

BUILDING CODE SUMMARY

APPLICABLE CODES

2017 "Florida Building Code" and the most recently adopted "Florida Fire Prevention Code".

FLORIDA BUILDING CODE, BUILDING

Chapter 3 Use and Occupancy Classification

This building is designed to accommodate Occupancy Groups B, & S-1.

Chapter 4 Special Detailed Requirements Based on Occupancy

Chapter 5 General Building Heights and Areas

Building Area = 15,000 SF

Using Type IIIB Construction, Non-Sprinkled Allowable Areas for each Occupancy follows.

Business (Group B) Allowable Area = 19,000 SF (1.65) = 31,350 SF
Storage (Group S-1) Allowable Area = 17,500 SF (1.65) = 28,875 SF

NOTE: Above areas include Frontage Increase of 65% per Section 506.3

NOTE: This building is a Mixed Use Building with Nonseparated Occupancies per Section 508.3. Therefore, fire-rated walls are not required to separate Occupancies.

Chapter 6 Types of Construction

Type IIIB, Non-Sprinkled

Table 601 All exterior walls are non-bearing.

Table 602 Exterior wall in rear has 20' fire separation distance and meets 1 hour requirement.

Chapter 7 Fire-Resistance-Rated Construction

Table 705.8 Exterior wall in rear has less than 45% unprotected openings.

Chapter 8 Interior Finishes

When interior finish is provided, unless noted otherwise, all walls to be painted drywall.

Table 803.11 Interior Wall and Ceiling Finish Requirements

Rooms and Enclosed Spaces Class C per ASTM E 84

Chapter 9 Fire Protection Systems

Building is non-sprinkled.

Section 903.2.9 Building is divided into fire areas of 12,000 square feet or less with combined fire areas of 24,000 square feet or less.

Table 707.3.10 We used a 3 hour fire barrier

Chapter 10 Means of Egress

See Life Safety Plan for Travel Distances

Chapter 11 Accessibility

Handicapped Accessibility is provided.

FLORIDA BUILDING CODE COMPLIANCE TABLE

This structure is designed in compliance with the 2017 Florida Building Code using ASCE 7-10 to calculate the wind pressures.

Basic Wind Speed = 130 MPH
Wind Exposure Category = C
(Mean Roof Height=25')

Risk Category = II
Enclosure Classification = Enclosed

EXTERIOR GLAZING PROTECTION

Impact protection is not required.
Structure is outside of the wind-borne debris region.

EXTERIOR WINDOW & DOOR DESIGN WIND PRESSURES

WINDOW/DOOR LOCATION and AREA (See NOTES below)	POSITIVE DESIGN WIND PRESSURE	NEGATIVE DESIGN WIND PRESSURE
ZONE 4 (INTERIOR ZONE)		
AREA 0 to 20 SF	+24.6 PSF	-26.7 PSF
over 20 to 50 SF	+23.5 PSF	-25.6 PSF
over 50 to 100 SF	+22.0 PSF	-24.1 PSF
over 100 SF	+20.9 PSF	-23.0 PSF
ZONE 5 (END ZONE)		
AREA 0 to 20 SF	+24.6 PSF	-33.0 PSF
over 20 to 50 SF	+23.5 PSF	-30.7 PSF
over 50 to 100 SF	+22.0 PSF	-27.8 PSF
over 100 SF	+20.9 PSF	-25.6 PSF

NOTES:

- All Windows and Doors within 6' of a building corner are in the END ZONE. Otherwise, Windows and Doors are in the INTERIOR ZONE. See Floor Plan.
- Choose pressures above based on AREA of Window or Door.
- Wind pressures above are already factored by 0.6 for use with Allowable Stress Design. These pressures will not work with Strength Design unless adjusted accordingly.

STRUCTURAL NOTES

- See FLORIDA BUILDING CODE COMPLIANCE TABLE.
- Provide lateral support for conventionally framed Ceiling Framing in accordance with current National Forest Products Association and Florida Building Code specifications (at a minimum provide lateral support at all ends and at all bearing points).
- Use #2 Southern Yellow Pine for all wood framing unless noted otherwise. (EXCEPTION: 2x studs to be #2 Spruce unless noted otherwise). Wood posts (4" x 4" and 6" x 4" for example) to be #2 Southern Yellow Pine.
- All Laminated Veneer Lumber (LVL) to be 1.9E Microllam LVL by Weyerhaeuser unless otherwise noted.
- CONTRACTOR ALERT:** There can be significant corrosion of metal products in contact with treated wood. This can be especially true when using treatments other than Chromated Copper Arsenate (CCA-C). CONTRACTOR to use more stringent of manufacturer's recommendations or recommendations shown on this plan. Uncoated and painted products should not be used with treated woods. When using Stainless Steel or hot-dip galvanized products, the connectors and fasteners should be of the same material.
- Concrete to be 3000 PSI minimum strength at 28 days. All reinforcing steel shall be grade 40 deformed bar unless noted otherwise.
- Concrete Masonry Units to be Grade N-1 laid with type M or S mortar. Poured cells, lintels, etc. to use 3000 PSI concrete.
- Provide control joints in concrete & masonry according to good construction practices.
- Unless noted otherwise, structural steel to be ASTM A36 minimum with all welds to be installed by certified welders using E70XX electrodes.
- Soil under slab and footing areas to be clean sandy fill compacted to 95% density. Minimum bearing value of 2000 PSF. It is the CONTRACTOR'S responsibility to verify the soil conditions. If conditions are found inadequate, notify the designer so that provisions can be made.
- Plumbing, Electrical and Mechanical information on these plans is diagrammatic and the error or omission of an item does not relieve the contractor from supplying same. Design to be checked by Plumbing, Electrical and Mechanical contractors and adjustments made accordingly.
- All work to be done in accordance with all applicable codes and specifications. While every effort has been made to avoid errors, it is the Contractor's responsibility to verify dimensions and existing conditions before starting work. Discrepancies to be noted to ENGINEER before construction.

FASTENING SCHEDULE

Unless noted otherwise, fasten members in accordance with the FLORIDA BUILDING CODE.

DRAWING INDEX

GENERAL		ELEC. & PLUMBING	
CS	COVER SHEET	MEP1	ELEC. & PLUMBING
ARCHITECTURAL		STRUCTURAL	
A1	FLOOR PLAN	S1	FOUNDATION PLAN
A2	EXTERIOR ELEVATIONS	S2	MASONRY WALL PLAN
A3	SECTIONS		

PROJECT NARRATIVE

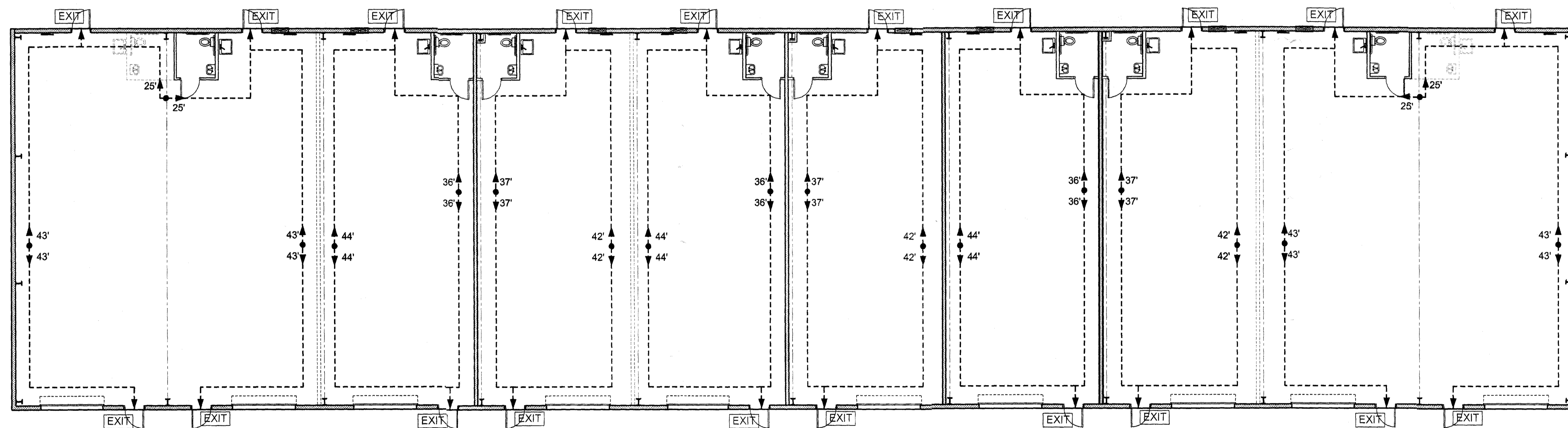
This job is a new building located on Stratton Blvd.

PRE-ENGINEERED METAL BUILDING NOTES:

- The steel framing of the Pre-Engineered Metal Building is used to support the Masonry walls for wind loads perpendicular to the Masonry Wall. On the endwalls, a Purlin Angle is provided spanning between the purlins as well as Spandrels. On the sidewalls, Spandrels are used to resist this wind load. Horizontal deflection due to wind load to meet Nucor® Building Systems specifications.
- Neither cable bracing nor portal frames need to be used on this building since the Masonry Wall and Spandrels will laterally brace the steel building frames.
- See PURLIN TO BLOCK CONNECTION and SPANDREL TO BLOCK CONNECTION.

FIRE SERVICE NOTES:

- Products to be stored in an open floor arrangement with no storage over 12' high in areas greater than 2500 SF.
- This is a mixed occupancy building per NFPA 101 6.1.14.2.2. Therefore, fire-rated walls are not required to separate occupancies. Occupancy types are Business and Ordinary Hazard Storage.



LIFE SAFETY PLAN

SCALE: 3/32" = 1'-0"

NOTE

EXIT Indicates Exit

80' --- Indicates Travel Distance to nearest Exit in direction of arrow.
NOTE: Maintain 3' Wide Clear Aisle along these paths.

NOTE: Provide portable Fire Extinguishers as required by Fire Marshal.

REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE FIRE CODE.

REVIEWED BY: *[Signature]* 6-5-19 DATE

BUILDING SHELL ONLY

REVIEWED FOR CODE COMPLIANCE. Review of these plans, and any Permits issued, under the Applicant's "Clearance Guidelines" information are VOID if or when erroneous information from the Applicant is discovered. The issuance of a permit conveys no right to violate any existing Codes, Zoning or Engineering regulations.

