

EXISTING DESIGN UNFINISH SHELL BLDG.

2010 FLORIDA BUILDING CODE  
2012 ADA ACCESSIBILITY

5th EDITION FLORIDA FIRE PREVENTION CODE  
NFPA 1, UNIFORM FIRE CODE, FLORIDA EDITION  
NFPA 101, LIFE SAFETY CODE, FLORIDA EDITION

2008 NATIONAL ELECTRIC CODE  
NOTE: BUILDING DEIGN IS ENCLOSED

Basic Design Parameters

Floor and Roof Live Loads

Dinning Room & Restaurant:	100 psf
Uninhabitable Attics:	20 psf
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Roofs:	20 psf

Wind Design Data

Risk Category - II  
Wind Speed Zone - 130 mph (3-second gust)  
Nominal Wind Speed - 102 mph  
Exposure - 'C'  
Enclosure Classification - Enclosed  
Importance Factor = 1.0  
Internal Pressure Coefficient = +0.18 OR -0.18

Geotechnical Infomation

Design Soil Load-bearing Capacity: 2,000 psf

opening type	design pressure (psf)	
	+	-
operable windows	+ (positive)	- (negative)
fixed glass		
store fronts		
glass blocks(>10 s.f.)	24.2	31.1
swing doors(>20 s.f.)	33.7	36.7
sliding glass doors(>50 s.f.)	31.6	39.8

CODE REQUIREMENTS

NEW TENANT IMPROVEMENTS

2020 FLORIDA BUILDING CODE  
2020 ADA ACCESSIBILITY

7th EDITION FLORIDA FIRE PREVENTION CODE  
NFPA 1, UNIFORM FIRE CODE, FLORIDA EDITION  
NFPA 101, LIFE SAFETY CODE, FLORIDA EDITION

2017 NATIONAL ELECTRIC CODE  
NOTE: BUILDING DEIGN IS ENCLOSED

APPLICABLE CODES  
RECONSTRUCT BUILDING WITHIN EXISTING SITE

BUILDING CODE

CODE APPLIED ——— 2020 FLORIDA BUILDING CODE, EXISTING BLDG.  
2020 FLORIDA FIRE PREVENTION CODE  
NFPA 1, UNIFORM FIRE CODE, FLORIDA EDITION  
NFPA 101, LIFE SAFETY CODE, FLORIDA EDITION  
2017 NATIONAL ELECTRIC CODE

OCCUPANCY CLASSIFICATION ——— GROUP "A-2" (UNCONCENTRATED TABLES AND CHAIRS)  
GROUP "B" BUSINESS OFFICE

TYPE OF CONSTRUCTION ——— TYPE V-A PROTECTED (ALLOW 11,500SF / ACTUAL 6,186 SF)  
EXTERIOR CONC. BLOCK WALLS W/ CONC. SLAB & STEEL FRAMED  
FLOOR AND WOOD FRAMED ROOF.

NUMBER OF STORIES ——— 2-STORY - SPRINKLERED

MAXIMUM HEIGHT OF STRUCTURES ——— ALLOW THIRTY-FIVE (35) FEET

SPRINKLED BUILDING - SEC. FBC-B 903.2.1.2

PROVIDE 6 INCH ADDRESS NUMBERS ON THE FRONT ENTRANCE FACING THE STREET

INTERIOR WALL & CEILING FINISH CLASSIFICATION: EXIT & EXIT ACCESS  
CORRIDORS: A OR B  
TENANT SPACE: A,B OR C

NUMBER OF EXITS REQUIRED = 2 ACTUAL PROVIDED = 4  
MAX TRAVEL DISTANCE LIMIT = 250 FT.  
ACTUAL MAX. TRAVEL DISTANCE = 154 FT.

OTHER

FLOOD HAZARD ——— ZONE A/E - EL. 9.0'

NEW EXTERIOR WINDOW AND DOOR TO MEET 130 WIND ZONE

OCCUPANT LOAD AREA

FIRST FLOOR RESTAURANT/KITCHEN OCCUPANT LOAD A-2 & K

RESTAURANT SEATING ——— 1,489/15 NET SQ. FT. --- 99 OCCUPANT  
KITCHEN ——— 1,307/200 GLOSS SQ. FT. --- 7 OCCUPANT  
TOTAL ——— 160 OCCUPANT

SECOND FLOOR RESTAURANT OCCUPANT LOAD A-2

RESTAURANT SEATING ——— 1,930/15 NET SQ. FT. --- 129 OCCUPANT  
ROOF TOP DECK ——— 870/15 NET SQ. FT. --- 58 OCCUPANT  
TOTAL ——— 187 OCCUPANT

MEANS OF EGRESS COMPONENTS		BUSINESS (UNSPRINKLERED)
MAX. TRAVEL DISTANCE TO EXIT		200 FT.
MAX. COMMON PATH OF TRAVEL		75 FT.
MAX. DEAD-END CORRIDOR LENGTH		20 FT.
MINIMUM NUMBER OF EXITS		1-500, 2 EXITS
EGRESS WIDTH PER OCCUPANT, STAIRS		0.3"
EGRESS WIDTH PER OCCUPANT, OTHER		0.2"
MINIMUM CORRIDOR WIDTH		44"
CORRIDOR FIRE PROTECTION, >30 OCC.		1 HR.

