

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 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 AWWA 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 NITCA 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
- H.D.G. - 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

SITE PLAN

2224 HIBISCUS 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 840201068680
Property Location 2224 HIBISCUS 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 6868 & 6869 BLK 225 FLORIDA SHORES NO 7 REVISED
PLAT MB 23 PG 131 PER OR 5219 PG 2074 PER OR 6689 PG 1236
PER OR 7414 PGS 4668-4669 PER OR 8723 PG 2655
Map TWP-RNG-SEC 18 - 34 - 02
Subdivision-Block-Lot 01 - 06 - 8680

Usage -Class V -Warehouse

Lot Area = 13,680 ft² = 0.314 Acres

Proposed Impervious Areas

Proposed Steel Building 4,080 ft²
(29.82% of 13,680 ft² Lot Area)

Proposed Parking 2,726 ft²
(19.93% of 13,680 ft² Lot Area)

Proposed Sidewalk 224 ft²
(1.64% of 13,680 ft² Lot Area)

Total Impervious Area: 7,030²
(51.4% of Lot Area)

Landscape Notes

NEW PLANTINGS- 13 TREES, 295 SHRUBS REQUIRED
13 TREES AND 295 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 IF AVAILABLE.

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

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Client
OSM Development LLC
1218 Commodore Dr
New Smyrna Beach, FL 32168
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 PLAN
2224 Hibiscus Dr
Edgewater, Florida 32141
Volusia County, Florida

Site Location:

Issue/Revision	03/01/2021
Project ID	
CAD File Name	2224 Hibiscus
Drawn By	TW
Checked By	TCW
Issue Date:	01/22/2026
Plot Date:	
Reviewed by	TCW
Designed by	Client
Submitted By	BM
Drawing Code	EN

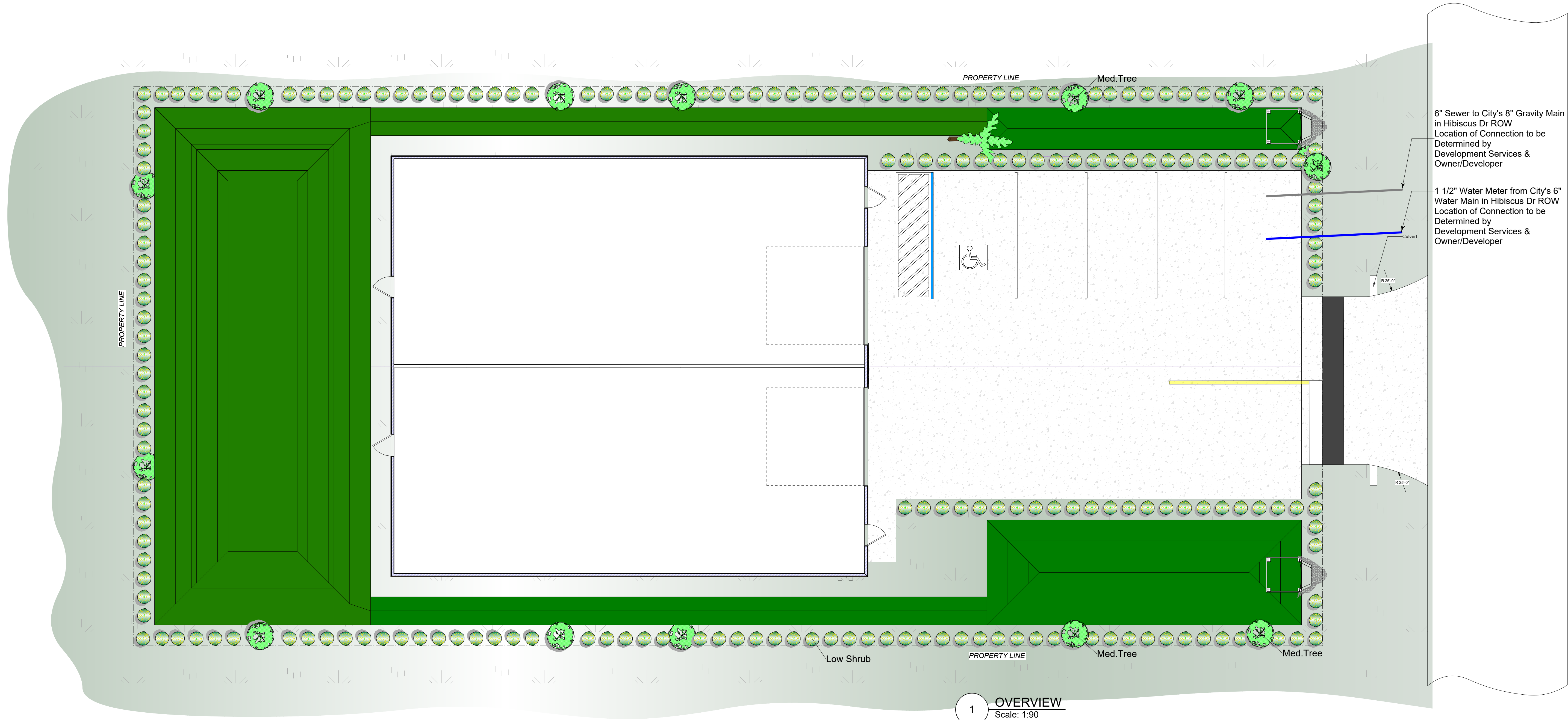
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COVER SHEET

