

June 21, 2024

PROJECT NAME: NEW SHAMROCK OFFICE

PROJECT NUMBER: 2024050053

APPLICATION: DRC WAIVER REQUEST #31604

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: DEFER TO STORMWATER
ZONING CAN SUPPORT THE REQUEST
ACREAGE: 0.29, FLU: COM
ZONING: B-2

- 2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area; outside connection distance for the proposed use.
Additional utilities comments on Minor Site Plan to be considered for any future development.

- 3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: no comments

- 4 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the proposed project. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 0.29 -acre parcel (8003-0394-03) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 6,064 sf for a small office. The total existing and proposed impervious area is 6,064 sf. The site will be approximately 1,643 sf over the allowed 35% (1,506 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.

- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Septic system is too close to house and property line. Please show 100' radius from public supply well.



**Marion County
Board of County Commissioners**

AR31604

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/24/24 Parcel Number(s): 8003-0394-03 Permit Number: 2024041002

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: New Shamrock Office Commercial Residential
Subdivision Name (if applicable): Marion Oaks
Unit 3 Block 394 Lot 3 Tract 17

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): DRC24 LLC.
Signature: [Signature]
Mailing Address: 10877 N US Hwy 301 City: Oxford
State: FL. Zip Code: 34484 Phone #: 352-661-3343
Email address: crystal@shamrockconstruction.com

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

Firm Name (if applicable): Shamrock Construction Contact Name: Crystal Salvador
Mailing Address: 10877 N US Hwy 301 City: Oxford
State: FL. Zip Code: 34484 Phone #: 352-661-3343
Email address: crystal@shamrockconstruction.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Applicant requests a waiver to the major site plan for an office building. The site will be over the allowed 35% (xsf) per Marion County LDC.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

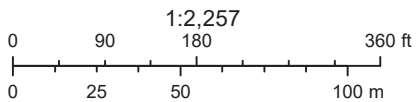
ZONING USE: Parcel of record: Yes No

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): _____



[Map Title]

6/14/2024
Marion County Property Appraiser
Marion County, FL

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.

SYMBOLS LEGEND	
	EXIT SIGN (V) EMERGENCY BATTERY PACK
	COMBINATION EXIT SIGN (V) EMERGENCY LIGHT BATTERY PACK
	FIRE EXTINGUISHER (CABINET FOR CLASS 2A-12BC RATINGS FIRE EXTINGUISHER (TYP. BY 6 G.) COORDINATE EXACT LOCATION (V) LOCAL FIRE OFFICIALS
	EMERGENCY LIGHT (V) BATTERY PACK
	DIRECTIONAL EXIT SIGN (V) EMERGENCY BATTERY PACK
EXIT CAPACITY	
	CAPACITY OF EXIT OCCUPANT LOAD
TRAVEL DISTANCE	
	TRAVEL DISTANCE (TD) TD = 100' DIRECTION OF TRAVEL
INDICATES DISTANCE OF TRAVEL FROM MOST REMOTE LOCATION WITHIN A ROOM OR SPACE TO AN EXIT	

GENERAL BUILDING LIMITATIONS (IFBC TABLE 504.3)

GROUP B	TYPE I-B (UNPROTECTED UNSPRINKLED)	
	ALLOWABLE	PROVIDED
MAX HEIGHT	66'-0"	18'-0"
MAX STORES	5	1
MAX AREA	25,500 SF (6R055)	3,500 SF (6R055)

FIRE SPRINKLER REQUIREMENTS

IFBC 503. NFFA (2)
FIRE SPRINKLER IS NOT REQUIRED IN THIS BUILDING PER APPLICABLE CODES.

FIRE ALARM REQUIREMENTS

IFBC 901. NFFA (2)
FIRE ALARM IS NOT REQUIRED IN THIS BUILDING PER APPLICABLE CODES.

MEANS OF EGRESS (IFBC CHAPTER 10)

POPULATION / OCCUPANT LOAD (FROM TABLE 1004.5)

USE	AREA	AREA/POPULATION	POPULATION
STORAGE			
UNIT A + B	1,240 S.F. (EACH)	500 6R055	(3) PERSONS EA. X (2) SUITES
			= 6 TOTAL
BUSINESS			
UNIT A + B	480 S.F. (EACH)	150 6R055	(4) PERSONS EA. X (2) SUITES
			= 8 TOTAL
BLDG. TOTAL	3,500 SQ. FT.		14 PERSONS

MEANS OF EGRESS (IFBC CHAPTER 10)

OCCUPANCY CLASSIFICATION	UNSPRINKLED	
	REQUIRED	PROVIDED
BUSINESS + STORAGE		
MAXIMUM TRAVEL DISTANCE (TABLE 1011.2)	200 FT	16'-0" MAX
TOTAL # OF EXITS PER TENANT (SECTION 1006)	2 REQUIRED	2
EGRESS PATH PER PERSON (LEVEL) (TABLE 1009.3.2)	0.2 FACTOR FOR 400-20' 15.0	3 # 36" EA
MINIMUM CLEAR OPENINGS OF EXIT DOORS (TABLE 1010.1.1)	32"	36"

MINIMUM NUMBER OF EXITS

IFBC CHAPTER 1009.3(2)
OCCUPANT LOAD 1500. MINIMUM # OF EXITS SHALL BE (2).

BUSINESS OCCUPANCY

MINIMUM NUMBER OF PLUMBING FACILITIES (IFBC TABLE P403.1)

1 PERSONS PER UNIT

BUSINESS/ STORAGE	WATER CLOSETS		LAVS		DRINKING FOUNTAINS	SERVICE SINKS
	GO-ED	GO-ED	GO-ED	GO-ED		
REQUIRED:	1/2E + 1 EACH	1/2E + 1 EACH	1/2E + 1 EACH	1/2E + 1 EACH		
PROVIDED:	1	1	1	1	NOT REQUIRED	NOT REQUIRED

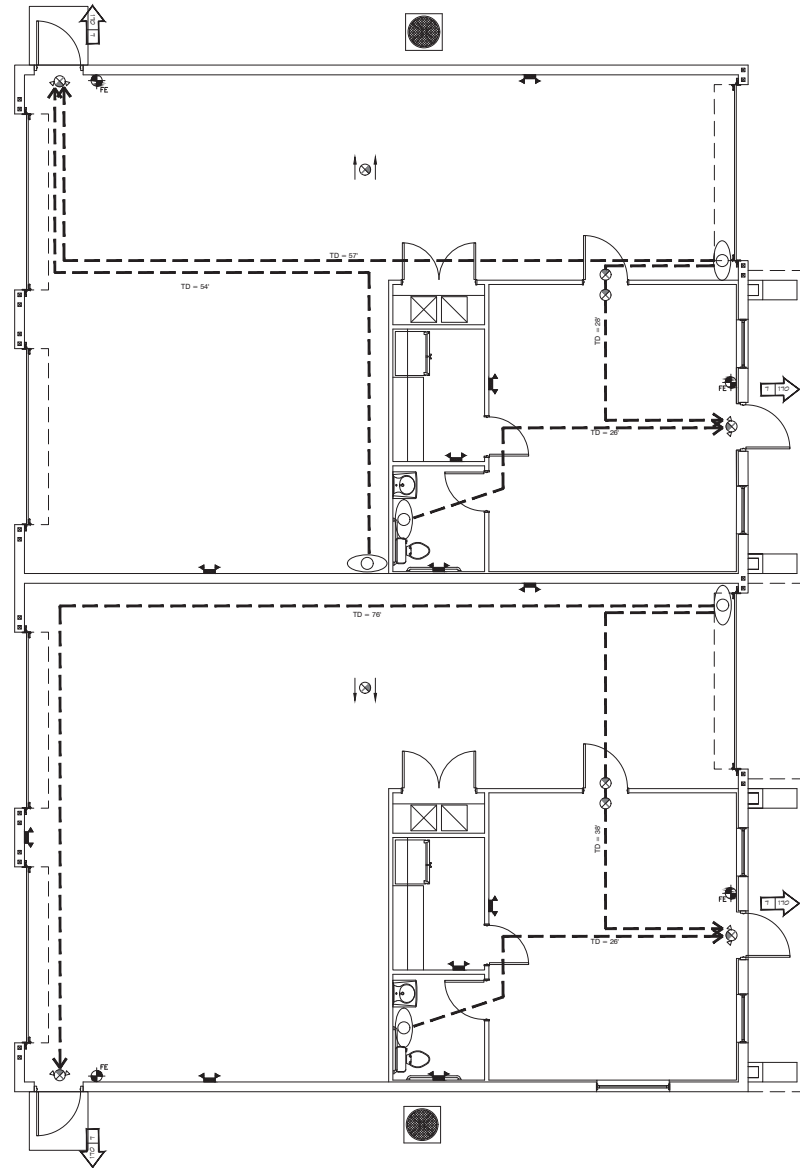
2023 FLORIDA BUILDING CODE, PLUMBING, 11TH EDITION

SECTION 403

FOR BUSINESS AND MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 19 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.

410.2 SMALL OCCUPANCIES.

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 19 OR FEWER.



