

October 4, 2024

PROJECT NAME: DIMOVSKI DUPLEXES 2024

PROJECT NUMBER: 2024070025

APPLICATION: MINOR SITE PLAN #31762

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Minor Site Plan

STATUS OF REVIEW: INFO

REMARKS: IF APPLICABLE:

Sec. 2.18.2.I Show connections to other phases.

Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Required Right of Way Dedication (select as appropriate)

Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.D.(1)(b)2. For Non-Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.(1)(b)3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.D.(1)(c)1&2 Utility Easements, select as appropriate:

1."[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

2."[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec. 6.3.1.D.(1)(d)1.2.3. Stormwater easements and facilities, select as appropriate:

1."[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2."[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedicated language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.(1)(f). If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.12.12 - [Sidewalks Internal/External Provided?]

STATUS OF REVIEW: INFO

REMARKS: Sidewalk are required for all residential development. A waiver may be requested through the DRC process.

- 3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.13.3 D(4) - Landscaping of private stormwater management facilities
STATUS OF REVIEW: INFO
REMARKS: How will stormwater runoff be addressed?

- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Total Flow
STATUS OF REVIEW: INFO
REMARKS: .47acres x 1500gpd (for wells) = 705gpd authorized sewage flow
Each building is 3 bedrooms (300gpd estimated flow)
Will need 1200gal tank (300gpd +75 +75 =450gpd)

- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Available Area
STATUS OF REVIEW: INFO
REMARKS: Will need a minimum of 1,125sqft for both systems depending on soils.

- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Will need septic permit for each system through the Department of Health in Marion County
Will need well permits for each well through the Department of Health in Marion County

- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 9/5/24-Add waivers if requested in the future
7/12/24 - Add waivers if requested in the future

- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.20.1.A - When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required
STATUS OF REVIEW: INFO
REMARKS: 6972 sq ft impervious 34.1%

- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.10- Show any known easements existing or proposed i.e. ingress or egress, landscape, or conservation
STATUS OF REVIEW: INFO
REMARKS: No easements called out.

- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: None shown

- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Please show for subject property and adjacent properties on an aerial of the site and surrounding area.

- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation (Article 6, Division 5, Sec. 6.5.4)
STATUS OF REVIEW: NO
REMARKS: An environmental assessment report or exemption must be provided.
- 13 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: Plan states no existing trees, plan also shows two existing trees being preserved - please clarify - 2024 MCPA aerial does not show existing trees
- 14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: shade trees to be 3.5" cal. min, plans shows 3"
- 15 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: pending clarification
- 16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: If no trees exist, no mitigation is required
- 17 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements.
STATUS OF REVIEW: NO
REMARKS: If no mitigation is required, no replacement is required
- 18 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. show required groundcovers in ALL buffers, Liriope is on schedule, show on plan and provide quantity. 2 Waiver required for buffer width reduction for south and east boundaries 3. Show ornamental trees in south buffer 4. area on se boundary is missing buffer, please provide. 5. East and south buffers do not meet 50% planted are requirements
- 19 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: will there be outdoor lighting? if so a photometric plan is required
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: This area has a very high occurrence of Gopher Tortoise burrows. Please include a letter from a certified biologist or environmental scientist stating that there are no active burrows on site.

21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: This area has a very high occurrence of Gopher Tortoise burrows. Please include a letter from a certified biologist or environmental scientist stating that there are no active burrows on site.



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR # 31762

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 09/30/24 Parcel Number(s): 9025-0639-01 Permit Number: 2024052300 & 2303

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Dimovski Duplexes 2024 Commercial Residential
Subdivision Name (if applicable): Silver Springs Shores Unit 25
Unit 25 Block 639 Lot 01 Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Branko Dimovski
Signature: _____
Mailing Address: 4295 SE 120 Street City: Belleview
State: Florida Zip Code: 34420 Phone # 352-219-3282
Email address: branko1@comcast.net

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): _____ Contact Name: Branko Dimovski
Mailing Address: 4295 SE 120 Street City: Belleview
State: Florida Zip Code: 34420 Phone # 352-219-3282
Email address: branko1@comcast.net

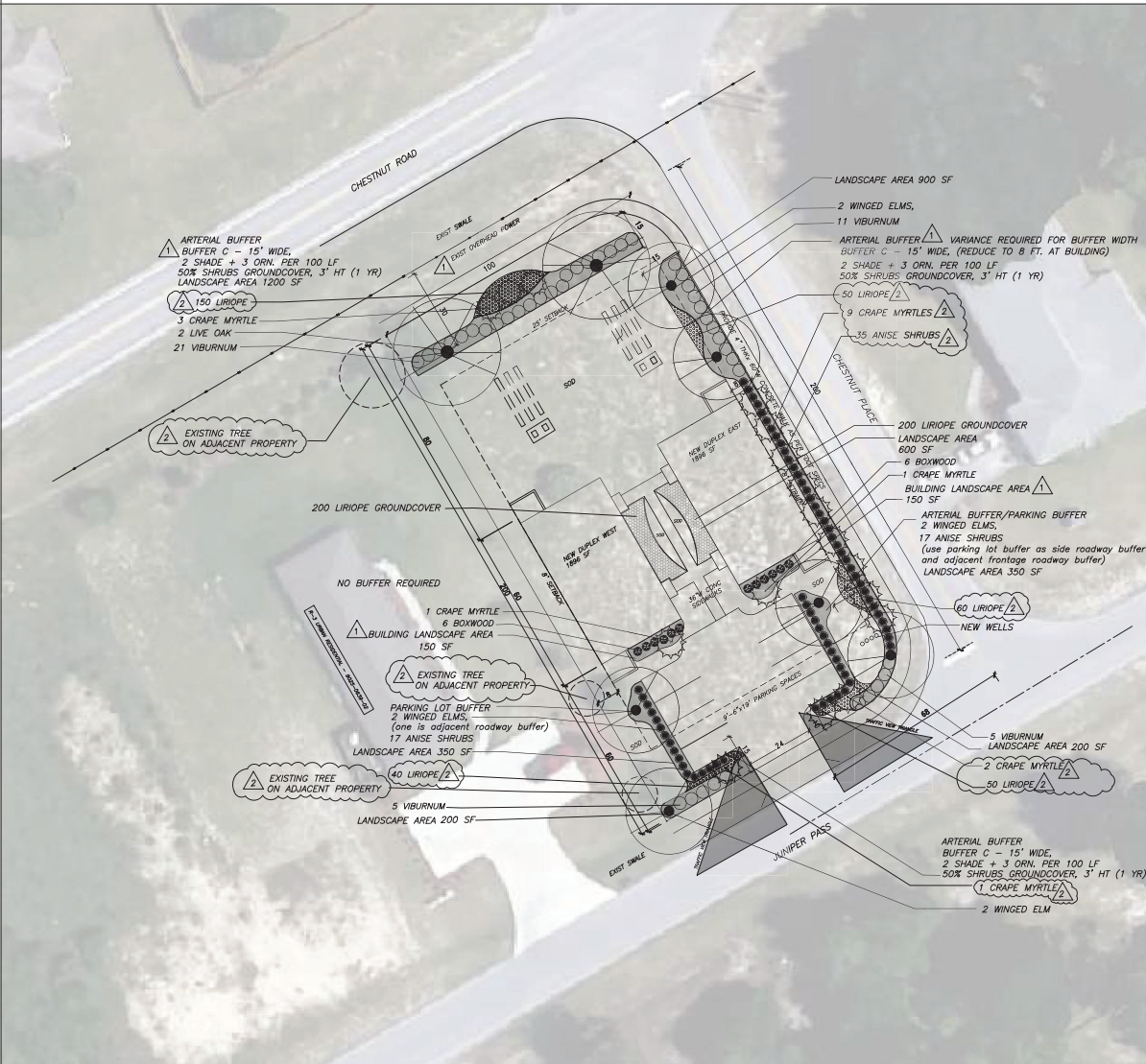
D. WAIVER INFORMATION:

Section & Title of Code (be specific): Article 6, Division 5, Section 6.5.4
Reason/Justification for Request (be specific): 1. The US Fish & Wildlife Services has taken the Gopher Tortoise off the endangered species list.. What purpose does it serve to protect an animal that is not endangered?
2. My family has owned this property since 2003, there are no tortoises and I have the grass cut on the property.
3. In 2019, I had cleared the land for a duplex I was planning to build (Permit# 2019062282), but did not proceed.

DEVELOPMENT REVIEW USE:

Received By: Walkin CF Date Processed: 10/4/24 CF Project # 2024070025 AR # 31762

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



SECTION 6.8.12. LDR: Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy.

Outdoor Lighting – any proposed outdoor security lighting to be shielded and comply with Marion County LDR Code: 6.19

LANDSCAPE

SITE DATA:

20,473 SF OR .47 ACRES
 3,792 SQ.FT. BUILDING OR 18.5%
 3,180 SQ.FT. CONCRETE AND PAVEMENT OR 15.5%
 13,501 SQ.FT. OPEN SPACE/RETENTION OR 65.9%
 6,972 SQ.FT. TOTAL ON-SITE IMPERVIOUS AREA, 34.1%

SITE LOCATED WITHIN SILVER SPRINGS PRIMARY PROTECTION ZONE
BUFFERS

The development of an individual single family residence or duplex is exempt from providing the required buffer on adjacent residential lot ARTERIAL/COLLECTOR
 C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof.
 Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year. PARKING
 A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

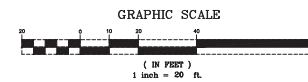
TREE PRESERVATION

Landscape Calculations		
Site Size (sf):	20,473.00	Landscape Area: 20% inside the Primary SPZ area
0.47 ACRE		Landscape Area (sf): 4,095.00
		FLL Area (sf, 40% LVI): 1,638.00
		2,500 SF PROVIDED
Tree Protection / Tree Replacement		
Pre-Development Phase 1		Shade Tree
Total Native DBH inches: NO EXISTING ON SITE		Site Size / 3,000: 7.00
Per acre ratio: 0.00 per acre		Required Shade Trees: 7.00
Proposed Tree Removal		Existing Shade Trees: 0.00
Total Native DBH inches: 0.00		Proposed Shade Trees: 8.00
Per acre ratio: 0.00		3.5" CAL. 6" WINGED ELMS
Proposed Replacement		15 CRAPE MYRTLE 2.5" CAL. 15 ORNAMENTAL
Total Native DBH inches: 47" REQUIRED	47" PROVIDED	Total Shade Trees: 8.00
Per acre ratio: 1" per acre		

Sec. 6.8.5 - New residential developments.
 The MFLA requirements for the residential components are as follows:
 Within the Primary SPZ, 20 percent of the project area shall be MFLA.
 Outside of the Primary SPZ, 15 percent of the project area shall be MFLA.