INTERIOR WALL & CEILING FINISH REQ'TS. (DOES NOT INCLUDE WOOD TRIM)		BUSINESS (UNSPRINKLERED)
VERT. EXITS & EXIT PASSAGEWAYS		B
EXIT ACCESS CORRIDORS & EXITWAYS		B
ROOMS AND ENCLOSED SPACES		C

NOTE: HI-LO ELECTRIC WATER COOLER PROVIDED TO SATISFY REQUIREMENT FOR 2 DF

# 62 Spanish Street

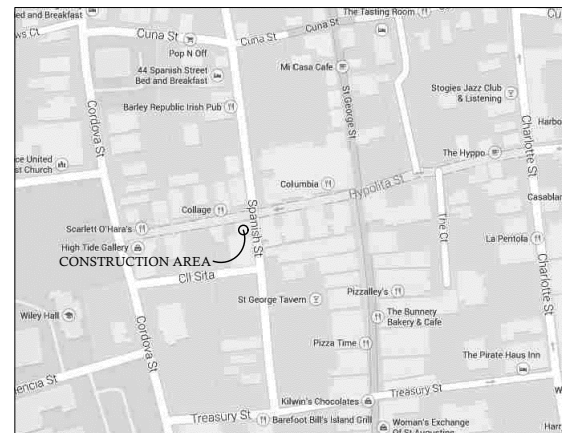
## Historical Building Restaurant Tenant Improvements

62 Spanish St.  
St Augustine FL 32084

Review Set 8-22-2017

Revised Set 2-26-2018

Revised Set 1-22-2024



### VICINITY MAP



- CONSTRUCTION TYPE: NOTE THAT THE EXISTING SHELL BUILDING WAS CONSTRUCTED UNDER THE FBC 2001 AS TYPE V, UNPROTECTED, UNSPRINKLERED WHICH IS NOW EQUIVALENT TO FBC 2004 TYPE IIIB UNSPRINKLERED. (NON-COMBUSTIBLE EXTERIOR WALLS WITH FLOOR AND ROOF ASSEMBLIES OF WOOD).
- STAIR AND ELEVATOR SHAFTS: 1-HR. NOTE: PER FBC 1019.1 EXCEPTION 8, 50 PERCENT (1 OF 2) EGRESS STAIRWAYS SERVING ONE ADJACENT FLOOR ARE ALLOWED TO UNENCLOSED.
- OPENING PROTECTIVES FOR STAIR SHAFT DOORS: 1-HR.
- DRAFTSTOPPING; FLOOR ASSEMBLY - EXIST. FLOOR ASSEMBLY CONSTRUCTION IS IN PLACE. ROOF ASSEMBLY - DRAFTSTOPPING REQ'D. SO THAT HORIZ. AREAS DON'T EXCEED 3000 S.F. SEE SECOND FLOOR REFLECTED CEILING PLAN, SHEET A2.2, FOR LOCATION OF DRAFTSTOPPING.
- TENANT SEPARATION: 1 HOUR TENANT SEPARATIONS ARE REQUIRED SINCE BUILDING WILL BE OCCUPIED BY MORE THEN ONE TENANT. THE SECOND FLOOR/CEILING ASSEMBLY ARE CONSTRUCTED AS A 1 HOUR FIRE RATED ASSEMBLY UNDER THE SHELL BUILDING CONSTRUCTION WITH THE ASSUMPTION THAT THERE WOULD BE MULTIPLE TENANTS IN THE FUTURE. ALL THROUGH-PENETRATIONS OCCURING THROUGH THE FLOOR/CEILING ASSEMBLY SHALL BE FIRESTOPPED TO A MINIMUM OF 1 HOUR FIRE RATING.



General Contractors  
CGC 011558



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(904) 829-9277

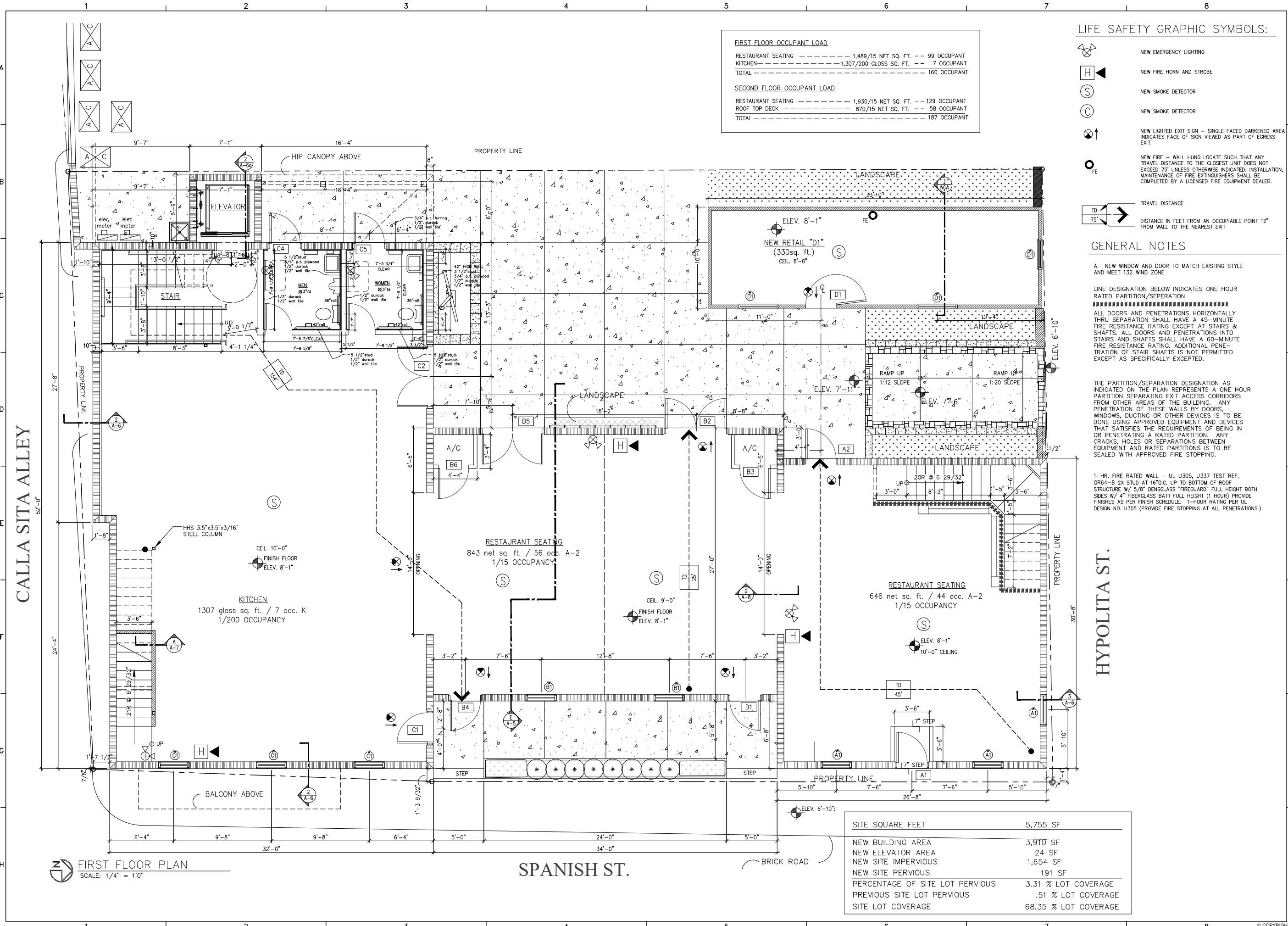
DATE	REVISION	BY	CHKD
1/22/24	building review		
1/18/2018	REVIEW STAIR		
1/18/2018	REVIEW STAIR		
///	building permit		

