



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PALM VALLEY OVERLAY DISTRICT
March 27, 2024 Public Meeting
ARCCC 2024-02 Community Center at Bethel Point

To: Architectural Review Committee
Staff: Brandon Tirado, Planner
Date: March 15, 2024

Applicant: Mike Koppenhafer
Fisher Koppenhafer, PA
9104 Cypress Green Drive
Jacksonville FL, 32256

Location: 1050 A1A N., Ponte Vedra Beach, 32082
FLUM: Parks and Open Spaces (PKOS)
Zoning: Open Rural (OR)

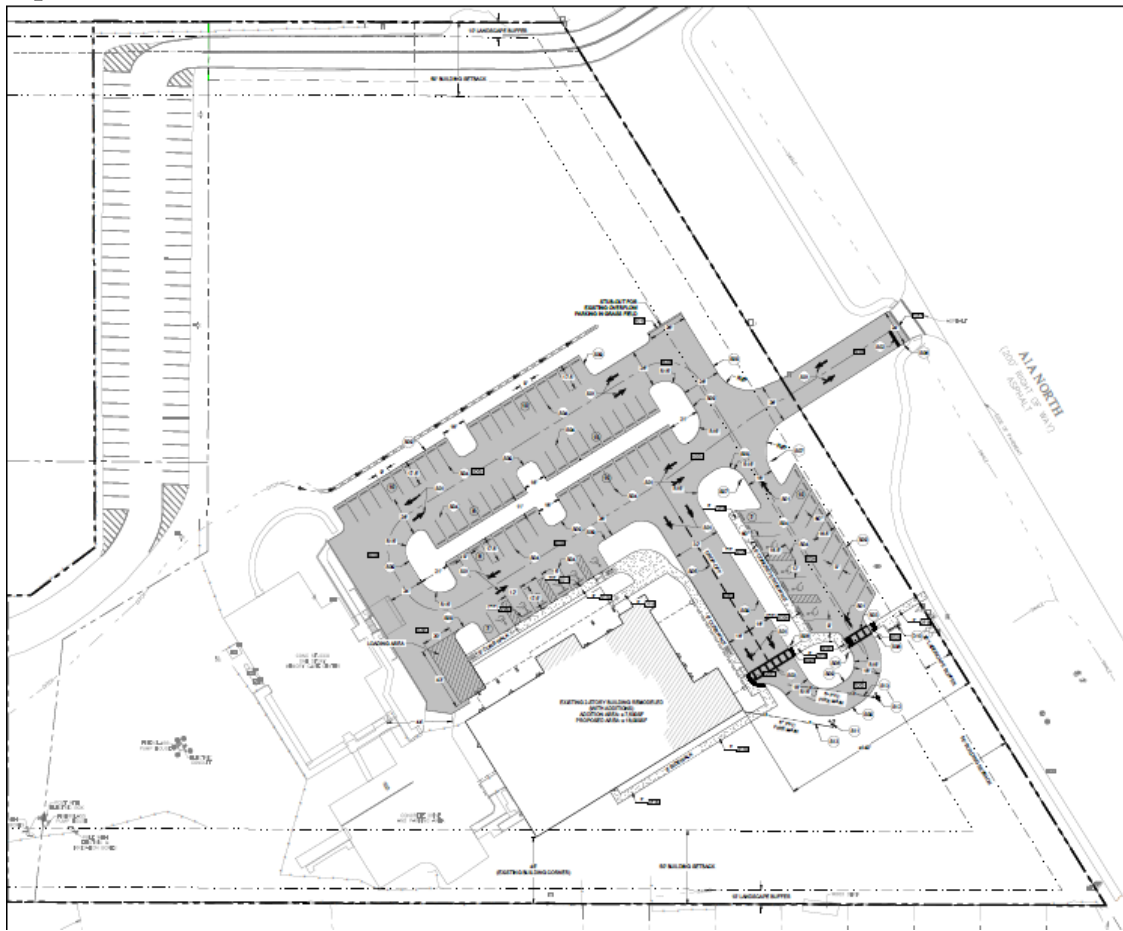
Applicable Standards: [St. Johns County Land Development Code, Section 3.06](#)

Summary of Request: Applicant is requesting design approval to renovate and expand the existing Ponte Vedra Concert Hall (PVCH), located at 1050 A1A N. This expansion is limited to primarily the front portion Concert Hall (facing A1A N.), as well as the side outdoor patio area. The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing.

Staff Review

Planning Division: The subject property is located on the west side of A1A N, approximately 0.70 miles north of the intersection of Micklers Road and A1A N. The site is 19.50 acres in size. The layout of the proposed expansion/renovation is indicated on **Figure 1** provided below. Note the hatching on the site plan within the footprint of the building indicates the location of the expansions. Additionally, per Section 3.06.03 of the LDC, it is the charge of this Committee to only consider, these regulations to portion being added, remodeled, renovated or changed:

Figure 1. Proposed Site Plan



The proposed expansion and associated Landscaping, Site Lighting, Buffers, Parking, and Colors and Materials appear to be consistent with LDC Section 3.06.04 Development Standards and Criteria, 3.06.06 Buffers, 3.06.07 Fences and Walls, 3.06.08 Parking, Section 3.06.10 Landscape Criteria, 3.06.011 Architectural Design Standards, 3.06.12 Design Elements and Materials, & 3.06.13 Lighting Criteria. The applicant has yet to propose signage for the site and has informed Staff they will do so with a separate submittal. The proposed design and colors appear subdued and in harmony with the overall expectations of the Palm Valley Overlay District. As seen in **Figure 2.-Figure 5.** below, the applicant has provided renderings to illustrate what the vision for the expansion will be, featuring a neutral color palette, large panes of glass along the entrance, wood accents, and a landscaped & fenced outdoor patios area.