LANDSCAPE KEY

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATIONS	NATIVE
(Symbol)	2	QUERCUS VIRGINIANA	LIVE OAK	MIN. 14" HT., 3.5" CAL. MIN.	Y
(Symbol)	6	ULMUS ALATA	WINGED ELM	MIN. 12" HT., 3.5" CAL. MIN., 30" OC MIN.	Y
(Symbol)	15	LAGERSTROEMIA INDICA "TUSCARORA" CRAPE MYRTLE, SEMI-DWARF VARIETY "DELTA JAZZ" (8-10"HT x 4-6' W)	CRAPE MYRTLE	11" HT., 2-1/2" MIN. CAL. MULTI-TRUNK-RED	N
(Symbol)	69	ILICUM PARVIFLORUM	OCALA ANISE	3 GAL., 3" O.C. 24" HT. MIN.	Y
(Symbol)	42	VIBURNUM DORRATISSIMUM	SWEET VIBURNUM	3 GAL., 3" O.C. 24" HT. MIN.	N
(Symbol)	12	BUXUS MICROPHYLLA	WINTERGREEN BOXWOOD	3 GAL., 2" OC, 12" HT.	N
(Symbol)	340	LIRIOPE MUSCARY	BIG BLUE LIRIOPE	1 GAL., FULL	N
(Symbol)		MULCH	TYPE B PINE BARK (20 CY)		
(Symbol)		SOD	ARGENTINE BAMA		
(Symbol)			TREE PROTECTION FENCE		



APPROVALS

DATE: 4/9/2024
 DRAWN BY: ELIZABETH C. HOOK
 CHECKED BY: ELIZABETH C. HOOK
 DRAWING NO. 082-PDS-R01

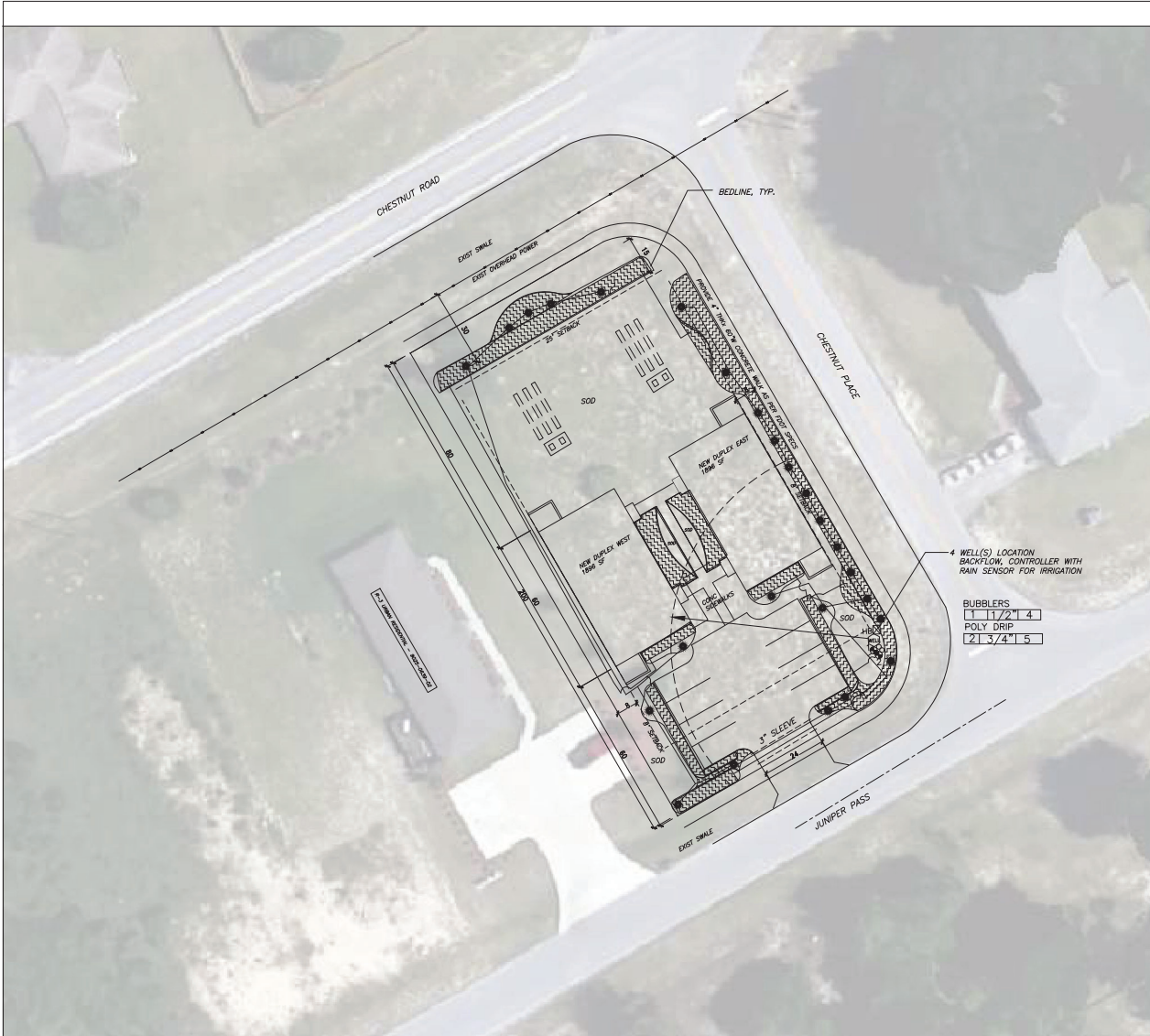
ELIZABETH C. HOOK
 LANDSCAPE ARCHITECTURE, LLC
 SITE PLANS CONSULTANT/CONSTRUCTION DOCUMENTS
 882 PDS-R01 (REV)
 08/19/2024

REVISIONS:
 COUNTY COMMENTS: 08/19/2024
 REVISIONS: 08/19/2024
 REVISIONS: 08/19/2024

NOT VALID UNLESS SIGNED AND SEALED BELOW
 ELIZABETH C. HOOK, P.L.L.C. AS L.S. - JME
 LANDSCAPE ARCHITECT
 14 00001274 - FLORIDA

LANDSCAPE PLAN
 PREPARED FOR: BRANCO DUPLEX
 45 JUNIPER PASS - TAX PARCEL NUMBER 9025-0639-01
 OCALA, FLORIDA

SHEET
 LA-001



IRRIGATION KEY

- AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX, PROVIDE ELECTRIC W/ RAIN SENSOR
- HB HOSE BIB
- SCH.40 PVC SLEEVE.
- CLASS 160 LATERAL LINE, SIZED TYP. 1/2"
- ⊕ ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)
- ∞∞∞ BACKFLOW PREVENTER
- XERI-BUG EMITTER, 2 GPH 30 PSI
- 23 BUBBLERS
- ▬ 3/4" DRIP POLY PIPE SYSTEM
- SOD NOT IRRIGATED, HAND WATER UNTIL ESTABLISHED
- 2600 SF IRRIGATED
- 1 1/2" 3 GPH VALVE ZONE

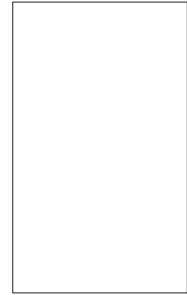


Table 1. Watering schedule for newly planted trees and shrubs

Weeks after planting: Watering frequency:

1-2	Daily
3-12	Every 2-3 days
Until established*	Weekly

* See Table 2 for tree establishment time. Shrubs establish in 1-2 years.

Newly planted shrubs are considered established when their root spread equals the spread of the above-ground canopy. Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish (Table 2).

Table 2. Establishment time and watering volume for newly planted trees.

Caliper (inches)	Root establishment time for trees (years)	Water applied during each irrigation (gallons)
1	1.5	1-1.5
2	3	2-3
3	4.5	3-4.5
4	6	4-6
5	7.5	5-7.5
6	9	6-9

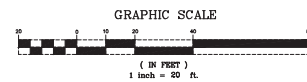
*Apply 1-1 1/2 gallons per inch of stem caliper at each watering

IRRIGATION REQUIREMENTS

- TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
- TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
- BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
- REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
- DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
- PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
- WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY (1-3/4"/WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS
BUBBLERS ZONES (EACH)= RUN TIME 15 MIN, 7 DAYS (FIRST YEAR)= 30 GALLONS/DAY
SPRAY HEADS= RUN TIME 15 MIN, 7 DAYS (FIRST YEAR)= 540 GALLONS/DAY MAX.
- SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

NOTES

- METER TO HAVE A TOTALIZING WATER METER INSTALLED AT WATER SOURCE FOR IRRIGATION
- NEW IRRIGATION PIPING MAY BE REVISED DEPENDING ON LOCATION OF WELL
- WATER SOURCE TO BE WELL, WATER AND MAINLINE TO BE ADJUSTED TO CONNECT ZONE CONTROLLERS.
 - A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, TO BE SUBMITTED AND ACCEPTED BY THE COUNTY; AND
 - THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION.



SECTION 6.8.12. LDR: Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy.

IRRIGATION

DATE: 8/9/2024
 ELIZABETH C. HOOCK
 CHECKED BY: ELIZABETH C. HOOCK
 DRAWN BY: ELIZABETH C. HOOCK
 84-107

ELIZABETH C. HOOCK
 LANDSCAPE ARCHITECTURE, LLC
 SITE PLANS / CONSULTATION / CONSTRUCTION DOCUMENTS
 1000 PINE HILL LANE
 SUITE 100
 BOCA RATON, FL 33433

REVISIONS:
 COUNTY COMMENTS: 7/16/2024
 REVISIONS: 8/9/2024
 REVISIONS: 8/9/2024
 DATE: 8/9/2024

NOT SEAL UNLESS SIGNED AND SEALED BY
 ELIZABETH C. HOOCK, R.L.A., A.S.L.A. - DATE
 LA 9 0001734 - FLORIDA

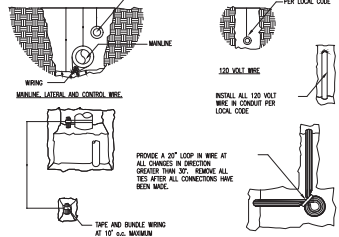
IRRIGATION PLAN
 PREPARED FOR: BRANKO DUBLEY
 45 JUNIPER PASS - TAX PARCEL NUMBER 9025-0639-01
 COCA, FLORIDA

SHEET
 LA-002

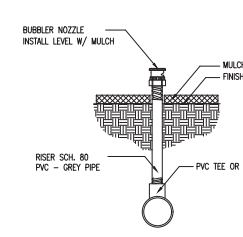
IRRIGATION NOTES

- This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
- The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
- All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
- The water source shall be well water. Design data shall be verified by the Contractor prior to installation.
- A rain sensor device, Mini-Click II, or approved equal, shall be installed for each controller installed.
- All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek-type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
- All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2466, Type 1, requirements, NSF approved.
- All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
- All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring. Provide pressure compensating devices as necessary to reduce misting.
- Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
- All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
- All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylights over newly planted rootballs.
- All emitters and flood bubblers shall be installed at the rootball and be minimally visible above the mulch.
- The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as-built copied from the original showing all dimensioned system components shall be required for final job acceptance.

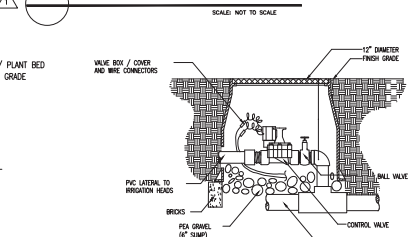
- Irrigation System to include backflow device. Rainsensor to be installed at controller.
- Sec. 6.9.6. - Completion inspection requirements.
 - A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan.