DRAWING LOG LEGEND

- SHEET ISSUED FOR CURRENT SUBMITTAL OR REVISION
- SHEET ISSUED WITH NO REVISIONS FROM PREVIOUS SUBMITTAL OR REVISION
- SHEET DELETED FOR CURRENT SUBMITTAL OR REVISION

ARCHITECTURAL

COVER	NOTE, CODE
<input checked="" type="checkbox"/>	A-1 EXISTING SITE PLAN
<input checked="" type="checkbox"/>	A-2 PROPOSED 1ST. FLOOR PLAN
<input checked="" type="checkbox"/>	A-3 PROPOSED 2ND. FLOOR PLAN
<input checked="" type="checkbox"/>	A-4 ELEVATION
<input checked="" type="checkbox"/>	A-5 ELEVATION
<input checked="" type="checkbox"/>	A-6 WALL SECTIONS
<input checked="" type="checkbox"/>	A-6A WALL SECTIONS - ELEVATOR
<input checked="" type="checkbox"/>	A-7 2ND FLOOR FRAMING / DEATILS
<input checked="" type="checkbox"/>	A-8 FOUNDATION, FOOTING DETAILS
<input checked="" type="checkbox"/>	A-9 STRUCTURAL DETAILS, ACCESSORIES
<input checked="" type="checkbox"/>	A-10 SHEAR WALL, STRUCTURAL DETAILS, ACCESSORIES
<input checked="" type="checkbox"/>	A-11 ROOF PLAN, NOTES
<input checked="" type="checkbox"/>	A-12 DOOR / WINDOW SCHEDULES
<input checked="" type="checkbox"/>	A-13 ELECTRIC PLAN 1st. FLOOR
<input checked="" type="checkbox"/>	A-14 ELECTRIC PLAN 2nd FLOOR



**FIRST FLOOR OCCUPANT LOAD**

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- LIFE SAFETY GRAPHIC SYMBOLS:**
- NEW EMERGENCY LIGHTING
  - NEW FIRE HORN AND STROBE
  - NEW SMOKE DETECTOR
  - NEW SMOKE DETECTOR
  - NEW LIGHTED EXIT SIGN - SINGLE FACED DARKENED AREA INDICATES FACE OF SIGN VIEWED AS PART OF EGRESS EXIT.
  - NEW FIRE - WALL HUNG LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED. INSTALLATION, MAINTENANCE OF FIRE EXTINGUISHERS SHALL BE COMPLETED BY A LICENSED FIRE EQUIPMENT DEALER.
  - TRAVEL DISTANCE
  - DISTANCE IN FEET FROM AN OCCUPIABLE POINT 12" FROM WALL TO THE NEAREST EXIT

**GENERAL NOTES**

A. NEW WINDOW AND DOOR TO MATCH EXISTING STYLE AND MEET 132 WIND ZONE

LINE DESIGNATION BELOW INDICATES ONE HOUR RATED PARTITION/SEPERATION

ALL DOORS AND PENETRATIONS HORIZONTALLY THRU SEPERATION SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING EXCEPT AT STAIRS & SHAFTS. ALL DOORS AND PENETRATIONS INTO STAIRS AND SHAFTS SHALL HAVE A 60-MINUTE FIRE RESISTANCE RATING. ADDITIONAL PENETRATION OF STAIR SHAFTS IS NOT PERMITTED EXCEPT AS SPECIFICALLY EXCEPTED.

THE PARTITION/SEPERATION DESIGNATION AS INDICATED ON THE PLAN REPRESENTS A ONE HOUR PARTITION SEPERATING EXIT ACCESS CORRIDORS FROM OTHER AREAS OF THE BUILDING. ANY PENETRATION OF THESE WALLS BY DOORS, WINDOWS, DUCTING OR OTHER DEVICES IS TO BE DONE USING APPROVED EQUIPMENT AND DEVICES THAT SATISFIES THE REQUIREMENTS OF BEING IN OR PENETRATING A RATED PARTITION. ANY CRACKS, HOLES OR SEPERATIONS BETWEEN EQUIPMENT AND RATED PARTITIONS IS TO BE SEALED WITH APPROVED FIRE STOPPING.

