dumpster:

Section 656.361.17 refers to surface parking, trash, storage, and loading area screening and landscaping requirements. The applicant is working with the City's Public Works Department and Waste Management to locate the dumpster at the curb-cut at the northern rear of the western cul-de-sac at the terminus of Roselle Street. **(See photos provided).**

Therefore, the Applicant requests a deviation from this policy of providing off-site dumpster access due to limited off-site available land. The location proposed for the dumpster may potentially involve a portion of the public right-of-way, as well as, private land.

(a) There are practical or economic difficulties in carrying out the strict letter of the requirement.

There are practical difficulties as the existing structure is built to the lot lines, leaving no open space for a dumpster. If a dumpster is allowed to be located at the proposed site that may partially be located within the public ROW, on-street trash pick-up will be the alternative.

(b) The request is not based exclusively upon a desire to reduce the cost of development the site, but would accomplish some result that is in the public interest.

The inability to locate a dumpster on-site is due to no available space to locate it as the building is built to the lot lines. If a dumpster is allowed to be located at the proposed site that may partially be located within the public ROW, on-street trash pick-up will be the alternative which results in maintaining the public interest.

(c) The proposed reduction or deviation will not substantially diminish property values in the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation.

If a dumpster is allowed to be located at the proposed site that may partially be located within the public ROW, on-street trash pick-up will be the alternative which results in maintaining the public interest. The property values and character of the area will not be diminished in any way or injure the rights of others as health standards will be maintained.

(d) The proposed reduction or deviation will not be detrimental to the public health, safety or welfare, result in additional public expense or the creation of nuisances.

If a dumpster is allowed to be located at the proposed site that may partially be located within the public ROW, on-street trash pick-up will be the alternative which results in maintaining the public interest. The public's health, safety and welfare will be maintained and not result in any public expense or nuisance.

(e) The effect of the proposed reduction or deviation furthers the objectives, policies and design and intentions of the Downtown Master Plan.

If a dumpster is allowed to be located at the proposed site that may partially be located within the public ROW, on-street trash pick-up will be the alternative which results in maintaining the public interest. On-street trash pick-up is in compliance with City standards so technically the applicant is not deviating from a requirement, however, it is the more favorable option if a dumpster may be located within a portion of the public ROW.



10/20/17
I-10 WESTBOUND
TO I-95 NORTHBOUND
EXIT 352B

I-10 WESTBOUND
OFF-RAMP
EXIT 352A

FDOT
PROPERTY

WEATHER ENGINEERS

COLLEGE STREET

S4 SPORTS
ACADEMY
3,667 SF

RENTAL
PARTNERS

OFF LEASH
DOG RUN
FDOT
PROPERTY

PATIO
AREA

KANINE SOCIAL CLUB
11,767 SF

DUMPSTER
AREA

DELIVERY
AREA

ROSELLE STREET

CULLIGAN JACKSONVILLE

UNITED REFRIGERATION

1. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND SHALL BID MEASURE QUANTITIES, NOT QUANTITIES WRITTEN ON PLAN.
2. CONTRACTOR MUST ALLOW ACCESS ALL ROADWAYS DURING CONSTRUCTION.
3. CONTRACTOR SHALL HAVE EXISTING UTILITIES LOCATED PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL FIX ANY ITEMS DAMAGED (EXCLUDING IRRIGATION) DURING CONSTRUCTION UNDER THIS LUMP SUM AMOUNT. IF THE CONTRACTOR DAMAGES ANY IRRIGATION ELEMENTS, THEY MUST CAP AND LOCATE THE BREAK AND THEN COORDINATE WITH OWNERS IRRIGATION CONTRACTOR.
5. CONTRACTOR SHALL NOTIFY OWNER/ENGINEER IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN CONSTRUCTION LIMITS.
6. CONTRACTOR TO PROVIDE SCHEDULE TO HOA OF CONSTRUCTION PREPARATIONS A MINIMUM OF 3 WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. CONTRACTOR TO PROVIDE QUALITY PRICE OF ENTIRE WORK LIMITS PRIOR TO COMMENCEMENT OF WORK.
8. CONTRACTOR SHALL INCLUDE UNIT PRICES AND QUANTITIES IN BID SUBMITTAL.
9. THE OWNER RESERVES THE RIGHT TO WITHHOLD 10% OF CONTRACT AMOUNT UNTIL FINAL ENGINEERS PUNCH LIST IS COMPLETED TO ENGINEERS SATISFACTION.

THATCHAM WOODS CONDO. ASSOCIATION IS NOT RESPONSIBLE FOR ANY CONSTRUCTION EQUIPMENT OR MATERIALS STOLEN OR DAMAGED DURING THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL OF ITS ASSETS.

ALL WORK TO BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL, ORDINANCES, CITY OR STATE.

WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAR, CLEAR SITE. PRICES OF ALL EXISTING ITEMS NOT TO BE REMOVED TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT. THE CONTRACTOR SHALL NOT TRACK DIRT THROUGH THE COMMUNITY OR ITS ROADWAYS AND PARKING LOTS. CONTRACTOR SHALL SWEEP ANY TRACKED DIRT ON WEEKLY BASIS TO THE STREET AND TO THE CURB OF THE STREET.

REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.

THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.

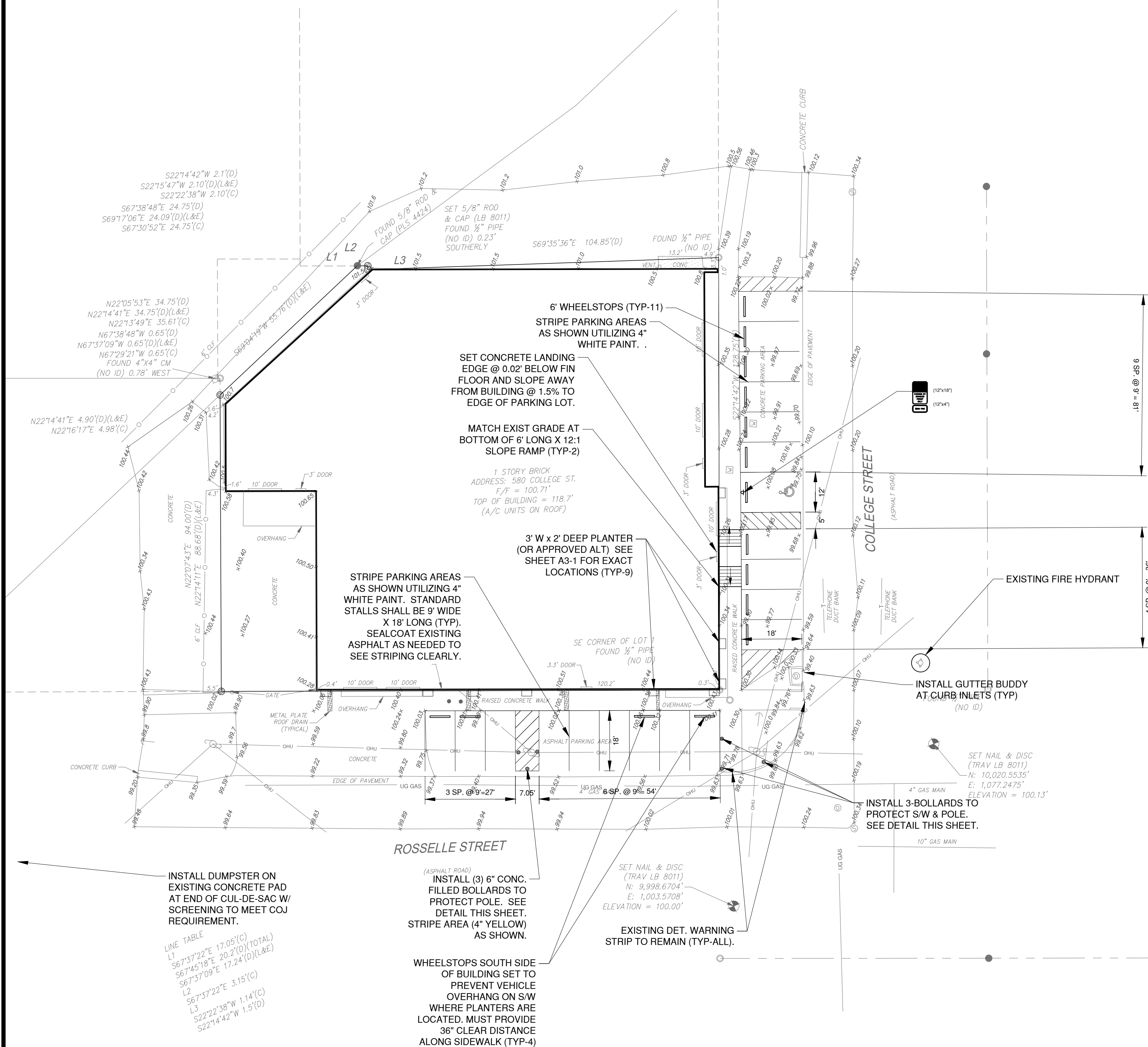
THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL "DO SAFE" AT 1-800-344-7233.

FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PILPS, BACK FILL AND EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS OF CITY of Jacksonville ROADWAY SPECIFICATIONS.

THE CONTRACTOR SHALL PROTECT ALL IRON PILPS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PILPS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURES, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS TO ORIGINAL CONDITION.