Figure 2. Ponte Vedra Concert Hall Rendering

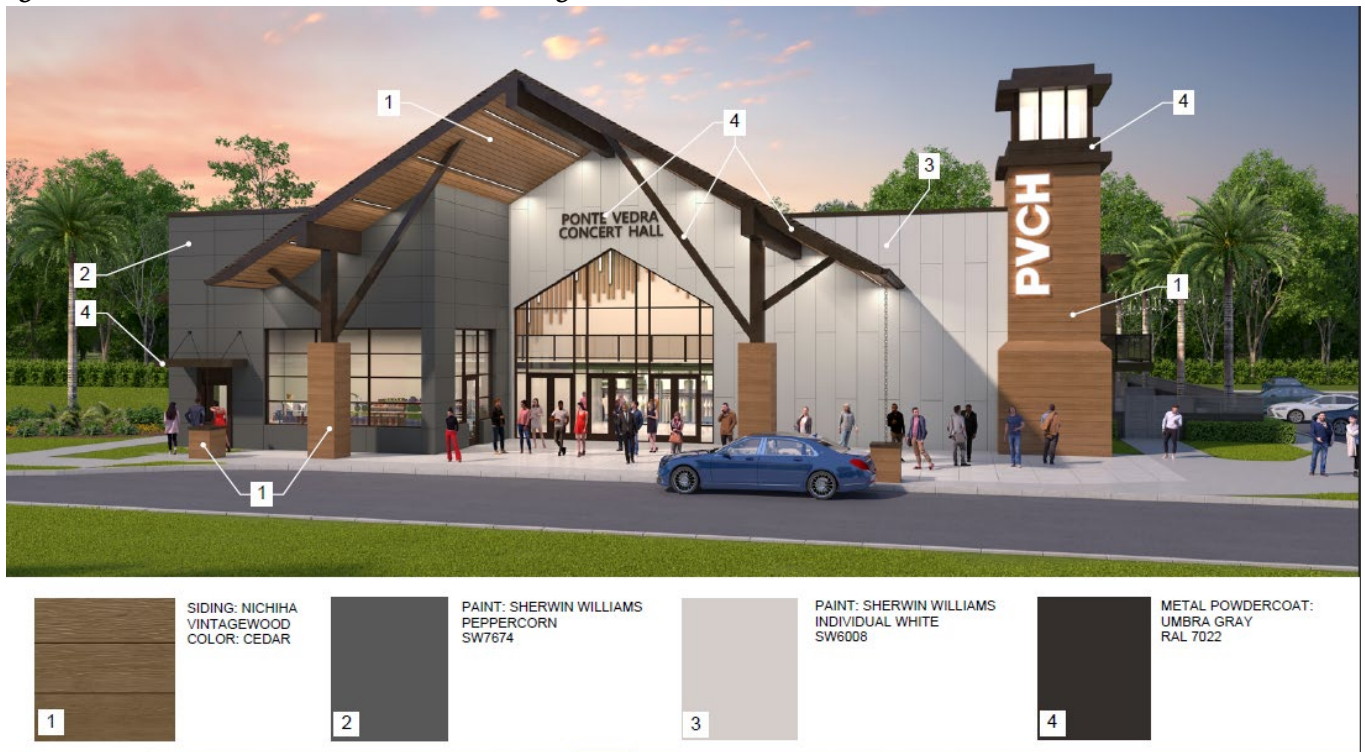


Figure 3. Ponte Vedra Concert Hall Renders Cont.



Staff notes these two rendering display a large wall signs that are not and will not be approved until plans are submitted to the County and the application has been fully reviewed by Staff and submitted to PVARC for a motion. However, the renderings do display the wood accents along the building, the large glass windows along the lobby/merchandise areas, as well newly proposed lighthouse style structure (which will have the ability to be illuminated), new fenced outdoor patio area with associated landscaping and lights, and the new 2nd story balconies. The colors being utilized in all of these features has been included in the bottom of **Figure 2**. Staff has requested that the applicant bring samples of all design criteria for Committee approval.

Figure 4. Landscape Plan

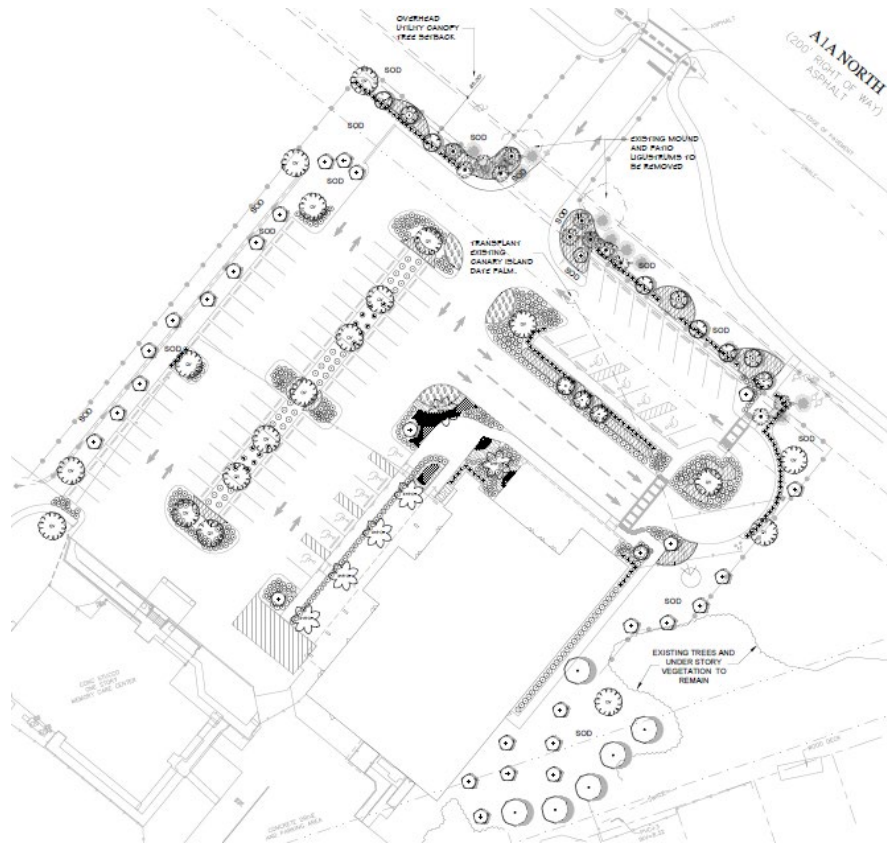
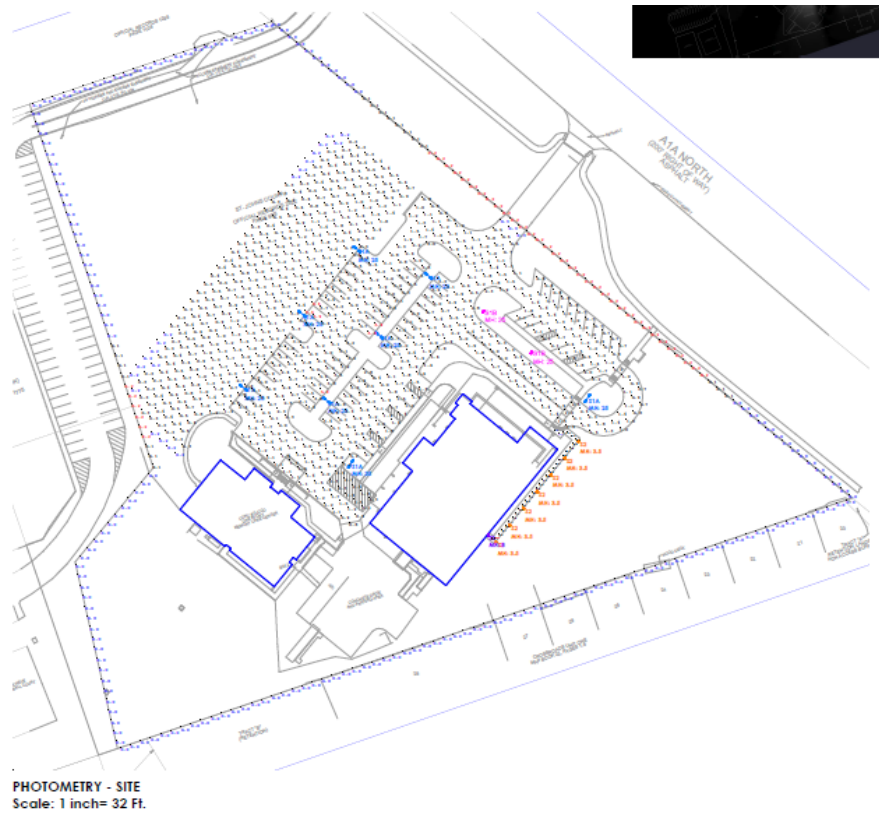