1-HR. FIRE RATED WALL - UL U305, U337 TEST REF. OR64-8 2X STUD AT 16"O.C. UP TO BOTTOM OF ROOF STRUCTURE W/ 5/8" DENGLASS "FIREGUARD" FULL HEIGHT BOTH SIDES W/ 4" FIBERGLASS BATT FULL HEIGHT (1 HOUR) PROVIDE FINISHES AS PER FINISH SCHEDULE. 1-HOUR RATING PER UL DESIGN NO. U305 (PROVIDE FIRE STOPPING AT ALL PENETRATIONS.)

SITE SQUARE FEET	5,755 SF
NEW BUILDING AREA	3,910 SF
NEW ELEVATOR AREA	24 SF
NEW SITE IMPERVIOUS	1,654 SF
NEW SITE PERVIOUS	191 SF
PERCENTAGE OF SITE LOT PERVIOUS	3.31 % LOT COVERAGE
PREVIOUS SITE LOT PERVIOUS	.51 % LOT COVERAGE
SITE LOT COVERAGE	68.35 % LOT COVERAGE

NAME: \_\_\_\_\_  
 1/22/24

**LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT**

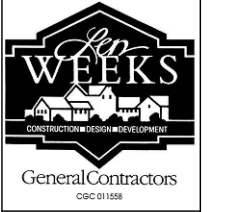
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**62 Spanish Street Restaurant**  
 St. Augustine, FL 32084



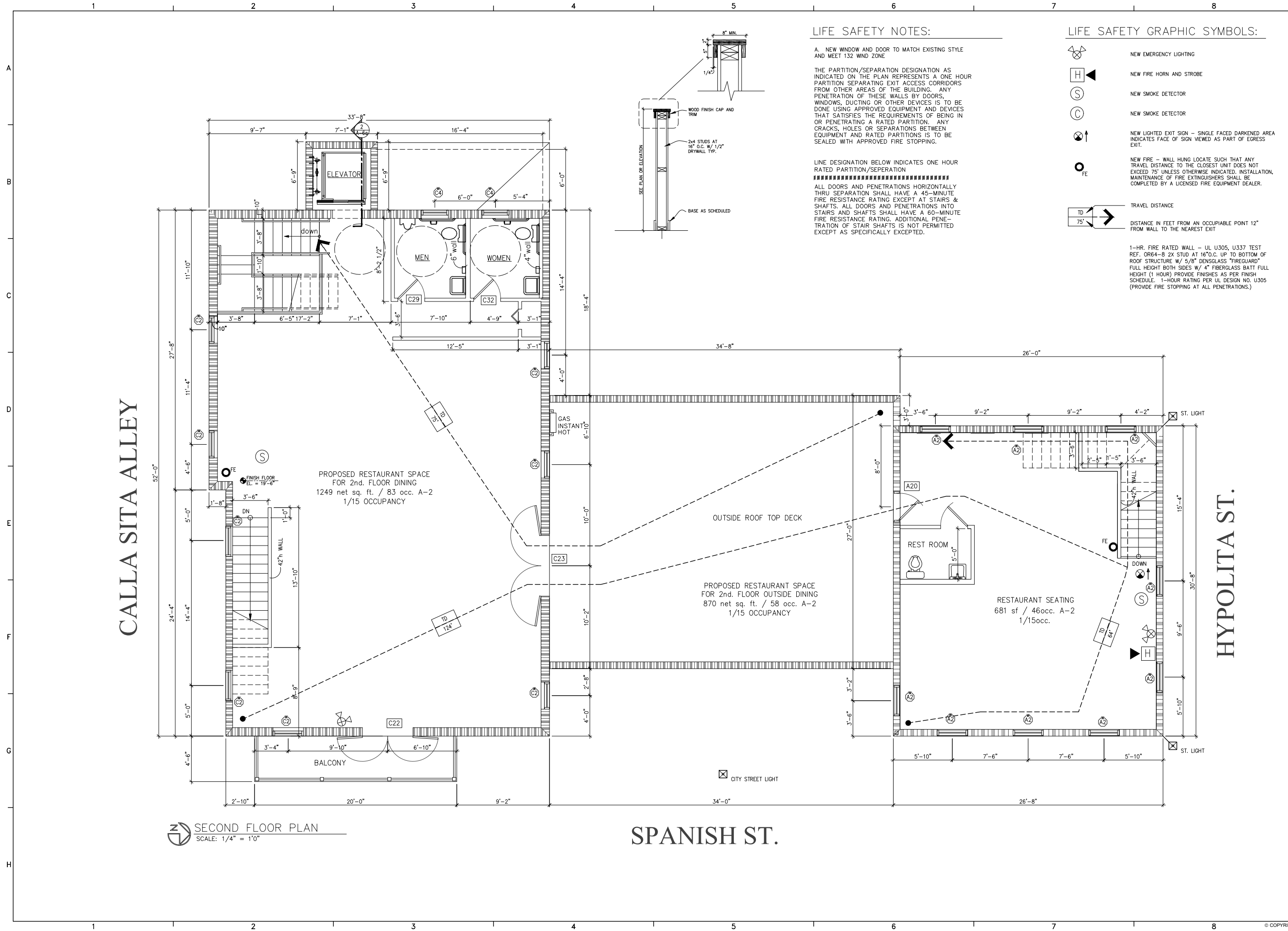
**DRAWING**

NO.	DRAWING TYPE	DATE
1	DD SET	12-02-13
2	FOUNDATION PERMIT SET	08-01-14
3	OWNER REVIEW	02-06-15
4	REVIEW COMMENTS	07-27-16
5	CONSTRUCTION SET	09-14-16

**REVISION**

NO.	DATE OF REVISION
1	ELEVATOR / STAIR 08/22/17
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4	WALL 05/09/18
5	RESTAURANT ONLY 01/22/24
3	REVISED STAIR 02/26/18

PROJECT: 97277-N  
 FILE:  
 DRAWN BY: RCF



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'0"

SPANISH ST.

