

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 0.40% PC RETENTION AND SHALL CONFORM AWP/ 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, OSB, WAFER BOARD AND MEDIUM DENSITY FIBERBOARD (MDF) SHALL CONFORM 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 D0505, ANSIP/TPI 1-2014 AND WTC/A 1-2014 AND SHALL BE CERTIFIED BY A FLORIDA REGISTERED ENGINEER (DELEGATED ENGINEER).

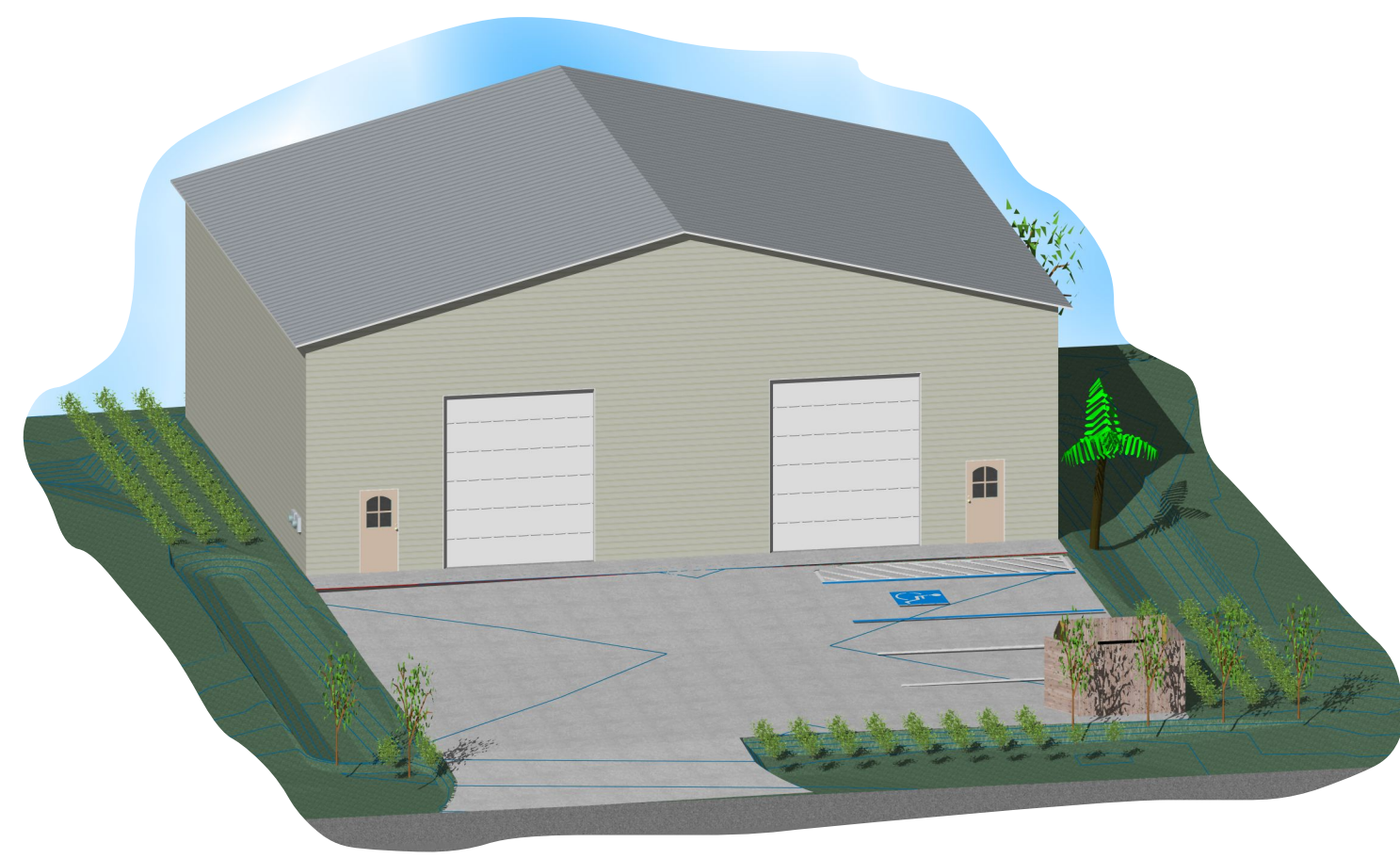
CONTRACTOR RESPONSIBILITIES
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DEVIATIONS OR DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ENGINEER OF RECORD. CONTRACTOR SHALL MAKE ALL EFFORTS 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

