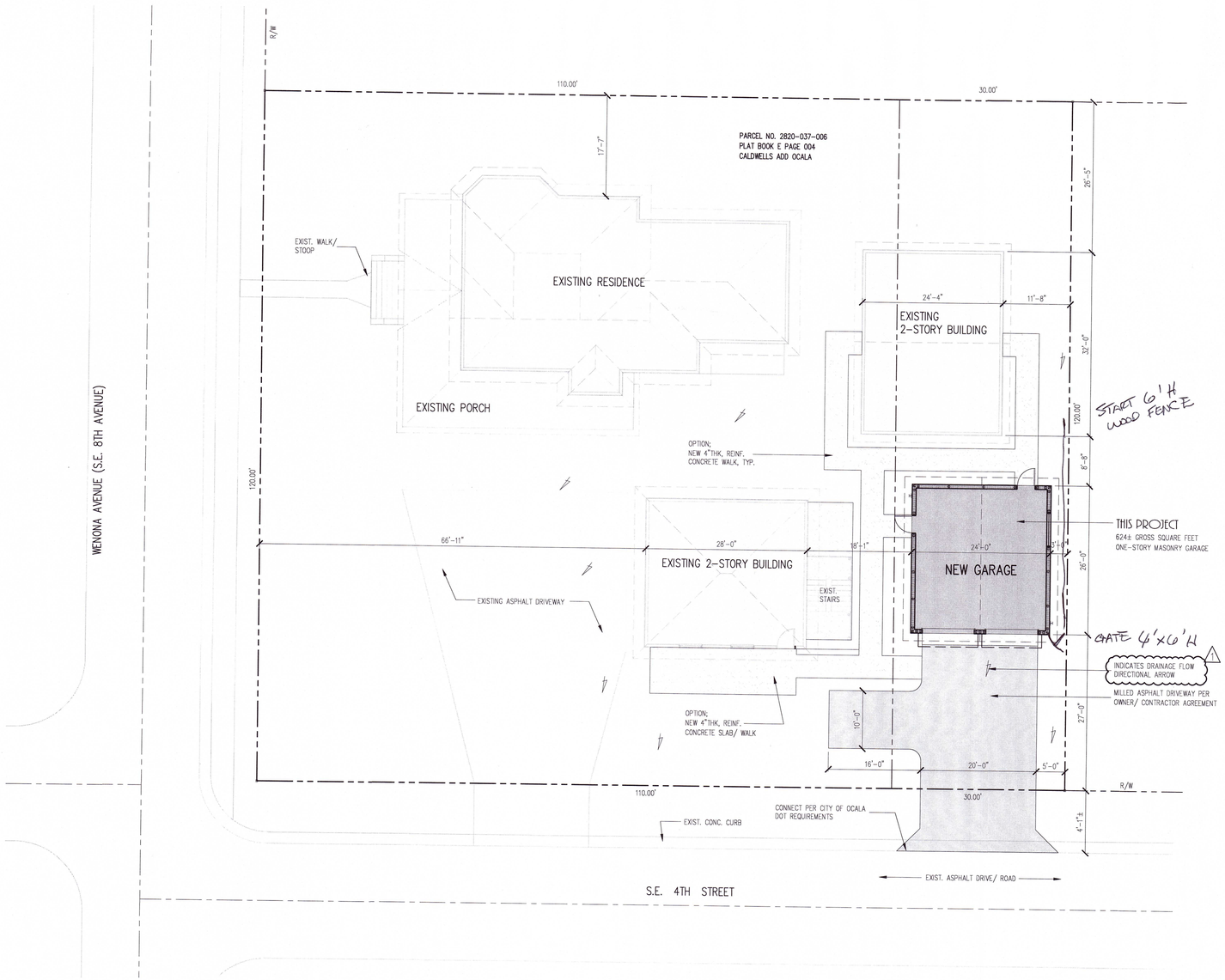
NEW GARAGE
AT THE
KATSERELES RESIDENCE
OCALA, FLORIDA



ARCHITECTURAL SITE PLAN
3/32"=1'-0"

