City of Ocala
Community Redevelopment Agency
201 SE 3rd Street, Ocala, FL 34471

# M E M O R A N D U M

DATE July 18, 2024

TO: West Ocala CRA Advisory Committee

FROM: Roberto Ellis, Economic Development Manager

RE: West Ocala Residential Improvement Grant

The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA. The grant also promotes the expansion of the housing stock by supporting the construction of new single-family dwelling units in the area. The applications being presented for consideration are listed in Table 1. Each application will be reviewed separately at the July 18, 2024, West Ocala Advisory Committee meeting. The proposed work items are eligible within the program's guidelines, and a full application is attached for each property. The Grant Review Committee meetings and site visits were held between July 8-10, 2024. Staff recommends approval of the grant requests presented.

Table 1- Application Summary

| **Application ID** | **Address** | **Scope** | **Low Bid(s)** | **Grant Award Recommendation (75%)** |
|---|---|---|---|---|
| CRA24-45746 | 800 NW 16th CT (22314-001-04) | Replacement of 10 Windows | $10,500 | $7,875 |
| CRA24-45745 | 2341 SW 3rd St. (2260-193-022) | HVAC Replacement and insulation repairs. | $16,161 | $12,121 |
| CRA24-45742 | 434 NW 6th Ter (2865-013-006) | Reroofing | $8,500 | $6,375 |
| CRA24-45743 | 1032 NW 11th Ave (2570-404-201) | Replacement of 17 windows and 1 entry door. | $29,734 | $20,000 |
| CRA24-45749 | 620 West Silver Springs Place (2856-002-002) | New construction of single-family home. | $114,820 | $20,000 |
| CRA24-45750 | 714 NW 1st St. (2844-009-005) | New construction of single-family home. | $114,820 | $20,000 |

Attached - Application form, Cost estimates, Photographs of existing conditions.

Revised
March 2024

# CITY OF OCALA – WEST OCALA REDEVELOPMENT AREA
# RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

*(Completed application and all required attachments must be submitted)*

## PROJECT INFORMATION

Project Name: Affordable Housing Project - New Construction

Project Address: 2856-002-002

Parcel Number: 620 W Silver Spring PL Ocala, FL 34475

## APPLICANT INFORMATION

Applicant's Name:

Dwan Thomas - DoS Development LLC

Name of person to receive all correspondence if different from applicant:

Agent's Name (if applicable): Dwan Thomas

Agent's Mailing Address: 485 NW 45th LN

City: Ocala State: FL Zip: 34475

Phone number: 352-433-8457 Fax:

E-mail address: Crusadersiico@hotmail.com

How long have you owned / lived at the current location?

## PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

D+S Development is building a new construction home that is affordable. The home will feature 3 bedroom, 2 bathroom, and 1 car garage. The home will have stainless steal appliances.



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Would the proposed improvements be made without the assistance of the grant program? If not, please explain.

The project would be complete without assistance of grant because we have a contract with the city to build an affordable house but we would like to receive assistance to help out on the cost to build the home to make sure we keep price of the home affordable.

**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid. 120,000

***Required – Attach itemized bid sheets.***

How much funding assistance are you requesting? 20,000

Anticipated start date: May 31, 2024 Anticipated completion date: Oct 2024



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OCALA

*Revised*
*March 2024*

**Applicant**

I, Dwan Thomas, owner/occupant of building at 620 W. Silver Spring PL Ocala, FL 34475, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature: Dwan Thomas

Date: 4/30/24

Property Information – For staff use only

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? (Y) / N

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places? Y / (N)



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LEVEL CAPITAL

| | |
|---|---|
| **Borrower** | **Loan #** |
| **Project** | **Description** |
| **Address** | **Contact Phone:** |
| **City** | **Email:** |
| **State** | |
| **Zip/Postal Code** | |
| **Parcel** | |

## Project Characteristics

| | | | |
|---|---|---|---|
| Product Type: | Rambler | # of Bedrooms per unit: | |
| Total Square Feet: | 2,000 | # of Bathrooms per unit: | |
| Square Feet per unit | 2,000 | # of Stories: | 2 |
| Property Square Feet: | | # of Units: | 1 |
| Average Slope: | | Flooring Material Used: | Carpet and Vinyl and Hardwood |
| Garage | None | Rooftop Deck: | |
| Car Ports | 1 | Rooftop Deck SF: | |
| Ceramic Tile Used | Yes | | |