1 PIPING/WIRING DETAIL
SCALE: NOT TO SCALE



2 BUBBLER HEAD DETAIL
SCALE: NOT TO SCALE

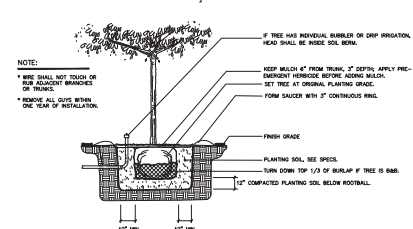


3 CONTROL VALVE DETAIL
SCALE: NOT TO SCALE

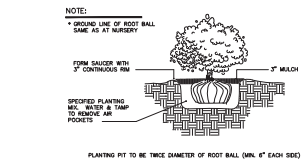
LANDSCAPE NOTES

- All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
- All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
- The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2" of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
- The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
- Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
- Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:
 - 15 gallon containers = one (3 oz.) Handy Pac
 - 30 gallon containers = two (3 oz.) Handy Pacs
 - Up to 3" caliper = one (3 oz.) Handy Pac
 - 4" to 5" caliper = two (3 oz.) Handy Pacs
 - Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.
- All plant beds shall be top-dressed with 3" of pine bark nuggets.
- The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.
- All balled and burlapped trees shall be hardened-off at the supplier's for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
- All trees will be staked per detail sheet or by another method approved by the Landscape Architect. Mulched tree rings shall encompass guys.
- No substitutions shall be permitted without prior approval from the Landscape Architect.
- Guaranty (from time of job completion and retainage release):
 - Trees and shrubs = 1 year

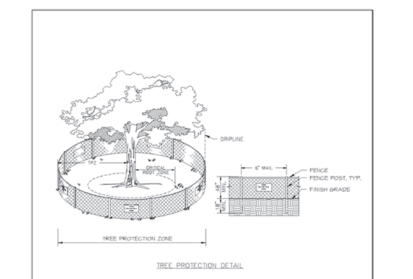
- Sec. 6.8.15. - Landscape installation and maintenance licensing and certification.
 - A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.



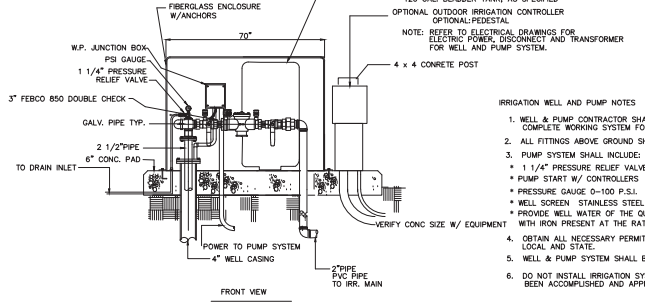
1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



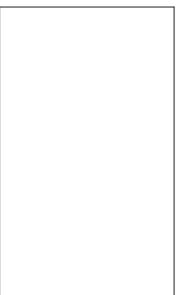
2 SHRUB PLANTING
SCALE: NOT TO SCALE



3 TREE PROTECTION FENCING
SCALE: NOT TO SCALE



4 WELL/PUMP DETAIL
SCALE: NOT TO SCALE



APPROVALS

DATE: 4/9/2024
 DRAWN BY: ELIZABETH C. HOLCK
 CHECKED BY: ELIZABETH C. HOLCK
 DESIGNED BY: ELIZABETH C. HOLCK
 SCALE: 1/8\"/>

REGION: COUNTY: 1/12/2024
 REVISIONS: 8/19/2024
 1

NOT ALL VALUES SHOWN AND SCALED RELIEF
 ELIZABETH C. HOLCK, R.L.A., A.S.L.A. - GAUT
 L.P. # 00071734 - FLORIDA


DETAIL PLAN
 PREPARED FOR: BRANKO DURIJIC
 45 JUNIPER PASS - TALK PARCEL NUMBER 9025-0639-01
 GULF, FLORIDA

SHEET
 LA-CO3

NEW RESIDENTIAL DUPLEX FOR

BRANKO & HEATHER DIMOVSKI

45 JUNIPER PASS
MARION COUNTY, FLORIDA

DRAWING ISSUE PERMIT MARCH 2024
REVISED:  CODE UPDATE
2 JUNE 24



GENERAL CONTRACTOR

BUILDING CODES

FACILITY DESCRIPTION

TYPE OF ROOF - SLOPED
ROOF MATERIAL - FIBERGLASS SHINGLES

BUILDING AND SITE INFORMATION

ZONING - R4
LAND USE - MULTI FAMILY RESIDENTIAL

BUILDING HEIGHT

ACTUAL HEIGHT - 15'-2" (1 STORY)

BUILDING AREA TABULATION

UNIT	UNIT 1	UNIT 2
LIVING AREA	847 SQ.FT.	847 SQ.FT.
COVERED ENTRY	23 SQ.FT.	23 SQ.FT.
TOTAL UNDER ROOF	870 SQ.FT.	870 SQ.FT.
PATIO	83 SQ.FT.	83 SQ.FT.
TOTAL	953 SQ.FT.	953 SQ.FT.

SOIL BEARING CAPACITY

MINIMUM CODE REQUIREMENTS - 2000 LB PSF.
MINIMUM COMPACTION - 95% MOD. DRY DENSITY

TYPE OF CONSTRUCTION

TYPE V-B, UNSPRINKLERED

OCCUPANCY CLASSIFICATION & LOAD

CLASSIFICATION - RESIDENTIAL
IMPORTANCE FACTOR - (1)

DESIGN CRITERIA			
DESIGN WIND SPEED	130 MPH		
RISK CATEGORY	II		
EXPOSURE CATEGORY	C		
INTERNAL WIND COEFFICIENT	+0.18 & -0.18		
ALL COMPONENTS INCLUDING DOORS AND WINDOWS SHALL BE DESIGNED TO THE FOLLOWING PRESSURES:			
EFFECTIVE AREA	PRESSURE (PSF)		
SO. FT.	OUT	IN	
10	22.1	-29.6	
20	21.1	-27.6	
30	19.8	-25.0	
100	18.8	-25.0	

STRUCTURAL LOADS

ROOF LIVE LOADS - 20 P.S.F. REDUCIBLE
COLLATERAL LOAD - 2 P.S.F.
FLOOR LIVE LOADS - 40 P.S.F.
ULTIMATE WIND SPEED - 130 M.P.H., 3 SEC GUST
NOMINAL WIND SPEED - 101 M.P.H.
BASIC WIND VELOCITY P.S.F. - 28.8 P.S.F. @ 33'-0" MEAN ROOF HT.

FIRE RESISTANCE OF COMPONENTS

INTERIOR BEARING WALLS - 1 HR
EXTERIOR BEARING WALLS - 1 HR
COLUMNS AND BEAMS - 1 HR
ROOF/CeILING ASSEMBLY - 1 HR
TENANT SEPARATION WALL - 1 HR

PLUMBING REQUIREMENTS

RESIDENTIAL -	EACH UNIT	REQUIRED	PROVIDED
TOILET	1	1	1
WASHER CONNECTION	1	1	1
LAVATORY	1	1	1
TUB	1	1	1

EGRESS REQUIREMENTS

MINIMUM NUMBER OF EXITS - 1
WIDTH OF EGRESS DOOR - 36" HINGED ENTRANCE DOOR
FIRST FLOOR SLEEPING AREAS - 5 SQ.FT. OF GLASS IN ROOMS W/O DOORS TO THE EXTERIOR

EXTERIOR DOOR MANUFACTURER:

SEE ATTACHED DATA

WINDOW MANUFACTURER:

SEE ATTACHED DATA

ROOF SHINGLE MANUFACTURER:

SEE ATTACHED DATA

GARAGE DOOR MANUFACTURER:

SEE ATTACHED DATA

ATTIC VENTILATION REQUIREMENTS

REQ'D: 1895 SF / 300 = 6.32 SF
EAVE: 6.592 SF
ROOFVENT: 8.08/2 = 3.16 SF
PROVIDED:
EAVE: 88.87 LF X 8/144/LF = 5.54 SF
ROOFVENT: 14.87 LF X .167 = 2.48 SF
NOTE: 2 SF OF OFF RIDGE VENTING IS TO BE PROVIDED IN ADDITION TO SOFFIT AND RIDGE VENTILATION

DESIGN CODE REFERENCE

BUILDING CODE - FLORIDA RESIDENTIAL BUILDING CODE - 8th EDITION (2023)
ELECTRICAL CODE - NATIONAL ELECTRIC CODE - 2020 EDITION
PLUMBING CODE - FLORIDA PLUMBING CODE - 8th EDITION (2023)
MECHANICAL CODE - FLORIDA MECHANICAL CODE - 8th EDITION (2023)
FIRE CODE - FLORIDA FIRE PREVENTION CODE - 8th EDITION (2023)
GAS CODE - FLORIDA FUEL GAS CODE - 8th EDITION (2023)
NFPA 58 - LIQUEFIED PETROLEUM GAS - (2020)
NFPA 72 - NATIONAL FIRE ALARM CODE (2019)
NFPA 72E - AUTOMATIC DETECTION DEVICES (LATEST EDITION)
NFPA 101 - LIFE SAFETY CODE (2021)
NFPA 80 - FIRE DOORS AND WINDOWS (2019)
OSHA
ACI-318 - BUILDING REQUIREMENTS FOR REINFORCED CONCRETE (2019)
AISC CODE OF STANDARD PRACTICE (MANUAL OF STEEL CONSTRUCTION, 9th EDITION)
S-310 SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STEEL

CONSTRUCTION NOTES

GENERAL

G01 - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
G02 - THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, ALL WORKERS AND ALL OTHER PEOPLE PRESENT DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
G03 - THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ANCHORS, EMBES, SUPPORTS, OR ANY OTHER ITEMS WHICH MAY EFFECT STRUCTURAL DRAWINGS.

FOUNDATION

F01 - ALL ORGANIC MATERIALS, REFUSE MATERIALS AND SOFT AREAS IN SOIL SHALL BE REMOVED AND THE SOIL PREPARED FOR AN ALLOWABLE BEARING PRESSURE OF 2000psf.
F02 - SHOULD THE CONTRACTOR DISCOVER ANY CONDITION WHICH COULD PREVENT THE ATTAINMENT OF THE STATED DESIGN PRESSURE, HE SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

SLAB ON GRADE

F03 - COMPACT INTERIOR FILL TO 95% MINIMUM MAX DRY DENSITY (MODIFIED PROCTOR, ASTM D1557-58T OPTIMUM MOISTURE CONTENT). SOIL COMPACTION SHALL BE FIELD CONTROLLED BY A REPRESENTATIVE FROM A QUALIFIED LABORATORY APPROVED BY THE ENGINEER. EACH LAYER OF FILL SHALL NOT EXCEED 10" AND SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF THE NEXT FILL LAYER.
F03 - ALL FLOOR SLABS SHALL BE PLACED UPON A 4" THICK SAND LAYER FOR FINE GRADING.

CONCRETE AND REINFORCING

C01 - CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19).
C02 - CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH AS FOLLOWS:
FOUNDATIONS, FILLED CELLS AND CONCRETE BEAMS - 3000psf
SLABS ON GRADE - 3000psf
C03 - ALL REBAR SHALL CONFORM TO ASTM-615, GRADE 60, AND SHALL LAP A MINIMUM OF 25" AT ALL JOINTS. SLABS WITH FIBER MESH OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185-02.
C04 - COVER FOR ALL REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS NOTES):
ALL FOOTINGS - 3"
SLABS ON GRADE - 1-1/2" FROM TOP OF CONCRETE
ALL BEAMS - 1-1/2" ON STIRRUPS
C05 - VERTICAL REBAR WALL REINFORCING SHALL BE A STANDARD HOOK WITH A 25" PROJECTION ABOVE SLAB AND HAVE A MINIMUM 7" EMBEDMENT.