BY: *[Signature]*
St. Johns Co. Building Dept.
6-6-19

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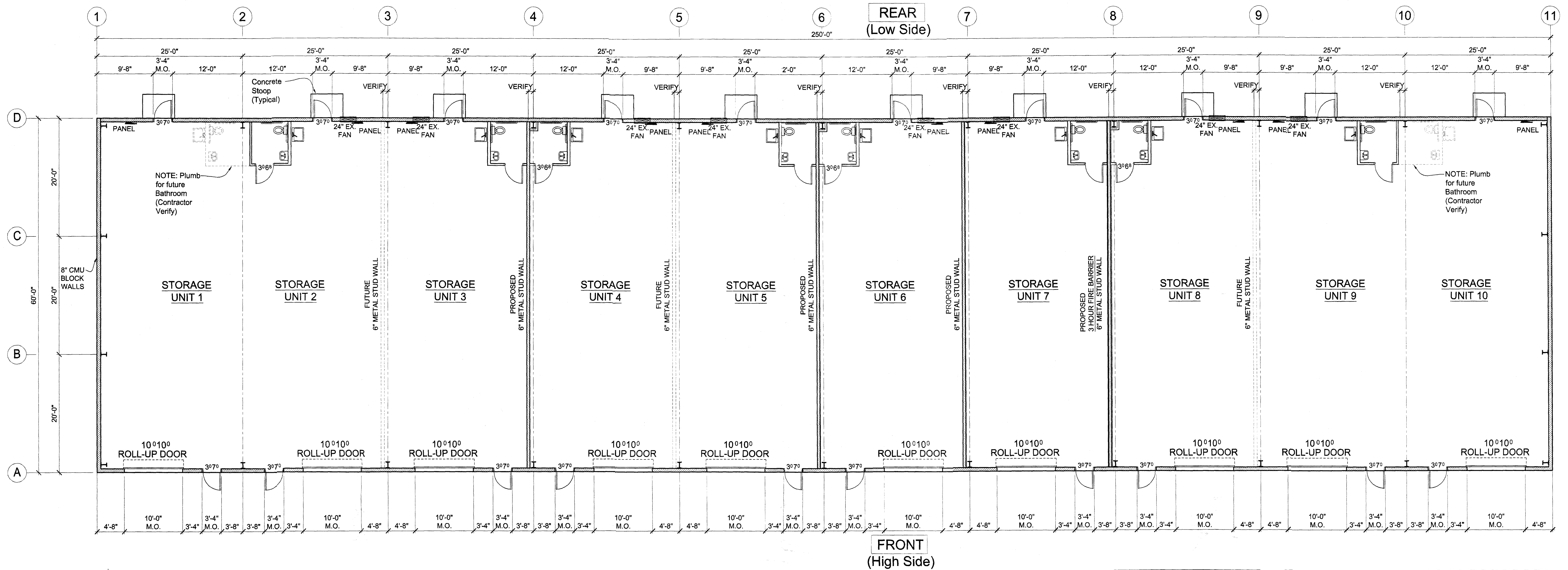
Issued for Permit
April 1, 2019

JOB NAME: New Building for: Whetstone Properties, LLC Stratton Blvd. St. Augustine, FL 32084	CONTRACTOR: DiMare CONSTRUCTION CO. 3545 US 1 South St. Augustine, Florida 32086 (904) 797-3328	CERTIFICATION: KEITH LAFLAM, P.E. PROFESSIONAL ENGINEER NOT VALID WITHOUT EMBOSSED SEAL <i>[Signature]</i> APR - 1 2019 LICENSE NUMBER: 33690	 904.797.3749 laflamdesign@aol.com 3125 U.S. 1 South St. Augustine, FL 32086
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REVISIONS	BY

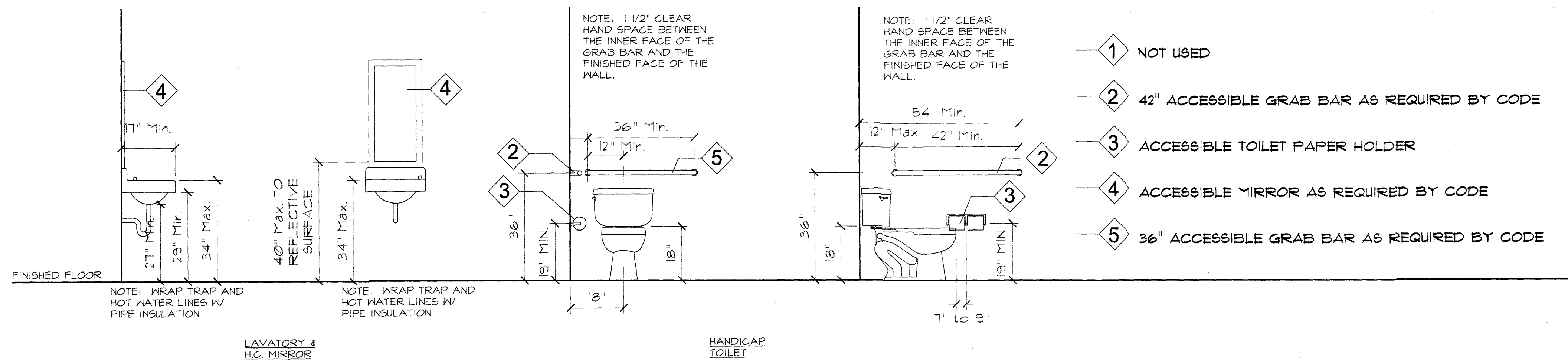
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DATE	April 1, 2019
SCALE	NOTED
JOB NAME	KL364.dwg

SHEET
CS
1 OF 7 SHEETS



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

HANDICAPPED BATHROOM DETAILS



- 1 NOT USED
- 2 42" ACCESSIBLE GRAB BAR AS REQUIRED BY CODE
- 3 ACCESSIBLE TOILET PAPER HOLDER
- 4 ACCESSIBLE MIRROR AS REQUIRED BY CODE
- 5 36" ACCESSIBLE GRAB BAR AS REQUIRED BY CODE

WALL LEGEND

- CMU BLOCK WALLS
- PROPOSED 6" METAL STUD WALL
- 3 HOUR FIRE BARRIER 6" METAL STUD WALL
- WOOD-FRAMED STUD WALLS

DIMENSION LEGEND

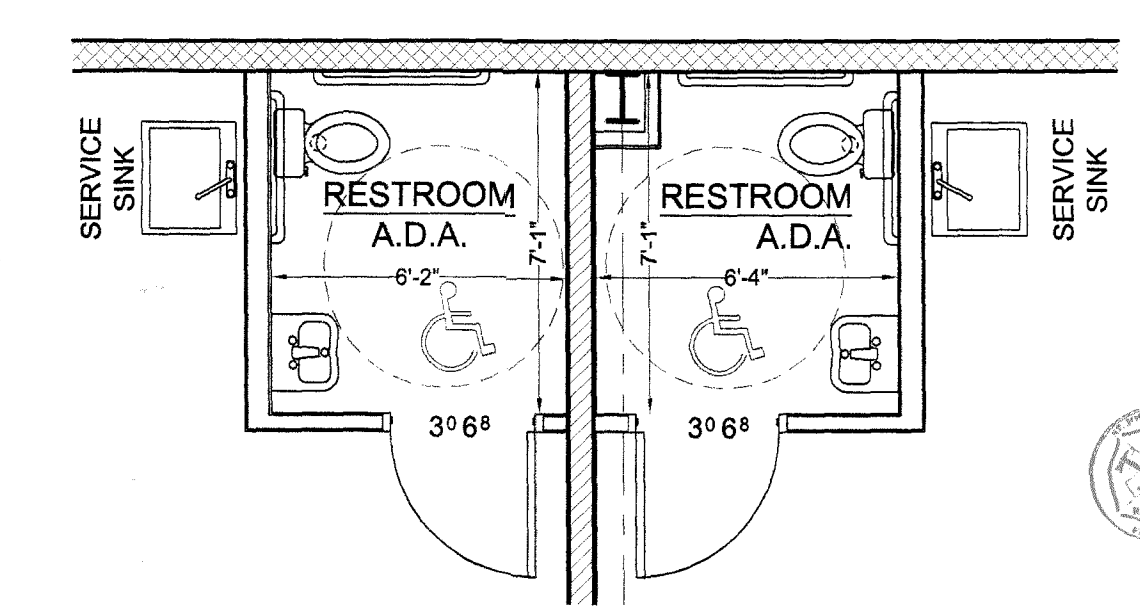
ROOM SIZES TO DRYWALL - 7'-2" -

BUILDING DIMENSIONS TO STUDS, MASONRY, OR OUT OF GIRT 6'-8"

RESTROOM FRAMING NOTES:

- WALL FRAMING:** Provide 2"x4" or 2"x6" Wood Framed Stud Wall as shown on Floor Plan. Provide (2)-2"x (#2 SYP) Top Plate, 2"x (#2 Spruce) Studs at 16" on center, and 2"x Pressure Treated Bottom Plate. Finish with 1/2" Gypsum Wallboard or Plywood. Walls to be ±8' tall.
- DOOR HEADER:** Provide (2)-2"x10" (#2 SYP) with (1)-2"x4" (#2 Spruce) Jack Stud and (1)-2"x4" (#2 Spruce) King Stud
- CEILING FRAMING:** Provide 2"x10" Ceiling Framing at 24" on center to span ±7'. Finish with 1/2" Gypsum Wallboard or Plywood inside the bathroom. Provide 3/4" T & G Plywood Floor Sheathing on top.

NOTE: This will be used for MECHANICAL AREA above the Restroom.