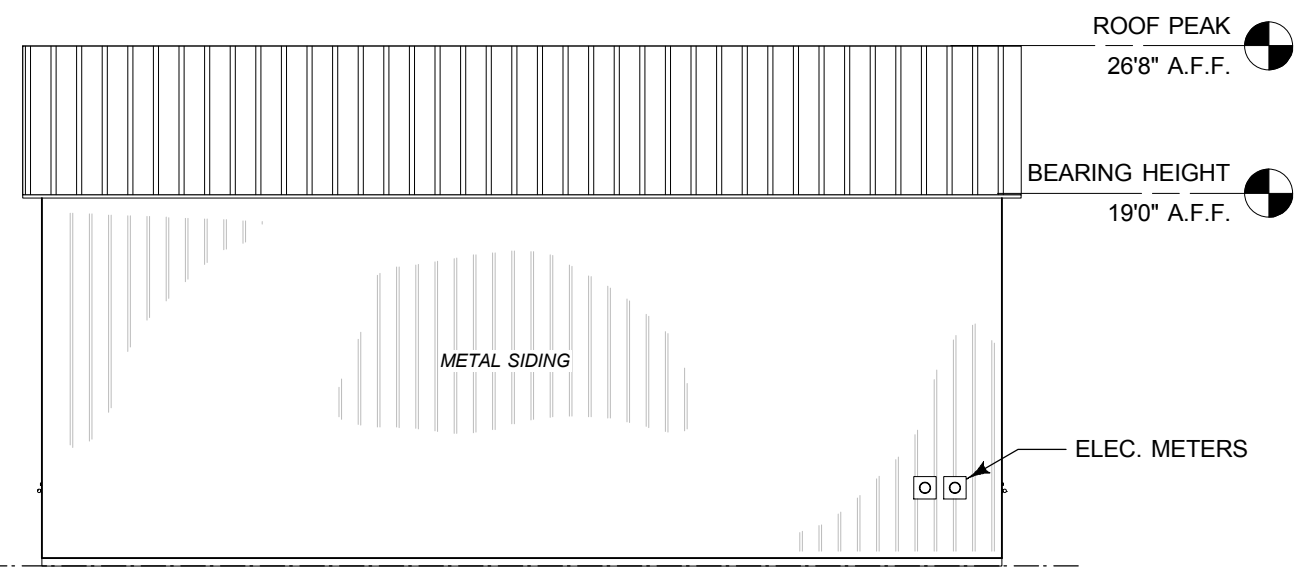
MIN. - MINIMUM	P.T. - PRESSURE TREATED
MAX. - MAXIMUM	(TYP.) - TYPICAL
HDG. - HOT DIPPED GALVANIZED	O.C. - ON CENTER
S.S. - STAINLESS STEEL	SQ.FT. - SQUARE FEET
F.F.E. - FINISHED FLOOR ELEVATION	CMU - CONCRETE MASONRY UNIT
SYP. - SOUTHERN YELLOW PINE	A.F.G. - ABOVE FINISHED GRADE
SPF. - SPRUCE, PINE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

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

NOTE: THESE DRAWINGS ARE ONLY A GRAPHIC REPRESENTATION AND SHOULD ONLY BE USED AS A GUIDE. INSTALLATION SHOULD BE DONE BY A LICENSED CONTRACTOR ONLY. THESE DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS HAVE BEEN PREPARED BY AND FOR ENGINEER, WILLIAMS ENGINEERING, PLC. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THEY MEET ALL CLIENT AND/OR CONTRACTOR REQUIREMENTS. THEY SHALL NOT BE USED BY ANYONE OTHER THAN THE INTENDED CLIENT AND SHALL HAVE ONLY A ONE TIME USE. NO OTHER USE OR REPRODUCTION OF THESE DOCUMENTS SHALL BE DONE WITHOUT THE WRITTEN PERMISSION OF WILLIAMS ENGINEERING, PLC. IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS IN THIS DOCUMENT. THE CLIENT/CONTRACTOR SHALL NOT HOLD WILLIAMS ENGINEERING, PLC LIABLE FOR ANY ERRORS, OMISSIONS AND/OR DAMAGE.