MASONRY

M01 - ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-14).
M02 - ALL CONCRETE BLOCKS SHALL CONFORM TO ASTM C 90. 12B DAY STRENGTH MUST EQUAL 2000psi, FM SHALL EQUAL 1500psi LAID IN A RUNNING BOND.
M03 - ALL MORTAR SHALL BE TYPE S OR M.
M04 - REINFORCE ALL CMU WALLS WITH A CONTINUOUS HORIZONTAL BOND BEAM GROUTED SOLID AND REINFORCE WITH A MINIMUM OF (1) #5 REBAR WITH A 25" OVERLAP AT EACH JOINT.
M05 - WHERE SHOWN, ALL VERTICAL CELLS OF BLOCK MASONRY SHALL BE FILLED WITH 3000psi GROUT HAVING A 28 DAY STRENGTH OF 3000psi AND A GROUT SLUMP NOT LESS THAN 8". REINFORCE WITH A MINIMUM OF (1) #5 VERTICAL REBAR WITH A MINIMUM 25" OVERLAP AT EACH JOINT.
M06 - GROUT FOR FILLED CELLS SHALL BE Poured OR PUMPED IN LIFTS NOT TO EXCEED 10'-0" IN HEIGHT AND SHALL BE CONSOLIDATED AT THE TIME OF POURING BY RODDING OR VIBRATING.
M07 - PROVIDE KNOCKOUTS IN CMU AT THE BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.

STRUCTURAL LUMBER

L01 - ALL STRUCTURAL AND LOAD BEARING WALLS SHALL HAVE A MINIMUM FB OF 1200psi.
L02 - WALLS HIGHER THAN 9'-0" SHALL HAVE INTERMEDIATE BRIDGING SPACED NOT GREATER THAN 72" APART.
L03 - ALL LOAD BEARING WALLS SHALL HAVE A DOUBLE SYP No.2 TOP PLATE.
L04 - ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED.

STRUCTURAL STEEL

S01 - STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (USE THE LATEST EDITION).

DRAWING INDEX

ARCHITECTURAL

C1 - BUILDING CODE DATA
L51 - IN. DESIGN DETAILS
A1.0 - FLOOR PLAN
A2.0 - EXTERIOR ELEVATIONS
- TYPICAL EXTERIOR WALL SECTIONS
S1.0 - FOUNDATION PLAN / DETAILS
S2.0 - ROOF FRAMING PLAN / DETAILS
E1.0 - ELECTRICAL PLAN / DETAILS

David P. King, Jr
ARCHITECT

7000 SW 81ST AVE
SUITE 400
OCALA, FL 34478
352.875.2337 (PH)
352.875.2337 (FAX)

REGISTRATION(S)
STATE OF FLORIDA
STATE OF GEORGIA
PROJECT

AR 12,999
3044

DEVELOPED BY
DIMOVSKI PROPERTIES
BRANKO DUPLEX

NEW
RESIDENTIAL DUPLEX
ON VACANT LAND

FOR
BRANKO & HEATHER
DIMOVSKI
45 JUNIPER PASS
MARION COUNTY, FLORIDA

DRAWN BY: DPK

CHECKED BY: DPK

APPROVED BY: DPK

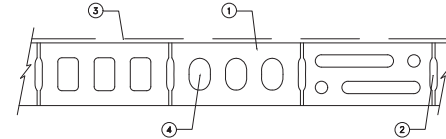
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COVER
BUILDING CODE DATA

SHEET NUMBER

C1



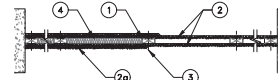
DESIGN No. U905
NTS
BEARING WALL RATING - 2 HR
NON-BEARING WALL RATING - 2 HR

HORIZONTAL SECTION

1. CONCRETE BLOCKS* - VARIOUS DESIGNS, CLASSIFICATION D-2 (2 HR)
2. MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOM 3/8 IN THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN, SHARP SAND TO ONE PART PORTLAND CEMENT AND NOT MORE THAN FIFTY PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - ADD 1/2 HR TO CLASSIFICATION IF USED, WHERE COMBUSTIBLE MEMBERS ARE FRAMED IN WALL. PLASTER OR STUCCO MUST BE APPLIED ON THE FACE OPPOSITE FRAMING TO ACHIEVE A MAX CLASSIFICATION OF 1-1/2 HR, ATTACHED TO CONCRETE BLOCKS (ITEM 1).
4. LOOSE MASONRY FILL - IF ALL CORE SPACES ARE FILLED WITH LOOSE, DRY, EXPANDED SLAG, EXPANDED CLAY OR SHALE (OPTIONAL KILN PROCESS), WATER REPELLANT VERMICULITE MASONRY FILL INSULATION OR SILICONE TREATED PERLITE LOOSE FILL INSULATION, ADD 2 HR TO CLASSIFICATION.
5. FOAMED PLASTIC* (OPTIONAL - NOT SHOWN) - 1-1/2 IN THICK MAX, 4 FT WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1).
CELOTEX CORP - TYPE THERMAX

* BEARING THE UL CLASSIFICATION MARKING

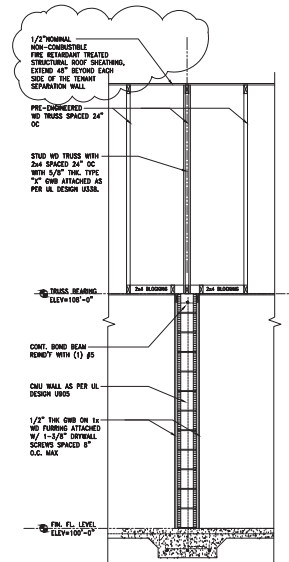
Design No. U338
Nonbearing or Bearing Wall Rating - 1 HR.
(See Items 2 and 2A)
Finish Rating - One Layer of Wallboard - Min. 20 Min.
Two Layers of Wallboard - Min. 59 Min



HORIZONTAL SECTION

1. Wood Studs - Nom 2 by 3 or 2 by 4 in., flat w/ce, spaced 24 in. O.C. max, effectively firestopped.
2. Gypsum Board* - For Nonbearing Wall Rating - One layer of 5/8" in. thick, 4ft. wide wall board each side of studs. Wall board or lath applied horizontally or vertically with vertical joints centered on studs, and nailed to studs and bearing plies 7 in. O.C. with lid cement coated nails 1-7/8" in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternative, No. 8 bugle head drywall screws, 1-7/8" in. long, may be substituted for the lid cement coated nails. See Gypsum board* (GKX) category for names of Classified composites.
- 2A. Gypsum Board* - Same as Item 2. For bearing wall rating - Additional layer of 5/8" thick, 4 ft wide wall board each side of studs. Attached to studs over lath layer 8 in. O.C. max, with 80 cement coated nails, 2-5/8 in. long, 0.113 in. shank diam and 9/32 in. diam head.
3. Joints and Nail Heads - Wall board joints of outer layer of covered with tape and joint compound. Nail heads of outer layer covered with veneer plaster. As an alternative, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboards.
3. Batts and Blankets* (Optional) - Max 1 in. thickness glass or mineral fiber batt insulation. See Batts and Blankets* (BZJZ) category for names of Classified composites.
4. Fiber, Spray* - As an alternative to Batts and Blankets (Item 3) - Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb / ft³. U S Greenfiber L L C - Cocoon stabilized cellulose insulation.
- 4A. U S Greenfiber L L C - Cocoon stabilized cellulose insulation.

*Bearing the UL Classification Mark.



1HR TENANT SEPARATION WALL
Scale: 1/2" = 1'-0"

DRAWING ISSUE PERMIT MARCH 2024
REVISED:



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 8157 AVE
SUITE 400
OCALA, FL 34478
352.873.2337 (PH)
352.873.2337 (FAX)

REGISTRATION NO. AR 12,599
STATE OF FLORIDA
STATE OF GEORGIA 3544
PROJECT

DEVELOPED BY
DIMOVSKI PROPERTIES
BRANKO DUPLEX

NEW
RESIDENTIAL DUPLEX
ON VACANT LAND

FOR
BRANKO & HEATHER
DIMOVSKI
45 JUNIPER PASS
MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK

ARCHITECT'S PROJECT No.:

SHEET TITLE:
UL DESIGN

SHEET NUMBER

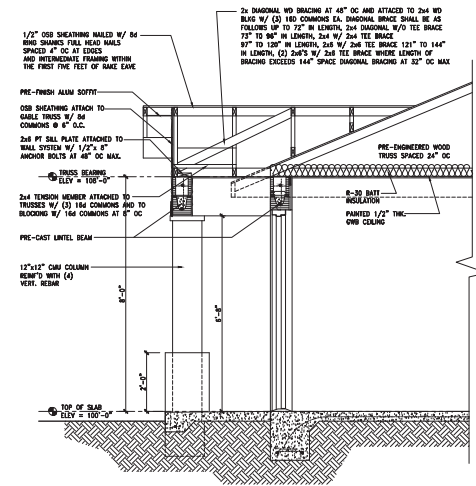
LS1

DOOR SCHEDULE				
MARK	DESCRIPTION	ROUGH OPENING BLOCK	HEADER	DESIGN PRESSURES
(A)	3068 INSULATED OR SC	40" x 83"	LT24	22.775 19.8/-25.0
(B)	2868 INSULATED OR SC	34" x 82"	LT24	19.361 21.1/-27.6
(C)	2868 HC			
(D)	2868 HC			
(E)	2068 HC			
(F)	4068 BI-FOLD			
(G)	6068 BI-FOLD			
(H)	3668 BI-FOLD			
(I)	2068 BI-FOLD			

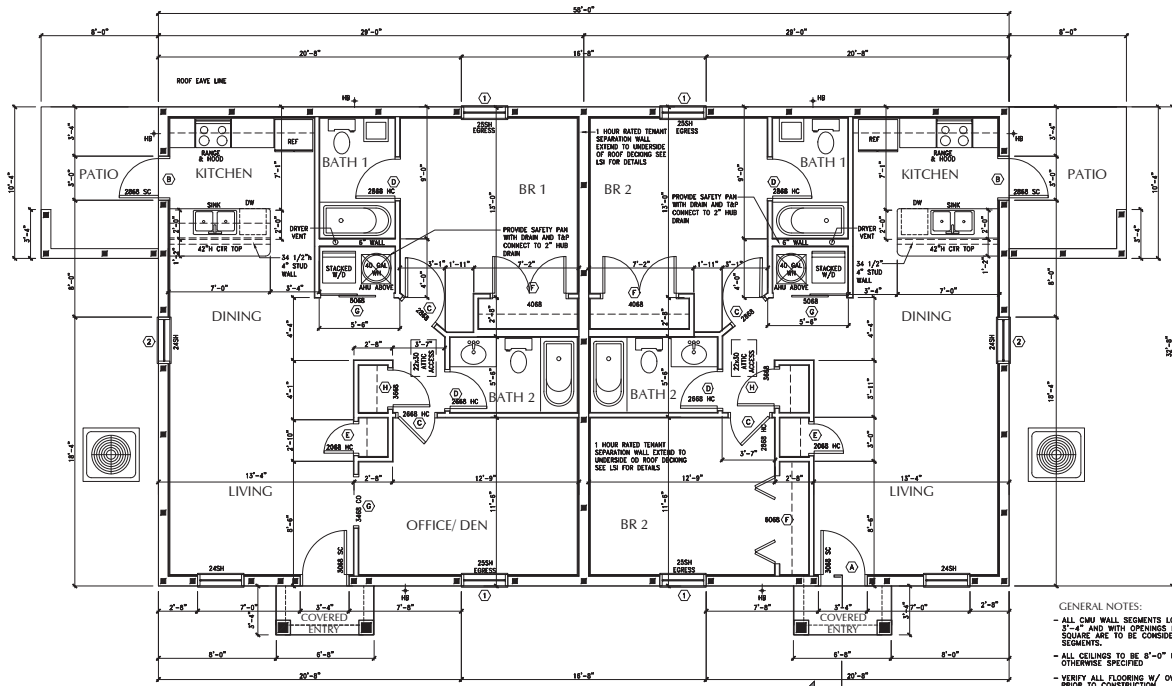
VERIFY ALL DOOR SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.
VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER.
COORDINATE ALL HEADERS WITH LMTL PLAN AND SCHEDULE

WINDOW SCHEDULE				
MARK	DESCRIPTION	ROUGH OPENING BLOCK	HEADER	DESIGN PRESSURES
(1)	25 SH	37-3/4" x 63"	LT4	16.515M 21.1/-27.6
(2)	24 SH	37-3/4" x 50-3/8"	LT4	33.255M 19.8/-25.0

VERIFY ALL WINDOW SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.
VERIFY ALL ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER.
COORDINATE ALL HEADERS WITH LMTL PLAN AND SCHEDULE



1 COVERED ENTRY SECTION
Scale: 1/2" = 1'-0"



AREA CALCULATIONS
LIVING AREA - 947 SQ.FT.
COVERED ENTRY - 55 SQ.FT.
TOTAL UNDER ROOF - 970 SQ.FT.
PATIO - 83 SQ.FT.