Drawing No. **S1**
Sheet 1 of 8

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OVERVIEW



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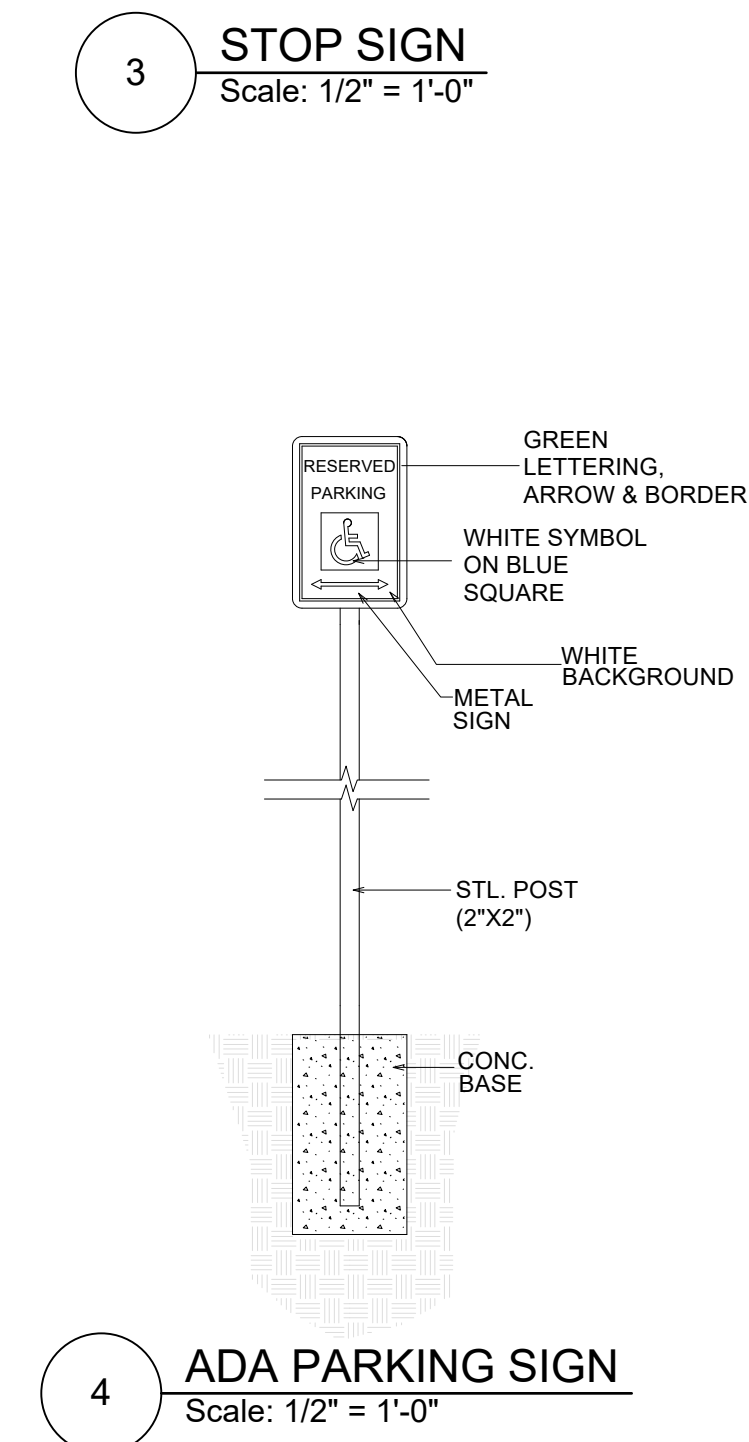