1. ALL EXCAVATION SHALL BE DONE IN A MANNER TO MINIMIZE THE WATER TURBIDITY AND TO PREVENT THE EXCESSIVE EROSION. THE POLLUTION, DISCHARGE SHALL BE CONTROLLED AND ROUTED THROUGH THE EXISTING DRAINAGE SYSTEM TO THE NEAREST WATER BODY. THE POLLUTION, CONTROL AND ABATEMENT OF EROSION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD IN ACCORDANCE WITH CHAPTER 17-73, FLORIDA ADMINISTRATIVE CODE.
2. THE CONTRACTOR SHALL SUBMIT NOTICES 48 HOURS PRIOR TO CONSTRUCTION.
3. ANY EROSION PROBLEMS OCCURRING BEFORE OR AFTER CONSTRUCTION WHICH IS DUE TO LACK OF COMPACTION OR LACK OF ESTABLISHING A PERMANENT GRASS COVER BY THE CONTRACTOR SHALL BE CORRECTED AND THE MATERIAL REPLACED IN A TIMELY MANNER AT THE CONTRACTORS EXPENSE. ANY SUCH EROSION PROBLEMS THAT ARE NOT CORRECTED IMMEDIATELY, OR PROTECTED USING BURLAP, SHALL BE DEALT WITH AND CORRECTED AT THE CONTRACTORS EXPENSE AT THE TIMELY MANNER.
4. THE SITE OR CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION PROTECTION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND RESTORATION OF THE SITE TO ORIGINAL CONDITION.
5. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONTINUES DUE TO UNUSUAL CONDITIONS OR ACCIDENTS.
6. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE, AFTER THE FILTER BARRIERS, AND OR SILT FENCES ARE NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING, PREPARED SPECIFICATIONS.
8. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. FOR ADDITIONAL INFORMATION, INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL-A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENT REGULATION (F.D.E.R.) CHAPTER 6.
10. THIS PLAN INDICATES THE MINIMUM DESIGN AND STANDARD MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL REGULATORY AND OTHER QUALITY ASSURANCE REQUIREMENTS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO ALL WATER MANAGEMENT DISTRICTS, RELATIVE TO COMPLIANCE OF SPILLING FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.




A PART OF LOTS 1 AND 2, BLOCK 32, RIVERSIDE, AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOTS 5 AND 6, BLOCK 41, BROOKLYN EXTENSION, AS SHOWN IN ARCHIBALDS PLAT BOOK, PAGE 45 OF SAID PUBLIC RECORDS ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROSSELLE STREET WITH THE WESTERLY RIGHT OF WAY LINE OF COLLEGE STREET (BOTH AS NOW ESTABLISHED BY THE OFFICE OF THE CITY ENGINEER); THENCE NORTH 67°38'48" WEST, EAST SAID NORTHERLY RIGHT OF WAY LINE OF ROSSELLE STREET, 148.82 FEET; THENCE NORTH 22°07'43" ALONG SAID THE EASTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK 1748, PAGE 171 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 94.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 67°38'48" WEST ALONG THE NORTHERLY LINE OF THE FOREMENTIONED DEED, 0.65 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 22°05'53" EAST ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK 1718, PAGE 43 OF SAID CURRENT PUBLIC RECORDS, 34.75 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 67°38'48" EAST ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS 24.75 FEET TO THE WESTERLY LINE OF SAIL LOT 6, BLOCK 41, BROOKLYN EXTENSION; THENCE SOUTH 22°14'42" WEST ALONG SAID WESTERLY LINE OF LOT 6 AND ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK 1627, PAGE 383 OF SAID CURRENT PUBLIC RECORDS 2.1 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 67°45'18" EAST ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LANDS 20.2 FEET; THENCE SOUTH 22°14'42" WEST AND CONTINUING ALONG THE BOUNDARY OF SAID LAST MENTIONED LANDS 1.5 FEET; THENCE SOUTH 69°35'36" EAST ALONG SAID SOUTHERLY LINE OF DEED BOOK 1627, PAGE 383, 104.85 FEET TO SAID EASTERLY RIGHT OF WAY OF COLLEGE STREET; THENCE SOUTH 22°14'42" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF COLLEGE STREET, 128.75 FEET TO THE POINT OF BEGINNING.

THAT PART OF:
 LOTS 1 AND 2, BLOCK 32, RIVERSIDE, AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE FORMER
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOTS 5 AND 6, BLOCK 41,
 BROOKLYN EXTENSION, AS SHOWN IN ARCHIBALDS PLAT BOOK, PAGE 45 OF SAID PUBLIC RECORDS IN
 THE FRANCIS J. ROSS GRANT, SECTION 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST; SAID PART BEING
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 67°38'40" WEST ALONG THE SOUTH LINE OF SAID BLOCK 32 A DISTANCE OF 148.43 FEET; THENCE NORTH 22°14'41" EAST A DISTANCE OF 88.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°14'41" EAST A DISTANCE OF 4.90 FEET; THENCE NORTH 67°37'09" WEST A DISTANCE OF 0.65 FEET TO THE EAST LINE OF THE WEST 101.00 FEET OF SAID LOT 5; THENCE NORTH 22°14'41" EAST A DISTANCE OF 34.75 FEET; THENCE SOUTH 69°04'06" WEST A DISTANCE OF 24.02 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 22°14'41" EAST A DISTANCE OF 2.10 FEET; THENCE SOUTH 67°37'09" WEST A DISTANCE OF 17.24 FEET; THENCE SOUTH 69°04'19" WEST A DISTANCE OF 55.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 841 SQUARE FEET MORE OR LESS.

DATA SUMMARY: DOWNTOWN OVERLAY DISTRICT		
REQUIRED PARKING:	<u>REQUIRED</u>	<u>PROPOSED</u>
3 SPACES PER 1,000 SF (Min)		
15,434 SF / 1,000 x 3 =	48	20 On-Street
TOTAL REQUIRED:	48	30 Across St.
		50 spaces
SUBJECT PARCEL ON-STREET PARKING PROVIDED:		
STANDARD: 9' x 18' =		19
HANDICAP: 12' x 18' =		1
TOTAL PROVIDED:		20
PARCEL ID NUMBER: 090439-0000		
ZONING: IL LAND USE: CBD		
DOWNTOWN OVERLAY		
(BROOKLYN & RIVERSIDE AVE DISTRICT)		
REQUIRED BUILDING SETBACKS:		
FRONT:	0'	0'
SIDES:	0'	0'
REAR:	0'	0'
LOT AREA: 18,249 SF		
MAXIMUM LOT COVERAGE:		(0.42 ACRES)
PROPOSED BUILDING (FIRST FLOOR):		
15,434 SF / 18,249 SF =	100%	85%
<div>  </div>		
TOTAL IMPERVIOUS AREA =		
PROPOSED IMPERVIOUS AREA =		18,249 SF
18,249 SF / 18,249 SF =		100%

10175 FORTUNE PARKWAY, SUITE 403
NEW SMYRNA BEACH, FLORIDA 32256
(904)519-7770, Fax(904)519-7776

KANINE SOCIAL CLUB IMPROVEMENTS

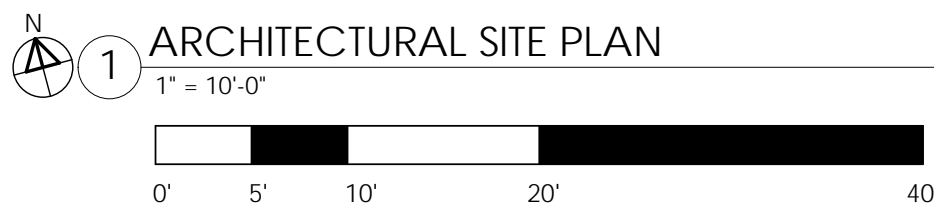
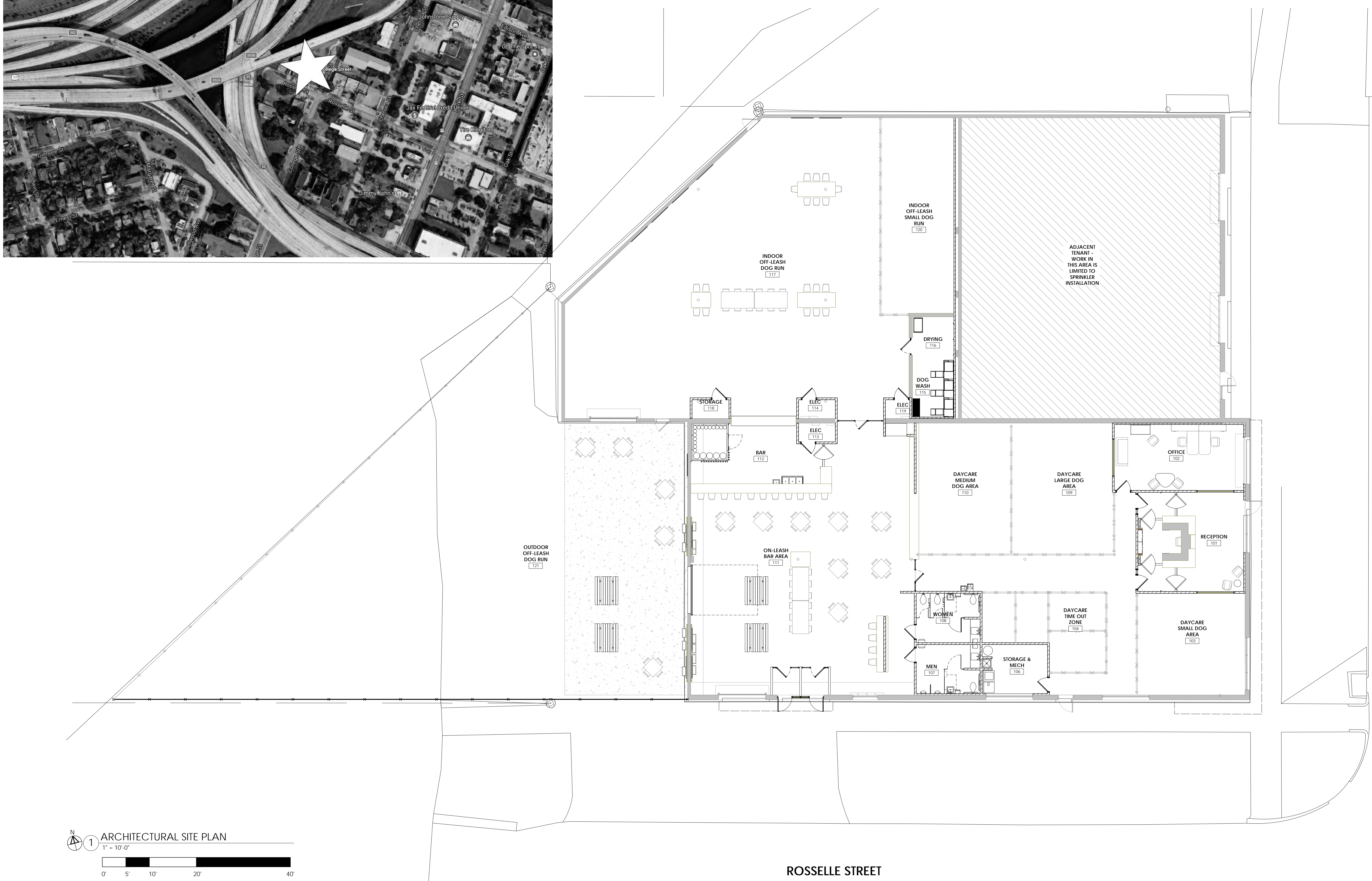
DATE : 11/29/17
PROJECT NO. : 116187
DESIGNED BY : JOHN NEVIN, PE
DRAWN BY : JEN
SCALE : 1"=20'

[illegible]

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED
ABOVE.