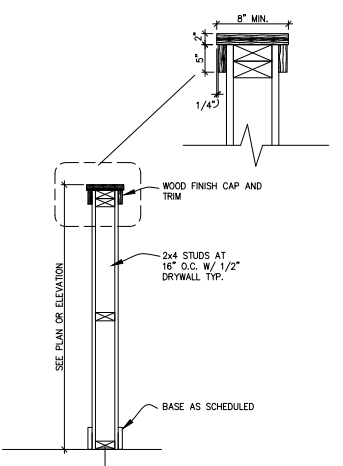
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LIFE SAFETY GRAPHIC SYMBOLS:

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62 Spanish Street  
Restaurant  
St. Augustine, FL 32084

**6 WEEKS**  
CONSTRUCTION DESIGN DEVELOPMENT  
General Contractors  
CSCC 011688

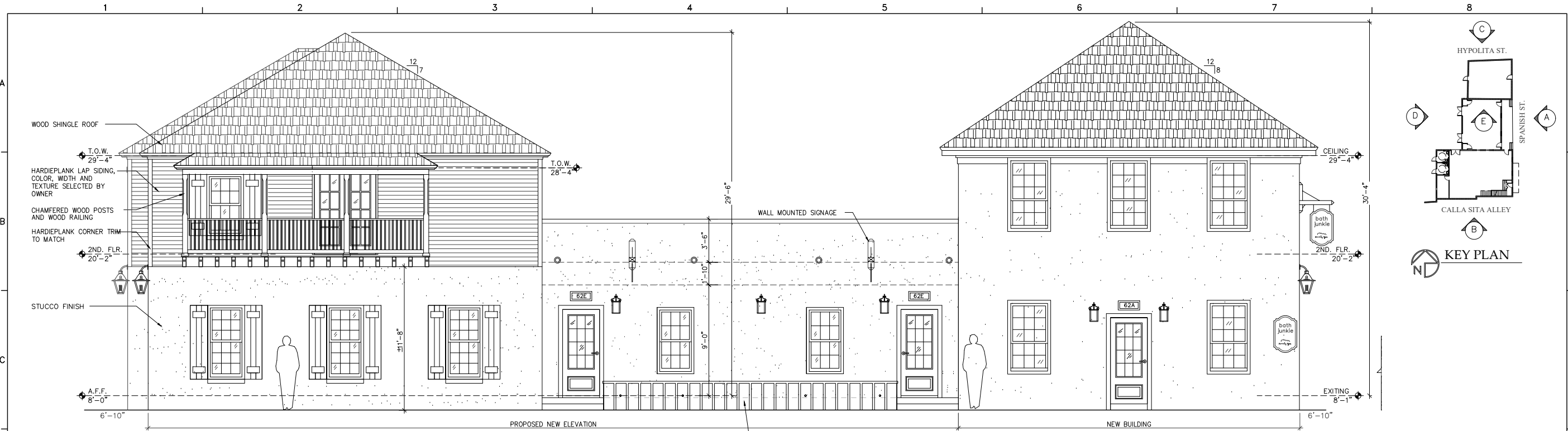
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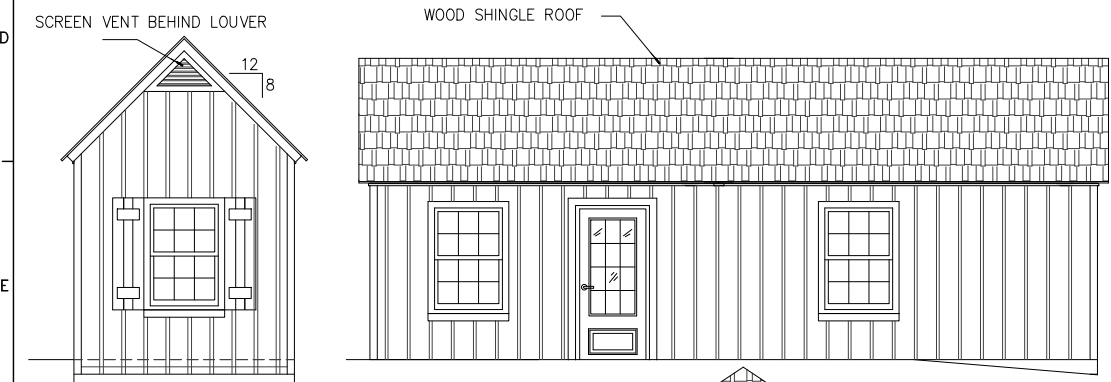
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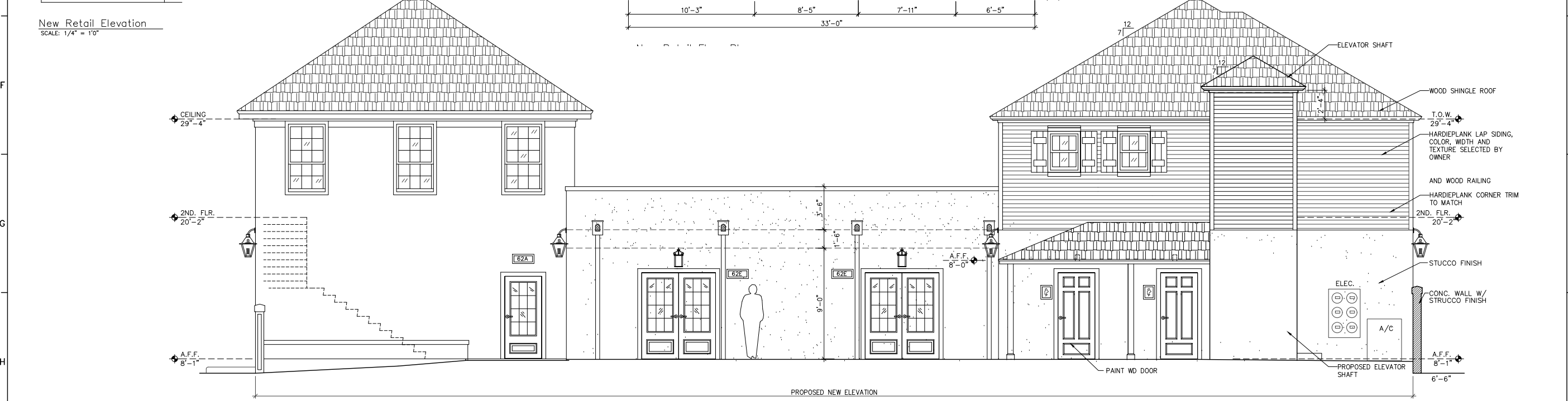
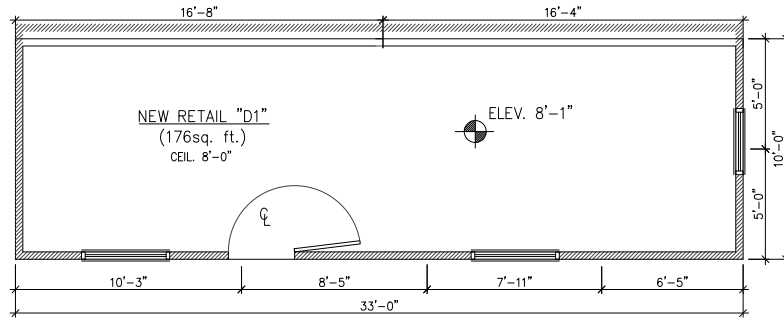
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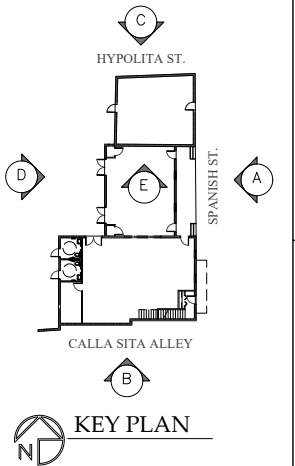
**(A) Proposed East Elevation**  
SCALE: 1/4" = 1'0"



