

GENERAL NOTES:

PREFABRICATED WOOD TRUSSES & FLOOR JOISTS

PREFABRICATED WOOD TRUSSES AND FLOOR JOISTS (IF APPLICABLE) SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND FABRICATED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION OF THE TRUSS PLATE INSTITUTE (TPI). THE TRUSS SYSTEM DESIGNER SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS. SUCH SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL.

ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED TO RESIST THE WORST CASE LOAD COMBINATION WHICH RESULTS IN THE MAXIMUM STRESSES BEING PLACED ON THAT COMPONENT.

GALVANIZED SEAT-PLATES ARE TO BE ATTACHED TO EACH TRUSS AS A PROTECTIVE BARRIER, WHERE THEY BEAR ON CONCRETE OR CMU.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD TO ENSURE CONFORMANCE TO THE DESIGN INTENT OF THE PROJECT.

SOIL

FOOTINGS HAVE BEEN DESIGNED FOR 2000 PSF SOIL BEARING CAPACITY. ANY LESSER BEARING SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. WHERE THE SOIL BEARING CAPACITY IS NOT KNOWN OR IS IN QUESTION, THE SOIL SHALL BE TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER, WHO SHALL ESTABLISH THE BEARING CAPACITY. SAID ENGINEERING SHALL COORDINATE WITH THE STRUCTURAL ENGINEER WHEN NECESSARY. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

SLAB ON GRADE

SLAB SHALL BE OVER .006" POLYETHYLENE VAPOR BARRIER SEALED ON TERMITE-TREATED SOIL WHICH HAS BEEN COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557, OR UNDISTURBED SOIL. SLABS SHALL BE AT A MINIMUM ELEVATION OF 6" ABOVE FINISHED GRADE. HIGHER ELEVATION MAY BE SUBSTITUTED OR REQUIRED.

CONCRETE

UNLESS OTHERWISE SPECIFIED, CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. CAST IN PLACE GROUT 2,000 PSI. PRECAST CONCRETE LINTELS 3000 PSI AND PRE-STRESSED CONCRETE LINTELS 5000 PSI, AT 28 DAYS.

CONCRETE SHALL CONSIST OF 1" MAX AGGREGATE CONCRETE MIX WITH SLUMP BETWEEN 6" AND 7" AT THE TIME OF PLACEMENT. SEE ASTM AND ACI SPECIFICATIONS FOR ADDITIONAL CRITERIA.

CONSTRUCTION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE DESIGN CODES AND GUIDELINES AT THE ENGINEER'S DIRECTION.

METHOD OF CONCRETE FORMING, PLACEMENT, AND CURING SHALL BE CONDUCTED IN ACCORDANCE WITH ACI AND ASTM SPECIFICATIONS.

CMU

ALL CONCRETE MASONRY UNITS SHALL BE STANDARD WEIGHT BLOCK CONFORMING TO ASTM C-90, TYPE II NON-MOISTURE CONTROLLED AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1,900 PSI.

MORTAR

MORTAR SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C 270 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.

GROUT

GROUT SHALL HAVE A MINIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT AN 8" TO 10" SLUMP AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. SEE ACI AND ASTM SPECIFICATIONS FOR ADDITIONAL CRITERIA.

REINFORCING STEEL

REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND SHALL CONFORM TO ASTM A615 UNLESS OTHERWISE NOTED.

ALL CONTINUOUS VERTICAL AND HORIZONTAL REBAR SHALL BE LAP SPICED WHERE NECESSARY BY WIRING TOGETHER. LAP SPICES SHALL BE CLASS B WITH A MINIMUM LAP OF 48 BAR DIAMETERS UNLESS SPECIFIED OTHERWISE.

IN LIEU OF 6"x 6" WELDED WIRE MESH OF 10 GAUGE STEEL, CONCRETE MAY BE REINFORCED WITH AN APPROVED FIBERMESH PRODUCT AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FIBER MANUFACTURER MUST DOCUMENT COMPLIANCE WITH ASTM C-1116.

COVER FOR REINFORCING SHALL BE MEASURED FROM CENTER OF BAR AND BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER:
 - NO. 6 THROUGH NO. 18 BARS = 2"
 - NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER = 1-1/2"
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
 - SLABS, WALLS, JOISTS:
 - NO. 14 AND NO. 18 BARS = 1-1/2"
 - NO. 11 BAR AND SMALLER = 3/4"
 - GROUT FILLED MASONRY = 1-1/2"
 - PRE-CAST AND PRE-STRESSED GROUT FILLED LINTELS = 1-1/2"
 - STEEL REINFORCEMENT MAY NOT BE WELDED.

WELDED WIRE MESH

WELDED WIRE MESH SHALL CONFORM TO ASTM A185. WELDED WIRE MESH SHALL BE SUPPLIED IN SHEETS NOT ROLLS.

ANCHOR BOLTS

CAST IN PLACE ANCHOR BOLTS SHALL BE GALVANIZED AND MUST EXTEND 7" MINIMUM INTO CONCRETE UNLESS OTHER NOTED.

RAILINGS

RAILINGS (IF APPLICABLE) ARE TO BE DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD AT ANY POINT AND IN ANY DIRECTION.

TYPE OF LUMBER

FOR WOOD FRAME CONSTRUCTION EXCLUDING HEADERS, USE #2 SPF FOR ALL EXTERIOR AND INTERIOR BEARING WALLS. ALL ROOF FRAMING MEMBERS AND HEADERS TO BE #2 YELLOW PINE.

TREATED LUMBER

ALL WOOD MEMBERS THAT ARE WITHIN 8" OF FINISHED GRADE LEVEL. ALL EXPOSED UNFINISHED WOOD AND ALL WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR OTHER MASONRY SHALL BE PRESERVATIVE TREATED WITH DISODIUM OCTABORATE TETRA HYDRATE TO A MINIMUM GRADE OF 0.40PCF RETENTION AND SHALL CONFORM AWPA STANDARD C1 THROUGH C23 DEPENDING ON THE APPLICATION.

EXTERIOR WALL SHEATHING 7/16" MINIMUM OSB OR PLYWOOD NAILED 6" O.C. EDGES AND FIELD WITH 8d NAILS.

ROOF DECKING

UNLESS OTHERWISE SPECIFIED, ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD INSTALLED WITH EDGE CLIPS IN EACH BAY. ALL SHEATHING SHALL BE APA RATED FOR THE USE INTENDED.