## Project Proforma

| **Project Costs** | |
|---|---|
| Land Cost (Existing Loans) | |
| Soft Costs | $0.00 |
| Hard Costs | $114,820.00 |
| **Total Project Costs** | $114,820.00 |
| Sales Price/Appraised Value | $0.00 |
| Less Project Costs | $114,820.00 |
| **Net Profit** | -$114,820.00 |

## Soft Costs

| Description | NAHB Cost Codes | Amount | Cost/SF | Cost/Unit |
|---|---|---|---|---|
| 01 Permits and Fees | 3-01-1000 | $3,500.00 | $1.75 | $3,500.00 |
| **Total Cost** | | $0.00 | $1.75 | $3,500.00 |

## Hard Cost

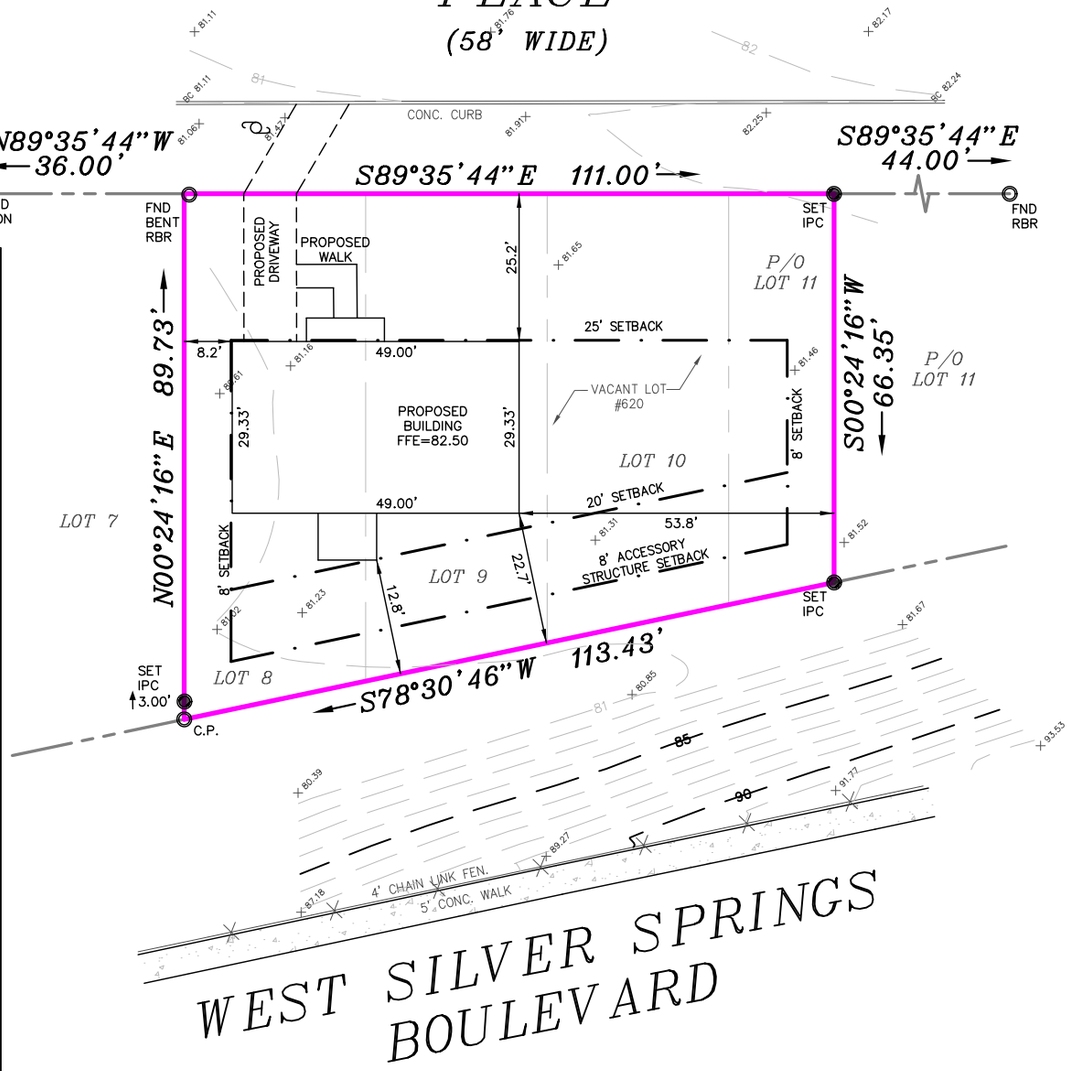
| Description | NAHB Cost Codes | Amount | Cost/SF | Cost/Unit |
|---|---|---|---|---|
| 02 Feasibility Study | 1-01-0110 | $1,500.00 | $0.75 | $1,500.00 |
| 03 Land Development | 2-00-0000 | $5,500.00 | $2.75 | $5,500.00 |
| 04 Architectural and Engineering | 3-01-1100 | $2,700.00 | $1.35 | $2,700.00 |
| 05 Site Work | 3-01-1200 | $2,200.00 | $1.10 | $2,200.00 |
| 06 Storm Water Turnkey | 2-01-0176 | $0.00 | $0.00 | $0.00 |
| 07 Demolition | 3-01-1300 | $0.00 | $0.00 | $0.00 |
| 08 Utility | 3-01-1400 | $3,500.00 | $1.75 | $3,500.00 |
| 09 ROW Restoration for Utility | 3-01-1495 | $0.00 | $0.00 | $0.00 |
| 10 Excavation | 3-02-2000 | $1,500.00 | $0.75 | $1,500.00 |
| 11 Footing and Foundation | 3-02-2100 | $4,500.00 | $2.25 | $4,500.00 |
| 12 Waterproofing | 3-02-2200 | | $0.00 | $0.00 |
| 13 Termite Protection | 3-02-2300 | $250.00 | $0.13 | $250.00 |
| 14 Steel | 3-03-3000 | $0.00 | $0.00 | $0.00 |
| 15 Framing | 3-03-3100 | $10,100.00 | $5.05 | $10,100.00 |
| 16 Concrete | 3-03-3400 | $3,500.00 | $1.75 | $3,500.00 |
| 17 Sheet Metal | 3-03-3500 | $1,500.00 | $0.75 | $1,500.00 |
| 18 Rough Plumbing | 3-03-3610 | $4,500.00 | $2.25 | $4,500.00 |