FLOOR PLAN
Scale: 1/8" = 1'-0"

GENERAL NOTES:
- ALL CURB WALL SEGMENTS LONGER THAN 3'-4" AND WITH OPENINGS LESS THAN 12" SQUARE ARE TO BE CONSIDERED SHEARWALL SEGMENTS.
- ALL CEILINGS TO BE 8'-0" FLAT, UNLESS OTHERWISE SPECIFIED
- VERIFY ALL FLOORING W/ OWNER PRIOR TO CONSTRUCTION

DRAWING ISSUE PERMIT MARCH 2024
REVISED:



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7500 SW 8157 AVE
SUITE 400
OCALA, FL 34476
352.875.2327 (PH)
352.875.2327 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,099
STATE OF GEORGIA 3044

DEVELOPED BY
DIMOVSKI PROPERTIES
BRANKO DUPLEX

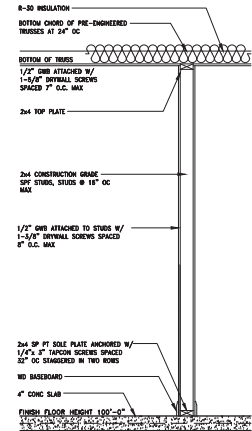
NEW
RESIDENTIAL DUPLEX
ON VACANT LAND
FOR
BRANKO & HEATHER
DIMOVSKI
45 LINNERT PASS
MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
FLOOR PLAN

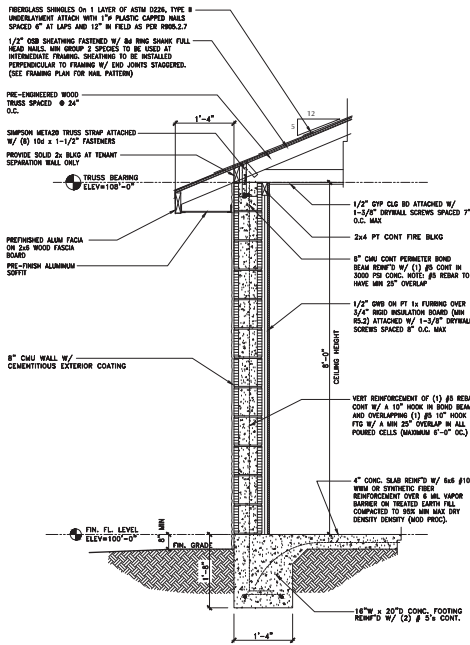
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A1.0



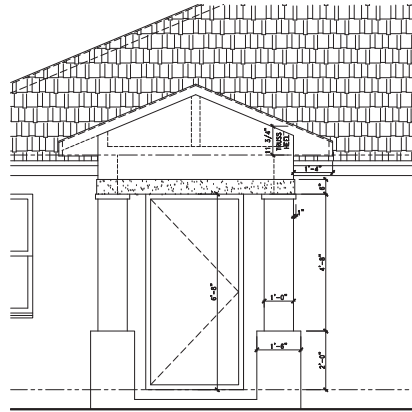
TYPICAL INTERIOR WALL SECTION

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



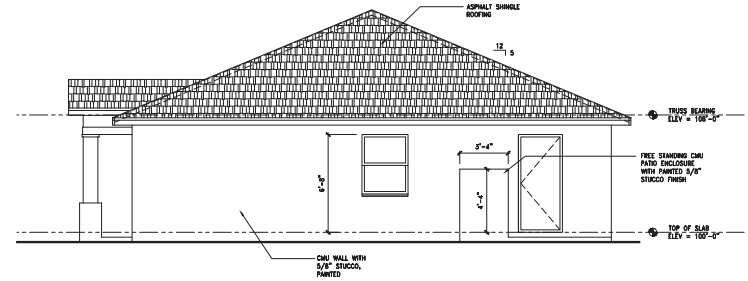
TYPICAL EXTERIOR WALL SECTION

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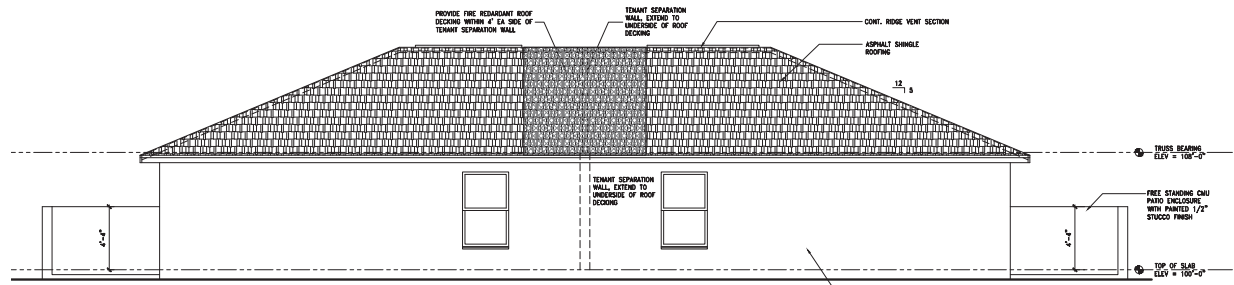
ENLARGED COVERED ENTRY

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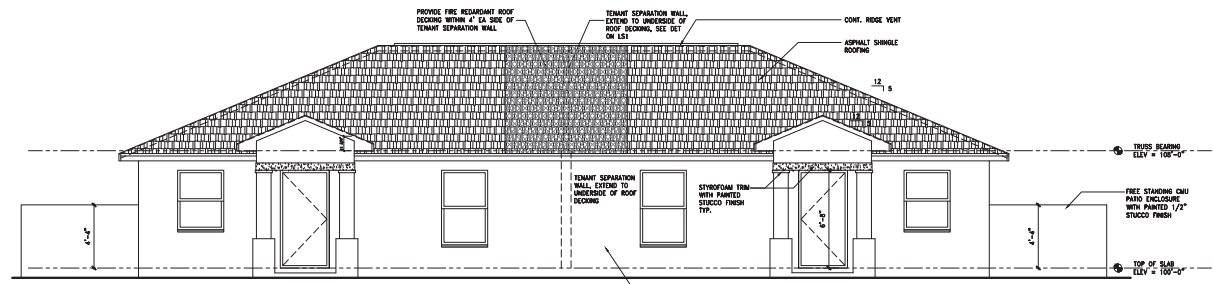
TYPICAL SIDE ELEVATION

Scale: 1/4" = 1'-0"



REAR ELEVATION

Scale: 1/4" = 1'-0"



FRONT ELEVATION

Scale: 1/4" = 1'-0"

DRAWING ISSUE PERMIT MARCH 2024

REVISED:

SEAL



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7200 SW 81ST AVE
SUITE 400
OCALA, FL 34478
352.873.2337 (PH)
352.873.2337 (FAX)

REGISTRATION# AR 12,999
STATE OF FLORIDA
STATE OF GEORGIA 3044

PROJECT

DEVELOPED BY
DIMOVSKI PROPERTIES
BRANKO DUPLEX

NEW
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MARION COUNTY, FLORIDA

DRAWN BY: DPK

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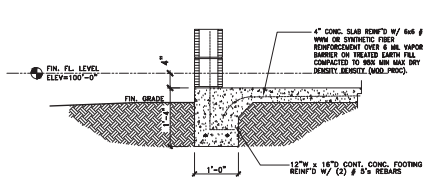
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ARCHITECT'S PROJECT No.:

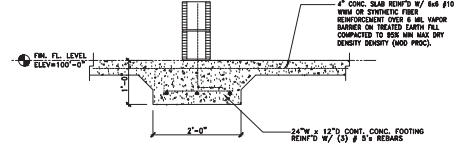
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ELEVATIONS

SHEET NUMBER

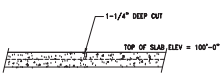
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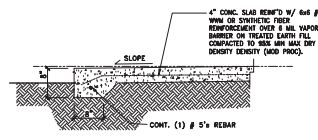
F4 FOUNDATION DETAIL
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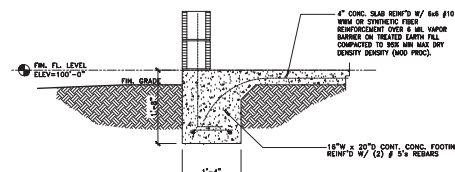
F2 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



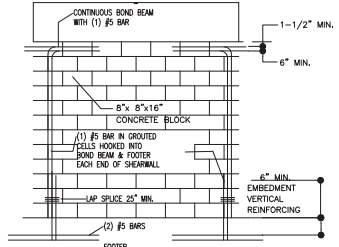
SAW CUT @ SLAB
Scale: 3/4" = 1'-0"



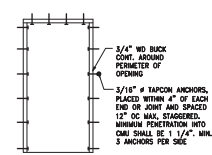
3 THICKENED EDGE SLAB
Scale: 3/4" = 1'-0"



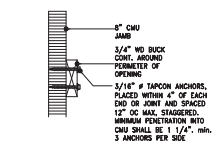
F1 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



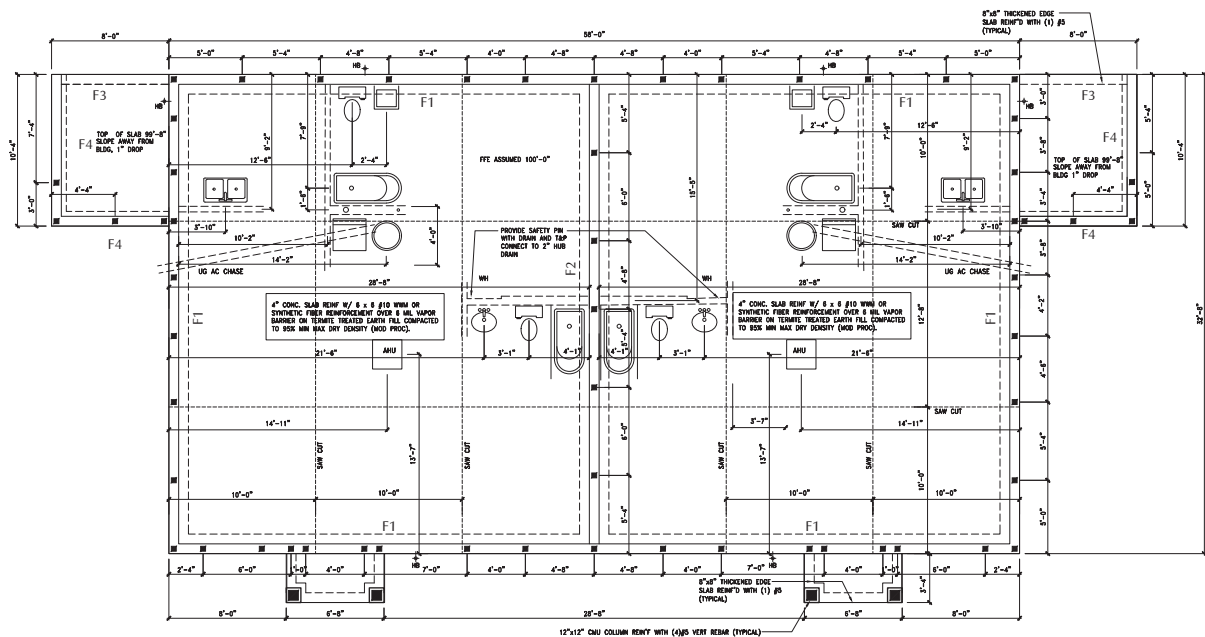
SHEAR WALL DETAIL



WINDOW/ DOOR BUCK ELEVATION
SCALE: 3/8" = 1'-0"