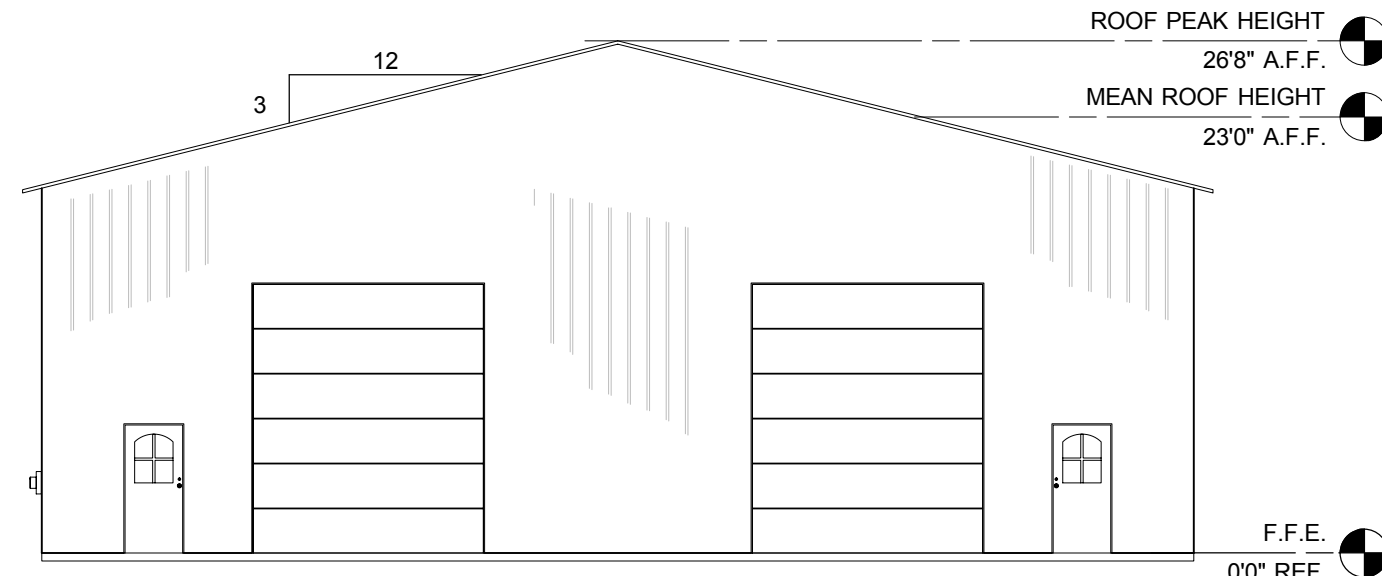


1 NW PERSPECTIVE
 S1 Scale: 1:170

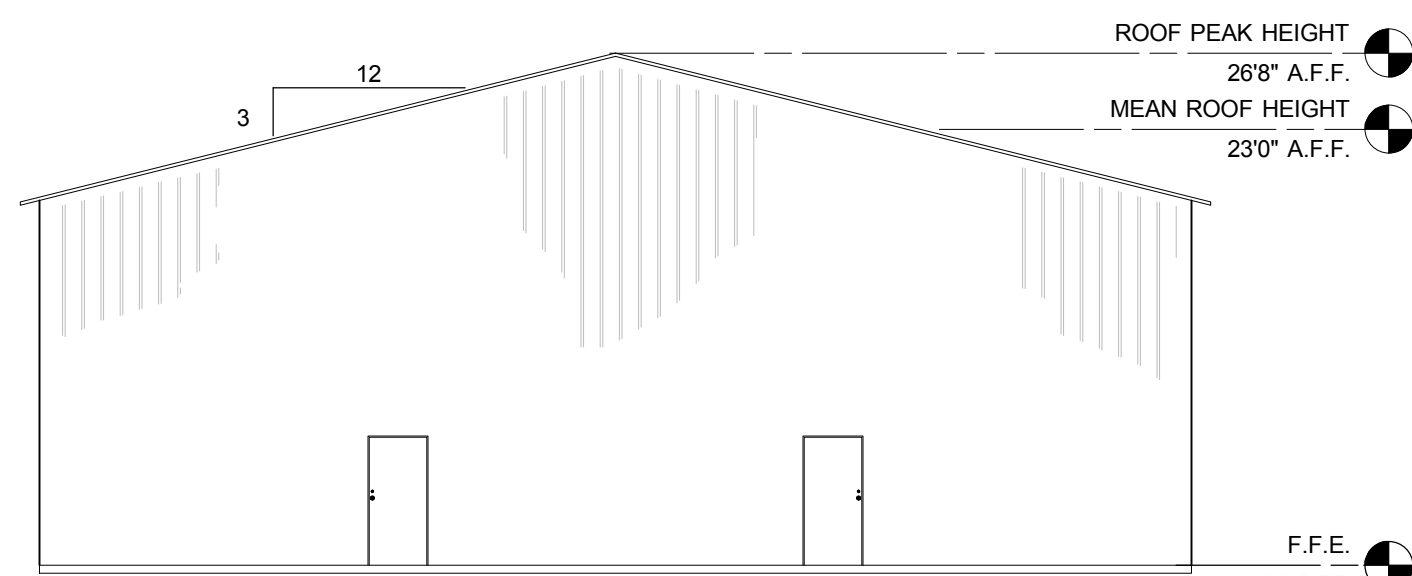


4 NORTH ELEVATION SOUTH ELEVATION SYMMETRICAL TO NORTH
 S1 Scale: 1" = 10 ft

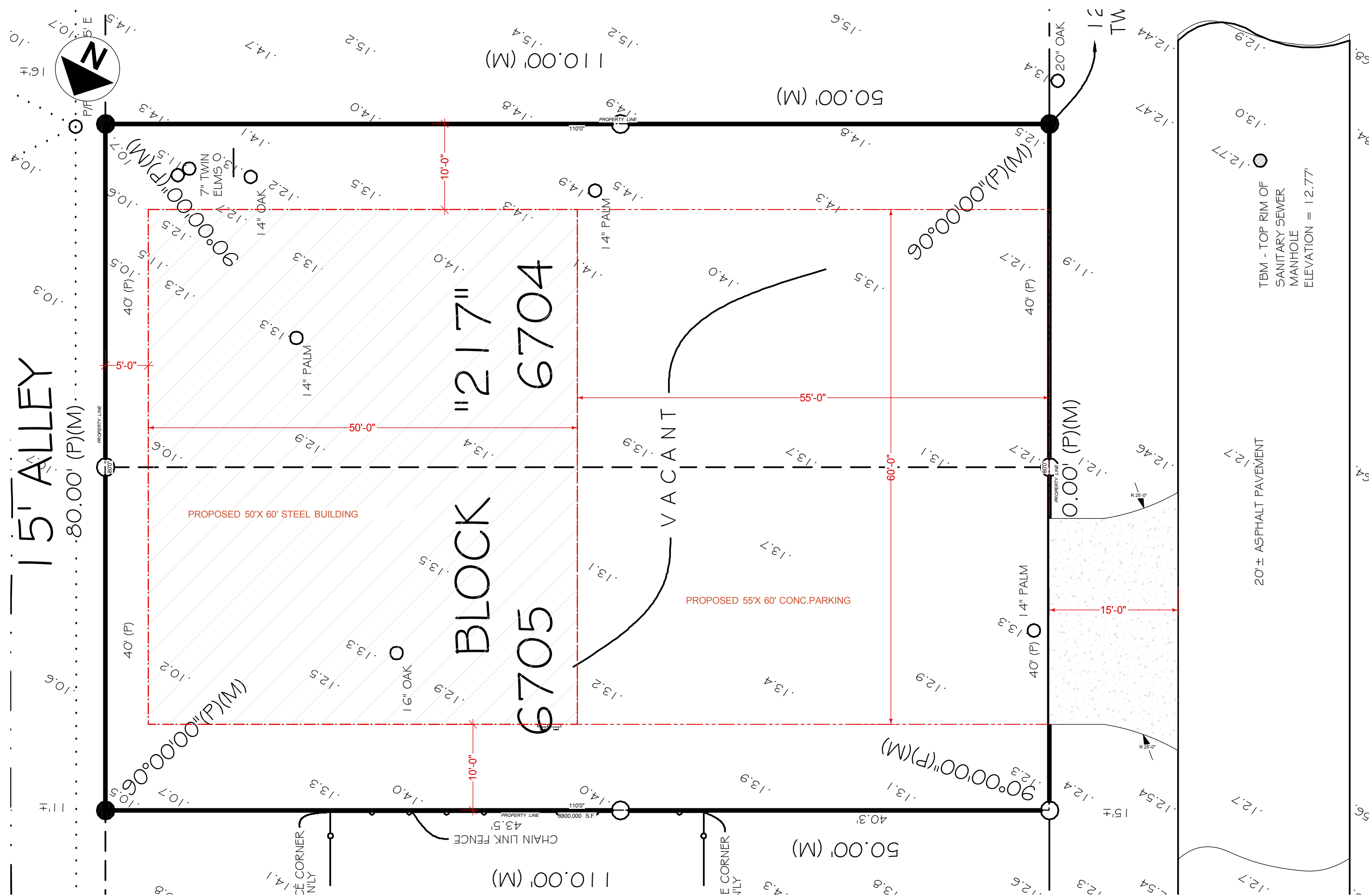
SITE PLAN
 2421 GUAYA DRIVE • EDGEWATER, FLORIDA 32141