FOUNDATION PLAN LEGEND

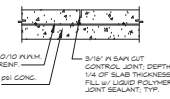
- EL 0'-0" INDICATES ASSUMED FINISH FLOOR ELEVATION
- INDICATES (1) NO. 8 DIA. VERTICAL STEEL ROD REINFORCING FROM FOOTING TO TOP BOND BEAM IN 3,000 PSI FEA BRICK-FILL FULLED BLOCK CELLS PROVIDE 8" MIN. EMBEDMENT AND STANDARD HOOK TOP AND BOTTOM AND 30" MINIMUM LAPS / SPLICES
- INDICATES (1) NO. 8 DIA. VERTICAL STEEL ROD REINFORCING FROM FOOTING TO TOP BOND BEAM IN 3,000 PSI FEA GRAVEL SPOUT FILLED BLOCK CELLS PROVIDE 8" MIN. EMBEDMENT AND STANDARD HOOK TOP AND BOTTOM AND 42" MINIMUM LAPS / SPLICES
- SLB NO. 4" 3,000 PSI CONC. SLAB REINFD W/ 6#8 @ 10" O/C W/ 4#4 COMMERCIAL FRESHEN MIX OVER 2" MIN. POLYETHYLENE VAPOR BARRIER OVER CLEAN 10% COMPACTED POISON TREATED EARTHEN FILL
- SLB 4" 3,000 PSI CONC. SLAB REINFD W/ 6#8 @ 10" O/C W/ 4#4 COMMERCIAL FRESHEN MIX OVER 2" MIN. POLYETHYLENE VAPOR BARRIER OVER CLEAN 10% COMPACTED POISON TREATED EARTHEN FILL PROVIDE NON SLIP BROOM FINISH AT ALL SLABS W/ SLOPE TO SHED WATER
- FOOTING SYMBOL
- SAW CUT JOINT. MIN CUT 1/4" OF THE THICKNESS OF FINISH CONCRETE SLAB

FOUNDATION NOTES

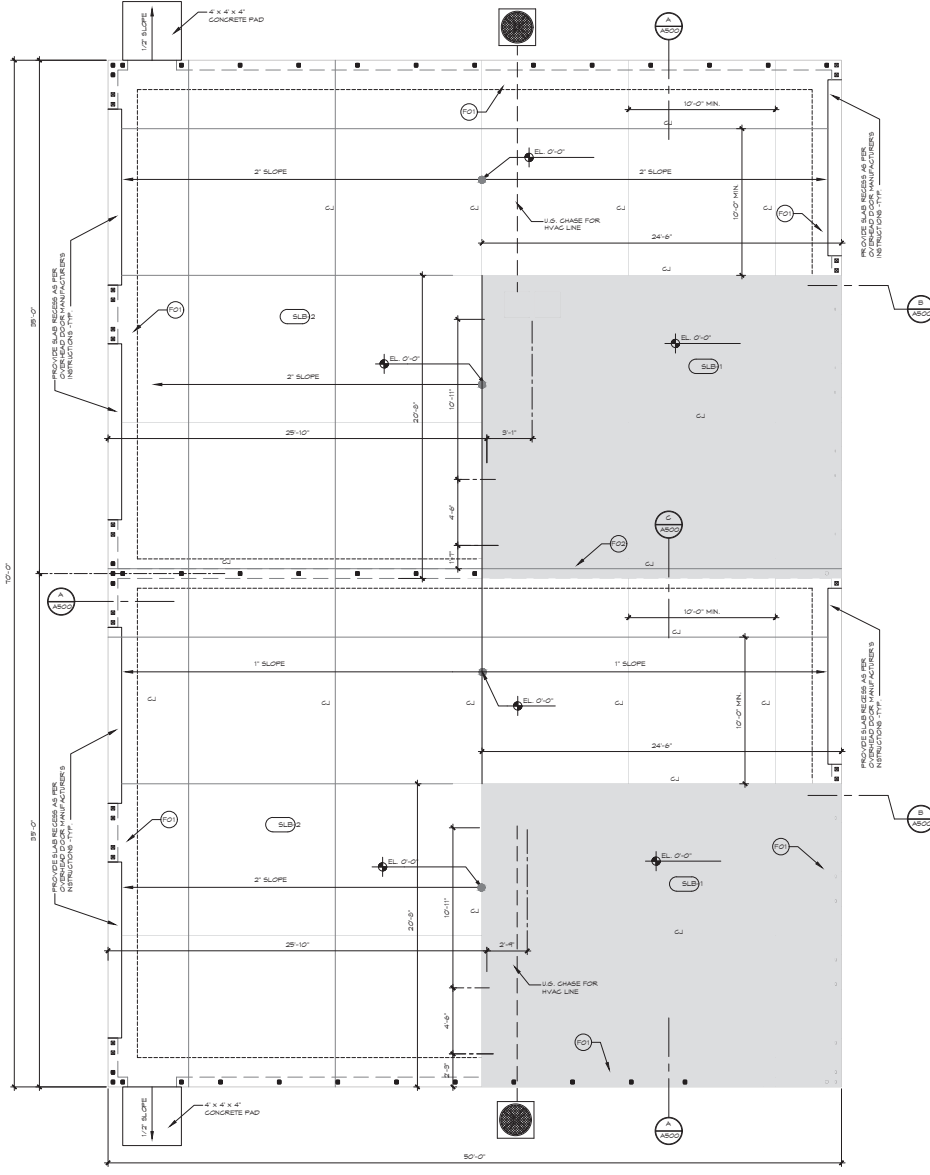
1. PROVIDE 3,000 PSI CONC. MIN. UNLESS NOTED OTHERWISE
 2. TOP OF PIER AND COLUMN PAD FOOTINGS SHALL BE SET 10" BELOW THE FINISH GRADE MINIMUM
 3. PROVIDE REINFORCING IN 2" MIN. CONCRETE COVER AT ALL FOOTINGS AND ALL REINFORCED CONCRETE BELOW THE FINISH GRADE
 4. FOOTING SHALL BE CENTERED ON LOAD WALL/ COLUMN WALLS/ LOADS
 5. FOUNDATION DESIGN IS BASED ON ASSUMED SOFT/ LOAN SOIL CONDITIONS AND A SOIL BEARING CAPACITY OF 2,000 PSF. IF OTHER CONDITIONS SHOULD OCCUR THE OWNER SHALL RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO EVALUATE TEST AND RECOMMEND FOOTING DESIGNS SUITABLE FOR CONDITIONS FOUND. ARCHITECT SHALL BE NOTIFIED OF SUCH CONDITIONS AND SHALL BE PROVIDED W/ COPIES OF ALL RELATED TECHNICAL REPORTS, INCLUDING SOIL TESTS AND PROPOSED FOOTING DESIGN.
 6. ALL EXTERIOR SLABS TO RECEIVE A BROOM FINISH
 7. VERIFY ALL FINISH FLOOR MATERIALS AND LOCATIONS WITH THE OWNER TO ESTABLISH CONDITIONS THAT WILL REQUIRE THE SLAB TO BE EXPRESSED TO PROVIDE A FLUSH TRANSITION BETWEEN FINISH FLOOR MATERIALS. IF THIS CONDITION EXISTS CONTACT ARCHITECT FOR SLAB REDESIGN
 8. SAWCUT CONTROL JOINTS AND EXPANSION JOINTS SHALL BE LOCATED AS SHOWN. THE GENERAL CONTRACTOR CAN INSTALL ADDITIONAL JOINTS IF REQUIRED TO CONTROL CRACKING OF THE SLAB AND TO INSURE PROPER SLAB CONSTRUCTION, FINISHES, LEVELNESS AND DIFFERENTIAL SETTLEMENT
 9. FOUNDATIONS SHALL BE VERIFIED AND MAY BE ADJUSTMENT AS PER SELECTED TRUSS MANUFACTURER'S DESIGN. LOAD UPLIFTS PRIOR TO COMMENCEMENT OF WORK AND TRUSS ORDER LOADING POINTS AND ADDITIONAL BEARING WALLS MAY BE REQUIRED. IF TRUSS DESIGN IS CHANGED BY MANUFACTURER:
 - A. VERIFY LOADING POINTS FROM THE TRUSS MANUFACTURER AND FROM THE FINAL TRUSS LAYOUT PRIOR TO CONSTRUCTION.
 - B. PROVIDE ADDITIONAL BEARING WALLS, COLUMNS, AND MONOLITHIC OR STEP TYPE FOOTINGS AND/OR COLUMN PADS AS REQUIRED TO MEET LOADING CONDITIONS AND APPLICABLE BUILDING CODES.
 10. PROVIDE A/C CHASES AS REQUIRED FOR EACH A/C CONDITIONING UNIT. VERIFY LOCATION WITH A/C CONTRACTOR.
 11. PROVIDE SLAB SLOPE TO FLOOR DRAIN IF APPLICABLE TO EXTENSION OF BUILDING OR AWAY FROM BUILDING IF EXTERIOR SLAB.
 12. CONTRACTOR TO INSURE SOIL TESTS PRIOR TO COMMENCEMENT OF WORK AND TO PROVIDE ARCHITECT A COPY OF REPORT FOR REVIEW AND RECOMMENDATION.
 13. CONTRACTOR TO VERIFY ALL CURRENT SITE CONDITIONS WITH SITE DOCUMENTS BY OTHERS AS WELL AS FINISHED FLOOR REQUIREMENTS AND CUT AND FILL OF SITE AS TO PROVIDE A STABLE AND SECURE HIGH AND DRY RESIDENCE.
 14. VERIFY FLOOR DRAIN LOCATIONS W/ PLUMBERS PLANS IF PROVIDED POSITIVE SLOPE TO ALL DRAINS
- THE ARCHITECT'S PLANS AND DESIGNS INCLUDE CERTAIN BEARING CONDITIONS THAT MUST BE USED BY THE TRUSS COMPANIED ENGINEERS FOR BEARINGS. ANY CHANGES OR DEVIATION MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CONFIRMATION AND POSSIBLE REDESIGN. ANY REDESIGN OF THE ARCHITECT'S PLANS MAY REQUIRE ADDITION COST TO BE BORNE BY THE PERFORMER/OWNER DURING THE DESIGN.
- NO PLUMBING/CHASE PIPES ARE ALLOWED TO BE INSTALLED WITHIN ANY FOOTINGS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

FOOTING SCHEDULE				
MARK	SIZE - H x W	TYPE	REINFORCING	
(F1)	2'-0" x 1'-0"	MONOLITHIC	3 - #5 @ BARS CONTINUOUS	
(F2)	2'-0" x 1'-0"	MONOLITHIC		

MINIMUM REQUIRED LAP SPLICES FOR REINFORCING RODS (GRADE 60 STEEL)					
ROD DIA.	LAP / SPLICE	ROD DIA.	LAP / SPLICE	ROD DIA.	LAP / SPLICE
No.3	18"	No.8	36"	No.4	50"
No.4	24"	No.7	42"	No.10	50"
No.5	30"	No.9	60"	No.11	60"



SAW CUT JOINT DETAIL (C.J.)
NOT TO SCALE



FOUNDATION PLAN

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

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SHAMROCK CONSTRUCTION
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A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
S.W. 164 TH PLACE ROAD
OCALA, FLORIDA

02.18.24
by project no.
SG 2419
sheet no.