Figure 5. Photometric Plan



Due to the size of the plans, Staff is unable to fully display the Landscape and Photometric Plans within **Figures 4 & 5**. Full versions of the plans and all of the supporting documents will be attached to this Staff Report.

Applicable Standards:

LDC Section 3.06.04- Development Standards and Criteria

A. The following general criteria shall apply within the Palm Valley Overlay District:

1. Flat roof lines, or the appearance of flat roof lines, are not allowed. Pitched roofs, or the appearance of pitched roofs, with a minimum slope of 5/12 are required.
2. Work areas or storage doors and open bays shall not open toward, face or otherwise be visible from any Palm Valley Overlay District Delineated Roadway as described in Section 3.06.02. The ARC may consider alternative screening and design concepts to shield work areas, storage doors and open bays from delineated roadway or any adjacent residential properties.
3. Heating, ventilation and air conditioning equipment, duct work, air compressors, and other fixed operating machinery shall be either screened from view with fencing or vegetation, or located so that such items are not visible from any Palm Valley Overlay District Delineated Roadway, adjacent residential properties or intersecting Streets. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes (except as provided by Florida law), Antenna, and other such Structures shall be similarly screened or made not visible.
4. Chain link, barbed wire and similar fencing materials shall not be allowed in any required Front Yard, and where such Fencing can be viewed from any roadway, landscaping and/or berming shall be provided to prohibit visibility from any Ponte Vedra/Palm Valley Overlay District Delineated Roadway.
5. Exterior lighting for safety and security shall be kept to a minimum consistent with reasonable safety requirements of the particular business or Structure. Safety and security lights, other than low-wattage lights or ground-area lights, shall not be directly visible from adjacent residential properties. See additional lighting criteria in 3.06.13. Lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly. The use of solar power should be explored to supply electricity to fixtures.
6. The maximum amount of impervious surface coverage of any site proposed for Development, excluding any jurisdictional wetlands and pervious parking areas, shall not exceed sixty-five percent (65%).
7. Commercial Uses shall have a maximum Gross Floor Area (GFA) of ten thousand (10,000) square feet per acre (pro rata), excluding any jurisdictional wetlands.
8. The maximum length of Buildings parallel, or within 45 degrees parallel, to any Palm Valley Overlay District Delineated Roadway shall be one hundred twenty (120) feet.
9. The maximum vertical clearance of Canopies provided over the pump islands at gas stations, service stations and convenience stores shall not exceed seventeen (17) feet in height from established grade to the underside of the canopy. The maximum height of a canopy shall not exceed twenty-four (24) feet from established grade.

LDC Section 3.06.06- Buffers

A. Buffering Requirements The minimum buffering requirements are as follows:

1. A minimum twenty (20) foot buffer from the right-of-way of the Palm Valley Overlay District Delineated Roadway except Scenic Highway A1A as described in Sec. 6.06.02.F.2.b.
2. A minimum ten (10) foot buffer from side property boundaries. Side Yard buffers shall begin not more than fifty (50) feet from the right-of-way of the Palm Valley Overlay District Delineated Roadway and shall continue to the front or rear property line most distant from said right-of-way.
3. A minimum ten (10) foot buffer from rear property boundaries.
4. Where a Building up to and including twenty (20) feet in height is to be constructed within sixty (60) feet of residentially-zoned property, or where a Building above twenty (20) feet in height is to be constructed within one hundred (100) feet of

residentially-zoned property, an eight (8) foot high masonry wall shall be provided and maintained between the Building and the residentially-zoned property, or alternatively, landscaping and fencing which provides one-hundred percent (100%) opacity to an eight (8) foot height shall be provided and maintained.

