

**FLORIDA BUILDING CODE COMPLIANCE TABLE**

This structure is designed in compliance with the 2023 Florida Building Code using ASCE 7 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
<b>ZONE 4 (INTERIOR ZONE)</b>		
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
<b>ZONE 5 (END ZONE)</b>		
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.

**BUILDING CODE SUMMARY**

**APPLICABLE CODES**

2023 "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 S-1 & B.

Chapter 4 Special Detailed Requirements Based on Occupancy

Chapter 5 General Building Heights and Areas  
Building Area = 10,000 SF

Using Type IIIB Construction, Non-Sprinkled Allowable Areas for each use follows.  
Storage (Group S-1) Allowable Area = 17,500 SF (1.25) = 21,875 SF  
Business (Group B) Allowable Area = 19,000 SF (1.25) = 23,750 SF  
NOTE: Above areas include Frontage Increase of 25% per Section 506.3

Chapter 6 & Chapter 7  
Type IIIB, Non-Sprinkled  
Table 601 All Exterior Walls are non-bearing  
Table 705.5 Left, Right, and Rear Exterior Walls meet 1 Hour Requirement.

Chapter 8 Interior Finishes  
When interior finish is provided, unless noted otherwise, all walls to be painted drywall or optional plywood.  
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.

Chapter 10 Means of Egress  
See Life Safety Plan for Travel Distances

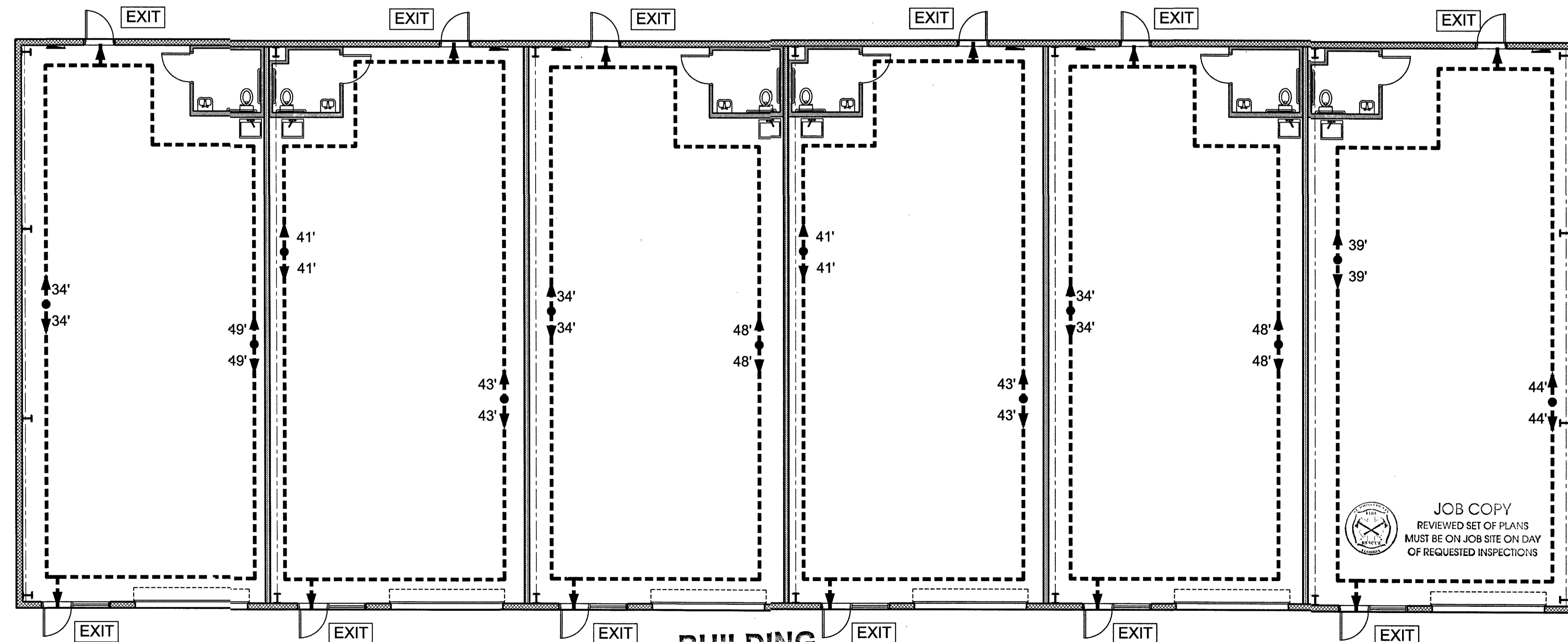
Chapter 11 Accessibility  
Handicapped Accessibility is provided.

**ABBREVIATIONS**

A.F.F. Above Finished Floor	MFG Manufacturer
BM Beam	MIN Minimum
BRG Bearing	M.O. Masonry Opening
C.J. Control Joint	MTL Metal
CLG Ceiling	NGVD National Geodetic Vertical Datum
CONC. Concrete	O.C. On Center
CONT. Continuous	o/o Out of
CMU Concrete Masonry Unit	o/o Out to Out
DBL Double	OSB Oriented Strand Board
DEG. Degree	PSF Pounds per square foot
DIA Diameter	PSI Pounds per square inch
DL Dead Load	PSL Parallel Strand Lumber
EOR Engineer of Record	PT Pressure Treated
EQ Equal	REBAR Reinforcing Steel Bar
EXT. Exterior	REIN. Reinforced
F.D. Floor Drain	SF Square Feet
F.F. Finished Floor	SPL Spruce Pine Fur
FT. Foot	STL Steel
FTG. Footing	SYP Southern Yellow Pine
GA Gage	T & G Tongue and Groove
GALV. Galvanized	T.O.B. Top of Beam
GCB Gypsum Ceiling Board	T.O.W. Top of Wall
GEW Gable Endwall	TYP Typical
GWB Gypsum Wall Board	UNO Unless Noted Otherwise
H.C. Handicapped	WD. Wood
HDR Header	w/o without
LBS Pounds	W.W.M. Welded Wire Mesh
LL Live Load	W.W.F. Welded Wire Fabric
LSL Laminated Strand Lumber	
LVL Laminated Veneer Lumber	
MAX Maximum	

OCCUPANT LOAD CALCULATION

Room Name	Function of Space (Reference Table 1004.5)	Occupancy Load (Reference Table 1004.5)
Warehouse	Warehouses	10,000 SF gross / 500 = 20 People



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

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

**DRAWING INDEX**

<b>GENERAL</b>	<b>ELEC. &amp; PLUMBING</b>
CS COVER SHEET	MEP1 ELECTRICAL & PLUMBING
<b>ARCHITECTURAL</b>	<b>STRUCTURAL</b>
A1 FLOOR PLAN	S1 FOUNDATION PLAN
A2 EXTERIOR ELEVATIONS	S2 MASONRY WALL PLAN
A3 SECTIONS	

**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.
- Provide 4" minimum Anchor Bolt edge distance from face of column as shown in Section 1/S1.

**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. Therefore, fire-rated walls are not required to separate occupancies. Occupancy types are Business and Ordinary Hazard Storage.

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CERTIFICATION: KEITH LAF LAM, P.E. PROFESSIONAL ENGINEER NOT VALID WITHOUT EMBOSSED SEAL APR 2 2025

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CONTRACTOR: DiMare CONSTRUCTION CO.  
3545 US 1 South  
St. Augustine, Florida 32086  
(904) 797-3328

---

JOB NAME: BUILDING #3: 45 Alsop Court  
St. Augustine, FL 32095  
OWNER: DJ's Cardinal, LLC  
Ponte Vedra Beach, FL 32004

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REVISIONS	BY

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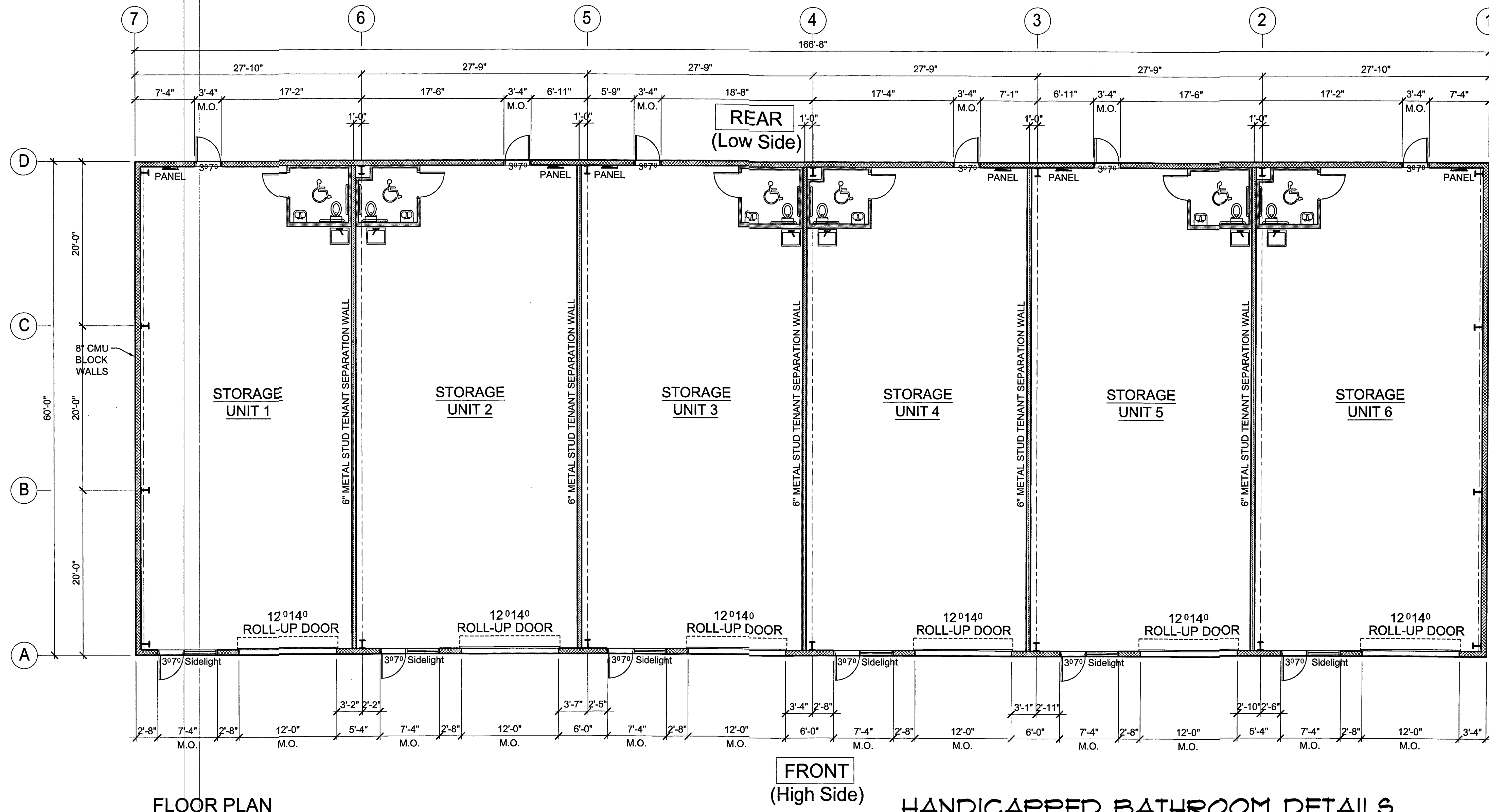
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CHECKED	RKL
DATE	April 4, 2025
SCALE	NOTED
JOB NAME	SHEET
	CS
	1 OF 7 SHEETS