PARTIAL FLOOR PLAN
SCALE 1/4" = 1'-0"

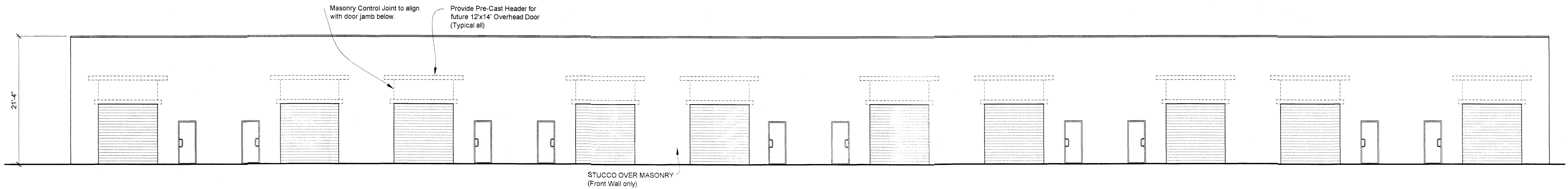
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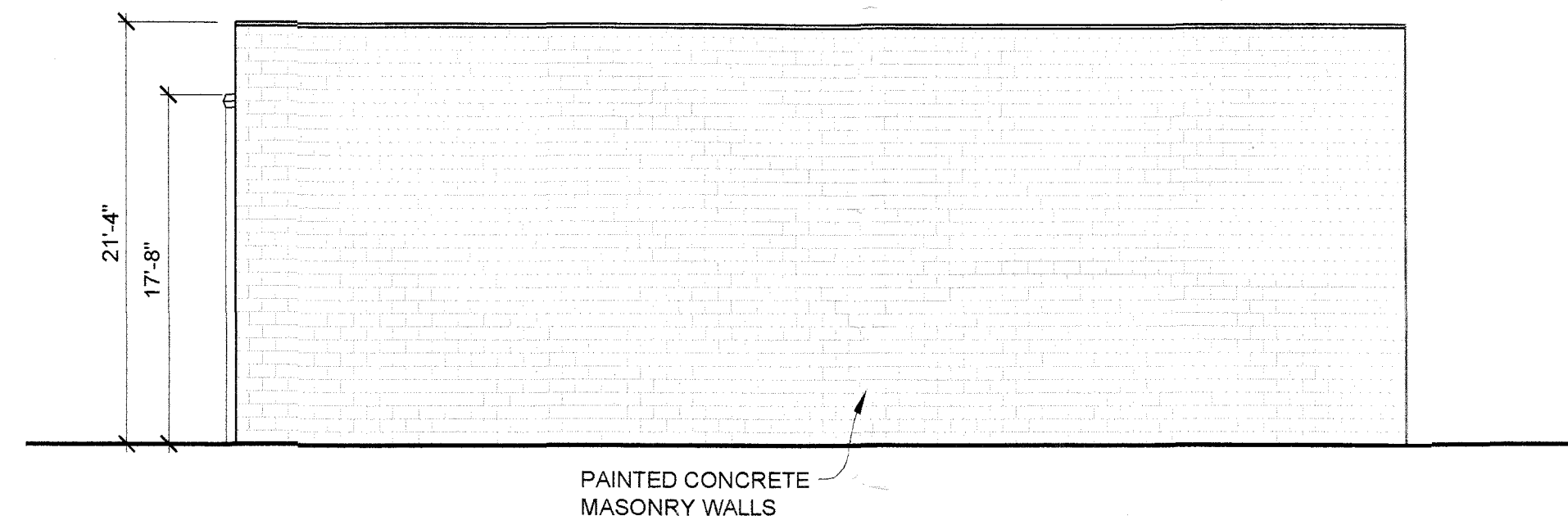
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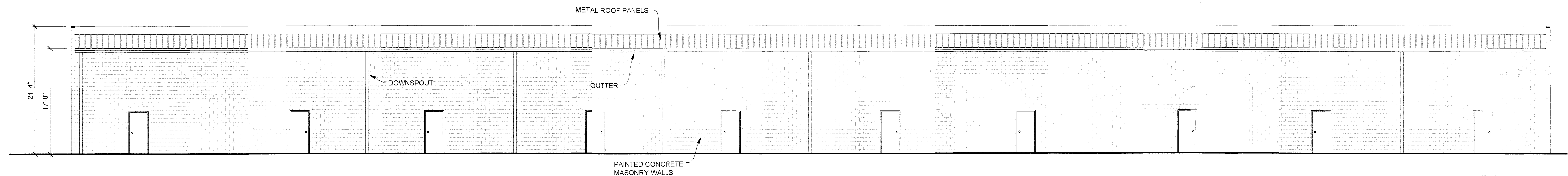


FRONT ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION (Similar)
SCALE 1/8" = 1'-0"

DISCLAIMER:
Architectural Elevations shown on this plan are an approximate view of the finished project. Actual Elevations may look different in field.



REAR ELEVATION
SCALE 1/8" = 1'-0"

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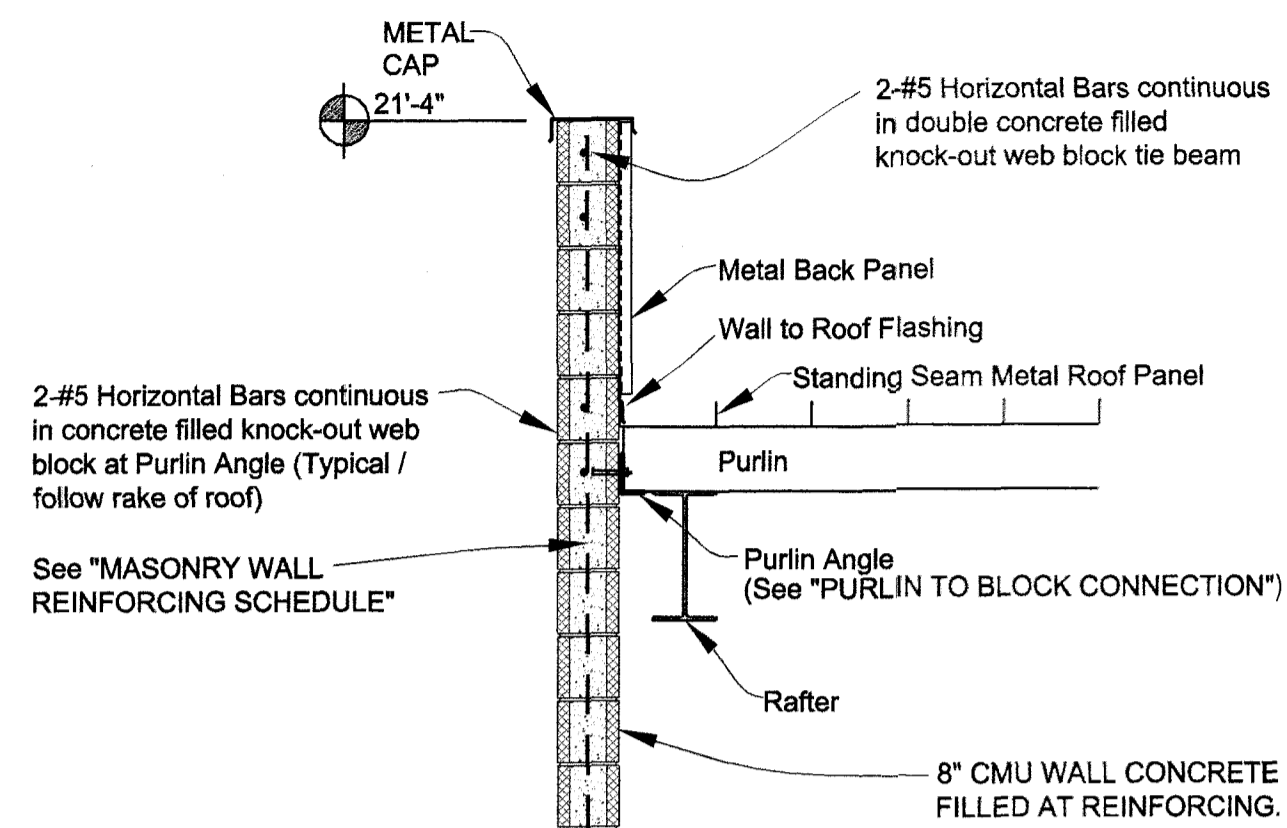
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Design Group
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St. Augustine, FL 32086