2 WEST ELEVATION (FRONT)
 S1 Scale: 1" = 10 ft



3 EAST ELEVATION (REAR)
 S1 Scale: 1" = 10 ft



5 EXISTING SITE ELEVATION MARKS SHOWN ARE OF EXISTING SITE
 S1 Scale: 1" = 10 ft

SCOPE OF WORK

VACANT SITE PLAN WITH WATER RETENTION. STEEL BUILDING BY OTHERS.

Short Parcel Id 840201067040
 Property Location 2421 GUAYA DR, EDGEWATER, FL 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

Site Storm Water Retention

Storm water retention of 1/2" per square foot of over entire site area.

8,800 ft² x 1/2" / 12" = 366.6 ft³

Storm water retention of 1" per square foot of over the proposed impervious area of site area.

5,400 ft² x 1" / 12" = 450 ft³

Volume Required- 450 ft³

Volume Provided - 464 ft³ (2) 8'Wx6'Lx 12"Depth Sodded Swales

Lot Area = 8,800 ft² = 0.202 Acres

Proposed Impervious Areas

Proposed Steel Building 3,000 ft²
 (34% of 8,800 ft² Lot Area)

Proposed Parking 3,300 ft²
 (37.5% of 8,800 ft² Lot Area)

Total Impervious Area: 6,300 ft²
 (71.5% of Lot Area)

Parking Spaces Provided

(3) total spaces including (1) Handicap Accessible space

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 1/2 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

SHEET INDEX	
S1	ELEVATIONS
S2	SITE DETAILS
S3	LANDSCAPE/PARKING

Client:
RUSSELL BONANZA
 2417 Guaya Drive Unit #2
 Edgewater, Florida 32141
 Volusia County, Florida

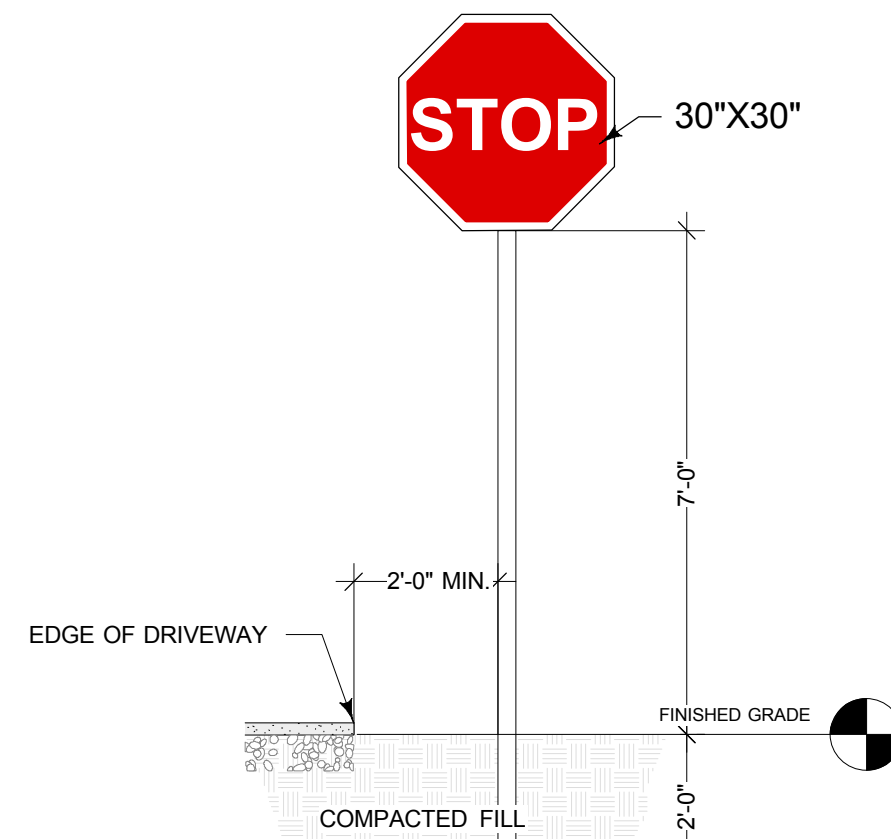
Design Firm:
Williams Engineering, PLC
 FL CA# 27412
 931 S. Ridgewood Avenue - Suite B-4
 Edgewater, Florida 32132
 386.427.8431

Site Location:
ELEVATIONS
 2421 Guaya Drive
 Edgewater, Florida 32141
 Volusia County, Florida

