

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

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.

BUILDING INFORMATION

GROSS BUILDING AREA
BUILDING 2: 12,532 SF

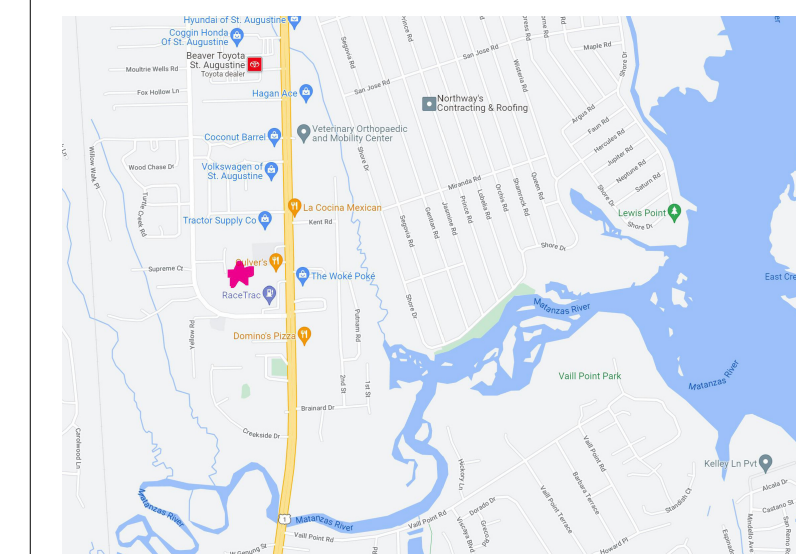
CONSTRUCTION TYPE
TYPE II-B

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

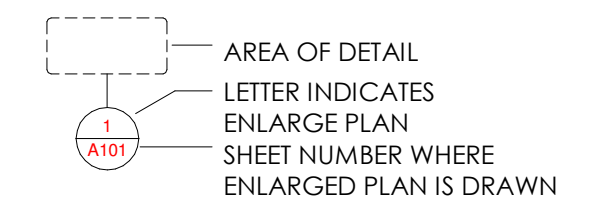
MAXIMUM ALLOWABLE STORIES - TABLE 504.4
3 STORIES ALLOWED; 1 STORY PROPOSED

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

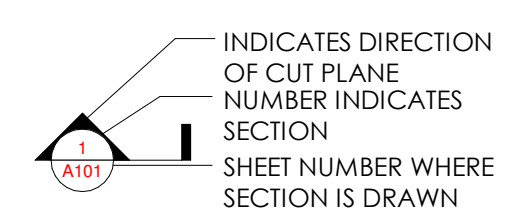
VICINITY MAP



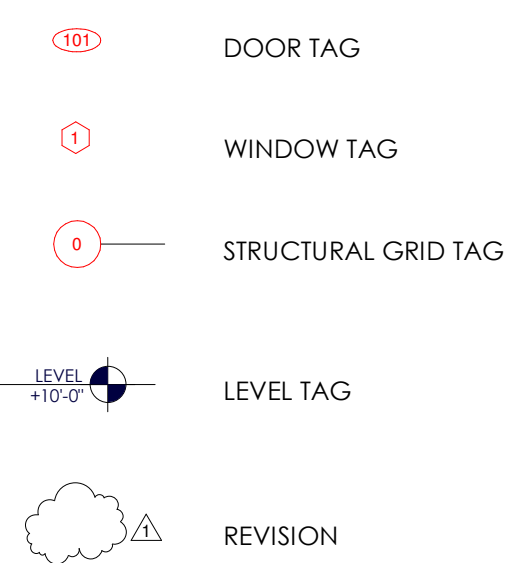
SYMBOLS



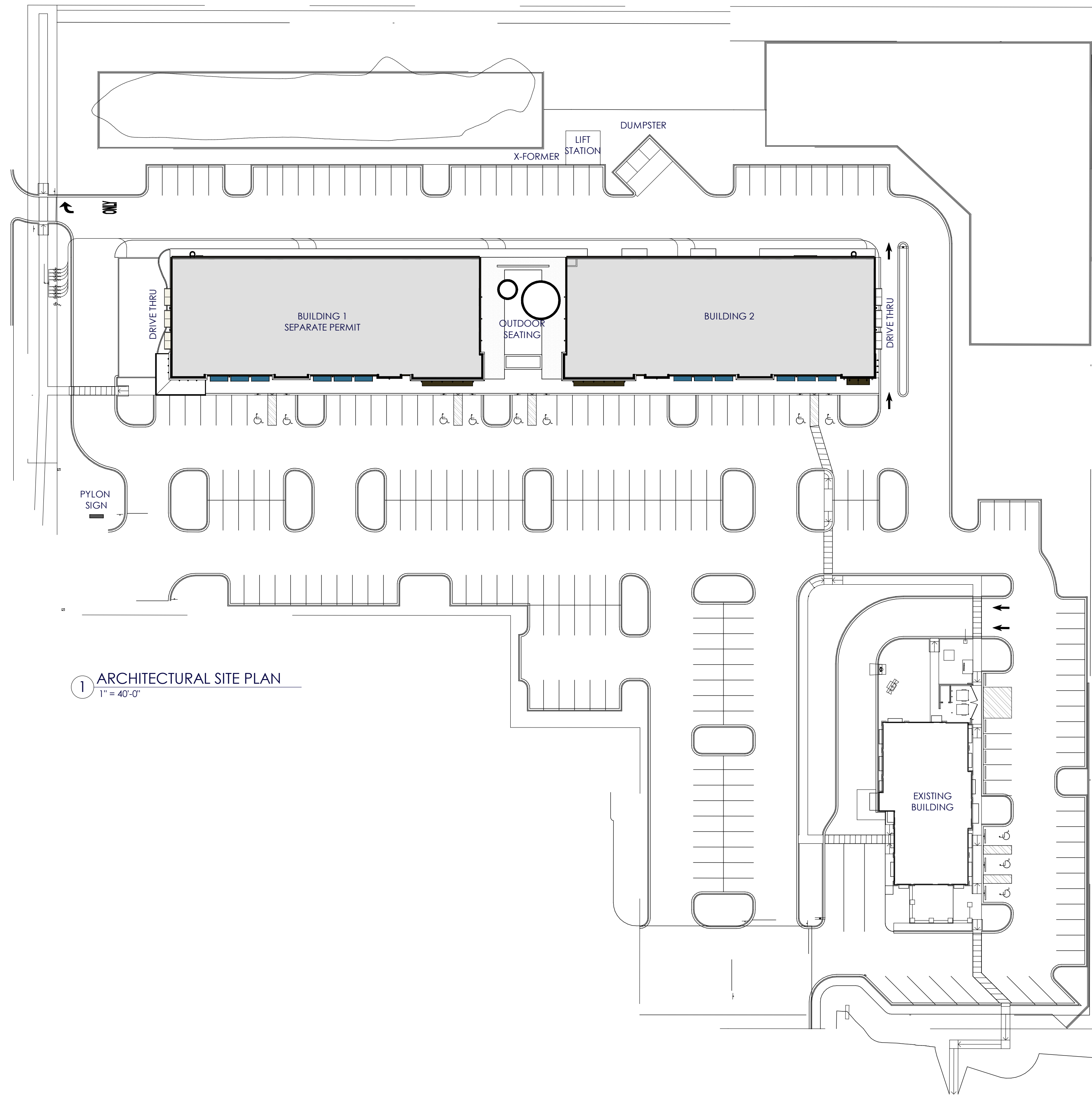
ENLARGED PLAN CALLOUT



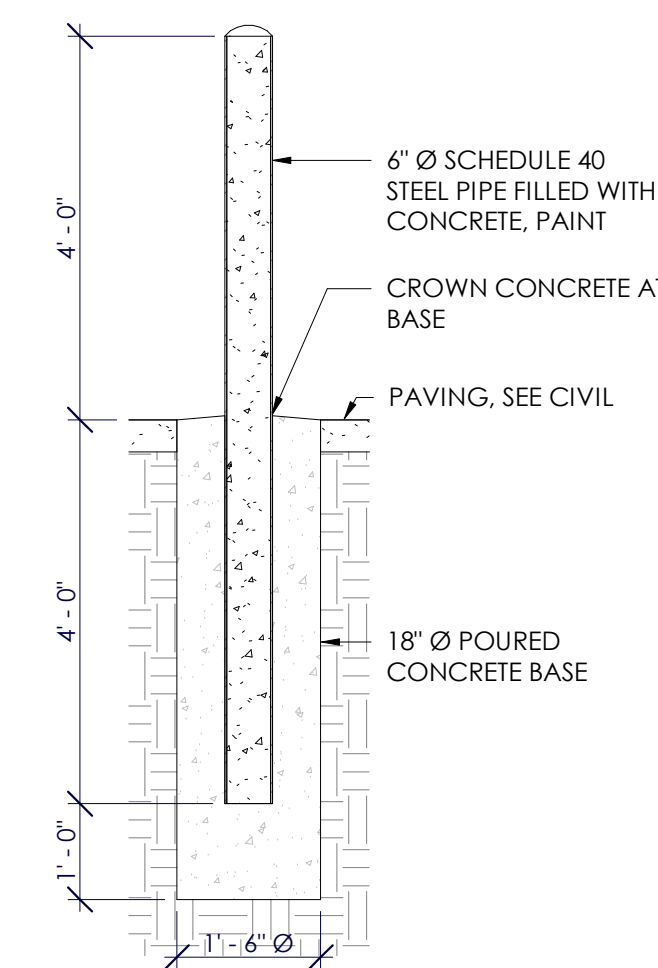
SECTION CALLOUT



LIFE SAFETY LEGEND



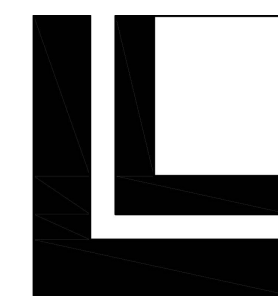
1 ARCHITECTURAL SITE PLAN
1" = 40'-0"



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

DRAWING INDEX			
Sheet Number	Sheet Name	Current Revision Date	Current Revision Description
ARCHITECTURAL			
0.0	PROJECT COVER		
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A103	OVERALL		
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A301	BLDG 2 - ROOF PLAN		
A401	BLDG 2 - EXT ELEVS		
A501	BLDG SECTIONS		
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A503	BLDG SECTIONS		
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A604	WALL SECTIONS		
A605	WALL SECTIONS		
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STRUCTURAL			
S0.1	GENERAL NOTES AND DETAILS		
S1.1	FOUNDATION PLAN		
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S2.1	SECTIONS AND DETAILS		
S2.2	SECTIONS AND DETAILS		
S2.3	SECTIONS AND DETAILS		

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LOWE
STRUCTURES INC.