B. Buffers may be placed within required Yards and shall, where reasonably possible, contain native vegetation existing on the site proposed for Development. Where native vegetation does not exist or cannot reasonably be retained, buffers shall be landscaped as follows:

1. The minimum twenty (20) foot landscaped buffer from the right-of-way of any Palm Valley Overlay District Delineated Roadway shall contain existing or installed evergreen species Trees which are not less than four (4) inches DBH and twelve (12) feet in height, with a six (6) feet spread, placed not more than twenty (20) feet apart. Shrubbery is also required in this area and shall be not less than three (3) feet above the Established Grade at time of planting. The Established Grade includes the height of any berm on which shrubbery is planted. (Note: The established grade is defined herein to mean the planned elevation of the surface of the ground, driveway or walkway after Construction and landscaping are completed. It does not, however, include any earthen berm placed on top of the ground surface to act as a visual barrier.)

2. Where commercial or multi-family Development adjoins single-family residential property, a ten (10) foot buffer from the residential property lines shall contain a visual screen consisting of existing or installed evergreen species Trees which are not less than six (6) inches DBH and twenty (20) feet in height with an eight (8) feet spread, and not more than fifteen (15) feet apart.

C. Buffer areas Buffer areas are landscaped strips along parcel boundaries which separate incompatible Uses or serve as boundaries of Parcels or Uses and may serve as protective or safety barrier.

D. Buffer areas required shall be included in plans submitted for review. Buffer areas may be located between the Building restriction lines and the property lines and shall not be located in an existing or dedicated public or private street right-of-way. However, the continuation of buffer landscaping into the right-of-way, where feasible and permitted, is encouraged. (Note: Building restriction line is defined herein as a line offset by a prescribed distance within a property line beyond which Construction is not permitted unless authorized herein.)

E. The design of buffer areas may utilize three features: (1) distance, (2) plant material and (3) structural elements, such as walls or berms. One or more of these features shall be required depending on adjacent existing or zoned Uses. They shall be continuous except for driveway and walk entrances and of prescribed height except within sight triangles at street or roadway intersections, see Section 3.06.06.G. below.

F. Plant material used for buffers shall be natural or landscaped. In either case, this shall create a minimum sixty (60) percent visual screen at least five (5) feet in height above the Established Grade adjacent to the buffer, to be installed at the time of inspection and to be achieved within one (1) year of installation. The use of landscaped berms is encouraged. Walls shall be of appropriate design and no higher than six (6) feet above established grade, except as prescribed for Section 3.06.07.A. below. Adequate distance shall be maintained between the Structure and the exterior property line for plant material and access for its maintenance. The plant material may be natural or landscaped to create a softening effect on the Structure. All elements of buffer areas shall be maintained in good condition.

LDC Section 3.06.07.A -Fences and Walls

A. Within the Palm Valley Overlay District the maximum allowable height for fences or walls, including posts/columns, gates, lights, etc. **outside** Building restriction lines shall have a maximum height of four (4) feet..

LDC Section 3.06.08- Parking

A. All parking in the Palm Valley Overlay District shall be governed by this Land Development Code, with the addition of the following:

1. Space Required Between Parking Area and Building

A minimum distance of eight (8) feet will be maintained between any Building and its parking area. This space is to be reserved and utilized for walkways and/or vegetation. Within this eight (8) feet wide distance, a minimum three (3) feet wide strip for vegetation is required. No such space is required at the rear of the Building, unless there is an adjoining residential Use.

2. Lighting

Adequate lighting shall be provided if off-Street parking or loading facilities are to be used at night. The lighting shall be designed and installed to minimize glare on adjacent property. The parking area illumination shall be confined to the parking area, not extending beyond the property line. Bulbs shall be concealed from adjacent properties. See additional criteria in Sec. 3.06.13

LDC Section 3.06.10 – Landscape Criteria

A. Applications for rezonings shall provide schematic and textual information which describes existing vegetation including any Specimen, Historic or Protected Trees. Specimen, Historic and Protected Trees shall be as defined in Article XII of this Code. The rezoning application shall also address proposed Tree protection, proposed landscaping, and required buffering.

B. Landscape Plan

At the time of Construction Plan review, in accordance with the County's Development Review Committee (DRC) process, and prior to issuance of any Land Clearing or Construction Permits, the following detailed information shall be provided (this requirement shall apply to all Development, that which is pursuant to a rezoning or otherwise, to which the established DRC process is applicable). A detailed landscape plan, which depicts and describes the following items, shall address or reference each item numerically in the following order on the plan drawings or by attached text.

1. A survey of all Specimen, Historic and Protected Trees shall be submitted in conjunction with the Development site layout. The Tree survey shall also depict any Protected Trees as defined in Article XII of this Code. All Trees proposed for removal shall be clearly noted. The Tree survey shall note sizes, locations, species identification, and spacing, and shall be certified by either a registered land surveyor, registered engineer, registered landscape architect or certified arborist.
2. All proposed Trees and plant materials, with sizes, locations, species identification, existing and proposed contours and spacing.
3. All existing and proposed Structures and vehicular use areas, with sizes, square footage, materials, and circulation noted.
4. Proposed irrigation system layout (if required).
5. Parking Lot islands which include one shade Tree, existing or planted, not less than fourteen (14) feet in height and four (4) inch caliper, for each island. Shrubbery in each island shall include a minimum of three (3) three-gallon container stock for each forty (40) square feet of planting area.
6. Retention and protection of Specimen and valuable native Protected Trees and use of native and drought-resistant plant materials (see following Section 3.06.10.C.).
7. Buffering and screening requirements as described in Section 3.06.06 and landscaped as follows:
 - a. The minimum twenty (20) feet landscaped buffer from any Palm Valley Overlay District Delineated Roadway right-of-way shall contain existing or installed evergreen species Trees which are not less than four (4) inches DBH and twelve (12) feet in height, with a six (6) feet spread, placed not more than twenty (20) feet apart. Shrubbery is also required in this area and shall be not less than three (3) feet above the established grade at time of planting. The established grade includes the height of any berm on which shrubbery is planted.
 - b. Where commercial or multi-family Development adjoins single-family residential property, a ten (10) feet buffer from the residential property lines shall contain a visual screen consisting of existing or installed evergreen species Trees which are not less than six (6) inches DBH and twenty (20) feet in height with an eight (8) feet spread, and not more than fifteen (15) feet apart
 - c. Maintenance plan for Trees and plant materials during Construction and after Development is completed.