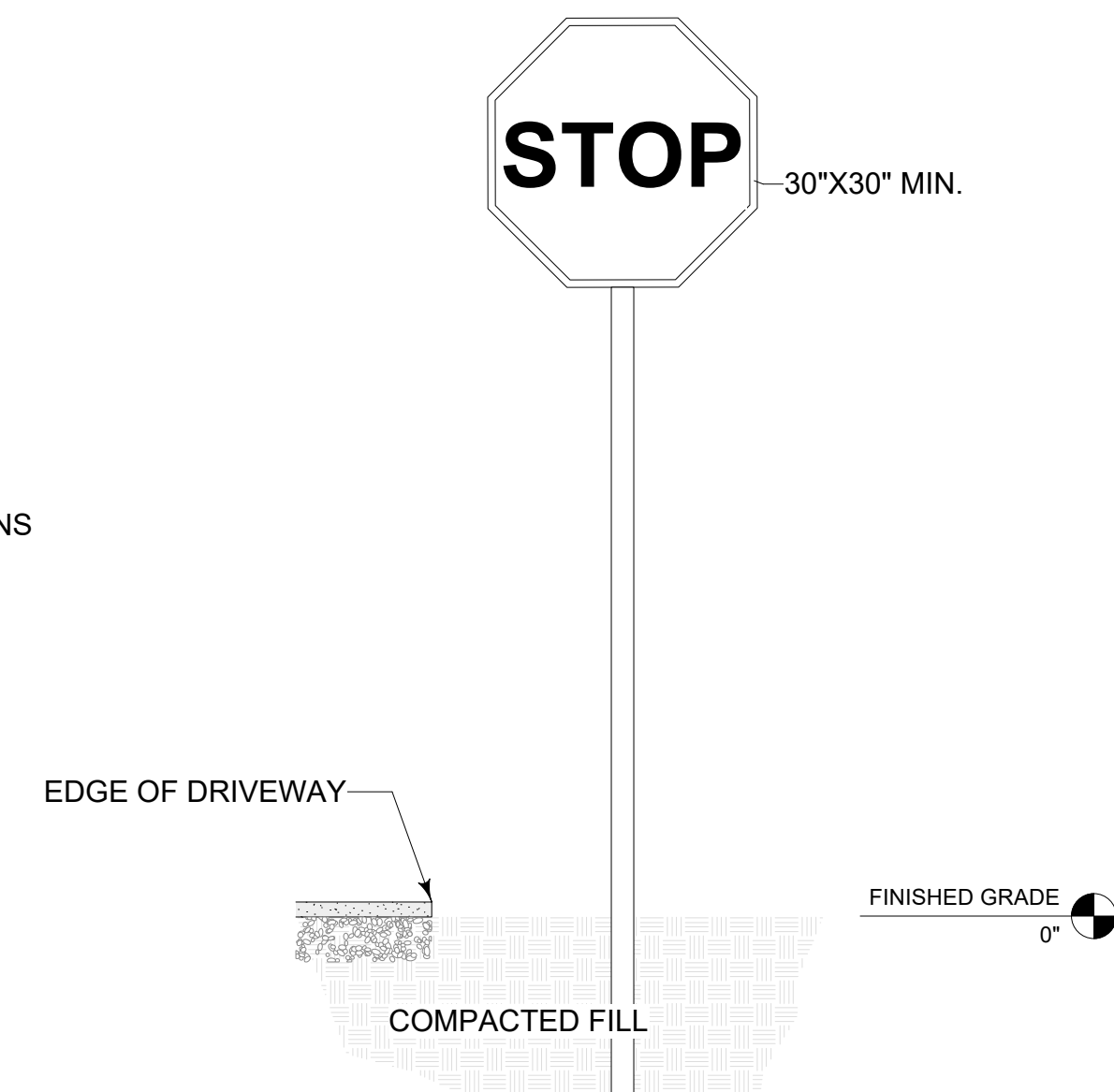
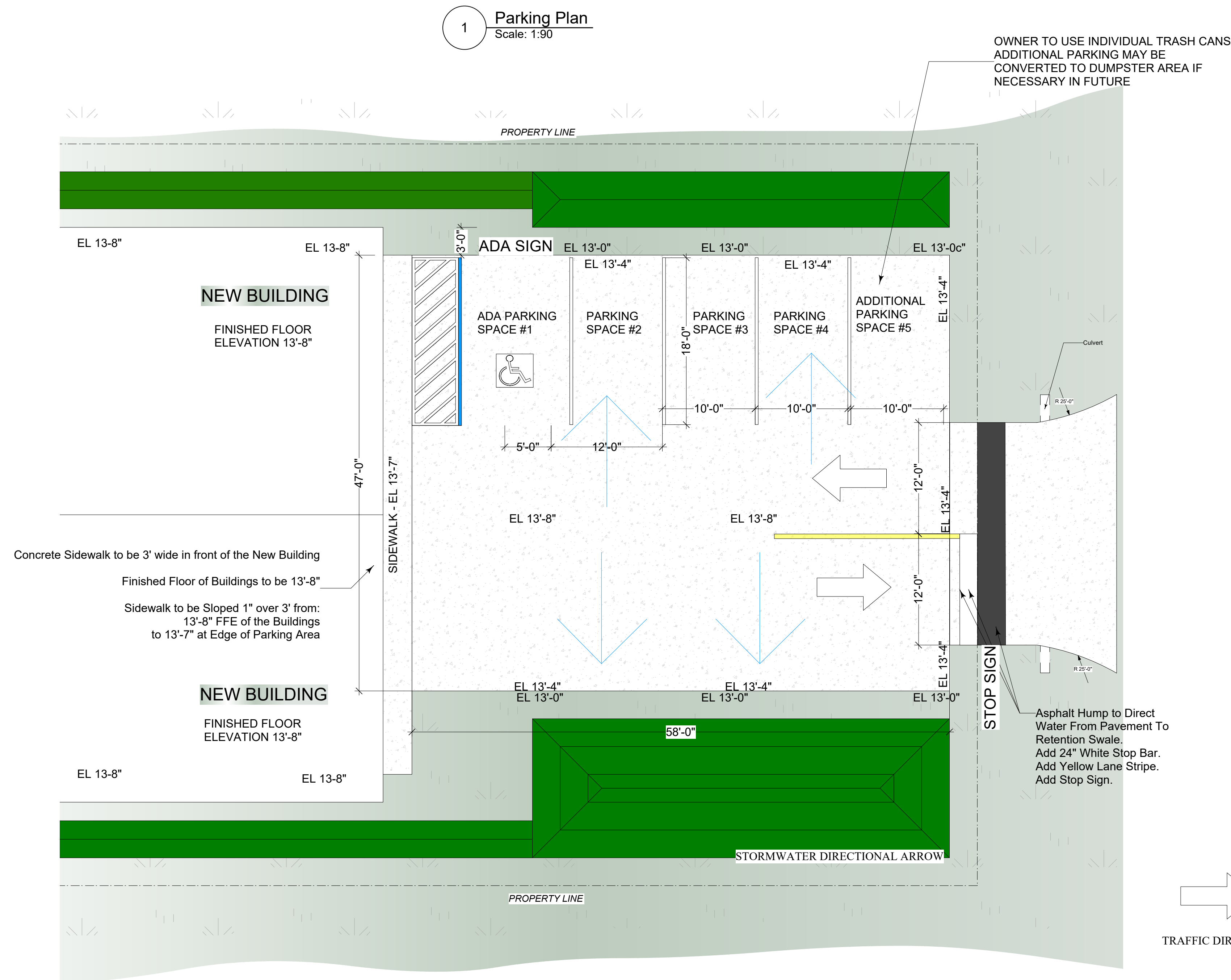
OVERVIEW