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DRAWN BY: *Shawn Elmer*  
ST. JOHNS COUNTY BUILDING DEPT.  
REVIEWED FOR CODE COMPLIANCE  
Reviewed for these plans, and any Permits issued, under the Applicant's Clearance Guidelines. Information is VOID if or when erroneous information from the Applicant is discovered. The issuance of a permit conveys no right to violate any governing Codes, Zoning or Engineering regulations.  
DATE: MAY 2 3 2025

NOTICE TO ALL CONTRACTORS  
REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE.  
REVIEWED BY: *Shawn Elmer* APR 30 2025  
DATE: APR 30 2025  
ST. JOHNS COUNTY FIRE RESCUE

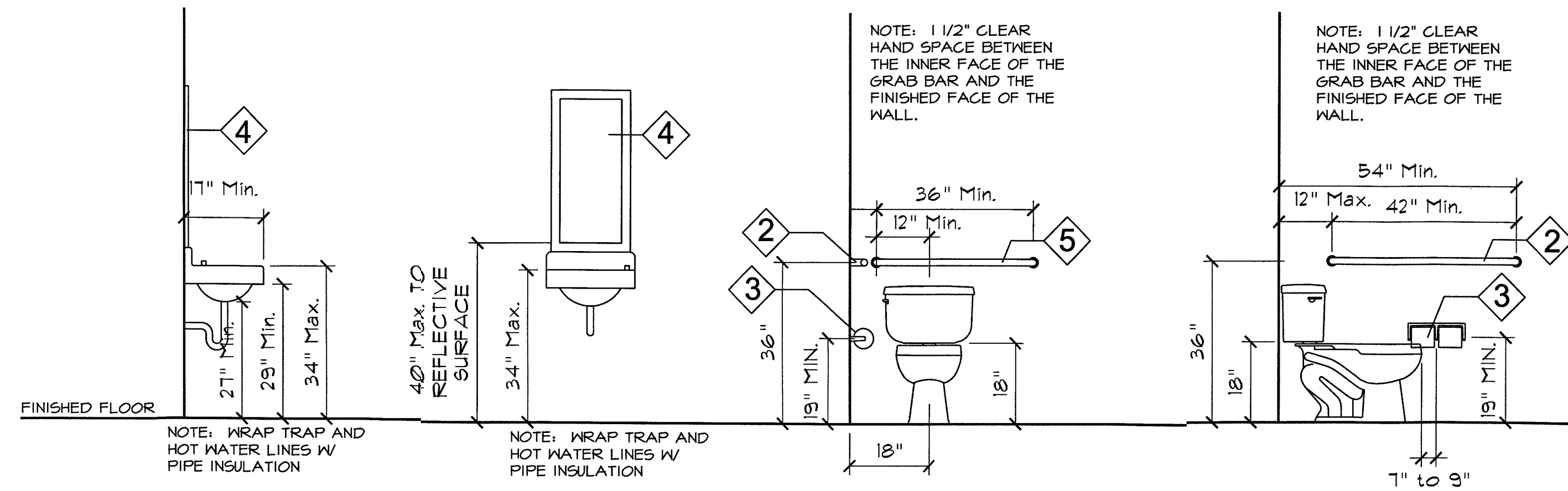
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**DOOR HARDWARE SCHEDULE**

LOCATION	SIZE	TYPE	HARDWARE
Front Exterior Doors	3'-0" with Sidelight	Aluminum Storefront	Standard Push/Pull, Keyed Cylinder & Thumb Turn on inside, Surface Mounted Door Closure
Rear Exterior Doors	3'-7"	Hollow Metal Door and Frame	Standard Entry Lever Lockset with Push Button inside (always free Egress) with Door Closer.
Restroom Doors	3'-0" x 6'-8"	Pre-Hung Wood or Masonite	Standard Privacy Set

**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

**RESTROOM FRAMING NOTES:**  
NOTE: Ceiling Height to be ±8'-0"

- WALL FRAMING:** Provide 2"x4" or 2"x6" Wood Framed Stud Walls 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.

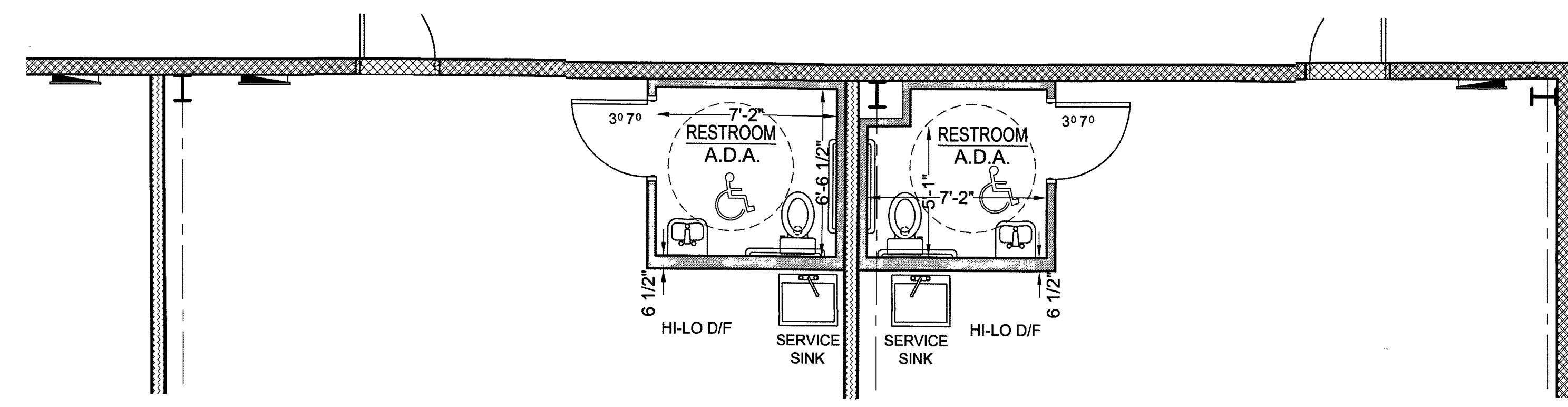
**WALL LEGEND**

- CMU BLOCK WALLS
- TENANT SEPARATION WALL (See Section)
- WOOD-FRAMED STUD WALLS

**DIMENSION LEGEND**

ROOM SIZES TO DRYWALL: 7'-2"

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



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JOB NAME:  
**BUILDING #3:**  
45 Alsop Court  
St. Augustine, FL 32095  
OWNER: DJ's Cardinal, LLC  
Ponte Vedra Beach, FL 32004

