

PROJECT INFORMATION

PROJECT DESCRIPTION
THE PROJECT INCLUDES TWO (2) SINGLE-STORY 12,532 SF SHELL BUILDINGS (EACH SUBMITTED UNDER A SEPARATE PERMIT) WITH A COMMON EXTERIOR PEDESTRIAN AREA IN BETWEEN.

THE BUILDINGS WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM.

A CONCRETE FLOOR AROUND THE FRONT AND SIDES WILL BE CONSTRUCTED WITH THE REMAINING AREA TO REMAIN CLEAN DIRT FILL FOR FLEXIBILITY DURING FUTURE TENANT BUILD-OUTS.

ALL INTERIOR BUILD-OUTS WILL BE UNDER A SEPARATE PERMIT.

BASIS FOR DESIGN

- FLORIDA BUILDING CODE 2023 8TH EDITION
- FLORIDA BUILDING CODE ACCESSIBILITY 2023 8TH EDITION
- FLORIDA FIRE PREVENTION CODE 2023 8TH EDITION WHICH INCLUDES NFPA 1 2021 EDITION AND NFPA 101 2021 EDITION, LIFE SAFETY CODE

BUILDING INFORMATION

GROSS BUILDING AREA
BUILDING 1: 12,532 SF

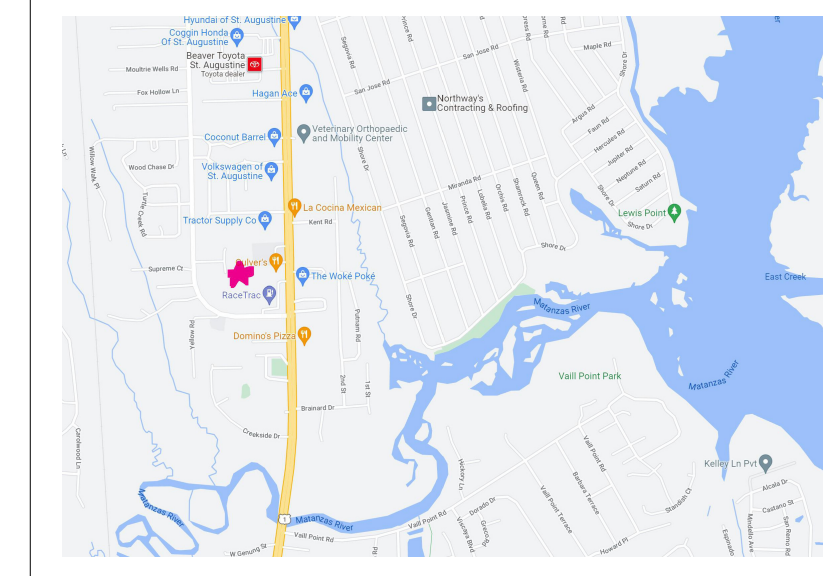
CONSTRUCTION TYPE
TYPE II-B

MAXIMUM ALLOWABLE HEIGHT - TABLE 504.3
75' ALLOWED; 24' PROPOSED

MAXIMUM ALLOWABLE STORIES - TABLE 504.4
3 STORIES ALLOWED; 1 STORY PROPOSED

MAXIMUM ALLOWABLE AREA - TABLE 506.2
38,000 SF ALLOWED (WORST CASE); 12,532 SF PROPOSED

VICINITY MAP



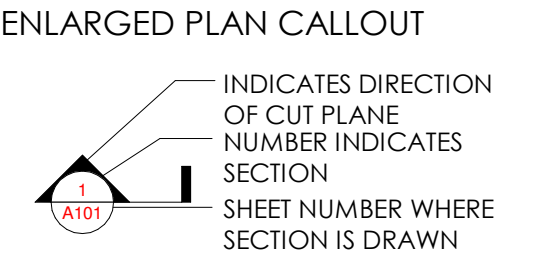
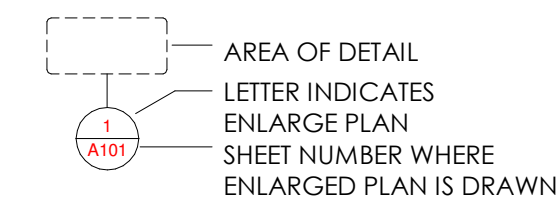
NOTES

FIRE EXTINGUISHERS SHALL BE LARSENS MP-10 SERIES OR EQUAL. FIRE EXTINGUISHER CABINETS SHALL BE MOUNTED SO THAT THE HEIGHT OF THE FIRE EXTINGUISHER HANDLE IS NO MORE THAN 48" A.F.F.

THE BUILDING IS NOT CONSTRUCTED WITH LIGHT GAUGE TRUSS-TYPE CONSTRUCTION. BASED ON THE FLORIDA ADMINISTRATIVE CODE 69A-60.0081.

THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIRE RISER ROOM SIGNAGE. SIGN COLOR SHALL BE BRONZE WITH WHITE LETTERS.

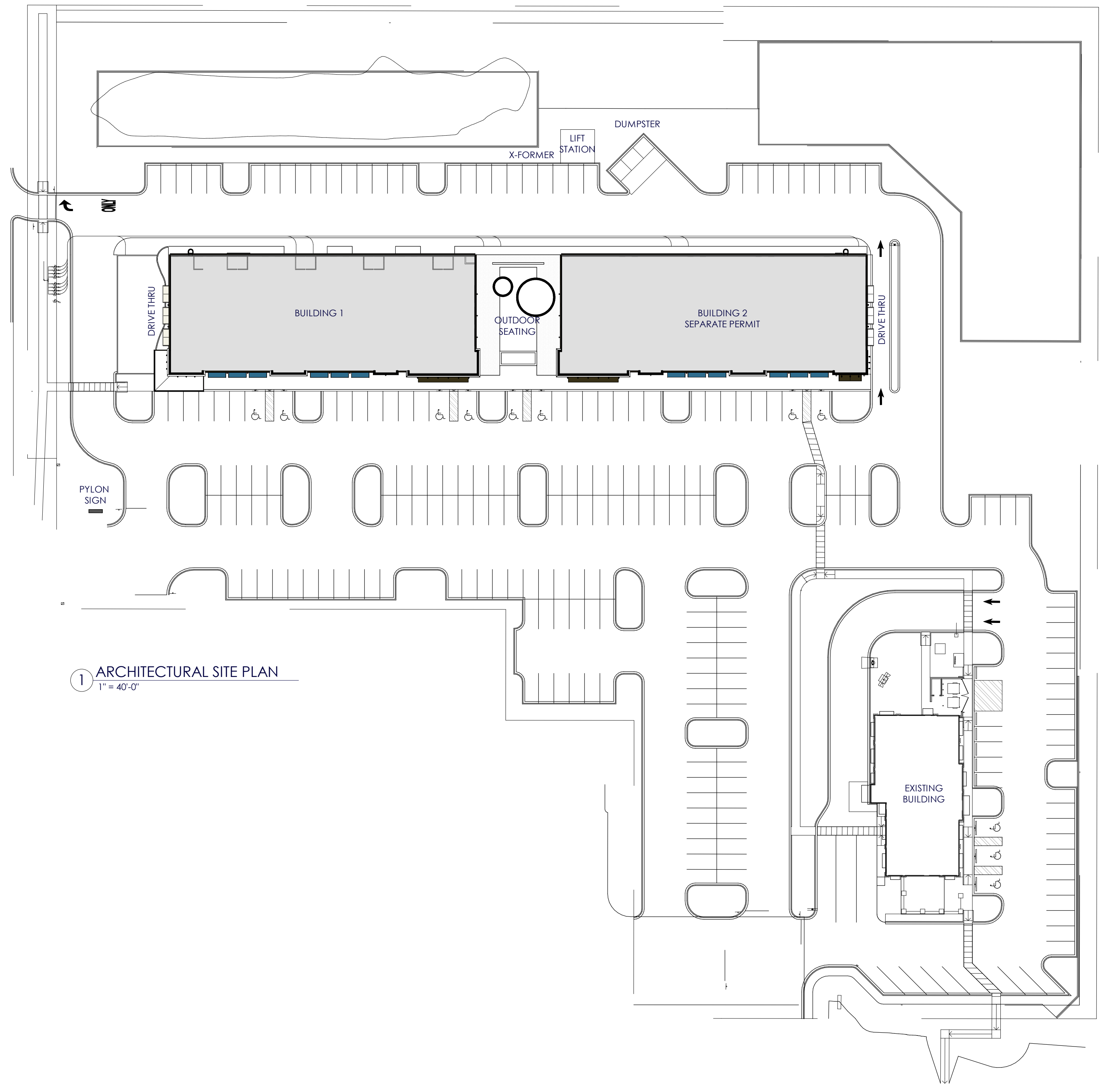
SYMBOLS



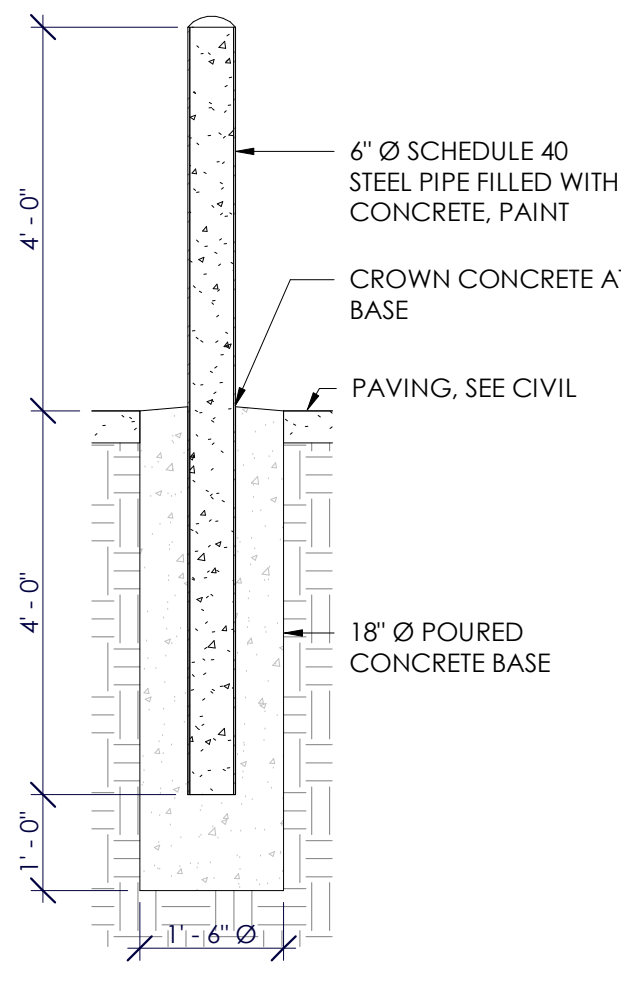
- SECTION CALLOUT**
- DOOR TAG
 - WINDOW TAG
 - STRUCTURAL GRID TAG
 - LEVEL TAG
 - REVISION

LIFE SAFETY LEGEND

- EXIT LIGHTING
- FEC FIRE EXTINGUISHER
- EDTS EXIT DOOR TACTILE SIGNAGE
- PRIMARY EXIT
- OBJECTS ABOVE CUT PLANE
- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL
- 1-HOUR RATED WALL
- 2-HOUR RATED WALL
- SMOKE PARTITION



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"