A100
CONSTRUCTION DOCUMENTS

LEGEND

NOTE: SEE WALL SECTIONS FOR MORE INFORMATION

- INTERIOR PARTITION WALL (NON LOAD BEARING) :
 - 1/2" OR 5/8" GYPSUM BOARD ON EACH SIDE OF 2x4 WOOD STUD @ 16" O.C. IN 2x4 TOP PLATE AND IN 2x4 BASE PLATE SECURED TO FLOOR / SLAB, 2x4 BLOCKING @ 48" O.C. VERTICALLY
- EXTERIOR MASONRY WALL:
 - 8" CMU EXTERIOR BLOCK WALL REINFORCED W/ #5 @ VERTICAL REBAR @ 4'-0" O.C. MAX.
 - 5/8" GYPSUM BOARD ON 1x2 P.F. FURRING STRIPS @ 16" O.C. INTL. FIN. FILL @ 1/4" STAPLED TO FACE OF P.F. 2x4.
- INDICATES (1) NO. 8 DIA. VERTICAL STEEL ROD REINFORCING FROM FOOTING TO TOP BOND BEAM IN 3,000 PSI PEA GRAVEL, SMOOT FILLED BLOCK CELLS. PROVIDE #1 MIN. EMBEDMENT AND STANDARD HOOK TOP AND BOTTOM AND 50" MINIMUM LAPS / SPLICES.
- WINDOW SYMBOL
- DOOR SYMBOL

NOTES:

DOOR INSTALLATION AS PER TABLE 1004

DOORS TO BE DESIGNED WITH REQUIREMENTS FOR COMPONENTS 1: GLAZING LOADS OF SECTION 1004.3 AND 1001.2(1)

TABLE R301.2(4)
 NORMAL (ASD) GARAGE DOOR WIND LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 20 FEET LOCATED IN EXPOSURE B (WIND SPEEDS 1, 2, 3, 4 & 5)

Wind Speed (mph)	100 mph	110 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph	190 mph	200 mph
Wind Load (psf)	10.0	12.0	14.0	16.0	18.0	20.0	22.0	24.0	26.0	28.0	30.0

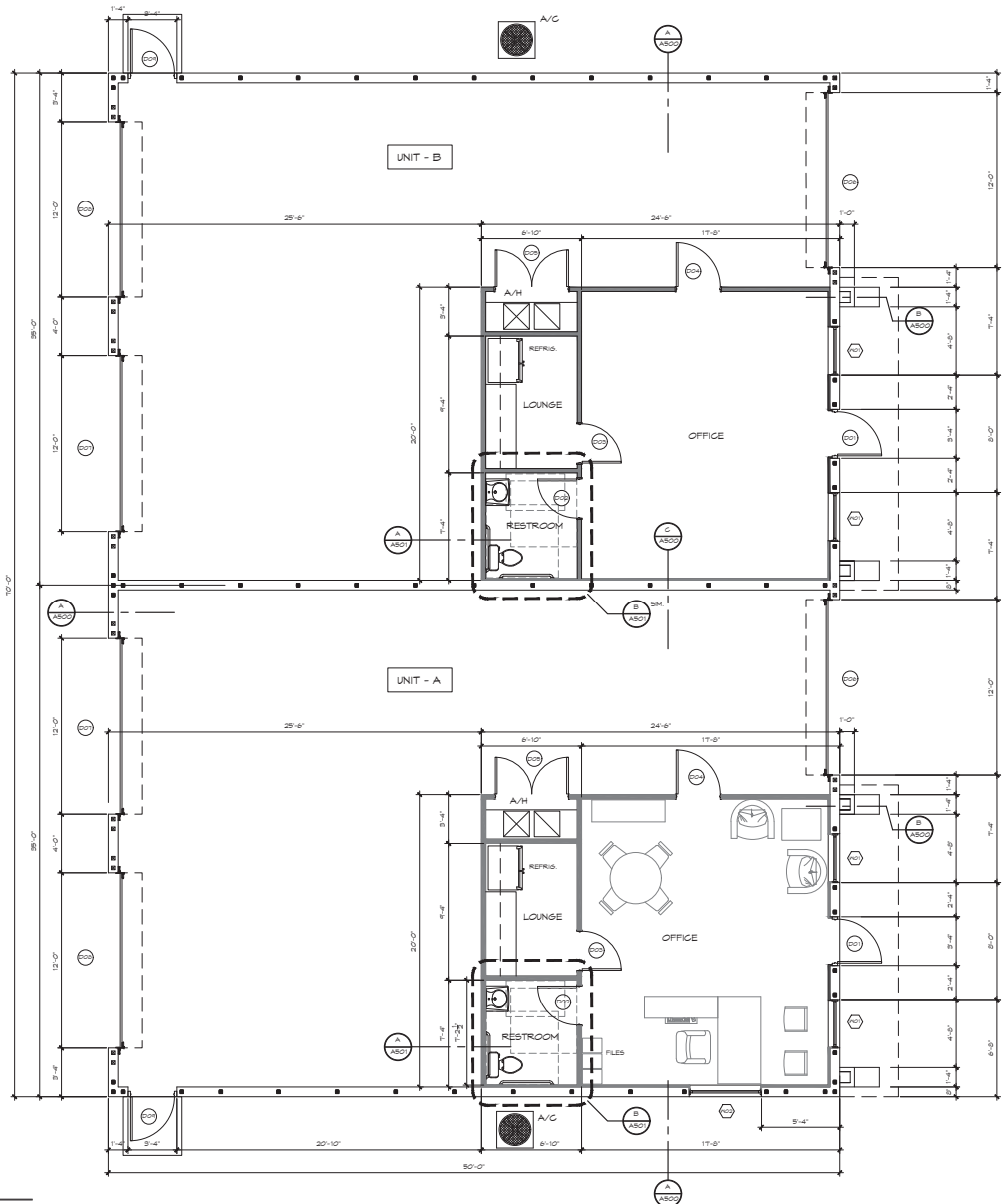
FOR S1: 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 1.609 KM/H, 1 PSF = 47.88 N/M²

1. FOR DOOR SIZES OR WIND SPEEDS BETWEEN THOSE SHOWN ABOVE THE LOAD MAY BE INTERPOLATED. OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER DOOR SIZE.
2. TABLE VALUES SHALL BE ADJUSTED FOR HEIGHT AND EXPOSURE BY MULTIPLYING BY THE ADJUSTMENT COEFFICIENT IN TABLE R301.2(3).
3. PLUS AND MINUS SIGNS INDICATE PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.
4. NEGATIVE PRESSURES ASSUME DOOR HAS 2 FEET OF MOUTH IN BUILDING'S END ZONE.
5. TABLE VALUES INCLUDE THE G & I LOAD REDUCTION FACTOR.

DOOR SCHEDULE UNIT A & B									
MARK	SIZE		MATERIAL	FINISH	FRAME	REMARKS	DOOR NOTES		
	WIDTH	HEIGHT					1	2	3
D01	8'-0"	8'-0"	MTL	HM	HOLLOW METAL DOOR / FRAME				
D02	3'-0"	8'-0"	MTL	FD	HOLLOW METAL DOOR / WOOD FRAME				
D03	3'-0"	8'-0"	MTL	FD	HOLLOW METAL DOOR / WOOD FRAME				
D04	3'-0"	8'-0"	MTL	FD	HOLLOW METAL DOOR / WOOD FRAME				
D05	2'-6"	8'-0"	MTL	FD	HOLLOW METAL DOOR / WOOD FRAME				
D06	12'-0"	10'-0"	-	-	GARAGE DOOR - OVERHEAD DOOR				
D07	12'-0"	10'-0"	-	-	GARAGE DOOR - OVERHEAD DOOR				
D08	12'-0"	10'-0"	-	-	GARAGE DOOR - OVERHEAD DOOR				
D09	3'-0"	8'-0"	MTL	HM	HOLLOW METAL DOOR / FRAME				

WINDOW SCHEDULE			
MARK	GLASS	UNIT SIZE	REMARKS
W1	TINTED LOW E GLAZING (TYP.)	2'-4" W x 9'-0" H	SINGLE HUNG WINDOW
W2	TINTED LOW E GLAZING (TYP.)	5'-0" W x 9'-0" H	PICTURE WINDOW

WINDOW NOTES:
 1. WINDOW TYPE AND COLOR IS TO BE SELECTED BY OWNER.



SQ. FT. DATA

UNIT - A	1,760 SQ. FT.
UNIT - B	1,760 SQ. FT.
TOTAL	3,520 SQ. FT.

FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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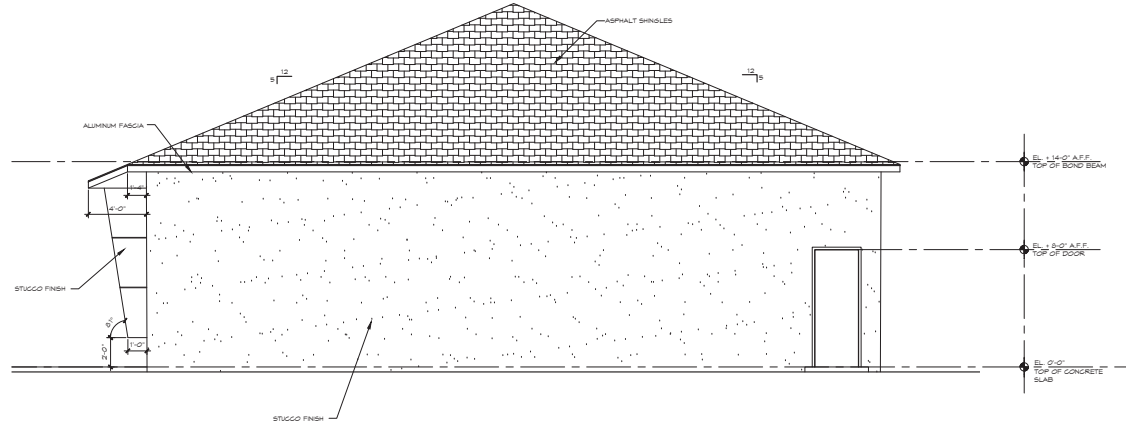
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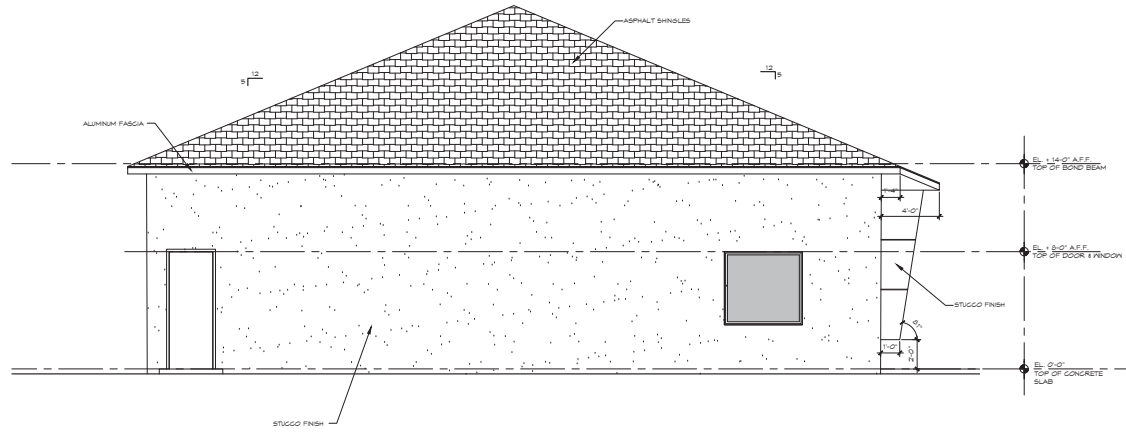
A NEW BUILDING FOR:
SHAMROCK CONSTRUCTION
 S.W. 164th PLACE ROAD
 OCALA, FLORIDA

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A200
 CONSTRUCTION DOCUMENTS



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



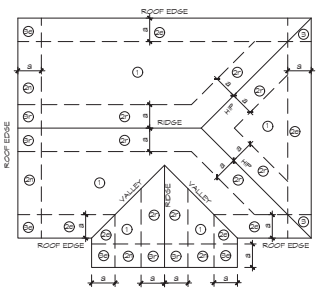
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

02.18.24

by project no.
SG 2419

sheet no.