| 19 Rough Electrical | 3-03-3700 | $2,600.00 | $1.30 | $2,600.00 |
| 20 Rough HVAC | 3-03-3800 | $4,000.00 | $2.00 | $4,000.00 |
| 21 Prefabricated Fireplace | 3-03-3850 | $0.00 | $0.00 | $0.00 |
| 22 Roofing | 3-04-4000 | $2,800.00 | $1.40 | $2,800.00 |
| 23 Masonry | 3-04-4100 | $3,520.00 | $1.76 | $3,520.00 |
| 24 Windows and Doors | 3-04-4500 | $6,750.00 | $3.38 | $6,750.00 |
| 25 Insulation | 3-04-4700 | $2,800.00 | $1.40 | $2,800.00 |
| 26 Exterior Trim | 3-04-4800 | $4,200.00 | $2.10 | $4,200.00 |
| 27 Exterior Paint | 3-04-4900 | $2,000.00 | $1.00 | $2,000.00 |
| 28 Drywall | 3-05-5000 | $2,300.00 | $1.15 | $2,300.00 |
| 29 Flooring | 3-05-5100 | $3,700.00 | $1.85 | $3,700.00 |
| 30 Interior Trim | 3-05-5200 | $2,600.00 | $1.30 | $2,600.00 |
| 31 Mirrors and Shower Doors | 3-05-5260 | $800.00 | $0.40 | $800.00 |
| 32 Ceramic Tile | 3-05-5300 | $2,400.00 | $1.20 | $2,400.00 |
| 33 Cabinets | 3-05-5400 | $5,000.00 | $2.50 | $5,000.00 |
| 34 Appliances | 3-05-5500 | $2,000.00 | $1.00 | $2,000.00 |
| 35 Finish Plumbing | 3-05-5600 | $3,500.00 | $1.75 | $3,500.00 |
| 36 Finish Electrical | 3-05-5700 | $2,500.00 | $1.25 | $2,500.00 |
| 37 Finish HVAC | 3-05-5800 | $7,500.00 | $3.75 | $7,500.00 |
| 38 Interior Painting | 3-05-5900 | $1,500.00 | $0.75 | $1,500.00 |
| 39 Building Clean-Up | 3-06-6000 | $500.00 | $0.25 | $500.00 |
| 40 Landscaping | 3-06-6100 | $2,000.00 | $1.00 | $2,000.00 |
| 41 Exterior Structures | 3-06-6300 | $4,100.00 | $2.05 | $4,100.00 |
| 42 Elevator | 3-06-7000 | $0.00 | $0.00 | $0.00 |
| 43 Salaries and Wages | 5-01-8000 | $0.00 | $0.00 | $0.00 |
| 44 Field Equipment | 5-01-8500 | $0.00 | $0.00 | $0.00 |
| 45 Insurance, Tax, and Licenses | 5-01-9000 | $4,500.00 | $2.25 | $4,500.00 |
| **Total Cost** | | $114,820.00 | $59.16 | $118,320.00 |