2 BOLLARD DETAIL
1/2" = 1'-0"

DRAWING INDEX			
Sheet Number	Sheet Name	Current Revision Date	Current Revision Description
ARCHITECTURAL			
0.0	PROJECT COVER		
A101	PROJECT INFO		
A102	OVERALL		
A103	OVERALL		
A201	BLDG 1 - FLOOR PLAN		
A301	BLDG 1 - ROOF PLAN		
A401	BLDG 1 - EXT ELEVS		
A501	BLDG SECTIONS		
A502	BLDG SECTIONS		
A503	BLDG SECTIONS		
A504	BLDG SECTIONS		
A601	WALL SECTIONS		
A602	WALL SECTIONS		
A603	WALL SECTIONS		
A604	WALL SECTIONS		
A605	WALL SECTIONS		
A606	WALL SECTIONS		
A701	DOOR & GLAZING SCHEDULE		
A801	DETAILS		
A802	DETAILS		
STRUCTURAL			
S0.1	GENERAL NOTES AND DESIGN CRITERIA		
S1.1	FOUNDATION PLAN		
S1.2	ROOF FRAMING PLAN		
S2.1	SECTIONS AND DETAILS		
S2.2	SECTIONS AND DETAILS		
S2.3	SECTIONS AND DETAILS		



5 hope st - st augustine, fl 32084



DIMARE RETAIL MOULTRIE PROPERTIES LLC

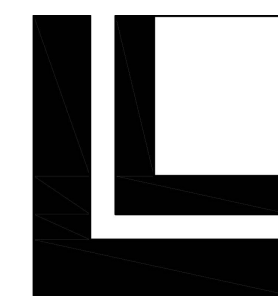
JAMES B BEACH AR#94854

DATE: JANUARY 22, 2024
REVISIONS:

BLDG 1 - PERMIT SET

A101
PROJECT INFO

ALL REPORTS, RECOMMENDATIONS, COMPUTER FILES, FIELD DATA AND OTHER DOCUMENTATION PREPARED BY NEW DAY DESIGN COMPANY, LLC AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF NEW DAY DESIGN COMPANY, LLC. THIS DRAWING SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION.



LOWE
STRUCTURES INC.

DIMARE
RETAIL
MOULTRIE
PROPERTIES LLC

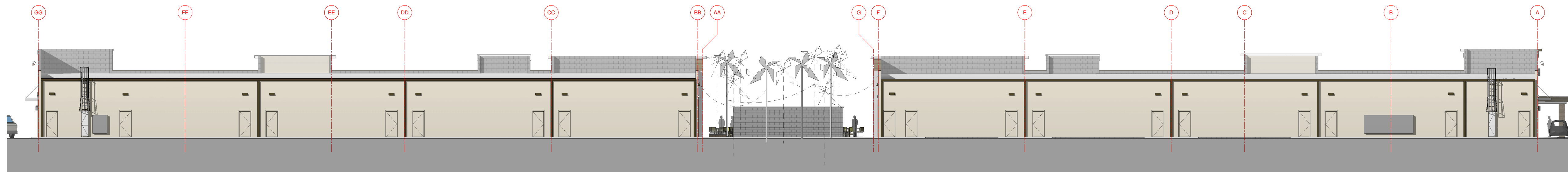
JAMES B BEACH AR#94854

DATE: JANUARY 22, 2024

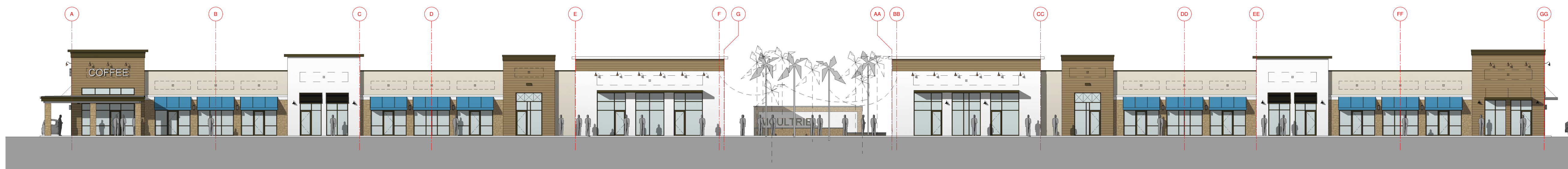
REVISIONS:

BLDG 1 - PERMIT SET

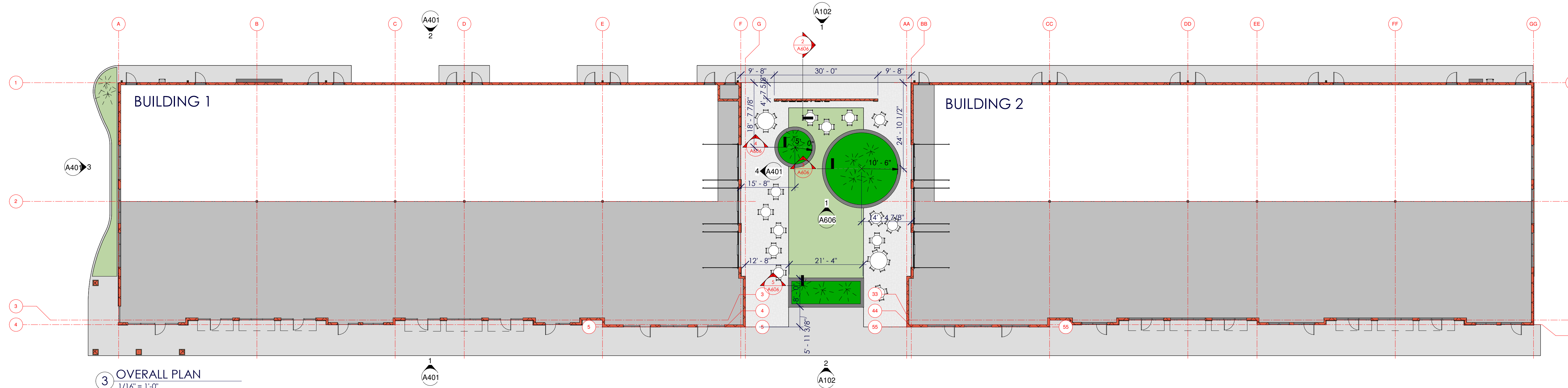
A102
OVERALL



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

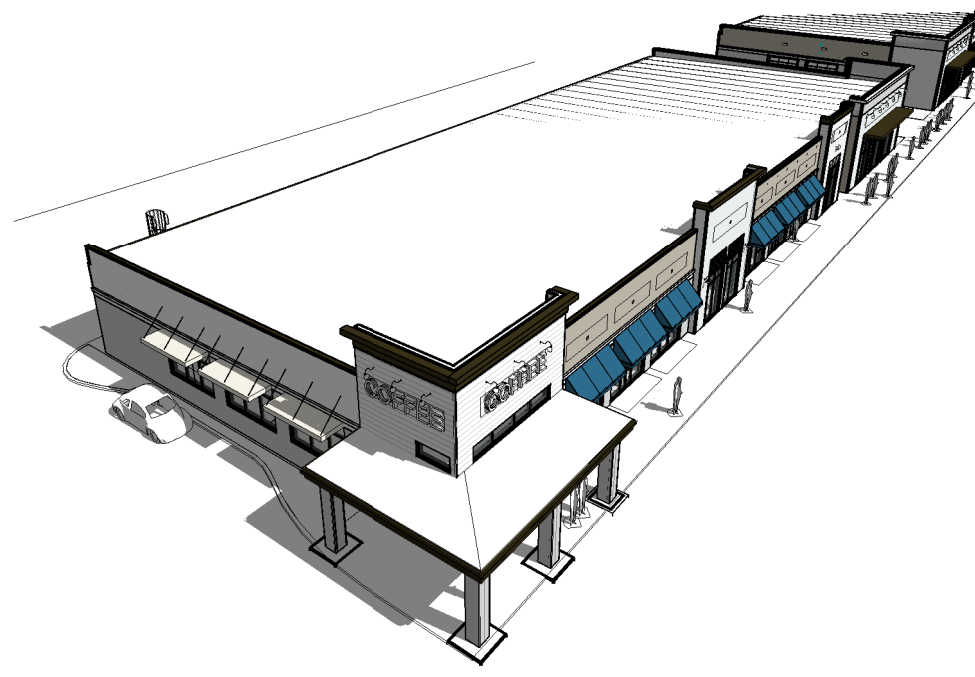


2 OVERALL FRONT ELEVATION
1/16" = 1'-0"

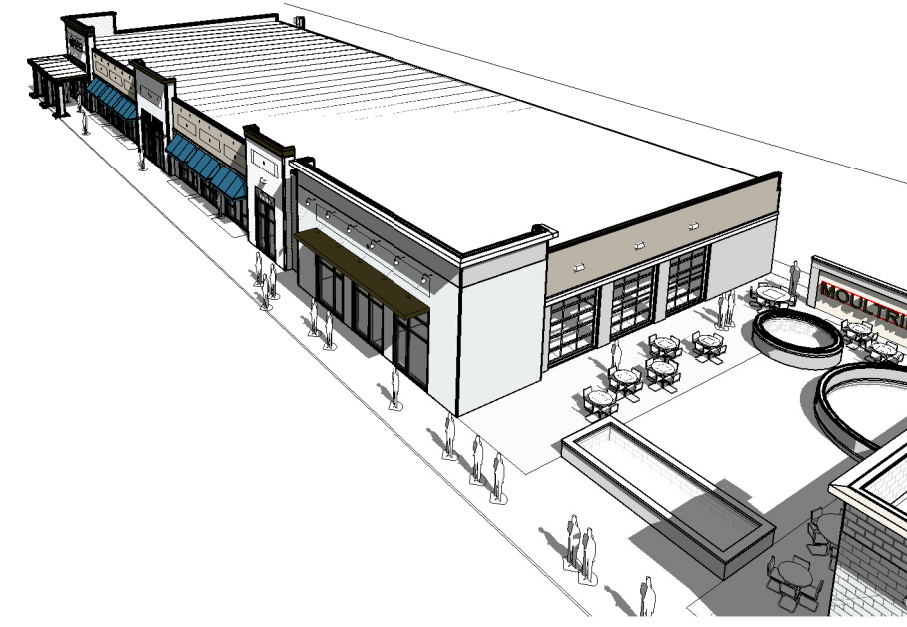


3 OVERALL PLAN
1/16" = 1'-0"

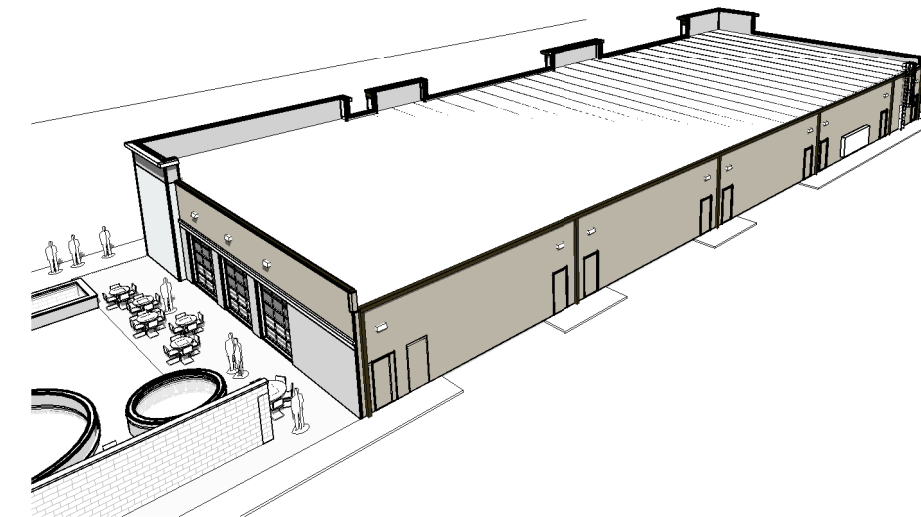
SE



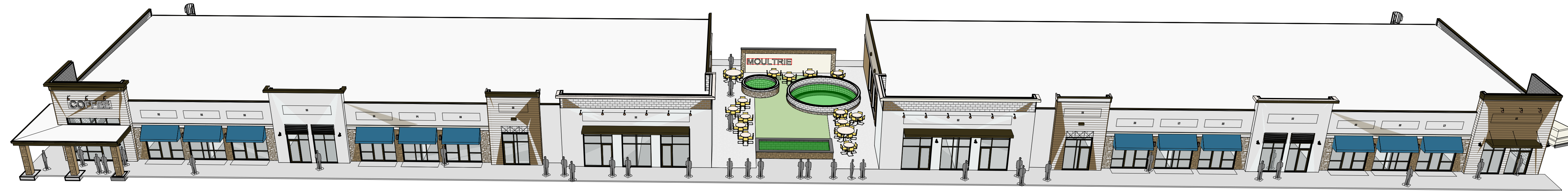
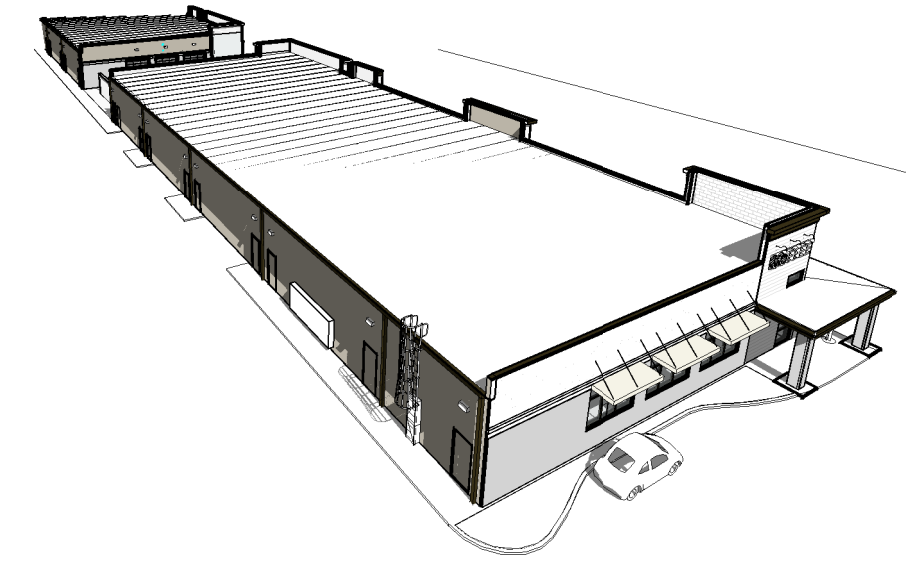
NE



NW



SW



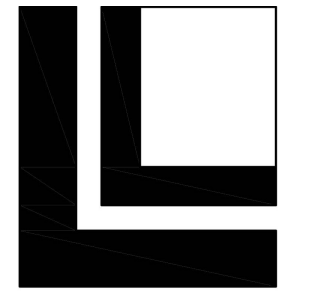
② 3D OVERALL



① COURTYARD

new day
ARCHITECTURAL DESIGN CO.

5 hope st - st augustine, fl 32084



LOWE
STRUCTURES INC.

DIMARE
RETAIL
MOULTRIE
PROPERTIES LLC

JAMES B BEACH AR#94854

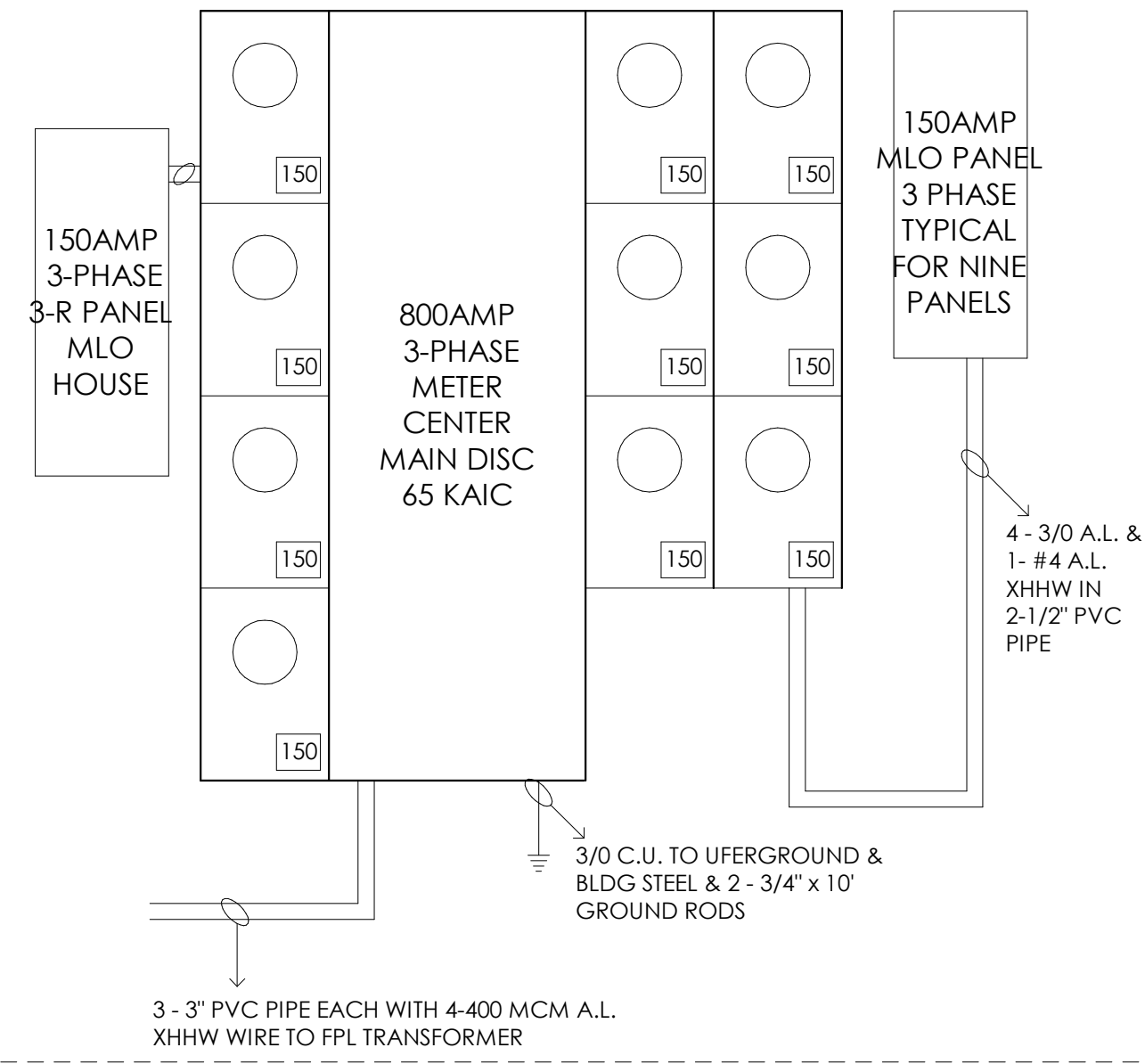
DATE: JANUARY 22, 2024
REVISIONS:

BLDG 1 - PERMIT SET

A103
OVERALL

ALL REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA AND OTHER DOCUMENTATION PREPARED BY NEW DAY DESIGN COMPANY, LLC AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF NEW DAY DESIGN COMPANY, LLC. NEW DAY DESIGN COMPANY, LLC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THE DRAWINGS SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION.