C. Tree Protection

Development of land for different Uses and intensity often necessitates the removal of Trees to accommodate roads, parking, Buildings, and facilities. It is the intent of this Palm Valley Overlay District that every effort be made through the design, layout, and

Construction of Development projects to incorporate and save as many Trees as possible. All Development pursuant to this Part shall comply with the St. Johns County Land Clearing and Tree Protection in Section 4.01.05, and the following standards shall also apply within the Palm Valley Overlay District. Where applicable, the following information shall also be addressed or referenced numerically in the following order on the landscape plan drawings or by attached text.

1. No person shall cut, destroy, move, or remove any living, disease-free Tree of any species having a trunk of eight (8) inches DBH or larger, in conjunction with any Development of land governed by this Code unless and until such removal or destruction has been approved under the provisions of this Code, as well as the St. Johns County Land Clearing and Tree Protection pursuant to Section 4.01.05.
2. No person shall cut or clear land of Trees for the sole purpose of offering land for sale.
3. The clear-cutting of Trees shall be avoided where reasonably possible. The term "clear-cutting" as used herein shall mean the cutting of more than seventy-five percent (75%) of the Trees four (4) inches DBH or greater. Clear-cutting pursuant to an approved Development Plan shall require the planting of replacement Trees as indicated in the detailed landscape plan accompanying the Construction Permit application.
4. The requirement for a Tree survey, as required by Section 3.06.10.A., shall be waived when the Applicant demonstrates the ability to accomplish the proposed project without removal of any Trees eight (8) inches DBH or greater. The Applicant shall submit to the County Administrator, a written statement prior to obtaining any Land Clearing or Construction Permits which provides that no such Trees shall be removed, and subsequent Permit will indicate "No Tree Removal" as a condition thereof.
5. Removal of Protected Trees shall be strongly discouraged. Where removal of such Trees is required, replacement of such species shall be required on an inch for inch basis. Relocation (spading) of such Trees, where reasonably possible, shall be required.
6. Considerable damage to or the death of Trees may result if more than six (6) inches of soil is added around the base of a Tree, more than thirty percent (30%) of circumferential bark is removed, or more than thirty percent (30%) of the root system is removed. In addition, asphalt paving, Building Construction, and soil compaction too close to Trees may cause their destruction. Accordingly, it shall be the responsibility of the Applicant to institute alternative site designs to assure the best chance of Tree survival whenever these criteria cannot be adhered to. The use of alternative pervious surfaces such as "Turf-Block" may be required in Tree drip line areas within parking areas only.
7. Where there are Specimen or Historic Trees, as defined in Article XII of this Code, preservation of such Trees shall be required, where reasonably possible. When such Trees exist where greater than six (6) inches of fill is required, tree wells shall be utilized and constructed within the drip line area.
8. Those Trees designated for preservation in accordance with the provisions of this Code, and as shown on the approved landscape plan, shall be marked with bright blue ribbons encircling the Tree trunk at a four (4) feet DBH, and a four (4) feet high structural barricade shall be constructed around the Tree at the drip line prior to the start of Construction. It shall be the responsibility of the Applicant to ensure that markings and barricades remain in place until completion of all Construction or improvements.

LDC Section 3.06.11- Architectural Design Standards

The pleasing and compatible relationship of architecture along Palm Valley Overlay District Delineated Roadways is of important public concern. The architectural design of Structures and their materials and colors must be visually harmonious with the overall appearance, history and cultural heritage of St. Johns County, and also with natural Land forms and existing vegetation. Compatibility with existing adjacent Structures and other approved Development Plans must also be considered. The intent of these standards is not to restrain diversity or innovative architecture, but to reduce incompatible and adverse impacts, and to insure an aesthetically pleasing environment. To accomplish this, the following standards shall apply to the review of proposed Buildings, renovations, and related site improvements.

A. Proposed Development shall be located and configured in a visually complementary manner with the existing terrain and vegetation of the Parcel and surrounding parcels. Structures shall obstruct as little as reasonably practical scenic views from the main road or from existing Structures and the natural environment. Structures shall not dominate, in an incompatible manner, any general Development or adjacent Building which is substantially in compliance with this Code. This may be accomplished by the use of architectural features and/or siting of proposed Structures to reduce the appearance of excessive and inappropriate height or mass of proposed Structures.

B. The proposed Building or Structure shall be of such design that it contributes to the image of the Palm Valley Overlay District as a place of beauty, spaciousness, and high quality.

C. The proposed Building or Structure shall not, in its exterior design and appearance, be of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance or value.

LDC Section 3.06.12-Design Elements and Materials

The following specific design criteria shall apply to Development regulated under the conditions of the Palm Valley Overlay District:

A. Long monotonous facade designs including, but not limited to, those characterized by unrelieved repetition of shape or form or design elements, or by unbroken extension of line shall be avoided.

B. Architectural grade shingles, metal standing seam, tile or other non-reflective roof materials with similar nature-blending texture and appearance shall be considered appropriate.

C. Stucco, tabby, wood siding or wood shingle siding, brick or other materials with similar texture and appearance shall be considered appropriate.

D. Exterior colors of paints and stains shall be nature-blending with no more than three (3) colors per Building, excluding roof color. The ARC may allow up to two (2) additional colors for building accents (e.g. trim, awnings, columns, and shutters). Semi-transparent stains are recommended for application on natural wood finishes. All exterior color hues shall be subdued, consistent and compatible with those on existing adjacent properties as well as those throughout the Palm Valley Overlay District. Public art such as murals will not be applicable to the color standards in this paragraph. The design of the mural may not exceed a maximum of fifteen percent (15%) of the façade in which it is located unless additional area is approved by the ARC.

E. Roof and exterior wall surfaces, with the exception of glass doors and windows shall be nonreflective. Any glass coating shall not reflect outward and shall be limited in color to gray or green. No more than forty (40%) percent of the facade facing any of the Palm Valley Overlay District Delineated Roadways shall be glass or reflective material.

F. Administrative Approval of Design Elements, Materials, and Exterior Finishes 1. The Architectural Review Committee, shall, with assistance of the County, develop architectural design guidelines in accordance with Section 3.06.01 of this Part. Such guidelines shall be adopted by the Board of County Commissioners and shall, at a minimum, include color palettes for exterior materials and finishes. 2. Upon the adoption of color palettes for exterior materials and finishes, exterior painting of existing Structures and Buildings with a selection from the preferred color palette may be approved by the County Administrator. However, if in the determination of the County Administrator, any proposed exterior painting appears to be in conflict with the Purpose and Intent of the Palm Valley Overlay District or with the preferred color palette, a review by the Architectural Review Committee may be required.