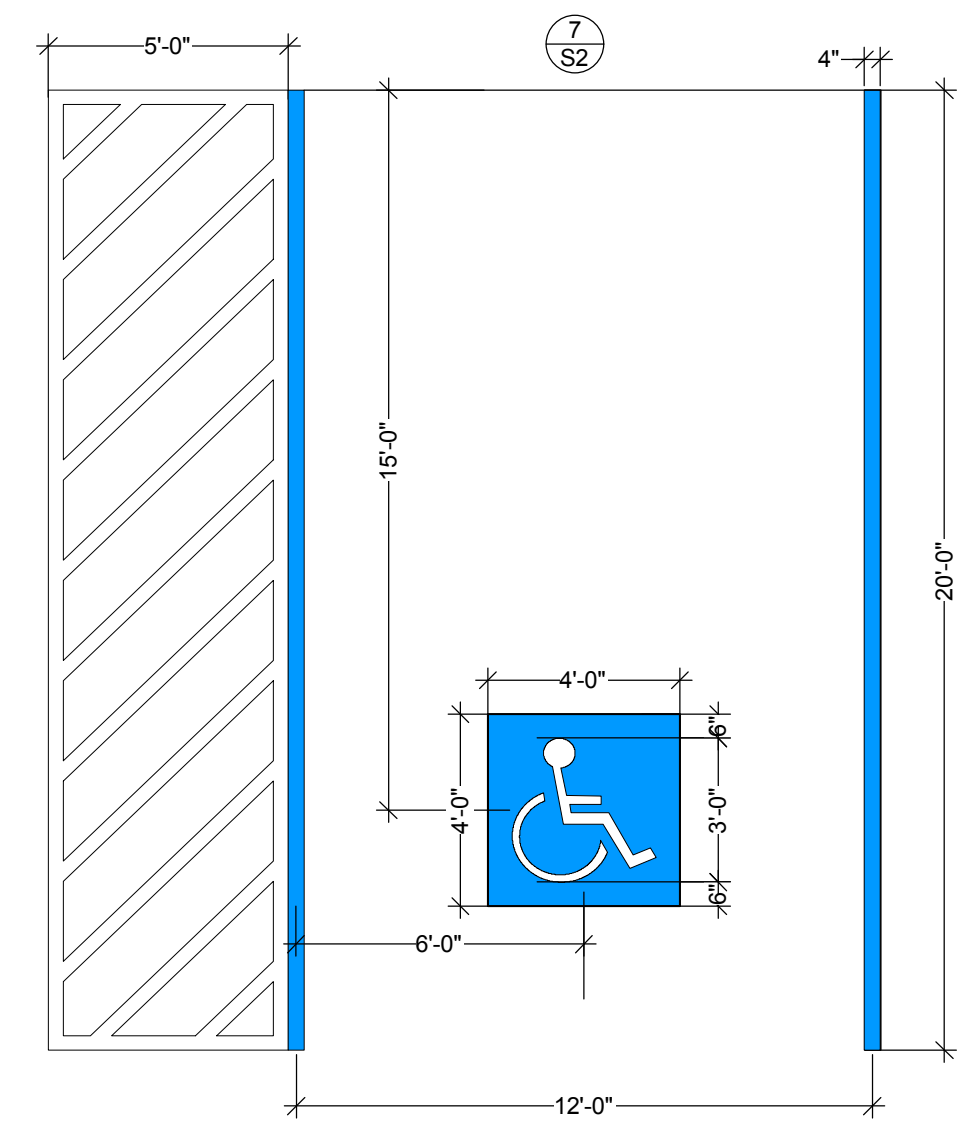
Issue/Revision 03/01/2021
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 CAD File Name 2421_Guaya_Dr
 Drawn By TN
 Checked By TCW
 Issue Date: 10/29/2019
 Plot Date:
 Reviewed by TCW
 Designed by Client
 Submitted By RB
 Drawing Code EN