DIMARE
RETAIL
MOULTRIE
PROPERTIES LLC

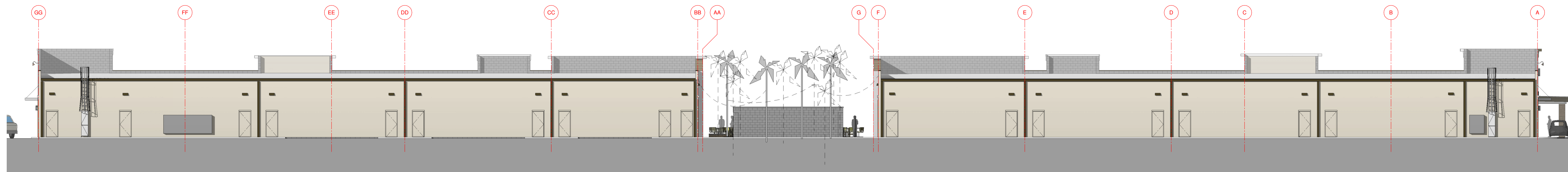
JAMES B BEACH AR#94854

DATE: JANUARY 22, 2024

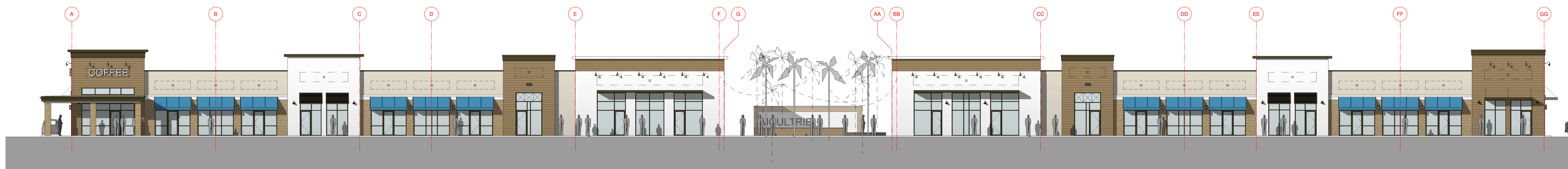
REVISIONS:

BLDG 2 - PERMIT SET

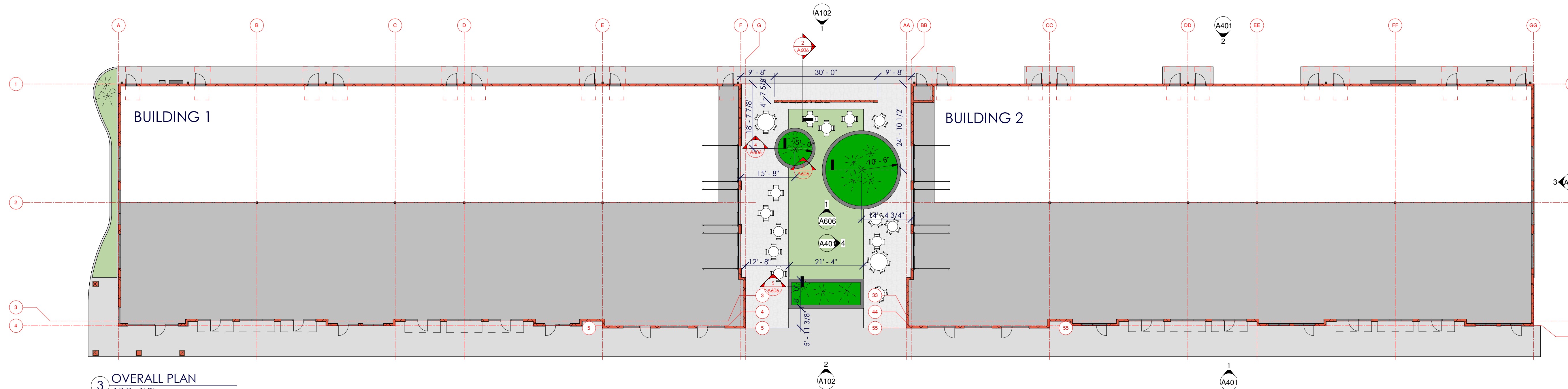
A102
OVERALL



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

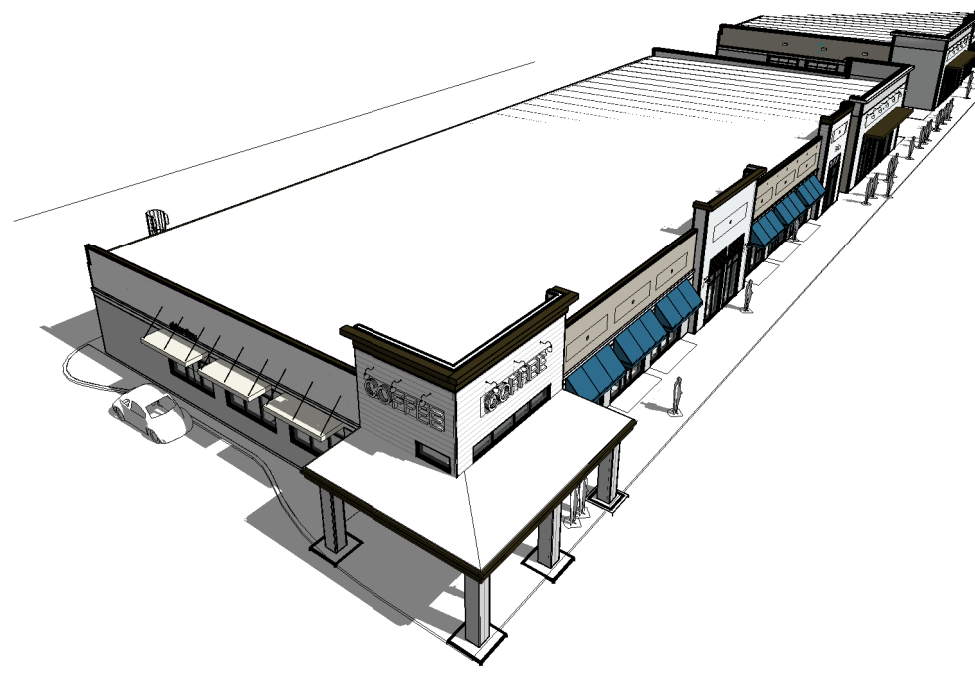


2 OVERALL FRONT ELEVATION
1/16" = 1'-0"

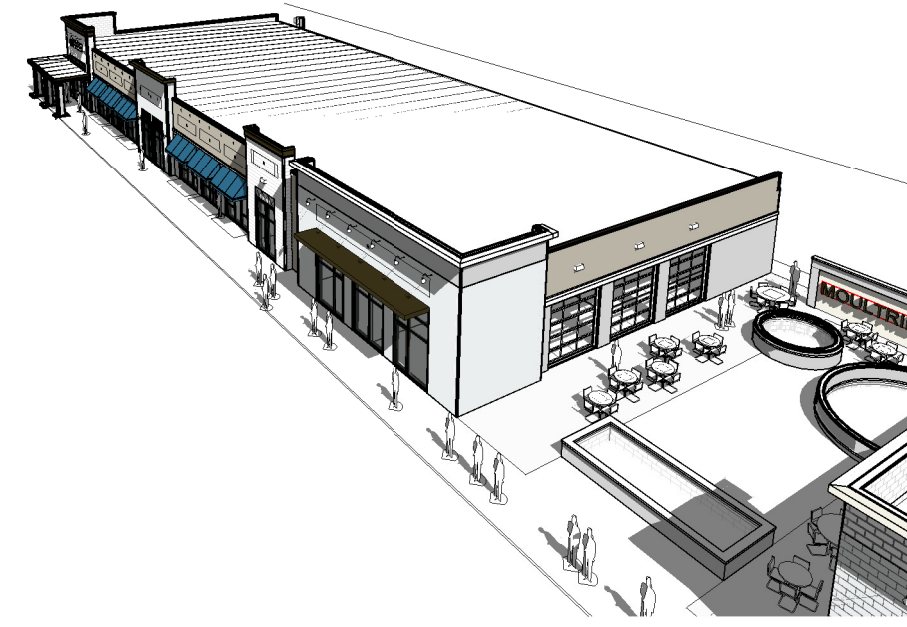


3 OVERALL PLAN
1/16" = 1'-0"

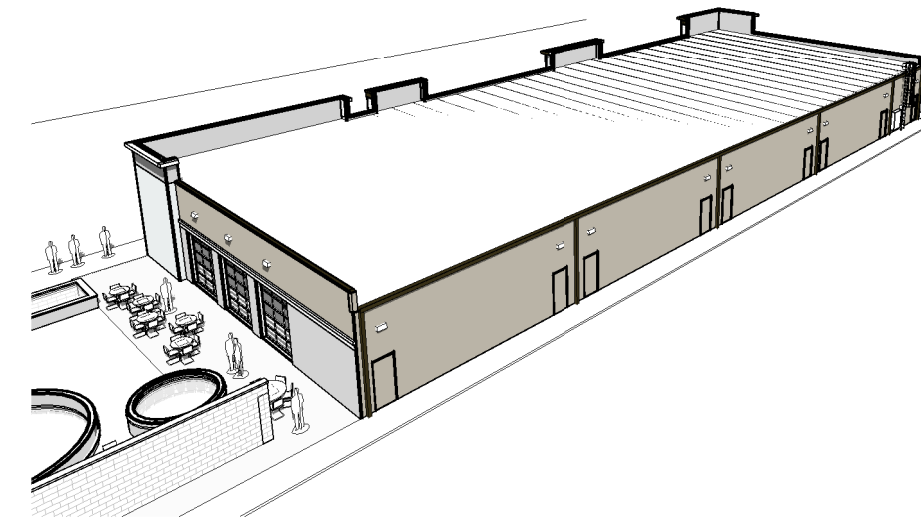
SE



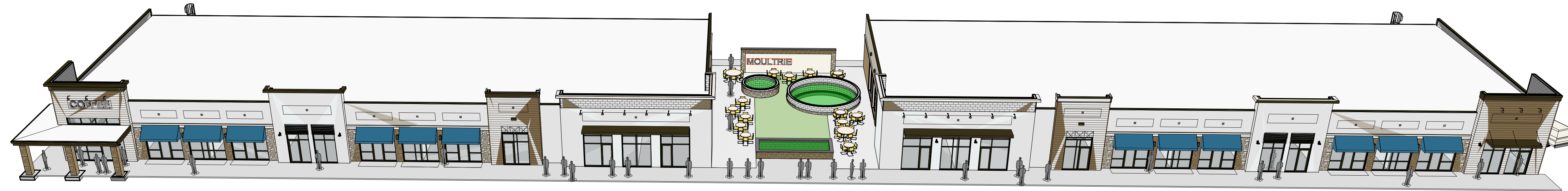
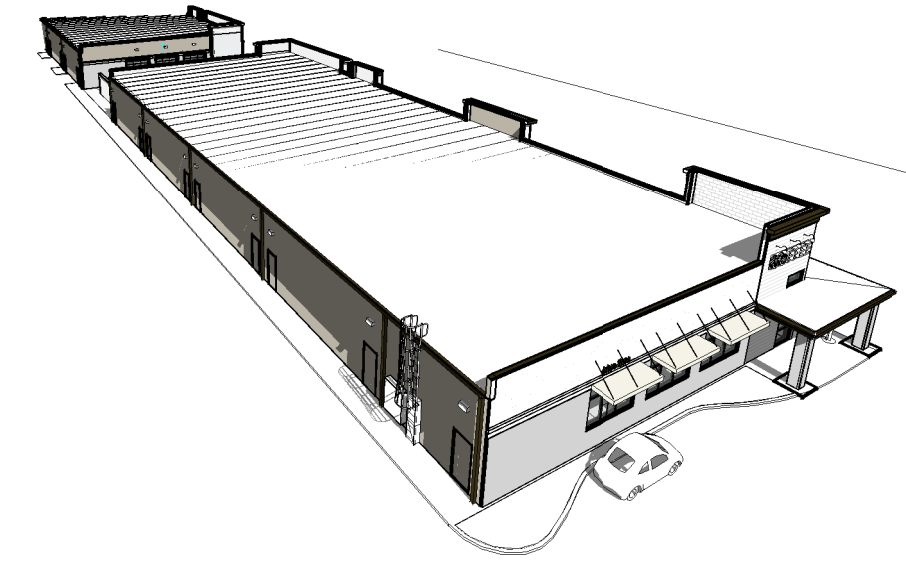
NE