NOTE: SITE/ PROPERTY INFORMATION BASED ON MARION COUNTY PROPERTY APPRAISER 2023 PROPERTY RECORD CARD

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2020 FLORIDA BUILDING CODE
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
4. DO NOT VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
5. REPORT ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY.
6. THESE DRAWINGS ARE THE PROPERTY OF SPAA, LLC, AND MAY BE REPRODUCED ONLY WITH WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME AND SIGNATURE OF THE ARCHITECT.
7. WORKING DRAWN BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT PROVIDE ALL DETAILS OR CONDITIONS OF CONSTRUCTION. HOWEVER, QUESTIONS MAY ARISE AS TO THE DESIGN INTENT AND CONSTRUCTION TECHNICAL DETAILING WITH THESE DRAWINGS, AS CLARIFICATIONS, INTERPRETATIONS, AND REVISIONS ARE PART OF THE CONSTRUCTION PROCESS. SPAA, LLC, SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, OR CONSEQUENTIAL DAMAGES AS A RESULT OF NOT PARTICIPATING IN THE CONSTRUCTION PROCESS.
8. FOUNDATIONS AND FOOTINGS ARE DESIGNED FOR THE FOLLOWING ASSUMED SOIL BEARING CONDITIONS: LOOSE GRANULAR MATERIAL WITH NO APPLICABLE CLAY OR ORGANIC MATERIAL WITH A MINIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSI PER FBC TABLE 1806.2. COMPACT FILL TO 95% MODIFIED PROCTOR, TREAT SOIL WITH INSECT PREVENTIVE PRODUCT.
9. CONCRETE SHALL CONFORM TO REQUIREMENTS OF CHAPTER 19 FBC AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
10. REINFORCING BARS SHALL BE GRADE 40 OR 60 MINIMUM IN FOUNDATIONS, MASONRY WALLS, AND CMU WALLS. REINFORCING BARS SHALL BE DEFORMED STEEL BARS AND COMPLY WITH ASTM A615 REQUIREMENTS. JOINT REINFORCING IF USED SHALL BE 9 GAUGE GALVANIZED STEEL CONFORMING TO ASTM A82 REQUIREMENTS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 REQUIREMENTS. WIRE FABRIC SHALL BE SUPPORTED AS REQUIRED IN SECTION 1910, FBC. SYNTHETIC FIBER REINFORCEMENT SHALL CONFORM TO REQUIREMENTS OF SECTION 1910, FBC.
11. WOOD ROOF AND WALL PANELS SHALL BE APA-RATED. WALL SHEATHING FASTENERS SHALL BE 2"x.099 SIDING NAIL WITH SPACING ALONG THE PANEL EDGES AT 6" O.C. AND INTERMEDIATE FASTENERS AT 12" O.C. WALL SHEATHING TO BE 1/2" ROOF SHEATHING FASTENERS SHALL BE 2 1/2"x.131 OR 3"x.120 RING SHANK. SPACING AT 4"O.C. WITHIN 'A' DISTANCE OF EAVES, HIPS, RIDGES, GABLE ENDS, LOOKOUT BLOCKS, OUTLOOKERS, AND INTERMEDIATE FIELD SPACING AT 6"O.C. ROOF SHEATHING TO BE A MINIMUM OF 5/8" 1
12. WOOD STUDS AND GIRDER SUPPORT POSTS USED FOR BEARING WALL FRAMING SHALL BE HM-FIR S-P-F OR S-Y-P #2 GRADE OR BETTER. ALL POST UNDER GIRDERS SHALL HAVE A MINIMUM OF 1 STUD PER GIRDER. WOOD BEAMS, HEADERS, RAFTERS, AND OTHER HORIZONTAL LOAD BEARING ELEMENTS SHALL BE SYP #2 OR BETTER.
13. SELF-ADHERING POLYMER MODIFIED BITUMEN MEMBRANE COMPLYING WITH ASTM D1970 APPLIED OVER THE ENTIRE ROOF. ALL LAPS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