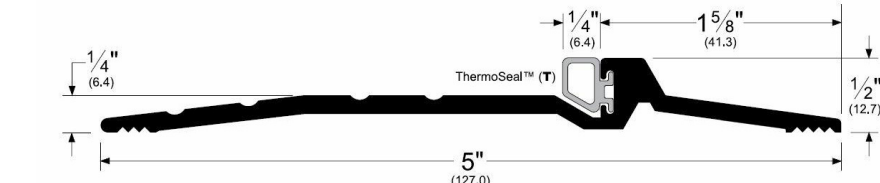
ELEC GEAR



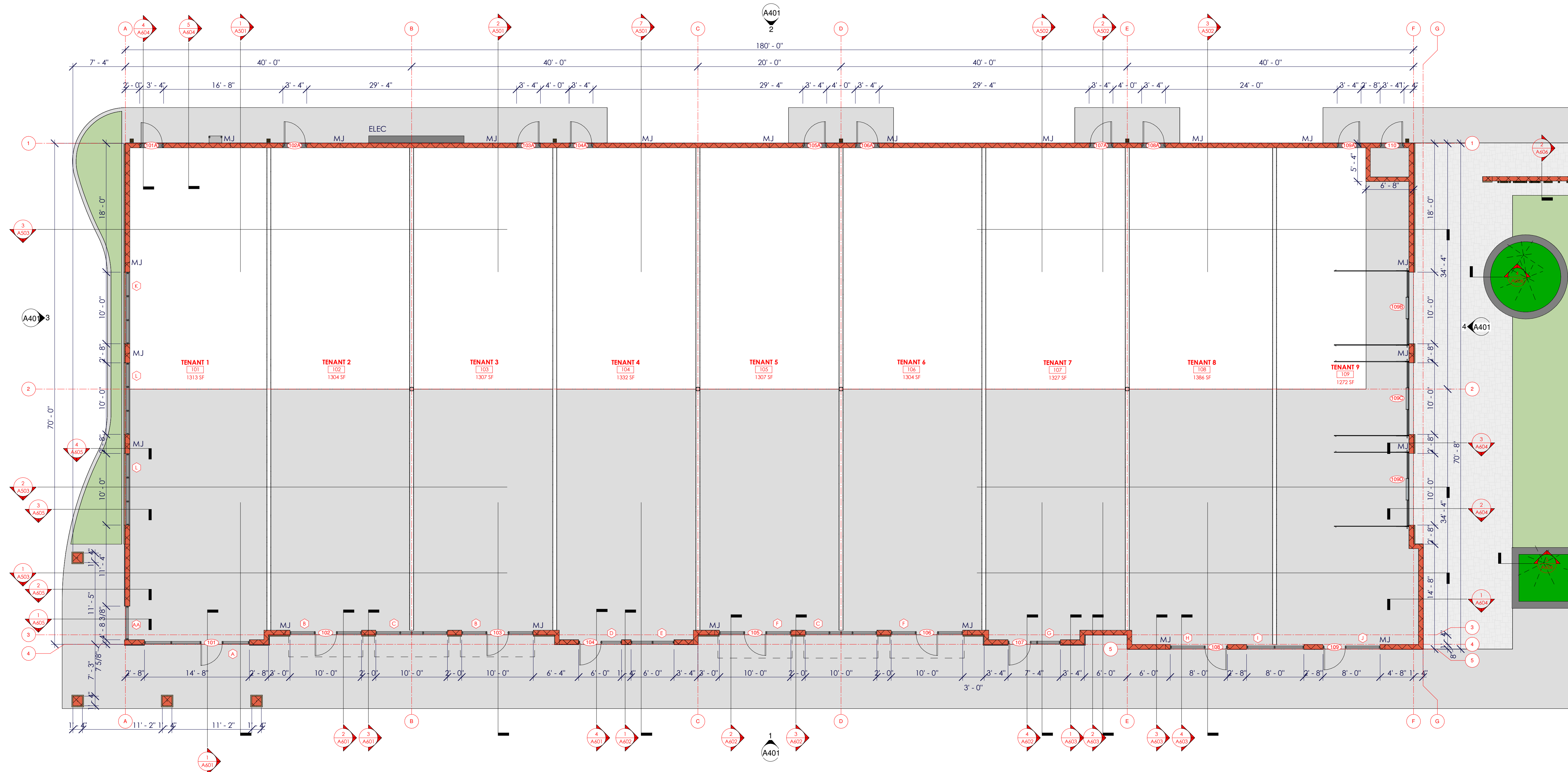
FRONT ELEVATION PERSPECTIVE



DOOR THRESHOLD



TS-1- PEMKO 2005.1
TYPICAL EXTERIOR DOOR THRESHOLD



1 FIRST FLOOR PLAN
1/8" = 1'-0"

MATERIALS

STONE
ELDERADO STONE MATCH
ADJACENT BUILDING



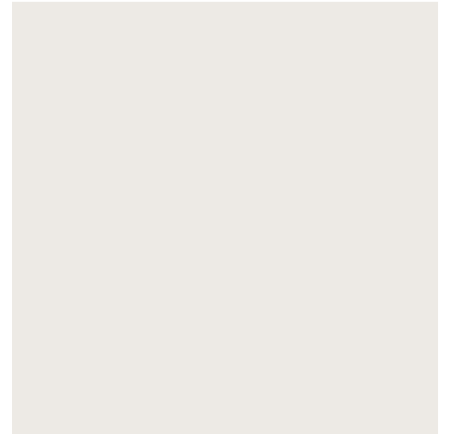
SIDING

NICHIHA: VINTAGEWOOD CEDAR



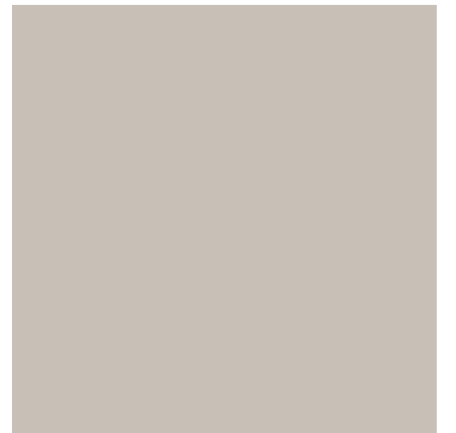
PAINT

P-1: SW 7004 SNOWBOUND



PAINT

P-2: SW 7641 COLONNADE GRAY



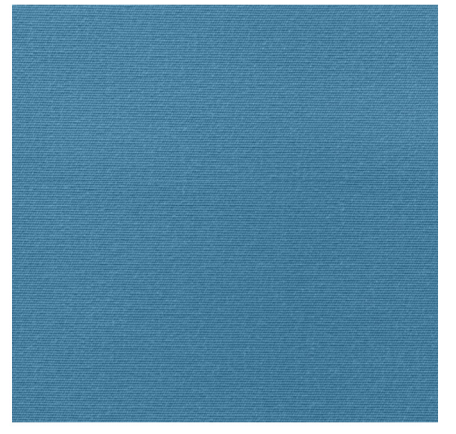
PAINT

P-3: SW 7048 URBANE BRONZE



AWNING

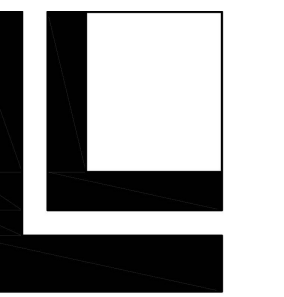
SUNBRELLA 4624-0000 SKY BLUE



10" HIGH BRUSHED BRONZE
BUILDING ADDRESS LETTERS
MOUNTED TO WALL WITH
STAND-OFF SPACERS



5 hope st - st augustine, fl 32084



LOWE
STRUCTURES INC.

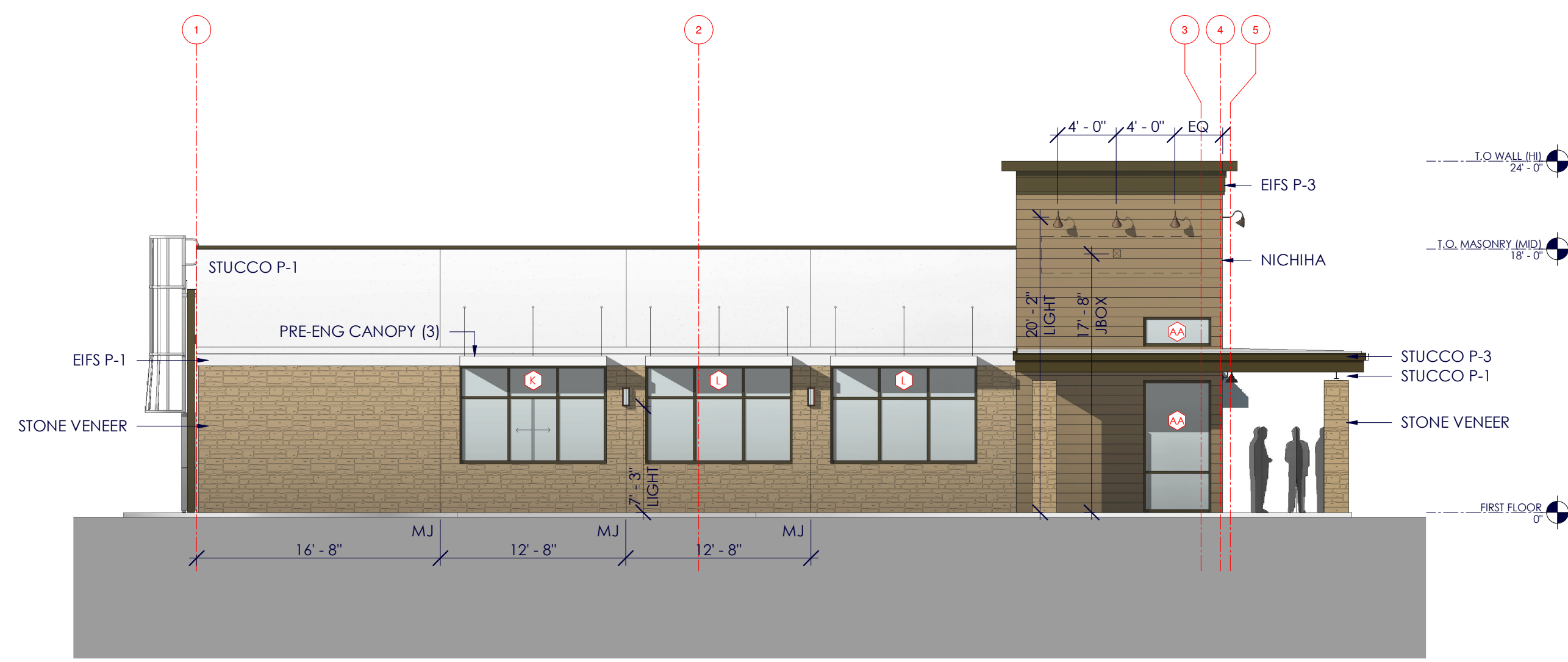
DIMARE
RETAIL
MOULTRIE
PROPERTIES LLC

JAMES B BEACH AR#94854

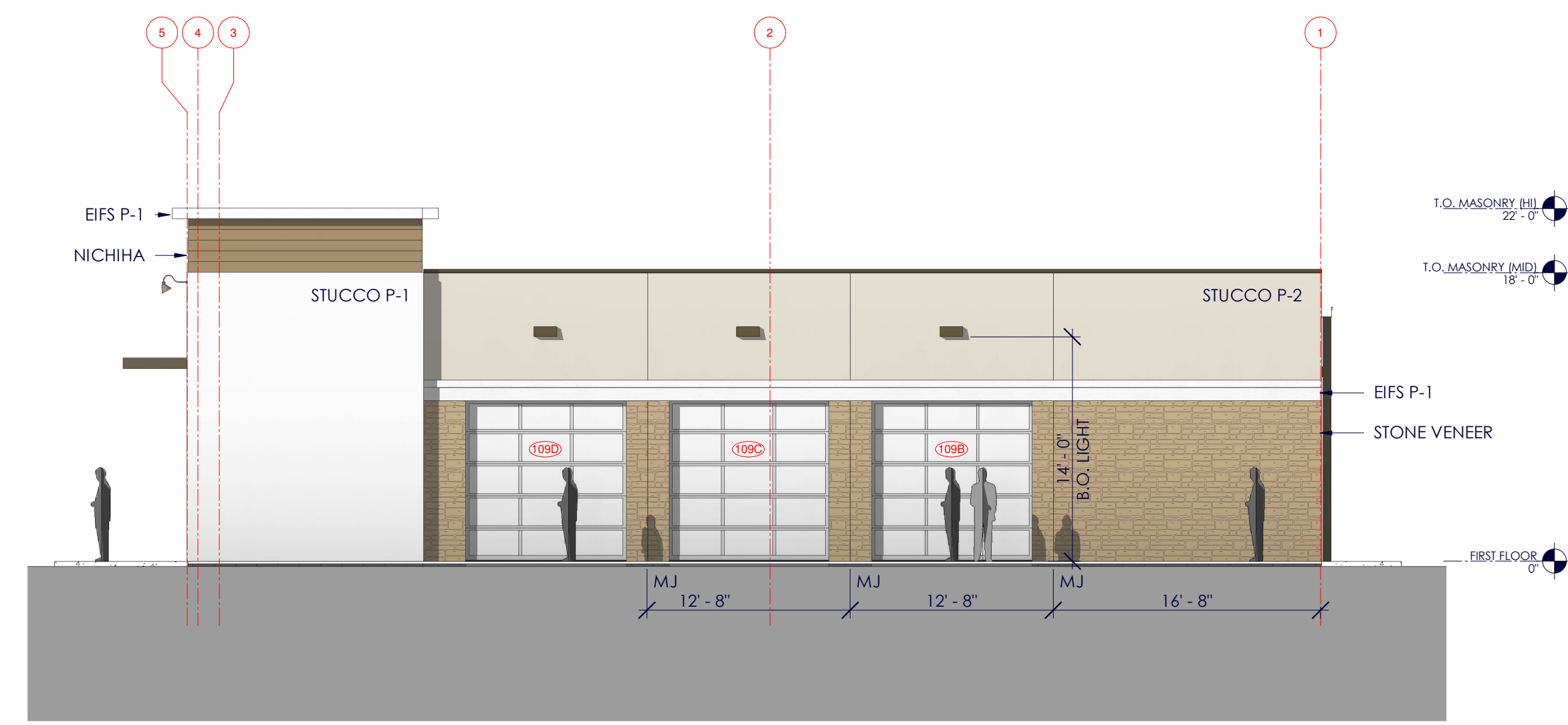
DATE: JANUARY 22, 2024
REVISIONS:

BLDG 1 - PERMIT SET

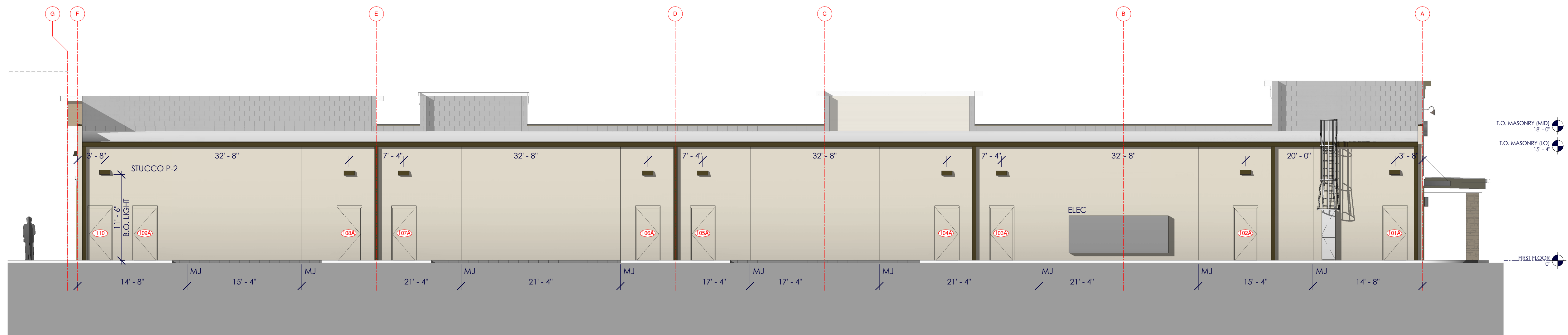
A401
BLDG 1 - EXT ELEV



3 BLDG 1 SOUTH ELEV
1/8" = 1'-0"



4 BLDG 1 NORTH ELEV
1/8" = 1'-0"

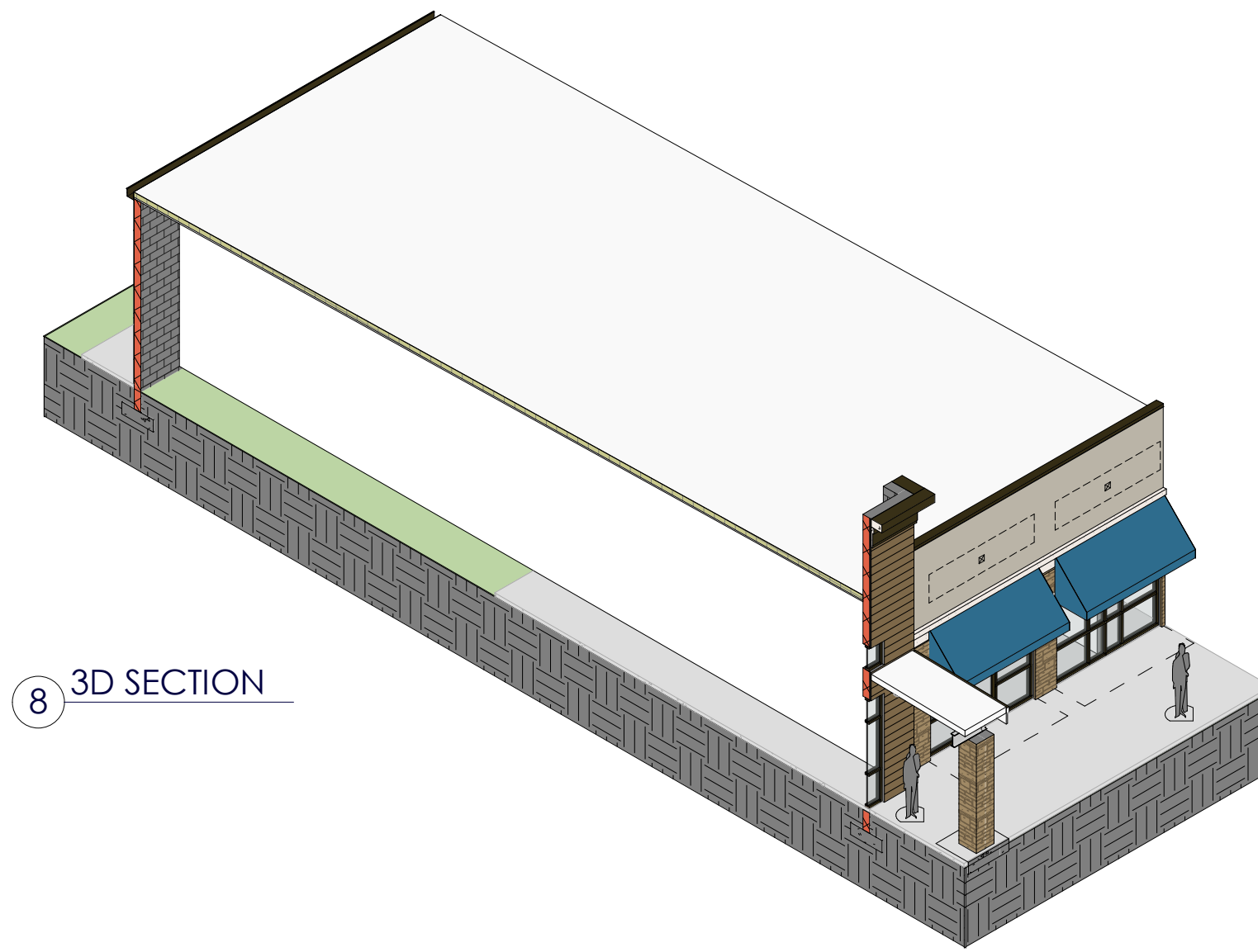


2 BLDG 1 WEST ELEV
1/8" = 1'-0"

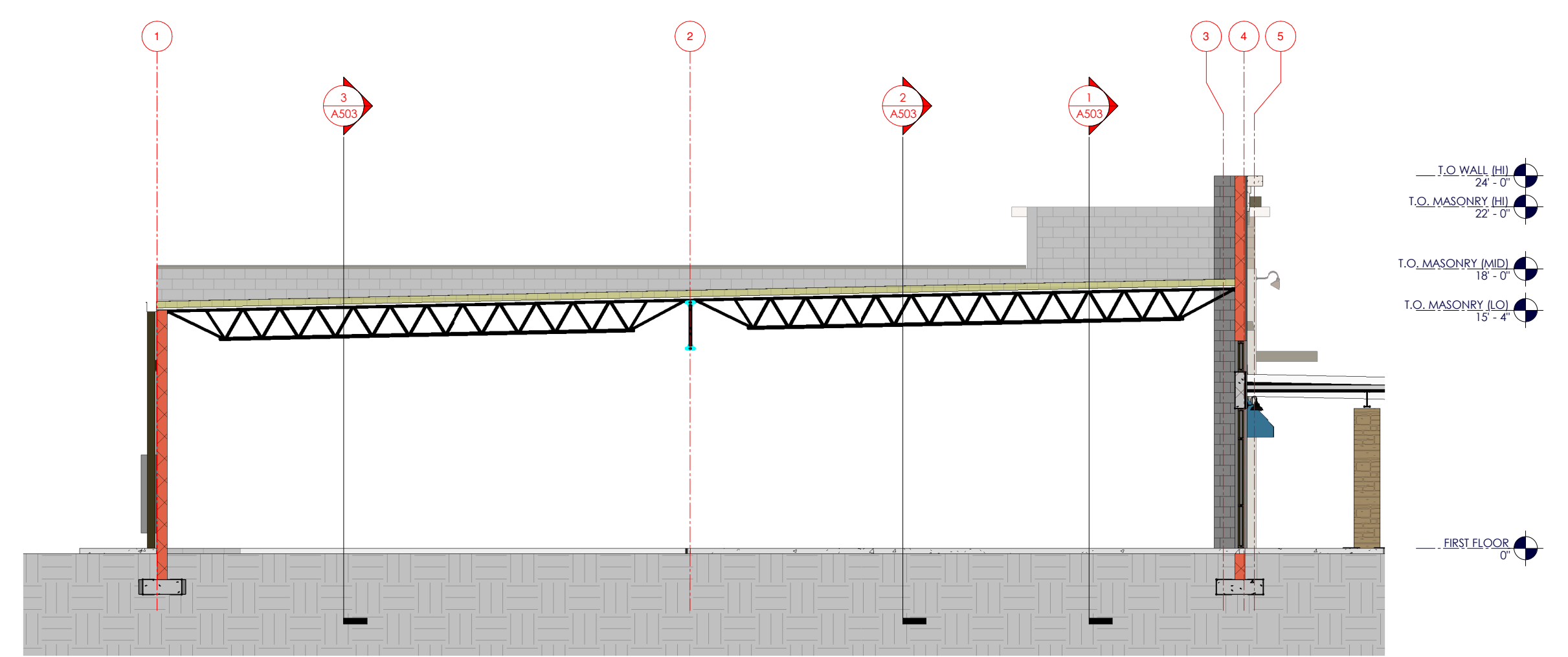


1 BLDG 1 EAST ELEV
1/8" = 1'-0"

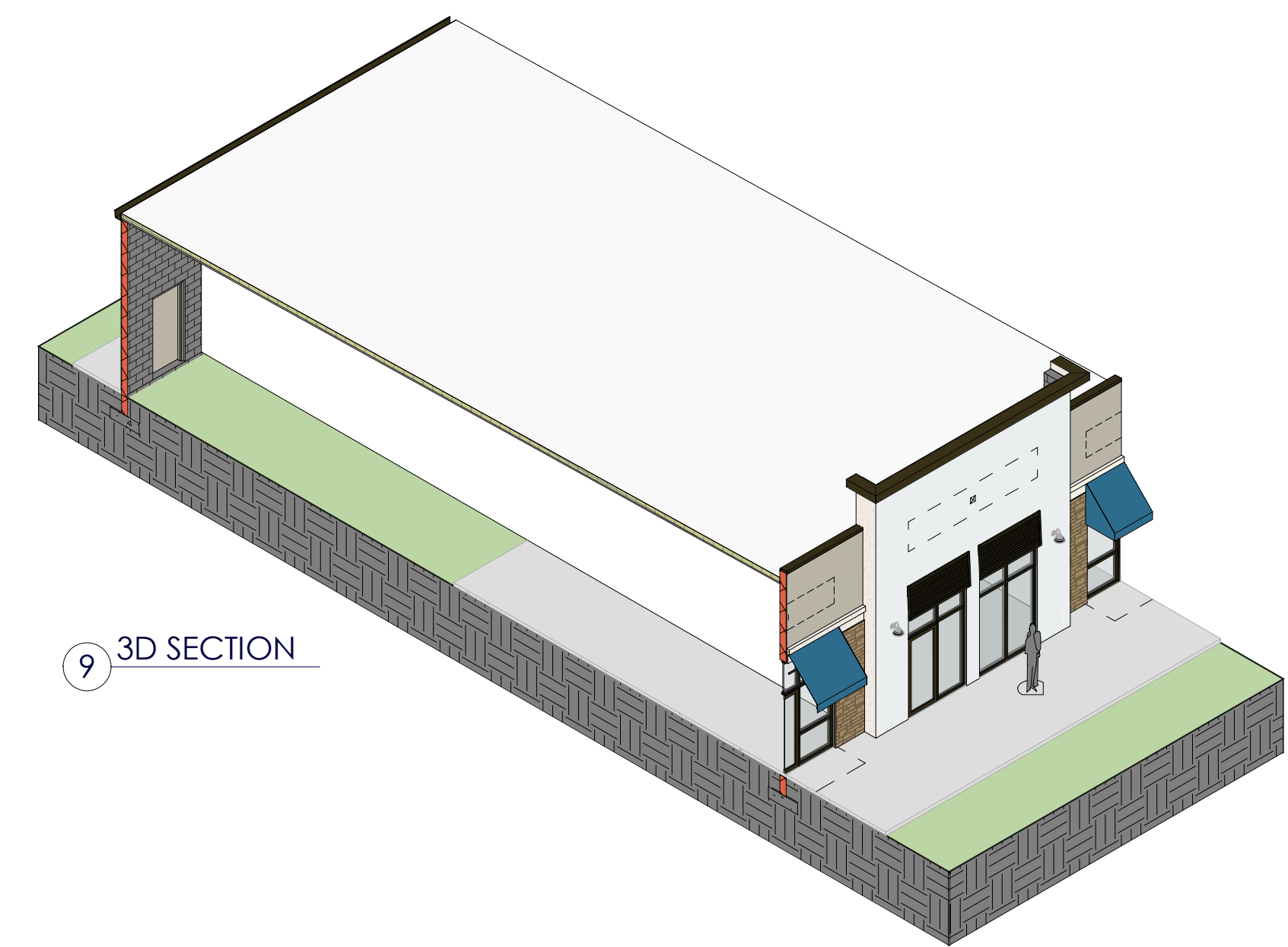
ALL REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA AND OTHER DOCUMENTATION PREPARED BY NEW DAY DESIGN COMPANY, LLC AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF NEW DAY DESIGN COMPANY, LLC. NEW DAY DESIGN COMPANY, LLC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THE DRAWINGS SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION.