NW



SW



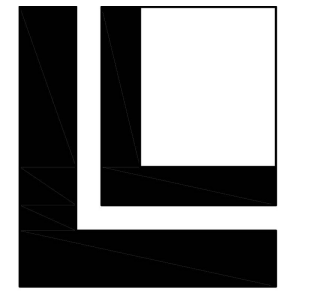
② 3D OVERALL



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

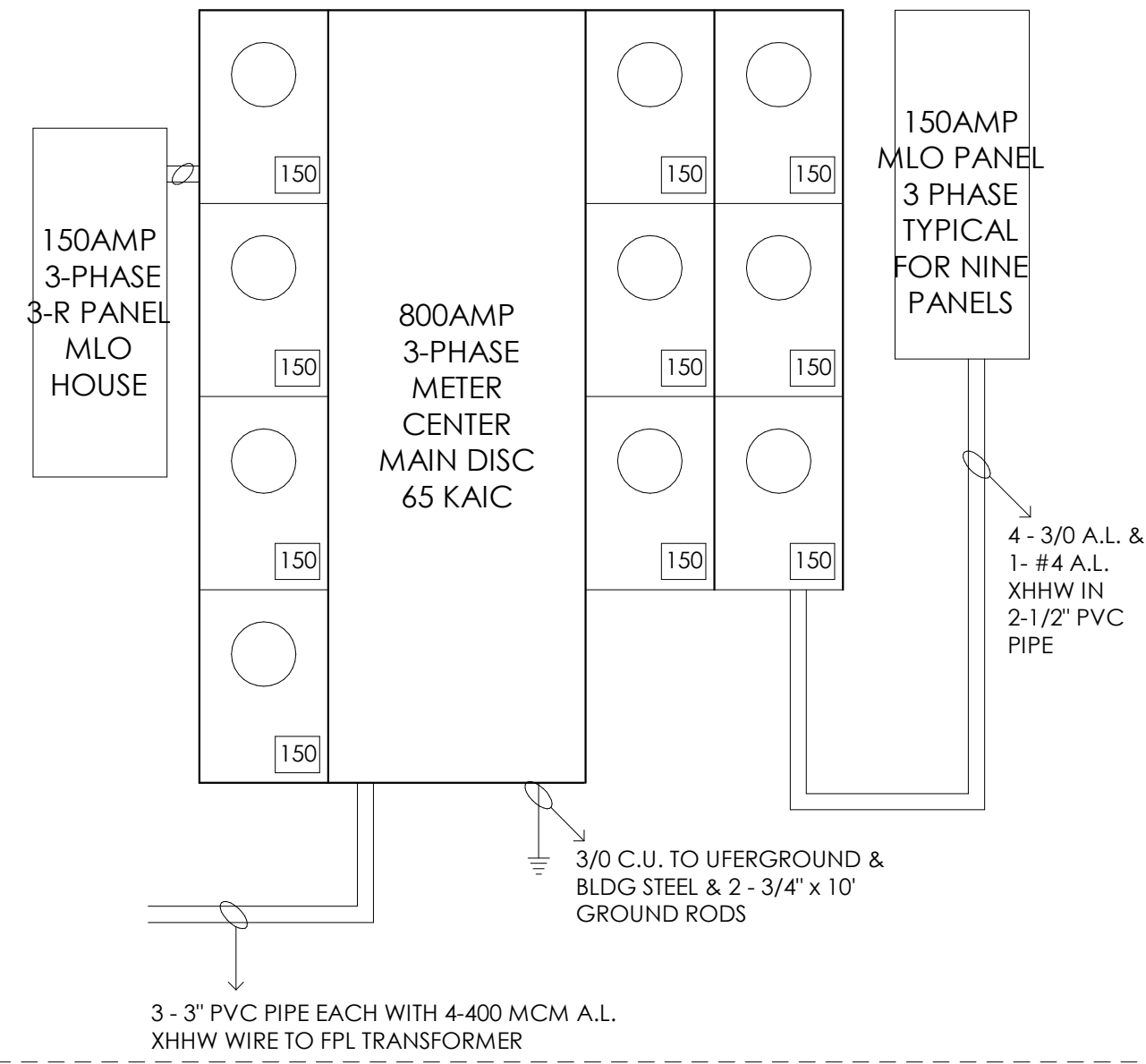
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BLDG 2 - PERMIT SET

A103
OVERALL

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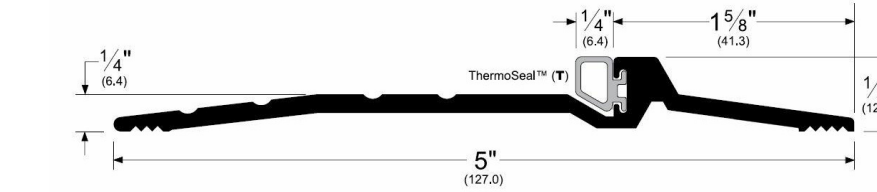
ELEC GEAR