PRE-FABRICATED PRODUCTS

LAMINATED VENEER LUMBER SHALL CONFORM TO ASTM D5456 STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS. ALL WOOD STRUCTURAL PANELS, INCLUDING BUT NOT LIMITED TO PLYWOOD, O.S.B, WAFER BOARD AND MEDIUM DENSITY FIBERBOARD (MDF) SHALL CONFIRM TO PS-1 AND PS-2 PERFORMANCE STANDARDS FOR WOOD BASED STRUCTURAL USE PLYWOOD, MDF SHALL NOT BE USED IN ANY EXTERIOR APPLICATIONS. PREFABRICATED WOOD JOISTS AND TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN CONFORMANCE TO ASTM D5055, ANSI/TPI 1-2014 AND WITCA 1-2014 AND SHALL BE CERTIFIED BY A FLORIDA REGISTERED ENGINEER (DELEGATED ENGINEER).

CONTRACTOR RESPONSIBILITIES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS, ANY DEVIATIONS OR DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ENGINEER OF RECORD. CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT THE STRUCTURE, THE WORK PERSONS AND OTHER PEOPLE DURING CONSTRUCTION. HE/SHE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONSTRUCTION FOR ANCHORS, EMBEDS AND SUPPORTS OR ANY OTHER ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.

MISC. ABBREVIATIONS

- MIN. - MINIMUM
- MAX. - MAXIMUM
- HDG. - HOT DIPPED GALVANIZED
- S.S. - STAINLESS STEEL
- F.F.E. - FINISHED FLOOR ELEVATION
- SYP. - SOUTHERN YELLOW PINE
- SPF. - SPRUCE, PINE OR FIR
- P.T. - PRESSURE TREATED
- (TYP.) - TYPICAL
- O.C. - ON CENTER
- SOFT. - SQUARE FEET
- CMU - CONCRETE MASONRY UNIT
- A.F.F. - ABOVE FINISHED GRADE
- A.F.F. - ABOVE FINISHED FLOOR

DRAWINGS ARE DESIGNED TO MEET OR EXCEED THE STRUCTURAL REQUIREMENTS OF A.S.C.E. 7-16 AND THE 2020 FLORIDA BUILDING CODE 7TH EDITION

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SITE PLAN

2421 GUAVA DRIVE • EDGEWATER, FLORIDA 32141

SCOPE OF WORK

- SITE PLAN FOR NEW BUILDING INCLUDING:
- NEW BUILDING FOOTPRINT
- NEW PARKING & DRIVEWAY
- NEW LANDSCAPING
- NEW WATER RETENTION

STEEL BUILDING & FOUNDATION BY OTHERS.

Short Parcel Id 840201067040
Property Location 2421 GUAVA DR, EDGEWATER, 32141
PC Code 1000 - VACANT COMM
Total Bldgs 0
Neighborhood 7471 - EDGE- MISC MXD COMM
Edgewater Zoning Classification: B-2 Neighborhood Business

Legal Description LOTS 6704 & 6705 BLK 217 FLA SHRS NO 7 MB 23 PGS 117-118 INC PER OR 1923 PG 0556 PER OR 5050 PG 0272 PER OR 5537 PG 4869
Map TWP-RNG-SEC 18 - 34 - 02
Subdivision-Block-Lot 01 - 06 - 7040

Usage -Class V -Warehouse

Lot Area = 8,800 ft² = 0.202 Acres

Proposed Impervious Areas

Proposed Steel Building 2,520 ft²
(28.7% of 8,800 ft² Lot Area)

Proposed Parking 2,621 ft²
(29.8% of 8,800 ft² Lot Area)

Total Impervious Area: 5,141 ft²
(58.4% of Lot Area)

Landscape Notes

NEW PLANTINGS- 6 TREES, 127 SHRUBS REQUIRED
6 TREES AND 130 SHRUBS PROVIDED

ANY EXISTING TREES OR LANDSCAPE PLANTINGS THAT DO NOT EFFECT THE PROPOSED SITE MAY REMAIN IN PLACE.

LOCATIONS OF NEW PLANTINGS ARE GRAPHICAL REPRESENTATIONS ONLY. ACTUAL POSITIONS MAY BE FIELD ADJUSTED. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE #1.

NEW SHRUB PLANTINGS SHALL 24" MIN. HEIGHT AT PLANTING.

REPLACEMENT TREES SHALL BE A MINIMUM OF 2 ½ INCHES IN DIAMETER MEASURED 6 INCHES ABOVE THE SOIL LINE OR 10 FEET IN HEIGHT ABOVE THE SOIL LINE.