LDC Section 3.06.13 – Lighting Criteria

Sec. 3.06.13 Lighting Criteria Architectural lighting shall be recessed under roof overhangs or generated from a concealed light source, or low-level light fixtures. Site lighting shall be of low-intensity, shall be of white light which does not distort colors and shall not spill over into adjoining properties, roadways or in any way interfere with the vision of oncoming motorists. Specifically, lighting shall be downward facing full cut-off, no higher than twenty (20) feet and shall have a maximum illumination level of 0.30 footcandles at ground level at the lot line.

Staff review shows there are no open comments on this application. A Pre-application Meeting was held on 9/20/2023 with the Planning and Zoning Division.

Attached for consideration are:

Owners Authorization

Site Plan
Renderings
Floor Plans
Photometric Plan
Landscape Plan

CORRESPONDENCE

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



Application for Overlay District Review
 Growth Management Department
 Planning and Zoning Section
 4040 Lewis Speedway, St. Augustine, FL 32084
 Phone: 904.209.0675; Fax: 904.209-0576

Date Overlay District

Applicant Phone Number
 Address Fax Number
 City State Zip Code E-mail

Project Name

Project Address & Location

Type of Review Commercial Use Multi-family Use Other:
Check all that apply
 The Project Involves New Building Changes to an existing Building Exterior Repainting Signage (Individual)
Check all that apply Unified Sign Plan Fences / Walls Parking / Lighting Landscaping / Buffers
 Other:

Describe Project and work proposed to be done (Provide additional information by attachment as needed)

Improvements to the current Ponte Vedra Concert Hall. The building will be renovated. An addition will be located on the east side of the building which fronts SR A1A. A new deck and courtyard will be loacted on the north side of the building. The parking lot will be redone. New landscapng will be installed.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
 Signature of owner or person authorized to represent this application:


 Signed By _____

Printed or typed name(s)

Contact Information of person to receive all correspondence if different than applicant:

Phone Number Fax Number E-mail
 Postal Address Name
 City State Zip Code

Please notify the Planning and Zoning Section at 904.209.0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:



Owner's Authorization Form

Mike Koppenhafer, AIA

is hereby authorized TO ACT ON BEHALF OF

St. Johns County Cultural Events, Inc.

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Overlay District Review

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (), have been notified of the

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

[Handwritten signature]

Print Name

Gabriel Pellicer

Signature of Owner

Print Name

Telephone Number

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of [checked] physical presence or [] online notarization, this 24 day of January, 2024, by Gabriel Pellicer as owner for Ponte Vedra Concert Hall.



GRACIE M ADAMS
Notary Public
State of Florida
Comm# HH436894
Expires 8/23/2027

[Handwritten signature]
Notary Public, State of Florida
Name: Gracie m. Adams
My Commission Expires: 8/23/2027
My Commission Number is: HH 436894

Personally Known OR Produced Identification [checked]

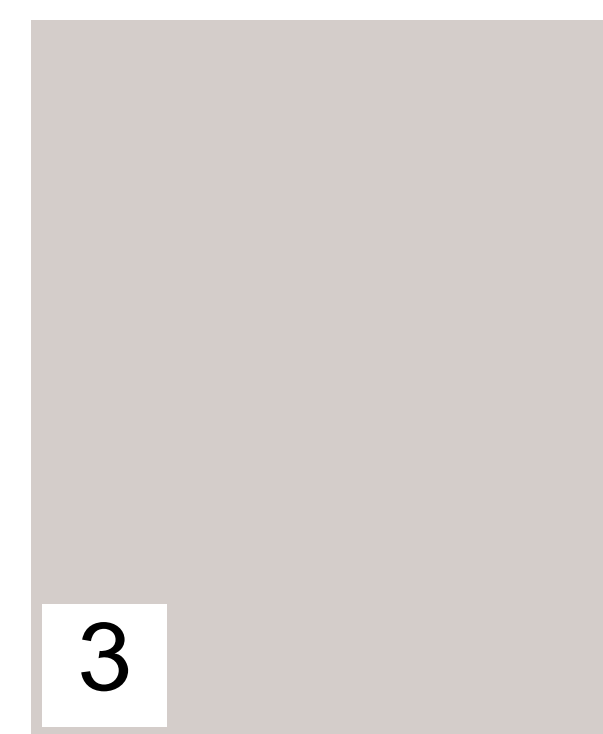
Type of Identification Produced Drivers License