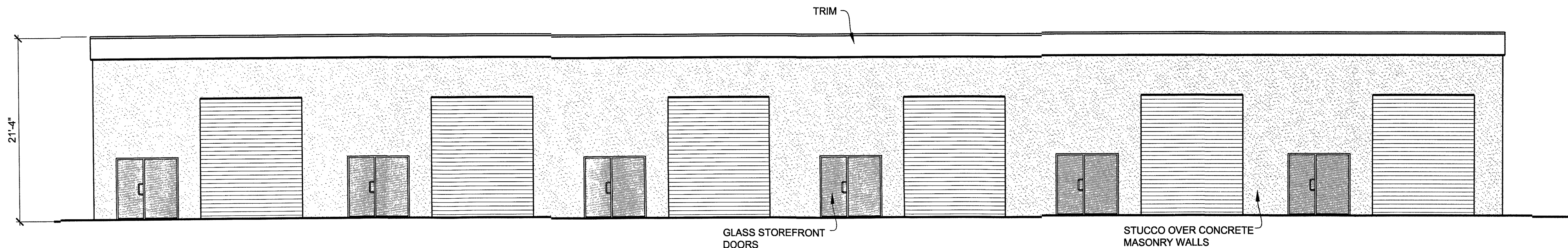
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DATE: April 4, 2015  
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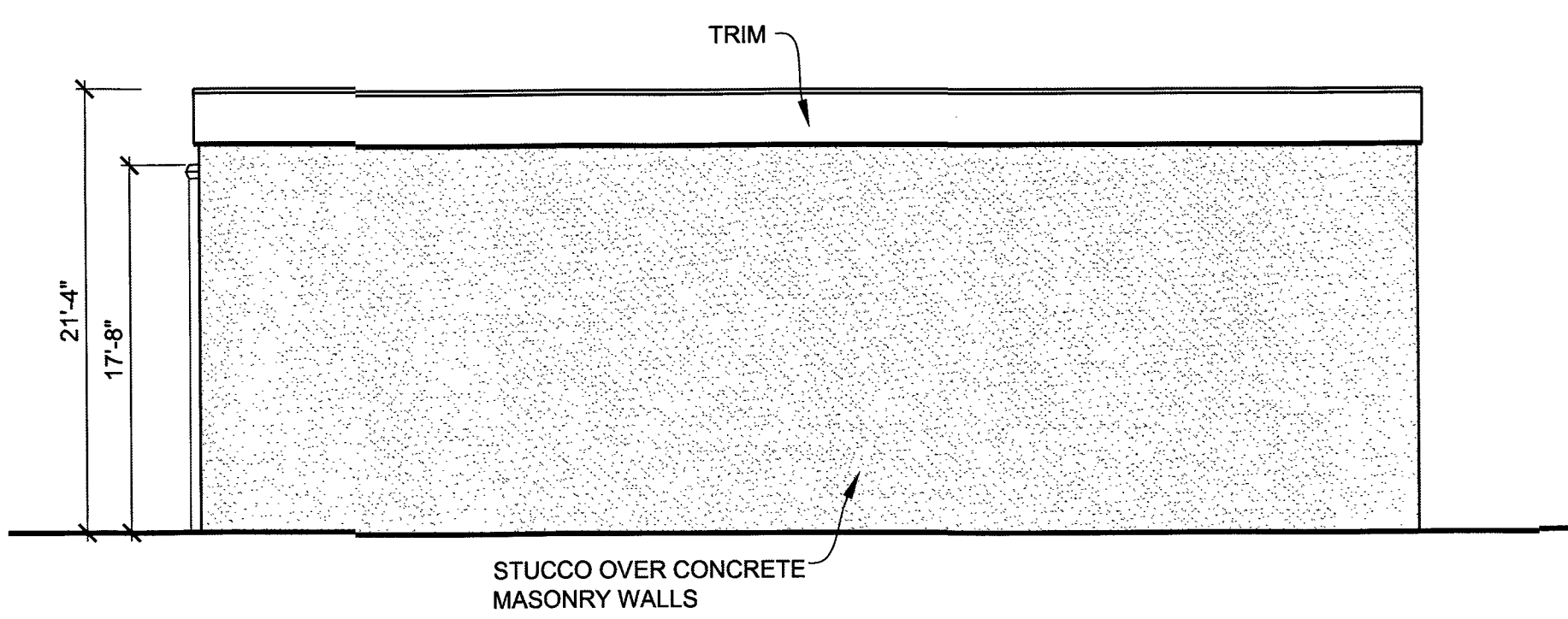