Sheet Title
ELEVATIONS

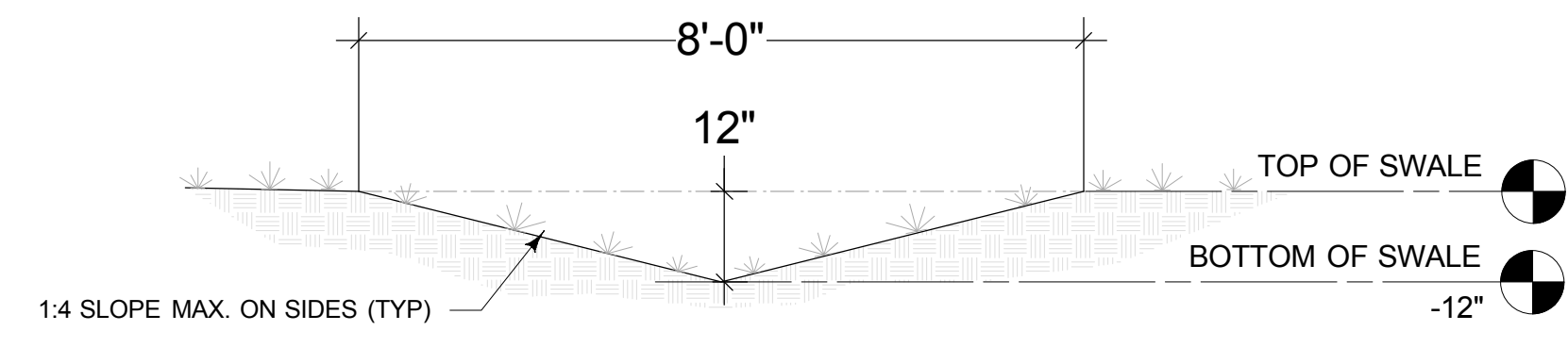
Drawing No.
S1
 Sheet 1 of 3



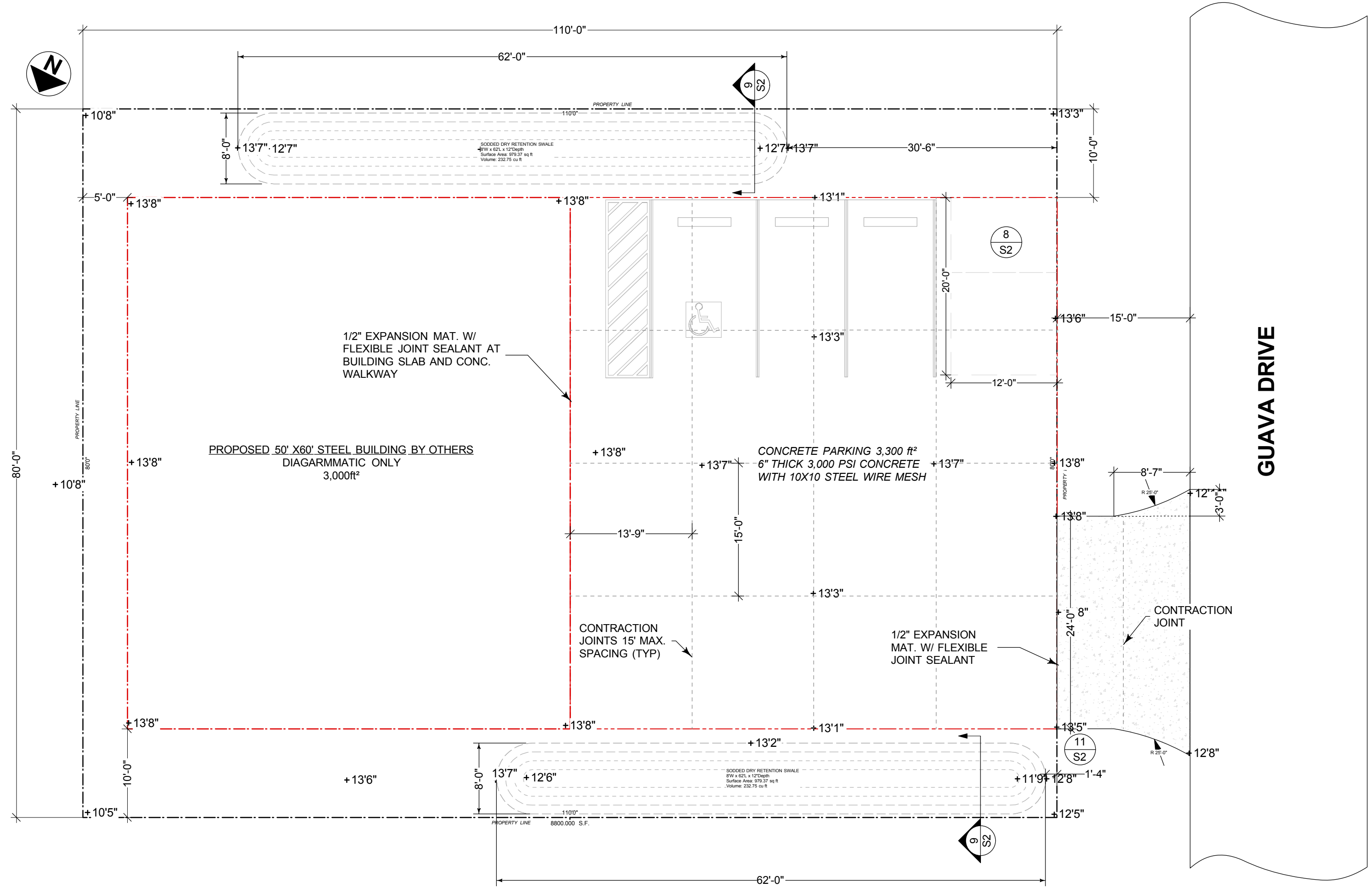
11 STOP SIGN
S2 Scale: 3/8" = 1'-0"



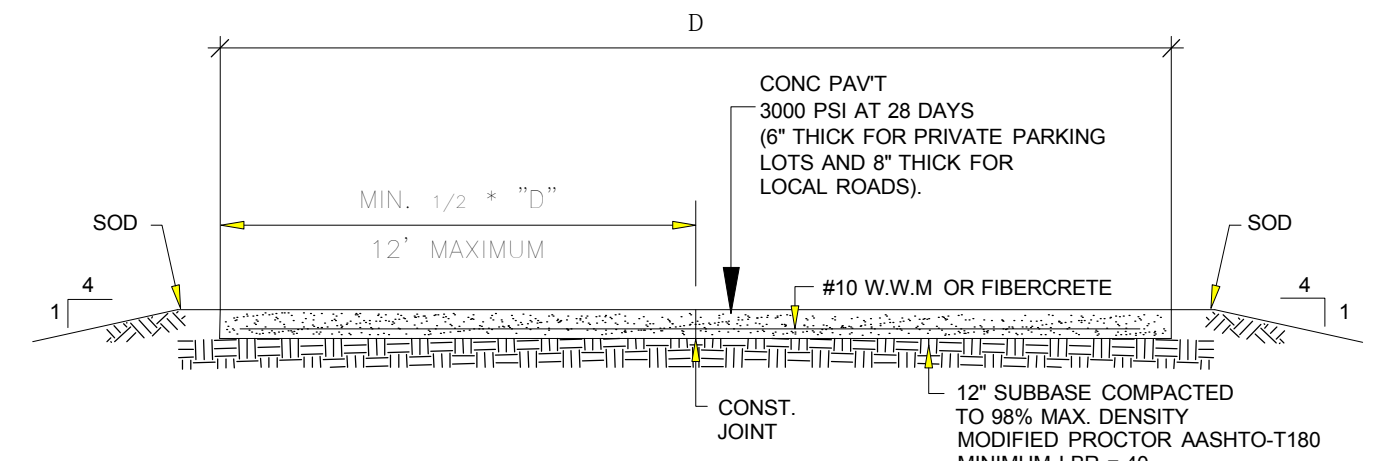
10 HANDICAP ACCESSIBLE SPACE
S2 Scale: 1/4" = 1'-0"