SHEET TITLE

SITE.PLAN



10175 Fortune Parkway, Suite 701
Jacksonville, FL 32256
p 904.683.9201 f 904.683.9702
www.kasperarch.com
FL License No.: AA26000802

ERIK C. KASPER AR#0017162

KANINE SOCIAL

580 College St.
Jacksonville, FL

PROJECT NO.: 17531
DATE: November 8,
PRIOR ISSUES: 2017

1		
2		
3		
4		
5		
6		
7		
8		

SITE PLAN

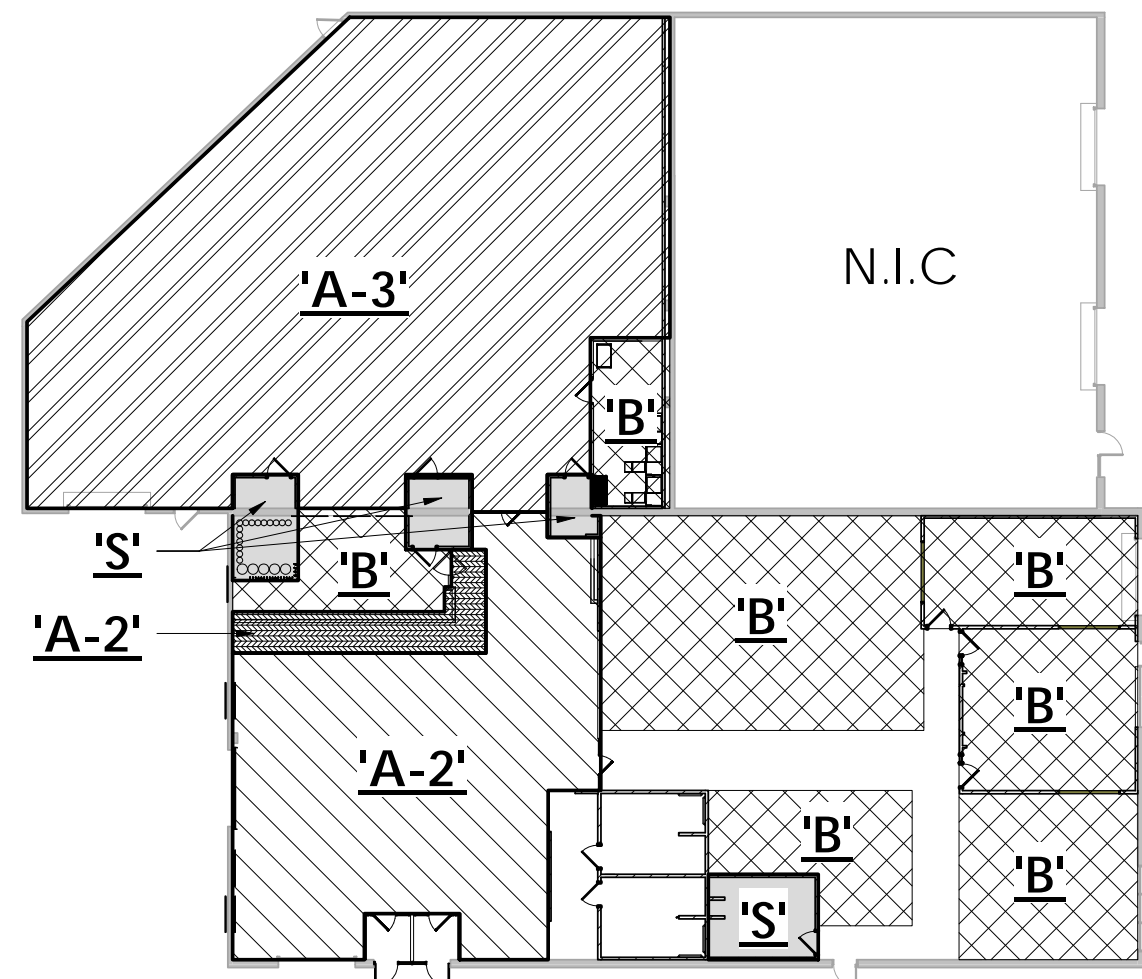
A1.1

DRAWN BY: Author
CHECKED BY: Checker

PERMIT
DOCUMENTS

© 2013

ALL REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, AND OTHER DOCUMENTATION PREPARED BY KASPER ARCHITECTURE & DEVELOPMENT, INC. (KAD) AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF KAD. KAD SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. INCLUDING THE COPYRIGHT THEREIN. THE DRAWING SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF KAD.



2 OCCUPANCY KEY PLAN
N.T.S.

LIFE SAFETY LEGEND:

- EDTS EXIT DOOR TACTILE SIGNAGE
EXIT SIGN
FE WALL-MOUNT FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
EGRESS DIRECTION & WIDTH
T.D. = TRAVEL DISTANCE
C.P. = COMMON PATH

FBC PLUMBING TABLE 403.1 PLUMBING FIXTURES REQUIRES:

PLUMBING REQUIREMENTS							
FLR 1	Occupancy	WC Men	WC Women	LAV Men	Lav Women	Fountain	Sink
Business B Occ/2 (M&W)	35.00 17.50	0.70	0.70	0.44	0.44	0.35	-
Assembly A2 Occ/2 (M&W)	130.00 65.00	1.63	1.63	0.87	0.87	0.26	-
Assembly A3 Occ/2 (M&W)	85.00 42.50	0.34	0.65	0.21	0.21	0.17	-
Utility Occ/2 (M&W)	2.00 1.00	0.01	0.01	0.01	0.01	-	1.00
FIRST FLOOR REQUIRED FIXTURES		2.68	2.99	1.53	1.53	0.78	1.00
FIRST FLOOR PROVIDED FIXTURES		3	3	2	2	2 (ADA HI-LOW)	1

PROJECT INFORMATION FOR CONSTRUCTION:

ADDITIONAL NOTES:

- FIRE EXTINGUISHERS SHALL BE LARSEN'S MP-10 WITH CABINET OR APPROVED EQUAL INCLUDING THE FOLLOWING: VERTICAL DUO AND LARSEN-LOC, CLEAR ACRYLIC DOOR GLAZING, ALUMINUM DOOR MATERIAL AND TRIM, RED, VERTICAL LETTERING STYLE, AND 2 1/2" SEMI-RECESSED CABINET OR EQUAL.
- FIRE EXTINGUISHERS SHALL BE PROVIDED, INSTALLED, INSPECTED AND TAGGED BY A LICENSED FIRE EXTINGUISHER COMPANY.
- PROVIDE EXIT DOOR TACTILE SIGNAGE PER NFPA 101.7.10.1.3. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1. SIGNAGE TO BE MOUNTED ON LATCH SIDE OF DOOR, 60" AFF.
- PROVIDE WALL MOUNTED ROOM SIGNAGE AS REQUIRED PER FBC ACCESSIBILITY CODE FBC 703.6 AT ALL RESTROOM & TOILET ROOMS.
- THE BUILDING IS NOT CONSTRUCTED WITH LIGHT GAUGE ROOF TRUSSES.
- FIRE SPRINKLER AND FIRE ALARM DESIGNS SHALL BE UNDER SEPARATE PERMITS.

PROJECT INFORMATION FOR CONSTRUCTION:

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF AN EXISTING SINGLE STORY BUILDING CONSTRUCTED WITH CONCRETE MASONRY WALLS, STEEL COLUMNS & BEAMS & T&G ROOF DECK. THIS PROJECT WILL FUNCTION AS A PET DAYCARE WHICH INCLUDES A CHECK-IN LOBBY, DAYCAMP, INDOOR DOG RUNS, GROOMING AREA, SUPPORT SPACES, AND A BAR FOR PATRON USE. THE FACILITY WILL NOT OPERATE WITH OVERNIGHT BOARDING. THE ENTIRE BUILDING WILL BE SPRINKLERED.

BASIS FOR DESIGN

- FLORIDA BUILDING CODE 2014 5TH EDITION
- FLORIDA FIRE PREVENTION CODE 5TH EDITION WHICH INCLUDES NFPA 1 AND NFPA 101 - 2012 EDITION WITH FLORIDA A CHANGES
- NFPA 150 STANDARD ON LIFE SAFETY IN ANIMAL HOUSING FACILITIES 2009 EDITION
- BUILDING IS NOT LOCATED WITHIN WIND BORNE DEBRIS ZONE. SEE STRUCTURAL DOCUMENTS FOR STRUCTURAL BASIS FOR DESIGN.
- BUILDING IS NOT WITHIN FIRE DISTRICT

FBC ACCESSIBILITY 2014, 5TH EDITION ACCESSIBLE ELEMENTS AND SPACES

THE FACILITY HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THIS CODE.

OCCUPANCY

GROUP 'B' BUSINESS AND GROUP 'A2' ASSEMBLY

NONSEPARATED USES 508.3.1 OCCUPANCY CLASSIFICATION

THE MOST RESTRICTIVE BUILDING ALLOWABLE HEIGHT AND AREA IS USED FOR THE TYPE OF CONSTRUCTION. THEREFORE, NO OCCUPANCY SEPARATION IS REQUIRED.