A301



FOR 5/16" ROOF - 304.8 mm 1" DEGREE - 0.0195 RAD
NOTE: 4" = 1 FEET IN ALL CASES
FIGURE R301.2(1)
COMPONENT AND CLADDING PRESSURE ZONES
ROOF SHEATHING PLAN
SCALE: N.T.S.

ZONE	SIZE	NAIL SPACING	NOTES
1	RSRS01	8" O.G. EDGE, 8" O.G. INTERMEDIATE	HOT DIPPED GALVANIZED RING SHANK NAIL
2	RSRS02	8" O.G. EDGE, 8" O.G. INTERMEDIATE	HOT DIPPED GALVANIZED RING SHANK NAIL
3	RSRS03	8" O.G. EDGE, 4" O.G. INTERMEDIATE	HOT DIPPED GALVANIZED RING SHANK NAIL

NOTES:
1. INSTALL ROOF DECK SHEATHING WITH LONG DIMENSION PERPENDICULAR TO FRAMING AND WITH JOINTS STAGGERED. PROVIDE ROOF CURB ON UNSUPPORTED EDGES.
2. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD OR 1/2" OSB. SHEATHING NAILING PATTERN SHALL COMPLY WITH 2020 IGC 600.
3. CLOSED VALLEY FLASHING AS PER ASTM D224.

SHEATHING NOTES:
R302.2.1 SHEATHING FASTENINGS
WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH RSRS-01 (2 3/8" x 0.119") NAILS AT 8" ON CENTER (O.C.) AT EDGES AND 4" ON CENTER AT INTERMEDIATE FRAMING UNLESS ROOF DIAPHRAGM DESIGN REQUIRES A CLOSER SPACING. RSRS-01 IS RING SHANK ROOF SHEATHING NAIL MEETING THE SPECIFICATIONS IN ASTM F1807.

WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY (G-2) IS 4" O.C. IS USED, SPACING OF RING SHANK FASTENERS SHALL BE 4" INCHES ON CENTER IN NAILING ZONE 3 IN ACCORDANCE WITH FIGURE R303.2.1 WHERE V/LT IS 165 MPH OR GREATER.

GIRDER TRUSS - WALL REINFORCEMENT

TRUSS FRAMES WERE NOT AVAILABLE AT THE TIME OF THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING AT EACH GIRDER TRUSS LOCATION.

- PROVIDE (2) CONCRETE BLOCK FILL CELLS REINFORCED WITH #5 DIA. STEEL REINFORCING ROD IN EACH CELL. FILLED WITH 3,000 PSI FEA GRAVEL CONCRETE. CENTERED UPON EACH GIRDER TRUSS BEARING POINT. REINFORCEMENT SHALL HAVE STANDARD HOOK/TEE FROM FOOTING TO CHU BOSS BEAM (TOP OF WALL).
- IF A GIRDER TRUSS BEARING POINT FALLS ON TOP OF A WINDOW OR DOOR OPENING, LINTELS AT THESE LOCATIONS SHALL BE REDESIGNED TO ACCEPT THE NEW LOAD.

TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR LOCAL DEPARTMENT APPROVAL AS REQUIRED. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS. DIMENSIONS THAT HAVE NOT BEEN SITE VERIFIED SHALL NOT BE USED.

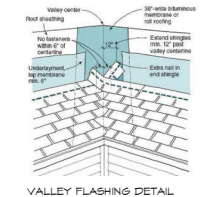
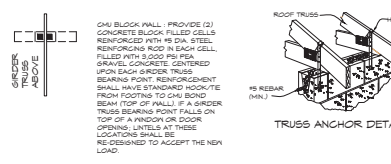
ALL FRAMING CONNECTORS SHALL BE BY SIMPSON STRONG-TIE OR APPROVED EQUAL. CONTRACTOR SHALL COORDINATE WITH TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR AS REQUIRED TO PROVIDE NECESSARY CLEARANCES FOR DUCTWORK. TRUSSES SHALL BE DESIGNED BY A FLORIDA REGISTERED TRUSS ENGINEER USING THE FOLLOWING LOADINGS:

TC LL	30.0 PSF
TC DL	1.0 PSF
BC DL	10.0 PSF
BC LL	0.0 PSF
TOT. LD	31.0 PSF
CONTRAC.	1.28
SPACINGS	24.0"

DEFLECTION LIMITS L/360 AND L/240 TOTAL LOAD
MANUFACTURER SHALL SUBMIT TRUSS LAYOUT TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS SHALL CONTAIN ALL STRUCTURAL AND FINISHING INFORMATION REQUIRED TO DETERMINE ALL LOADS. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. ANY PROPOSED DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SHOP DRAWING REVIEW. IF THE ARCHITECT IS NOT NOTIFIED IN ADVANCE, THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL COST OF MODIFICATION WORK THAT IS REQUIRED, INCLUDING BUT NOT LIMITED TO ADDITIONAL COLUMNS, FOOTINGS, BEAMS, AND REWORK OF EXISTING WORK IN PLACE.

ENGINEER TRUSS PLACEMENT ON THIS DRAWING ARE DIAGRAMMATIC TO SHOW ARCHITECTS INTENT. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR FINAL INSTALLATION LOCATIONS, VELOCITY BEARING LOCATIONS ON WALLS, BEAMS, & COLUMNS.

GIRDER TRUSS NOTE



R302.2 FLASHING
FLASHINGS SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN CORNERS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

R303.2.1 LOCATIONS
FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS. PREVENTER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. ROOF FLASHING IS OF METAL. THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN PROVIDED IN TABLE R303.2.1 OR IN COMPLIANCE WITH R303.11.

EXCEPTION: FLASHING IS NOT REQUIRED AT HP AND R302.1 JOINTS.

MATERIAL	GAGE MINIMUM	GAGE	WEIGHT (SQ)
Copper	0.024	-	1.0(4.0)
Aluminum	0.024	24	-
Stainless Steel	0.024	24	-
Galvanized Steel	0.0179	(24oz Coat G90)	(24oz Coat G90)
Aluminum	0.0179	(AZ50 Min Zinc)	(AZ50 Min Zinc)
Zinc Alloy	0.027	-	-
Lead	-	2.5 (40.0)	-
Painted Terne	-	-	1.25 (20.0)



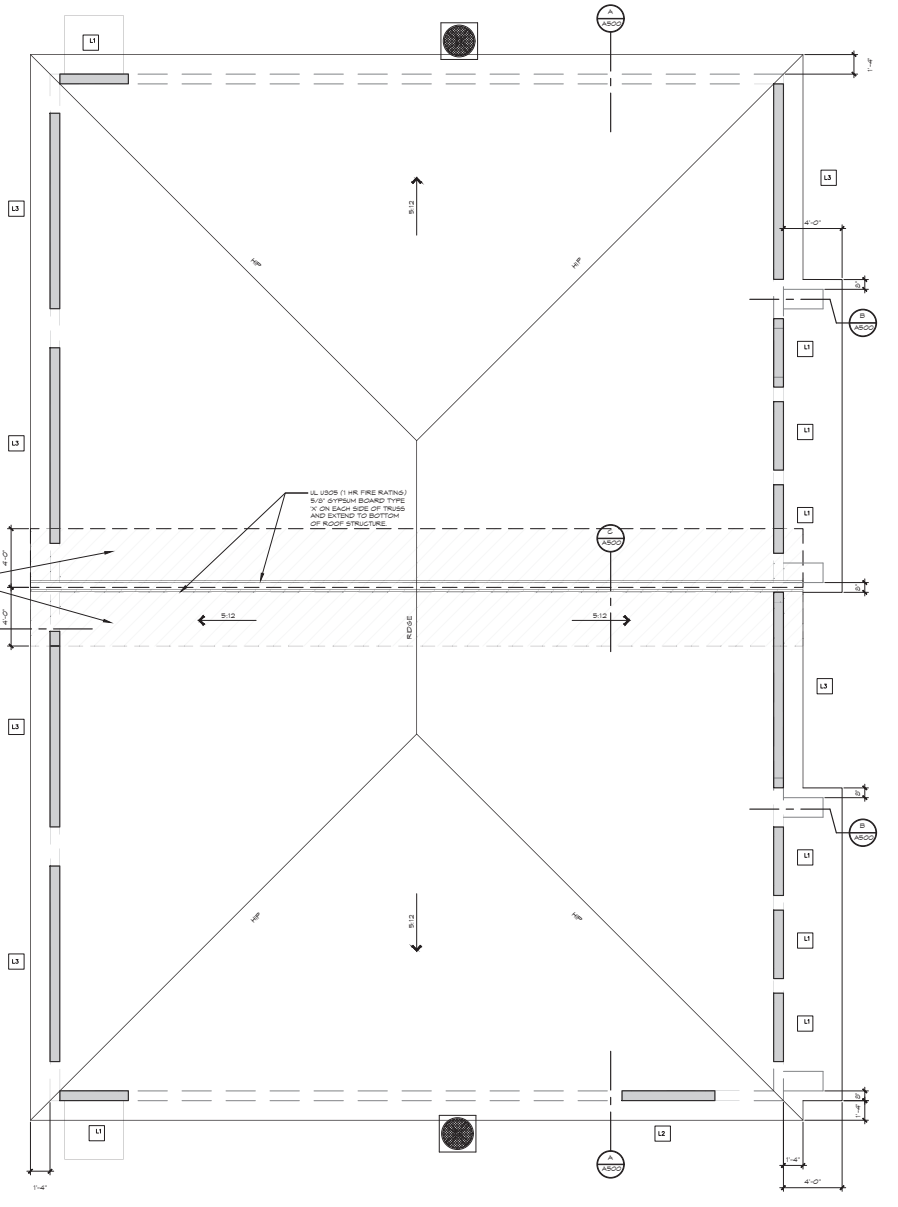
LINTEL SCHEDULE

OVERALL LENGTH	TOP STEEL	BOTTOM STEEL
3'-0"	2-7/32" wire	2-#3 rebar
3'-6"	2-7/32" wire	2-#3 rebar
4'-0"	2-7/32" wire	2-#3 rebar
4'-6"	2-7/32" wire	2-#3 rebar
5'-0"	2-7/32" wire	2-#3 rebar
5'-6"	2-7/32" wire	2-#3 rebar
6'-0"	2-7/32" wire	2-#3 rebar
6'-6"	2-7/32" wire	2-#3 rebar
7'-0"	2-7/32" wire	2-#3 rebar
7'-6"	2-7/32" wire	2-#3 rebar
8'-0"	2-7/32" wire	2-#3 rebar
8'-6"	2-7/32" wire	2-#3 rebar
9'-0"	2-7/32" wire	2-#3 rebar
9'-6"	2-7/32" wire	2-#3 rebar
10'-0"	2-7/32" wire	2-#3 rebar
10'-6"	2-7/32" wire	2-#3 rebar
11'-0"	2-7/32" wire	2-#3 rebar
11'-6"	2-7/32" wire	2-#3 rebar
12'-0"	2-7/32" wire	2-#3 rebar
12'-6"	2-7/32" wire	2-#3 rebar
13'-0"	2-7/32" wire	2-#3 rebar
13'-6"	2-7/32" wire	2-#3 rebar