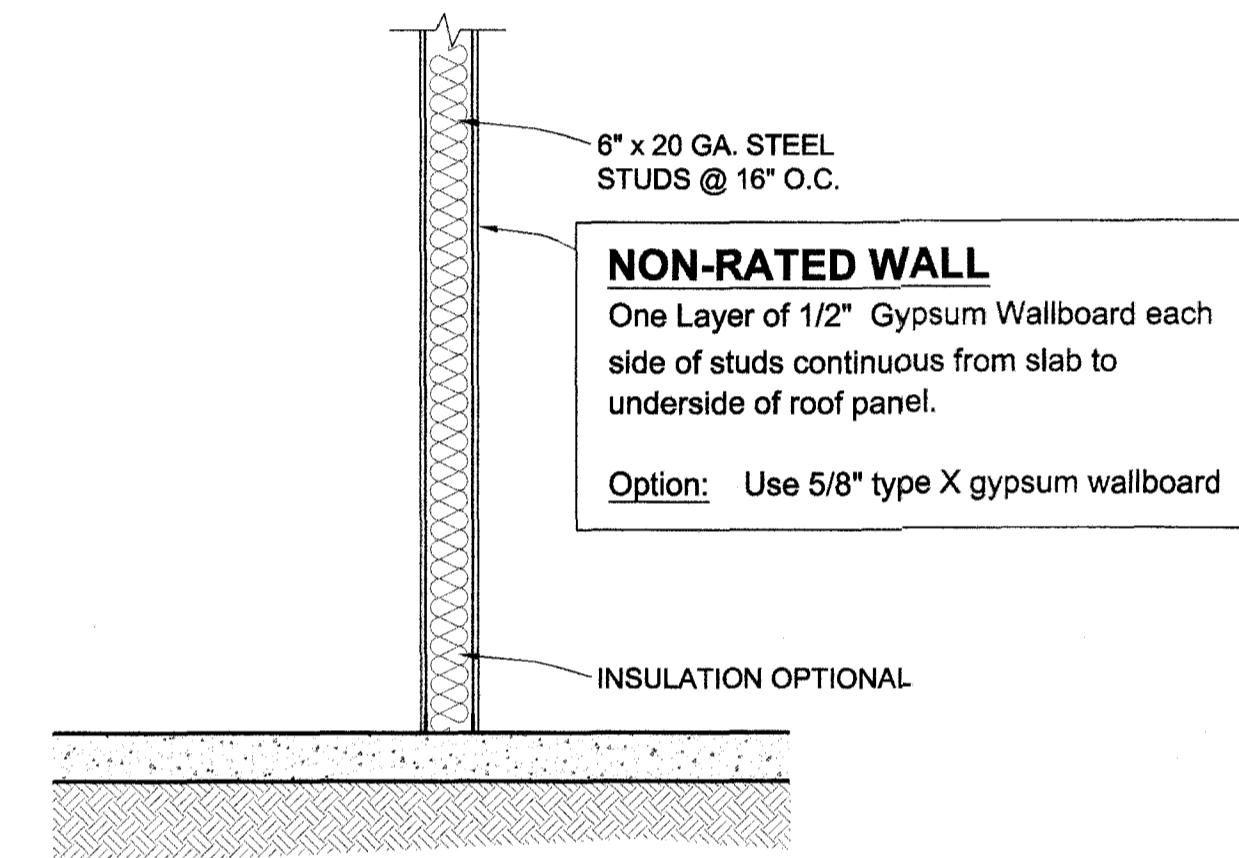
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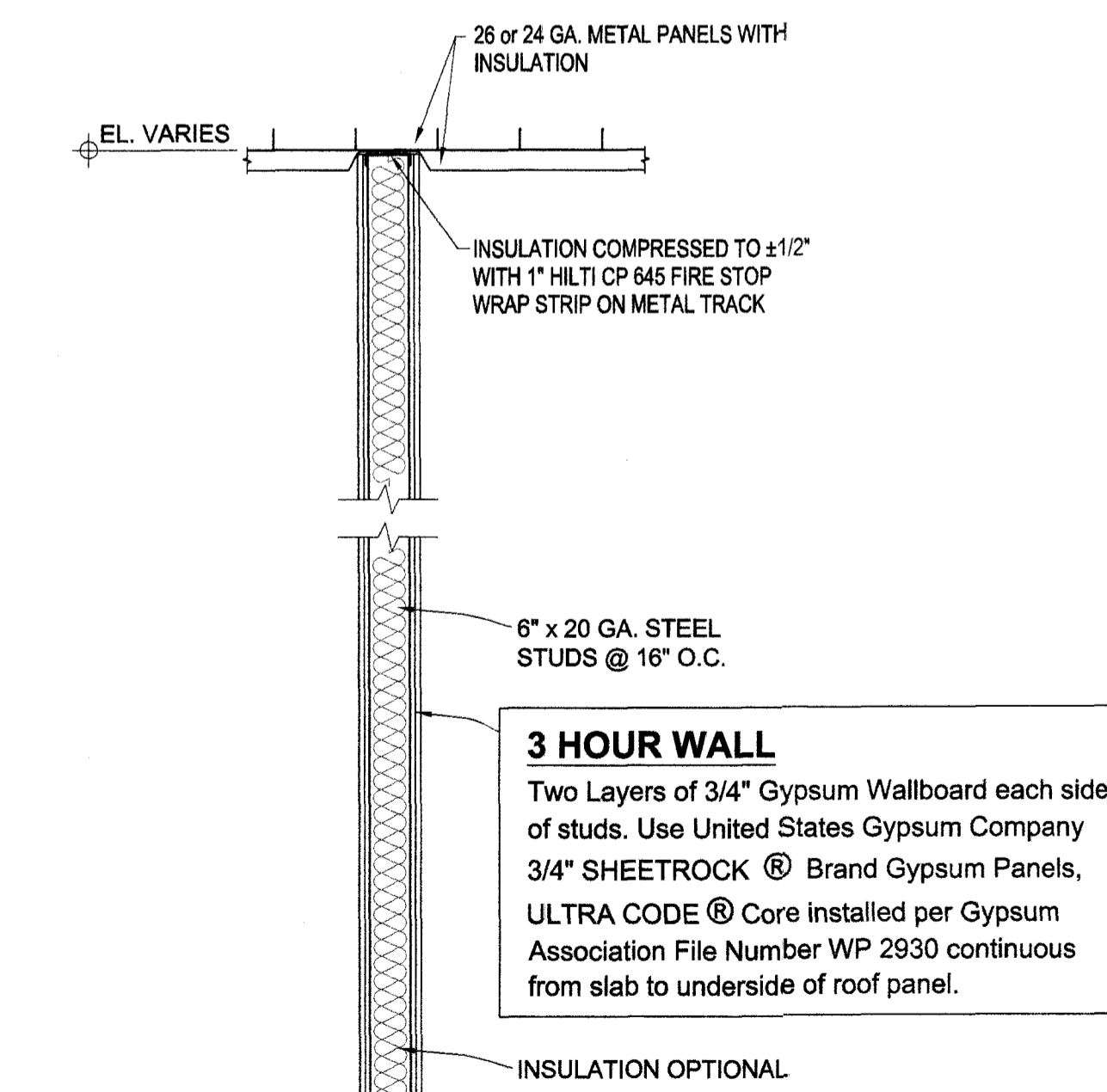
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A2
3 OF 7 SHEETS



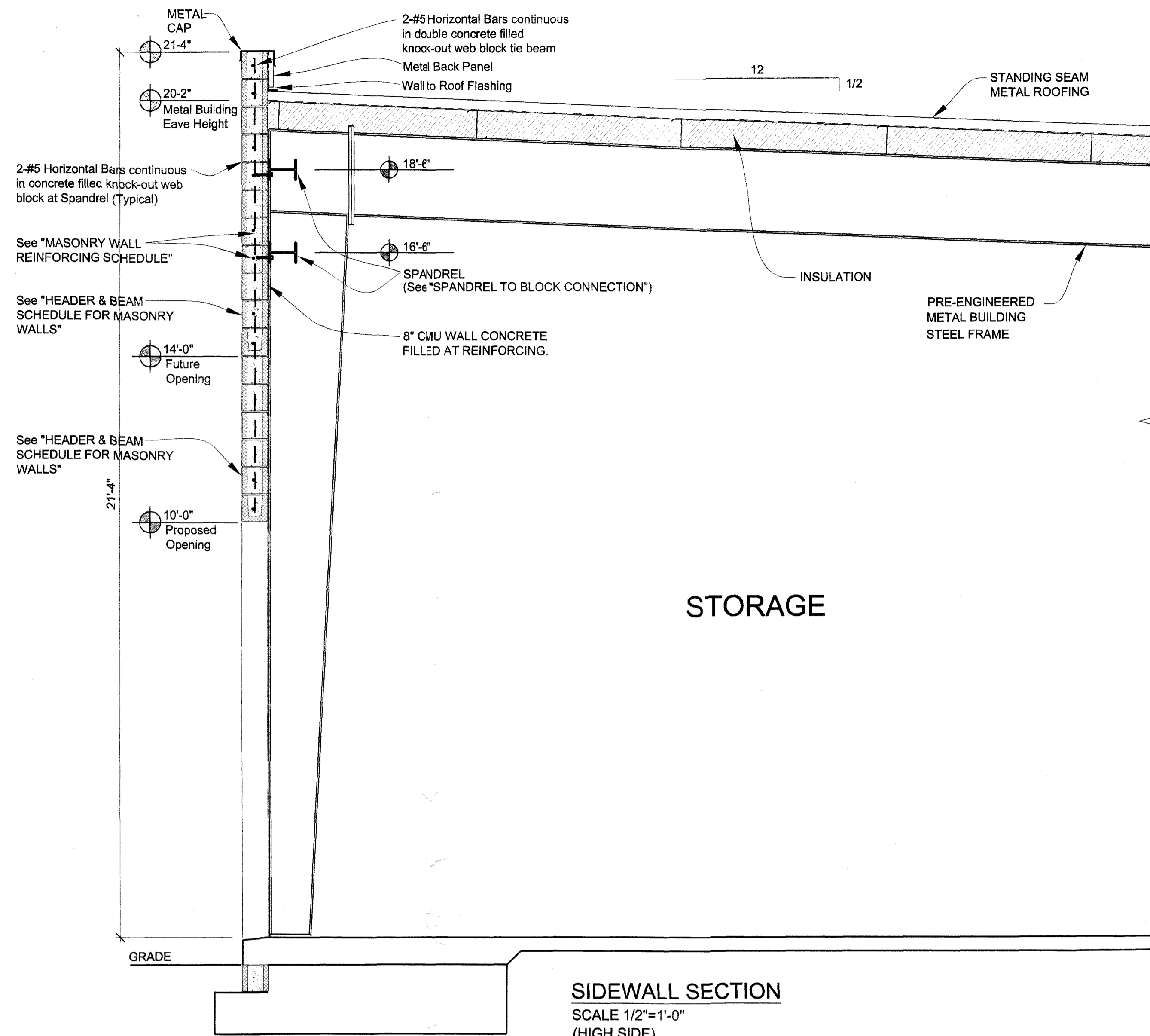
ENDWALL SECTION
SCALE 1/2"=1'-0"
Portions omitted for clarity