NFPA 1.6.1.14.3.2 MIXED OCCUPANCIES

THE MEANS OF EGRESS FACILITIES, CONSTRUCTION TYPE, PROTECTION AND OTHER SAFEGUARDS IN THE BUILDING SHALL COMPLY WITH THE MOST RESTRICTIVE FIRE AND LIFE SAFETY REQUIREMENTS OF THE OCCUPANCIES INVOLVED.

CONSTRUCTION TYPE

V8

FBC TABLE 503 MAXIMUM ALLOWABLE STORIES

1 STORIES ALLOWED; 1 STORY EXISTING

FBC TABLE 503 MAXIMUM ALLOWABLE HEIGHT

40' ALLOWED, +/- 18'-0" EXISTING

GROSS BUILDING AREA

15,389 SF EXISTING

PROPOSED PROJECT AREA

11,722 SF EXISTING

FBC TABLE 503 MAXIMUM ALLOWABLE AREA

6,000 SF ALLOWED

FBC 506.3 SPRINKLER MODIFICATION

6,000 + (6,000 x 3) = 24,000 SF ALLOWED

1004.1 OCCUPANT LOAD (NFPA 1 TABLE 14.8.1.2)

OCCUPANCY BY FUNCTION					
FLR 1	Room	Raw S.F.	S.F. Per Person	Calc. Occupancy	Max Occupancy
B	Office, Daycare, Break	3,458	100	34.6	35
A2	Bar Seating	1,947	2 LRF	18.9	19
A2	Bar Area	1,947	15	129.8	130
A-3	Off-Leash (w/ Equipment)	4,250	50	85.0	85
Storage & Utility	Elec, Storage & Mech	387	300	1.3	2
No Occupancy	Restrooms & Circulation	1,680	0	0.0	0
TOTAL FIRST FLOOR		11,722.0	N/A	269.6	271

1005.3.2 (NFPA 101 7.3.3.1) EGRESS WIDTH PER OCCUPANT SERVED

EGRESS WIDTH REQUIRED = (271 X 0.2') = 54.2'

TOTAL EGRESS PROVIDED = 207'

FBC 1008.1.9

ALL NEW DOOR HARDWARE SHALL BE ACCESSIBLE AND LEVER TYPE.

NFPA 101 16.2.2.2.2 PANIC HARDWARE

DOOR SHALL BE PERMITTED TO HAVE A LATCH OR LOCK IF THE LATCH OR LOCK IS PANIC HARDWARE COMPLYING WITH 7.2.1.7

FBC TABLE 1014.3 (NFPA TABLE A7.6)

COMMON PATH OF TRAVEL SHALL NOT EXCEED 75'-0"

PROPOSED COMMON PATH = 34'-6"

NFPA 150 8.1.2.4.2

MAXIMUM TRAVEL DISTANCE ALLOWED = 100' LF

PROPOSED TRAVEL DISTANCE = 92'-0"

FBC 1018.4 (NFPA TABLE A7.6)

DEAD END CORRIDORS SHALL NOT EXCEED 20'-0"

THERE ARE NO PROPOSED DEAD ENDS

1021.2 REQUIRED EXITS (NFPA 101 7.4.4.1)

EXITS REQUIRED = 2

EXITS PROVIDED = 6

NFPA 150: ANIMAL HOUSING FACILITIES:

6.2.1.1 MIXED SUB-CLASSIFICATION, CLASS 1, 2, & 3 FACILITY

THE PROPOSED FACILITY SHALL BE A BUILDING WHICH PROVIDES DOG DAYCARE SERVICES AND ALLOWS THE GENERAL PUBLIC ACCESS TO THE BAR AREA WITH THEIR OWN DOGS. THERE ARE NO OVERNIGHT BOARDING FACILITIES.

CLASS 1 FACILITY IS THE PRIMARY FUNCTION AND IS APPROXIMATELY 39% OF THE PROJECT AREA (DAYCARE AND OFFICE/EMPLOYEE AREAS).

CLASS 2 FACILITY IS APPROXIMATELY 39% OF THE PROJECT AREA (OFF-LEASH AREAS).

CLASS 3 FACILITY IS APPROXIMATELY 22% OF THE PROJECT AREA (BAR AREA).

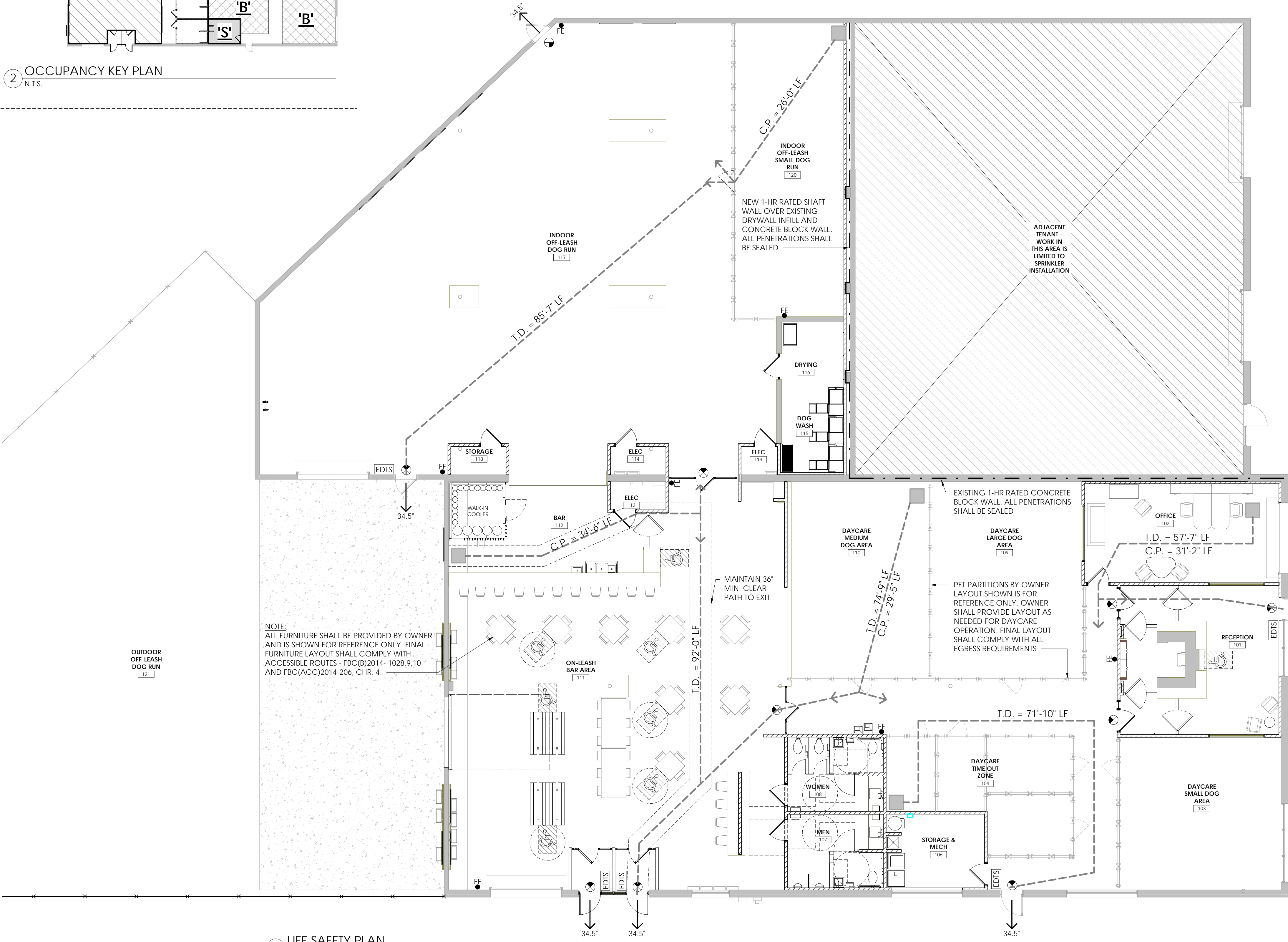
THE MOST RESTRICTIVE REQUIREMENTS ARE USED - CLASS 3

6.3.1.2 CATEGORY 'B'

DOMESTICATED ANIMALS WILL BE HOUSED IN THIS FACILITY.

FBC TABLE 7.2.2 ALLOWABLE FACILITY AREA

TYPE V(000) CONSTRUCTION, SPRINKLERED, CLASS 3, CATEGORY B: 12,000 SF ALLOWED (11,722 PROPOSED)



1 LIFE SAFETY PLAN
1/8" = 1'-0"



10175 Fortune Parkway, Suite 701
Jacksonville, FL 32256
p 904.683.9201 1 904.683.9702
www.kasperarch.com
FL License No.: AA26000802



9133 RG Skinner Pkwy
Jacksonville, Florida, 32256
p 904.483.5200 1 904.483.5246
www.mcveighmangum.com

ERIK C. KASPER AR#0017162

KANINE
SOCIAL

580 College St.
Jacksonville, FL

PROJECT NO.: 17531

DATE: November 8, 2017

PRIOR ISSUES:

1	
2	
3	
4	
5	
6	
7	
8	

LIFE SAFETY

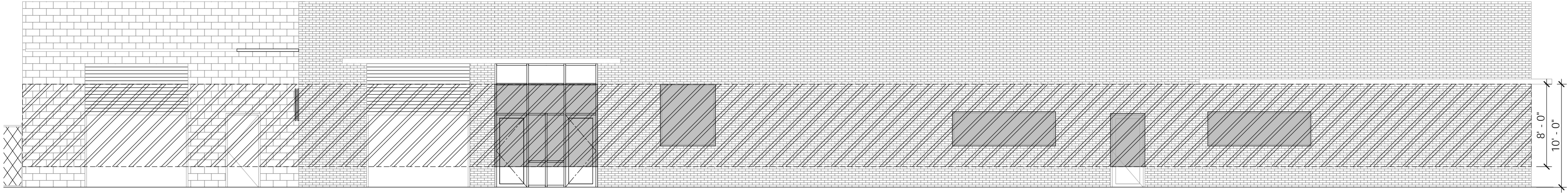
A0.2

DRAWN BY: JM
CHECKED BY: EK

PERMIT DOCUMENTS

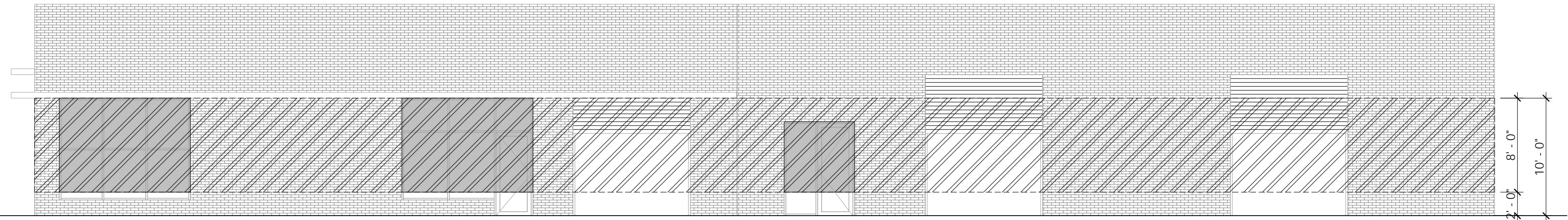
© 2013

SEC. 656.361.18
SOUTH ELEVATION GLAZING:
TOTAL SF: 2,635 SF
SF BETWEEN 2'-10': 1,171 SF
SF GLAZED 2'-10': 196 SF
PERCENT GLAZED 2'-10': 17%



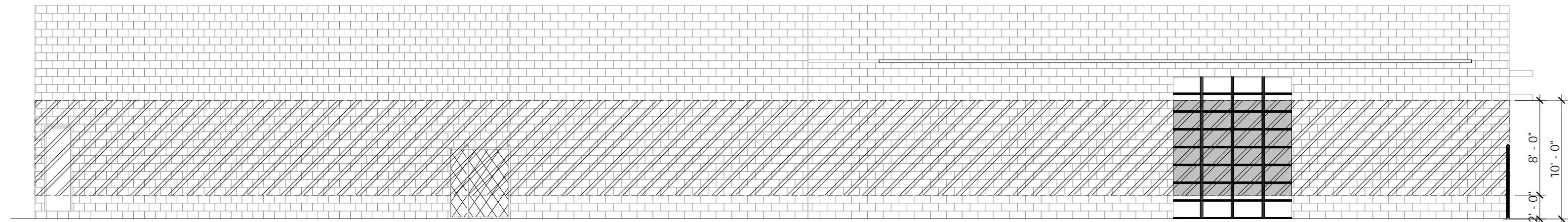
1 SOUTH ELEVATION
1/8" = 1'-0"

SEC. 656.361.18
WEST ELEVATION GLAZING:
TOTAL SF: 2,240 SF
SF BETWEEN 2'-10': 996 SF
SF GLAZED 2'-10': 215 SF
PERCENT GLAZED 2'-10': 21.5%



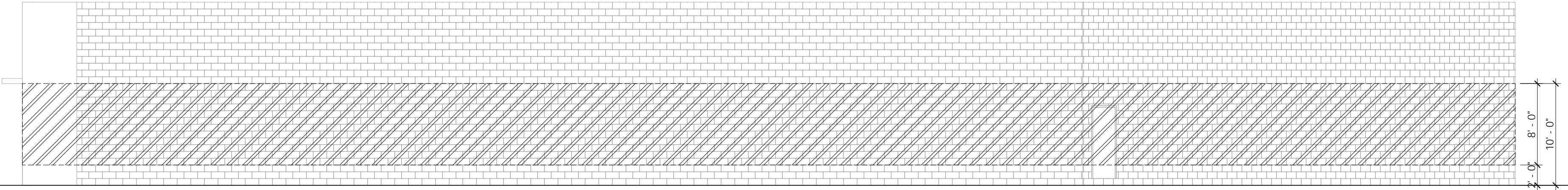
2 EAST ELEVATION
1/8" = 1'-0"

SEC. 656.361.18
EAST ELEVATION GLAZING:
TOTAL SF: 2,240 SF
SF BETWEEN 2'-10': 996 SF
SF GLAZED 2'-10': 80 SF
PERCENT GLAZED 2'-10': 8%



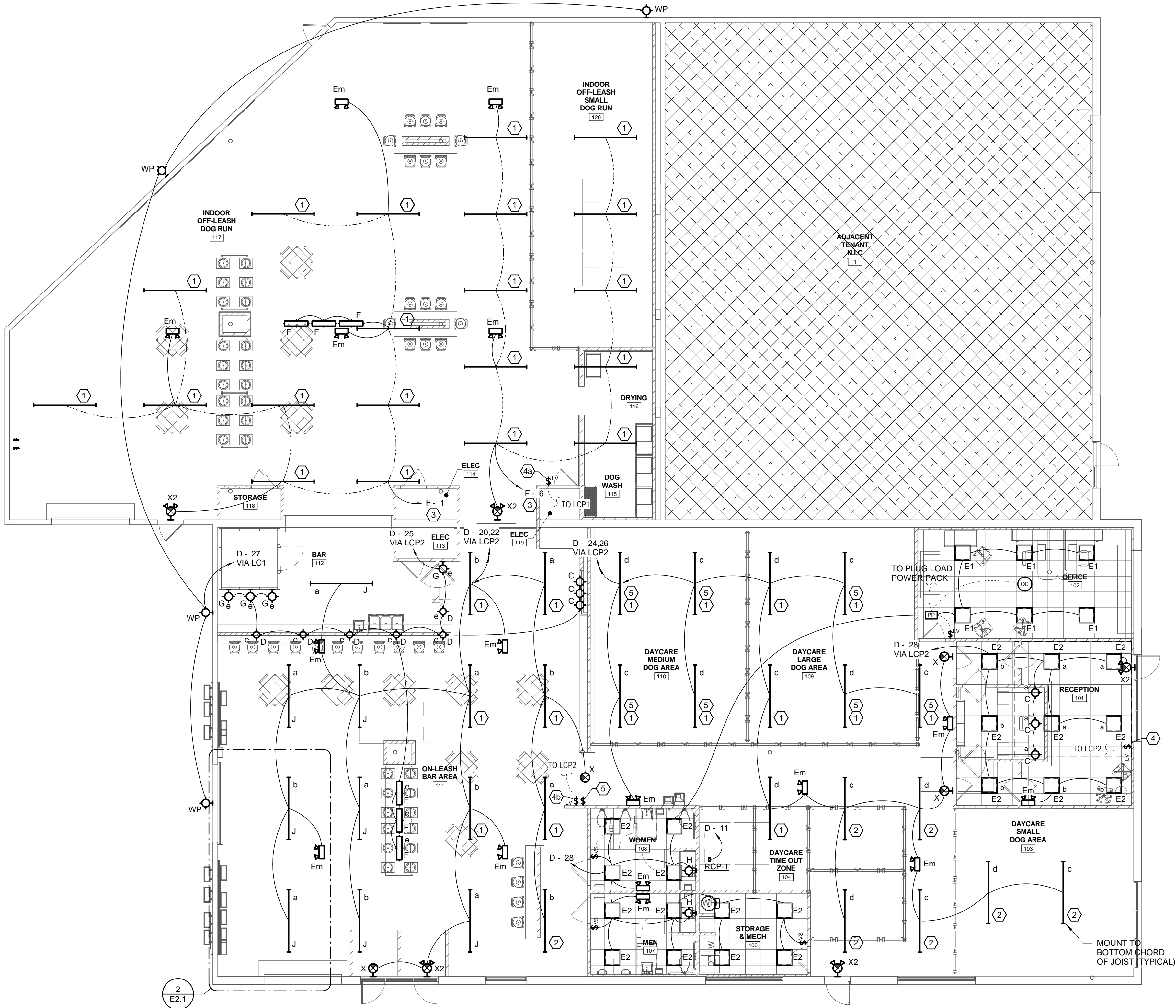
3 WEST ELEVATION
1/8" = 1'-0"

SEC. 656.361.18
NORTH ELEVATION GLAZING:
TOTAL SF: 2,635 SF
SF BETWEEN 2'-10': 1,171 SF
SF GLAZED 2'-10': 0 SF
PERCENT GLAZED 2'-10': 0%