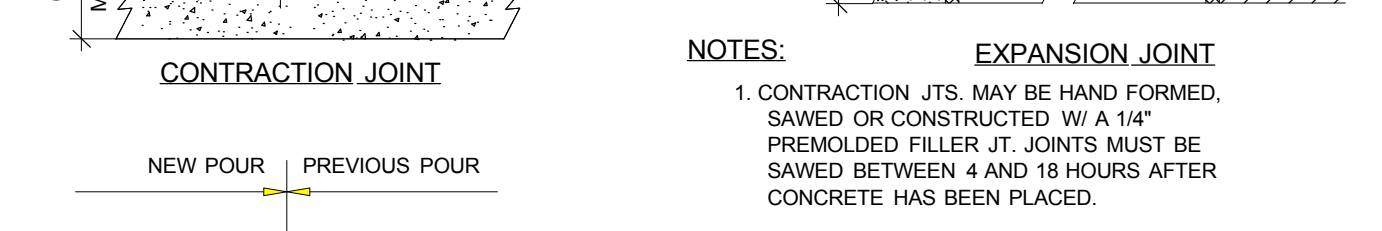
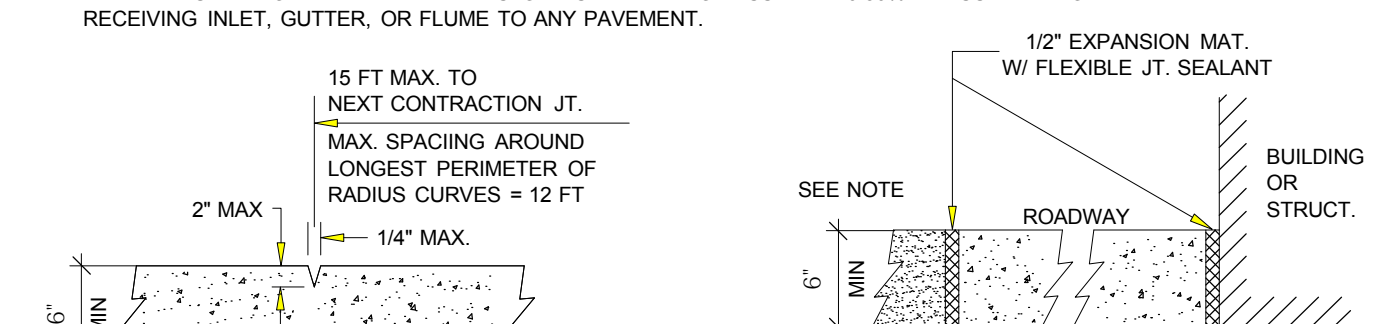
9 SWALE SECTION
S2 Scale: 1/2" = 1'-0"