Drawing No.

S2

Sheet 2 of 8

PARKING PLAN

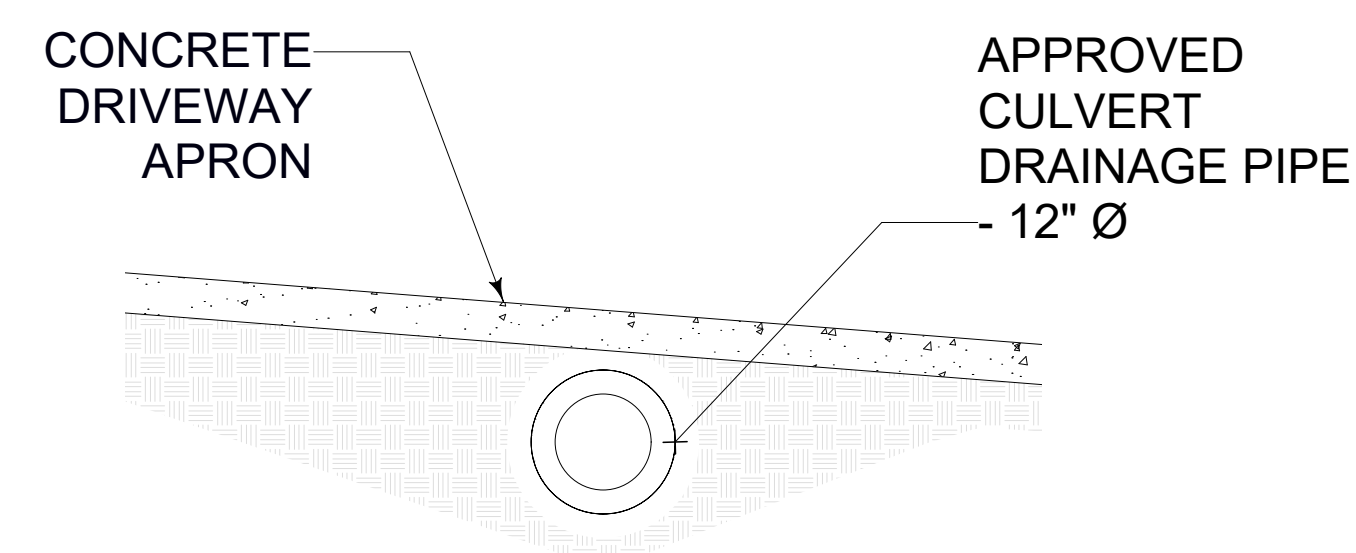


Parking Spaces Required
Warehouses - (1) Spaces per 1000 ft²
Including (1) ADA Accessible space.
New Building 3,000 ft²
3 Parking Spaces Required

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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PARKING

Drawing No. **S4**

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