**New Retail Elevation**  
SCALE: 1/4" = 1'0"



**(D) Proposed West Elevation**



**DIXON**  
Design Studio LLC  
ARCHITECTS  
182 BLANCO STREET  
ST. AUGUSTINE, FL 32084  
(904) 829-9277

SEAL  
1/22/24  
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**62 Spanish Street Restaurant**  
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General Contractors  
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DRAWING

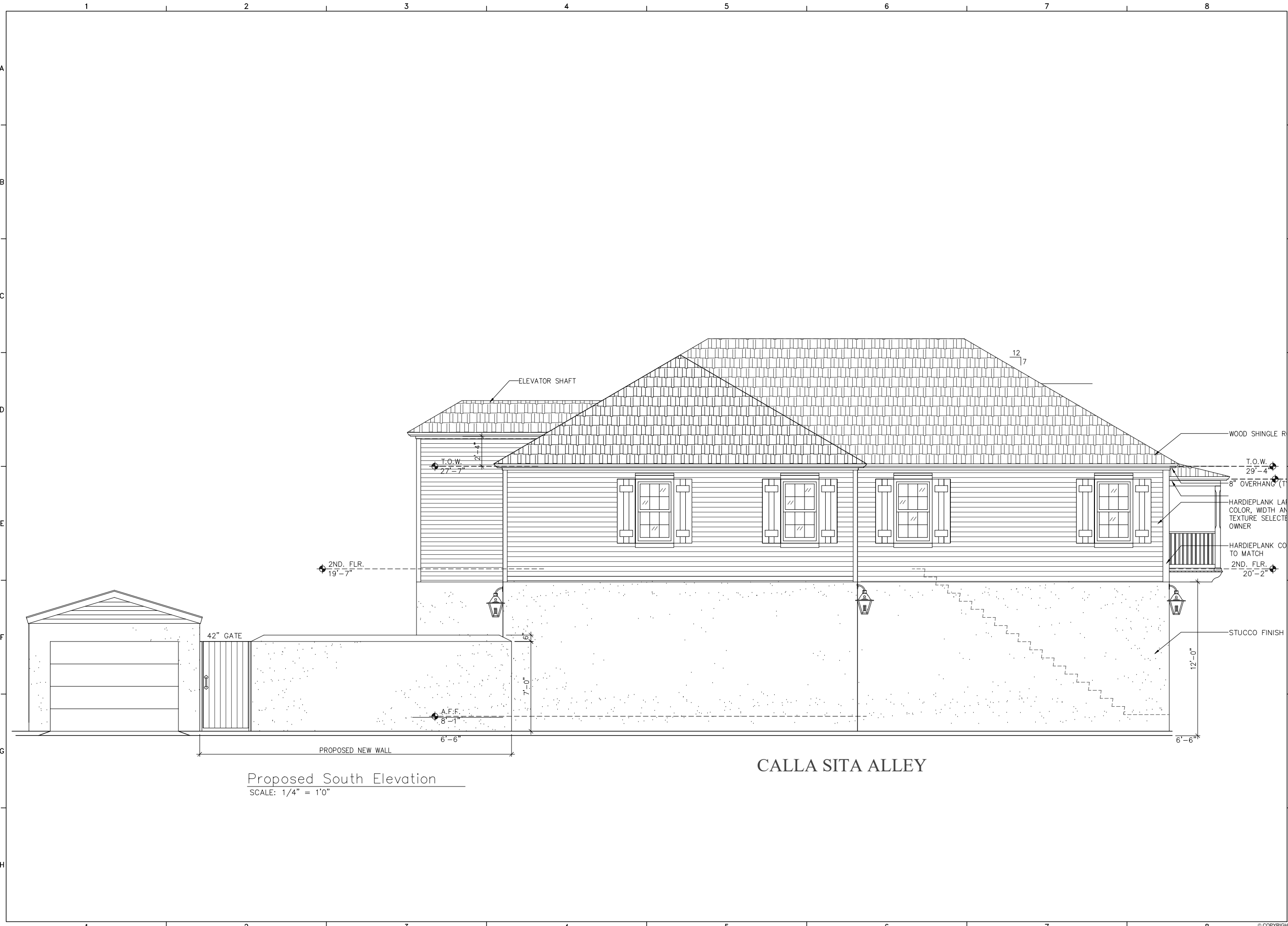
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PROJECT: 97277-N  
FILE:  
DRAWN BY: RCF