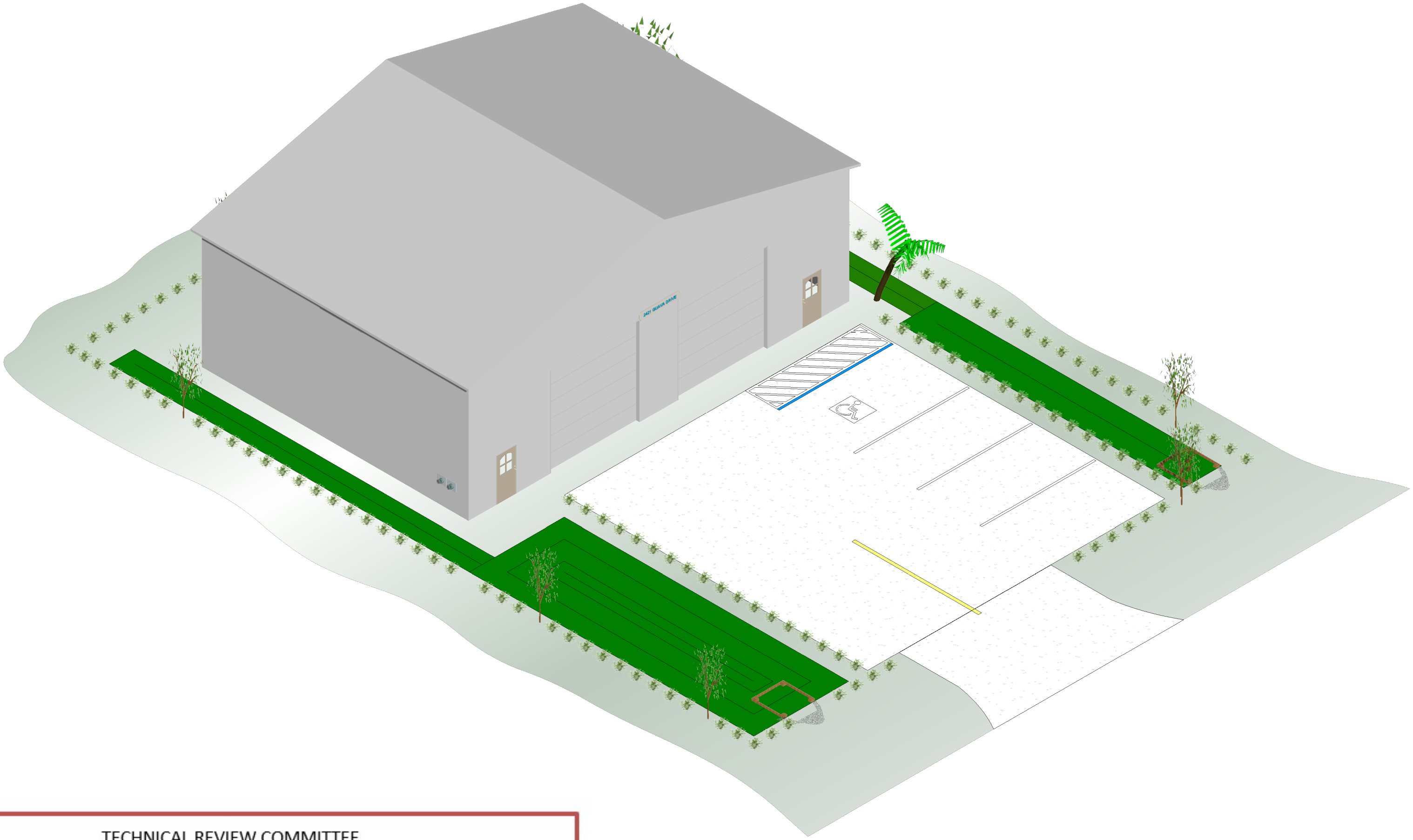
NO HARDWOOD TREES 12" OR LARGER OR PINE TREES 18" OR LARGER ON SITE.

ALL LANDSCAPE IRRIGATION TO BE BY RECLAIMED WATER.

ALL DISTURBED AREAS MUST BE SODDED.

INSPECTION OF EROSION AND CONTROL MEASURES AFTER A 1/2" RAINFALL SHALL BE PERFORMED AND ANY CORRECTIONS TO SUCH PROMPTLY DONE.

TYPE B SILT FENCING TO SURROUND ENTIRE PROPERTY AT PROPERTY LINE DURING CONSTRUCTION



TECHNICAL REVIEW COMMITTEE

PLANNING AND ZONING

- ☐ APPROVED ☐ NOT APPROVED
- ☐ NOT AT VOTE

CITY MANAGER

- ☐ APPROVED ☐ NOT APPROVED
- ☐ NOT AT VOTE

FIRE DEPARTMENT

- ☐ APPROVED ☐ NOT APPROVED
- ☐ NOT AT VOTE

POLICE DEPARTMENT

- ☐ APPROVED ☐ NOT APPROVED
- ☐ NOT AT VOTE

ENVIRONMENTAL SERVICE

- ☐ APPROVED ☐ NOT APPROVED
- ☐ NOT AT VOTE

CITY ENGINEER

- ☐ APPROVED ☐ NOT APPROVED
- ☐ NOT AT VOTE

BUILDING OFFICIAL

- ☐ APPROVED ☐ NOT APPROVED
- ☐ NOT AT VOTE

1 OVERVIEW
Scale: 1" = 10'-0"

SHEET INDEX	
S1	COVER SHEET
S2	SITE PLAN
S3	SURVEYS
S4	PARKING PLAN
S5	WATER RETENTION
S6	LANDSCAPING
S7	DETAILS
S8	DETAILS

Client:

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4836 S Atlantic Ave
New Smyrna Beach, FL 32169
Volusia County, Florida

Design Firm:

Williams Engineering, PLC
FL CA# 27412
931 S. Ridgewood Avenue - Suite B-4
Edgewater, Florida 32132
386.427.8431

Site Location:

SITE PLAN
2421 Guava Drive
Edgewater, Florida 32141
Volusia County, Florida

Issue/Revision 03/01/2021

Project ID

CAD File Name 2421 Guava Dr

Drawn By TN

Checked By TCW

Issue Date: 10/29/2019

Plot Date:

Reviewed by TCW

Designed by Client

Submitted By RB

Drawing Code EN

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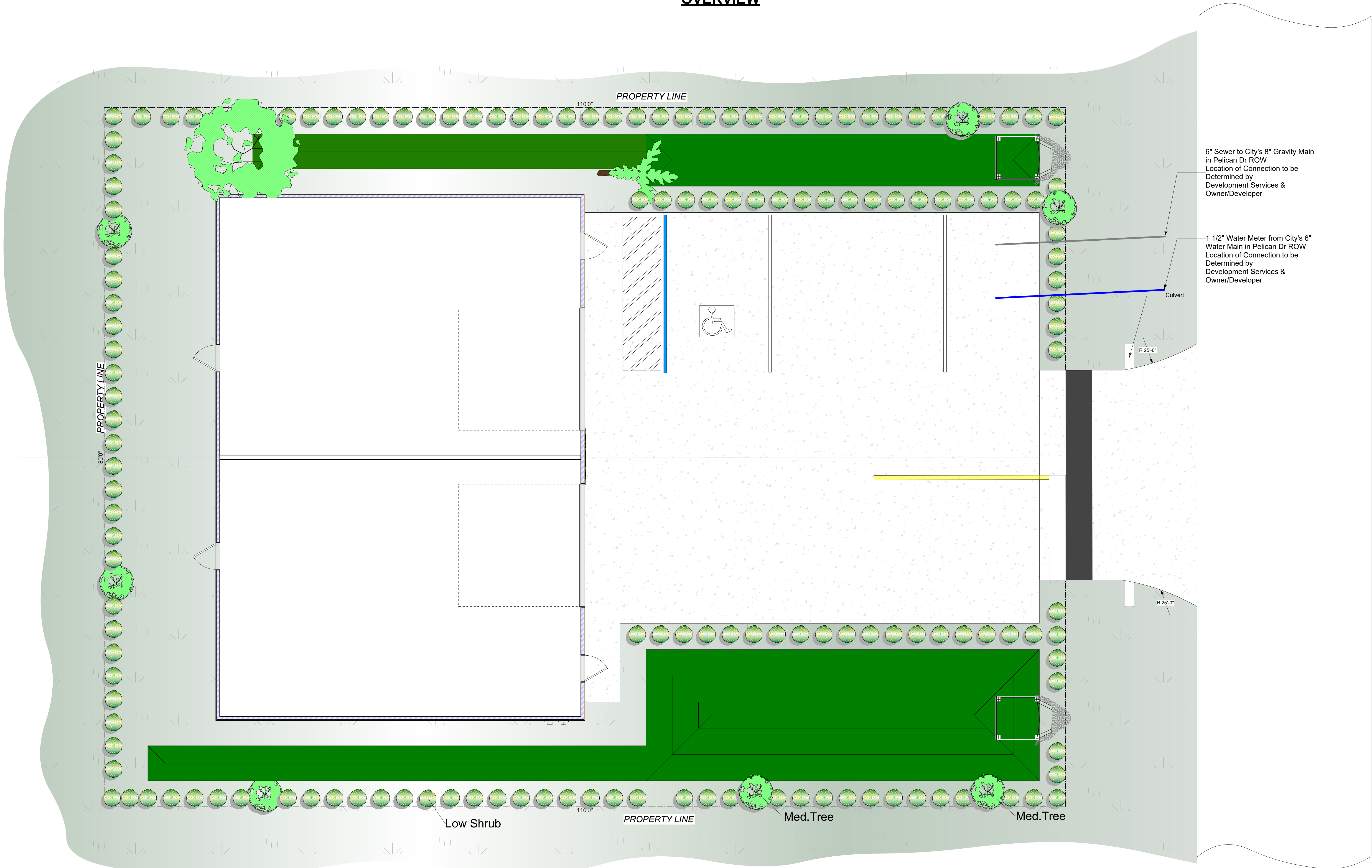
COVER SHEET

Drawing No.