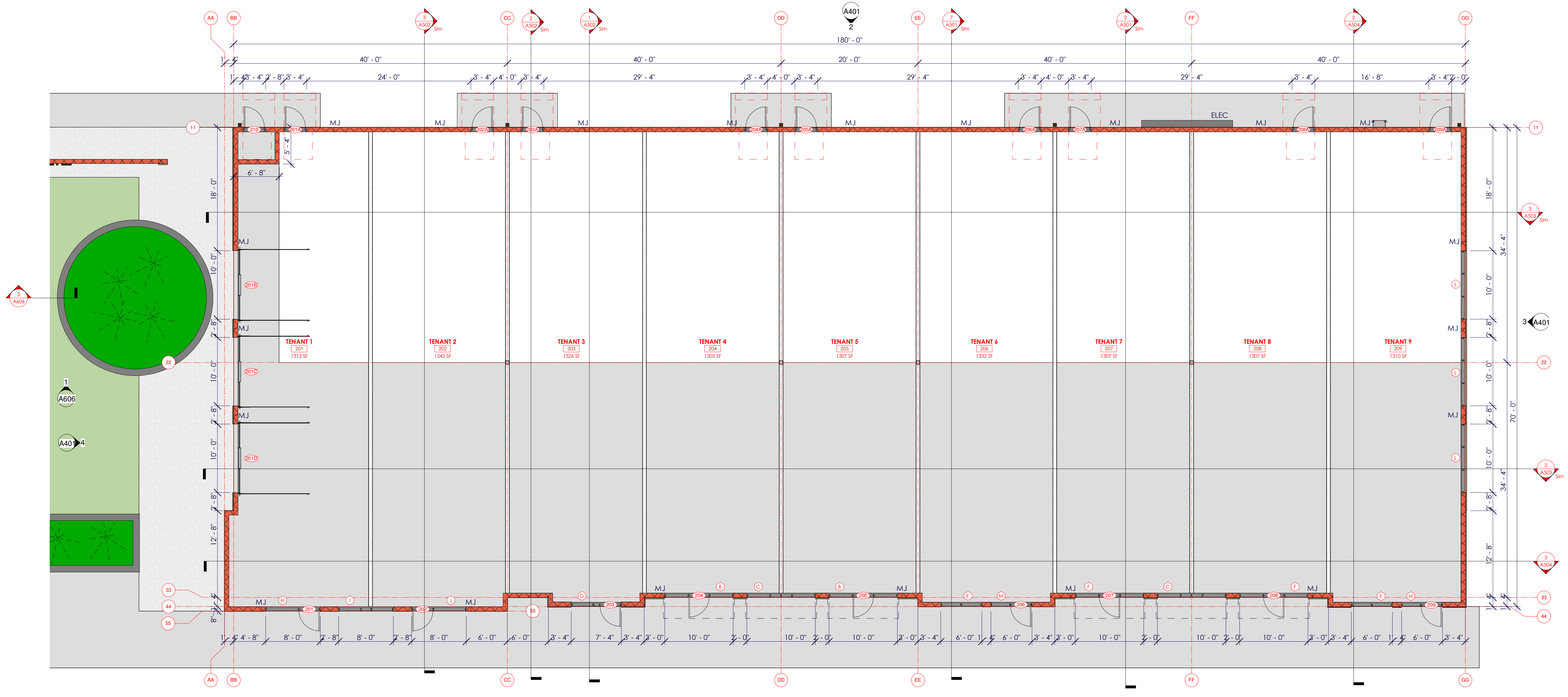
FRONT ELEVATION PERSPECTIVE



DOOR THRESHOLD



TS-1: PEMKO 2005_T
TYPICAL EXTERIOR DOOR THRESHOLD



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

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MOULTRE
PROPERTIES LLC

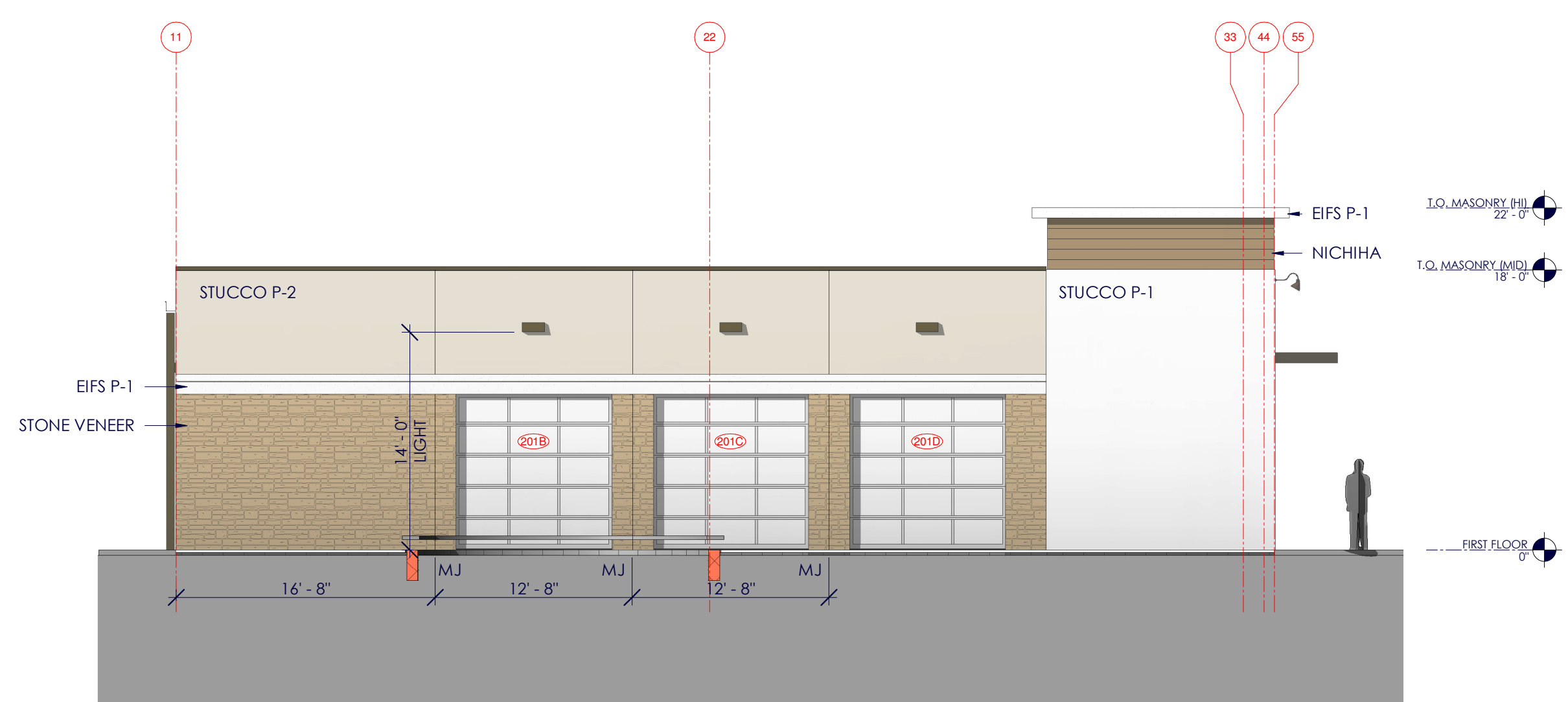
JAMES B BEACH AR#94854

DATE: JANUARY 22, 2024
REVISIONS:

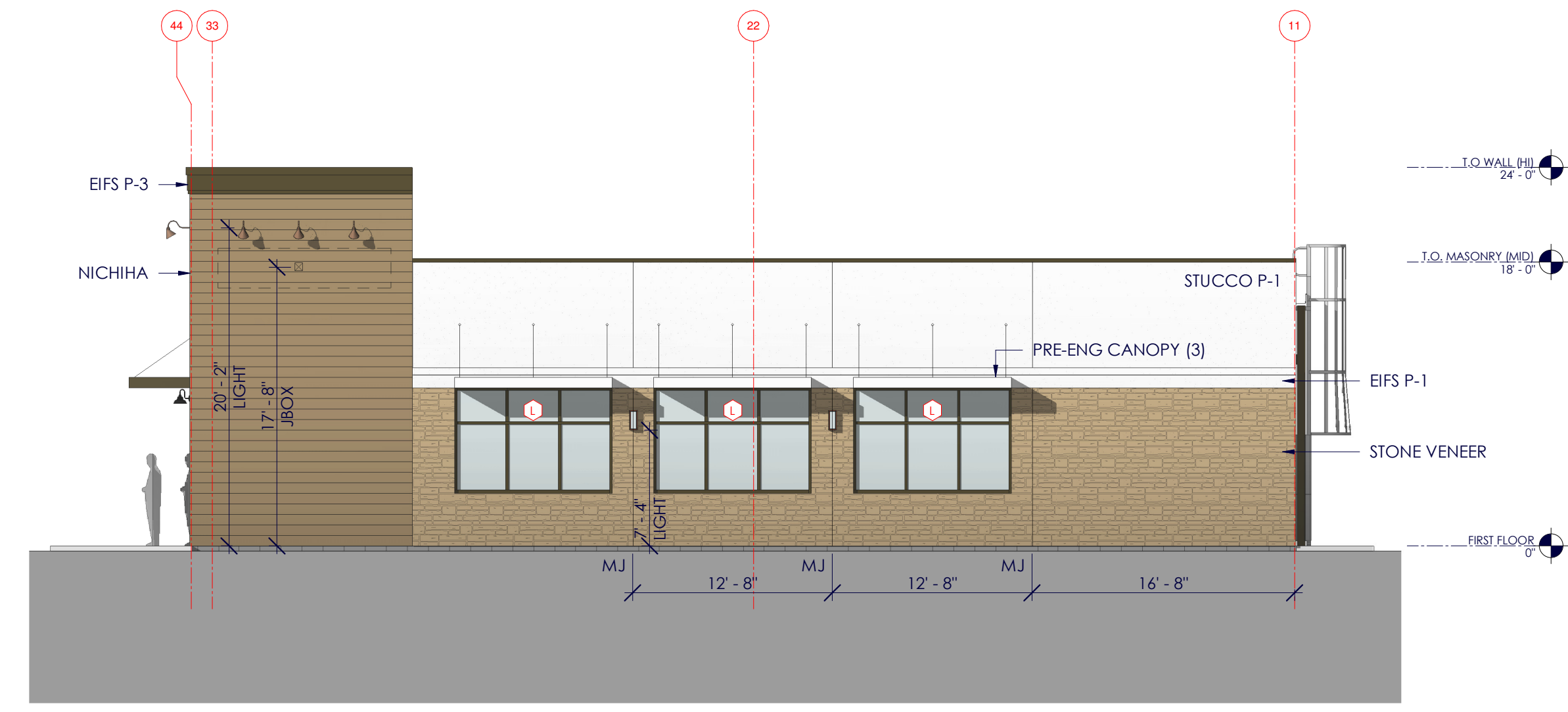
BLDG 2 - PERMIT SET

A201
BLDG 2 - FLOOR PLAN

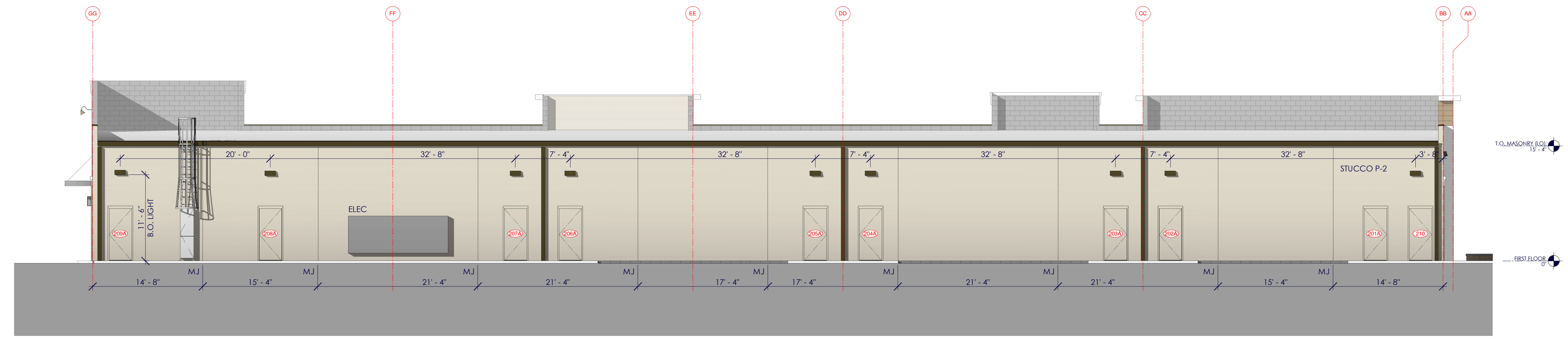
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4 BLDG 2 SOUTH ELEV
1/8" = 1'-0"



3 BLDG 2 NORTH ELEV
1/8" = 1'-0"

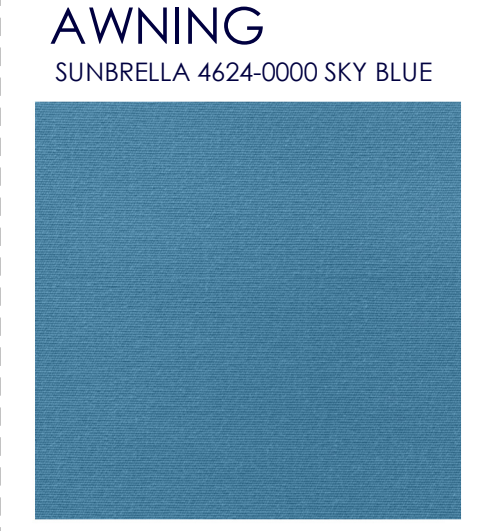
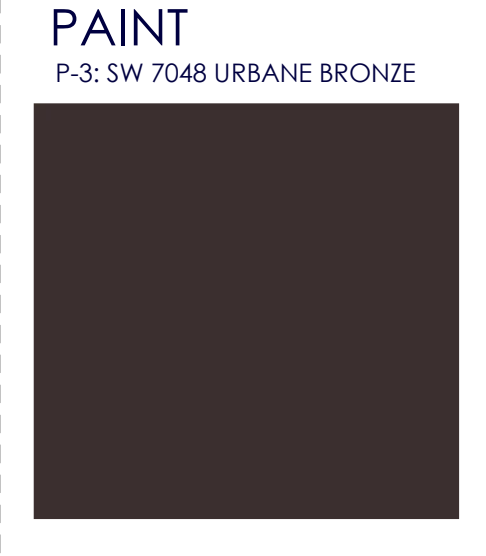
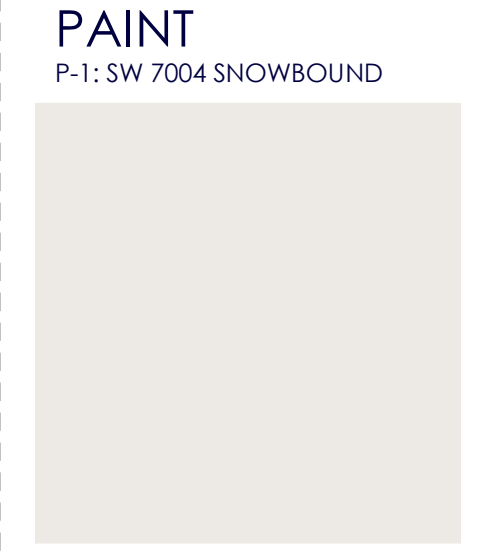
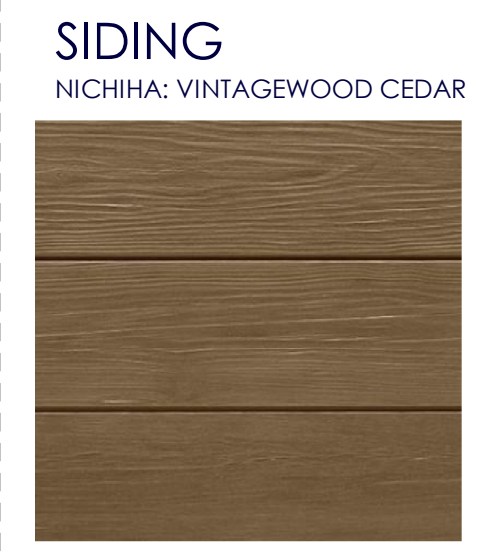
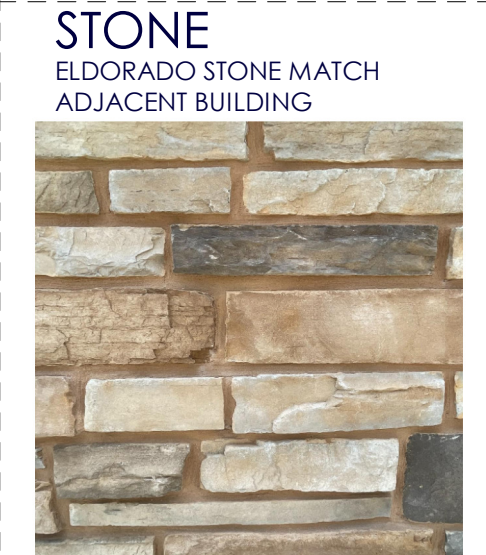