| REV | DATE | DESCRIPTION | BY | CHK |
|---|---|---|---|---|
| 1 | 4/23/24 | ADDED PROPOSED BUILDING | CM | JDL |

BEARINGS SHOWN HEREON ARE BASED ON US STATE PLANE, NAD 83 (2011 EPOCH), FLORIDA WEST ZONE

## TITLE AND BOUNDARY NOTES

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
4. FENCE OWNERSHIP IS NOT DETERMINED.
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12083C0517E, EFFECTIVE DATE OF 04/19/2017.




## SYMBOL LEGEND

- MONUMENT FND
- I.P. / I.B. FND / C.P.
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVEY LB8534
- STAKE
- CROSS CUT
- 103.55 SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- GAS METER
- WATER METER
- GV GAS VALVE
- WV WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- E ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- GUY WIRE
- D.C. DEPRESSED CURB
- FNC FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C.P. COMPUTED POINT
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- G.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY

PREPARED FOR AND CERTIFIED TO:

BY HIS GRACE DEVELOPMENT LLC

GRAPHIC SCALE

30 0 15 30

( IN FEET )

1 inch = 30 ft.

* ALL ELEVATIONS REFER TO NAVD88' DATUM

SCAN ME

LOT AREA
8,662.29 S.F.
0.20 AC.

## SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINALSIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

DANIEL J. JACKSON LICENSE NUMBER 7447 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

FIRM LB8534


SCALICE land surveying
mjslandsurvey.com P:904-413-9355
205 Marketside Avenue, Suite 200, Ponte Vedra, Fl 32081


# BOUNDARY SURVEY

620 WEST SILVER SPRINGS PLACE, OCALA, FLORIDA 34475
LOTS 8, 9, 10, AND THE WEST 18 FEET OF LOT 11, BLOCK 2, LINCOLN HEIGHTS, OCALA, A SUBDIVISION AS PLAT RECORDED IN PLAT BOOK A, PAGE 153, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

JOB No. M24-1804

TAX NO. 2856-002-002

SCALE: 1" = 30'