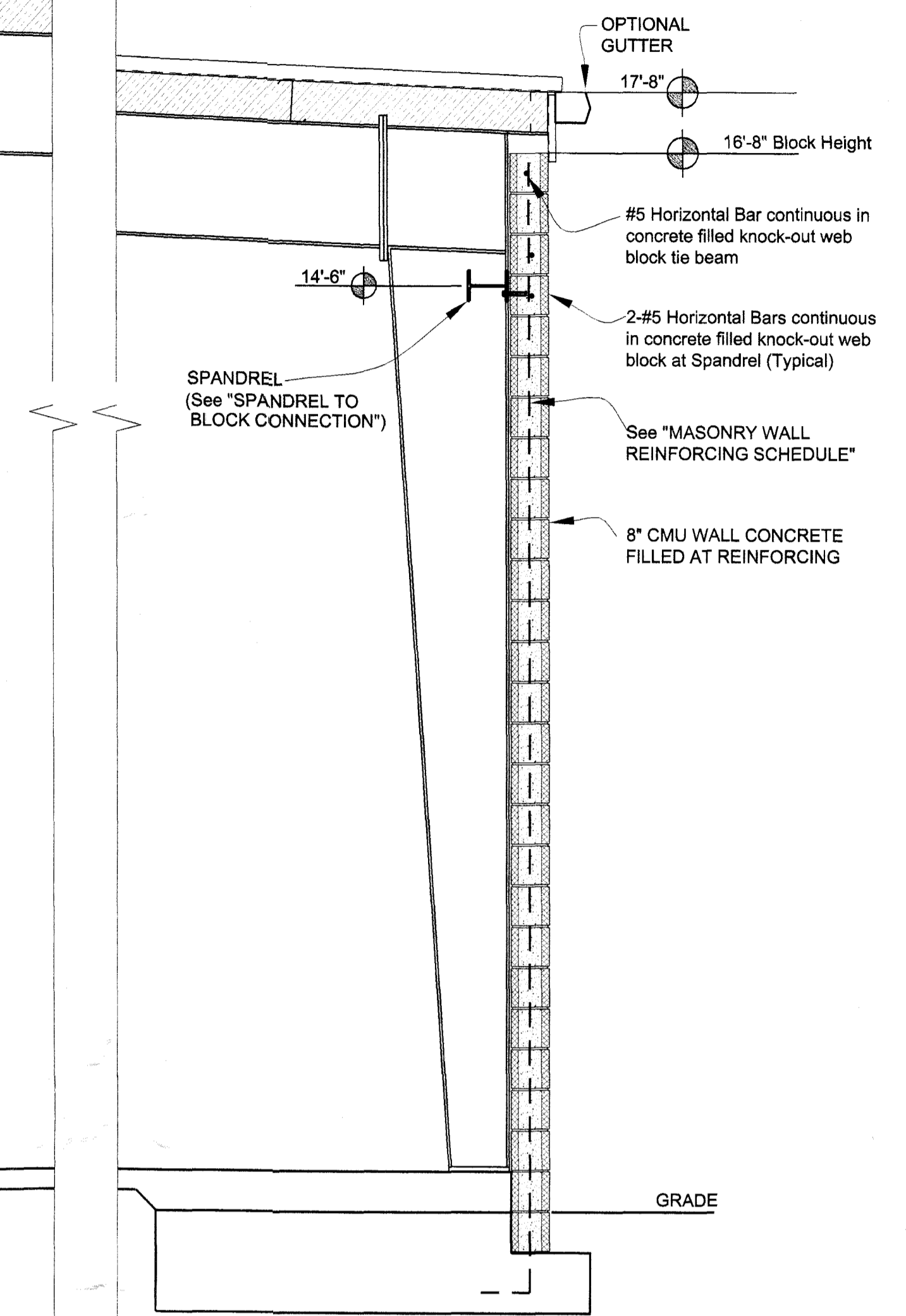
PROPOSED 6" METAL STUD WALL SECTION
SCALE 1/2"=1'-0"
TENANT SEPARATION WALL



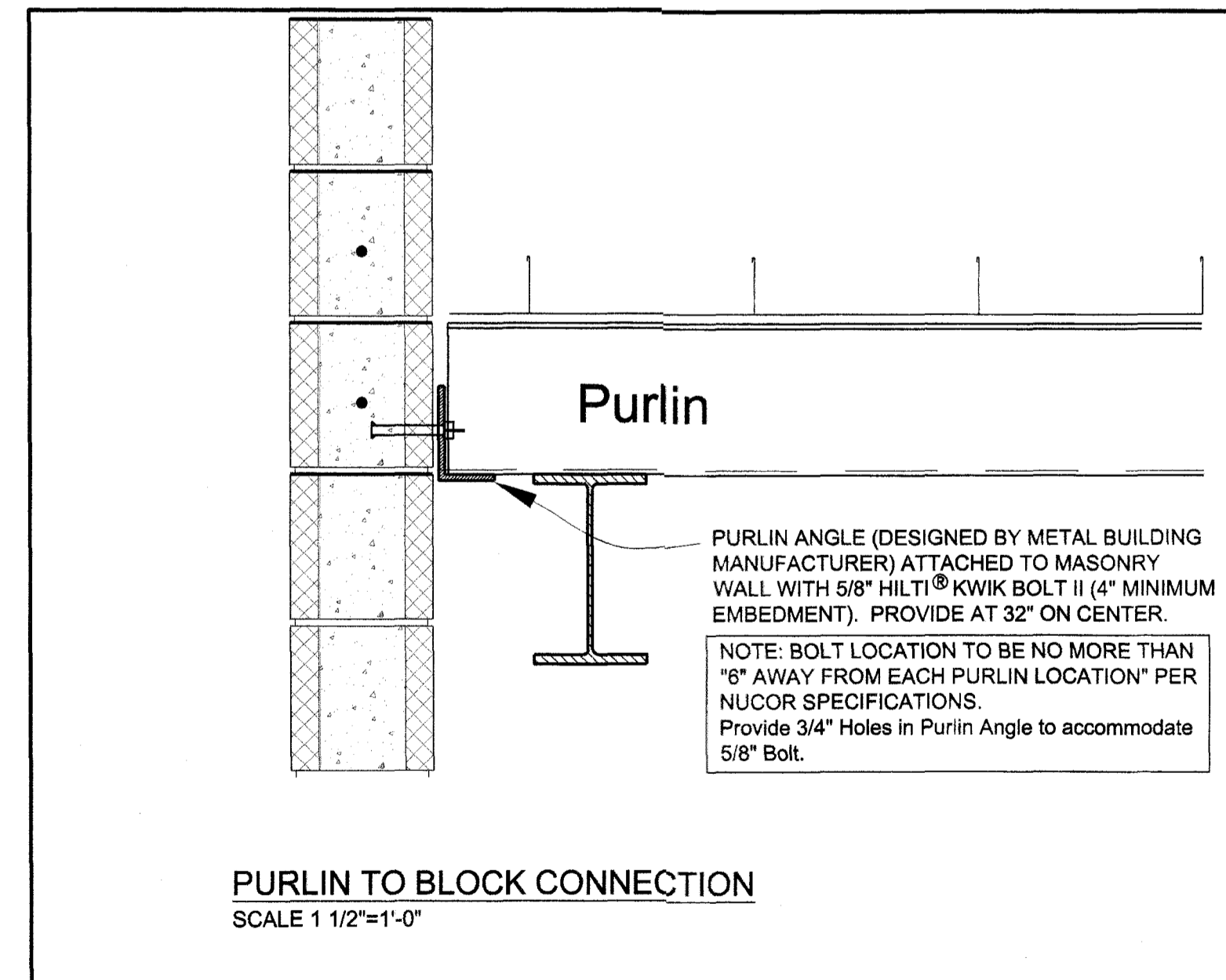
3 HOUR FIRE BARRIER 6" METAL STUD WALL SECTION
SCALE 1/2"=1'-0"
FIRE BARRIER



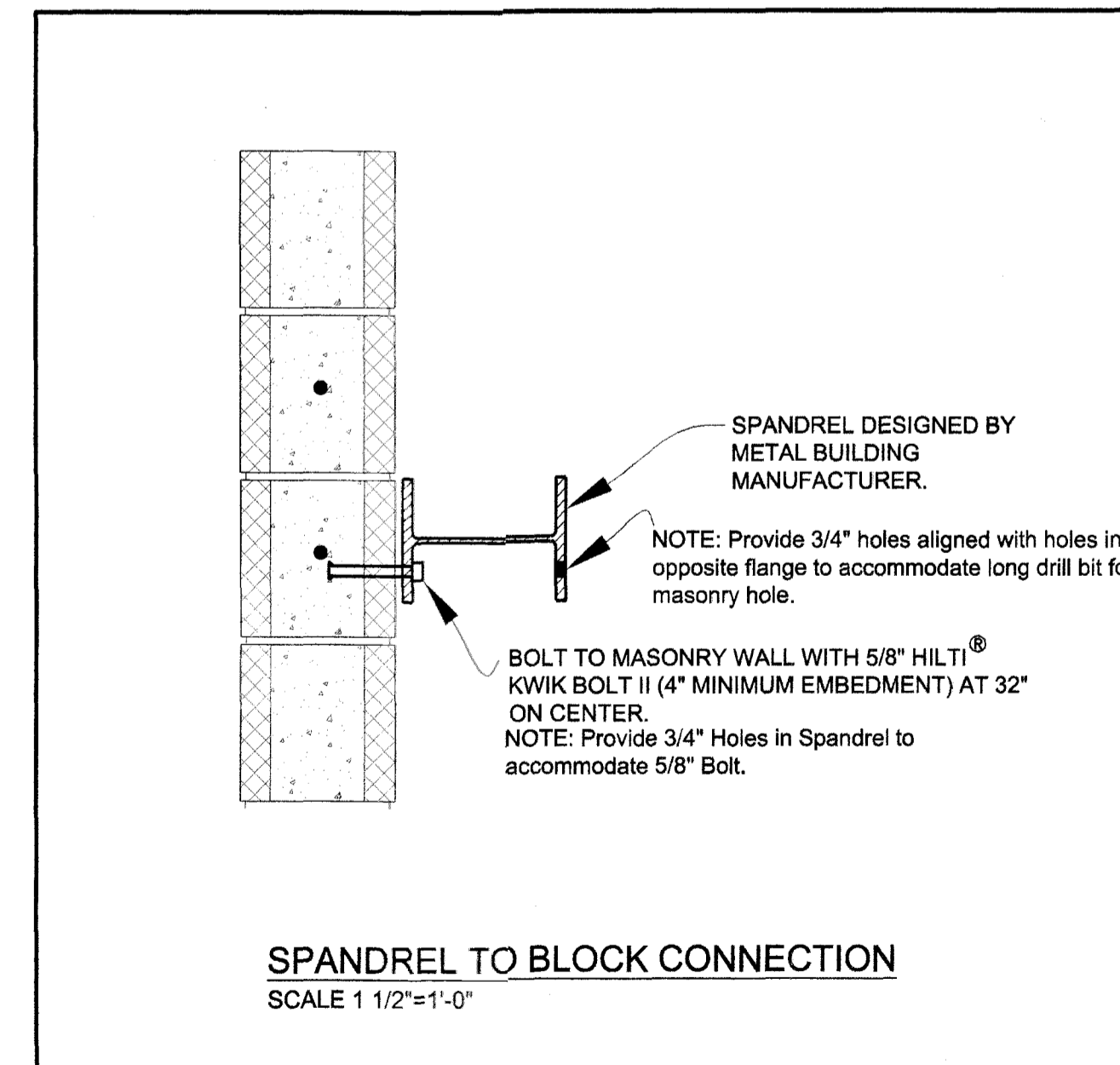
SIDEWALL SECTION
SCALE 1/2"=1'-0"
(HIGH SIDE)
Portions omitted for clarity



SIDEWALL SECTION
SCALE 1/2"=1'-0"
(LOW SIDE)
Portions omitted for clarity



PURLIN TO BLOCK CONNECTION
SCALE 1 1/2"=1'-0"



SPANDREL TO BLOCK CONNECTION
SCALE 1 1/2"=1'-0"