SIDING: NICHHA
VINTAGEWOOD
COLOR: CEDAR



PAINT: SHERWIN WILLIAMS
PEPPERCORN
SW7674



PAINT: SHERWIN WILLIAMS
INDIVIDUAL WHITE
SW6008



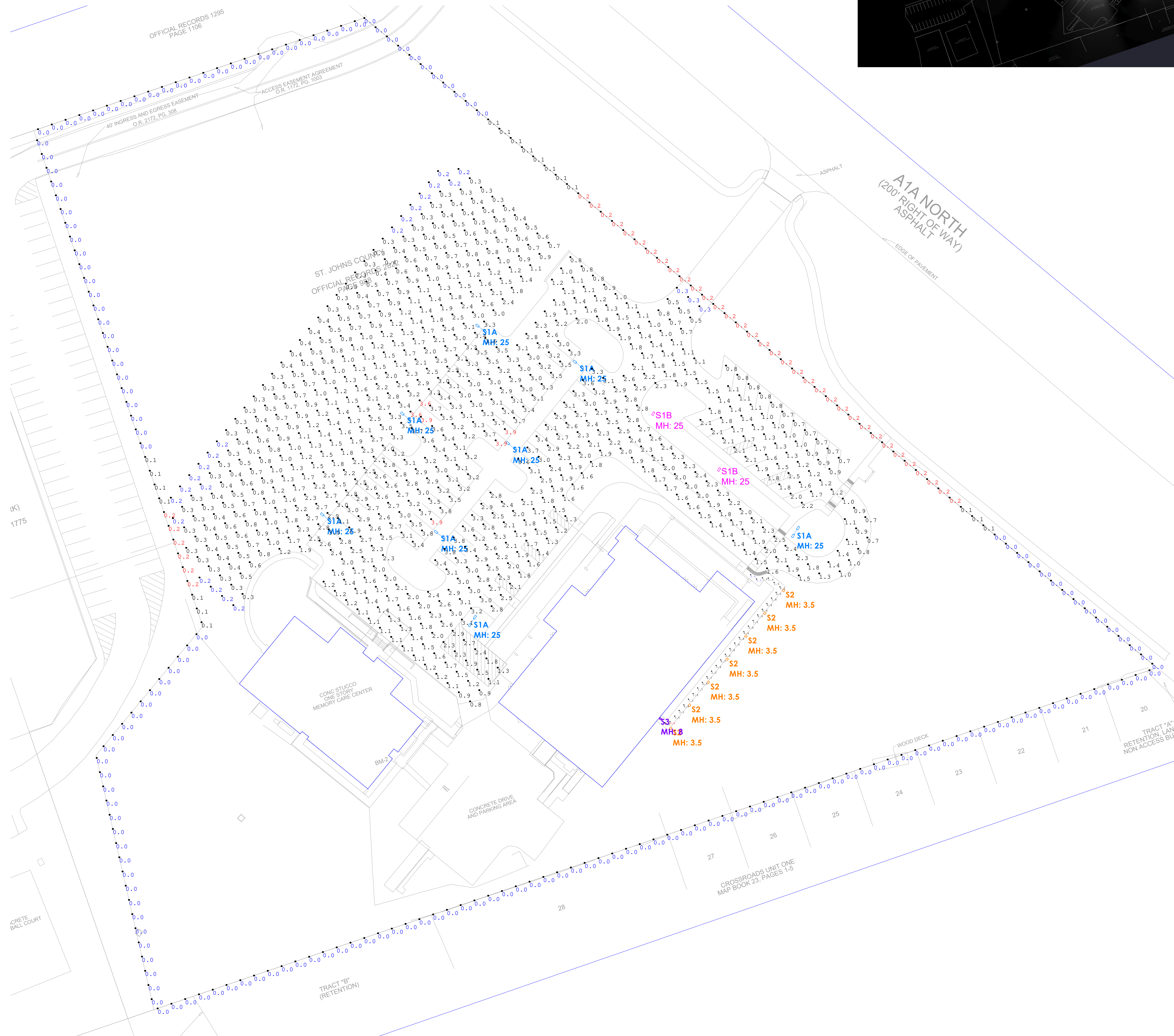
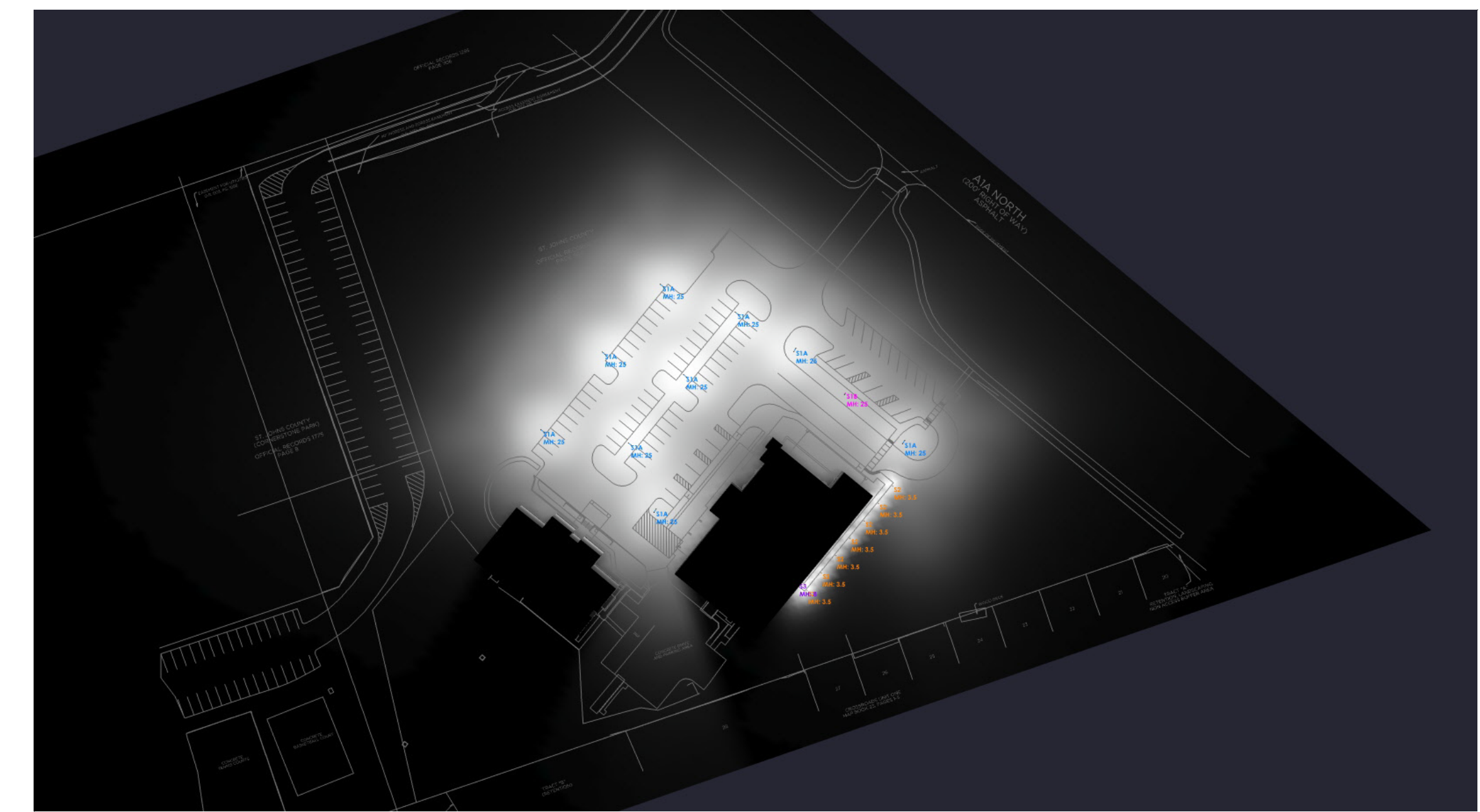
METAL POWDERCOAT:
UMBRA GRAY
RAL 7022