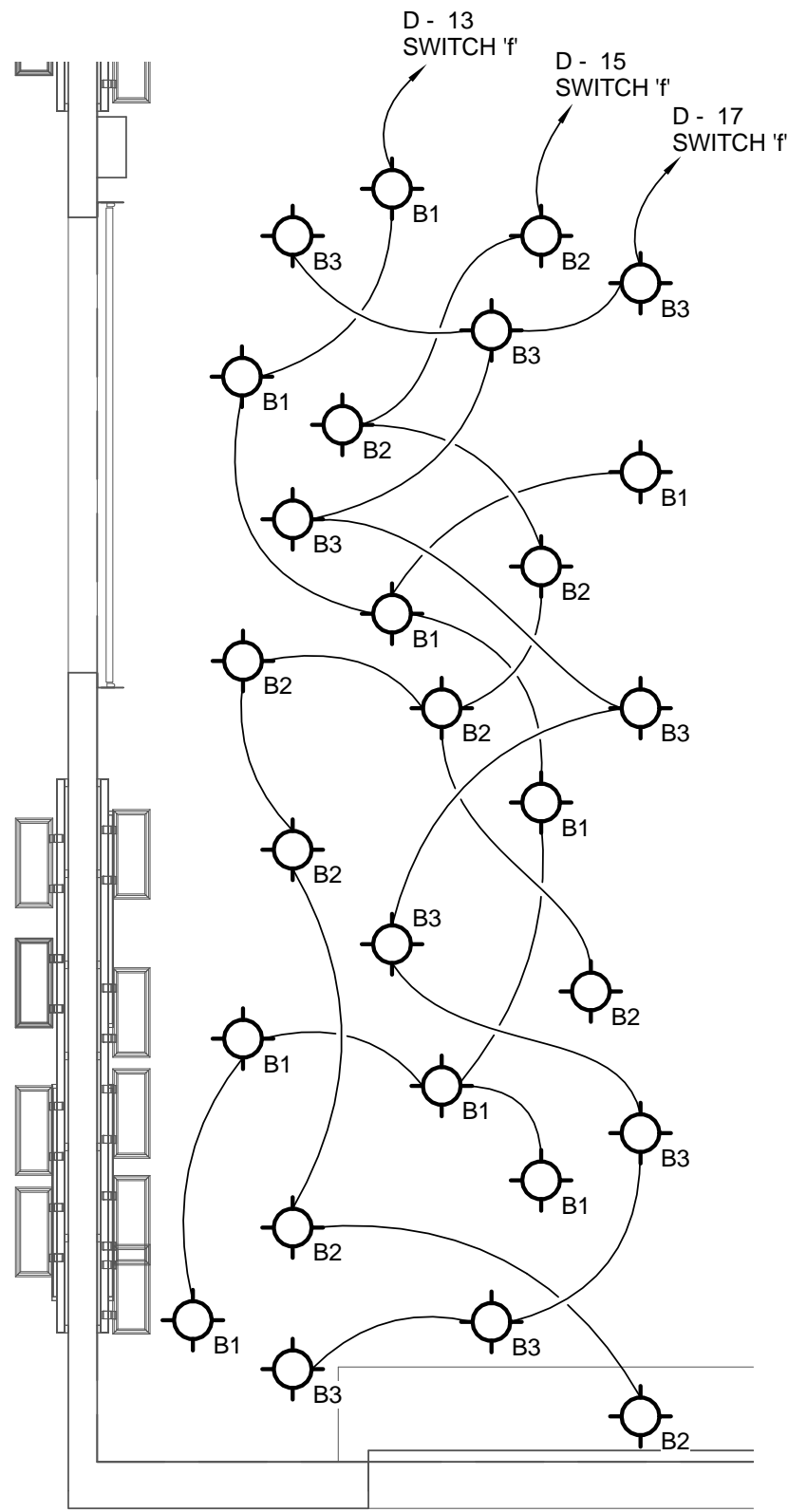


4 NORTH ELEVATION
1/8" = 1'-0"

ALL REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA AND OTHER DOCUMENTATION PREPARED BY KASPER ARCHITECTURE & DEVELOPMENT, INC. (KAD) AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF KAD. KAD SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THIS DRAWING SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF KAD.



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



2 PARTIAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES (THIS SHEET ONLY):**
- A. PROVIDE UNSWITCHED LEG OF LOCAL LIGHTING BRANCH CIRCUIT(S) TO RESPECTIVE EMERGENCY LIGHTS AND EXIT SIGNS. EXIT SIGNS SHALL BE UNSWITCHED.
 - B. OCCUPANCY SENSORS SHALL PROVIDE FULL COVERAGE OF RESPECTIVE AREA. COORDINATE QUANTITIES AND LOCATIONS WITH MANUFACTURER. SUBMIT FLOOR PLAN WITH COVERAGE WITH SHOP DRAWING SUBMITTAL.
 - C. WHERE EXISTING 8' STRIP FIXTURES ARE NOT OPERATIONAL, REPLACE WITH TYPE 'J' LUMINAIRE.
 - D. (---) REPRESENTS EXISTING CONDUIT/CONDUCTORS/CABLES THAN MAY BE REUSED AT CONTRACTORS OPTION. CONDUIT AND CABLES SHALL BE SECURED AND SUPPORTED IN ACCORDANCE WITH CURRENT APPLICABLE CODE.

- REFERENCE NOTES:** (#)
- 1. EXISTING LUMINAIRE TO REMAIN.
 - 2. EXISTING LUMINAIRE TO BE RELOCATED TO NEW LOCATION SHOWN.
 - 3. RECIRCUIT BRANCH CIRCUIT TO NEW LIGHTING CONTROL PANEL.
 - 4. LOW-VOLTAGE SWITCH FOR LOCAL CONTROL OF LUMINAIRES.
 - a. 2-BUTTON
 - b. 6-BUTTON
 - 5. PROVIDE MANUAL SWITCH FOR LUMINAIRES WITHIN SKYLIGHT DAYLIGHT ZONE. FIELD VERIFY LUMINAIRES WITHIN THE DAYLIGHT ZONE.



10175 Fortune Parkway, Suite 701
Jacksonville, FL 32256
p 904.683.9201 f 904.683.9702
www.kasperarch.com
FL License No.: AA2600802



9133 RG Skinner Pkwy
Jacksonville, Florida, 32256
p 904.483.5200 f 904.483.5246
CA 6330
www.mcveighmangum.com

James Wood #67363

KANINE SOCIAL

580 College St.
Jacksonville, FL

PROJECT NO.:	17531
DATE:	November 8, 2017
PRIOR ISSUES:	
1	
2	
3	
4	
5	
6	
7	
8	

LIGHTING PLAN

E2.1

DRAWN BY: JEW
CHECKED BY: TCN
PERMIT DOCUMENTS

PHILIPS Stonco

Wall Mount

LED wallpack med WPM



Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Qty: _____
 Notes: _____

The Philips Stonco LED wallpack medium WPM offers maximum light output for general purpose area and security lighting through a classic glass refractor design. Now available with enhanced Philips LED platforms, WPM LED provides improved energy savings compared to the former LED design.* This versatile luminaire is ideal to match same as existing or retrofit HID legacy designs.

Ordering guide

example: WPM-LED -36L-530-NW-120-PCB-BZ

Prefix	Source	LED Quantity, Drive Current	Color Temp	Voltage	Finish	Finish
WPM	LED	36L-530	NW			
WPM LED wallpack medium WPM	LED LED	36L-530 36 LEDs, 530mA	NW 4000K	UNV 120-277V 50hz or 60hz 120 120V 208 208V 277 277V	APD Automatic Profile Dimming ¹ PCB Button Photo Control (must specify voltage) F1 Single Fusing F2 Double Fusing F3 Double Fusing, Canadian	BZ Textured bronze WH Textured white BK Textured black DGY Dark grey

1. Automatic profile dimming (ADP) is only available in 120-277V.

Accessories (order separately)

Item	
P110A	Pencil photocontrol (120V)
P150M	Light leveler photocontrol (208-277V)
P105A	Button Photo Control Kit (120V)
P105M	Button Photo Control Kit (208-277V)
330S	Stainless steel wire guard, for WPM
335S	Clear Lexan vandal guard, for WPM
32352LED	Replacement Lens, for WPM (some field assembly required)

Lumen output of previous WPM LED version - 2,909.
 Lumen output of current WPM LED version - 3,052.
 Luminaire input watts of previous WPM LED version - 35.
 Luminaire input watts of current WPM LED version - 33.

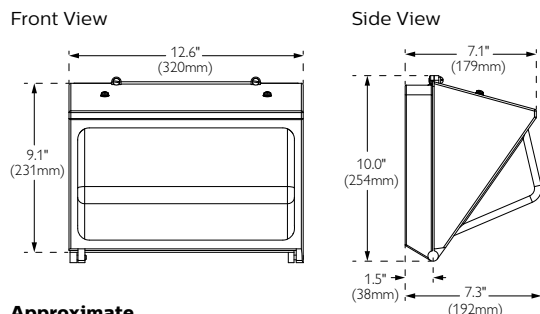
Stocked Luminaire

Item
WPM-LED-36L-530-NW-UNV-BZ

WPM LED wallpack medium

Wall Mount

Dimensions



**Approximate
Luminaire Weight:**
10.2 Lbs (4.6 Kg)

LED Wattage and Lumen Values

Ordering Code	Total LEDs	System Current	Color Temp.	Average System Wattage	Lumen Output*	BUG Rating	Efficacy (LPW)
WPM-LED-36L-530-NW	36	530 mA	4000K	33	3052	B1-U4-G3	93

* Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Specifications

Features

The Philips Stonco LED wallpack medium WPM combines enhanced LED performance in a classic luminaire design for general purpose wall mount area and security lighting and can be used to match same as existing installations or retrofit myriad of HID legacy designs. Options include use of energy saving control features such as Automatic Profile Dimming (APD) for even greater savings opportunities and standard surge suppression

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to LED application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver Current	Calculated L70hrs ^{1,2}	L70 per TM21 ^{2,3}	Lumen Maintenance @ 60,000hrs
25 °C	530 mA	>100,000	>60,000	88%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM 21-11. Published L70 hours limited to 6 times actual LED test hours.

Housing/Door

One piece die cast aluminum housing provided hinged, removable one piece die cast aluminum door.

Performance

Input Watts: 33W
Delivered Lumens: 3,052 lumens.
Efficacy: 93 Lumens per watt.

Mounting

Mount over 4" j-box with direct mounting via bolts (by others).

Electrical

Driver efficiency (>90% standard) 50/60Hz available in 120-277V or 347-480V, open/short circuit protection. RoHS compliant. Surge protector standard, 10KA per ANSI/IEEE C62.41.2.

LED

36 LED's. Neutral White (4000K) color temperature. 70 color rendering index (CRI) (nominal).

Optical Lens System

Borosilicate glass catadioptric refractive design featuring a IES Type 4 distribution. BUG Rating: B2-U2-G1. Cutoff Classification: Non-cutoff.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Listing

ETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-22° to 104°F).

Limited Warranty

WPM LED luminaires feature a 5 year limited warranty.





CAMPANIA
INTERNATIONAL

CAST STONE COLLECTION



CHENES BRUT LARGE BOX PLANTER

CAST STONE COLLECTION

Campania employs a talented group of artists who create original copyrighted designs that blend old world traditions with a uniquely American sensibility. They are designed, molded, poured, stained, and packaged by hand.

Campania's cast stone pieces are manufactured with a high density cast stone mix, resulting in a PSI (pounds per square inch) strength of approximately 7,500. The natural materials used in our mix are sourced locally. Our cast stone products can qualify for LEED MR 5.1 and /or MR 5.2 credits as applicable to your project.

All of our cast stone products are available in 11 exclusive patinas in addition to natural cast stone. We hand apply each patina in a multi-step process. Our patinas are designed to replicate the look of naturally aged materials and will not prevent the natural aging process. Any cast stone item with a patina will weather naturally in an outdoor environment.