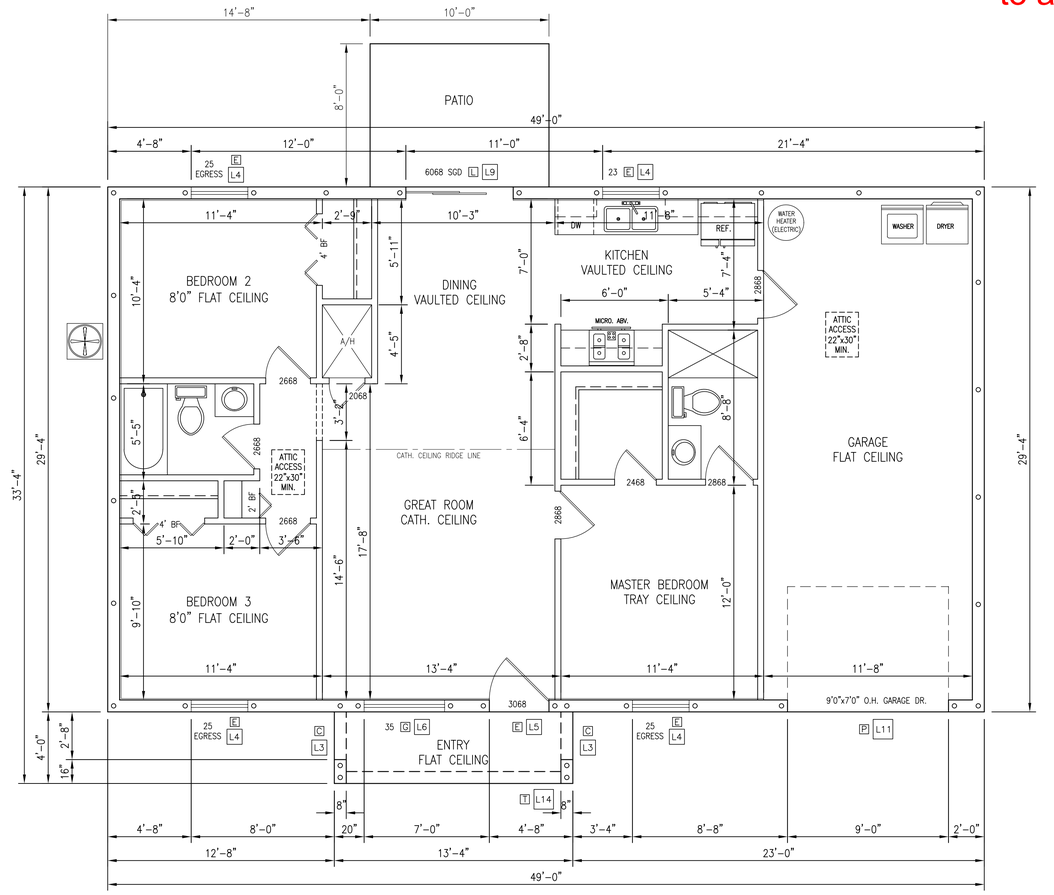
DATE SURVEYED: 04/10/2024

CREW.: TG

DR.: MC


(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

Washing machine must connect to a 3" stack. FBC-PLB 406.2




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

GENERAL NOTES:

1. 1/2" DRYWALL ON GARAGE/CARPORT CEILING AND WALLS SEPARATING LIVING AREA FROM GARAGE/CARPORT AREA. ALL DOORS IN GARAGE/CARPORT AREA TO BE 20 MINUTE FIRE RATED. DOORS GOING INTO LIVING AREA MUST BE INSULATED.
2. ALL APPLIANCES IN GARAGES TO BE RAISED 24" MIN. FOR PROTECTION UNLESS OTHERWISE NOTED.
3. MAXIMUM DRYER DUCT LENGTH AS PER MANUFACTURER'S SPECS OR WHERE NO MANUFACTURER'S SPECS ARE PROVIDED 35'-0". WHERE FITTINGS ARE USED EXHAUST DUCT LENGTH REDUCED IN ACCORDANCE WITH TABLE M1502.4.5.1 (4" RADIUS MITERED 45-DEGREE ELBOW 2'-6"; 90-DEGREE 5'-0"; 6" RADIUS MITERED 45-DEGREE ELBOW 1'-0"; 90-DEGREE 1'-9"). OWNER/BUILDER TO PROVIDE. WHERE DRYER EXHAUST DUCT POWER VENTILATORS ARE USED, THEY ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECS AND CONFORM TO UL 705. THE MAXIMUM ALLOWABLE LENGTH WHEN USING A POWER VENTILATOR SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR THE DUCT POWER VENTILATOR. WHERE THE EXHAUST DUCT LENGTH EXCEEDS 35'0". THE LENGTH OF THE DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG AND BE LOCATED WITHIN 6'0" OF THE EXHAUST DUCT CONNECTION.
4. MECHANICAL CONTRACTOR TO PROVIDE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SPECS WHEN REQUIRED IN ACCORDANCE WITH SECTIONS R303.4 & M1507 IN THE SIXTH EDITION F.B.C.R. (2017)

DRYWALL FASTENING SCHEDULE

| THICKNESS OF GYPSUM BOARD (INCHES) | APPLICATION | ORIENTATION OF GYPSUM BOARD TO FRAMING | MAXIMUM SPACING OF FRAMING MEMBERS (INCHES O.C.) | MAXIMUM SPACING OF FASTENERS INCHES | | SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING |
|---|---|---|---|---|---|---|
| | | | | NAILS | SCREWS | |
| 1/2 | CEILING | EITHER DIRECTION | 16 | 7 | 12 | 13 GAGE, 1⅜ LONG, 19/64 HEAD; 0.098 DIAMETER, 1¼ LONG, ANNULAR RINGED; 6d COOLER NAIL, 0.086 DIAMETER, 1⅜ LONG, 19/64 HEAD; OR GYPSUM BOARD NAIL, 0.086 DIAMETER, 1⅜ LONG, 15/64 HEAD. |
| | CEILING | PERPENDICULAR | 24 | 7 | 12 | |
| | WALL | EITHER DIRECTION | 24 | 8 | 12 | |
| | WALL | EITHER DIRECTION | 16 | 8 | 16 | |
| 5/8 | CEILING | EITHER DIRECTION | 16 | 7 | 12 | 13 GAGE, 1⅝ LONG, 19/64 HEAD; 0.098 DIAMETER, 1¼ LONG, ANNULAR RINGED; 6d COOLER NAIL, 0.092 DIAMETER, 1⅜ LONG, ¼ HEAD; OR GYPSUM BOARD NAIL, 0.0915 DIAMETER, 1⅜ LONG, 19/64 HEAD. |
| | CEILING | PERPENDICULAR | 24 | 7 | 12 | |
| | WALL | EITHER DIRECTION | 24 | 8 | 12 | |
| | WALL | EITHER DIRECTION | 16 | 8 | 16 | |
| 5/8 | TYPE "X" AT GARAGE CEILING BENEATH HABITABLE ROOMS | PERPENDICULAR | 24 | 6 | 6 | 1⅝" LONG 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1 (SEE NOTE BELOW) |