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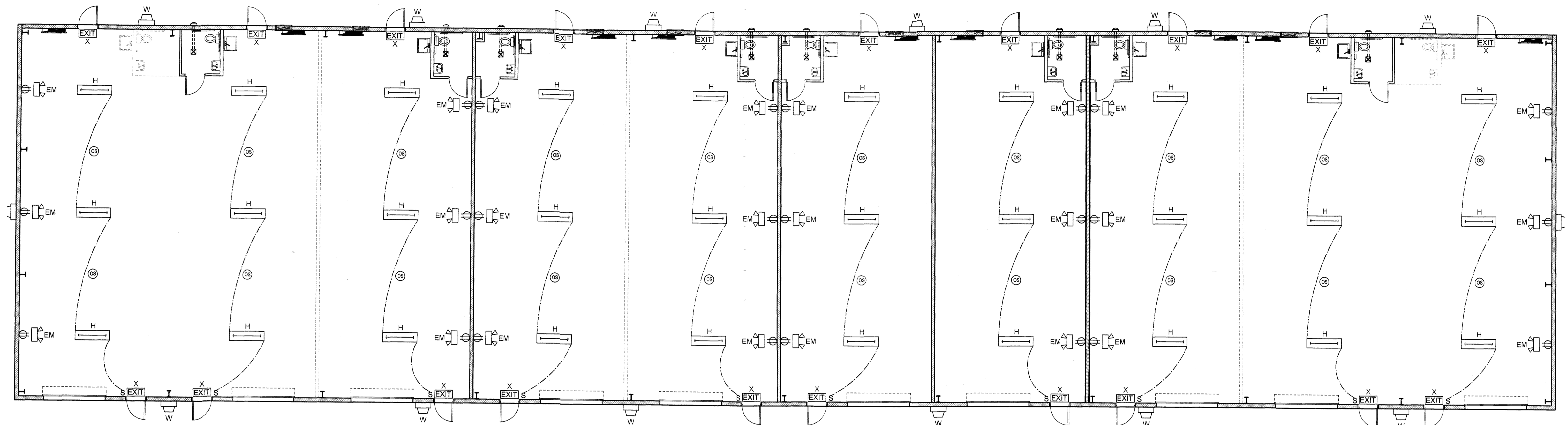
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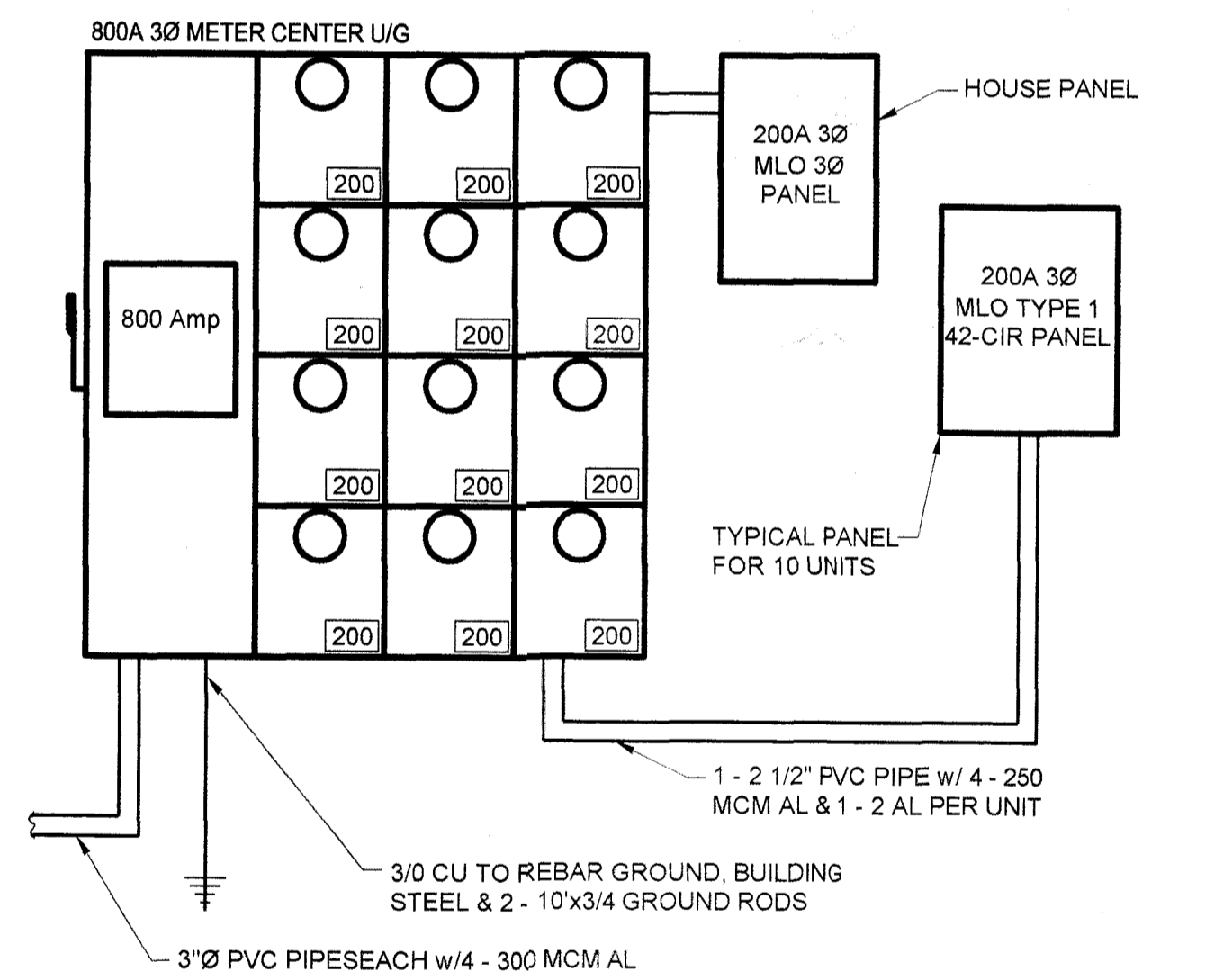
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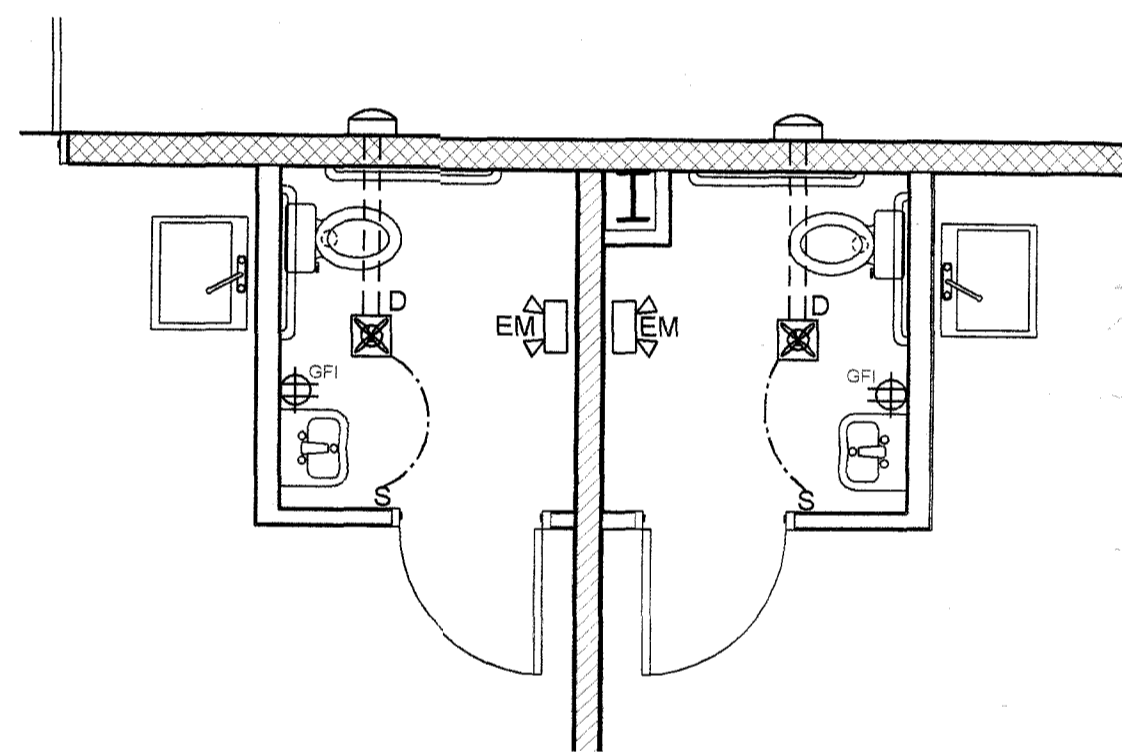


LIGHTING PLAN
SCALE 1/8" = 1'-0"

NOTE:
Plumbing, Electrical, and Mechanical information on these plans is diagrammatic. LaFlam Design Group is not responsible for errors or omissions on this plan and the error or omission of an item does not relieve the CONTRACTOR(S) from supplying same. Design to be checked by Plumbing, Electrical, and Mechanical CONTRACTOR(S) and adjustments made accordingly.



ELECTRICAL DISTRIBUTION CENTER



BATHROOM LIGHTING PLAN
SCALE 1/4" = 1'-0"