Our full collection of cast stone pieces include: planters, urns, pedestals, large estate fountains, wall fountains, garden fountains, tables, benches, garden statues, Asian accents, finials, birdbaths and other accents.

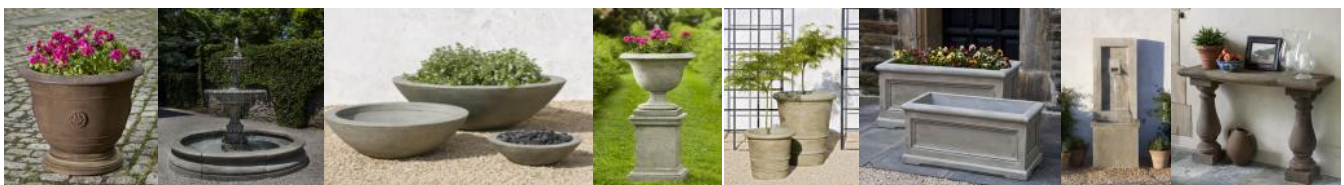
CAMPANIA CAST STONE PLANTERS

- Hand-made in the USA by Campania
- High density 7,500 PSI cast stone
- Natural materials locally sourced
- Can qualify for LEED MR 5.1 and MR 5.2 credits
- Strong and durable for outdoor use
- Ages naturally over time
- Available in 11 exclusive patinas and natural (no patina applied)
- Many Sizes and Design Options: Traditional, Classic, Contemporary, Modern, and Transitional Styles
- All recommended commercial products and CAD files can be viewed at www.campaniainternational.com/projects
- Full line can be viewed online at www.campaniainternational.com



CAST STONE PLANTER GENERAL CARE

Always place any Campania product on a solid level surface and not directly on grass, soil, or an uneven surface. Proper winter care is recommended for all Campania cast stone planters for protection in environments with potential freeze-thaw cycles. If a planter is to be left planted over the winter, ensure proper drainage by 1.) Placing a layer of coarse gravel or other appropriate drainage material in the bottom of the container, and 2.) Making sure the drainage holes are not blocked. If the planter remains in contact with the ground surface over the winter, the freeze-thaw cycles may cause the planter to crack or crumble.



Specifications

Item #	Item Description	Outside Dimensions L x W or (D) X H		Outside Base Dimensions L x W or (D)	Weight lbs
		Interior Dimensions Top L x W or (D) Bottom L x W or (D) Height			
P-749	Chenes Brut Large Box Planter Cast Stone Planter	OD:	28 x 28	Base: 28 x 28	589
		ID: Top	24.25 x 24.25		
		Bottom	24.25 x 24.25		
		Height	26.50		



Shown in Greystone (GS)

Drain Holes - Standard

Materials

Locally sourced sand, stone, cement, add mixtures
High density 7,500 PSI cast stone

Colors

Available in Natural (NA) No Patina Applied

8 Patinas: Alpine Stone (AS), Greystone (GS), Verde (VE), English Moss (EM), Copper Bronze (CB), Aged Limestone (AL), Brownstone (BR), Travertine (TR)

3 Acid Stain Patinas: Pietra Vecchia (PV), Ferro Rustico (FR), Terra Nera (TN)

Warranty

Campania provides a limited 3-year warranty for damages occurring with normal product usage. For more information or for warranty claims, please call us at 215-541-4330.

Care and Maintenance

Always place any Campania product on a solid level surface and not directly on grass, soil, or an uneven surface.

Proper winter care is recommended for all Campania cast stone planters for protection in environments with potential freeze-thaw cycles. If a planter is to be left planted over the winter, ensure proper drainage by 1.) Placing a layer of coarse gravel or other appropriate drainage material in the bottom of the container, and 2.) Making sure the drainage holes are not blocked. If the planter remains in contact with the ground surface over the winter, the freeze-thaw cycles may cause the planter to crack or crumble.

Packaging

Our planters are packaged with 95% recyclable material, including cardboard and 100% reusable natural wood Excelsior.



CAMPANIA Patinas

Campania's cast stone products are available in a choice of three exclusive (3) acid stains and eight (8) exclusive natural pigment stains in addition to natural cast stone. All of our patinas and acid stains are hand applied in a multi-step process, producing uniquely beautiful original pieces. Designed to replicate the look of naturally aged materials, the patinas will not prevent the natural aging process that occurs in an outdoor environment.

Campania's acid stains (a mixture of water, metallic salts, and muriatic acid) penetrate the surface and react chemically with elements in the cast stone, producing a rich saturated stain that resists flaking or peeling.

Like stains for wood, each piece will accept our patinas in varying degrees of intensity, creating natural variations that add character and distinction to every piece. Even when applied with the same process, no two pieces will look exactly alike due to the composition of the cast stone, and the varying age of the pieces. Rather than creating uniform stains, our approach gives our products their unique beauty and appeal.

Due to the hand-application process and photography, actual colors may vary slightly from those depicted in these examples. Please consult our catalog photos and our website for examples of variations of our patinas.



Alpine Stone (AS)



Greystone (GS)



Verde (VE)



Copper Bronze (CB)



English Moss (EM)



Aged Limestone (AL)



Brownstone (BR)



Travertine (TR)



Pietra Vecchia (PV)*



Ferro Rustico (FR)*



Terra Nera (TN)*



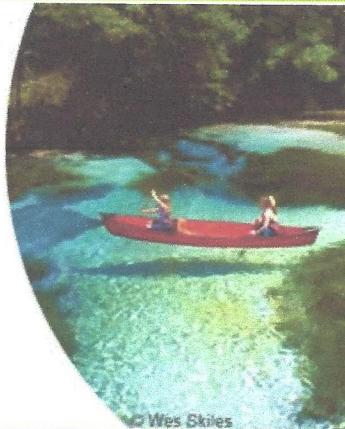
Natural (NA)

* Denotes Acid Stain

[♦ SHARE THIS SITE](#)
[♦ ASK AN EXPERT](#)
[♦ GLOSSARY](#)

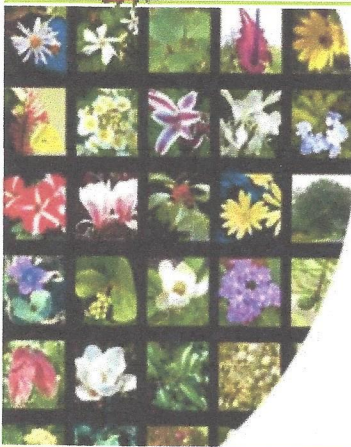
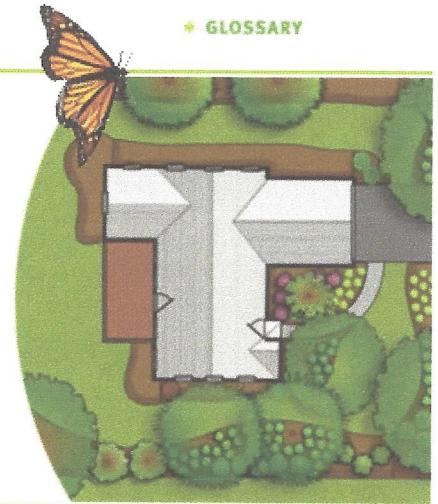
Florida-friendly Landscaping 101

Environmental protection begins in your yard. Learn about Florida-friendly landscaping, pick up some landscaping tips and see examples of landscape designs.



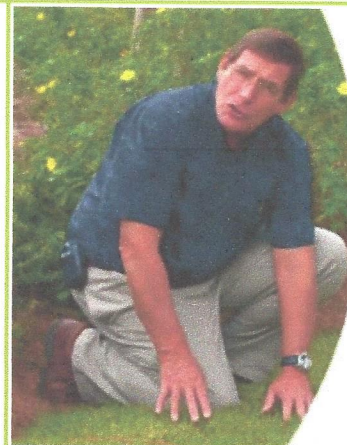
Interactive Yard

Learn how to transform your yard and lawn into a Florida-friendly landscape design that will be the envy of the neighborhood.



Florida-friendly Plant Database

Find Florida plants for your landscape and Florida garden. Learn about Florida-friendly plants, including Florida native plants, that require little irrigation or fertilizer, are low maintenance and attract wildlife.



Professional's Corner

If you are a developer or landscaping professional, get the facts about Florida-friendly landscaping and learn how others are responding to consumer demand for low-impact yards.

Florida  **Yards.org**

♦ WHY GO FLORIDA FRIENDLY?



UF | IFAS Extension
UNIVERSITY of FLORIDA

Florida-Friendly
Landscaping™ PROGRAM

Southwest Florida
Water Management District


[♦ CREDITS](#)
[♦ SITE MAP](#)
[♦ COPYRIGHT & DISCLAIMER](#)
[♦ PRIVACY STATEMENT](#)

Copyright © Fusionspark Media, Inc., All Rights Reserved

[+ SHARE THIS SITE](#)[+ ASK AN EXPERT](#)[+ GLOSSARY](#)[HOME](#)[LANDSCAPING 101](#)[INTERACTIVE YARD](#)[PLANT DATABASE](#)[PROFESSIONAL'S CORNER](#)

Florida-friendly Plant Database

Your Search Results (23 plant matches found)

Step 3: Browse your list and click  to view details for each plant. Select plants you'd like to add to your list and then click "Add Plants" button to update your list before going to the next page.



Plant Category: Shrubs



Illicium spp.

Star Anise

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Itea virginica

Virginia Willow

Virginia Sweetspire

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Lantana depressa

Weeping Lantana

Pineland Lantana

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Lyonia ferruginea

Rusty Lyonia

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Lyonia lucida

Fetterbush

Shiny Lyonia

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Myrica cerifera and cvs.

Wax Myrtle

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Rosa spp.