S1

Sheet 1 of 8

OVERVIEW



1 OVERVIEW
Scale: 1:60

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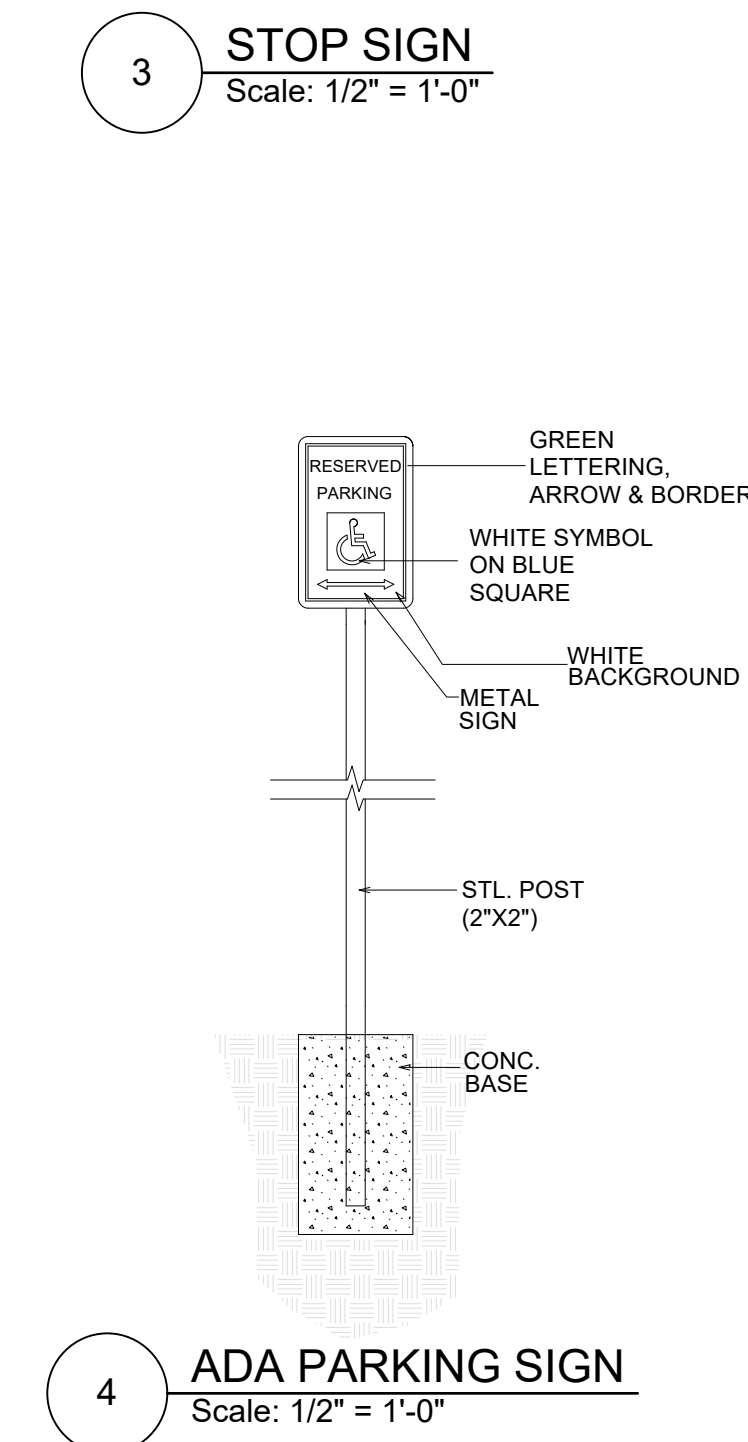
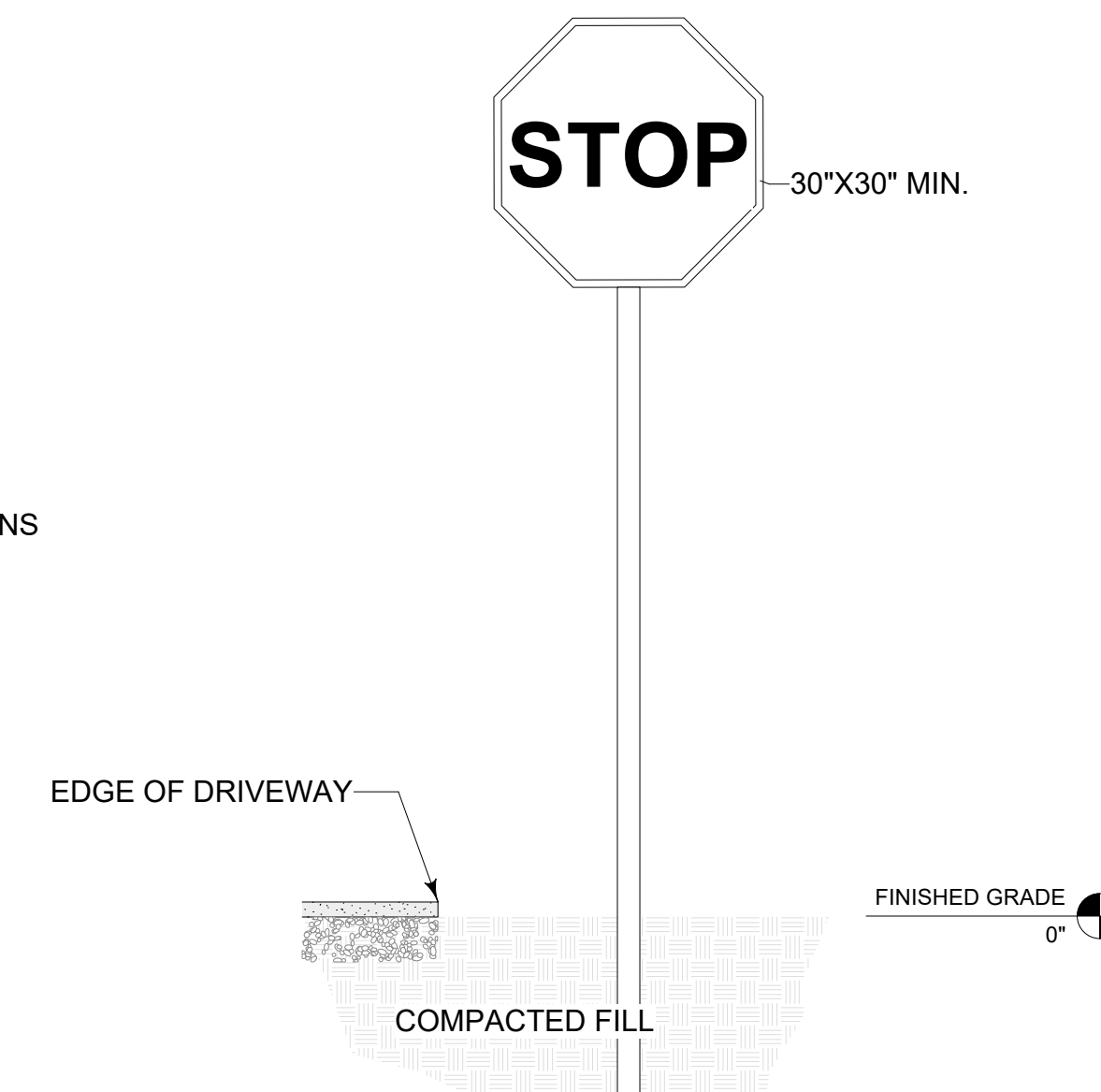
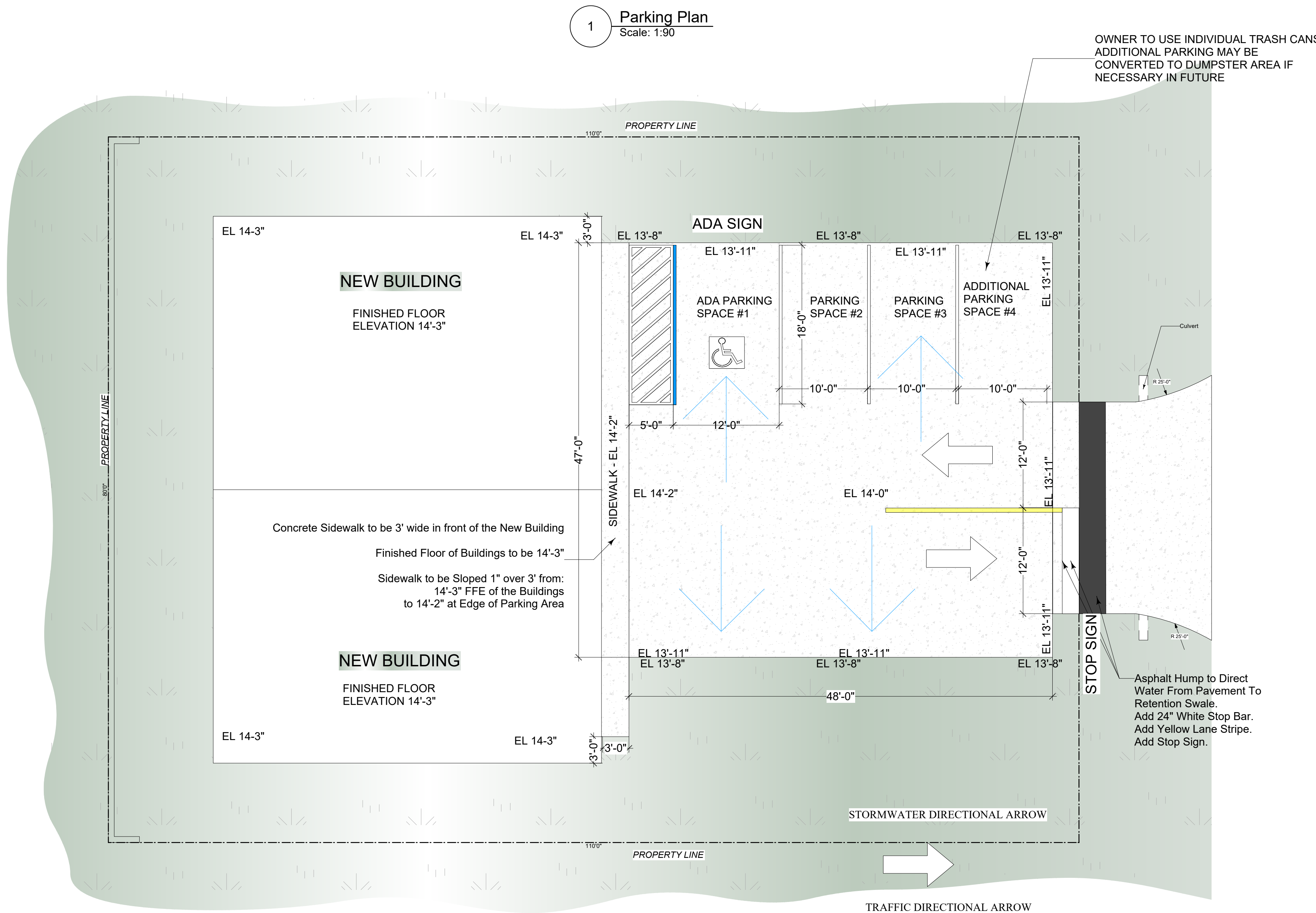
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Submitted By	RB
Drawing Code	EN