**FRONT ELEVATION**  
SCALE 1/8" = 1'-0"

GLASS STOREFRONT DOORS

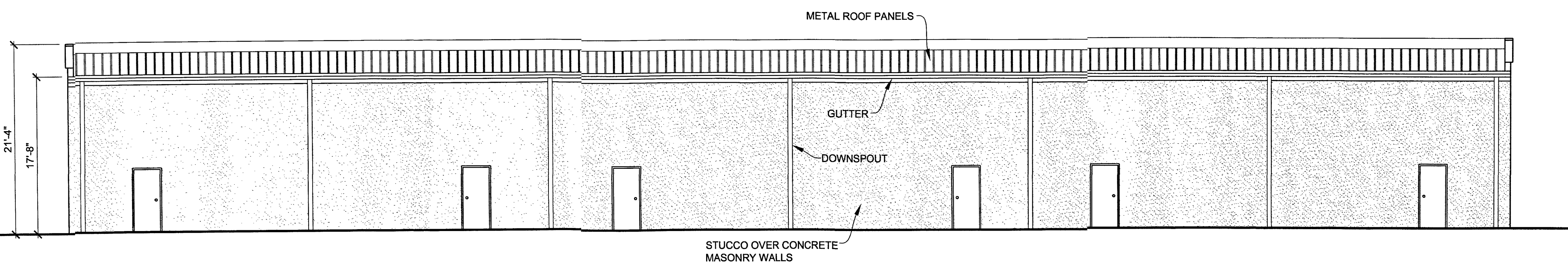
STUCCO OVER CONCRETE MASONRY WALLS

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



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

STUCCO OVER CONCRETE MASONRY WALLS



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

STUCCO OVER CONCRETE MASONRY WALLS

METAL ROOF PANELS

GUTTER

DOWNSPOUT