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description	(MANUFAC)
	2	S1B	Single	11692	0.900	72.35604	144.712	OPF-M-A08-840-T5M	Signify Lumec
	8	S1A	Back-Back	12136	0.900	74.41	1190.56	OPF-M-A08-840-T5W	SIGNIFY CANADA LTD
	7	S2	Single	1915	0.450	25.616	179.312	F002680FCBT6904K (LLF ADJ. TO 10L)	FC Lighting
	1	S3	Single	1521	0.900	10.2	10.2	GWS-A01-840-T4M	GARDCO

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	
OVERFLOW PARKING_At Grade	Illuminance	Fc	1.16	3.6	0.2	5.80	18.00	0	
PARKING AND DRIVE_At Grade	Illuminance	Fc	2.16	3.9	0.3	7.20	13.00	0	
PROPERTY LINE_At Grade	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.	N.A.	
SIDEWALK_At Grade	Illuminance	Fc	4.26	9.8	1.1	3.87	8.91	N.A.	

TARGETING:
- PROPERTY LINE 0.3 FC MAX

- NOTES:
 - WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
 - ROOMS WERE MODELED WITH STANDARD REFLECTANCES OF 80/50/20 U.N.O.
 - EXACT MOUNTING DETAILS TO BE DETERMINED BY OTHERS
 - MOUNTING HEIGHT IS ALWAYS A.F.F. OR A.F.G. UNLESS NOTED
 - CALCULATIONS SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES, TAKEN AT GRADE



PHOTOMETRY - SITE
Scale: 1 inch= 32 Ft.



Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures.
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)
In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep: ALLISON HUNTER

Office: JACKSONVILLE, FLORIDA

Contact: (904) 646-4772

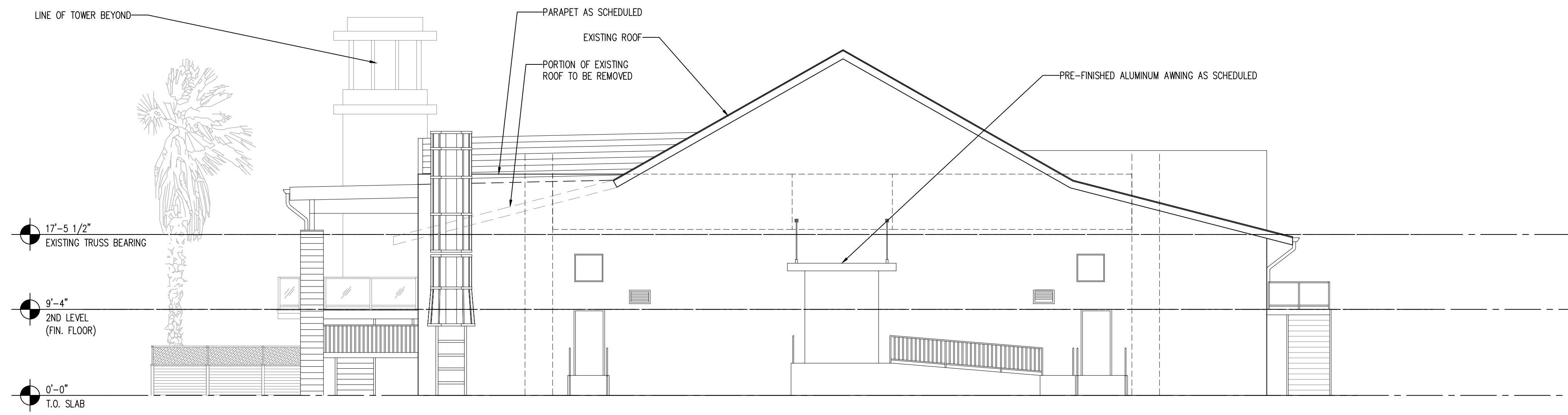
Processed By: E BUSCH

Filename: 01-31-2024 PONTE VEDRA CONCERT HALL - SITE.AGI

**PONTE VEDRA
CONCERT HALL**

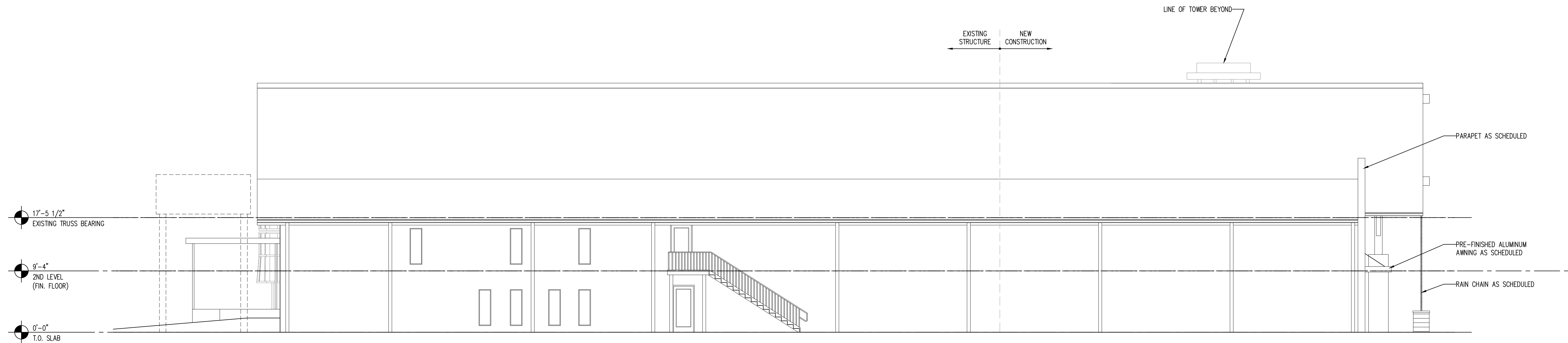
Date: 1/31/2024

Page 1 of 1



1 ELEVATION

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



2 ELEVATION

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

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REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 10/20/2023

ELEVATIONS

DRAWN BY:
CHECKED BY:
PROJECT NO.: 2023-10

A5.01

60% REVIEW