Rebar: ASTM A615 Grade 60
Wire: ASTM A110
Concrete Strength: 4000 psi
Average Self Weight: 33 plf
Finish: Grey Block

SAFE LOADS (AS PER) 8" PRECAST U-LINTELS

OVERALL LENGTH	TYPE OF LINTEL	UPLIFT						LATERAL					
		8F8-1T	8F12-1T	8F16-1T	8F24-1T	8F32-1T	8F36-1T	8F8-2T	8F12-2T	8F16-2T	8F24-2T	8F32-2T	8F36-2T
120"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
144"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
168"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
192"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
216"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
240"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
264"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
288"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
312"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
336"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000
360"	PRECAST	1000	2000	3000	4000	5000	6100	1000	1000	1000	1000	1000	1000



ROOF PLAN
SCALE: 1/4" = 1'-0"

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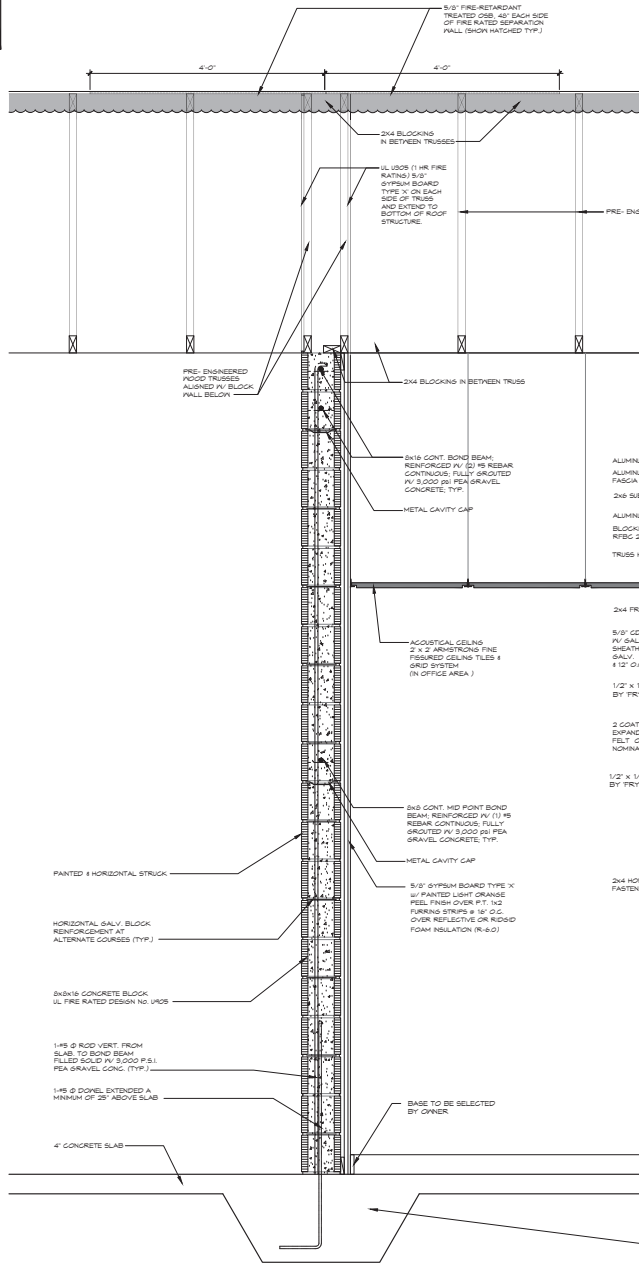
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"Built on Integrity, Integrity, and a Little Bit of Luck"
REG. ARCH. & CON. ARCHITECT
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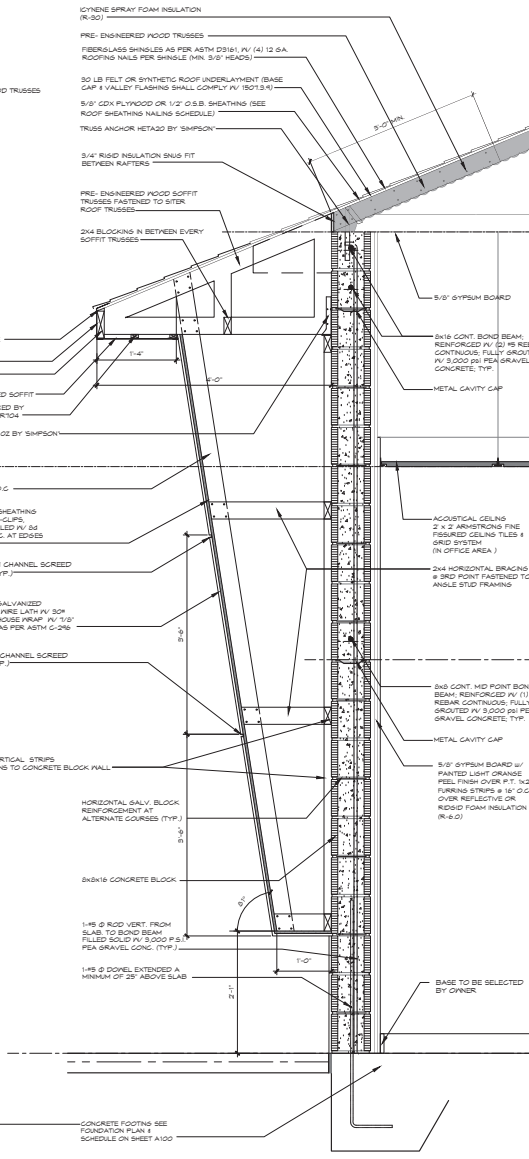
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S.W. 164th PLACE ROAD
OCALA, FLORIDA

02.18.24
project no. 2419
sheet no.

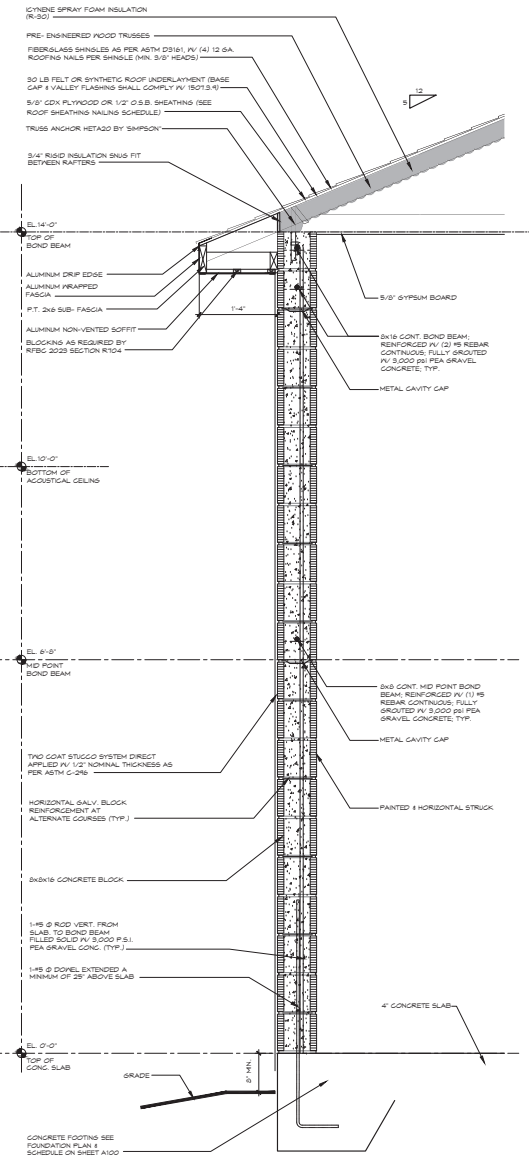
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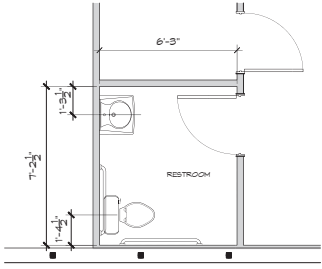
WALL SECTION 'C'
SCALE: 1" = 1'-0"



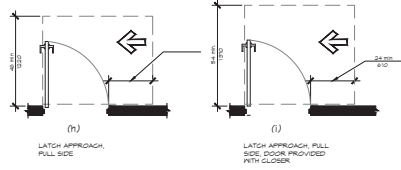
WALL SECTION 'B'
SCALE: 1" = 1'-0"



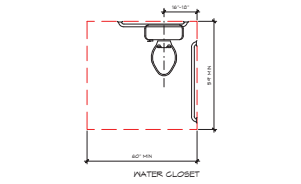
WALL SECTION 'A'
SCALE: 1" = 1'-0"



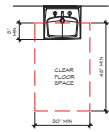
RESTROOM FLOOR PLAN - B (TYP.)
SCALE 3/8" = 1'-0"



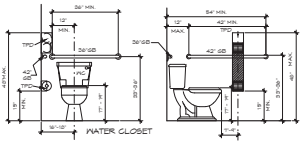
CLEAR WIDTH OF DOORWAYS
SCALE 3/8" = 1'-0"