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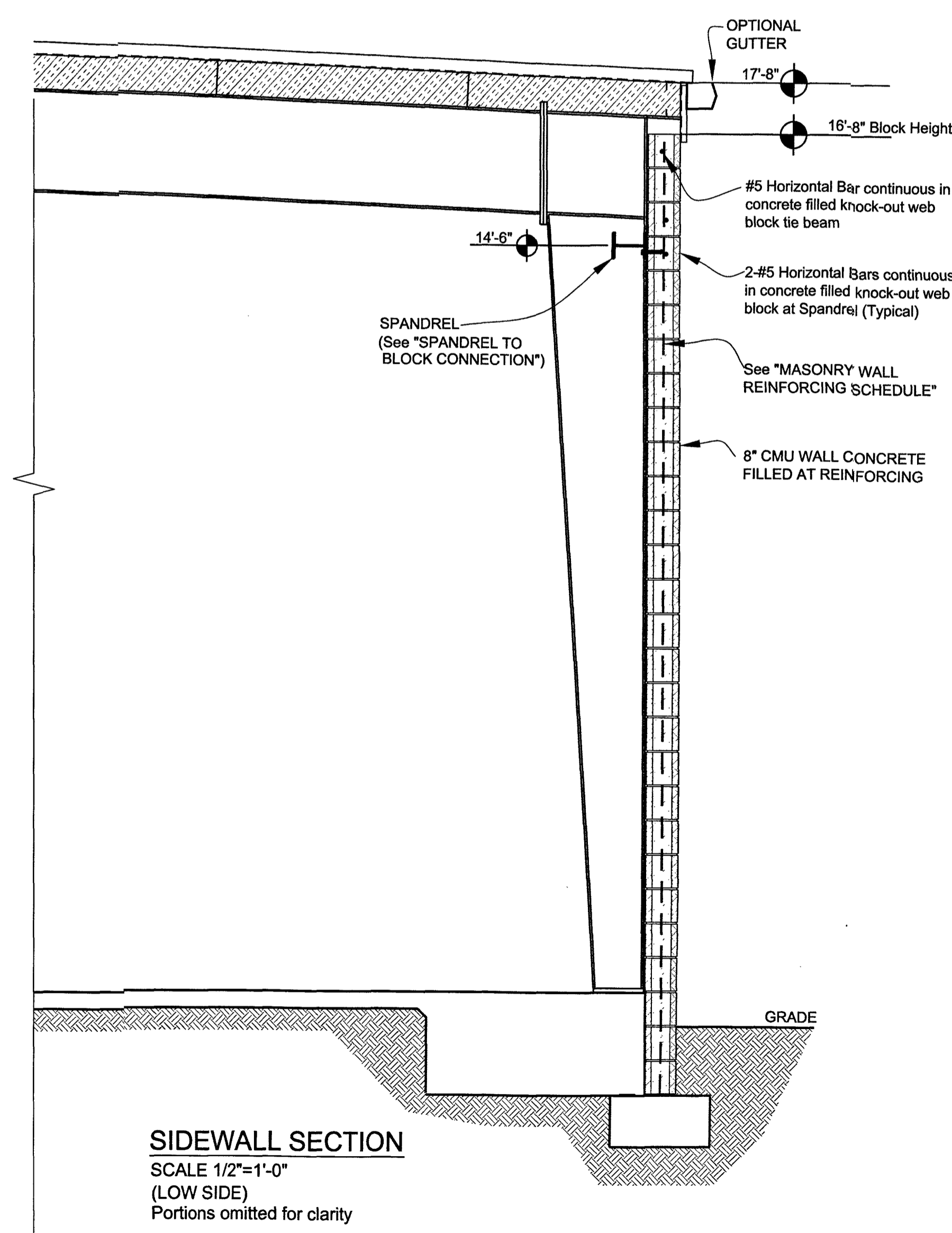
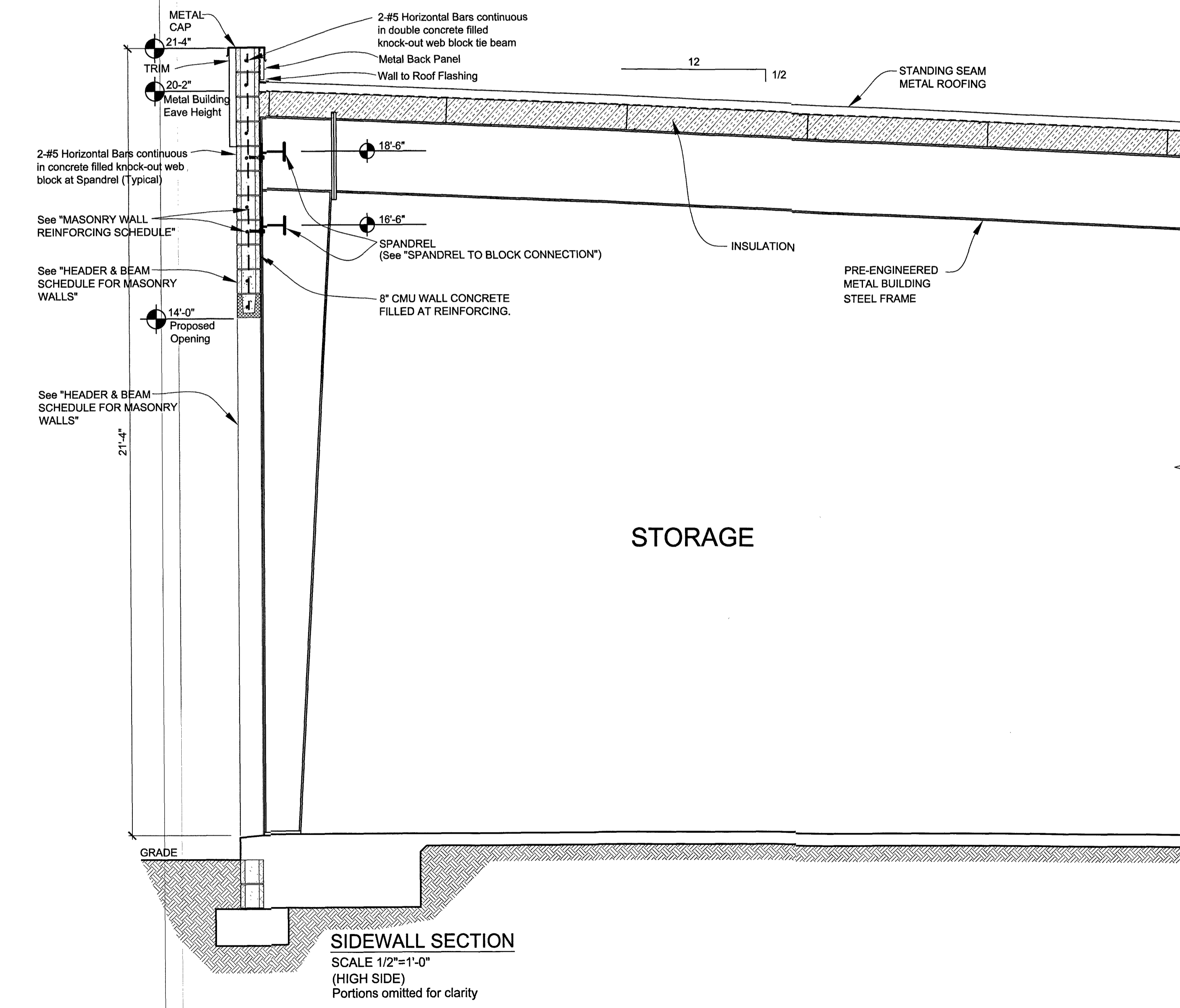
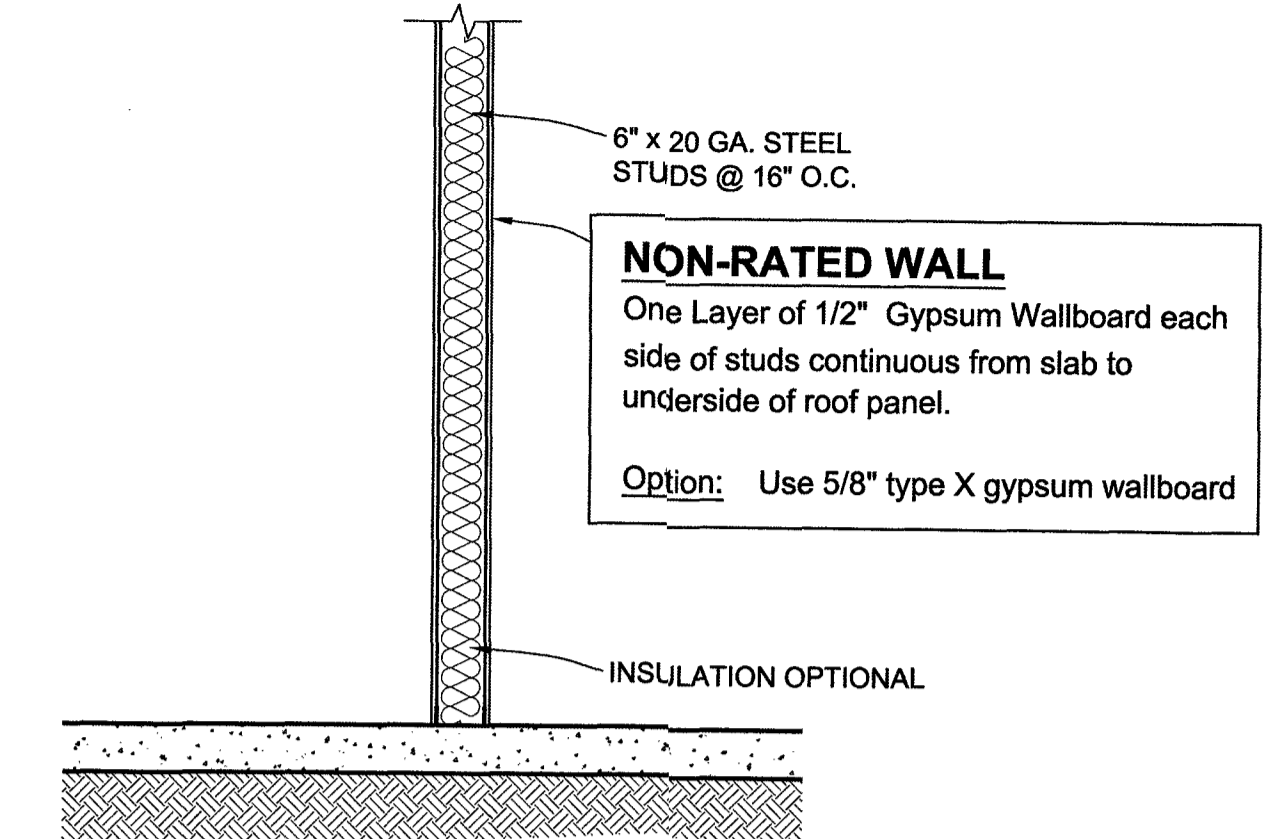
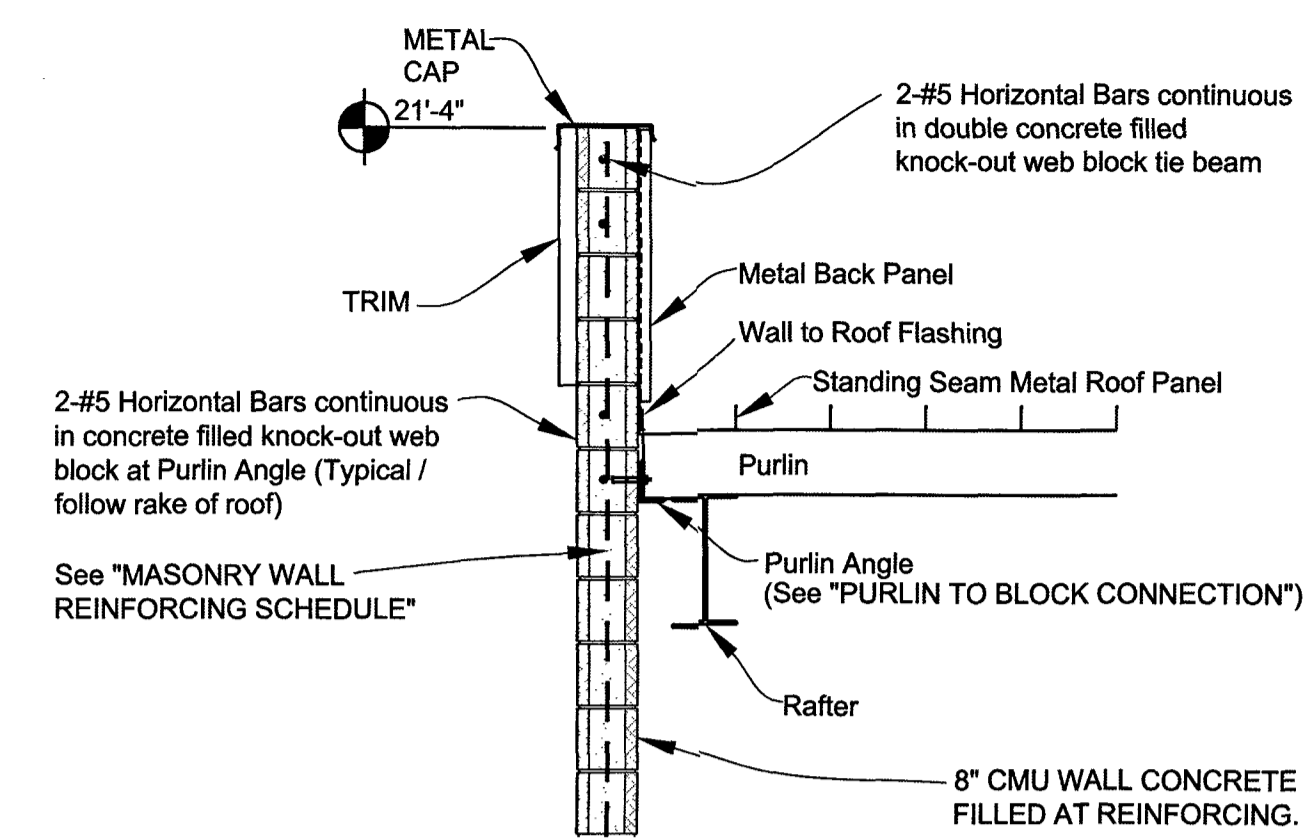
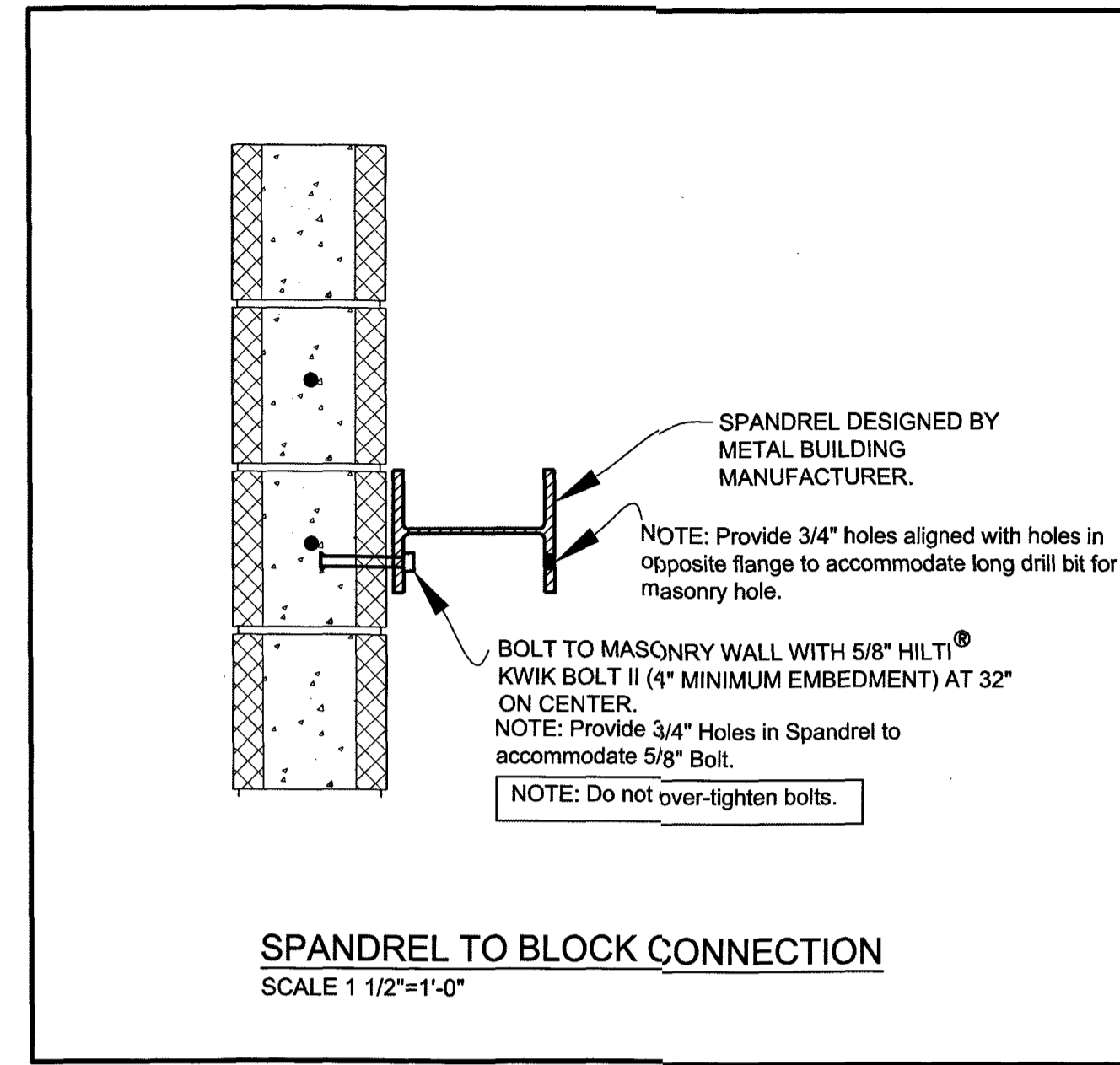
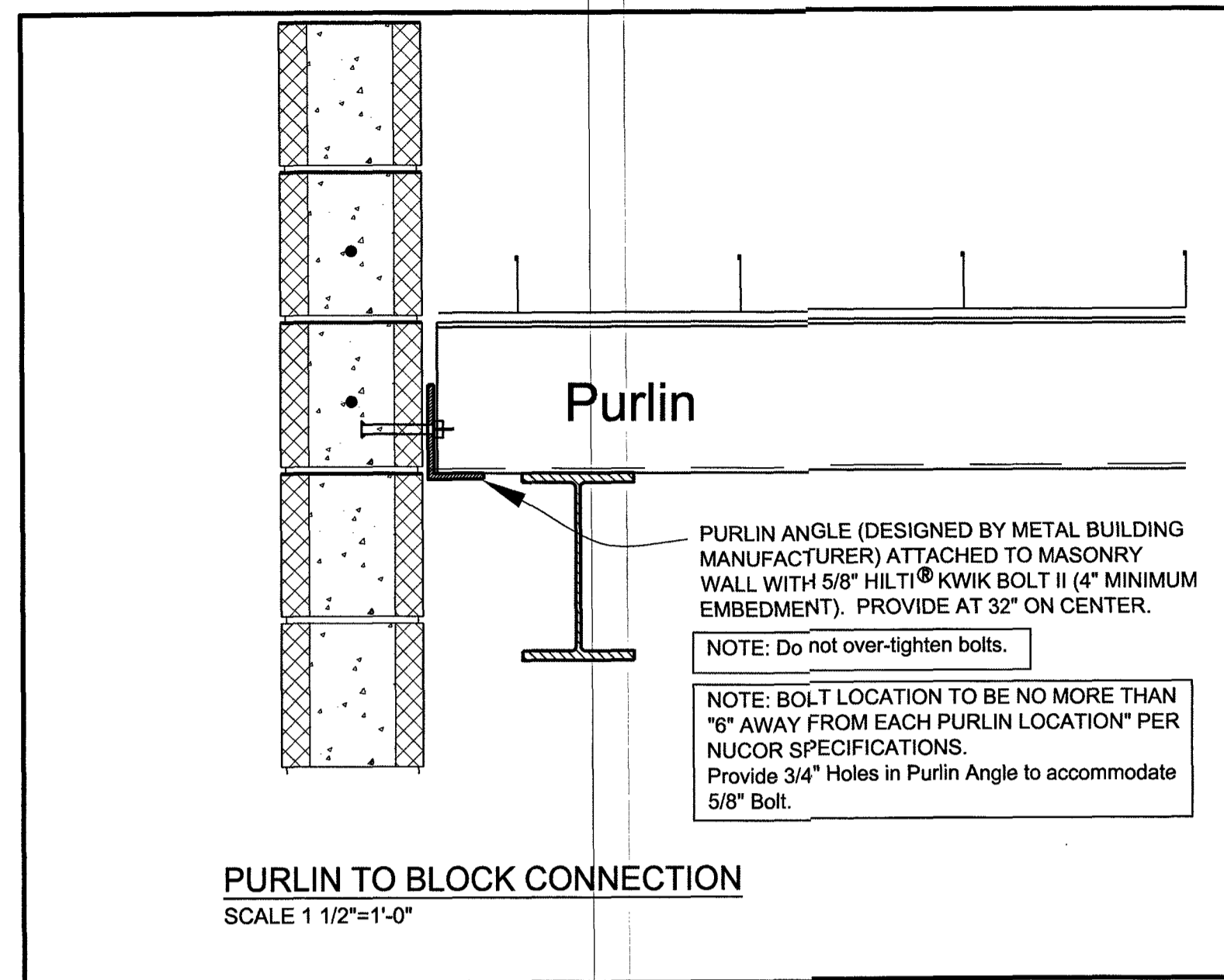
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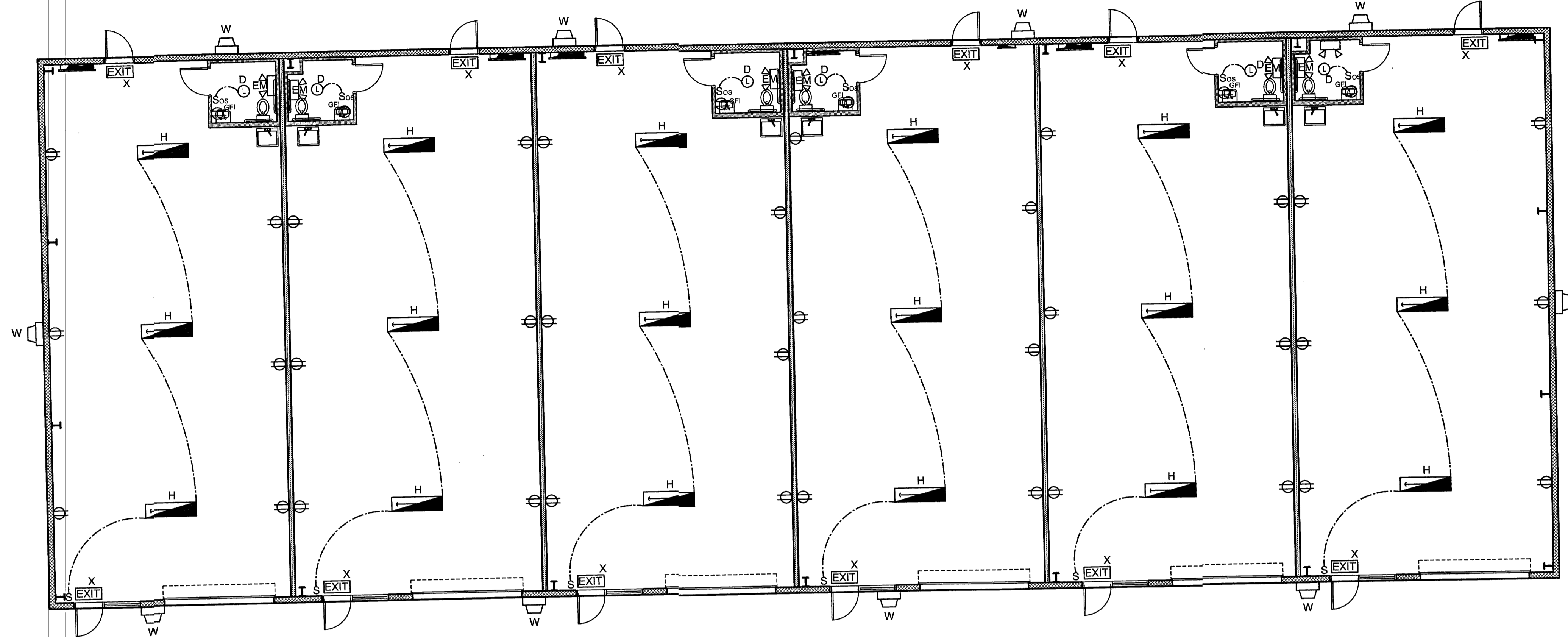
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4 OF 7 SHEETS