NOTE: SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8".

TABLE R301.2(2) ADJUSTED FOR EXPOSURE "C" (ASD) WITH A MEAN ROOF HEIGHT OF 30'-0"

| ZONE | EFFECTIVE WIND AREA | ULTIMATE DESIGN WIND SPEED Vult (mph) (PSF) | | | | | |
|---|---|---|---|---|---|---|---|
| WALL | FEET² | 120 | | 130 | | 140 | |
| 4 | 10.0 | 21.7 | -22.4 | 25.48 | -26.6 | 29.68 | -30.8 |
| 4 | 20.0 | 20.72 | -22.4 | 24.36 | -26.6 | 28.28 | -30.8 |
| 4 | 50.0 | 19.46 | -21.0 | 22.82 | -23.8 | 26.6 | -28.0 |
| 4 | 100.0 | 18.48 | -25.87 | 21.7 | -23.8 | 25.20 | -26.6 |
| 4 | 500.0 | 16.24 | -16.8 | 19.41 | -21.0 | 22.12 | -23.8 |
| 5 | 10.0 | 21.7 | -28.0 | 25.48 | -33.6 | 29.68 | -39.2 |
| 5 | 20.0 | 20.72 | -26.6 | 24.36 | -30.8 | 28.28 | -36.4 |
| 5 | 50.0 | 19.46 | -23.8 | 22.82 | -28.0 | 26.6 | -32.2 |
| 5 | 100.0 | 18.48 | -22.4 | 21.7 | -26.6 | 25.2 | -30.8 |
| 5 | 500.0 | 16.24 | -16.8 | 19.04 | -21.0 | 22.12 | -23.8 |

GARAGE DOOR LOADS
TABLE R301.2(4) ADJUSTED FOR EXPOSURE "C" WITH A MEAN ROOF HEIGHT OF 30'-0"

| ROOF ANGLE > 10 DEGREES EFFECTIVE AREA: | | Vasd AS DETERMINED W/SECTION R301.2.1.3 (PSF) | | | | | |
|---|---|---|---|---|---|---|---|
| WIDTH (FT) | HEIGHT (FT) | 120 | | 130 | | 140 | |
| 9 | 7 | 19.18 | -21.7 | 22.54 | -25.48 | 25.9 | -29.26 |
| 16 | 7 | 18.34 | -20.44 | 21.7 | -24.08 | 24.78 | -27.58 |

FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

WINDOW SCHEDULE

****VERIFY ALL ROUGH OPENINGS W/MANUFACTURE BEFORE CONSTRUCTION****
WINDOWS TO BE INSTALLED & FLASHED AS PER MANUFACTURES REQUIREMENTS.
OWNER/BUILDER TO SUPPLY SPECS. EGRESS WINDOWS NOT TO EXCEED 44" MAX. A.F.F.

| MARK | DESCRIPTION | SIZE |
|---|---|---|
| 23 | CWS SH INSUL. | 38 x 38 3/8 |
| 25 | CWS SH INSUL. | 38 x 63 |
| 35 | CWS SH INSUL. | 54 1/8 x 63 |

REVIEWED
For Code Compliance
City of Ocala Growth Management
BLD20-2448 03/04/21


WILLIAMS DRAFTING & DESIGN
PHONE: (352)629-4
FAX: (352)629-3
OCALA, FLORIDA
wmsdrafting@gmail.



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FILE#: DENISE

START: 09-30-2020
REV. 2
REV. 3
REV. 4
REV. 5
REV. 6
REV. 7

CUSTOM HOME FOR:
DNS DEVELOPMENT, LLC.