Sheet Title

OVERVIEW

Drawing No.
S2
Sheet 2 of 8

PARKING PLAN

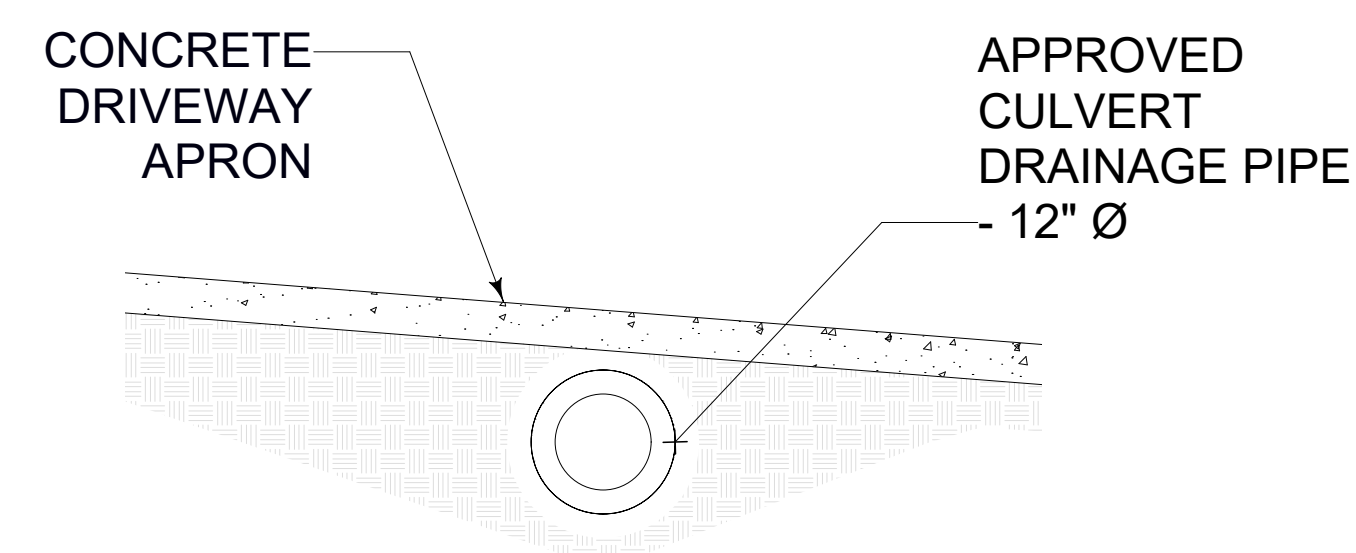


Parking Spaces Required
Warehouses - (1) Spaces per 1000 ft²
Including (1) ADA Accessible space.
New Building 3,000 ft²
3 Parking Spaces Required

Parking Spaces Provided
 (4) Total Spaces including (1) ADA Accessible space
 (1) Additional Space Provided

DRAINAGE REQUIREMENTS

1. Buildings to be Gutted to Direct Water to Water Retention Tributary Swales.
2. Porches and Sidewalks to have Minimum Slope of 1/8" per Foot to Direct Water Away From Buildings.
3. Parking Area Shall Be Graded with elevations shown to Shed Water towards Retention Swales.
4. Provide Trench Drain and Asphalt Berm in Diveway to Direct Water to Retention Swale and Prevent Water Shedding to Guava Dr from the Driveway.



2 CULVERT DETAIL
Scale: 1/2" = 1'-0"

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SITE PLAN
2421 Guava Drive
Edgewater, Florida 32141
Volusia County, Florida

Issue/Revision	03/01/2021
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PARKING

Drawing No.

Sheet 4 of

STORMWATER RETENTION SYSTEM

ALL PERVIOUS AREAS TO BE SODDED

Lot Area = 8,800 ft² = 0.202 Acres

Proposed Impervious Areas

Proposed Steel Building 2,520 ft²
(28.7% of 8,800 ft² Lot Area)

Proposed Parking 2,621 ft²
(29.8% of 8,800 ft² Lot Area)

Total Impervious Area: 5,141 ft²
(58.4% of Lot Area)