WINDOW/ DOOR BUCK DETAIL
SCALE: 3/4" = 1'-0"



FOUNDATION PLAN
Scale: 1/4" = 1'-0"

DRAWING ISSUE PERMIT MARCH 2024

REVISED:

SEAL



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT

7200 SW 8157 AVE
SUITE 400
LOCAL FL 34478
352.873.2337 (PH)
352.873.2337 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,099
STATE OF GEORGIA 3544

DEVELOPED BY
DIMOVSKI PROPERTIES
BRANKO DUPLEX

NEW
RESIDENTIAL DUPLEX
ON VACANT LAND
FOR
BRANKO & HEATHER
DIMOVSKI
45 LINNEX PASS
MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY: DPK
APPROVED BY: DPK

ARCHITECT'S PROJECT No.:

SHEET TITLE:
FOUNDATION PLAN
FOUNDATION DETAILS

SHEET NUMBER

S1.0

ROOF ANCHOR SCHEDULE			
MARK	UPLIFT	ANCHOR	FLORIDA APPROVAL #
TYP, CMU	1450	(1) SIMPSON META20 FASTENED W/ (7) 10x x 1-1/2" COMMONS	FL11475.18
TYP, WOOD	1140	(1) SIMPSON H10A FASTENED W/ (18) 10x6 x 1-1/2" NAILS EACH	FL11478.4

TRUSS ENGINEERING NOTES

TRUSS LAYOUT SHOWN DEPICTS DESIGN INTENT ONLY. TRUSS MFR SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. UPLIFT ANCHORAGE AND LOADS MUST BE PROVIDED W/TRUSS PROFILES.

PROVIDE A CONTINUOUS LOAD PATH BETWEEN FOUNDATION AND ROOF SYSTEM. ALL CONNECTORS SHALL BE INSTALLED PER MRF'S RECOMMENDATIONS. FASTENERS NOT OTHERWISE SPECIFIED ON DRAWINGS SHALL BE IN ACCORDANCE W/ FBCR 2017, SIXTH EDITION.

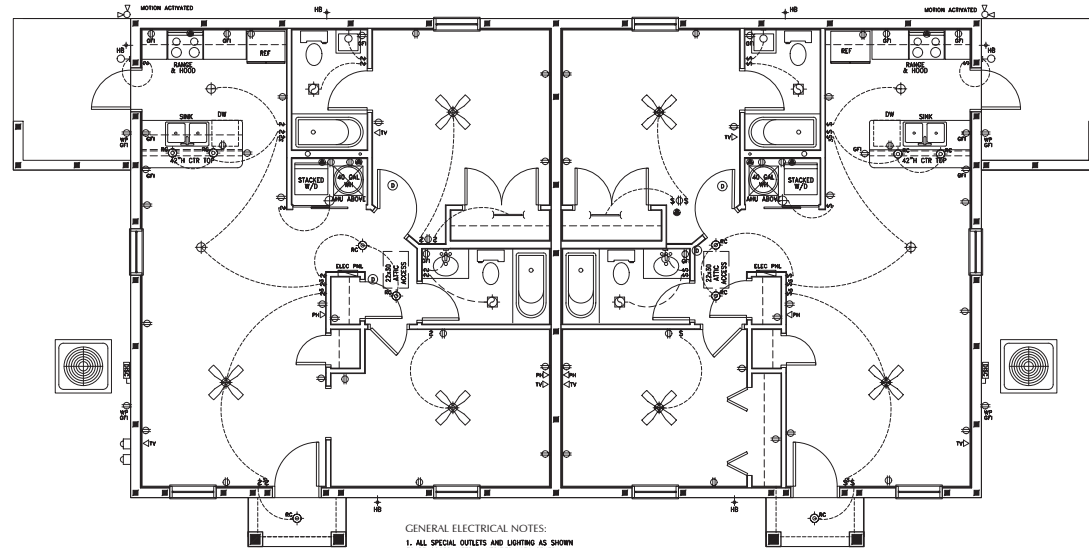
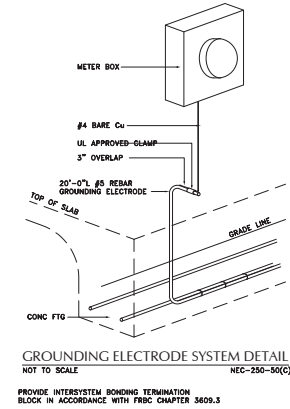
ROOF SHEATHING NOTES

ALL SHEATHING SHALL BE ATTACHED TO ROOF FRAMING W/ 8d RING SHANK OR APPROVED EQUAL WITHIN 48" OF EAVE 6" OC EDGES AND 8" AT INTERMEDIATE FRAMING
 WITHIN 48" OF RIDGE 6" OC EDGES AND 8" AT INTERMEDIATE FRAMING
 WITHIN 60" OF RAKE EAVE 4" OC EDGES AND 4" AT INTERMEDIATE FRAMING
 ALL OTHER AREAS 6" OC EDGES AND 12" AT INTERMEDIATE FRAMING

ALL ROOF SHEATHING SHALL BE NOMINAL 1/2" STRUCTURAL SHEATHING RATED FOR 24" SPACING ON ROOF

8" PRECAST & PRESTRESSED U-LINELS		
MARK	LENGTH & TYPE	GRAVITY
		SR.LB. 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ELECTRICAL SYMBOL KEY			
	SURFACE MOUNTED LIGHT		SINGLE SWITCH
	WALL MOUNTED LIGHT		3-WAY SWITCH
	RECESSED CAN LIGHT		4-WAY SWITCH
	VAPOR-PROOF RECESSED		REMOTE CONTROL SWITCH
	EXHAUST FAN W/ LIGHT		DOOR BELL CONNECTION
	SINGLE BULB FLOURESCENT LIGHT		DOOR CHIME
	DOUBLE BULB FLOURESCENT LIGHT		TV OUTLET
	TRACK LIGHTING		PHONE OUTLET
	EXTERIOR FLOODLIGHT		DATA OUTLET
	EXTERIOR PATH LIGHT		THERMOSTAT
	110 OUTLET		CUT-OFF SWITCH
	220 OUTLET		200 AMP ELEC. PANEL
	WATER-PROOF OUTLET		METER
	GROUND FAULT OUTLET		SMOKE AND CARBON MONOXIDE DETECTOR
	GFI FLOOR OUTLET		GARBAGE DISPOSAL
			CEILING FAN W/ LIGHT



GENERAL ELECTRICAL NOTES:
 1. ALL SPECIAL OUTLETS AND LIGHTING AS SHOWN TO BE COORDINATED & VERIFIED WITH GENERAL CONTRACTOR

FAULT CURRENT NOTES	
TYPE OF PROTECTION	PROTECTED DEVICE OR AREA
APFC	FAMILY RM, LIVING RM, DINING RM, BREAKFAST RM, KITCHEN, LIBRARY, SON, RECREATION RM, CLOSET.
APFC/APFC	KITCHENS AND LAUNDRY RM (120V) DEVICES, IN BEDROOM AND HALLWAYS WHERE RECEPTACLE IS WITHIN 6' OF A SINK, SHOWER.
APFC	KITCHENS (200V) DEVICES, WHERE RECEPTACLE IS WITHIN 6' OF A SINK, LAUNDRY (200V) REVEE STORAGE (125 AND 200V) DEVICES, OUTDOOR RECEPTABLES (125 AND 200V) DEVICES, OUTDOOR OUTLETS (AFC AND SIMILAR, SWMP PUMPS AND SHOWERROOM)

ELECTRICAL PLAN
 Scale: 1/4" = 1'-0"

DRAWING ISSUE PERMIT MARCH 2024
 REVISED:

SEAL

REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. AR0012999

GENERAL CONTRACTOR

David P. King, Jr
 ARCHITECT
 7200 SW 81ST AVE
 SUITE 400
 OCALA, FL 34478
 352.875.2337 (PH)
 352.875.2337 (FAX)

REGISTRATION#:
 STATE OF FLORIDA AR 12,099
 STATE OF GEORGIA 3544

PROJECT

DEVELOPED BY
 DIMOVSKI PROPERTIES
 BRANKO DUPLEXS

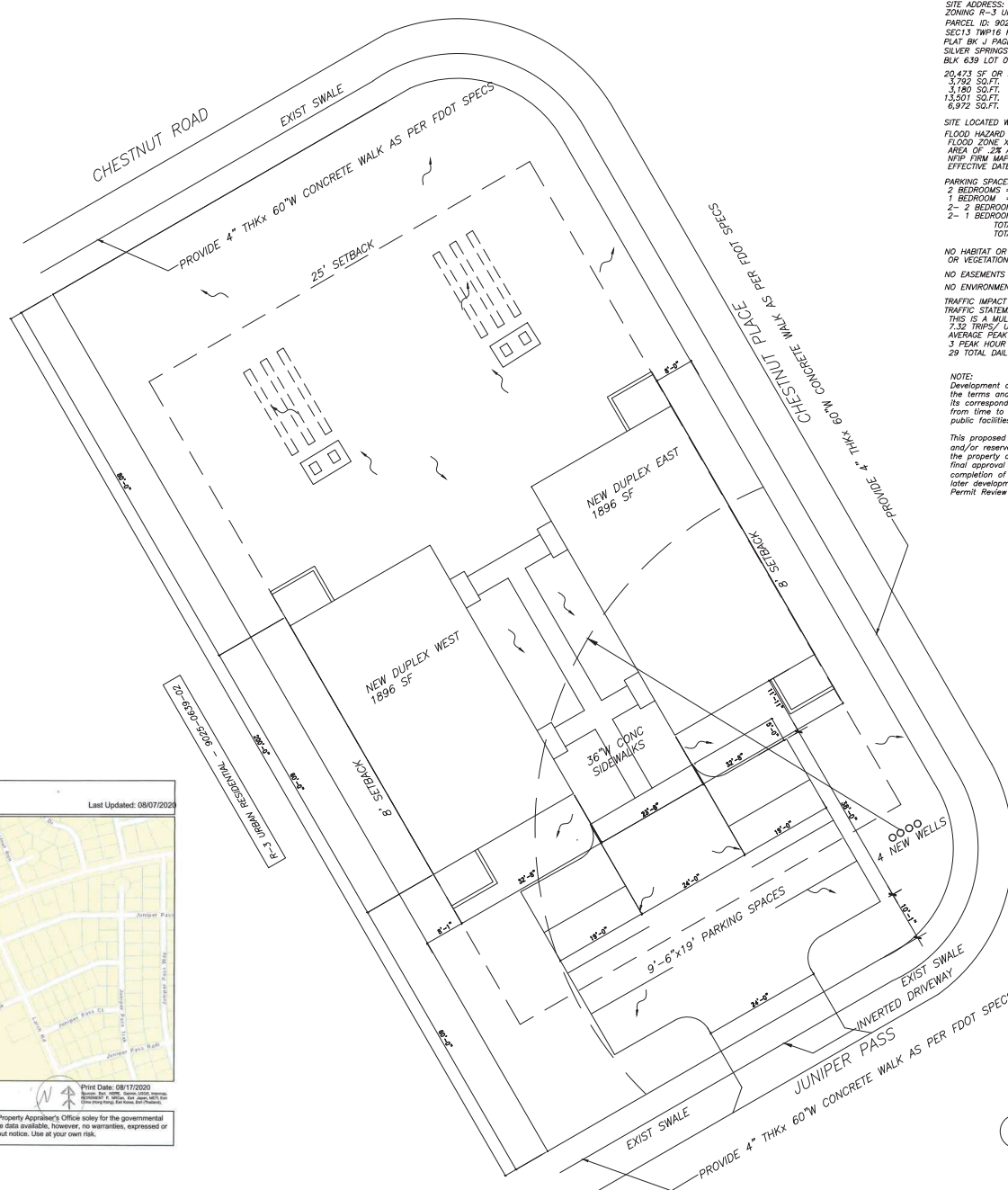
NEW
 RESIDENTIAL DUPLEX
 ON VACANT LAND
 FOR
 BRANKO & HEATHER
 DIMOVSKI
 45 JUNIPER PASS
 MARION COUNTY, FLORIDA