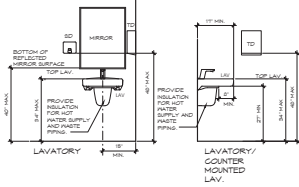
WATER CLOSET



LAVATORY

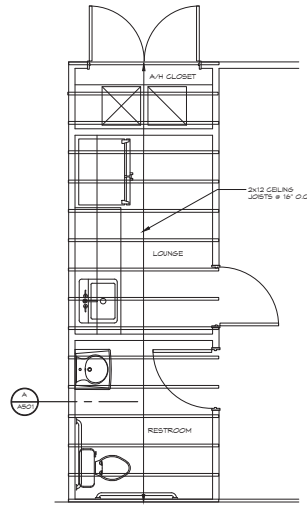


TOILET COMPARTMENT CLEARANCES

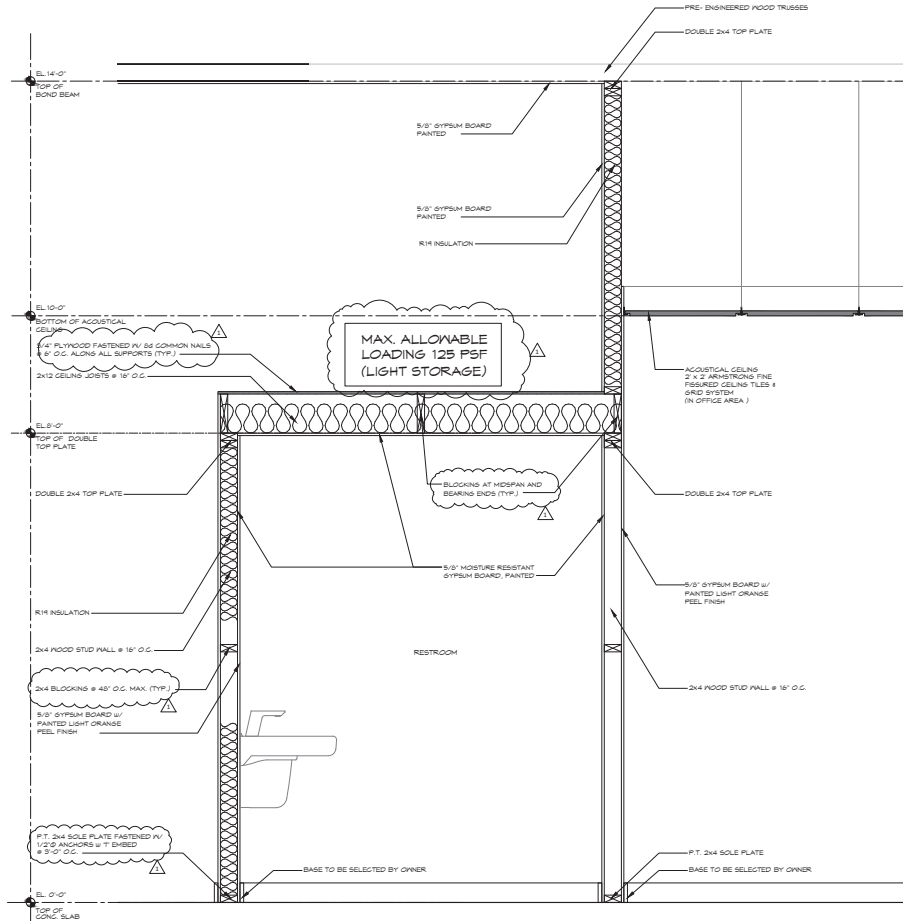


LAVATORY

LAVATORY/
COUNTER MOUNTED
LAV.



CEILING JOIST PLAN
SCALE 3/8" = 1'-0"



WALL SECTION 'A'
SCALE 1" = 1'-0"

ELECTRIC WATER HEATER									
MARK	TEMPERATURE	KW PER ELEMENT	NUMBER ELEMENTS	TOTAL KW	VOLTAGE/PHASE	RECOVERY (GPH) @ 10°F	THERMAL EFFICIENCY	MANUFACTURE / MODEL	NOTE
EH-1	140°F	6.8	2	13.6	240	2.0	62%	KHEB RTE-19	SEE BELOW

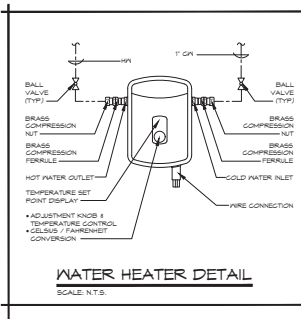
NOTES: PROVIDE THE FOLLOWING: 1. PRESSURE RELIEF VALVE 2. HEAT TRAPS

PLUMBING FIXTURE SCHEDULE							
TAG	EQUIPMENT	DESCRIPTION / ACCESSORIES	GA	PIPE SIZE	MANUFACTURE / MODEL	NOTES	
LAV-1	LAVATORY	VITREOUS CHINA SINGLE LEVER FAUCET	1/2"	1/2" 2" 1-1/2"	KOHLER/AMERICAN STANDARD OR EQUAL	SEE BELOW	
WC-1	WATER CLOSET	PLASTIC ELONGATED SEAT FLOOR MOUNTED TANK TYPE	3/4"	3" 2"	KOHLER/AMERICAN STANDARD OR EQUAL	SEE BELOW	
HB-1	HOSE BIBB	PROVIDE HOSING BREAKER	1/2"	1/2" 1" 1-1/2"	PODFORD OR EQUAL	SEE BELOW	
SK-1	SINK SINGLE	STAINLESS STEEL (19 GA) WITH GOOSENECK FAUCET	1/2"	1/2" 2" 1-1/2"	ELKAY/LIBT OR EQUAL	SEE BELOW	

1. PROVIDE SHUT OFF VALVES AND P TRAPS AT ALL PLUMBING FIXTURES.
 2. PROVIDE HANDCAP FIXTURES IN ALL HANDCAP DESIGNATED RESTROOMS.
 3. COORDINATE SINK SIZE WITH CABINET INSTALLER.
 4. PROVIDE ULTRA-COMPACT THERMOSTATIC MIXING VALVE WITH TEMPERATURE GAUGE FOR ALL LAVATORIES AND HAND SINKS, AS MANUF. BY REVISION.
 CONTRACTOR TO PROVIDE A SEPARATE COST FOR ALL PLUMBING FIXTURES IN BID PACKAGE.
 OWNER TO MAKE FINAL SELECTION OF FIXTURES. (CONTRACTOR TO COORDINATE WITH OWNER).

DRAWING LEGEND			
DETAIL	DESCRIPTION	DETAIL	DESCRIPTION
SS	SANITARY WASTE PIPING	FOODIECO	FLOOR CLEANOUT & EXTERIOR CLEANOUT
CW	COLD WATER PIPING	Gate Valve OR Ball Valve	GATE VALVE OR BALL VALVE
HW	HOT WATER PIPING	VTR	VENT THROUGH ROOF
VP	VENT PIPING	SS	SANITARY SEWER
WCO	WALL CLEANOUT		

PLAN NOTES
1. PROVIDE WATER HAMMER ARRESTORS FOR ALL PLUMBING FIXTURES.
2. CONTRACTOR TO COORDINATE PIPE SIZES, LOCATIONS AND PIPING.
3. PROVIDE SHUT OFF VALVES FOR EACH FIXTURE.
4. PROPERLY ANCHOR ALL PIPING TO STRUCTURE.
5. INSULATE ALL HOT WATER PIPES WITH 1" ANI-MATEX.
6. CONTRACTOR TO SAW CUT WALLS AND SLAB AS NECESSARY TO INSTALL NEW WORK. PROPERLY PATCH AND REPAIR.
7. PROVIDE CLEANOUTS AT BASE OF ALL STACKS.



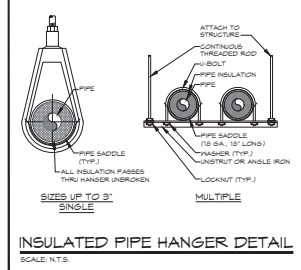
PLUMBING SPECIFICATIONS

PROVIDE THE FOLLOWING:
 SCOPE OF WORK:
 CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES.

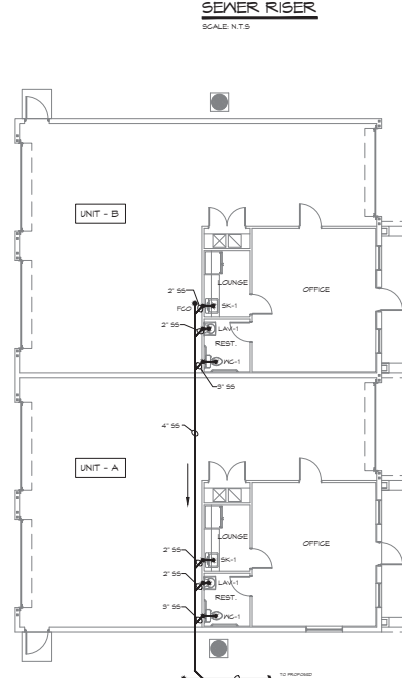
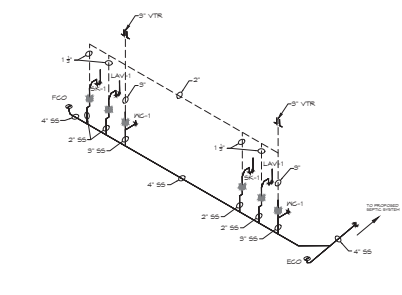
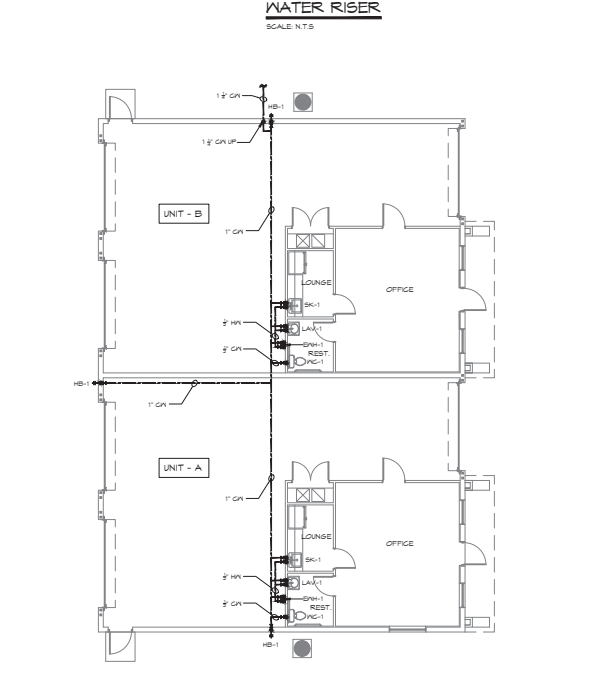
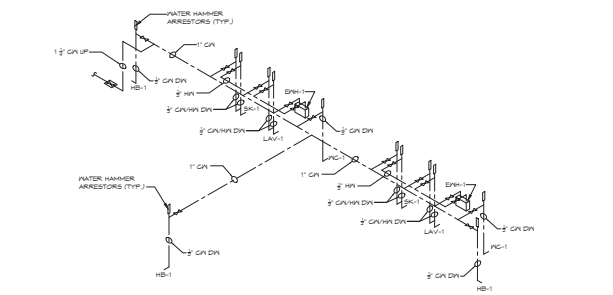
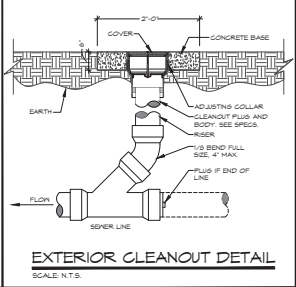
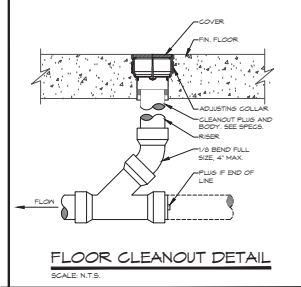
SPECIAL REQUIREMENTS:
 ALL WORK SHALL BE IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE (17TH EDITION), 2020 FLORIDA BUILDING CODE - PLUMBING (17TH EDITION), 2020 FLORIDA ENERGY CONSERVATION CODE (17TH EDITION), ORDINANCES AND REGULATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION.