2 BLDG 2 WEST ELEV
1/8" = 1'-0"



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

MATERIALS



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



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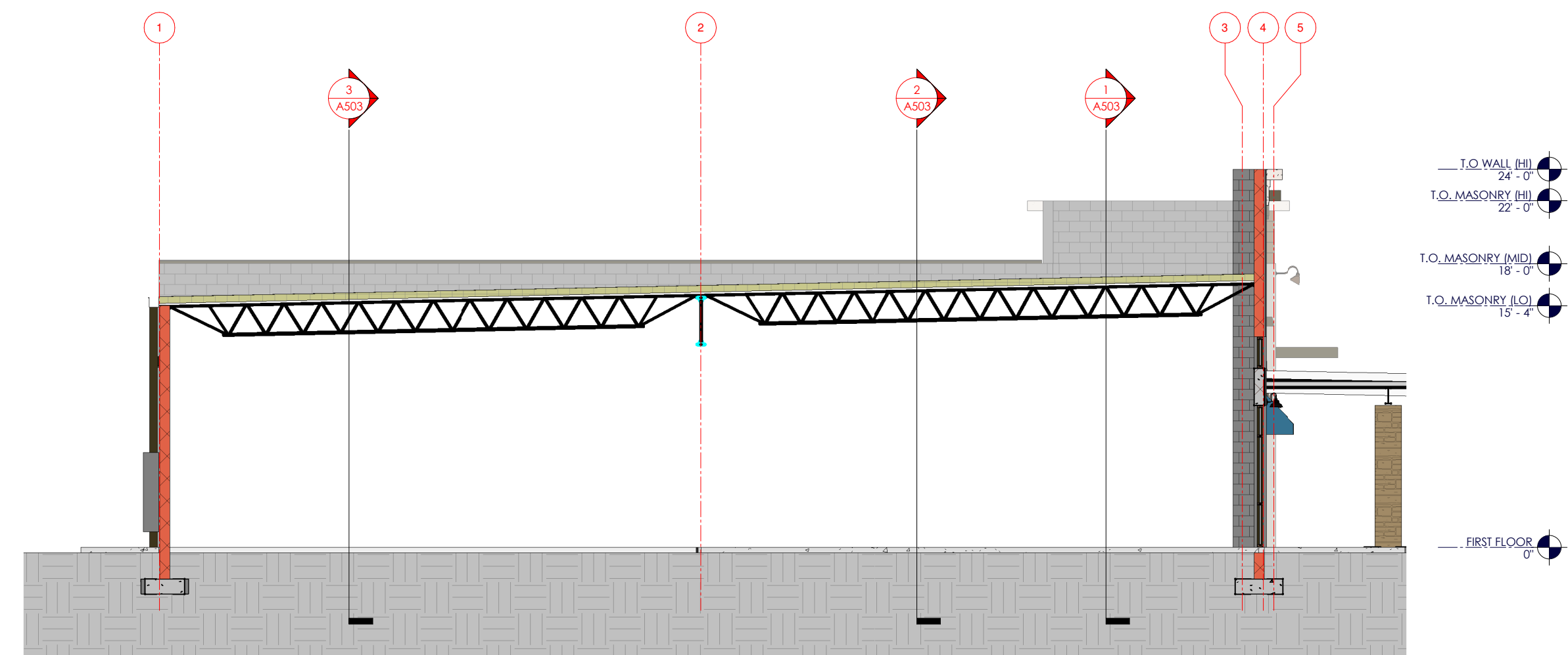
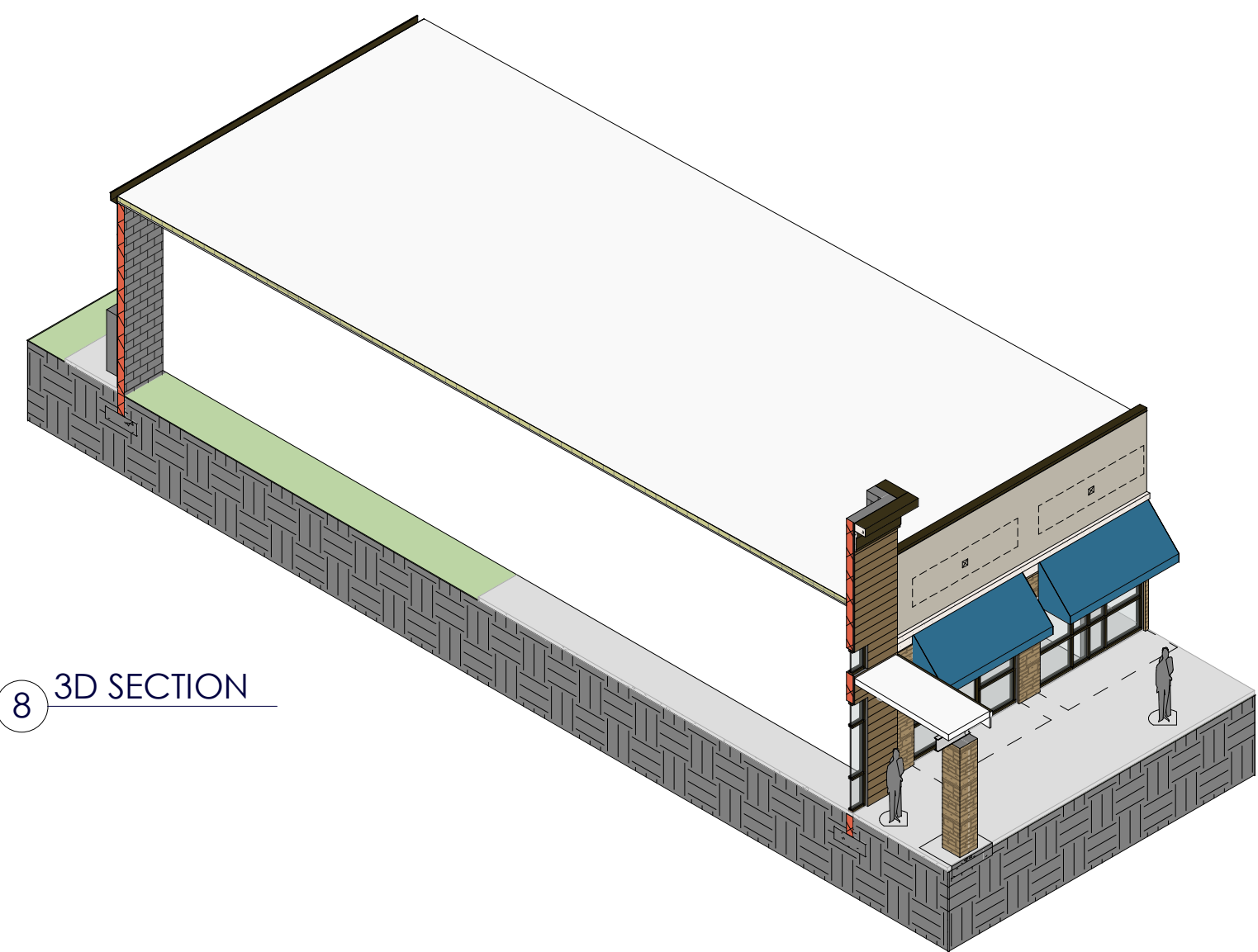
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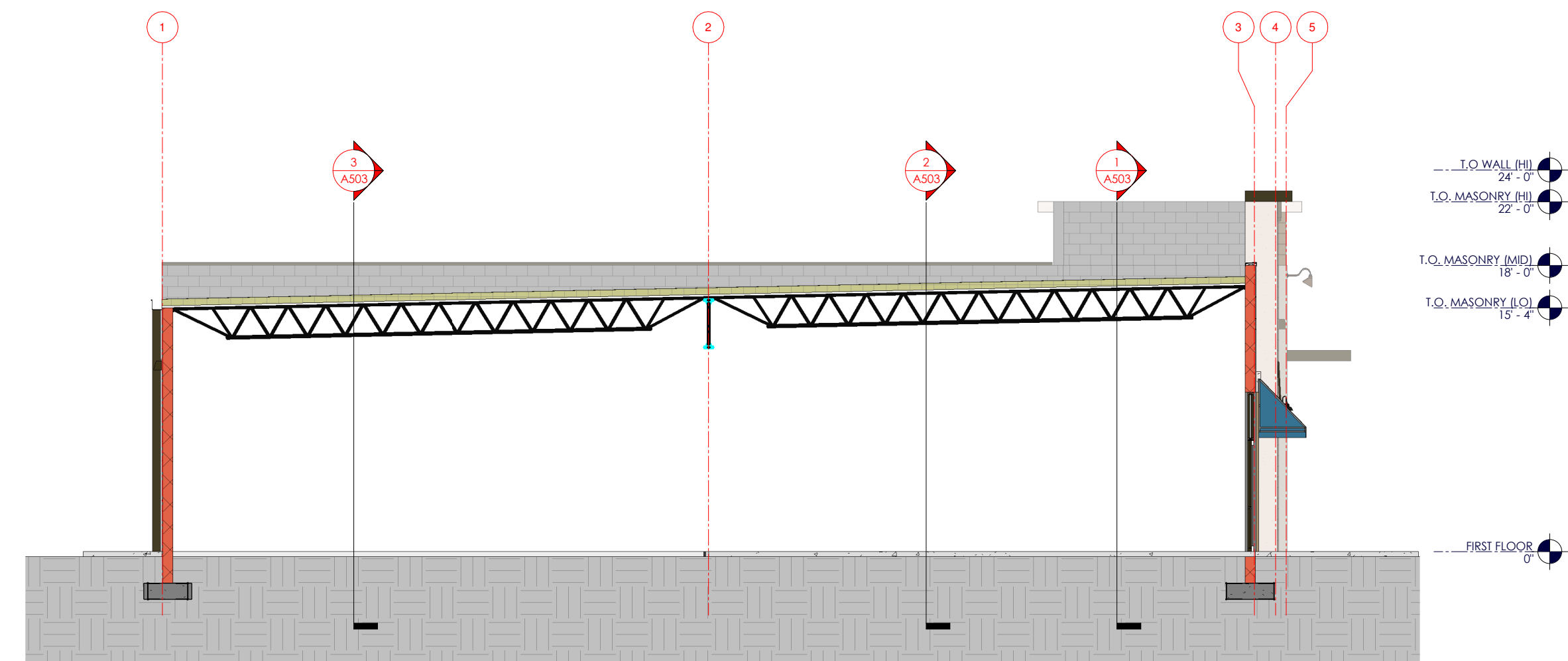
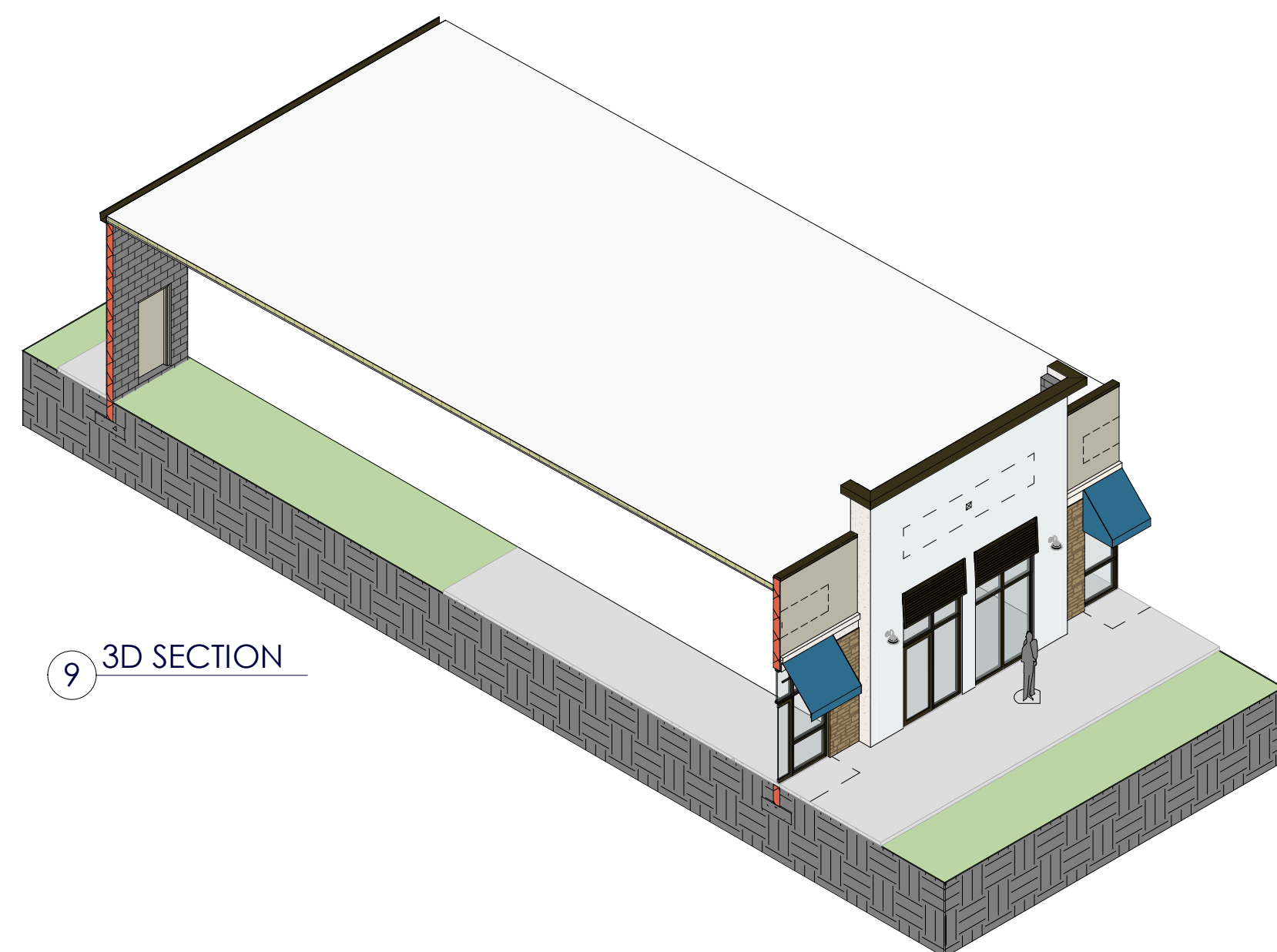