DRAWN BY: DPK
 CHECKED BY:
 APPROVED BY: DPK
 ARCHITECT'S PROJECT No.:
 SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER

E1.0



SITE DATA:
 SITE ADDRESS: 45 JUNIPER PASS
 ZONING: R-3 URBAN RESIDENTIAL
 PARCEL ID: 9025-0639-01
 SEC13 TWP16 RGE22
 PLAT BK J PAGE 202
 SILVER SPRINGS SHORES UNIT 25
 BLK 639 LOT 01
 20,473 SF OR .47 ACRES
 3,792 SQ.FT. BUILDING OR 18.5%
 3,180 SQ.FT. CONCRETE AND PAVEMENT OR 15.5%
 13,501 SQ.FT. OPEN SPACE/RETENTION OR 65.9%
 6,972 SQ.FT. TOTAL ON-SITE IMPERVIOUS AREA, 34.1%

SITE LOCATED WITHIN SILVER SPRINGS PRIMARY PROTECTION ZONE
 FLOOD HAZARD DETERMINATION
 FLOOD ZONE: X
 AREA OF 2% ANNUAL CHANCE FLOOD
 NFIP FIRM MAP #120630D7000
 EFFECTIVE DATE 28 AUG 2008

PARKING SPACES TABLE 6.11.4
 2 BEDROOMS = 2 PARKING SPACES
 1 BEDROOM = 1.5 PARKING SPACE
 2-2 BEDROOMS = 4 PARKING SPACES
 2-1 BEDROOMS = 3 PARKING SPACE
 TOTAL = 7 PARKING SPACES REQUIRED
 TOTAL = 8 PARKING SPACES PROPOSED

NO HABITAT OR ENDANGERED SPECIES OR VEGETATION AS PER LDC SECTION 6.5.4
NO EASEMENTS OR LAND RESERVATIONS
NO ENVIRONMENTALLY SENSITIVE OVERLAY ZONES
TRAFFIC IMPACT ANALYSIS AS PER LDC SECTION 6.11.3
TRAFFIC STATEMENT:
 THIS IS A MULTIFAMILY LOW RISE DEVELOPMENT
 7.32 TRIPS/ UNIT/ DAY
 AVERAGE PEAK HOUR TRIPS - .56 TRIPS/ UNIT/ DAY
 3 PEAK HOUR TRIPS TOTAL FOR ALL UNITS
 29 TOTAL DAILY TRIPS

NOTE:
 Development of this project as shown on this site plan is subject to the terms and conditions of the Silver Springs Shores vested DRI and its corresponding vested rights determinations, as may be amended from time to time, including provisions regarding the concurrency of public facilities.

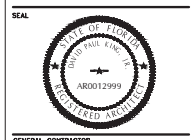
This proposed project has not been granted concurrency approval and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to Building Permit Review

Villie M. Smith, CFA, ASA
 Marion County Property Appraiser
 Last Updated: 08/07/2020

Print Date: 08/17/2020
 Search Results

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available; however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

DRAWING ISSUE PERMIT MARCH 2024
REVISED:



GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
 7500 SW 61ST AVE
 SUITE 100
 Ocala, FL 34478
 352.874.2127 (PH)
 352.874.0737 (FAX)

REGISTRATIONS:
 STATE OF FLORIDA AR 12,999
 STATE OF GEORGIA 5044
PROJECT

DEVELOPED BY
DIMOVSKI PROPERTIES
BRANKO DUPLEX

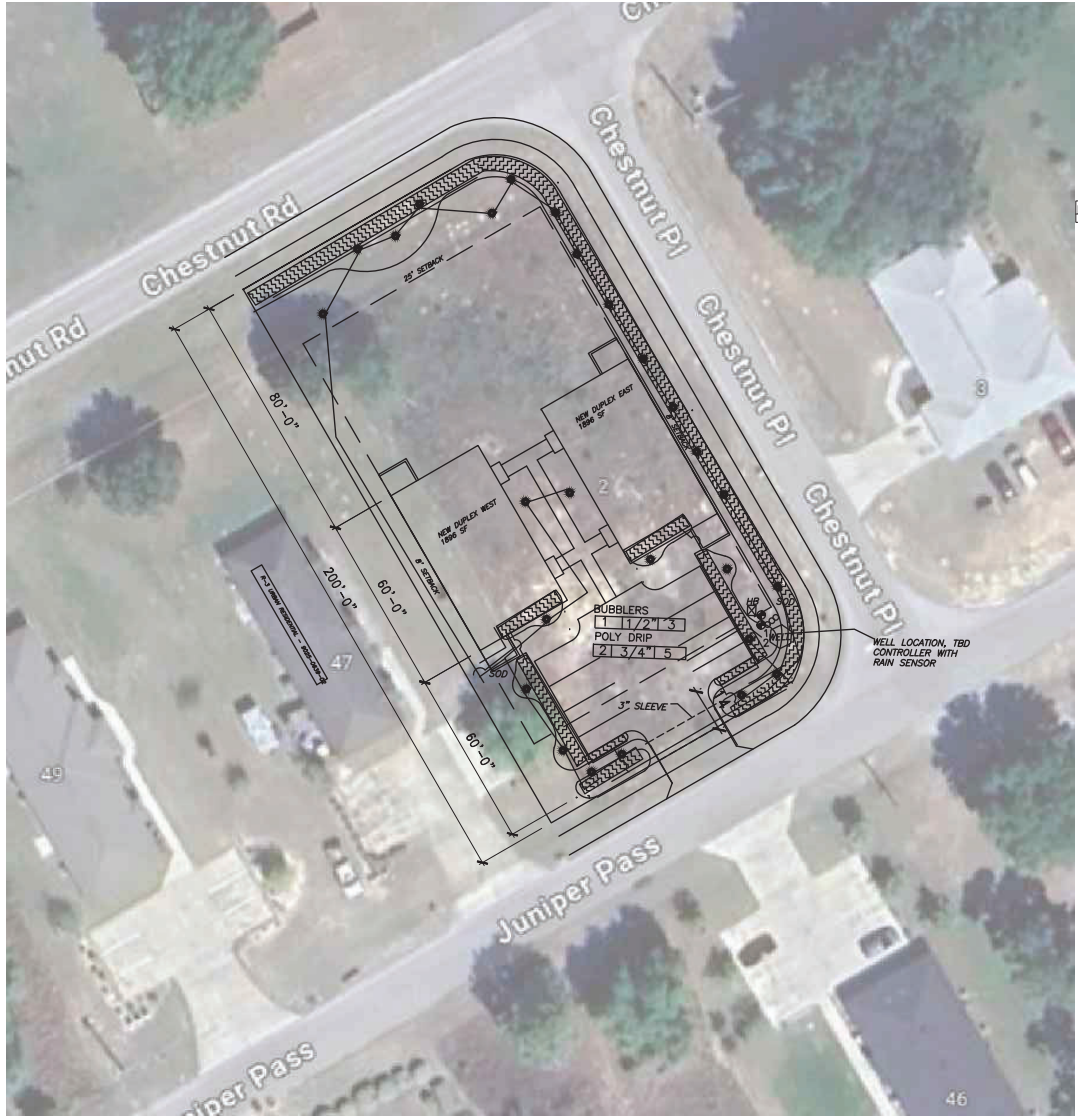
NEW RESIDENTIAL DUPLEX
 ON VACANT LAND
 FOR
BRANKO & HEATHER
DIMOVSKI
 45 JUNIPER PASS
 MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY: DPK
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
MINOR SITE PLAN
SHEET NUMBER

MINOR SITE PLAN
 Scale: 3/32" = 1'-0"

SITE



IRRIGATION KEY

- ☒ AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX, PROVIDE ELECTRIC W/ RAIN SENSOR
- HB HOSE BIB
- SCH.40 PVC SLEEVE.
- CLASS 160 LATERAL LINE, SIZED TYP. 1/2"
- ⊕ ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)
- ∞∞∞ BACKFLOW PREVENTER
- XERI-BUG EMITTER, 2 GPH 30 PSI
- 17 BUBBLERS
- ▬▬▬▬▬ 3/4" DRIP POLY PIPE SYSTEM
SOD NOT IRRIGATED, HAND WATER UNTIL ESTABLISHED
1163 SF IRRIGATED
- 1 1 1/2 3 GPH
VALVE
ZONE

Table 1. Watering schedule for newly planted trees and shrubs

Weeks after planting: Watering frequency:
 1-2 Daily
 3-12 Every 2-3 days
 Until established* Weekly

* See Table 2 for tree establishment time. Shrubs establish in 1-2 years.

Newly planted shrubs are considered established when their root spread equals the spread of the above-ground canopy.
 Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish (Table 2).

Table 2. Establishment time and watering volume for newly planted trees.

Caliper (inches)	Root establishment time for trees (years)	Water applied during each irrigation (gallons)
1	1.5	1-1.5
2	3	2-3 3
3	4.5	3-4.5
4	6	4-6
5	7.5	5-7.5
6	9	6-9.9

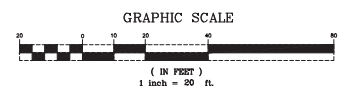
*apply 1-1 1/2 gallons per inch of stem caliper at each watering

IRRIGATION REQUIREMENTS

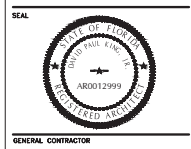
1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY (1-3/4"/WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS BUBBLERS ZONES (EACH)= RUN TIME 15 MIN., 7 DAYS (FIRST YEAR)= 30 GALLONS/DAY SPRAY HEADS= RUN TIME 15 MIN., 7 DAYS (FIRST YEAR)= 540 GALLONS/DAY MAX.
8. SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

NOTES

1. METER TO HAVE A TOTALIZING WATER METER INSTALLED AT WATER SOURCE FOR IRRIGATION.
2. NEW IRRIGATION PIPING MAY BE REVISED DEPENDING ON LOCATION OF WELL.
3. WATER SOURCE TO BE WELL WATER AND MAINLINE TO BE ADJUSTED TO CONNECT ZONE CONTROLLERS.
 - A. A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, TO BE A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, TO BE SUBMITTED AND ACCEPTED BY THE COUNTY; AND
 - B. THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION.