Impervious Area = 13,633 ft²

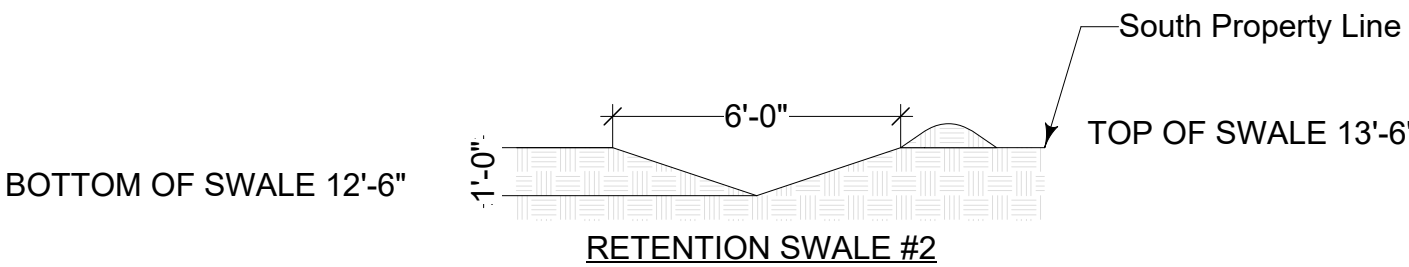
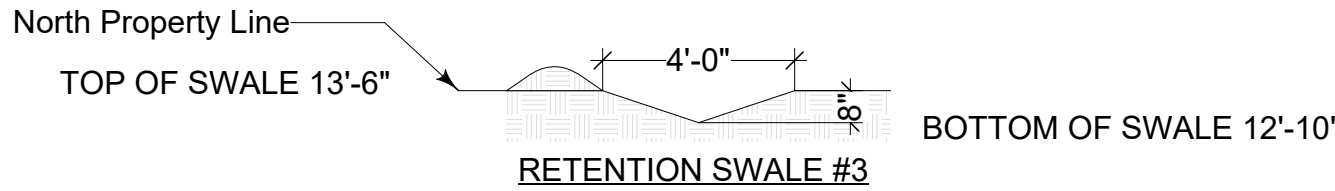
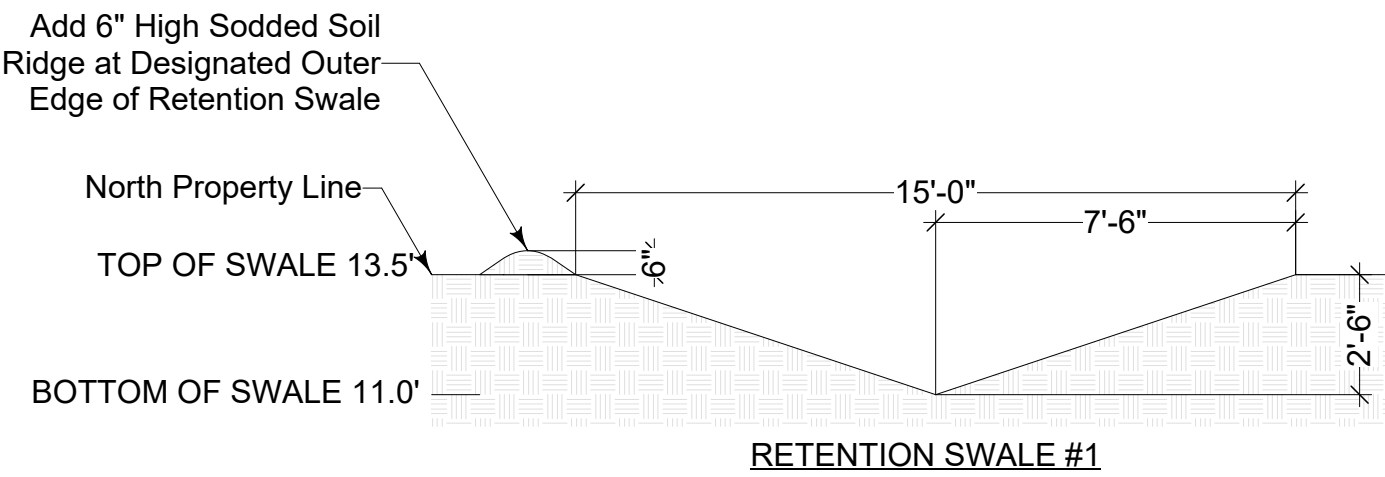
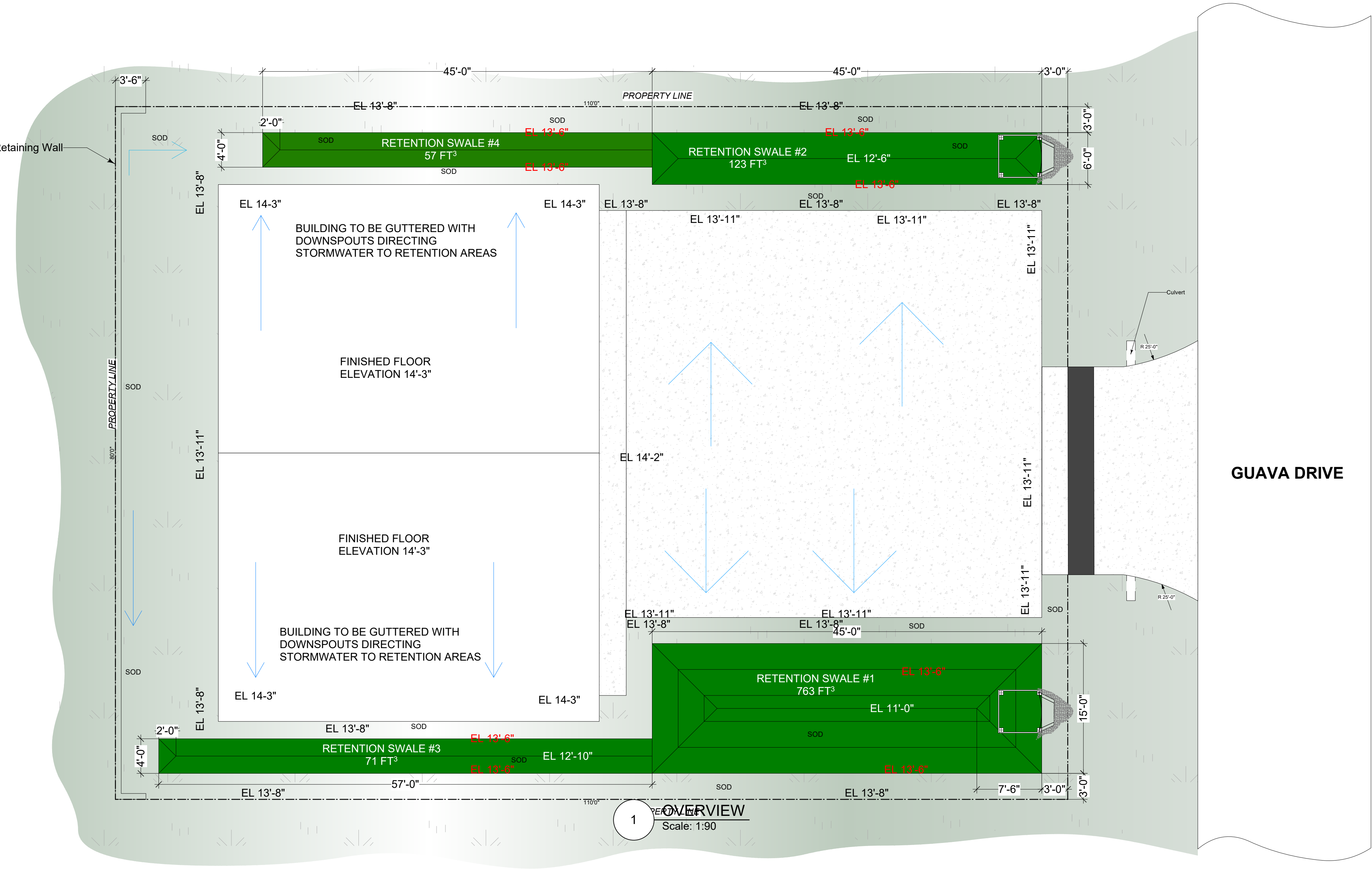
Storm Water Retention

Provide storm water retention of 1.25" of rain per square foot over Proposed Impervious or 1/2" of rain over the entire area of site whichever is greater.
Provide an additional 1/2" of rain over the entire site.