A401
BLDG 2 - EXT ELEVS

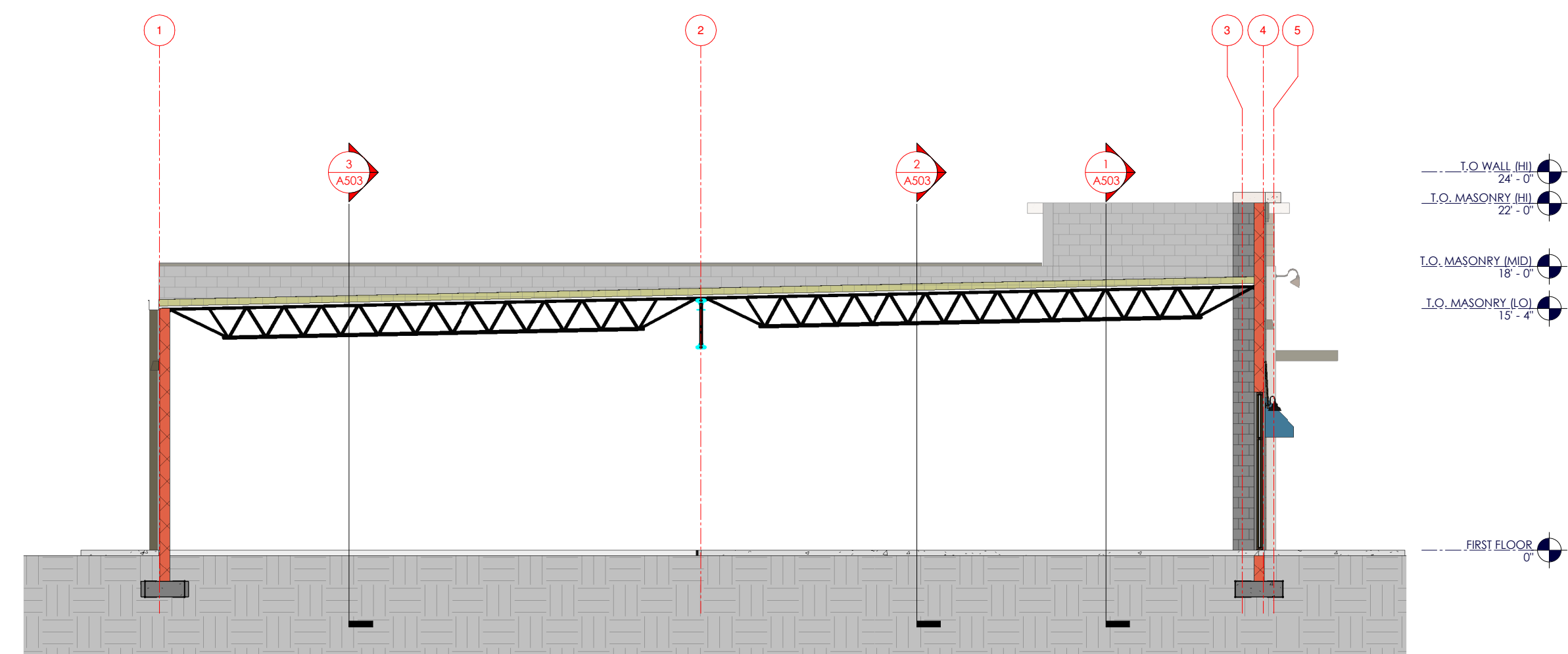
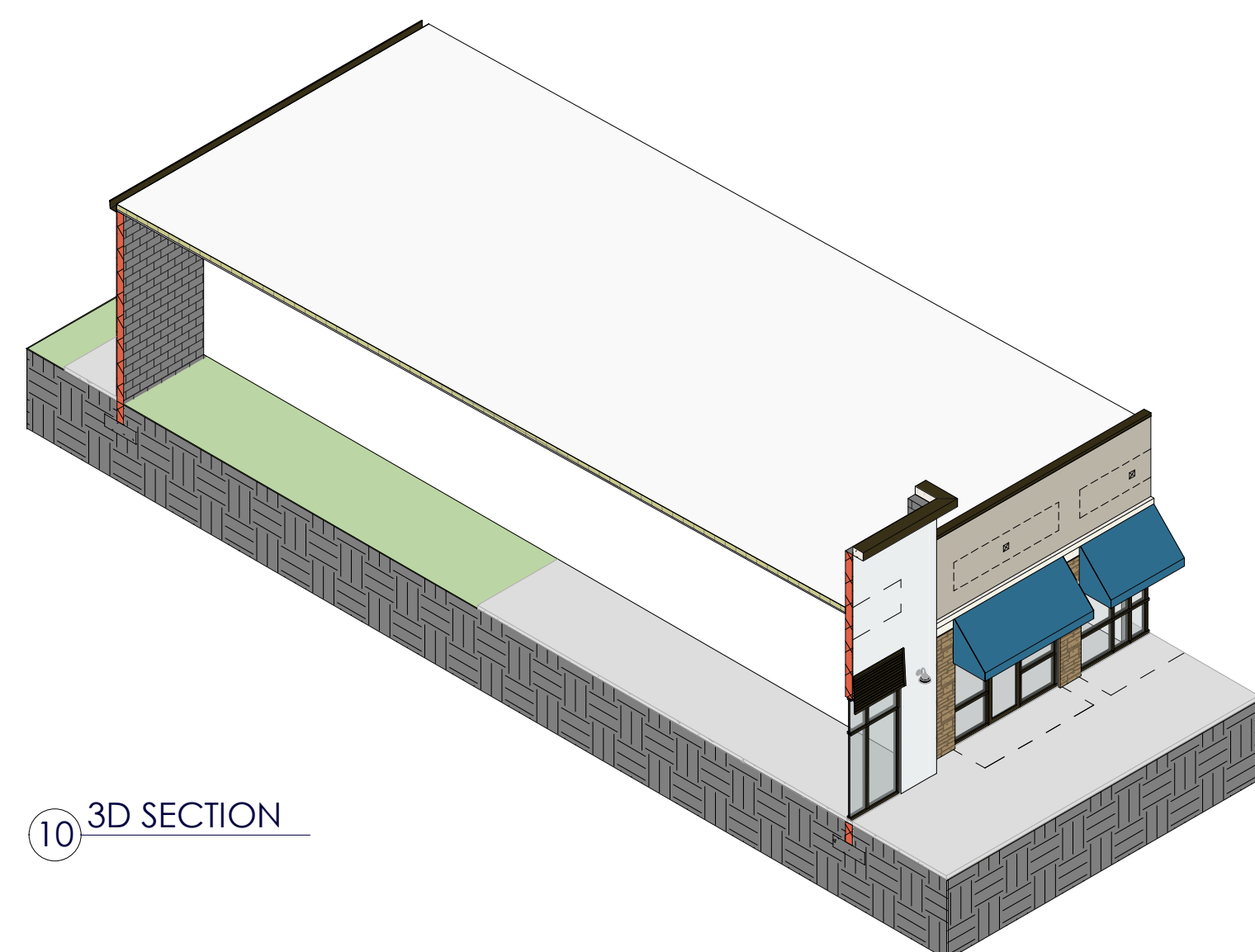
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1 BUILDING SECTION
1/8" = 1'-0"