**A-4**



Proposed South Elevation  
SCALE: 1/4" = 1'0"

CALLA SITA ALLEY

**DIXON**  
Design Studio LLC  
ARCHITECTS  
182 BLANCO STREET  
ST. AUGUSTINE, FL 32084  
(904) 829-9277

SEAL  
  
1/22/24

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PROJECT: 97277-N  
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A-5.1

SEAL

1/22/24

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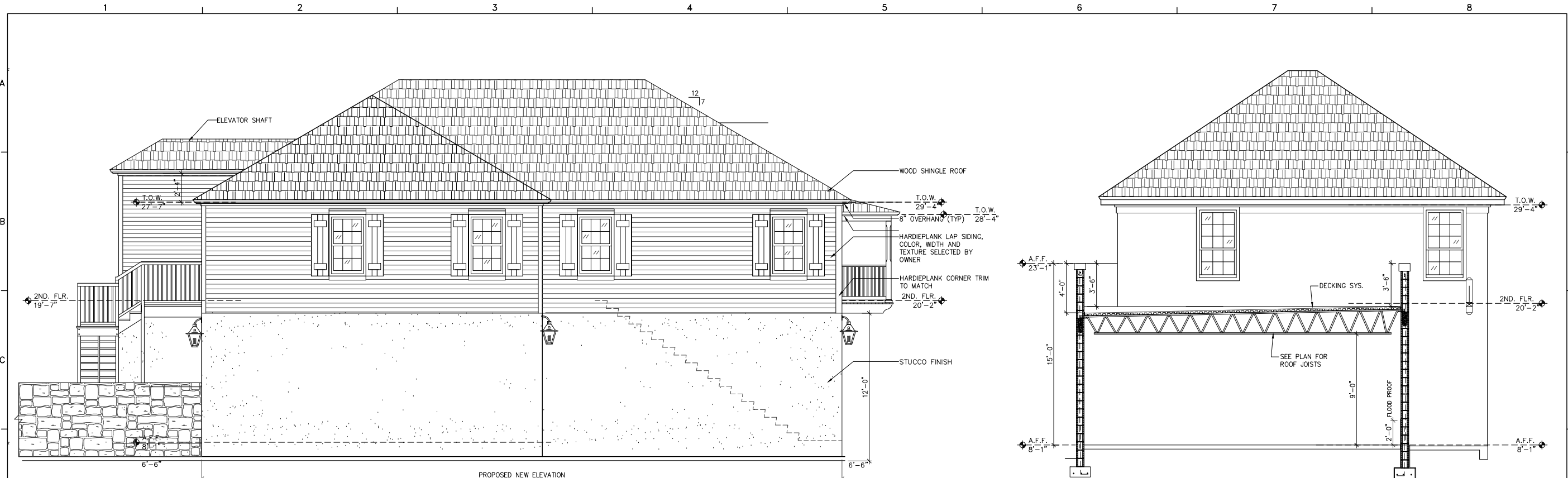
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5	RESTAURANT ONLY 01/22/24

PROJECT: 97277-N  
FILE:  
DRAWN BY: RCF

A-5



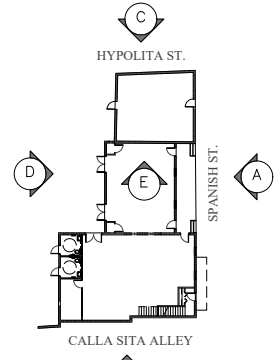
(B) Proposed South Elevation  
SCALE: 1/4" = 1'0"  
CALLA SITA ALLEY

(E) Proposed South Elevation  
SCALE: 1/4" = 1'0"

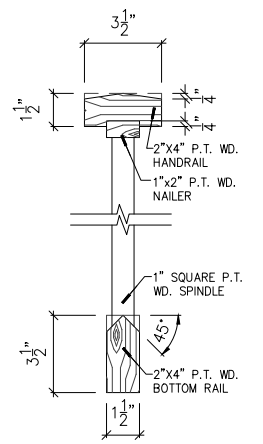


(C) Proposed North Elevation  
SCALE: 1/4" = 1'0"  
HYPOLITA ST.