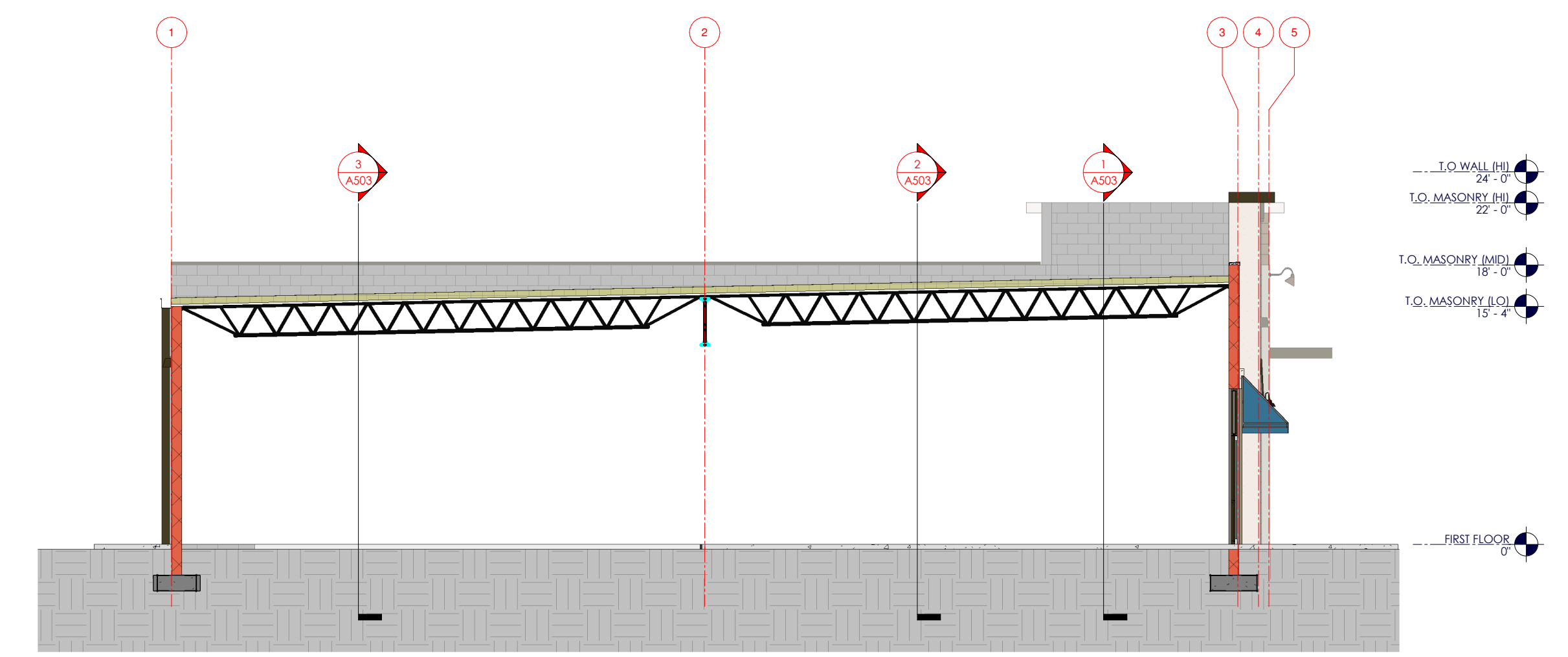
8 3D SECTION



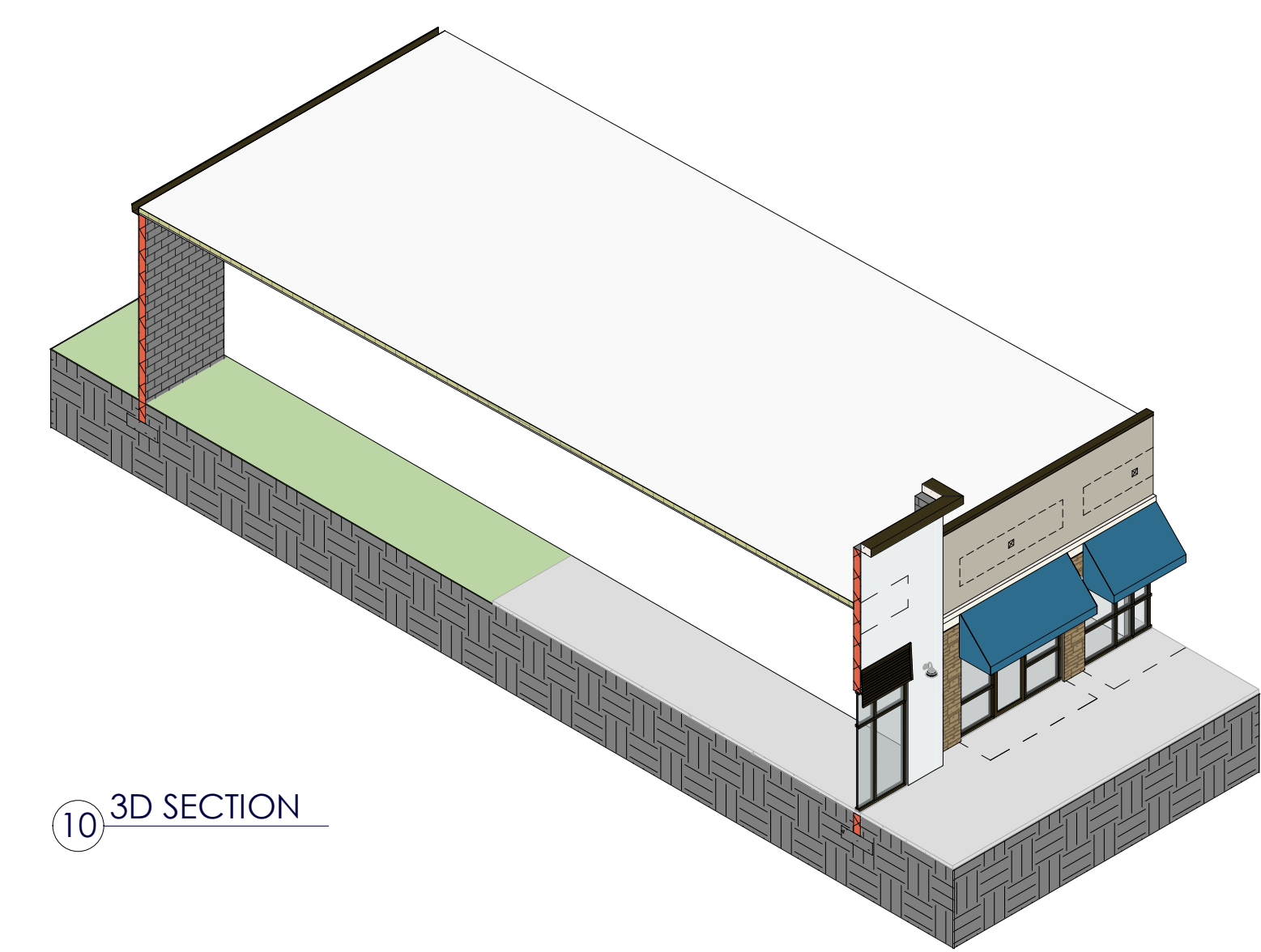
1 BUILDING SECTION
1/8" = 1'-0"