DRAWING ISSUE PERMIT MARCH 2024
 REVISED:



David P. King, Jr
 ARCHITECT
 7500 SW 61ST AVE
 SUITE 100
 Ocala, FL 34478
 352.874.2127 (PH)
 352.874.0737 (FAX)

REGISTRATIONS:
 STATE OF FLORIDA AR 12,899
 STATE OF GEORGIA 5044
 PROJECT

DEVELOPED BY
DIMOVSKI PROPERTIES
 BRANKO DUPLEX

NEW RESIDENTIAL DUPLEX
 ON VACANT LAND
 FOR
BRANKO & HEATHER
DIMOVSKI
 45 JUNIPER PASS
 HARGISS COUNTY, FLORIDA

DRAWN BY: DPK
 CHECKED BY: DPK
 APPROVED BY: DPK

ARCHITECT'S PROJECT No.:

SHEET TITLE:

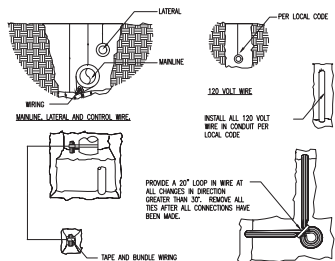
IRRIGATION PLAN

SHEET NUMBER

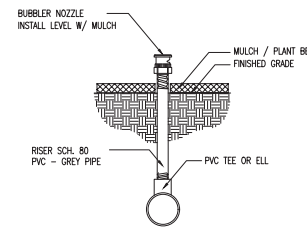
SITE

IRRIGATION NOTES

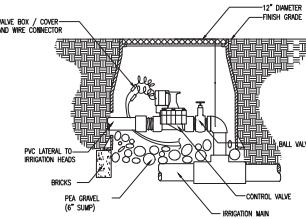
- This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
- The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
- All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
- The water source shall be well water. Design data shall be verified by the Contractor prior to installation.
- A rain sensor device, Mini-Click II, or approved equal, shall be installed for each controller installed.
- All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek-type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf of gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
- All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2466, Type 1, requirements, NSF approved.
- All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
- All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring. Provide pressure compensating devices as necessary to reduce misting.
- Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
- All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
- All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylights over newly planted rootballs.
- All emitters and flood bubblers shall be installed at the rootball and be minimally visible above the mulch.
- The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as-built copied from the original showing all dimensioned. A reproducible as-built copied from the original showing all dimensioned system components shall be required for final job acceptance.
- Irrigation System to include backflow device. Rainsensor to be installed at controller.



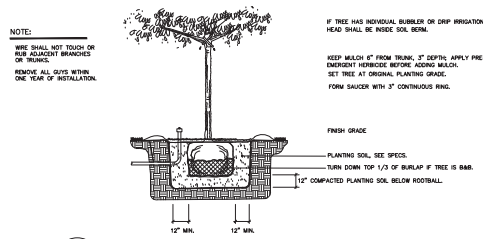
1 PIPING/WIRING DETAIL
IRR SCALE: NOT TO SCALE



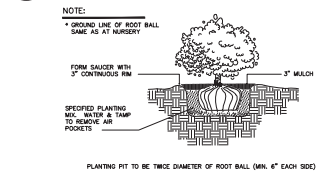
2 BUBBLER HEAD DETAIL
IRR SCALE: NOT TO SCALE



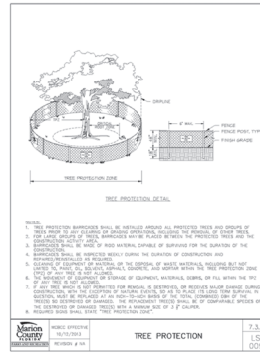
3 CONTROL VALVE DETAIL
IRR SCALE: NOT TO SCALE



1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



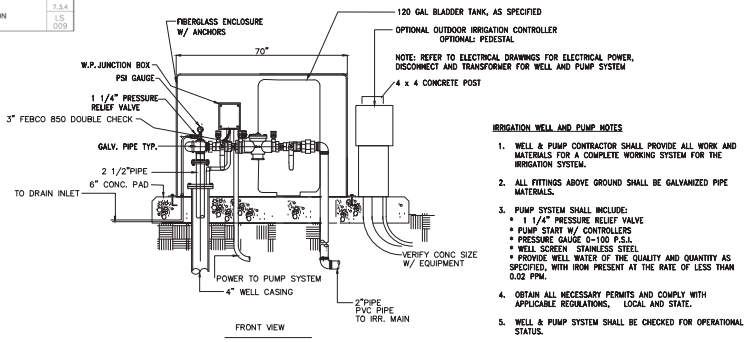
2 SHRUB PLANTING
SCALE: NOT TO SCALE



LANDSCAPE NOTES

- All plants shall be Florida No. 1 or better, as outlined under Grades and Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
- All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
- The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2" of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
- The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
- Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
- Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:

15 gallon containers = one (3 oz.) Handy Pac
30 gallon containers = two (3 oz.) Handy Pacs
Up to 3" caliper = one (3 oz.) Handy Pac
4" to 5" caliper = two (3 oz.) Handy Pacs
Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill. All plant beds shall be top-dressed with 3" of pine bark nuggets.
- The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.
- All balled and burlapped trees shall be hardened-off at the supplier's for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
- All trees will be staked per detail sheet or by another method approved by the Landscape Architect. Mulched tree rings shall encompass guys.
- No substitutions shall be permitted without prior approval from the Landscape Architect.
- Guaranty (from time of job completion and retainage release): Trees and shrubs = 1 year



4 WELL/PUMP DETAIL
IRR SCALE: NOT TO SCALE

- IRRIGATION WELL AND PUMP NOTES**
- WELL & PUMP CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS FOR A COMPLETE WORKING SYSTEM FOR THE IRRIGATION SYSTEM.
 - ALL FITTINGS ABOVE GROUND SHALL BE GALVANIZED PIPE MATERIALS.
 - PUMP SYSTEM SHALL INCLUDE:
 - 1 1/4" PRESSURE RELIEF VALVE
 - PUMP START W/ CONTROLLERS
 - PRESSURE GAUGE 0-100 P.S.I.
 - WELL SCREEN STAINLESS STEEL
 - PROVIDE WELL WATER OF THE QUALITY AND QUANTITY AS SPECIFIED, WITH IRON PRESENT AT THE RATE OF LESS THAN 0.02 PPM.
 - OBTAIN ALL NECESSARY PERMITS AND COMPLY WITH APPLICABLE REGULATIONS, LOCAL AND STATE.
 - WELL & PUMP SYSTEM SHALL BE CHECKED FOR OPERATIONAL STATUS.
 - DO NOT INSTALL IRRIGATION SYSTEM BEFORE THE ABOVE TEST RESULTS HAVE BEEN ACCOMPLISHED AND APPROVED.

DRAWING ISSUE PERMIT MARCH 2024
REVISED:



David P. King, Jr
ARCHITECT

7500 SW 81ST AVE
SUITE 100
OAKA, FL. 33478
352.874.2127 (PH)
352.874.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,899
STATE OF GEORGIA 5044
PROJECT

DEVELOPED BY
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BRANKO DUPLEX

NEW
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ON VACANT LAND
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45 LINNIPER PASS
HARRISON COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY: DPK
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
DETAIL DRAWINGS
SHEET NUMBER

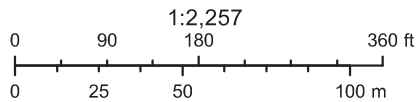
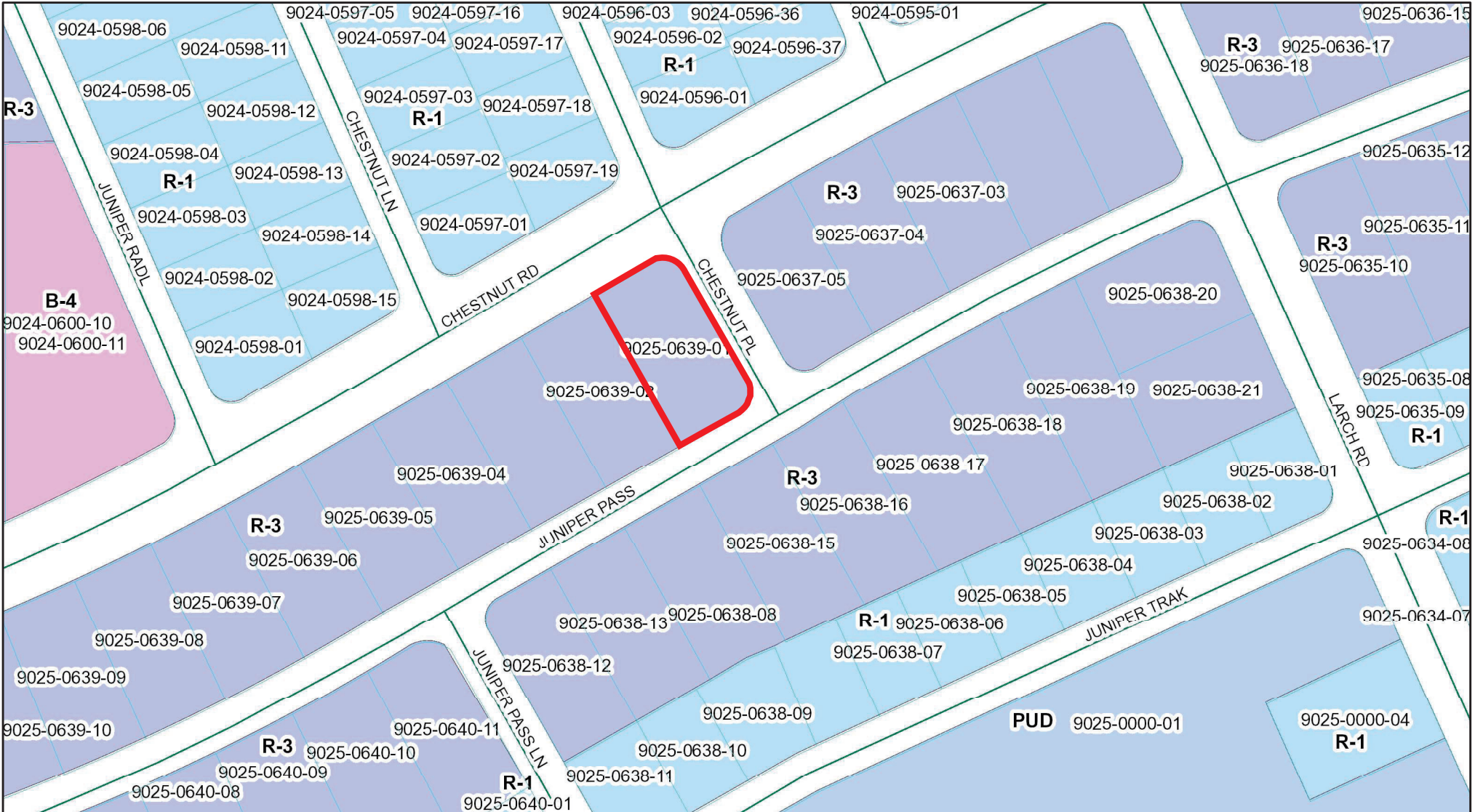
SITE



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

Updated every 24 hours



[Map Title]

10/2/2024
Marion County Property Appraiser
Marion County, FL

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