

RESTAURANT / APARTMENT CONVERSION

56 GROVE AVENUE

ST. AUGUSTINE, FLORIDA

CODE INFORMATION

FLORIDA BUILDING CODE - 2020 (FBC) 7TH EDITION
PLUMBING - 2020 (FBC) 7TH EDITION
MECHANICAL - 2020 (FBC) 7TH EDITION
EXISTING BUILDING - 2010 (FBC)
ELECTRICAL - NFPA 70
FLORIDA FIRE PREVENTION CODE - 2018 NFPA 70
LIFE SAFETY - NFPA 101, 2018

ROOFED SF FOOTPRINT INFORMATION

ENCLOSED BUILDING 1ST FLOOR SF	1311 SF
ENCLOSED BUILDING 2ND FLOOR SF	1067 SF
UNENCLOSED ROOFED PORCH SF	529 SF

TOTAL ROOFED SPACE 1840 SF

TOTAL ROOFED FOOTPRINT	1840 SF
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TOTAL ROOFED GROUND FOOTPRINT 1840 SF
NEW LOT COVERAGE UNCHANGED

ZONING

ZONED CM2
MAX HEIGHT 35 FT
USAGE RESTAURANT / RESIDENTIAL

TYPE OF CONSTRUCTION

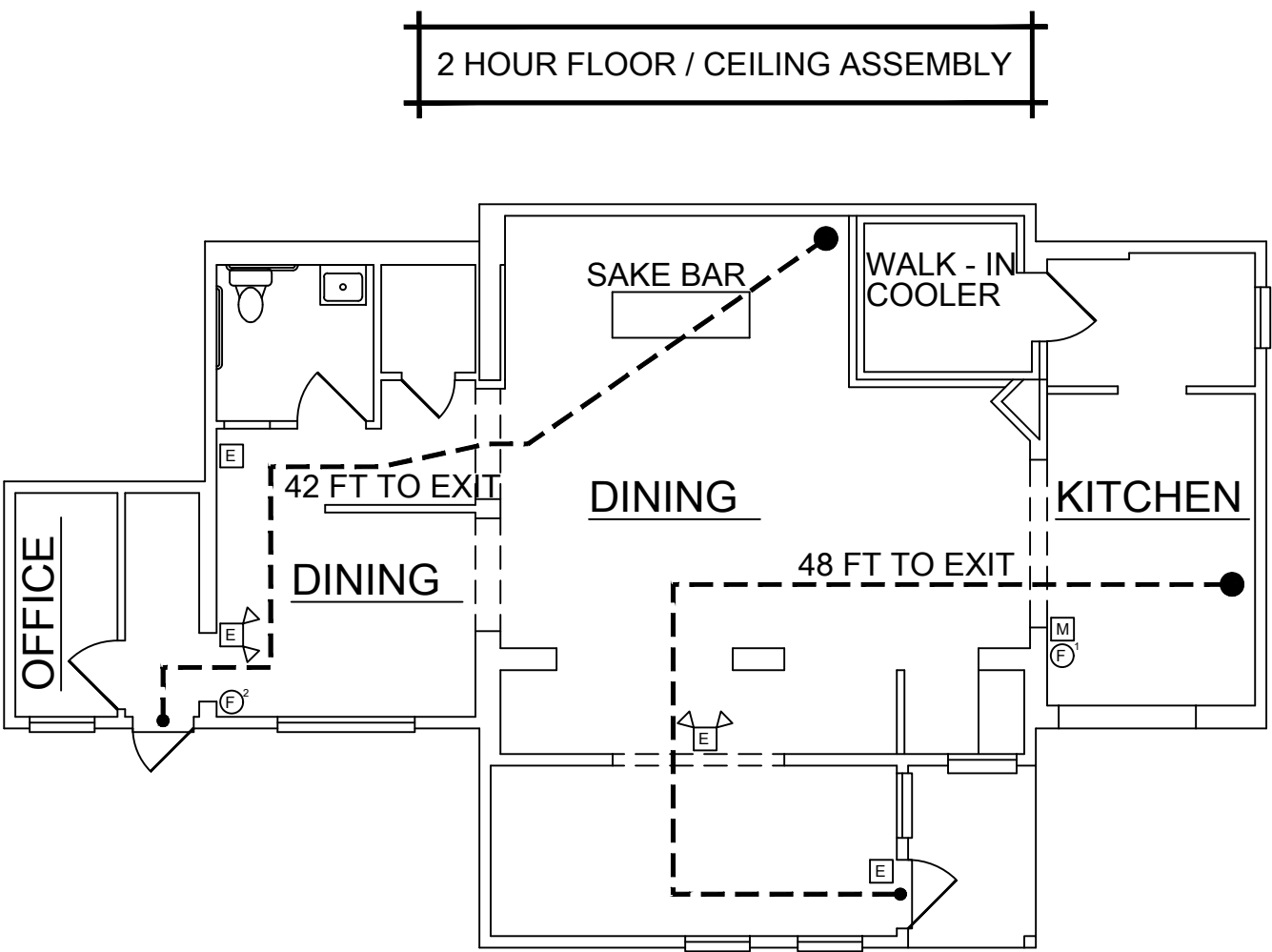
TYPE V

OCCUPANCY CLASSIFICATION

BUSINESS (B) / RESIDENTIAL (R)



PROJECT LOCATION MAP
NTS



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

LEGEND

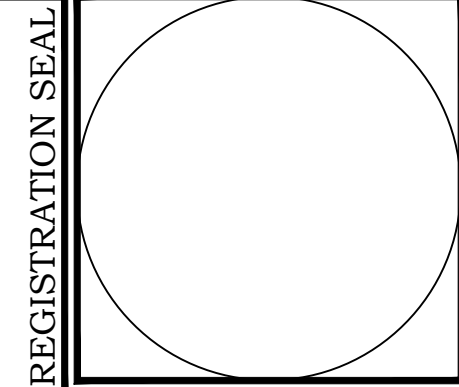
- [M] FIRE ALARM PULL STATION
- [E] EXIT SIGN
- [E] EXIT SIGN w/ EMERGENCY LIGHTING
- [F]¹ PORTABLE FIRE EXTINGUISHER TYPE K
- [F]² PORTABLE FIRE EXTINGUISHER TYPE ABC
- EGRESS PATH

OCCUPANCY LOAD

1ST FLOOR
NET SEATING AREA - 752 SF
LOAD FACTOR (ASSEMBLY A2)
15 SF / NET
ALLOWABLE OCC - 50 P.A.O.T.

INDEX OF DRAWINGS

- A1 COVER SHEET, LOCATION MAP, INDEX, CODE INFORMATION, LIFE SAFETY PLAN
- A2 EXISTING / DEMOLITION FIRST & SECOND FLOOR PLANS
- A3 PROPOSED FIRST & SECOND FLOOR PLANS, SCHEDULES
- A4 SECTIONS & DETAILS
- A5 EQUIPMENT PLAN



DRAWN BY:
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SCALE: AS NOTED
DATE: 24 JUNE 2022

COVER SHEET

56 GROVE AVENUE
ST. AUGUSTINE, FLORIDA

DON CRICLOW & ASSOCIATES
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ARCHITECT

SHEET
A1