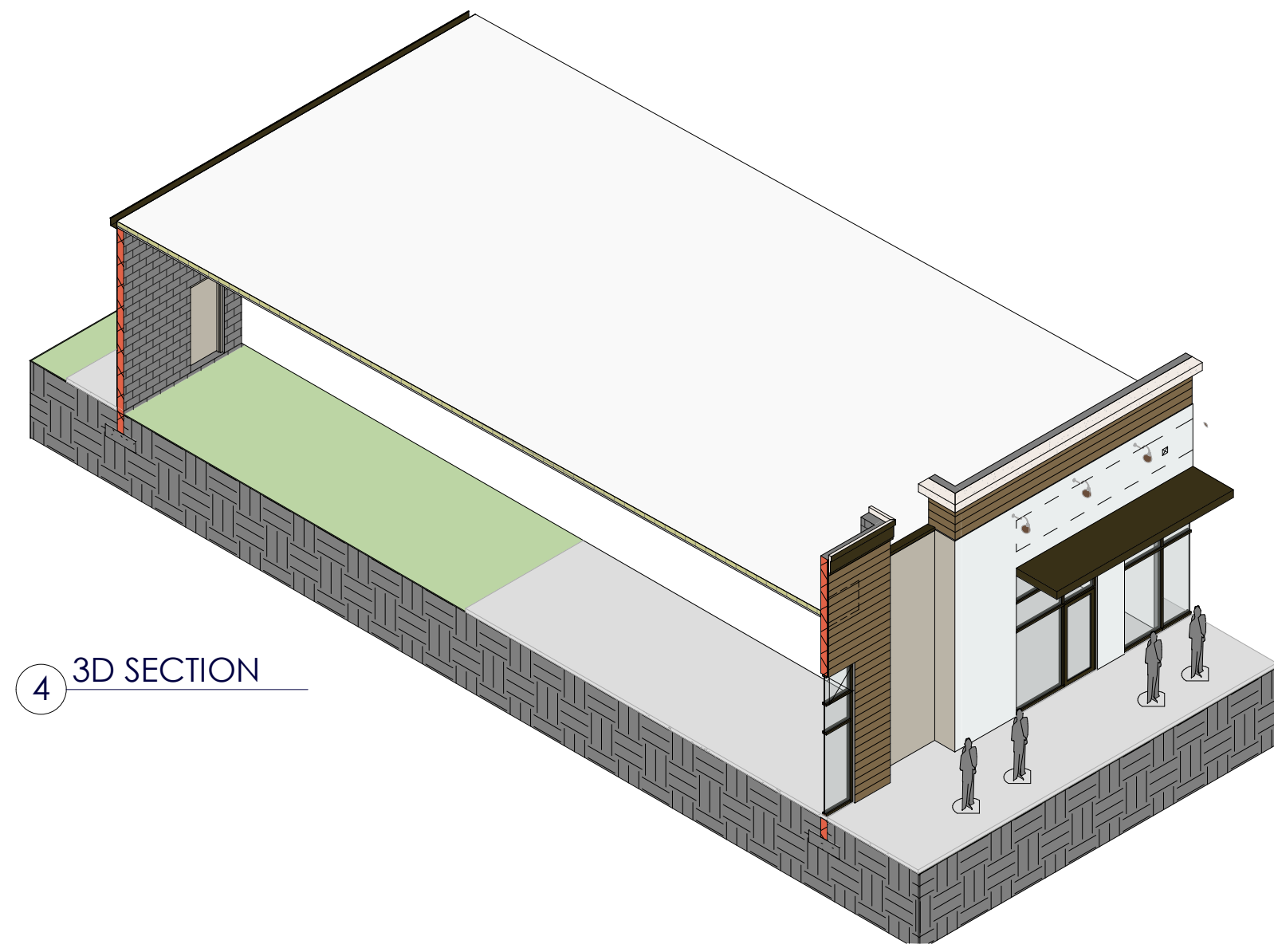


2 BUILDING SECTION
1/8" = 1'-0"

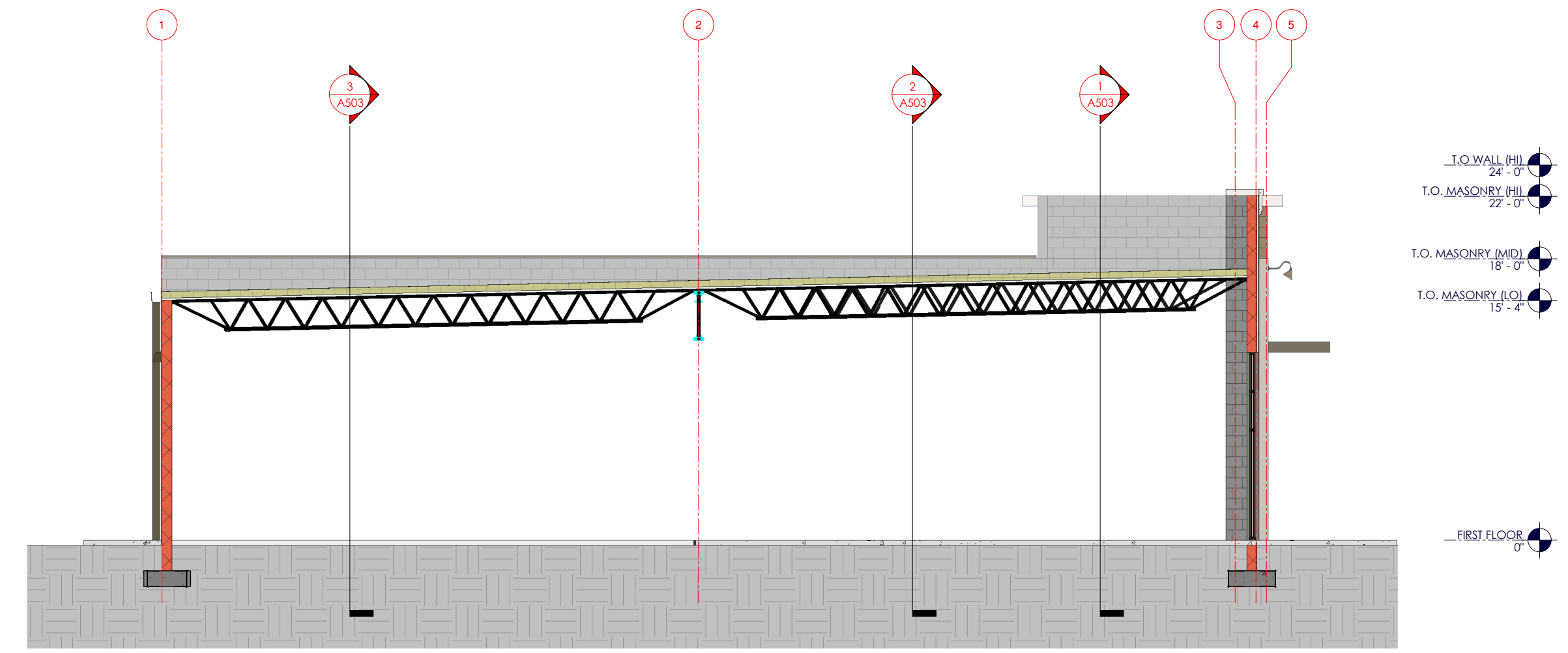


7 BUILDING SECTION
1/8" = 1'-0"

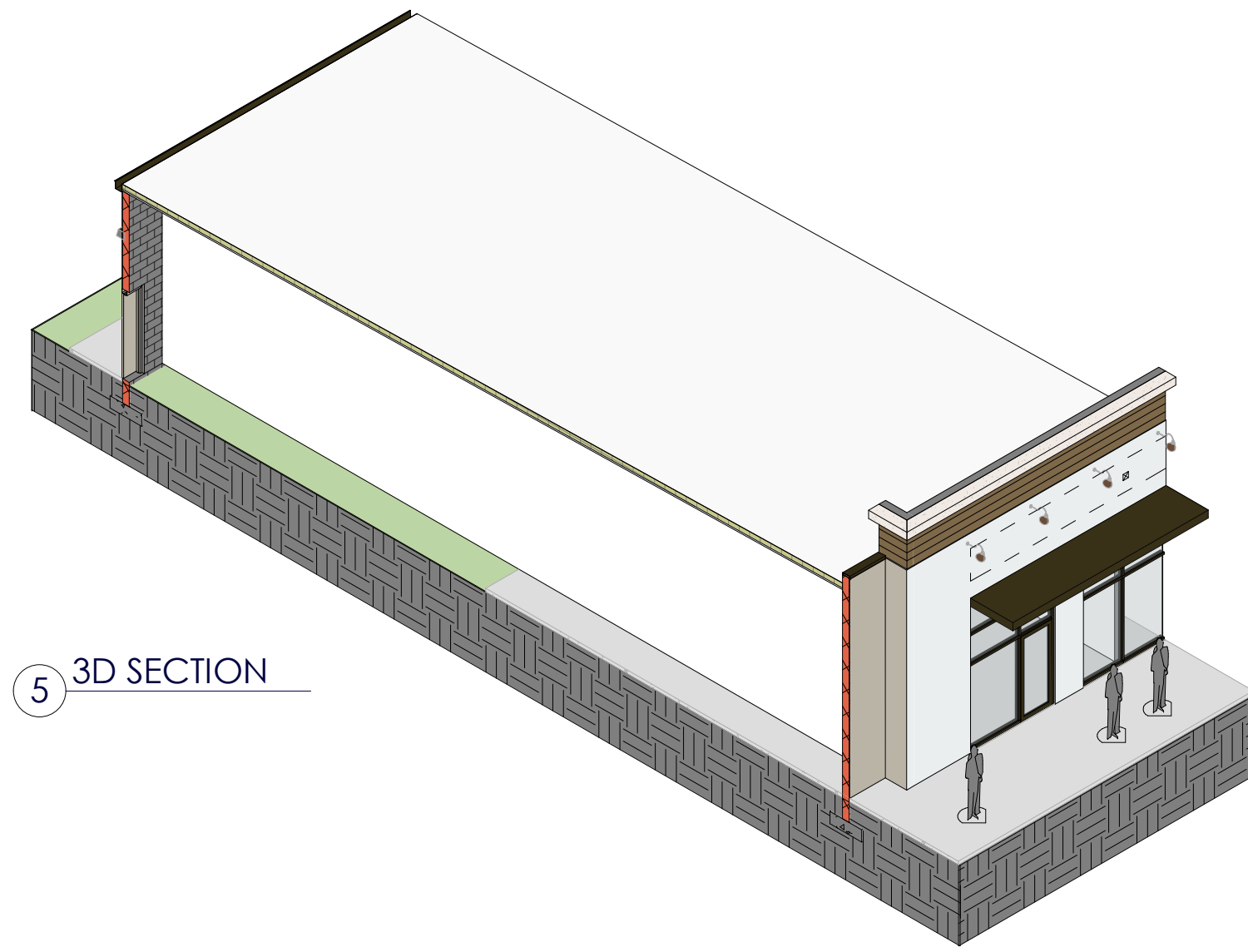
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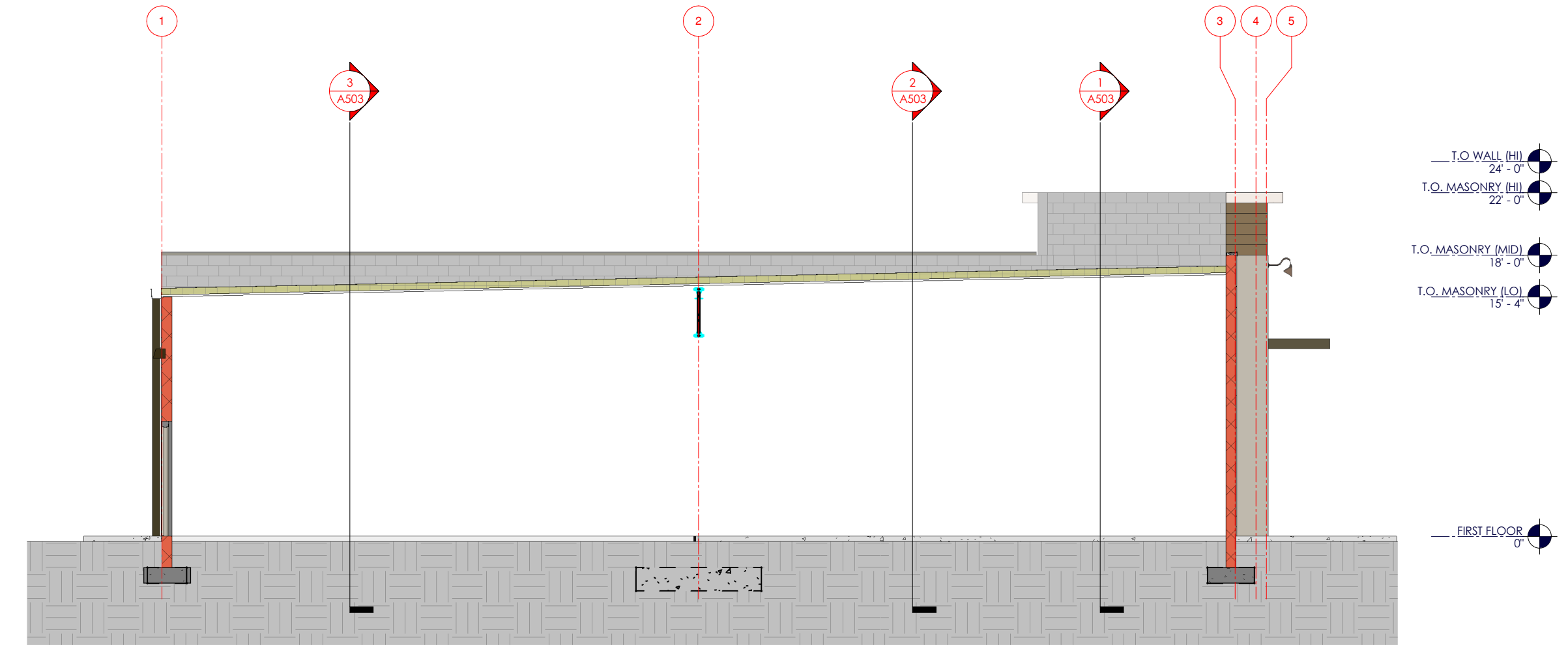