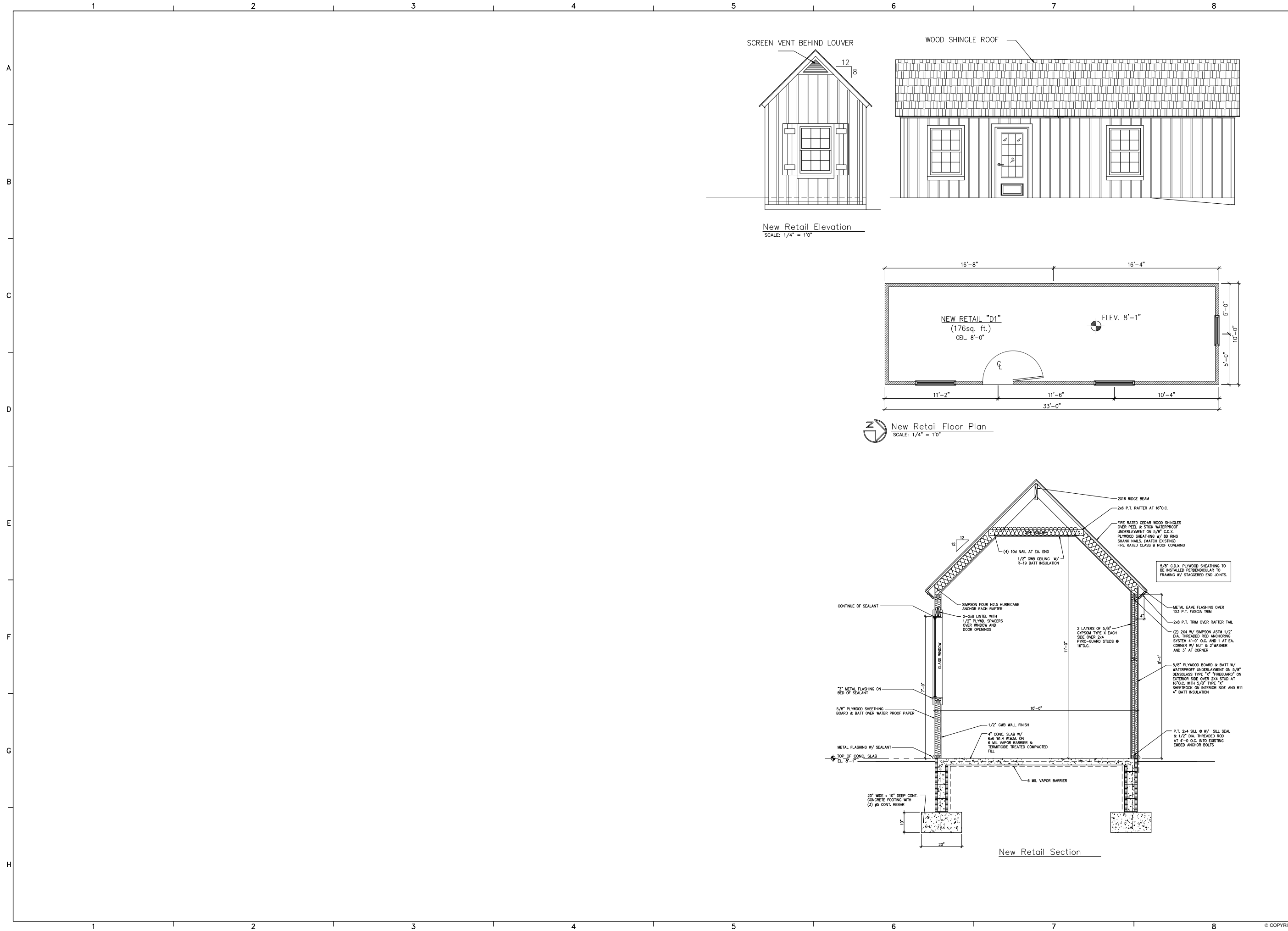
EXISTING BUILDING 59 HYPOLITA STREET



KEY PLAN



(1) Railing Detail  
SCALE: 3"=1'-0"



1/22/24

NAME: \_\_\_\_\_

**LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT**

The Architect and his Consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond **obvious discrepancies**. If any errors, omissions or discrepancies are found to exist within the work product, the Contractor shall promptly notify the Architect in writing of such errors, omissions or discrepancies prior to proceeding with any work which appears in question. In the event of the Contractor's failure to give such notice, he shall be held responsible for the results of any such errors, omissions or discrepancies and the cost of rectifying the same. The Contractor shall have all items or details clarified with the Architect prior to submitting a bid; otherwise the Architect's interpretation shall be final. Failure to promptly notify the Architect of such conditions shall absolve the Architect/owner from any responsibility for the consequences of such failure.

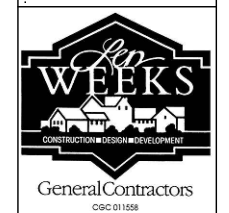
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62 Spanish Street  
Restaurant

St. Augustine, FL 32084



**DRAWING**

NO.	DRAWING TYPE	DATE
1	DD SET	12-02-13
2	FOUNDATION PERMIT SET	08-01-14
3	OWNER REVIEW	02-06-15
4	REVIEW COMMENTS	07-27-16
5	CONSTRUCTION SET	09-14-16

**REVISION**

NO.	DATE OF REVISION
1	ELEVATOR / STAR 08/22/17
3	REVISED STAR 03/22/18
4	WALL 05/9/18
5	RESTAURANT ONLY 01/22/24

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