**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.

**MECHANICAL NOTE:**  
 For the restrooms, provide mechanical ventilation thru Exhaust Fans to meet the requirements of the 2023 Florida Building Code, Mechanical.



**ELECTRICAL PLAN**  
 SCALE 1/8" = 1'-0"

**ELECTRICAL LEGEND**

SYMBOL	LABEL	DESCRIPTION	LLF	LUM WATTS
Ⓧ	D	EATON: SLD812840WH (PROVIDE FAN)	0.950	14.8
Ⓧ	H	LED Ceiling Fixture with Emergency Light and battery backup	0.912	29.7
Ⓧ	W	EATON: XTOR3A	-	-
Ⓧ	-	Combo EXIT SIGN & EMERGENCY LIGHT both with battery backup	-	-
Ⓧ	X	EXIT SIGN (Emergi-Lite: ELXN400RN) with battery backup	-	-
Ⓧ	EM	EMERGENCY LIGHT (Emergi-Lite: EL-2LED) with battery backup	-	-
Ⓧ	S	SWITCH	-	-
Ⓧ	S <sub>os</sub>	SWITCH with Occupancy Sensor	-	-
Ⓧ	S <sub>2</sub>	SWITCH 2 GANG	-	-
Ⓧ	Ⓧ	OUTLET	-	-
Ⓧ	Ⓧ	OUTLET GFI	-	-
Ⓧ	Ⓧ	Occupancy Sensor (OAC-DT-2000-R) Requires Low Voltage Switch Pack (SP20-MV)	-	-

**ELECTRICAL LOAD CALCULATIONS**

OFFICE LIGHTING 3.5 VA x 10,000 SQ FT x 1.25% = 43,750va  
 SIGN CIRCUIT 6x1200va = 7,200va  
 GP OUTLETS 36 x180va = 6,480va  
 57,430va

DUCTLESS SPLIT HEAT PUMP 25A x 240V x 1.25% = 7,500va  
 DUCTLESS SPLIT HEAT PUMP 5 x 25A x 240v = 30,000va  
 DRINKING FOUNTAIN 6x 1,440va = 8,640va  
 5,760 va  
 51,900va

TOTAL VOLT AMPS  
 DIVIDED BY 240v = 240v  
 TOTAL AMPS 457 AMPS

TOTAL BUILDING SPACE SERVICE SIZE  
 RECOMMENDED 600 AMP 1 PHASE

VOLTAGE DROP CALCULATION ON SERVICE  
 USING PARALLEL 500 ALUMINUM WIRE

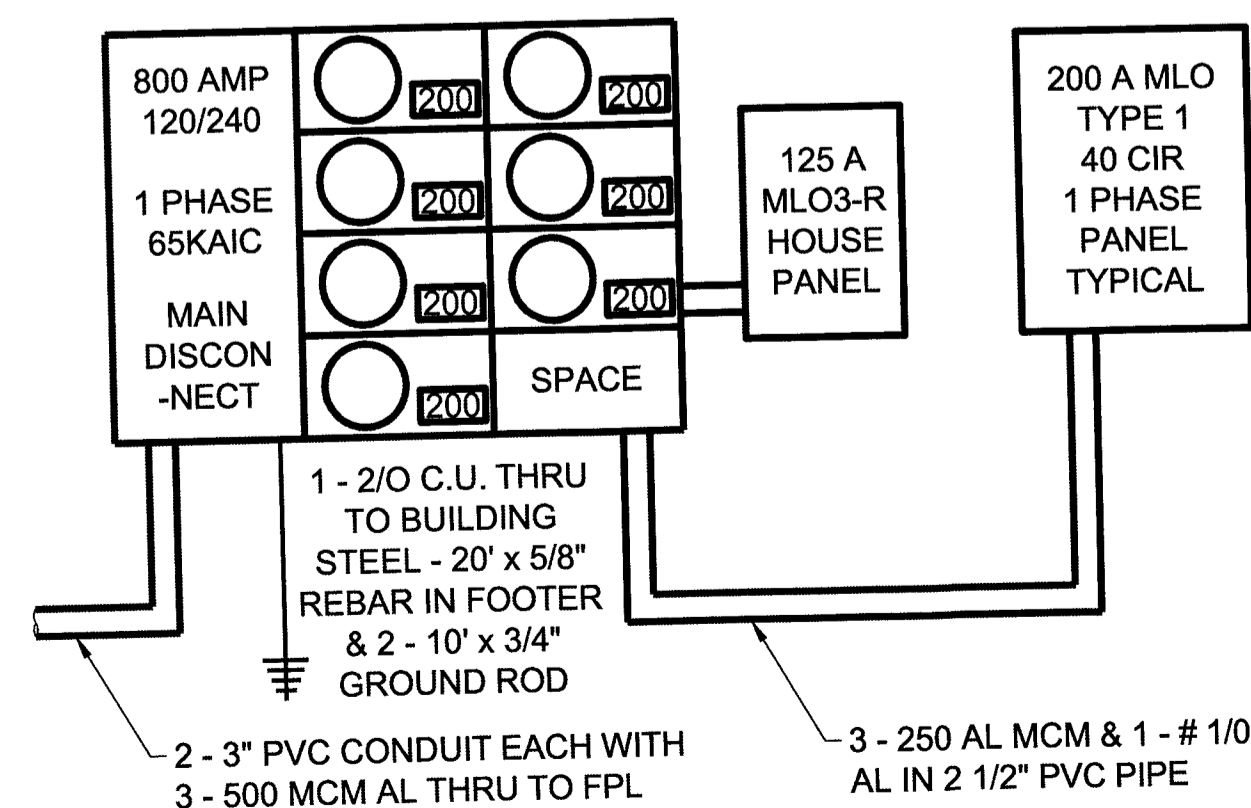
$L \times I \times R / 1000$

$100 \times 457 \times .0212 / 1000 = 969$   
 $969 / 1000 = .969$  VOLTS

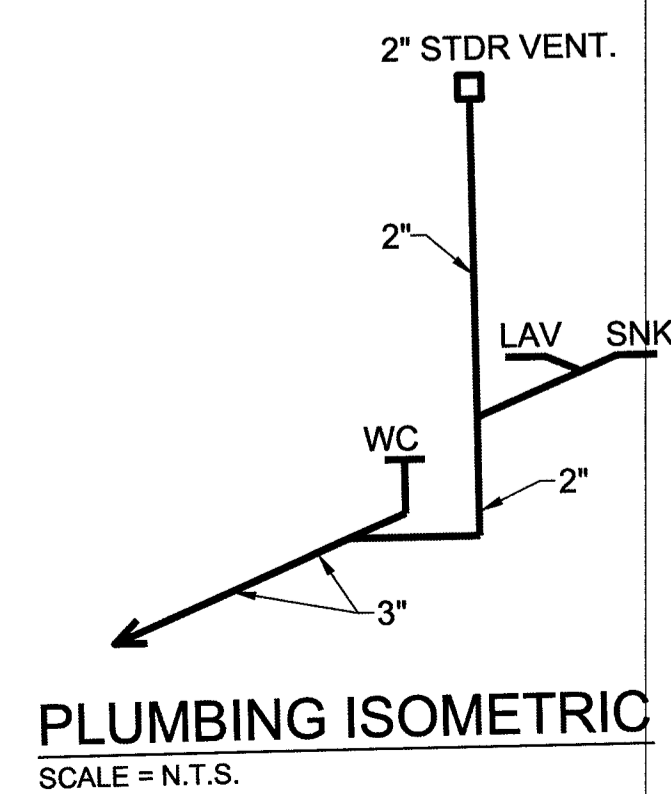
**TYPICAL PANEL SCHEDULE**  
 TENANT PANEL  
 120/240 V 200 AMP MLO