SHOP DRAWINGS:
 BEFORE PURCHASE OR FABRICATION OF EQUIPMENT AND WITHIN 30 DAYS OF AWARD OF GENERAL CONTRACT, CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER FOR APPROVAL, 3 COPIES OF SHOP DRAWINGS FOR ALL EQUIPMENT AND MATERIALS. SHOP DRAWINGS SHALL INCLUDE: WORKINGS AND SECTION DIMENSIONS, ELECTRICAL CHARACTERISTICS (VOLTS, PHASE AND AMPERE) LOCATION AT HIGH MATERIALS AND EQUIPMENT ARE TO BE INSTALLED AND OTHER ESSENTIAL DATA. PARTIAL OR INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED AND MATERIAL USED WITHOUT APPROVAL WILL BE REJECTED. PROVIDE SPECIFICATIONS ON ALL ITEMS EXCEPT PIPING. SUBMIT SHOP DRAWINGS TO ELECTRICAL CONTRACTOR FOR APPROVAL AND COORDINATION.

MATERIALS:
 MATERIALS UNLESS OTHERWISE NOTED SHALL BE NEW, FREE OF DEFECTS AND IN ACCORD WITH FOLLOWING SCHEDULES AND PARAGRAPHS. THE APPROVAL OF ANY MATERIALS WILL NOT BE CONSIDERED AS ACCEPTANCE OF WORK THERE INSTALLED. ALL MATERIALS PROVIDE DEFECTIVE. PIPING NO SPECIFIC WEIGHTS OR GRADES ARE SPECIFIED. MATERIALS SHALL BE OF THE GENERALLY ACCEPTED STANDARD WEIGHT AND GRADE.
 BRASS, PASTE AND VENT PIPING
 SANITARY PIPING SHALL BE SCHEDULE 40 PVG IN CONFORMANCE WITH ASTM F1482.
 WATER SYSTEM (DOMESTIC) PIPING
 ABOVE GROUND WATER PIPING SHALL BE TYPE "L" COPPER (OR GPVC) WITH SWEATED CONNECTIONS. BELOW GROUND PIPING SHALL BE TYPE "C" COPPER WITH SWEATED CONNECTIONS. PIPING SHALL BE IN CONFORMANCE WITH ASTM B88
 A. SOLDER JOINTS WITH FREE FLOWING SOFT LEAD FREE SOLDER (MS/5) FOR ASTM B88
 B. PIPING SHALL BE TESTED HYDROSTATICALLY AT A PRESSURE OF 150 PSIG
 C. AFTER COMPLETION OF WORK, THE PIPING SHALL BE FLUSHED AND BLENDED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
 D. GPVC MAY BE USED.
 INSTALLED PIPE SHALL BE CUT ACCORDING TO MEASUREMENTS ESTABLISHED AT THE JOB SITE AND PIPING INTO PLACE WITHOUT FORGING. PROPERLY CLEANING ALL WORKING ENDS, AND OTHER OPENINGS. PIPES SHALL HAVE BURNS REMOVED BY REAMING AND SHALL BE SO INSTALLED AS TO PERMIT FREE EXPANSION AND CONTRACTION WITHOUT DAMAGE TO JOINTS OR HANGERS.
OPERATION AND MAINTENANCE INSTRUCTIONS:
 COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS MANUALS FOR EACH PIECE OF EQUIPMENT, BOUND IN BOOK FORM, SHALL BE PREPARED. OPERATING INSTRUCTIONS EXPLAINING PREVENTIVE MAINTENANCE PROCEDURES, METHODS OF CHECKING THE SYSTEM FOR NORMAL SAFE OPERATION, AND PROCEDURES FOR SAFELY STARTING AND STOPPING THE SYSTEM SHALL BE PREPARED AND INCLUDED WITH THE MANUALS.
WARRANTIES AND WARRANTIES:
 A. FURNISH OWNER WITH A WRITTEN GUARANTEE PROTECTING THE OWNER FROM COSTS DUE TO PIPING WORKMANSHIP AND FAULTY MATERIALS OR EQUIPMENT FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.
 B. FURNISH OWNER WITH ORIGINAL EQUIPMENT FACTORY WARRANTIES.
 *ANY CHANGES TO THESE DOCUMENTS BASED ON CONTRACTOR REDISCOVERED REVISIONS SHALL BE CONSIDERED ADDITIONAL SERVICES.



PLUMBING WATER PLAN
SCALE: 1/2" = 1'-0"



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A NEW BUILDING FOR:
 SHAMROCK CONSTRUCTION
 S.W. 164th PLACE ROAD
 OCALA, FLORIDA

05.20.24
 by SG project no. 2419
 sheet no.

P100

CONSTRUCTION DOCUMENTS

SYMBOLS LEGEND	
	EXIT SIGN (V) EMERGENCY BATTERY PACK
	FIRE EXTINGUISHER (V) CABINET FOR CLASS 2A-120B RATINGS FIRE EXTINGUISHER (TYP. BY 6 G.) COORDINATE EXACT LOCATION (V) LOCAL FIRE OFFICIALS
	EMERGENCY LIGHT (V) BATTERY PACK
EXIT CAPACITY	
	CAPACITY OF EXIT OCCUPANT LOAD
TRAVEL DISTANCE	
	TRAVEL DISTANCE (TD) TD = 100' DIRECTION OF TRAVEL
INDICATES DISTANCE OF TRAVEL FROM MOST REMOTE LOCATION WITHIN A ROOM OR SPACE TO AN EXIT	

GENERAL BUILDING LIMITATIONS (IFBC TABLE 504.3)

GROUP B	TYPE I-B (UNPROTECTED UNSPRINKLED)	
	ALLOWABLE	PROVIDED
MAX HEIGHT	66'-0"	18'-0"
MAX STORES	5	1
MAX AREA	25,500 SF (GROSS)	3,500 SF (GROSS)

FIRE SPRINKLER REQUIREMENTS

IFBC 503. NFFA (2)
FIRE SPRINKLER IS NOT REQUIRED IN THIS BUILDING PER APPLICABLE CODES.

FIRE ALARM REQUIREMENTS

IFBC 901. NFFA (2)
FIRE ALARM IS NOT REQUIRED IN THIS BUILDING PER APPLICABLE CODES.

MEANS OF EGRESS (IFBC CHAPTER 10)

POPULATION / OCCUPANT LOAD (FROM TABLE 1004.5)

USE	AREA	AREA/POPULATION	POPULATION
STORAGE			
UNIT A 1 B	1,240 S.F. (EACH)	500 GROSS	(3) PERSONS EA. X (2) SUITES
			+8 TOTAL
BUSINESS			
UNIT A 1 B	480 S.F. (EACH)	150 GROSS	(4) PERSONS EA. X (2) SUITES
			+8 TOTAL
BLDG. TOTAL	3,500 SQ. FT.		14 PERSONS

MEANS OF EGRESS (IFBC CHAPTER 10)

OCCUPANCY CLASSIFICATION BUSINESS / STORAGE	UNSPRINKLED	
	REQUIRED	PROVIDED
MAXIMUM TRAVEL DISTANCE (TABLE 1011.2)	200 FT	76'-0" MAX
TOTAL # OF EXITS PER TENANT (SECTION 1006)	2 REQUIRED	2
EGRESS PATH PER PERSON (LEVEL) (TABLE 1009.3.2)	0.2 FACTOR FOR 400-20' 18.0	3 # 36" EA
MINIMUM CLEAR OPENINGS OF EXIT DOORS (TABLE 1010.1.1)	32"	36"

MINIMUM NUMBER OF EXITS

IFBC CHAPTER 1009.3(2)
OCCUPANT LOAD 1500. MINIMUM # OF EXITS SHALL BE (2).