Rose

 [View Detailed Description](#)

☐ [Add to Personal List](#)

*Sabal minor***Dwarf Palmetto**

Blue-stem Palmetto

[View Detailed Description](#)[Add to Personal List](#)*Vaccinium arboreum***Sparkleberry**[View Detailed Description](#)[Add to Personal List](#)*Viburnum obovatum and cvs.***Walter's Viburnum**[View Detailed Description](#)[Add to Personal List](#)[+ START SEARCH OVER](#)Results Pages: [Prev](#) [1](#) [2](#) [3](#)[+ ADD PLANTS](#)[HELP](#)**FloridaYards.org****UF** **IFAS Extension**
UNIVERSITY of FLORIDA**Florida-Friendly**
Landscaping[™] PROGRAM **Southwest Florida**
Water Management District[+ CREDITS](#)[+ SITE MAP](#)[+ COPYRIGHT & DISCLAIMER](#)[+ PRIVACY STATEMENT](#)

Copyright © Fusionspark Media, Inc., All Rights Reserved

[+ SHARE THIS SITE](#)
[+ ASK AN EXPERT](#)
[+ GLOSSARY](#)
[HOME](#)
[LANDSCAPING 101](#)
[INTERACTIVE YARD](#)
[PLANT DATABASE](#)
[PROFESSIONAL'S CORNER](#)

Florida-friendly Plant Database

Your Search Results (23 plant matches found)

Step 3: Browse your list and click [+](#) to view details for each plant. Select plants you'd like to add to your list and then click "Add Plants" button to update your list before going to the next page.



Plant Category: Shrubs



Agave spp.

Century plant

Agave



[View Detailed Description](#)



[Add to Personal List](#)



Aralia spinosa

Devil's Walkingstick



[View Detailed Description](#)



[Add to Personal List](#)



Asimina spp.

Pawpaw



[View Detailed Description](#)



[Add to Personal List](#)



Aster carolinianus

Carolina Aster

Climbing Aster



[View Detailed Description](#)



[Add to Personal List](#)



Baccharis halimifolia

Groundsel Tree

Sea Myrtle, Salt-bush



[View Detailed Description](#)



[Add to Personal List](#)



Crataegus spp.

Hawthorn



[View Detailed Description](#)



[Add to Personal List](#)



Forestiera segregata

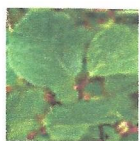
Florida Privet



[View Detailed Description](#)



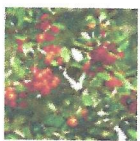
[Add to Personal List](#)



Hamamelis virginiana
Common Witchhazel

[View Detailed Description](#)[Add to Personal List](#)

Hydrangea quercifolia
Oakleaf Hydrangea

[View Detailed Description](#)[Add to Personal List](#)

Ilex vomitoria and cvs.
Yaupon Holly

[View Detailed Description](#)[Add to Personal List](#)[+ START SEARCH OVER](#)

Results Pages: 1 2 3

[+ ADD PLANTS](#)[7](#)[HELP](#)


FloridaYards.org



UF | IFAS Extension
UNIVERSITY of FLORIDA

Florida-Friendly
Landscaping™ PROGRAM

Southwest Florida
Water Management District

[+ CREDITS](#)[+ SITE MAP](#)[+ COPYRIGHT & DISCLAIMER](#)[+ PRIVACY STATEMENT](#)

Copyright © Fusionspark Media, Inc., All Rights Reserved

[+ SHARE THIS SITE](#)
[+ ASK AN EXPERT](#)
[+ GLOSSARY](#)
[HOME](#)
[LANDSCAPING 101](#)
[INTERACTIVE YARD](#)
[PLANT DATABASE](#)
[PROFESSIONAL'S CORNER](#)

Florida-friendly Plant Database

Your Search Results (23 plant matches found)

Step 3: Browse your list and click [+](#) to view details for each plant. Select plants you'd like to add to your list and then click "Add Plants" button to update your list before going to the next page.



Plant Category: Shrubs



Viburnum rufidulum

Rusty Blackhaw

Southern Blackhaw

[+ View Detailed Description](#)
☐ Add to Personal List


Yucca spp.

Yucca

[+ View Detailed Description](#)
☐ Add to Personal List


Zamia floridana

Coontie

Florida Arrowroot, Florida Zamia

[+ View Detailed Description](#)
☐ Add to Personal List

[+ START SEARCH OVER](#)

Results Pages: Prev 1 2 3

[+ ADD PLANTS](#)
[? HELP](#)

FloridaYards.org



UF IFAS Extension
UNIVERSITY OF FLORIDA

Florida-Friendly
Landscaping PROGRAM

Southwest Florida
Water Management District


[+ CREDITS](#)
[+ SITE MAP](#)
[+ COPYRIGHT & DISCLAIMER](#)
[+ PRIVACY STATEMENT](#)

Copyright © Fusionspark Media, Inc., All Rights Reserved

[♦ SHARE THIS SITE](#)[♦ ASK AN EXPERT](#)[♦ GLOSSARY](#)[HOME](#)[LANDSCAPING 101](#)[INTERACTIVE YARD](#)[PLANT DATABASE](#)[PROFESSIONAL'S CORNER](#)

Florida-friendly Plant Database

Your Search Results (22 plant matches found)

Step 3: Browse your list and click  to view details for each plant. Select plants you'd like to add to your list and then click "Add Plants" button to update your list before going to the next page.



Plant Category: Flowers (Annuals and Perennials)



Helianthus angustifolius

Swamp Sunflower

Narrowleaf Sunflower



[View Detailed Description](#)



[Add to Personal List](#)



Helianthus debilis

Beach Sunflower



[View Detailed Description](#)



[Add to Personal List](#)



Hymenocallis spp.

Spider Lily



[View Detailed Description](#)



[Add to Personal List](#)



Liatris spp.

Blazing Star



[View Detailed Description](#)



[Add to Personal List](#)



Mimosa strigillosa

Powderpuff

Sunshine Mimosa



[View Detailed Description](#)



[Add to Personal List](#)



Rudbeckia hirta

Black-Eyed Susan



[View Detailed Description](#)



[Add to Personal List](#)



Salvia spp.

Salvia

Sage



[View Detailed Description](#)



[Add to Personal List](#)



Solidago spp.
Goldenrod

[View Detailed Description](#)[Add to Personal List](#)

Stachytarpheta spp.
Porterweed

[View Detailed Description](#)[Add to Personal List](#)

Stokesia laevis
Stokes' Aster

[View Detailed Description](#)[Add to Personal List](#)[+ START SEARCH OVER](#)Results Pages: [Prev](#) [1](#) [2](#) [3](#)[+ ADD PLANTS](#)[HELP](#)

The logo for FloridaYards.org, featuring a stylized sun and the text "FloridaYards.org" in green.



UF | IFAS Extension
UNIVERSITY of FLORIDA

Florida-Friendly
Landscaping™ PROGRAM

Southwest Florida
Water Management District


[+ CREDITS](#)[+ SITE MAP](#)[+ COPYRIGHT & DISCLAIMER](#)[+ PRIVACY STATEMENT](#)

Copyright © Fusionspark Media, Inc., All Rights Reserved

[+ SHARE THIS SITE](#)
[+ ASK AN EXPERT](#)
[+ GLOSSARY](#)
[HOME](#)
[LANDSCAPING 101](#)
[INTERACTIVE YARD](#)
[PLANT DATABASE](#)
[PROFESSIONAL'S CORNER](#)

Florida-friendly Plant Database

Your Search Results (22 plant matches found)

Step 3: Browse your list and click  to view details for each plant. Select plants you'd like to add to your list and then click "Add Plants" button to update your list before going to the next page.



Plant Category: Flowers (Annuals and Perennials)



Agave spp.

Century plant

Agave

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Andropogon spp.

Bluestem Grass

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Asclepias spp.

Milkweed

Butterfly Weed

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Asimina spp.

Pawpaw

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Bromeliaceae genera, species

Bromeliads

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Crinum spp.

Crinum Lily

 [View Detailed Description](#)

☐ [Add to Personal List](#)



Dianella spp.

Flax Lily

 [View Detailed Description](#)

☐ [Add to Personal List](#)

*Dyschoriste oblongifolia***Twin Flower**

Oblongleaf Snakeherb

[View Detailed Description](#)[Add to Personal List](#)*Gaillardia pulchella***Blanket Flower**[View Detailed Description](#)[Add to Personal List](#)*Gaillardia spp.***Blanket Flower**[View Detailed Description](#)[Add to Personal List](#)[+ START SEARCH OVER](#)

Results Pages: 1 2 3

[+ ADD PLANTS](#)[HELP](#)**FloridaYards.org****UF** IFAS Extension
UNIVERSITY of FLORIDA**Florida-Friendly**
Landscaping PROGRAM**Southwest Florida**
Water Management District[+ CREDITS](#)[+ SITE MAP](#)[+ COPYRIGHT & DISCLAIMER](#)[+ PRIVACY STATEMENT](#)

Copyright © Fusionspark Media, Inc., All Rights Reserved

[+ SHARE THIS SITE](#)[+ ASK AN EXPERT](#)[+ GLOSSARY](#)[HOME](#)[LANDSCAPING 101](#)[INTERACTIVE YARD](#)[PLANT DATABASE](#)[PROFESSIONAL'S CORNER](#)

Florida-friendly Plant Database

Your Search Results (22 plant matches found)

Step 3: Browse your list and click [+](#) to view details for each plant. Select plants you'd like to add to your list and then click "Add Plants" button to update your list before going to the next page.



Plant Category: Flowers (Annuals and Perennials)



Zamia floridana

Coontie

Florida Arrowroot, Florida Zamia

[+ View Detailed Description](#)

☐ Add to Personal List



Zephyranthes spp.

Rain Lily

Zephyr Lily

[+ View Detailed Description](#)

☐ Add to Personal List

[+ START SEARCH OVER](#)

Results Pages: Prev 1 2 3

[+ ADD PLANTS](#)

[? HELP](#)

FloridaYards.org



UF IFAS Extension
UNIVERSITY of FLORIDA

Florida-Friendly
Landscaping PROGRAM

Southwest Florida
Water Management District

[+ CREDITS](#)

[+ SITE MAP](#)

[+ COPYRIGHT & DISCLAIMER](#)

[+ PRIVACY STATEMENT](#)

Copyright © Fusionspark Media, Inc., All Rights Reserved