Cir	Description	TRIP	WIRE	Voltage	POLE	NEMA 1 SURFACE MOUNT				Description	Cir		
						A	B	POLE	WIRE				
1	DUCTLESS SPLIT	25	10	240	2	6000/540		1	120	12	20	WAREHOUSE OUTLETS	2
3	DUCTLESS SPLIT	25	10	240	2		6000/540	1	120	12	20	WAREHOUSE OUTLETS	4
5	WAREHOUSE LIGHTING	20	12	120	1	720/		1	120	12	20	SPARE	6
7	BATHROOM LIGHTING	20	12	120	1		/540	1	120	12	20	SPARE	8
9	WATER COOLER	20	12	120	1	1440/		1	120	12	20	SPARE	10
11	SPACE	20	-	120	1			1	120	-	20	SPACE	12
13	SPACE	20	-	120	1			1	120	-	20	SPACE	14
15	SPACE	20	-	120	1			1	120	-	20	SPACE	16
17	SPACE	20	-	120	1			1	120	-	20	SPACE	18
19	SPACE	-	-	120	1			1	120	-	20	SPACE	20
21	SPACE	-	-	120	1			1	120	-	20	SPACE	22
23	SPACE	-	-	120	1			1	120	-	20	SPACE	24
25	SPACE	-	-	120	1			1	120	-	20	SPACE	26
27	SPACE	20	-	120	1			1	120	-	20	SPACE	28
29	SPACE	20	-	120	1			1	120	-	20	SPACE	30
31	SPACE	20	-	120	1			1	120	-	20	SPACE	32
33	SPACE	20	-	120	1			1	120	-	20	SPACE	34
35	SPACE	20	-	120	1			1	120	-	30	SPACE	36
37	SPACE	20	-	120	1			1	120	-	30	SPACE	38
39	SPACE	20	-	120	1			1	-	-	20	SPACE	40
41	SPACE	20	-	120	1			1	-	-	20	SPACE	42

8,700va 7,080va  
 TOTAL VA 15,780  
 VOLTS 240  
 TOTAL CONNECTED AMPS 66



**800 AMP, 1 PHASE E2M METER CENTER**  
 SCALE = N.T.S.



**PLUMBING ISOMETRIC**  
 SCALE = N.T.S.

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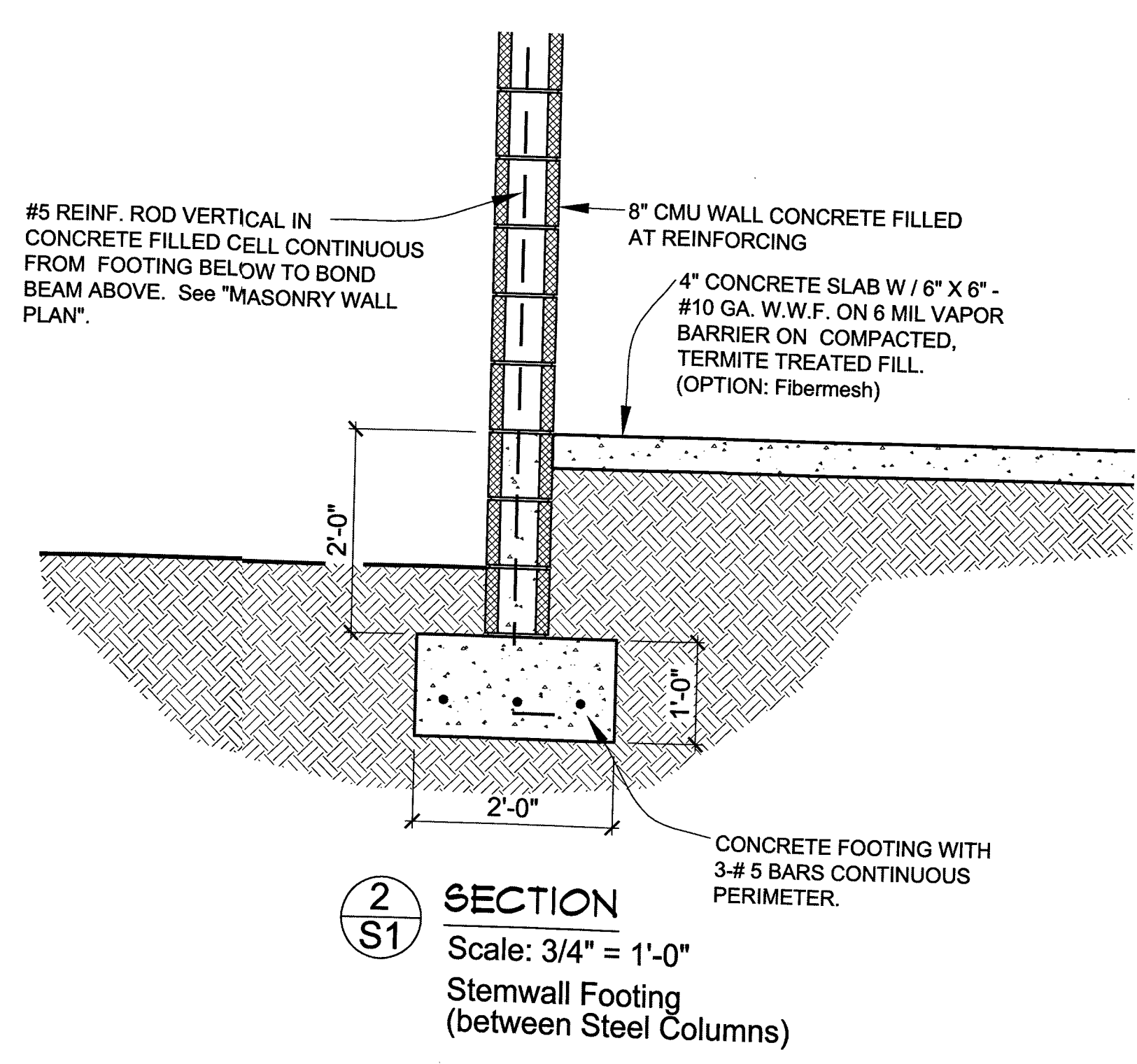
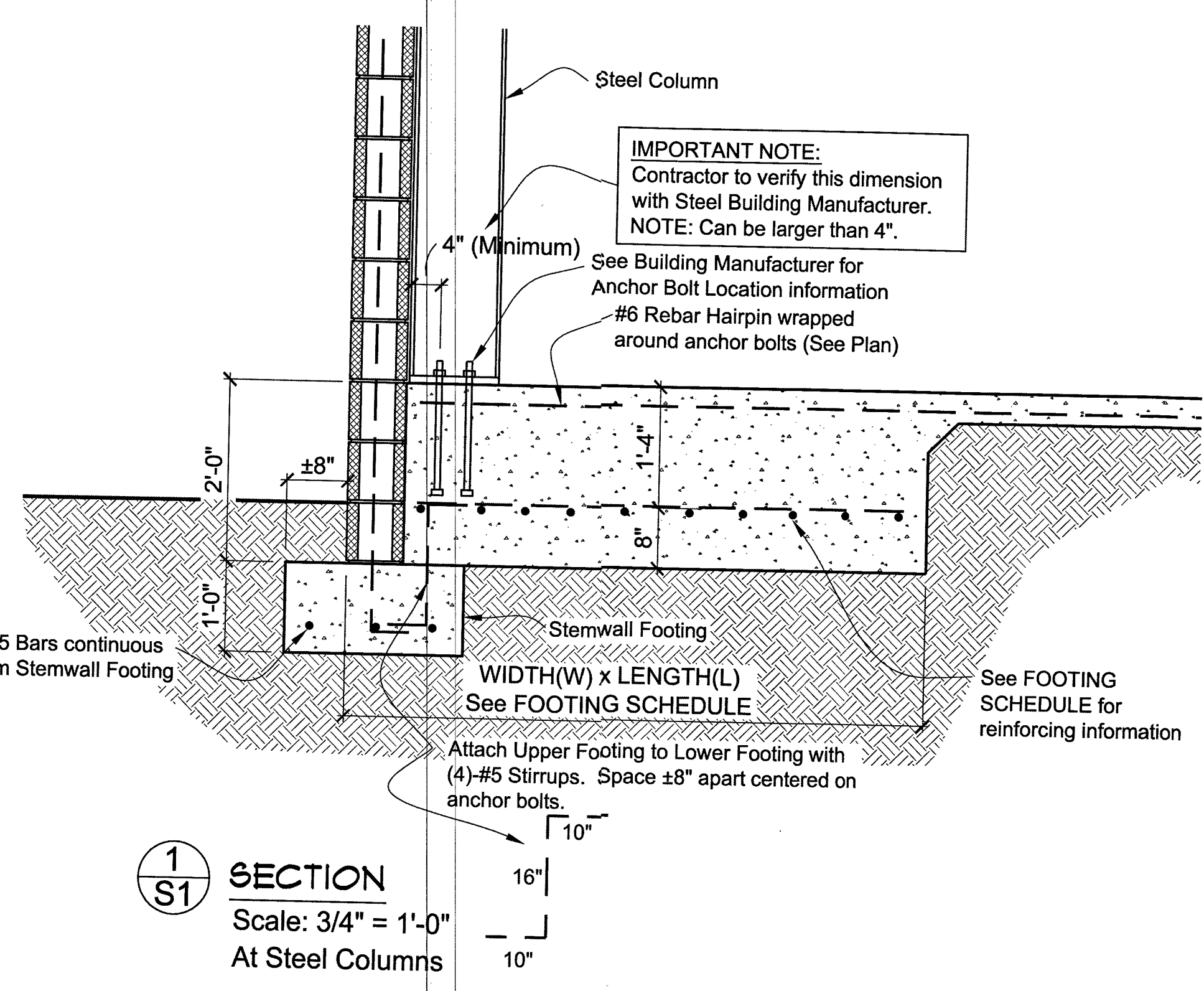
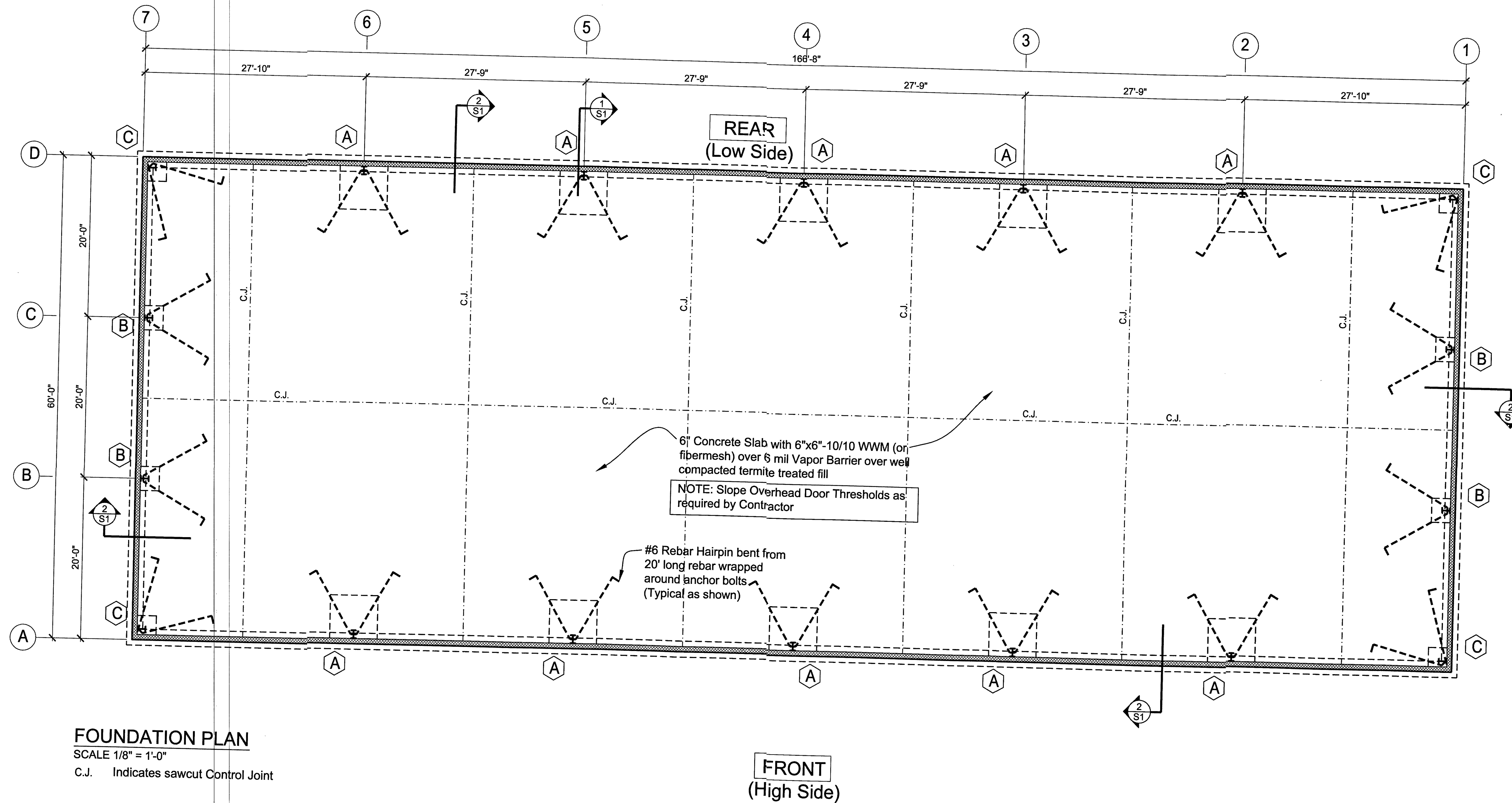
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 CHECKED: RKL  
 DATE: April 4, 2025  
 SCALE: NOTED  
 JOB NAME: SHEET