6 PROPOSED SITE
S2 Scale: 1" = 10 ft



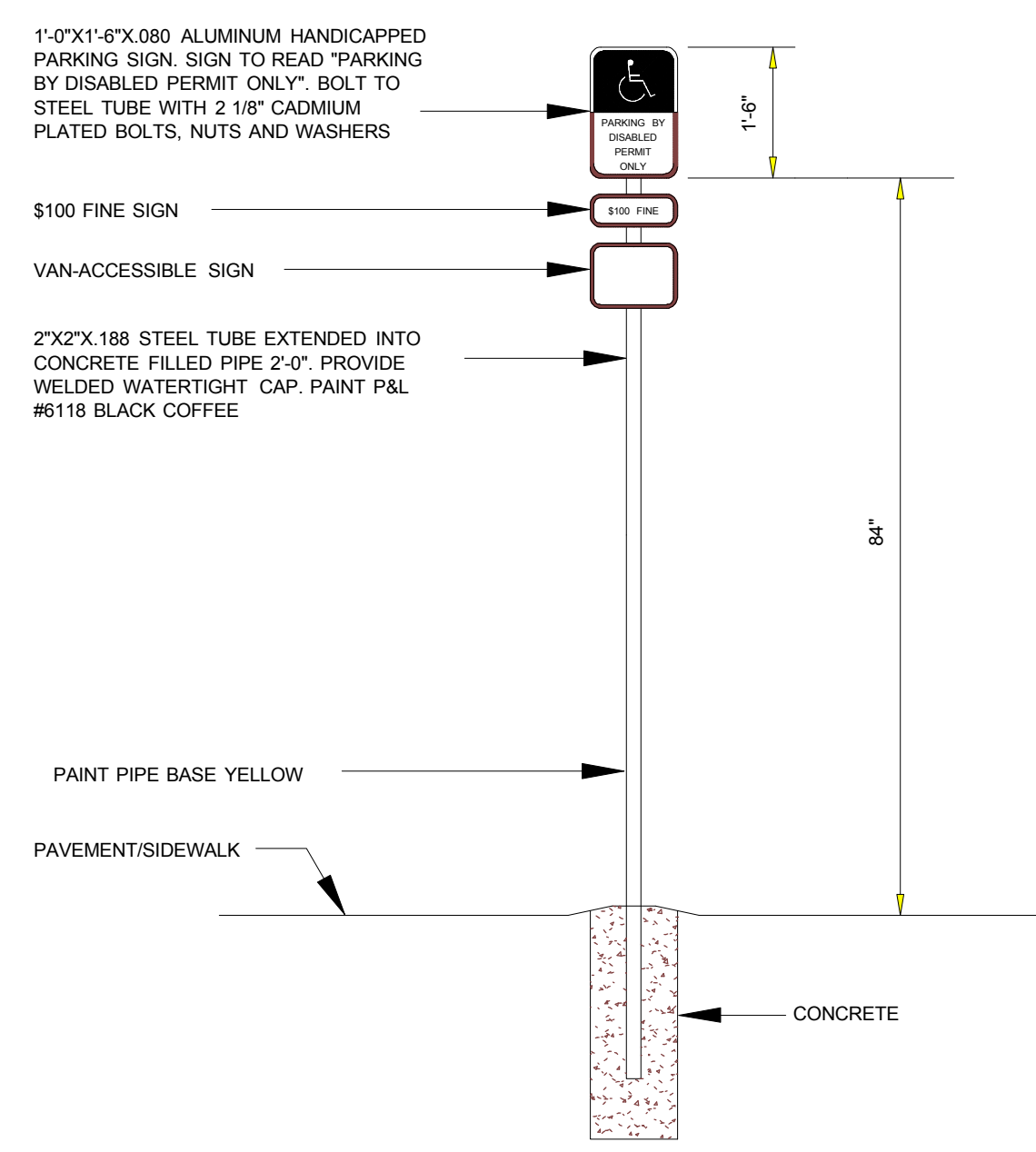
TYPICAL PAVEMENT SECTION



- NOTES:
- CONTRACTION JTS. MAY BE HAND FORMED, SAWED OR CONSTRUCTED W/ A 1/4" PREMOLDED FILLER JT. JOINTS MUST BE SAWED BETWEEN 4 AND 18 HOURS AFTER CONCRETE HAS BEEN PLACED.
 - EXPANSION JOINTS TO BE PLACED BETWEEN ROADWAY AND CURB, ALSO AT ANY PERMANENT STRUCTURE ABUTTING OR WITHIN THE PAVED AREA INCLUDING SIDEWALKS.
 - USE OF WOOD IS NOT AN ACCEPTABLE ALTERNATIVE TO FLEXIBLE JOINT SEALANTS.
 - FINAL DETERMINATION OF CONSTRUCTION JOINT SELECTION AND APPLICATION SHALL BE MADE BY THE ENGINEER OF RECORD BASED ON PROJECT REQUIREMENTS AND LOCATION.
 - CONSTRUCTION JOINTS WITHIN THE SLAB AREA SHOULD NOT CONTAIN PREMOLDED EXPANSION JOINT FILLER.
 - CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. PUBLICATION ACI 330R-87.

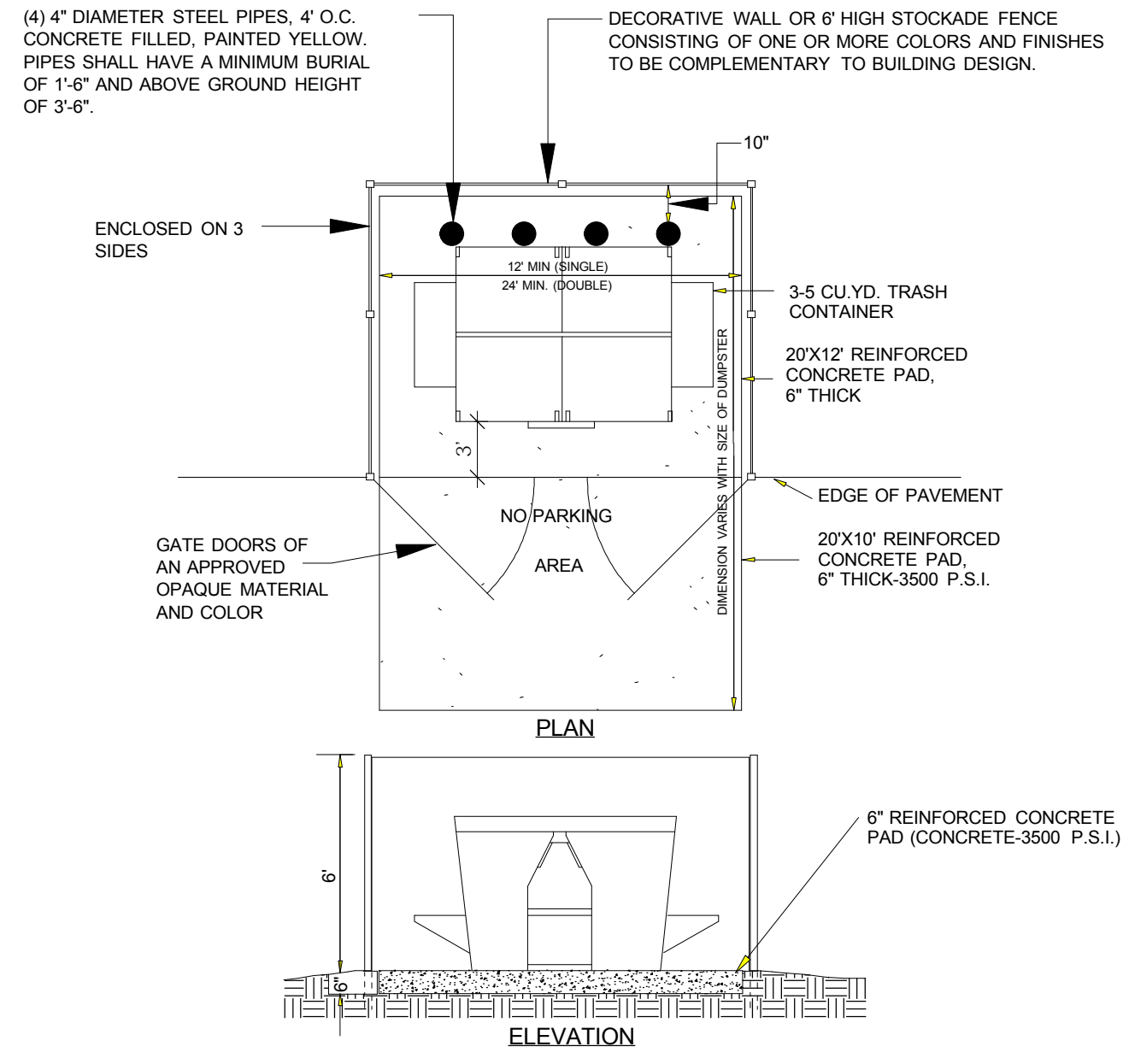
12 PAVE DETAILS
S2 NTS

FROM CITY OF EDGEWATER



7 ADA SIGNAGE
S2 NTS

FROM CITY OF EDGEWATER



8 DUMPSTER DETAILS
S2 NTS

FROM CITY OF EDGEWATER

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SITE DETAILS
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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

Sheet Title

SITE DETAILS

Drawing No. **S2**
Sheet 2 of 3

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