SQUARE FOOTAGE

| | |
|---|---|
| LIVING | 1076 |
| GARAGE | 362 |
| LANAI | |
| ENTRY | 53 |
| TOTAL | 1491 |

DESIGN CRITERIA:
- SIXTH EDITION F.B.C. RESIDENTIAL (2017)
- ASCE 7-10
- 140 MPH WIND SPEED (Vult) 108 MPH (Vasd)
- WIND EXPOSURE "C"
- WIND IMPORTANCE FACTOR 1
- RISK CATEGORY II
- BUILDING CLASSIFICATION "R" GROUP R-3, TYPE V-B
- ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.F. REQUIREMENTS AS PER TABLE(S) PROVIDED. R301.2(2) & R301.2(4)
- ENCLOSED INTERNAL PRESSURE COEFFICIENT = +/- 0.18
- PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT +/- 0.55

ENGINEER'S NOTES:
1. DESIGN WIND LOAD = 140 MPH (Vult)
2. ASSUMED SOIL BEARING CAPACITY 2000psf.
3. LIVE LOADS:
   ROOF = 20psf
   ATTICS W/O STORAGE = 10psf
   ATTICS W/LIMITED STORAGE = 20psf
   HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30psf
   BALCONIES (EXTERIOR) & DECKS = 40psf
   SLEEPING ROOMS = 30psf
   ROOM OTHER THAN SLEEPING = 40psf
   STAIRS = 40psf
   GUARD/HANDRAILS = 200psf
   GUARDRAIL IN-FILL COMPONENTS = 50psf
   FIRE ESCAPES = 40psf
4. DEAD LOADS:
   ROOF = 10psf
   ALL OTHER = ACTUAL WEIGHT OF MATERIALS USED.
5. SHEAR WALLS, DIAPHRAGMS, ETC. IN ACCORDANCE WITH CHAPTER 16, FBC
6. TRUSS FASTENERS & CONNECTIONS BASED ON LOADS FURNISHED BY TRUSS MANUFACTURER'S ENGINEERED DRAWINGS & CALCULATIONS.

Miles C Anderson
Digitally signed by Miles C Anderson
Date: 2020.12.03 12:10:37 -05'00'


MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39385
CA # 00009842
2300 SE 17th STREET, SUITE 200
OCALA, FLORIDA 34471
TELE: (352) 629-5591 EMAIL: miles.anderson@mca-engineers.com


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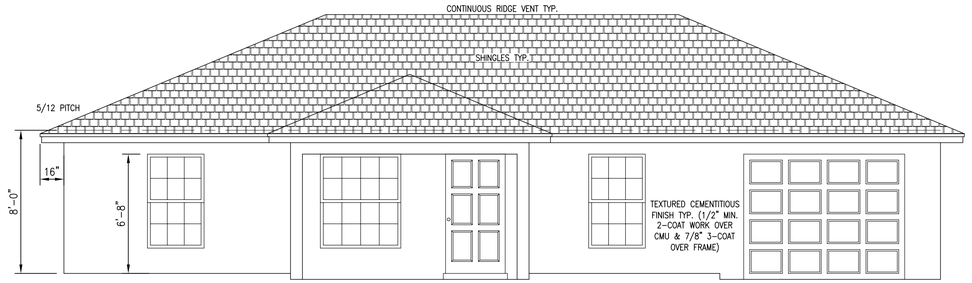
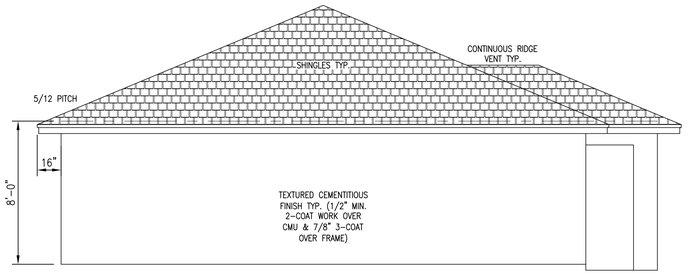
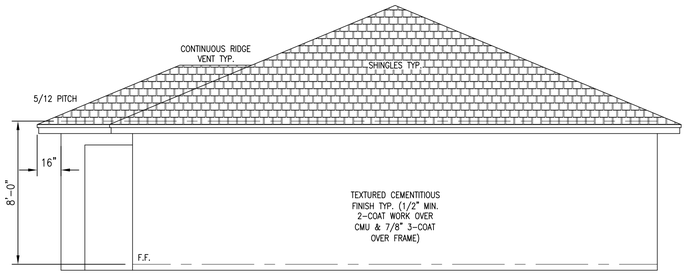
THIS PLAN TO BE USED TO OBTAIN ONE PERMIT ON PARCEL #: 2570-302-103