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

**LAF LAM**  
Design Group  
STRUCTURAL ENGINEERING

3125 U.S. 1 South  
St. Augustine, FL 32086  
904-347-9396 laflamdesign@aol.com

CERTIFICATION:  
KEITH LAF LAM, P.E.  
PROFESSIONAL ENGINEER  
NOT VALID WITHOUT  
EMBOSSED SEAL

*Keith LAF LAM*  
APR 1 2025  
LICENSE NUMBER: 33690

CONTRACTOR:  
**DIMARE** CONSTRUCTION CO.  
3545 US 1 South  
St. Augustine, Florida 32086  
(904) 797-3328

JOB NAME:  
**BUILDING #3:**  
45 Alsop Court  
St. Augustine, FL 32095  
OWNER: DJ's Cardinal, LLC  
Ponte Vedra Beach, FL 32004

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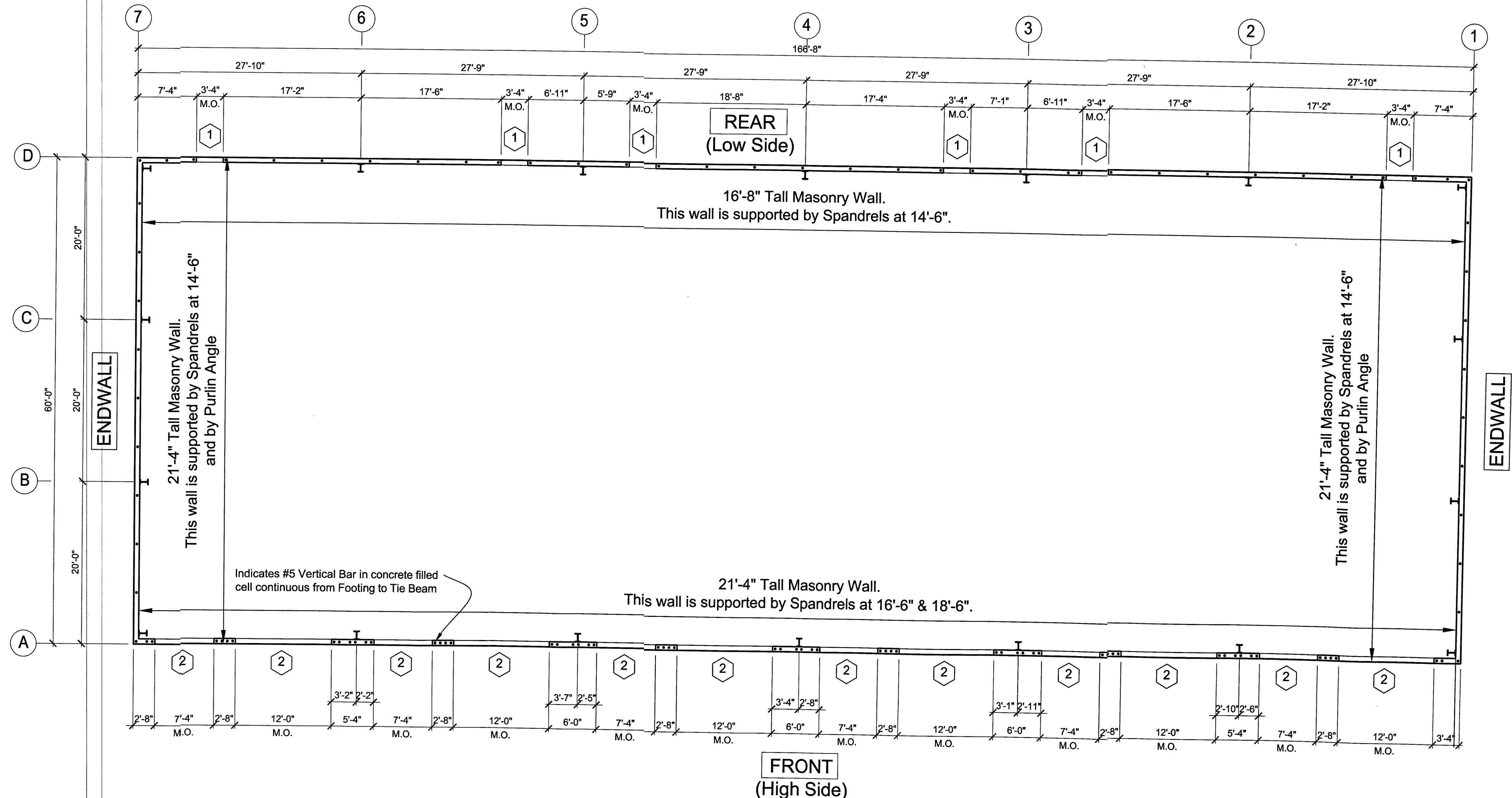
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**MASONRY WALL PLAN**  
 SCALE 1/8" = 1'-0"

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.

**MASONRY WALL REINFORCING NOTES:**

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

**MASONRY WALL REINFORCING SCHEDULE:**

- Provide #5 Vertical Reinforcing in concrete filled cells continuous from Footing to top of block. Locate at corners, jamps, ends, at locations shown on this plan, and at 72" on center elsewhere. Hook bar into footing below.
- 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.
- Masonry wall to be concrete filled only at reinforcing.

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 REGISTERED PROFESSIONAL  
 EMPLOYED FULL TIME  
 EMBOSSED SEAL

*Keith LAF LAM*  
 APR 4 2025  
 LICENSE NUMBER: 38890

CONTRACTOR:  
**DiMarc** CONSTRUCTION CO.  
 3545 US 1 South  
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 (904) 797-3328

JOB NAME:  
 BUILDING #3:  
 45 Alsop Court  
 St. Augustine, FL 32095  
 OWNER: DJ's Cardinal, LLC  
 Ponte Vedra Beach, FL 32004

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