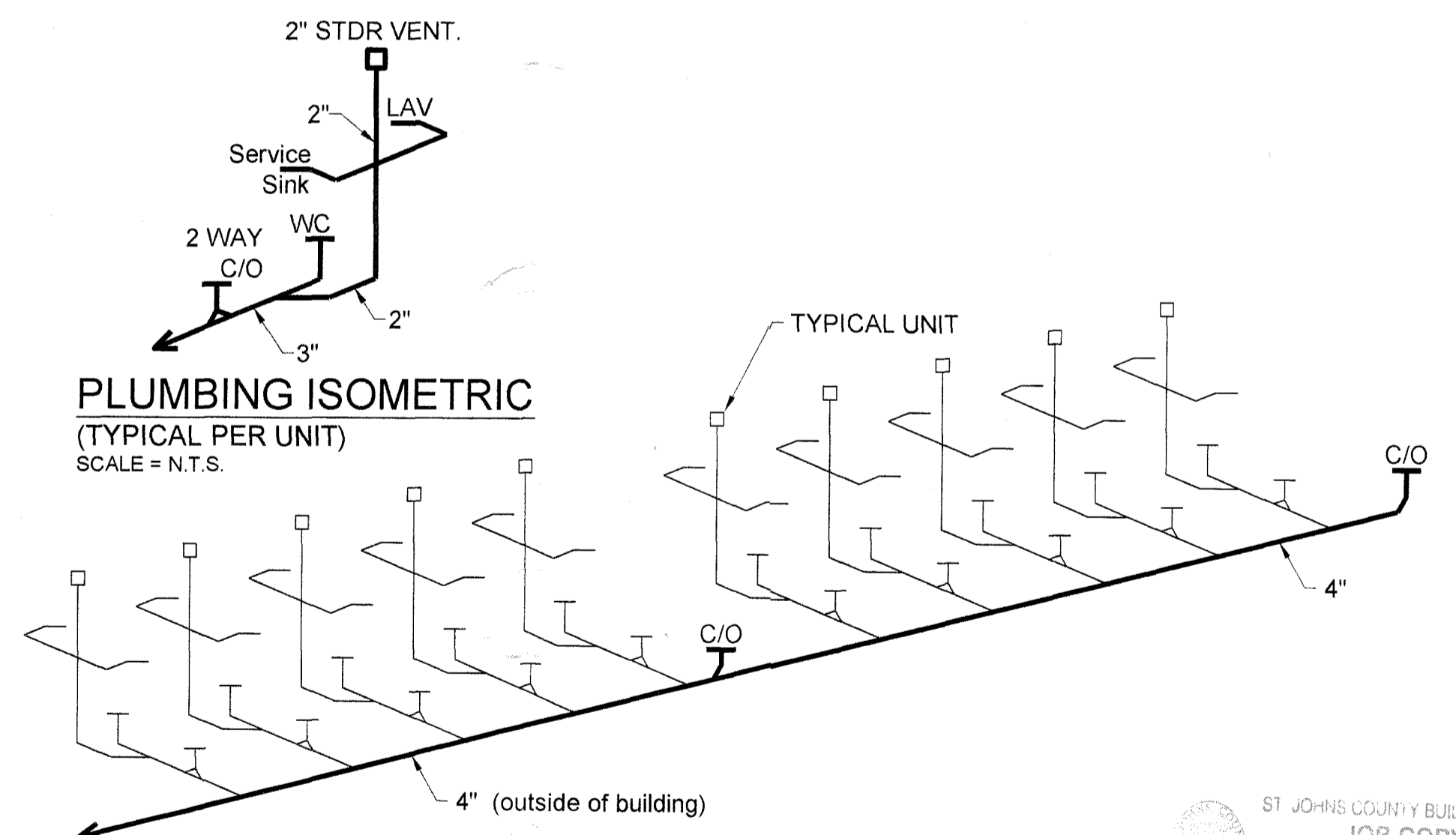
ELECTRICAL LEGEND

SYMBOL	QTY	LABEL	DESCRIPTION	LLF	LUM WATTS
[Panel Symbol]			PANEL	-	-
[D]			EATON: SLD612840WH (PROVIDE FAN)	0.950	14.8
[H]			EATON: VHBLED-LD1-18-W-L840-CD1-U	0.912	160
[W]			EATON: XTOR3A	0.912	29.7
[EXIT]			Combo EXIT SIGN & EMERGENCY LIGHT both with battery backup	-	-
[EXIT]		X	EXIT SIGN (Emergi-Lite: ELXN400RN) with battery backup	-	-
[EM]			EMERGENCY LIGHT (Emergi-Lite: EL-2LED) with battery backup	-	-
[S]			SWITCH	-	-
[S _{OS}]			SWITCH with Occupancy Sensor	-	-
[S ₂]			SWITCH 2 GANG	-	-
[O]			OUTLET	-	-
[O _{GFI}]			OUTLET GFI	-	-
[OS]			Occupancy Sensor (OAC-DT-2000-R) Requires Low Voltage Switch Pack (SP20-MV)	-	-

ELECTRICAL LOAD CALCULATIONS

TYPICAL UNIT
OFFICE 350SQ FT x 3.5va = 1225 va
WAREHOUSE 1150 SQ FT x 2va = 2300 va
DUPLX OUTLETS 12 x 180 va = 2160 va
INSTA-HOT WATER HEATER 1920 va
WAREHOUSE EXHAUST FAN 1150 va x 125 % = 1438 va
TOTAL VA PER UNIT- 9043 va DIVIDED BY 208v x 1.732 = 25 AMPS PER UNIT

HOUSE PANEL
EXTERIOR LIGHTS 12 x 150 w 125 % = 2250 va
LIFT STATION 1ST-5 hp PUMP 6000 va x 125 % = 7500
2ND-5 hp PUMP 6000 va
IRRIGATION 1-5 hp PUMP 6000 va
TOTAL HOUSE PANEL LOAD 21,750 va / 208v x 1.732 = 61 AMPS
TYPICAL UNIT 25 AMPS x 10 UNITS = 250 AMPS
MINIMUM SERVICE SIZE REQUIRED 120/208v 3 PHASE 300 AMPS



PLUMBING ISOMETRIC
(TYPICAL PER UNIT)
SCALE = N.T.S.

PLUMBING ISOMETRIC
SCALE = N.T.S.

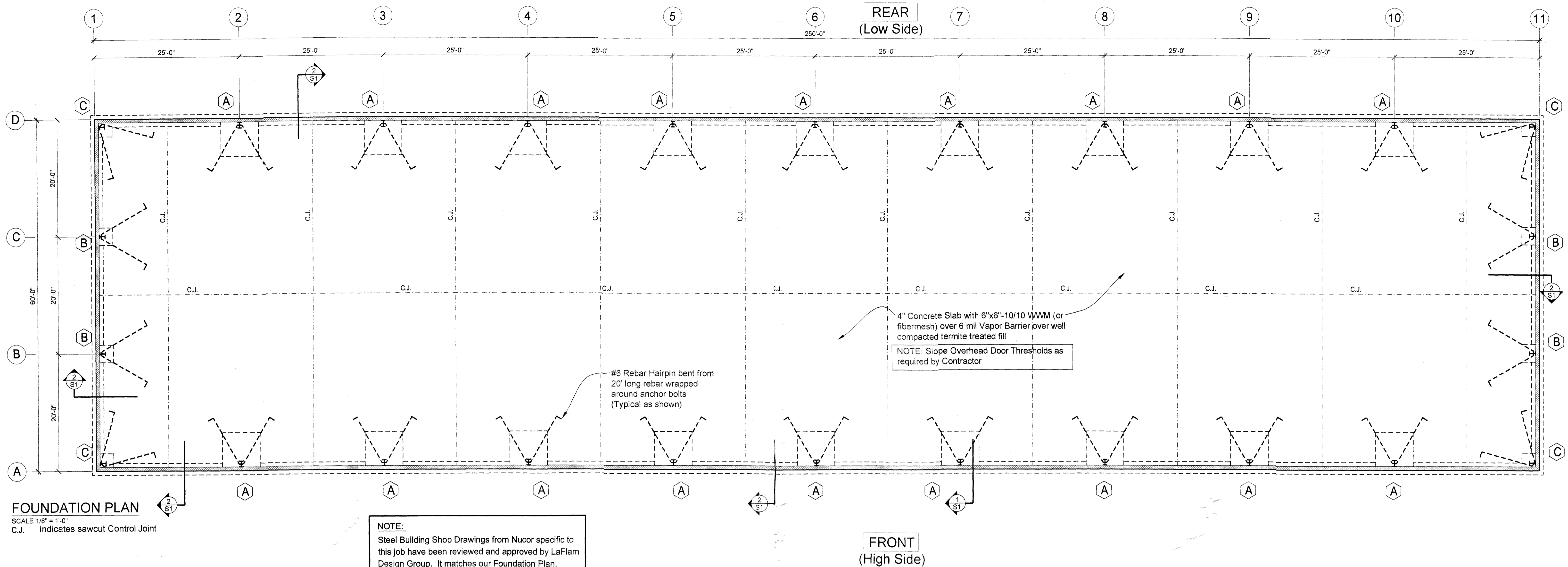
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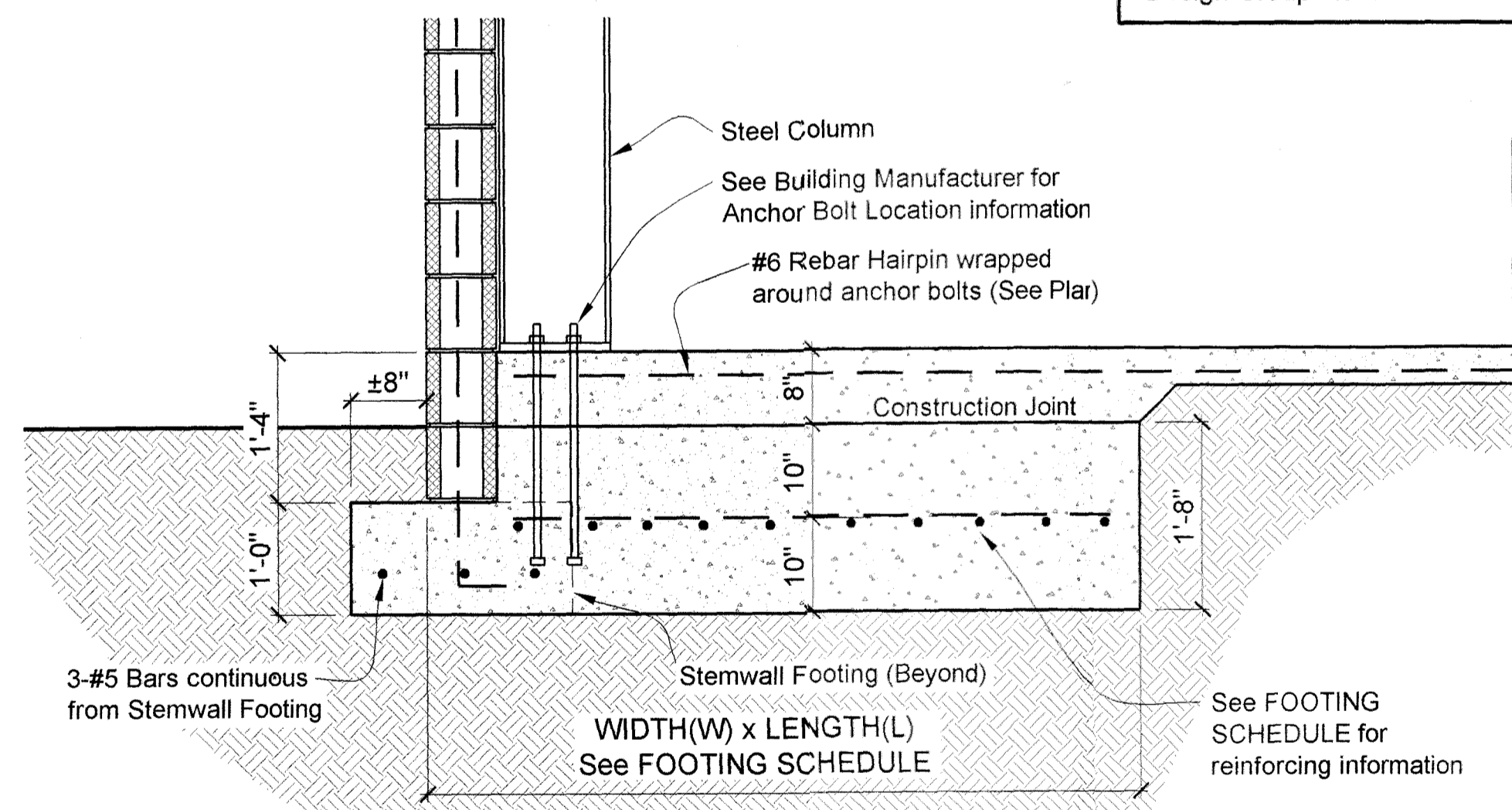
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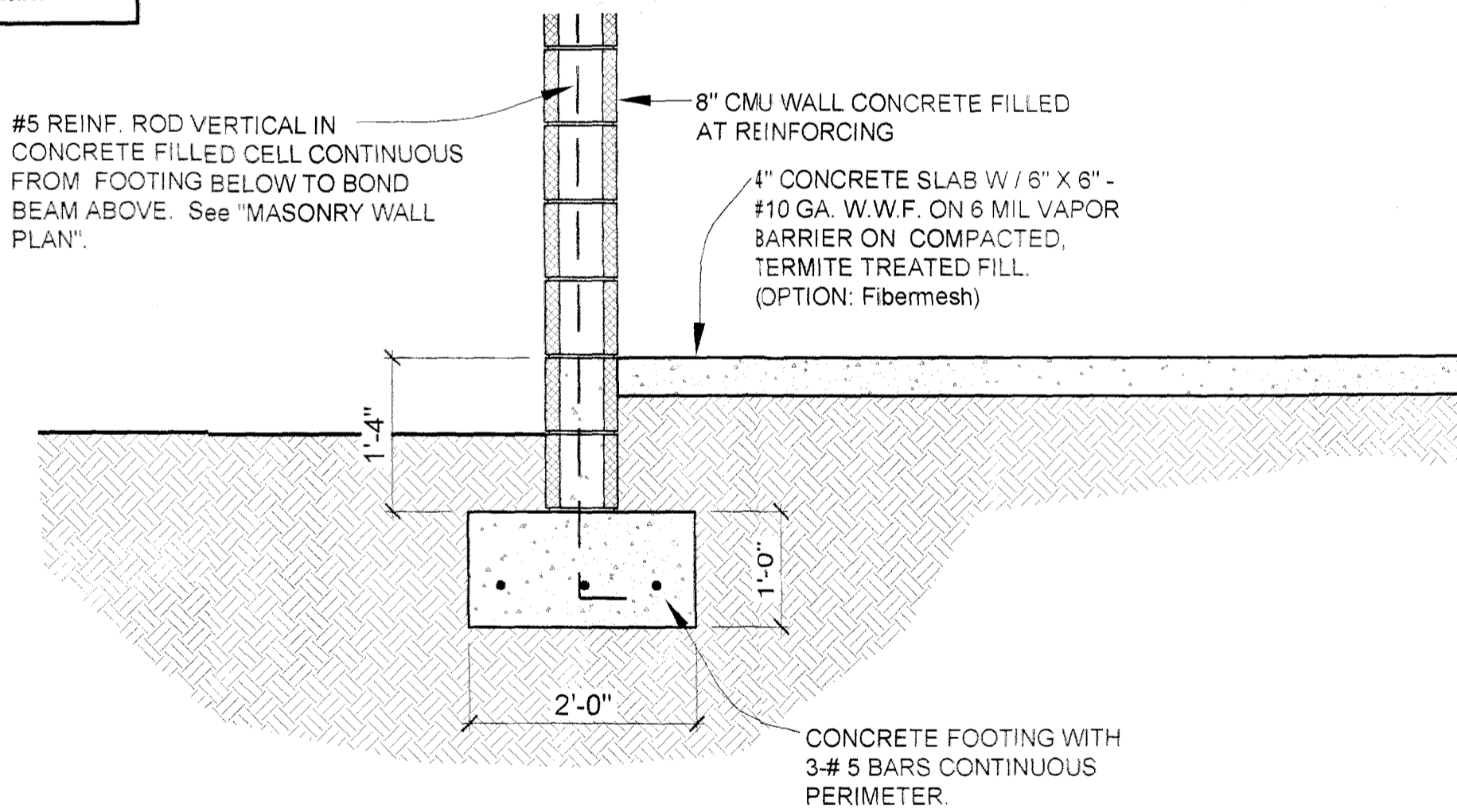
FOUNDATION PLAN
SCALE 1/8" = 1'-0"
C.J. Indicates sawcut Control Joint