BUSINESS OCCUPANCY

MINIMUM NUMBER OF PLUMBING FACILITIES (IFBC TABLE P403.1)

1 PERSONS PER UNIT

BUSINESS/ STORAGE	WATER CLOSETS		LAVS		DRINKING FOUNTAINS	SERVICE SINKS
	GO-ED	GO-ED	GO-ED	GO-ED		
REQUIRED:	1/2B + 1 EACH	1/40 + 1 EACH	1/40 + 1 EACH	1/40 + 1 EACH		
PROVIDED:	1	1	1	1	NOT REQUIRED	NOT REQUIRED

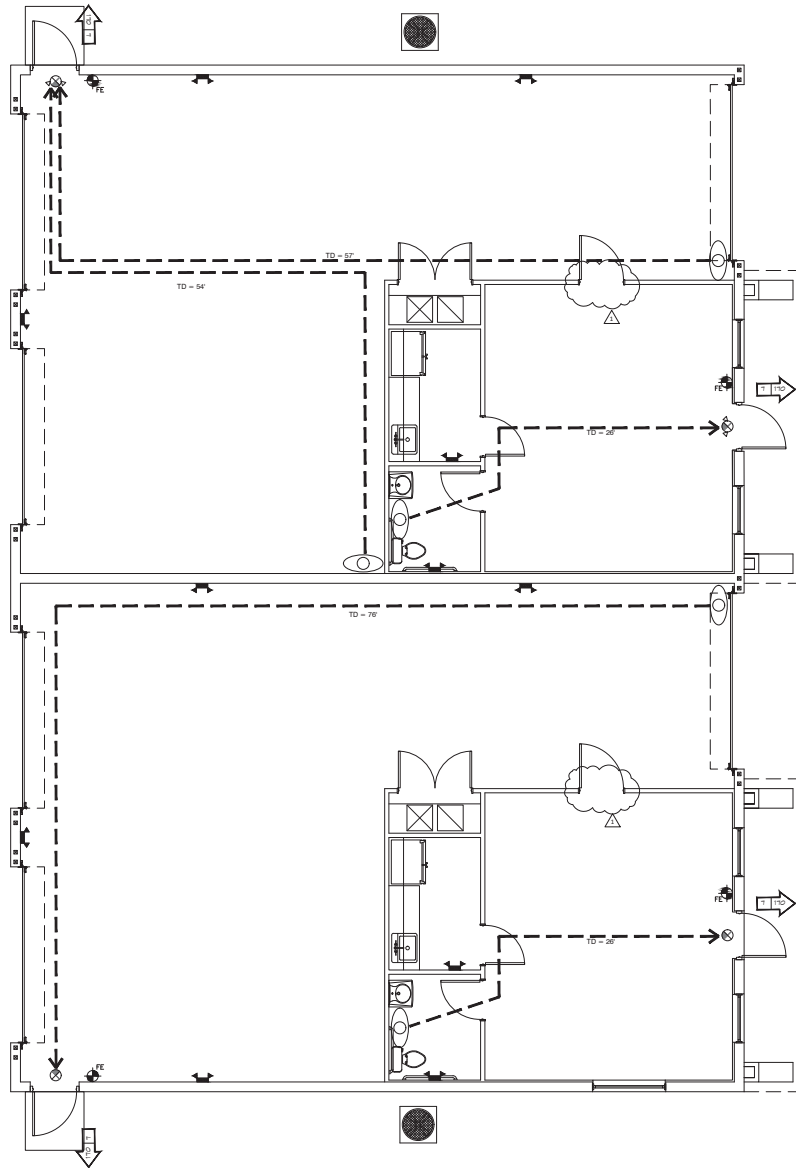
2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION

SECTION 403

FOR BUSINESS AND MERCHANDISE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 18 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.

410.2 SMALL OCCUPANCIES.

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 18 OR FEWER.



05.20.24
REVISION

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SHAMROCK CONSTRUCTION
S.W. 164 TH PLACE ROAD
OCALA, FLORIDA

02.18.24

by project no.
SG 2419

sheet no.

LS100

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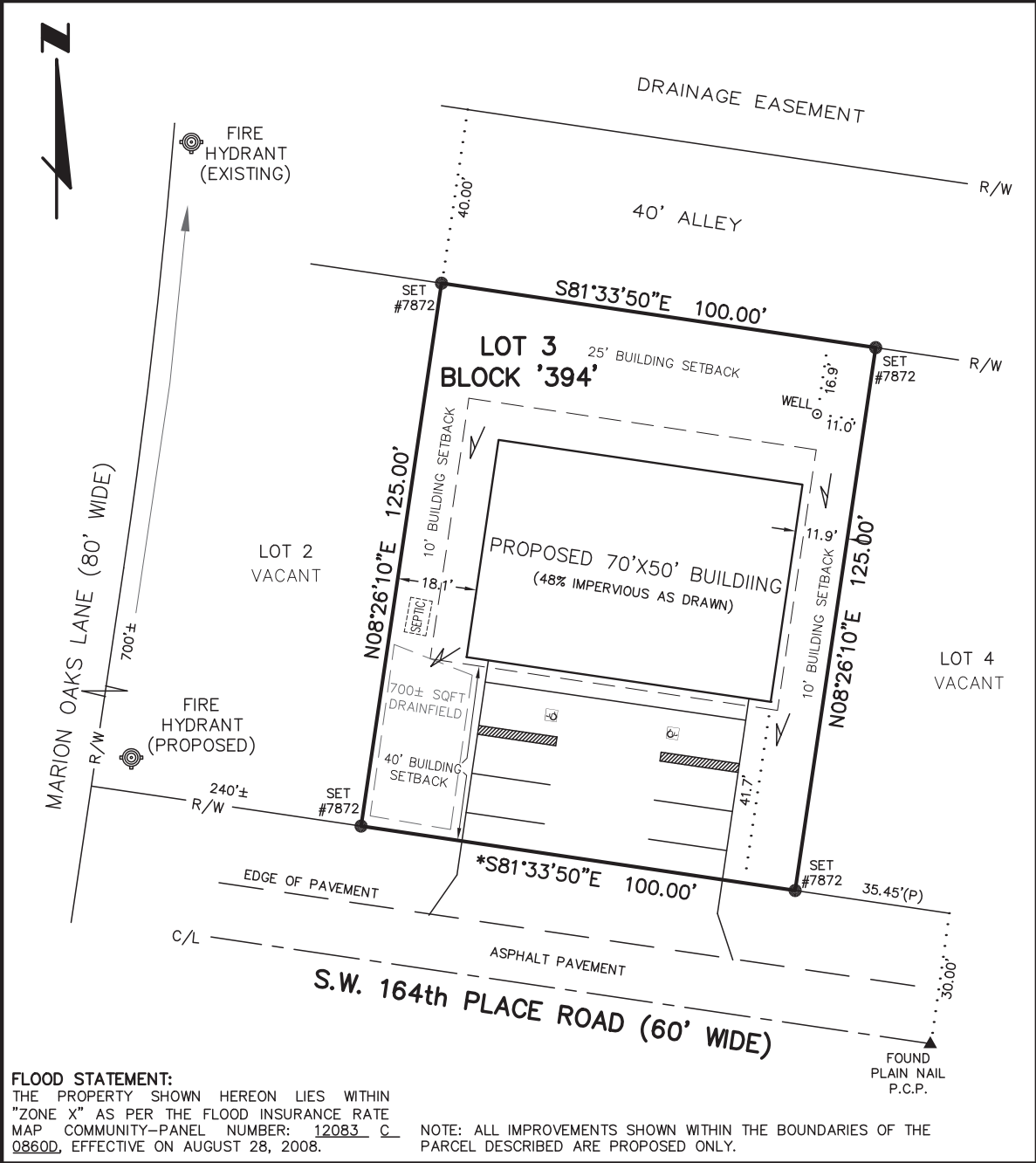
**BOUNDARY SURVEY
AND SITE PLAN**

CERTIFIED TO:

SHAMROCK CONSTRUCTION
crystal@shamrockconstruction.com
321.299.2602

SHAMROCK
OFFICE

THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.



FLOOD STATEMENT:
THE PROPERTY SHOWN HEREON LIES WITHIN "ZONE X" AS PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 12083 C Q860D, EFFECTIVE ON AUGUST 28, 2008.

NOTE: ALL IMPROVEMENTS SHOWN WITHIN THE BOUNDARIES OF THE PARCEL DESCRIBED ARE PROPOSED ONLY.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT IS PROHIBITED.

DESCRIPTION:

PROPOSED FIRE HYDRANT: APRIL 29, 2024

LOT 3, BLOCK '394', MARION OAKS UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGES 36 THROUGH 52, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DISPLAY EXISTING HYDRANT INFORMATION: APRIL 17, 2024
SITE PLAN REVISION: MARCH 21, 2024
SURVEY DATE: NOVEMBER 27, 2023
SKETCH DATE: NOVEMBER 01, 2023

NOTE: SEE REVERSE SIDE FOR SURVEY REPORT.

C & A SURVEY, INC.

ANDREW W. CARBAUGH – PSM #6787
3106 E. FORT KING STREET Ocala, Florida 34470
VOICE: 352.694.6566 www.CandAsurvey.com

SCALE: 1"=30'
F.B.: 473 PG.: 40
FILE: 1240320

SURVEY REPORT

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LEGEND:

B.F.	BOARD FENCE	R.	RADIUS
C.L.F.	CHAIN LINK FENCE	CH.	CHORD DISTANCE
C/L	CENTER LINE	CHB.	CHORD BEARING
C.O.	CLEAN OUT	CBL	CABLE PEDESTAL
CONC.	CONCRETE	R/W	RIGHT-OF-WAY
D.	CENTRAL ANGLE (DELTA)	R/R	RAILROAD
F.C.	FENCE CORNER	SP	SERVICE POLE
M.E.A.	MARION ENGINEERING & ASSOC.	TB	☐ TELEPHONE BOX
M.E.C.	MOORHEAD ENGINEERING CO.	WM	☒ WATER METER BOX
P.C.	POINT OF CURVATURE	XFMR	☒ UTILITY TRANSFORMER BOX
P.C.P.	PERMANENT CONTROL POINT	UTY	ELECTRIC UTILITY SERVICE PEDESTAL
P.O.B.	POINT-OF-BEGINNING	(D)	DEED OR DESCRIPTION
P.O.C.	POINT-OF-COMMENCEMENT	(F)	FIELD MEASURED
P.R.M.	PERMANENT REFERENCE MONUMENT	(P)	PLAT
O.R.	OFFICIAL RECORDS (BOOK/PAGE)	(R)	RADIAL LINE
N.D.	NAIL & DISK	(C)	CALCULATED
I.P.	IRON PIPE	(E)	EASEMENT DESCRIPTION
P.I.D.	PARCEL IDENTIFICATION	■	4"X4" CONCRETE MONUMENT
C.M.	CONCRETE MONUMENT	●	IRON ROD
I.R.	IRON ROD	▲	NAIL & DISK
N.P.	NOT PERMANENT	— —	BREAK IN LINE
GA	GUY ANCHOR	↘	GROUNDWATER/DRAINAGE FLOW DIRECTION
LP	LIGHT POLE	⊕	FIRE HYDRANT
PP	POWER POLE	EL	ELEVATION (IN FEET)
V.F.	VINYL/PVC FENCE	○	DESCRIPTIVE POINT
W.F.	WIRE FENCE		
OHPL	OVERHEAD POWER LINE		

NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE OWNER/OWNER REPRESENTATIVE.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH AN ASTERISK, ie. *
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. UNDERGROUND IMPROVEMENT LOCATIONS ARE APPROXIMATE ONLY.
7. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

FORM #231230

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT IS PROHIBITED.

NOTE: SEE REVERSE SIDE FOR SURVEY DRAWING.

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

C & A SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB #7872
3106 E. FORT KING STREET, OCALA, FLORIDA 34470
VOICE: 352.694.6566 www.CandASurvey.com

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