14. UNSUPPORTED SPAN OF VINYL SOFFIT PANELS TO BE 12" MAXIMUM. PROVIDE BLOCKING AS NECESSARY.
15. ALL FIXTURES, FINISHES, EQUIPMENT AND TRIM SHALL BE SELECTED BY THE OWNER. SUBMIT CUT SHEETS, SAMPLES, AND SHOP DRAWINGS AS REQUIRED FOR APPROVAL PRIOR TO INSTALLATION.
16. OWNER/ CONTRACTOR RESPONSIBLE FOR FINAL LAYOUT, LOCATION, AND FLOOR ELEVATIONS OF NEW STRUCTURE ON SITE.
17. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR TREE REMOVAL, FOUNDATION PREPARATION, EXCAVATION, AND BACKFILLING OF SITE AS REQUIRED FOR FINAL LOCATION AND CONSTRUCTION OF STRUCTURES AND PAVED AREAS.
18. CONTRACTOR RESPONSIBLE FOR ALL UTILITIES TO SERVE NEW RESIDENCE INCLUDING, BUT NOT LIMITED TO: ELECTRIC SERVICE, SEPTIC SYSTEM, WELL AND/OR WATER SYSTEM, AND STORMWATER DIVERSION AND GRADING AS REQUIRED.
19. LANDSCAPING, SITE PAVING, SITE CONCRETE WORK, AND SITE IMPROVEMENTS SHALL BE PER OWNER/ CONTRACTOR AGREEMENT AND IN ACCORDANCE WITH CITY OF OCALA OR MARION COUNTY REQUIREMENTS.
20. SITE SHALL BE PREPARED AS TO DIVERT ALL SURFACE STORMWATER AWAY FROM NEW STRUCTURES AND AWAY FROM NEIGHBORING PROPERTIES AS BEST AS POSSIBLE.
21. ELECTRICAL WORK SHALL CONFORM TO NFPA 70, 2017 EDITION.
22. ALL FIELD CHANGES OF MATERIALS OR METHODS DEPICTED IN THESE DRAWINGS SHALL BE DOCUMENTED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL PREPARE AS BUILT DRAWINGS SPECIFICALLY DESCRIBING ALL DIMENSIONAL AND MATERIAL ALTERATIONS AND THEIR EFFECTS ON STRUCTURE AND APPEARANCE OF THE FINISHED WORK. THESE DRAWINGS MAY BE SUPPORTED BY PHOTOGRAPHS, CUT SHEETS AND SHOP DRAWINGS AS REQUIRED TO FULLY DOCUMENT CHANGES.
20. NATURAL GAS SYSTEM DESIGN AND WORK (N.I.C.) BY OTHERS AND TO BE BY A FLORIDA LICENSED NATURAL GAS CONTRACTOR. FIELD VERIFY EXISTING CONDITIONS/ COORDINATE WITH OWNER REQUIREMENTS.
21. PLUMBING SYSTEM DESIGN AND WORK (N.I.C.) BY OTHERS AND TO BE BY A FLORIDA LICENSED PLUMBING CONTRACTOR. FIELD VERIFY EXISTING CONDITIONS/ COORDINATE WITH OWNER REQUIREMENTS.
22. HVAC SYSTEM DESIGN AND WORK (N.I.C.) BY OTHERS AND TO BE BY A FLORIDA LICENSED HVAC CONTRACTOR. FIELD VERIFY EXISTING CONDITIONS/ COORDINATE WITH OWNER REQUIREMENTS.

INDEX OF SHEETS:

A101 COVER SHEET; ARCHITECTURAL SITE PLAN
A102 FOUNDATION PLAN; FLOOR PLAN – GARAGE
A103 LIGHTING PLAN/ POWER PLAN; ROOF FRAMING PLAN – GARAGE
A201 EXTERIOR ELEVATIONS; SECTIONS

WORKING SET
BEA GARAGE
DESIGN FOR BIDDING
CHECKS REQUIRED
DESIGNATIONS EMBOSSED

STATE OF FLORIDA
LAWRENCE B. HALSELL
AR93775
REGISTERED ARCHITECT

S.P.A.A., LLC
1515 E. SILVER SPRINGS BLVD.
SUITE 100 OCALA, FL 34470
352-362-5094
REGISTRATION NUMBER
AR 93775

Lawrence B Halsell
2024.03.13
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2024

A NEW GARAGE AT THE
KATSERELES RESIDENCE
OCALA, FL.

SHEET:
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DATE: 09-15-23
DATE: 03-13-24 1