④ 3D SECTION



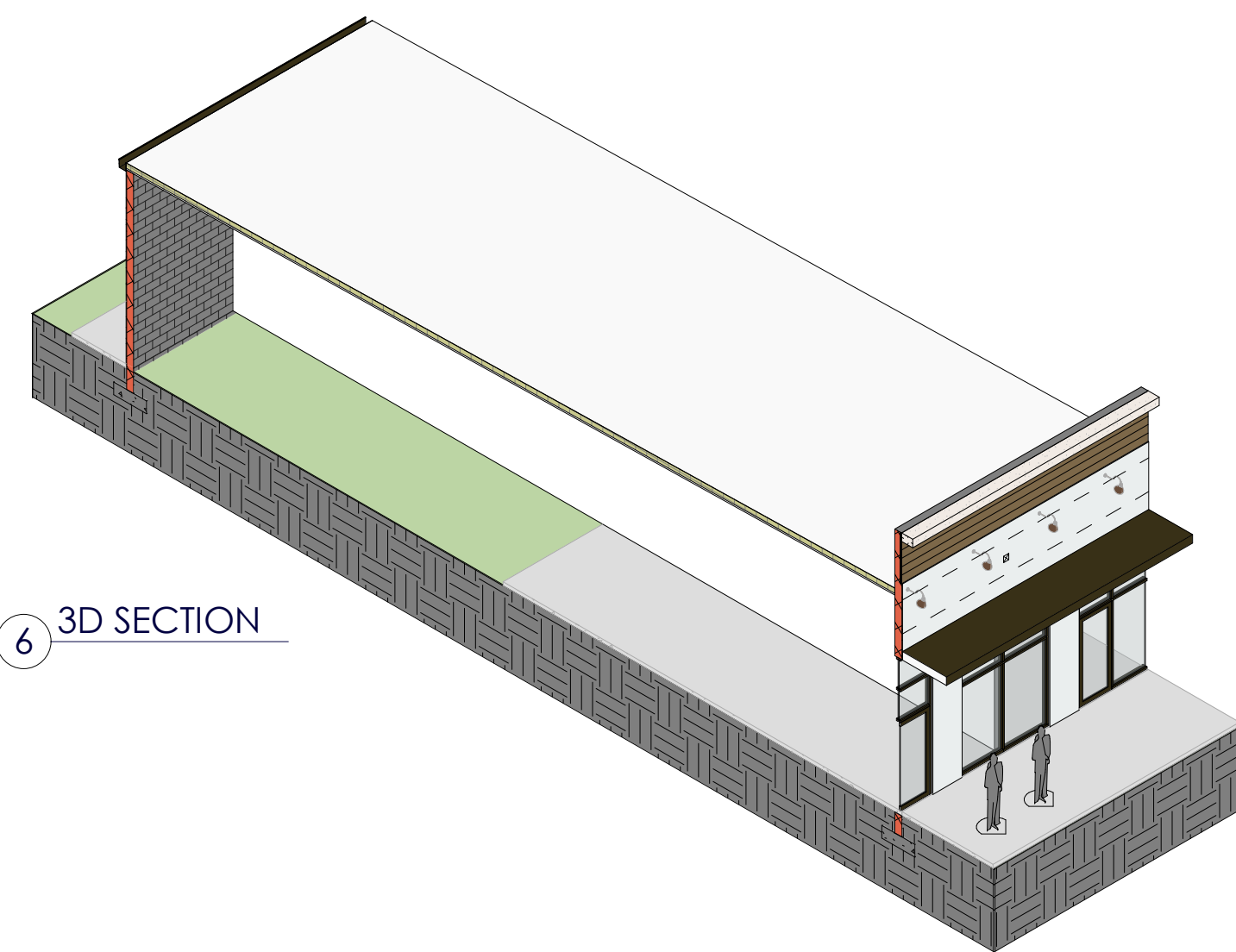
① BUILDING SECTION
1/8" = 1'-0"



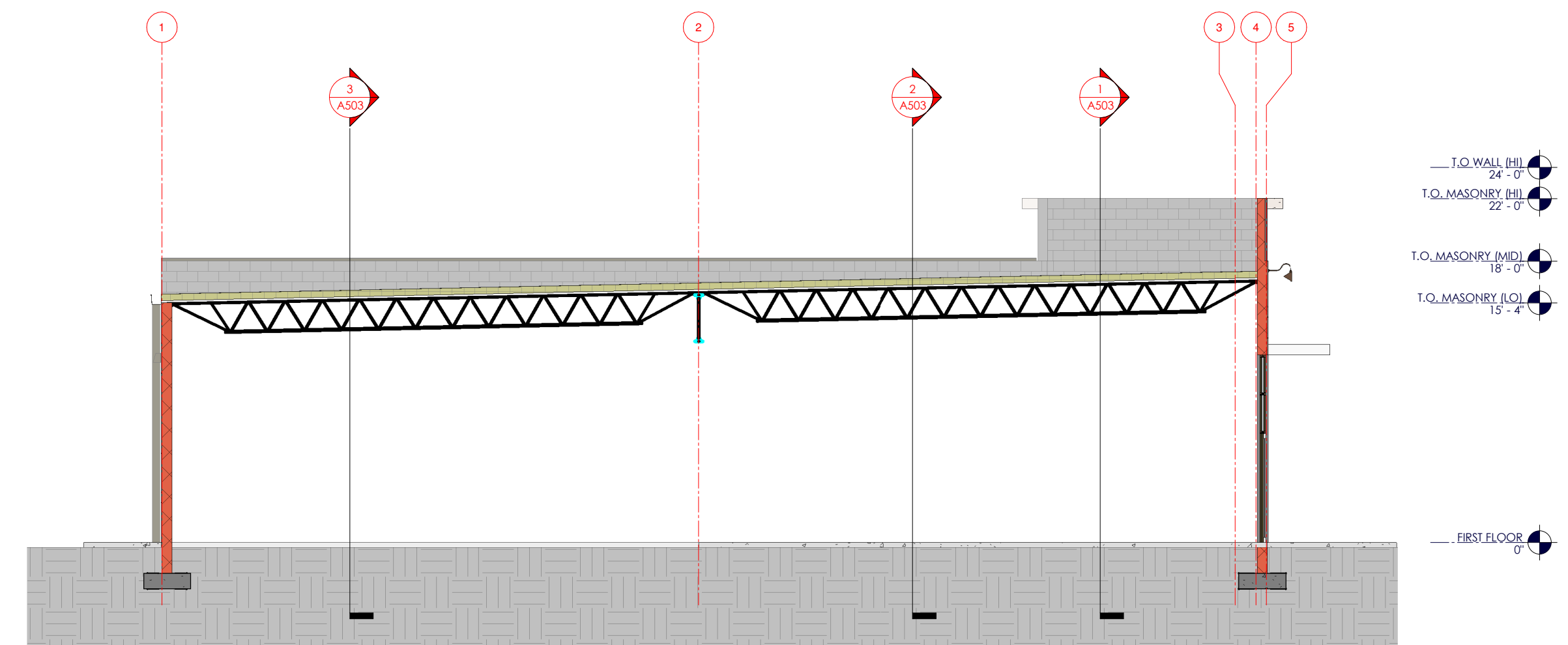
⑤ 3D SECTION



② BUILDING SECTION
1/8" = 1'-0"



⑥ 3D SECTION



③ BUILDING SECTION
1/8" = 1'-0"