NOTE:
Steel Building Shop Drawings from Nucor specific to this job have been reviewed and approved by LaFlam Design Group. It matches our Foundation Plan.



1/S1 SECTION
Scale: 3/4" = 1'-0"
At Steel Columns

MARK	WIDTH (W)	LENGTH (L)	DEPTH (D)	REINFORCING	REFERENCE
A	6'-6"	6'-6"	See Section	12-#5 Bars Each Way	Section 1/S1
B	3'-0"	3'-0"	See Section	5-#5 Bars Each Way	Section 1/S1
C	3'-0"	3'-0"	See Section	5-#5 Bars Each Way	Section 1/S1



2/S1 SECTION
Scale: 3/4" = 1'-0"
Stemwall Footing (between Steel Columns)

ANCHOR BOLT DETAILS
REFERENCE: Anchor Bolt Plan by Nucor Building Systems.
Job Number: S19M0083A, Date: 2/27/2019

QUANTITY	DIAMETER	THREAD & PROJECTION	MINIMUM EMBEDMENT LENGTH
104	3/4"	3"	14"

NOTE: Embedment Length is measured from Top of Washer to Construction Joint.

Nut with standard washer screwed on to anchor bolt (do not use oversize washer). Tack weld nut or stake threads at two places below the nut to secure.

SECTION VIEW

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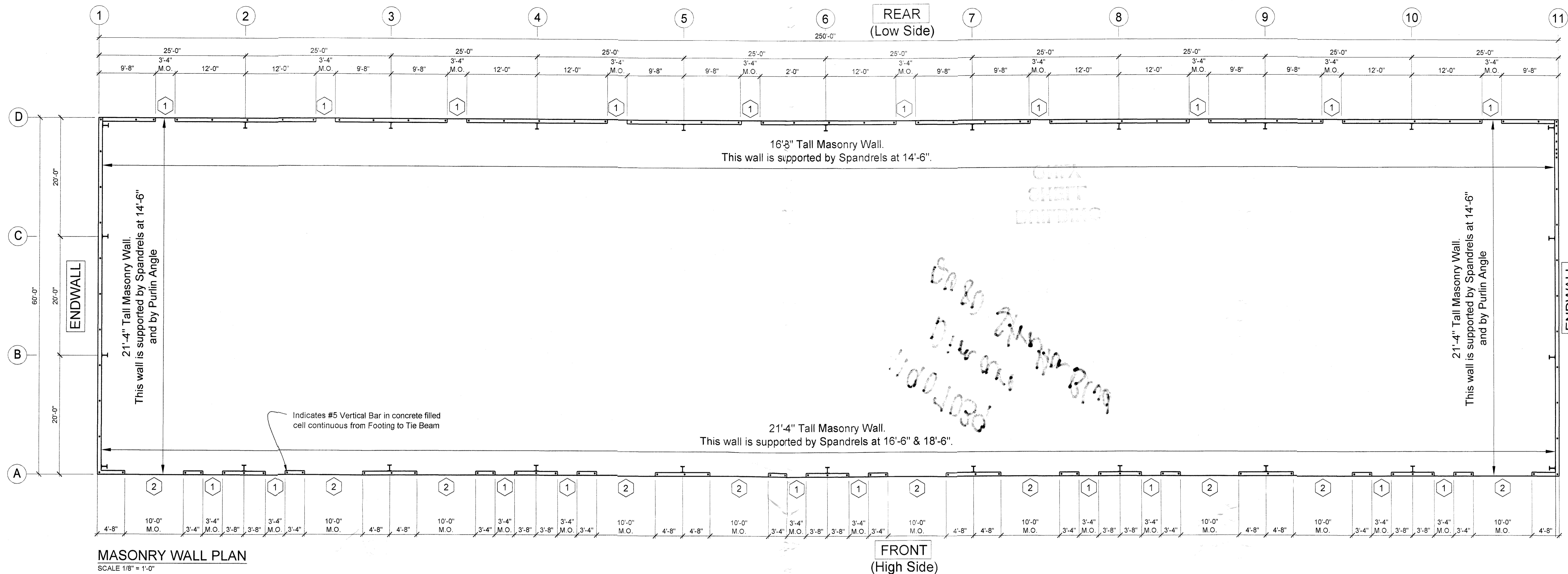
LAFLAM Design Group
STRUCTURAL ENGINEERING
904.797.3749 laflamdesign@aol.com 3125 U.S. 1 South
St. Augustine, FL 32086

REVISIONS	BY

DRAWN	MCD TM
CHECKED	RKL
DATE	April 1, 2019
SCALE	NOTED
JOB NAME	KL364.dwg

Issued for Permit
April 1, 2019

SHEET
S1
6 OF 7 SHEETS



MASONRY WALL PLAN
SCALE 1/8" = 1'-0"

MASONRY WALL REINFORCING NOTES:

1. Reinforcing bars to be centered in block. Masonry can be concrete filled only at reinforcing.
2. At Contractor's Option, can epoxy set vertical rebars into footing with 7" of embedment.
3. Vertical Reinforcing to be continuous from footing to top of block. Hook bar or epoxy set into footing below.
4. Horizontal Reinforcing to be continuous in concrete filled knock-out web block.

MASONRY WALL REINFORCING SCHEDULE:

1. Provide #5 Vertical Reinforcing in concrete filled cells continuous from Footing to top of block. Locate at corners, jambs, ends, at locations shown on this plan, and at 72" on center elsewhere. Hook bar into footing below.
2. Provide 2 #5 Horizontal Reinforcing continuous in double concrete filled knock-out web block at points of lateral support (Spandrels and Purlin Angles), at top of wall, and at locations shown in the Wall Sections.
3. Masonry wall to be concrete filled only at reinforcing.

HEADER & BEAM SCHEDULE FOR MASONRY WALLS

MARK	SIZE
1	8" Deep Header consisting of single precast high strength U Lintel by Cast-Crete®. Fill with concrete and provide 1 #5 bar continuous at bottom of precast lintel cavity.
2	16" Deep Header consisting of single precast high strength U Lintel by Cast-Crete® at bottom 8" and single knock-out web block lintel at top 8". Fill with concrete and provide #5 bar at bottom of precast lintel cavity and #5 bar in knock-out web block lintel for a total of 2 #5 bars continuous.

NOTE:
Provide pre-cast headers for future overhead doors.
See Sheet A2. Use 2 from HEADER & BEAM SCHEDULE.

ST. JOHNS COUNTY BUILDING DEPT
JOB COPY
REVIEWED SET OF PLANS
MUST BE ON JOB SITE ON DAY OF REQUESTED INSPECTIONS

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JOB NAME: New Building for: Whetstone Properties, LLC Stratton Blvd. St. Augustine, FL 32084	CONTRACTOR: DiMare CONSTRUCTION CO. 3545 US 1 South St. Augustine, Florida 32086 (904) 797-3328	CERTIFICATION: KEITH LAFLAM, P. E. PROFESSIONAL ENGINEER NOT VALID WITHOUT EMBOSSED SEAL <i>[Signature]</i> APR - 1 2019 LICENSE NUMBER: 33690	 3125 U.S. 1 South St. Augustine, FL 32086 904.797.3749 laflamdesign@aol.com
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SHEET

S2

7 OF 7 SHEETS