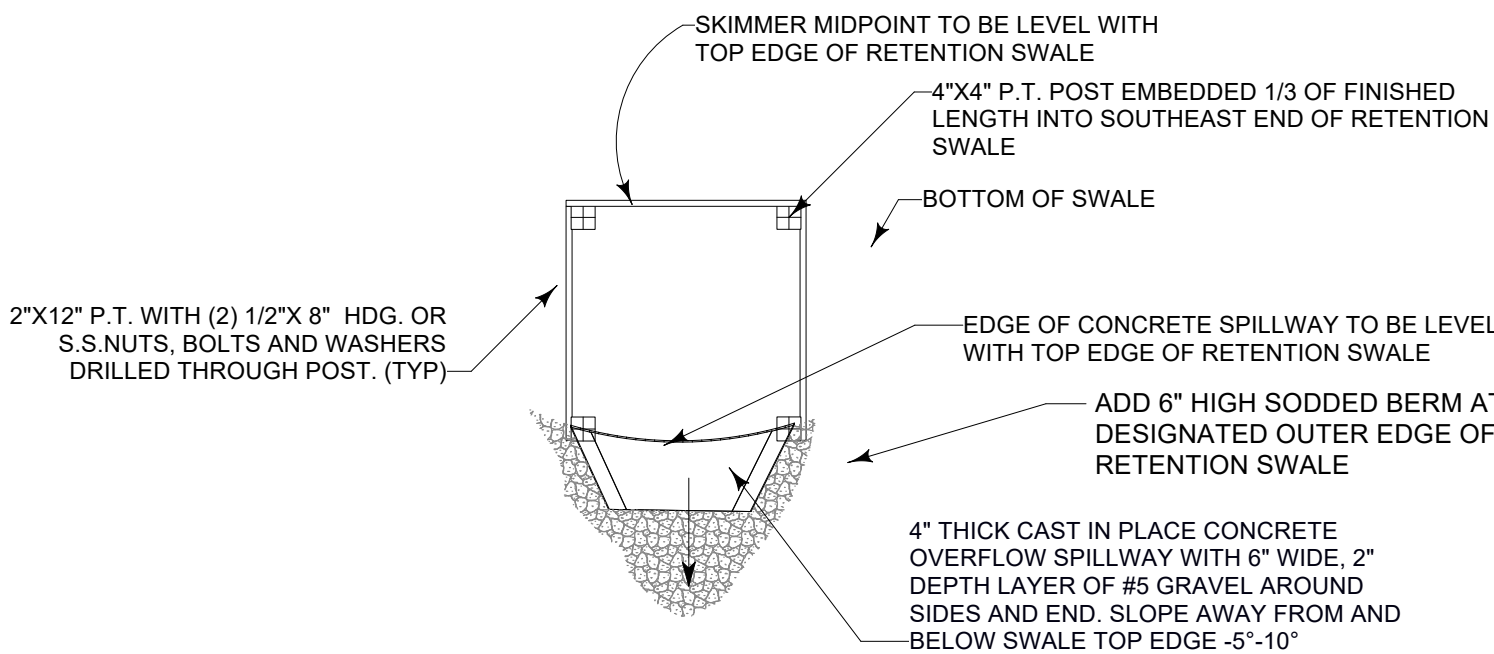
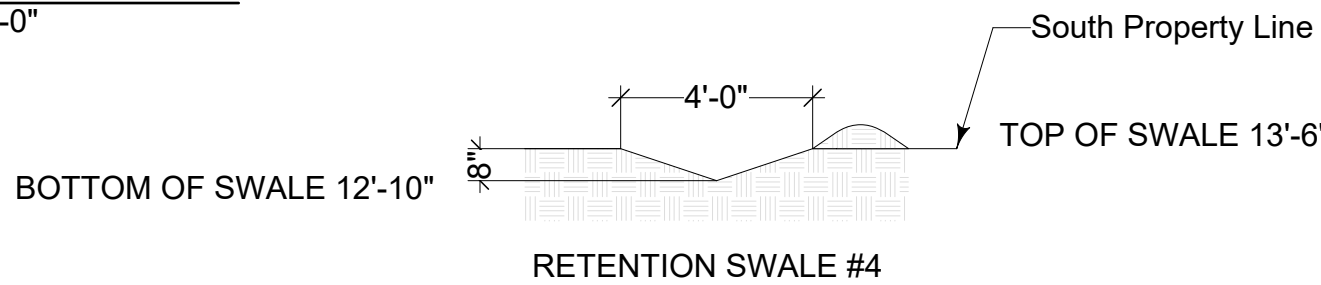
(Impervious Area) 5,141 ft² x 1.25" / 12" = 536 ft³ (Governs)
(Site Area) 8,800 ft² x 0.50" / 12" = 367 ft³
= 903 ft³

Volume of Retention Swale #1 763 ft³
Volume of Retention Swale #2 123 ft³
Volume of Retention Swale #3 71 ft³
Volume of Retention Swale #4 57 ft³
Total 1,014 ft³

Retention Volume Required- 903 ft³
Retention Volume Provided- 1,014 ft³



2 Swale Cross Sections
Scale: 1/4" = 1'-0"



3 WIER DETAIL
Scale: 1/4" = 1'-0"

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SITE PLAN

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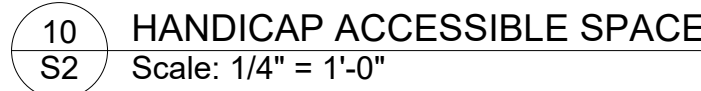
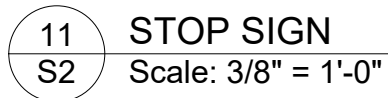
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STORM WTR

Drawing No.

Sheet 5 of 8



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Checked By	TOM

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Reviewed by	TCW
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Designed by	Client
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Submitted By	RB
Drawing Code	EN

Drawing Code	LN
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Sheet Title

MISC DETAILS

Drawing No.

Sheet 7 of 8