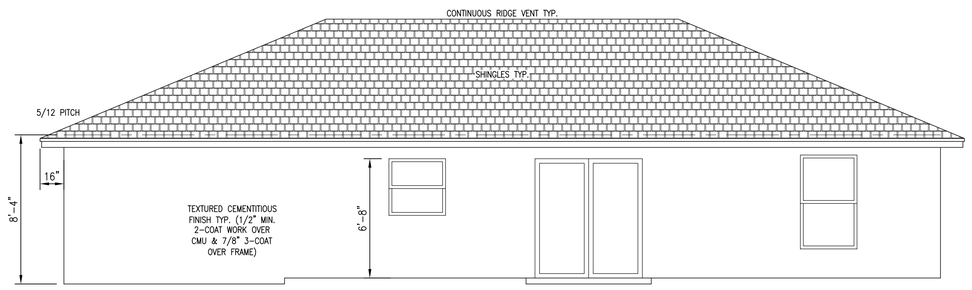

FRONT ELEVATION
SCALE: 1/4"=1'-0"




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




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




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

## ROOF VENTILATION REQUIREMENTS

ROOF VENTILATION PER SIXTH EDITION F.B.C.R. (2017) R806.2 USING THE 1/150th METHOD. (NOTE: CONTRACTOR TO SUPPLY RIDGE VENT MANUFACTURER'S SPECS TO SHOW RATINGS TO SIZE RIDGE VENT REQUIRED.)

BUILDING/ATTIC AREA / 150 = REQUIRED SQ. FT. OF VENTILATION

1491/150 = 9.94 REQUIRED SQ. FT. OF VENTILATION

**REVIEWED**

For Code Compliance
**City of Ocala Growth Management**

*BLD20-2448 03/04/21*

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

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FILE#: DENISE

START: 09-30-2020
REV. 2
REV. 3
REV. 4
REV. 5
REV. 6
REV. 7

CUSTOM HOME FOR:
DNS DEVELOPMENT, LLC.

**SQUARE FOOTAGE**

| | |
|---|---|
| LIVING | 1076 |
| GARAGE | 362 |
| LANAI | |
| ENTRY | 53 |
| TOTAL | 1491 |

**DESIGN CRITERIA:**
- SIXTH EDITION F.B.C. RESIDENTIAL (2017)
- ASCE 7-10
- 140 MPH WIND SPEED (Vult) 108 MPH (Vasd)
- WIND EXPOSURE "C"
- WIND IMPORTANCE FACTOR 1
- RISK CATEGORY II
- BUILDING CLASSIFICATION "R" GROUP R-3, TYPE V-B
- ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.F. REQUIREMENTS AS PER TABLE(S) PROVIDED. R301.2(2) & R301.2(4)
- ENCLOSED INTERNAL PRESSURE COEFFICIENT = +/- 0.18
- PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT +/- 0.55

**ENGINEER'S NOTES:**
1. DESIGN WIND LOAD = 140 MPH (Vult)
2. ASSUMED SOIL BEARING CAPACITY 2000psf.
3. LIVE LOADS:
   ROOF = 20psf
   ATTICS W/O STORAGE = 10psf
   ATTICS W/LIMITED STORAGE = 20psf
   HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30psf
   BALCONIES (EXTERIOR) & DECKS = 40psf
   SLEEPING ROOMS = 30psf
   ROOM OTHER THAN SLEEPING = 40psf
   STAIRS = 40psf
   GUARD/HANDRAILS = 200psf
   GUARDRAIL IN-FILL COMPONENTS = 50psf
   FIRE ESCAPES = 40psf
4. DEAD LOADS:
   ROOF = 10psf
   ALL OTHER = ACTUAL WEIGHT OF MATERIALS USED.
5. SHEAR WALLS, DIAPHRAGMS, ETC. IN ACCORDANCE WITH CHAPTER 16, FBC
6. TRUSS FASTENERS & CONNECTIONS BASED ON LOADS FURNISHED BY TRUSS MANUFACTURER'S ENGINEERED DRAWINGS & CALCULATIONS.

Miles C Anderson
Digitally signed by Miles C Anderson
Date: 2020.12.03 12:10:07 -05'00'

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