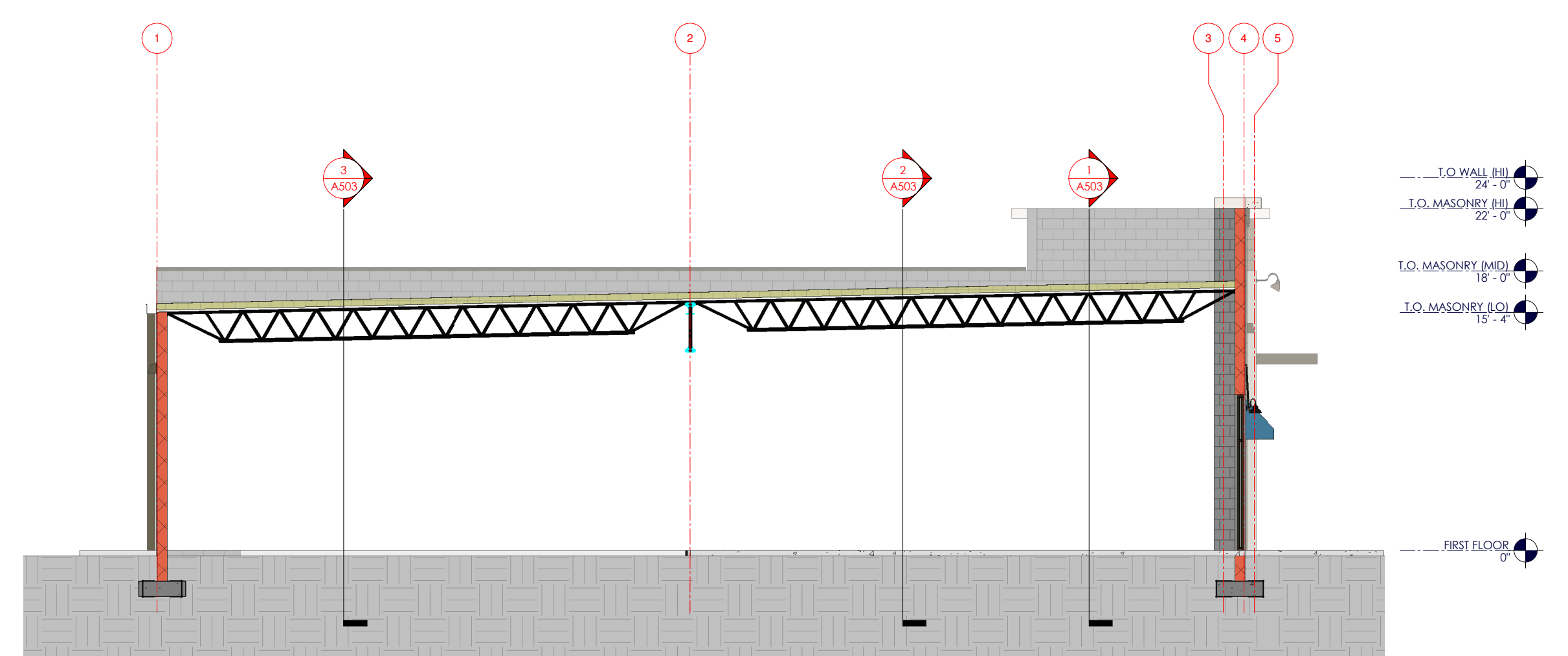
9 3D SECTION



2 BUILDING SECTION
1/8" = 1'-0"



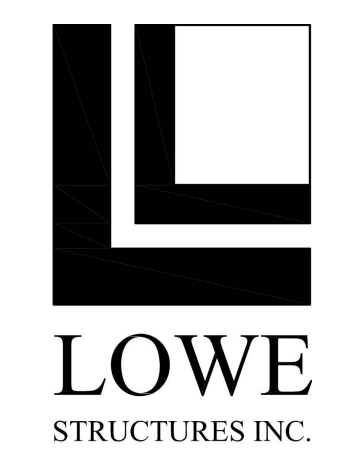
10 3D SECTION



7 BUILDING SECTION
1/8" = 1'-0"



5 hope st - st augustine, fl 32084



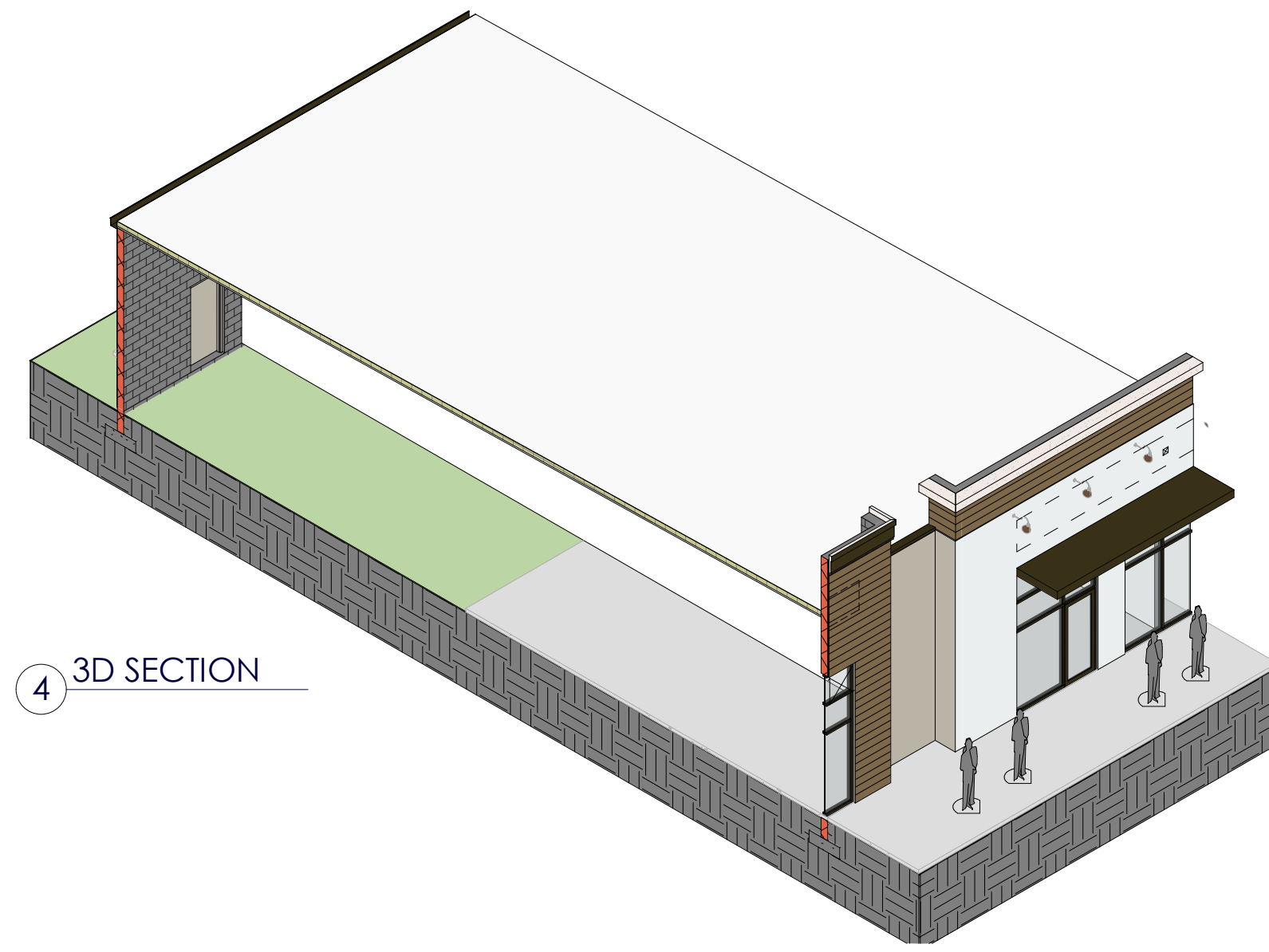
DIMARE
RETAIL
MOULTRIE
PROPERTIES LLC

JAMES B BEACH AR#94854

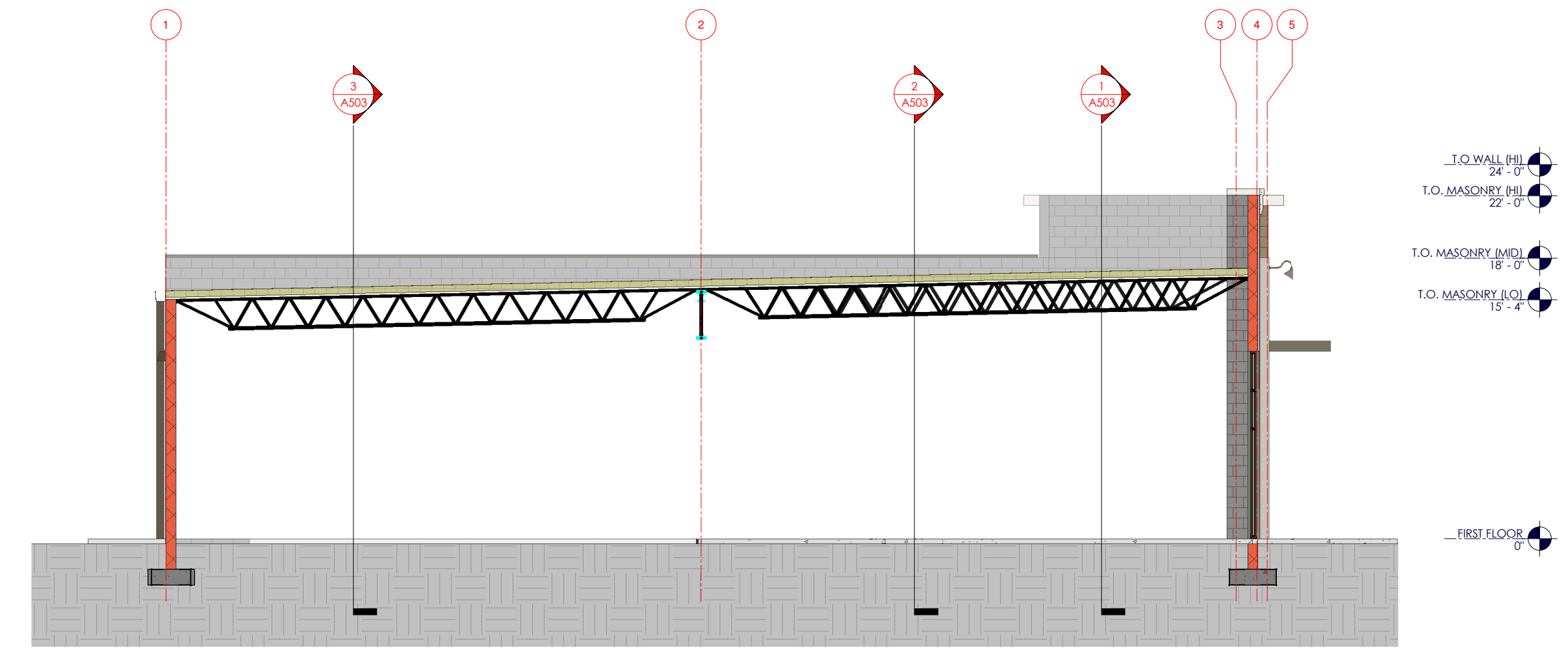
DATE: JANUARY 22, 2024
REVISIONS:

BLDG 1 - PERMIT SET

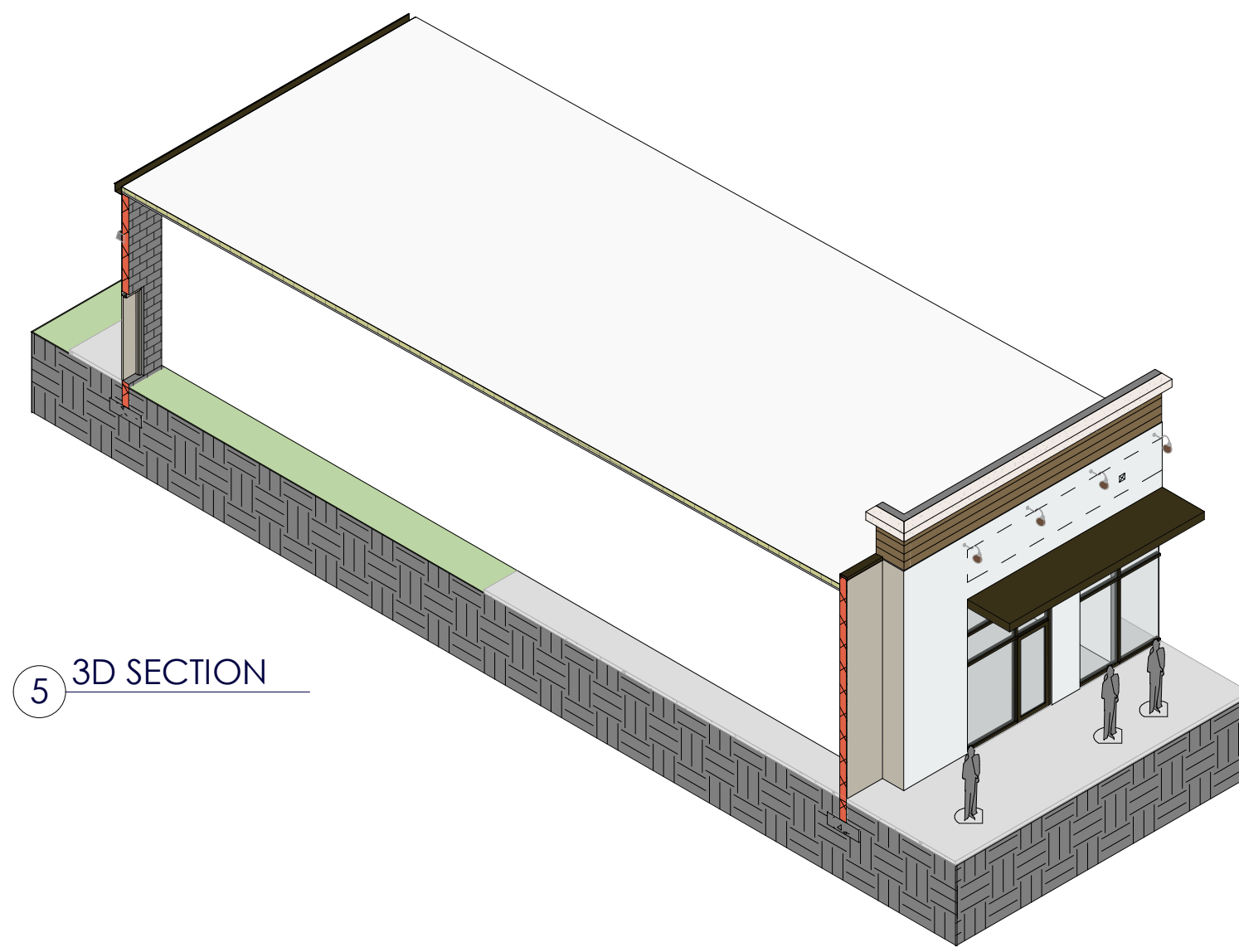
A501
BLDG SECTIONS



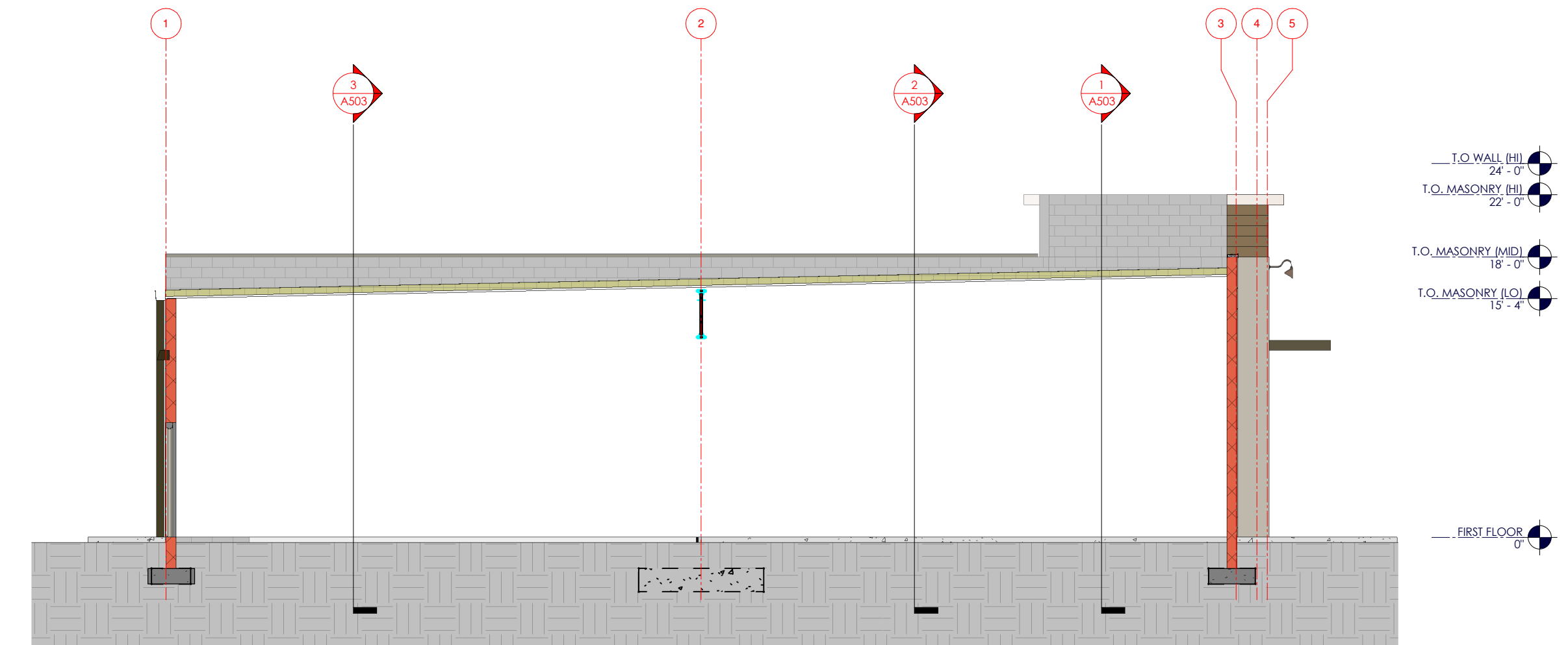
④ 3D SECTION



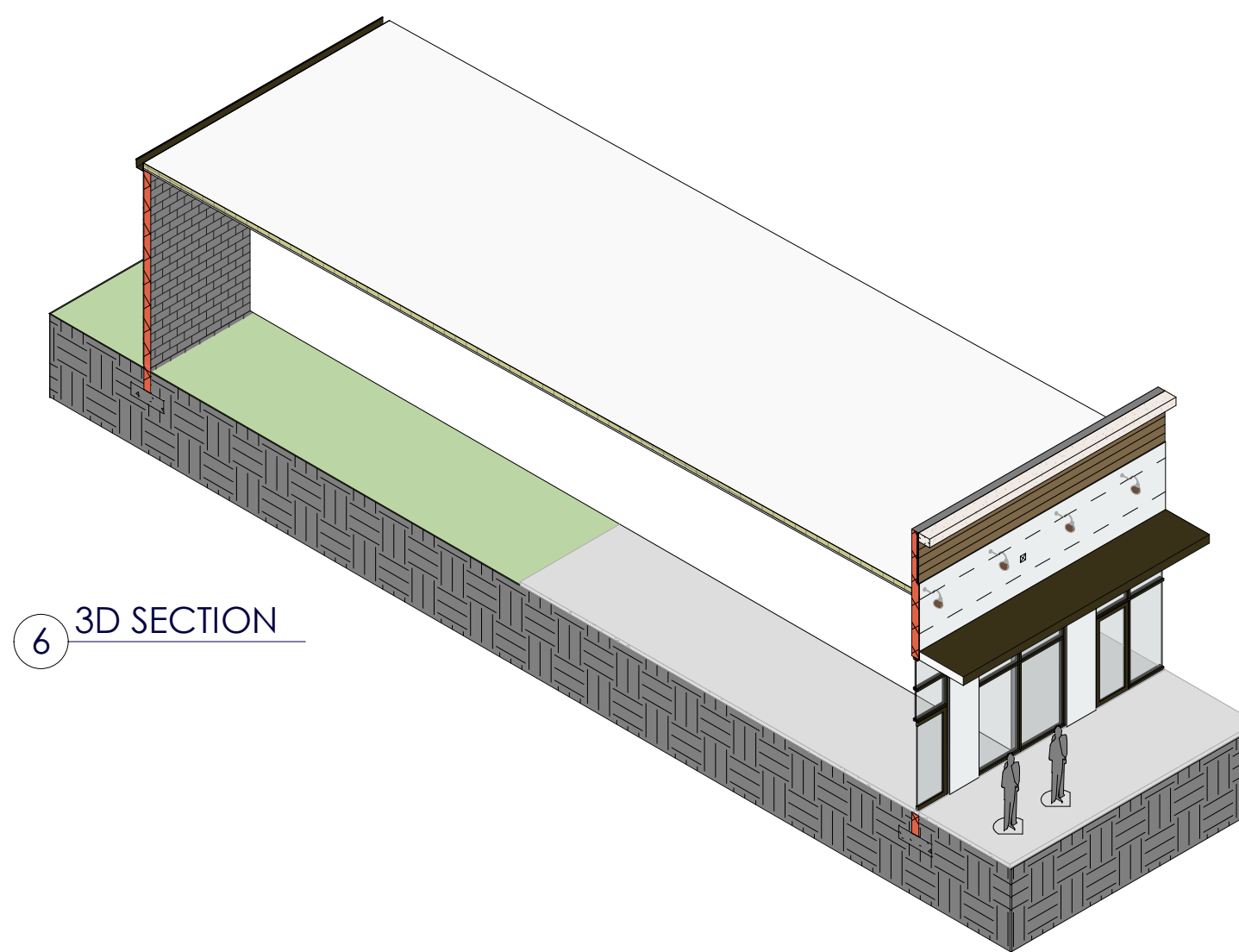
① BUILDING SECTION
1/8" = 1'-0"



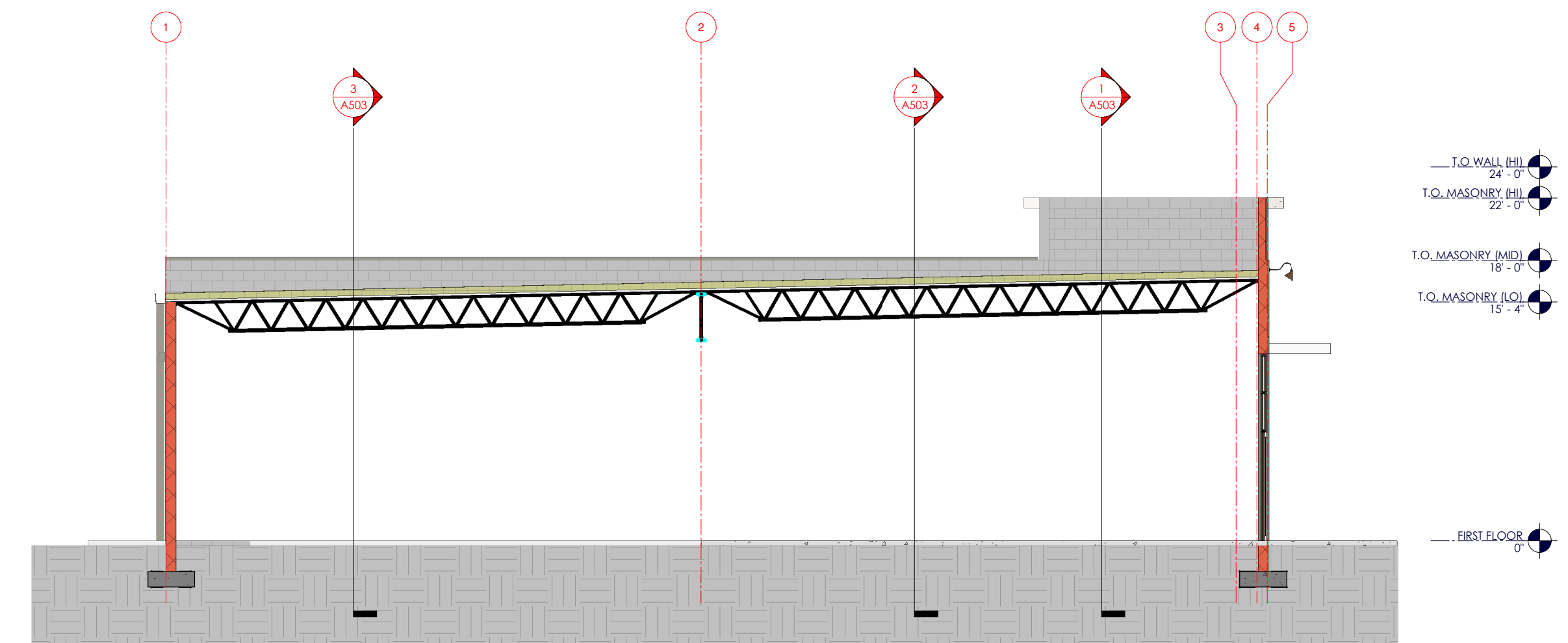
⑤ 3D SECTION



② BUILDING SECTION
1/8" = 1'-0"



⑥ 3D SECTION



③ BUILDING SECTION
1/8" = 1'-0"